

Calgary



Public Hearing of Council

Agenda Item: 8.1.3

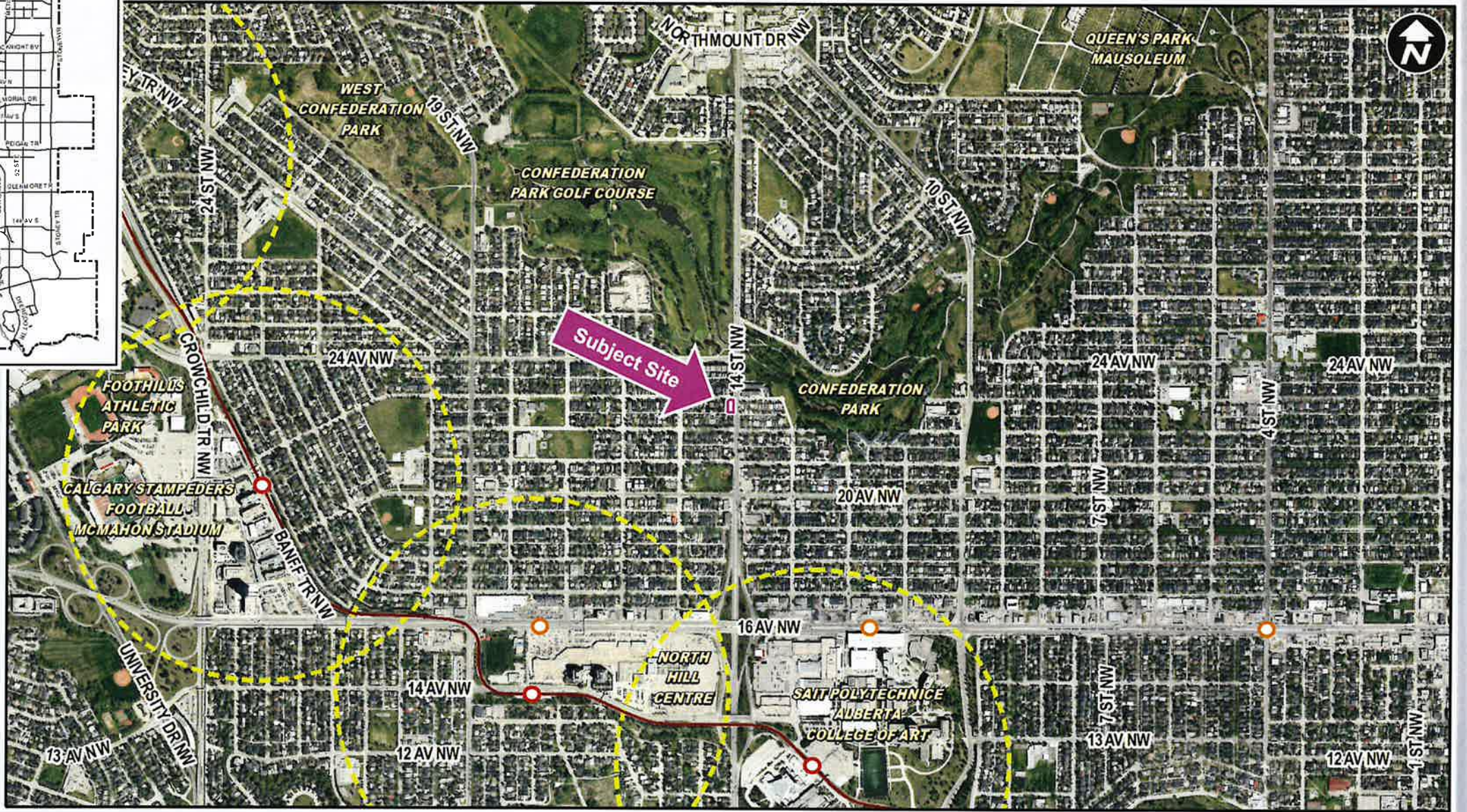
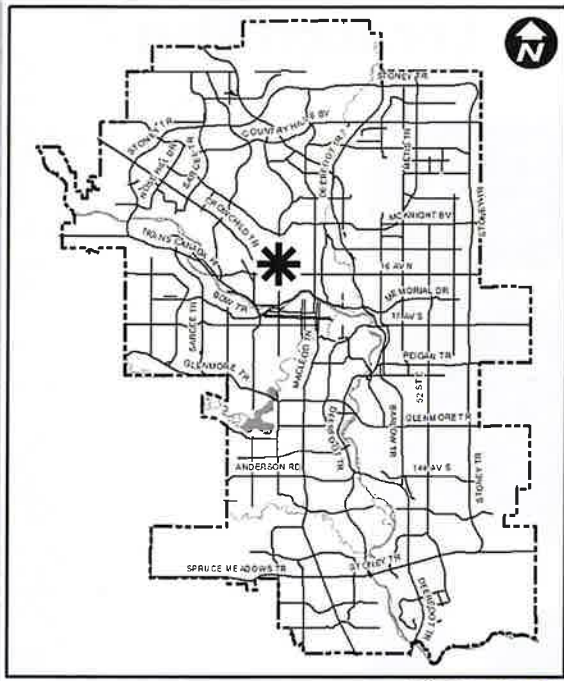


