



# Public Hearing of Council

Agenda Item: 7.2.13



**LOC2023-0022 / CPC2023-0707**

**Land Use Amendment**

September 19, 2023

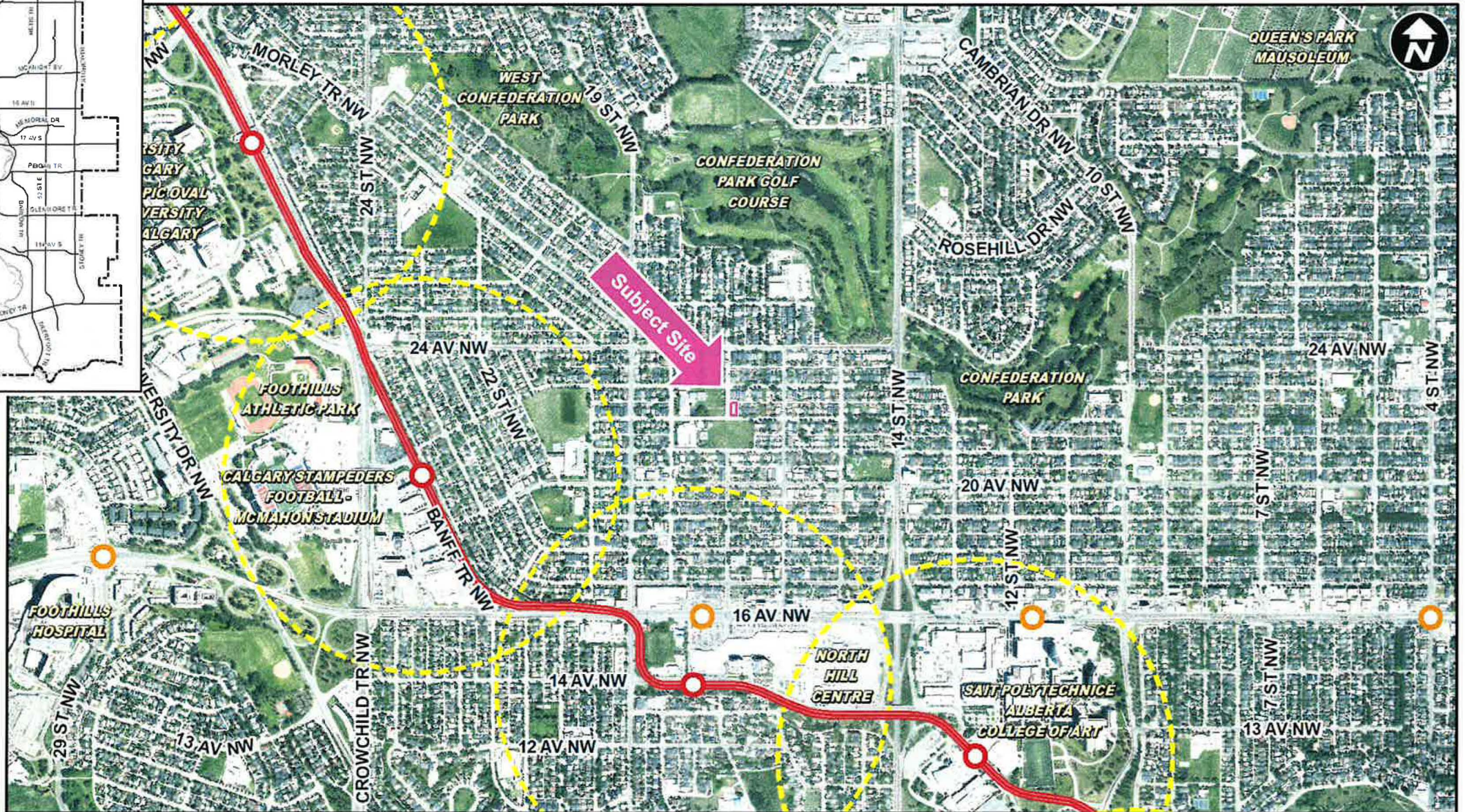
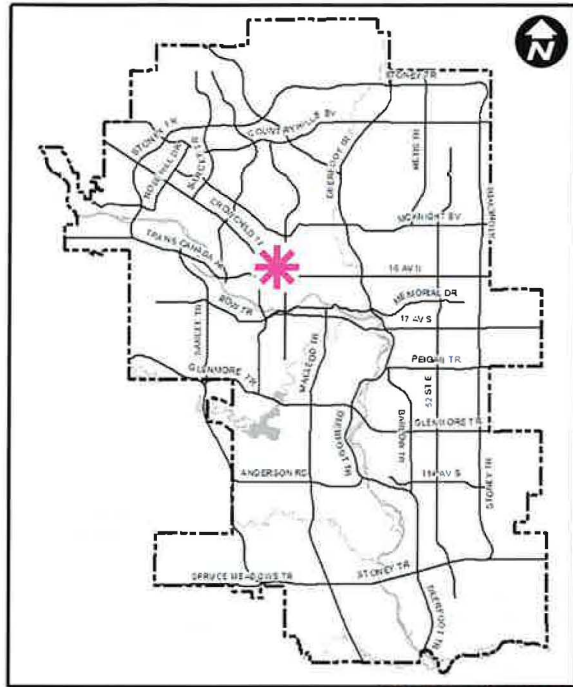
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 19 2023  
ITEM: *7.2.13 CPC2023-0707*  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 130D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1740 – 22 Avenue NW (Plan 2864AF, Block 23, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

