

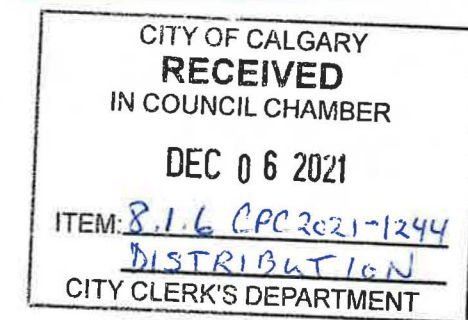


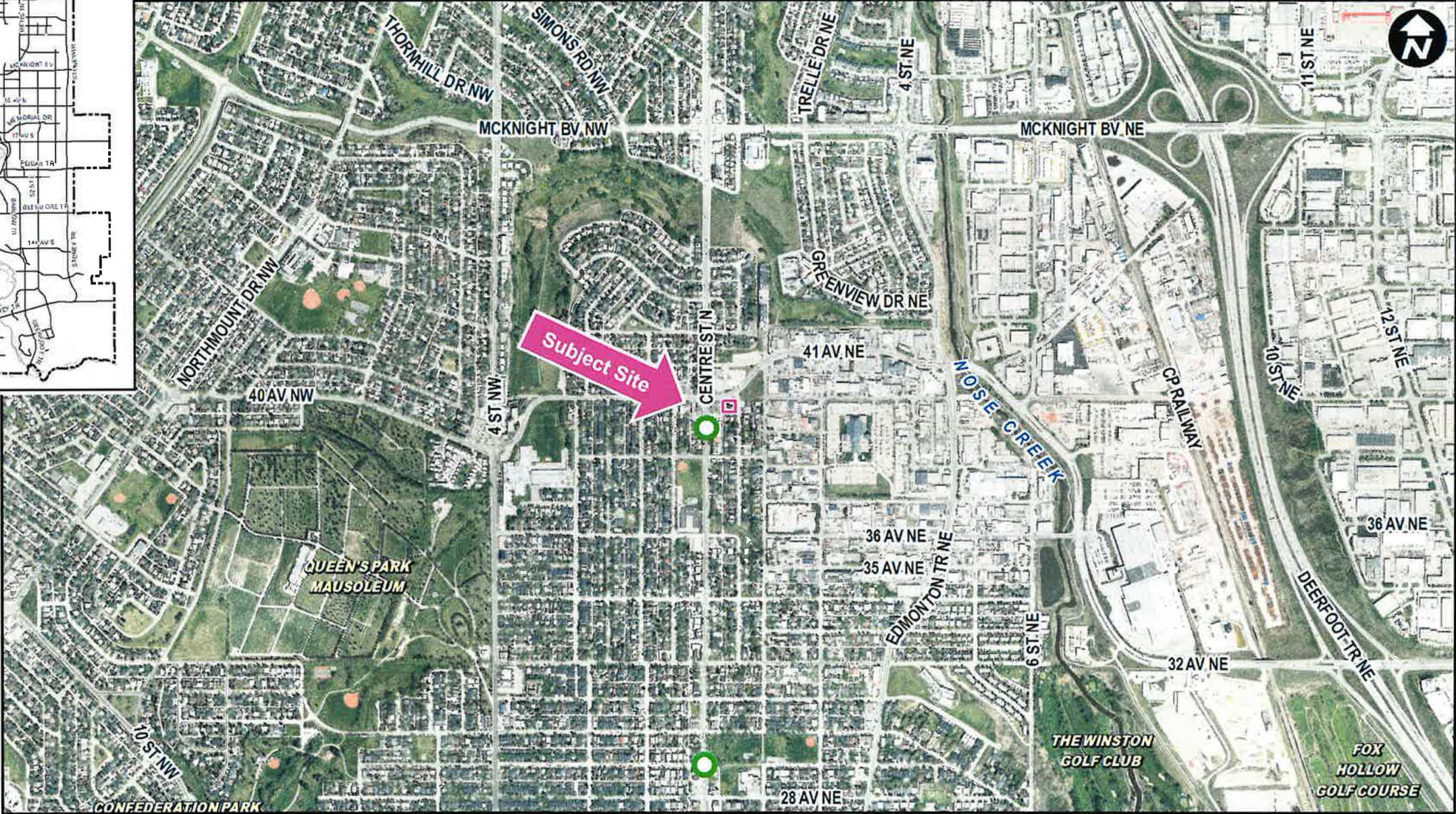
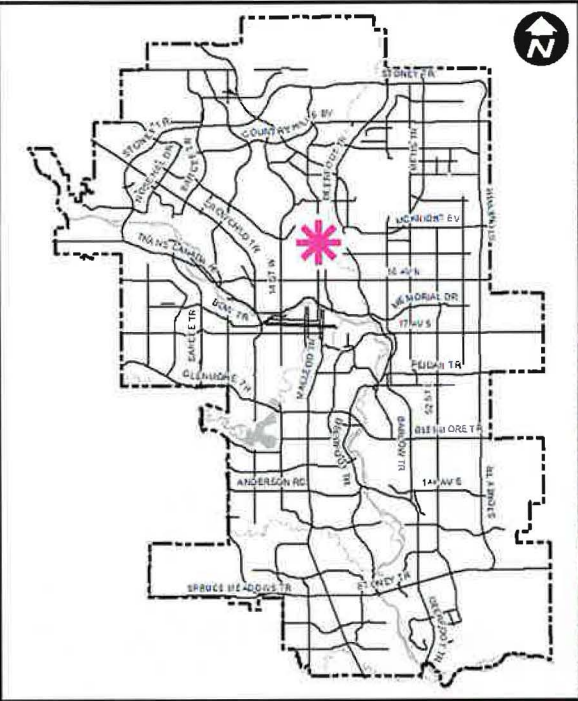
Public Hearing of Council