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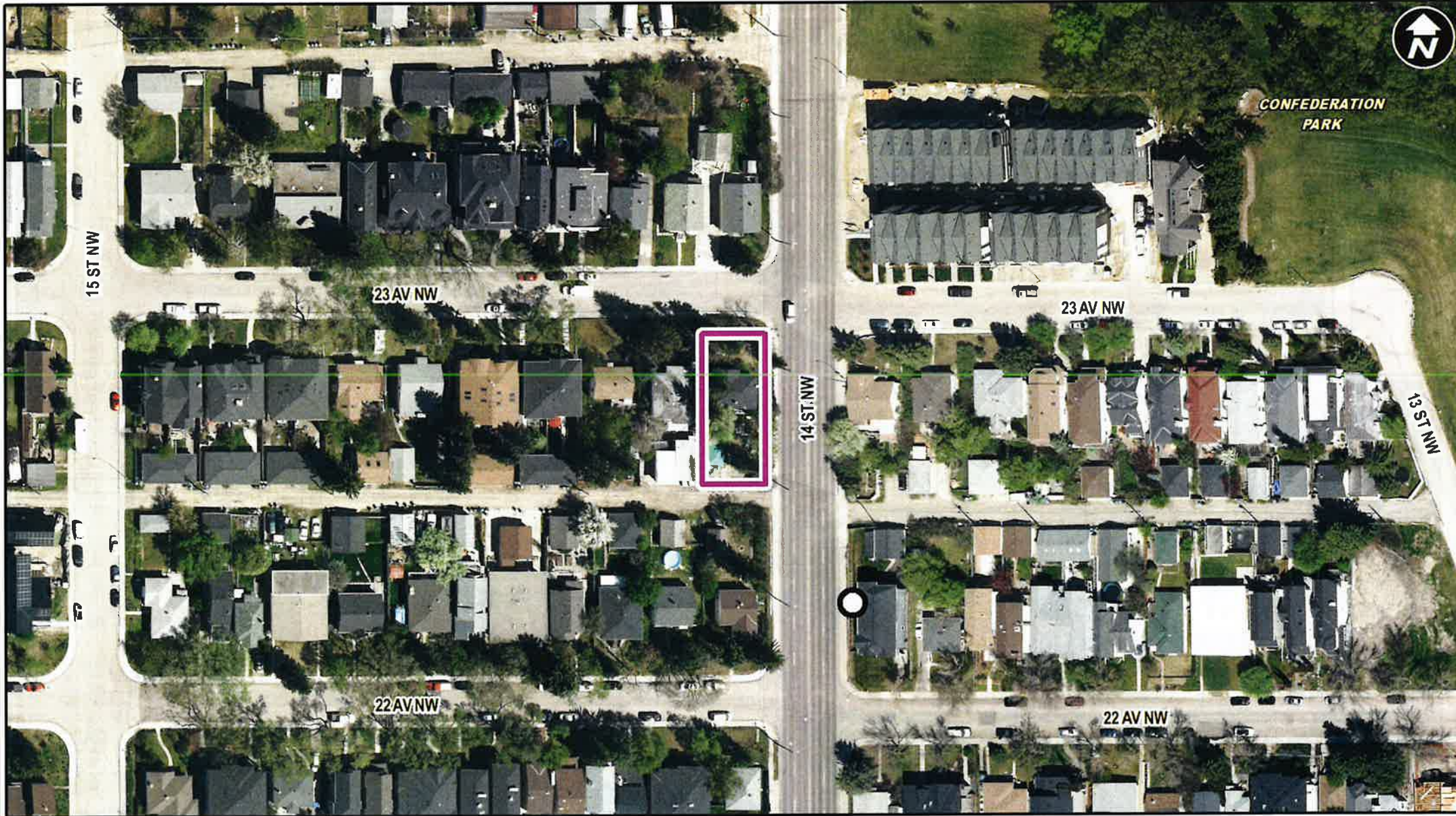
LOC2020-0120
Land Use Amendment
July 5, 2021

