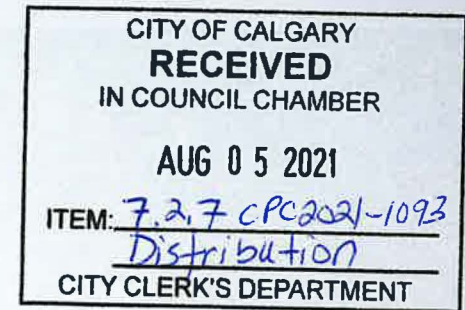


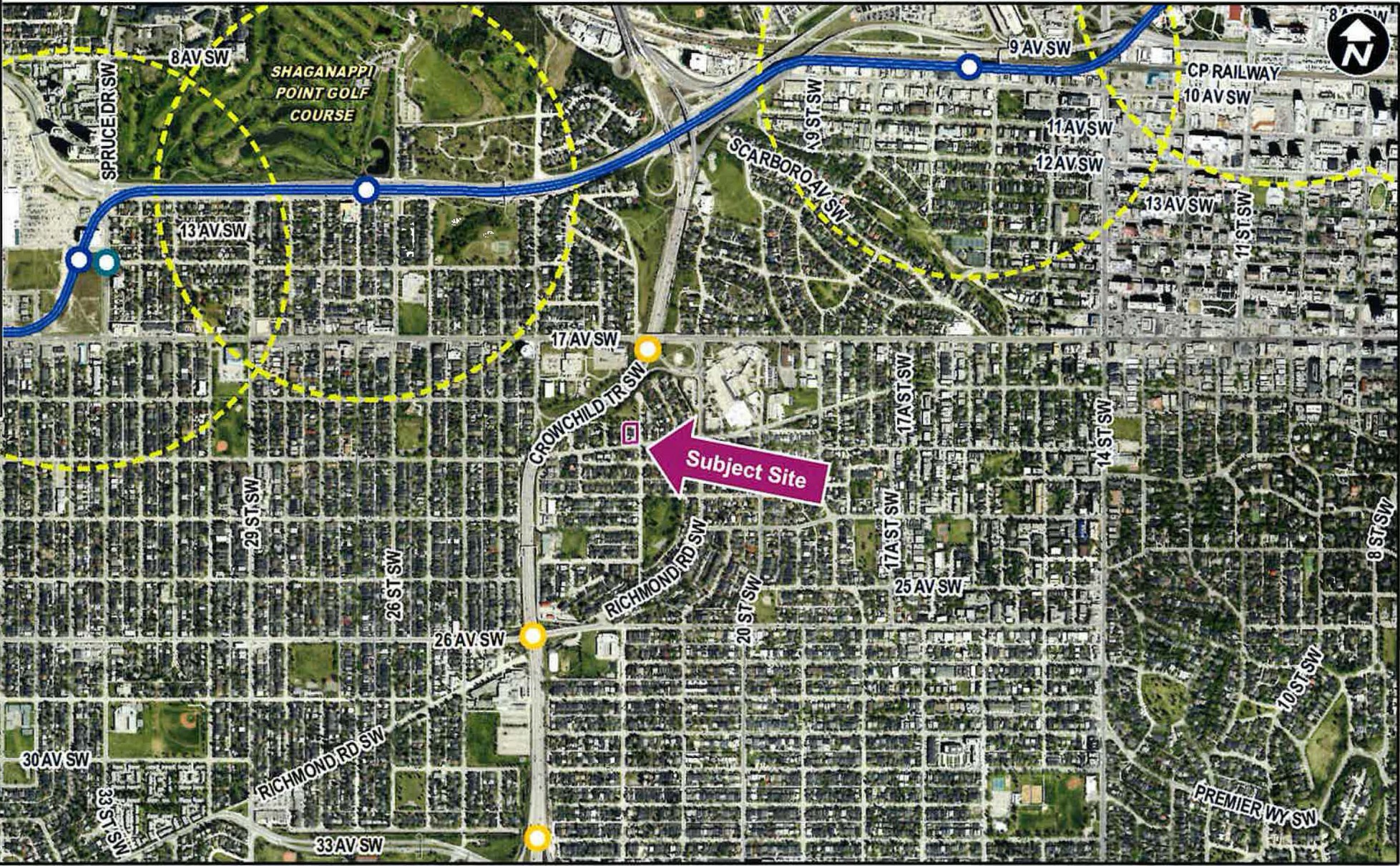
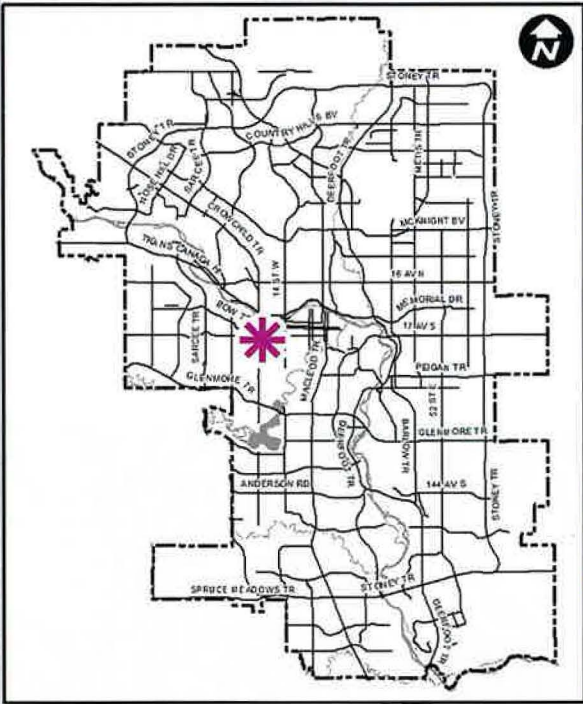


