

Calgary



Public Hearing of Council

Agenda Item: 8.1.25

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2021

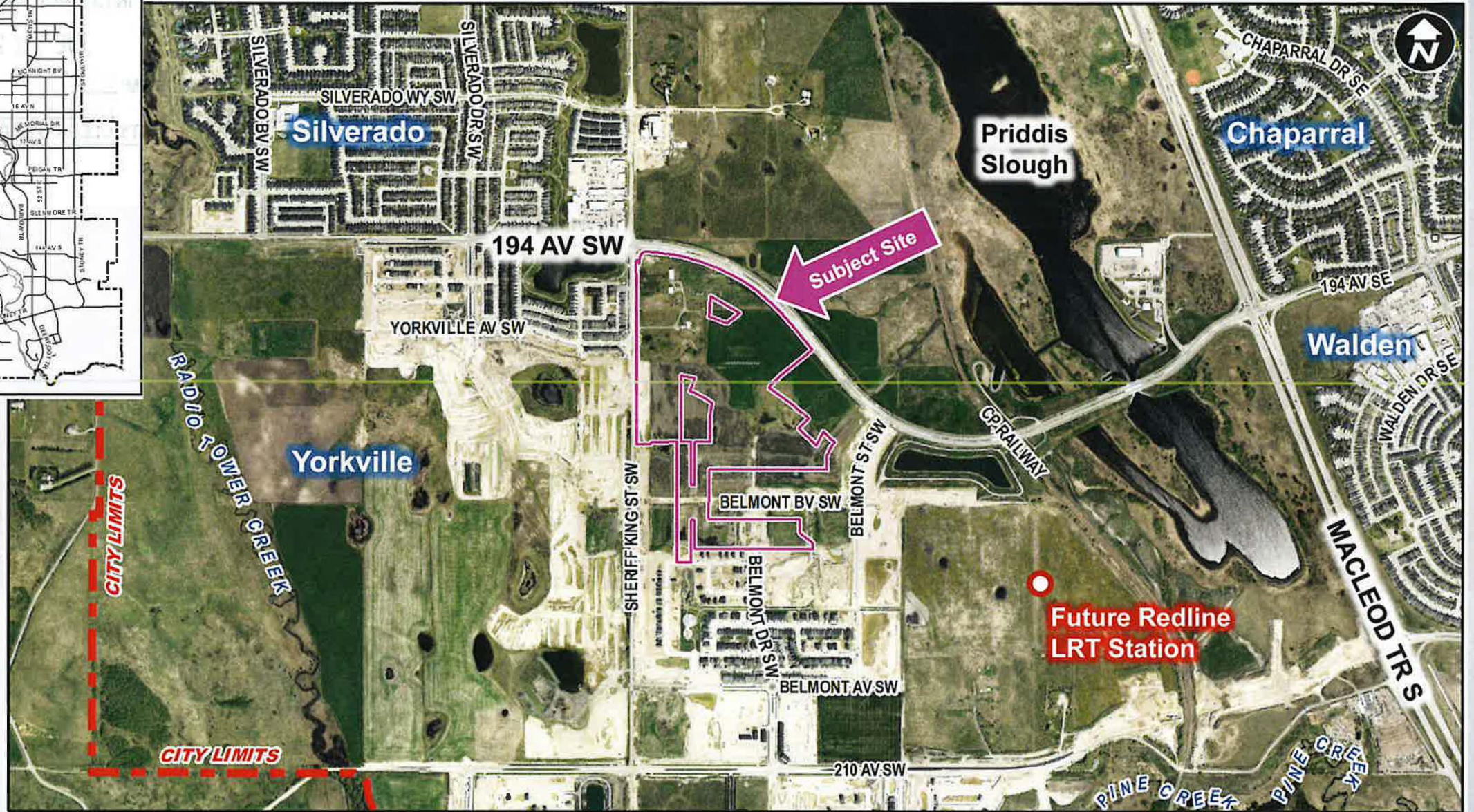
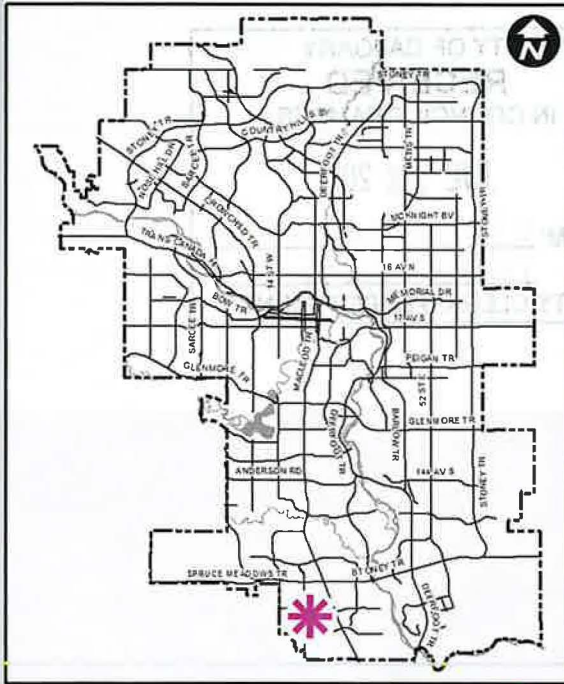
ITEM: 8.1.25 CPC 2021-0773

