



Calgary Planning Commission

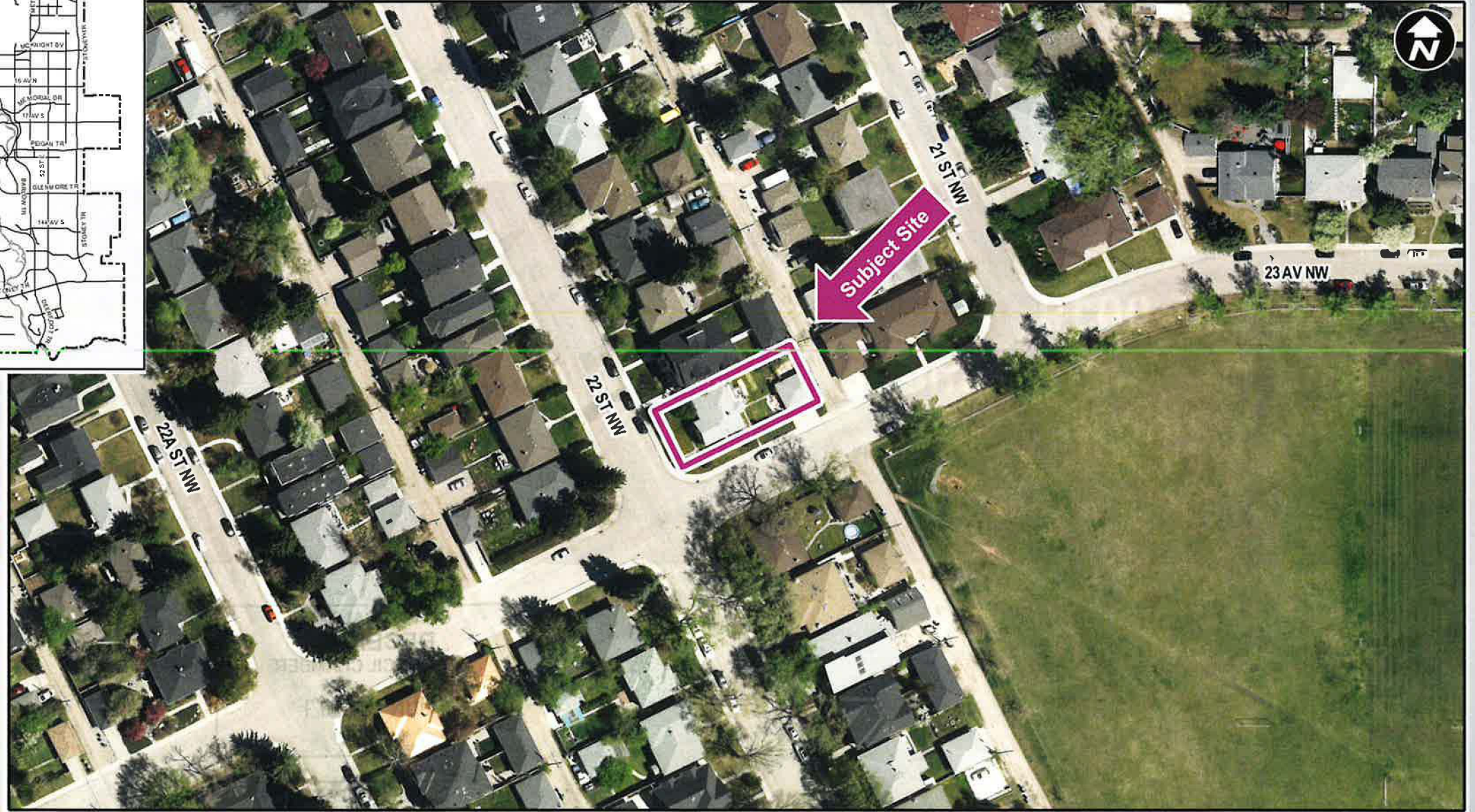
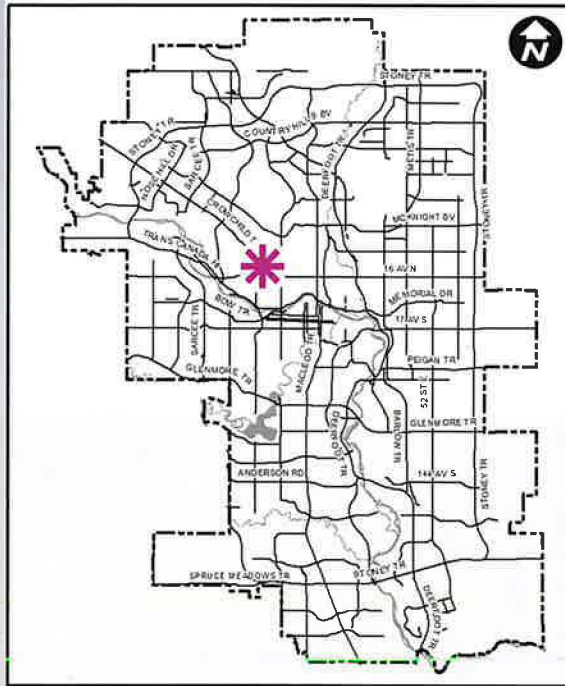
Agenda Item: 7.2.5



