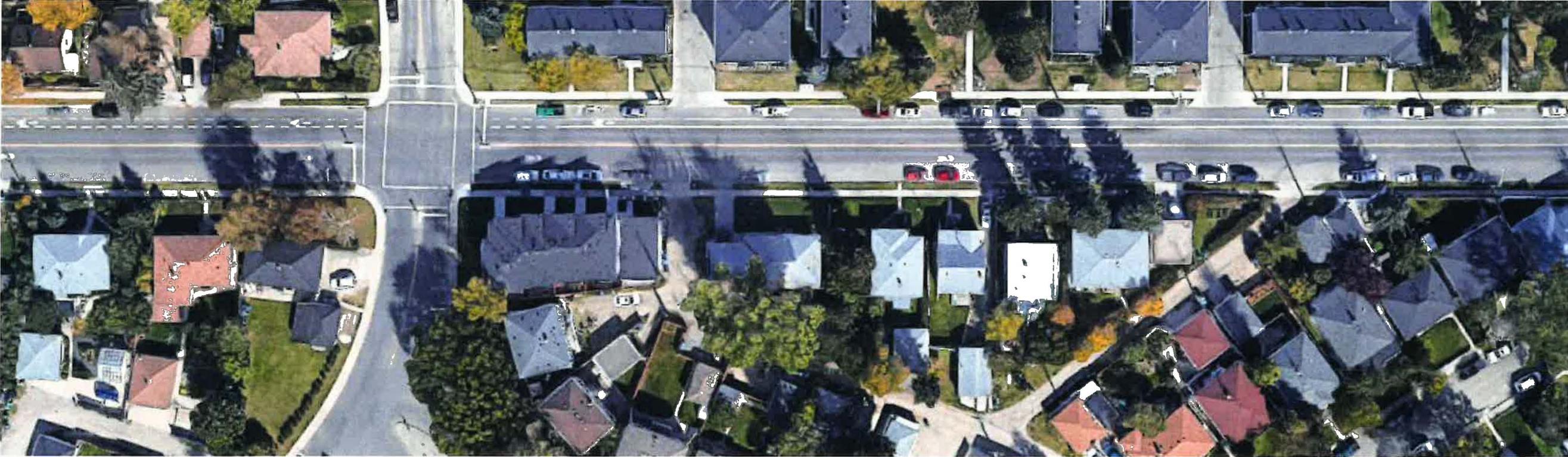


# Public Hearing of Council

Agenda Item: 7.2.18



## LOC2022-0171 / CPC2022-1172

### Land Use Amendment

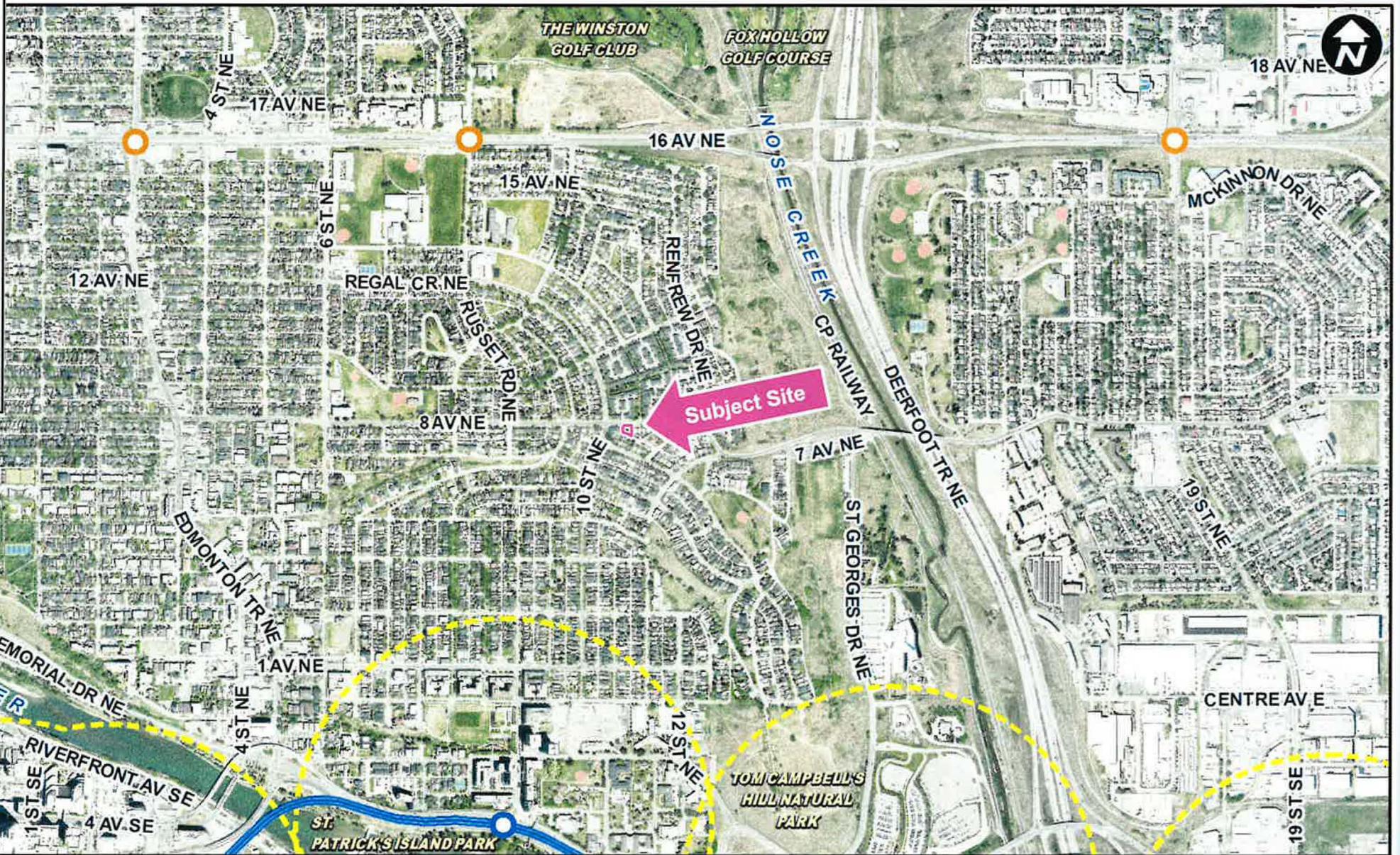
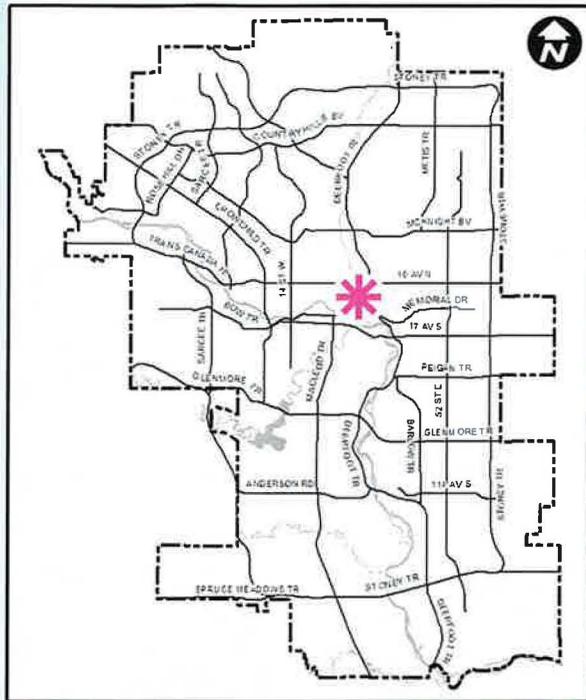
June 20, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**JUN 20 2023**  
ITEM: *7.2.18 CPC2022-1172*  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 83D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1111 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 23 and a portion of Lot 22) 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



