

Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0135 / CPC2023-0881

Land Use Amendment

October 3, 2023

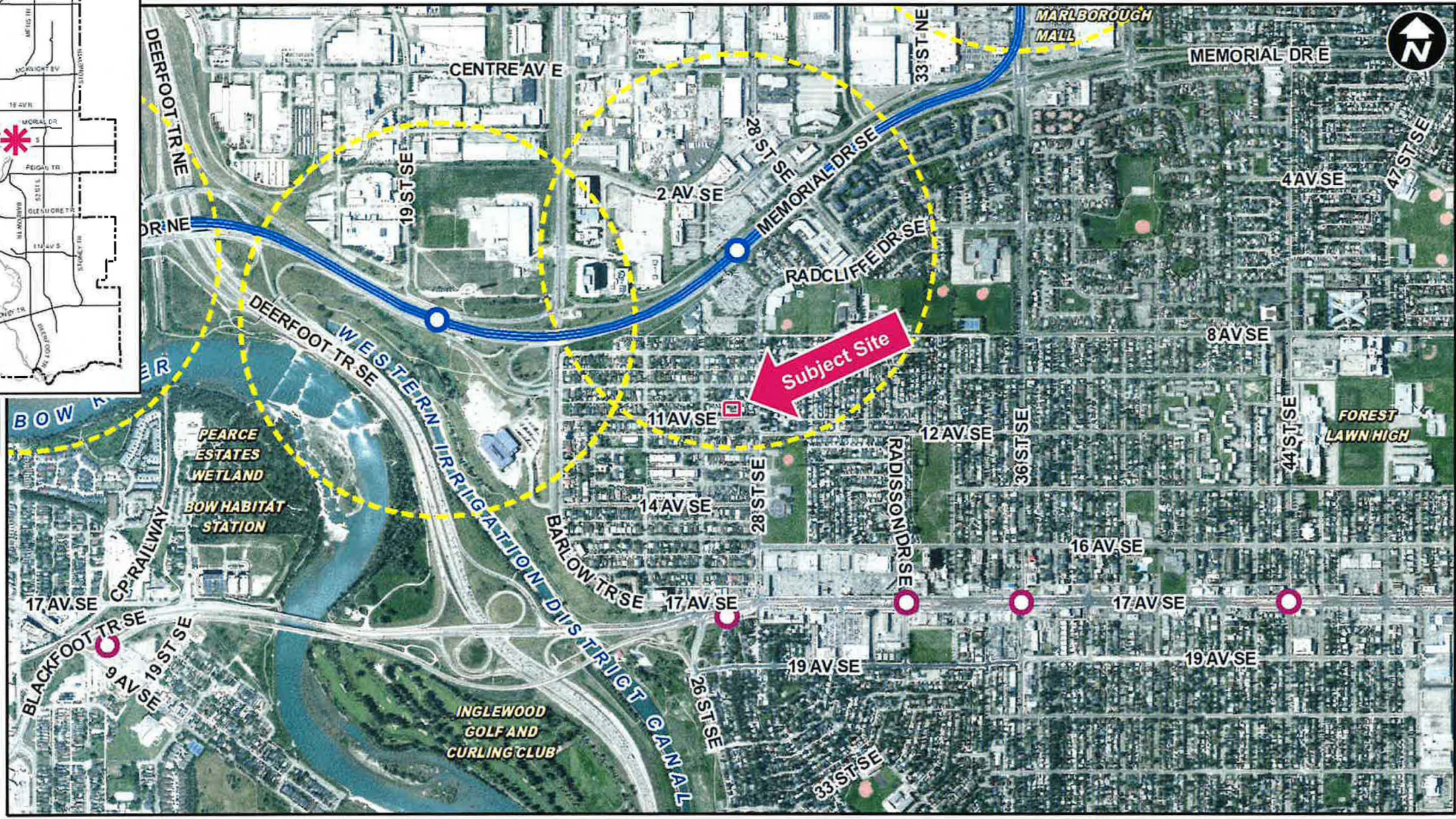
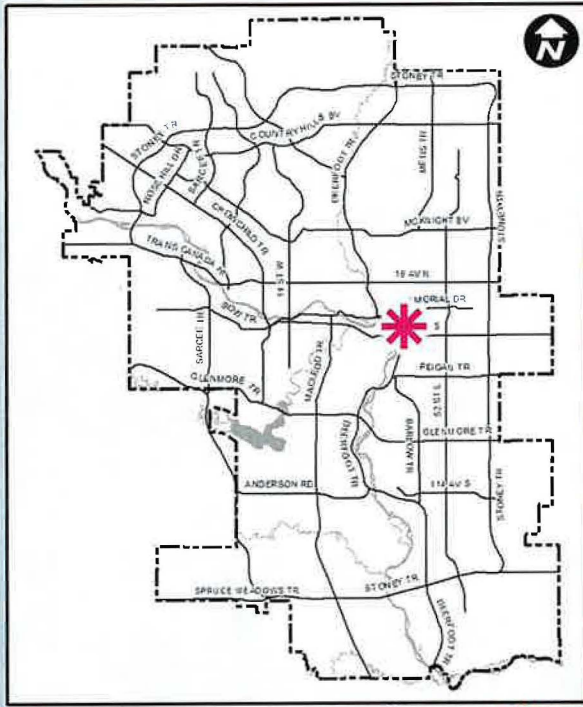
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.24 CPC2023-0881
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

