



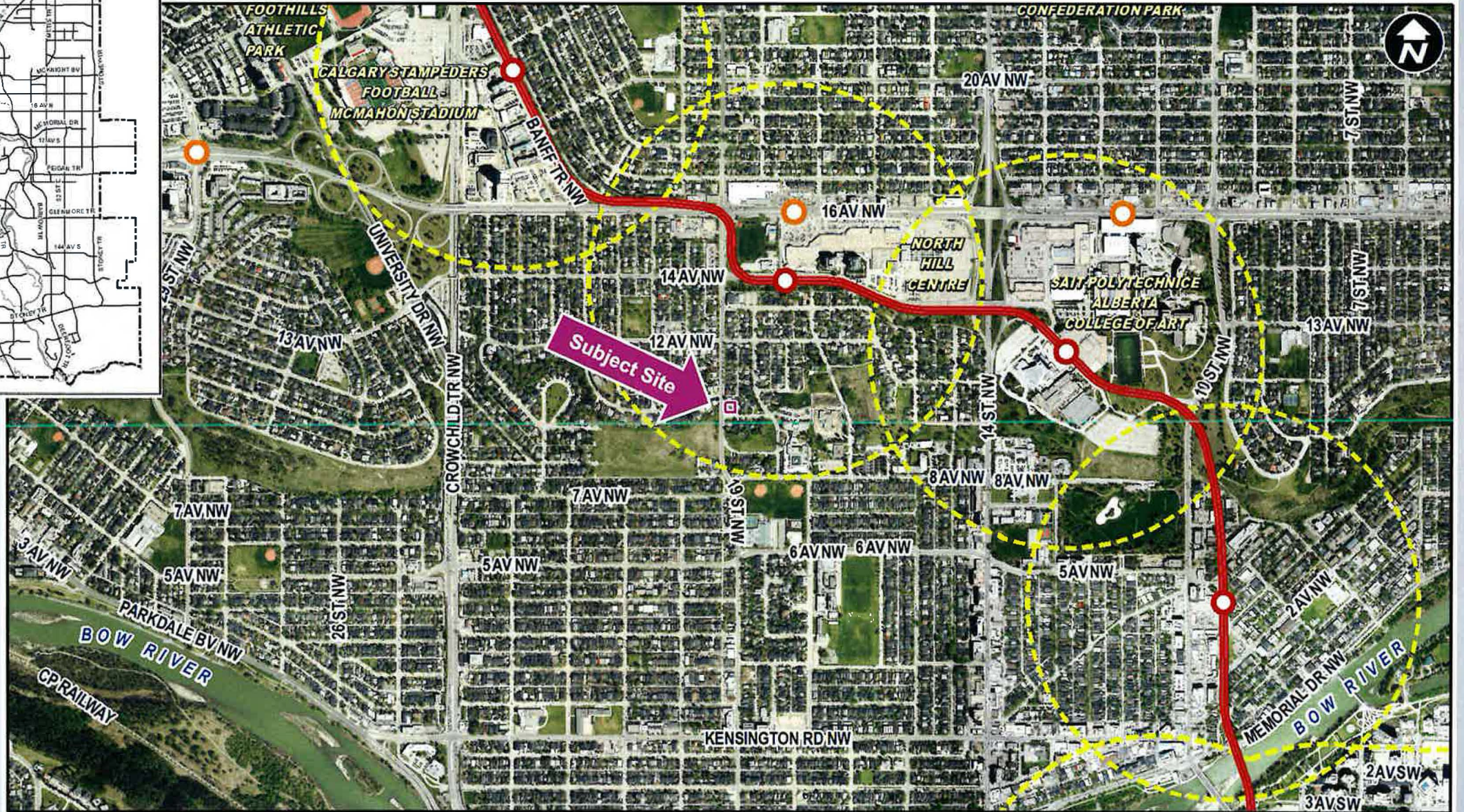
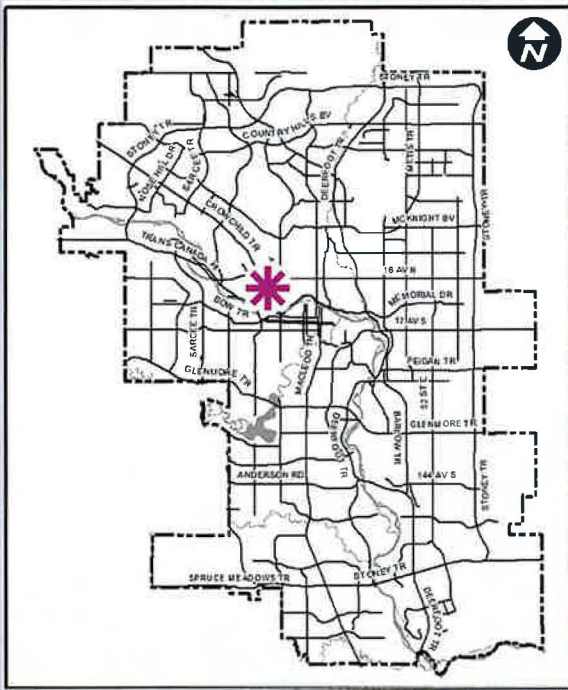
# Calgary Planning Commission

