

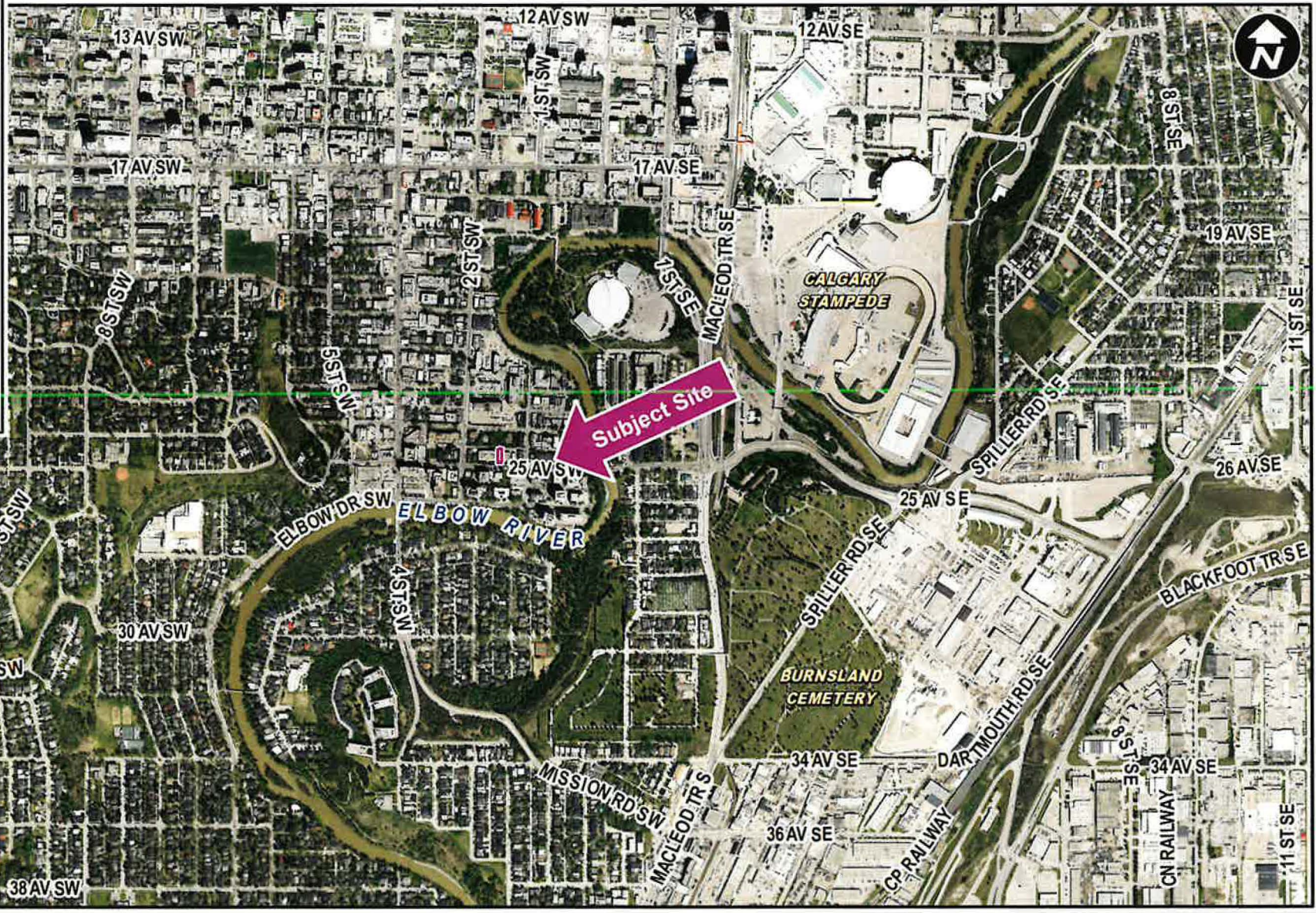
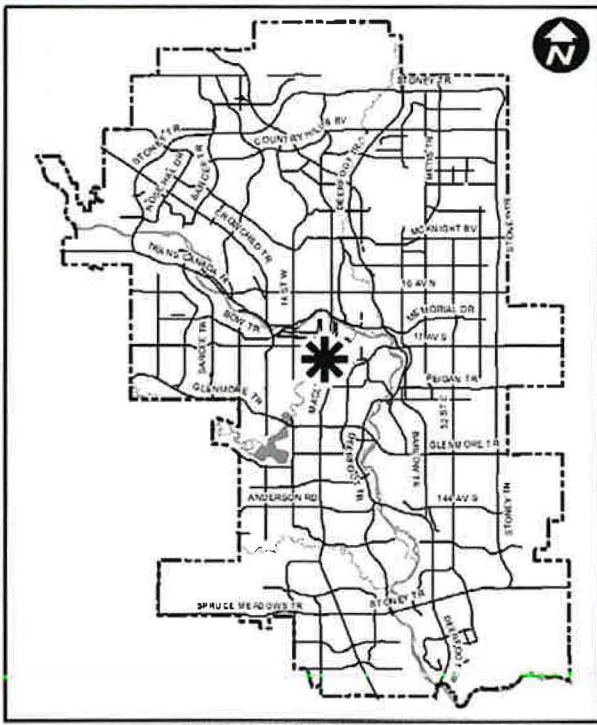


