



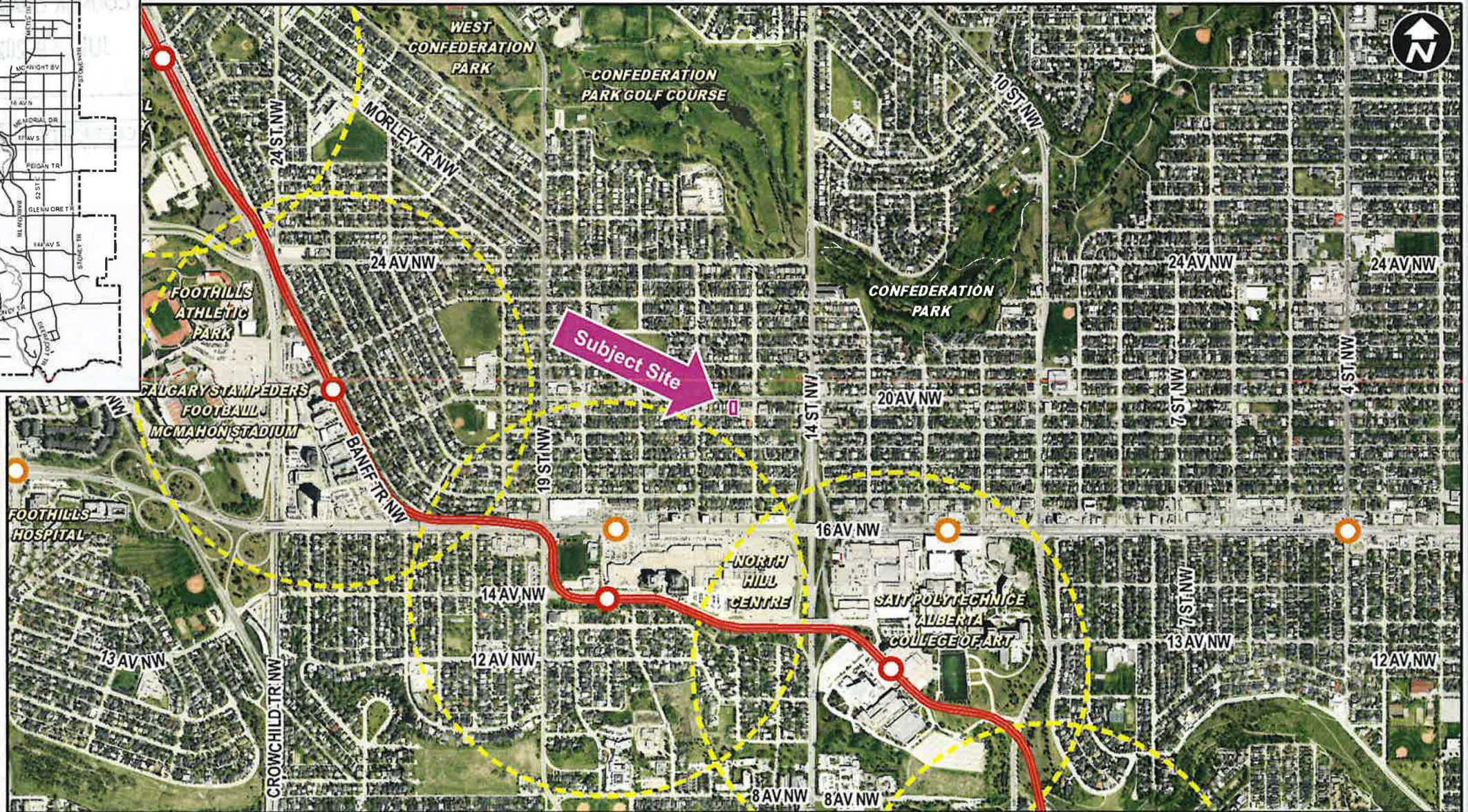
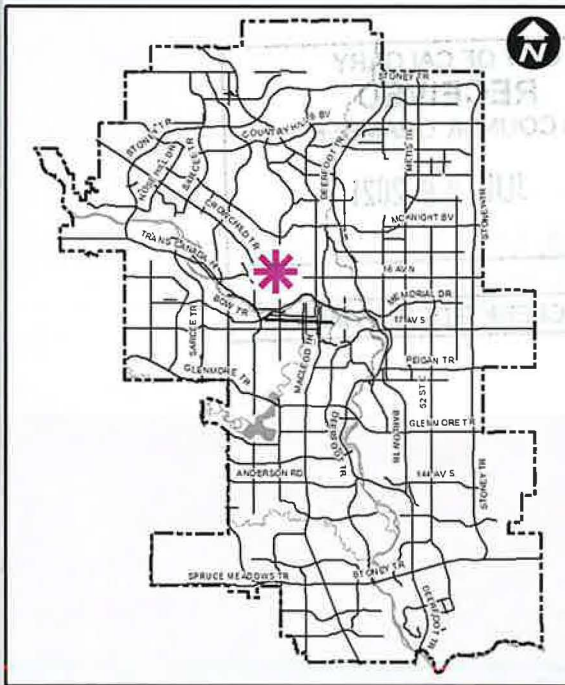
Public Hearing of Council

