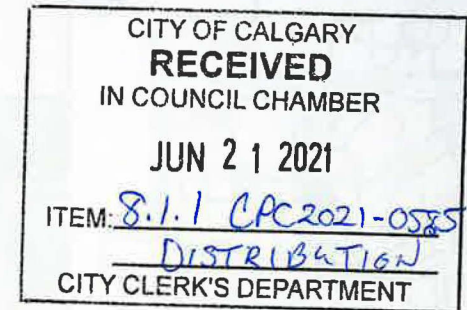




# Public Hearing of Council

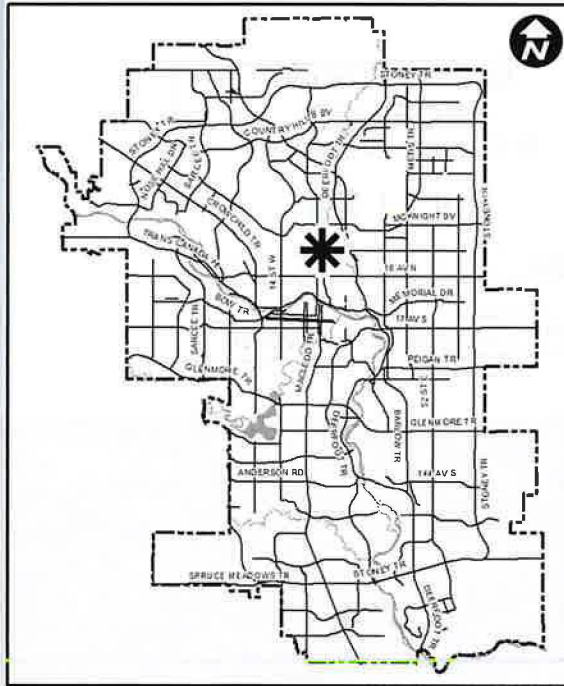
## Agenda Item: 8.1.1

1




## LOC2020-0193 Land Use Amendment (R-C2 to R-CG)










## LEGEND

 600m buffer from LRT station

### LRT Stations

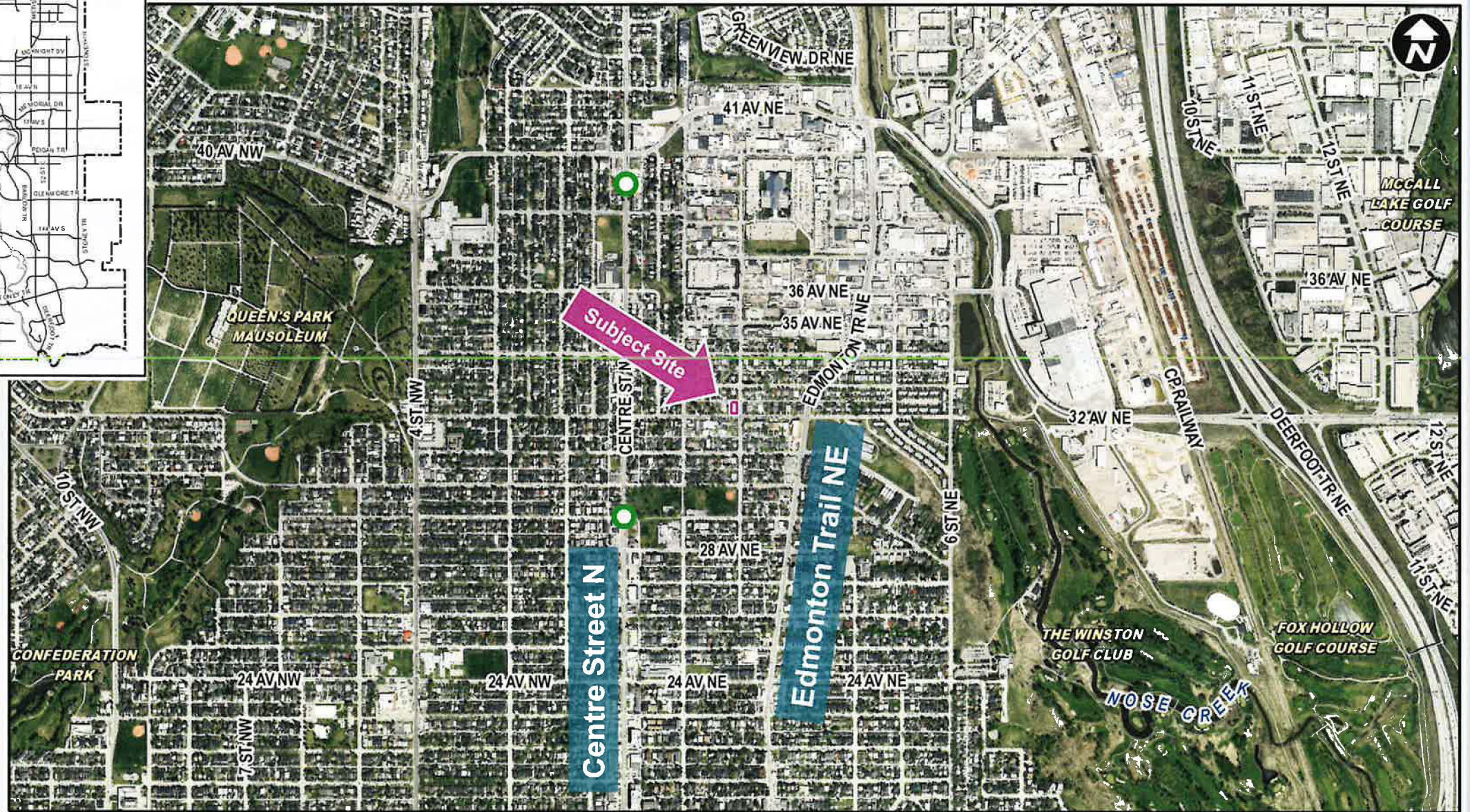
-  Blue
-  Downtown
-  Red
-  Green (Future)

