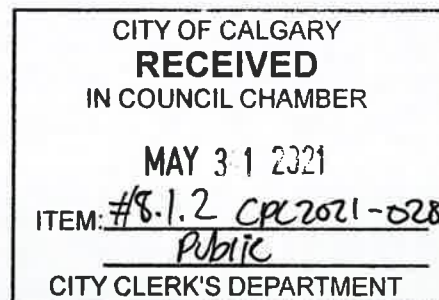


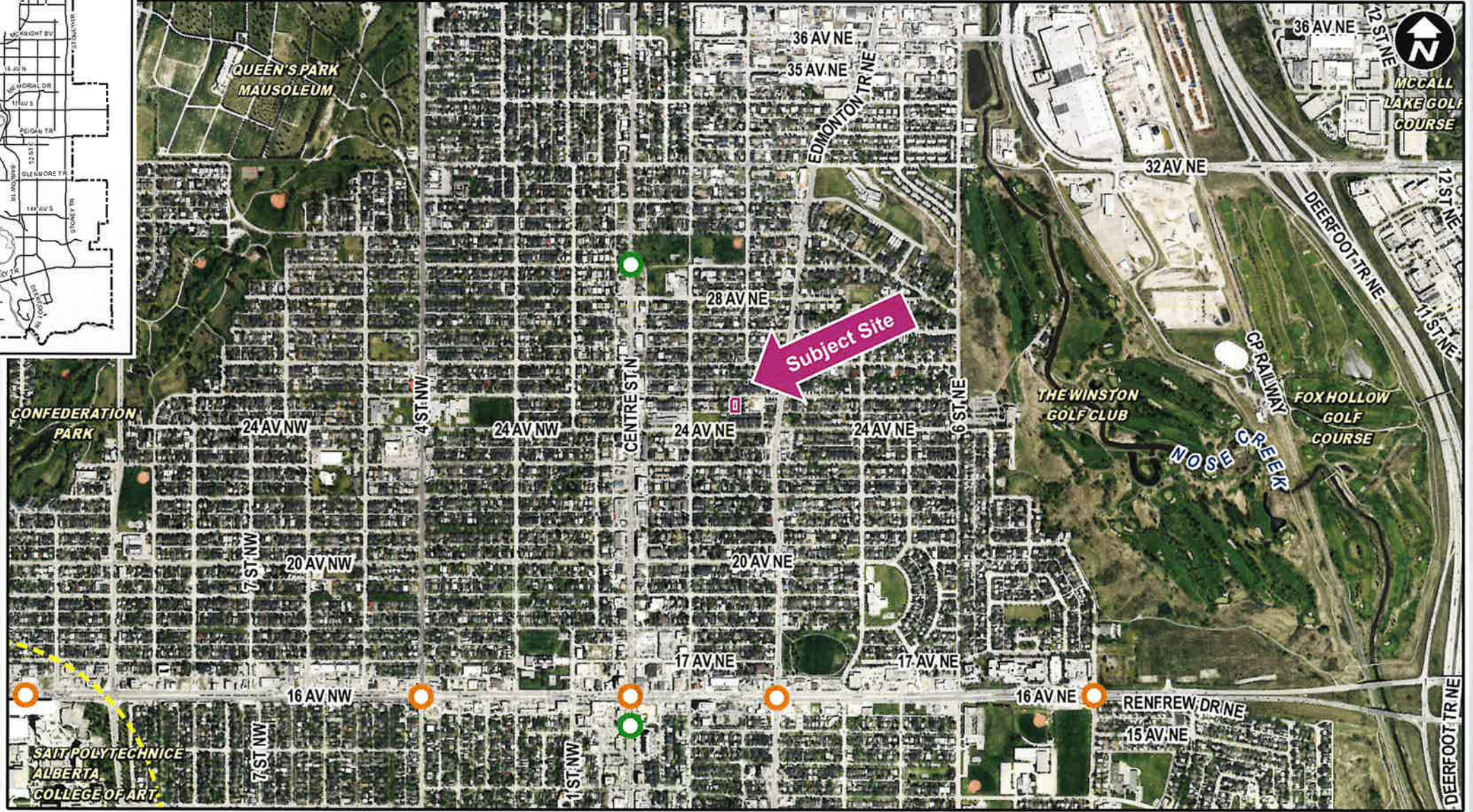
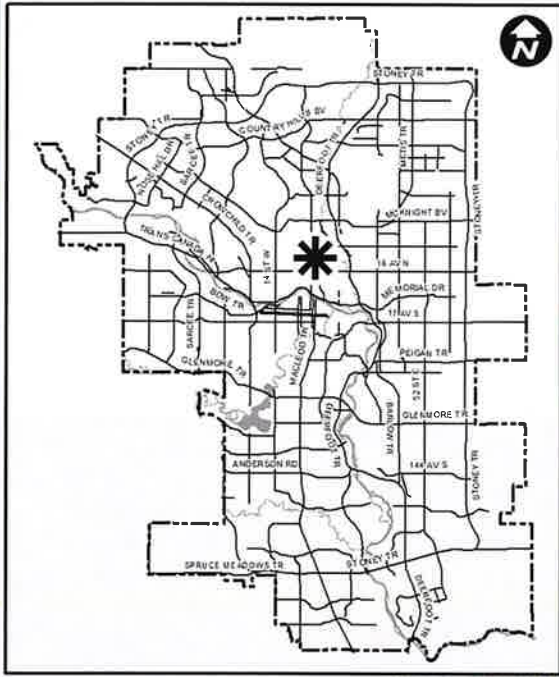


