

Public Hearing of Council

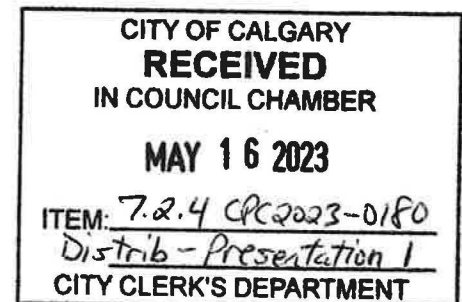
Agenda Item: 7.2.4

1



LOC2022-0205 / CPC2023-0180 Land Use Amendment

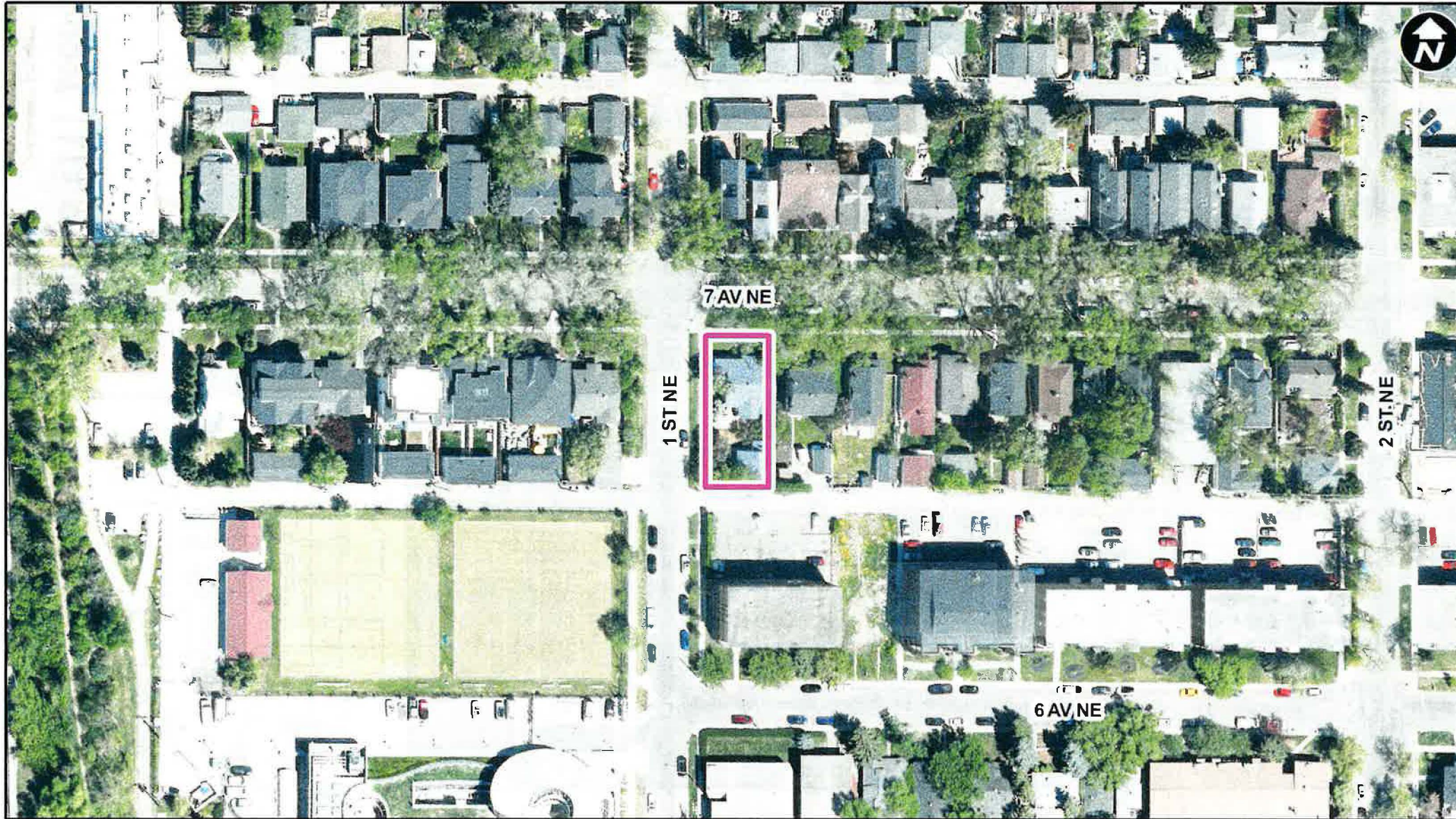
May 16, 2023



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 58D2023** 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.



Parcel Size:

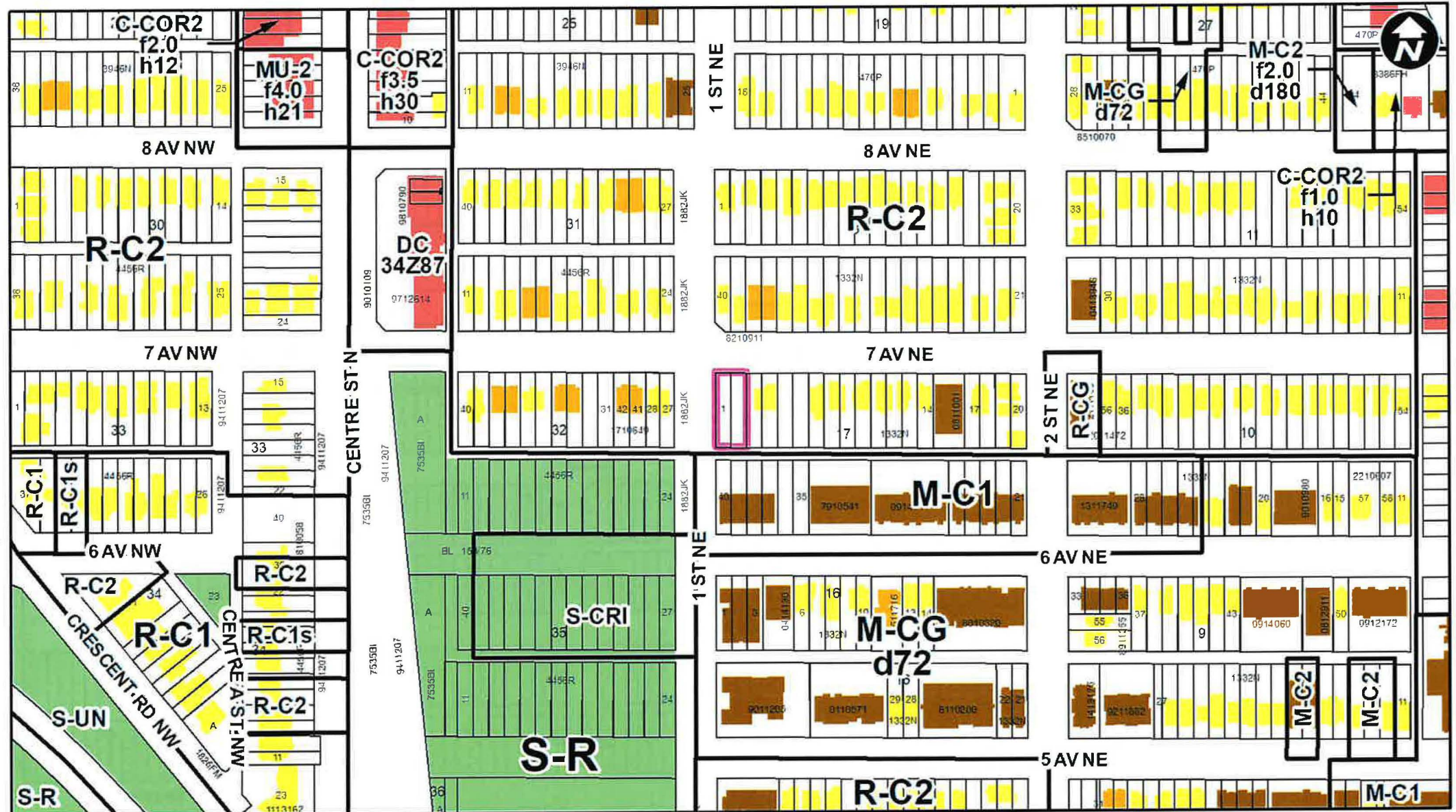
**0.06 ha
15m x 37m**

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

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Supplementary Slides

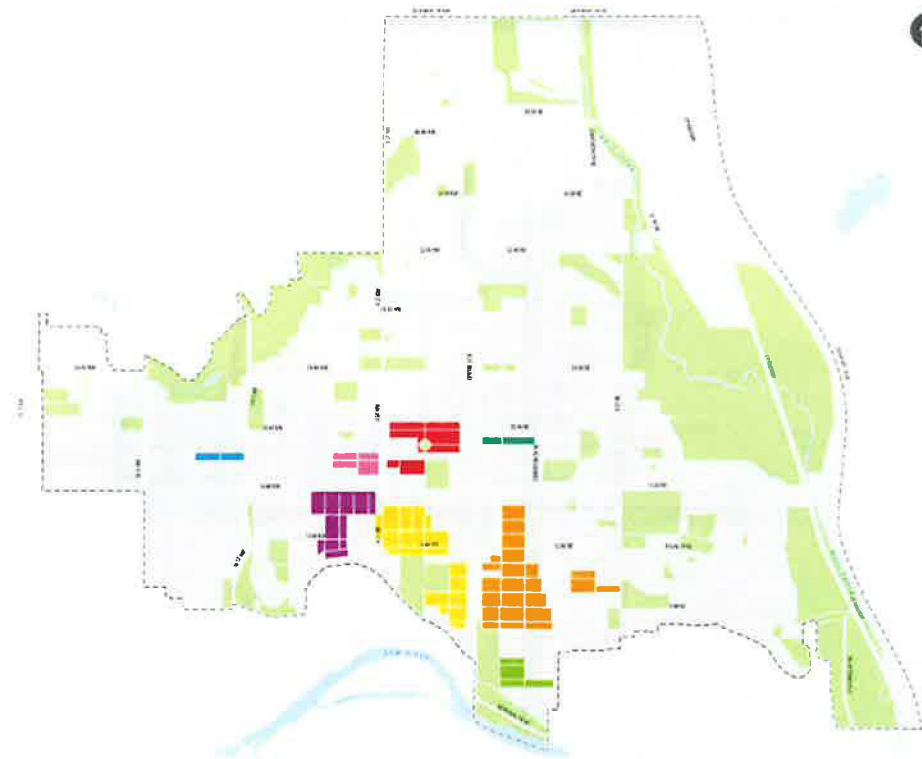








Heritage Guidelines Area 13



Map 5:
Heritage
Guideline Areas



Photo: Example of front setback and tree plantings



Photo Example of front facades and roofs and massing



Photo Example of front facades and roofs and massing



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.