

Calgary Planning Commission

Agenda Item: 7.2.14



LOC2022-0200 / CPC2023-0745

Road Closure & Land Use Amendment

2023 July 20

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 20 2023

ITEM: 7.2.14 CPC2023-0745

Distrib - Presentation

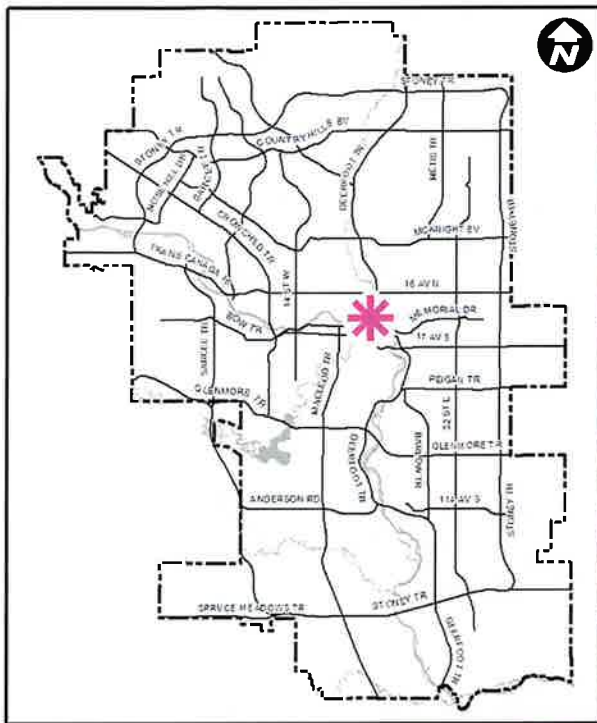
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

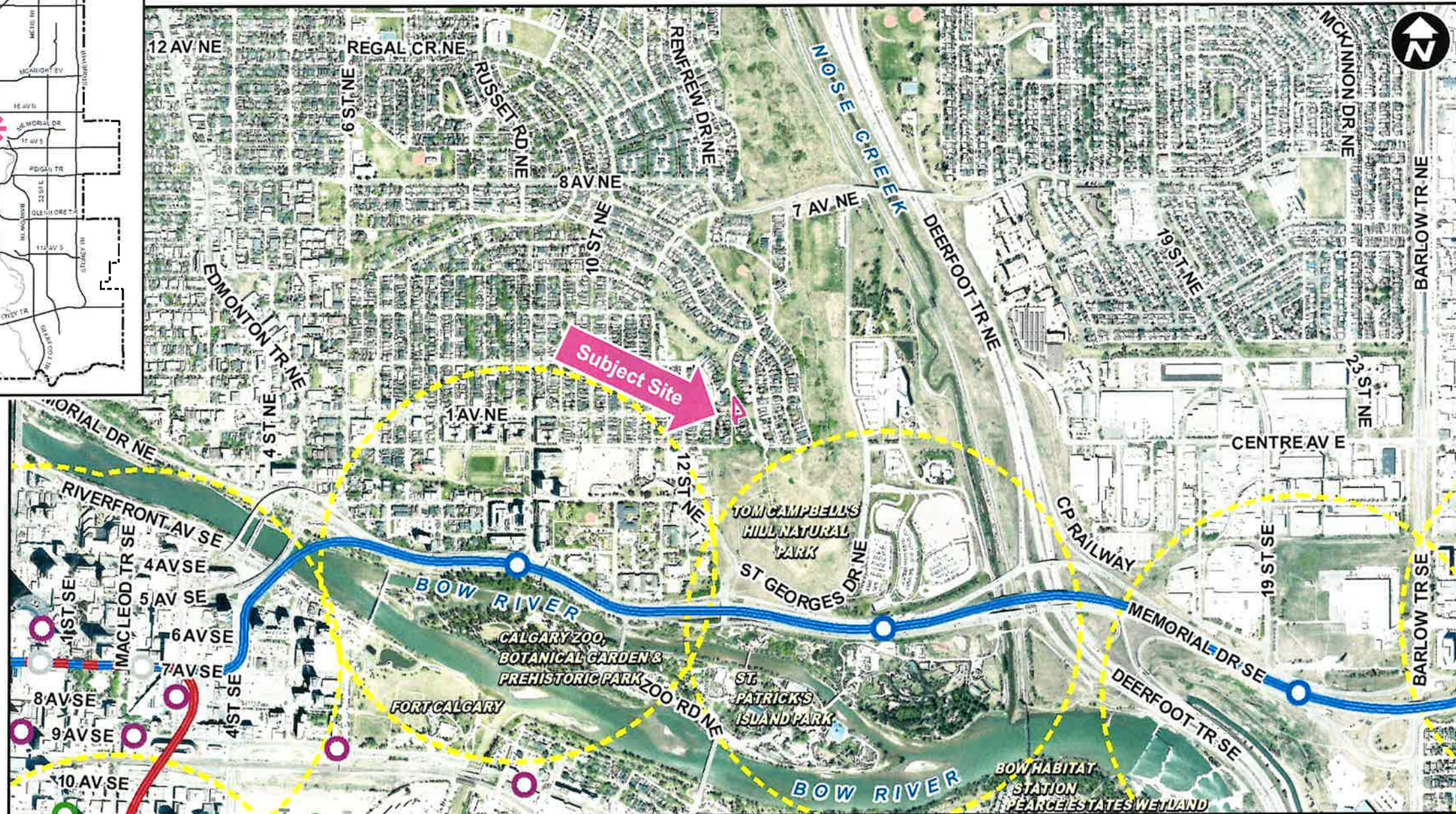
1. Give three readings to the proposed bylaw for the proposed closure of 0.05 hectares \pm (0.12 acres \pm) of road (Plan 2310980, Area 'A' and Area 'B') west of 123 Thomson Avenue NE and 202 Townsend Street NE, with conditions (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 202 Townsend Street NE and the closed road (Plan 720JK; Block 168; Lot 1; Plan 2310980, Area 'A' and Area 'B') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District.

