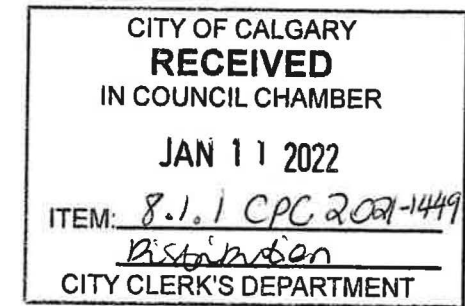


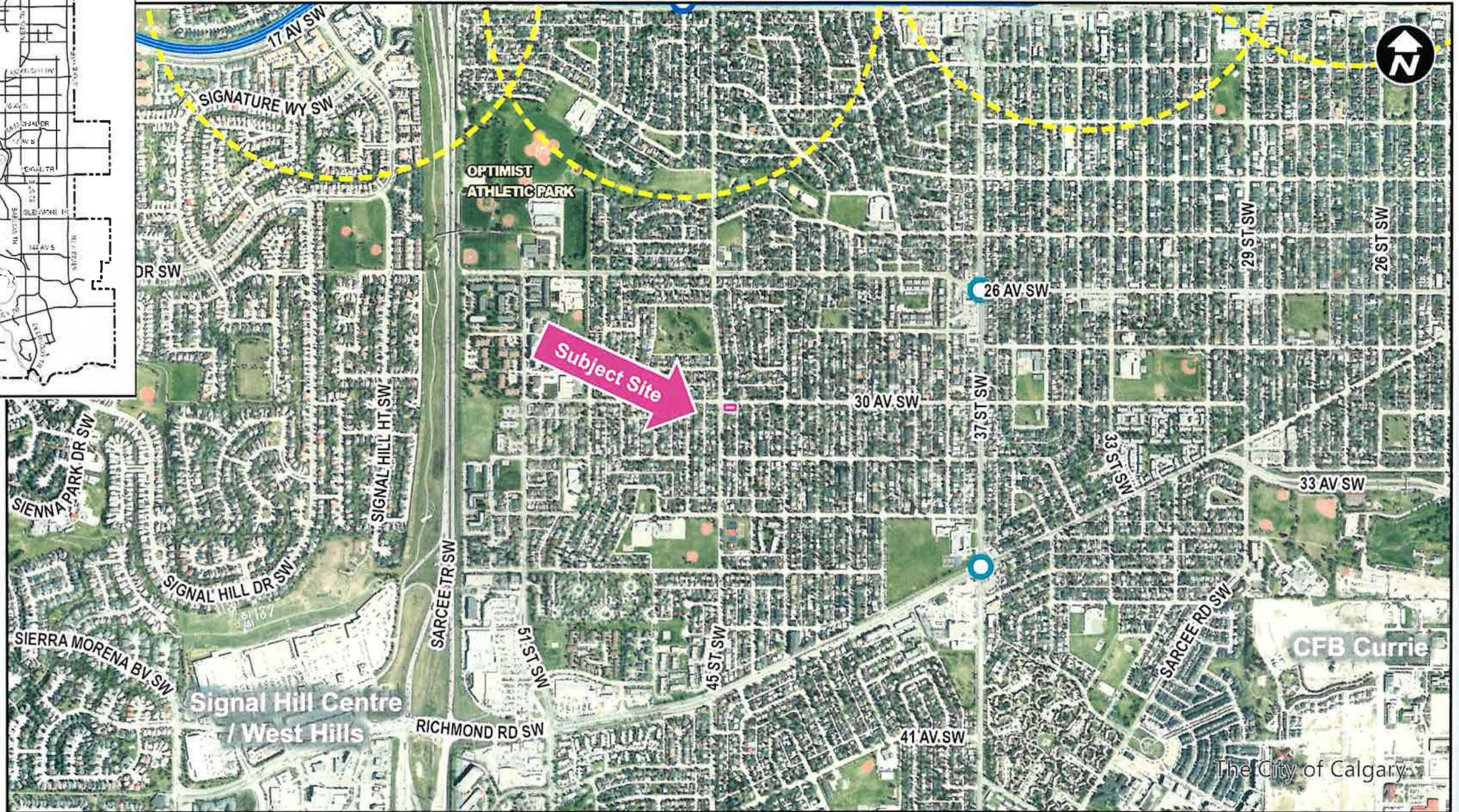
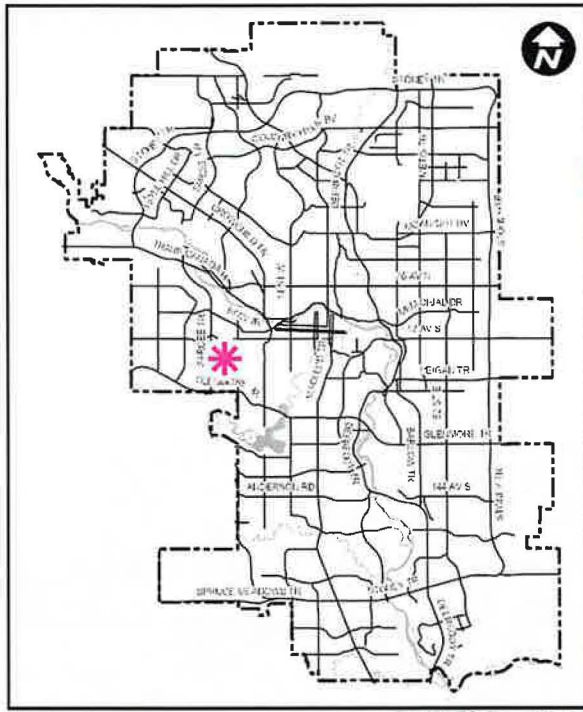


