



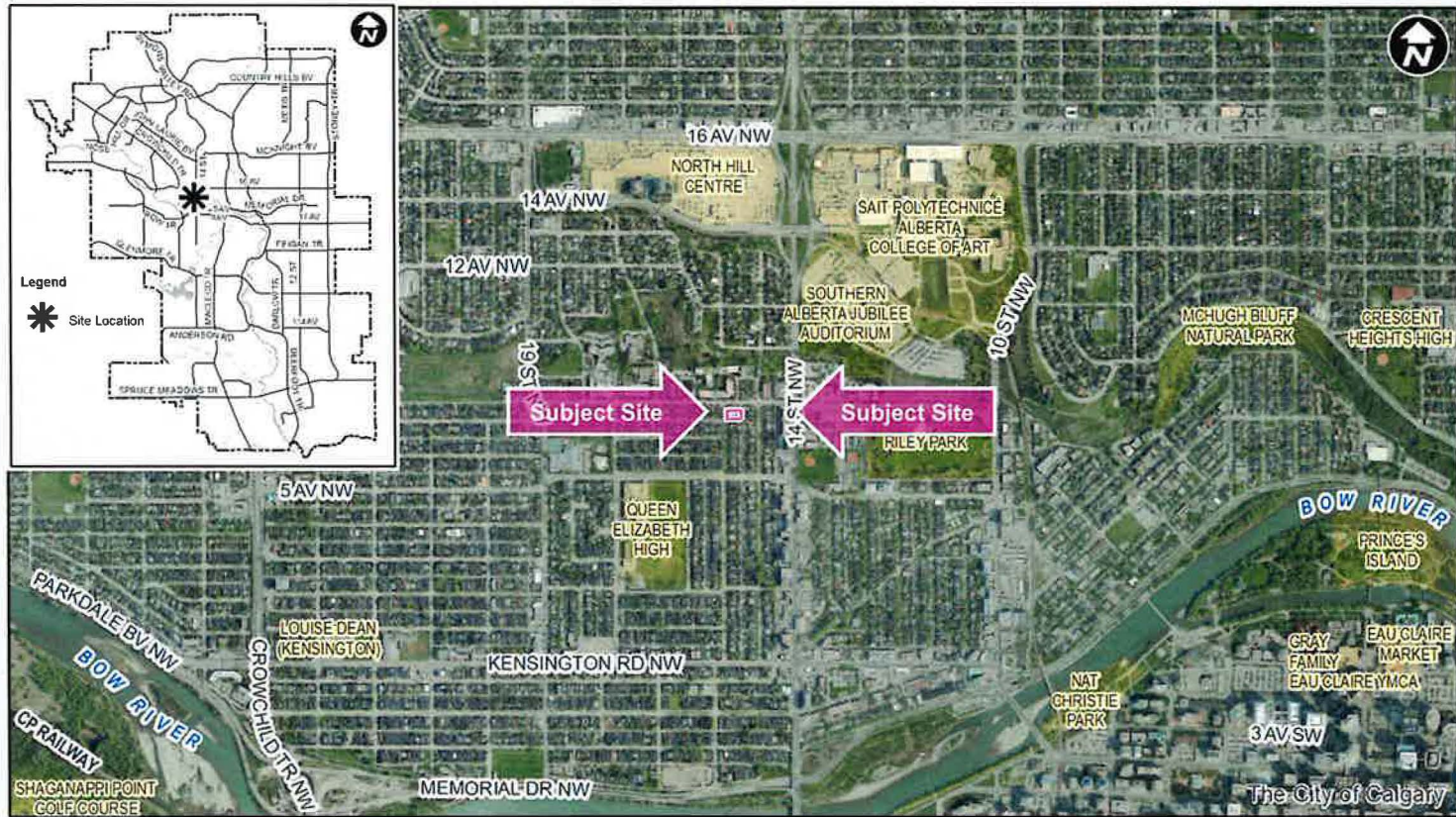
Public Hearing of Council

Agenda Item: 8.1.3



LOC2020-0003
Land Use Amendment

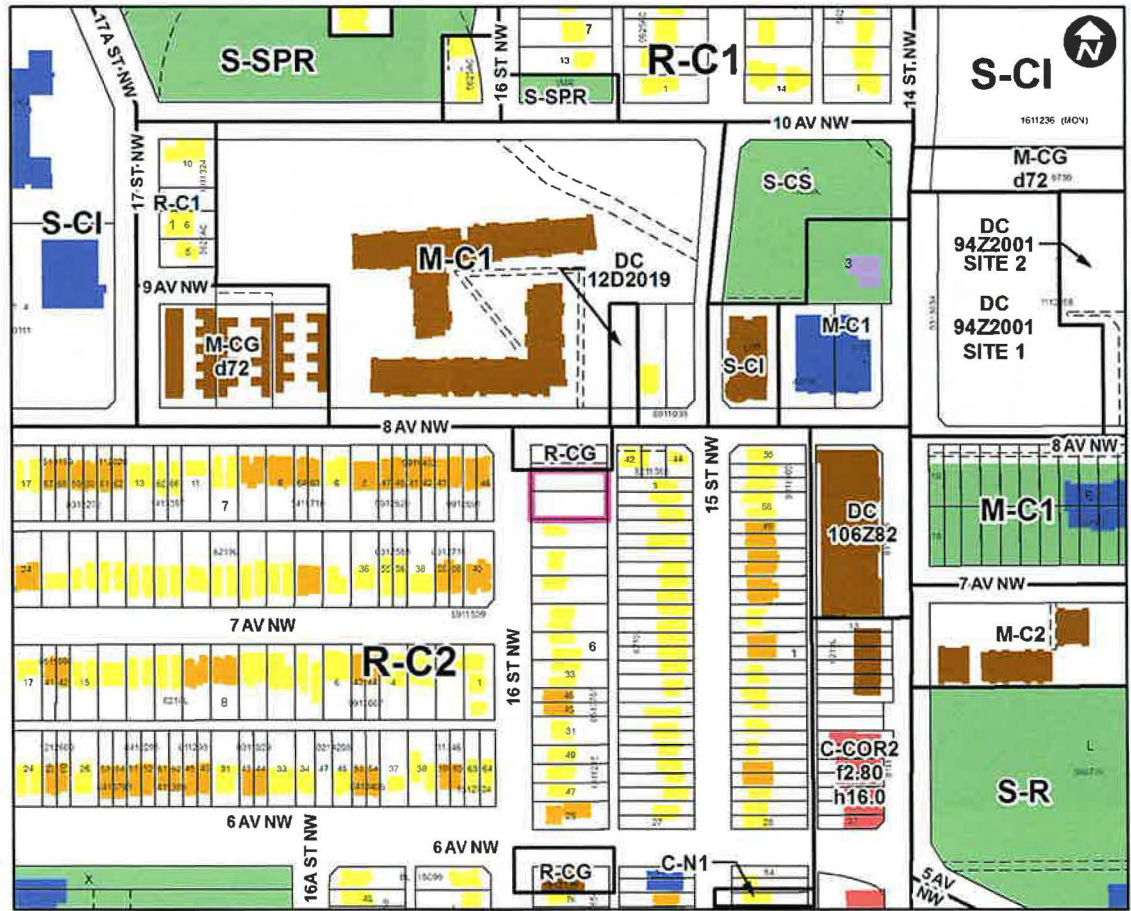




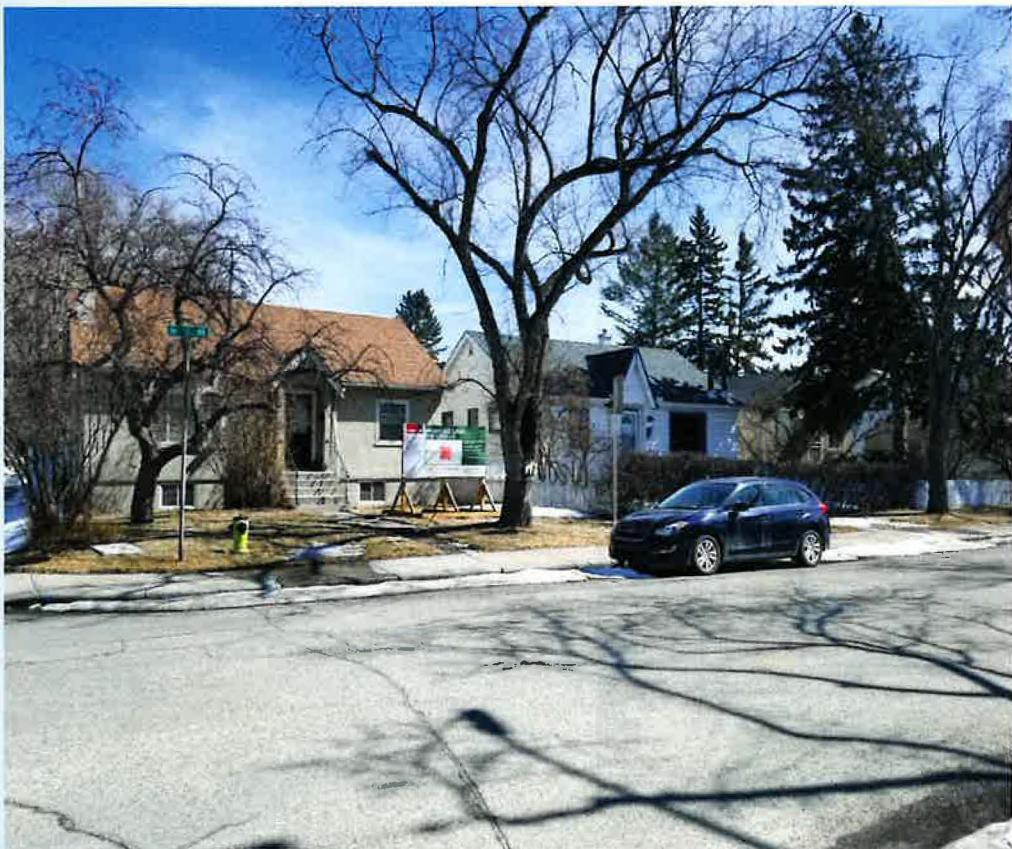


July 27, 2020

LOC2020-0003



- 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