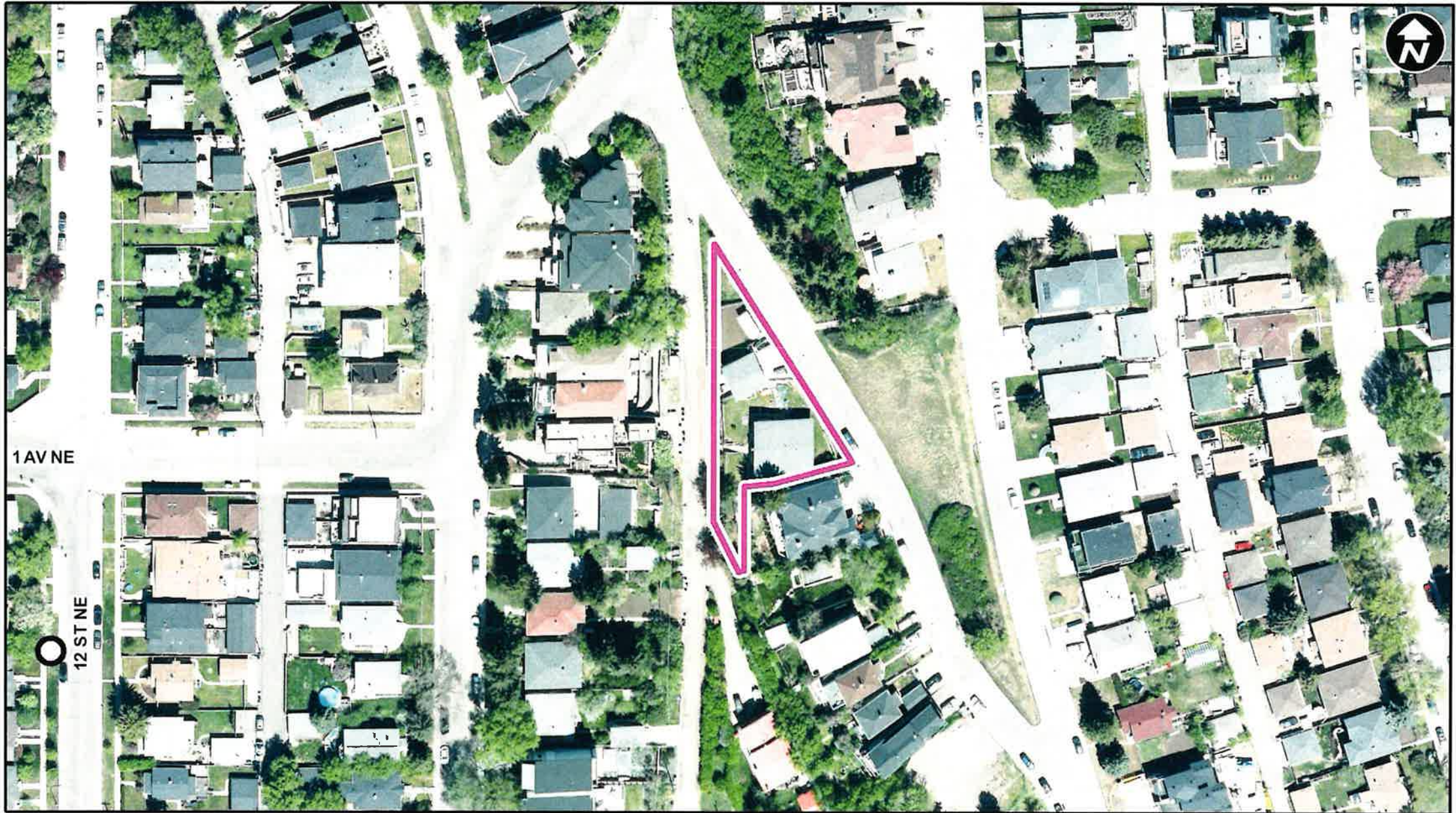


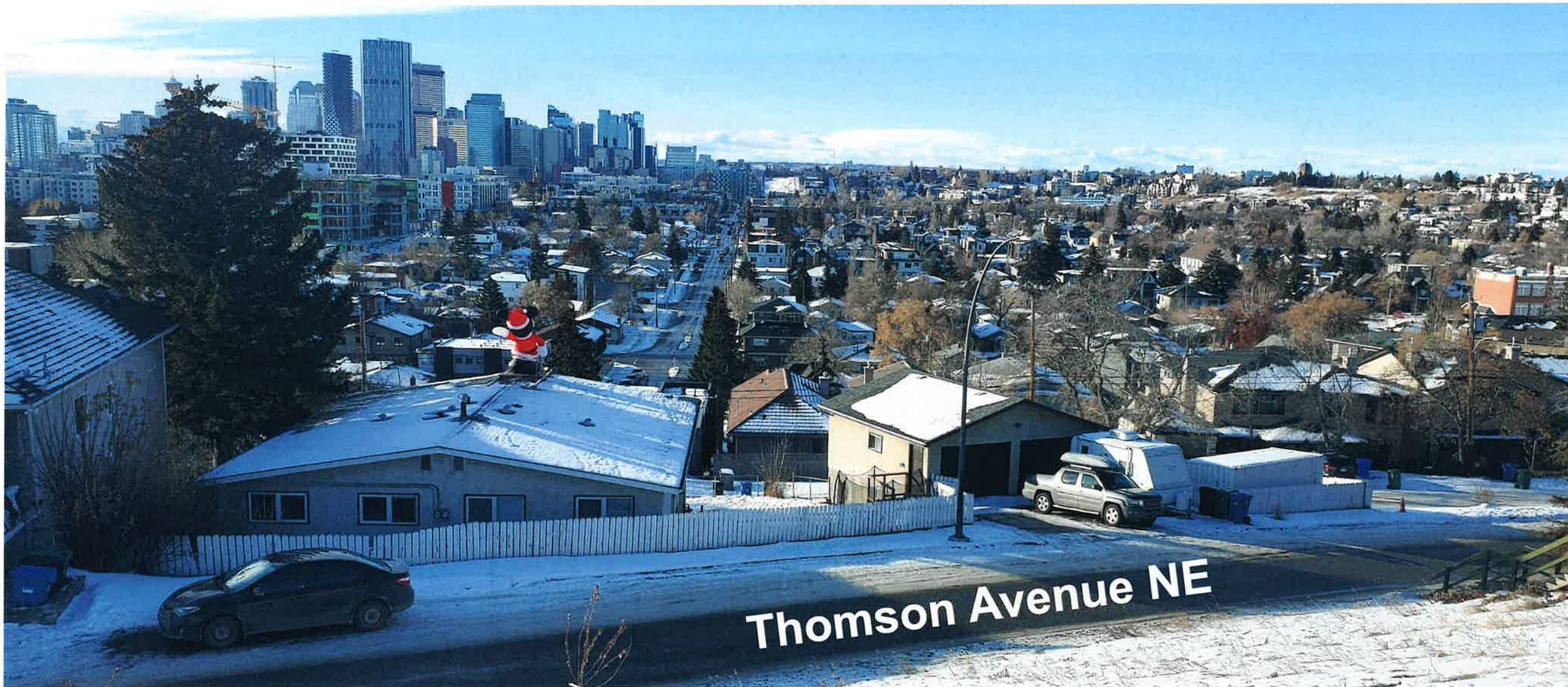


