



# Public Hearing of Council

Agenda Item: 7.2.17



## LOC2023-0069 / CPC2023-0647

### Land Use Amendment

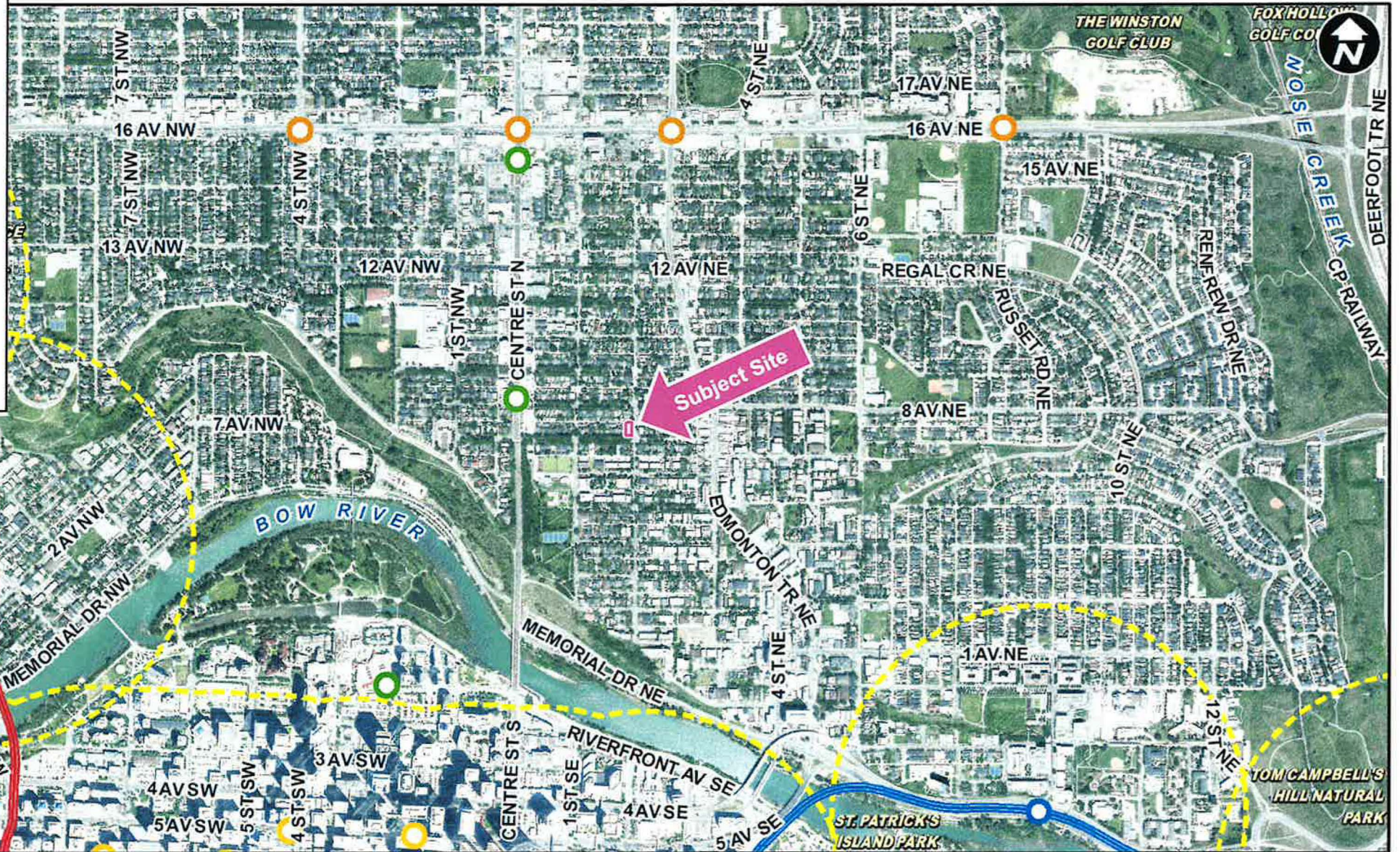
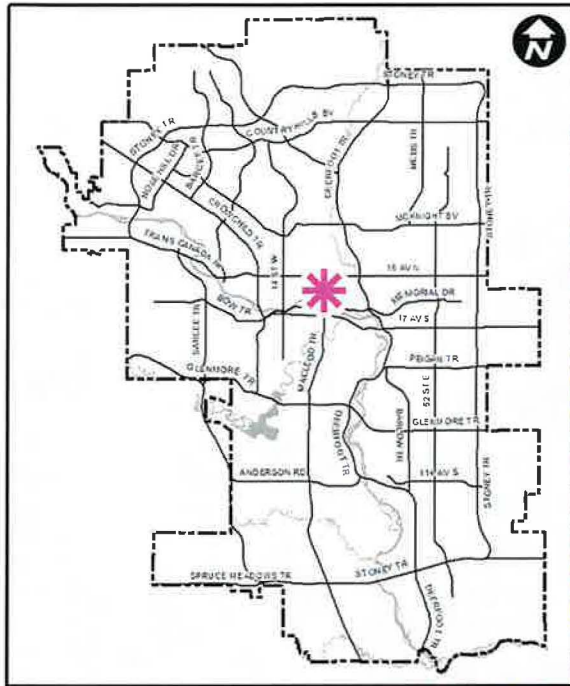
September 19, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 19 2023  
ITEM: 7.2.17 - CPC2023-0647  
Distribution - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