### LRT Line

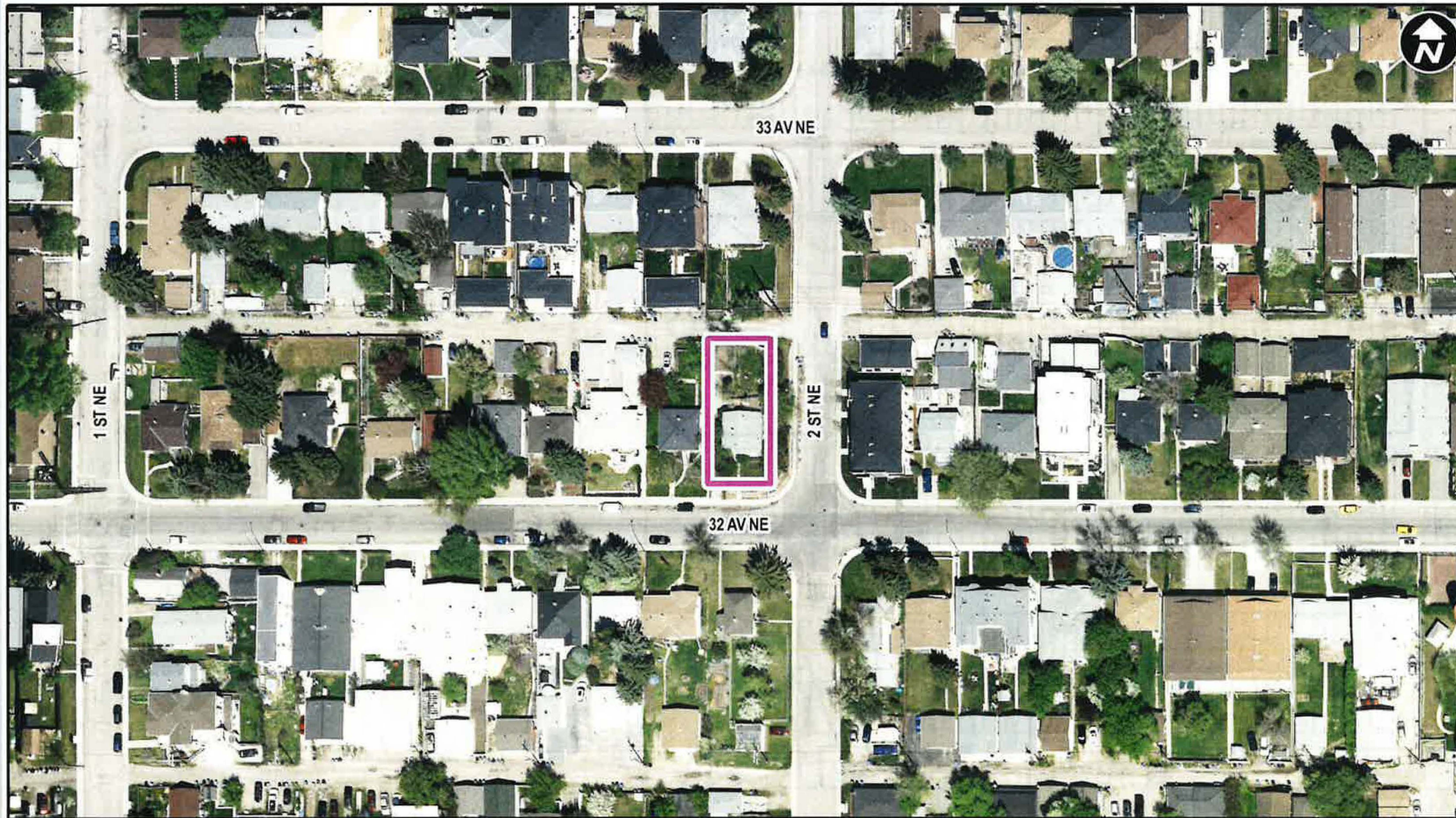
-  Blue
-  Blue/Red
-  Red

### Max BRT Stops

-  Orange
-  Purple
-  Teal
-  Yellow







Parcel Size:

**0.05** ha  
**15m x 35m**





### Existing R-C2 District:

- Maximum Height: 10m (2-3 Storeys)
- Maximum of 2 dwelling units





## Proposed R-CG District:

- Maximum Height: 11 m (2-3 Storeys)
- Maximum Density 75 units per hectare: up to 4 dwelling units on this site



## RECOMMENDATION(S):

That the Calgary Planning Commission recommend that Council:

Give three readings to the **Proposed Bylaw 87D2021** for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 240 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.



