

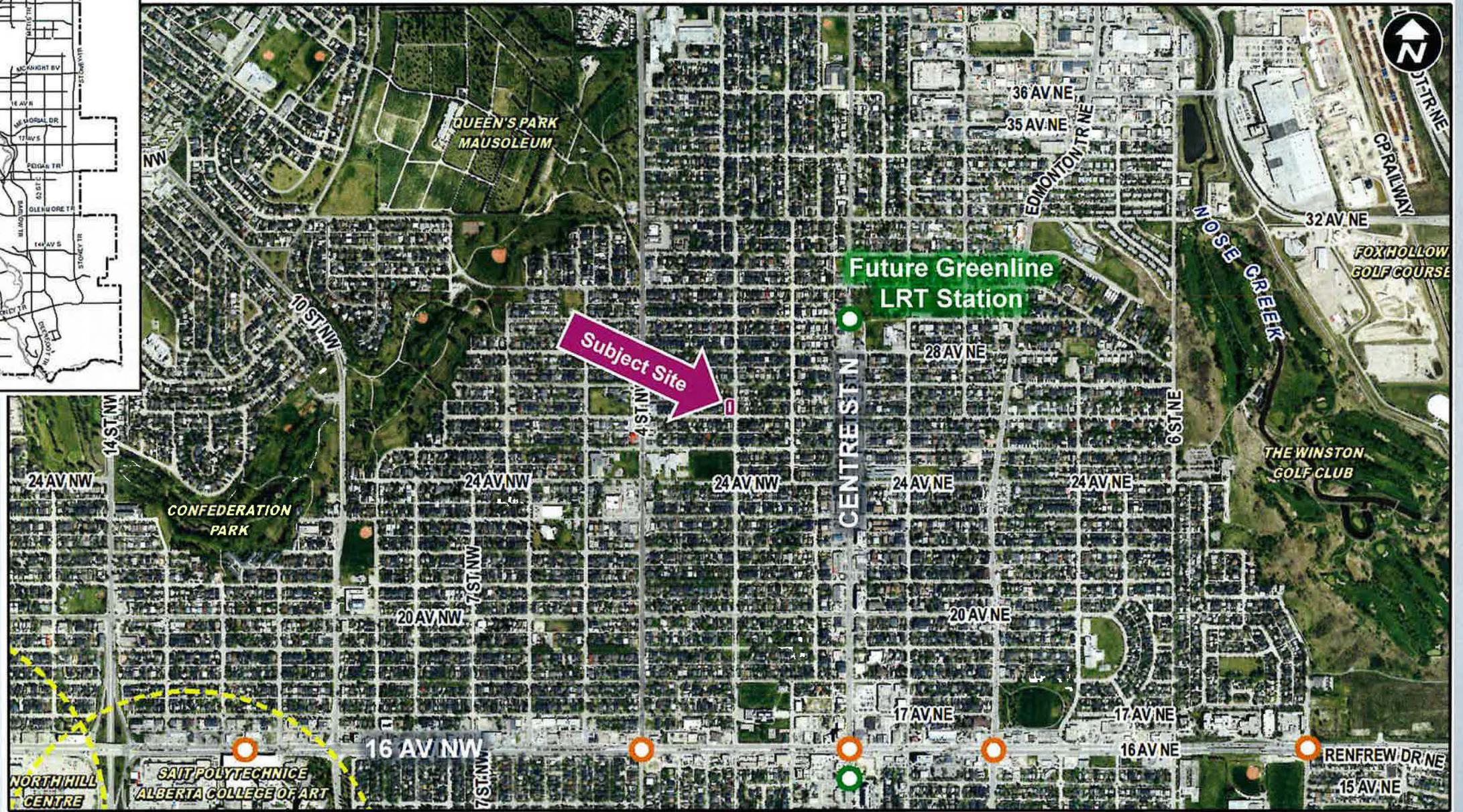
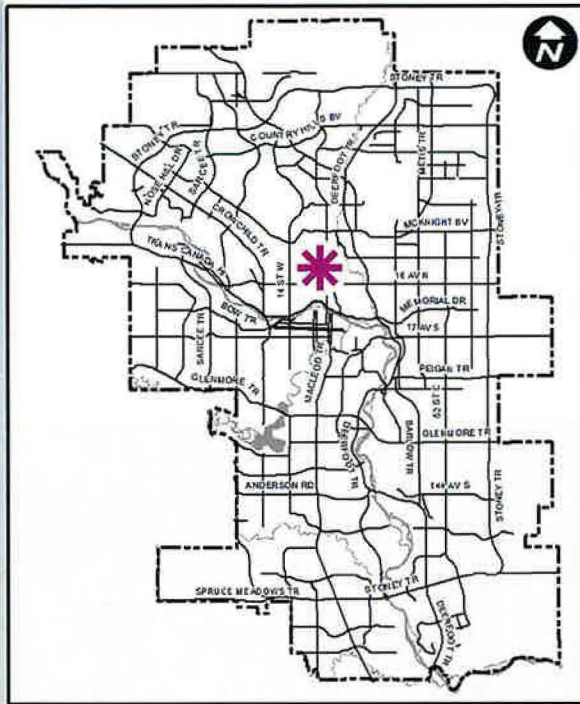


