



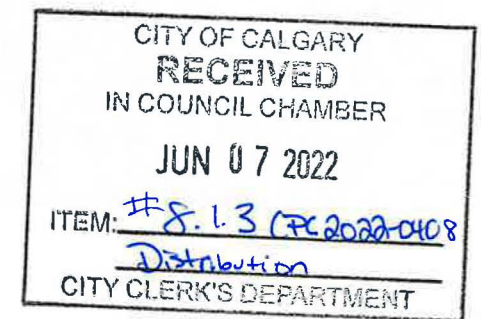
Public Hearing of Council

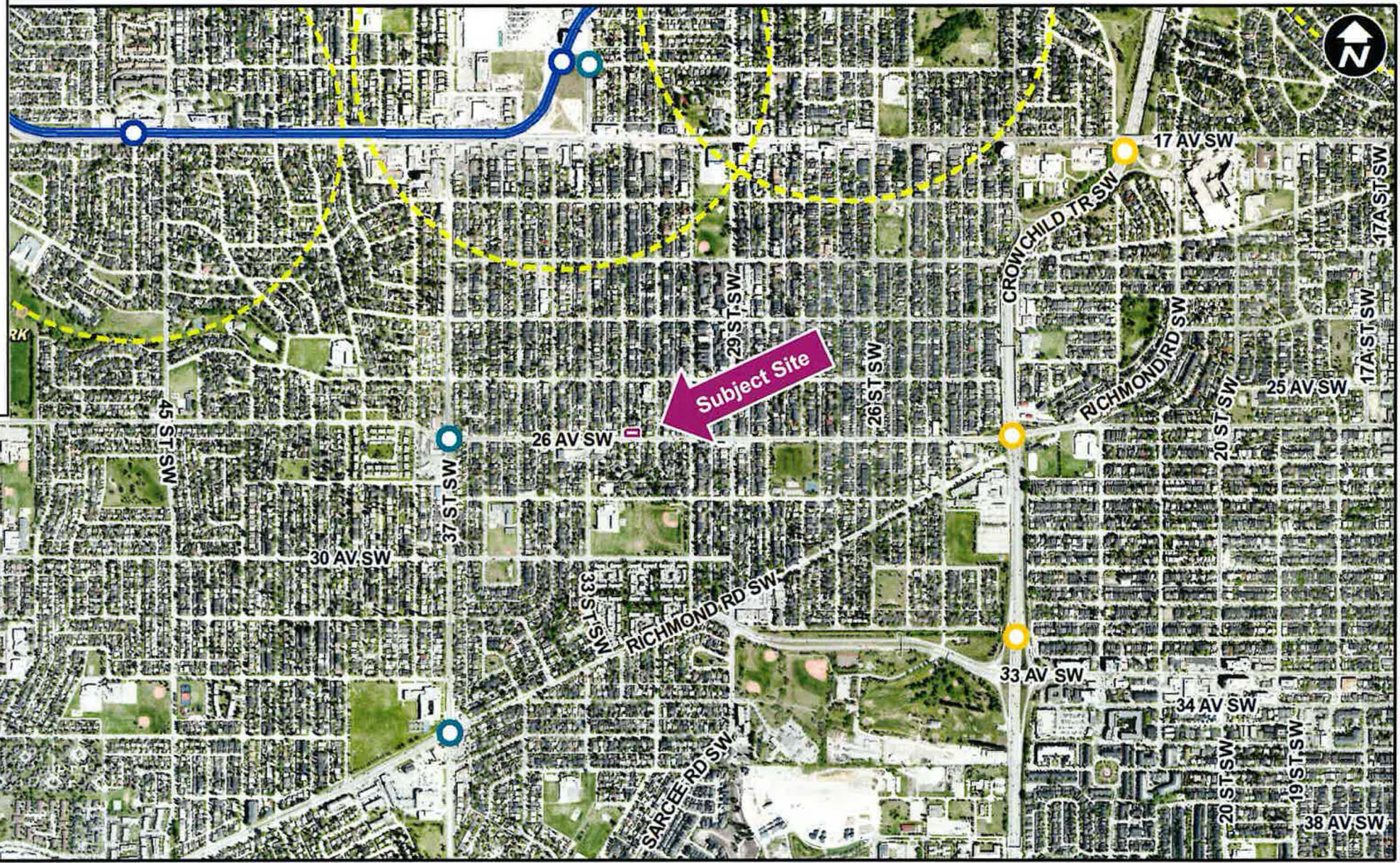
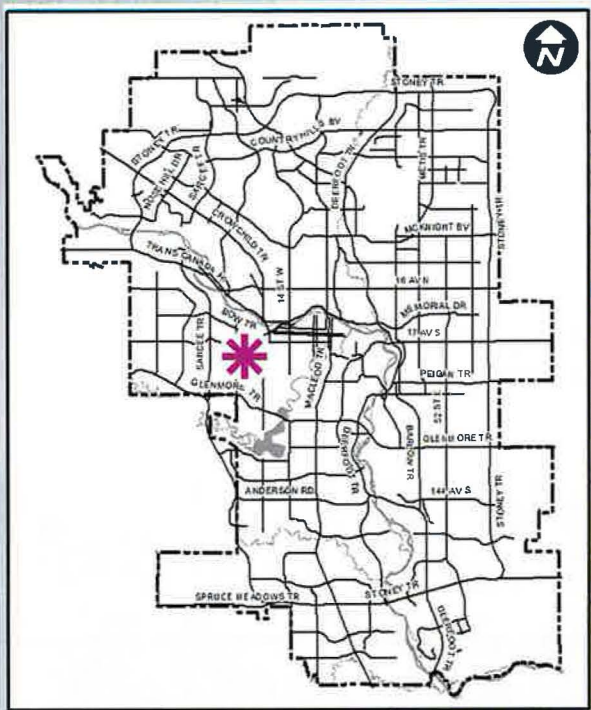
Agenda Item: 8.1.3



