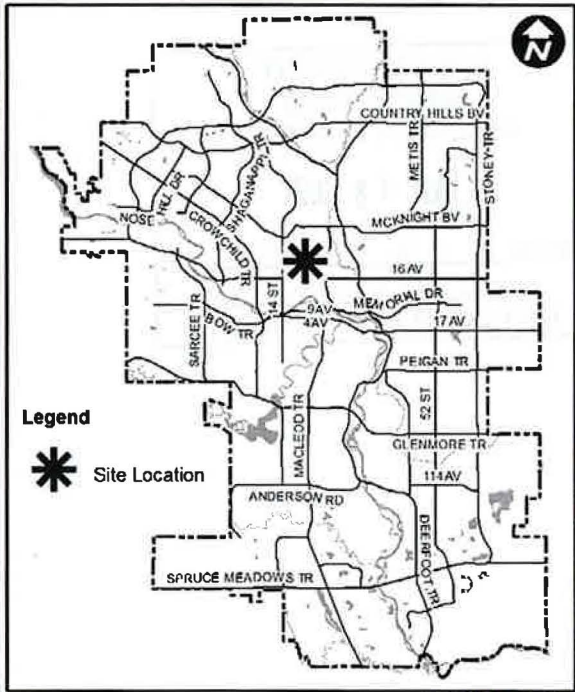




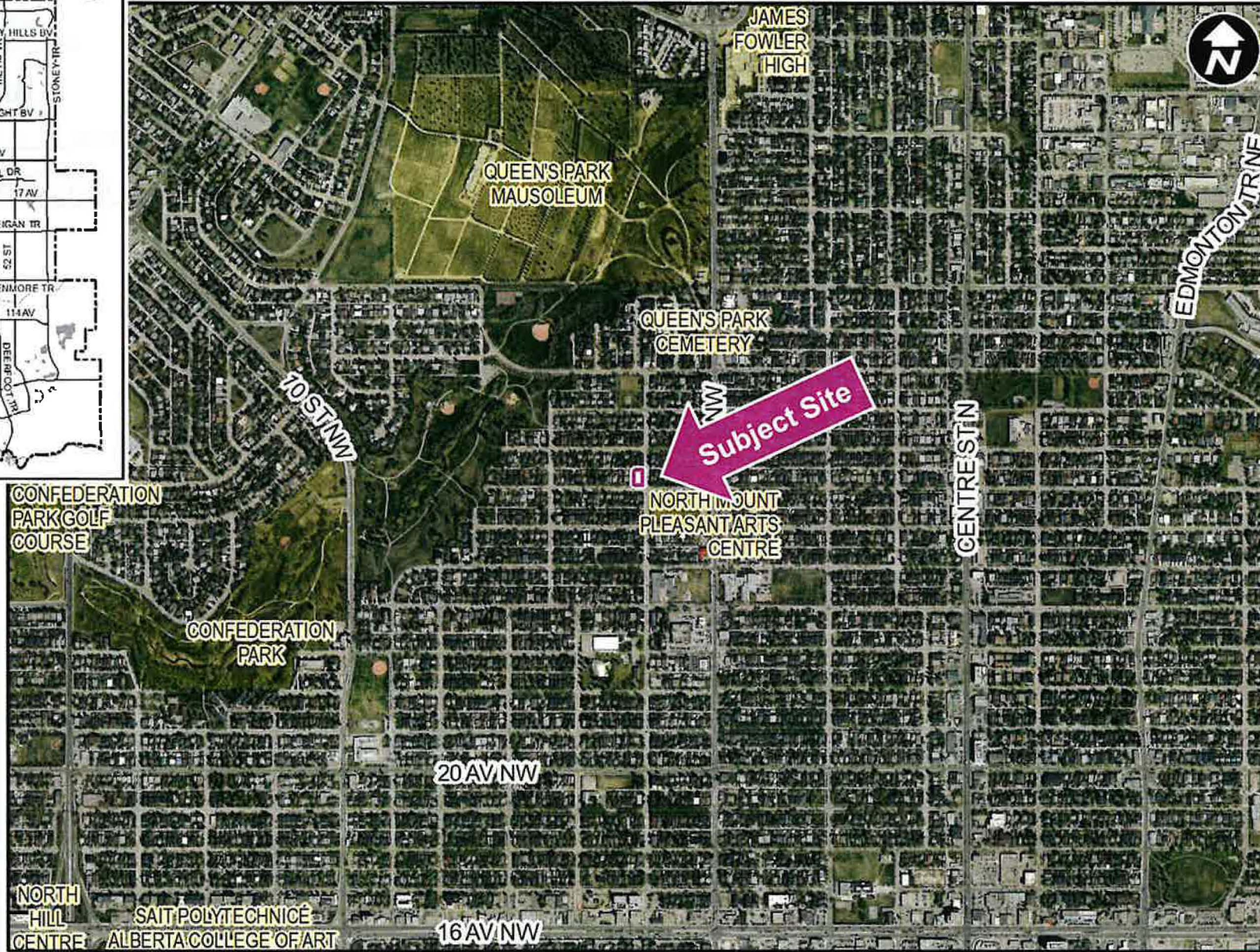
Public Hearing of Council
Agenda Item: 8.1.3