Calgary Planning Commission

Agenda Item: 7.2.7



LOC2021-0082
Land Use Amendment
August 5th, 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:

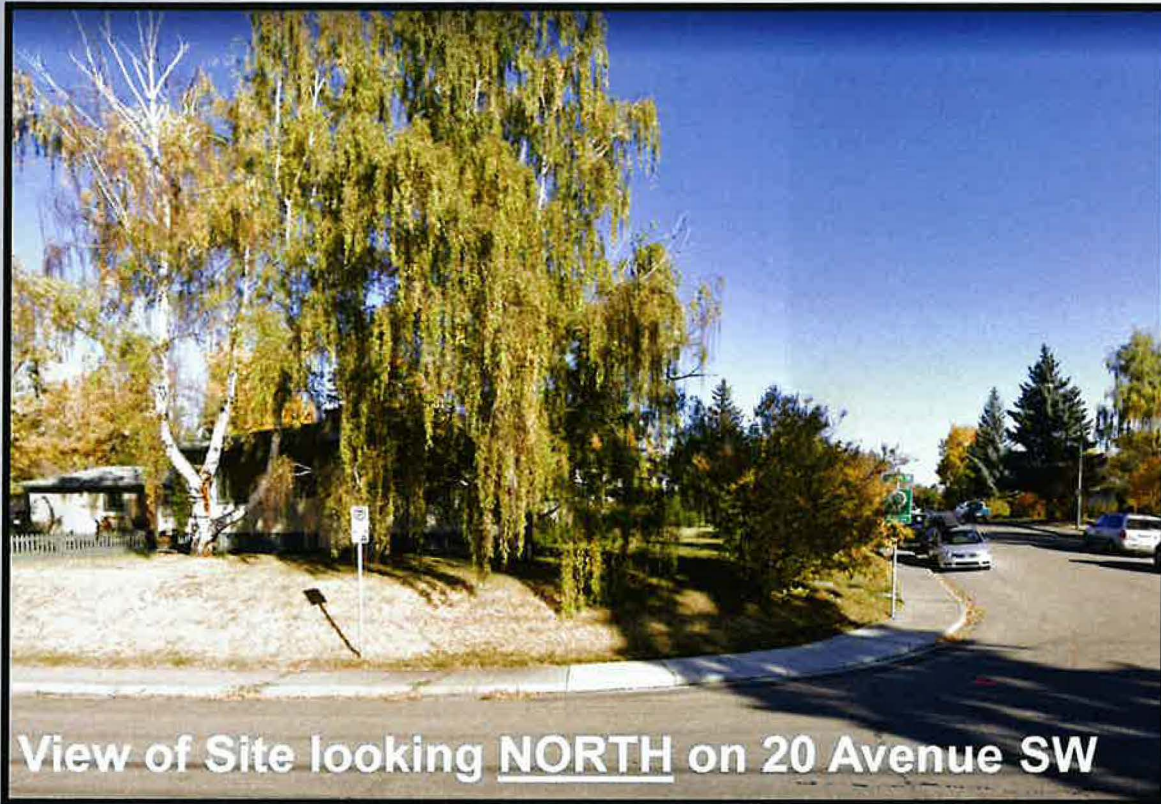
0.19 ha
44m x 36m



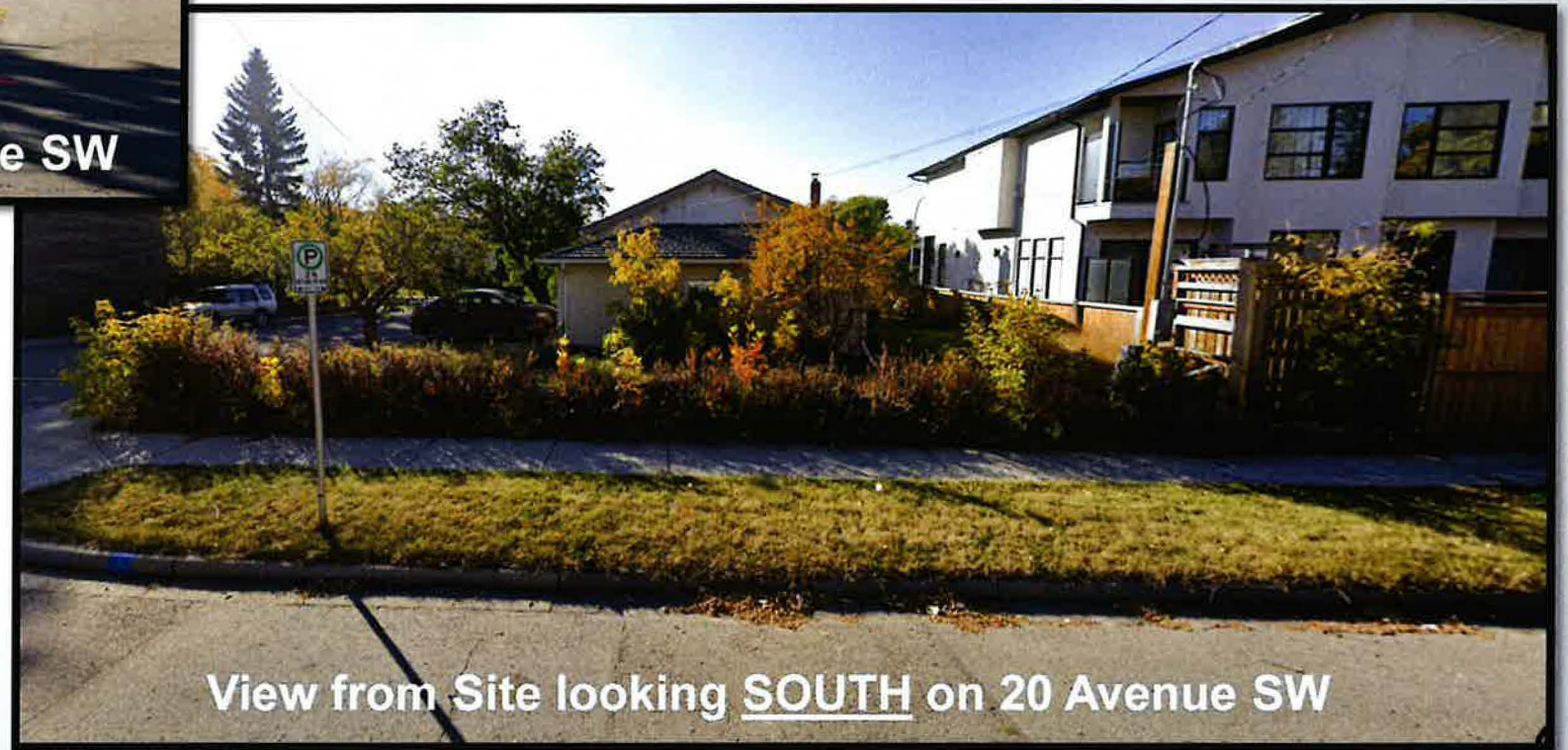
View of Site looking WEST on 22 Street SW