July 27, 2020

LOC2020-0003



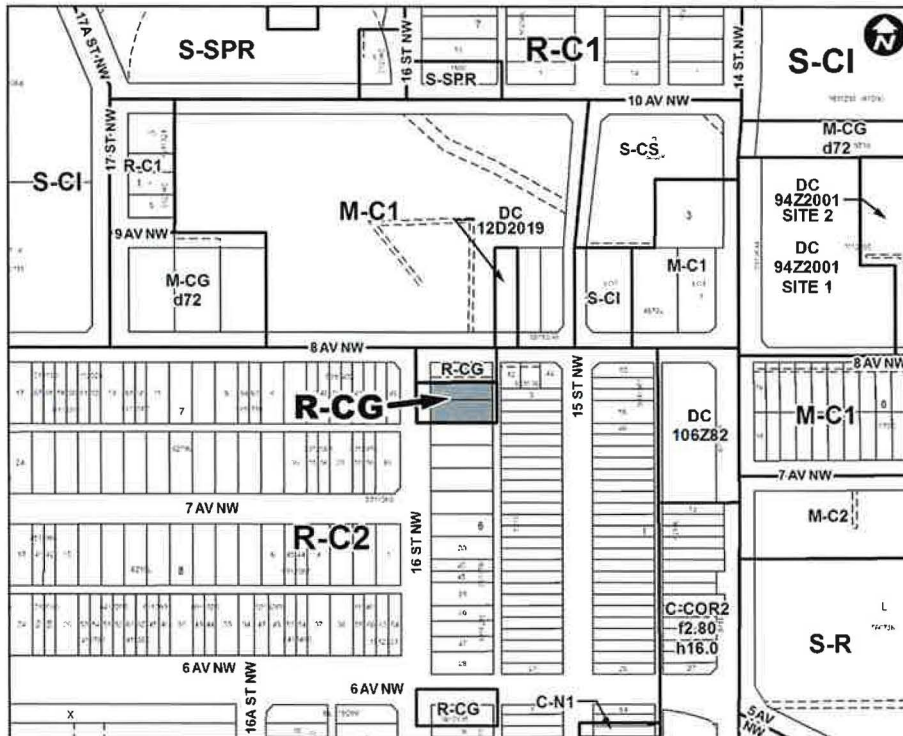
July 27, 2020

LOC2020-0003



July 27, 2020

LOC2020-0003



R-CG Characteristics:

- 2-3 Storeys;
- Grade oriented;
- Active frontage on both sides on corner lots;
- 75 units per hectare (8 units).
- Secondary Suites permitted

Public Response

- 20 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.
- Open House held with Community Association by applicant on January 14, 2020.
- Community Association provided letter in response to application.

