



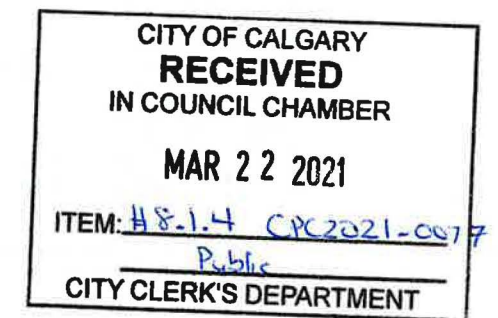
Public Hearing of Council

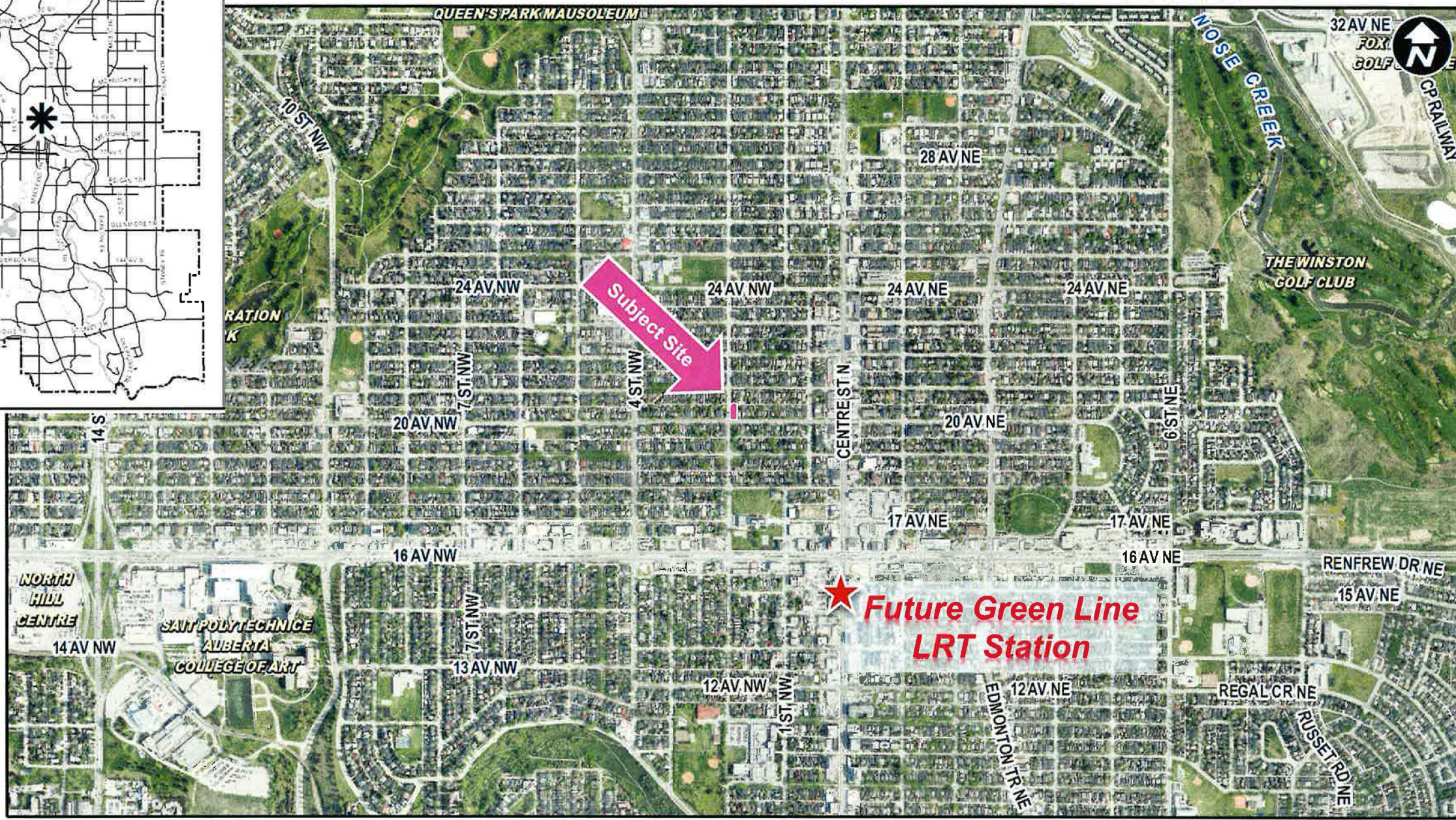
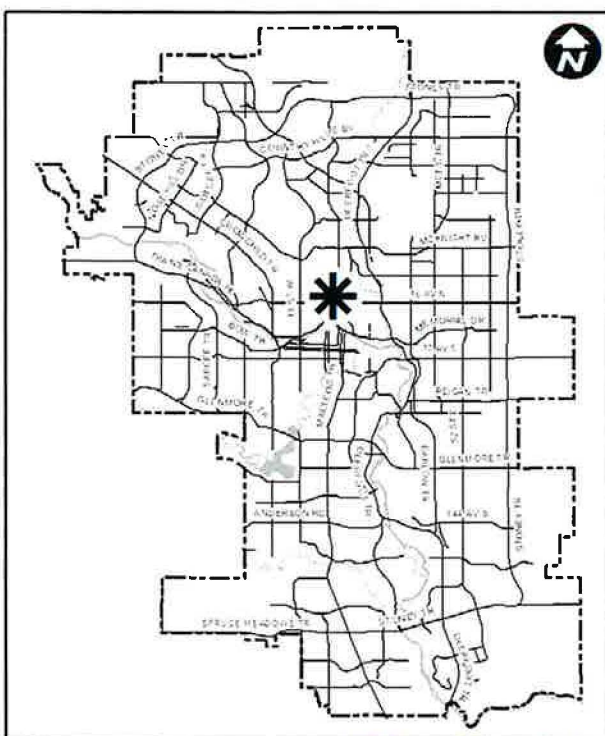
Agenda Item: 8.1.4

