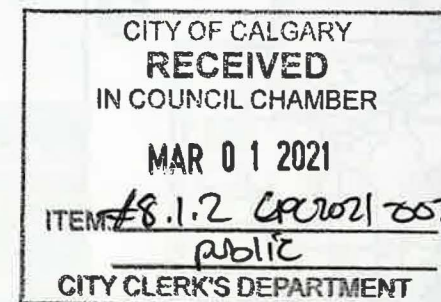




Public Hearing of Council

Agenda Item: 8.1.2

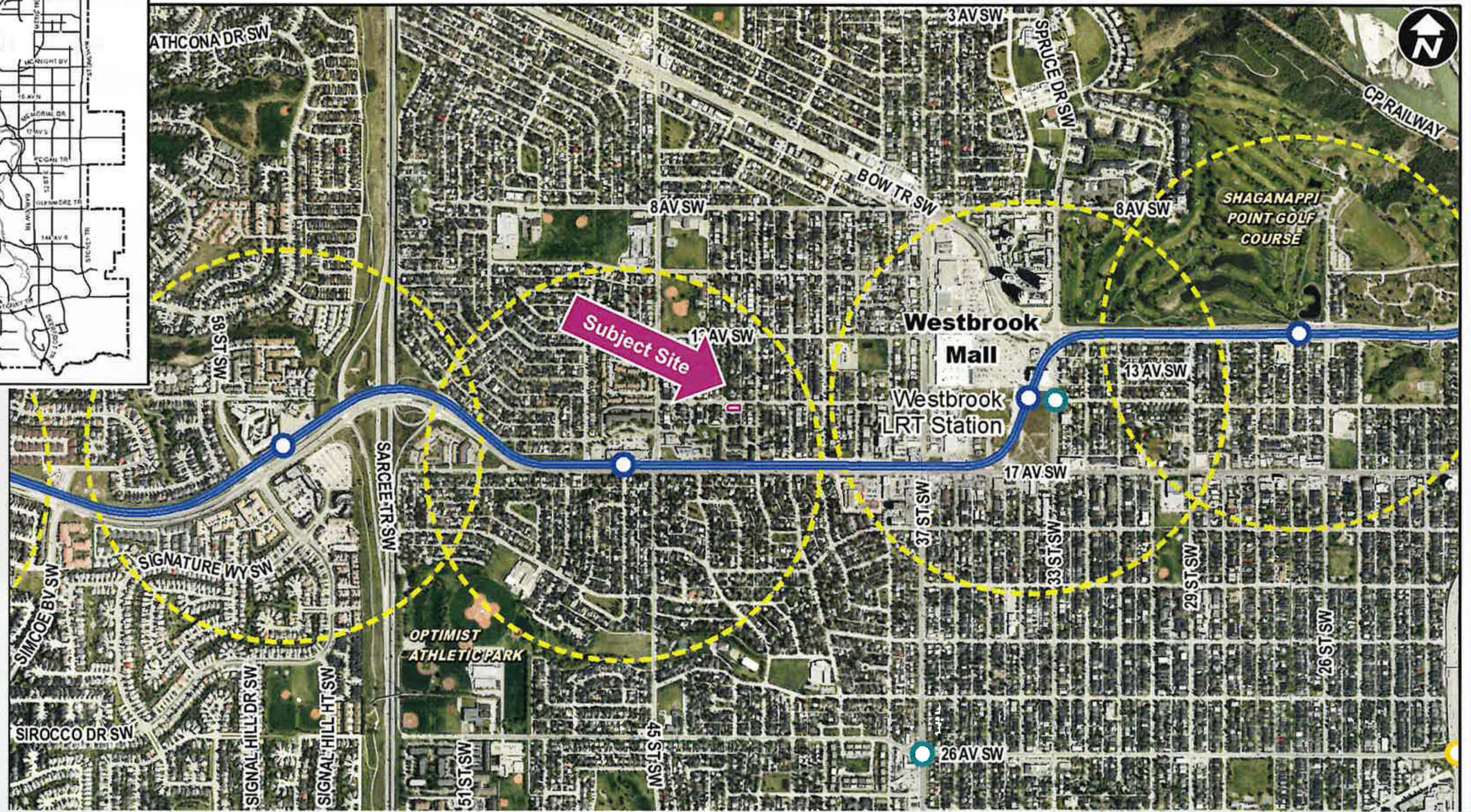


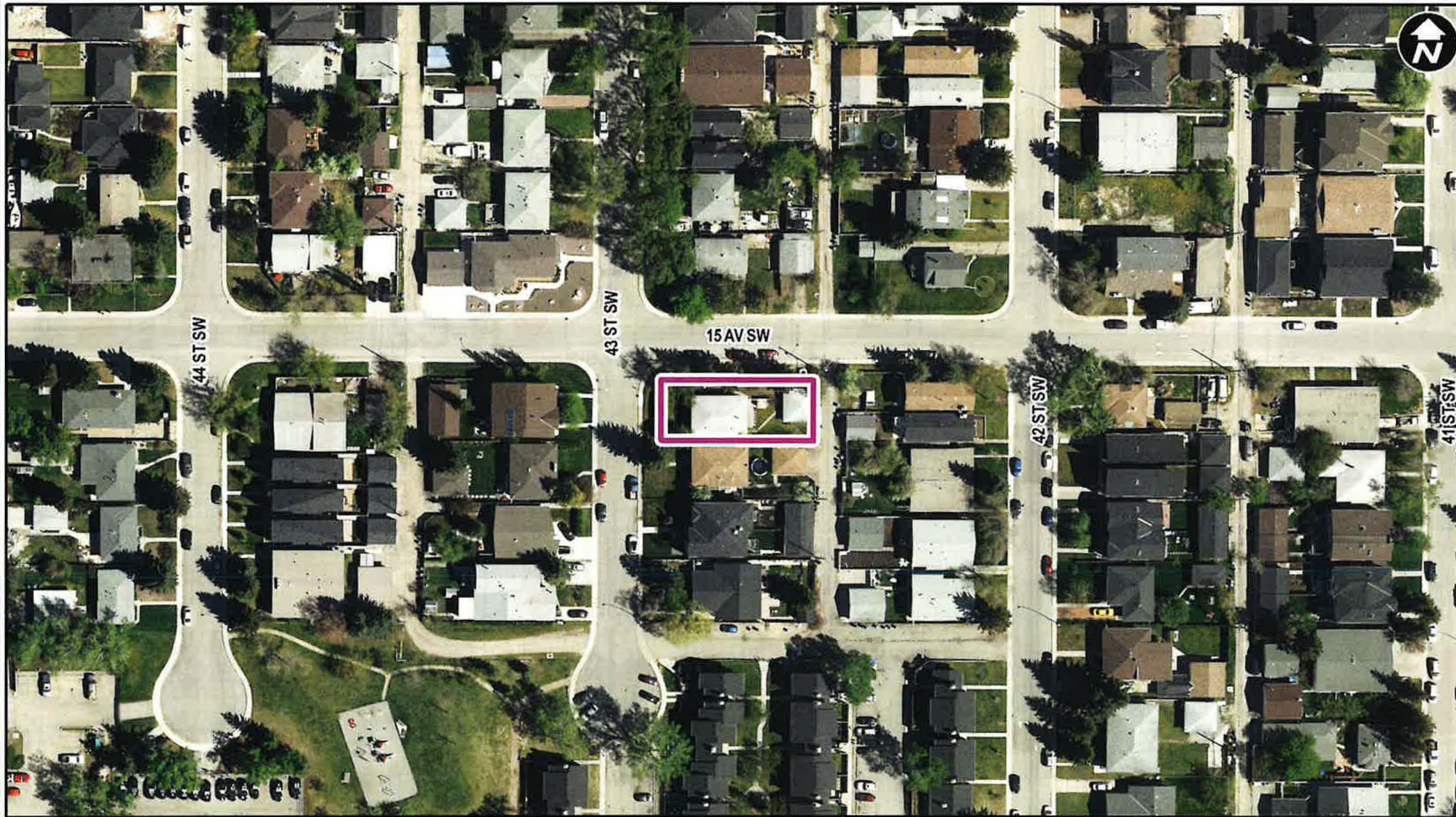
LOC2020-0154
Land Use Amendment
March 1, 2021