**Public Hearing of Council**  
**Agenda Item: 8.1.14**

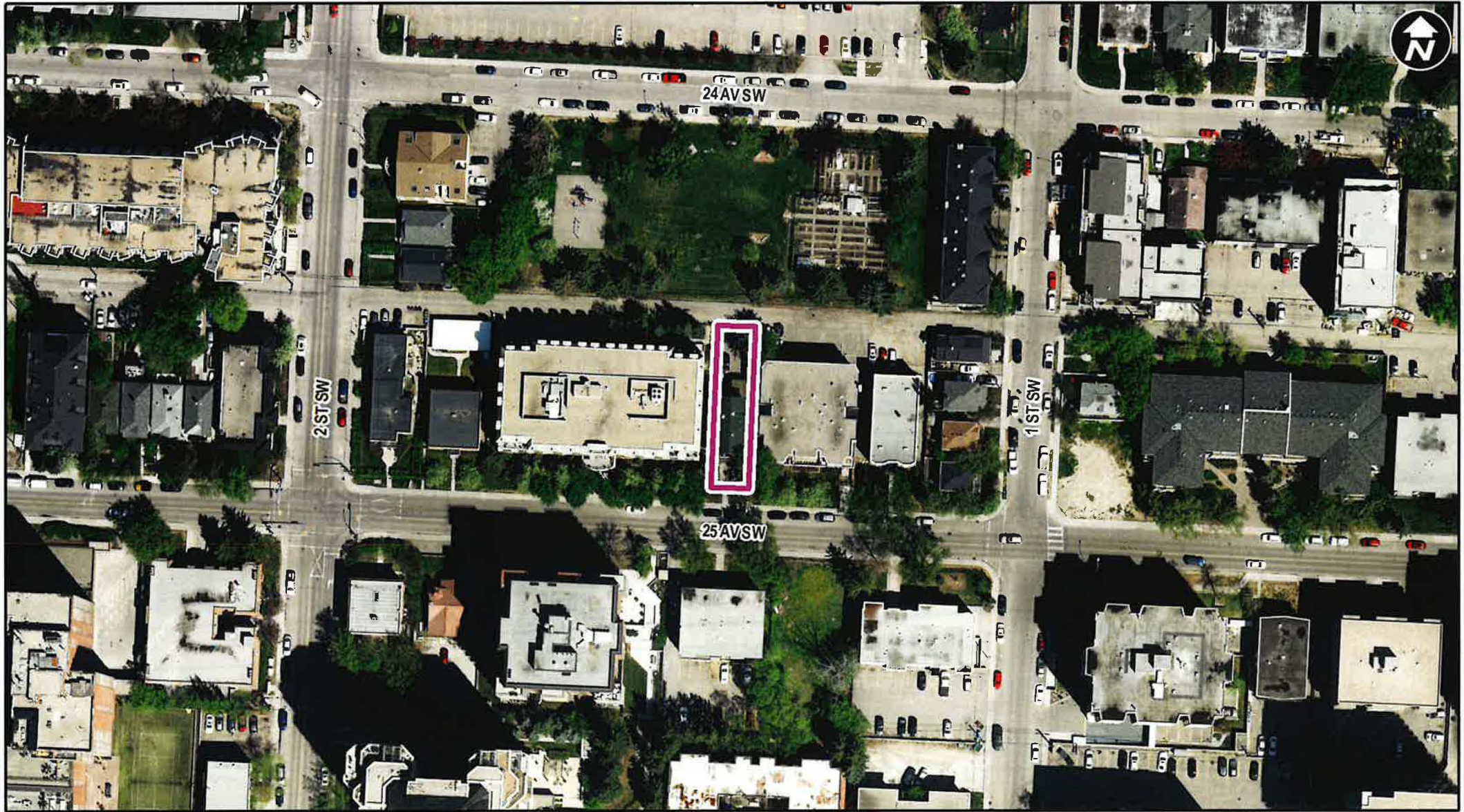
**LOC2020-0149**  
**Land Use Amendment**