Agenda Item: 8.1.6

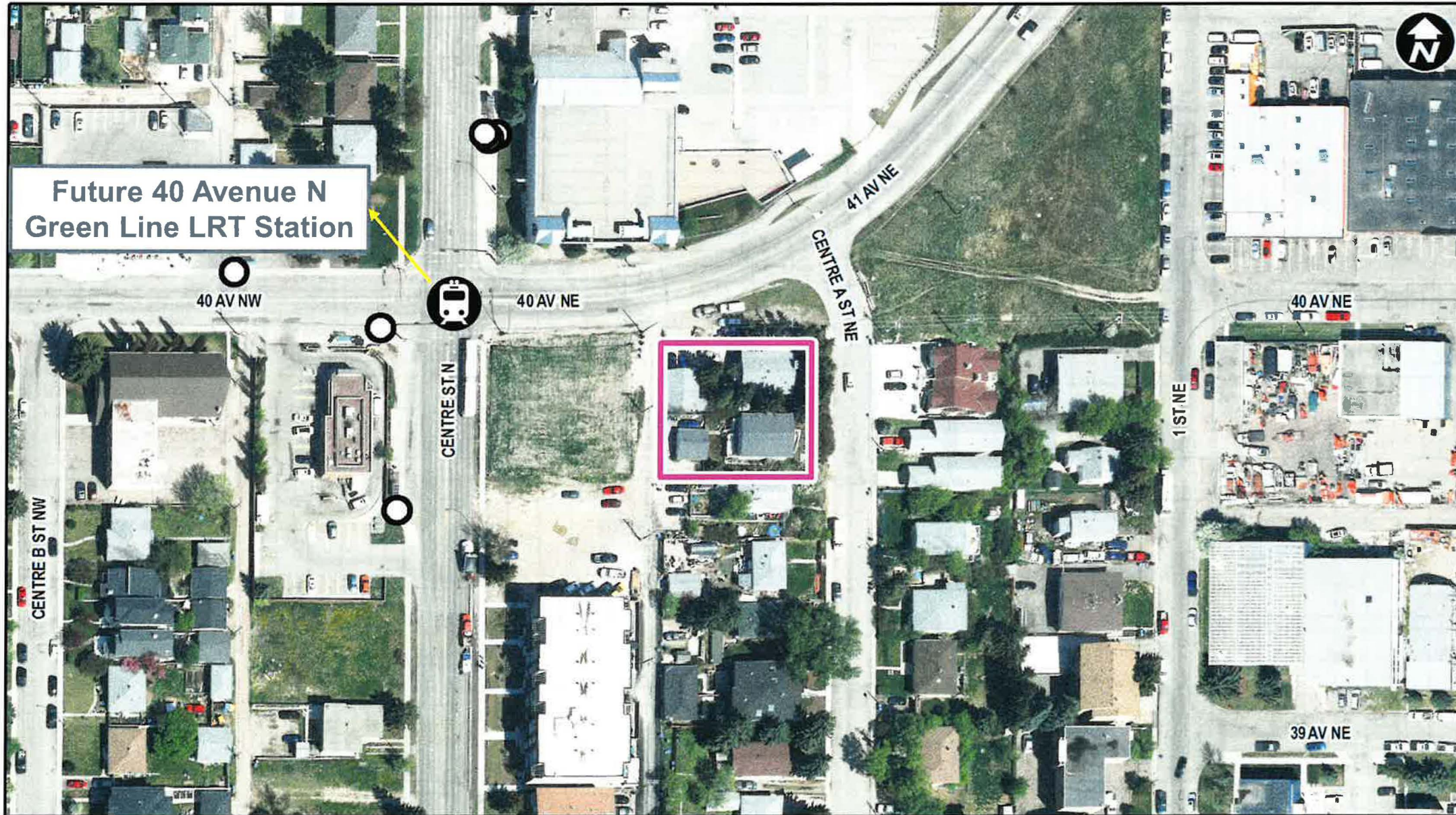
1

LOC2021-0088
Land Use Amendment
