

Public Hearing of Council

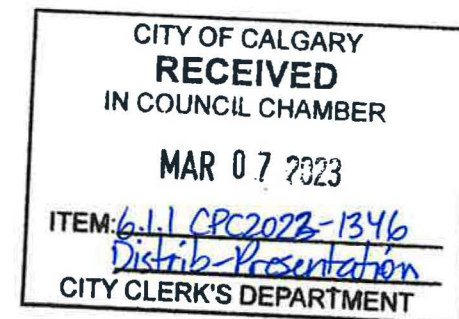
Agenda Item: 6.1.1



LOC2022-0177 / CPC2022-1346

Land Use Amendment

March 7, 2023

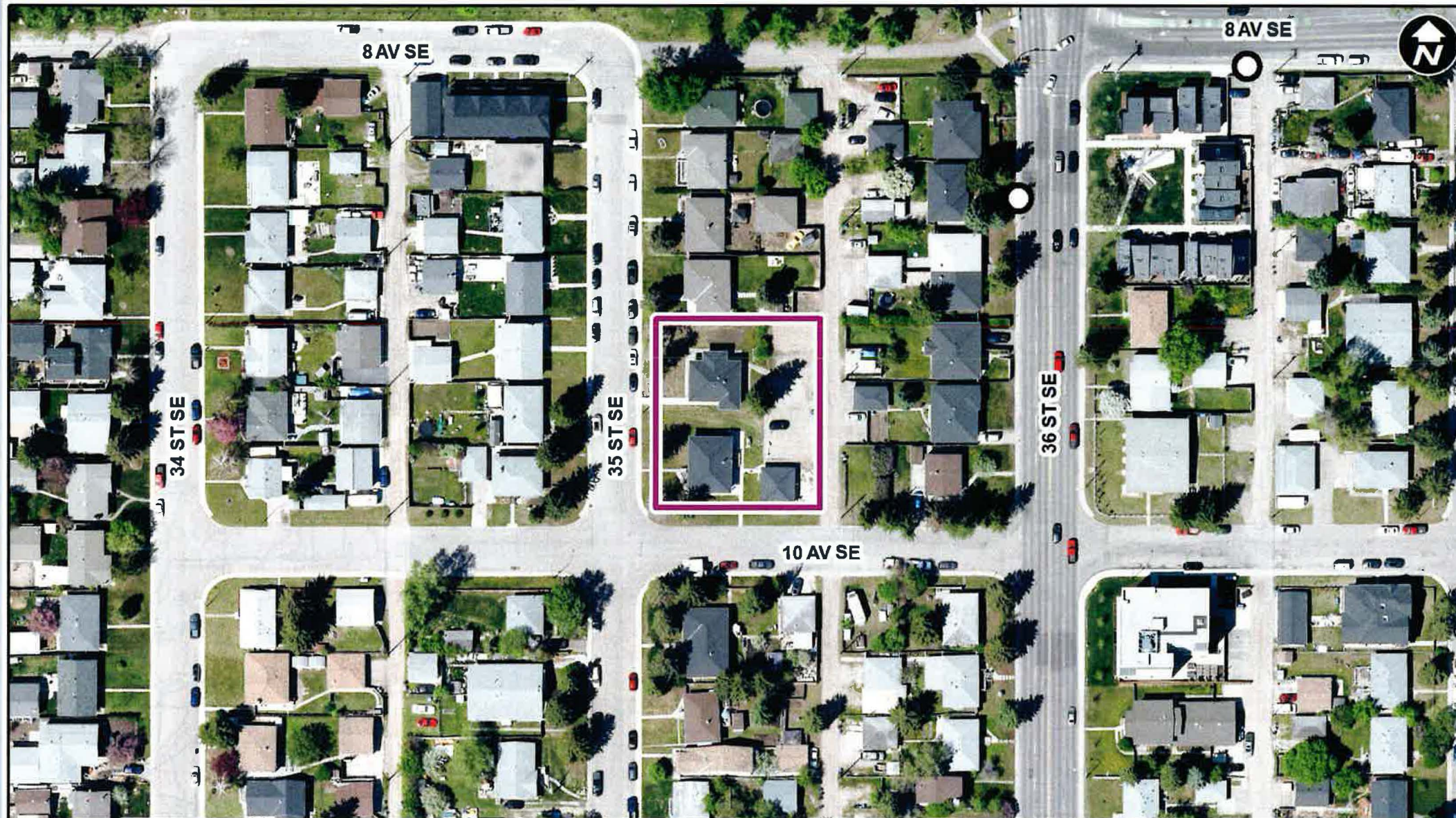


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 24D2023** for the redesignation of 0.18 hectares $\pm$ (0.45 acres $\pm$) located at 920 and 928 – 35 Street SE (Plan 5498T, Block 9, Lots 1 to 6) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.





