



# Public Hearing of Council

Agenda Item: 8.1.2

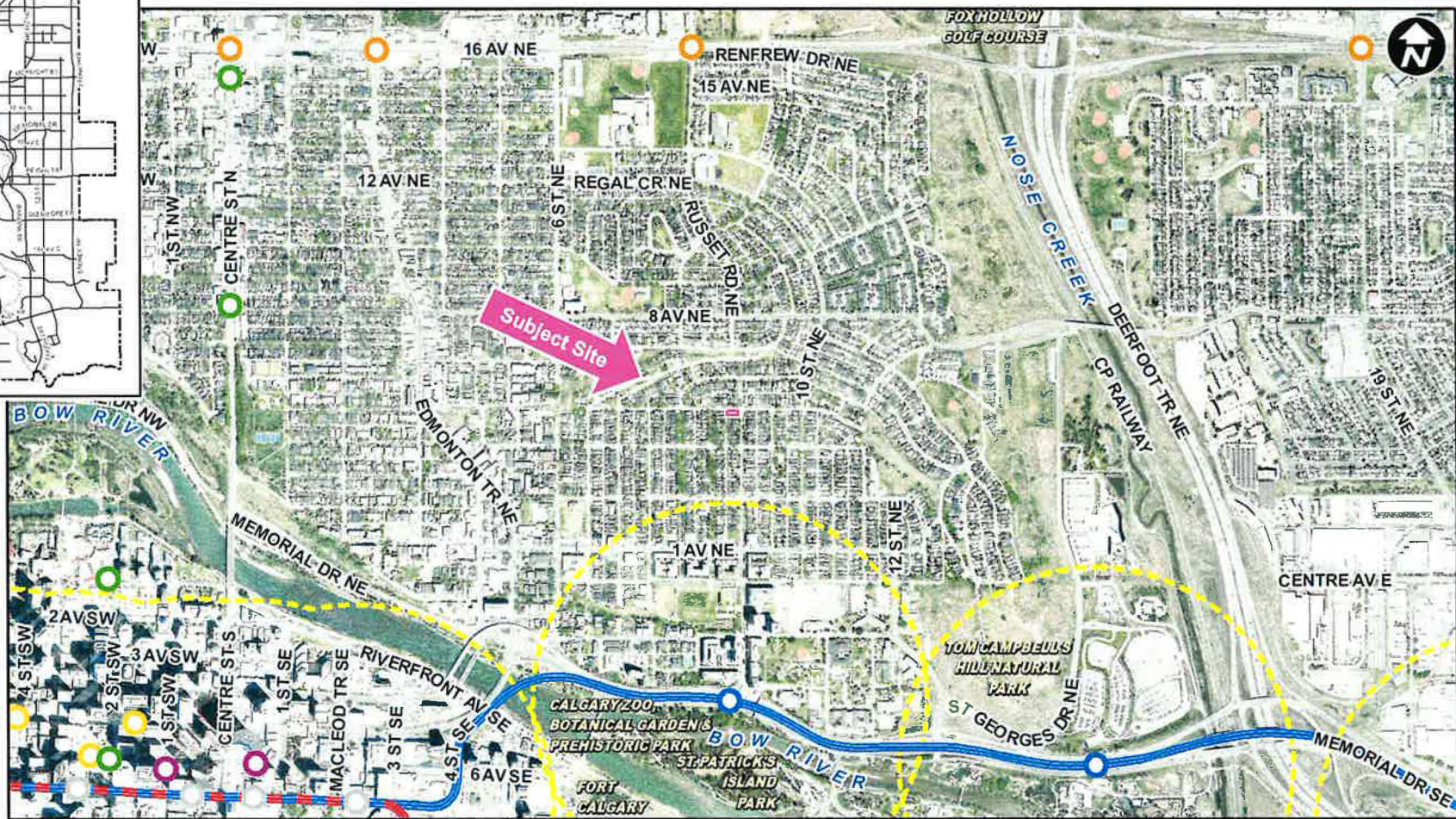
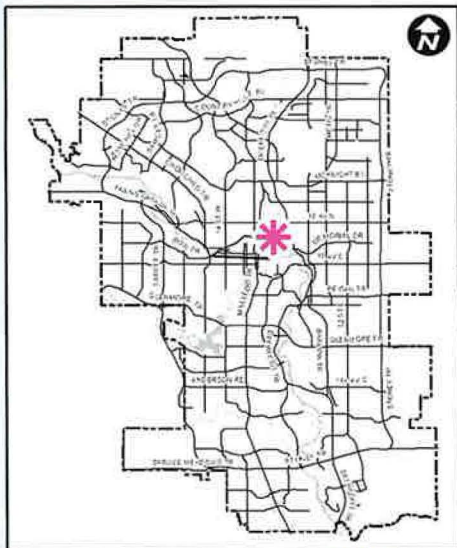