Public Hearing of Council

Agenda Item: 8.1.1



LOC2021-0128
Land Use Amendment
January 11, 2022

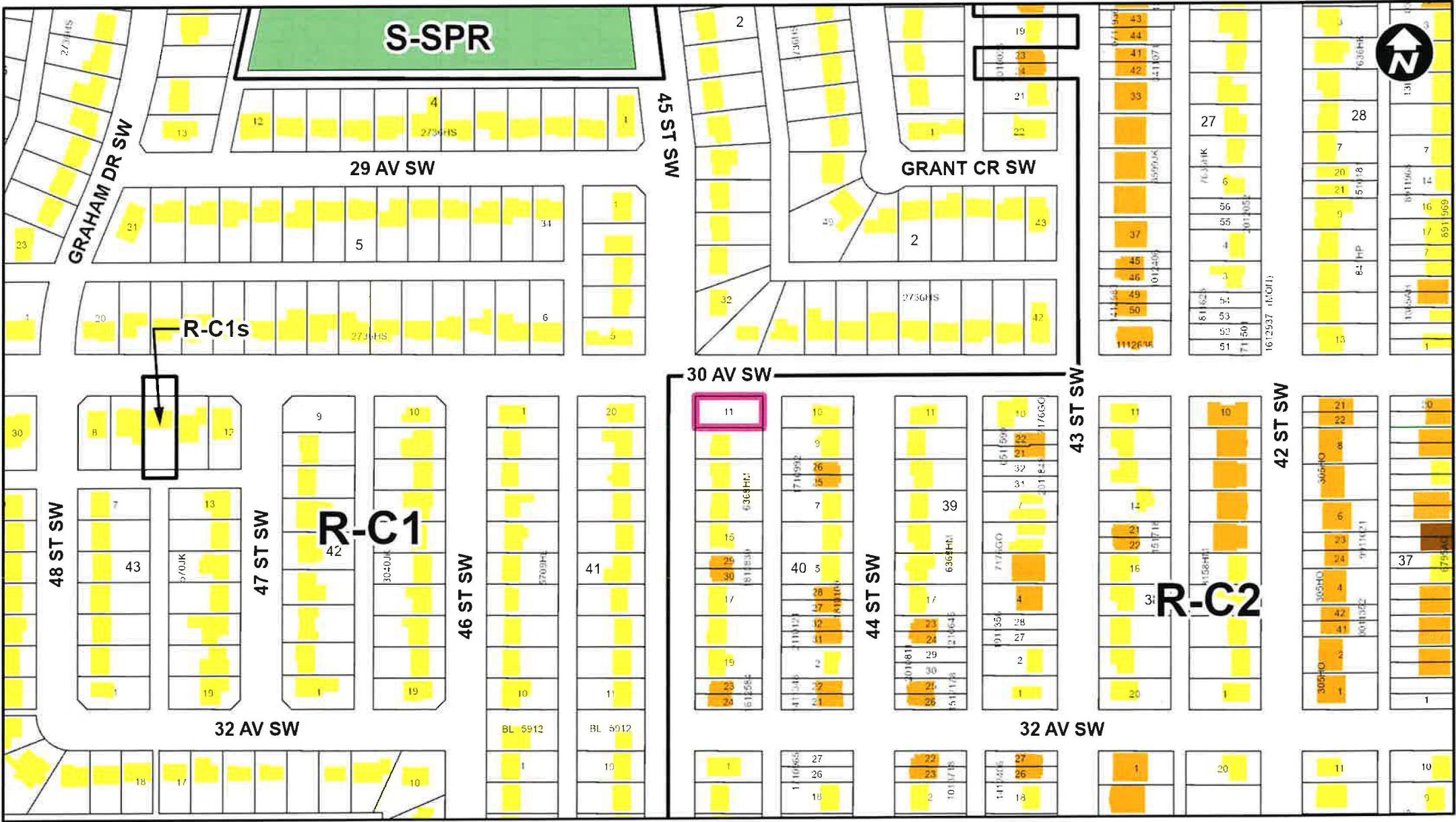


LEGEND

- 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-CG) District:

- Low Density Residential District
- Rowhouse, single detached, semi detached, duplex dwellings & secondary suites
- Max building height = 11m, 2 to 3 storeys (increase of 1m)
- Max # of dwelling units = 3 (increase of 1 unit)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 4D2022** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 4511 – 30 Avenue SW (Plan 6368HM, Block 40, Lot 11) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District.