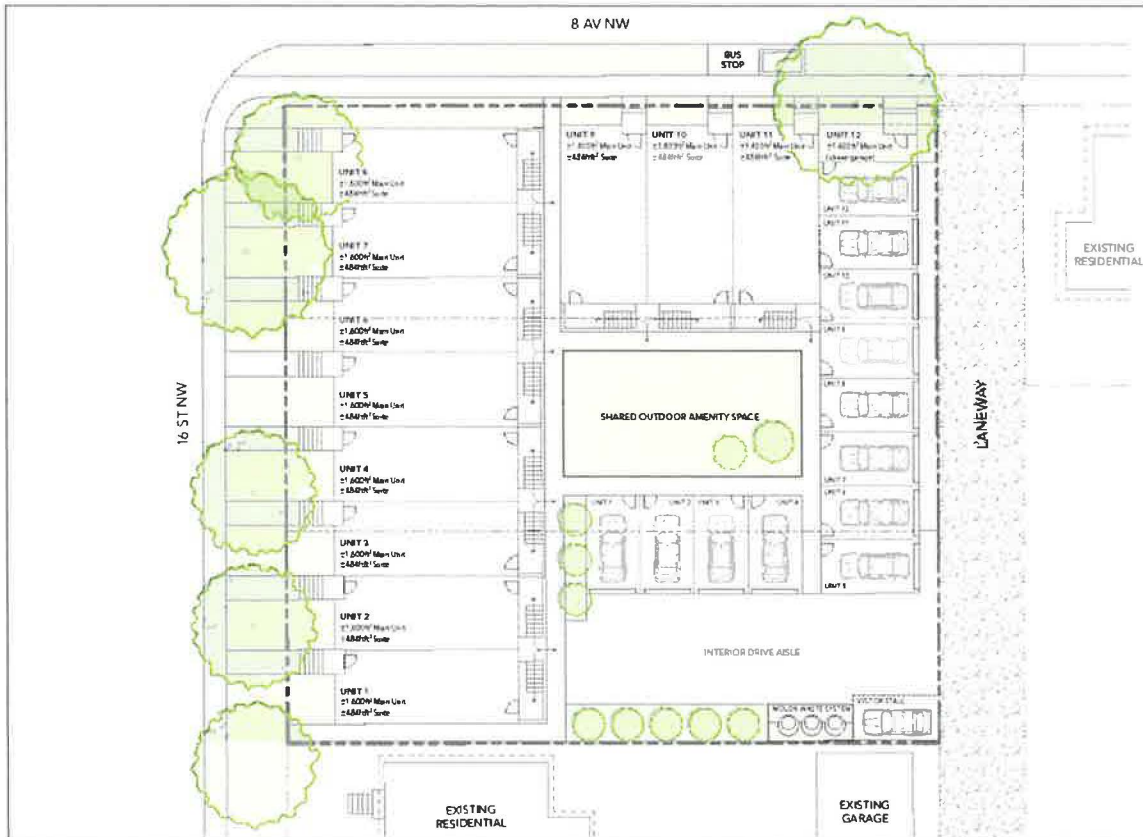
Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed redesignation of 0.10 hectares \pm (0.24 acres \pm) located at 818 and 822 16 Street NW (Plan 6219L, Block 6, Lots 39 and 40) 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 95D2020**.



Supplementary Slides




 5119 Elmore Drive SW
 Suite 100
 Calgary, AB
 T2V 1V2

CLIENT
 Riverside Custom Homes

PROJECT NUMBER
 19-003

MUNICIPAL ADDRESS
 P14, R22, R04 16 ST NW

LEGAL ADDRESS
 LOT 2, BLOCK 8, PLAN R211028

DATE
 14/06/2020

LAND USE REDESIGNATION
 R C2/R-CG to P-CG


SCALE
 1:200

SHEET
S1
 CONCEPTUAL SITE PLAN