December 6, 2021





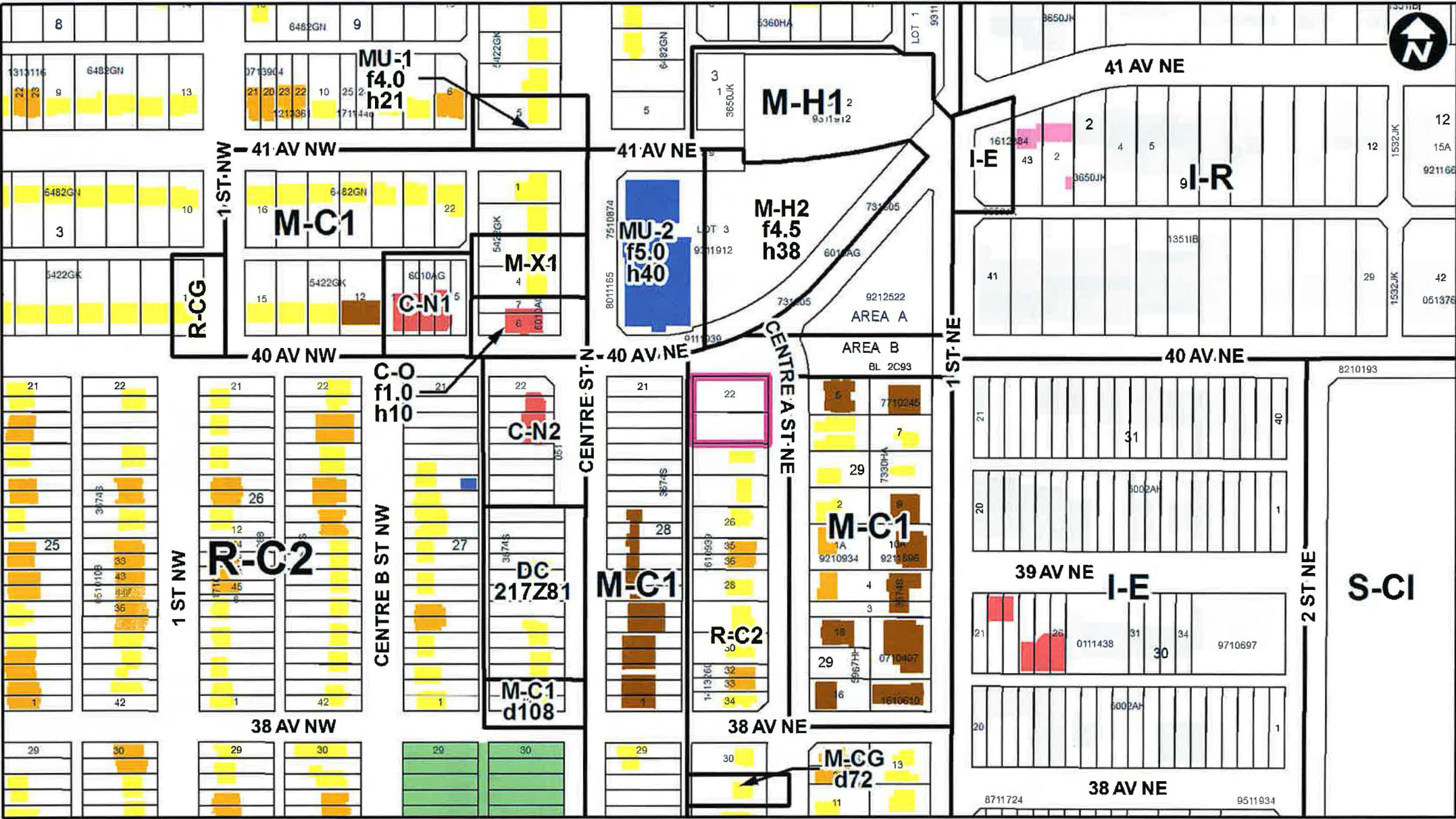
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

