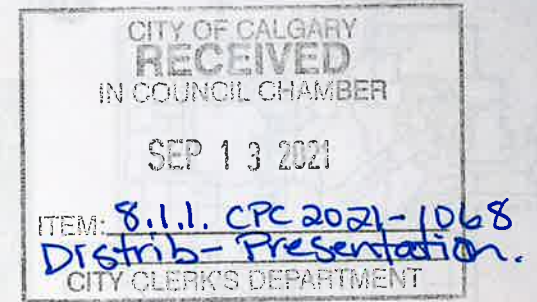




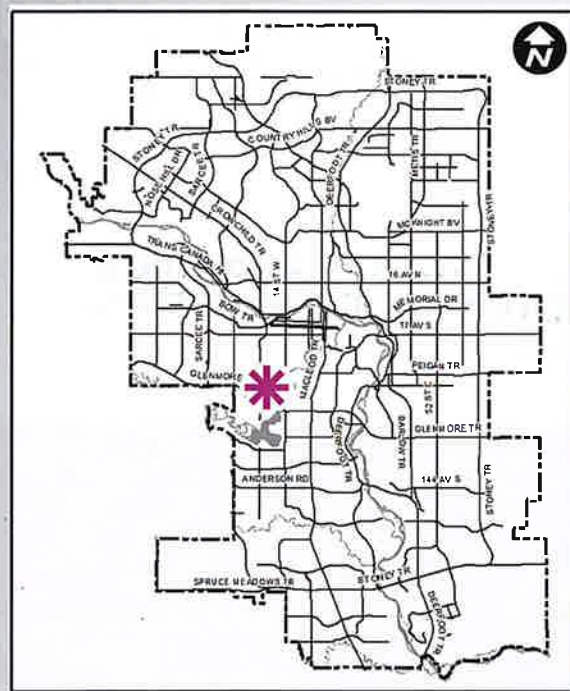
Public Hearing of Council

Agenda Item: 8.1.1

1

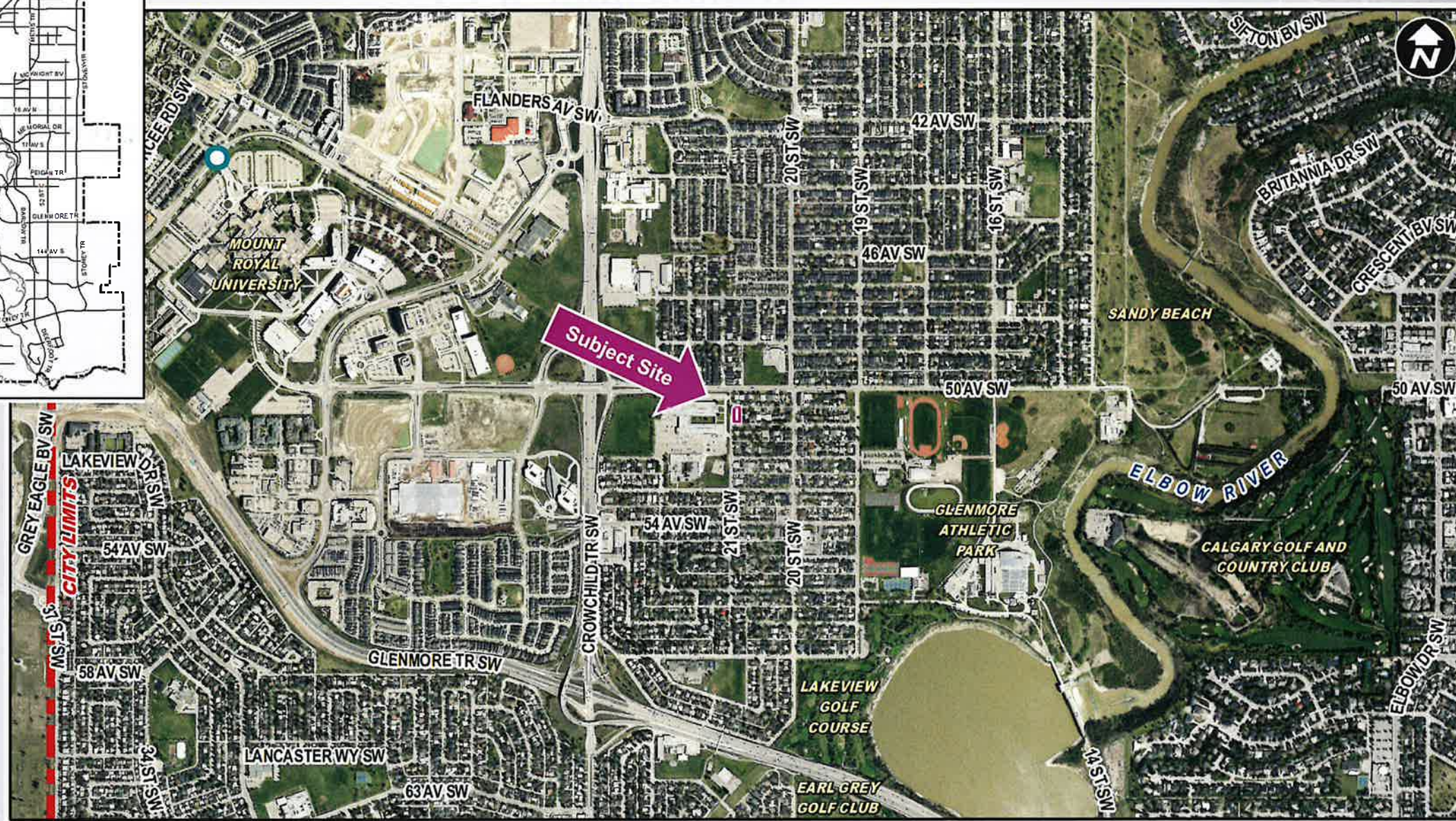


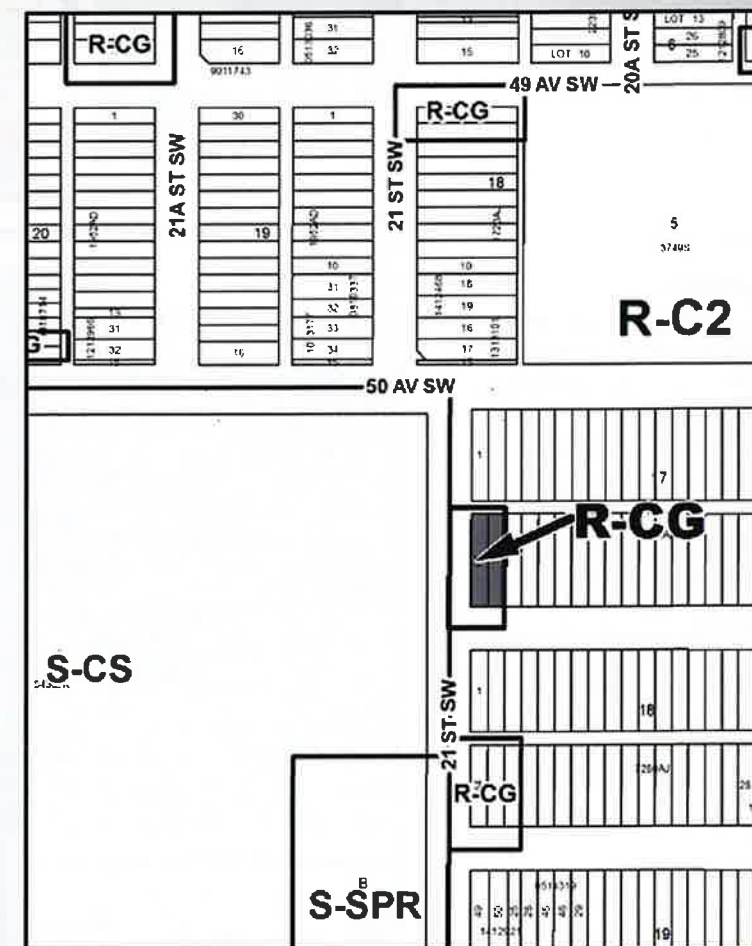
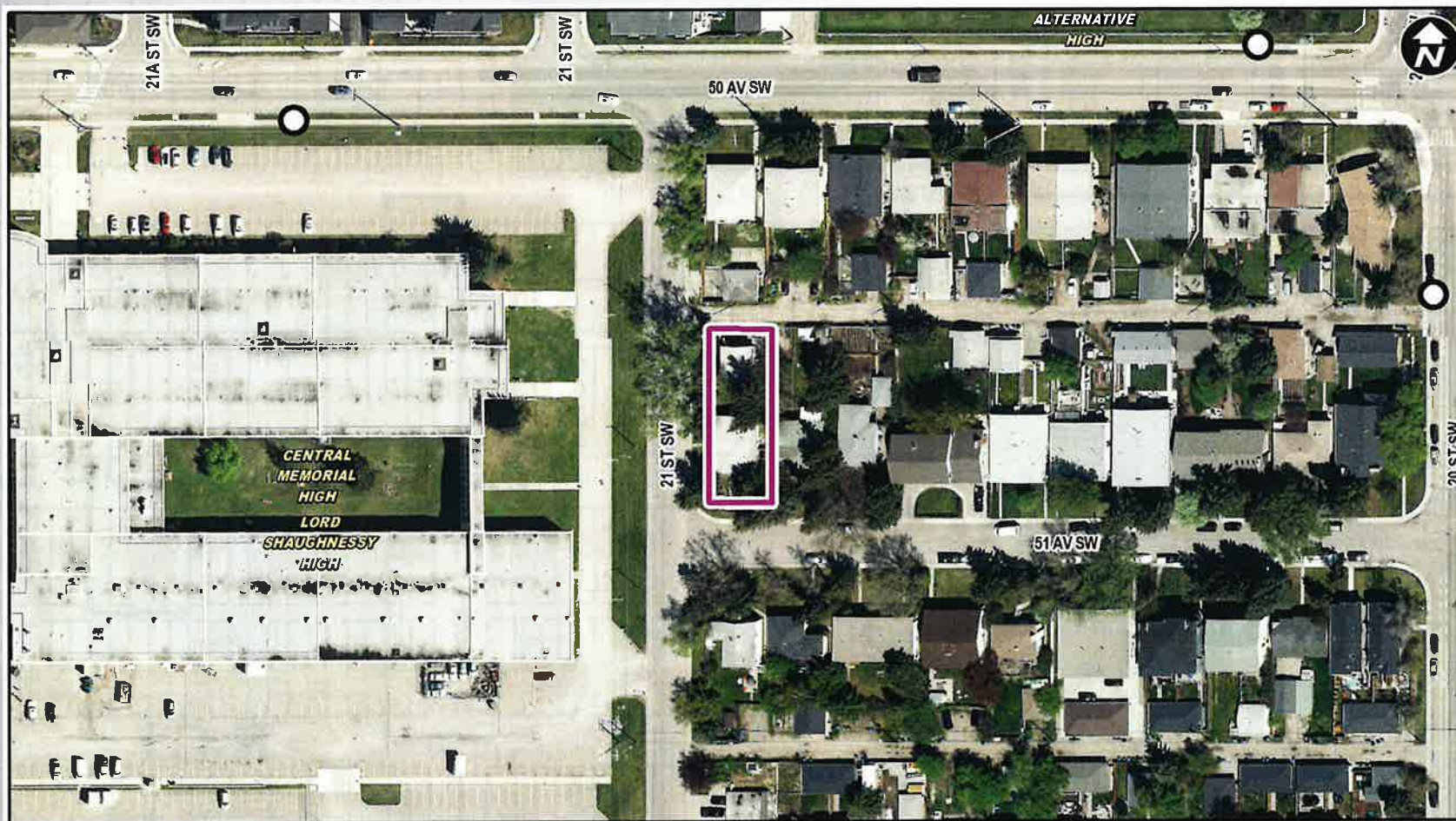
LOC2021-0077
Land Use Amendment
September 13, 2021



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 145D2021** for the redesignation of 0.06 hectares $\pm$ (0.16 acres $\pm$) located at 2144 – 51 Avenue SW (Plan 8620AH, Block 17, Lots 43 and 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



Proposed R-CG District:

- From R-C2 District
- To accommodate future rowhouse development
- With 4 rowhouse units and an accessory building (4-car garage)

- This land use amendment is in line with the objective of modest infill densification at developed areas in Calgary as directed by the MDP.
- The future rowhouse development for this site would also provide for a greater range of housing options for residents who wish to live and age in place in the community, as well as others who desire to live in this part of Calgary.

