



Public Hearing of Council

Agenda Item: 8.1.6

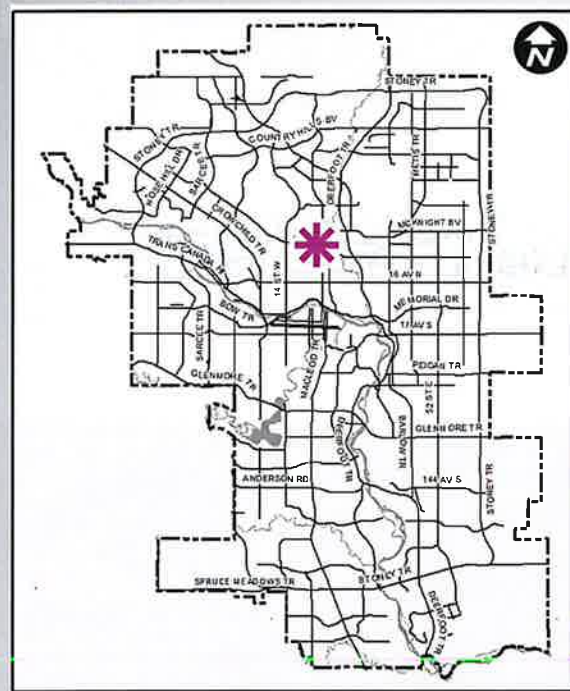
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 13 2021

ITEM: 8.1.6 - CPC2021-1083
Distrib - Presentation
CITY CLERK'S DEPARTMENT

1

LOC2021-0039
Land Use Amendment
September 13, 2021



LEGEND

600m buffer
from LRT station

LRT Stations

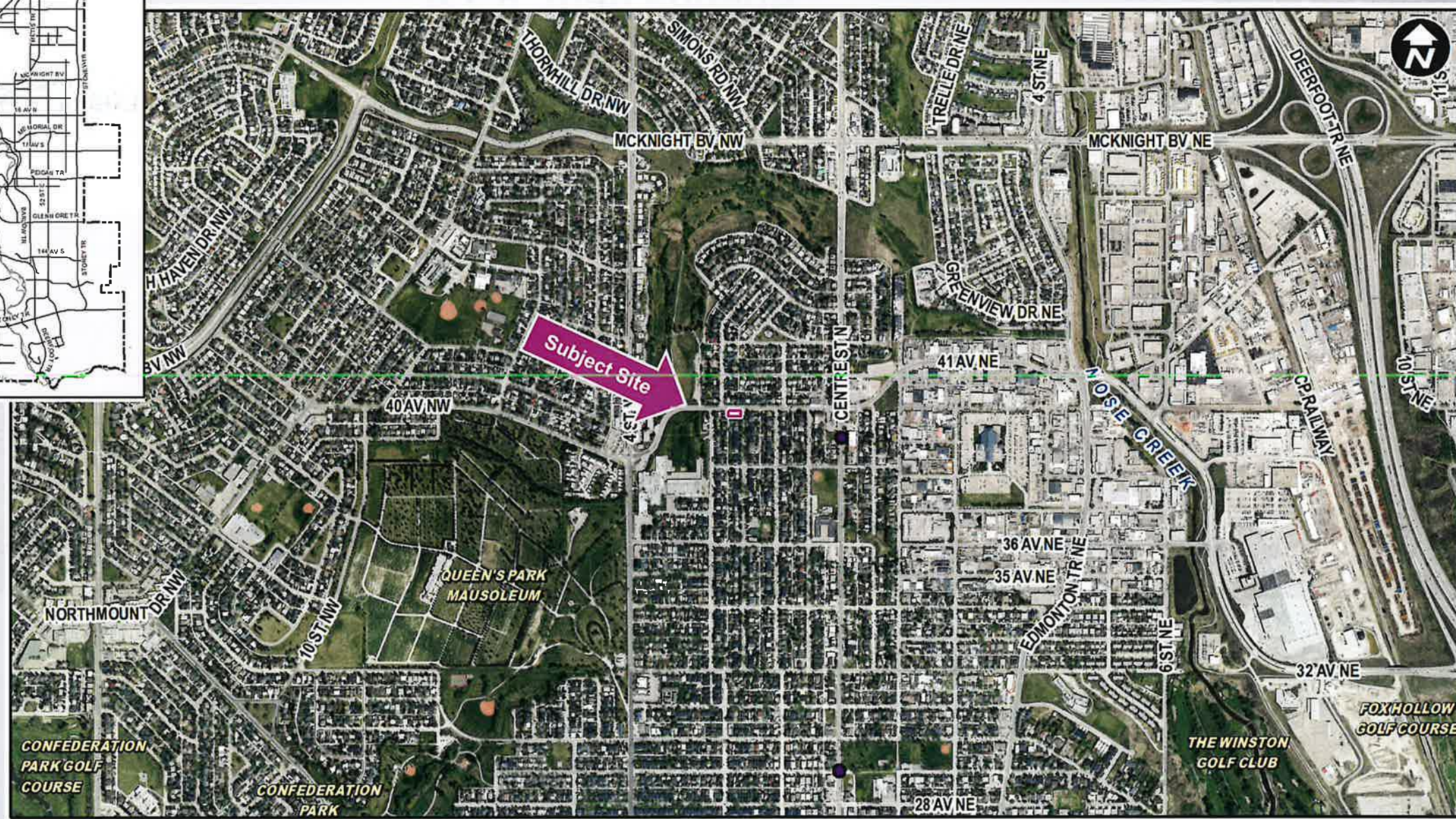
- Blue
- Downtown
- Red
- Green (Future)

