

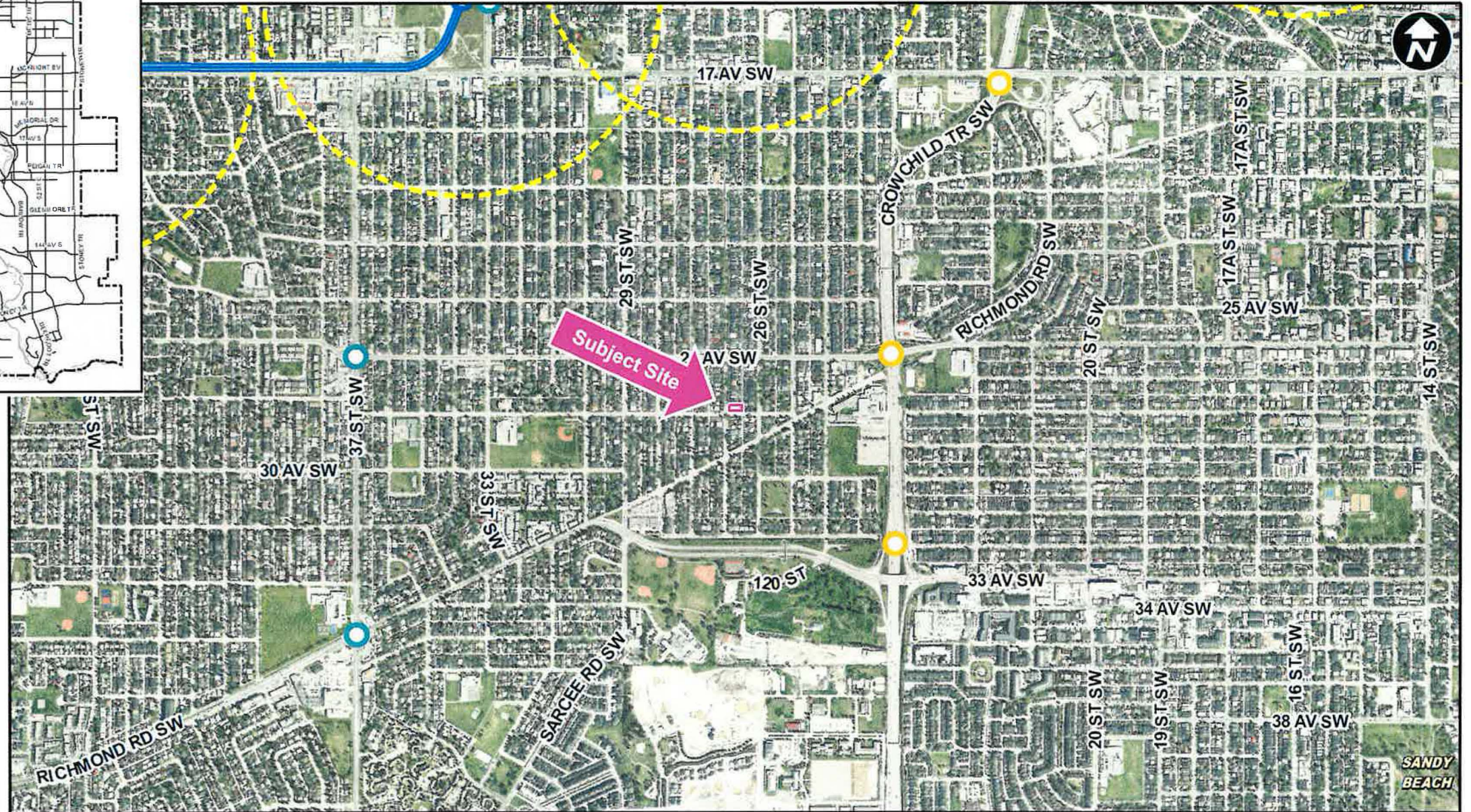
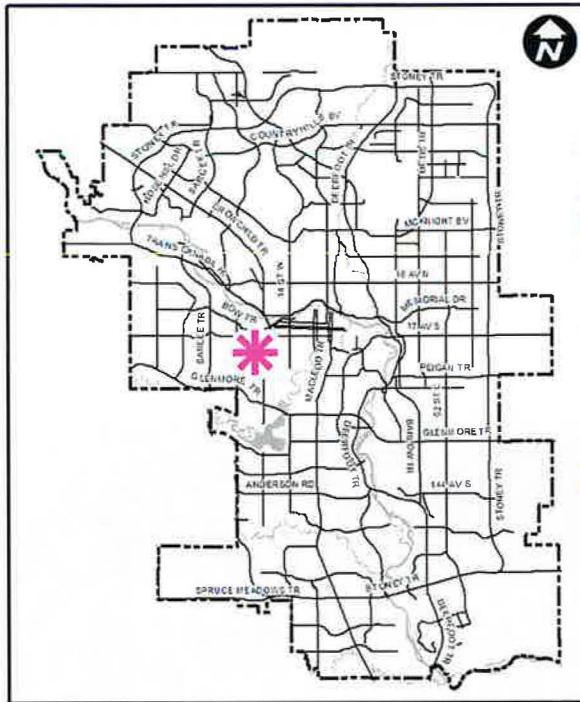


