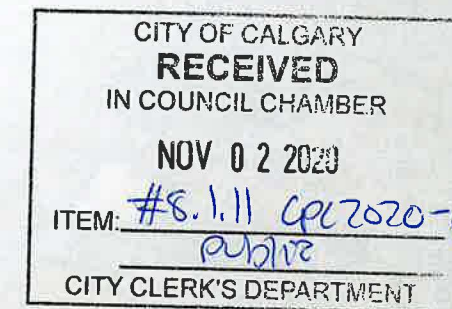


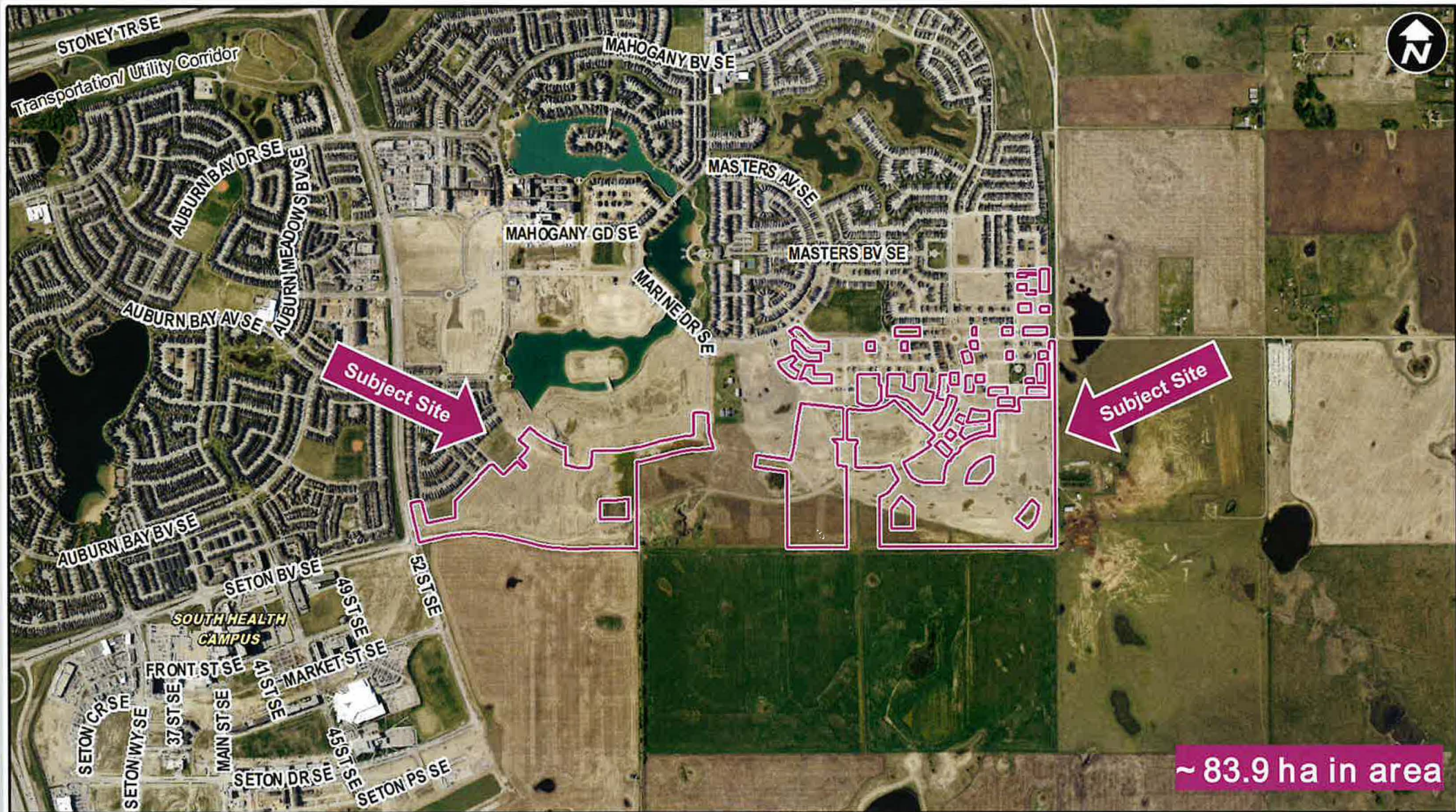


