



Public Hearing of Council

Agenda Item: 7.2.9



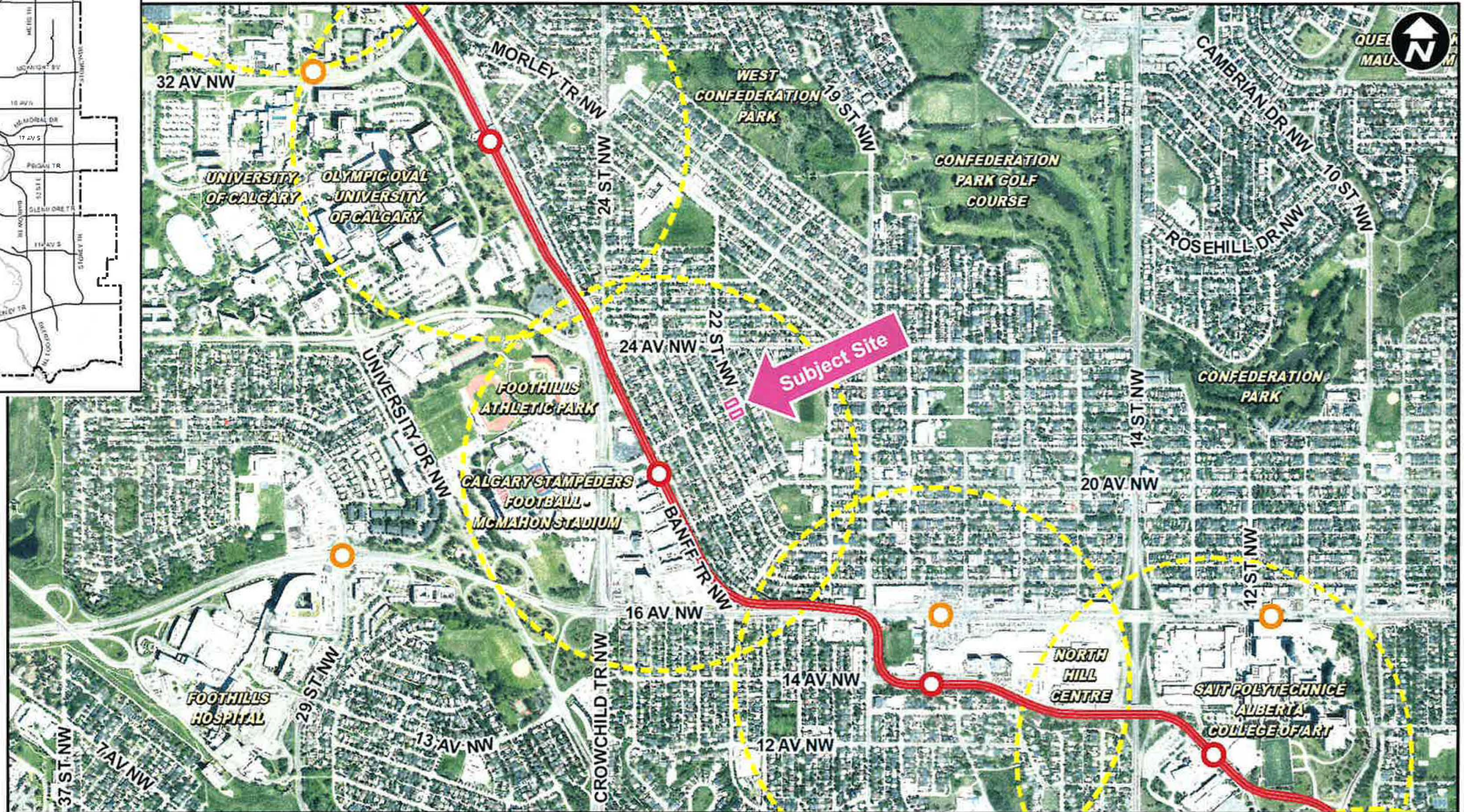
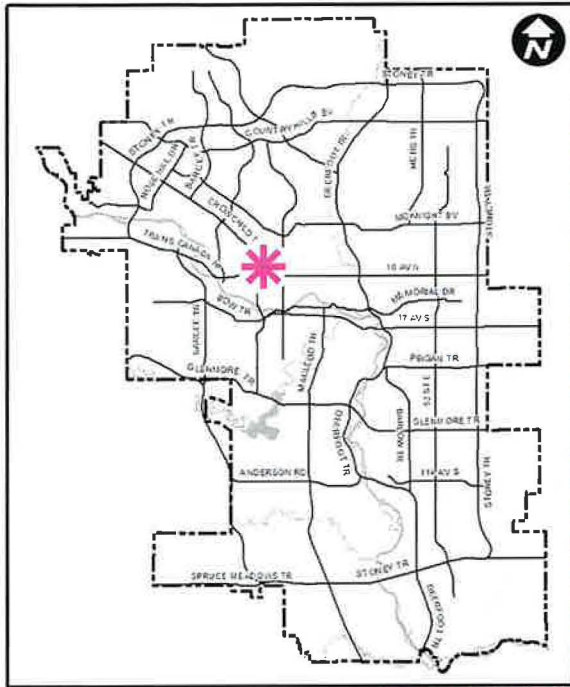
LOC2022-0196 / CPC2023-0667
Land Use Amendment
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.9 CPC2023-0667
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 154D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2304 and 2309 – 23 Avenue NW ((Plan 9110GI, Block 11, Lot 26; Plan 9110GI, Block 10, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