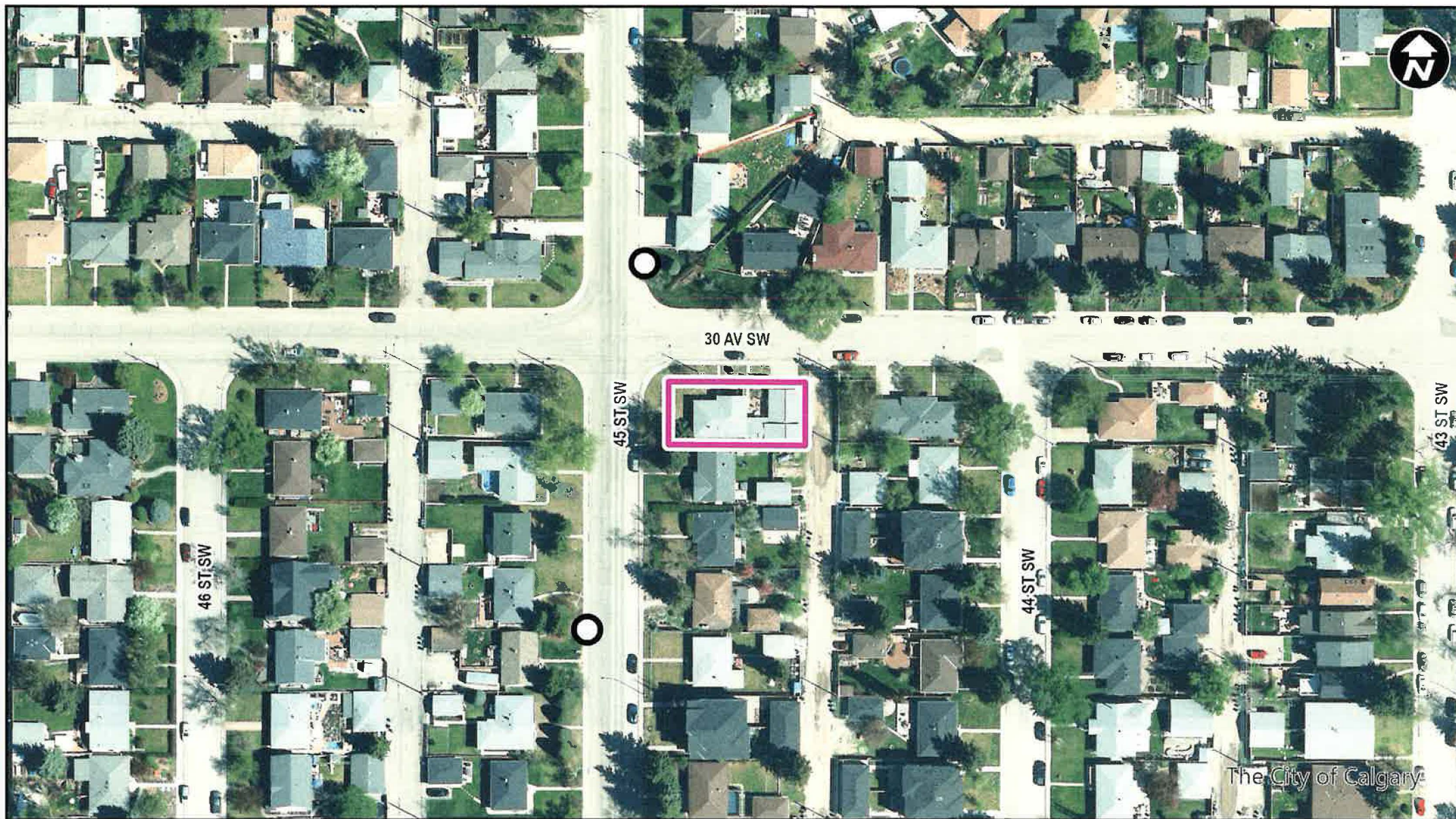
Supplementary Slides



View from 30 Avenue SW



View from 30 Avenue SW at rear lane



○ Bus Stops