



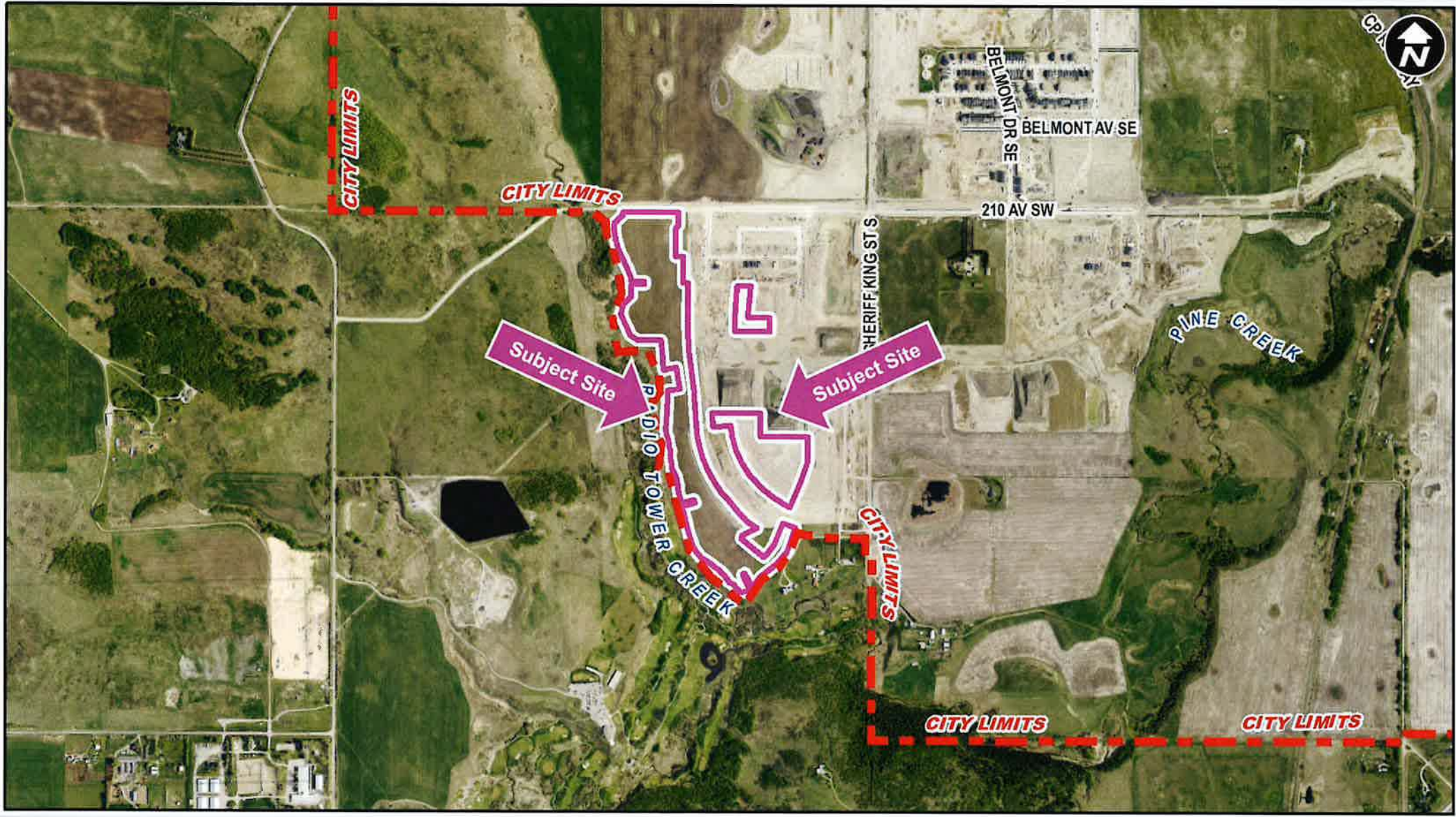
LOC2020-0031
Land Use Amendment
R-1s, R-2 to R-G

