



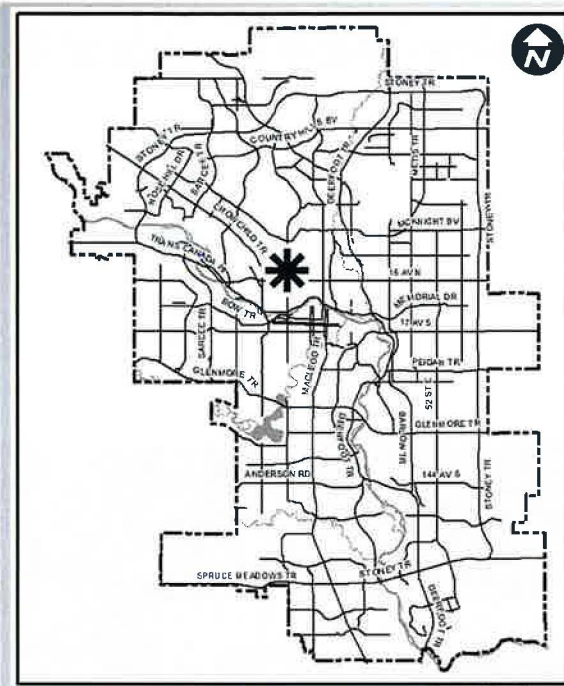
Calgary Planning Commission

Agenda Item: 7.2.1

1

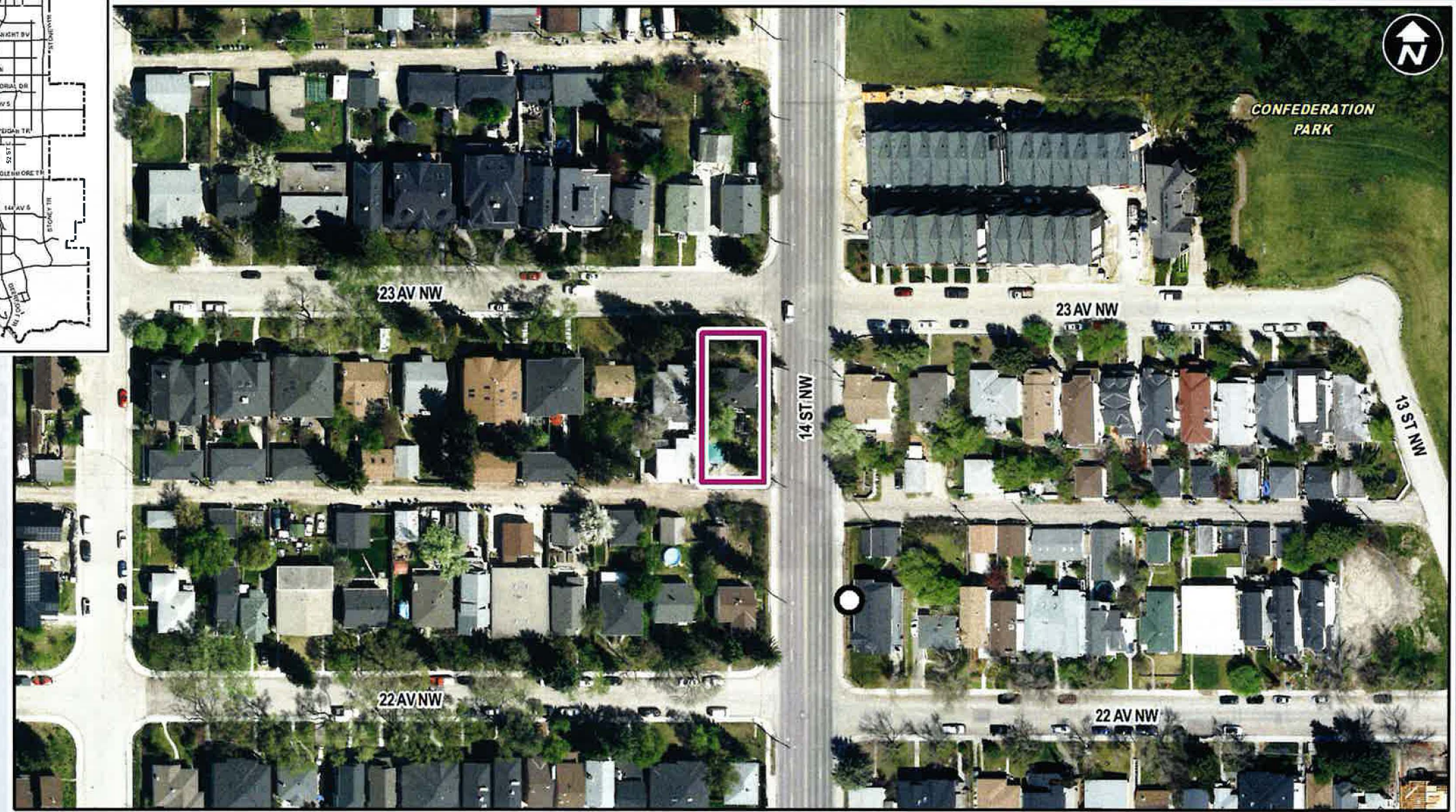


LOC2020-0120
Land Use Amendment
May 20, 2021



LEGEND
○ Bus Stop

Parcel Size:
