

Public Hearing of Council

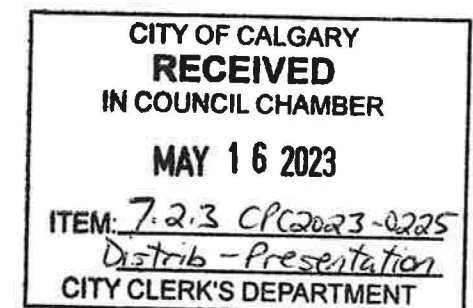
Agenda Item: 7.2.3

1



LOC2021-0213 / CPC2023-0225 Land Use Amendment

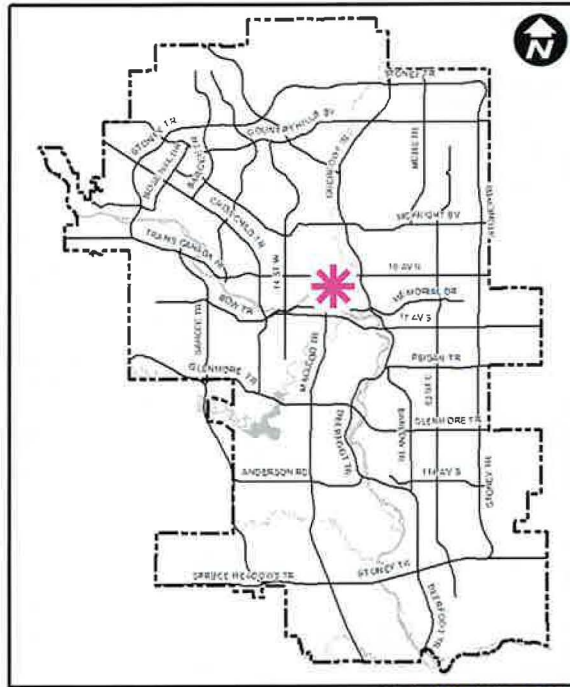
May 16, 2023



Calgary Planning Commission's Recommendation:

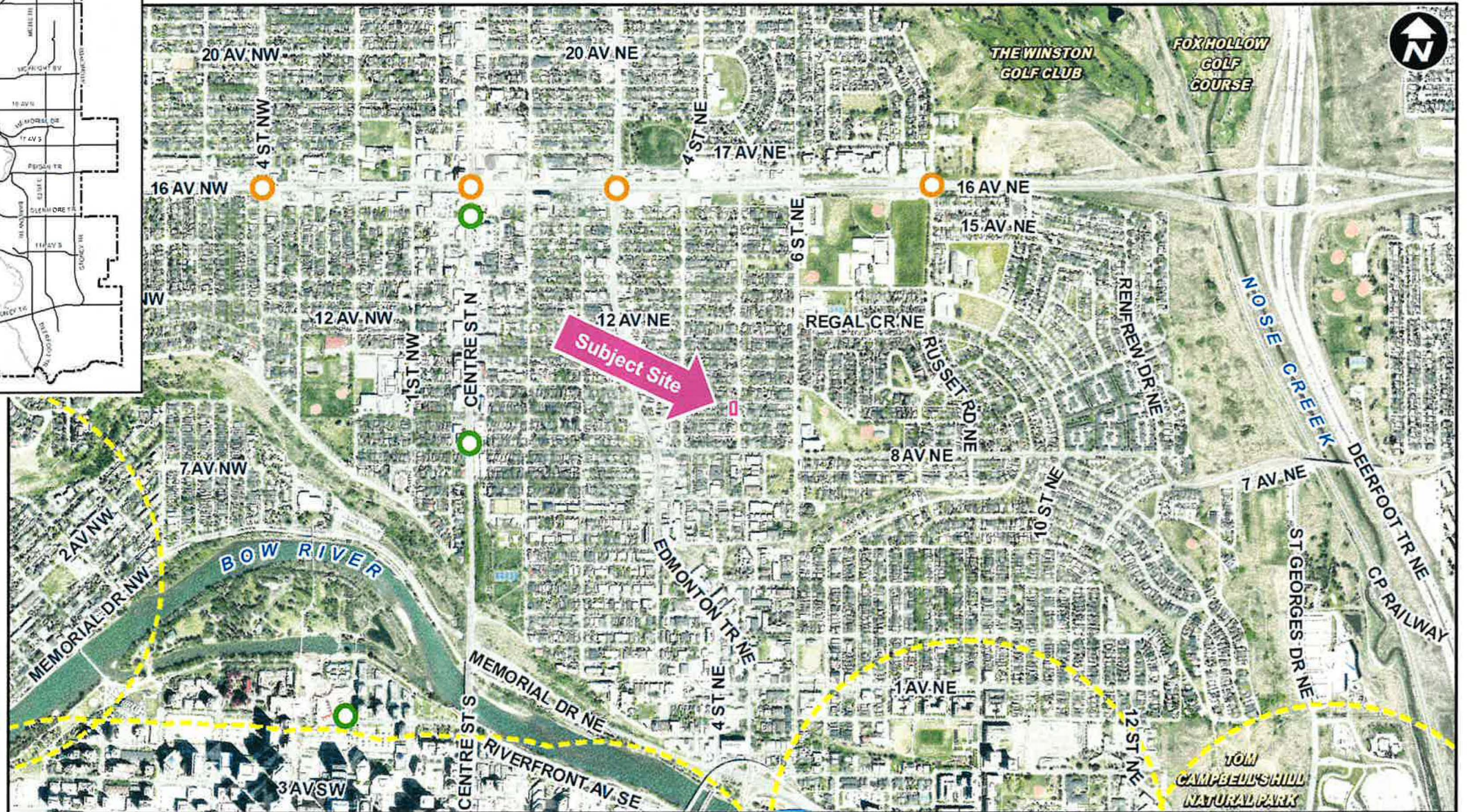
That Council:

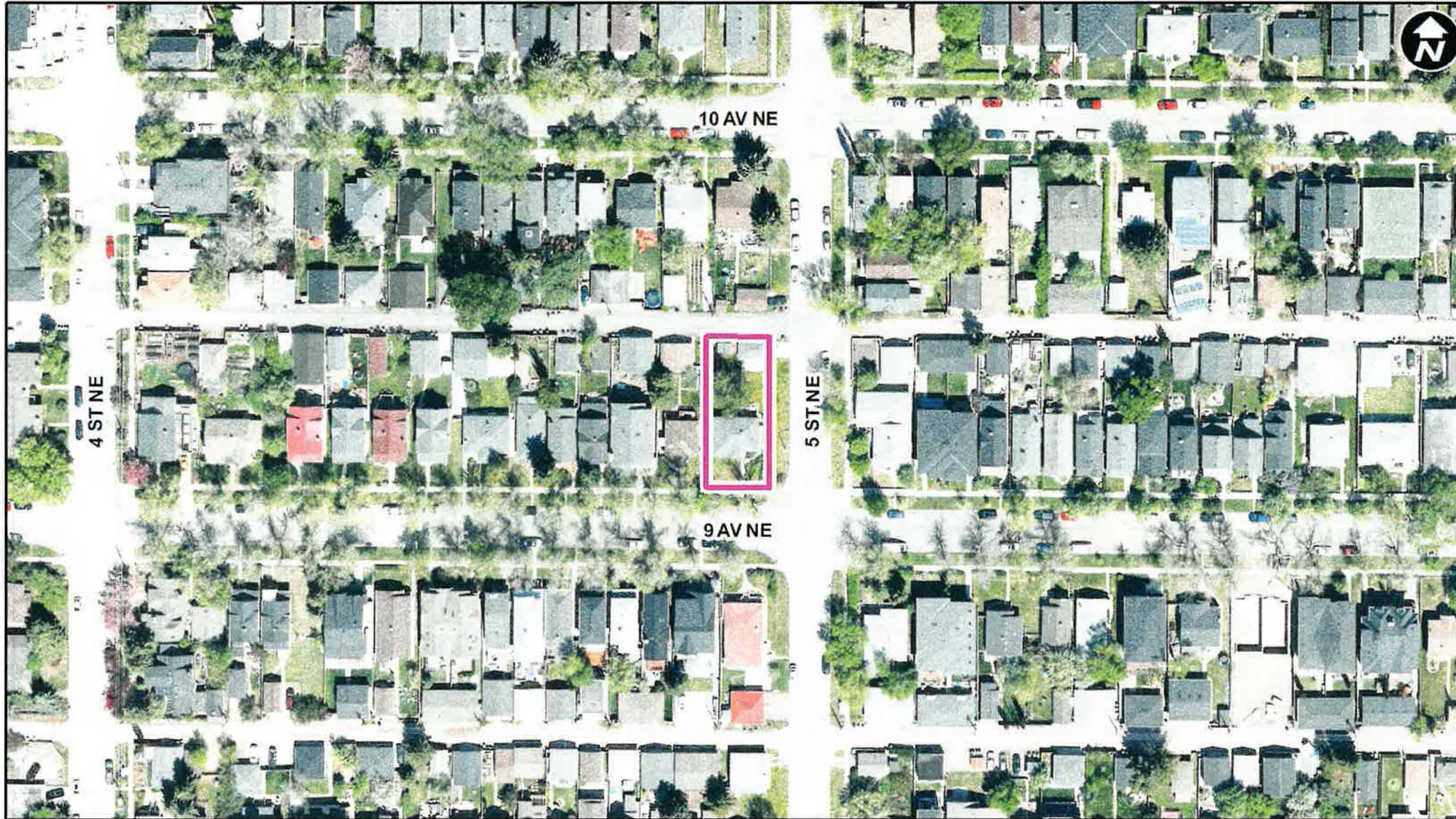
Give three readings to **Proposed Bylaw 59D2023** for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 540 – 9 Avenue NE (Plan 470P, Block 44, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



LEGEND

- LRT Stations**
- Green (Future)
- Max BRT Stops**
- Orange





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



Proposed Land Use Map

6

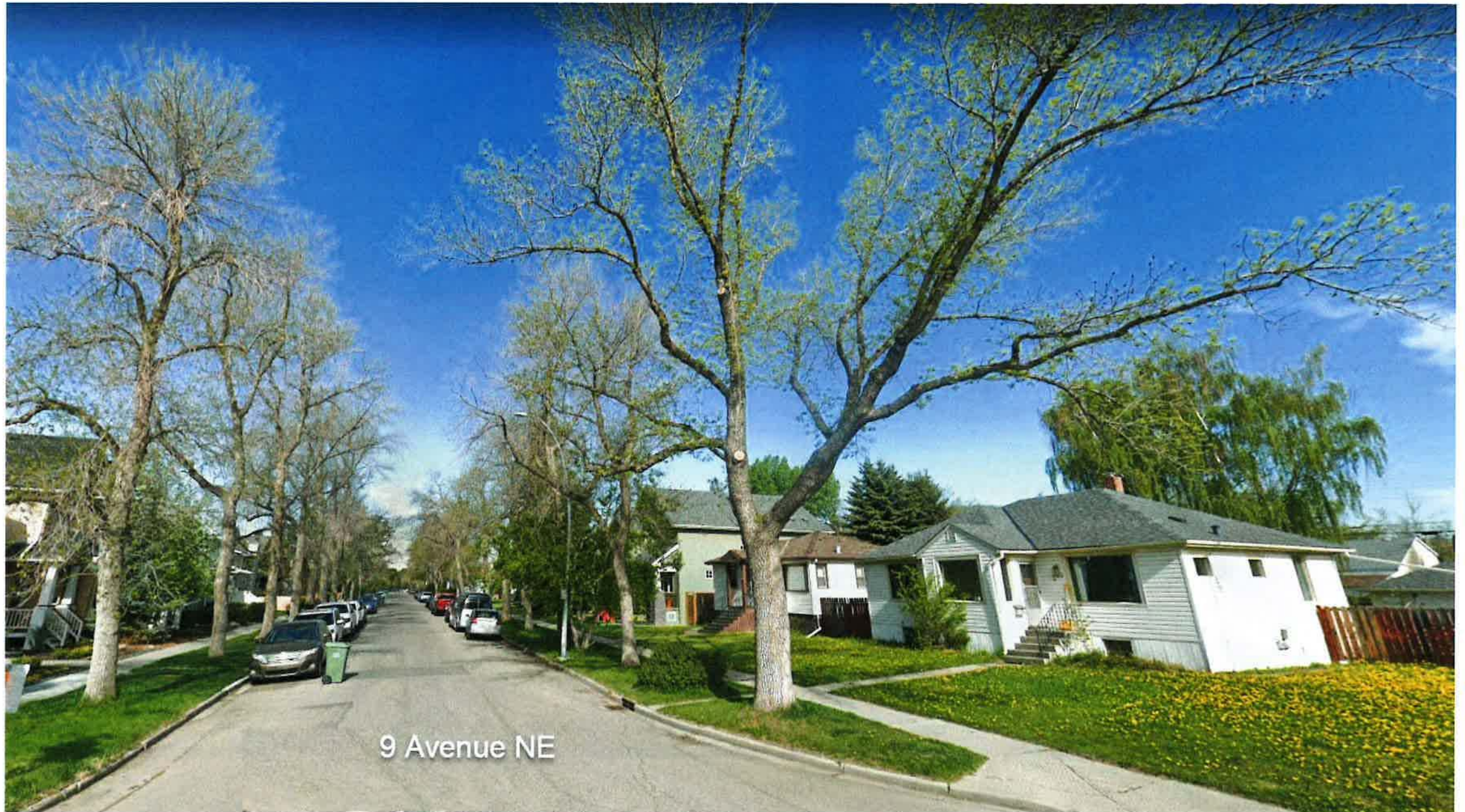


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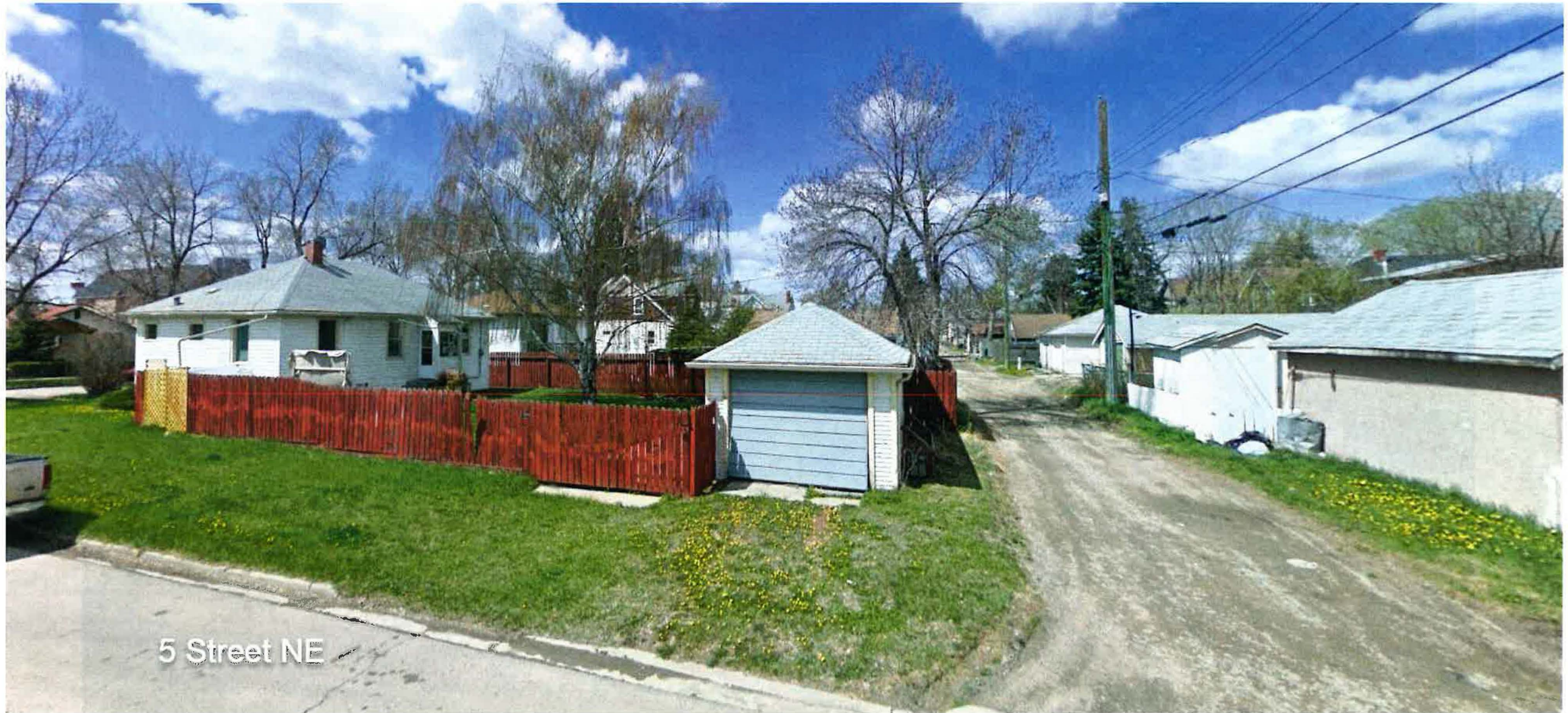
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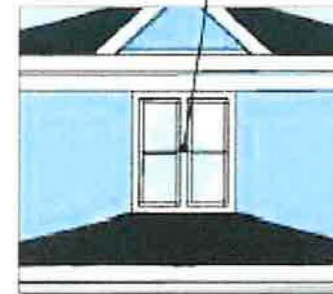
Supplementary Slides



9 Avenue NE







Vertical style window



Natural materials



Heavier materials at base of building



- Site and Landscape Design
- Roofs and Massing
- Front Facades
- Windows, Materials and Details