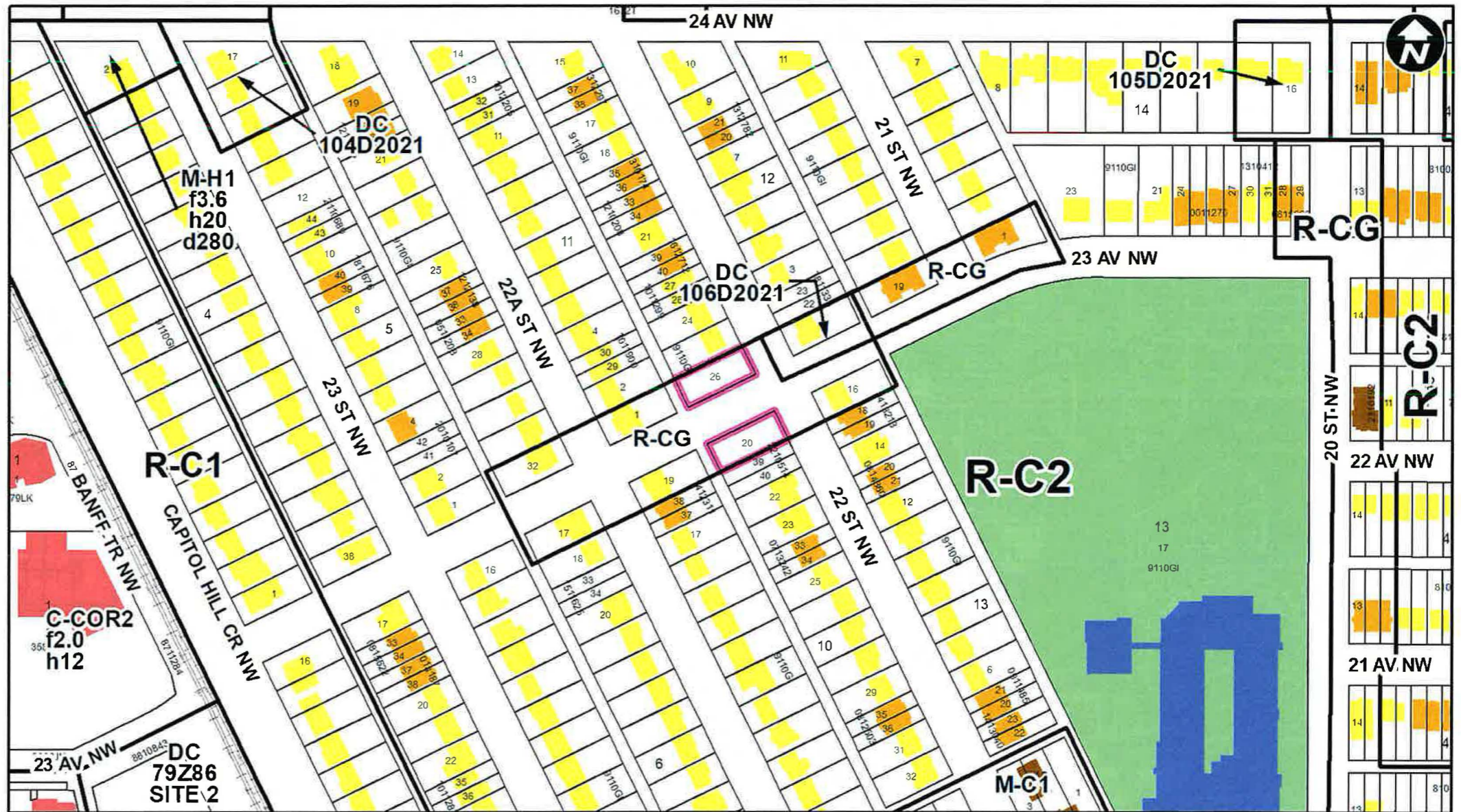


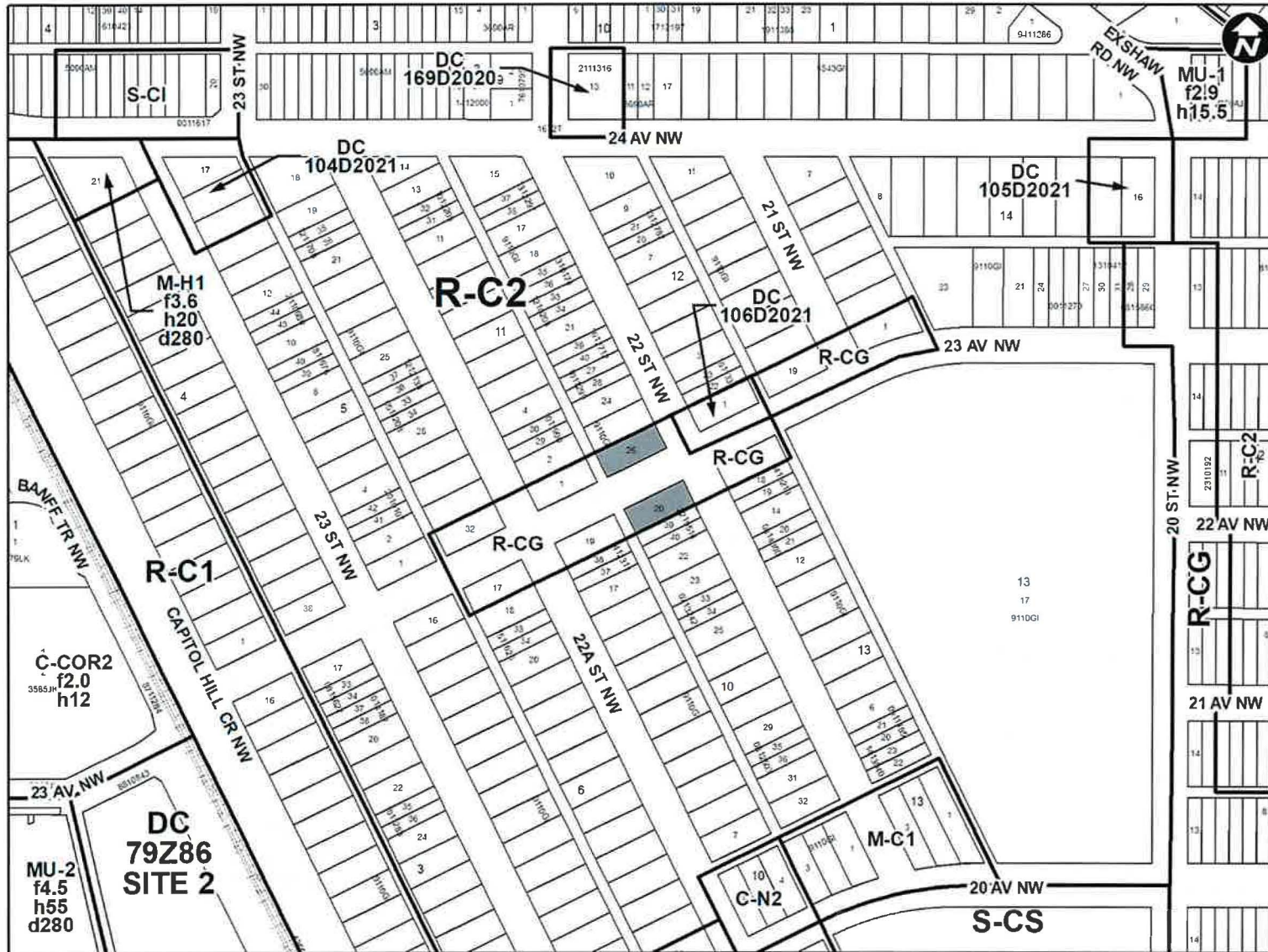
LEGEND

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

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

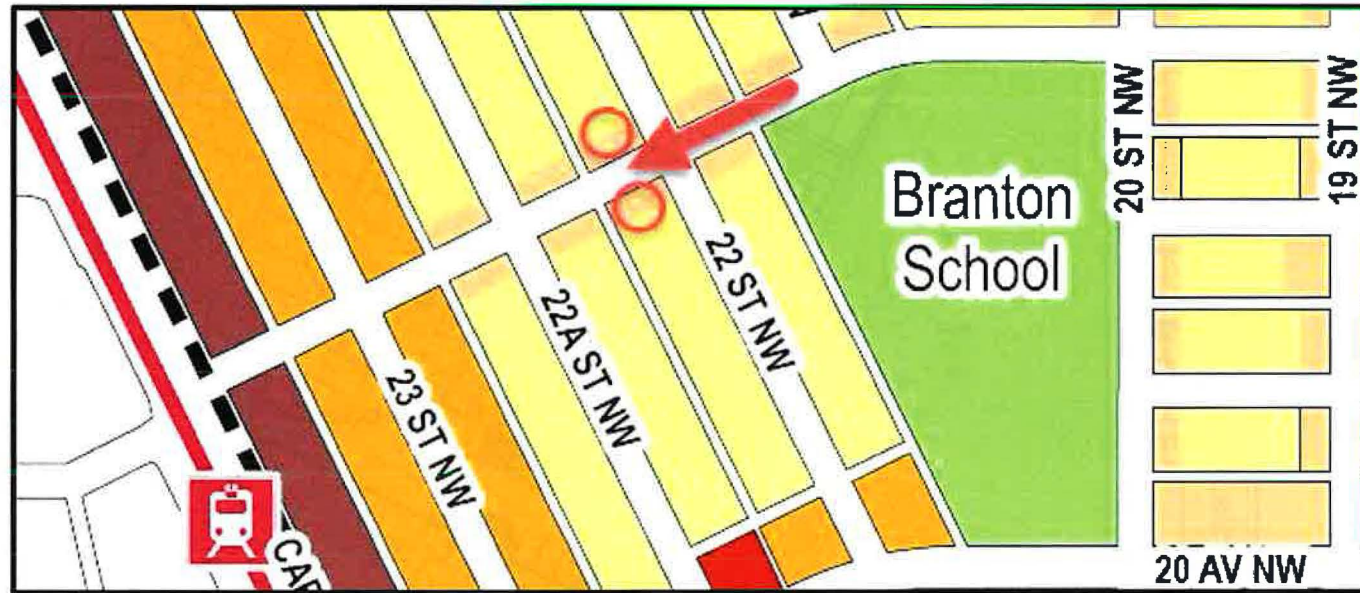




Proposed Direct Control (DC) District

- Based on the R-CG District
- Minimum density – 55 units/hectare
- Maximum density – 75 units/hectare
- Maximum building height – 11 metres
- Excludes Single Detached, Semi-detached, Duplex, and Cottage Housing Cluster uses

Banff Trail Area Redevelopment Plan (ARP)



The Land Use plan in the ARP designates both parcels as **Low Density Rowhouse** and the parcels have been rezoned to the R-CG District allowing for Rowhouse development.

A Rowhouse Development Permit has been approved on 2309 – 23 Avenue NW but no construction is underway.

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 154D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 2304 and 2309 – 23 Avenue NW ((Plan 9110GI, Block 11, Lot 26; Plan 9110GI, Block 10, Lot 20) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).

Supplementary Slides



Each Parcel Size:

0.06 ha
15m x 37m





Approved DP2021-8595
on
2309 – 23 Avenue NW



3D EXTERIOR RENDERINGS FOR REFERENCE ONLY. DO NOT SCALE