0.06 ha
15m x 37m



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



LEGEND

600m buffer from LRT station

LRT Stations

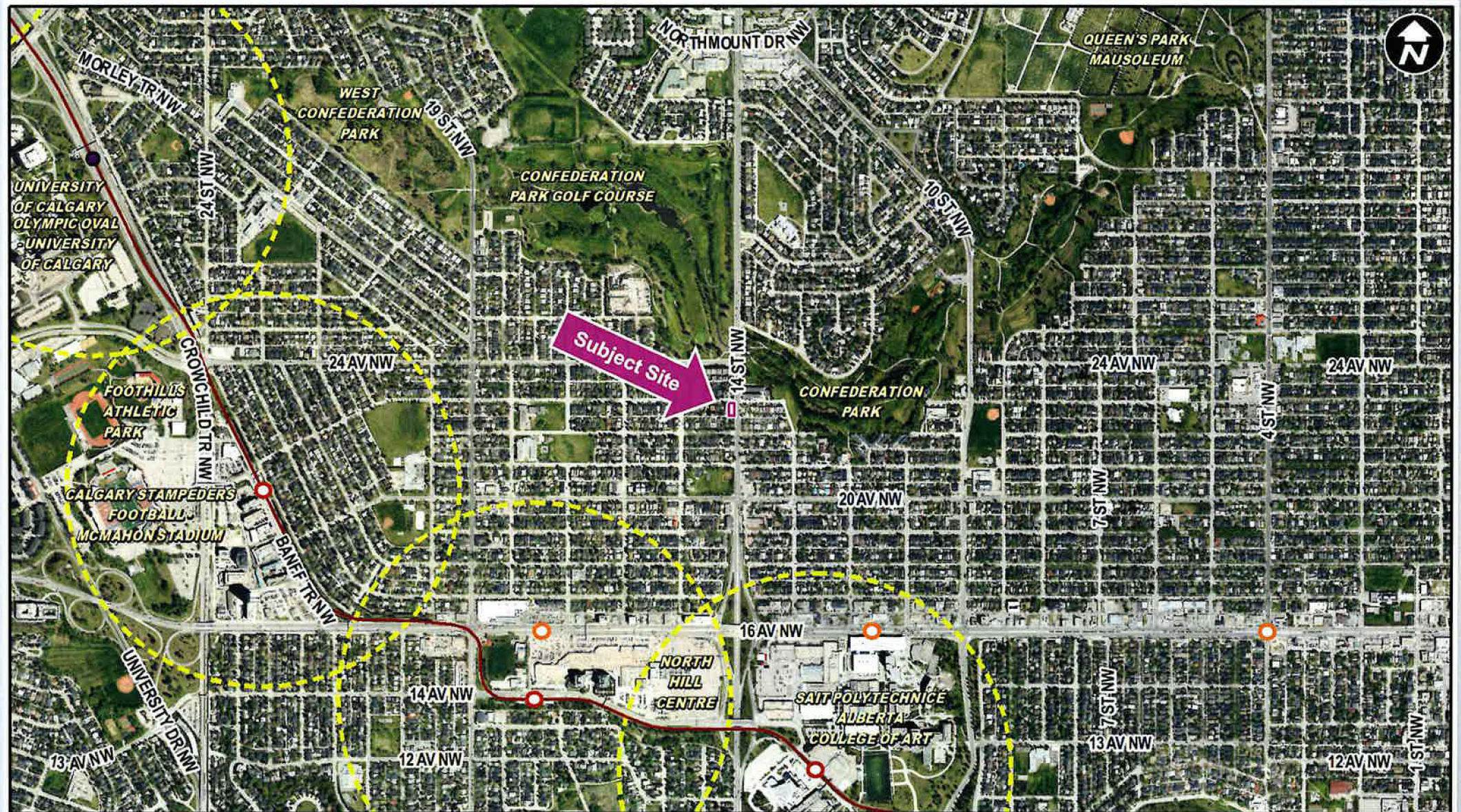
- Blue
- Downtown
- Red
- Green (Future)