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
APR 12 2021  
ITEM: 8.1.14 CPC21-0155  
Distribution  
CITY CLERK'S DEPARTMENT











- 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

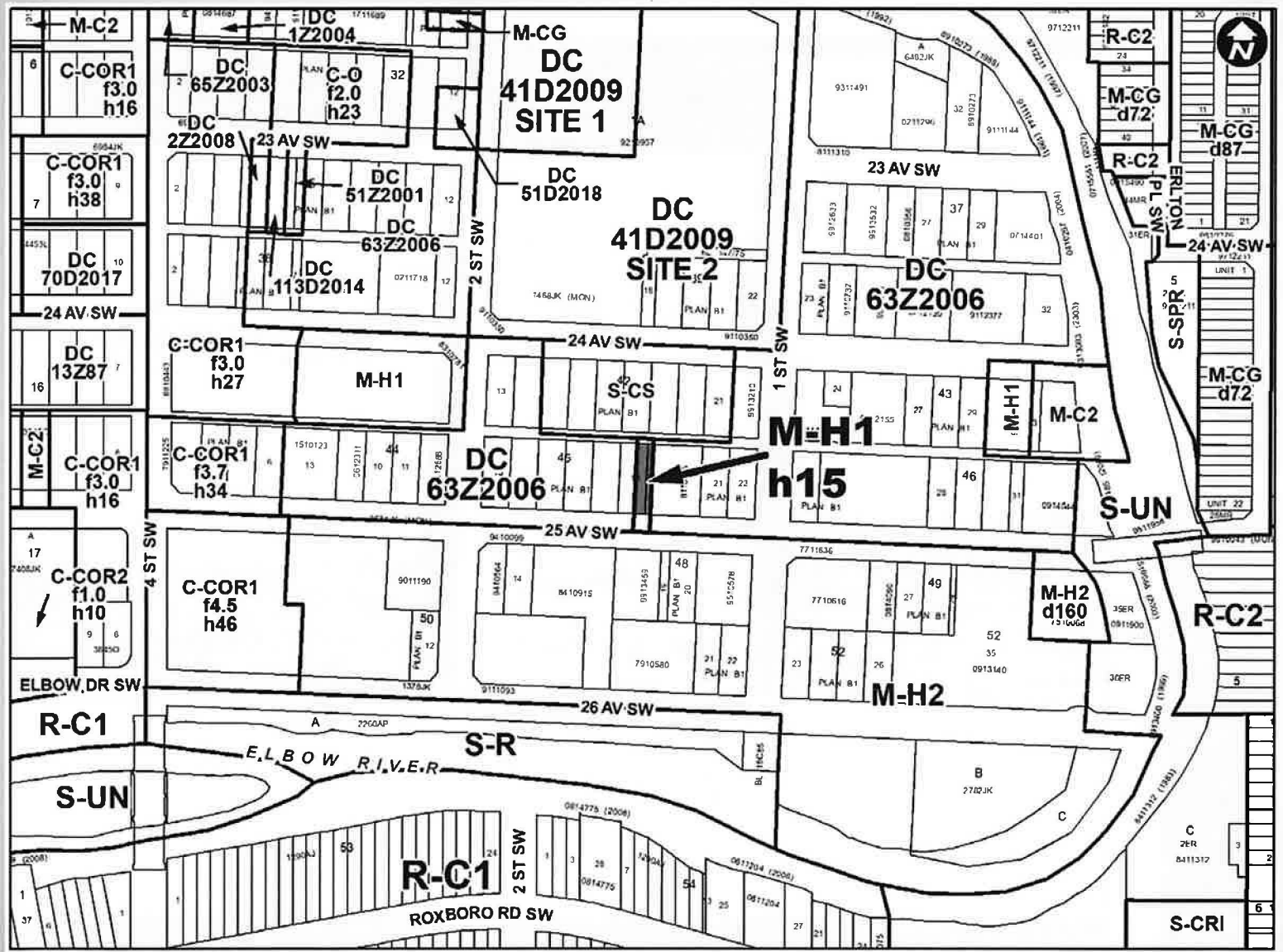


Actual Use

LOC2020-0149

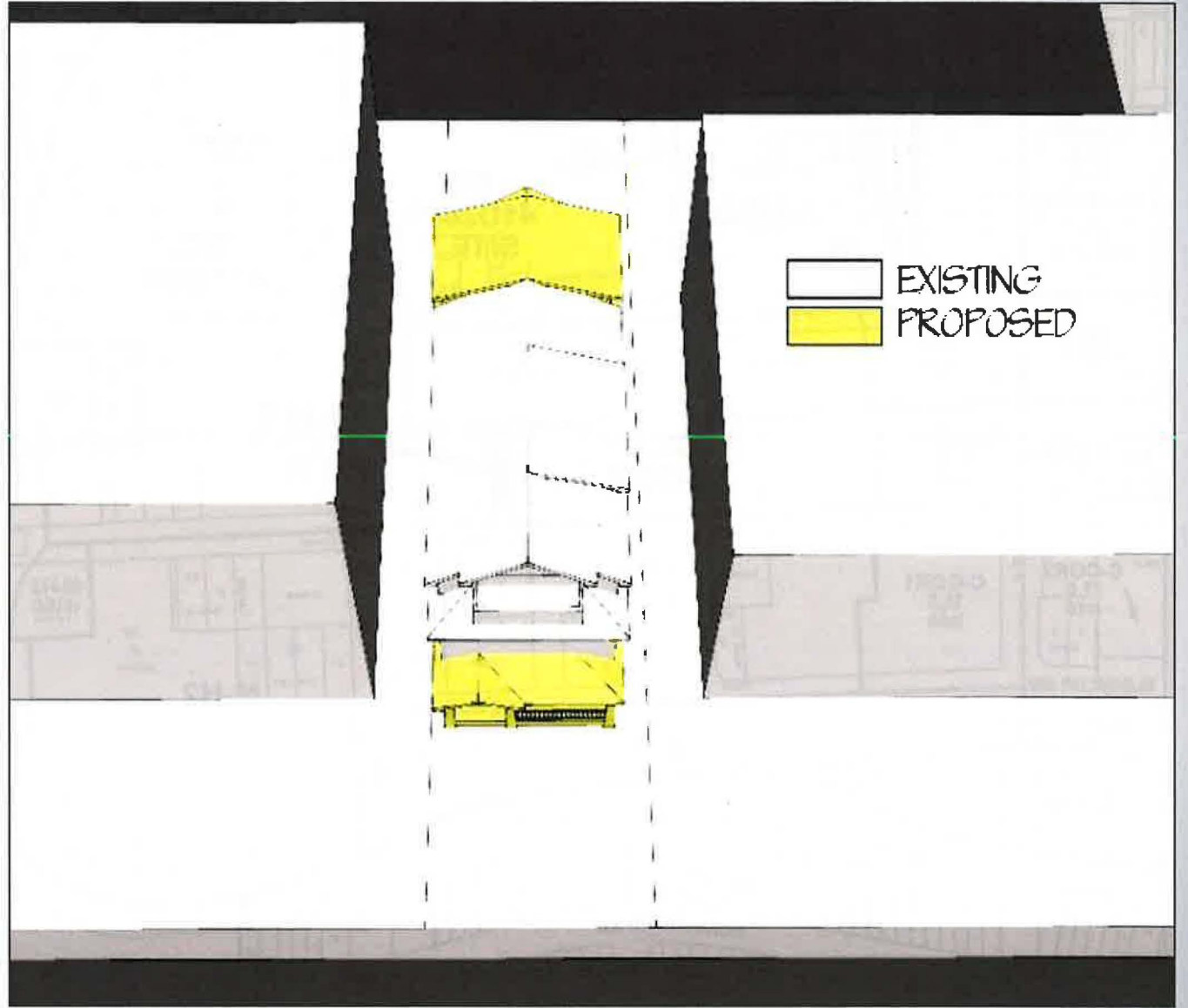
