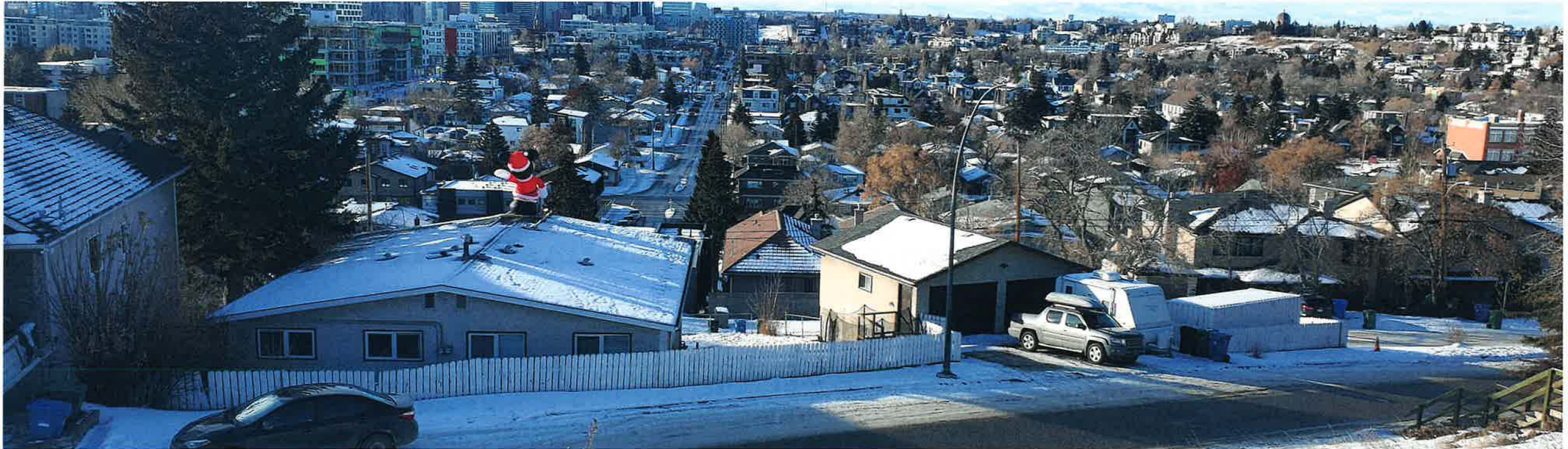




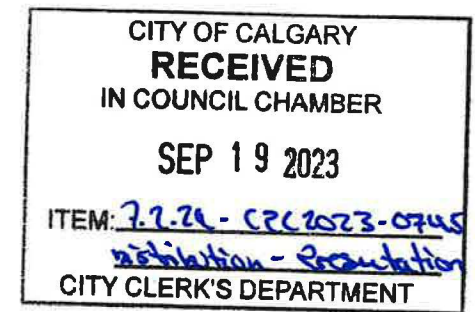
# Public Hearing of Council

Agenda Item: 7.2.29



## LOC2022-0200 / CPC2023-0745 Road Closure & Land Use Amendment

September 19, 2023



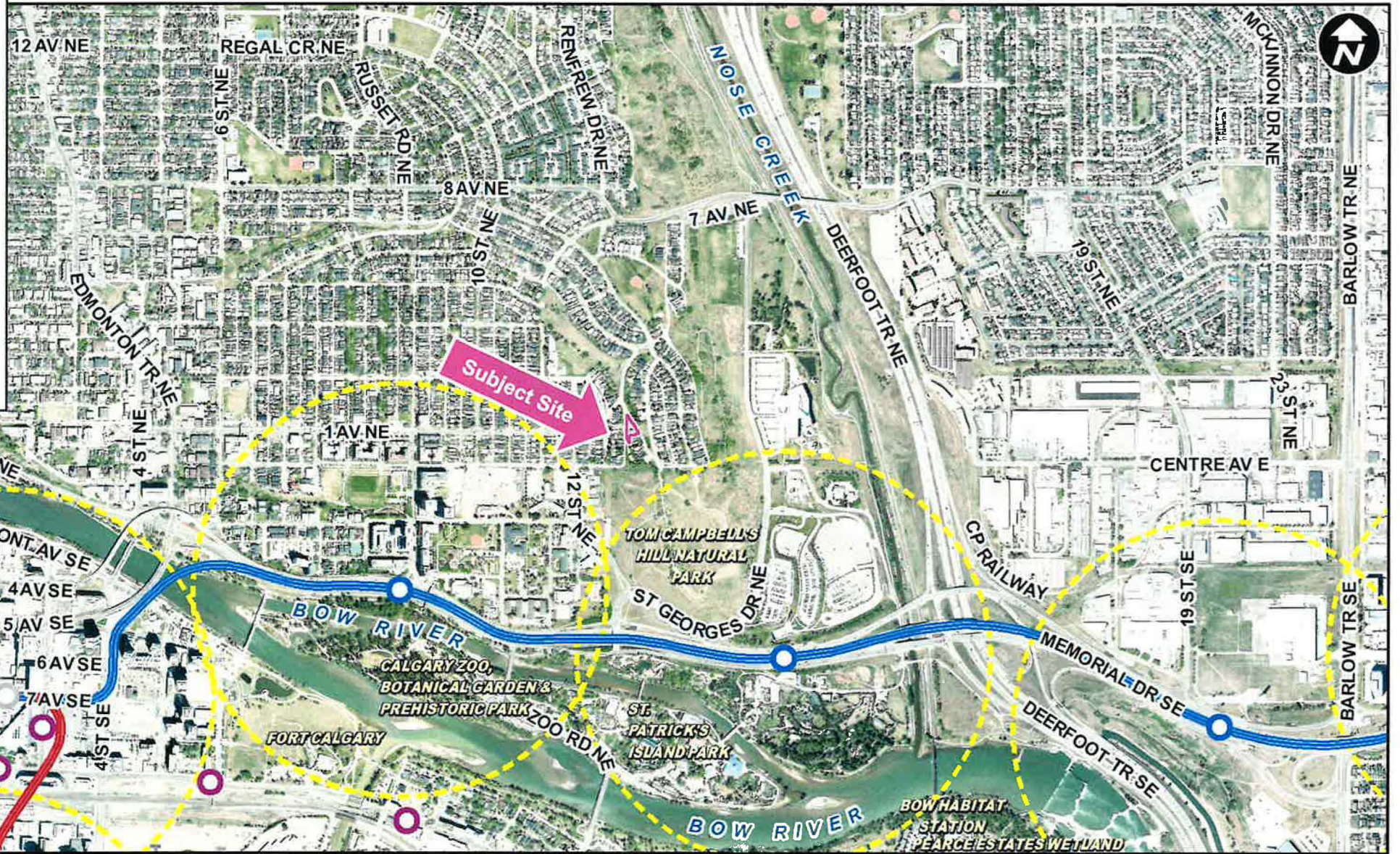
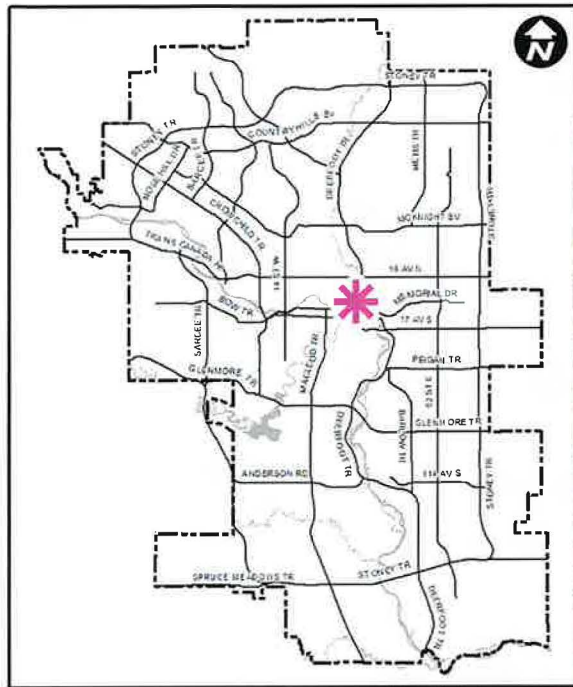


## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 8C2023** for the proposed closure of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) of road (Plan 2310980, Area 'A' and Area 'B') west of 123 Thomson Avenue NE and 202 Townsend Street NE, with conditions (Attachment 2); and
2. Give three readings to **Proposed Bylaw 161D2023** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 202 Townsend Street NE and the closed road (Plan 720JK, Block 168, Lot 1; Plan 2310980, Area 'A' and Area 'B') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District and 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

