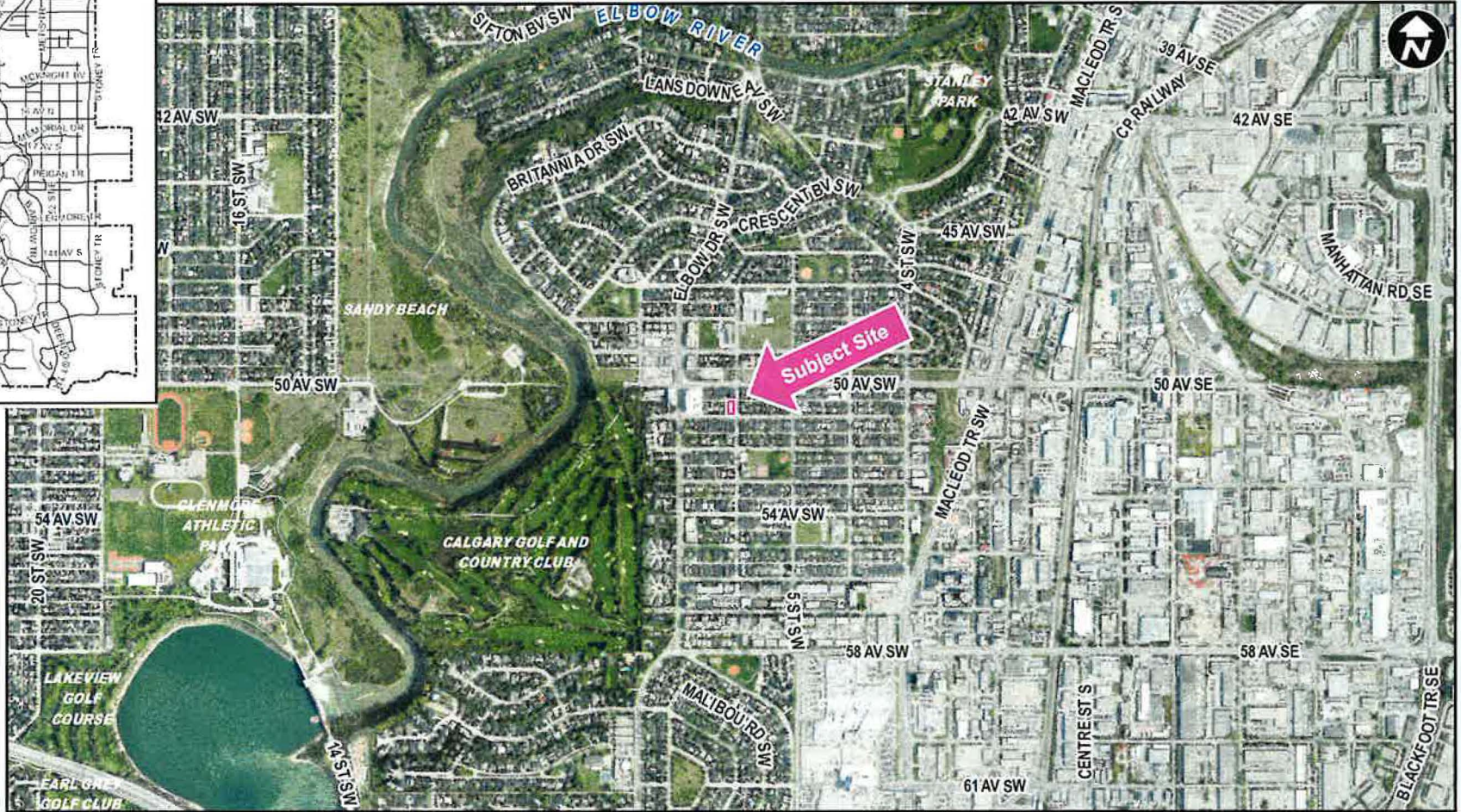




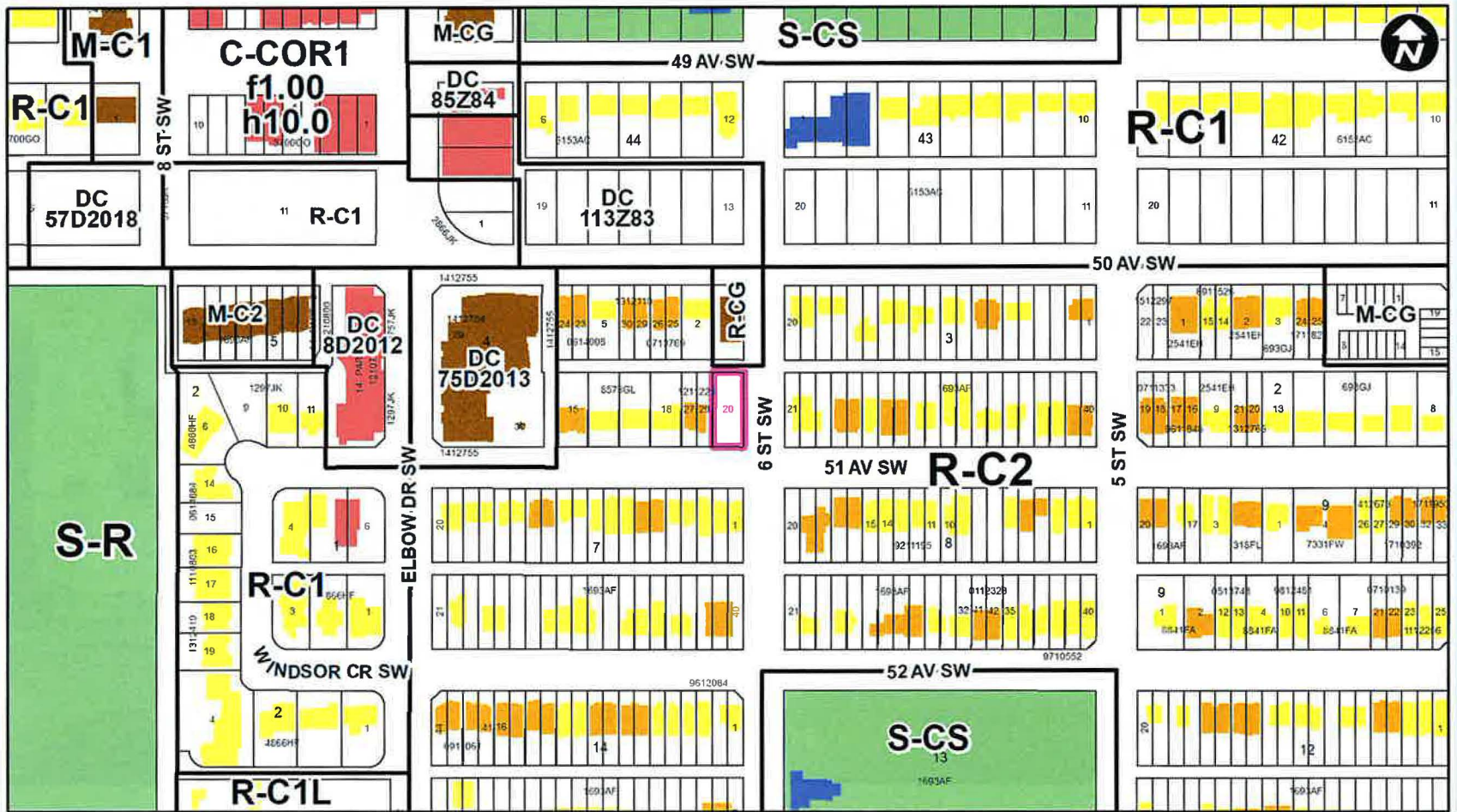
Public Hearing of Council Agenda Item: 8.1.2



LOC2020-0014
Land Use Amendment





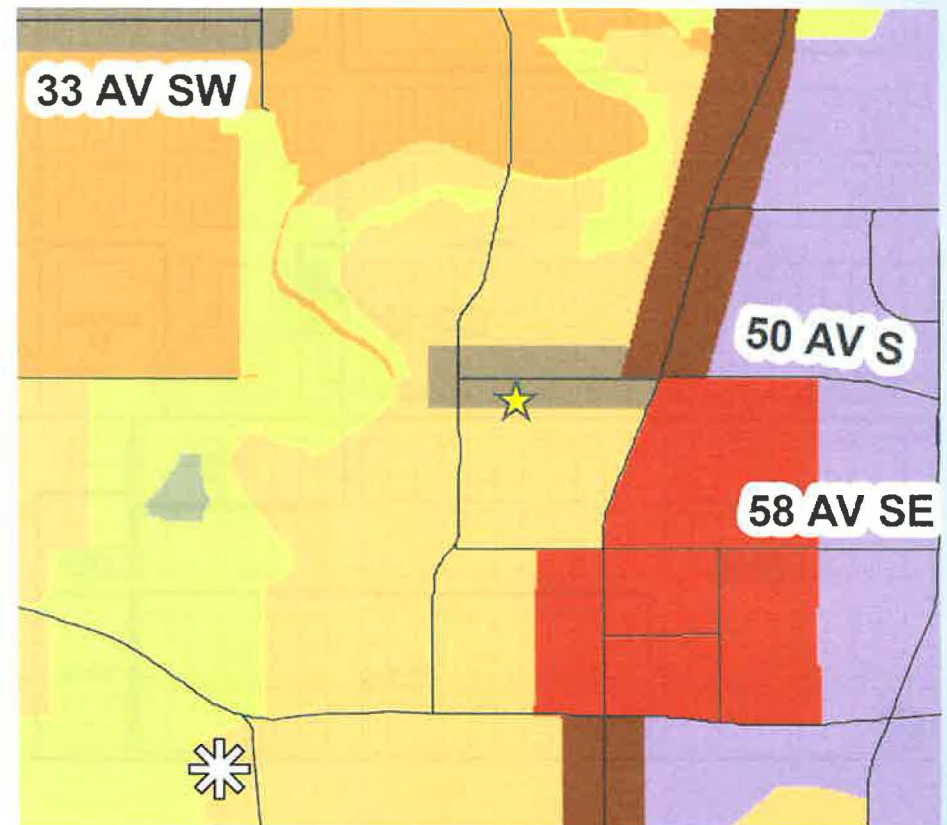


- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

Municipal Development Plan

Neighbourhood Main Street/ Residential Developed Established Area

- Encourage modest redevelopment over time
- Sufficient density and mix of land uses to encourage a pedestrian friendly experience



Residential – Contextual Grade-Oriented Infill (R-CG) District

- Grade-oriented low density development in the form of rowhouses, duplexes, semi-detached and cottage clusters
- Accommodates secondary suites and backyard suites
- Maximum of 75 units per hectare (4 units on this site)
- Maximum height of 11 metres





July 27, 2020

LOC2020-0014



July 27, 2020

LOC2020-0014

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 704 - 51 Avenue SW (Plan 8573GL, Block 4, Lot 20) 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 94D2020**.