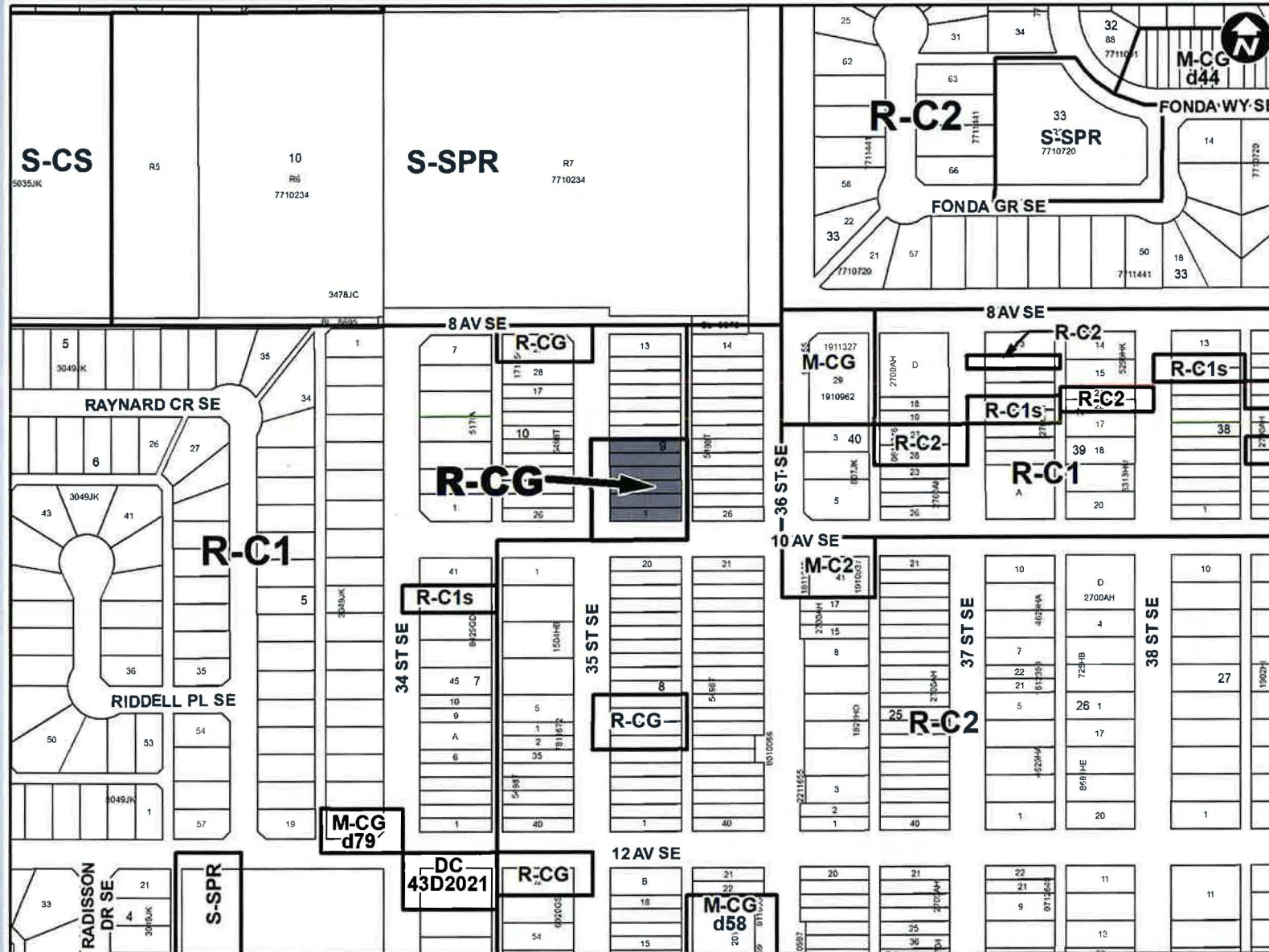
LEGEND
 ○ Bus Stop

Parcel Size:
 0.18 ha
 46m x 40m

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





Proposed R-CG District:

- Accommodates rowhouse, semi-detached, duplex dwellings, cottage housing clusters and secondary suites
- Maximum height of 11.0 metres
- Maximum of 13 units plus secondary suites

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Supplementary Slides

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March 7, 2023



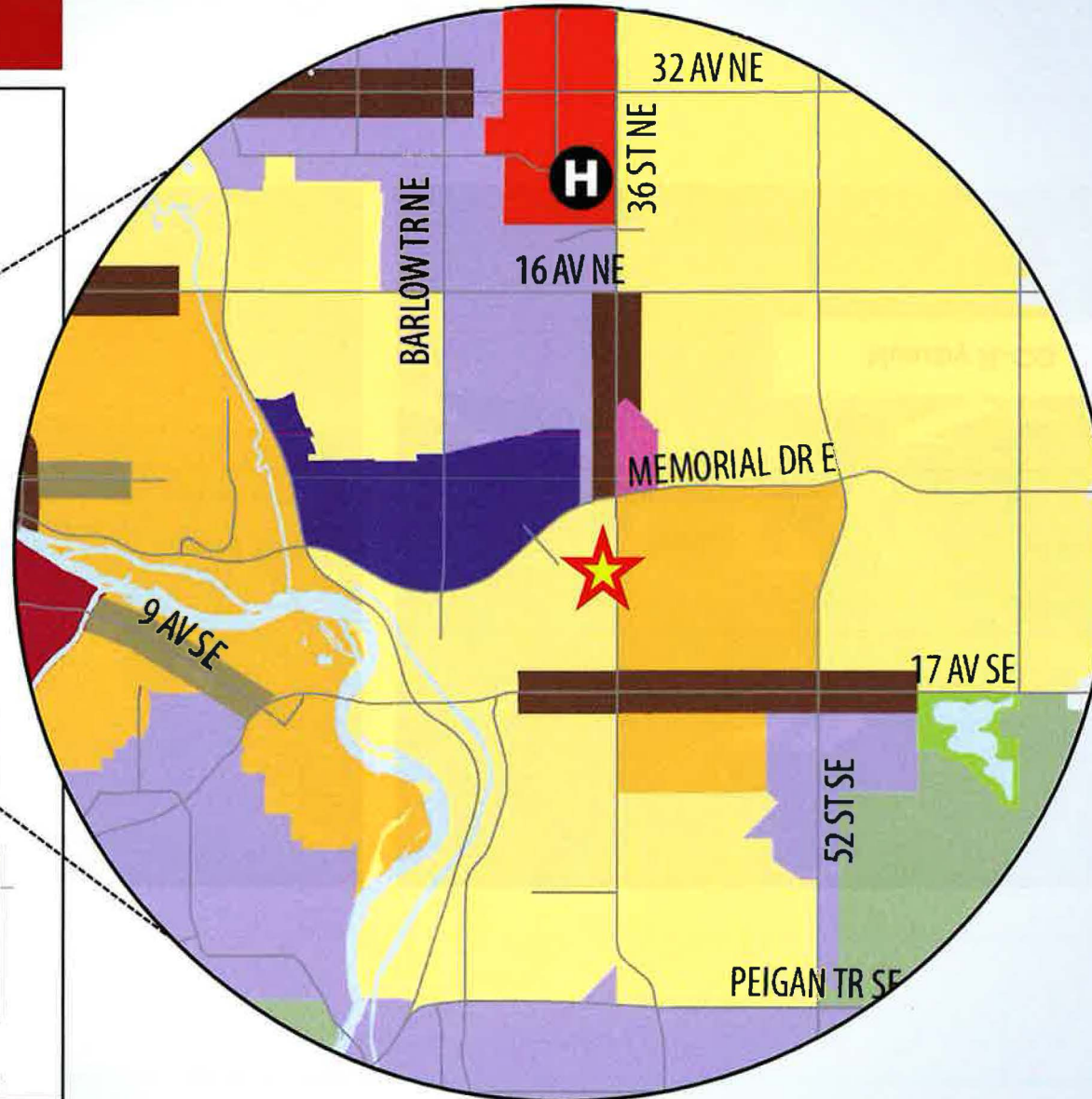
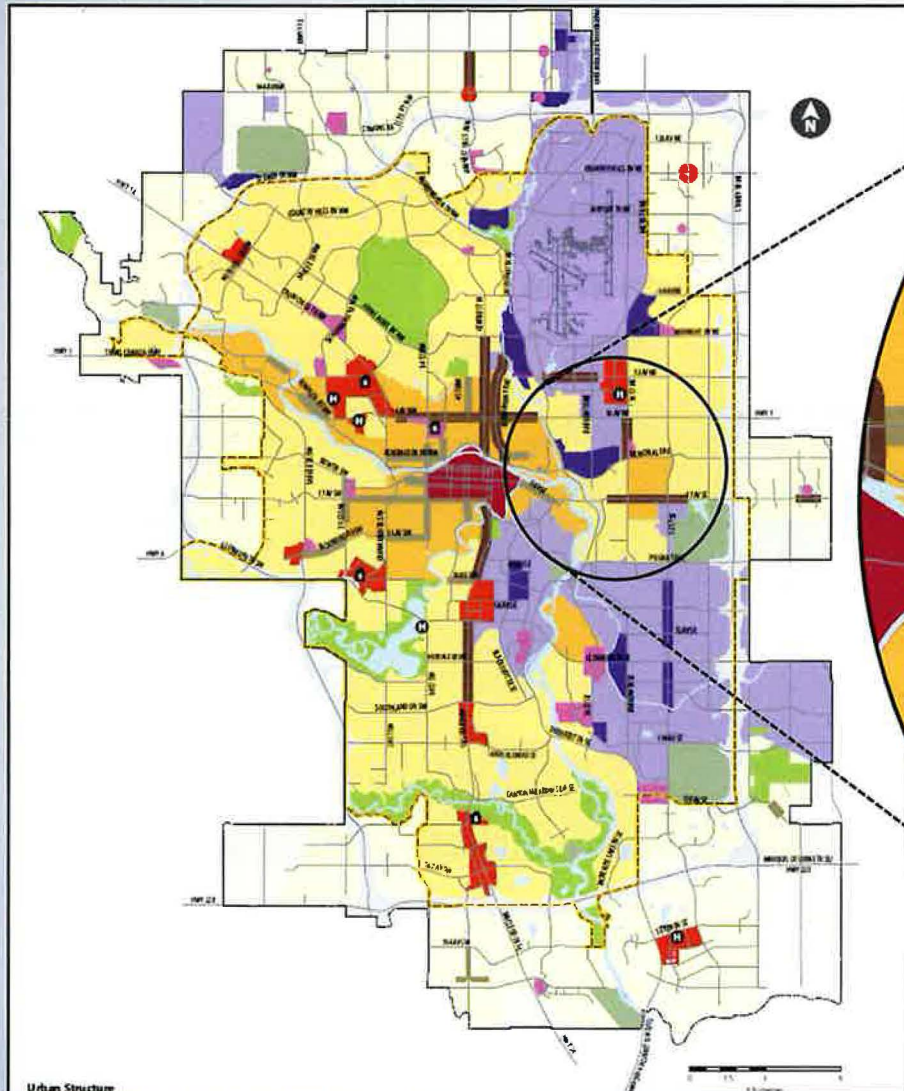