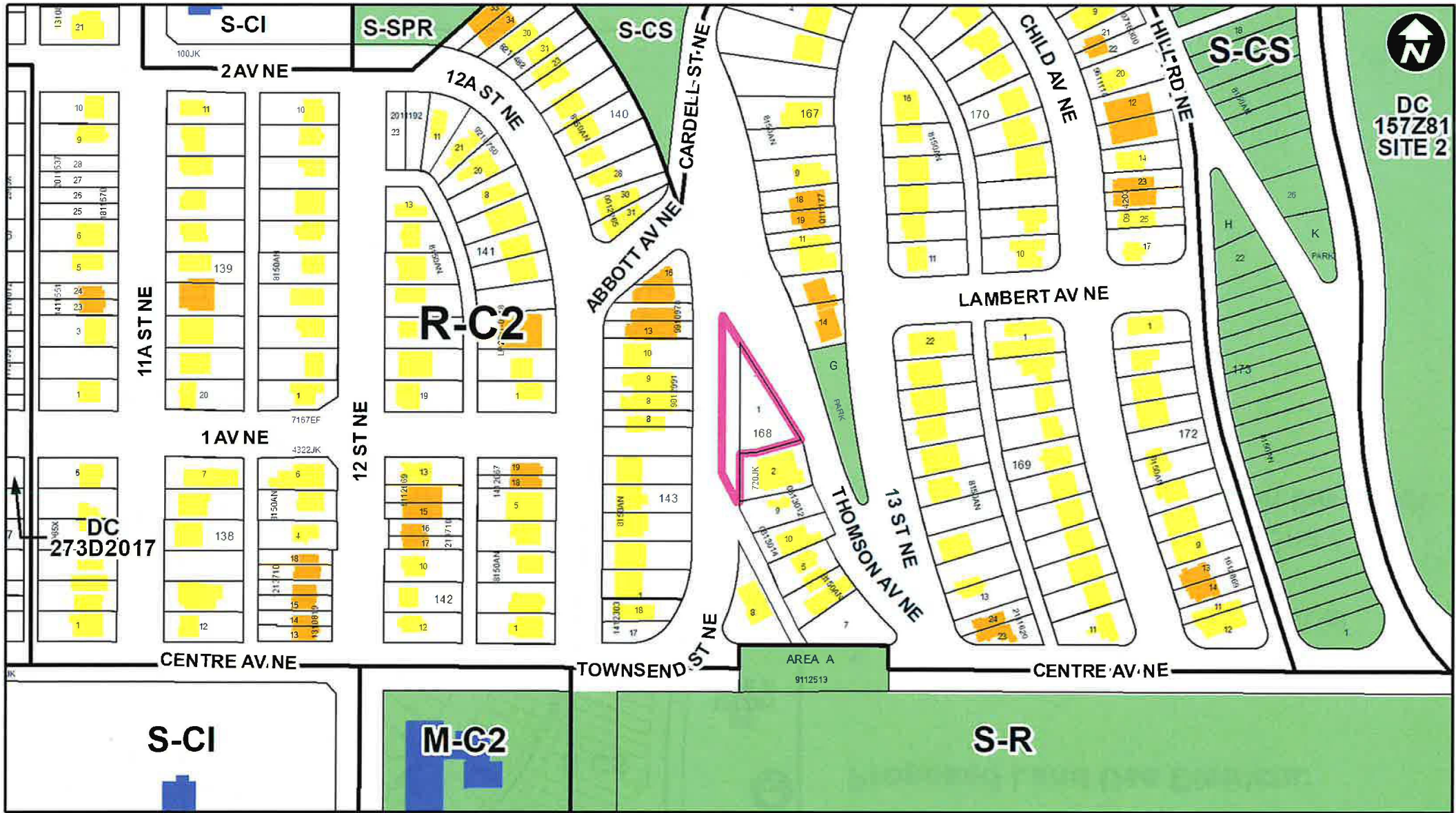






# Surrounding Land Use

- 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 Land Use Map



## Proposed Land Use Districts:

- Residential – Grade-Oriented Infill (R-CG) District on the north parcel
- Residential – Contextual One / Two Dwelling (R-C2) District on the south parcel