April 12, 2021





### Proposed Land Use:

- Multi-Residential – High Density Low Rise (M-H1h15) District
- Maximum height 15 metres
- To allow for the retention of existing home
- To allow for an office addition to be constructed
- DP under review



## Calgary Planning Commission's Recommendation:

That Council:

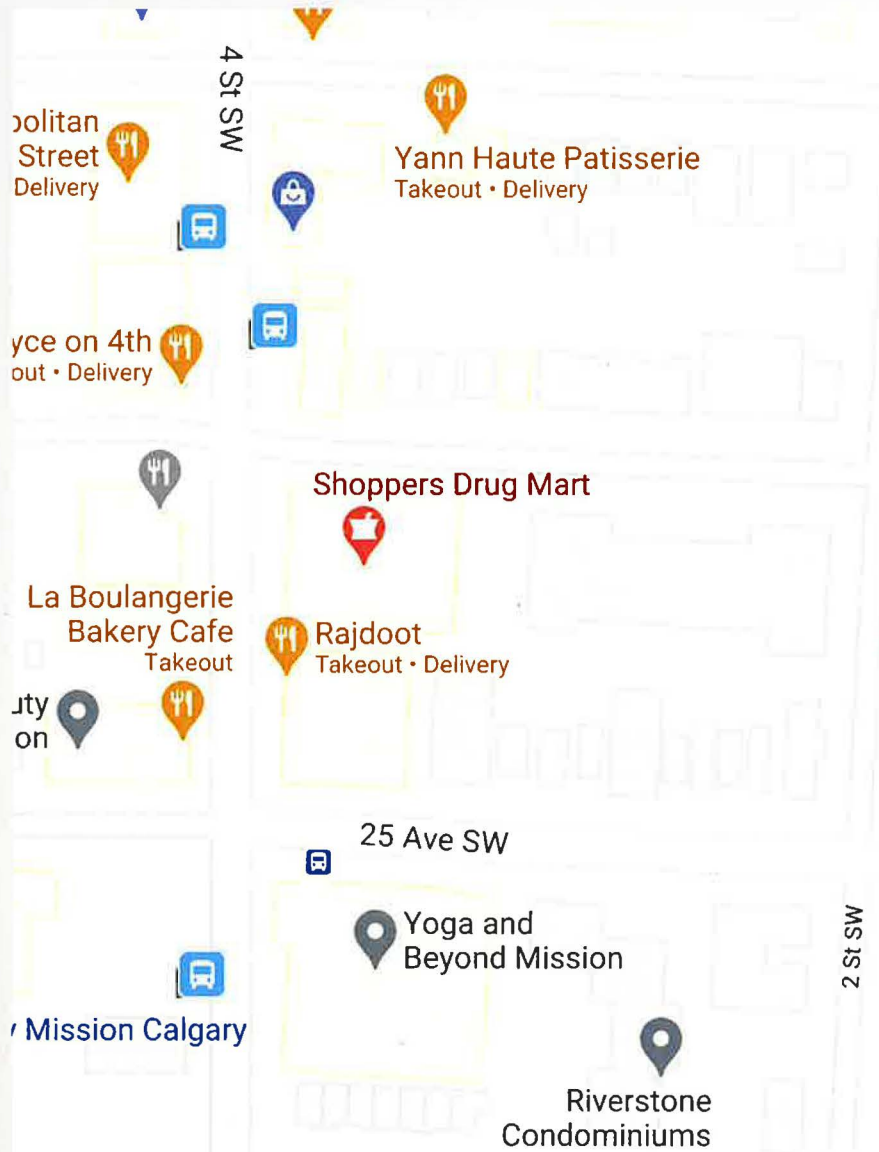
1. Give three readings to **Proposed Bylaw 53D2021** for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 216 - 25 Avenue SW (Plan B1, Block 45, Lots 18 and 19) from DC Direct Control District to Multi-Residential – High Density Low Rise (M-H1h15) District.