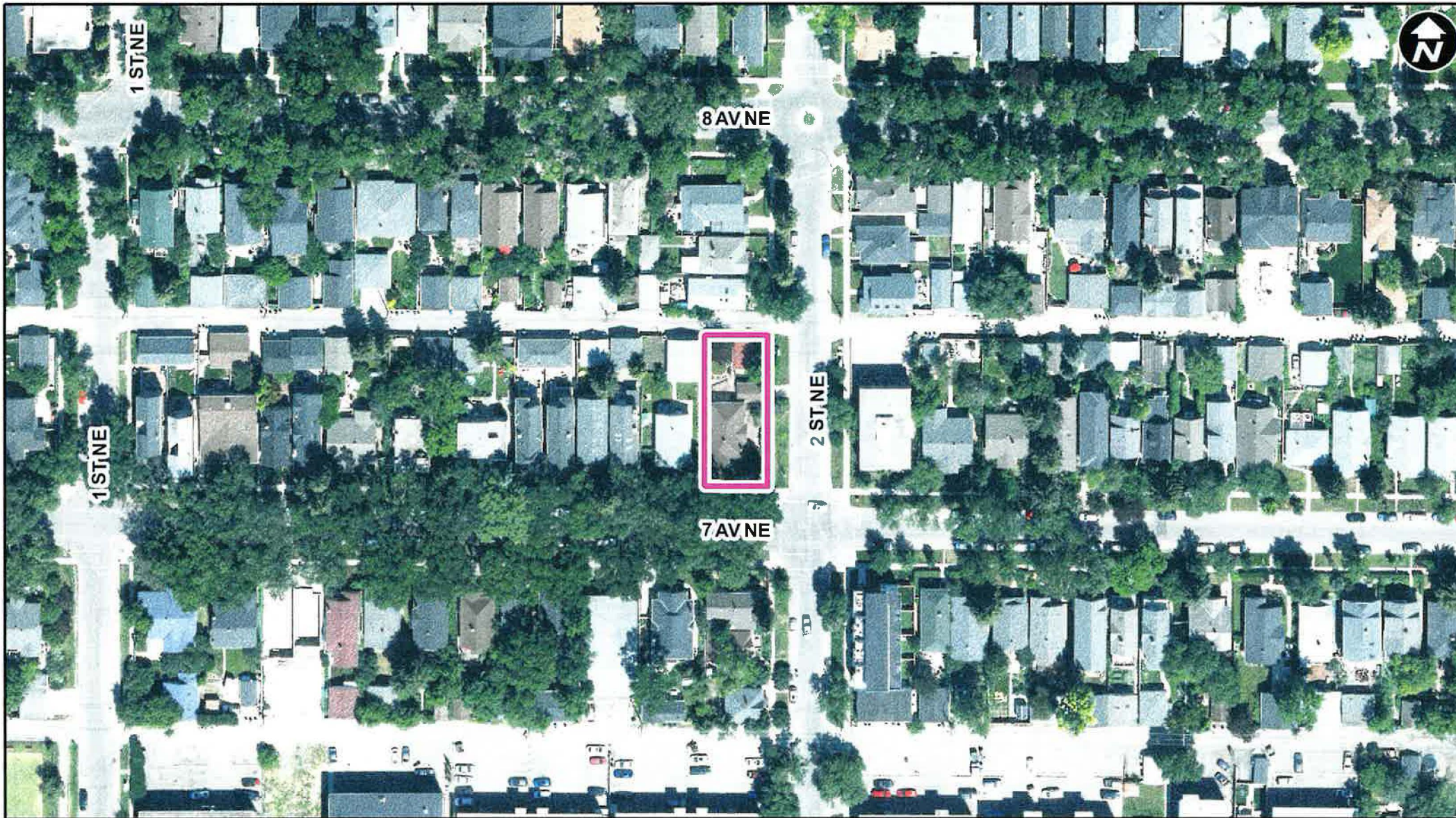
That Council:

Give three readings to **Proposed Bylaw 132D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 240 – 7 Avenue NE (Plan 1332N, Block 18, 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
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

0.06 ha

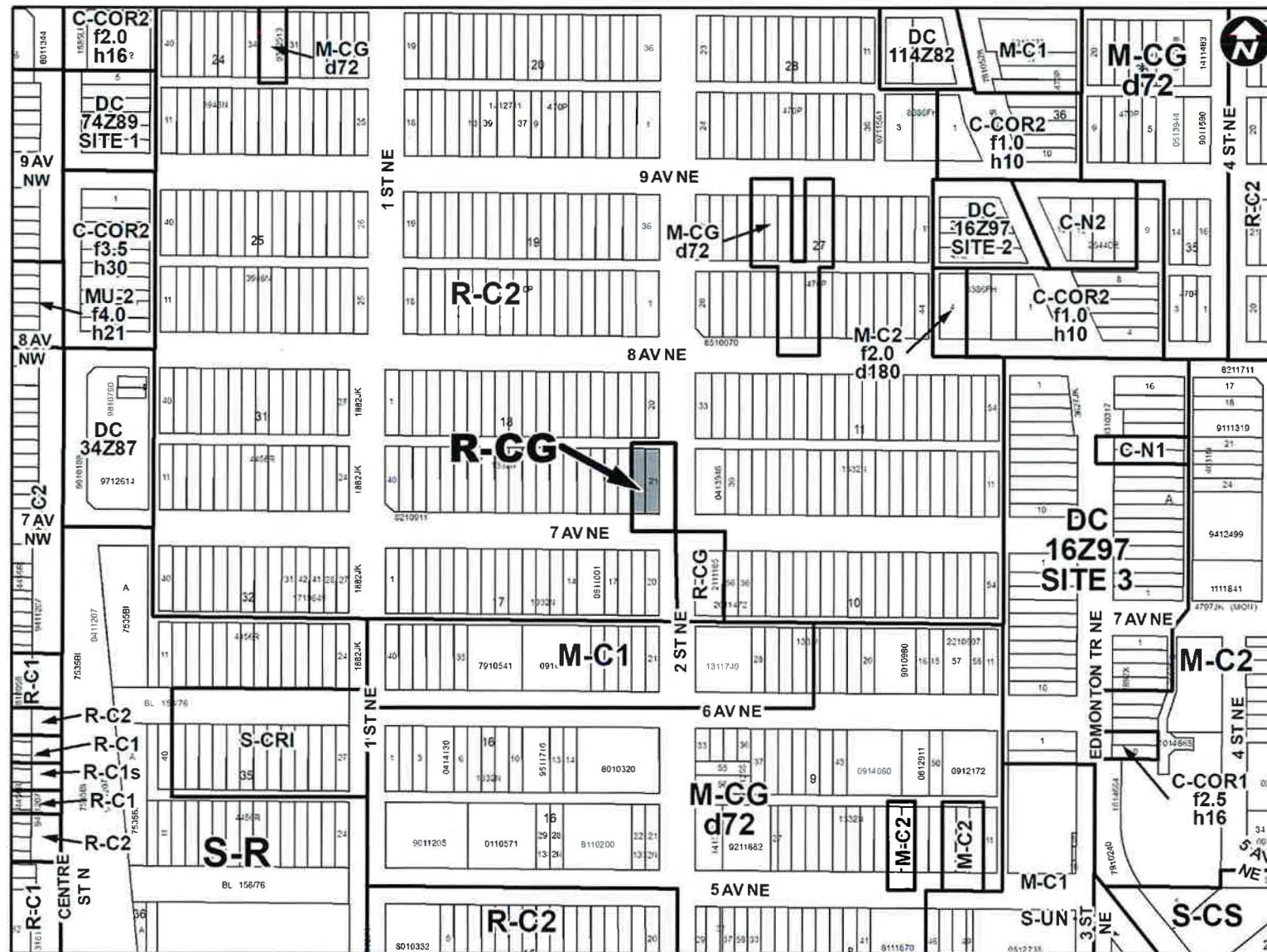
15.2m x 36.6m

# 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:

- Maximum building height of 11 metres
- Maximum density of 75 units per hectare (4 units)
- Allows for rowhouses and townhouses in addition to the uses already allowed

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 132D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 240 – 7 Avenue NE (Plan 1332N, Block 18, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

## Supplementary Slides



