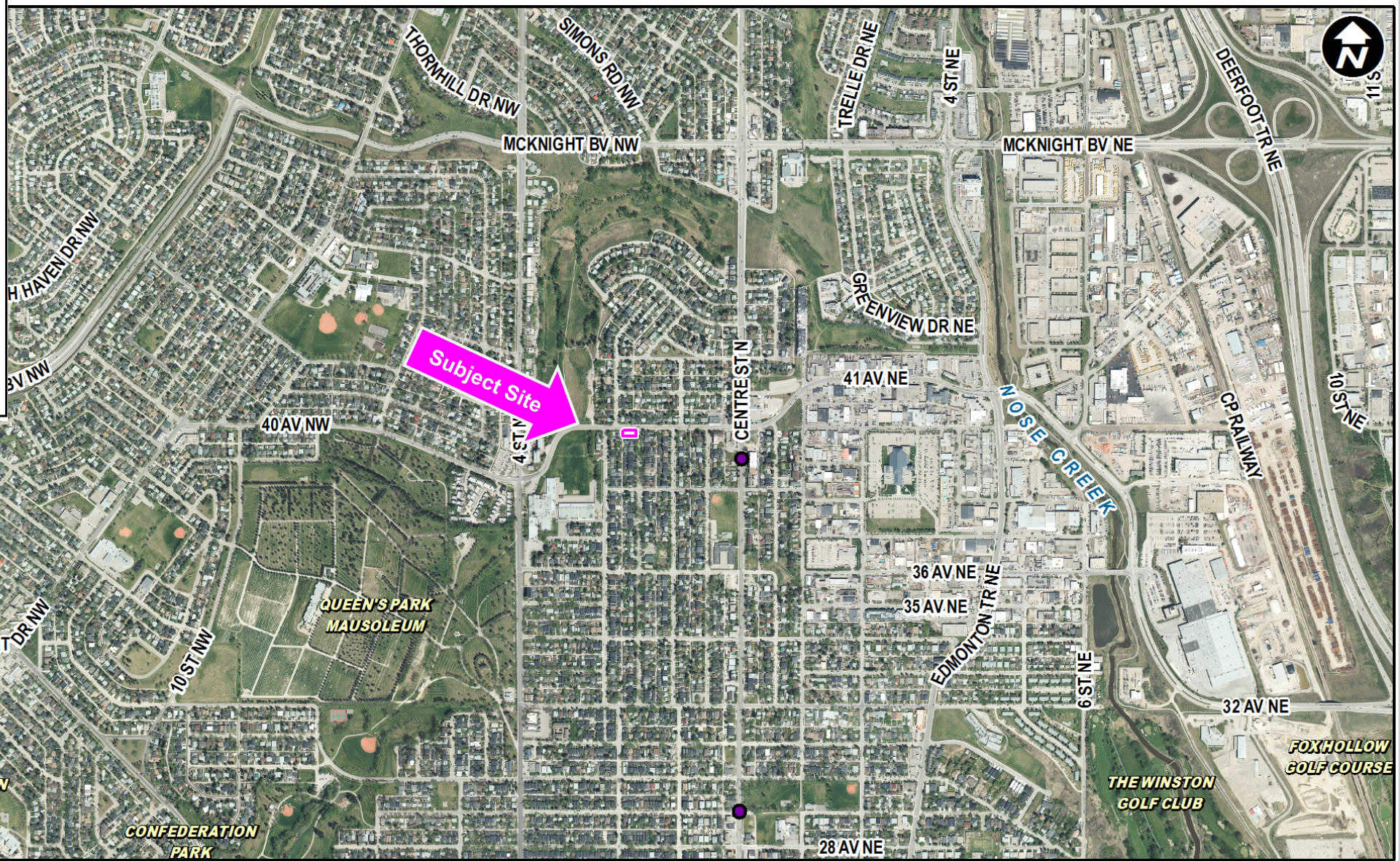
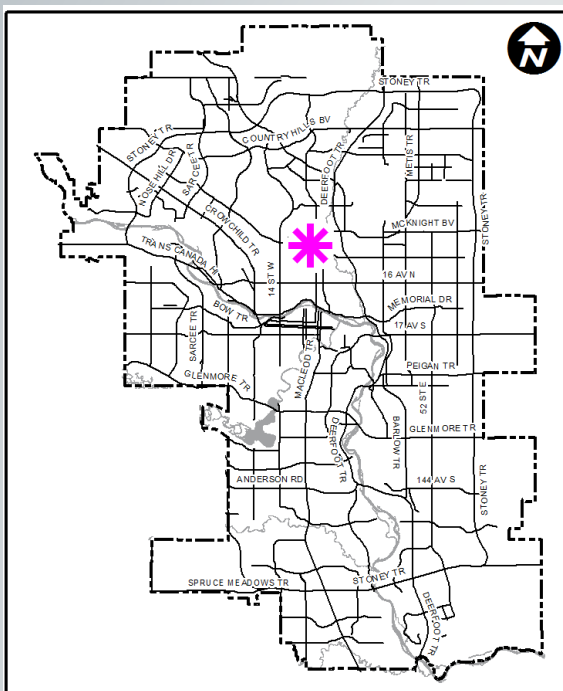
