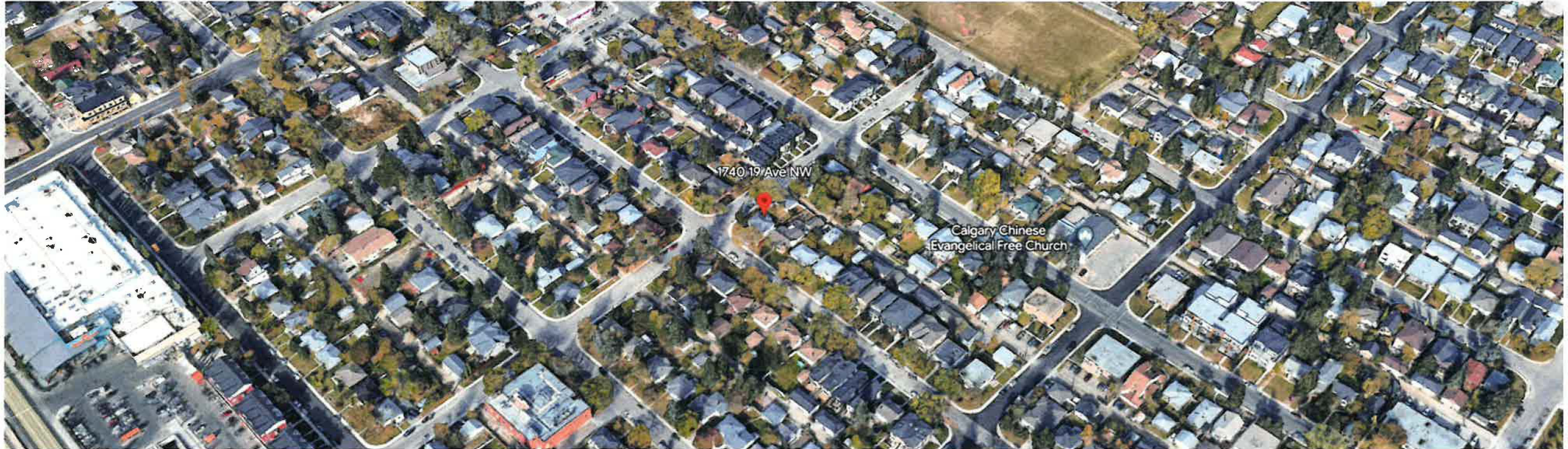




Public Hearing of Council

Agenda Item: 7.2.12



LOC2023-0109 / CPC2023-0757

Land Use Amendment

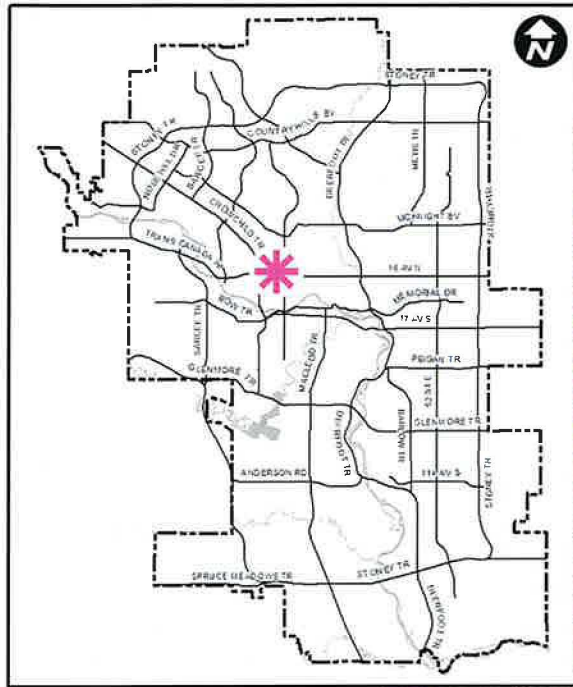
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.12 CPC2023-0757
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 147D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1740 – 19 Avenue NW (Plan 2864AF, Block 20, Lots 19 and 20) from Residential - Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