## Calgary Planning Commission's Recommendation:

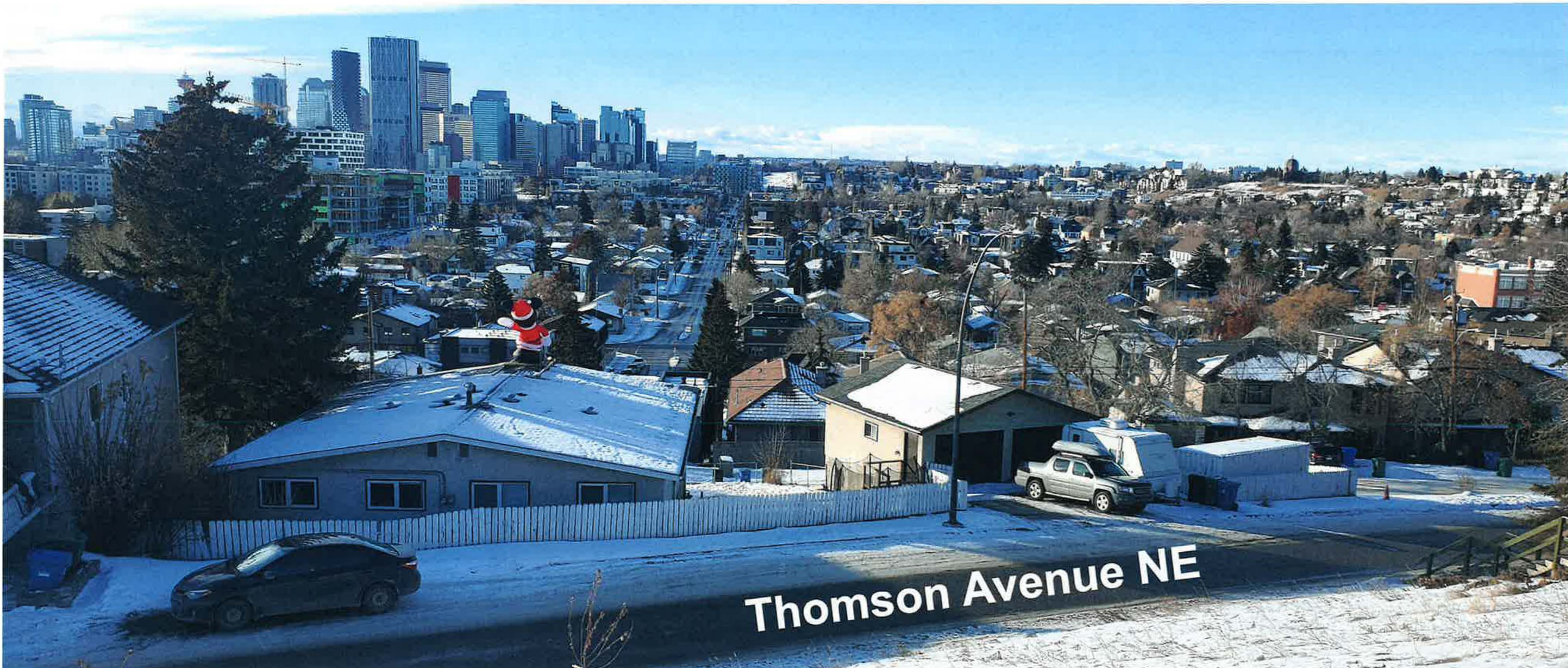
That Council:

Give three readings to **Proposed Bylaw 8C2023** for the proposed closure of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) of road (Plan 2310980, Area 'A' and Area 'B') west of 123 Thomson Avenue NE and 202 Townsend Street NE, with conditions (Attachment 2); and

Give three readings to **Proposed Bylaw 161D2023** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 202 Townsend Street NE and the closed road (Plan720JK, Block 168, Lot 1; Plan 2310980, Area 'A' and Area 'B') from Residential – Contextual One / Two Dwelling (R-C2) District and Undesignated Road Right-of-Way to Residential – Contextual One / Two Dwelling (R-C2) District and Residential – Grade-Oriented Infill (R-CG) District.

