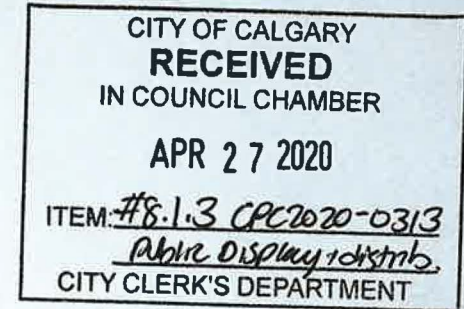


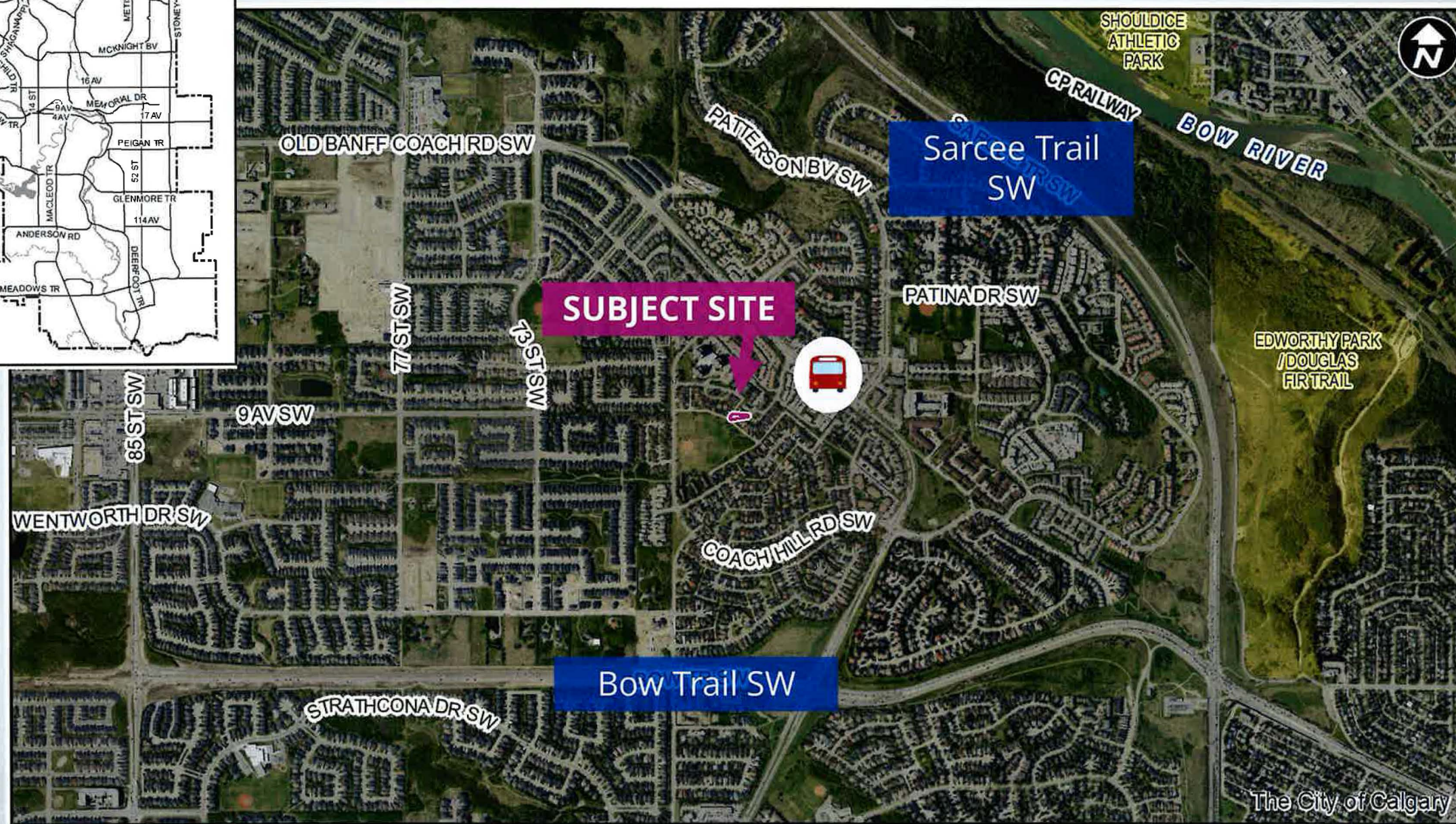