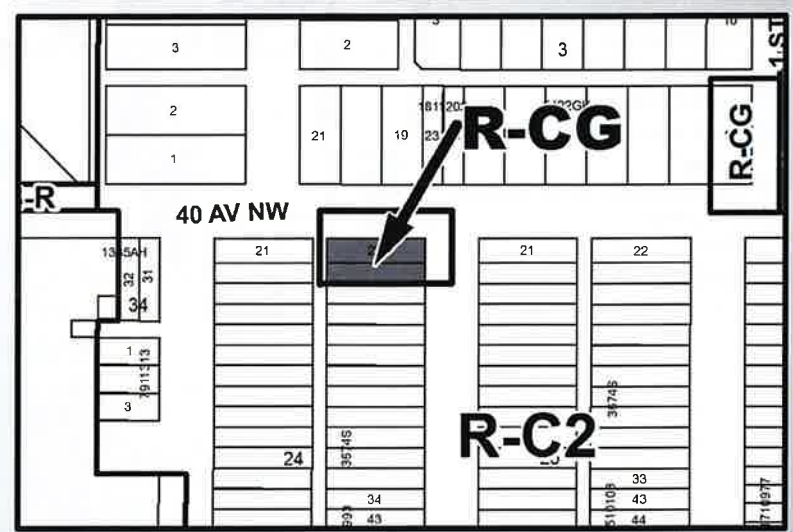
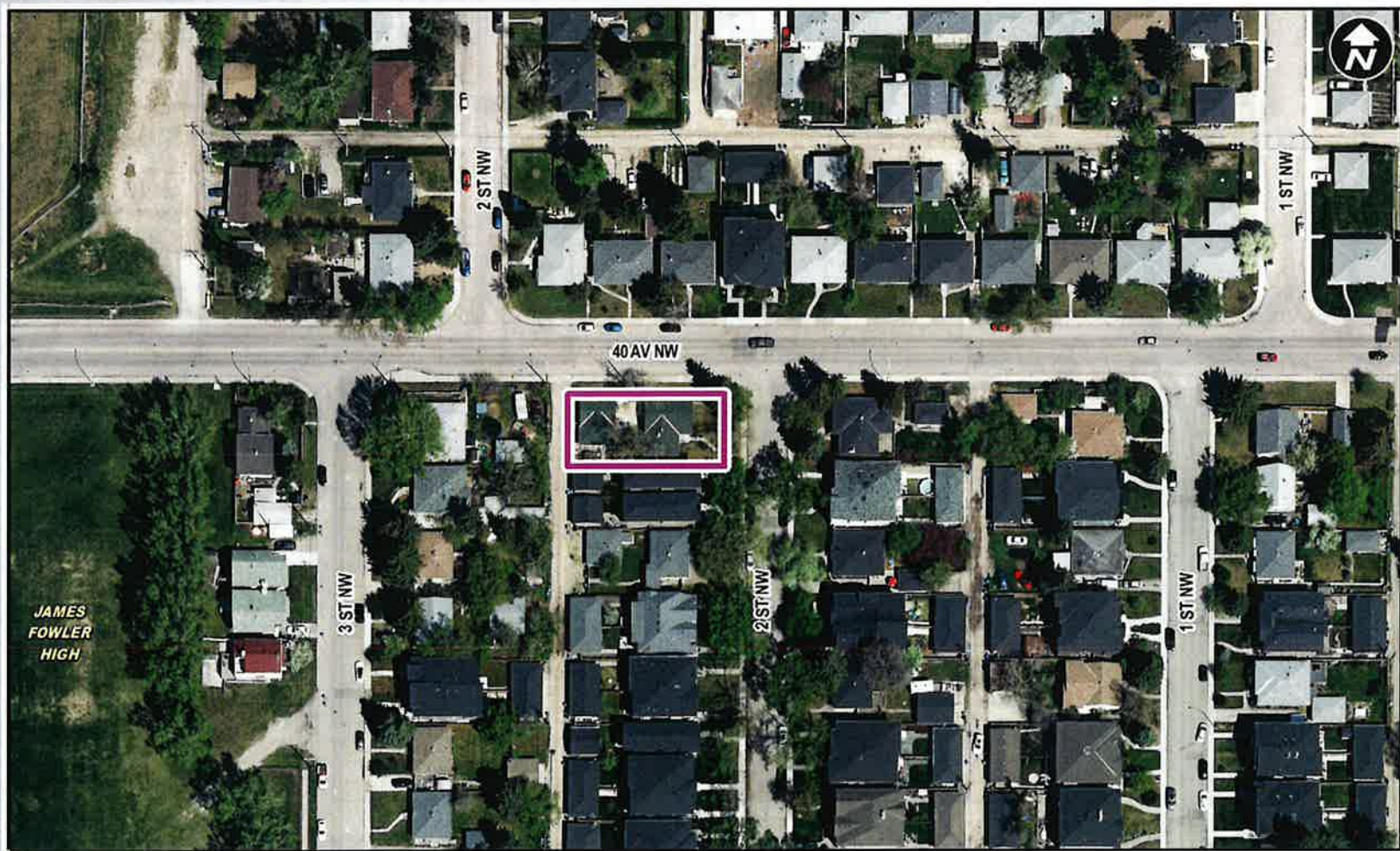
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





