

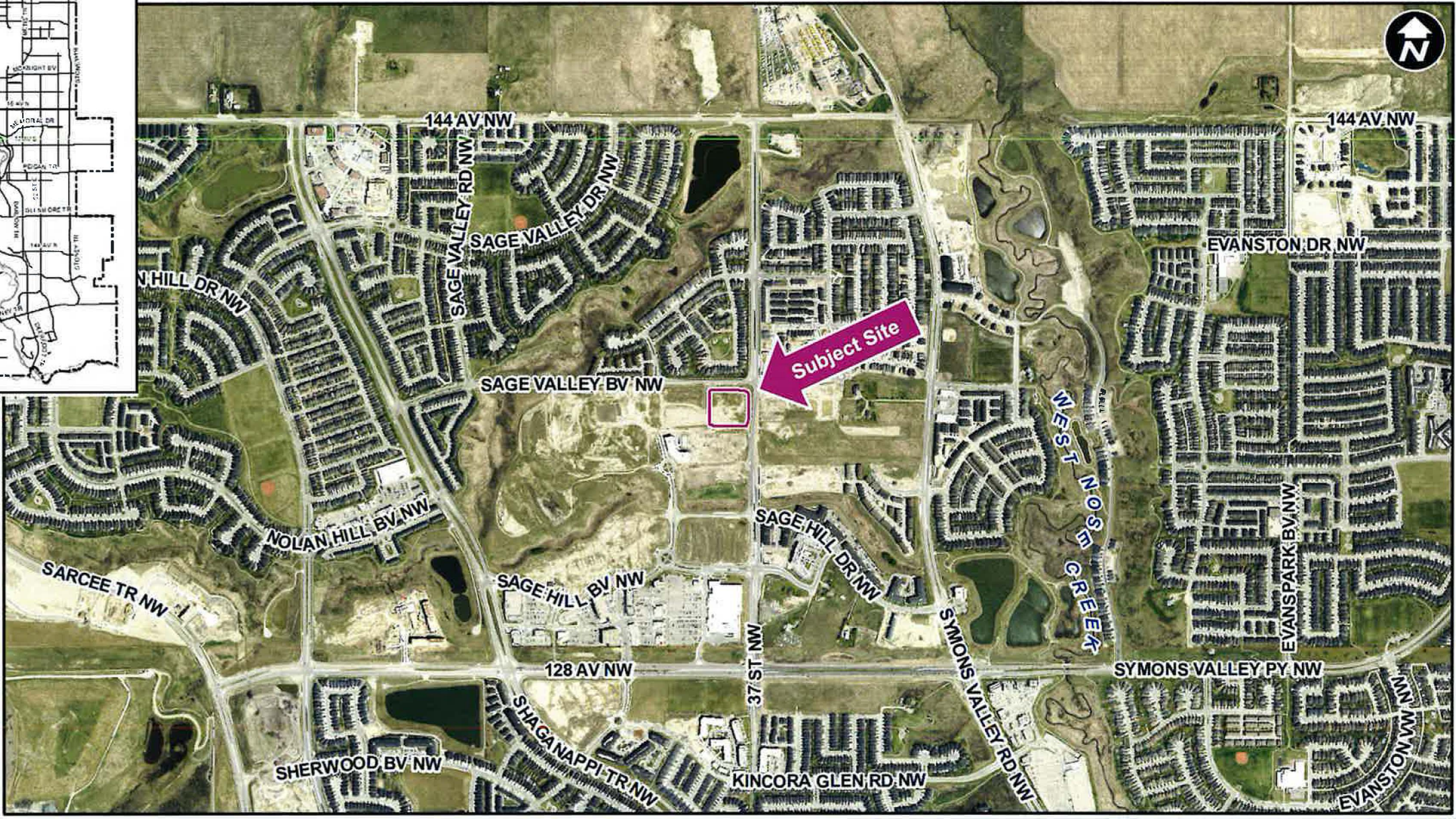
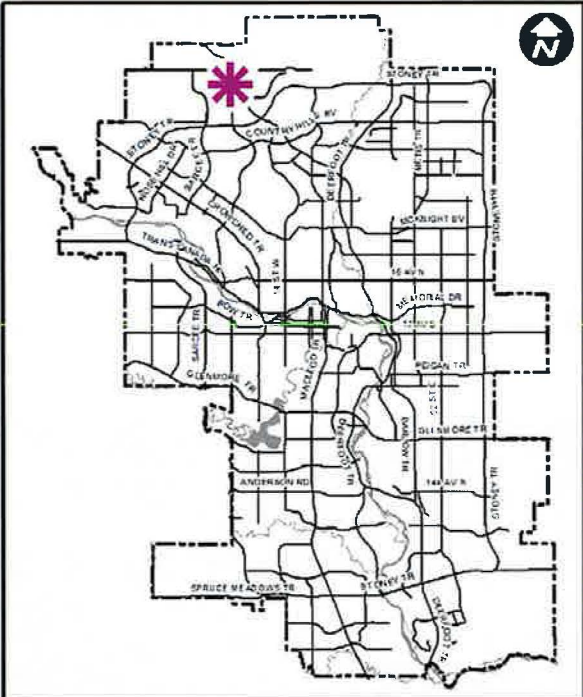