LEGEND

- 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

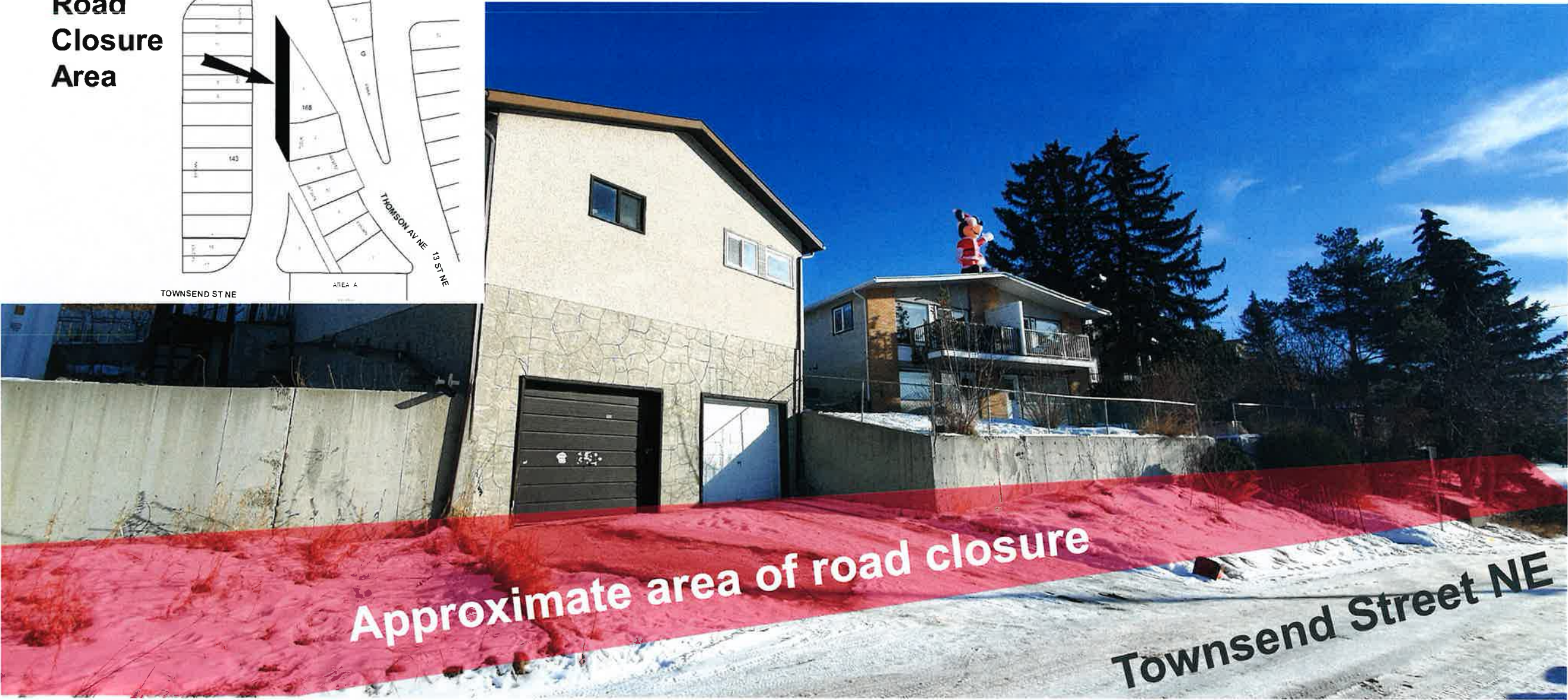
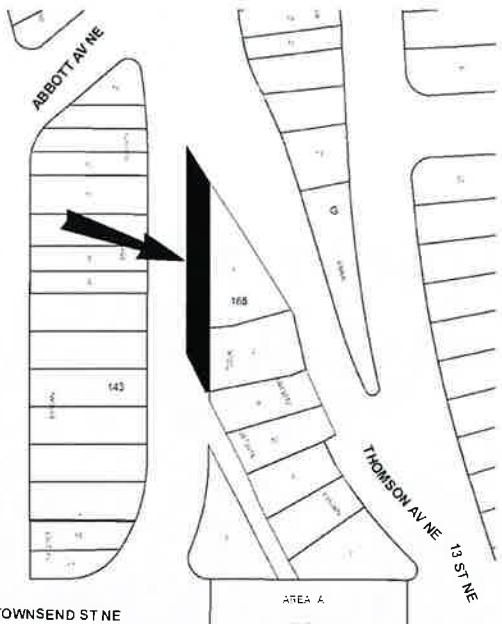