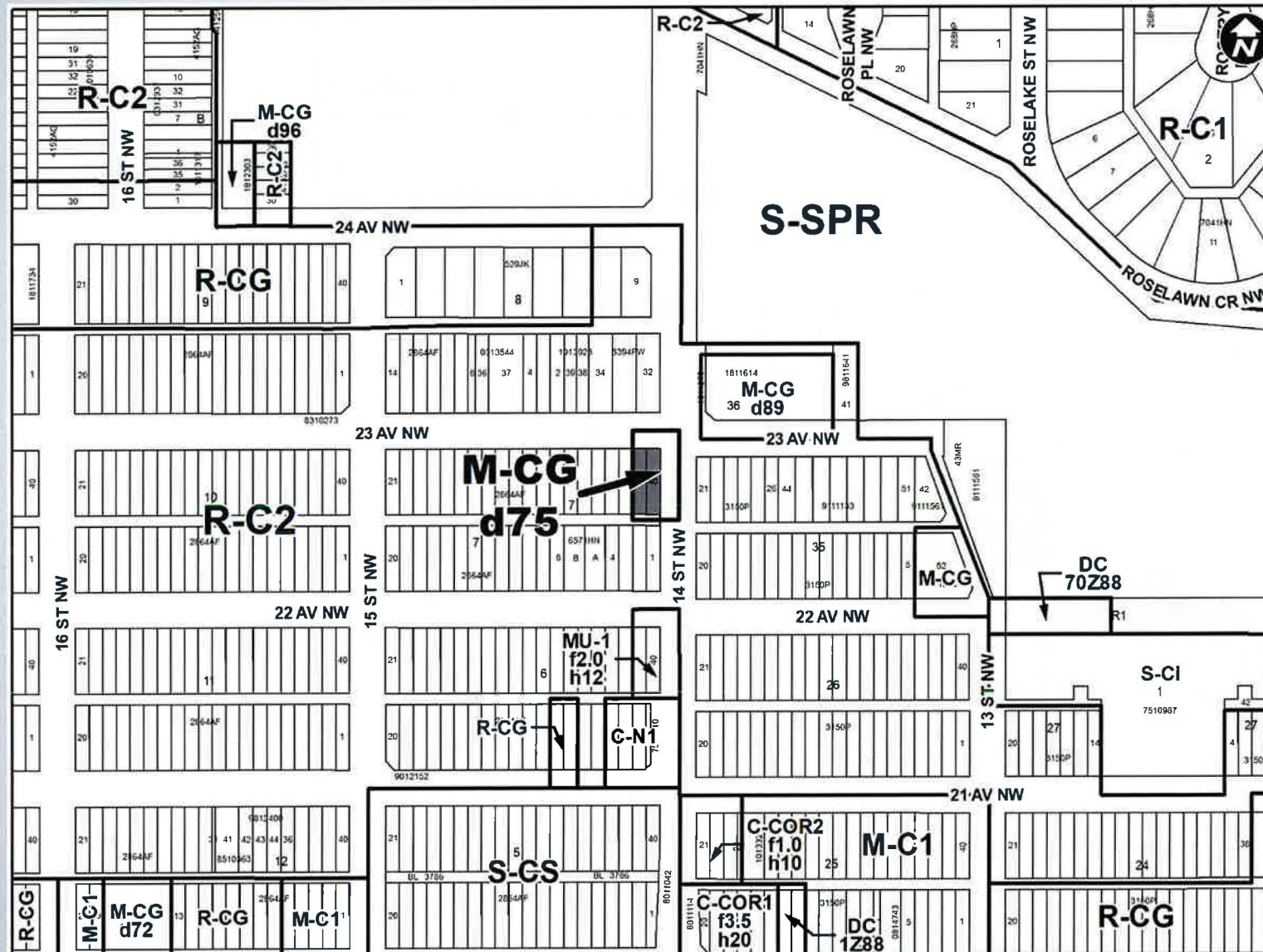
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