Agenda Item: 8.1.6

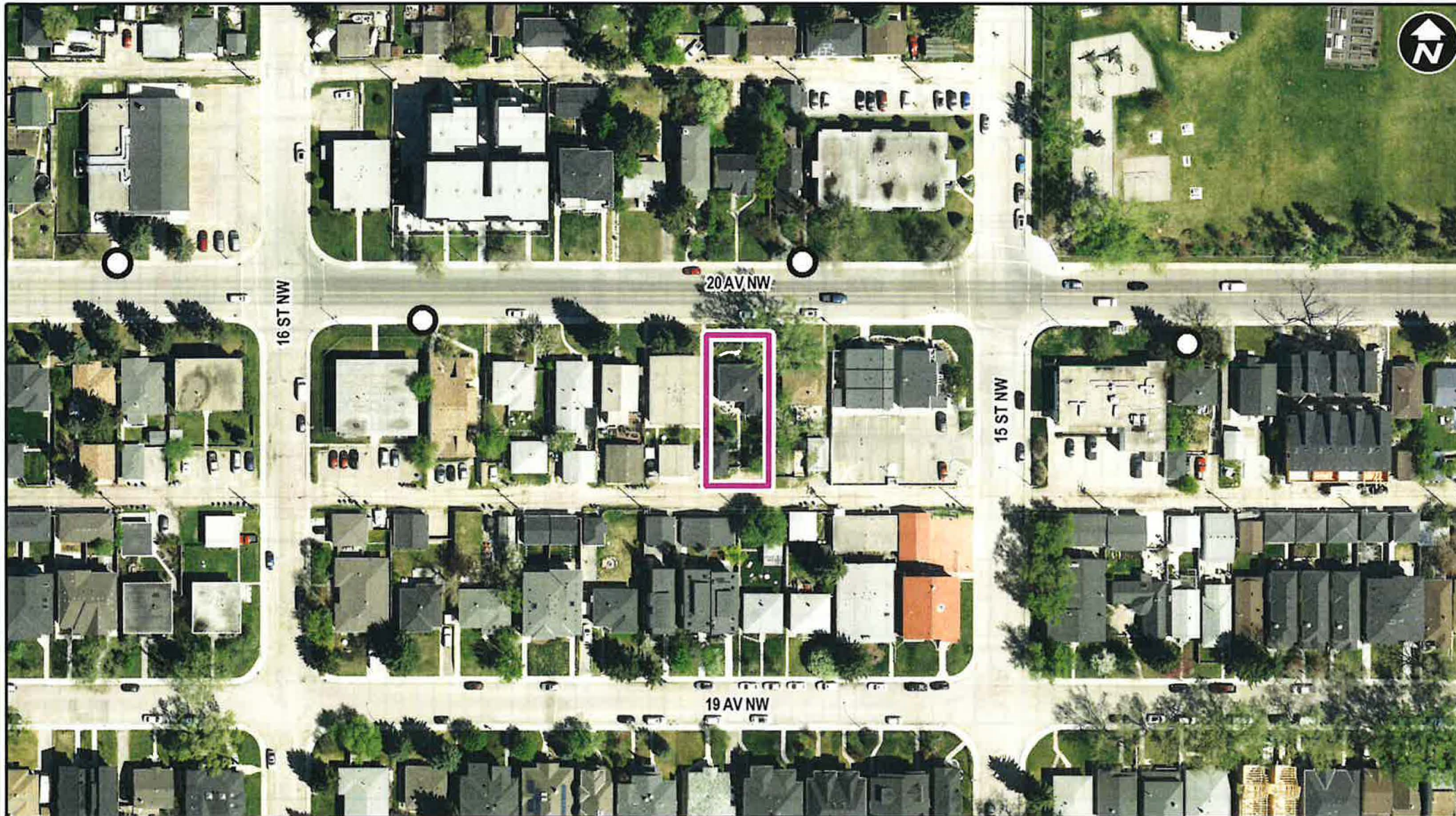
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 26 2021
ITEM: 8.1.6 CPC2021-0756
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0004
Land Use Amendment
July 26, 2021