View of the subject site looking west

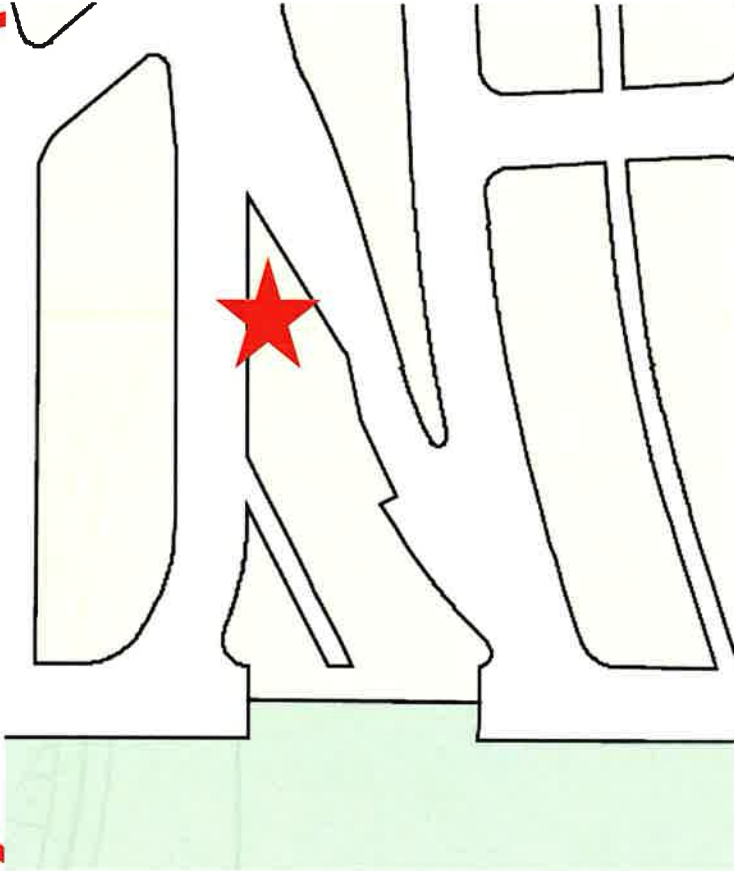