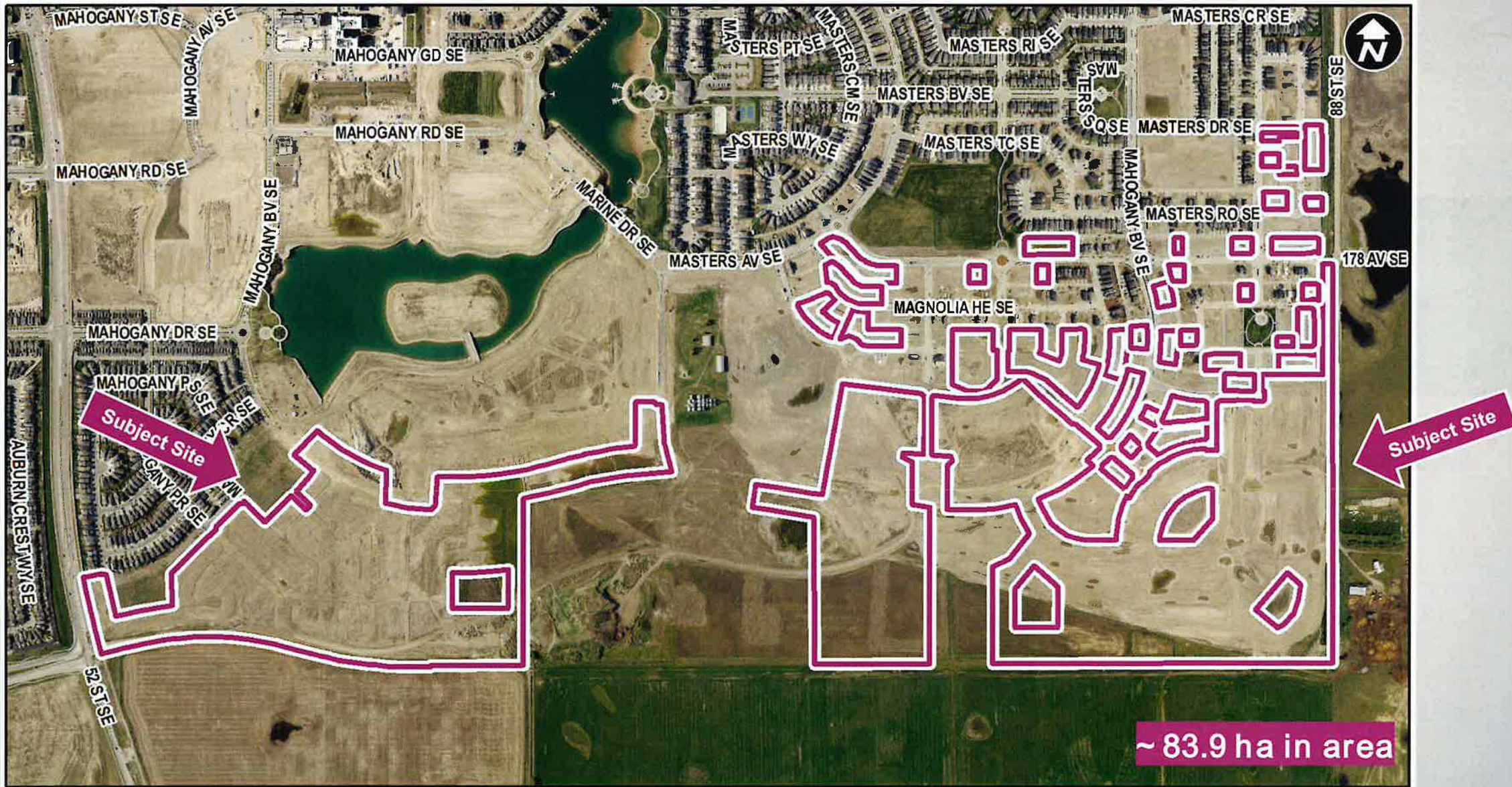
Public Hearing of Council
Agenda Item: 8.1.11