Block Context



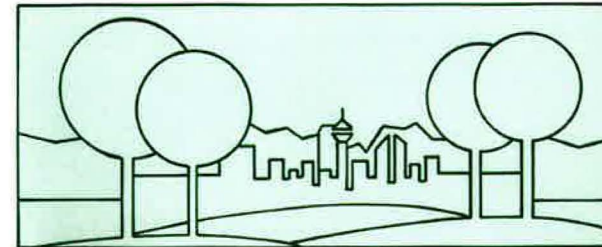
Nearby R-CG

MAP 1 – Urban Structure



- Urban Structure**
(By Land Use Typology)
- Activity Centres**
- Greater Downtown
 - Major Activity Centre
 - Community Activity Centre
- Main Streets**
- Urban Main Street
 - Neighbourhood Main Street
- Developed Residential**
- Inner City
 - Established
- Industrial**
- Industrial - Employee Intensive
 - Standard Industrial

MAP 3 – Land Use



Albert Park/Radisson Heights AREA REDEVELOPMENT PLAN



Low Density Residential

2.1.3 Policy

1. A low density residential policy is retained that permits single family, duplex, semi-detached and townhouse dwellings for all areas currently designated R-1, R-2A and R-2 (excepting Site #3, Map 4).
Bylaw 92P2018