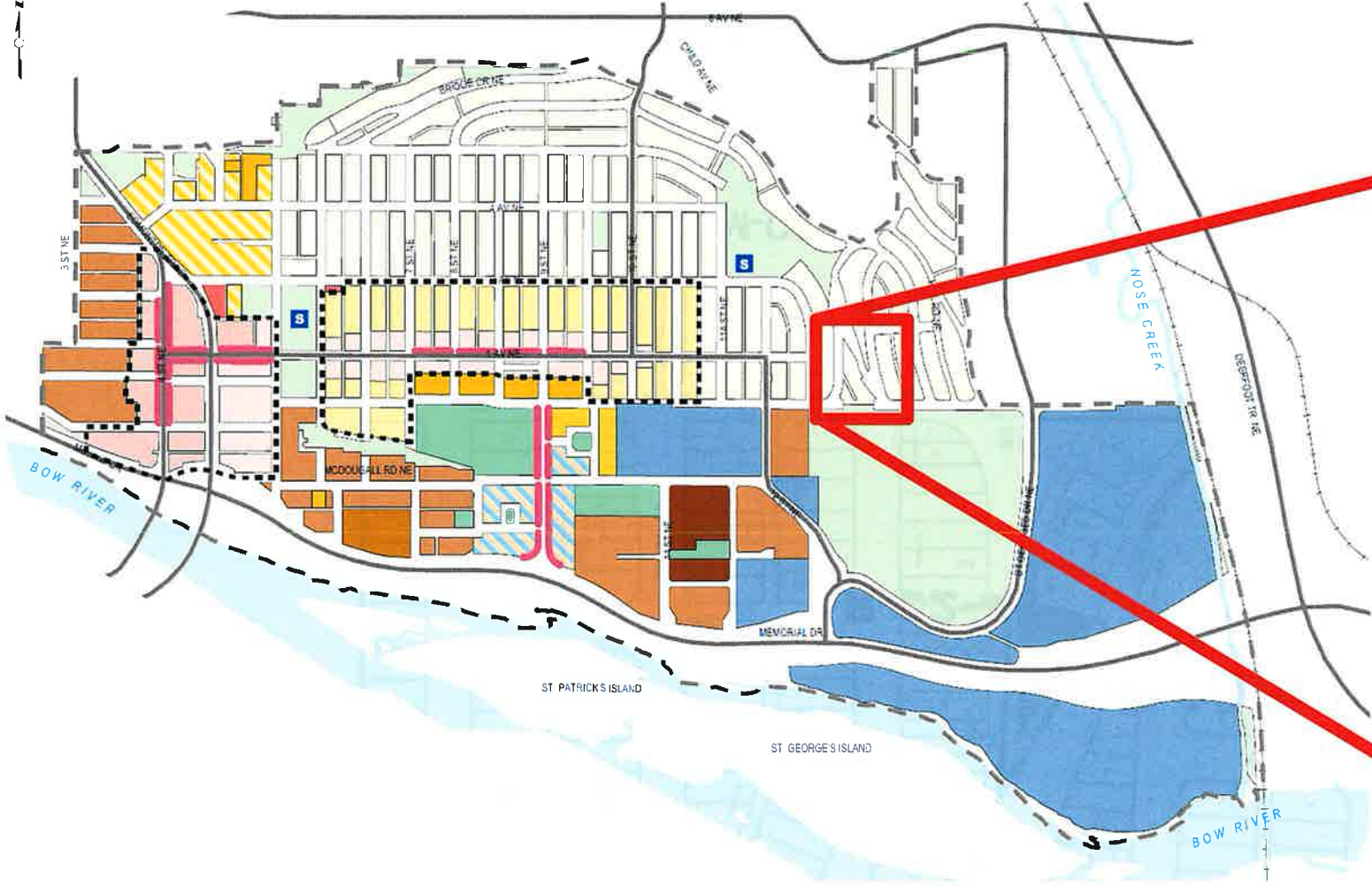
Road Closure Area