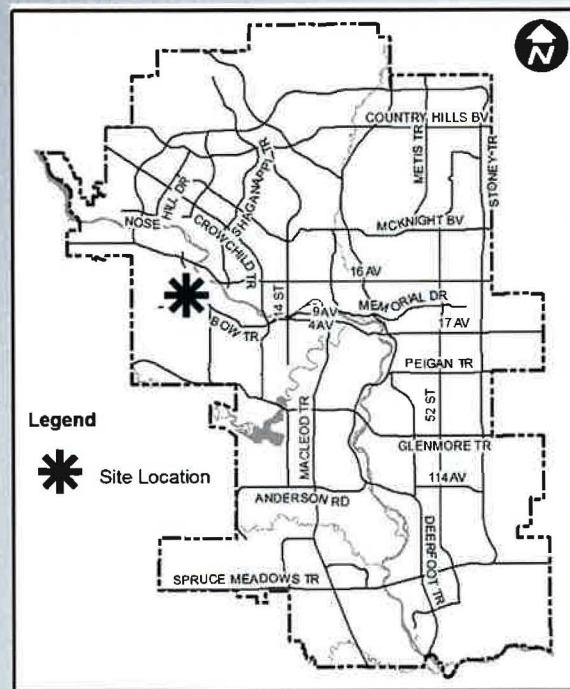


