



Public Hearing of Council

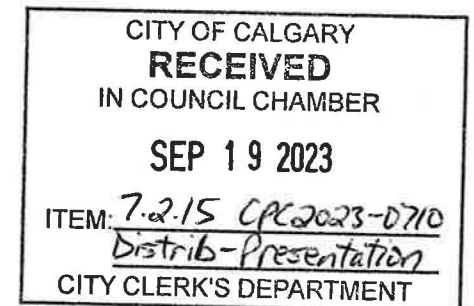
Agenda Item: 7.2.15



LOC2023-0036 / CPC2023-0710

Land Use Amendment

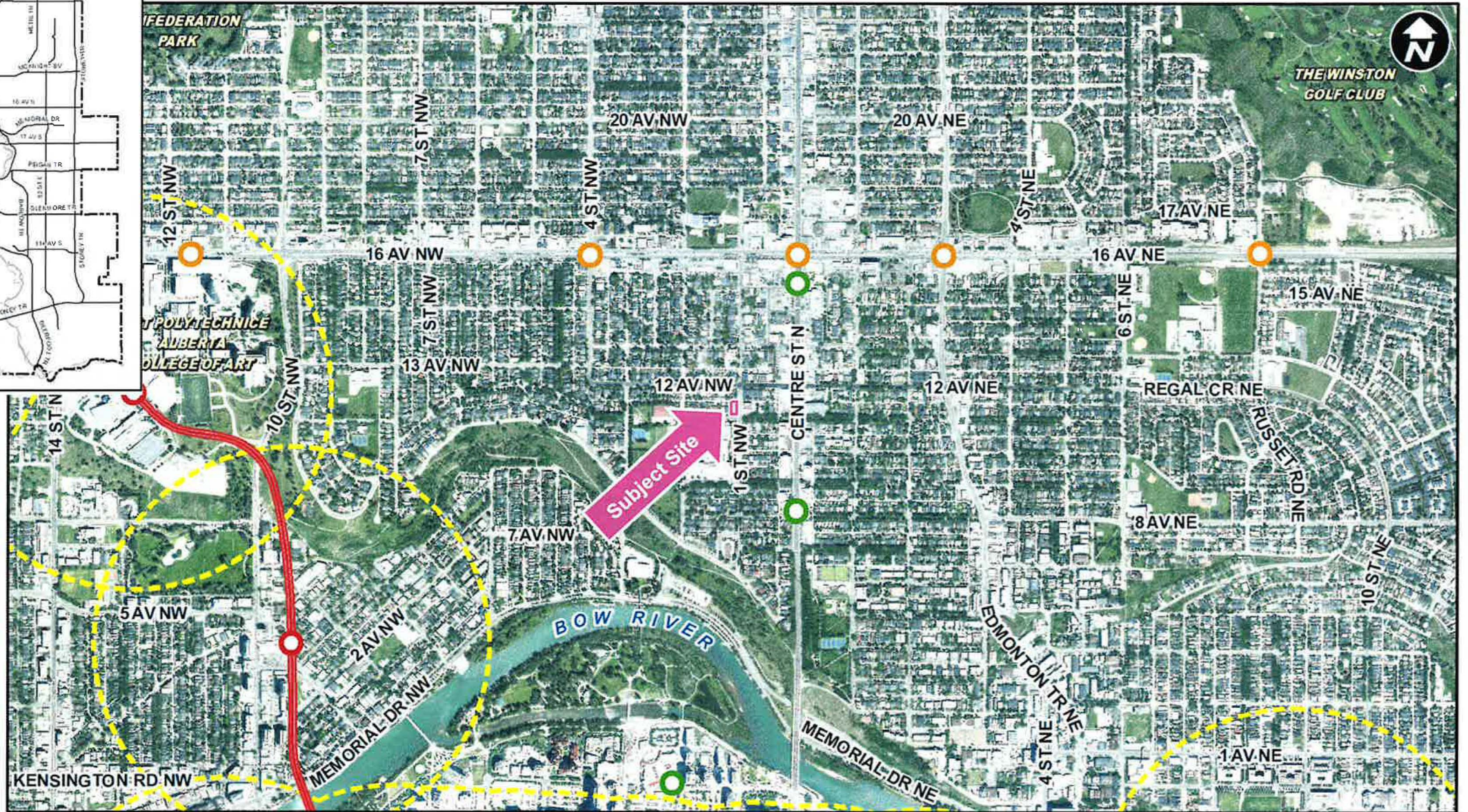
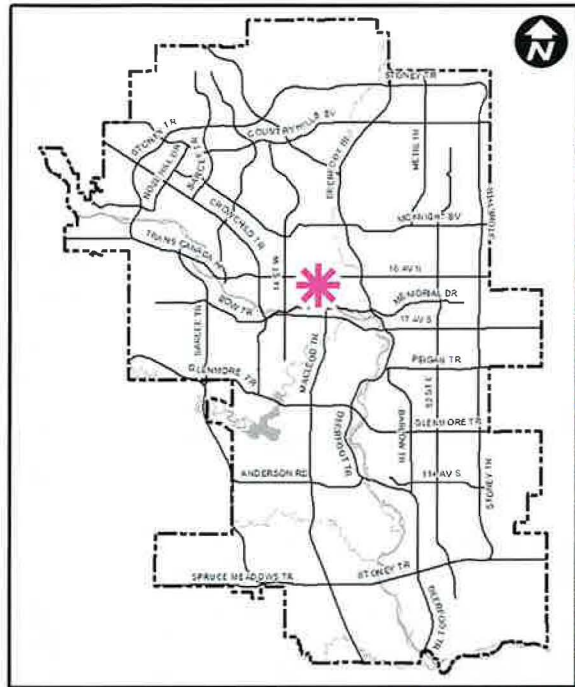
September 19, 2023