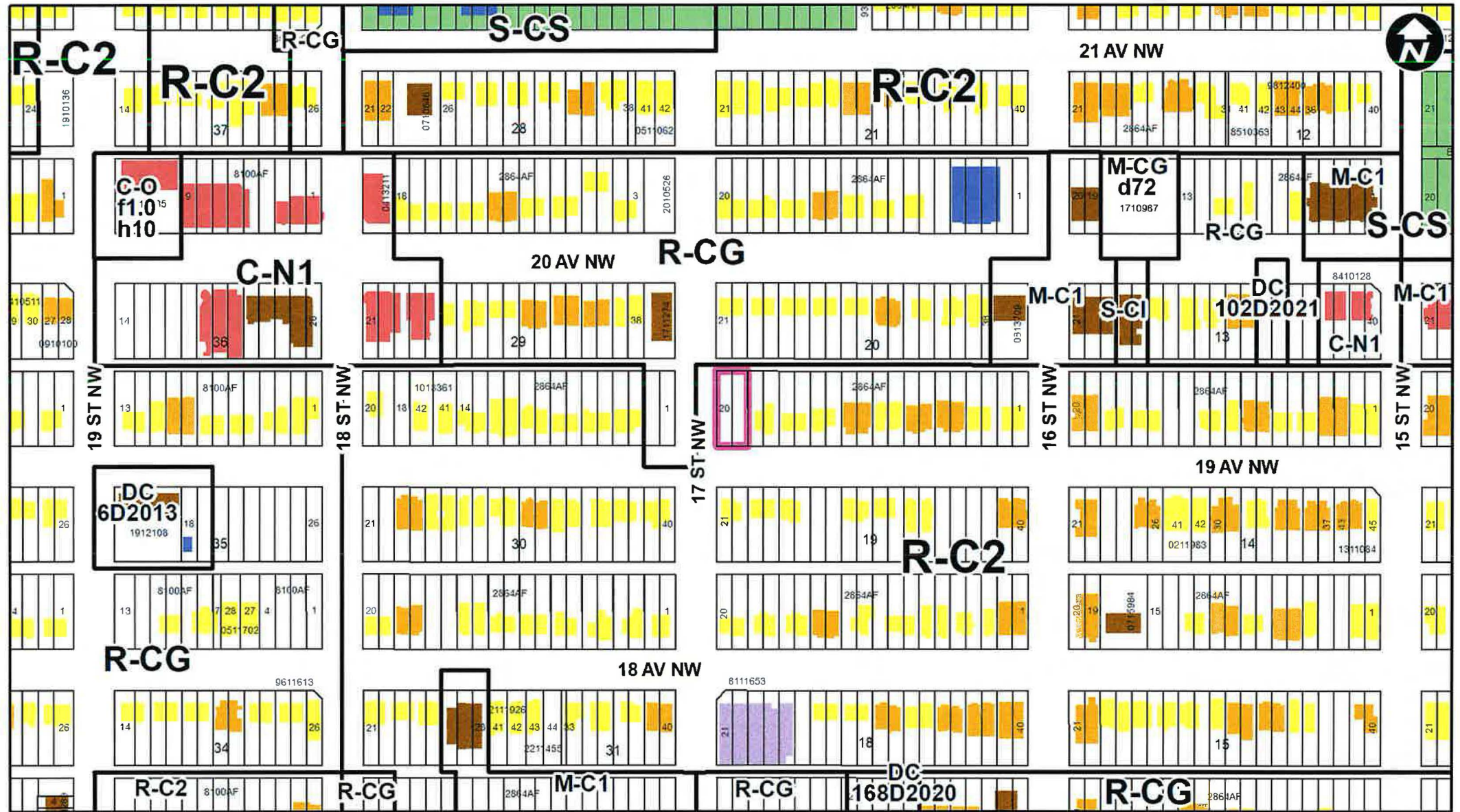


LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- 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 R-CG District:

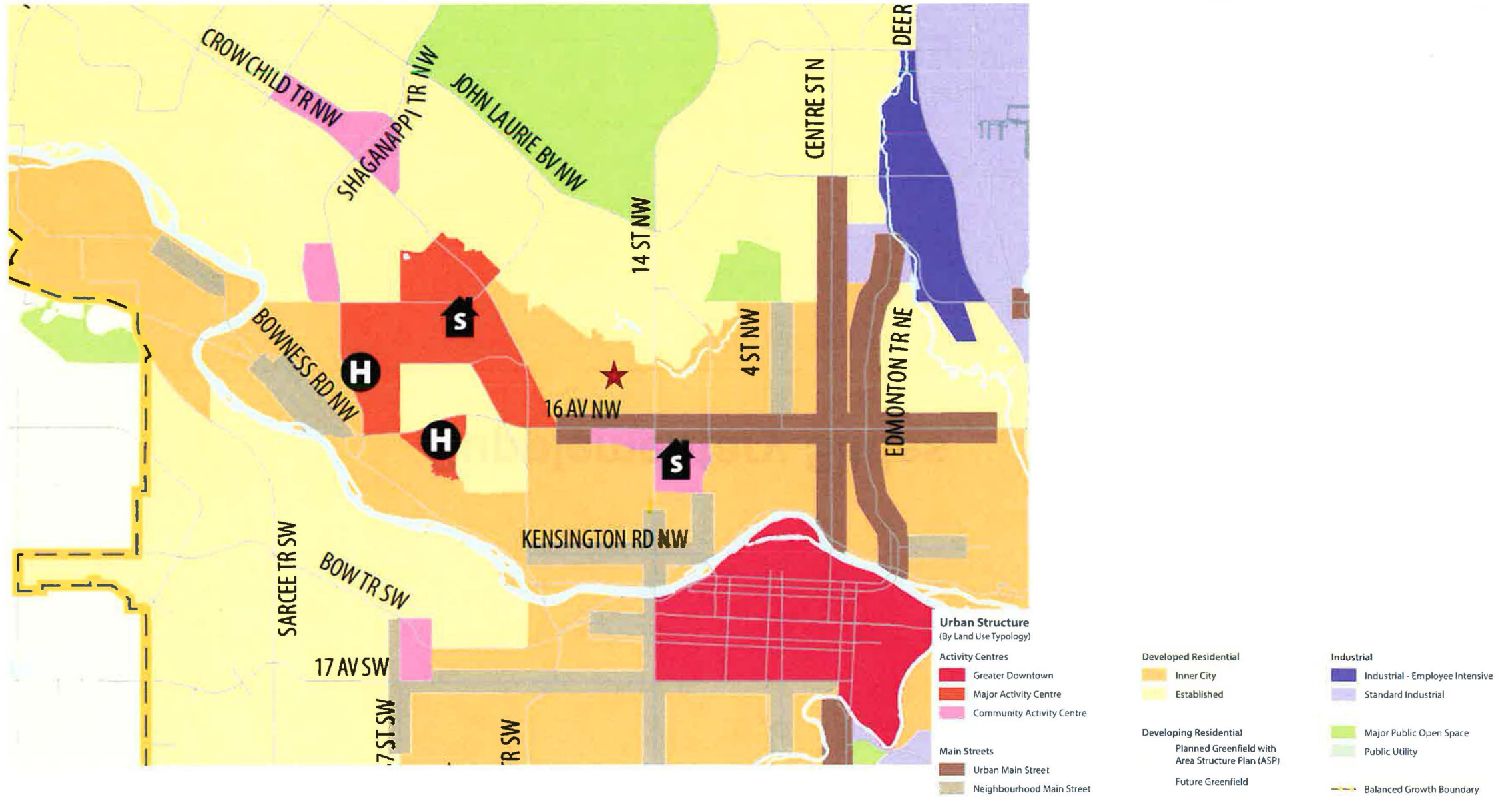
- Allows for rowhouse buildings, townhouses, and cottage housing clusters
- Maximum Height: 11 metres (approx. 2-3 storeys)
- Maximum Density: 75 uph (4 units)

