



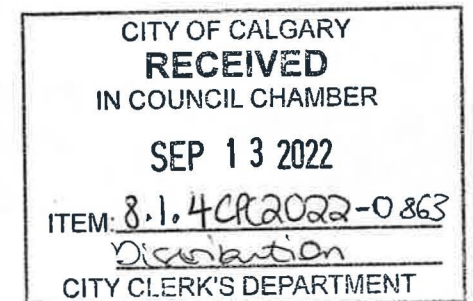
# Public Hearing of Council

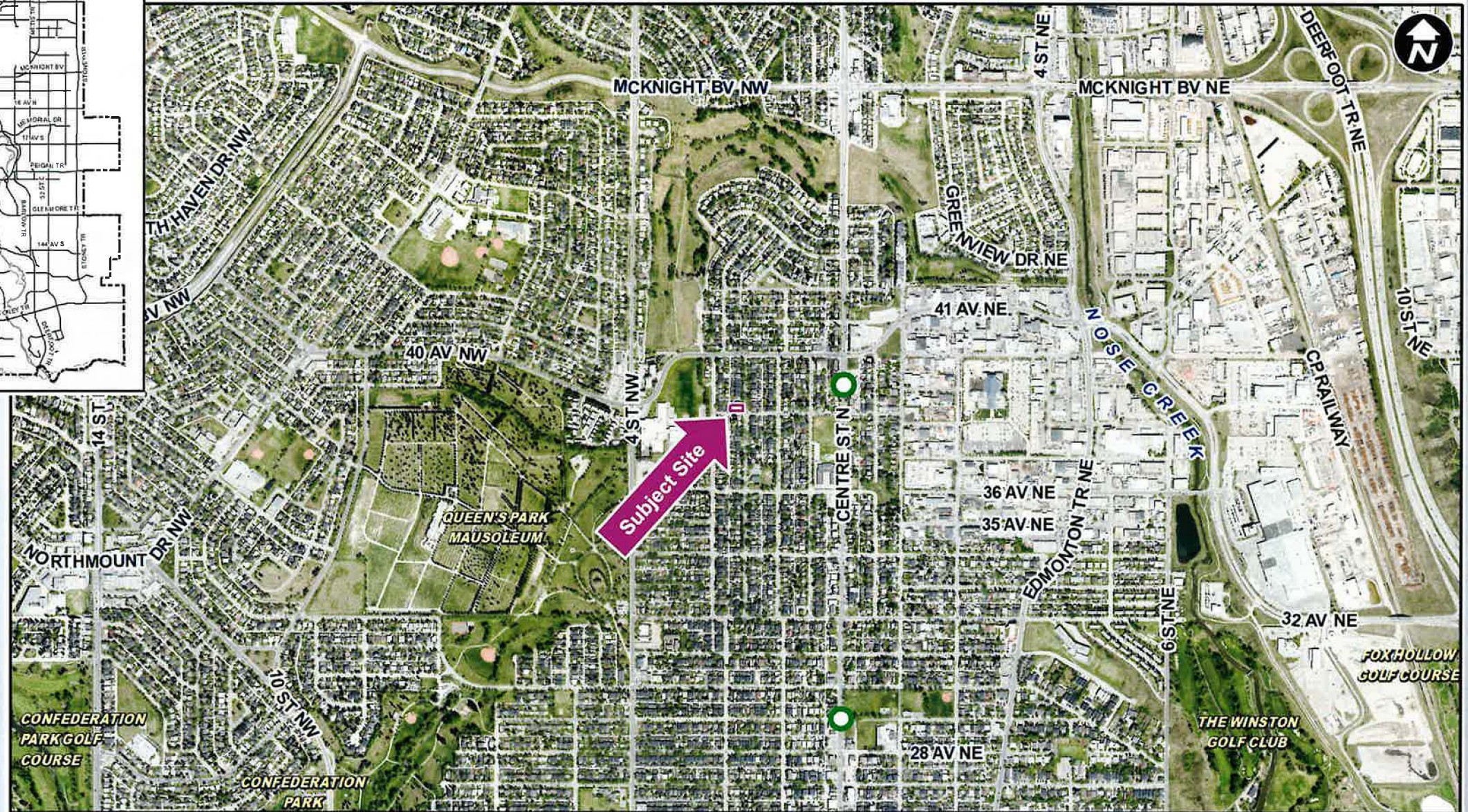
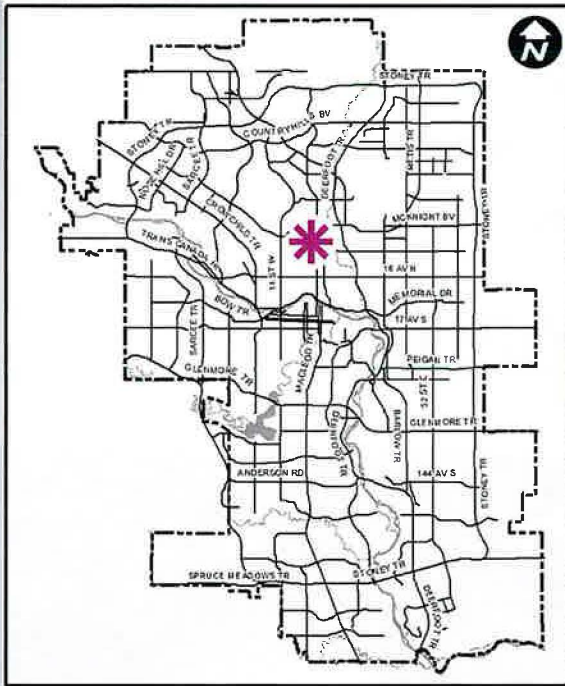
Agenda Item: 8.1.4