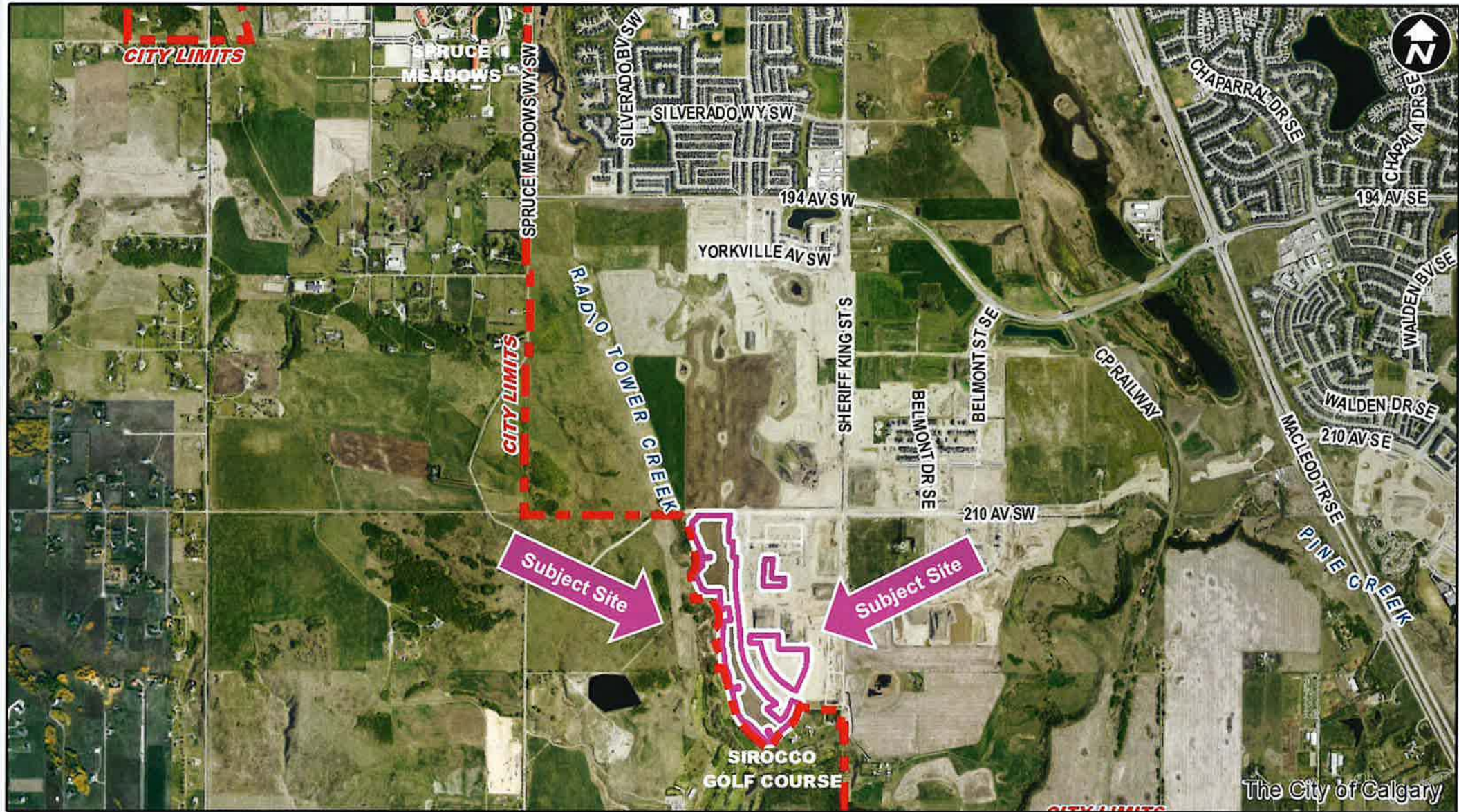
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 15 2020

