

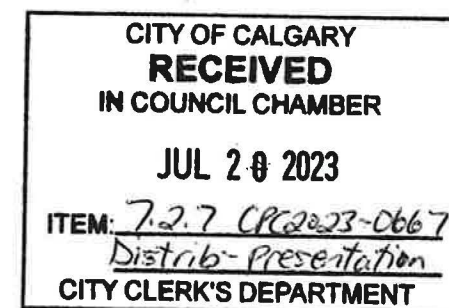
Calgary Planning Commission

Agenda Item: 7.2.7

1



LOC2022-0196 Land Use Amendment

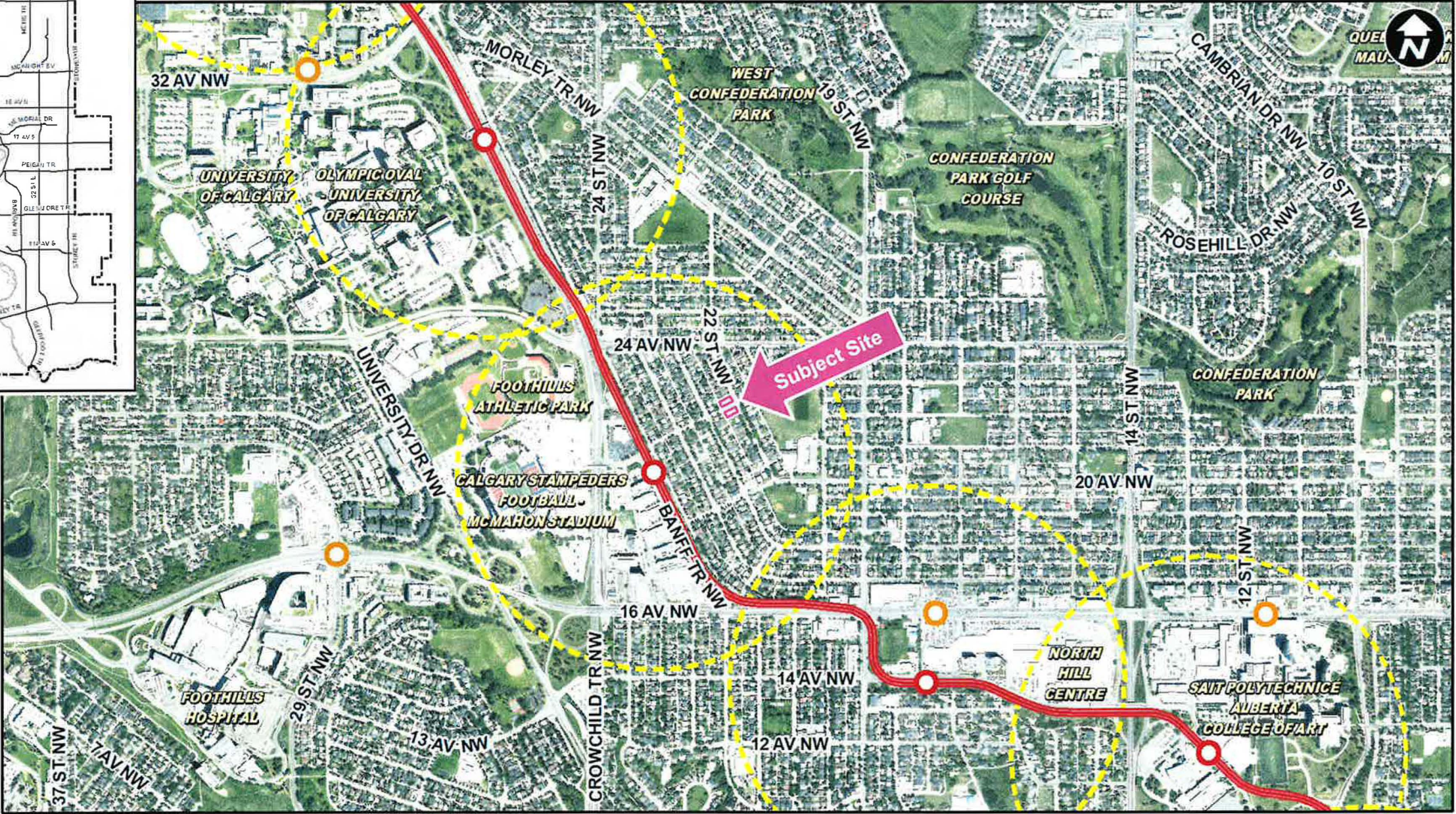


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2304 and 2309 – 23 Avenue NW ((Plan 9110GI, Block 11, Lot 26; Plan 9110GI, Block 10, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse 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