View of the subject site looking southeast



Proposed R-CG and R-C2 Districts



The Bridgeland-Riverside Area Redevelopment Plan

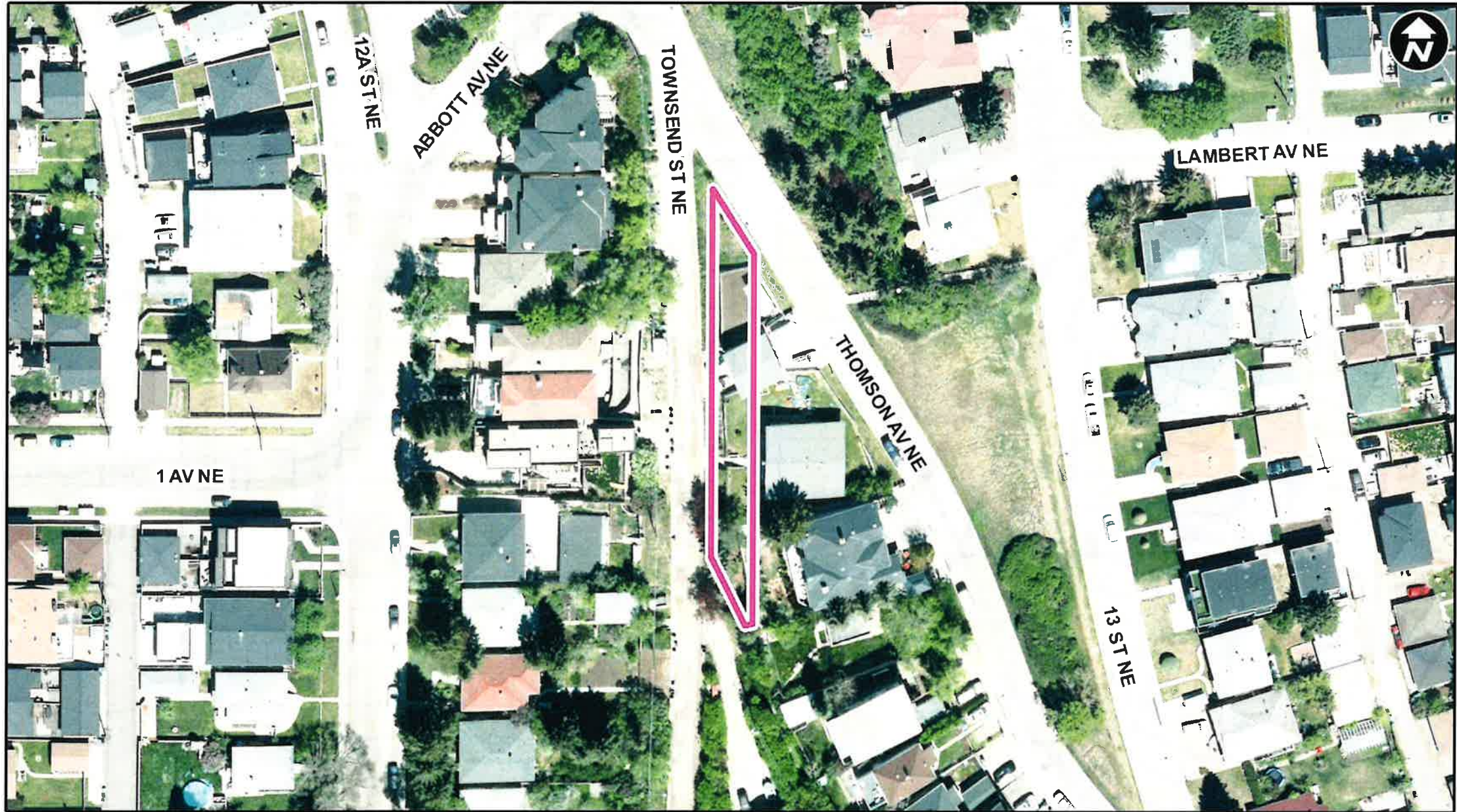
- Conservation
- Open Space

RECOMMENDATIONS:

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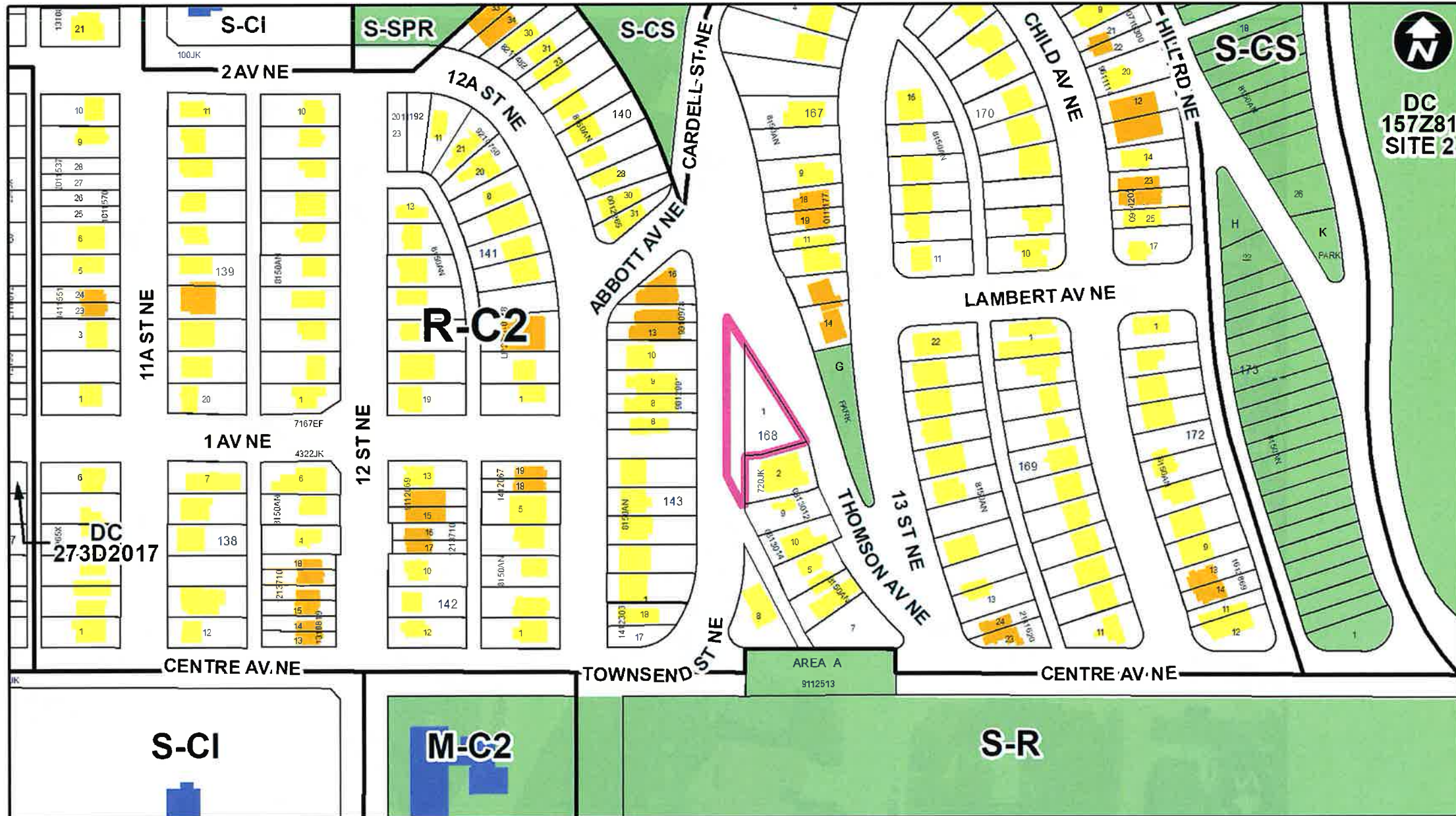
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Supplementary Slides



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



	R-C2 District	R-CG District
Parcel Width	7.5m	7.5m
Parcel Depth	22m	Not specified – regulated by density.
Parcel Area / Density	233m ²	The maximum density for parcels designated R-CG District is 75 units per hectare.
Parcel Coverage	45%	45% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare.
Front Setback	3m Or contextual minus 1.5m	3m Or contextual minus 1.5m to a max of 4.5m
Side Setback	1.2m For a corner parcel, the minimum building setback from a side property line shared with a street is 1.2 metres, provided there is no portion of a building, except for a projection allowed in 337(3), located within 3.0 metres of: A the back of the public sidewalk; or B the curb where there is no public sidewalk.	1.2m Or 0m bordering another lot where a private maintenance easement is registered on both titles. For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6 metres.
Rear Setback	7.5m	7.5m

