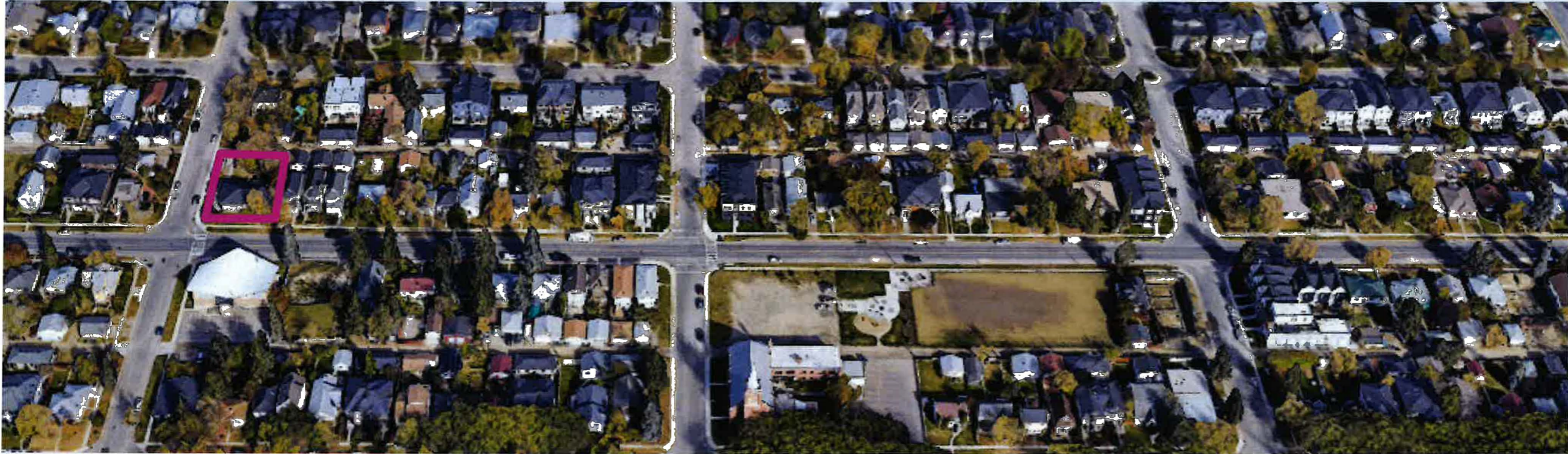




# Public Hearing of Council

## Agenda Item: 8.1.5



# LOC2022-0077 / CPC2022-1007

## Land Use Amendment

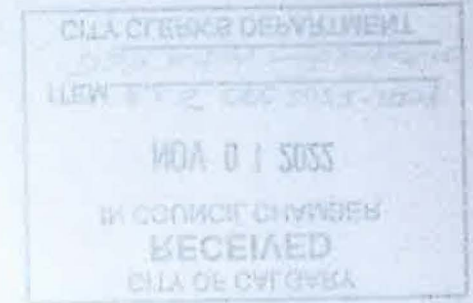
November 1, 2022

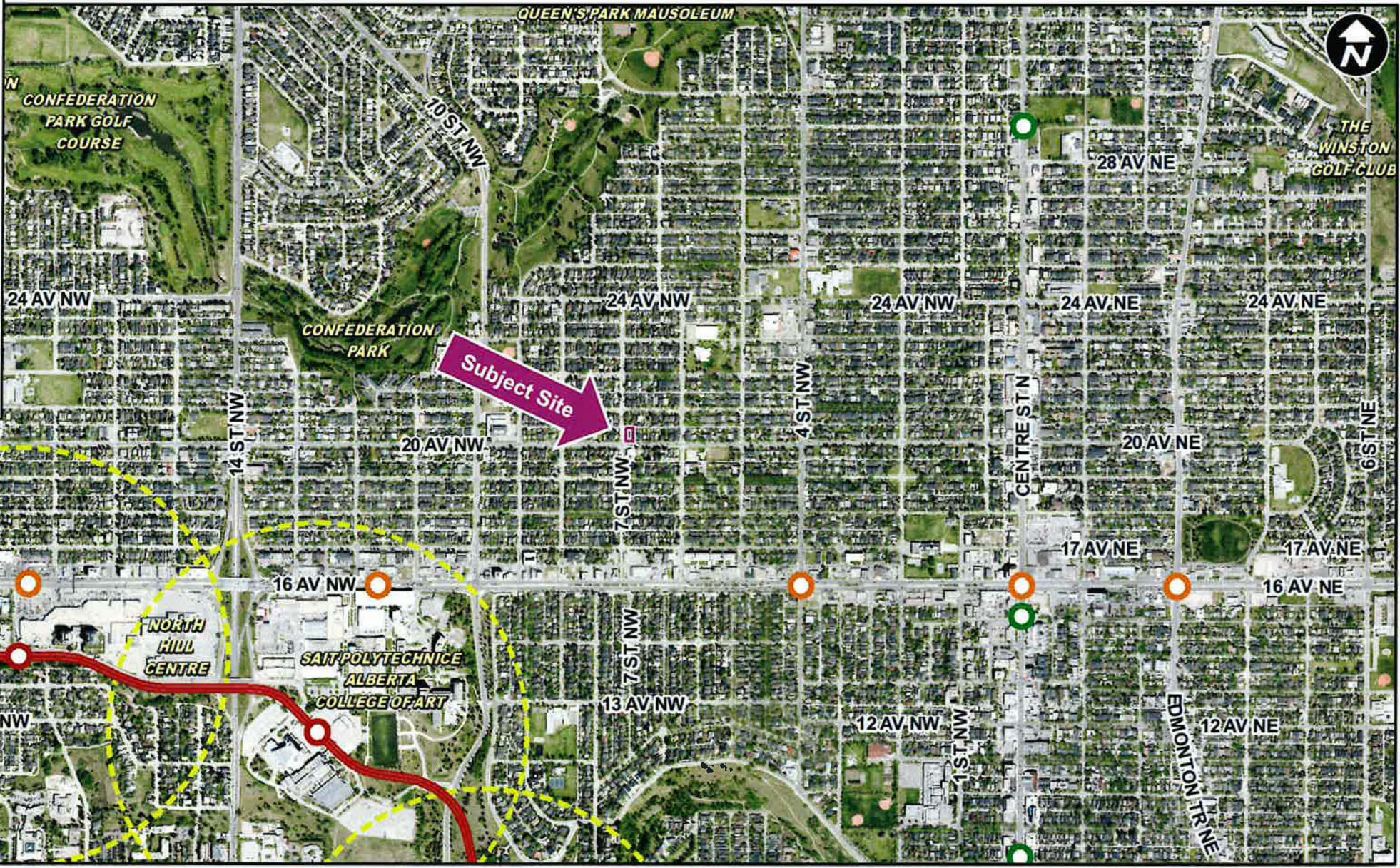
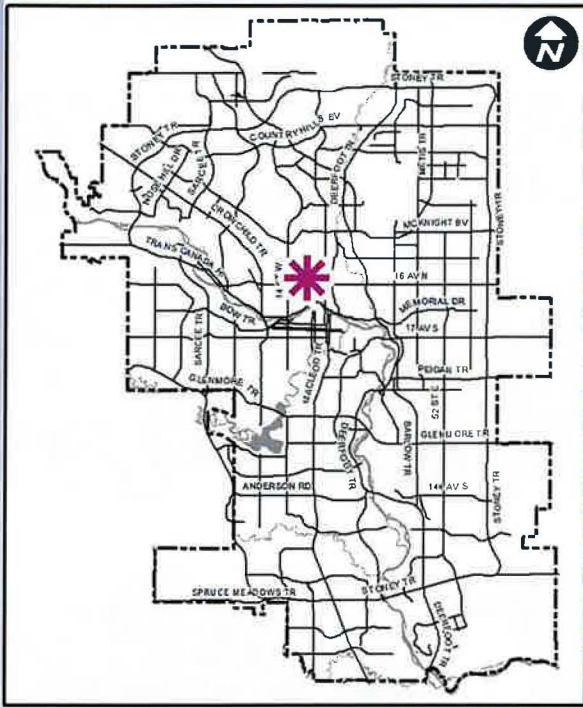
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
NOV 01 2022  
ITEM: 8.1.5 CPC 2022-1007  
*Distribution Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 157D2022** for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 738 – 20 Avenue NW (Plan 2934O, Block 23, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate a multi-residential development with guidelines (Attachment 2).