## Supplementary Slides

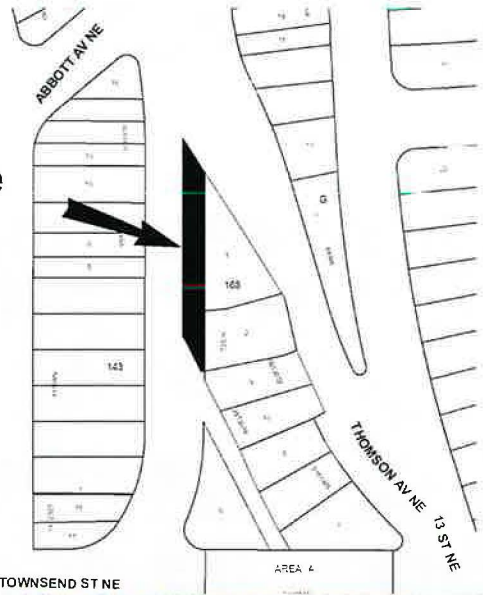




View of the subject site looking west



Road Closure Area



View of the subject site looking southeast

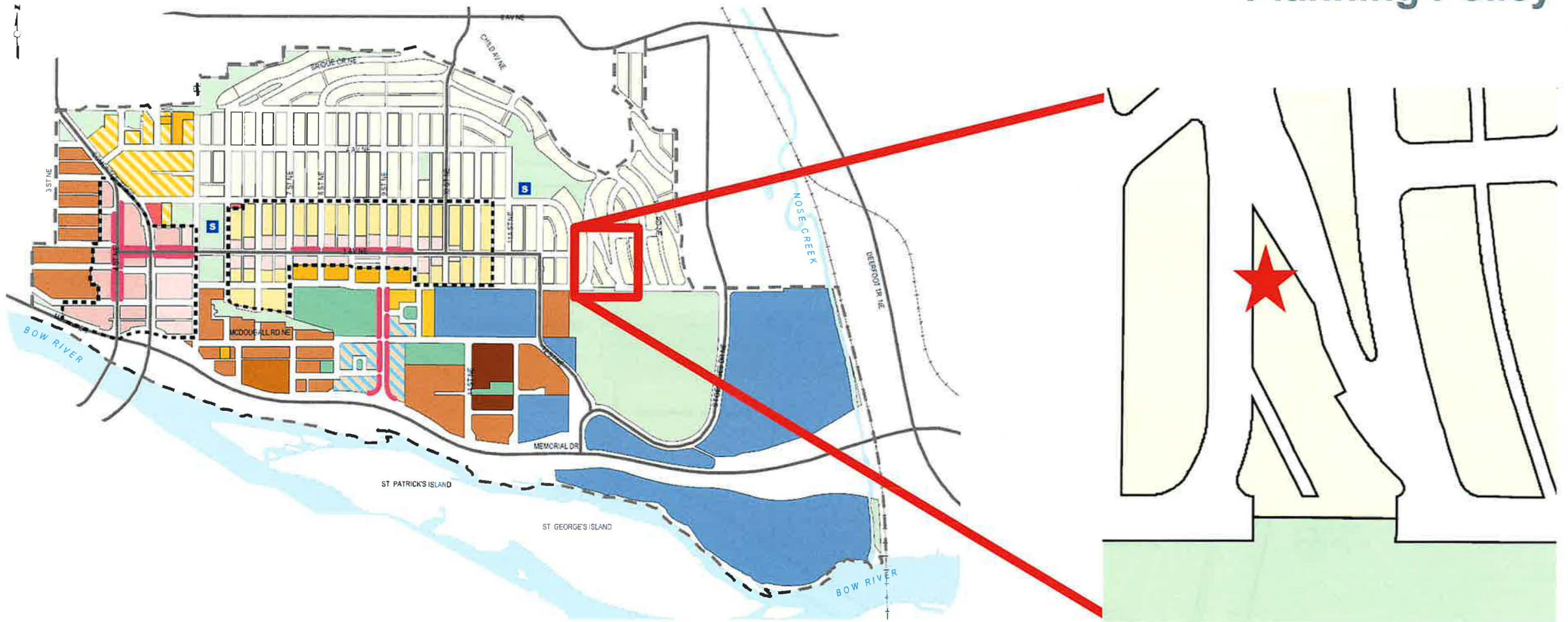







	R-C2 District	R-CG District
Parcel Width	7.5m	7.5m
Parcel Depth	22m	Not specified – regulated by density.
Parcel Area / Density	233m <sup>2</sup>	The maximum density for parcels designated R-CG District is 75 units per hectare.
Parcel Coverage	45%	45% of the area of the parcels subject to a single development permit for a development with a density of less than 40 units per hectare.
Front Setback	3m Or contextual minus 1.5m	3m Or contextual minus 1.5m to a max of 4.5m
Side Setback	1.2m For a corner parcel, the minimum building setback from a side property line shared with a street is 1.2 metres, provided there is no portion of a building, except for a projection allowed in 337(3), located within 3.0 metres of: A the back of the public sidewalk; or B the curb where there is no public sidewalk.	1.2m Or 0m bordering another lot where a private maintenance easement is registered on both titles. For a corner parcel, the minimum building setback from a side property line shared with a street is 0.6 metres.
Rear Setback	7.5m	7.5m





## The Bridgeland-Riverside Area Redevelopment Plan

-  Conservation
-  Open Space