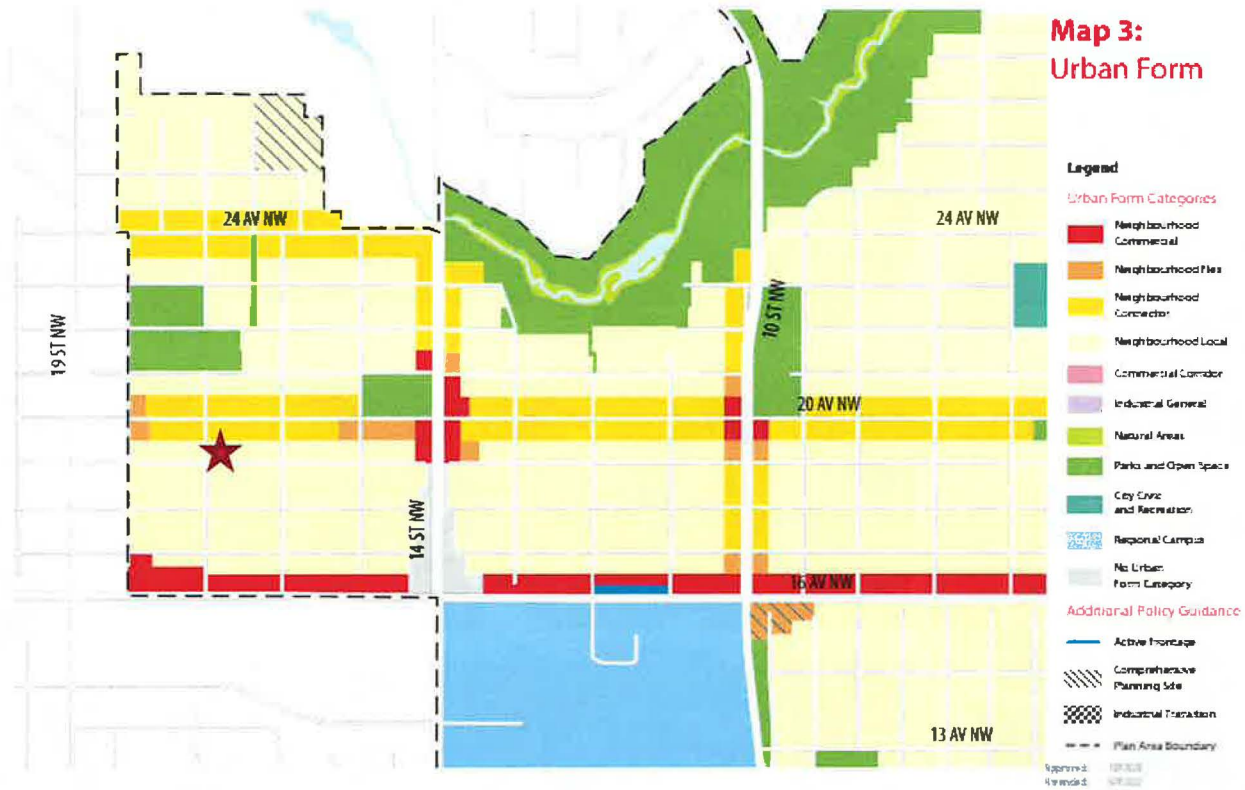
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 147D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1740 – 19 Avenue NW (Plan 2864AF, Block 20, Lots 19 and 20) from Residential - Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