LOC2021-0019
Land Use Amendment
June 3, 2021

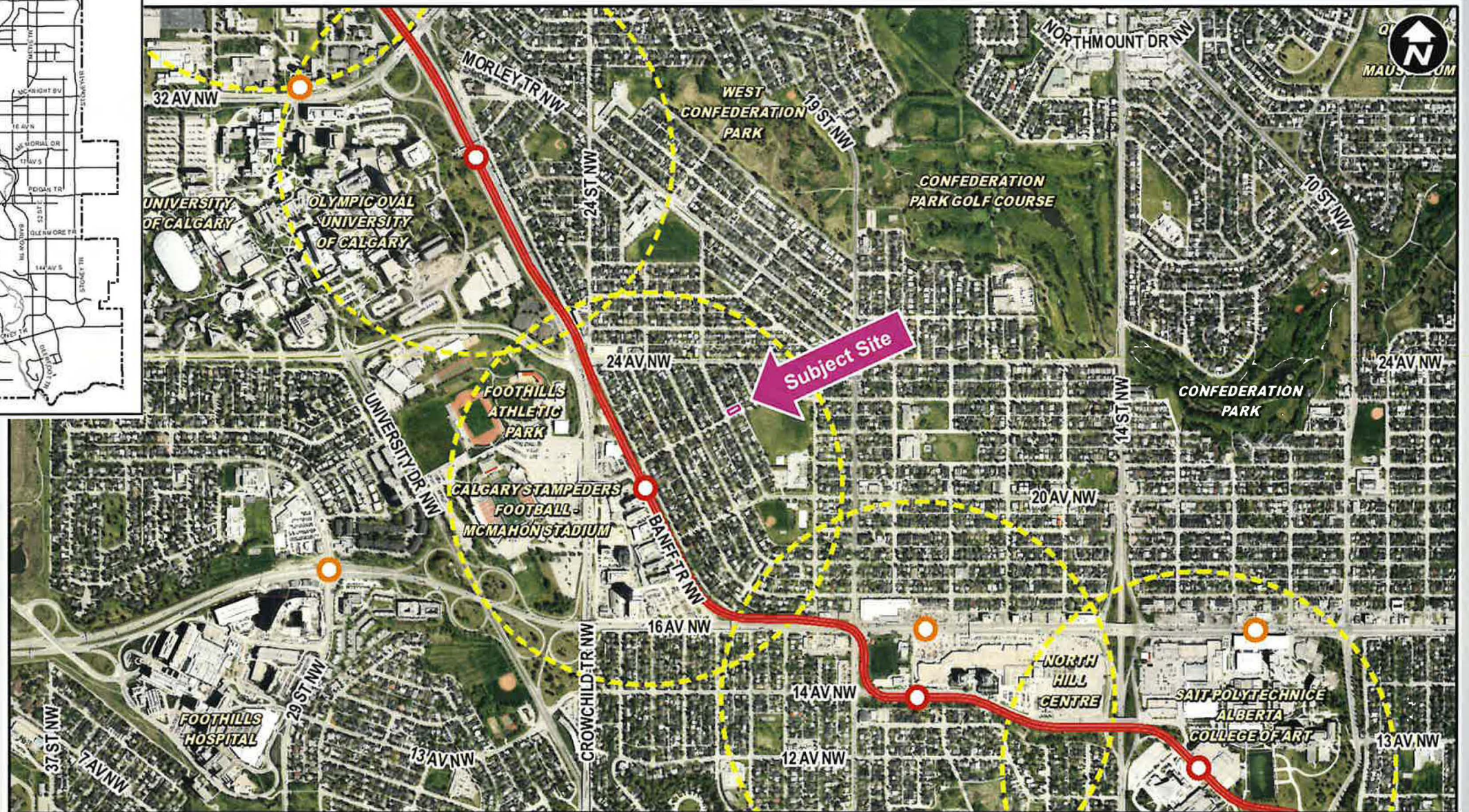
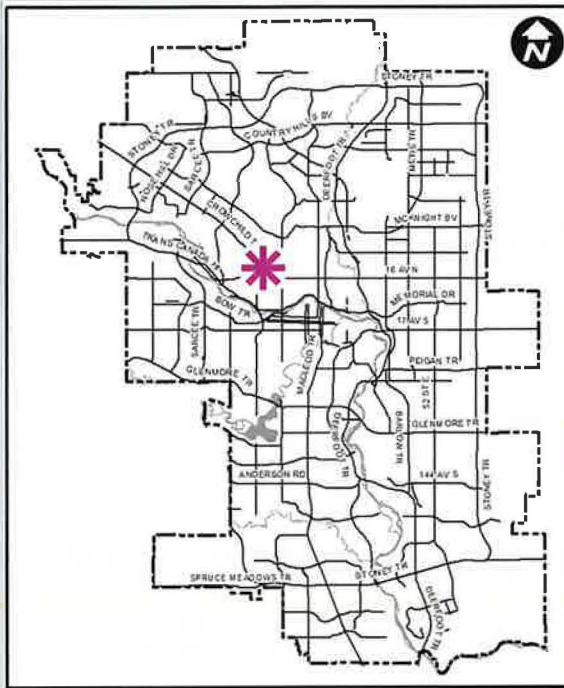
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 03 2021
ITEM: #7.2.5 CP2021-0788
Public
CITY CLERK'S DEPARTMENT