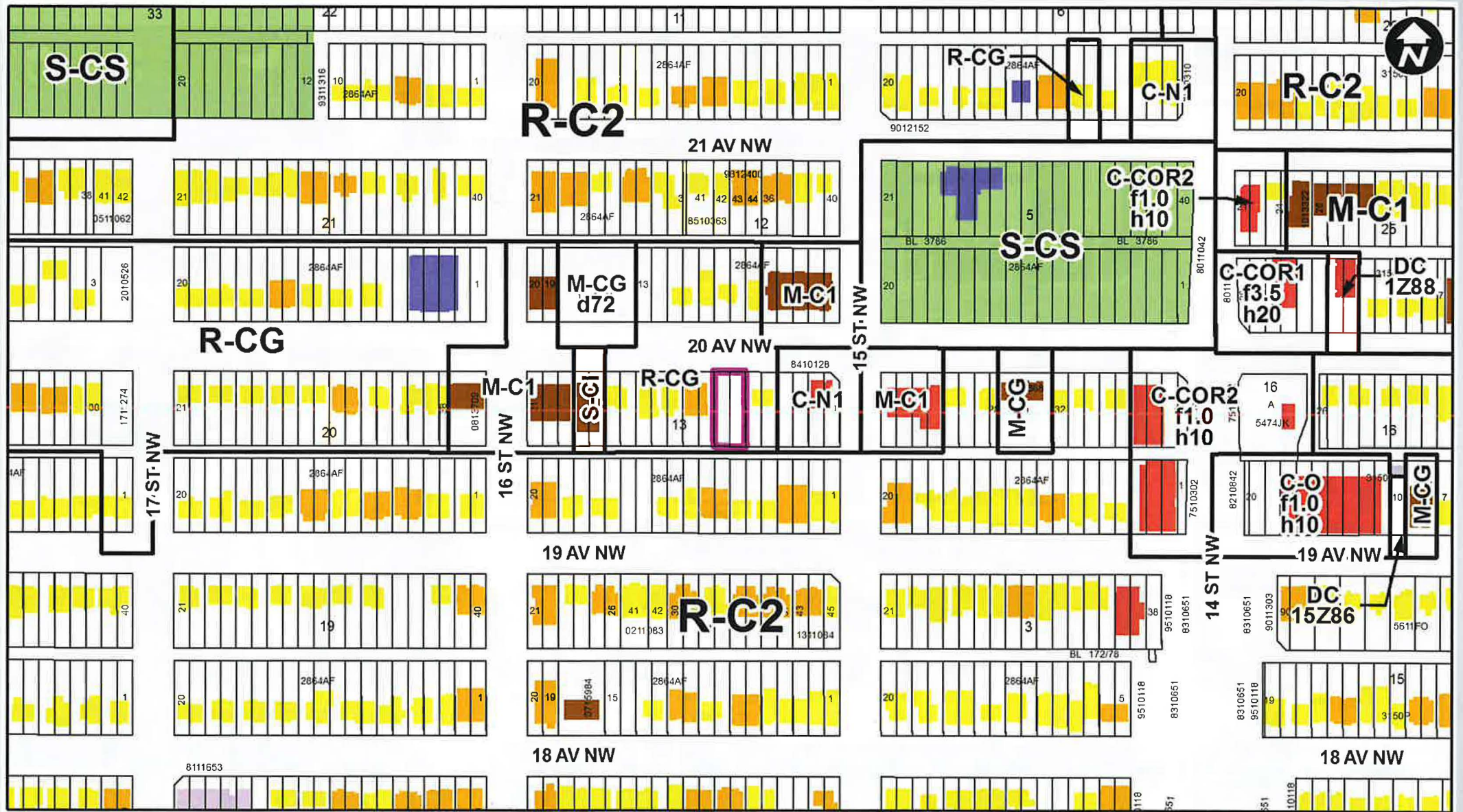
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