RECOMMENDATION OF THE CALGARY PLANNING COMMISSION, 2021 MAY 20:

That Council hold a Public Hearing and give three readings to Proposed Bylaw 93D2021 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.



- 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



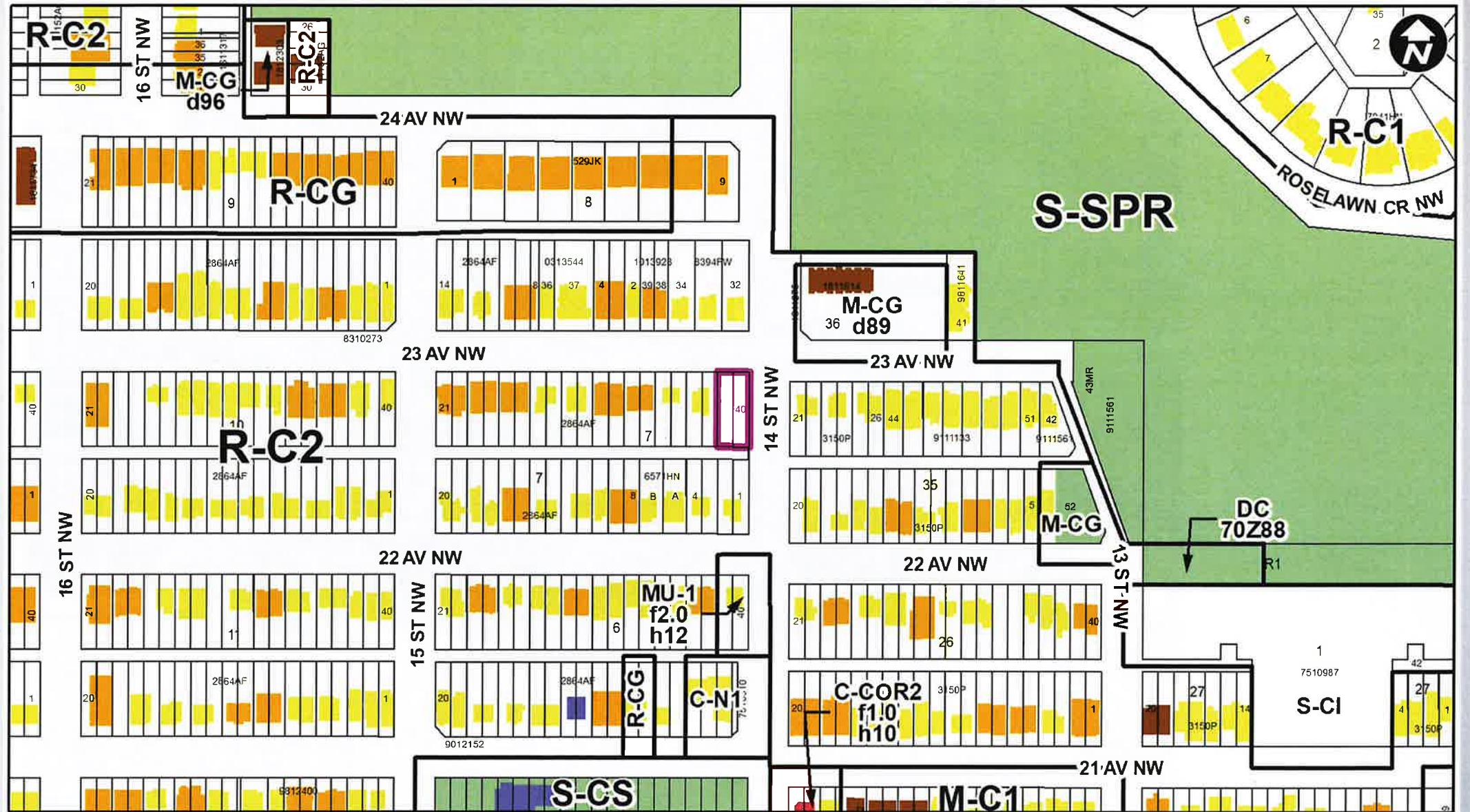
LEGEND
○ Bus Stop

Parcel Size:

0.06 ha
15m x 37m

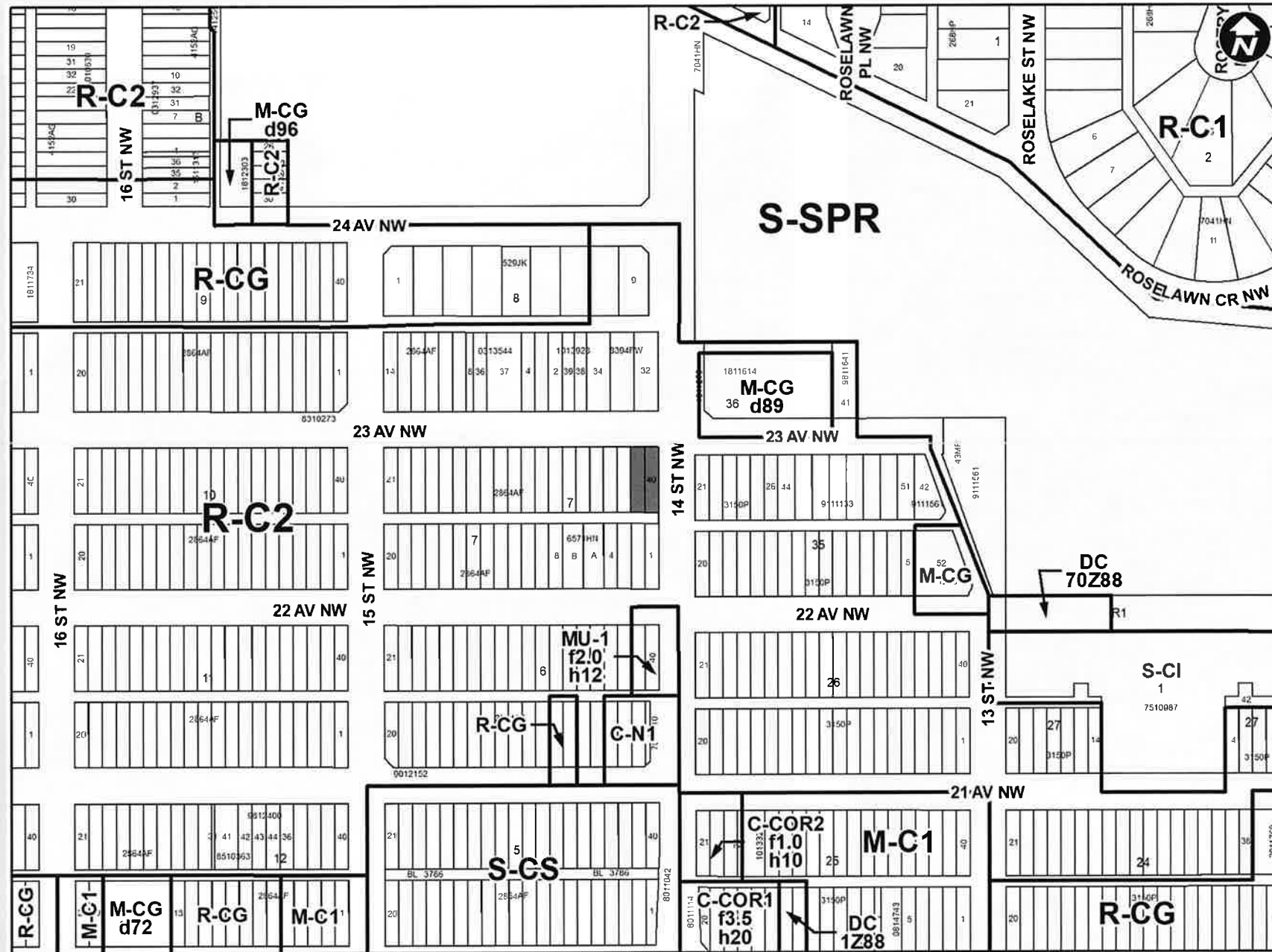
LEGEND