Calgary Planning Commission

Agenda Item: 7.2.2

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 21 2022
ITEM: 7.2.2 CPC2022-0458
Distribution - Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0178
Land Use Amendment
April 21, 2022

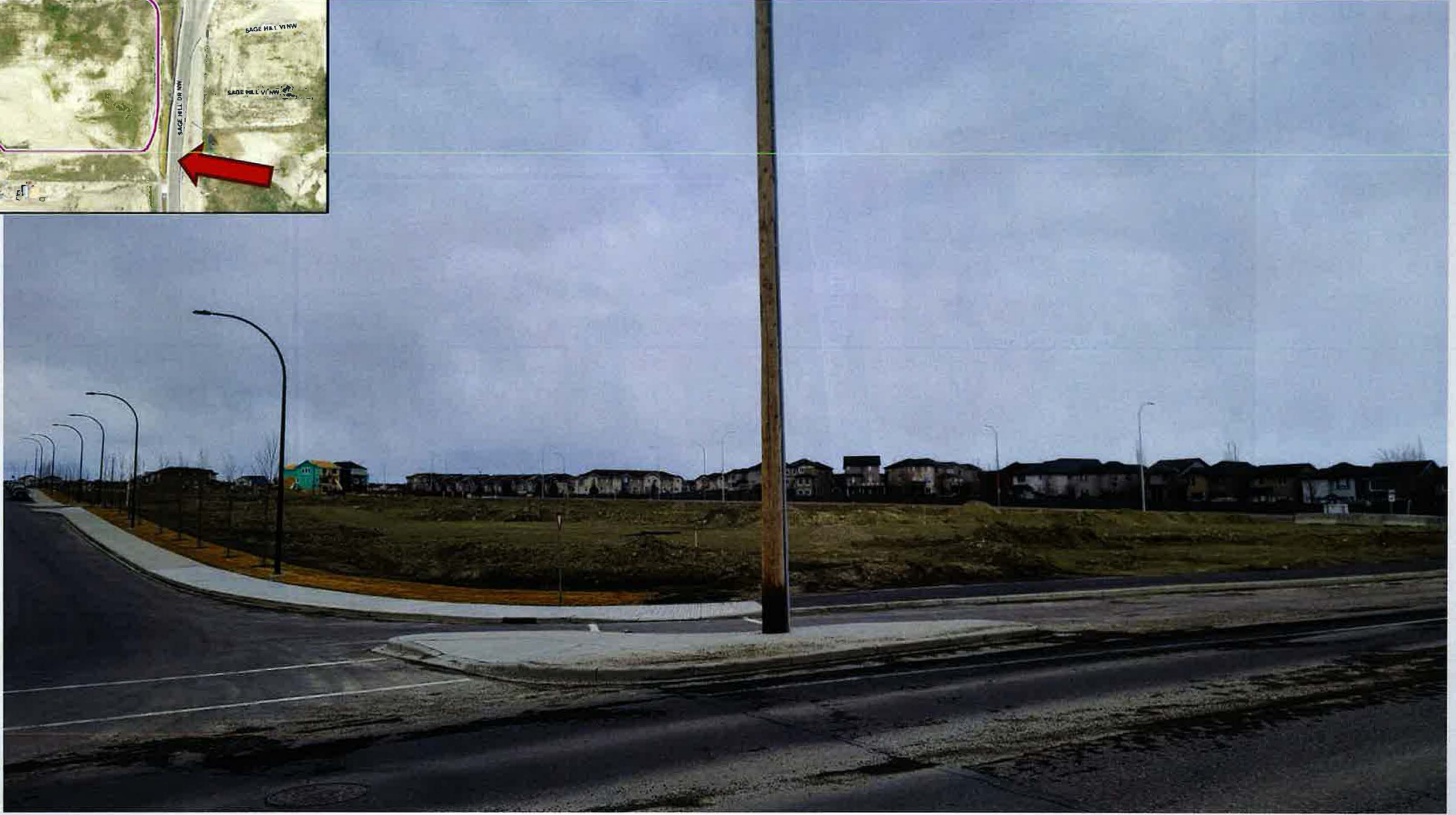


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

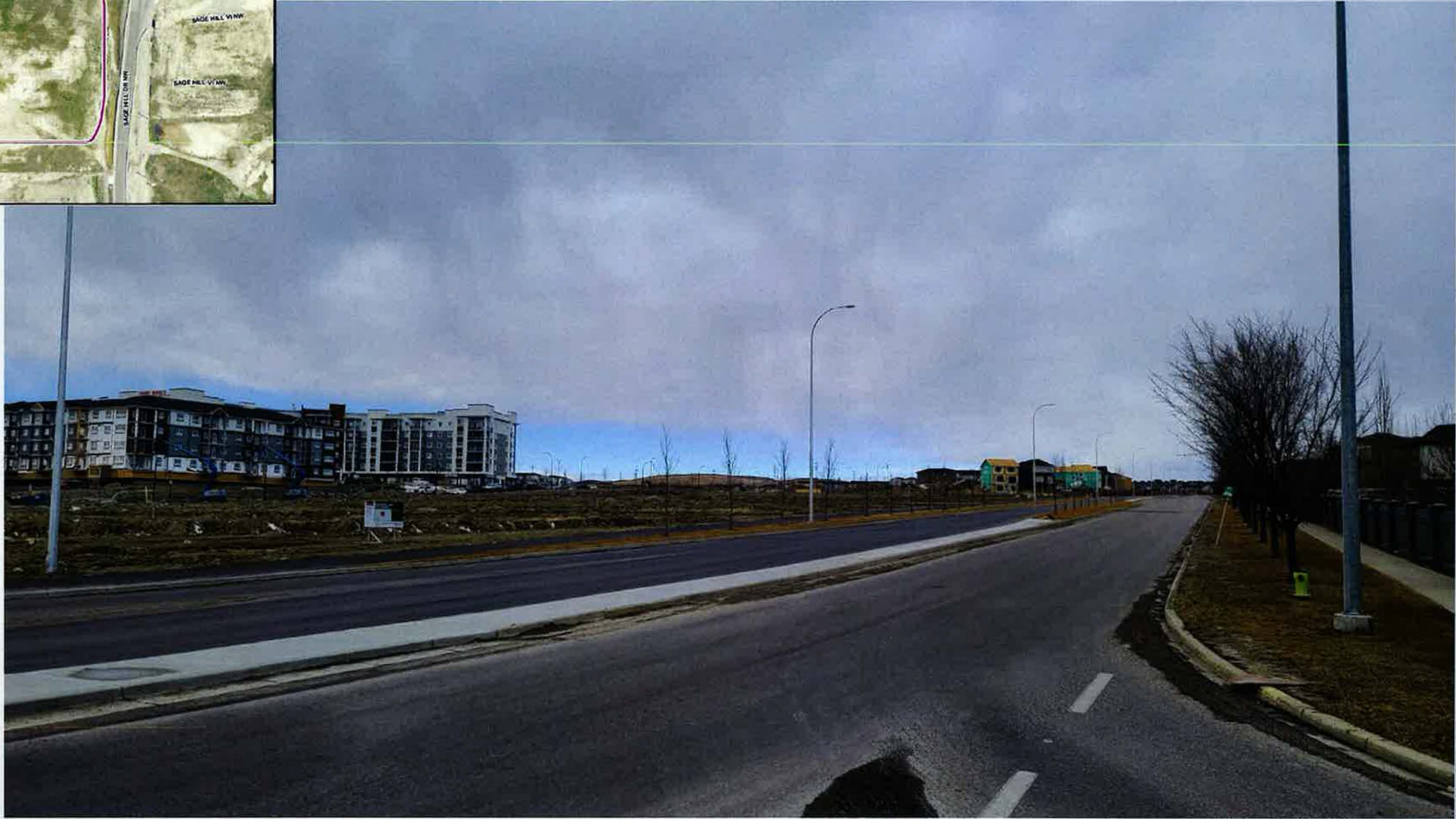


Parcel Size:

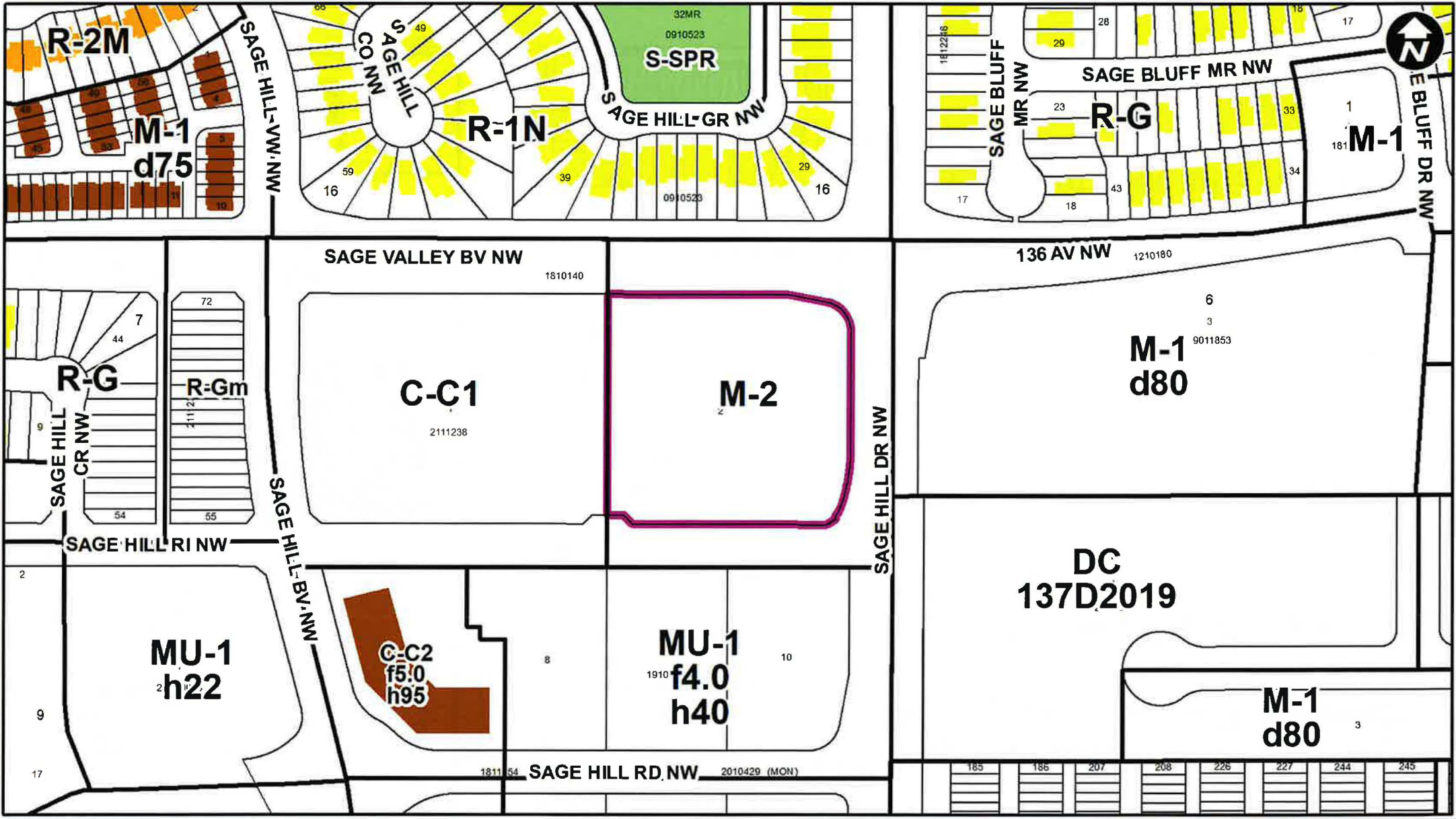
1.29 ha
118 m x 111 m

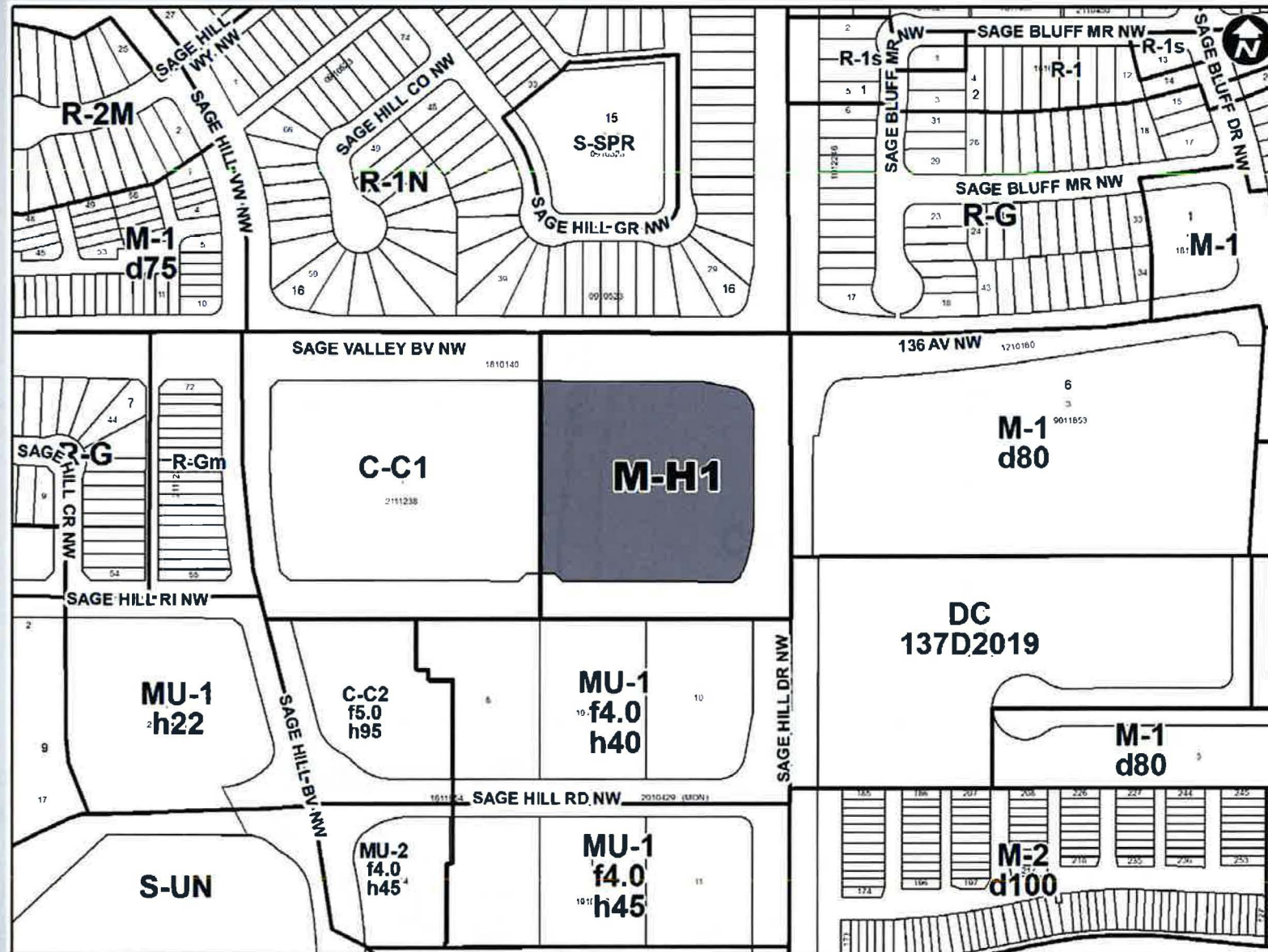






- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed Multi-Residential – High Density Low Rise (M-H1) District:

- High Density Residential District
- Multi-residential development
- Maximum building height of 26 metres (approx. 6-8 storeys)
- No maximum density
- Maximum floor area ratio of 4.0

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 1.29 hectares \pm (3.19 acres \pm) located at 30 Sage Hill Row NW (Plan 2111238, Block 6, Lot 2) from Multi-Residential – Medium Profile (M-2) District to Multi-Residential – High Density Low Rise (M-H1) District.