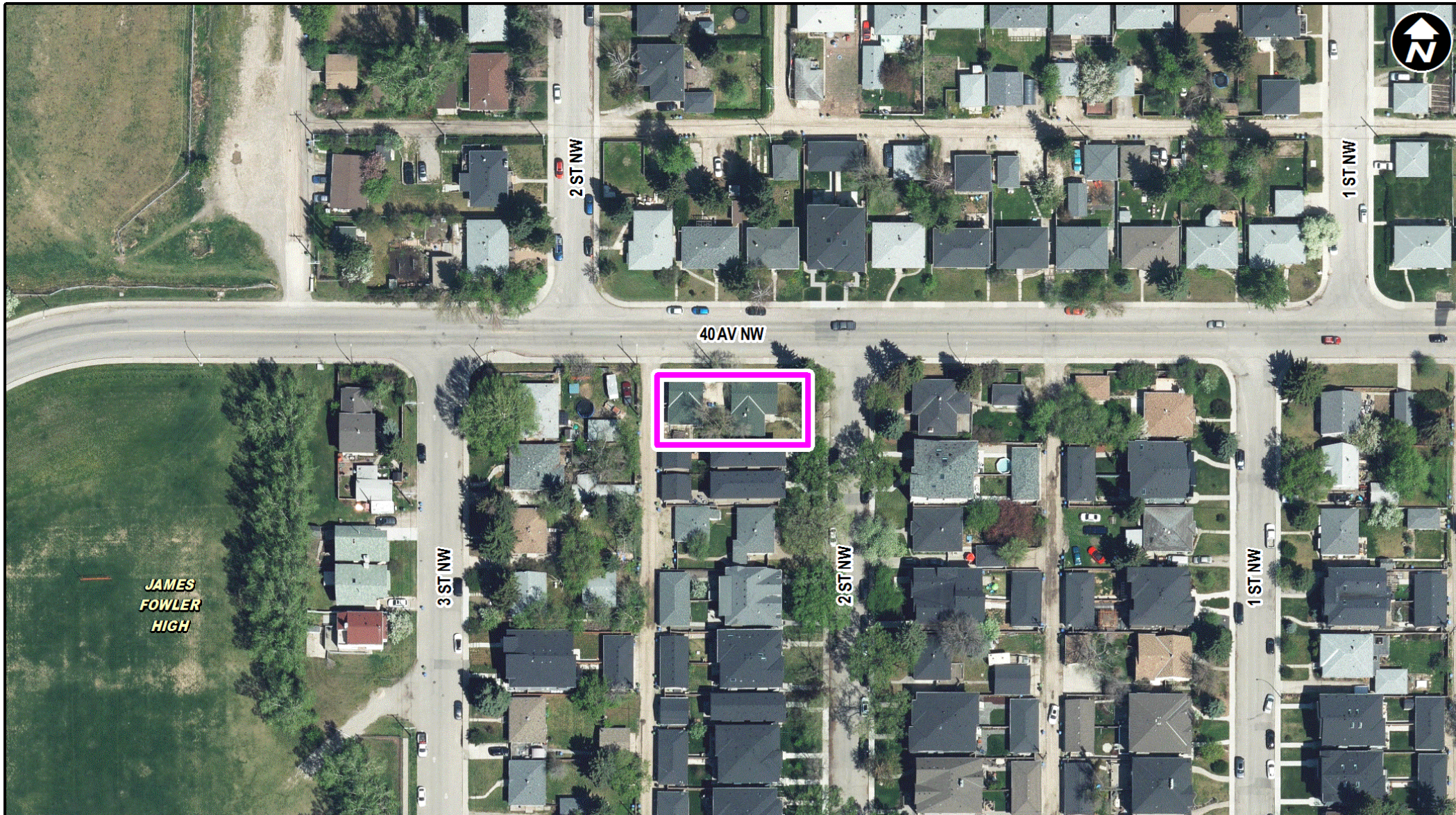