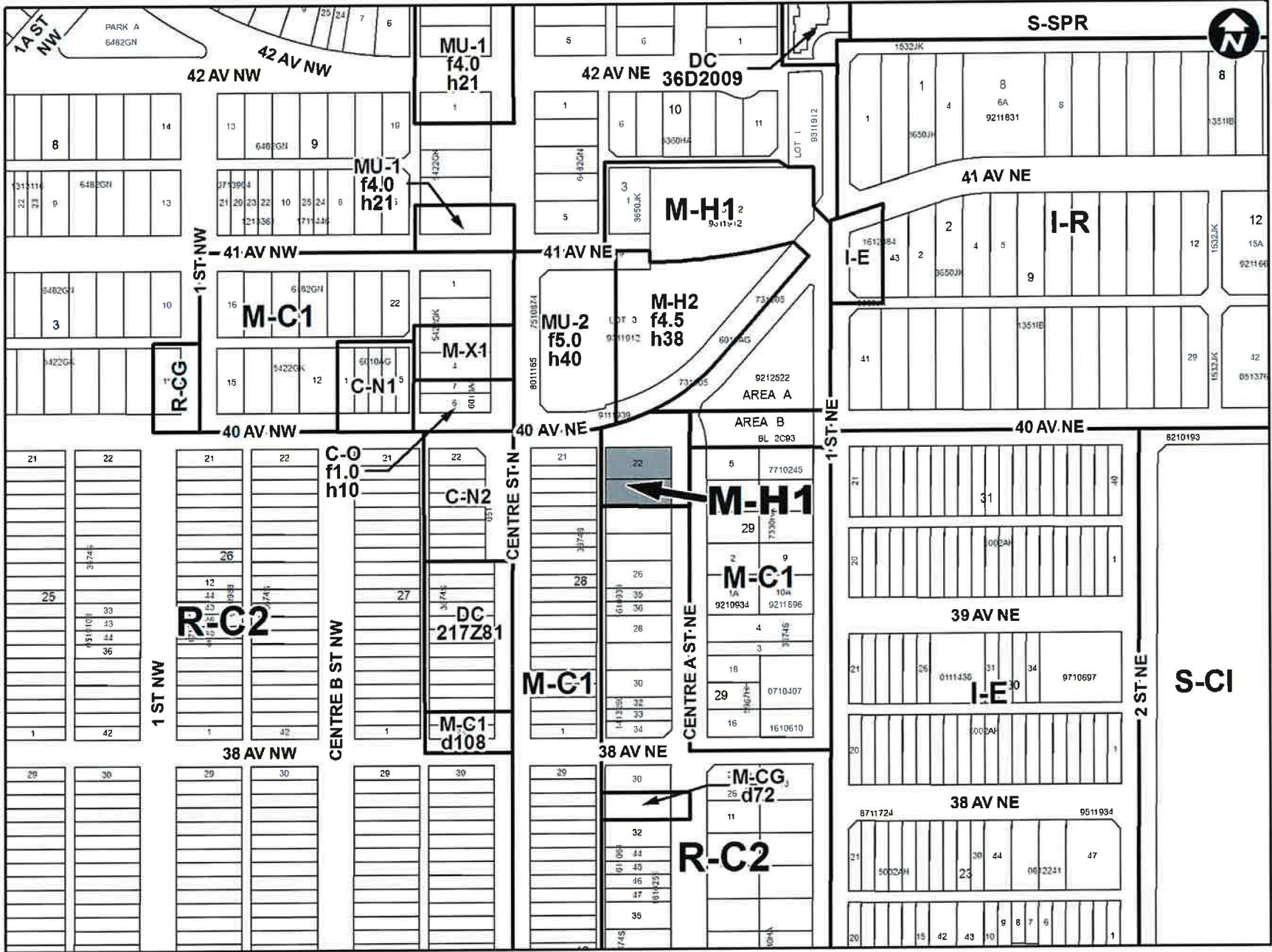


Parcel Size:

0.12 ha
33m x 36m

- 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 the **Proposed Bylaw 183D2021** for the redesignation of 0.12 hectares $\pm$ (0.29 acres $\pm$) located at 107 – 40 Avenue NE and 4019 Centre A Street NE (Plan 3674S, Block 28, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – High Density Low Rise (M-H1) District.