## Agenda Item: 7.2.4



**LOC2021-0032**  
**Policy and Land Use Amendment**  
**May 20, 2021**

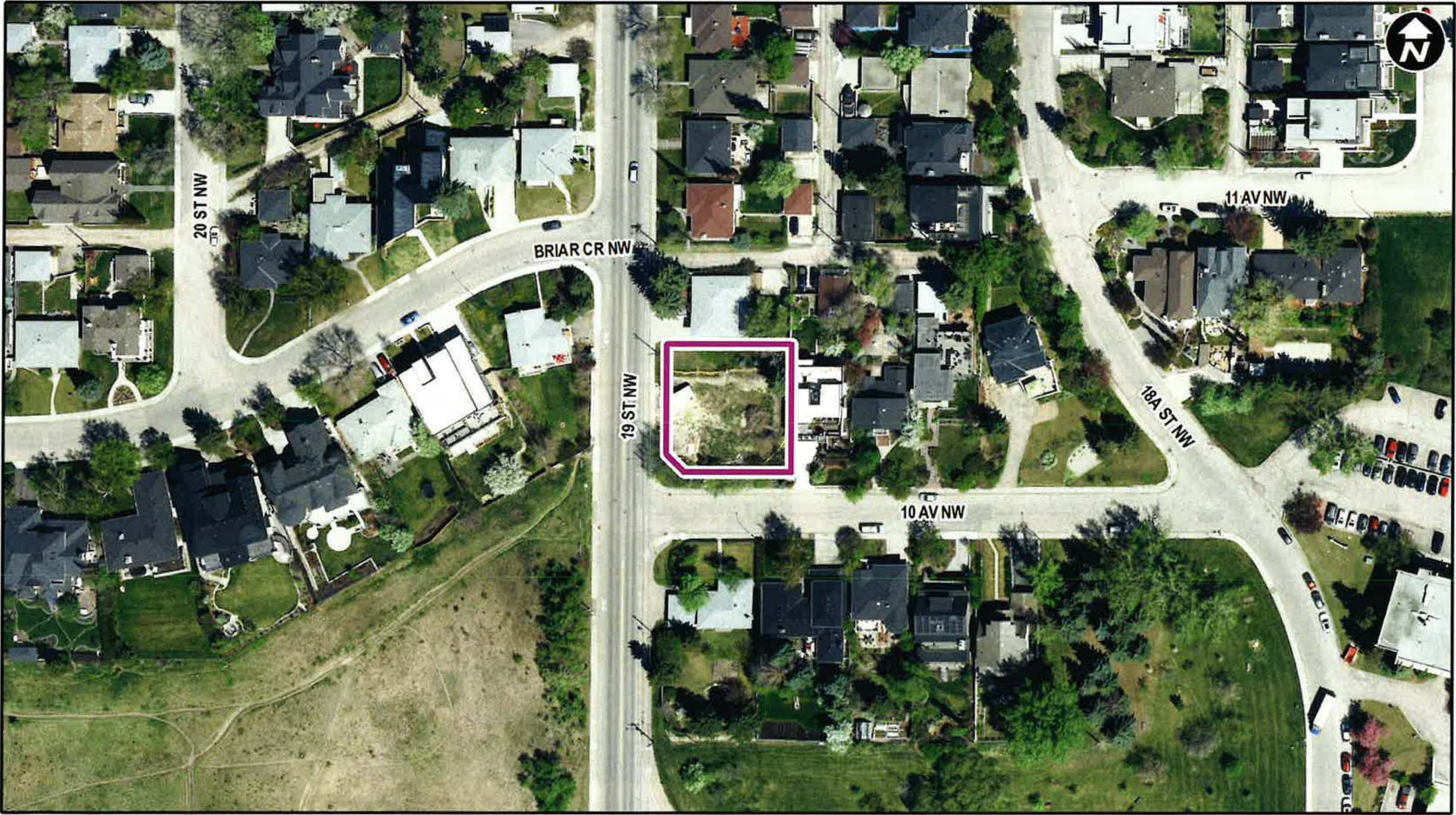




**LEGEND**

- 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:

**0.09** ha

**31m x 31m**



LOOKING NORTH FROM 10 AVENUE NW



LOOKING NORTHEAST FROM 10 AVENUE NW



LOOKING EAST FROM 19 STREET NW



LOOKING SOUTHEAST FROM 19 STREET NW







**Existing R-C1 District:**

- One dwelling unit per parcel
- Max building height 10 metres
- Min parcel width 12 metres