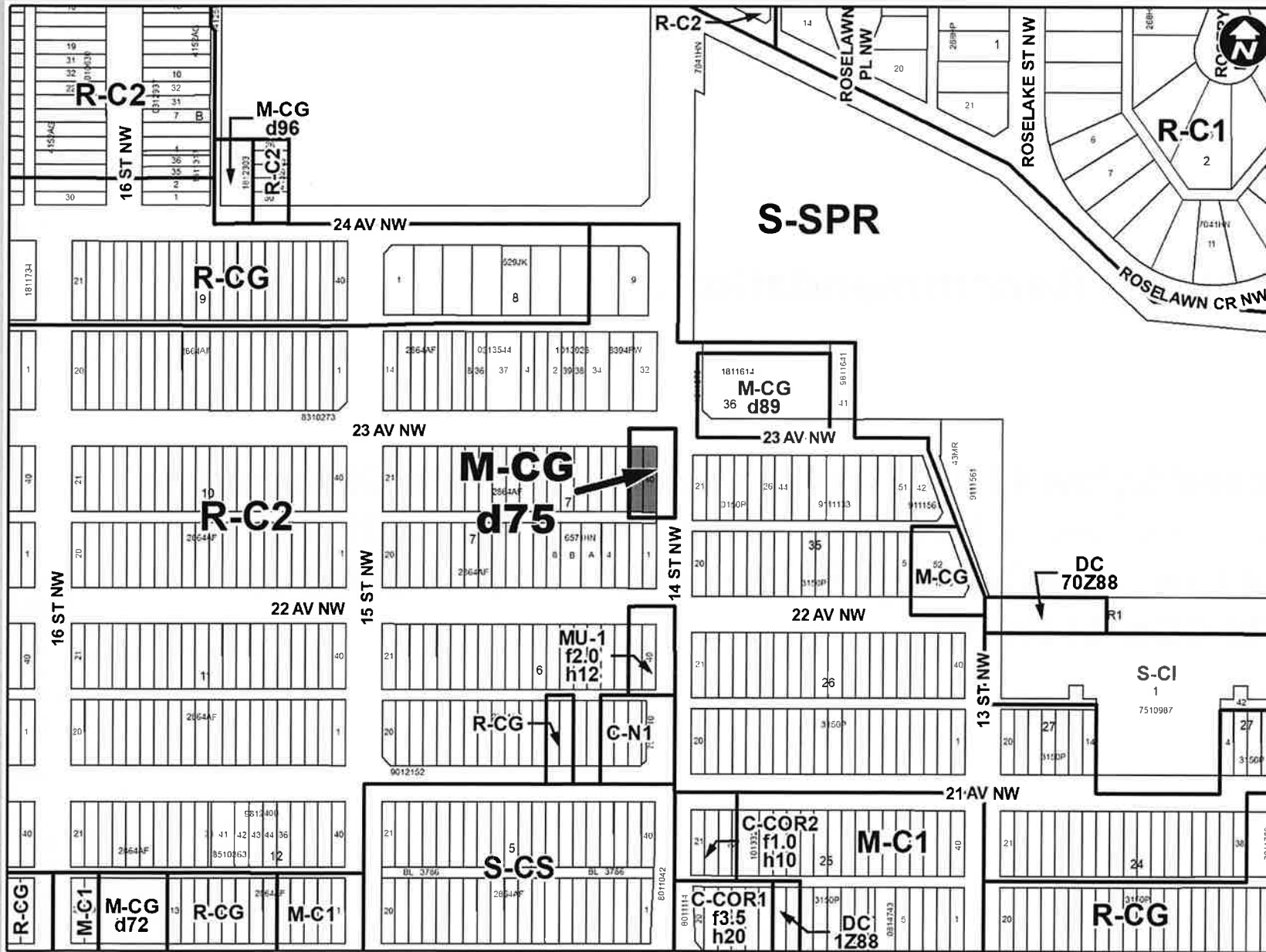
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary











Proposed M-CGd75 District:

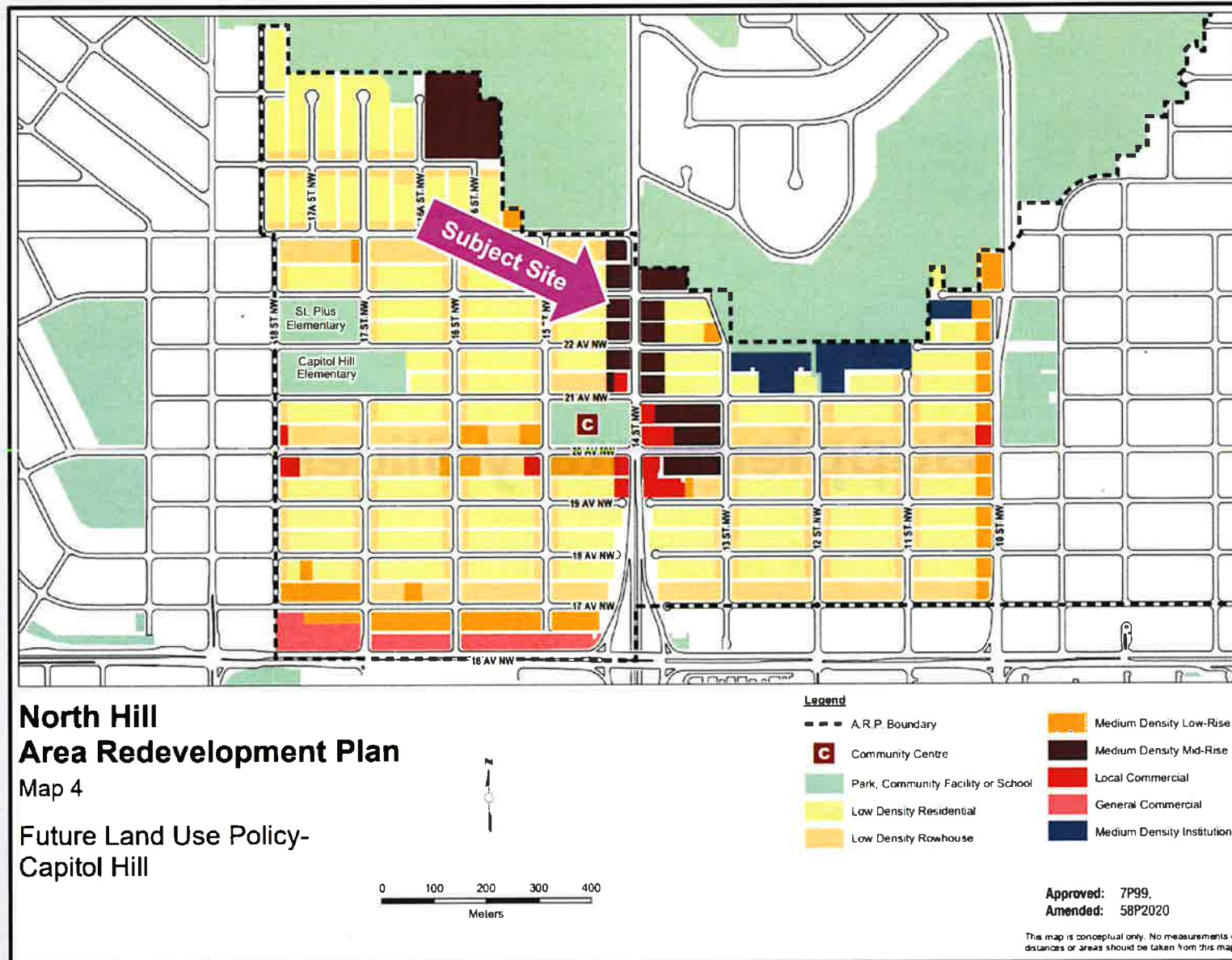
- primarily for townhouses and fourplexes
- maximum building height of 12 metres (three to four storeys)
- maximum of four dwelling units on this site based on parcel area and density modifier of 75 units per hectare