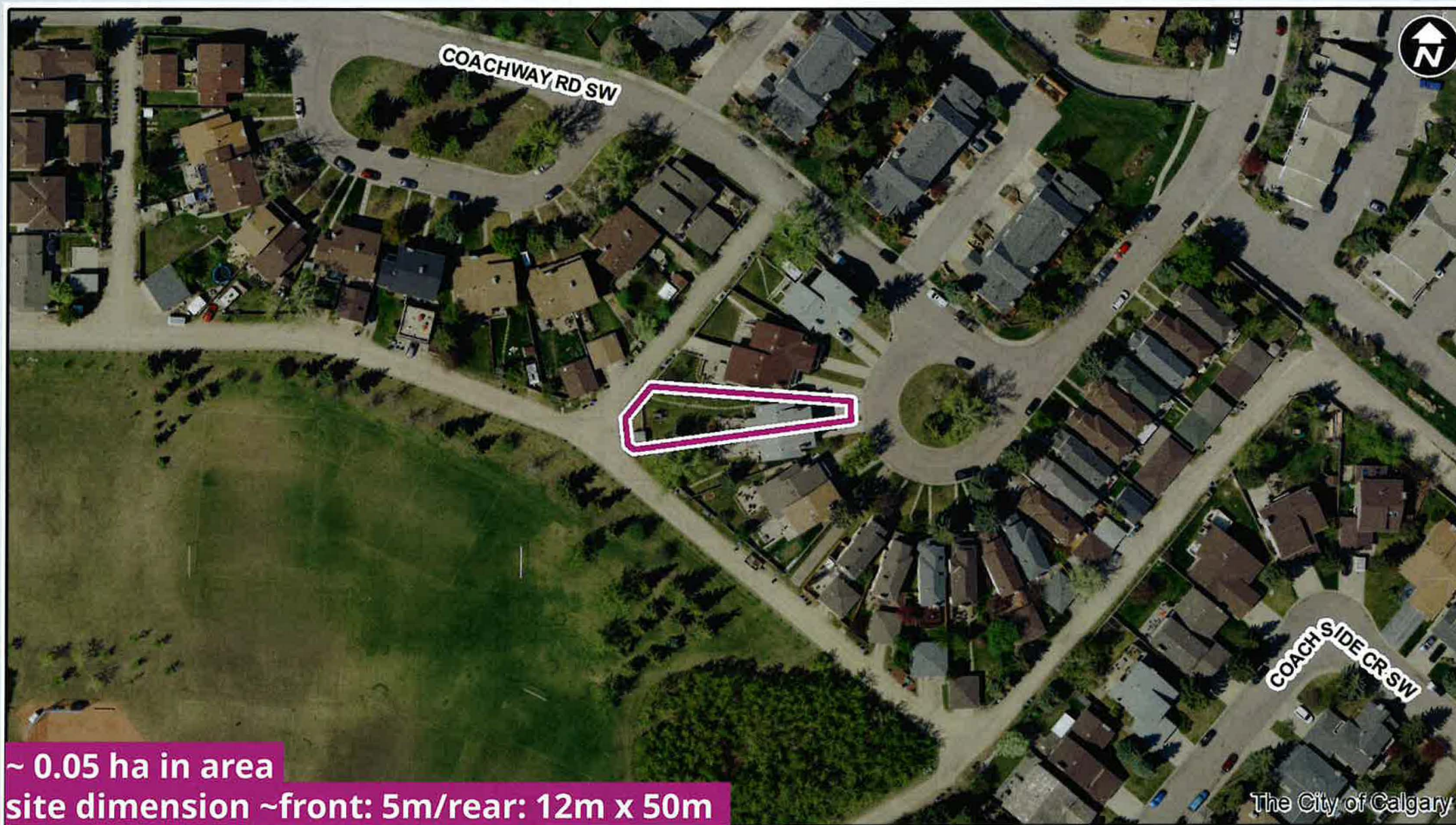
Public Hearing of Council Agenda Item: 8.1.3