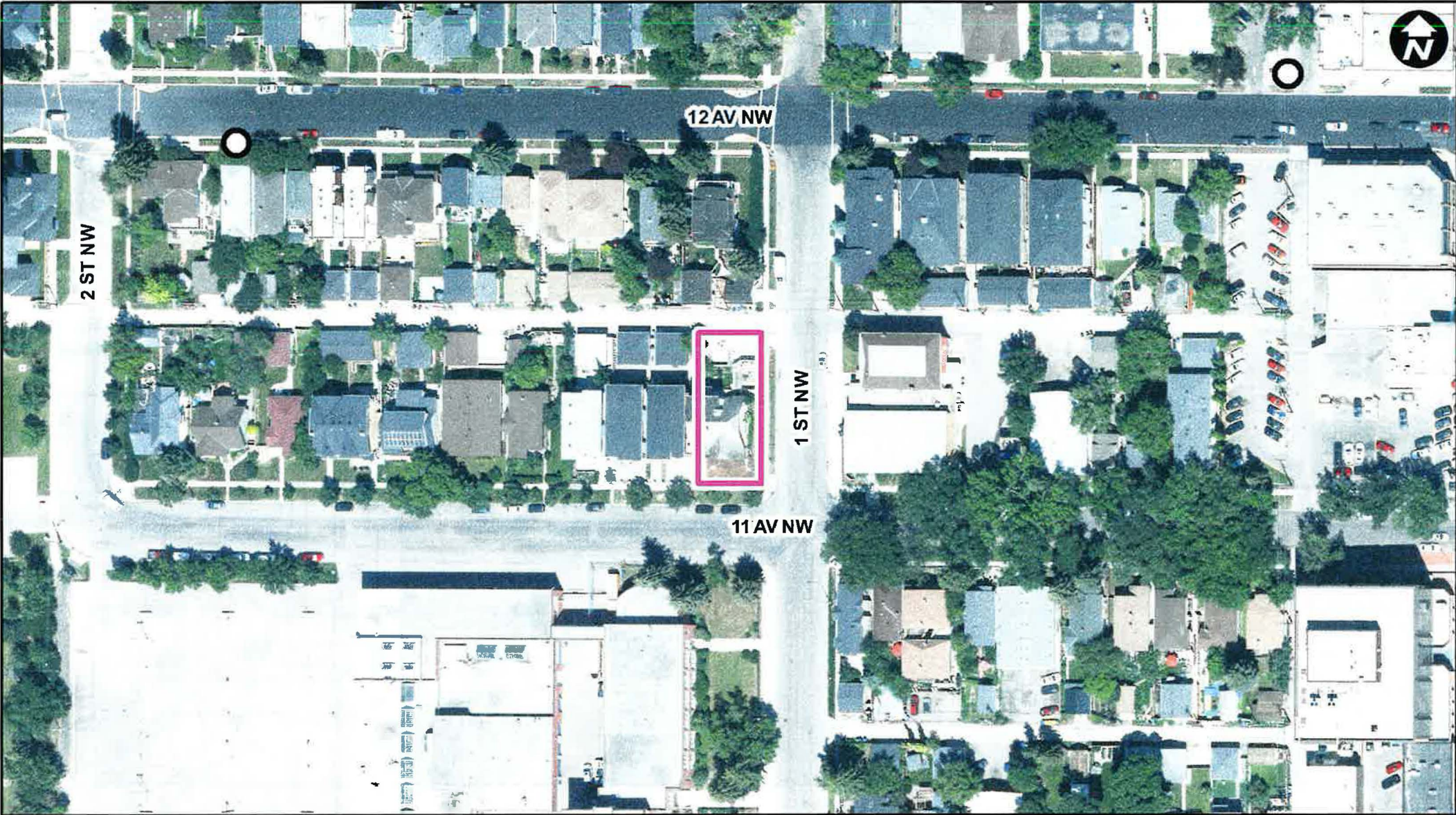
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 131D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 202 – 11 Avenue NW (Plan 3946N, Block 13, Lots 21 and 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