**LOC2021-0039**  
**Land Use Amendment**  
**July 22, 2021**



- 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:

0.06 ha  
16.85m x 36.55m



4025 2 ST NW east



4025 2 ST NW north

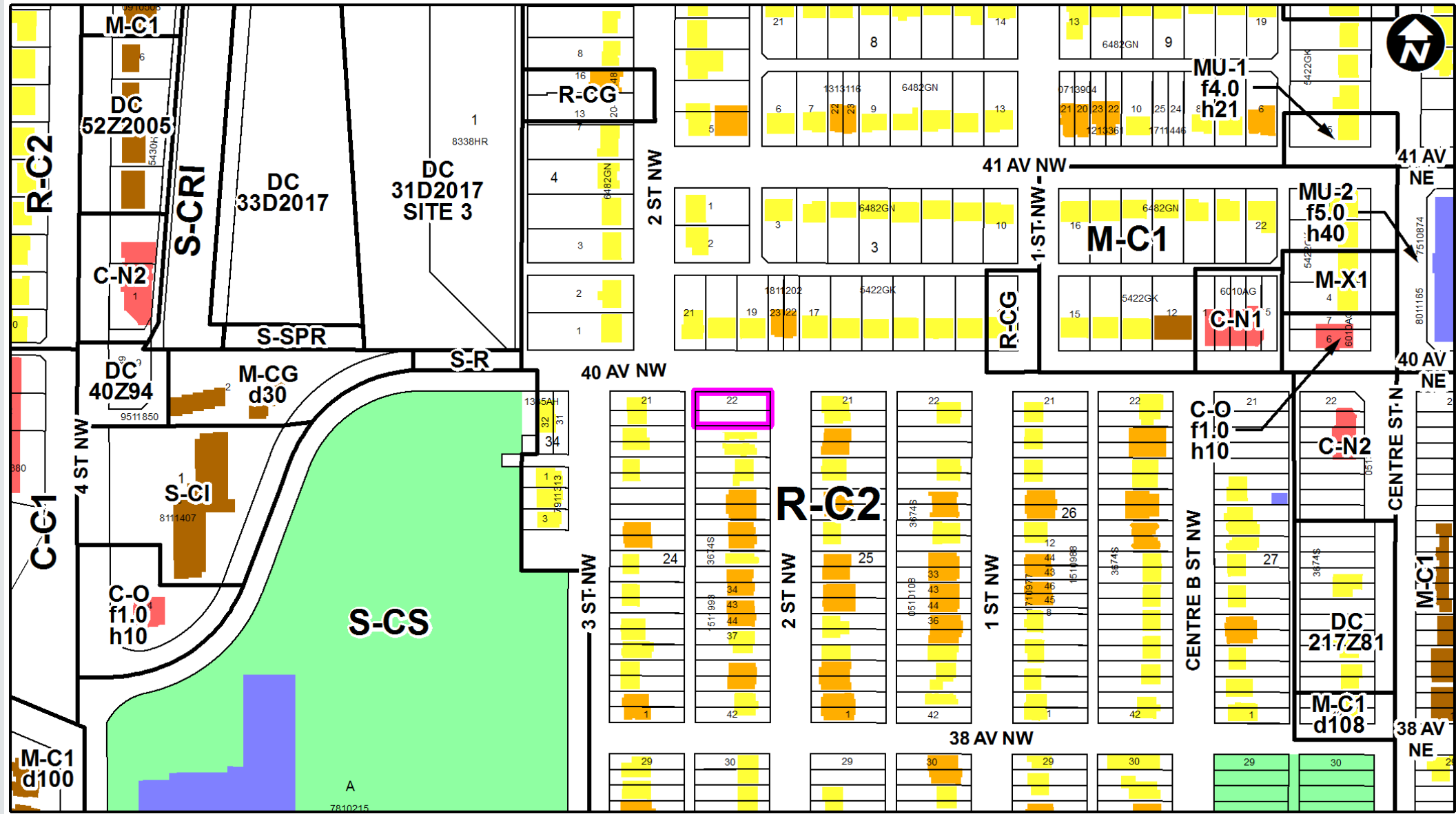


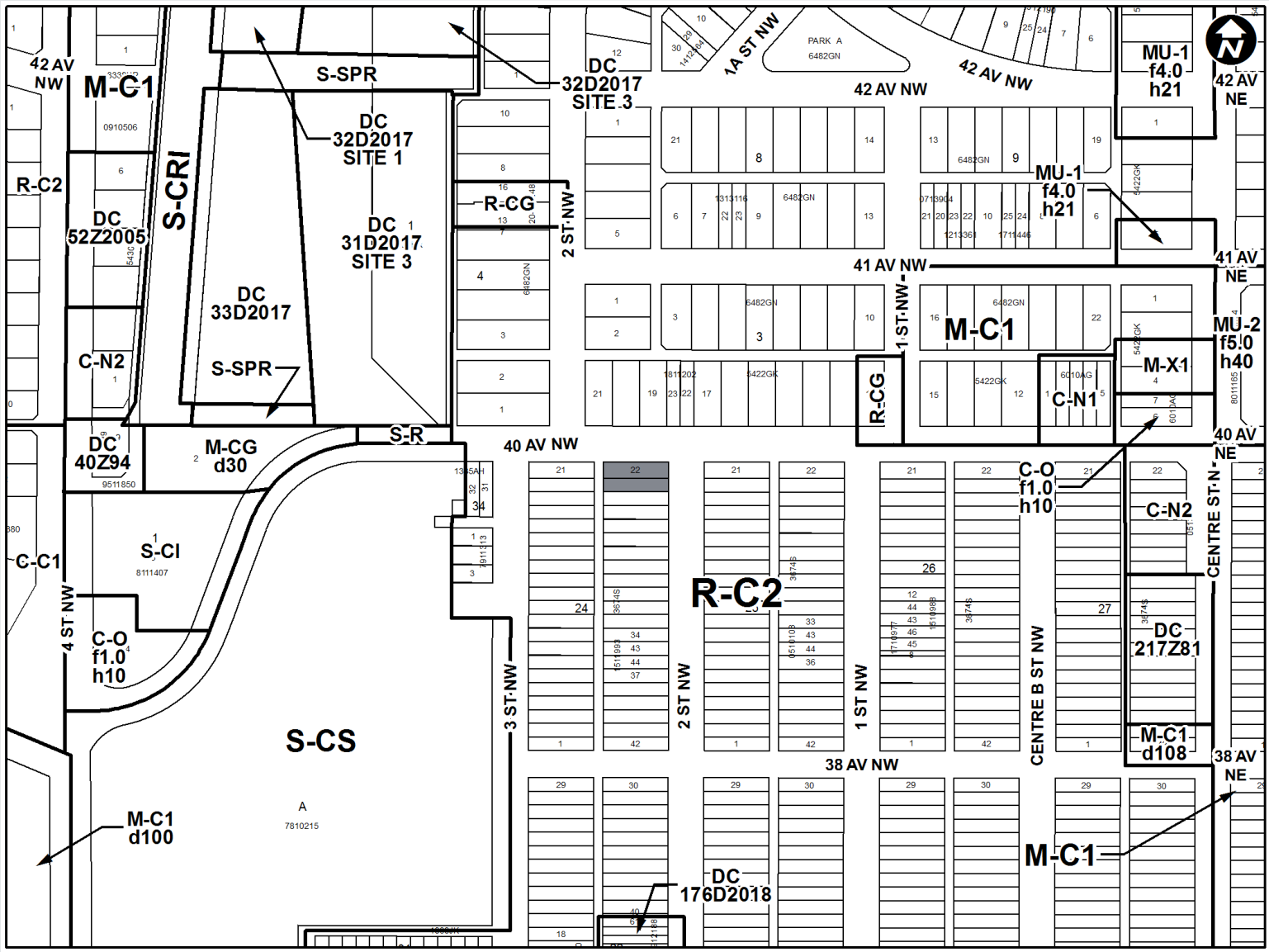
Facing north across 40 AV