1

LOC2020-0098
Land Use Amendment
R-1s, R-1N, R-2M to R-G, R-Gm





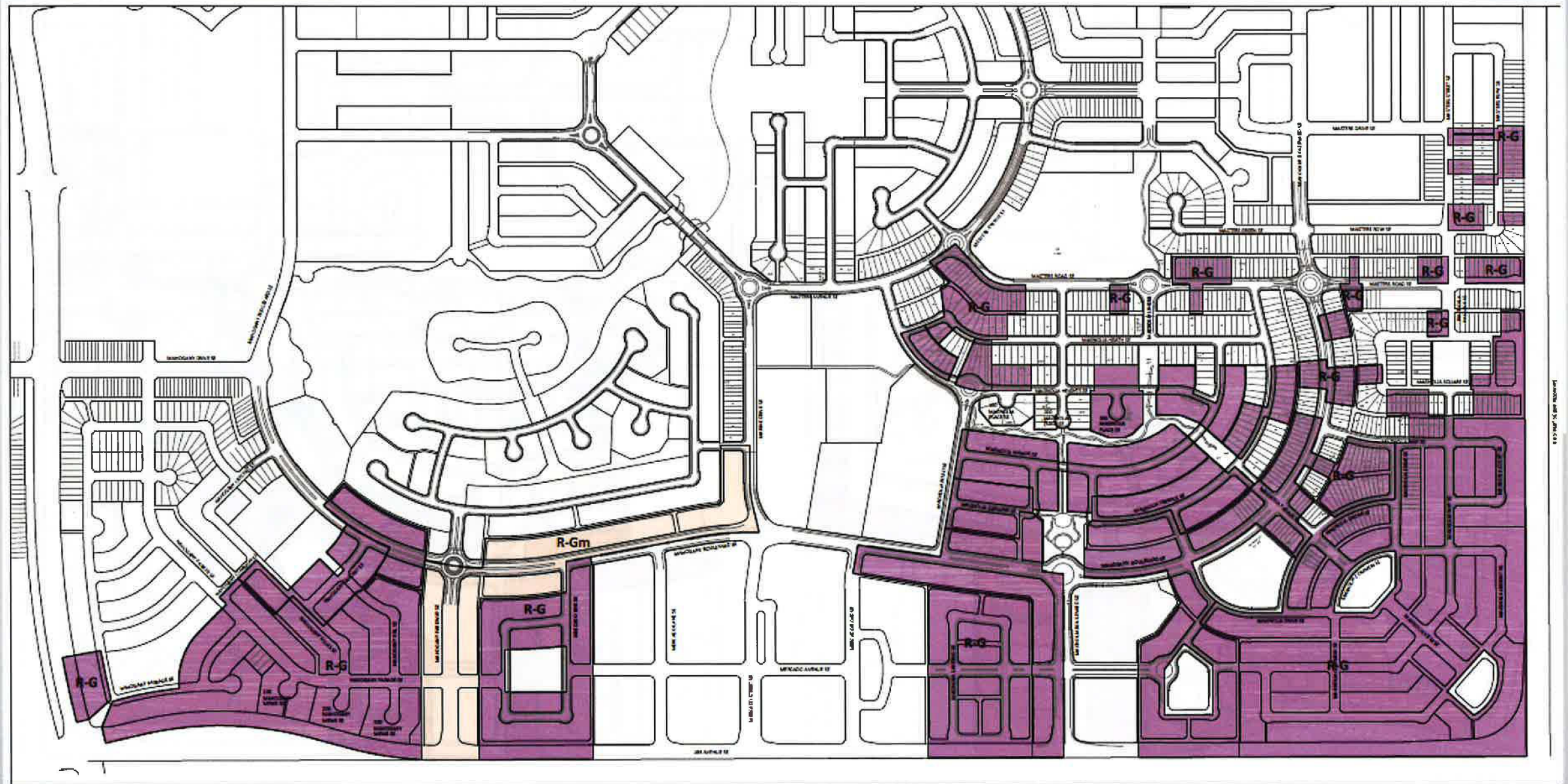




View of site from the east
along 88 Street looking west

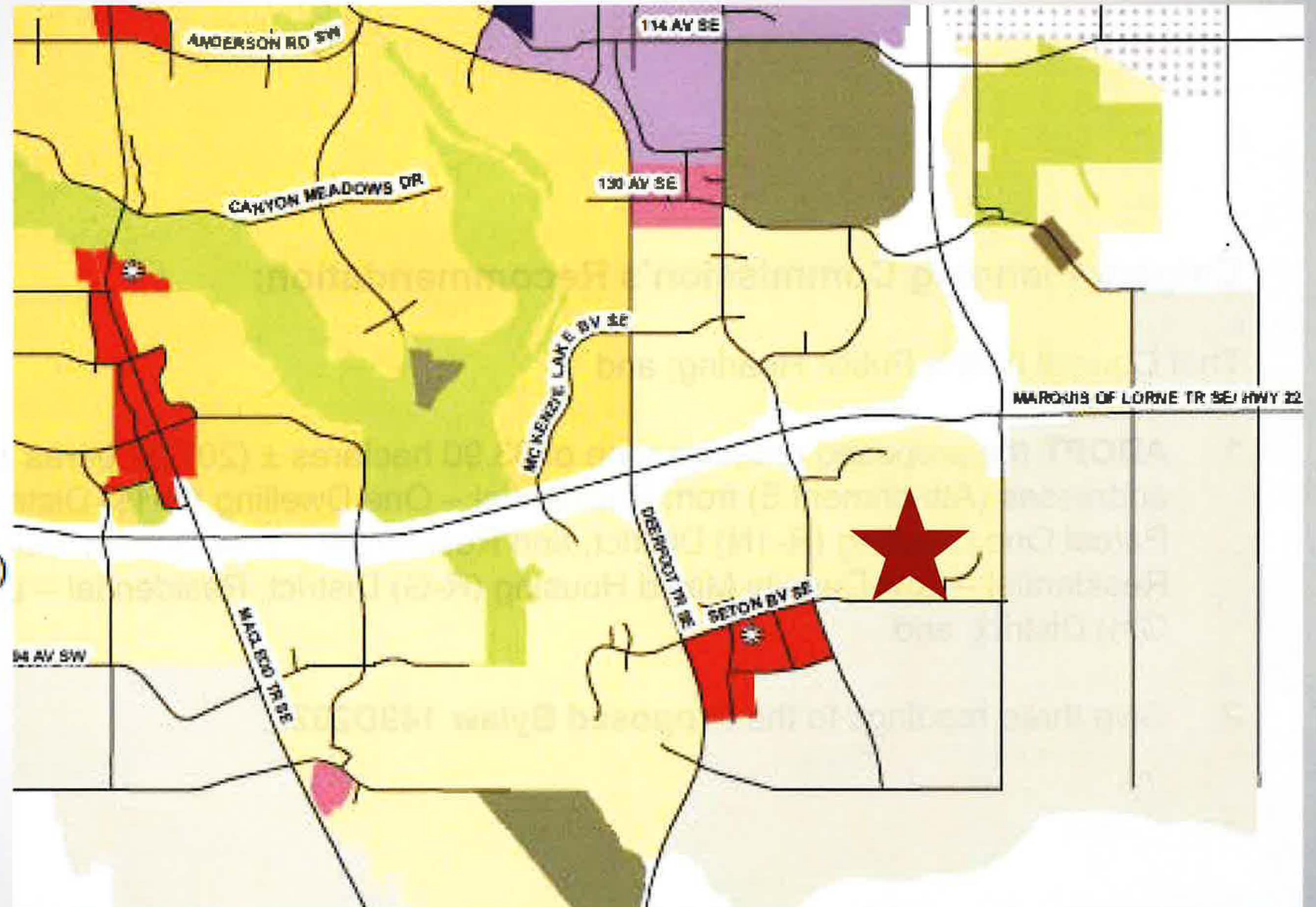
View of site from the
west looking east





Developing

Planned Greenfield with
Area Structure Plan (ASP)



Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed redesignation of 83.90 hectares $\pm$ (207.32 acres $\pm$) located at multiple addresses (Attachment 5) from Residential – One Dwelling (R-1s) District, Residential – Narrow Parcel One Dwelling (R-1N) District, and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District, Residential – Low Density Mixed Housing (R-Gm) District; and
2. Give three readings to the **Proposed Bylaw 149D2020**.

Supplementary Slides

From	To	Area (hectares)	Area (acres)
R-1s	R-G	8.46	20.90
R-1N	R-G	52.83	130.54
R-2M	R-G	15.58	38.51
R-2M	R-Gm	7.03	17.37
Total		83.90	207.32

The R-G/R-Gm District provides additional flexibility with a wider variety of low density uses than the R-1s, R-1N and R-2M Districts such as:

- R-G allows narrower lot widths than R-1s;
- R-1s and R-1N only allow secondary suites as discretionary uses, and R-2M does not allow secondary suites in rowhouses or townhouses; and
- R-1s and R-1N do not allow semi-detached dwellings and rowhouses.

-  Residential Low Density
-  Residential Medium Density
-  Residential High Density
-  Commercial
-  Heavy Industrial
-  Light Industrial
-  Parks and Openspace
-  Public Service
-  Service Station
-  Vacant
-  Transportation, Communication, and Utility
-  Rivers, Lakes
-  Land Use Site Boundary