LOC2020-0118

Policy Amendment &

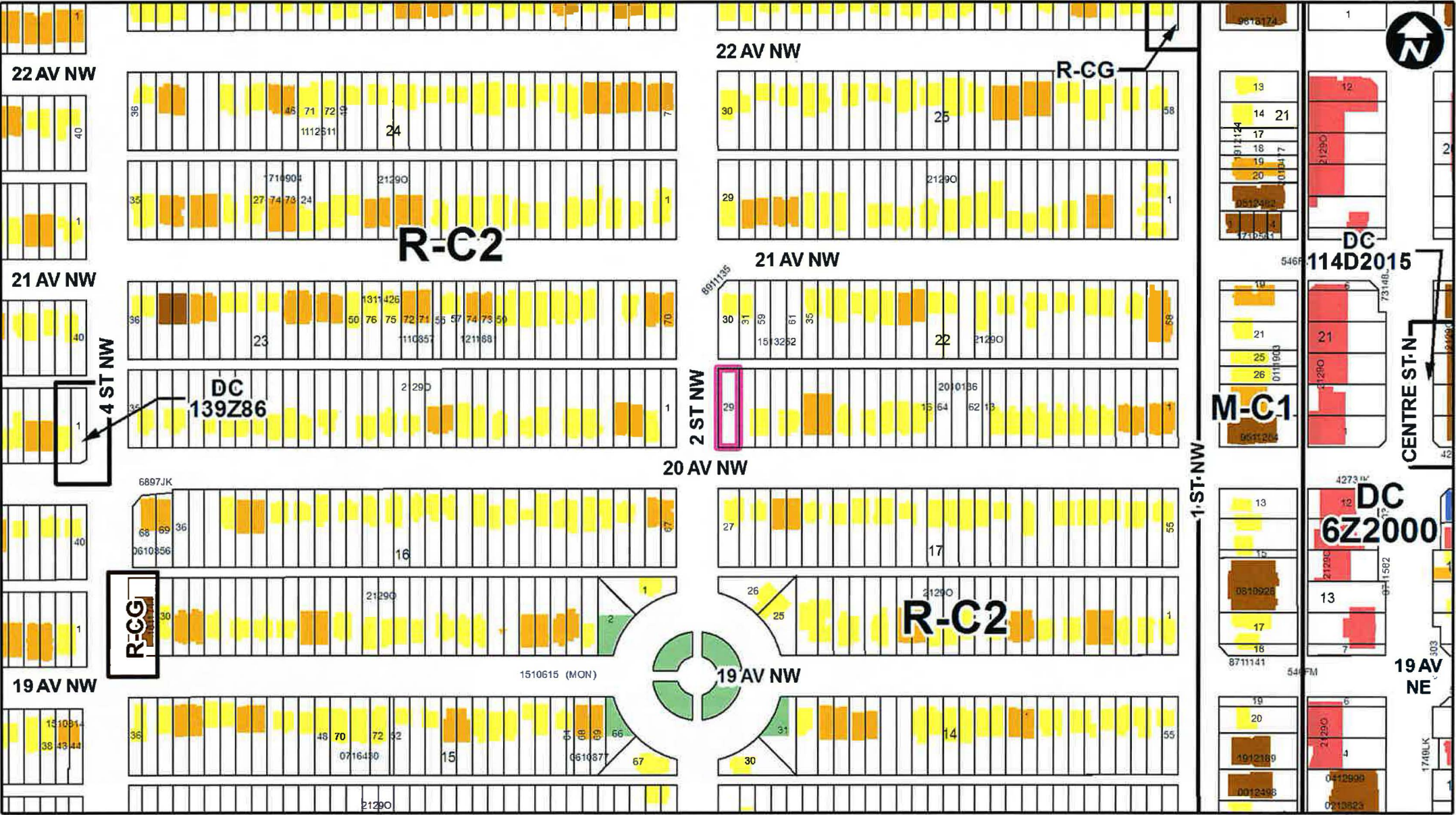
Land Use Amendment