Public Hearing of Council

Agenda Item: 8.1.3

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 11 2022
ITEM: 8-1.3(CPC2021) 1479
Discussion
CITY CLERK'S DEPARTMENT

LOC2021-0097
Land Use Amendment
January 11, 2022

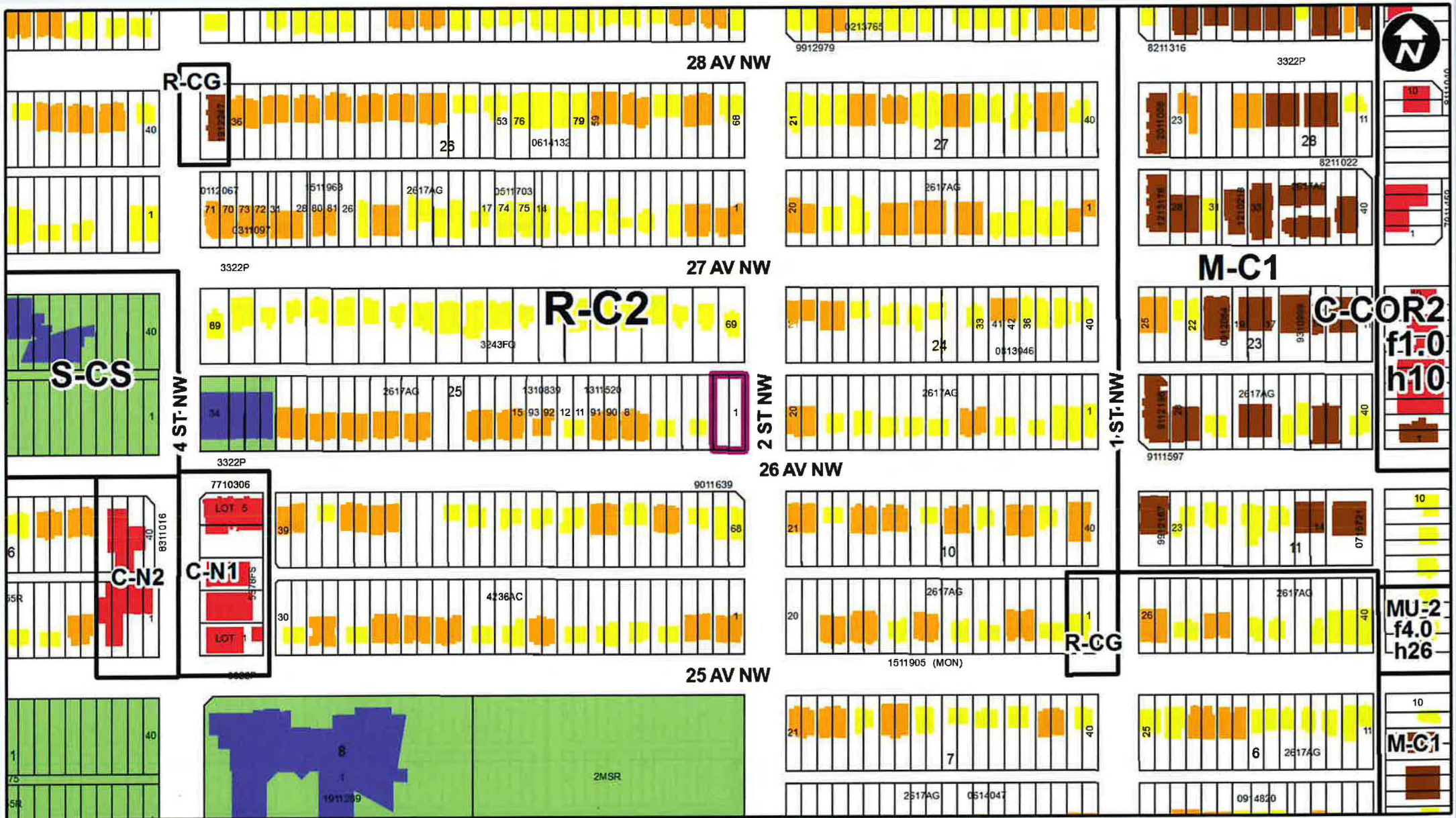


LEGEND

- 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





Proposed Residential – Grade Oriented Infill (R-CGex) District:


- Low Density Residential District
- Rowhouse, single detached, semi detached & duplex dwellings
- **Excludes** Secondary Suites and Backyard Suites
- Max building height = 11m, 2 to 3 storeys **(increase of 1m)**
- Max # of dwelling units = 4 **(increase of 2 units)**