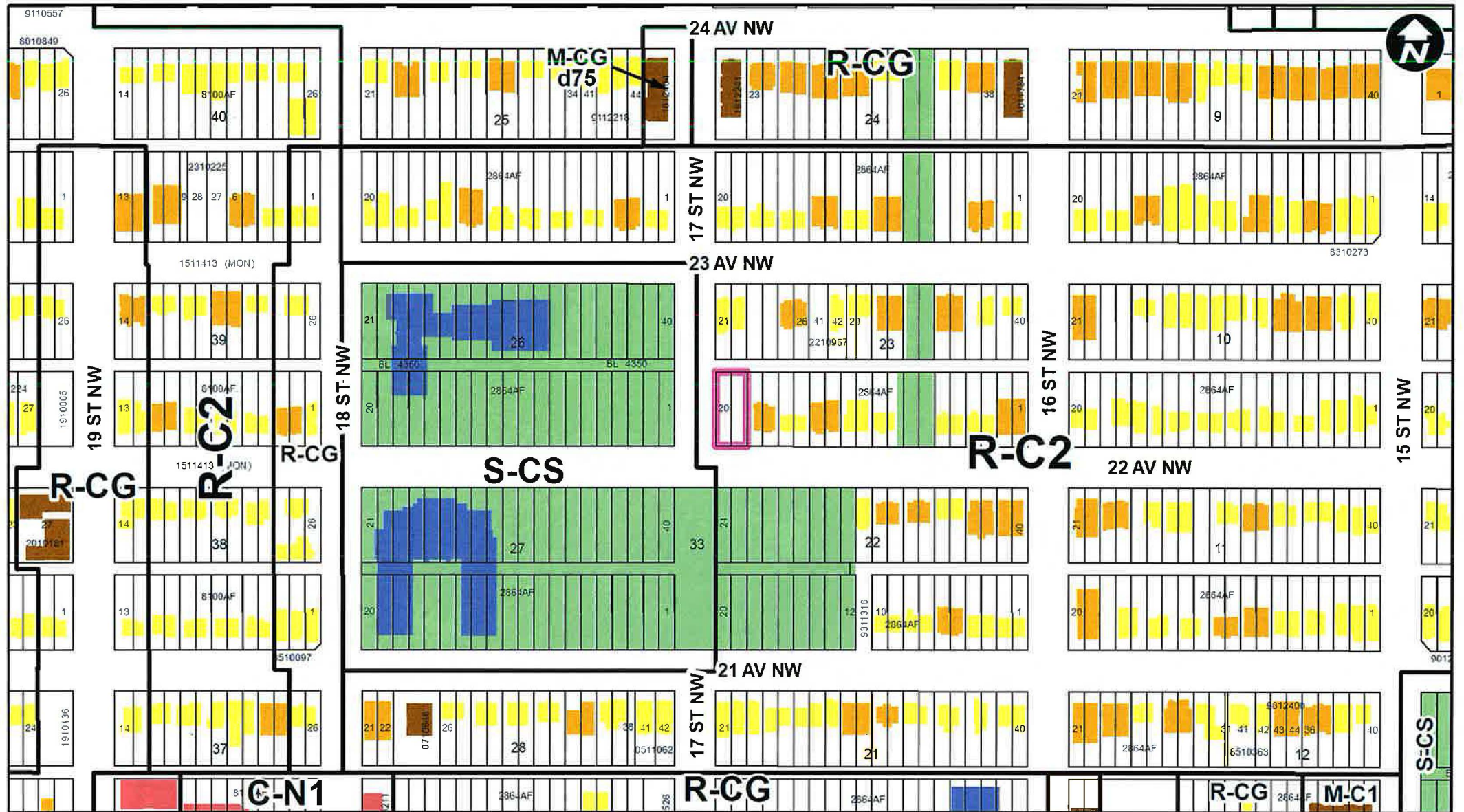




- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



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

- Grade-Oriented Single, Semi-Detached, Duplex, Rowhouse, Townhouse
- Max Building Height: 11 m (approx. 3 storeys)
- Max density: 75 units per hectare (4 units)