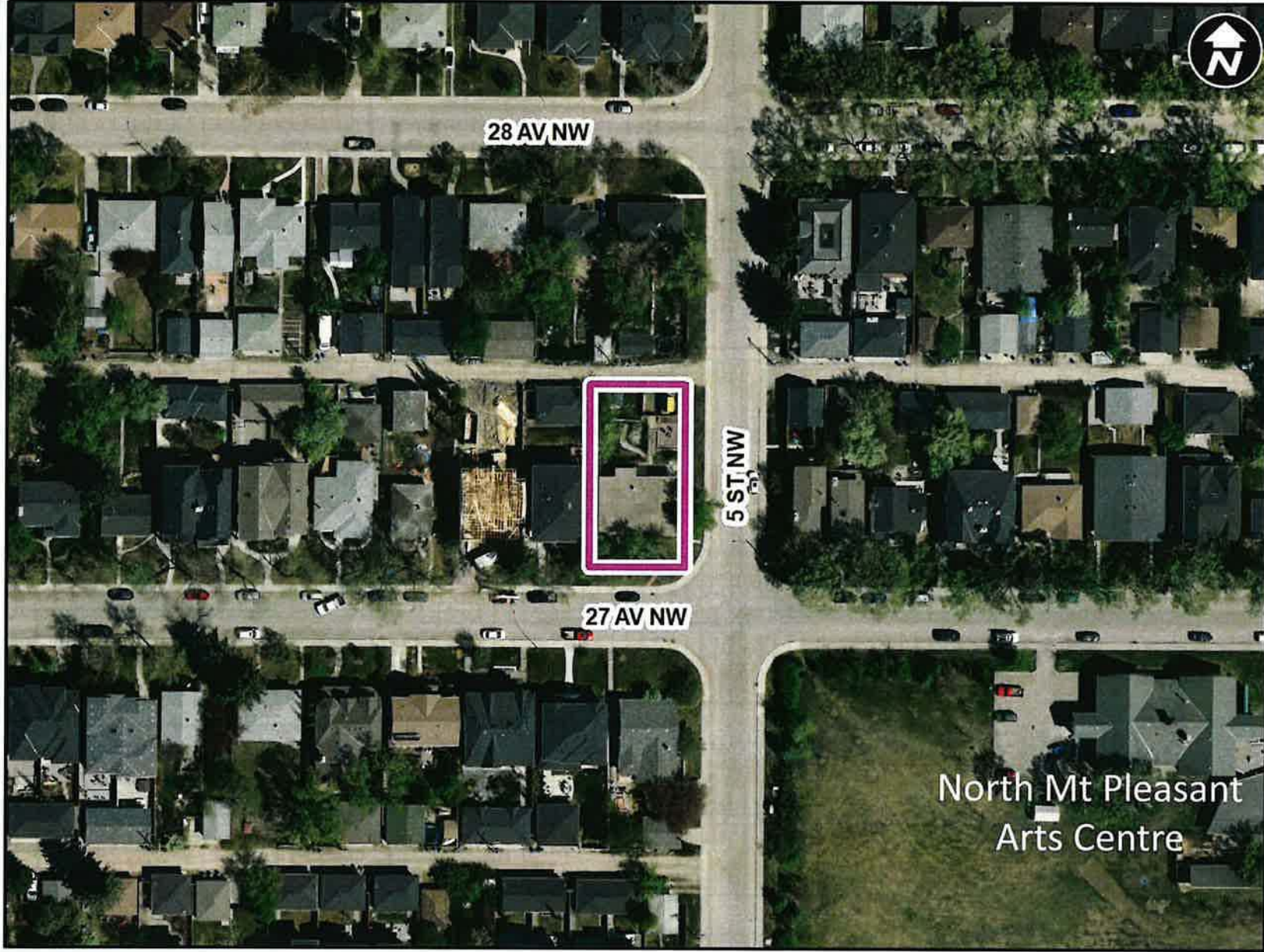
CITY OF CALGARY
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JAN 18 2021
ITEM: 8.1.3 CPC2020-138
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CITY CLERK'S DEPARTMENT

