



Public Hearing of Council

Agenda Item: 7.2.1



LOC2023-0080 / CPC2023-0714

Land Use Amendment

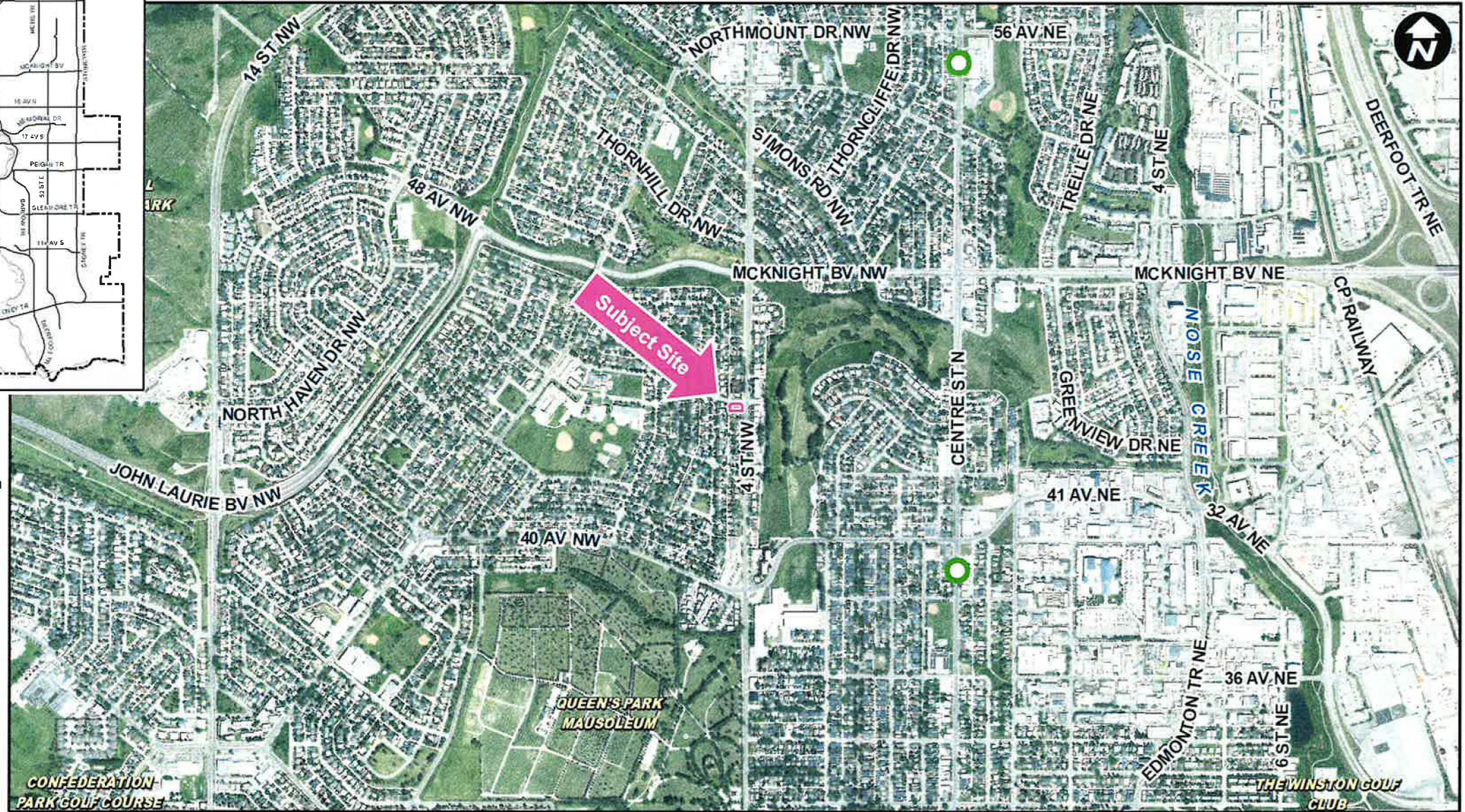
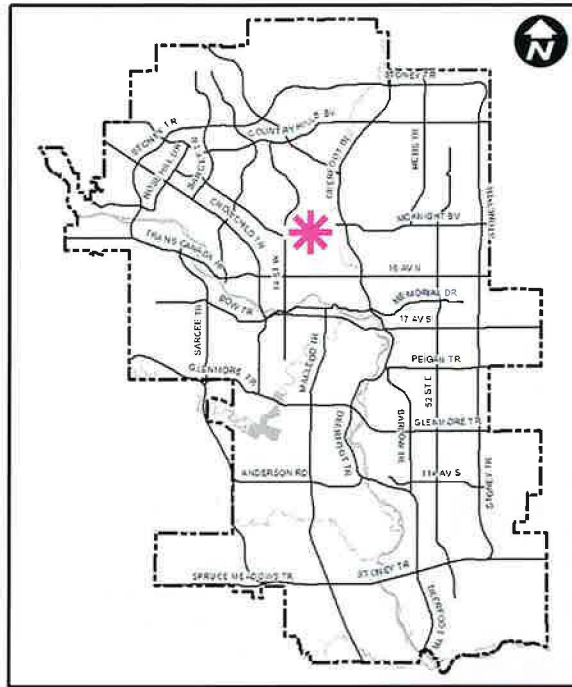
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.1 CPC2023-0714
Distribution - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 127D2023** for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 503 – 44 Avenue NW (Plan 100GY, Block 7, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

