

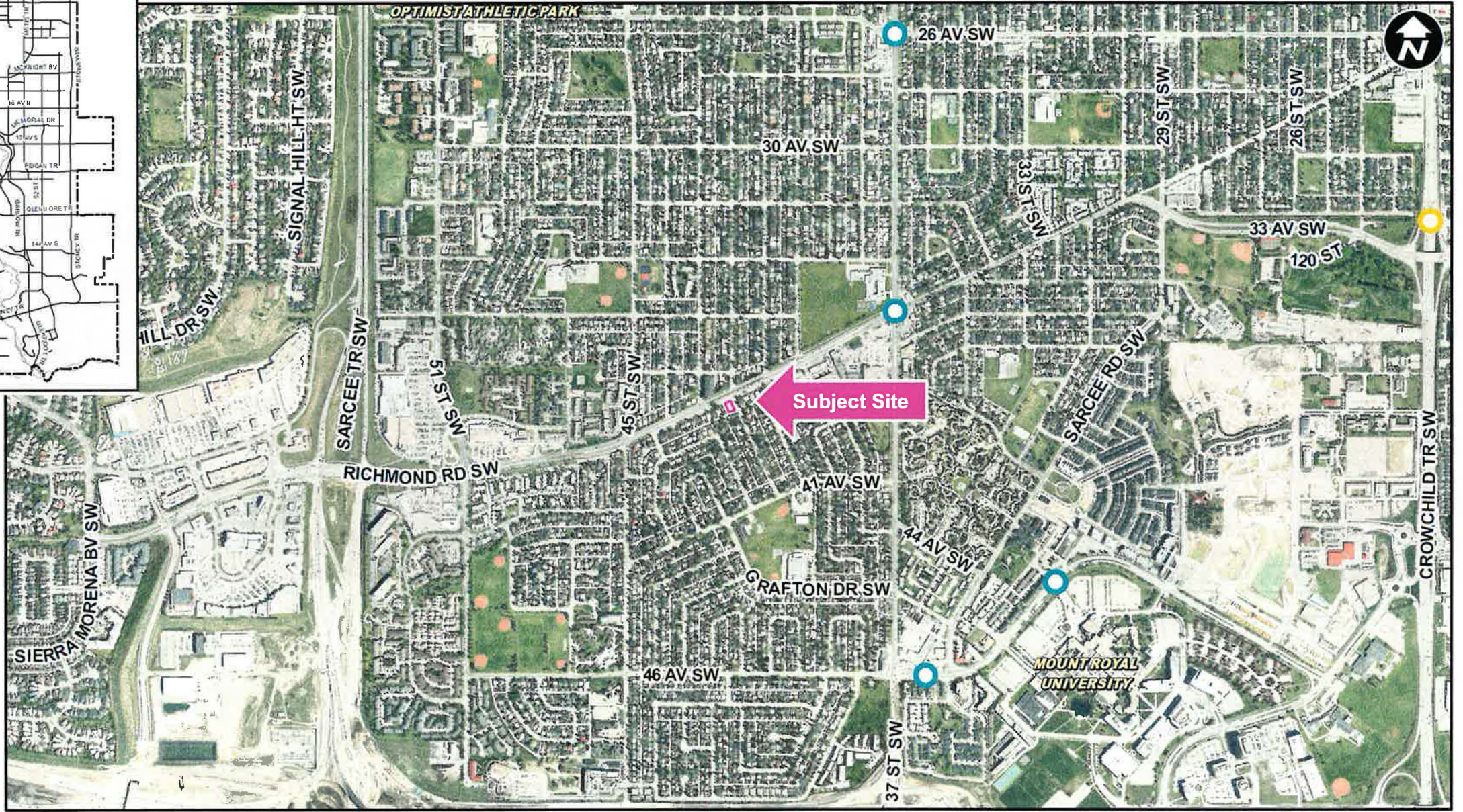
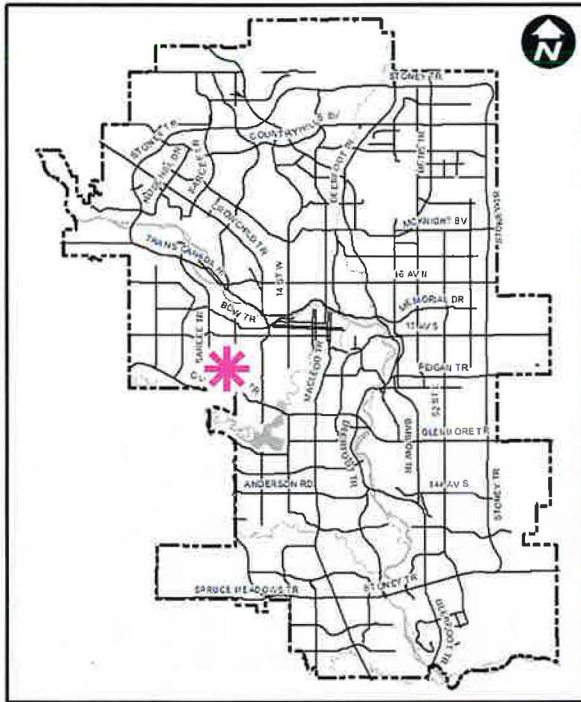


Public Hearing of Council











Agenda Item: 8.1.8

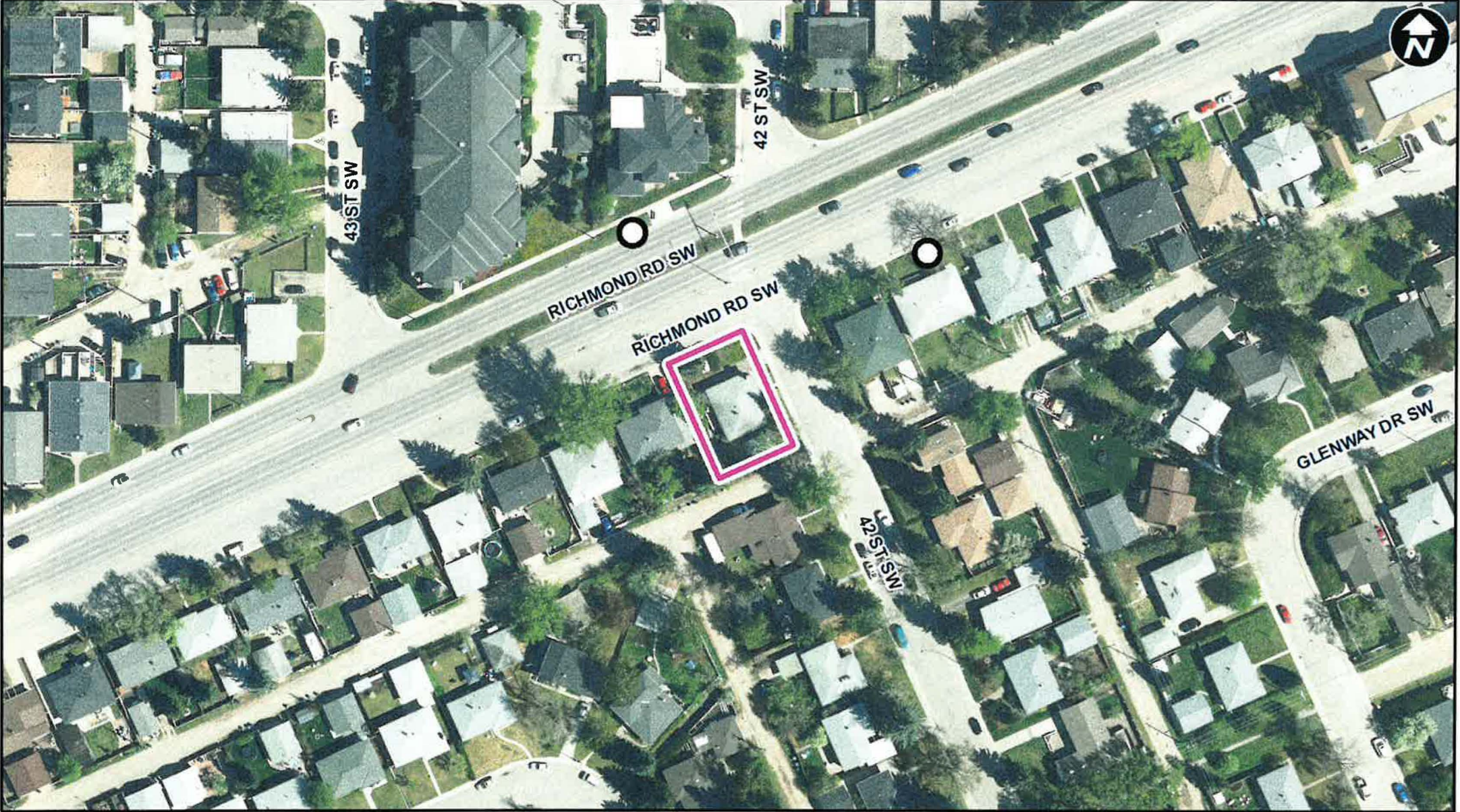
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 15 2022
ITEM: 8.1.8 CPC2022-0007
DISTRIBUTION
CITY CLERK'S DEPARTMENT

LOC2021-0172
Land Use Amendment
February 15, 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

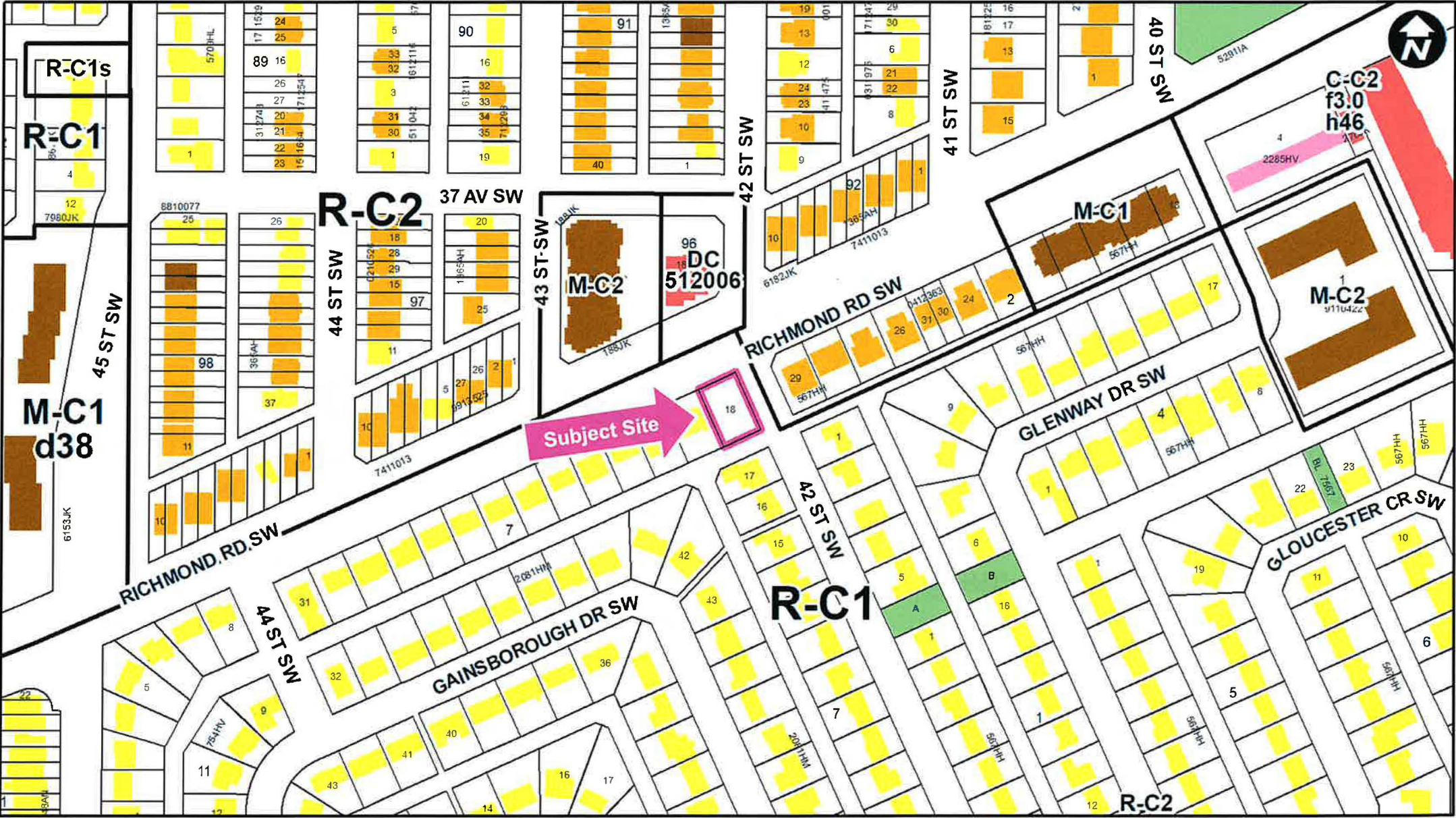


Parcel Size:

0.06 ha
18.5m x 30m



- 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 R-C2 District:

- Semi-detached dwellings allowed.
- Secondary suites allowed within Semi-detached dwelling
- Allows for one main dwelling unit per parcel.
- Maximum building height of 10 metres (same as R-C1).

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 27D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4103 – 42 Street SW (Plan 2081HM, Block 7, Lot 18) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.