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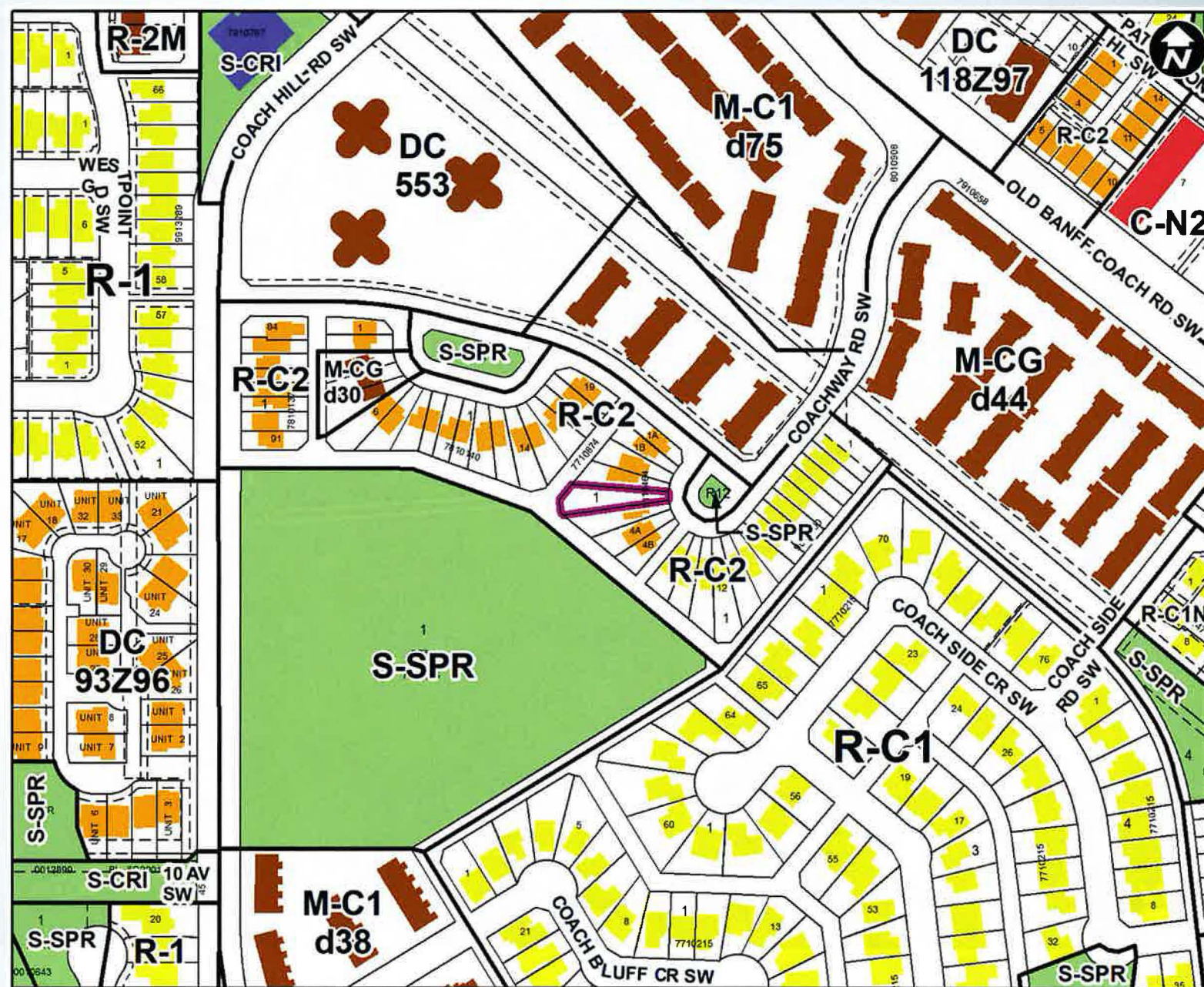
LOC2019-0197
Land Use Amendment