Calgary Planning Commission's Recommendation:

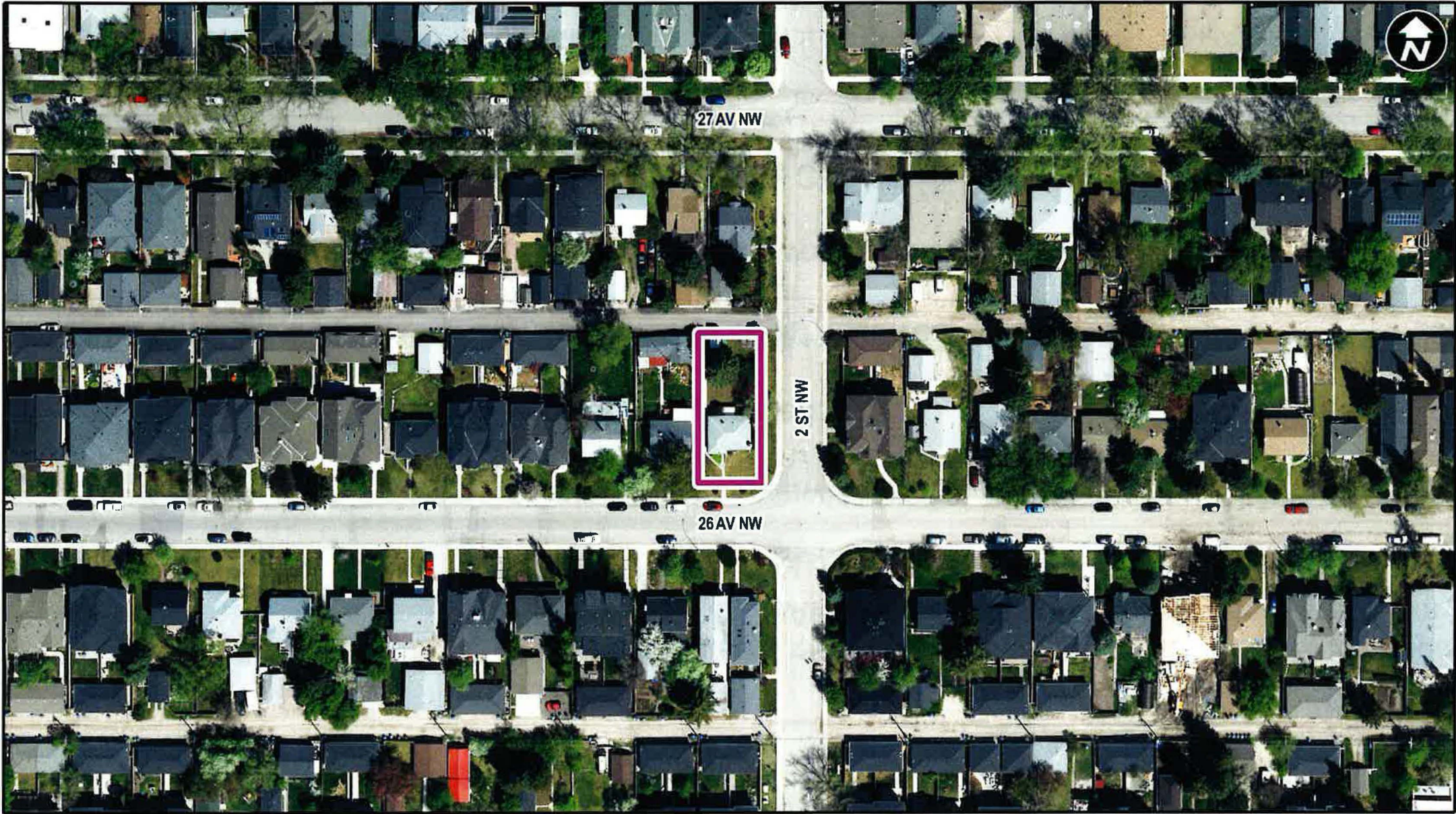
That Council:

Give three readings to **Proposed Bylaw 3D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 402 – 26 Avenue NW (Plan 2617, Block 25, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CGex) District.

Supplementary Slides



June 2021	+	LOC submitted & reviewed against North Hill Area Redevelopment Plan (ARP) & DRAFT North Hill Communities Local Area Plan (NHCLAP)
August 2021	+	Detail Team Review 1 (DTR1) issued
September 2021	+	NHCLAP approved
October 2021	+	Response to DTR1 received
October 2021	+	Application reviewed against APPROVED NHCLAP
November 2021	+	Calgary Planning Commission (CPC)



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 - Purple
 - Teal
 - Yellow
 - Bus Stop



View from 26 Avenue NW



View from 2 Street NW