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



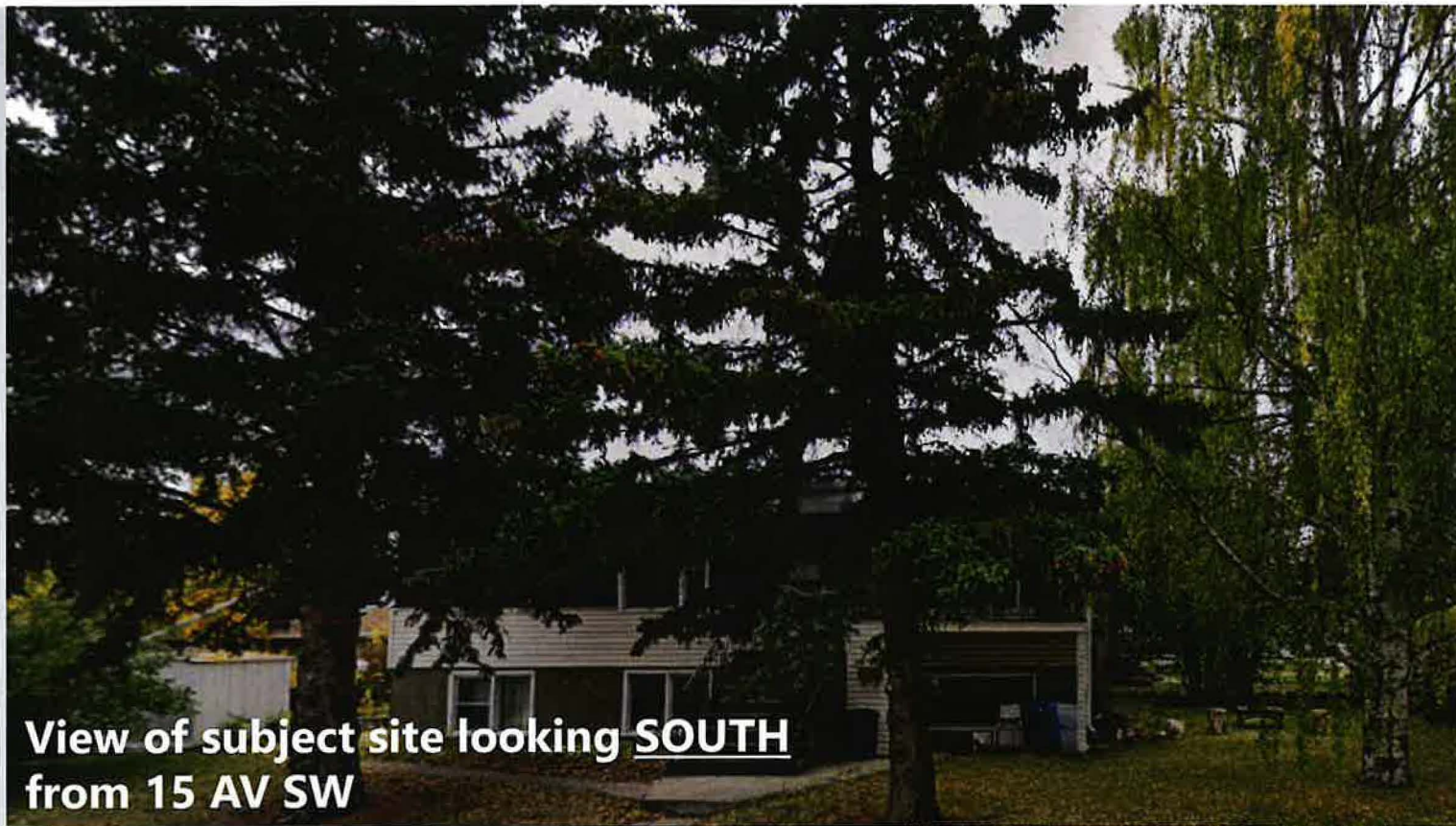


Parcel Size:

0.05 ha
36 m x 17 m