Public Hearing of Council

Agenda Item: 8.1.3

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 08 2022
ITEM: 8.1.3 CPC2022-0014
Distribution-Presentation
CITY CLERK'S DEPARTMENT

LOC2021-0146
Policy and Land Use Amendment
March 8, 2022



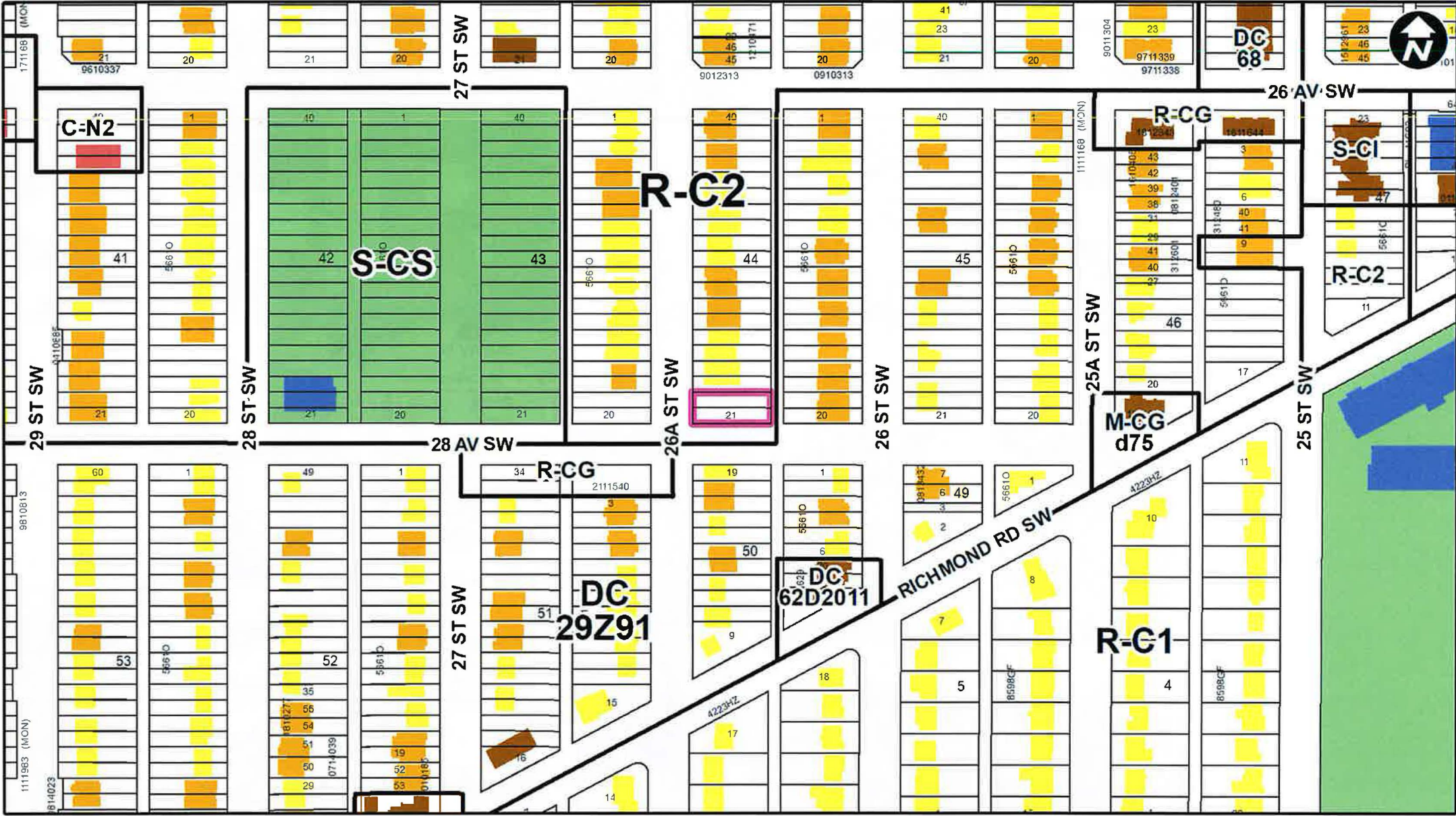
LEGEND

- 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

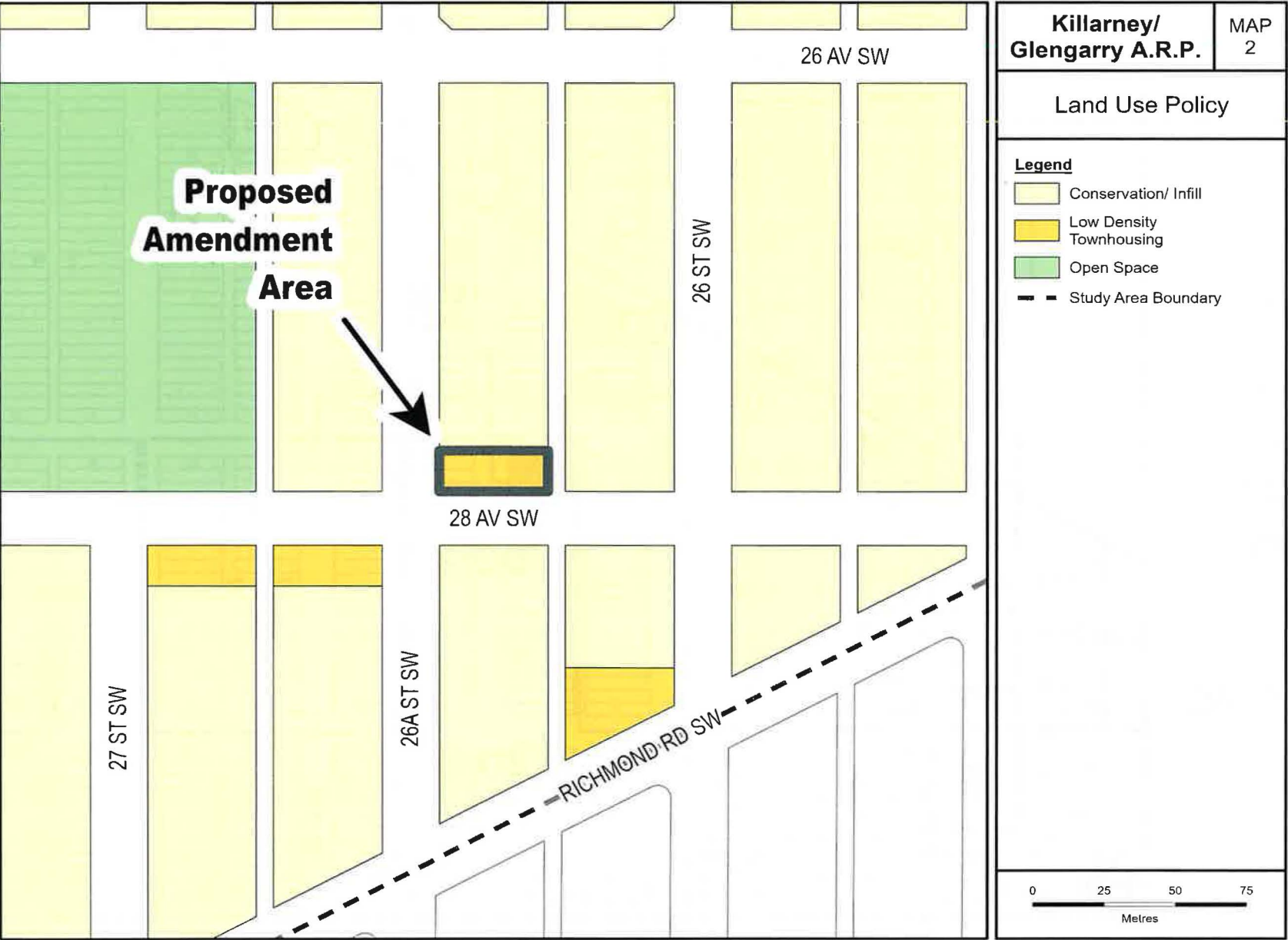
- LEGEND**
- Single Detached Dwelling
 - Semi-Detached / Duplex Dwelling
 - Rowhouse / Multi-Residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





Proposed R-CG District:

- Allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, and rowhouses.
- Maximum building height 11 metres (3 storeys).
- Maximum density 75 units/ha (4 dwelling units on the subject land).



Killarney/Glengarry Area Redevelopment Plan (ARP):

- Minor amendment to Map 2 to change the policy area / typology from *Conservation/ Infill* to *Low Density Townhousing*.

RECOMMENDATIONS:

That Council:

1. Give three readings to **Proposed Bylaw 14P2022** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 35D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2838 – 26A Street SW (Plan 5661O, Block 44, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides