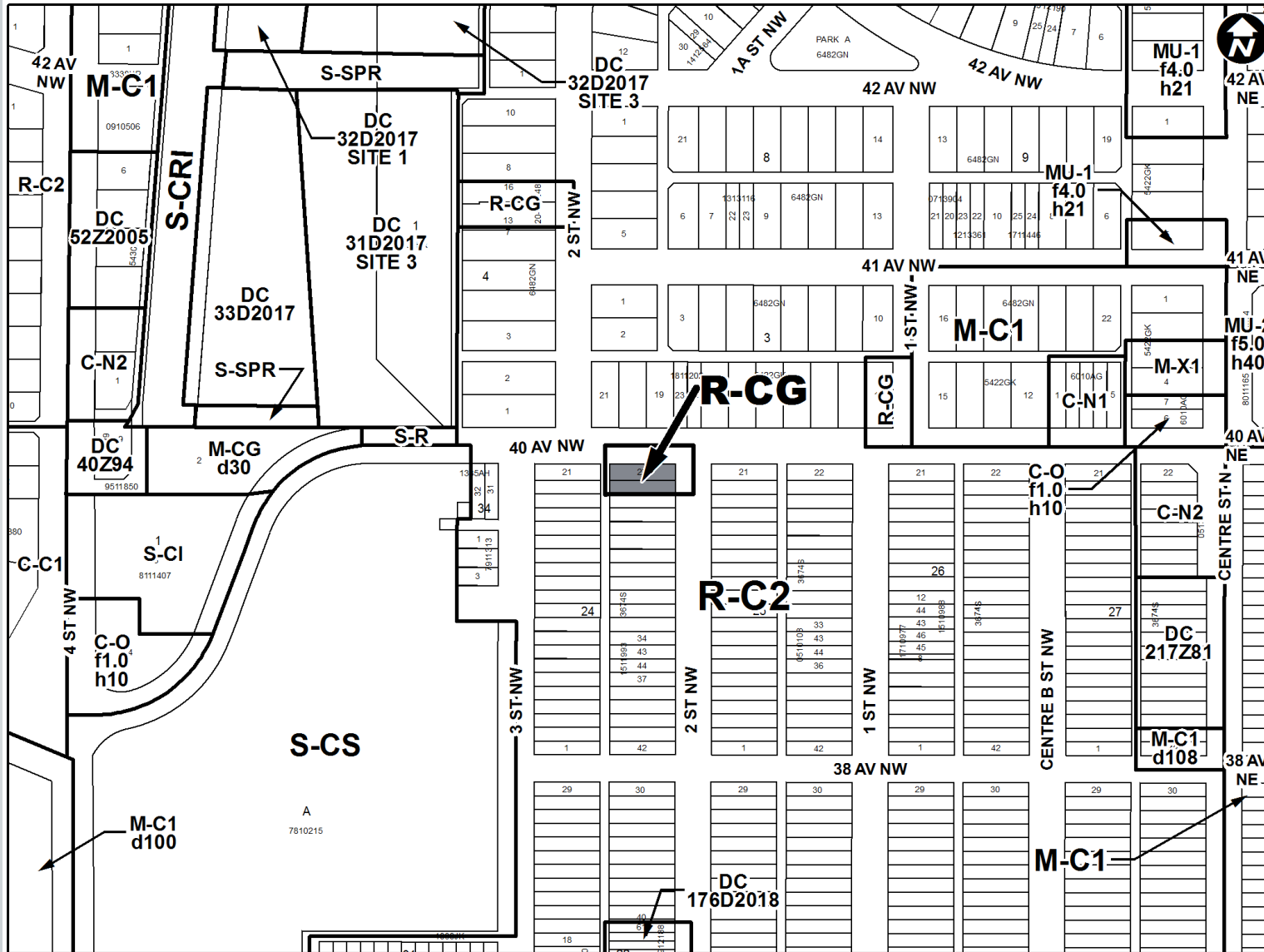


Facing east across 2 ST

- 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 R-CG District:**

- 75 units per hectare
- 4 Rowhouse Units
- 11 metres in height

## Community Outreach

The applicant delivered information and feedback forms to adjacent residents prior to submitting an application.

The city received a letter of support from the Highland Park Community Association and one letter of opposition from a neighbour citing traffic concerns.



## RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 4025 2 ST NW (Plan 3674S, Block 24, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.