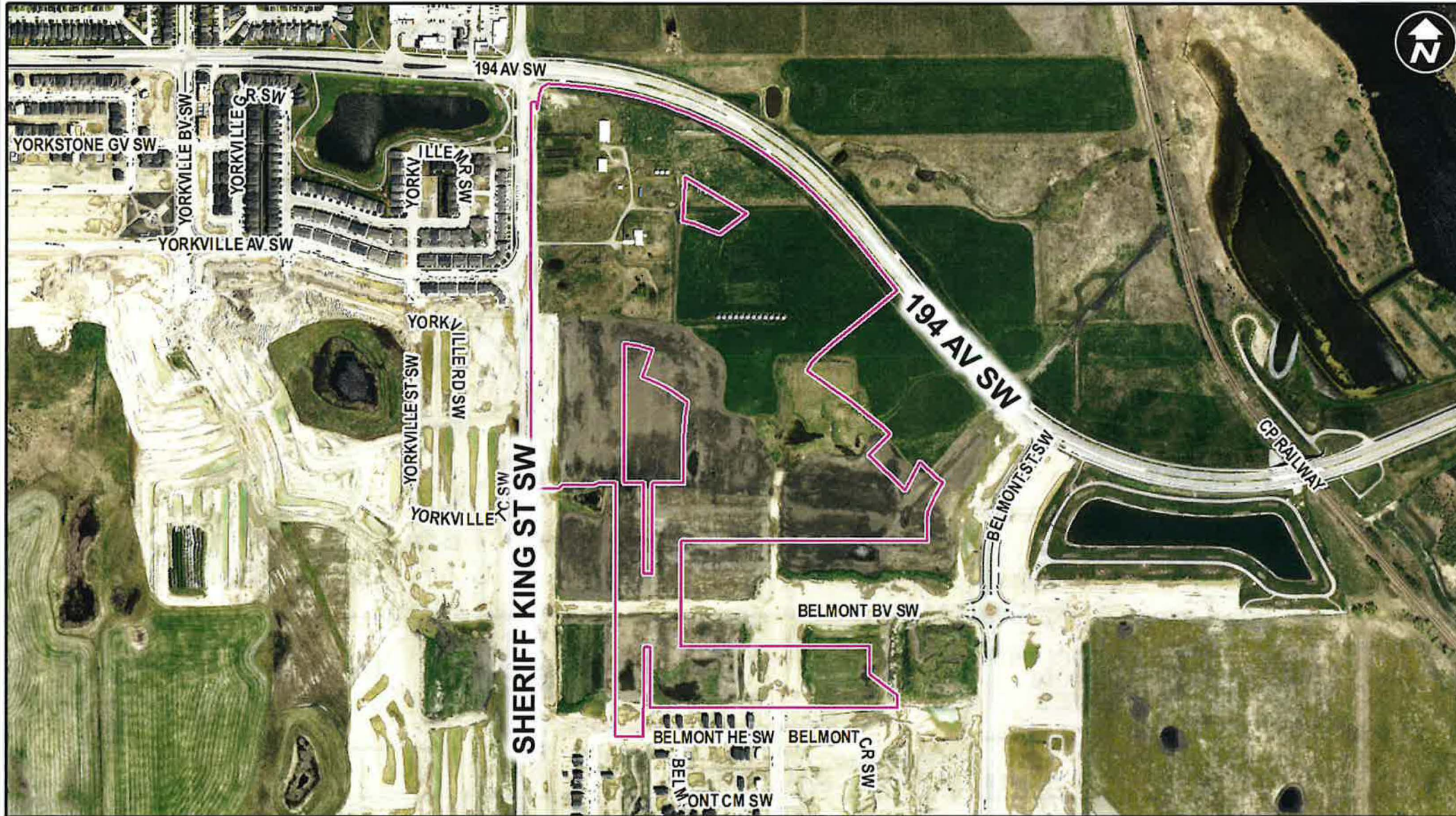
Distribution.