## LOC2022-0071 / CPC2022-0863 Land Use Amendment

September 13, 2022

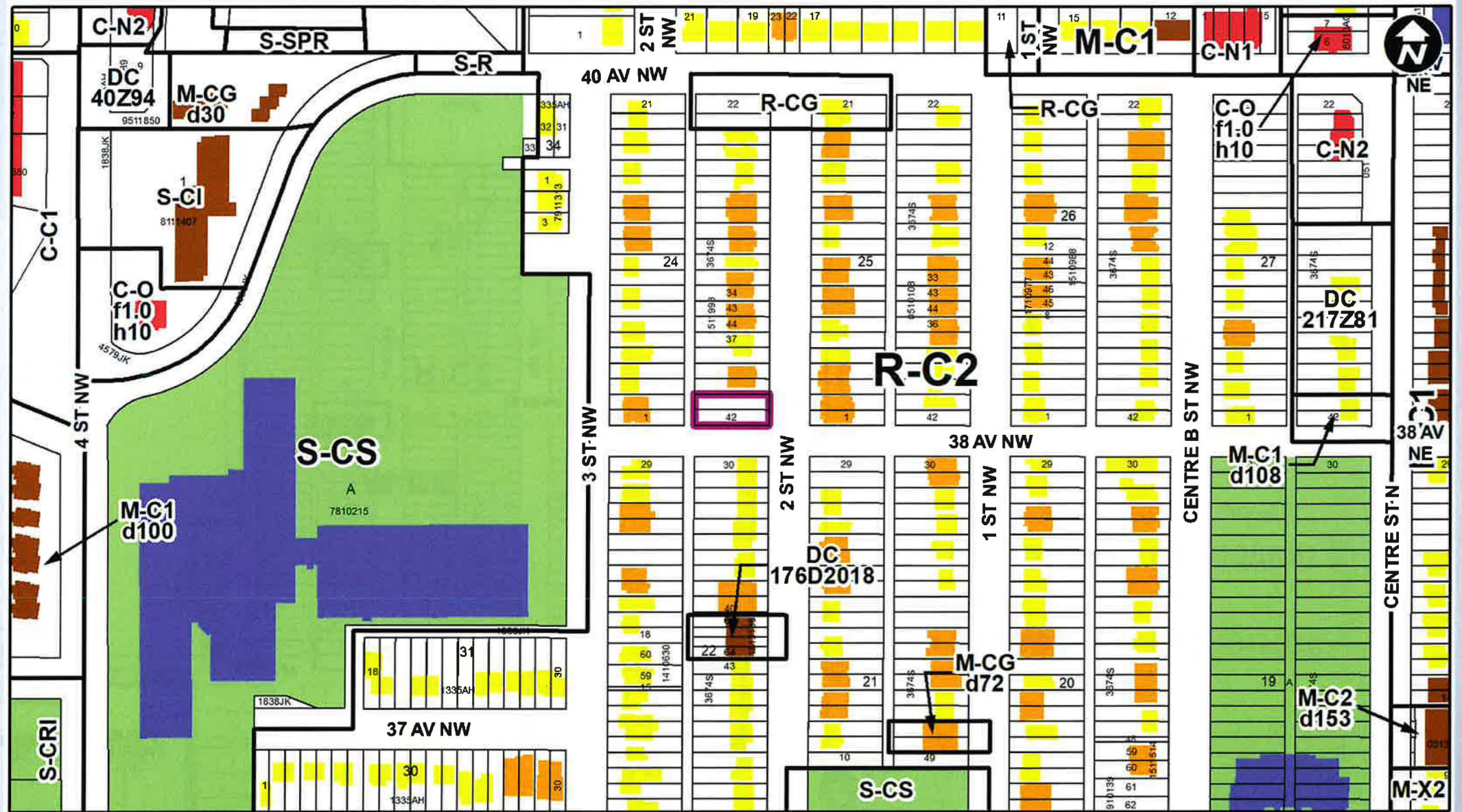




**LEGEND**

-  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

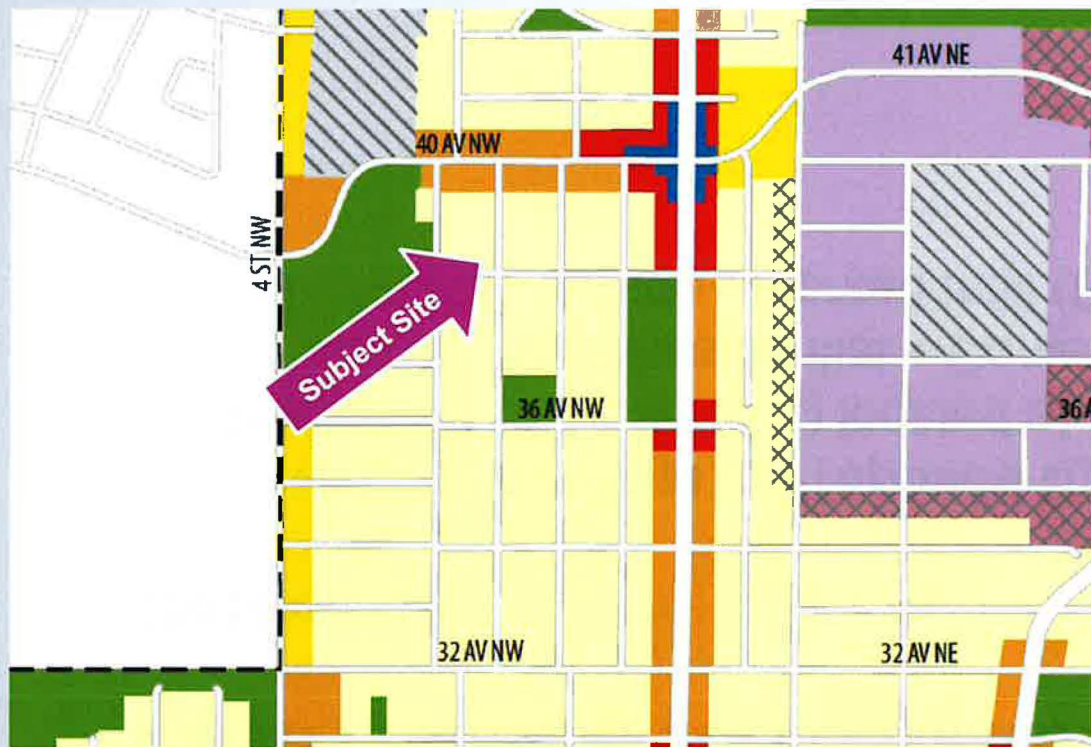
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





**Proposed R-CG District:**

- Rowhouses in addition to the uses already allowed;
- Maximum height of 11 metres;
- Up to four units, plus suites.



