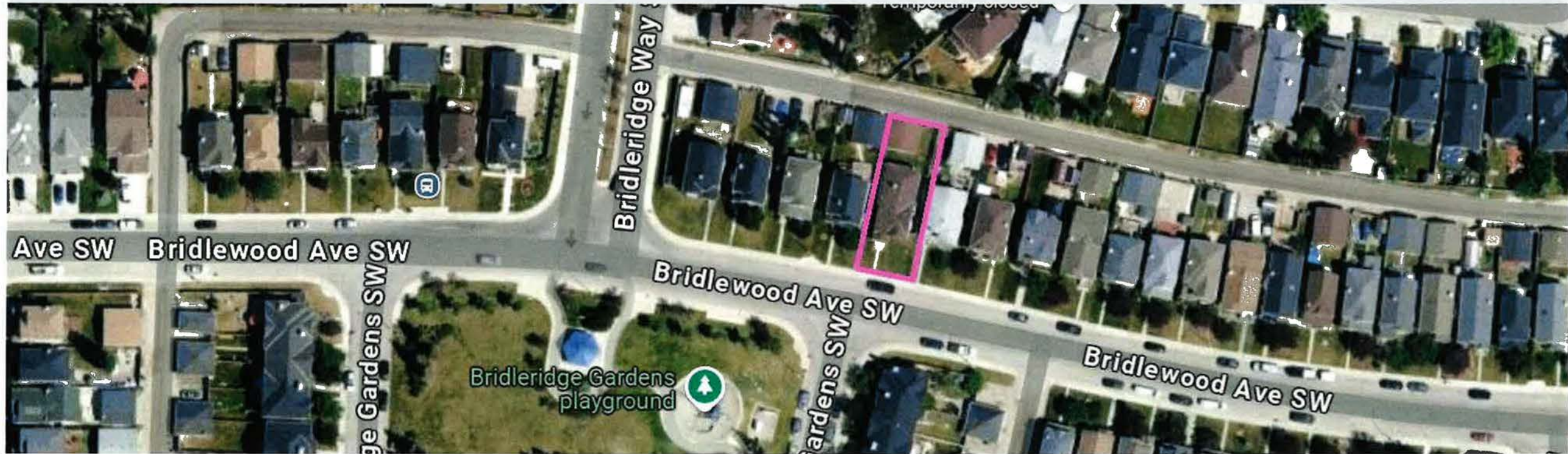


Public Hearing of Council

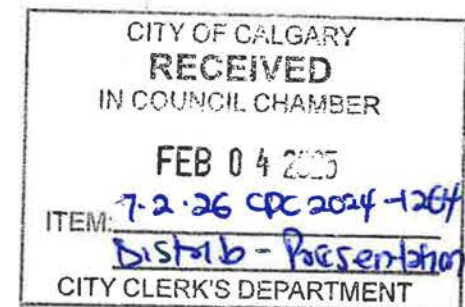
Agenda Item: 7.2.26

1



LOC2024-0242 / CPC2024-1264 Land Use Amendment

February 4, 2025



Calgary Planning Commission's Recommendation:

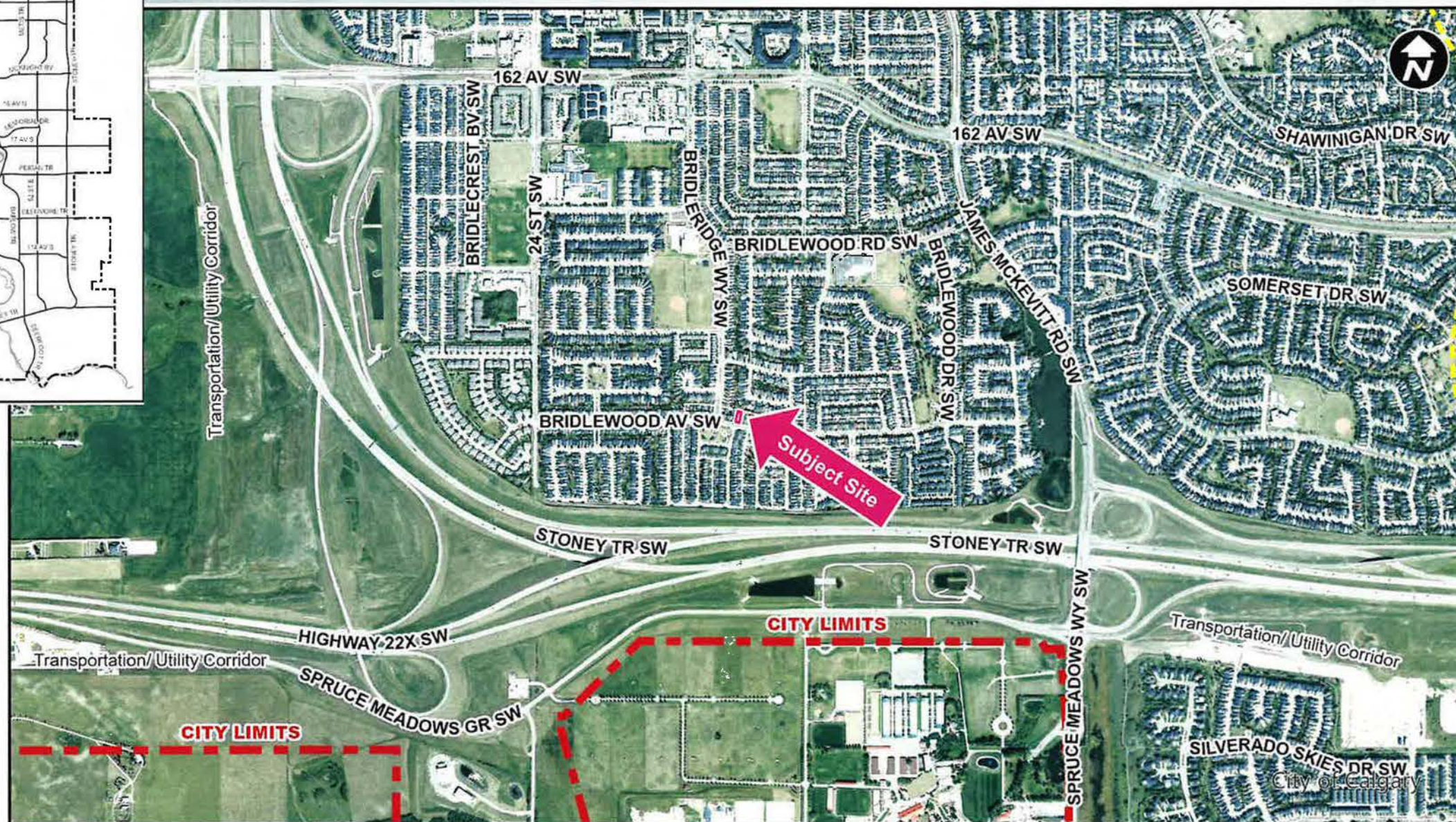
That Council:

Give three readings to **Proposed Bylaw 18D2025** for the redesignation of 0.04 hectares $\pm$ (0.09 acres $\pm$) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District **to** Residential – Low Density Mixed Housing (R-G) District.



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





○ Bus Stop

Parcel Size:

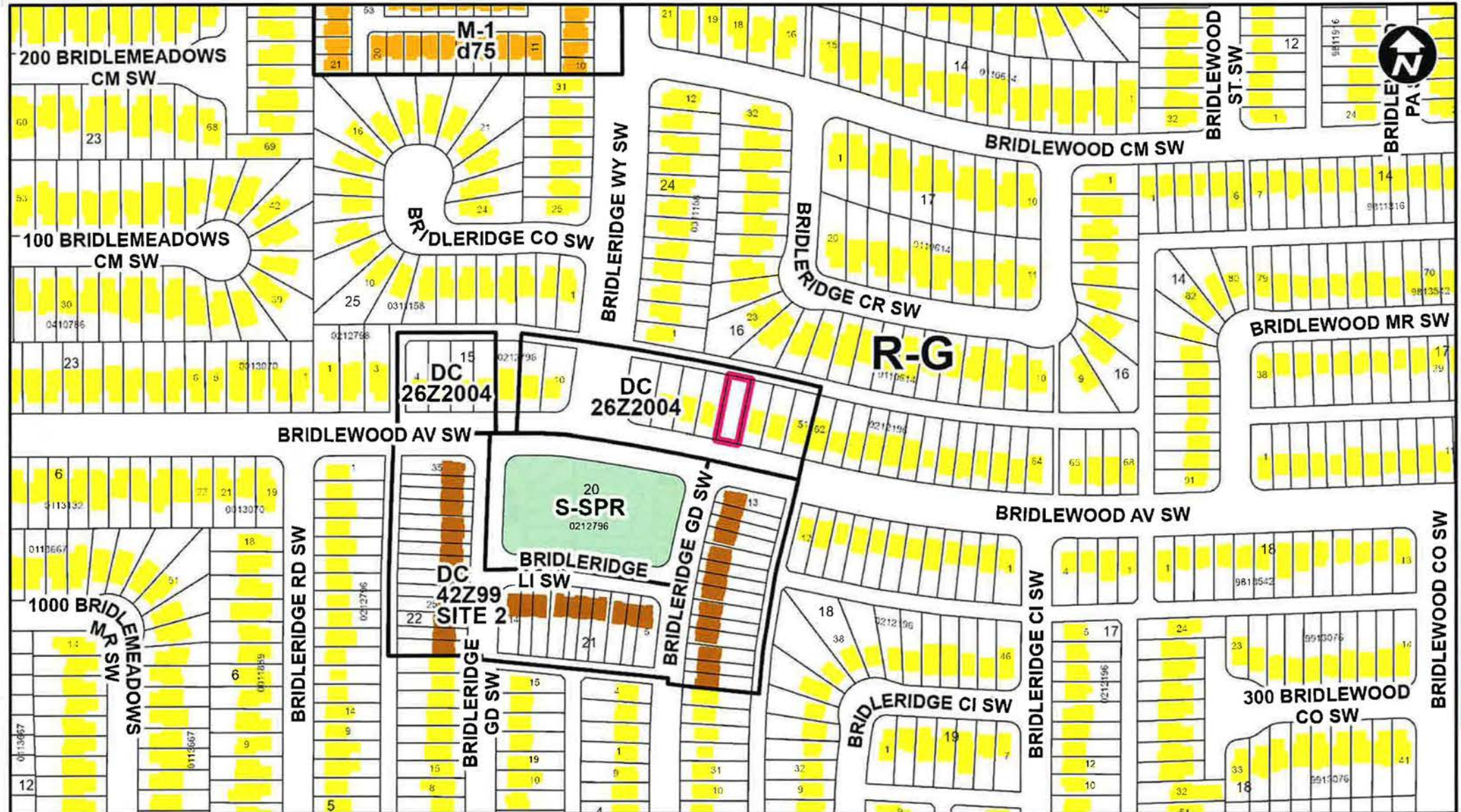
0.04 ha
11m x 32m

Surrounding Land Use

5

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 Land Use Map

6



Proposed Residential – Low Density Mixed Housing (R-G) District:

- Allows for variety of grade-oriented housing
- Maximum density of 75 units per hectare (2 dwelling units, plus secondary suites).
- Maximum building height of 12 metres (~3 storeys).

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 18D2025** for the redesignation of 0.04 hectares $\pm$ (0.09 acres $\pm$) located at 260 Bridlewood Avenue SW (Plan 0212796, Block 16, Lot 48) from Direct Control (DC) District **to** Residential – Low Density Mixed Housing (R-G) District.

Supplementary Slides





Existing Land Use Map 11

