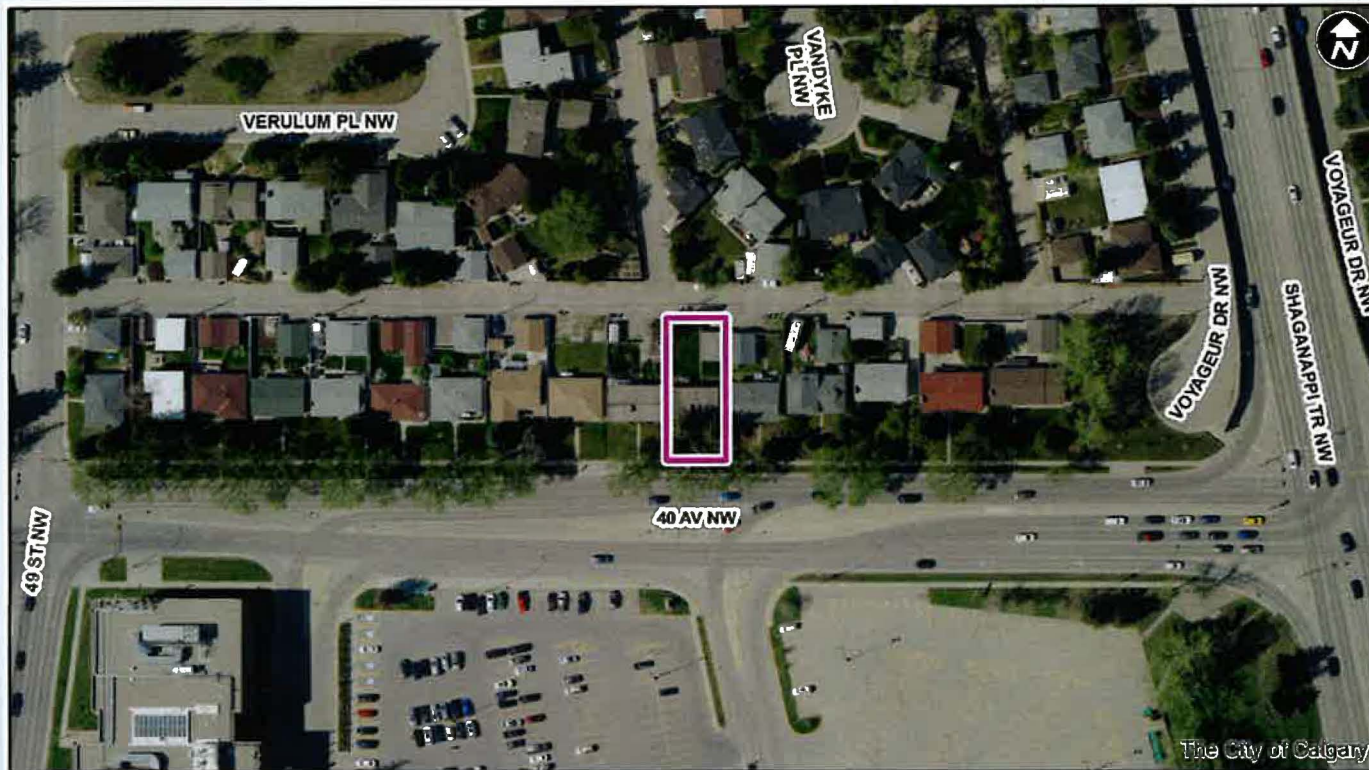
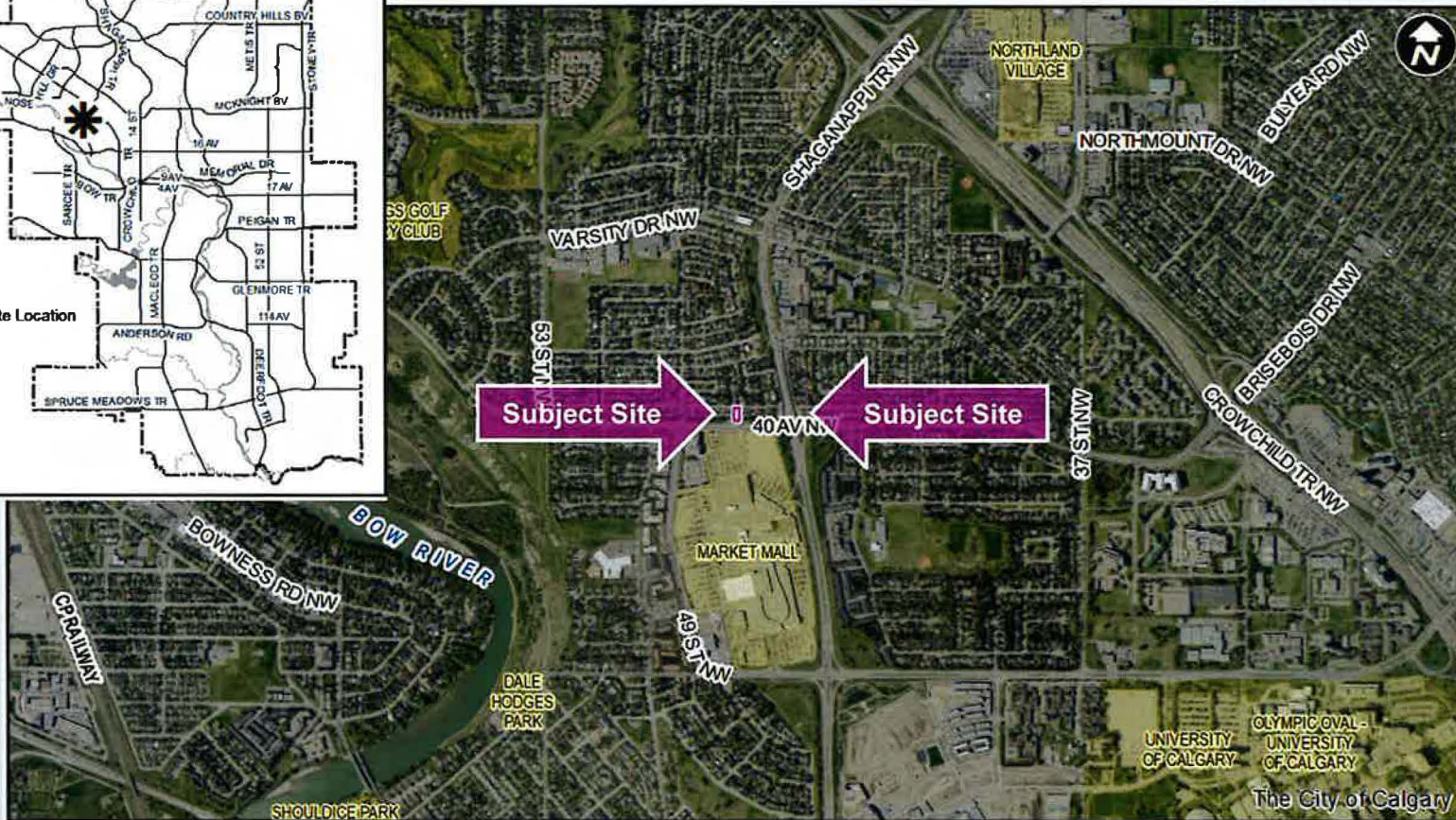
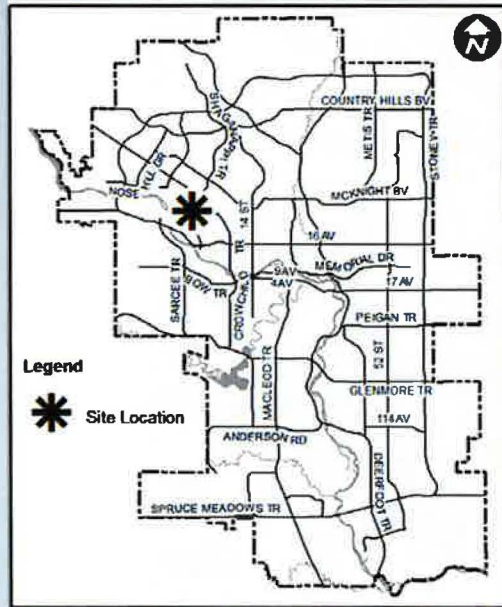