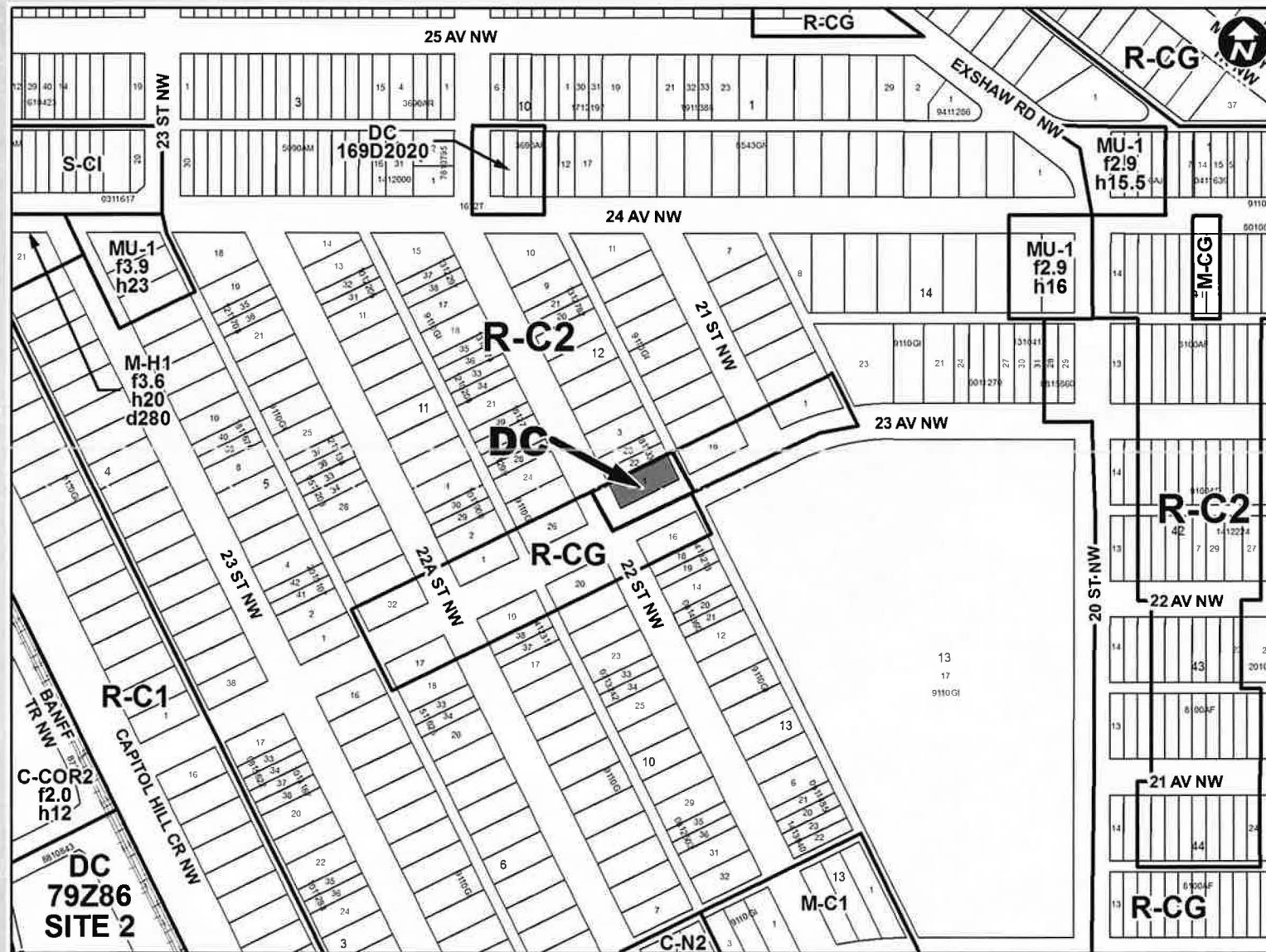
Parcel Size:

0.06 ha
15m x 37m



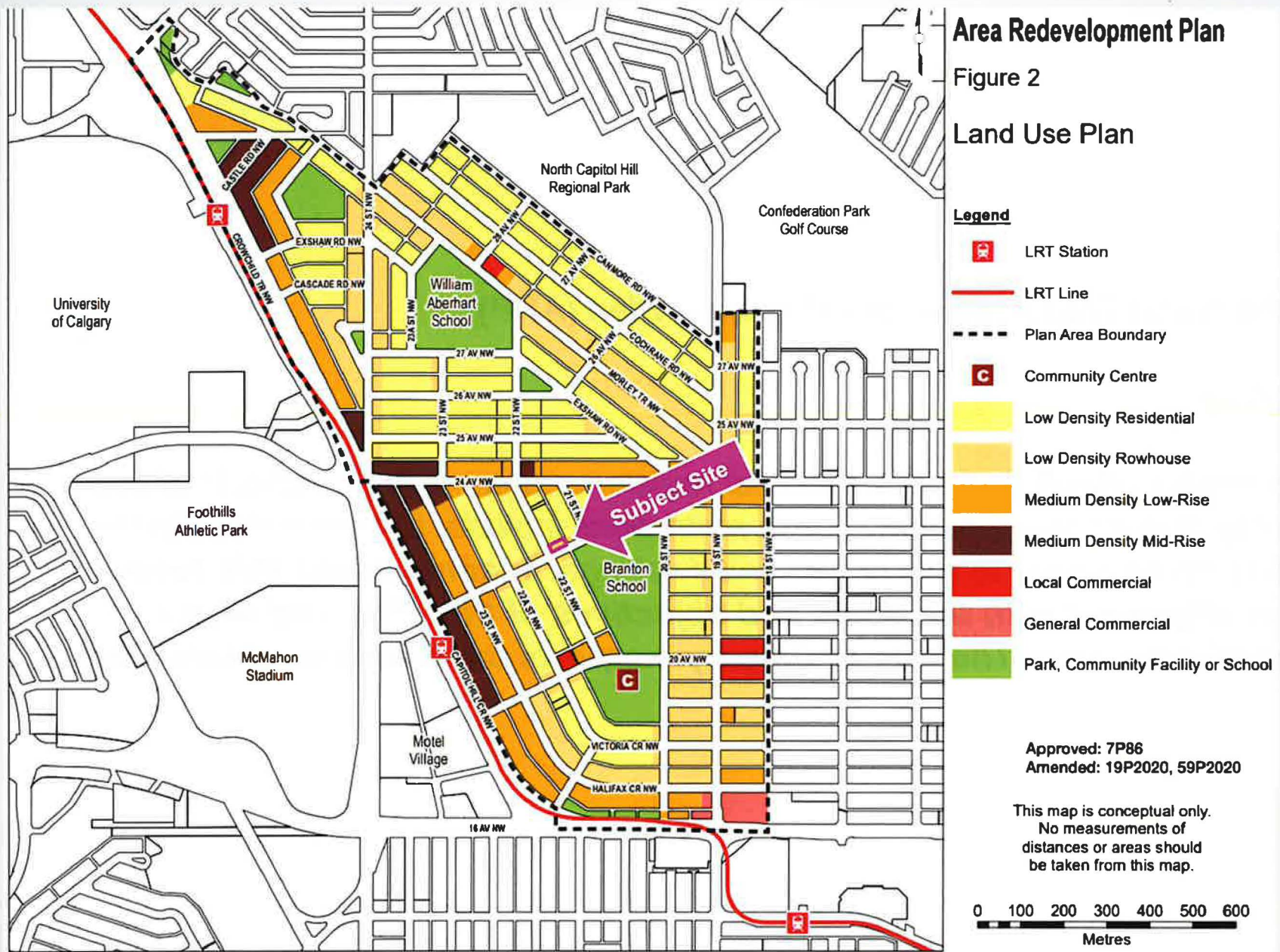
LEGEND

- 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 Direct Control (DC) District:

- Based on R-CG District
- Adds a minimum density of 55 uph, which is 3 units on this site
- Excludes Cottage Housing Cluster, Duplex Dwelling, Semi-detached Dwelling, and Single Detached Dwelling as uses



From the *Banff Trail Area Redevelopment Plan (ARP)*:

2.1.2 Context

*Many parcels in Banff Trail have a caveat registered against the certificate of title which may restrict development. These restrictions include, but are not limited to, restricting development to one or two-unit dwellings. **In some cases this caveat is not in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan.***

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 2404 – 22 Street NW (Plan 9110GI, Block 12, Lot 1) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate rowhouse development, with guidelines (Attachment 2).

Supplementary Slides

Surrounding Land Use

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