LOC2022-0003 / CPC2022-0408

Policy and Land Use Amendment





- 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



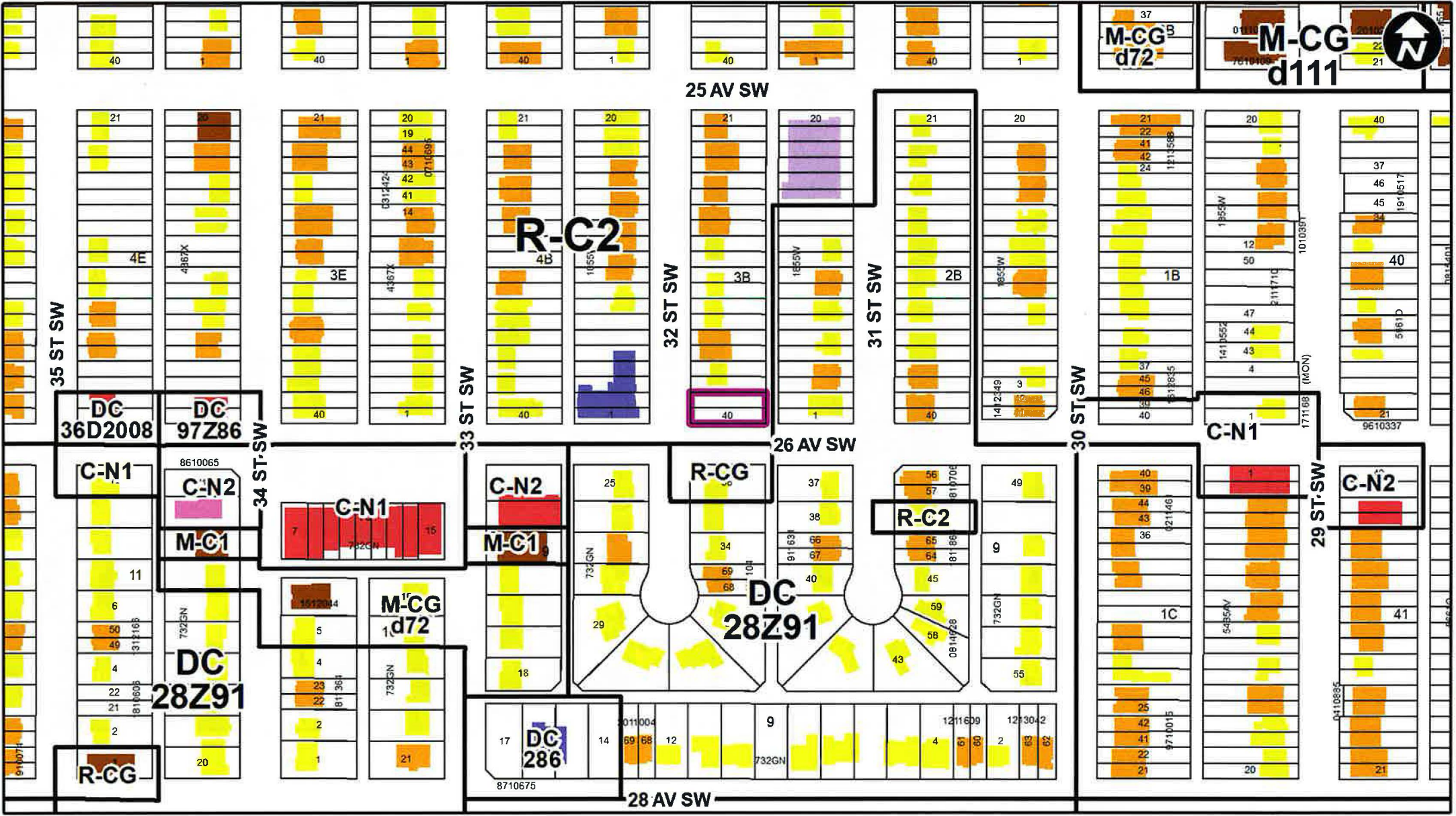
Parcel Size:

0.06 ha (0.14 acres)

15m x 37m

Surrounding & Existing Land Uses 4

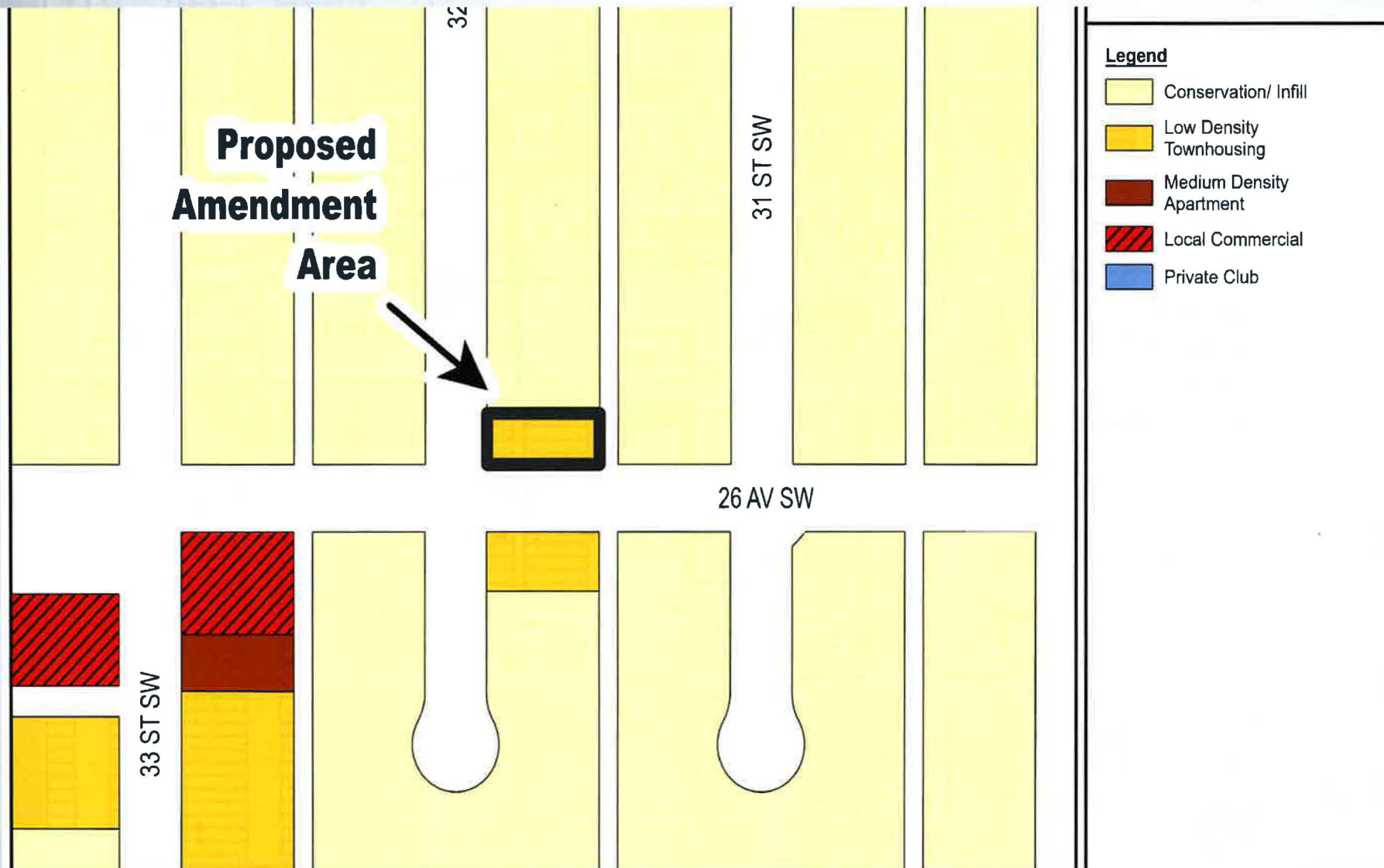
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Proposed R-CG District:

- Maximum Height: 11 m (2-3 Storeys)
- Maximum Density 75 uph (4 units)



Proposed Minor Policy Amendment:

- Killarney/Glengarry Area Redevelopment Plan
- From “Conservation / Infill” to “Low Density Townhousing”

Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 30P20222** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 76D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3216 – 26 Avenue SW (Plan 1855W, Block 3B, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade Oriented Infill (R-CG) District.