# Public Hearing of Council

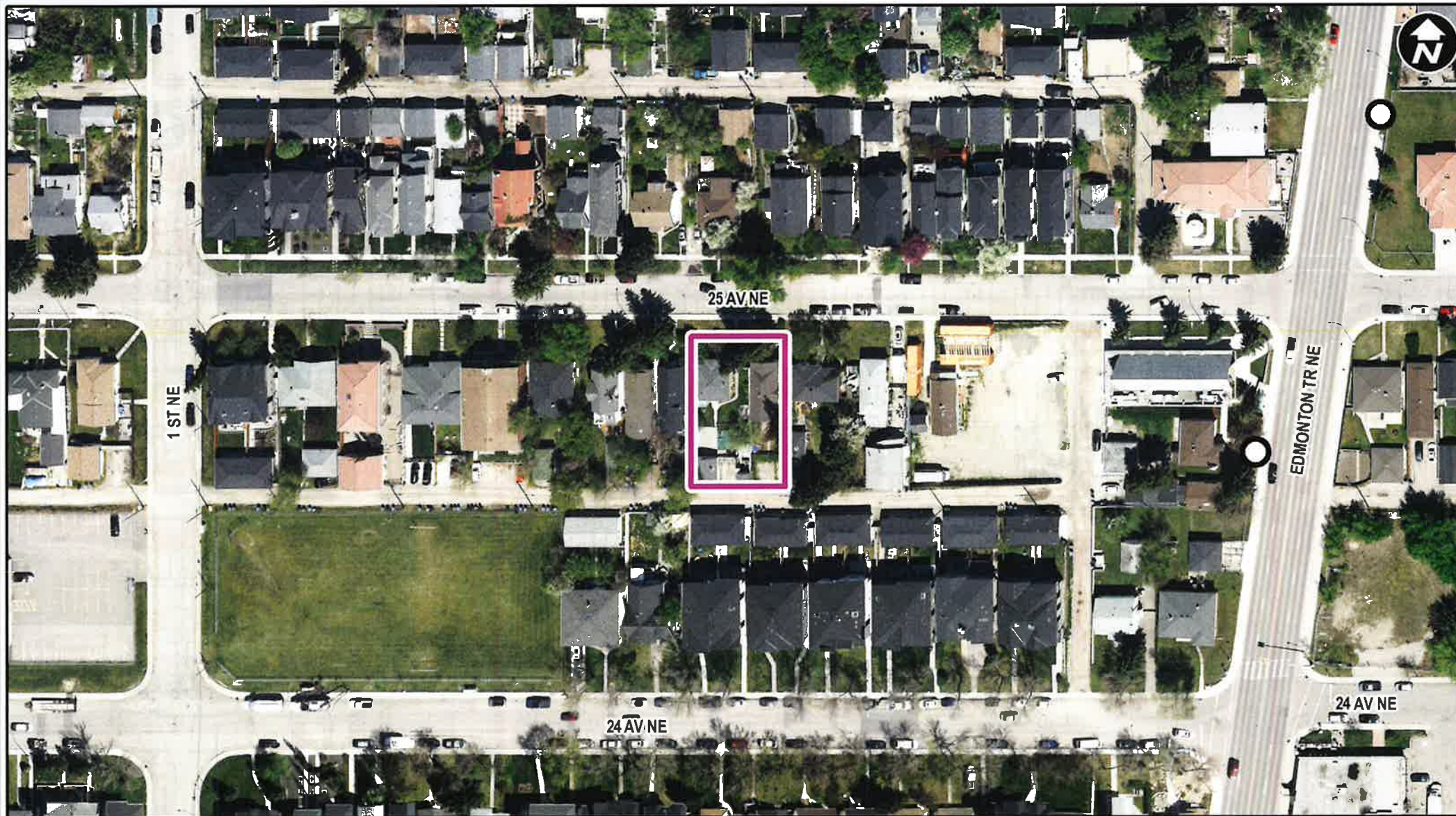
## Agenda Item: 8.1.2

**LOC2020-0213**  
**Land Use Amendment**  
**May 31, 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



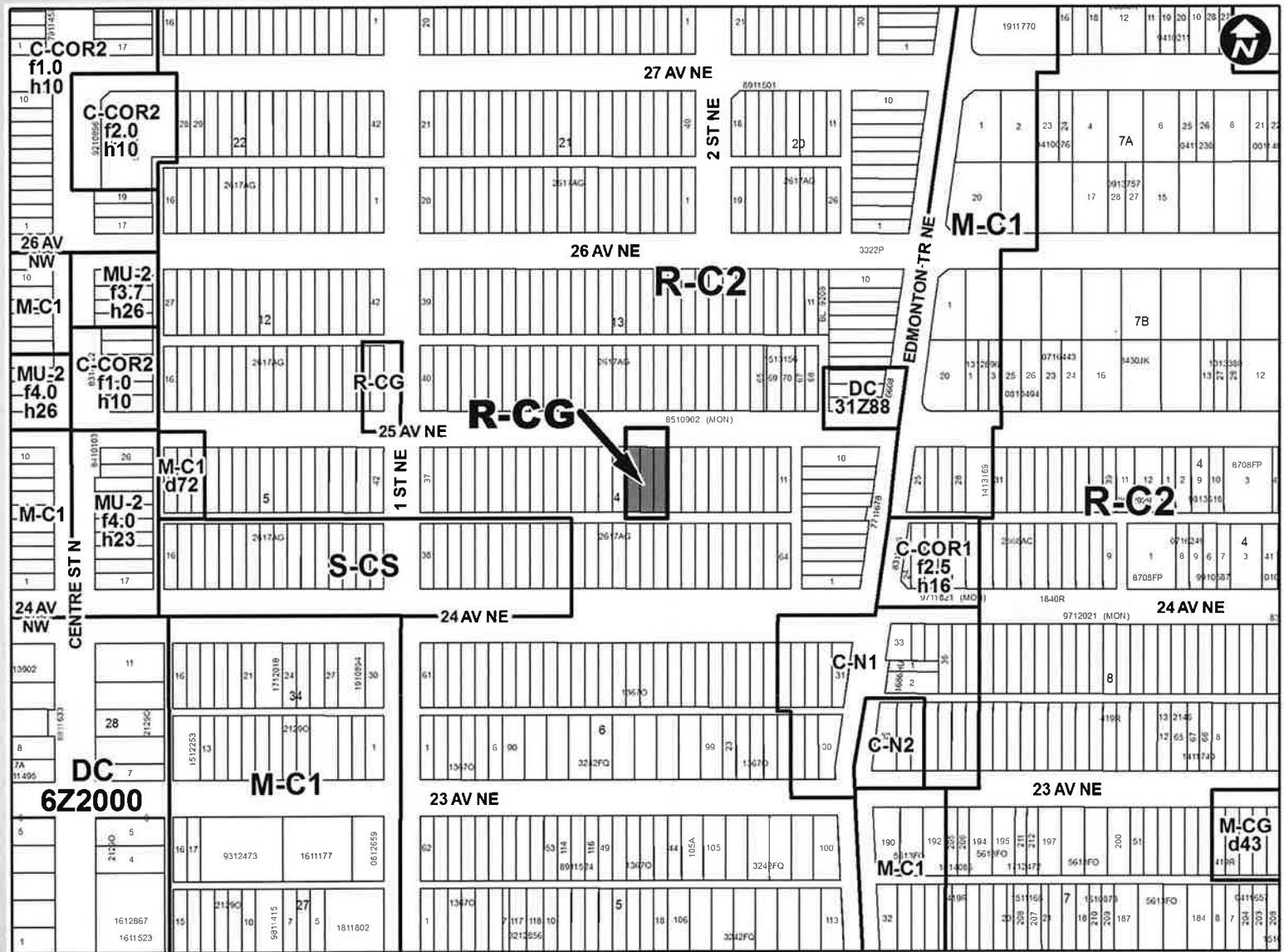
**Parcel Size:**

0.08 ha  
22m x 36m