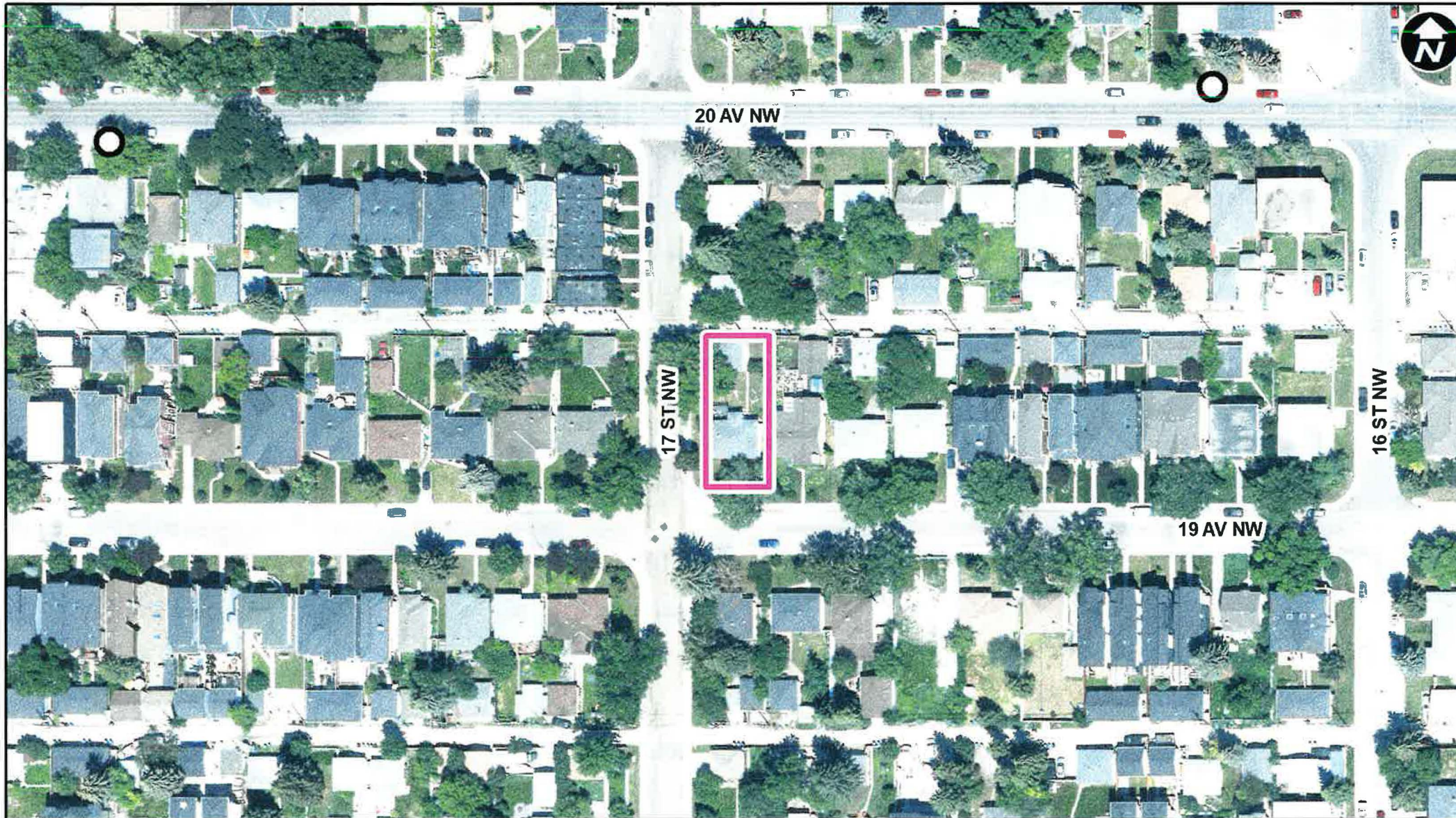
Supplementary Slides





Map 4: Building Scale





LEGEND

○ Bus Stop

Parcel Size:

0.06 ha
15m x 37m