○ Bus Stop

Parcel Size:  
0.06 ha  
25m x 39m

# 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





**Proposed Residential – Grade-Oriented Infill (R-CG) District:**

- Up to 4 dwelling units
- Maximum building height of 11 metres (approximately 2-3 storeys)
- Secondary suites are a permitted use

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 83D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1111 – 8 Avenue NE (Plan 8150AN, Block 157, Lot 23 and a portion of Lot 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

# Supplementary Slides

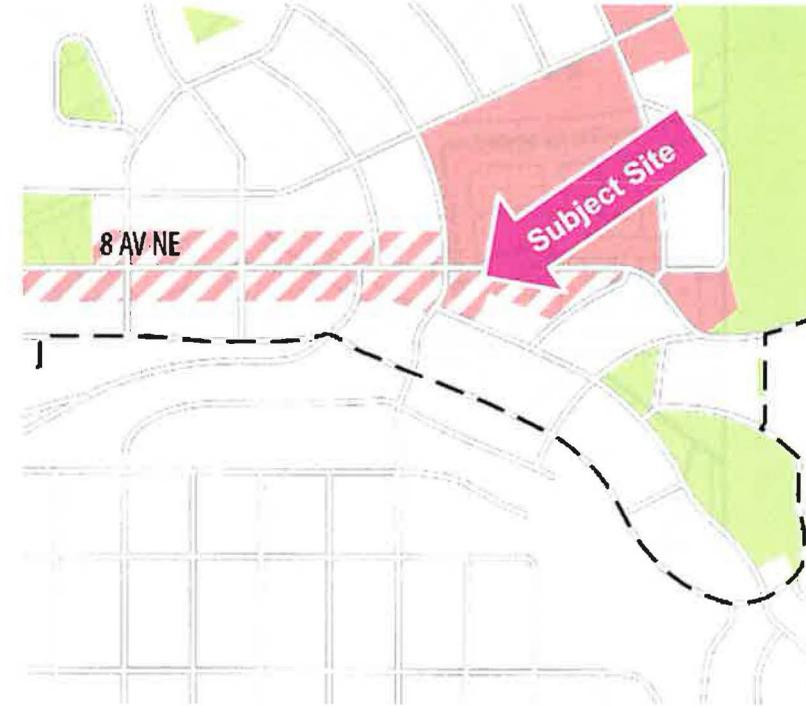
# Existing Land Use Map





**Urban Form Map**

- Legend**
- Urban Form Categories**
- Neighbourhood Commercial
  - Neighbourhood Flex
  - Neighbourhood Connector
  - Neighbourhood Local
  - Commercial Corridor
  - Industrial General
  - Natural Areas
  - Parks and Open Space
  - City Civic and Recreation
  - Regional Campus
  - No Urban Form Category



**Building Scale Map**

- Legend**
- No Scale Modifier
  - Limited (up to 3 Storeys)
  - Low - Modified (up to 4 Storeys)
  - Low (up to 6 Storeys)
  - Mid (up to 12 Storeys)
  - High (up to 26 Storeys)
  - Parks, Civic and Recreation
  - Plan Area Boundary



South direction from 8 Avenue NE