## LOC2021-0215 / CPC2022-0476 Policy and Land Use Amendment

June 7, 2022

ISC: Unrestricted

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
JUN 06 2022  
ITEM: # 8.1.2 (PC2022-0476)  
Distribution  
CITY CLERK'S DEPARTMENT



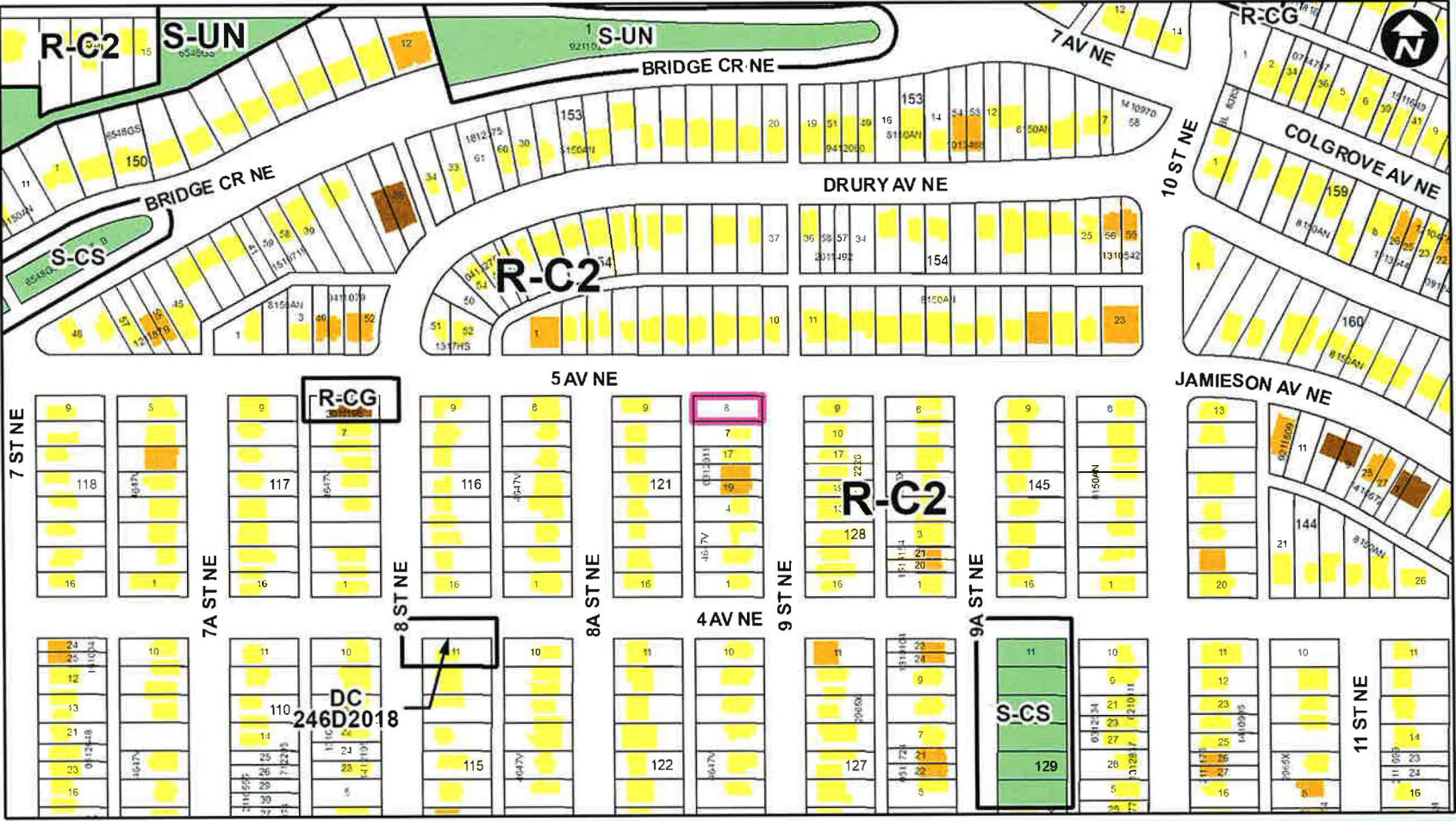
- LEGEND**
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