LEGEND

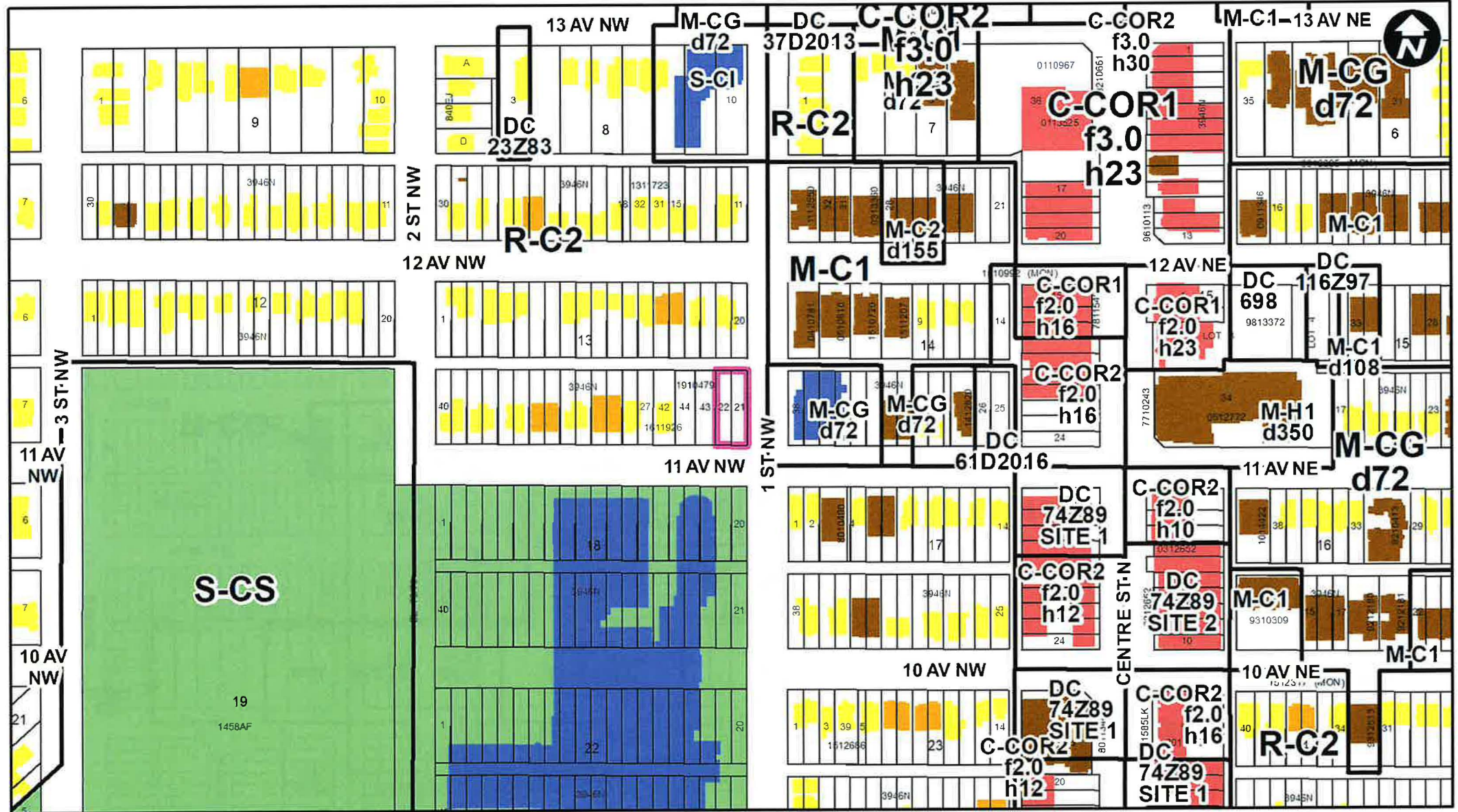
○ Bus Stop

Parcel Size:

0.06 ha
15m x 37m

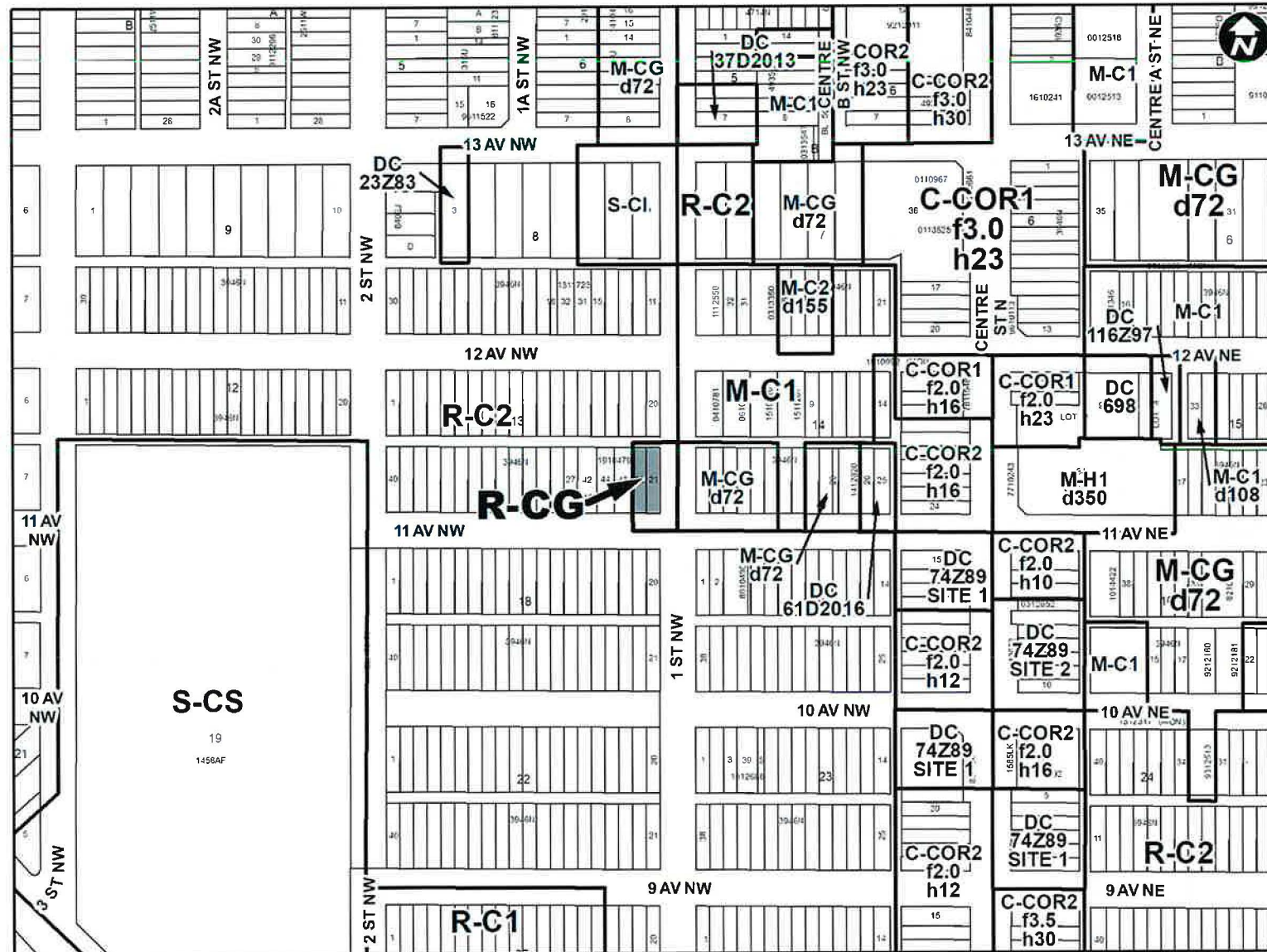
Surrounding Land Use

- 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 four dwelling units
- Maximum building height of 11 metres (approximately 3 storeys)



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Supplementary Slides

Existing Land Use Map