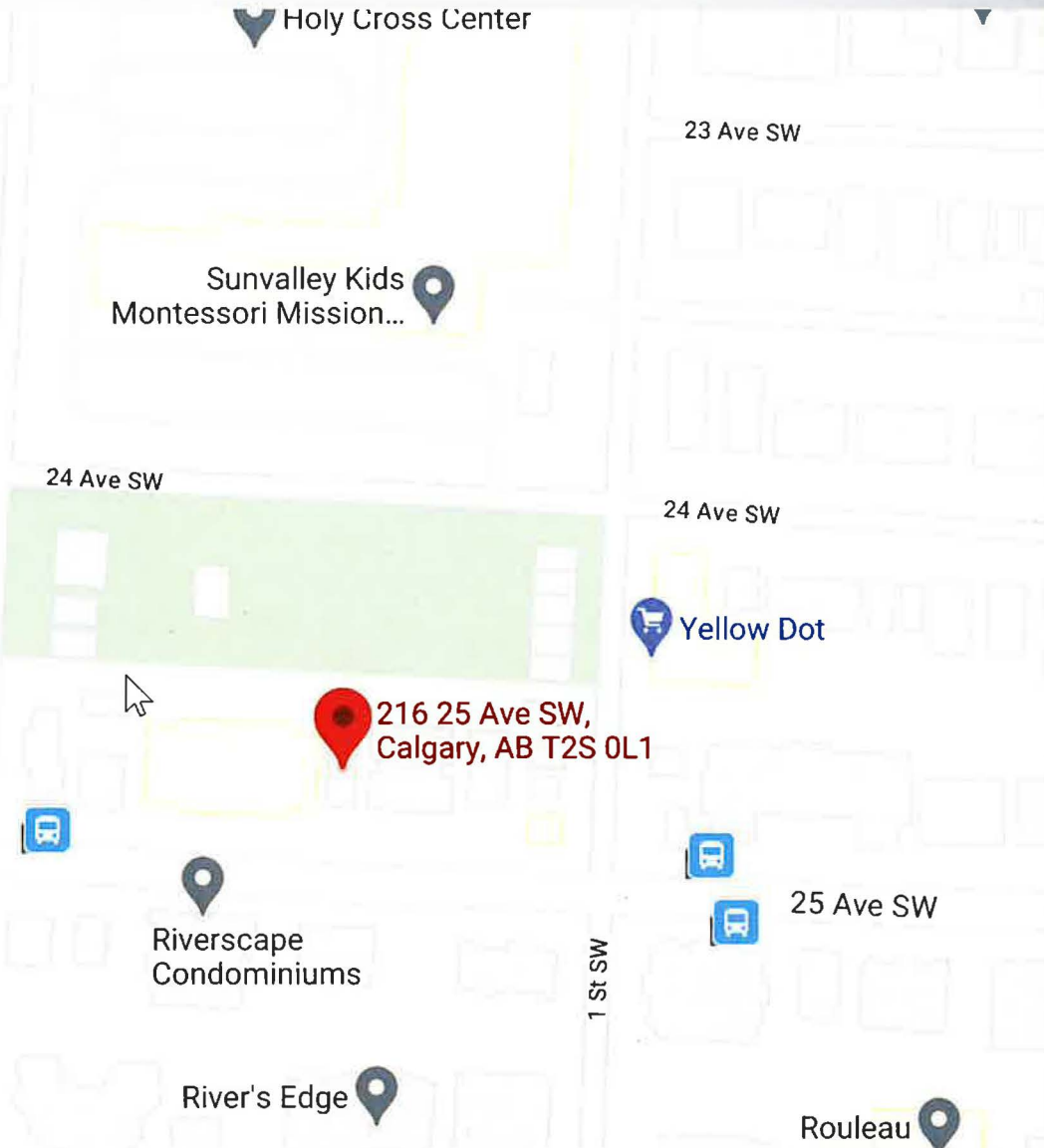
## Supplementary Slides



4 ST at 24 AV:  
400-500m (5 min walk)



4 ST at 25 AV:  
300m (4 min walk)



26 AV at 1 ST and 2 ST:  
80-110m (1 min walk)