- 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



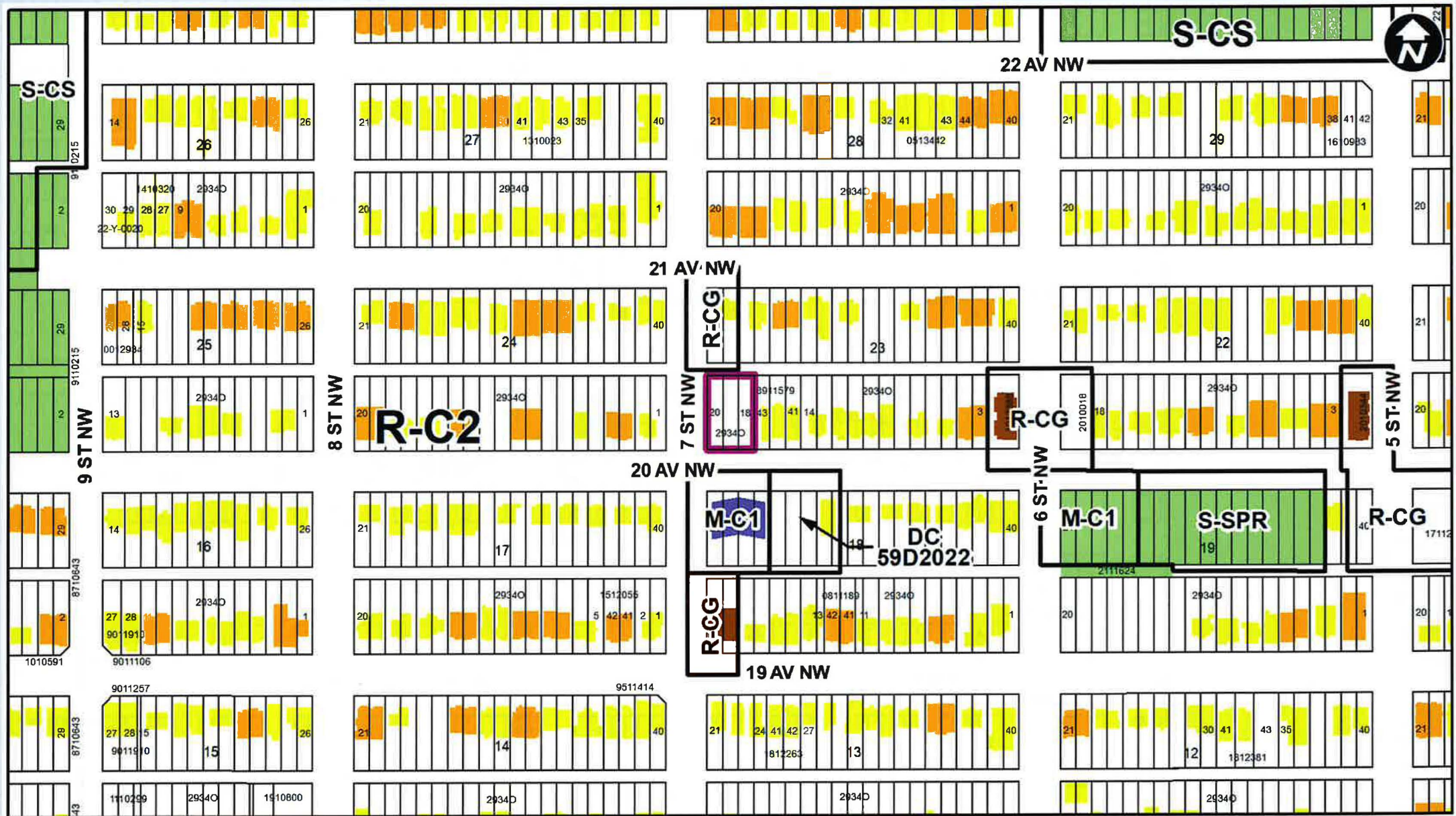
○ Bus Stop

Parcel Size:

0.08 ha  
23 m x 36 m

### 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





## Calgary Planning Commission's Recommendation:

That Council:

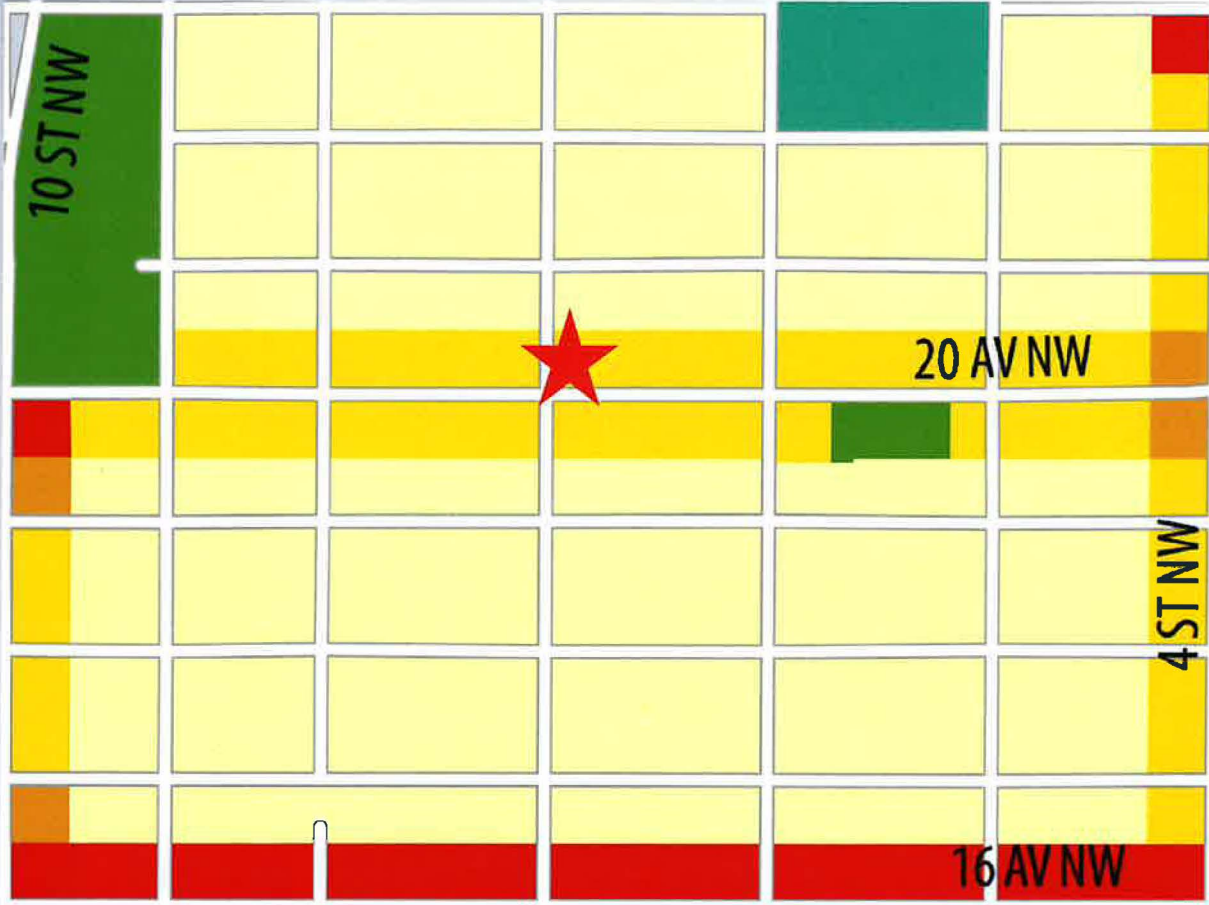
Give three readings to **Proposed Bylaw 157D2022** for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 738 – 20 Avenue NW (Plan 2934O, Block 23, Lots 18 to 20) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Direct Control (DC) District to accommodate a multi-residential development with guidelines (Attachment 2).