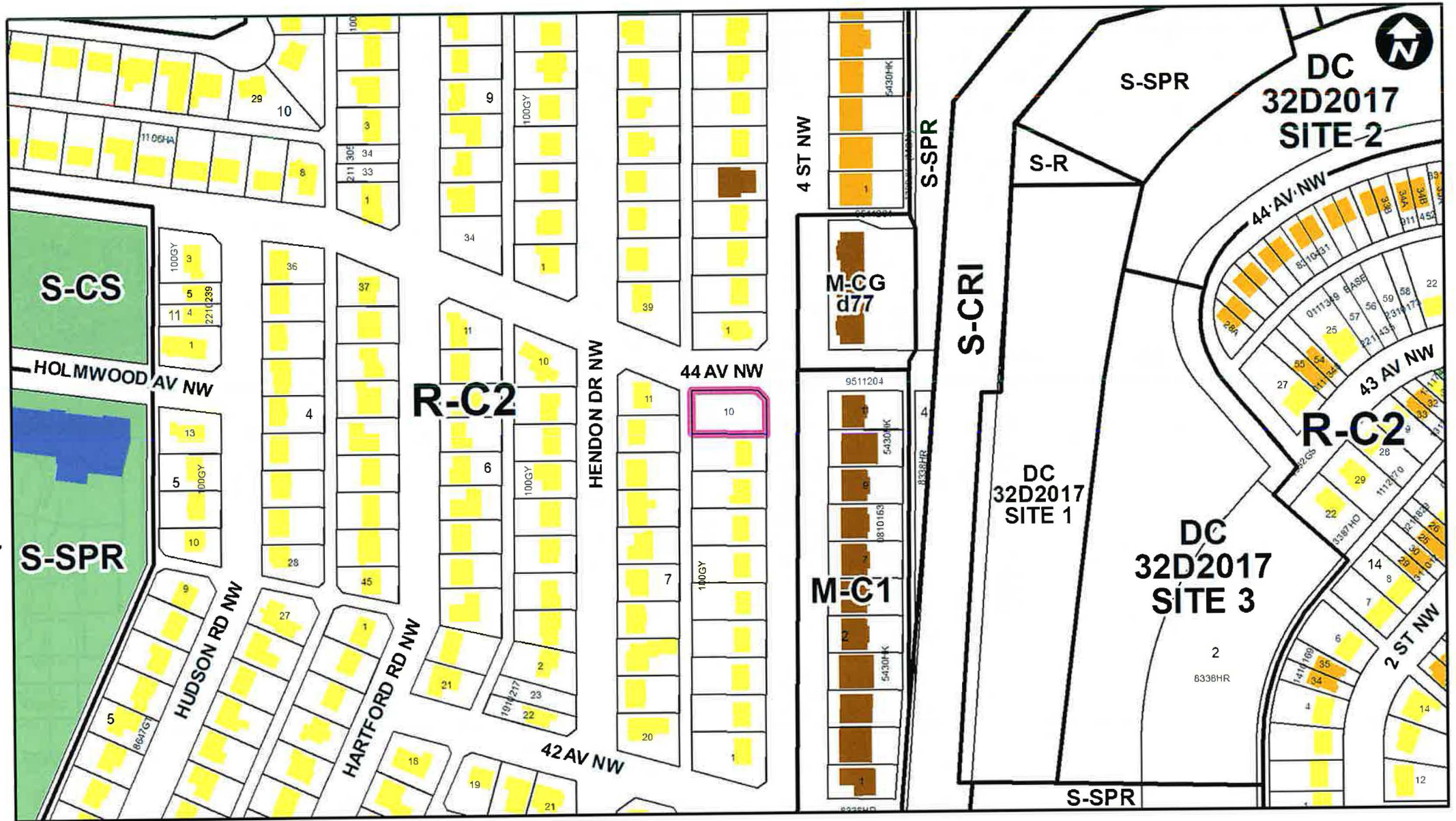


LEGEND

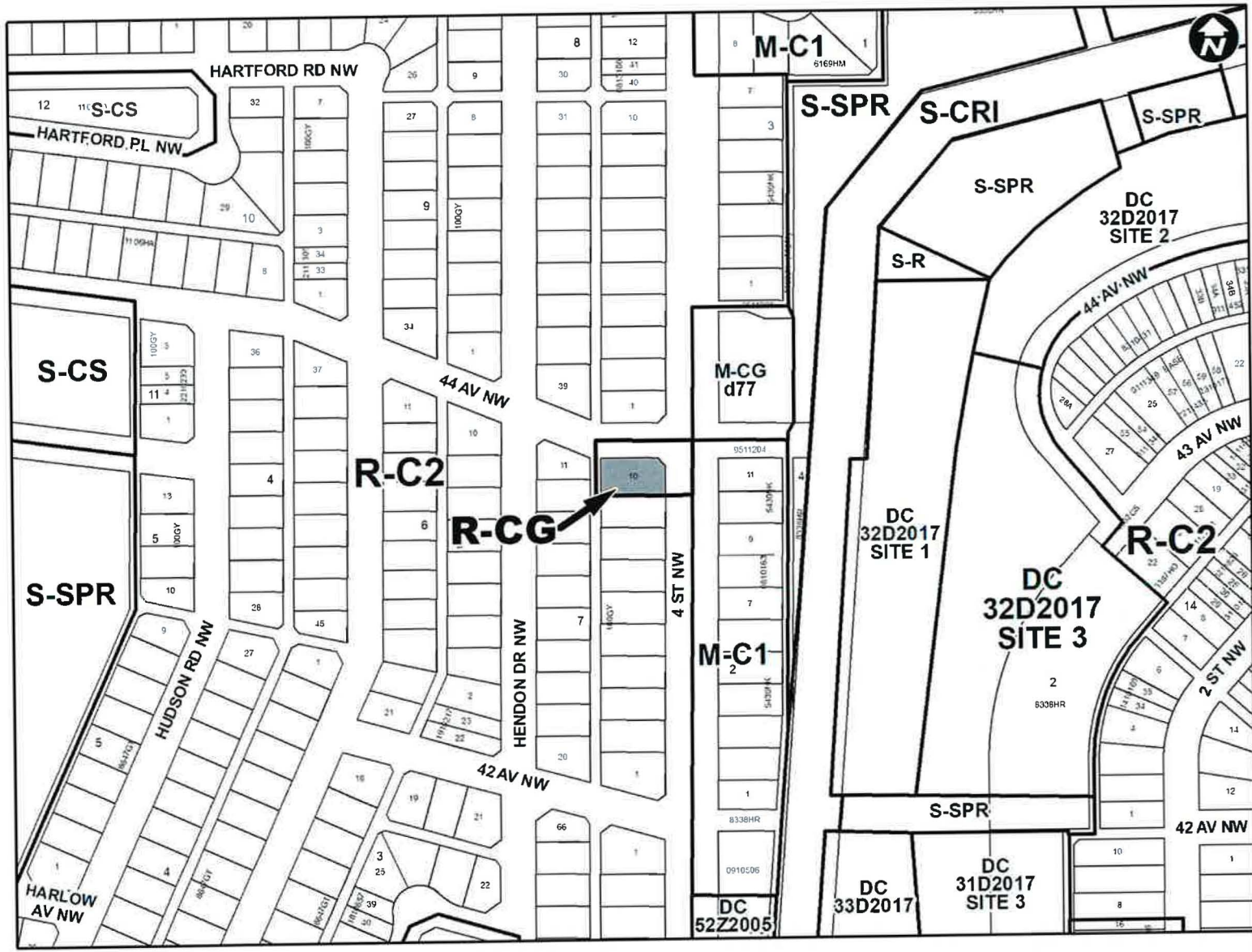
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