LOC2019-0052
Land Use Amendment
and Policy Amendment



Legend
 * Site Location





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





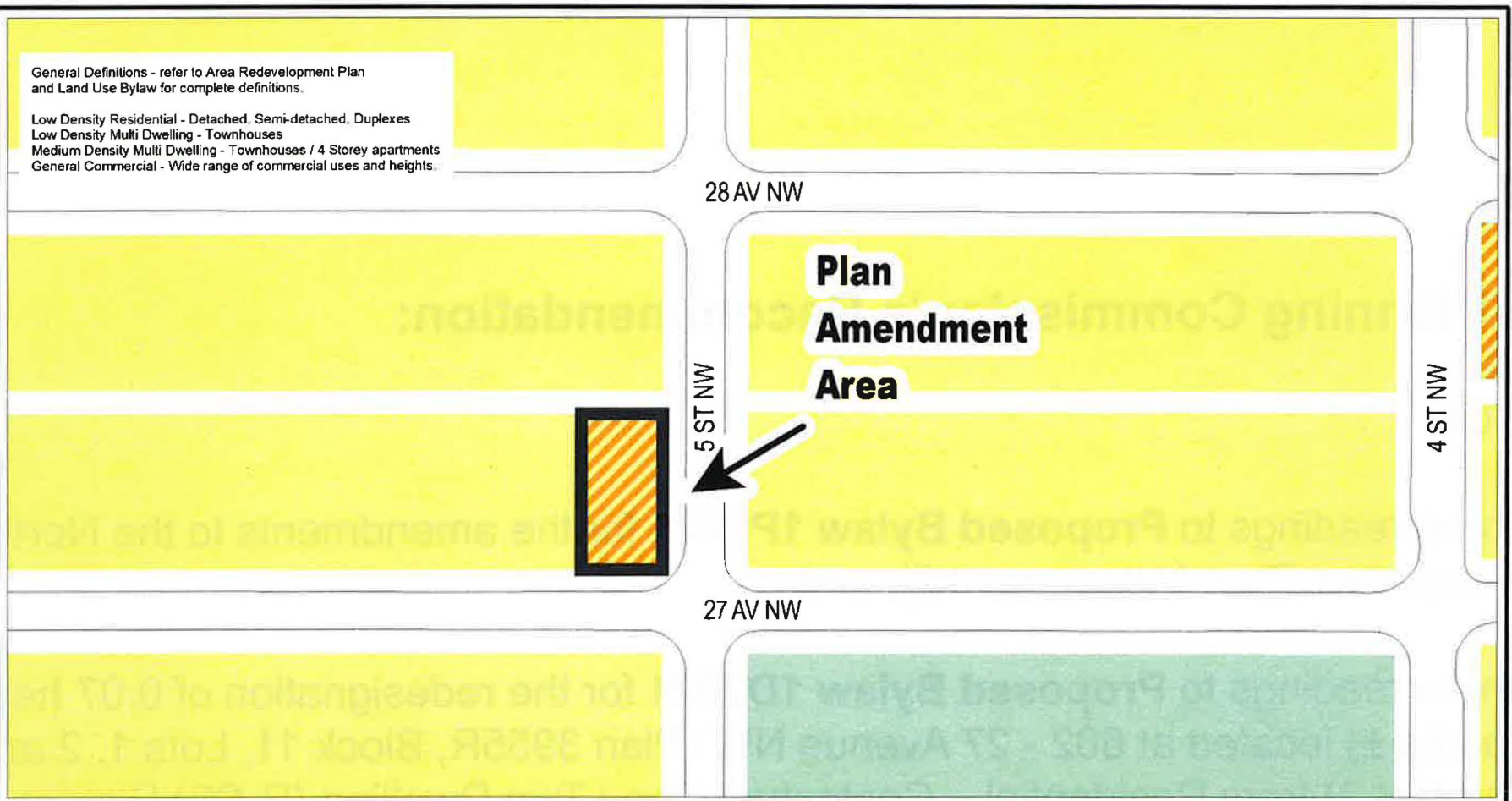


Existing Land Use:

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

Proposed Land Use:

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



General Definitions - refer to Area Redevelopment Plan and Land Use Bylaw for complete definitions.

Low Density Residential - Detached, Semi-detached, Duplexes
 Low Density Multi Dwelling - Townhouses
 Medium Density Multi Dwelling - Townhouses / 4 Storey apartments
 General Commercial - Wide range of commercial uses and heights.

**North Hill
 Area Redevelopment Plan**

Map 2

Future Land Use Policy -
 Mount Pleasant & Tuxedo

- Legend**
- Park, Community Facility or School
 - Low Density Residential or Low Density Multi Dwelling
 - Low Density Residential

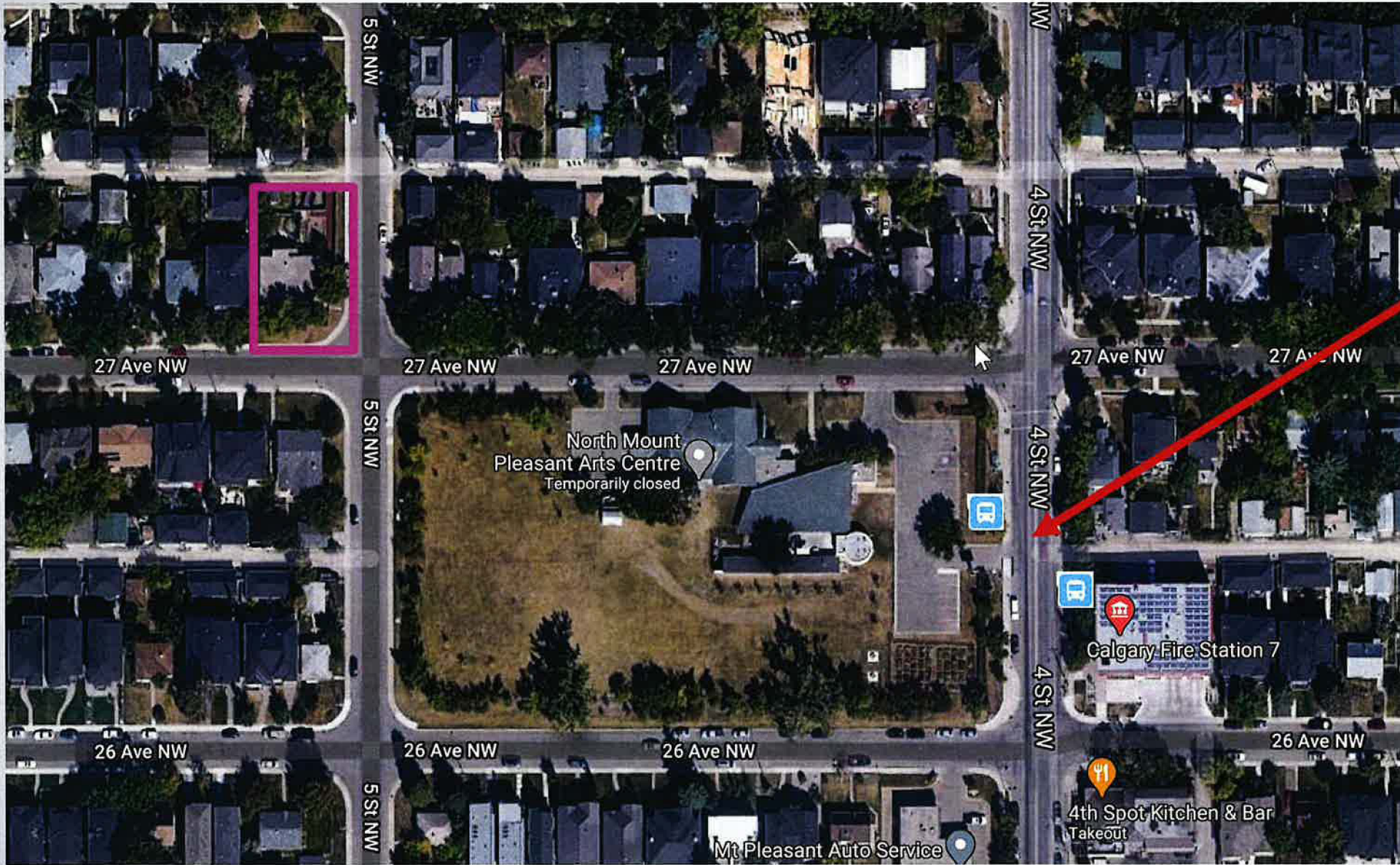
This map is conceptual only. No measurements of distances or areas should be taken from this map.

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 1P2021** for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 1D2021** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 602 - 27 Avenue NW (Plan 3955R, Block 11, Lots 1, 2 and a portion of lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



250m
3 minutes