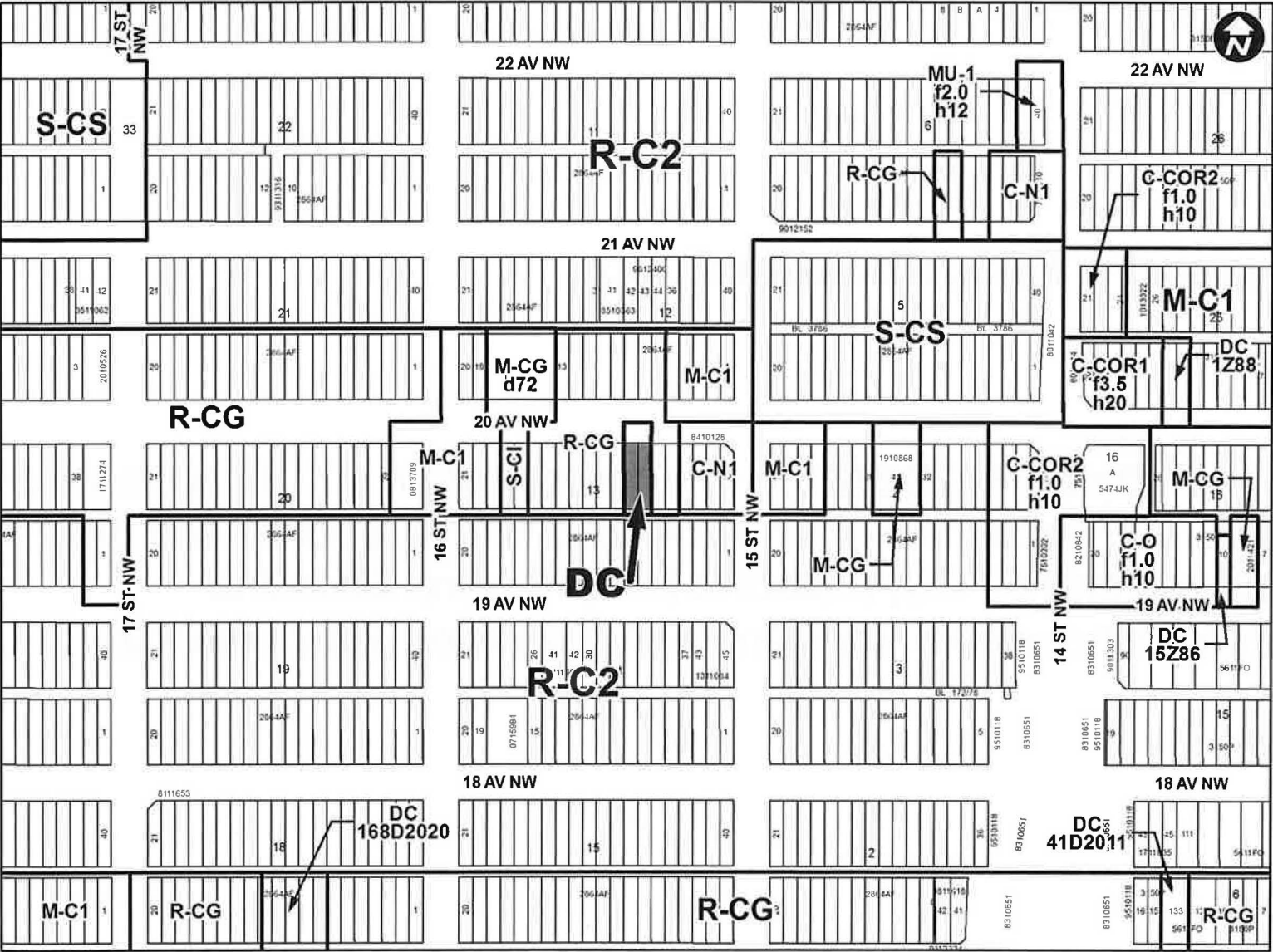


Parcel Size:

**0.55 ha
15m x 38m**

- 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 DC District:

- Base District of Residential Contextual – Grade Oriented District (R-CG)
- Defines two new uses: Grade-Oriented Rowhouse and Basement Secondary Suite
- Density remains 75 units per hectare

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 102D2021** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 1615 – 20 Avenue NW (Plan 2864AF, Block 12, Lots 33 and 34) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 2).