View from the Site looking EAST on 22 Street SW



View of Site looking NORTH on 20 Avenue SW



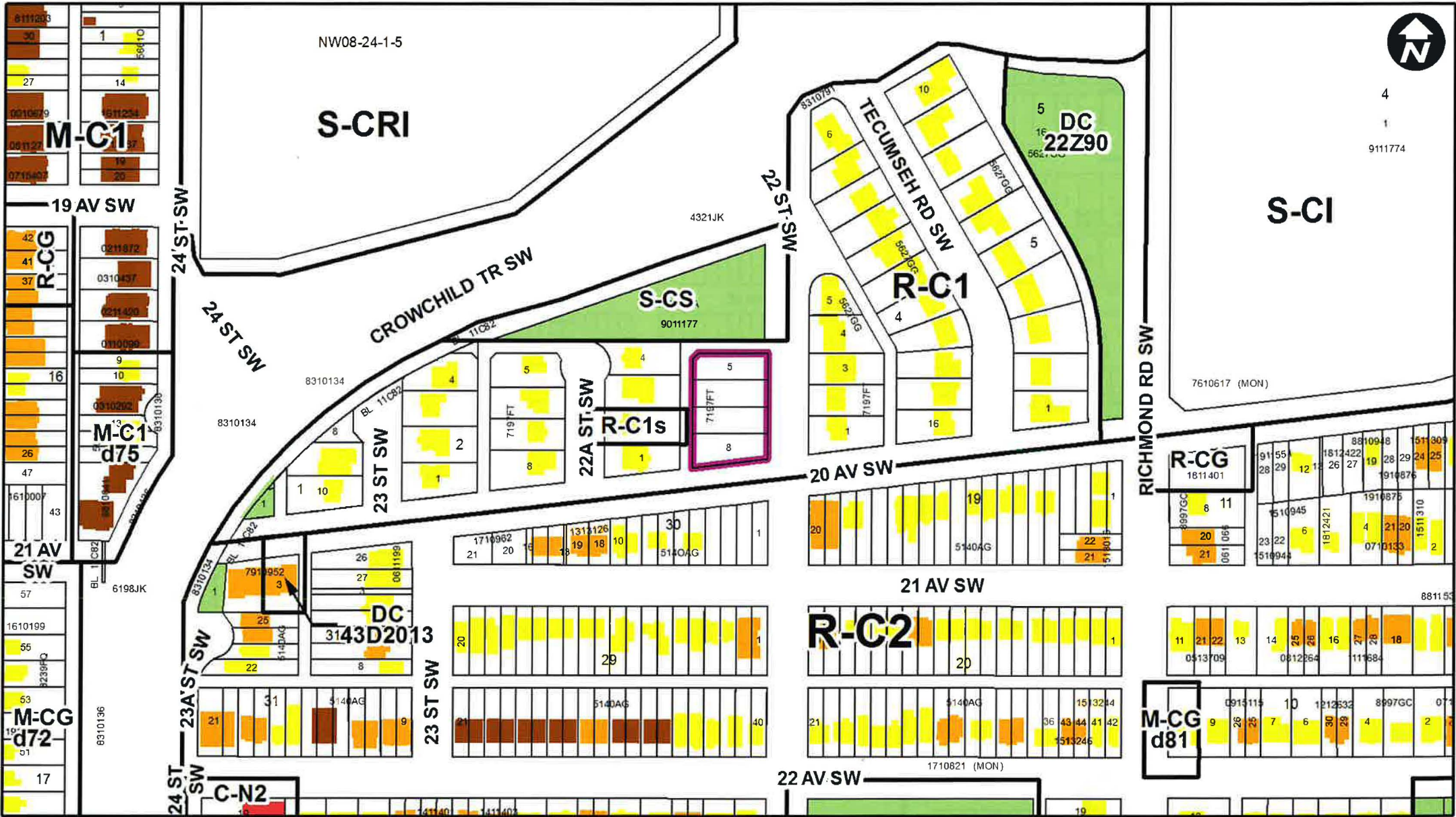
View from Site looking SOUTH on 20 Avenue SW

