



Public Hearing of Council

Agenda Item: 7.2.11



LOC2023-0035 / CPC2023-0774

Land Use Amendment

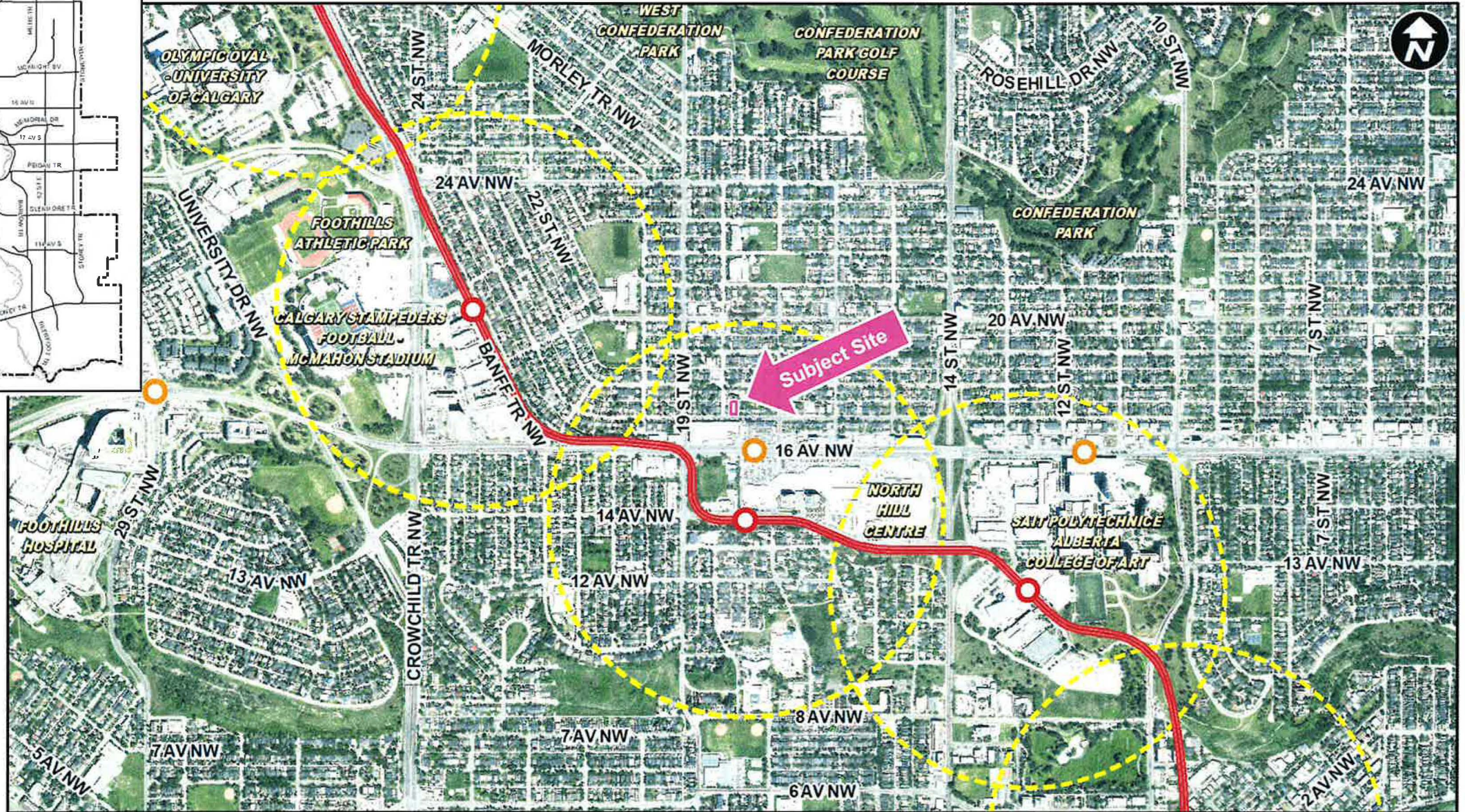
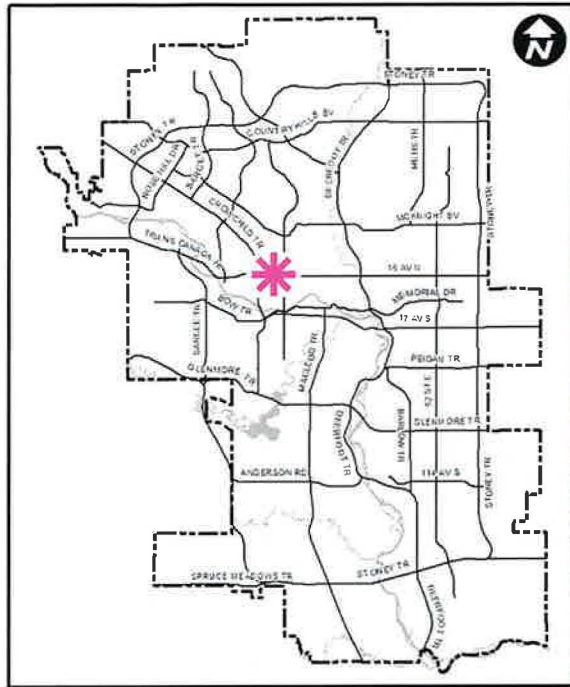
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: *7.2.11 CPC2023-0774*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 158D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1836 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.