CITY CLERK'S DEPARTMENT

1

LOC2021-0038
Land Use Amendment
July 26, 2021

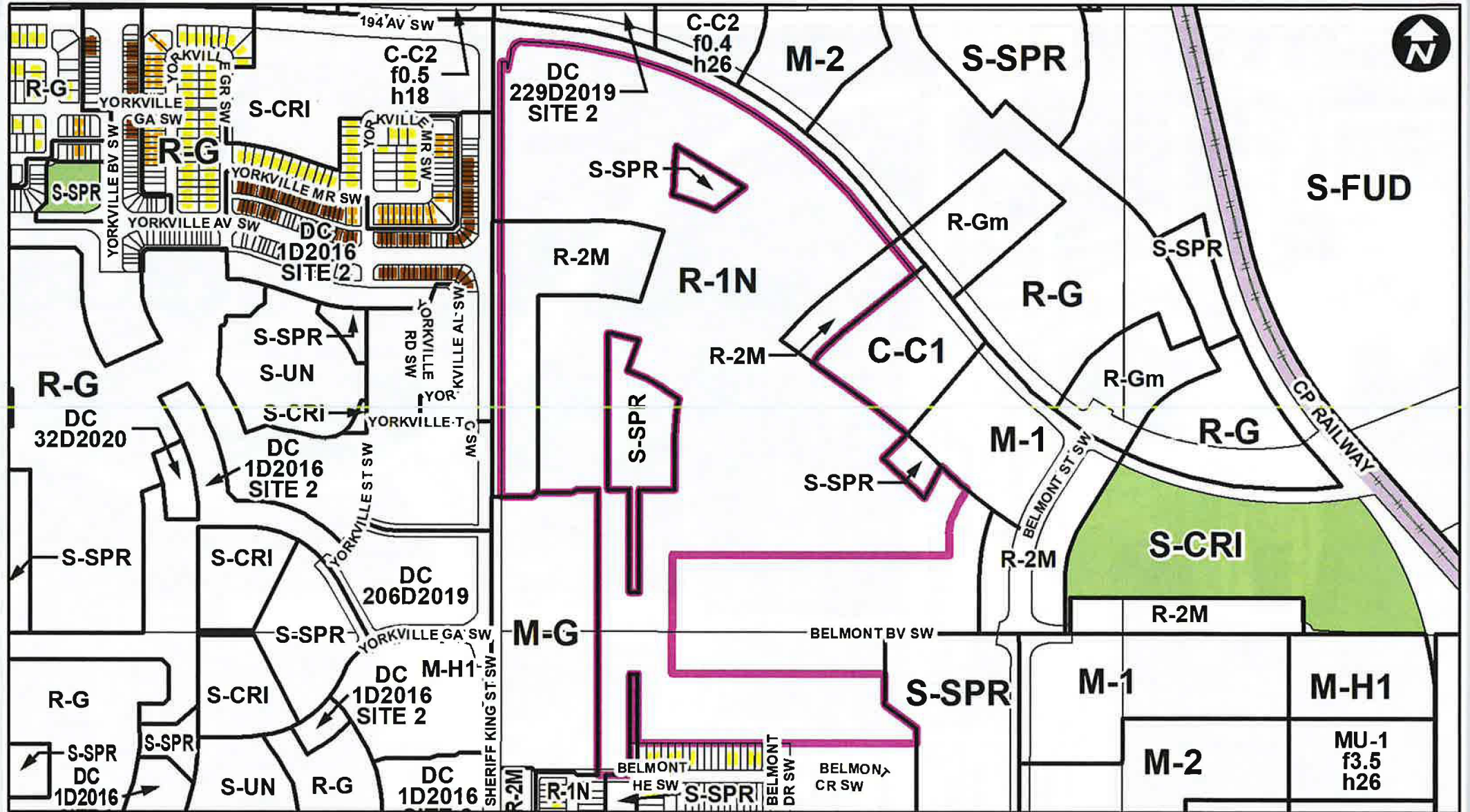


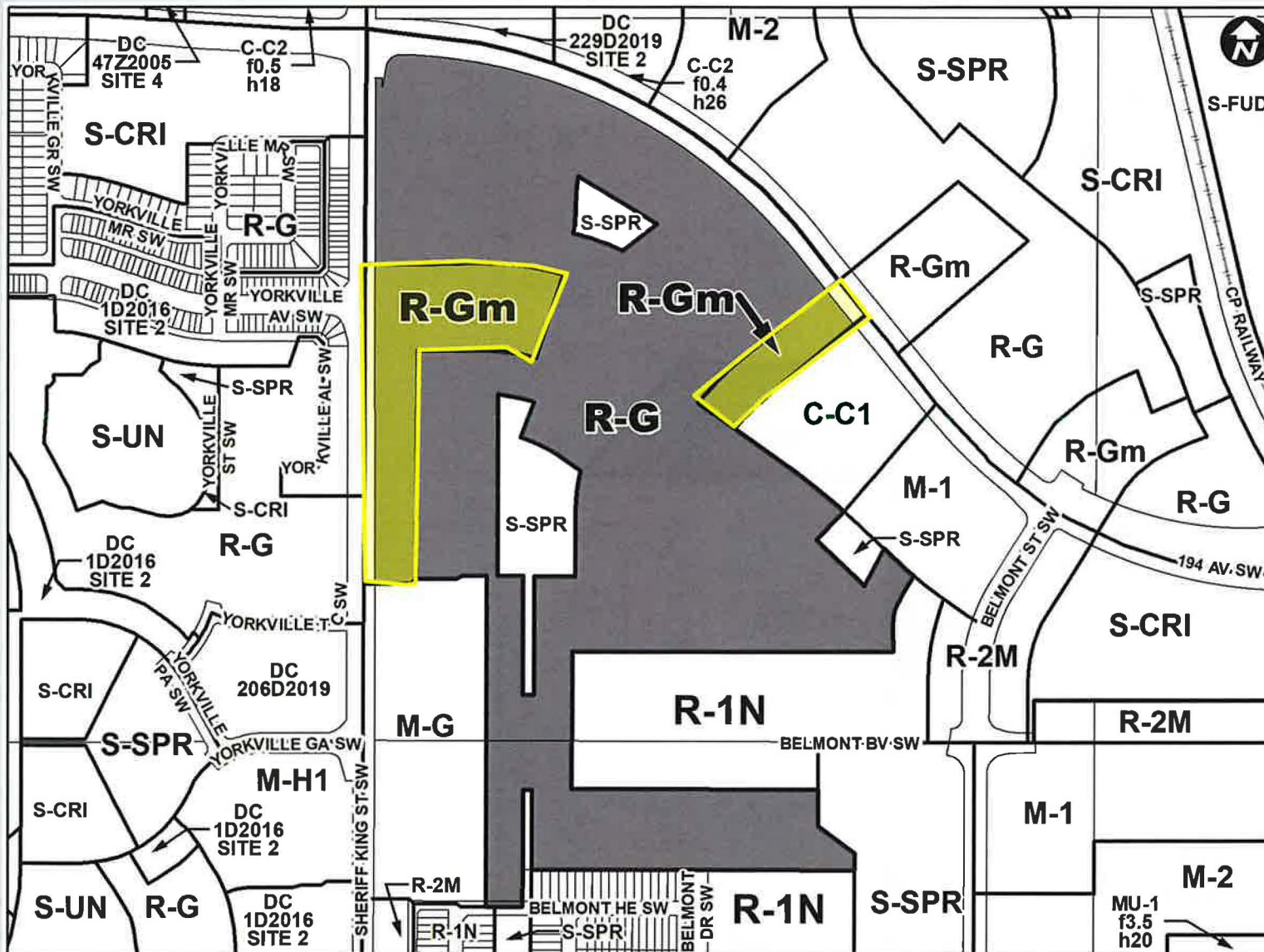


Parcel Size:
35.56 ha

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