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## Supplementary Slides

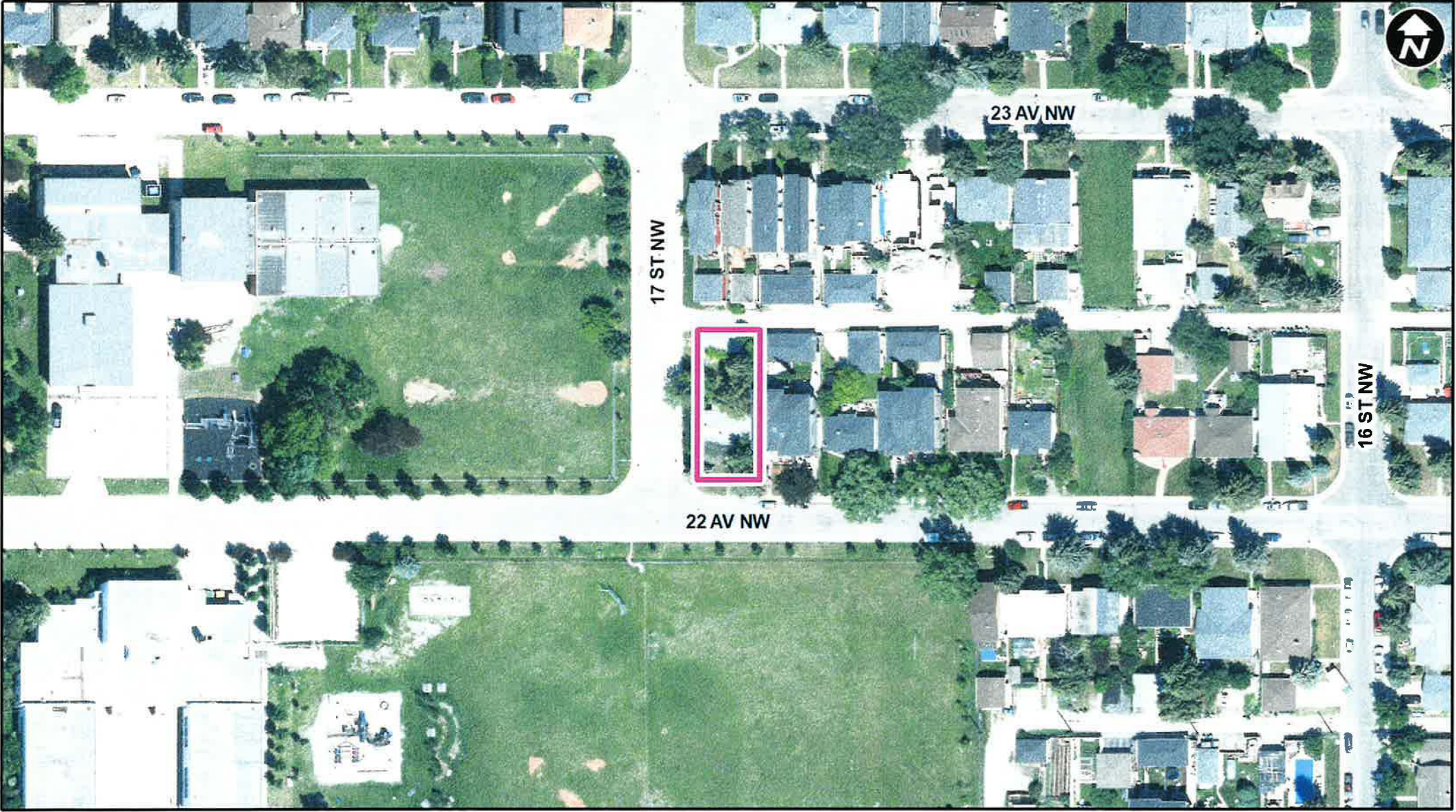


# North Hill Communities Local Area Plan – Urban Form and Building Scale





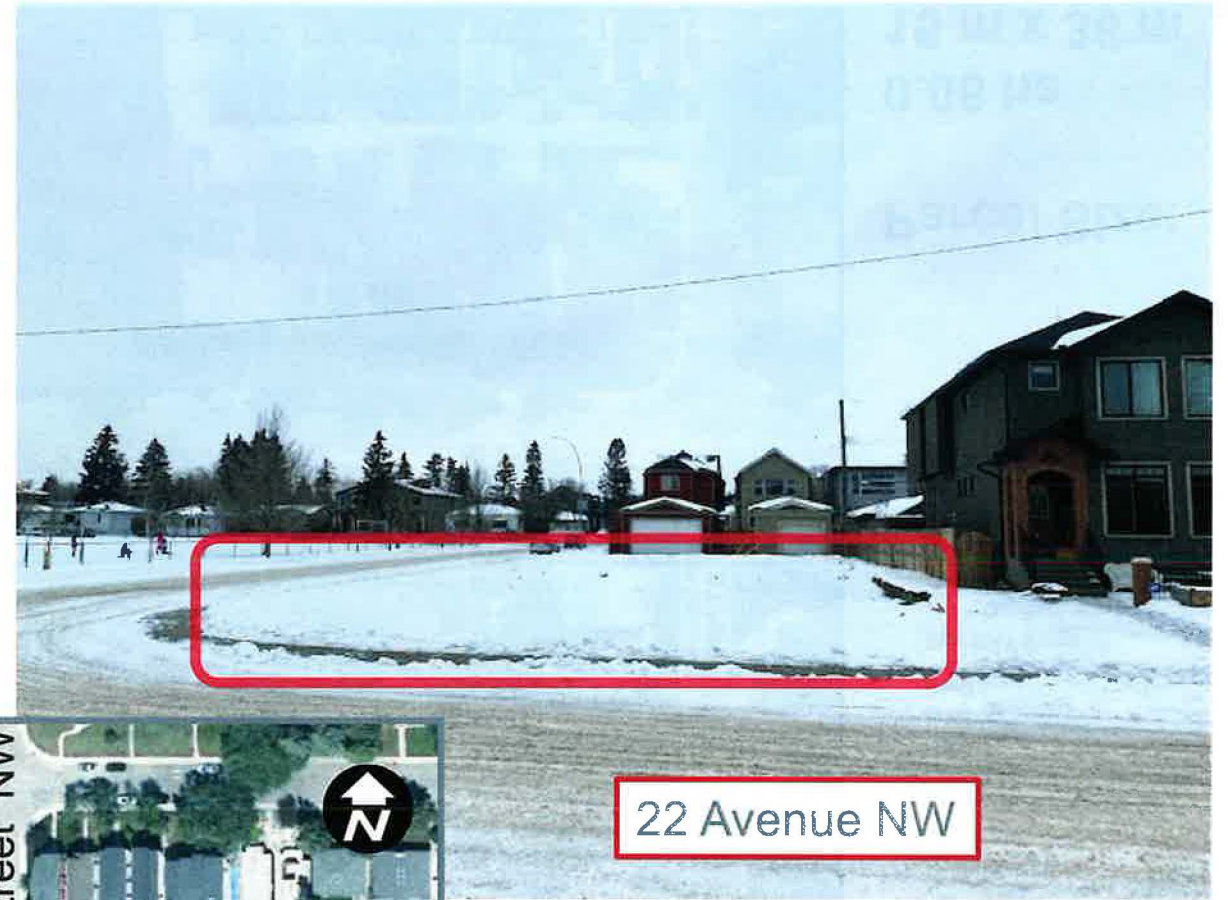
# Location Map



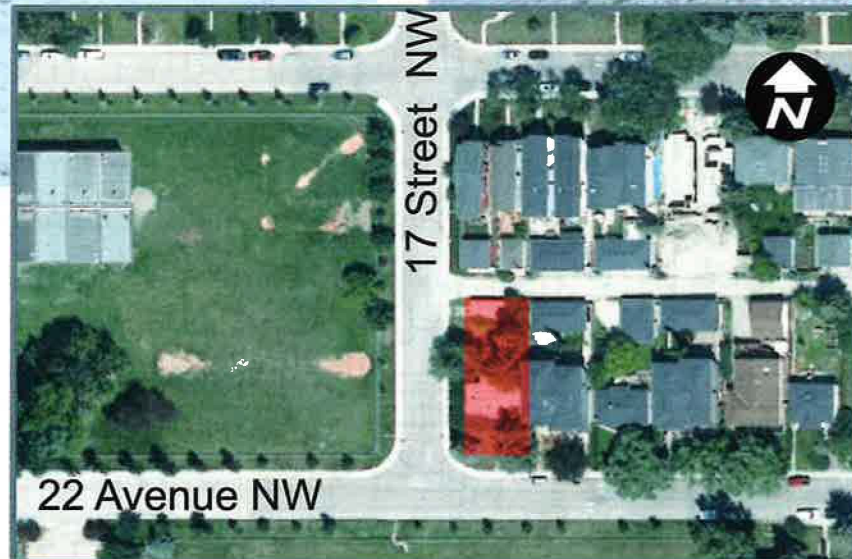
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    - Yellow
  - Bus Stop

**Parcel Size:**  
0.06 ha  
15 m x 36 m

















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15 m x 36 m**







# Other R-CG and M-CG Districts nearby 15