Supplementary Slides

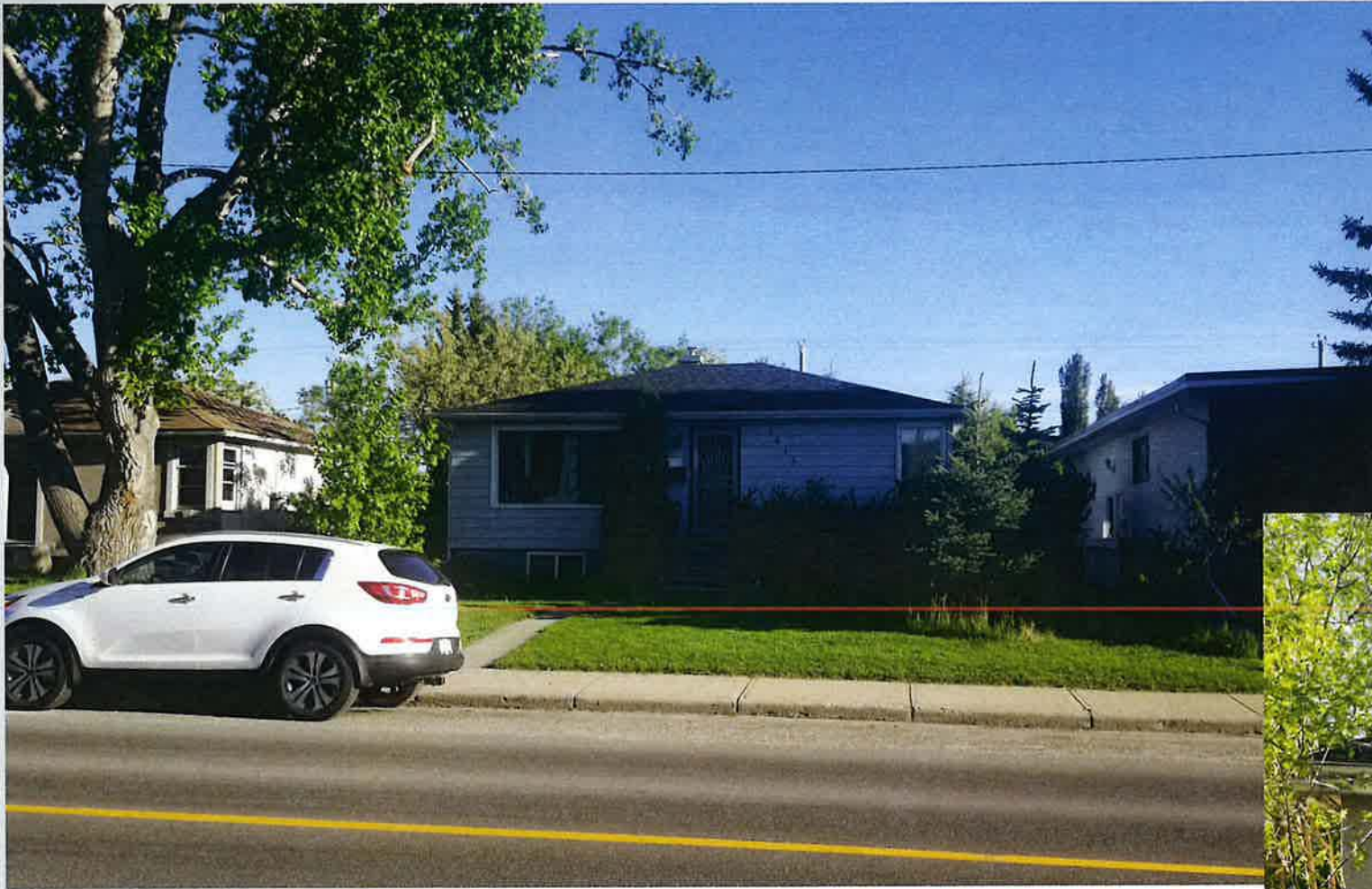


Figure 1: Rendering of the Proposed Development



Urban Structure
