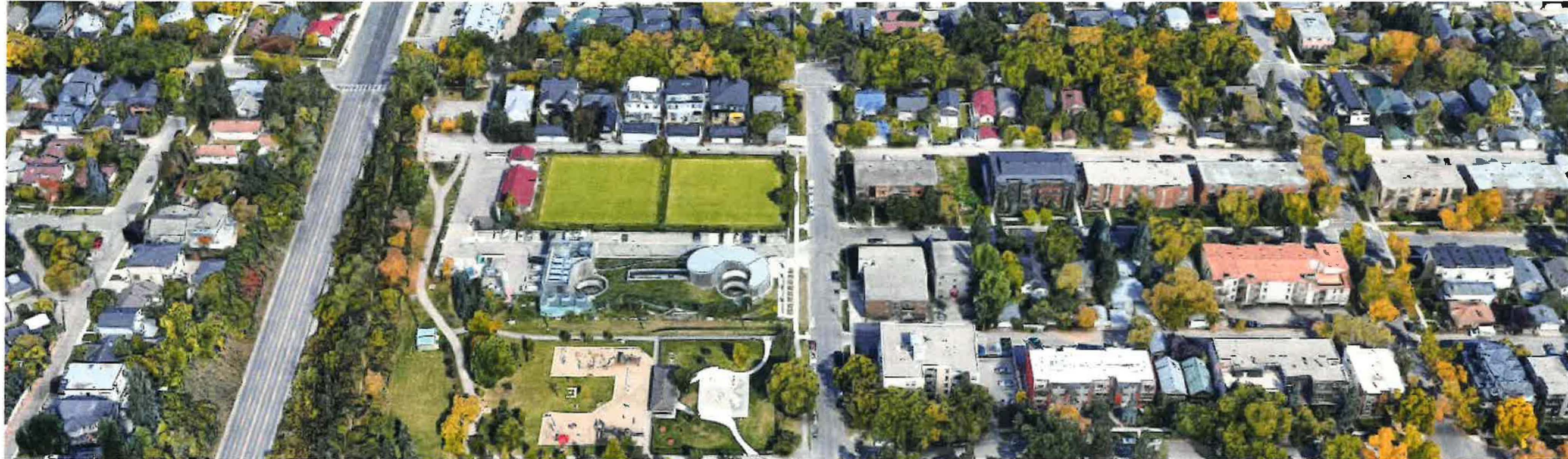




Calgary Planning Commission

Agenda Item: 5.2



LOC2022-0205 / CPC2023-0180

Land Use Amendment

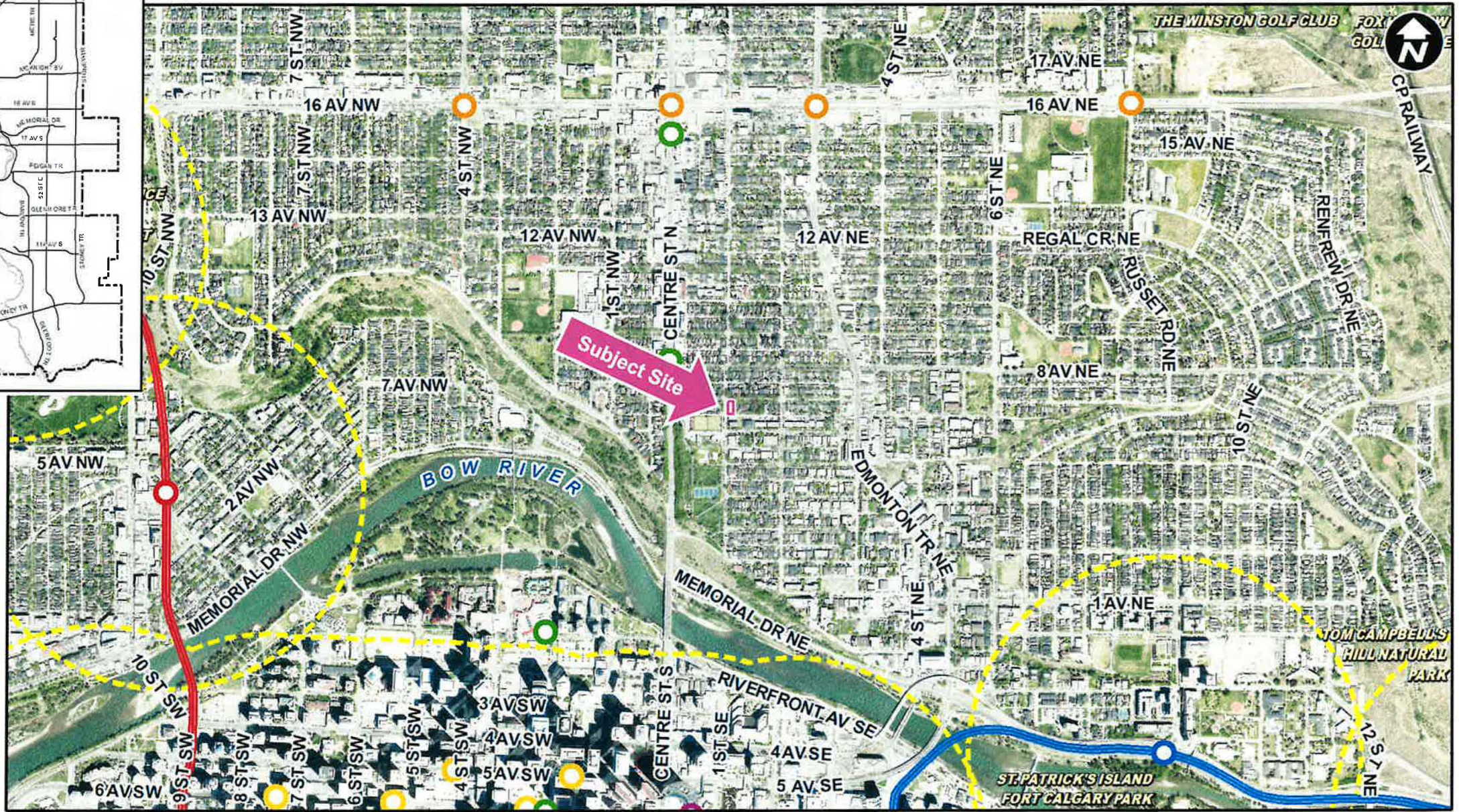
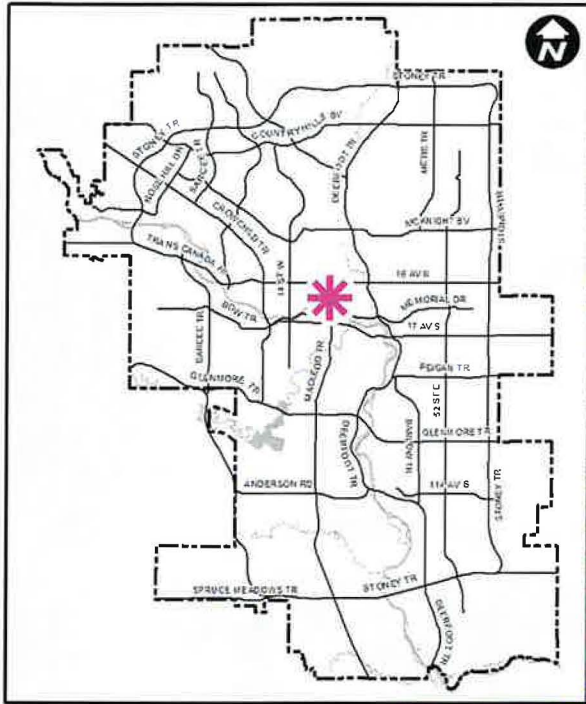
March 23, 2023

CITY OF CALGARY
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ITEM: #5.2 CPC2023-0180
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RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 201 – 7 Avenue NE (Plan 1332N, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) 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