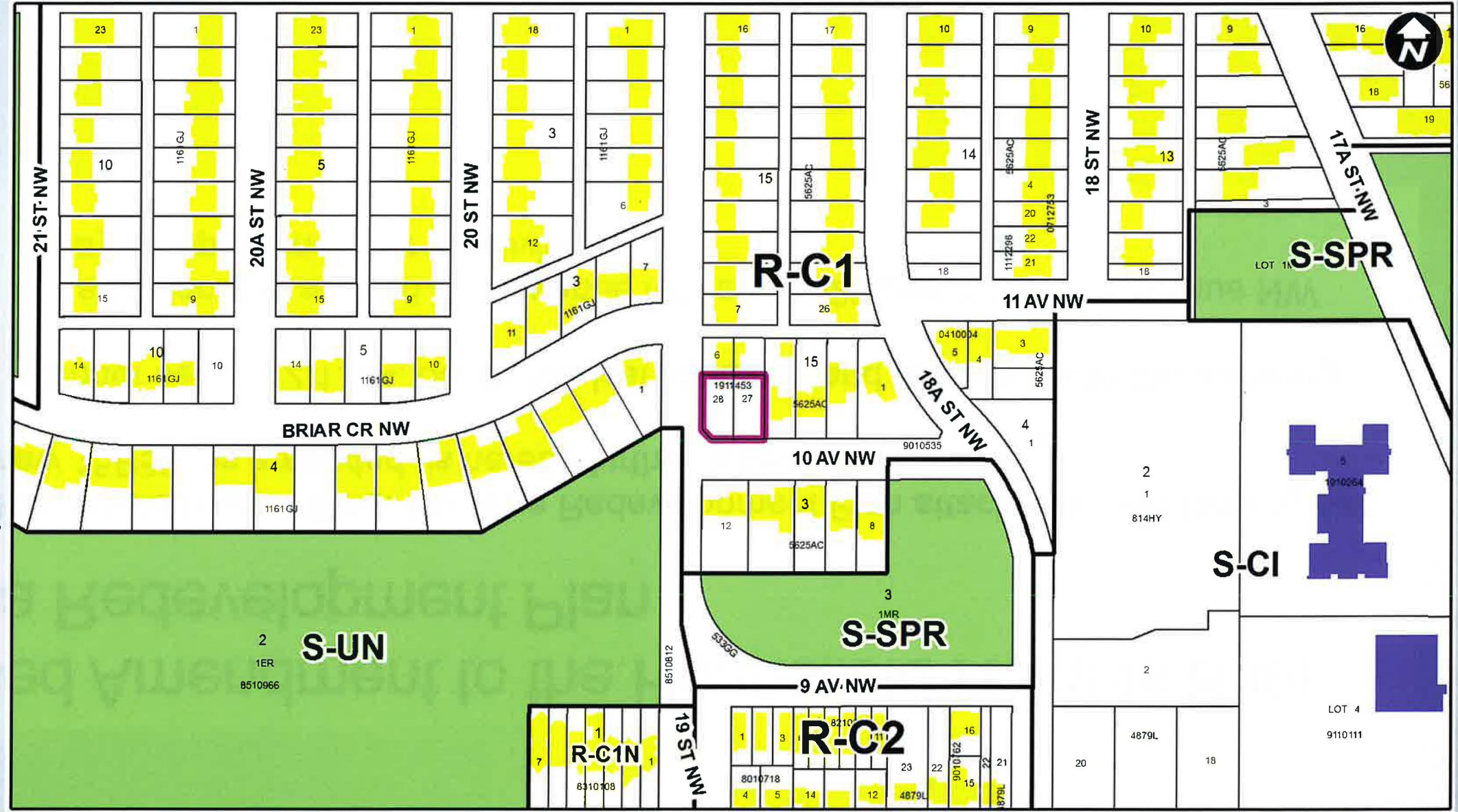


**Proposed R-C1N District:**

- One dwelling unit per parcel
- Max building height 10 metres
- Min parcel width 7.5 metres



- 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



# Proposed Amendment to the Hounsfeld Heights/Briar Hill Area Redevelopment Plan

1. The Hounsfeld Heights/Briar Hill Area Redevelopment Plan attached to and forming part of Bylaw 15P89, as amended, is hereby further amended as follows:
  - (a) Under section 2.1.3.4, delete the last sentence and replace it with the following:

“Lands located at 1616 - 11 Avenue NW and 1922 and 1924 - 10 Avenue NW may be appropriate for subdivision.”



## **RECOMMENDATION(S):**

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the Hounsfeld Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.23 acres  $\pm$ ) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District.



# Supplementary Slides





Conceptual Visualization

1922 + 1924 10 AV NW

*\*Project visualizations are conceptual in nature and subject to revision*