# Supplementary Slides



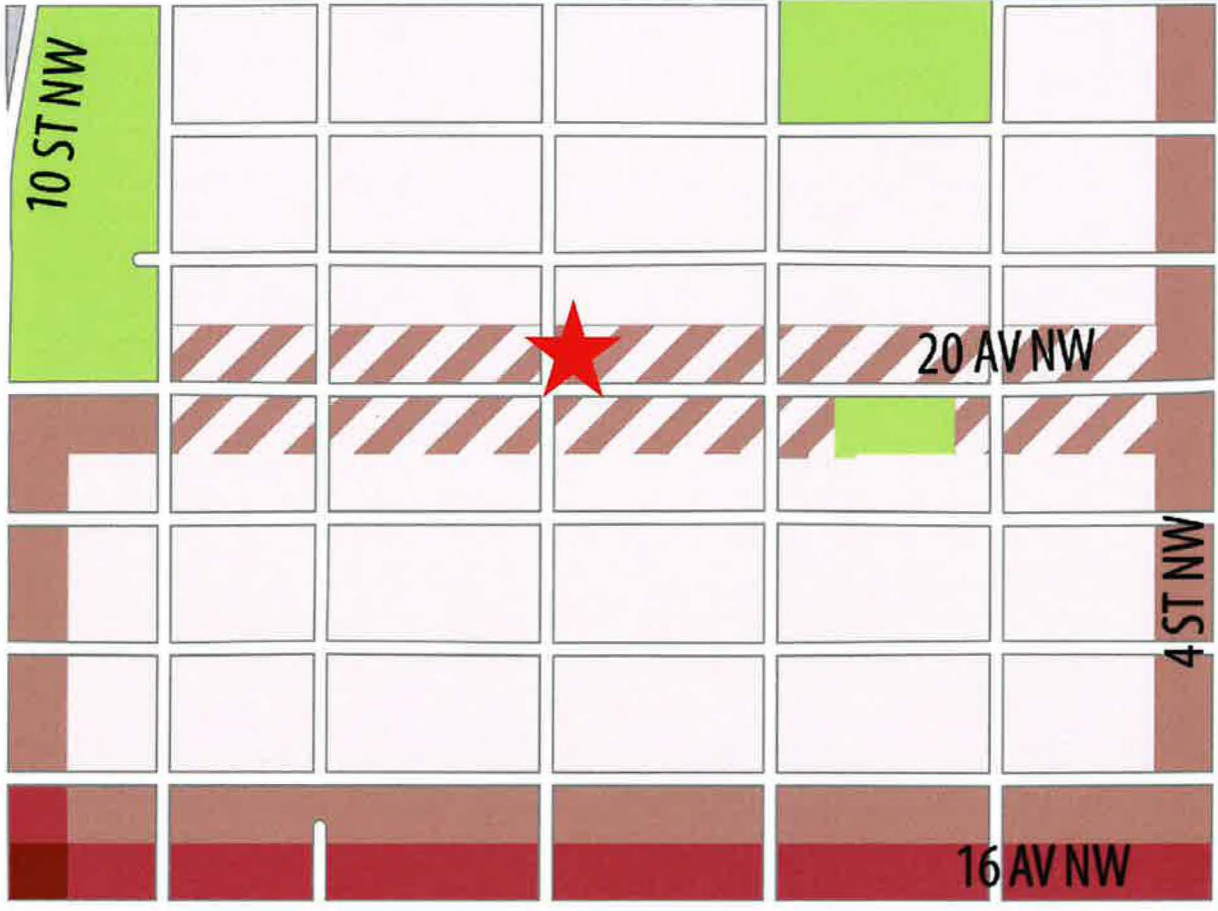






Map 3: Urban Form Categories

Neighbourhood Connector



Map 4: Building Scale

Low-Modified (up to 4 storeys)