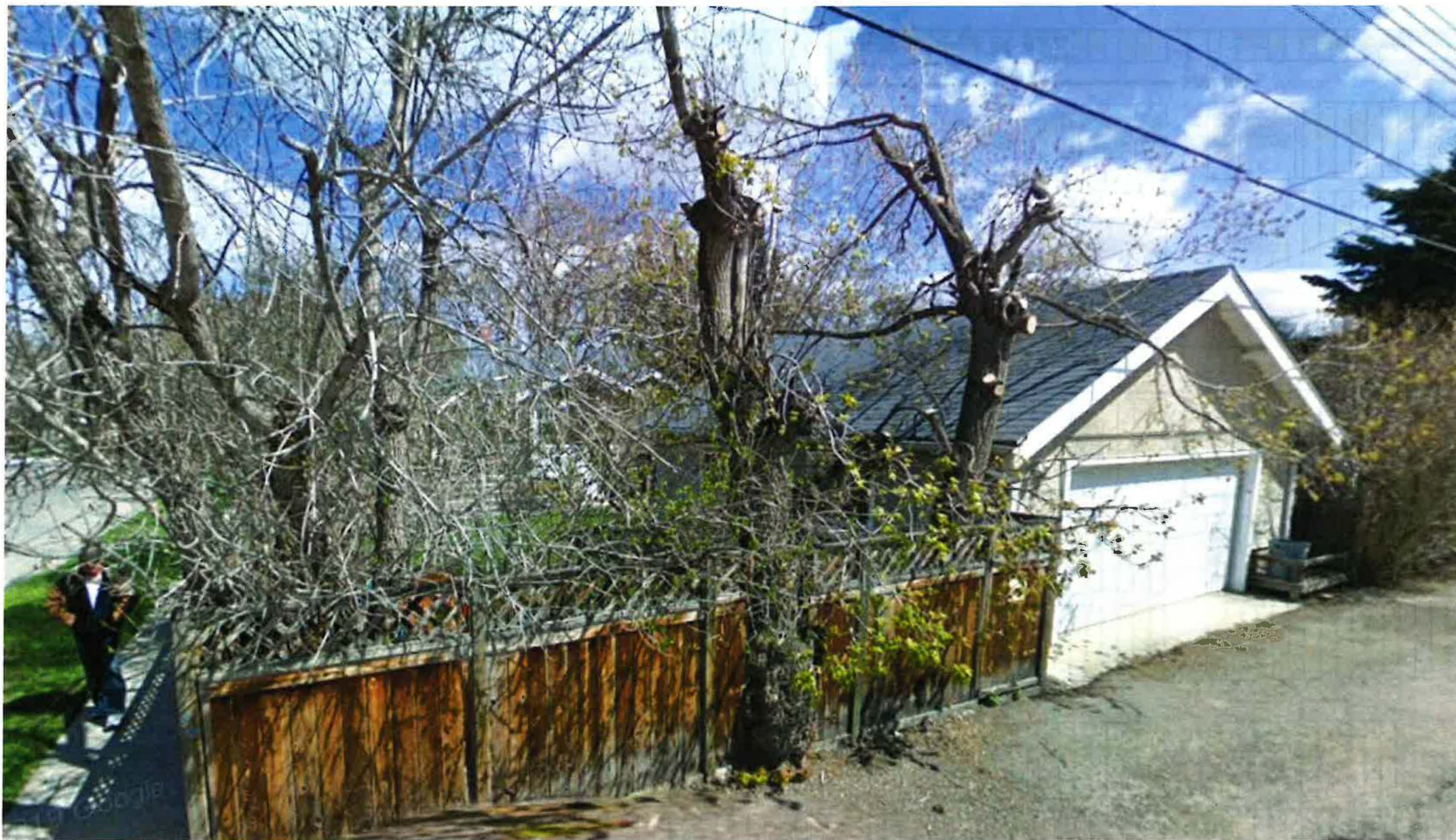


Parcel Size:

0.06 ha
15m x 37m



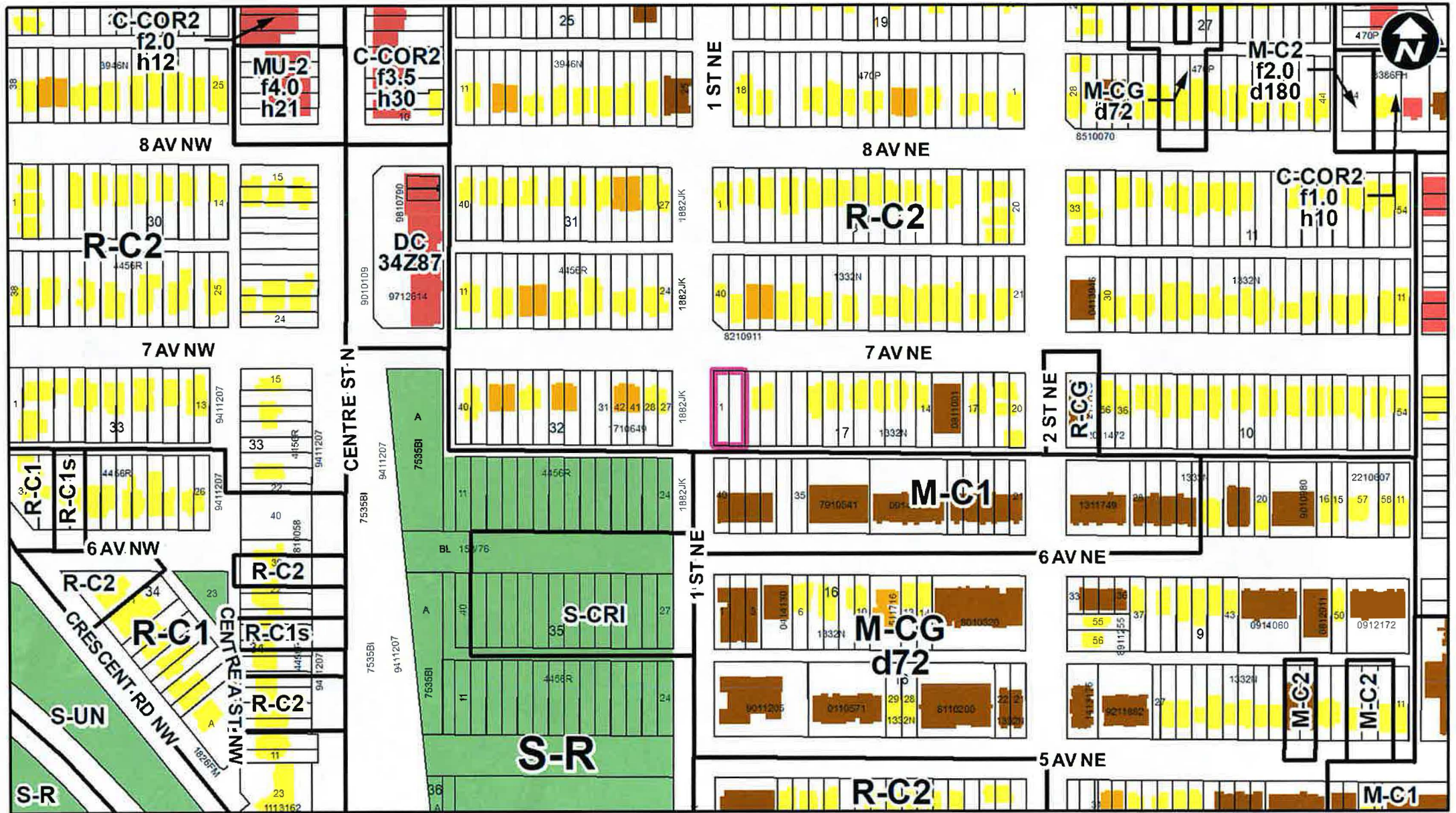




Surrounding Land Use

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



Existing Land Use Map





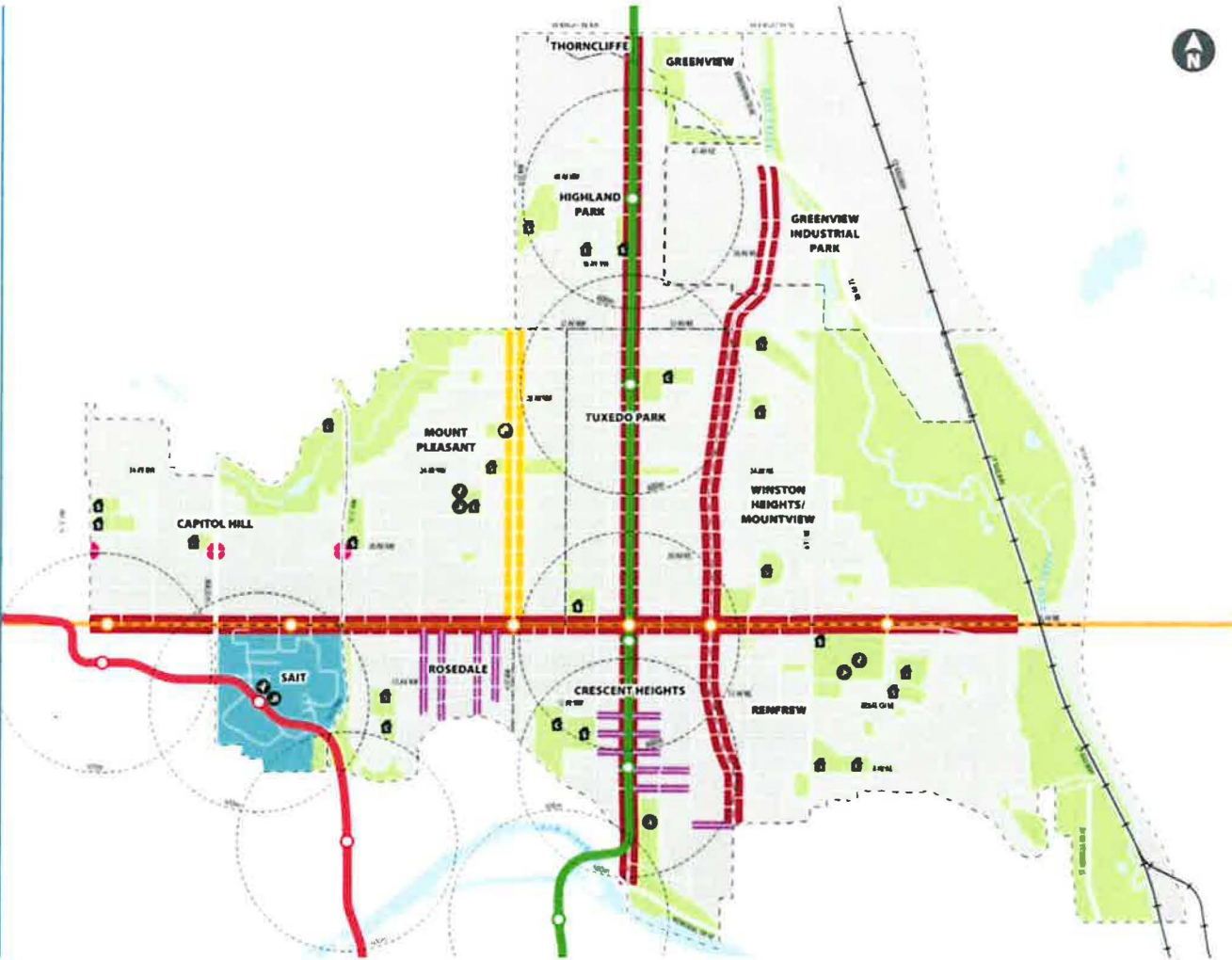
Proposed R-CG District:

- Up to four dwelling units
- Maximum building height of 11 metres (approx. 3 storeys)

RECOMMENDATION:

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Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 201 – 7 Avenue NE (Plan 1332N, Block 17, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



Map 2: Community Characteristics and Attributes

- Legend**
- School
 - Community Centre
 - Library
 - Park
 - Swimming Pool
 - Red Line LRT
 - Future Green Line LRT
 - MKA Orange
 - MKA Yellow
 - Distance from station
 - Heritage Boulevard
 - Freight Rail Corridor
 - Neighbourhood Main Street
 - Urban Main Street
 - Community Activity Centre
 - Neighbourhood Activity Centre
 - Park, Park and Recreation
 - Community Boundary
 - Approved Alteration



Photo: Heritage boulevard in Crescent Heights

Urban Forest

The mature tree canopy is both an important asset and defining character element for the North Hill Communities. This canopy is comprised of trees on privately landscaped parcels as well as along public streets within boulevards. Some of these boulevards, particularly along the avenues south of 16 Avenue N, are identified as heritage boulevards due to their historical importance to the wider communities.