Calgary Planning Commission's Recommendation:

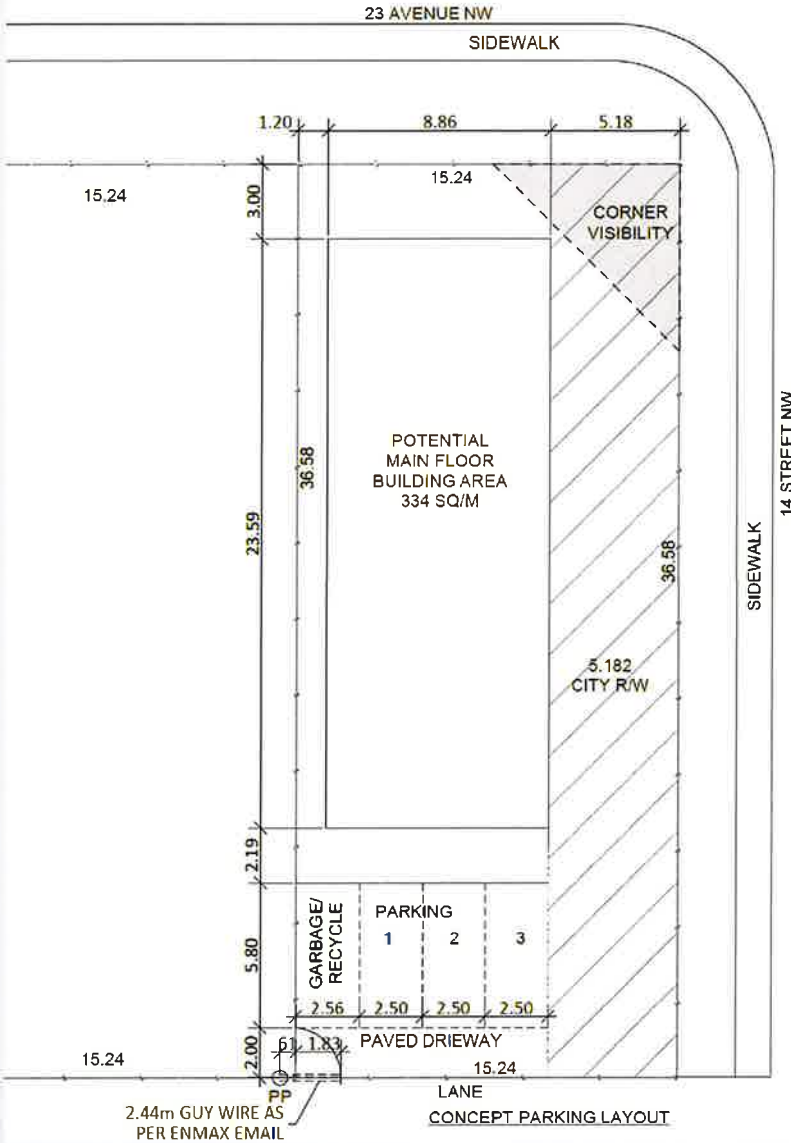
That Council:

1. Give three readings to **Proposed Bylaw 93D2021** 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 (M-CGd75) District.




Supplementary Slides



4.0 Parking Concept Plan (2.0)



This application is intended to support 3 Rowhouse development. Current lot size can accommodate 3 parking stalls, due to the City Right of Way, no visitor parking. The lot is located in a residential area with ample parking on 23 Avenue NW. With the increased focus on alternative modes 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 modes of transportation such as walking, cycling, and rideshare accommodation. This proposal also aligns with the objectives of the Calgary Transportation Plan.

-  PROMOTE BIKE TRAFFIC
-  PROMOTE FOOT TRAFFIC
-  PROMOTE PUBLIC TRANSIT

Parking Concept Plan (3 Stall)