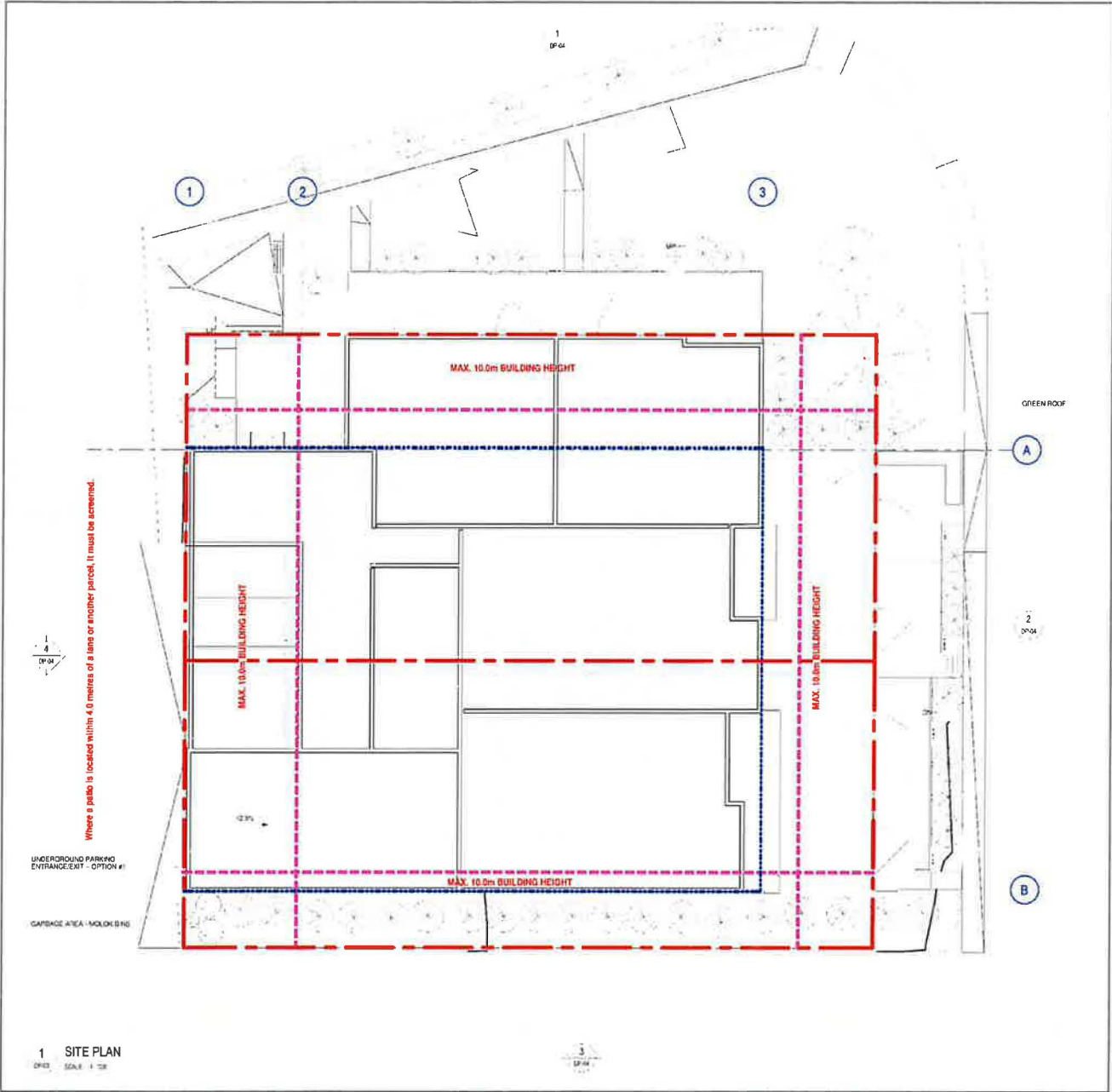
Supplementary Slides

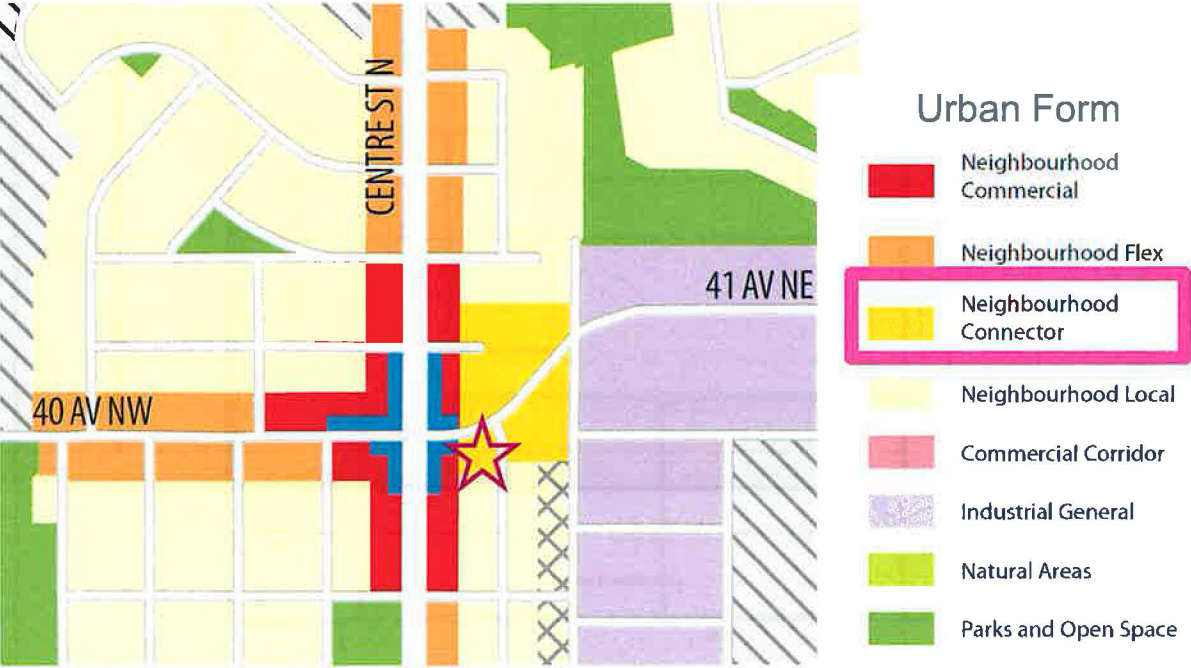


View of the site from 40 Ave NW