Neighbourhood Local



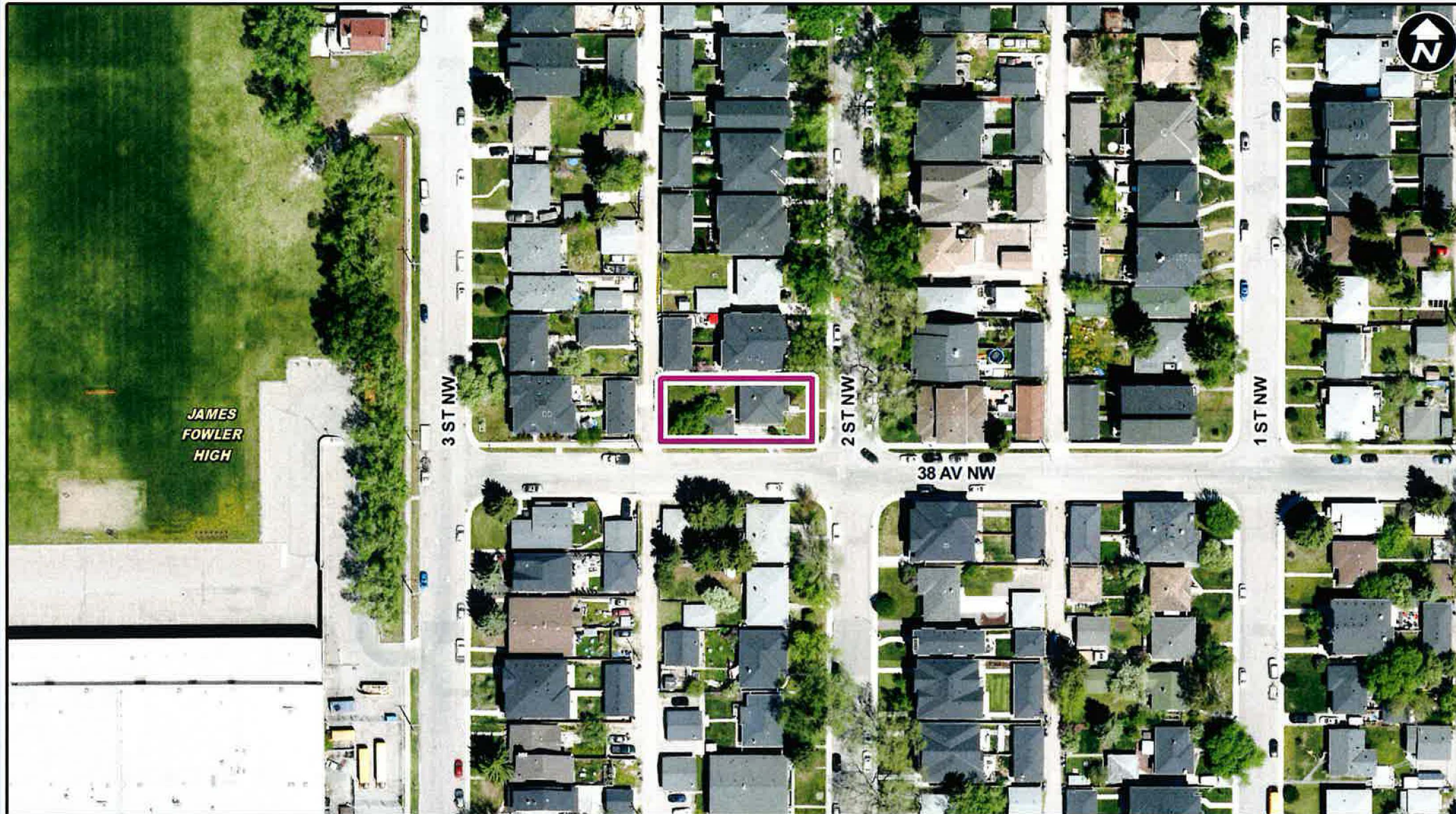
Limited  
(up to 3 Storeys)