## Supplementary Slides



- 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





## Urban Structure

(By Land Use Typology)

### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

### Residential

#### Developed

- Inner City
- Established

#### Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

### Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space
- Public Utility

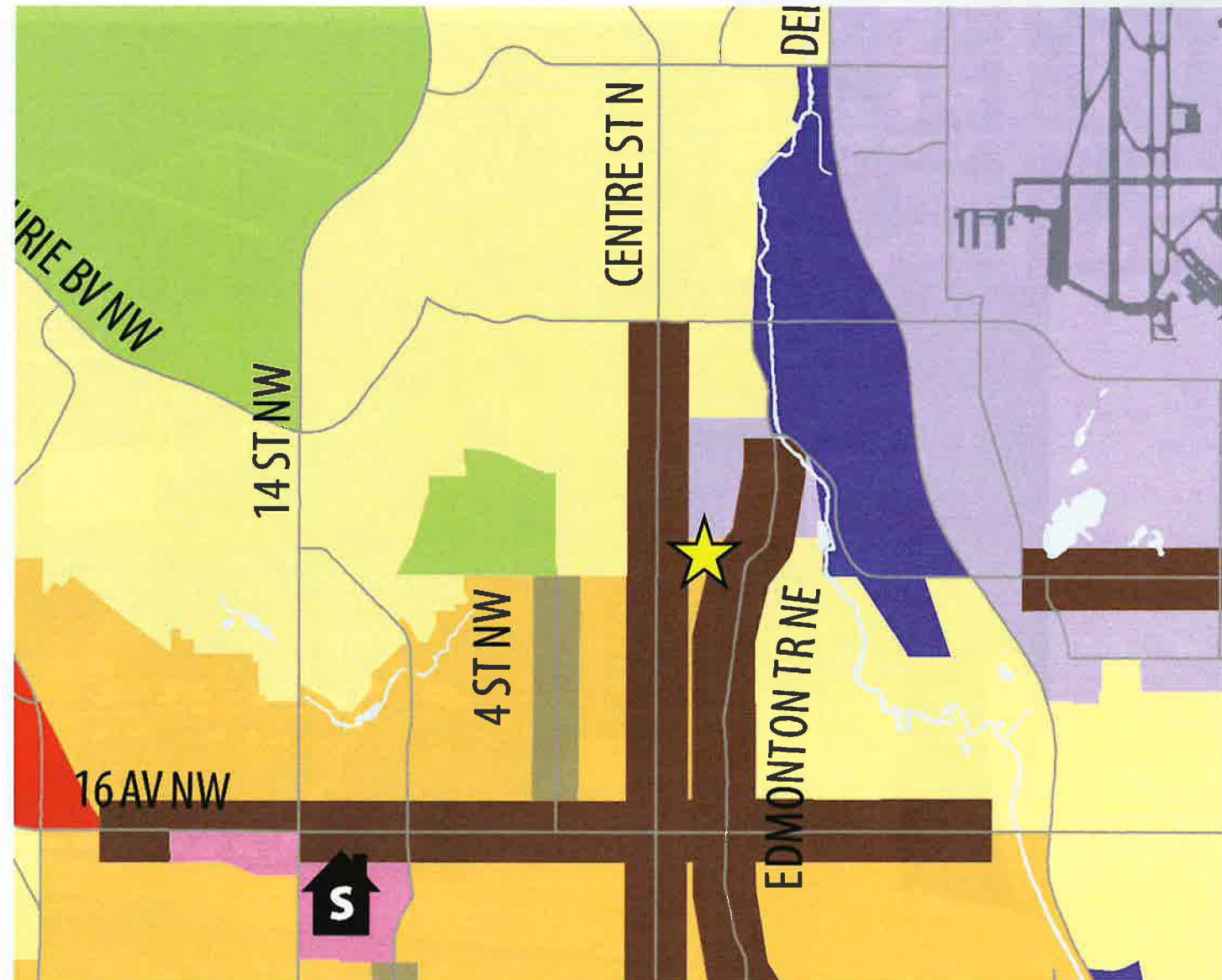
- Major Institutions

- Transportation/Utility Corridor

- City Limits



Subject Site













## Public Response

- No comments received from the public
- Community Association provided letter of no objection