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





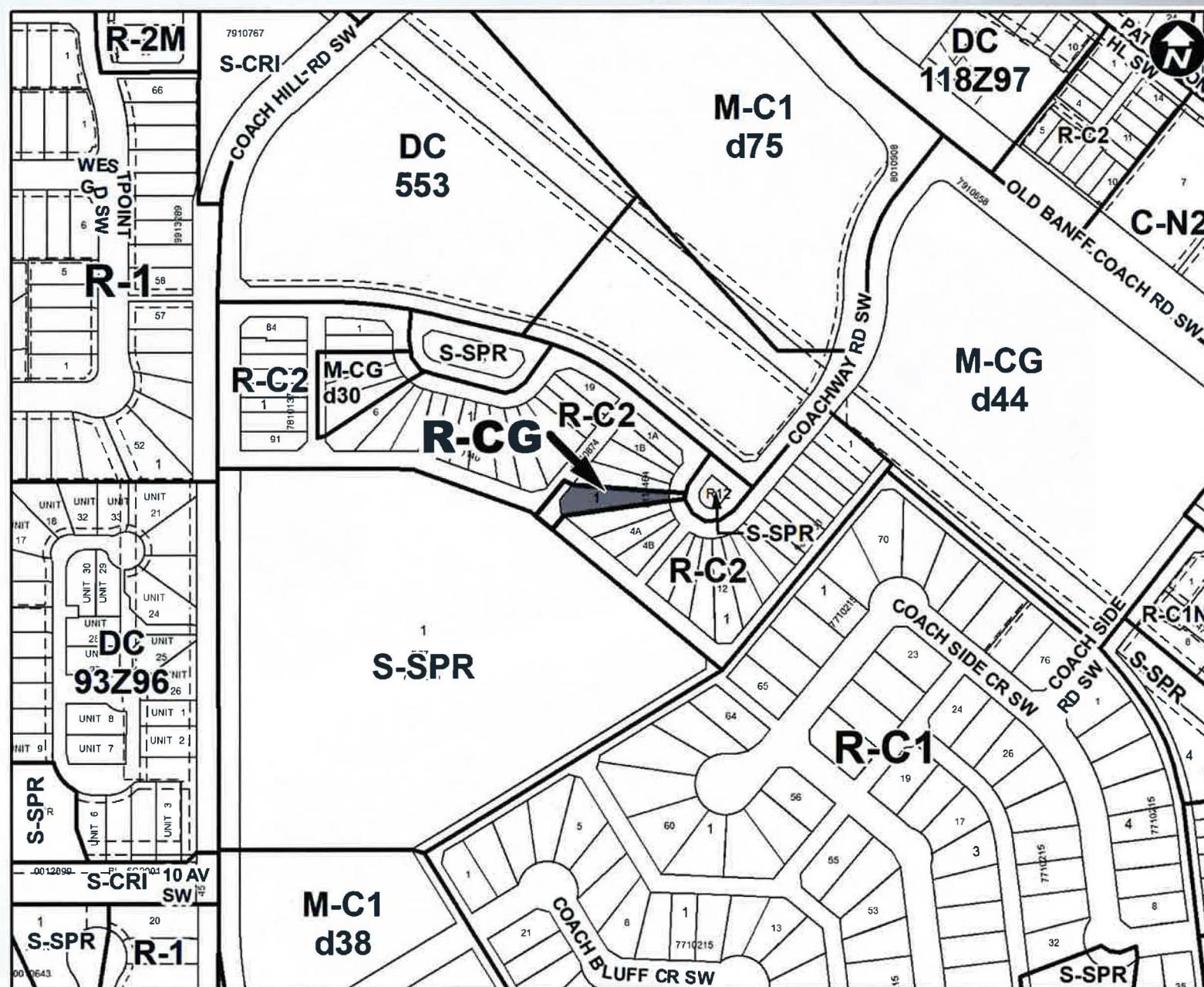
Residential – Contextual
One / Two Dwelling
(R-C2)

to

Residential – Grade-
Oriented Infill (R-CG)

Allows for:

- Rowhouse, single, semi, duplex, secondary suite.
- 75 units per hectare = 4.