- 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





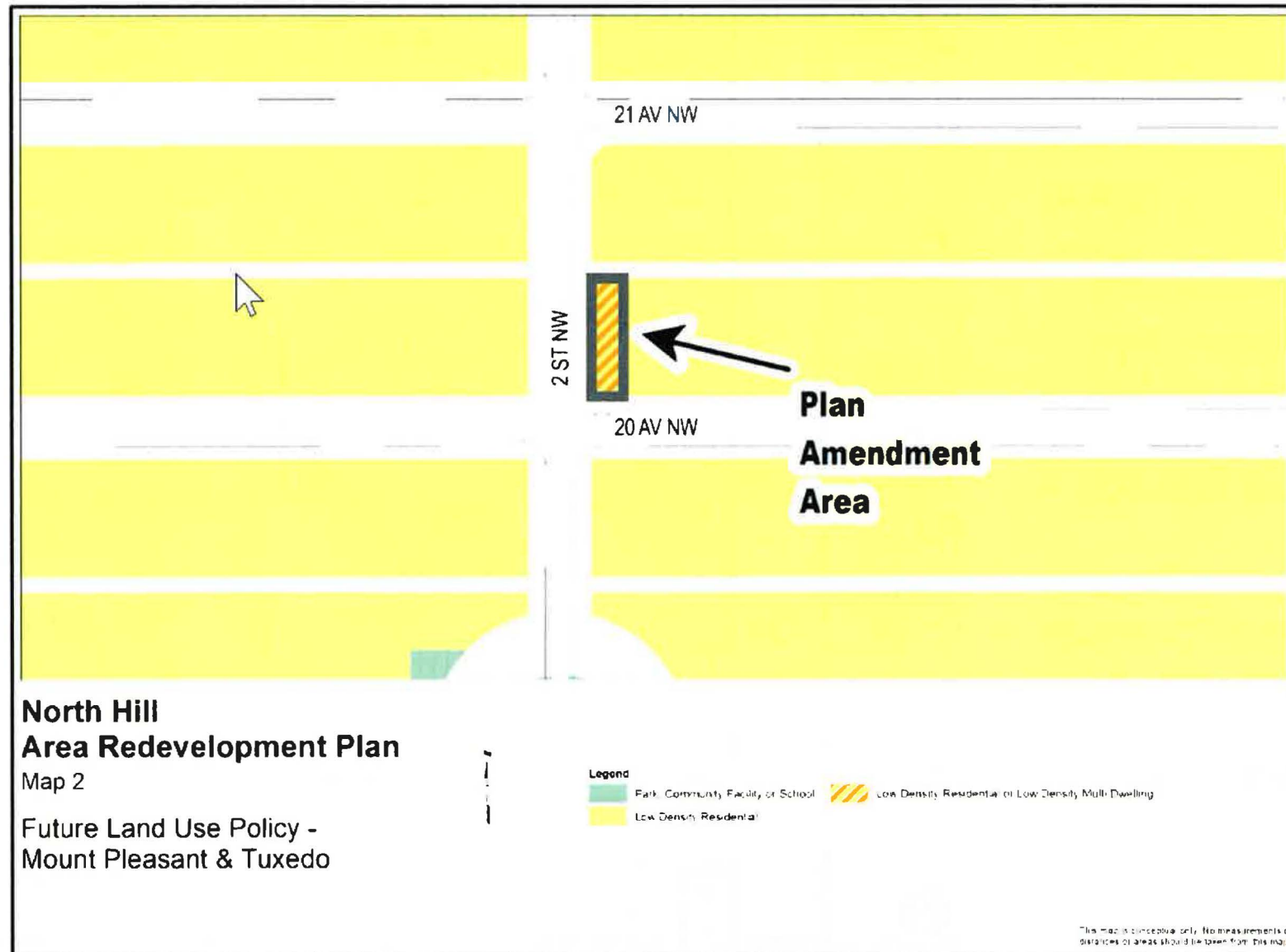
Proposed Land Use:

Multi-Residential – Contextual
Grade-Oriented Infill (M-CGd78)
District

- Density modifier of 78 units per hectare
- Max of 3 units
- Max building height = 12m (increase of 2 metres)

Intent:

- 3 unit rowhouse



Calgary Planning Commission's Recommendation:

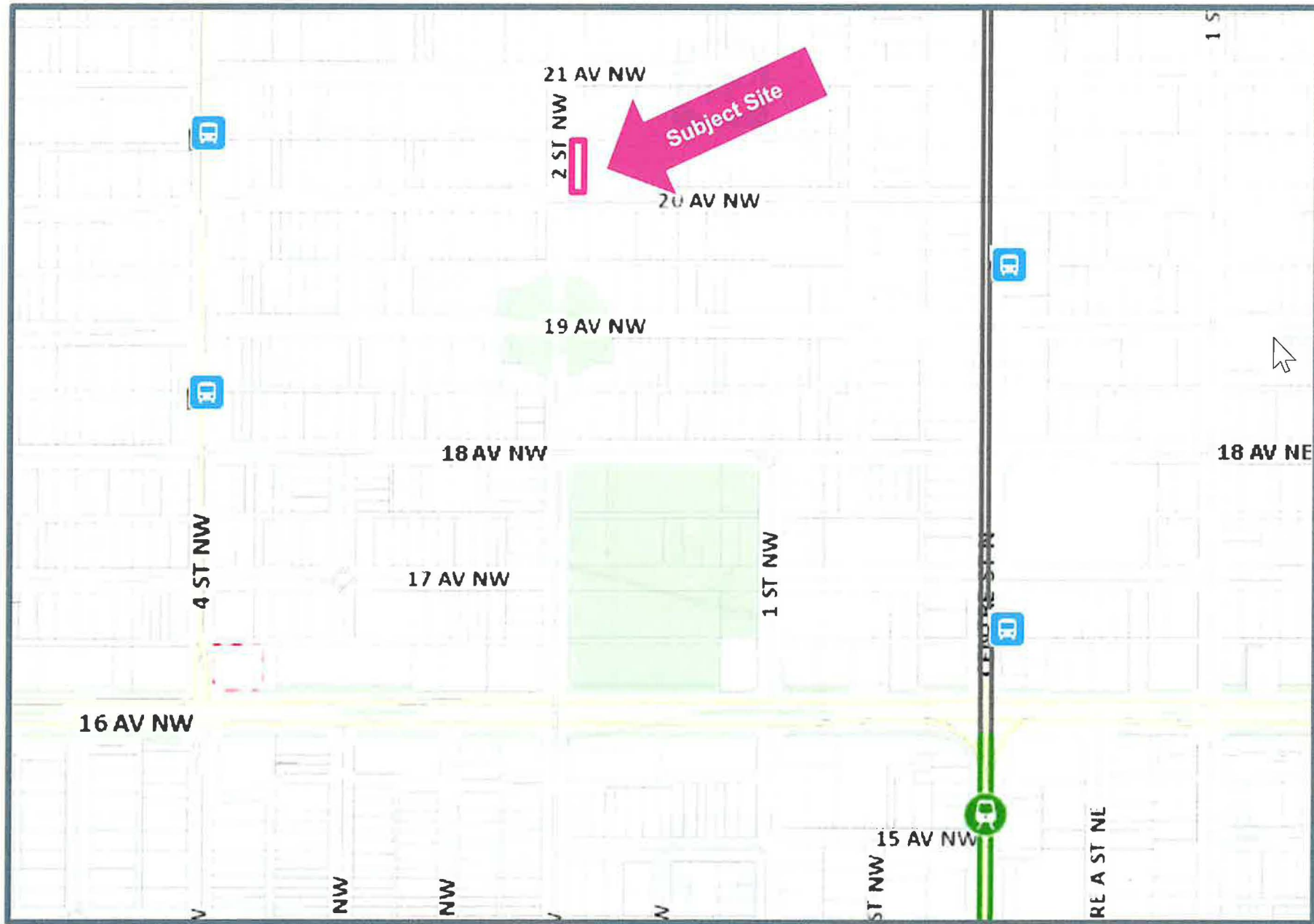
That Council:

1. Give three readings to **Proposed Bylaw 12P2021** for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 33D2021** for the redesignation of 0.04 hectares $\pm$ (0.10 acres $\pm$) located at 258 – 20 Avenue NW (Plan 2129O, Block 22, Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd78) District.

Supplementary Slides

4 ST:
5 minutes
350m

4 ST:
6 minutes
450m



Centre ST:
5 minutes
400m

Centre ST:
8 minutes
650m

Future Station:
12 minutes
800m