LOC2019-0172 Land Use Amendment











LEGEND

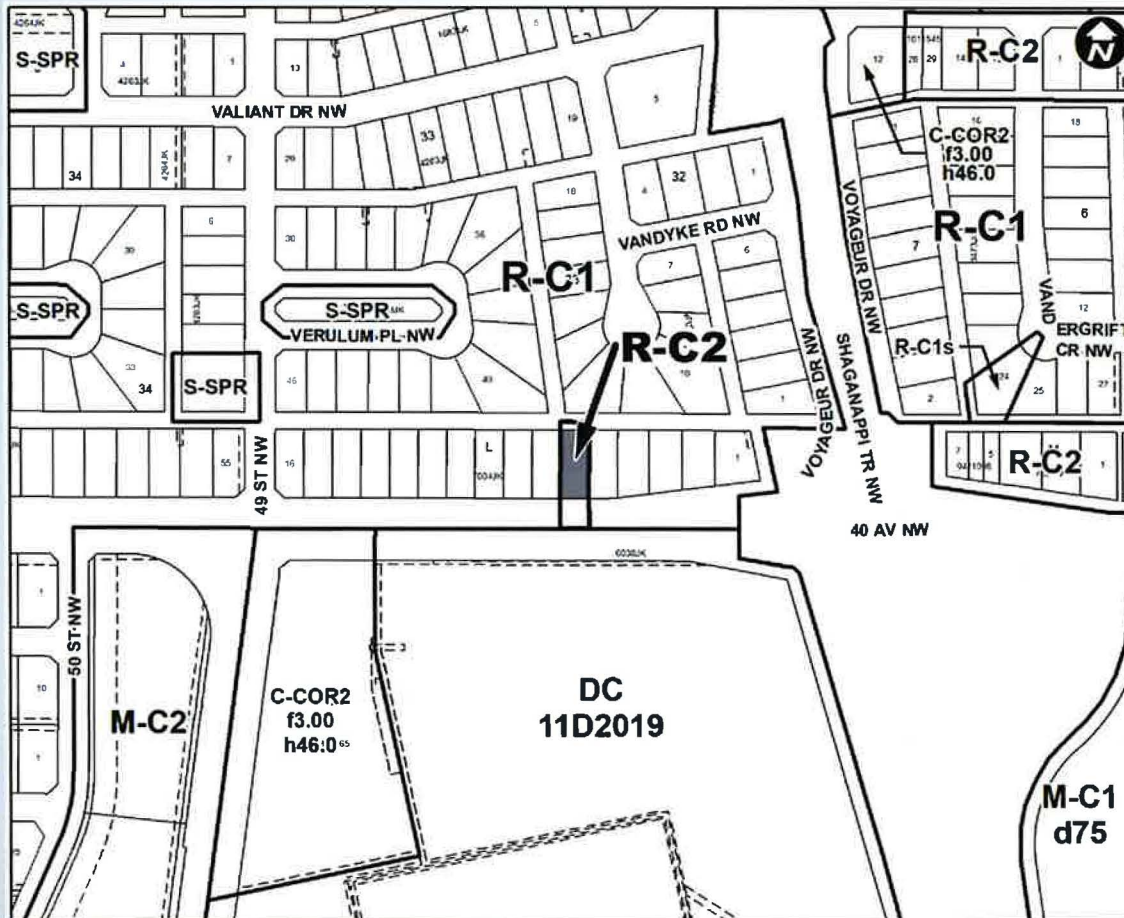
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











R-C2 Characteristics:

- Sensitive next to low density residential; and
- Intended for Single-Detached, Semi-Detached and Duplex Dwellings.
- Secondary Suites Permitted

Public Response

- 5 letters of opposition from the public with concerns over:
 - Massing and shadowing;
 - Traffic, noise and parking issues;
 - Increase in height, density, lot coverage; and
 - Reduced Privacy
 - General concern about higher density residential developments within neighbourhood
- Community Association provided letter in response to circulation.



Administration Recommends:

That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.12 acres \pm) located at 4824 - 40 Avenue NW (Plan 7004JK, Block L, Lot 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District; and
2. Give three readings to the proposed bylaw