Each
Parcel Size:

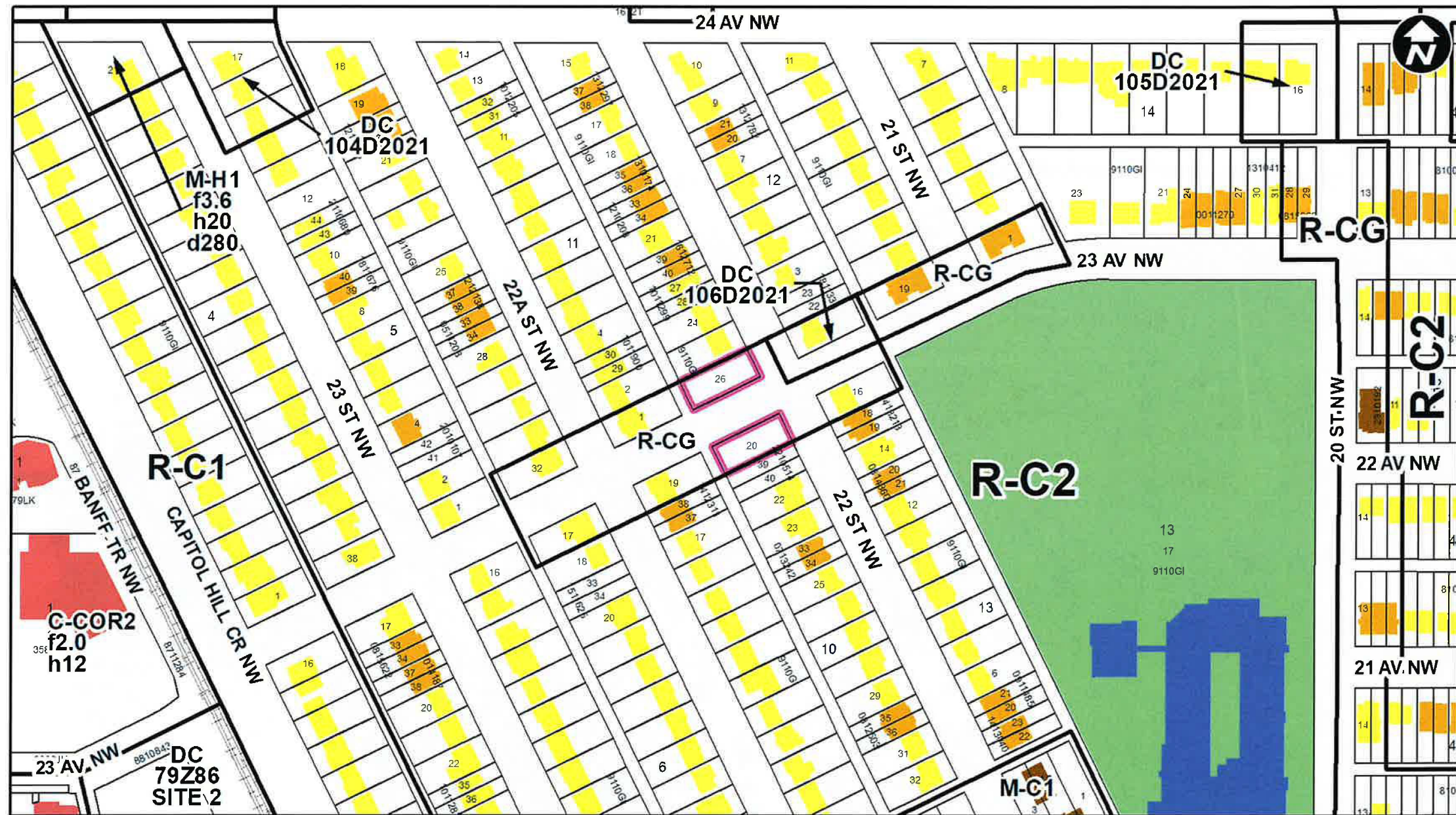
0.06 ha
15m x 37m

Surrounding Land Use

5

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



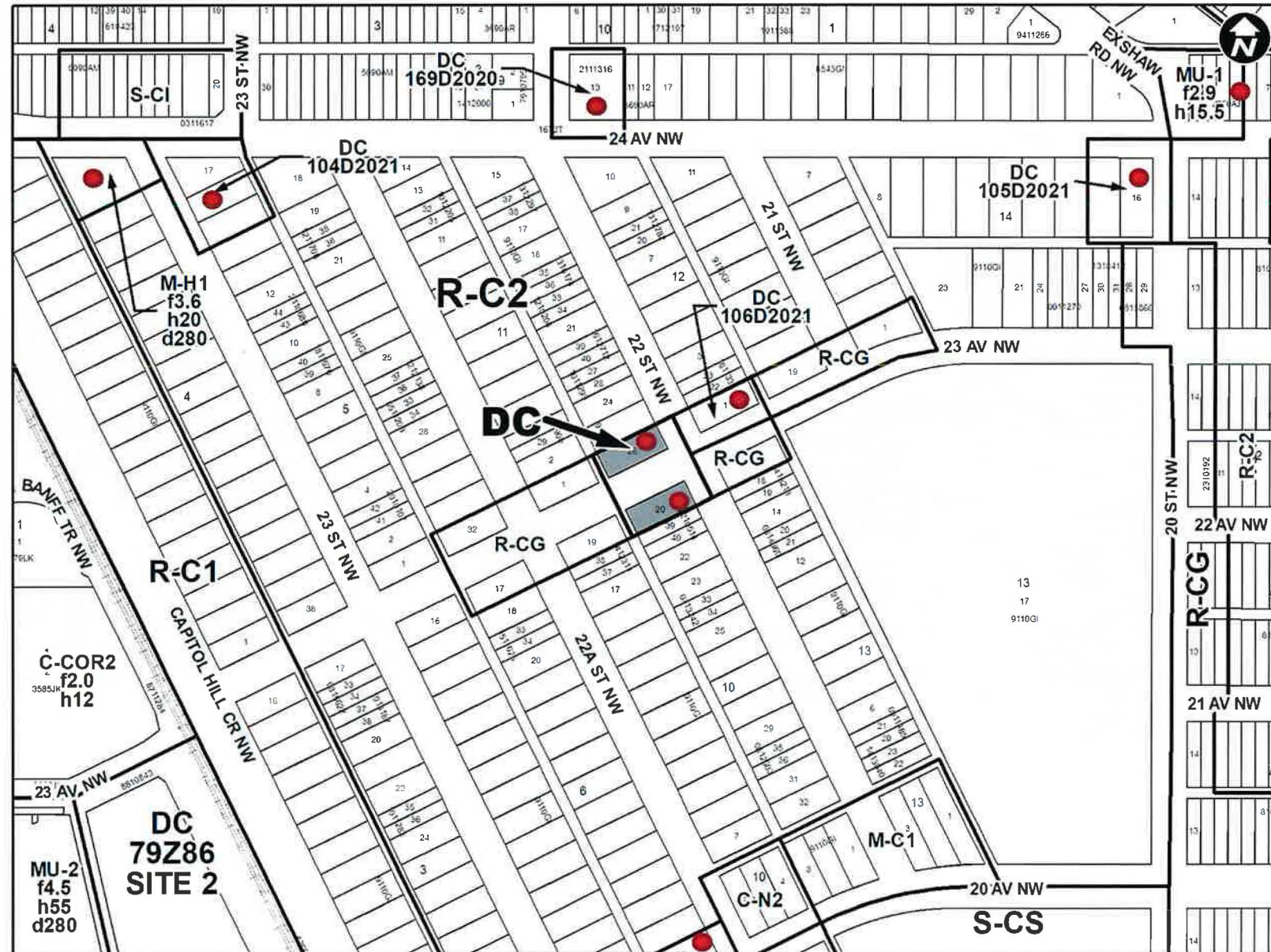
2304 – 23 AV NW



2309 – 23 AV NW



Existing & Proposed Land Use Map



Proposed District: Direct Control (DC) District

- Based on the R-CG District
- Minimum Density – 55 units/hectare
- Maximum Density – 75 units/hectare
- Maximum building height – 11 metres