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 129D2022** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 3903 – 2 Street NW (Plan 3674S, Block 24, Lots 41 and 42) from Residential – Contextual One/Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

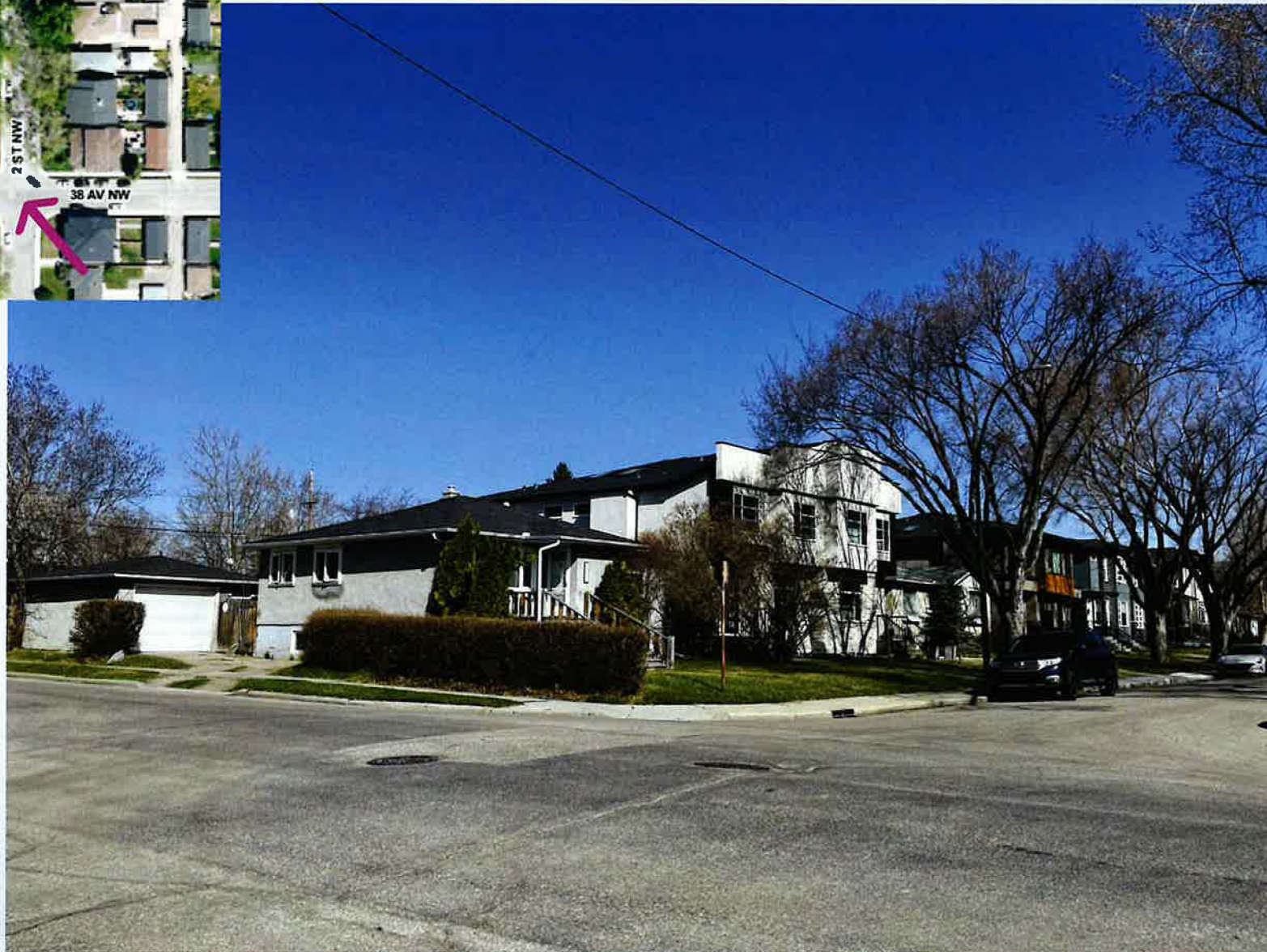
