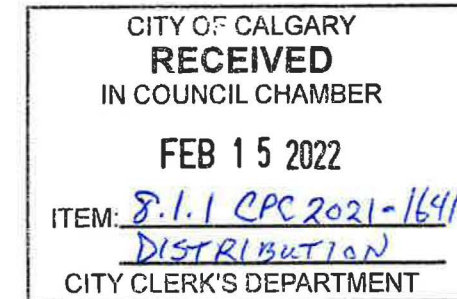


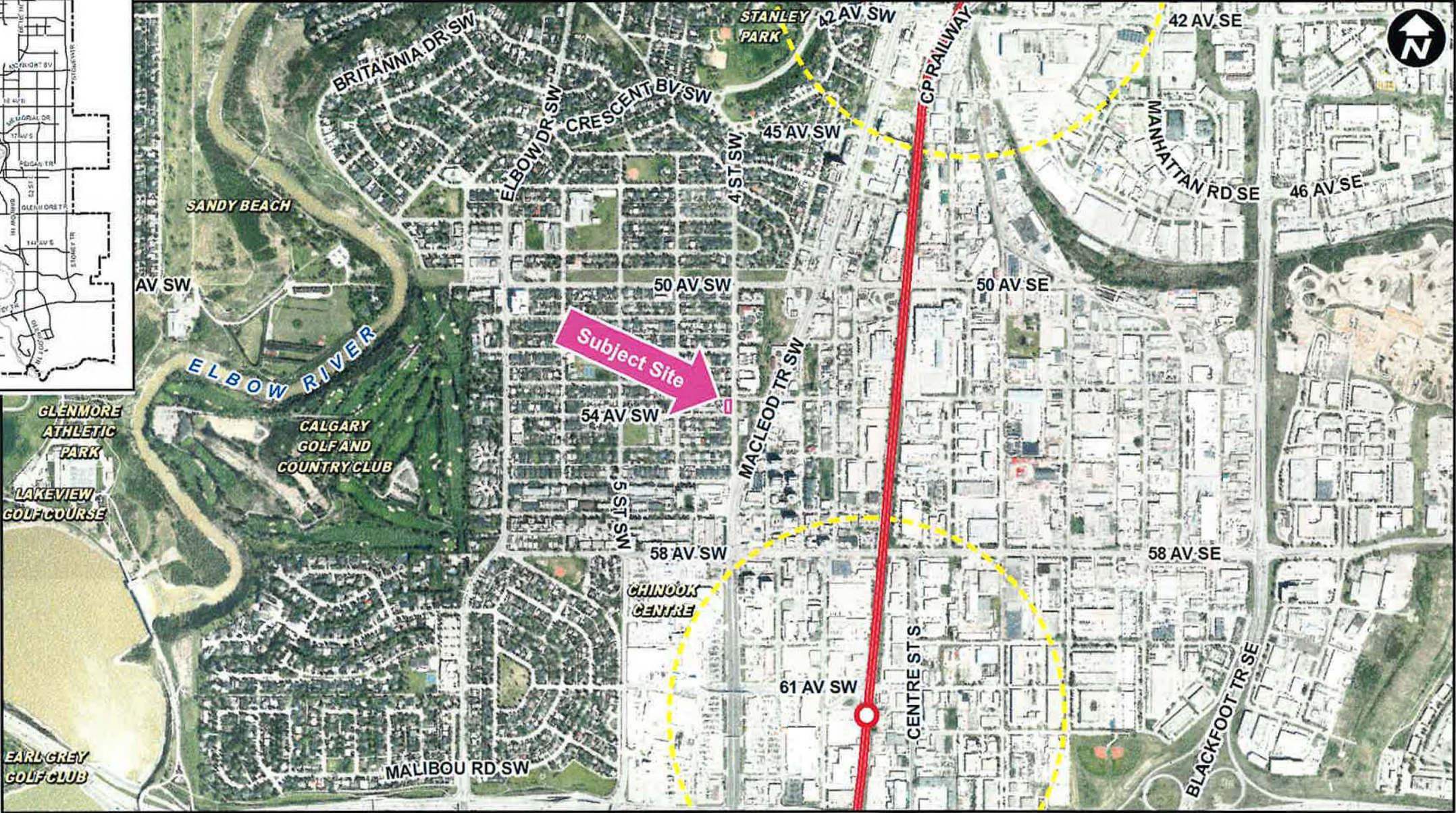


Public Hearing of Council

Agenda Item: 8.1.1

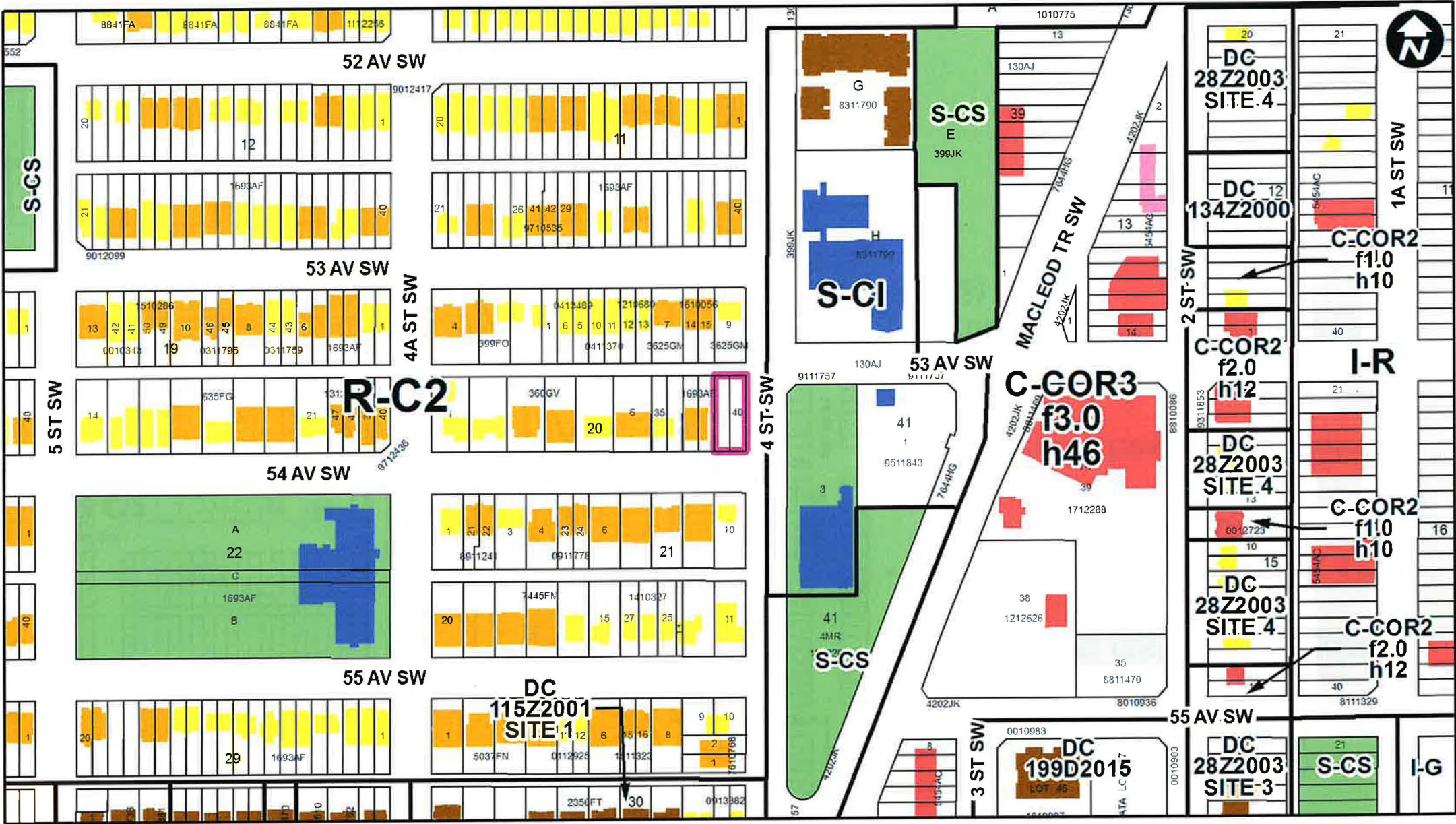


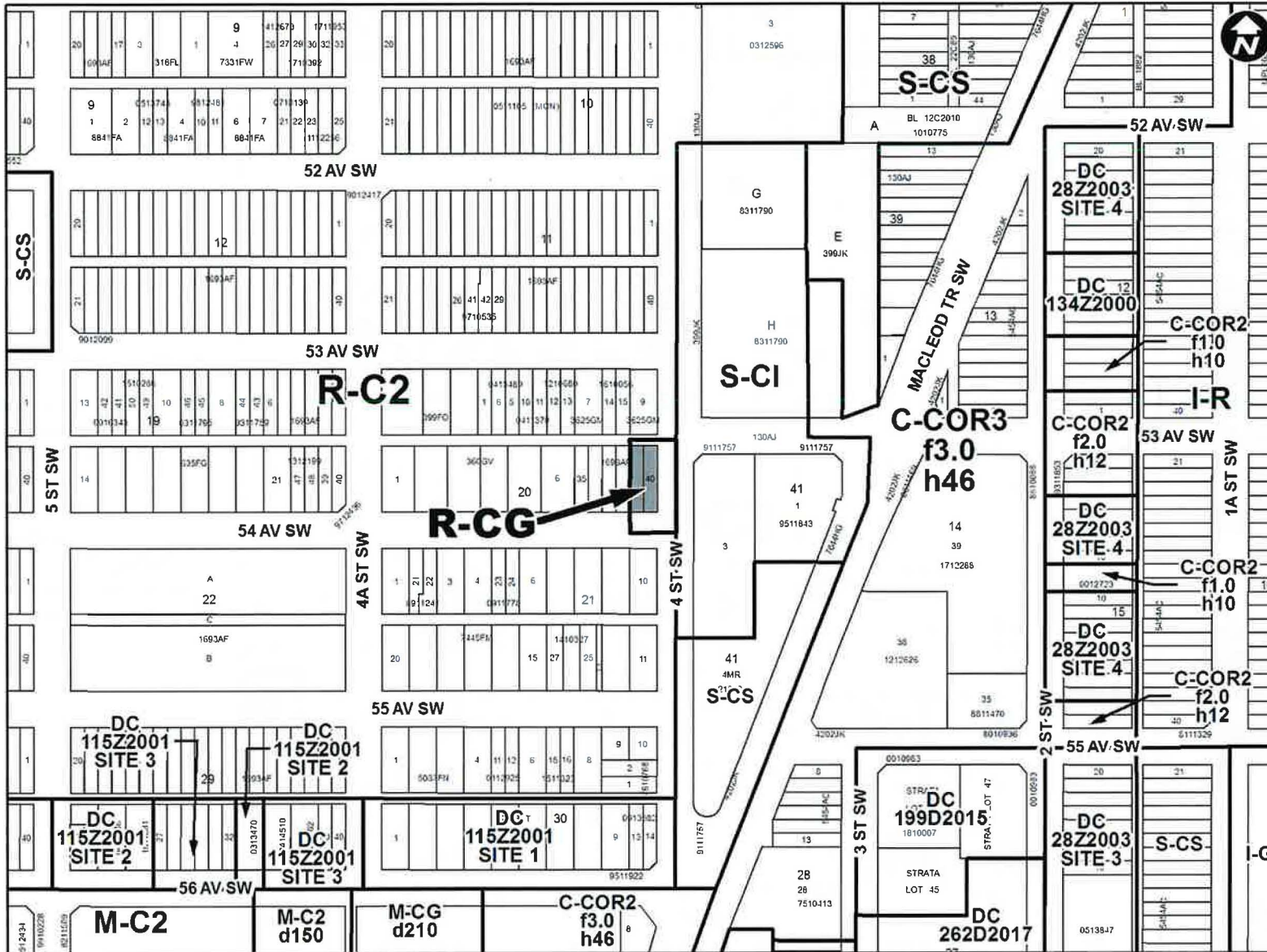
CPC2021-1641 / LOC2021-0161
Land Use Amendment
February 15, 2022



- 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

- 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-CG District:

- Low density residential district
- Rowhouse, semi-detached, single detached, duplex, suites
- A maximum height of 11 metres (+1)
- A maximum of 4 dwelling units (+2)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to the **Proposed Bylaw 26D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 404 – 54 Avenue SW (Plan 1693AF, Block 20, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



Parcel Size:

0.06 ha
15m x 38m



Looking West



Looking South along 4 Street



Rear Lane