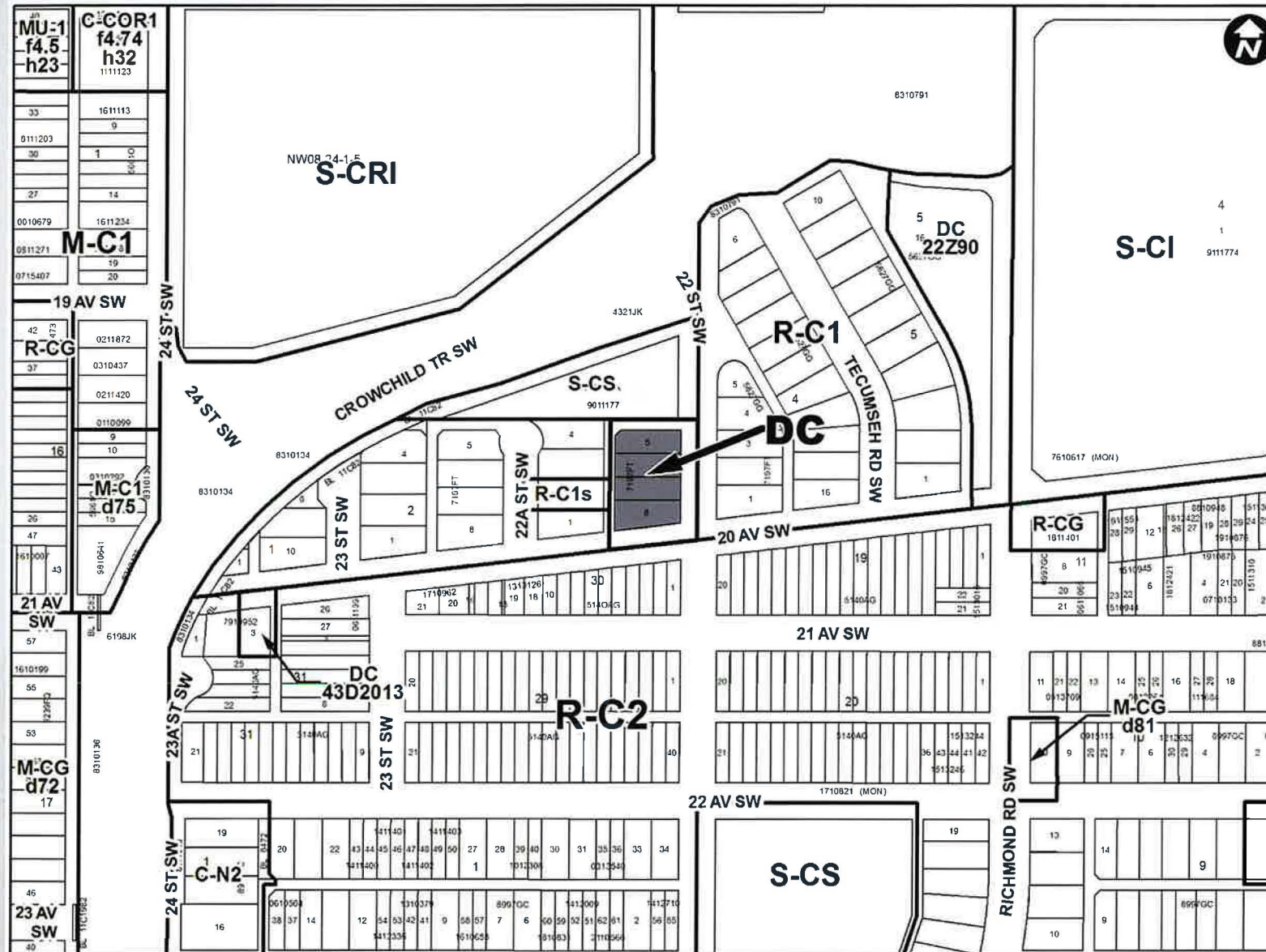


View from Site looking NORTH on 22 Street SW



View from Site looking SOUTH on 22 Street SW





Proposed DC District:

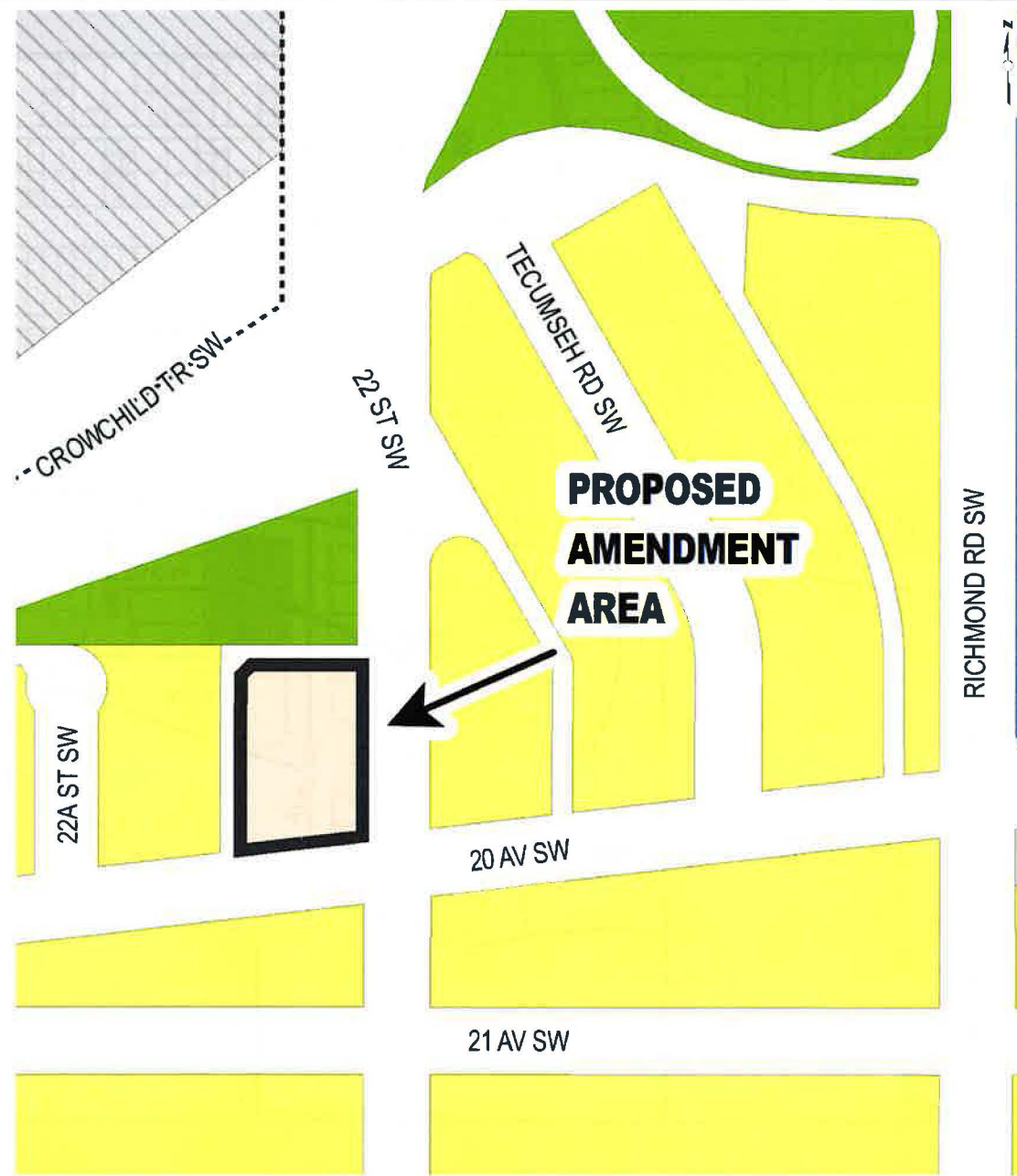
- R-CG base district;
- Maximum height of 11.0 metres;
- Maximum density of 75 units per hectare (14 units); and
- Defined use for Basement Secondary Suites.

Map 2

Land Use Policy

Legend

-  Main Street Area Developed Areas Guidebook
-  Future Comprehensive Plan
-  Conservation/ Infill
-  Low Density Residential
-  Open Space
-  Institutional



Proposed Amendment to the Richmond ARP:

- Currently designated as '**Conservation Infill**'
- Proposed policy amendment would change designation to '**Low Density Residential**'

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Richmond Area Redevelopment Plan (Attachment 5); and
2. Give three readings to the proposed bylaw for the redesignation of 0.19 hectares $\pm$ (0.48 acres $\pm$) located at 2003, 2009 and 2015 – 22 Street SW (Plan 7197FT, Block 3, Lots 5 to 8) from Residential – Contextual One Dwelling (R-C1) District to Direct Control District.

Supplementary Slides