**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



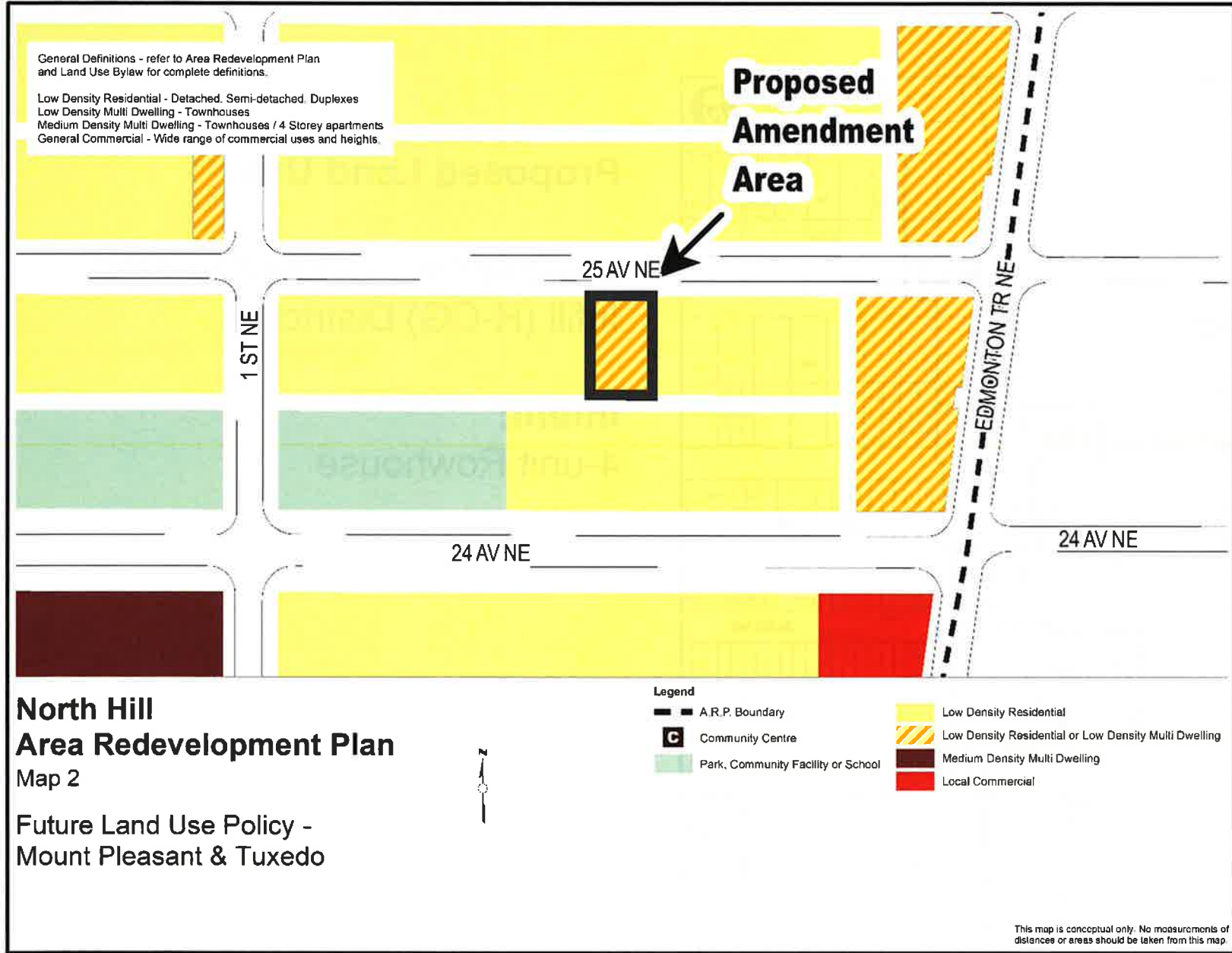


**Proposed Land Use:**

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

**Intent:**

4-unit Rowhouse



### Proposed Policy Amendment:

Low Density Residential or Low Density Multi Dwelling

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 23P2021** for the amendments to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 77D2021** for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 231 and 235 - 25 Avenue NE (Plan 2617AG, Block 4, Lots 20, 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

# Supplementary Slides







Development Permit: Rendering



# Development Permit: Site Plan