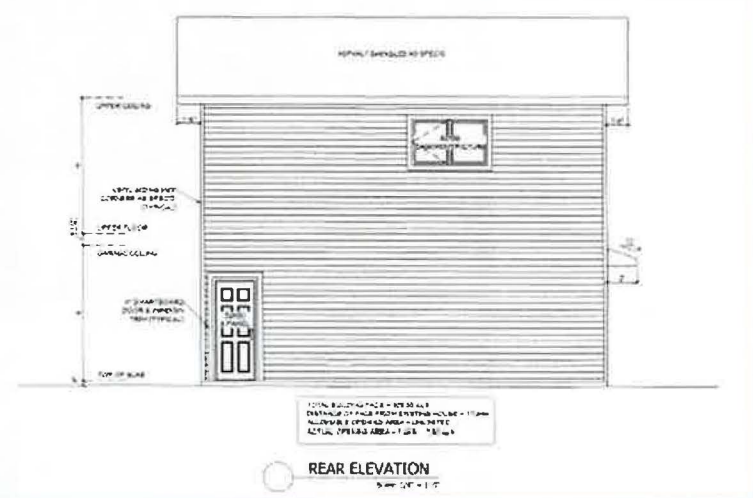
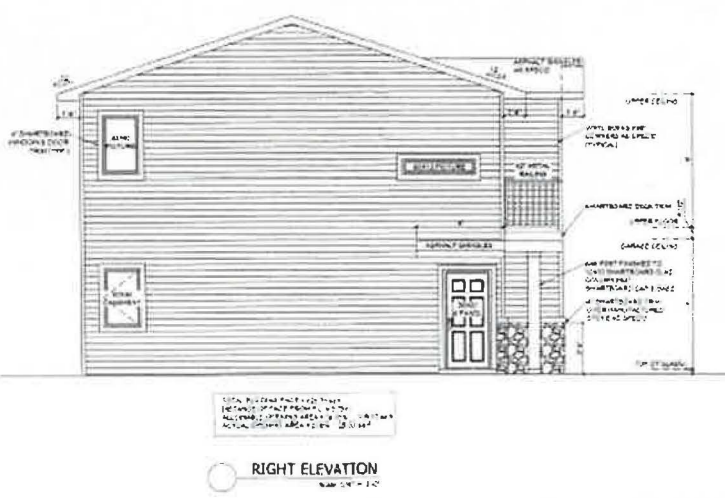
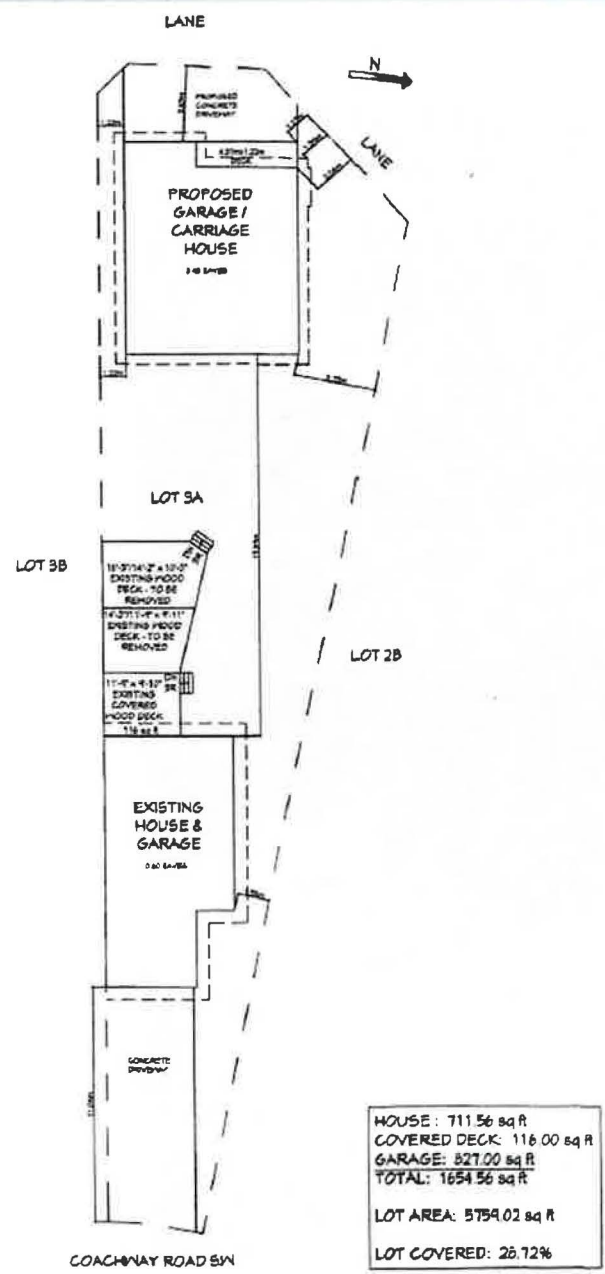
Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 113 Coachway Road SW (Plan 8110464, Block 1, Lot 3A) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District; and
2. Give three readings to the **Proposed Bylaw 54D2020**.







Reasons for Recommendation of Approval

- Aligns with the goals and policies of the Municipal Development Plan.
- Accommodates future development that enables a modest increase in density using existing infrastructure.
- Allows for additional building types that are compatible with the established building form of the neighbourhood to better accommodate housing needs.