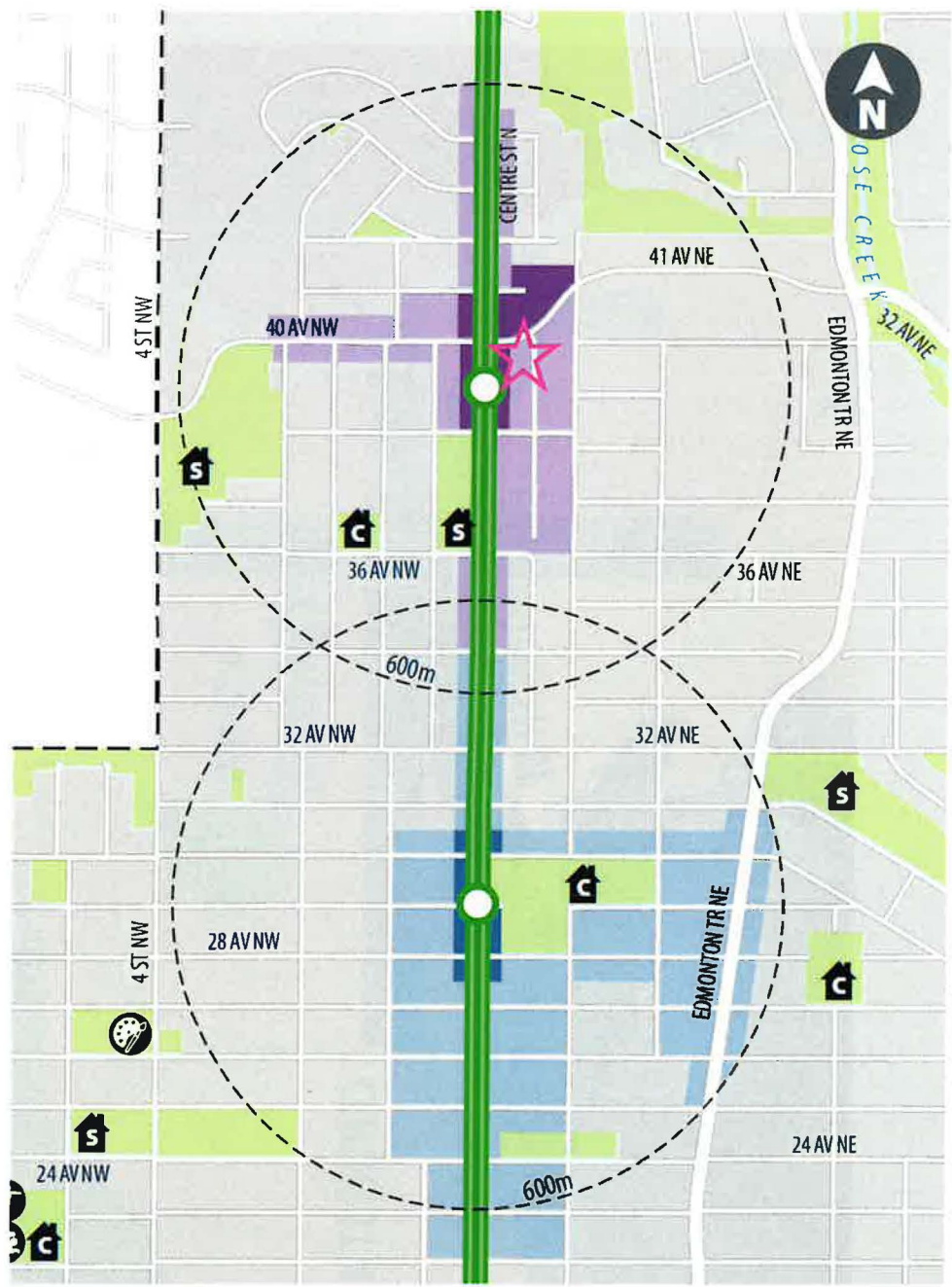


View of the lane from 40 Ave NW





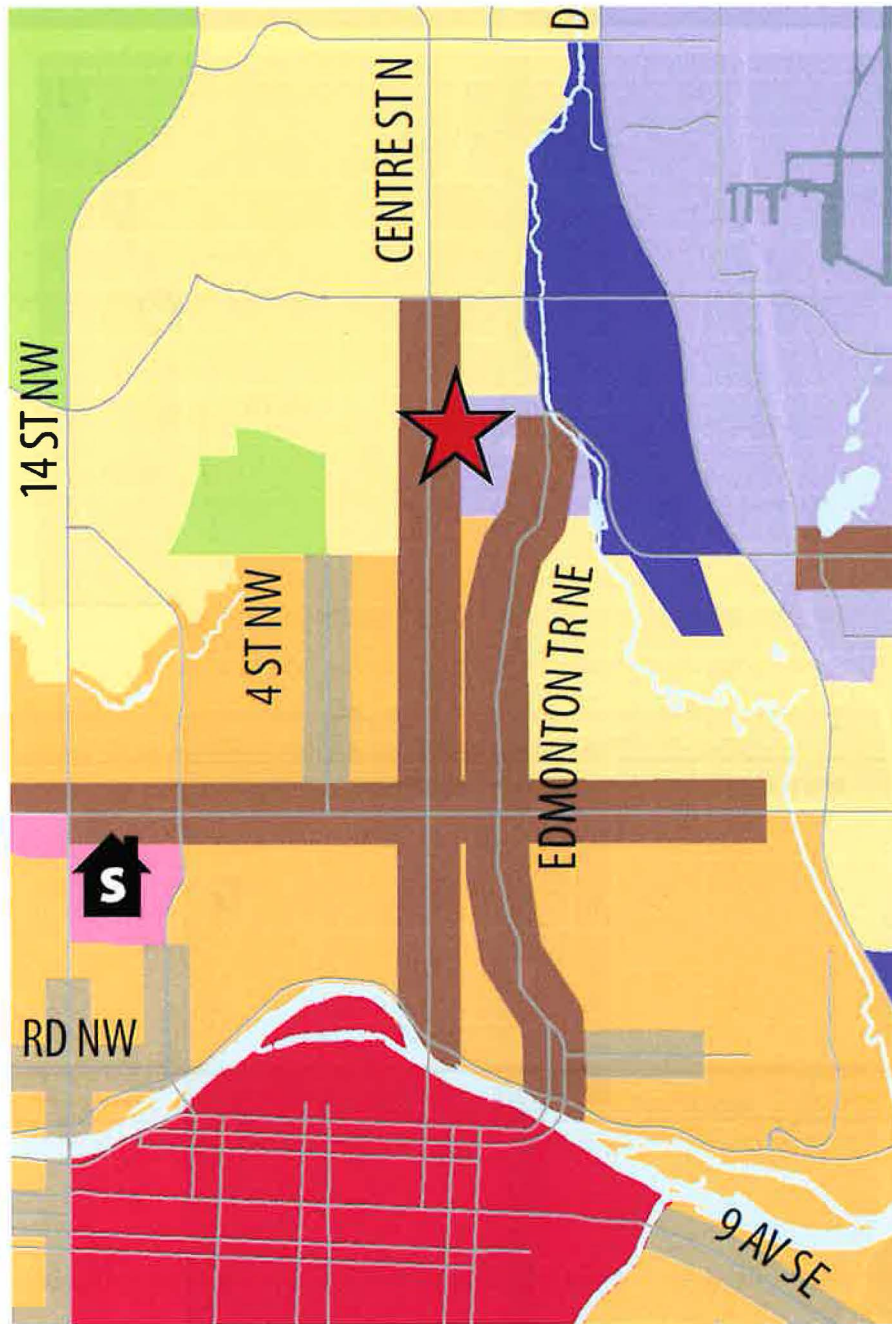
☆ Subject Parcel



Transit Station Areas

- 28 Avenue N Core Zone
- 28 Avenue N Transition Zone
- 40 Avenue N Core Zone
- 40 Avenue N Transition Zone

☆ Subject Parcel



Map 1 – Urban Structure



Subject Parcel



Urban Main Street



Neighborhood Main Street