CAVEATFORBIDDING REGISTRATION

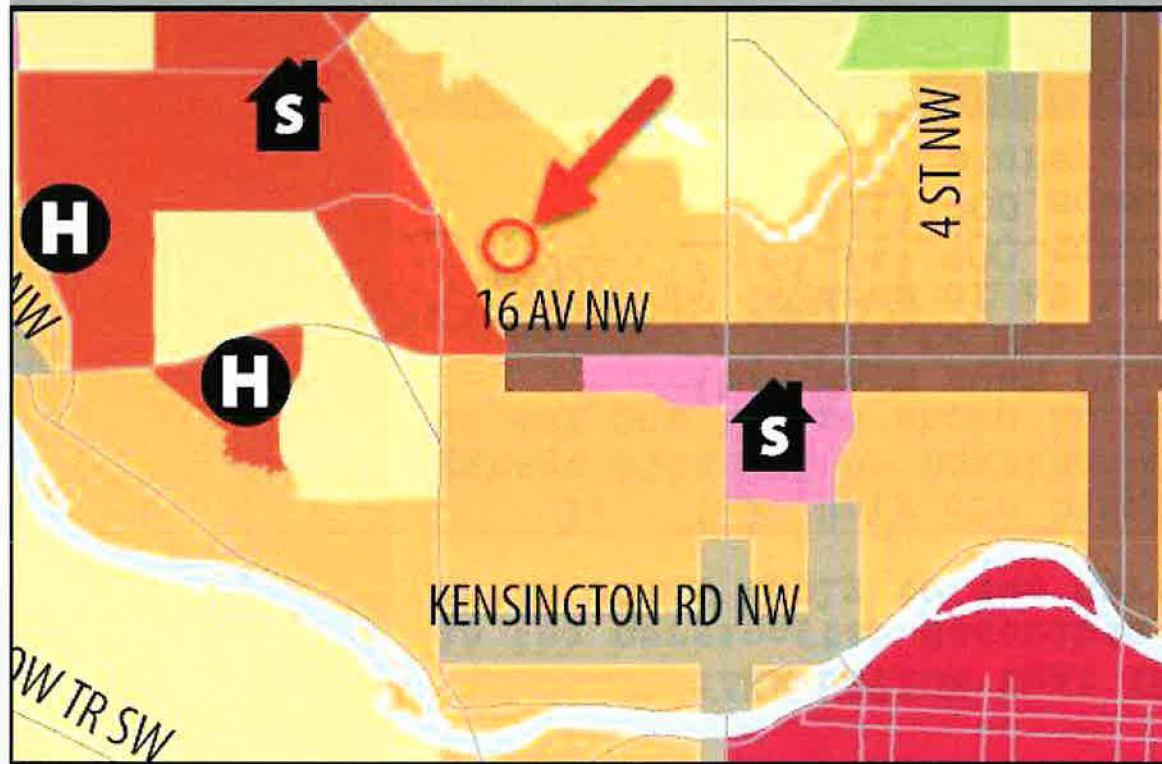
TO THE REGISTRAR OF THE SOUTH ALBERTA LAND REGISTRATION DISTRICT:

TAKE NOTICE that THE CITY OF CALGARY claims an interest in the hereinafter described lands by virtue of a building scheme which shall apply to the hereinafter described lands, as follows:

1. (a) Only one Single Family dwelling house and a private garage attached or unattached to such dwelling house may be erected on any one lot as shown in Schedule "A" hereunder:

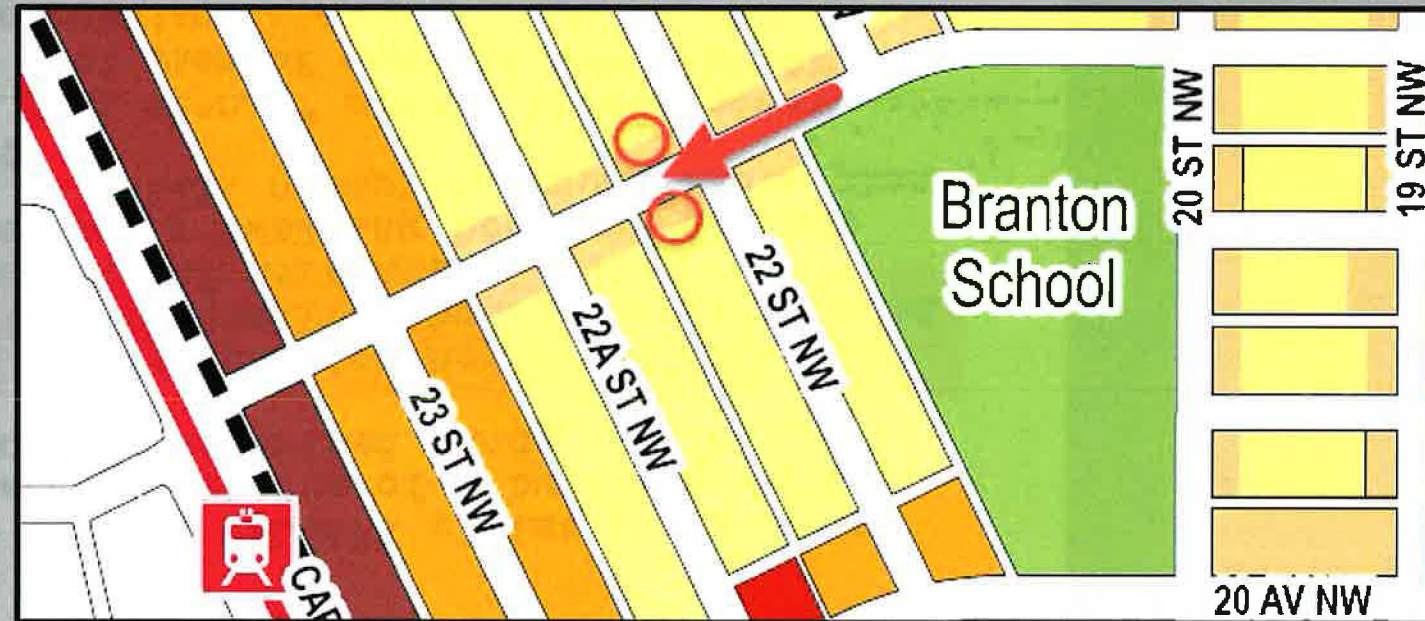
(b) Each such Single Family dwelling house on any one lot in Schedule "A" shall occupy a ground floor plan area of at least:

- (i) 900 square feet when of single storey construction.
- (ii) 500 square feet when of one and one half or two-storey construction.



MDP typology is **Residential – Developed – Inner City** = therefore the parcels are earmarked for moderate intensification which also applies to the rest of the Banff Trail community.

Banff Trail Area Redevelopment Plan (ARP)



The Land Use plan in the ARP designates both parcels as **Low Density Rowhouse** and the parcels have been rezoned to the R-CG District allowing for Rowhouse development.

A Rowhouse Development Permit has been approved on 2309 – 23 Avenue NW but no construction is underway.

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 (ARP) and where such conflicts occur, The City of Calgary supports the direction of this Plan (Banff Trail Area Redevelopment Plan).***

Section 5: Discretionary Uses

5 The *discretionary uses* of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the exclusion of:

- (a) Cottage Housing Cluster;
- (b) Duplex Dwelling;
- (c) Semi-detached Dwelling; and
- (d) Single Detached Dwelling.

Section 7: Density

- 7 (1) The minimum *density* is 55 *units* per hectare. (minimum of 3 dwellings per parcel)
- (2) The maximum *density* is 75 *units* per hectare. (maximum of 4 dwellings per parcel)

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Supplementary Slides

Approved DP2021-8595
on
2309 – 23 Avenue NW



3D EXTERIOR RENDERINGS FOR REFERENCE ONLY. DO NOT SCALE.



- 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