ITEM: 8.1.16 CR2020-0675

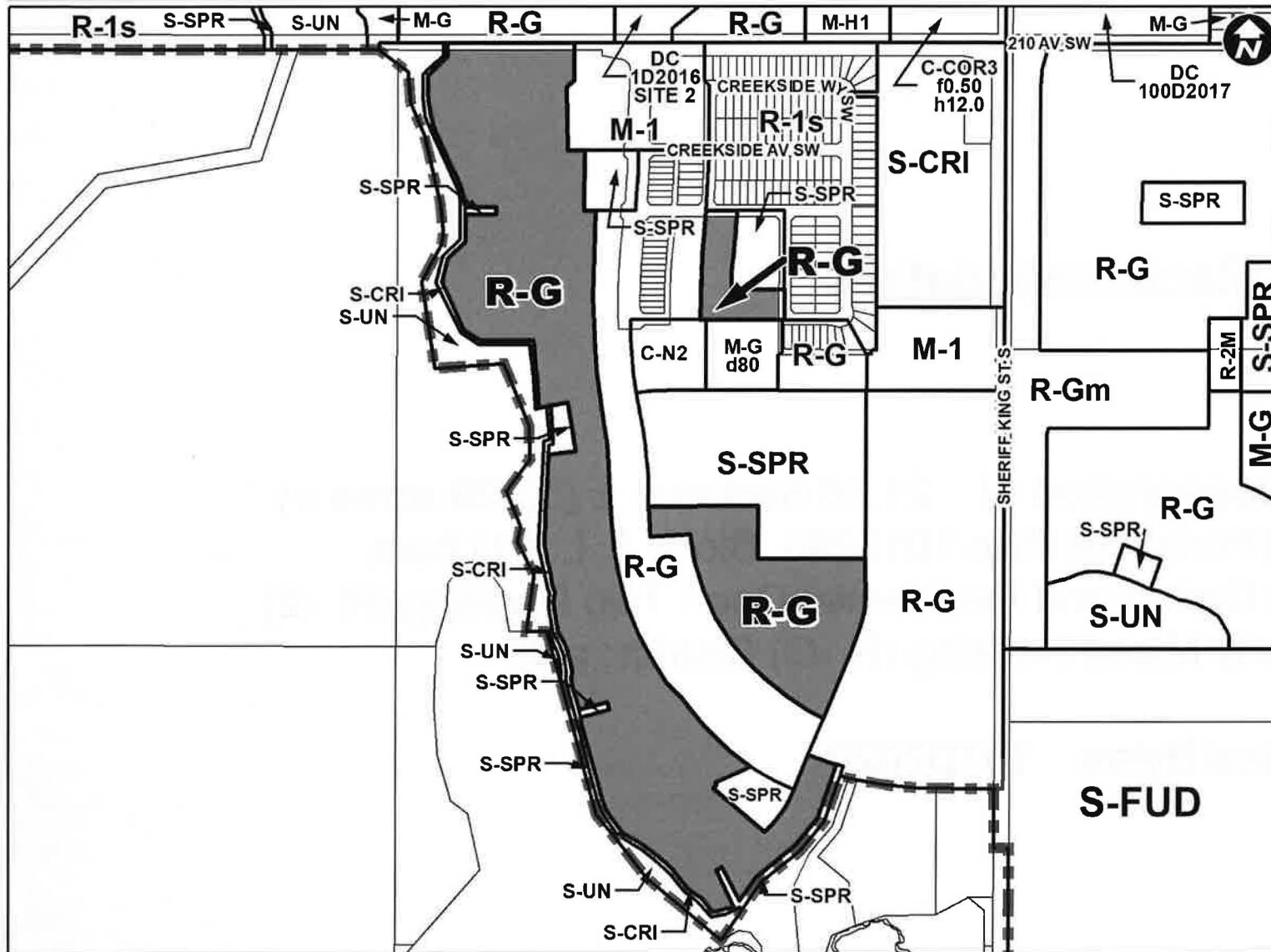
Distribution
CITY CLERK'S DEPARTMENT





View of subject site looking SOUTH from 210 Avenue SW





Residential – One Dwelling
(R-1s) and
Residential One / Two
Dwelling (R-2)
to
Residential – Low Density
Mixed Housing (R-G)

Allows for:

- Rowhouse , single, semi, duplex, secondary suite .
- Maximum height of 12 metres .

Calgary Planning Commission's Recommendation:

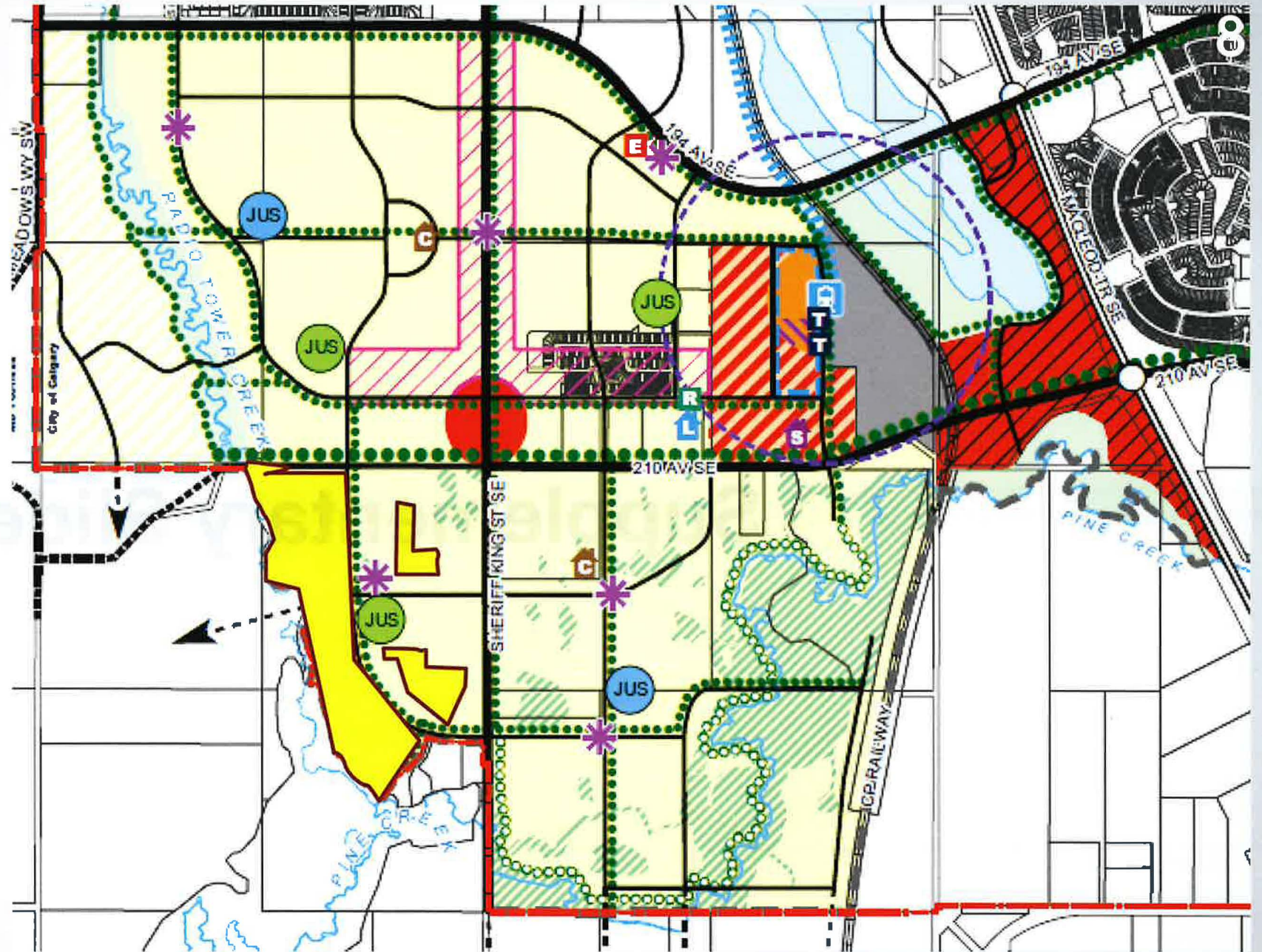
That Council hold a Public Hearing; and

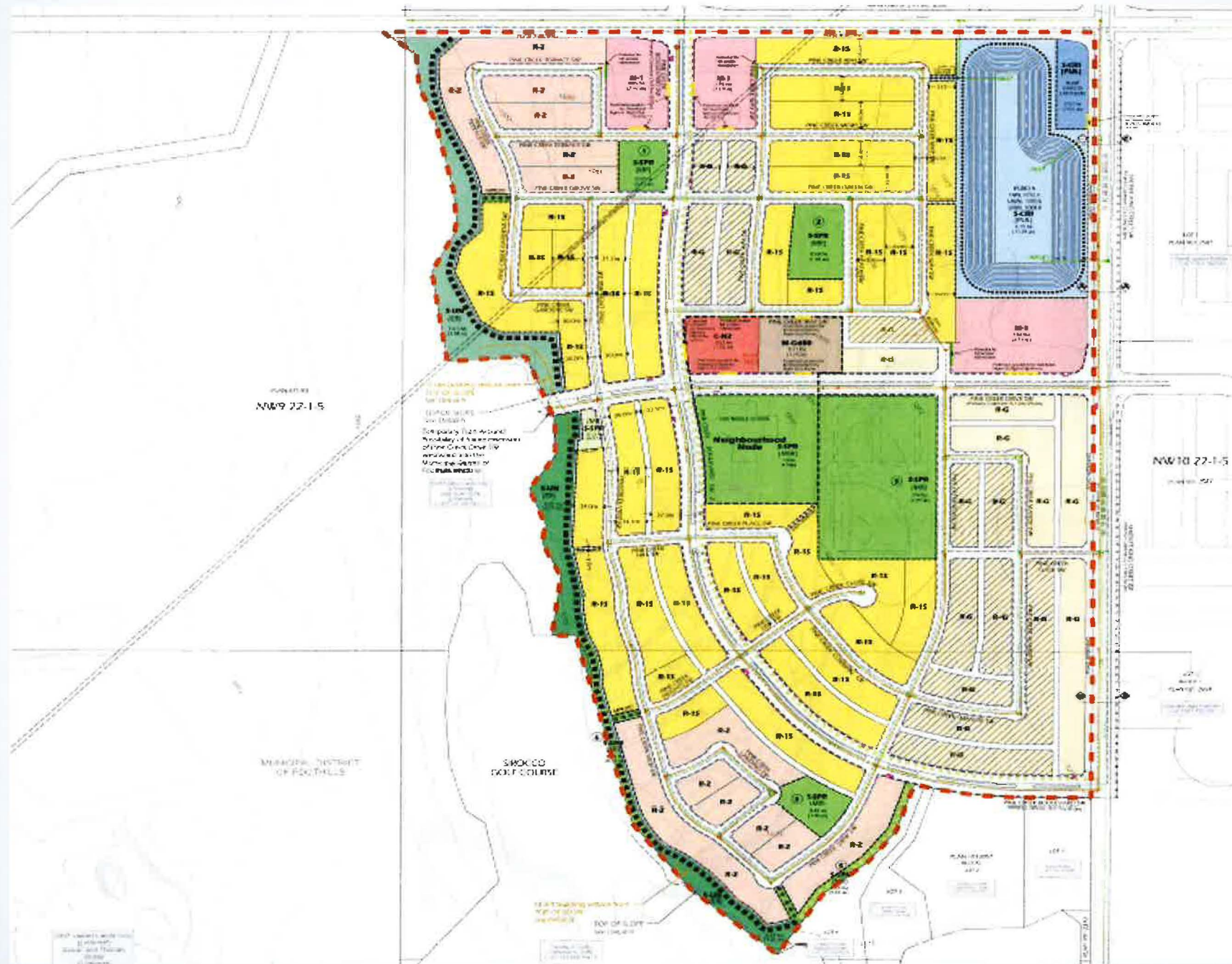
1. **ADOPT**, by bylaw, the proposed redesignation of 21.16 hectares \pm (52.29 acres \pm) located at 507 – 210 Avenue SW (Portion of Plan 1013290, Block 1, Lot 1) from Residential – One Dwelling (R-1s) District and Residential One / Two Dwelling (R -2) District to Residential – Low Density Mixed Housing (R -G) District; and
2. Give three readings to the **Proposed Bylaw 107D2020**.

Supplementary Slides

West Macleod Area Structure Plan:

- Subject lands are within the 'Residential Area' which is intended for residential development in a variety of development forms.







Timeline

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- **2017 January 26**
Calgary Planning Commission approved the Pine Creek Outline Plan, LOC2015-0112 (Attachment 2), followed by land use approval by Council on 2017 March 13 (CPC2017 -092).
- **2018 September 07**
Tentative Plan, SB2017-0180 Pine Creek Phase 01, to the northeast of the subject site, was approved by the Subdivision Authority on 2018 September 07.
- **2018 December 10**
Council approved the redesignation of 6.13 hectares \pm (15.15 acres \pm) from Residential – One Dwelling (R-1s District) to Residential – Low Density Mixed Housing (R -G) District (LOC2018-0151).
- **2020 March 16**
A subdivision application (SB2020 -0073) was submitted and is currently on hold pending the decision of the subject land use application.

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