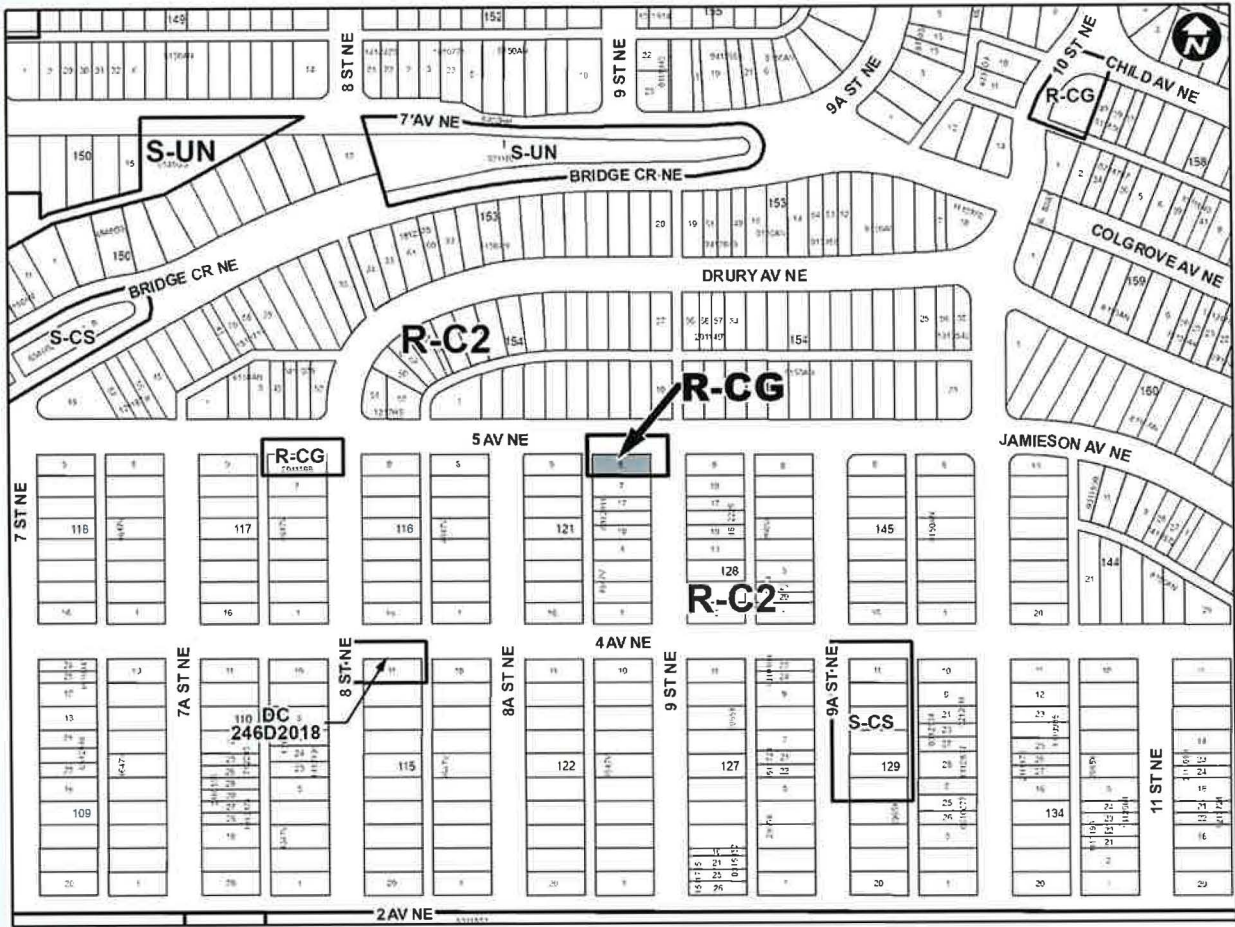


Parcel Size:

0.04 ha  
12.20m x  
33.56m

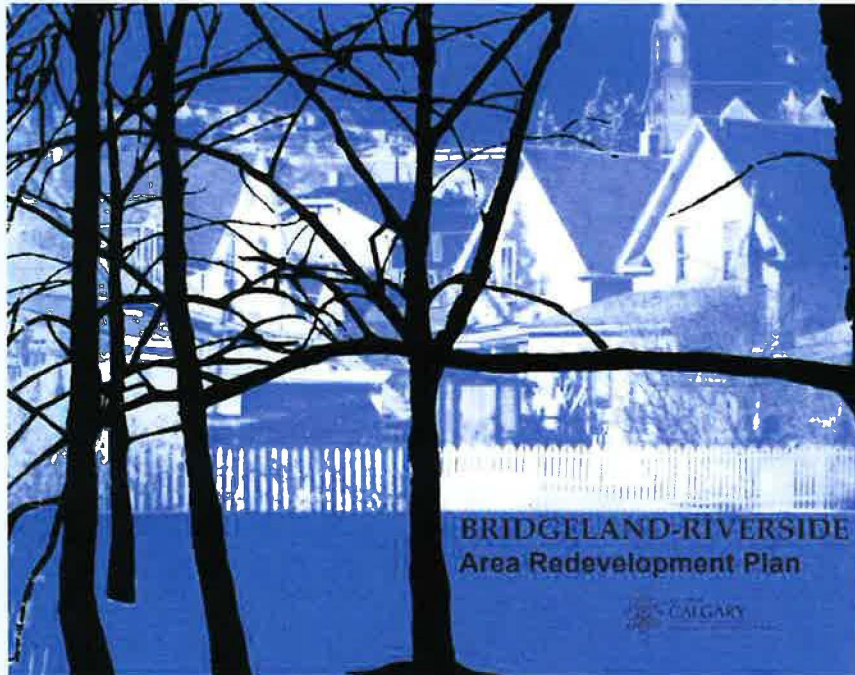
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers,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





**Proposed R-CG District:**

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



### **Proposed Amendment to the Bridgeland-Riverside Area Redevelopment Plan**

(a) In Part 2, the subject land will be excluded from Conservation Lands.

“with the exception of lands located at 438 – 8 Street NE, 523 – 8 Street NE and 525 – 9 Street NE which are suitable for low density multi-residential development.”

## Calgary Planning Commission's Recommendations:

That Council:

1. Give three readings to **Proposed Bylaw 32P2022** for the amendment to the Bridgeland-Riverside Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 82D2022** for the redesignation of 0.04 hectares $\pm$  (0.10 acres  $\pm$ ) located at 525 – 9 Street NE **from** Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

# Supplementary Slides