- 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





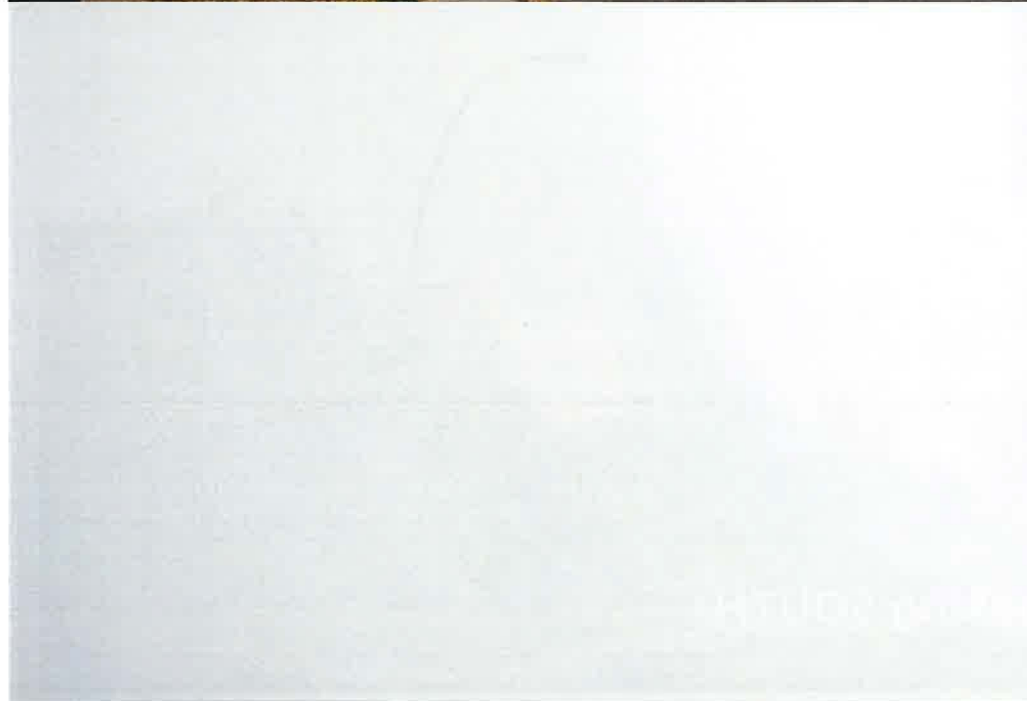
View of subject site looking SOUTH
from 15 AV SW



View from subject site looking SOUTH
on 43 ST SW

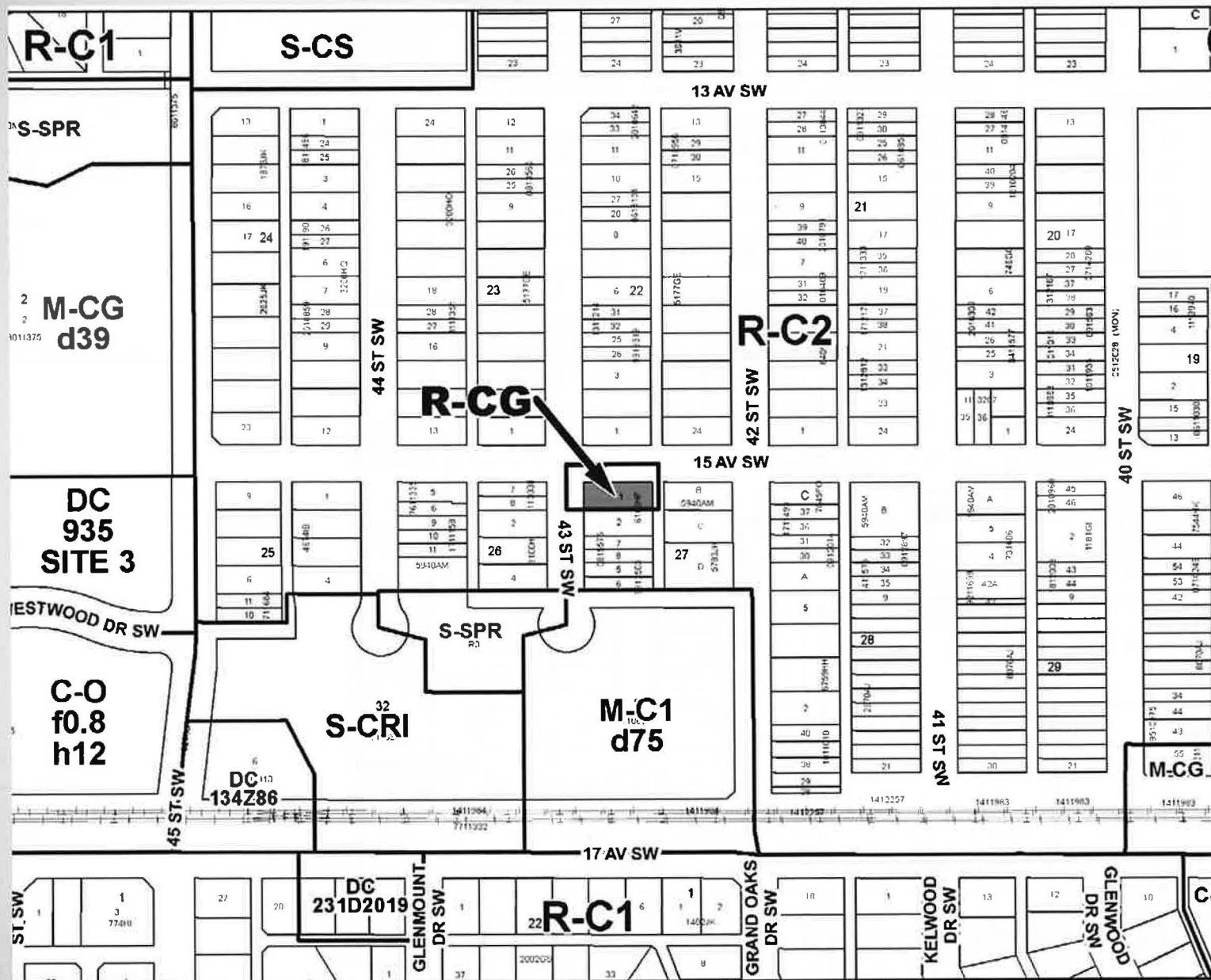


View from subject site looking EAST
on 15 AV SW



View from subject site looking WEST
on 15 AV SW





Proposed R-CG District:

- a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses;
- a maximum building height of 11 metres; and
- a maximum of 75 dwelling units per hectare (a maximum of four dwelling units).

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 22D2021** for the redesignation of 0.05 hectares $\pm$ (0.12 acres $\pm$) located at 4315 - 15 Avenue SW (Plan 6163HF, Block 27, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District ~~to~~ Residential – Grade Oriented Infill (R-CG) District.

Supplementary Slides