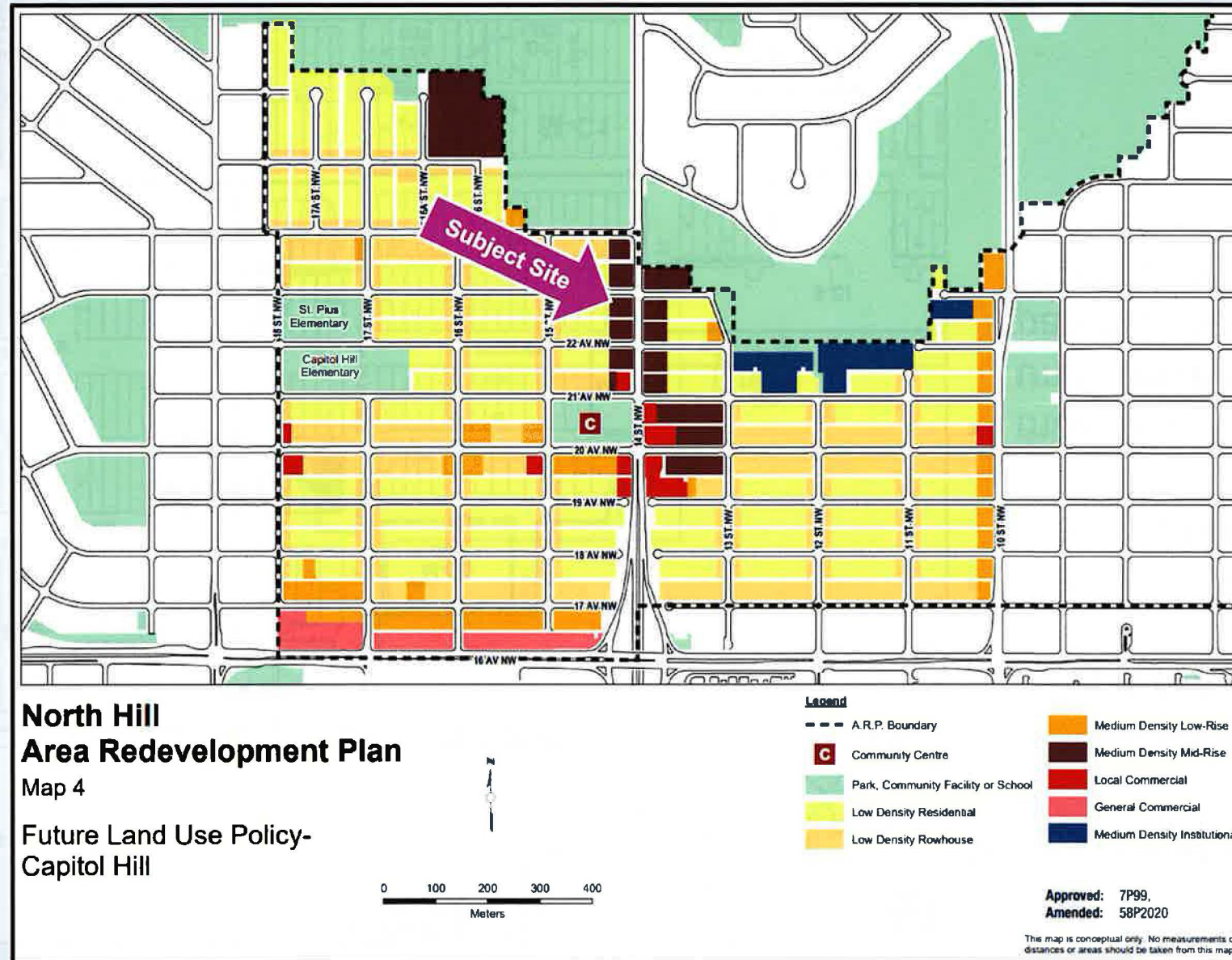
- Orange
- Purple
- Teal
- Yellow





Proposed M-CGd75 District:

- primarily for townhouses and fourplexes
- maximum building height of 12 metres (three to four storeys)
- maximum of four dwelling units on this site based on parcel area and density modifier of 75 units per hectare

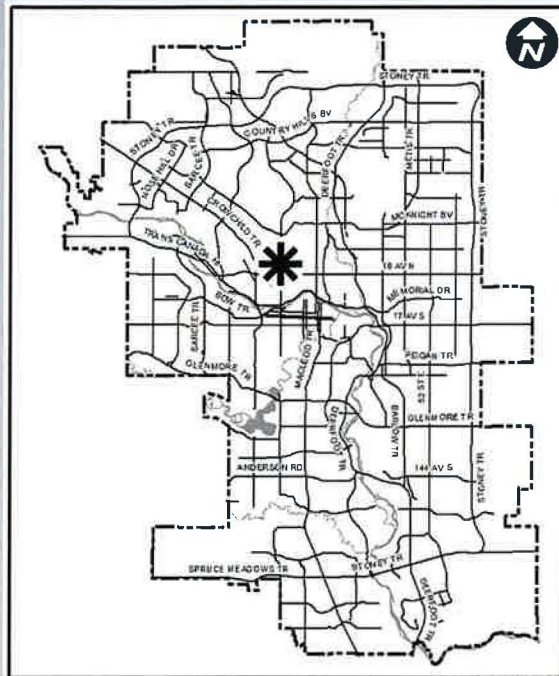


RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

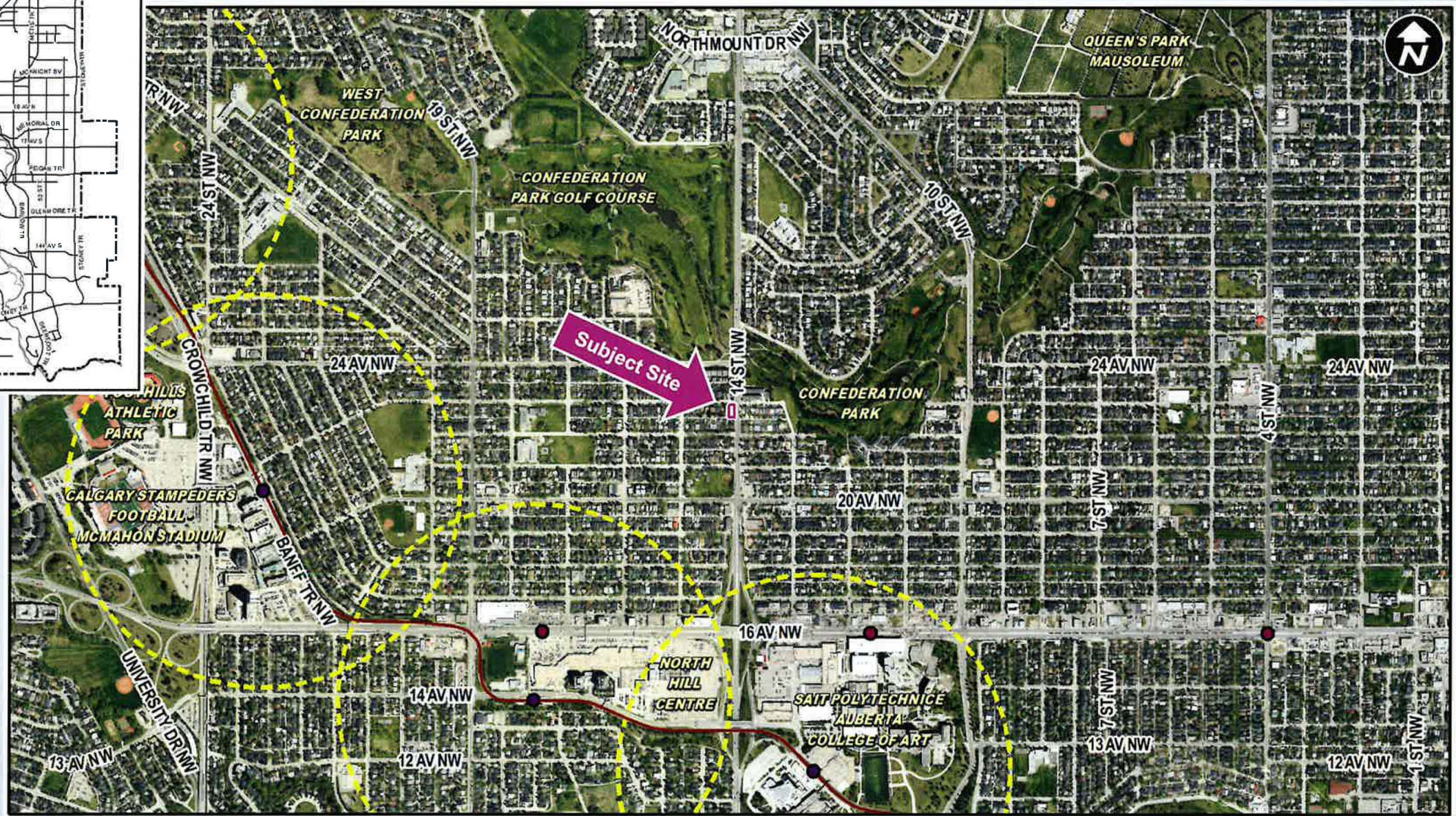
1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 1501 – 23 Avenue NW (Plan 2864AF, Block 7, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented Infill (M-CGd75) District.