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

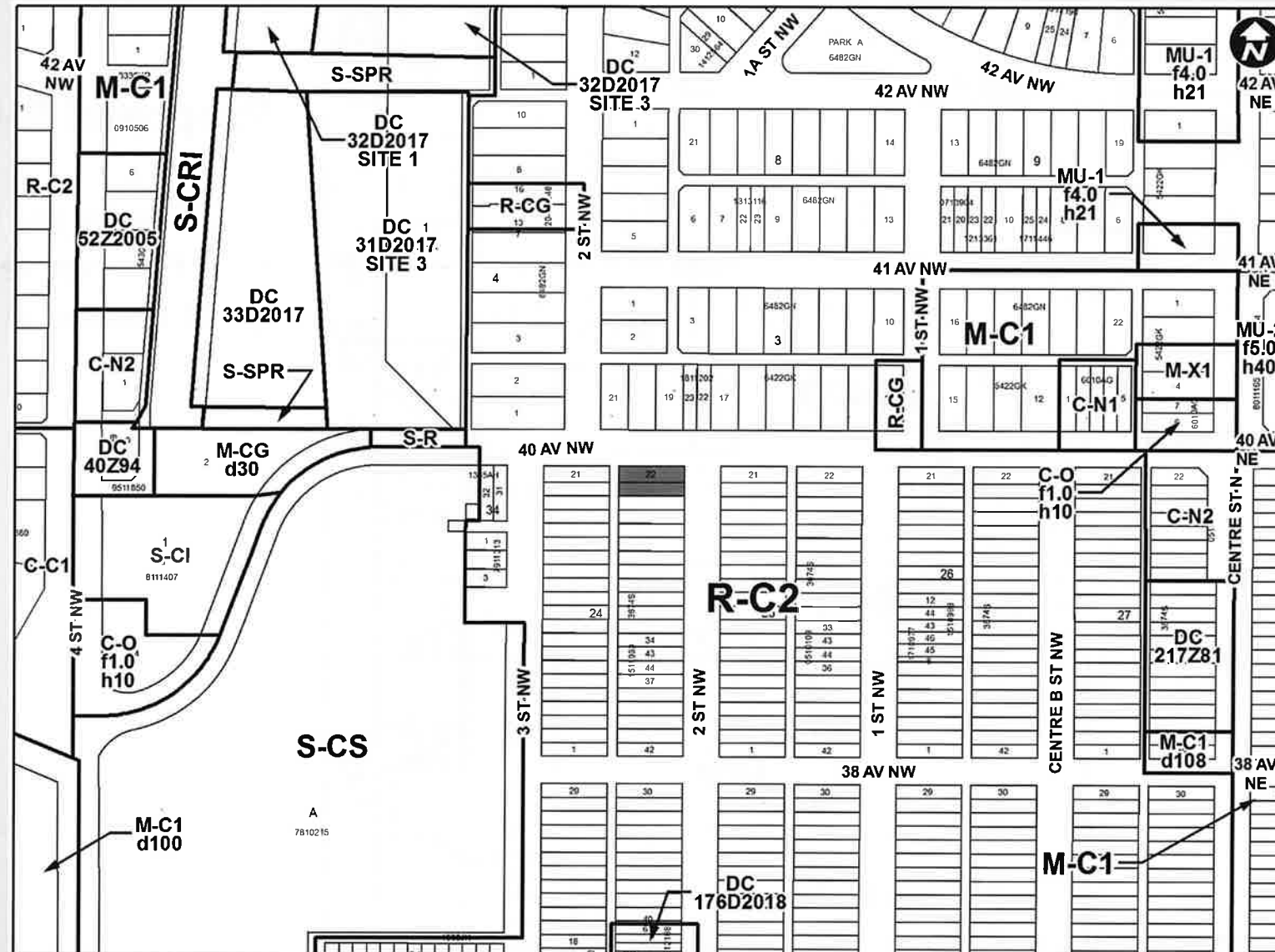


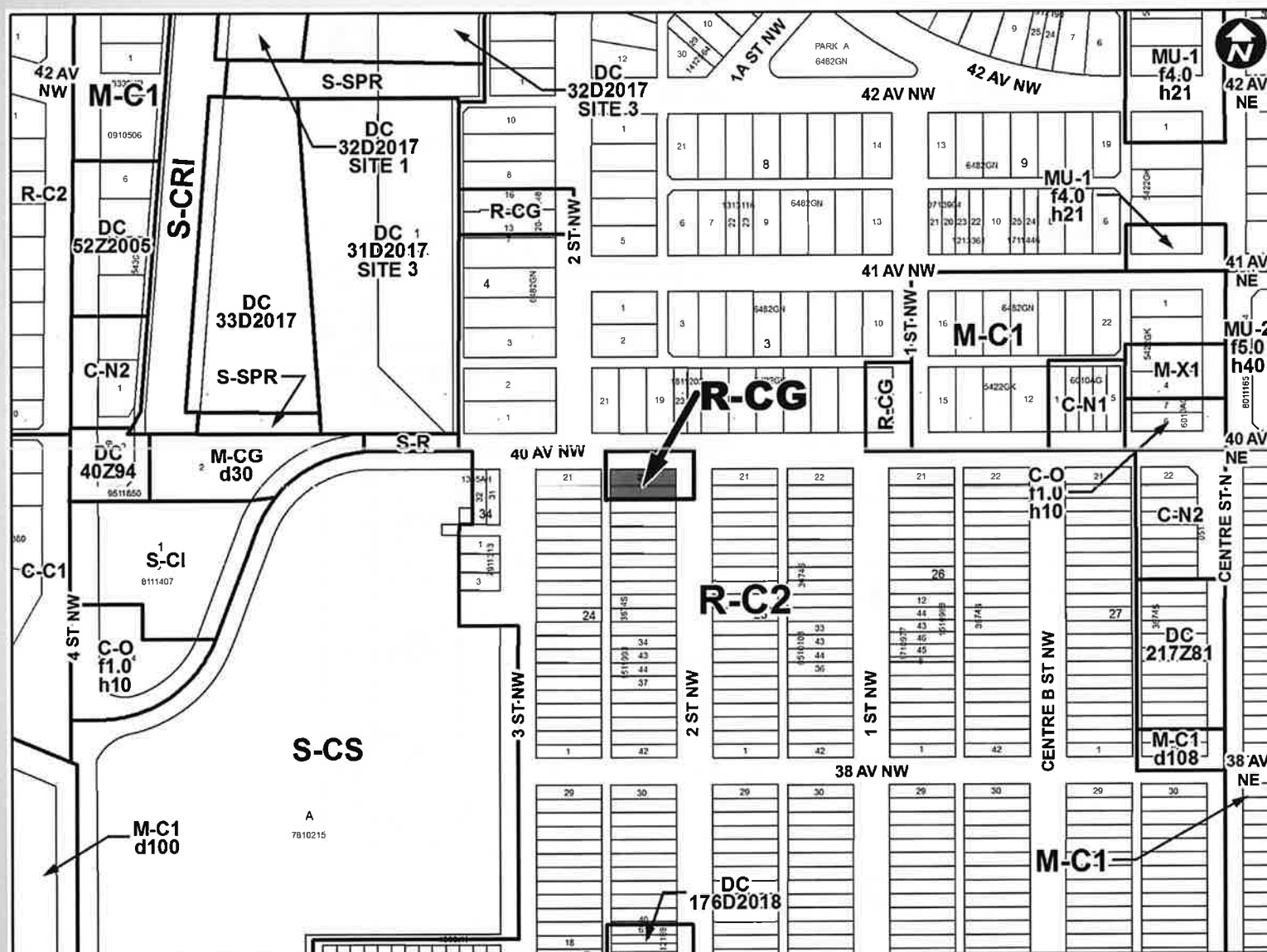
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 138D2021** for the redesignation of 0.06 hectares $\pm$ (0.15 acres $\pm$) located at 4025 - 2 Street 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.

Supplementary Slides





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.



4025 2 ST NW east



4025 2 ST NW north



Facing north across 40 AV



Facing east across 2 ST