## Supplementary Slides



**Parcel Size:**

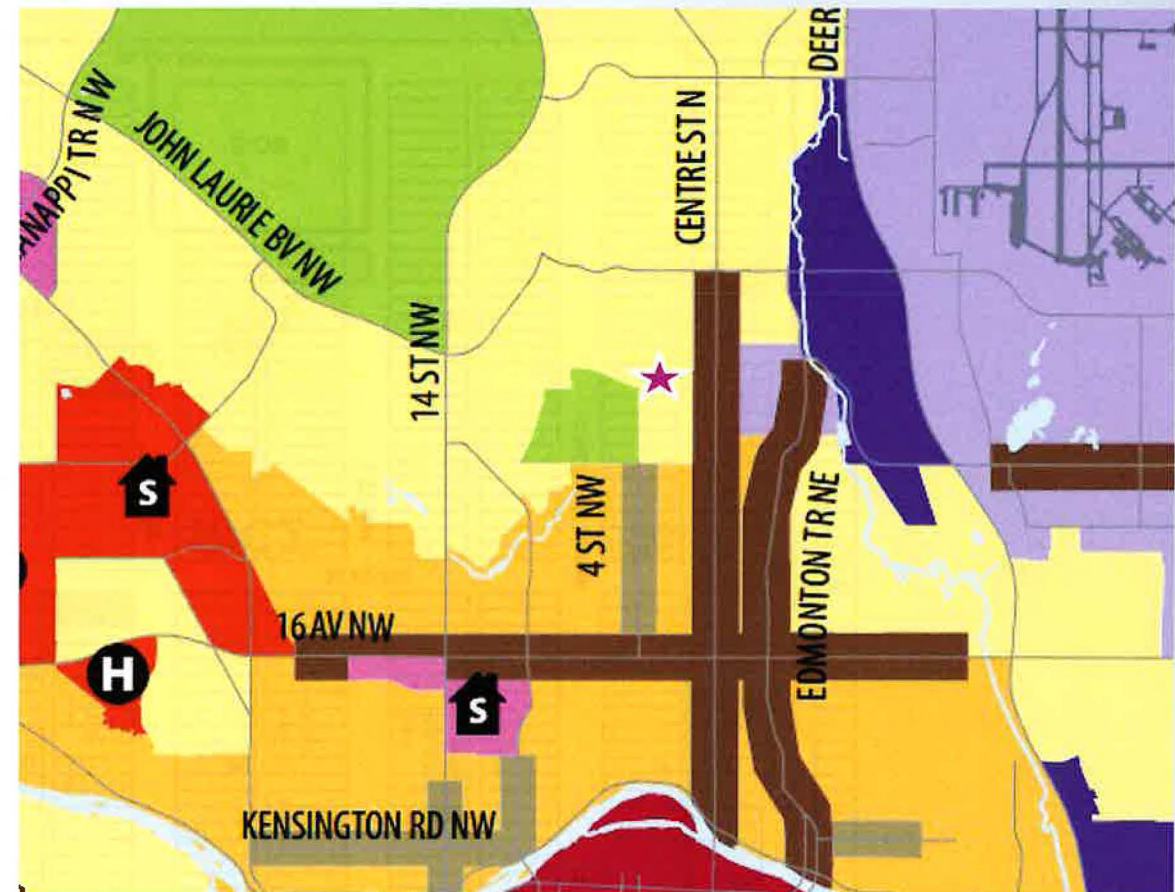
**0.06 ha  
37m x 15m**











★ Subject Site

**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

- Inner City
- Established

**Developing Residential**

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

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary