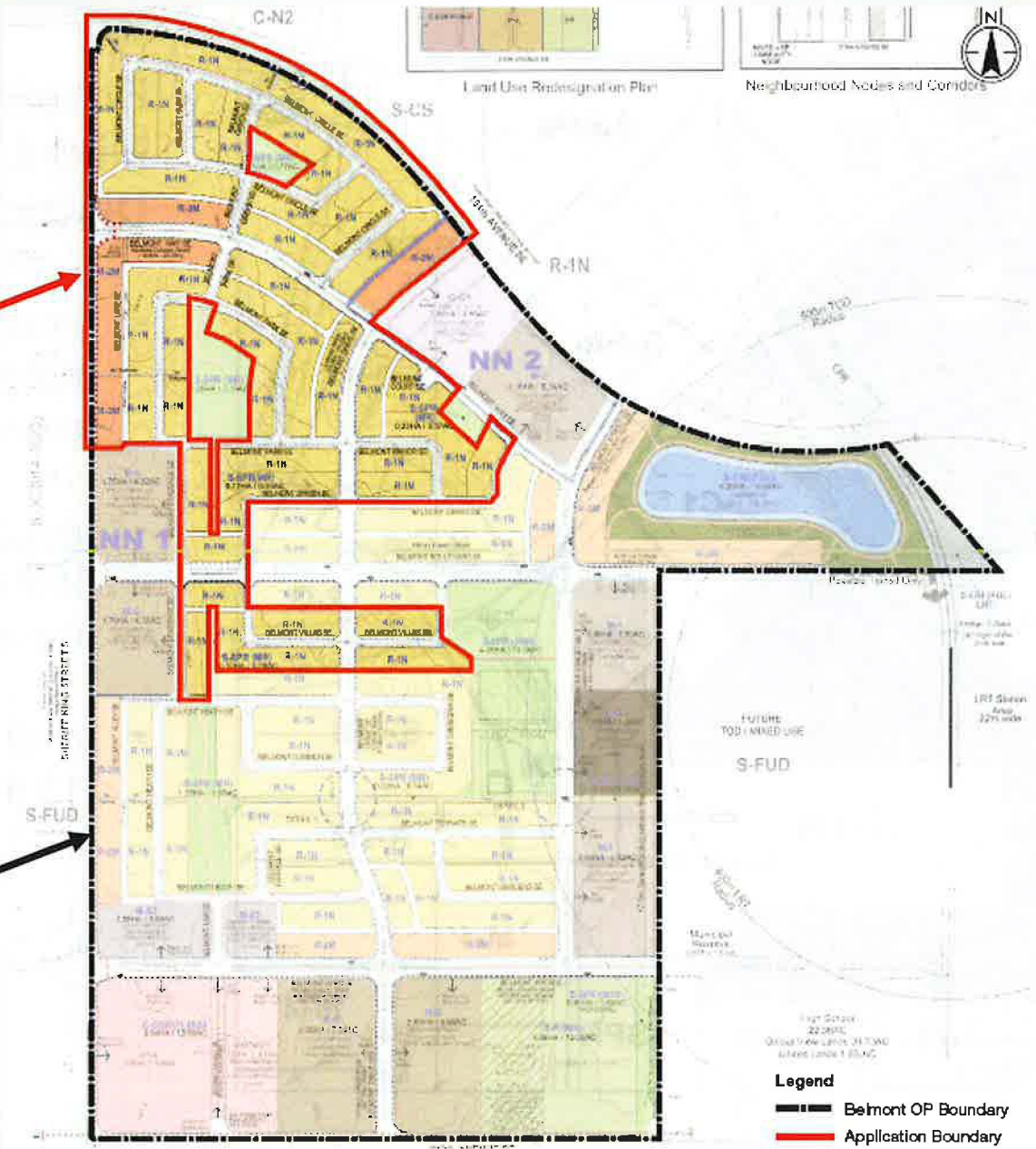


Residential – Low Density Mixed Housing (R-G) (R-Gm) District:

- intended to apply to low density neighbourhoods within the developing area;
- accommodates a wide range of low density residential development; and
- maximum building height of 12 metres.

Subject Application Boundary

Previously Approved Belmont Area Boundary



Calgary Planning Commission's Recommendation:

That Council:

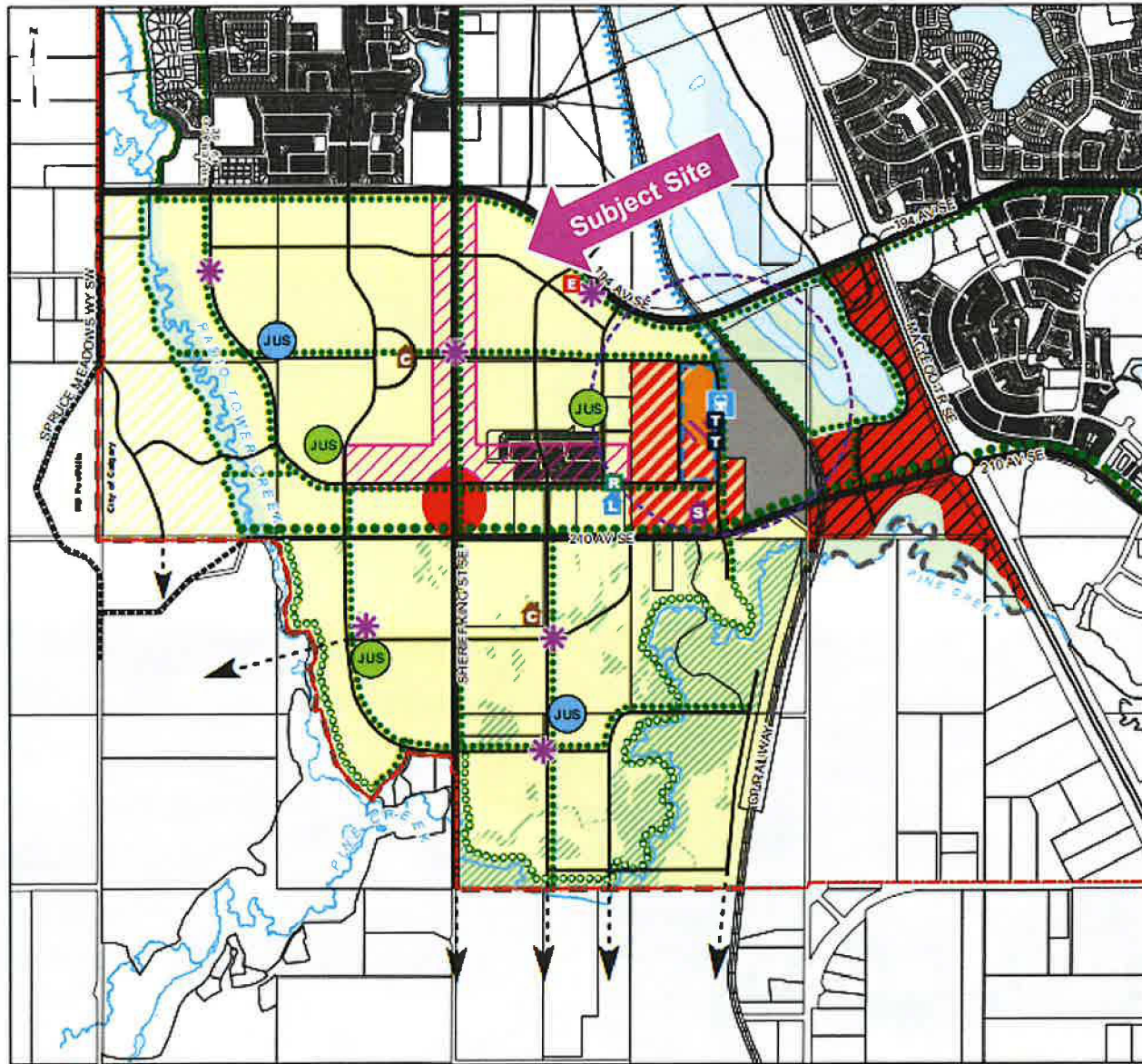
1. Give three readings to **Proposed Bylaw 115D2021** for the redesignation of 33.56 hectares \pm (82.92 acres \pm) located 19600 Sheriff King Street SW and 480 - 210 Avenue SW (Portion of N1/2 Section 15-22-1-5; Portion of SW1/4 Section 15-22-1-5) from Residential – Narrow Parcel One Dwelling (R-1N) District and Residential – Low Density Multiple Dwelling (R-2M) District to Residential – Low Density Mixed Housing (R-G) District and Residential – Low Density Mixed Housing (R-Gm) District.

Supplementary Slides

Map 4: Land Use Concept

APPROVED: 10P2014
 AMENDED: 15P2019

West Macleod Area Structure Plan



- Legend**
- Study Area Boundary
 - City Limits
 - Residential Area
 - Residential Area of Interest
 - High Density/ Mixed Use
 - Medium Density/ Mixed Use
 - Mixed Use Community Node
 - Gateway Planning Area
 - Conservation Study Area (subject to further review)
 - LRT Station and Facilities
 - Main Street Retail Area
 - Active Connectivity Area



View of Site Looking SOUTH on 194 AV SW



View of Site Looking EAST on Sheriff King ST SW