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



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

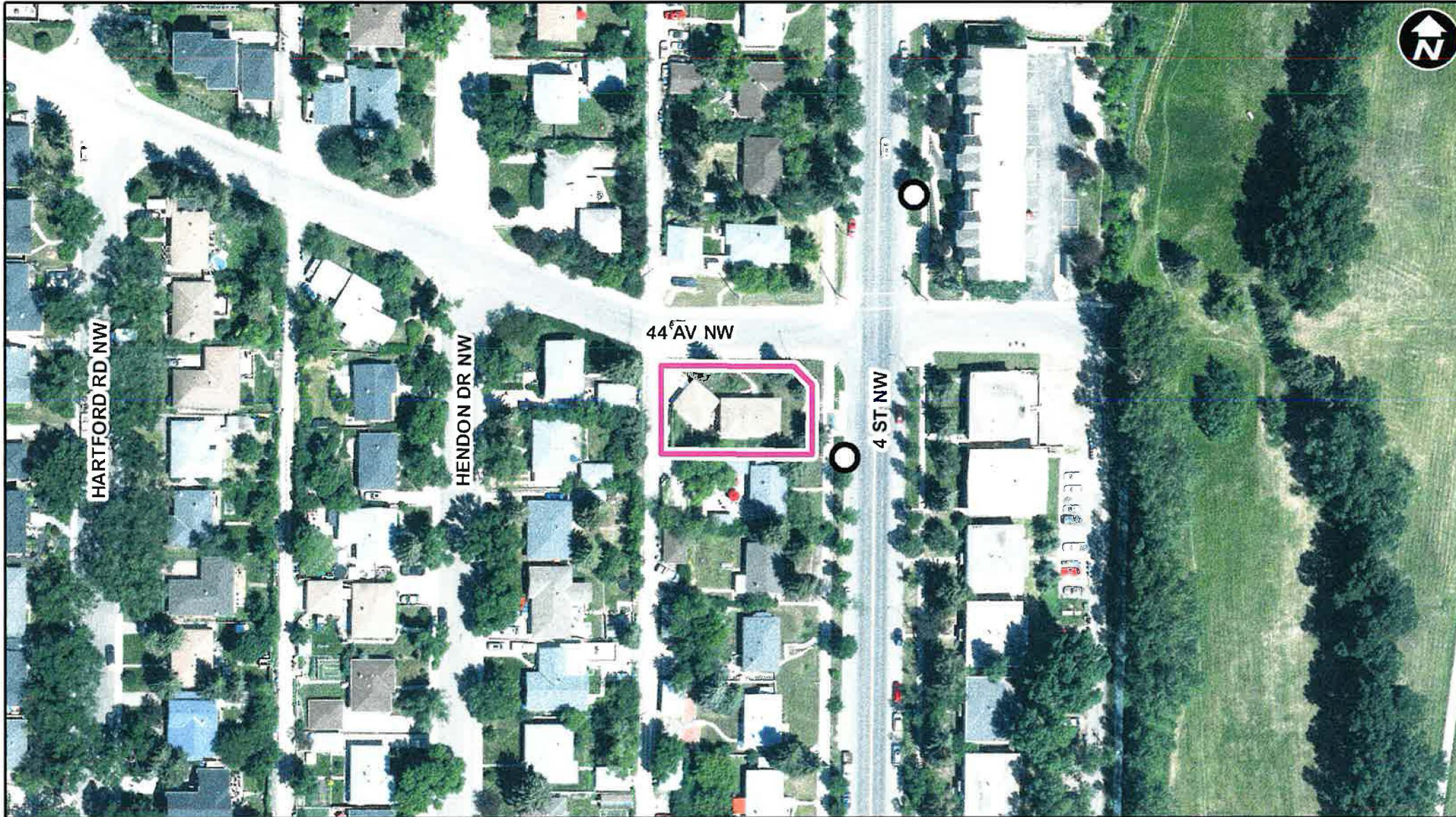
- Allows for rowhouse buildings, townhouses, and cottage housing clusters
- Maximum Height: 11 metres (approx. 3 storeys)
- Maximum Density: 75 uph (5 units)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 127D2023** for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 503 – 44 Avenue NW (Plan 100GY, Block 7, Lot 10) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



○ Bus Stop

Parcel Size:

0.08 ha
37m x 21m

View from 44 Avenue looking south



View of lane looking south