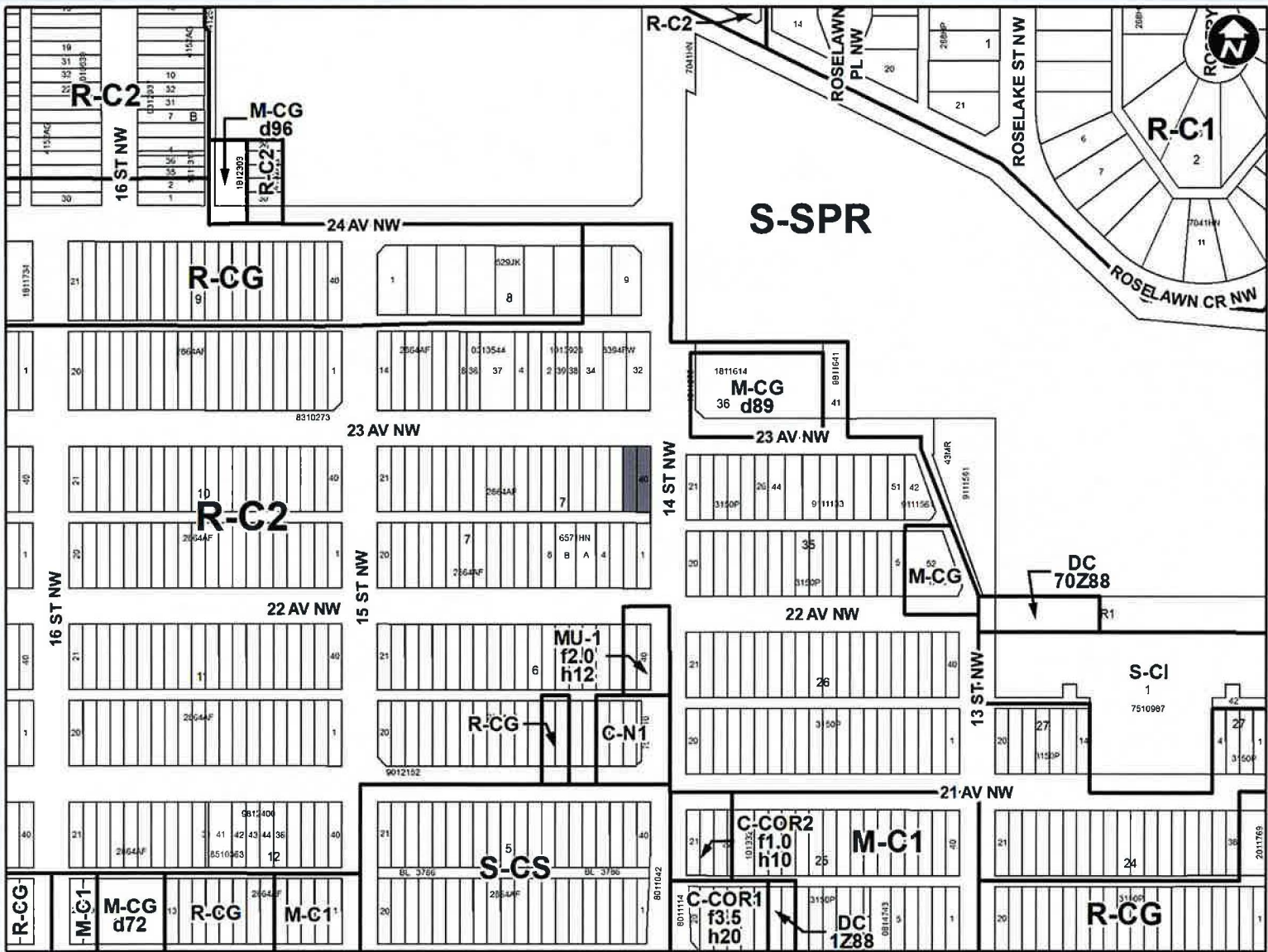
Supplementary Slides



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



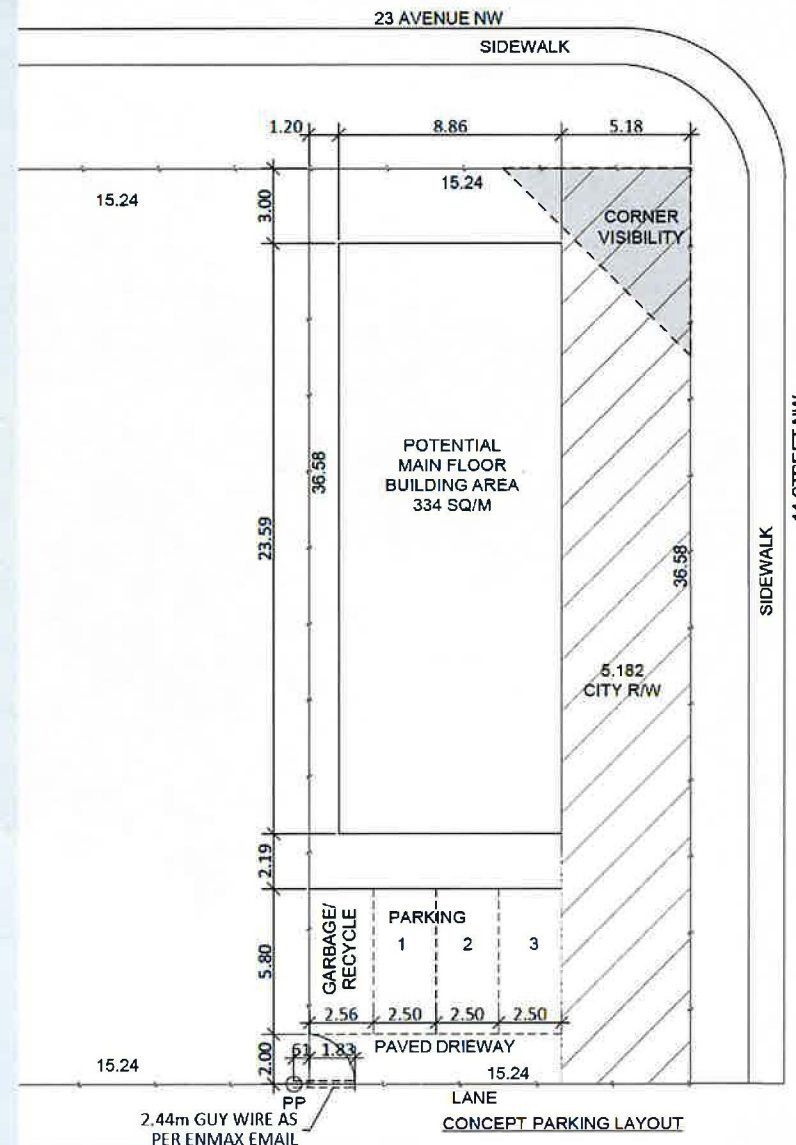








4.0 Parking Concept Plan (2.0)



This application is intended to support 3 Rowhouse development. Current lot size can accommodate 3 parking stall, due to the City Right Away, no visitor parking. The lot is located in a residential area with ample parking on 23 Avenue NW. With the increase focus on alternative mode of public transportation along 14 street and close proximity to Bus Stop one house down, the Lions Park and SAIT train station. Minimal provision of parking will encourage public transit use and other mode of transportation such as walking, cycling, and rideshare accommodation. This proposal also align with the objectives of the Calgary Transportation Plan.



Parking Concept Plan (3 Stall)