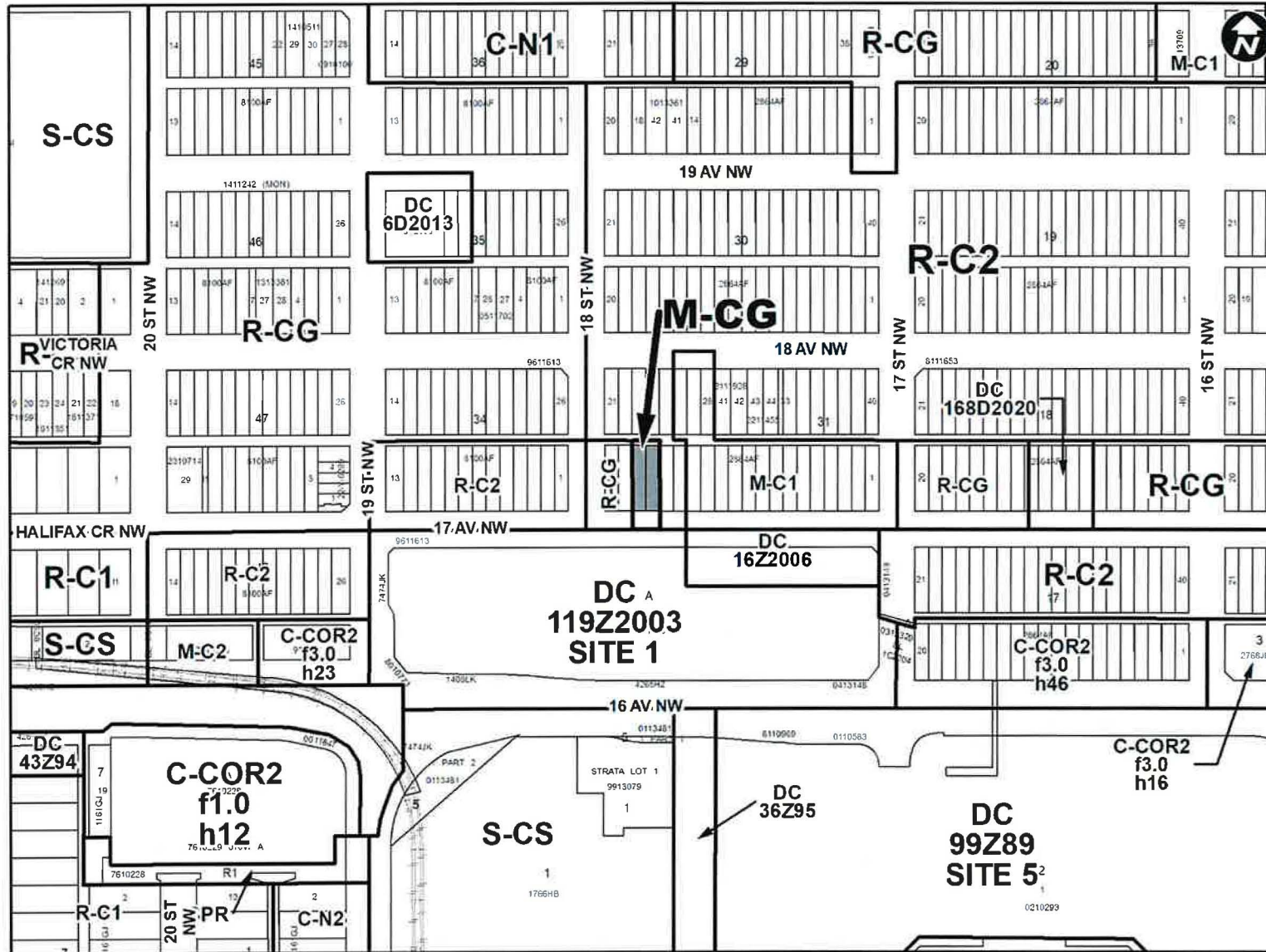
LEGEND

- 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

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 M-CG District:

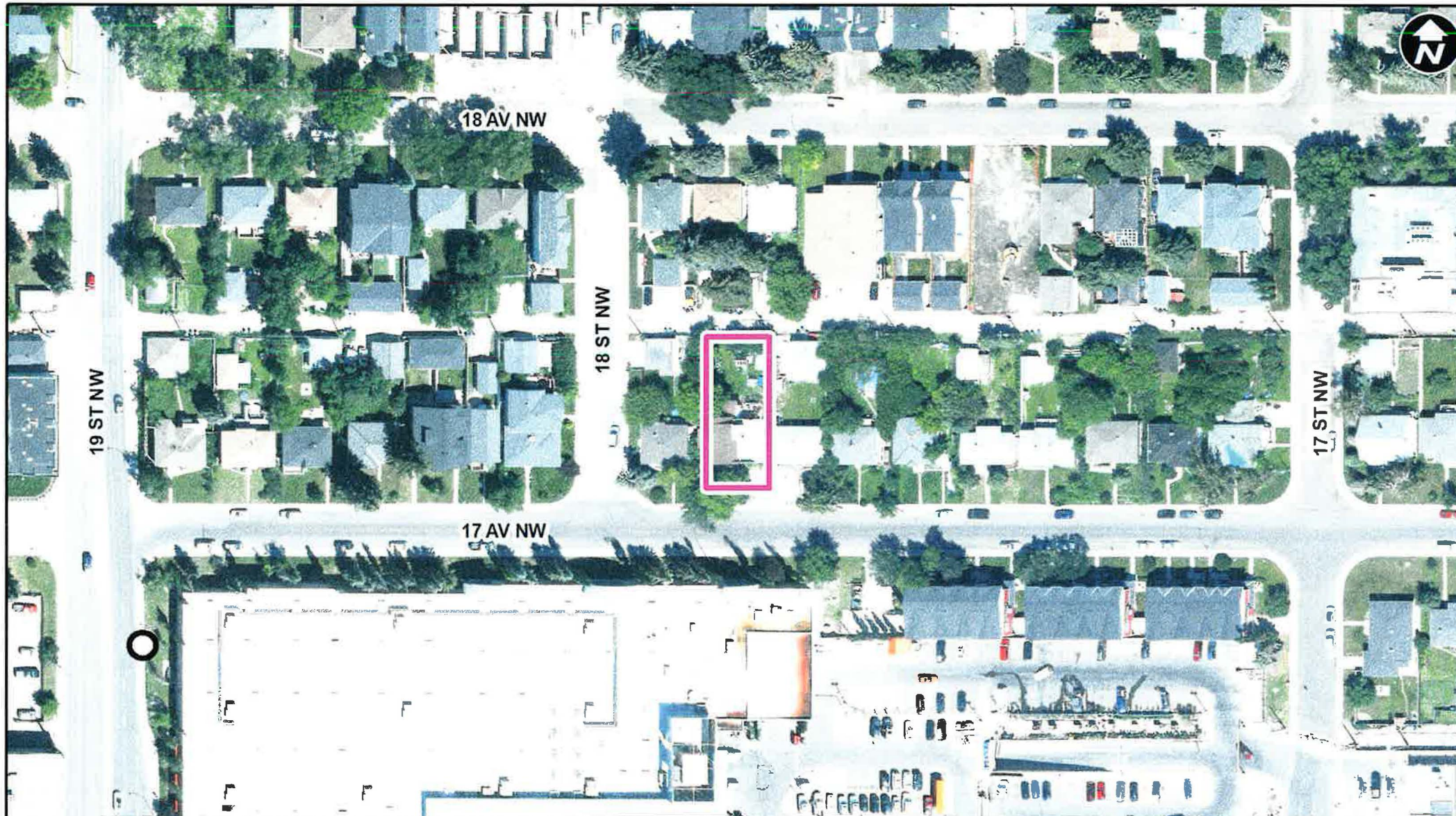
- Multi-residential development of low density and low height
- Maximum height: 12 metres
- Maximum density: 111 units per hectare
- Secondary and backyard suites

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 158D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1836 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Supplementary Slides



Parcel Size:

0.06 ha

15m x 36m

Site Photo - from 17 Avenue NW