(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

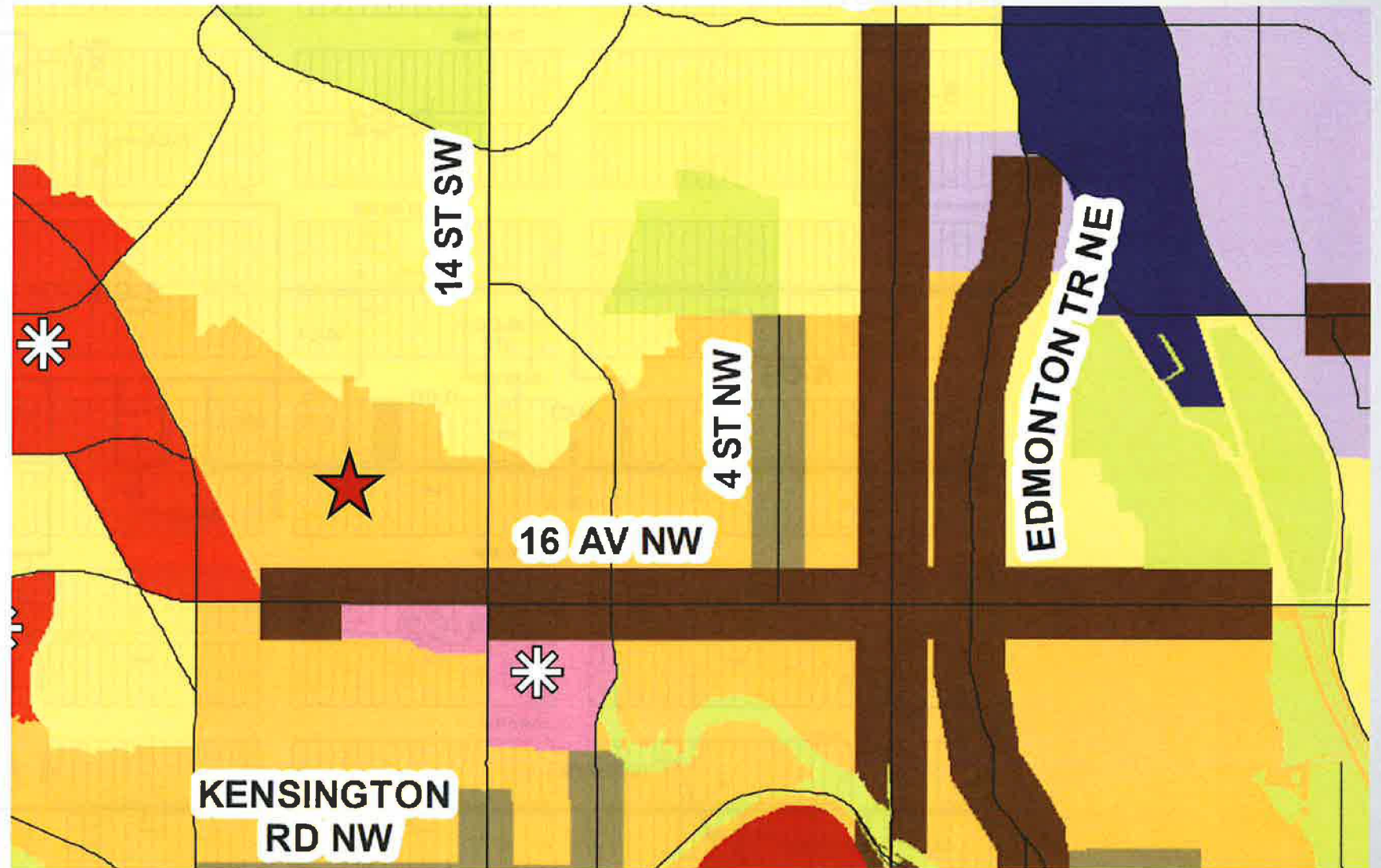
- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits



Subject Site