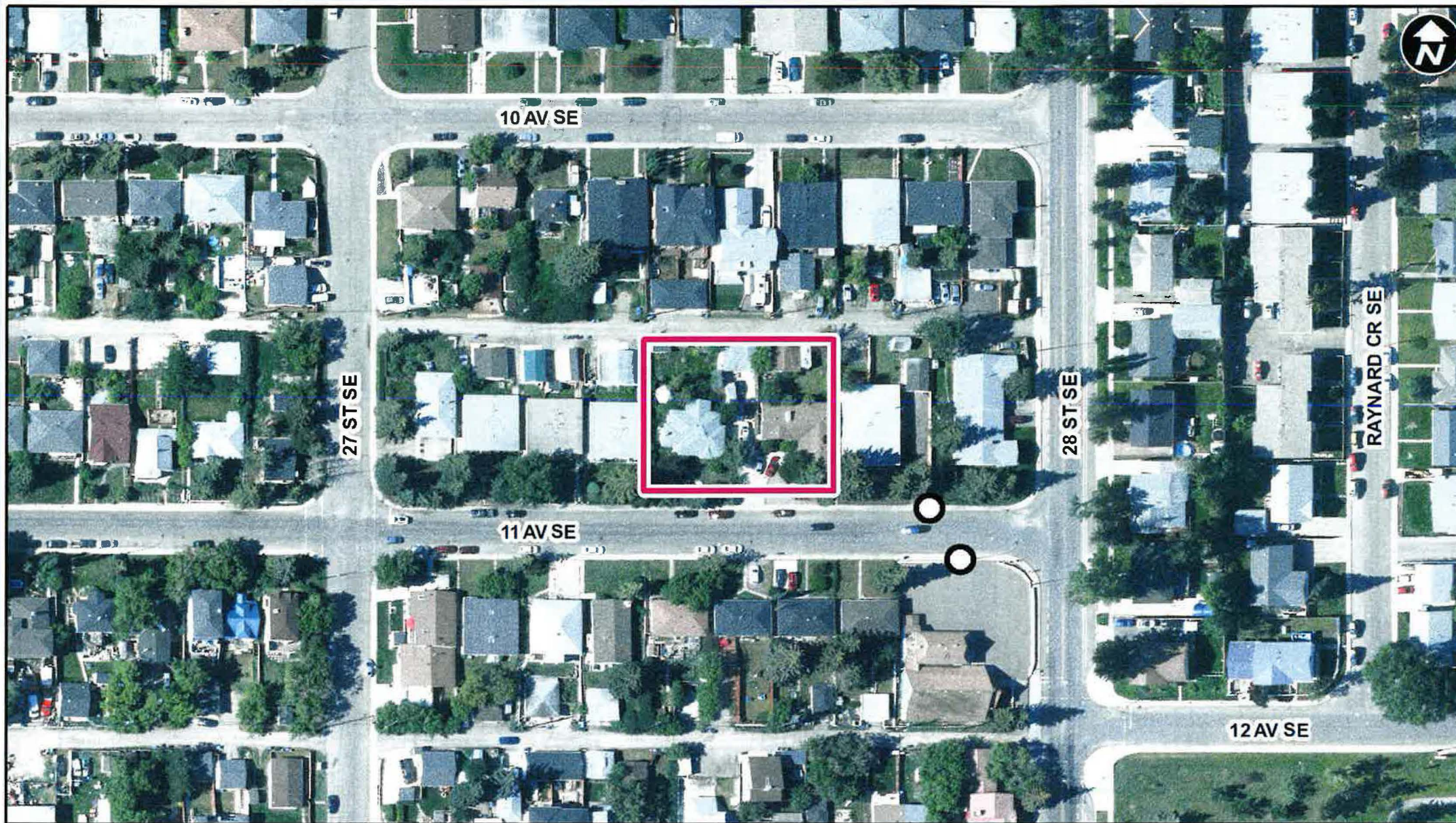
That Council:

Give three readings to **Proposed Bylaw 176D2023** for the redesignation of 0.17 hectares ± (0.41 acres ±) located at 2822 and 2828 – 11 Avenue SE (Plan 4946T, Block 9, Lots 27 to 32) 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

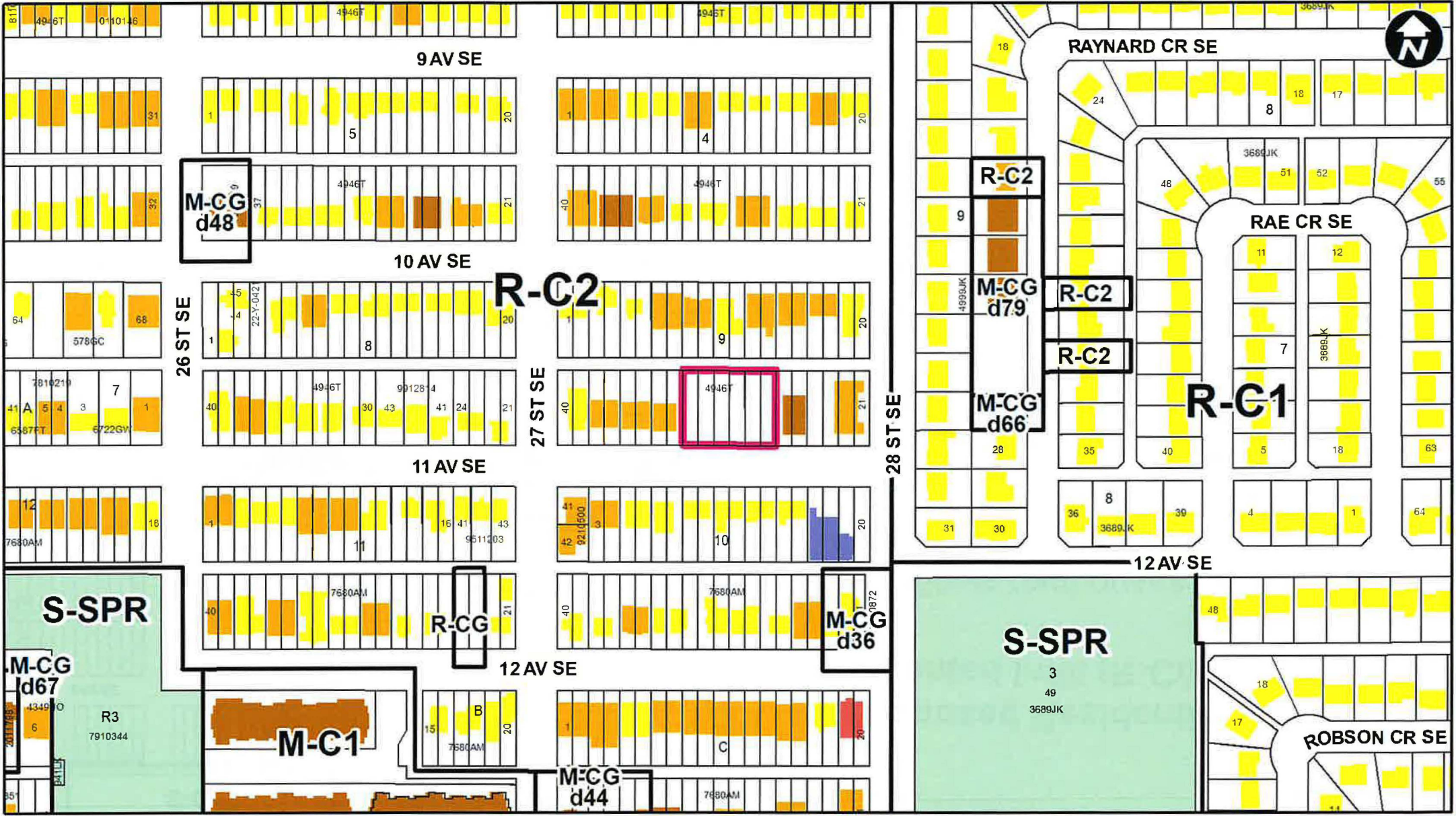
○ Bus Stop

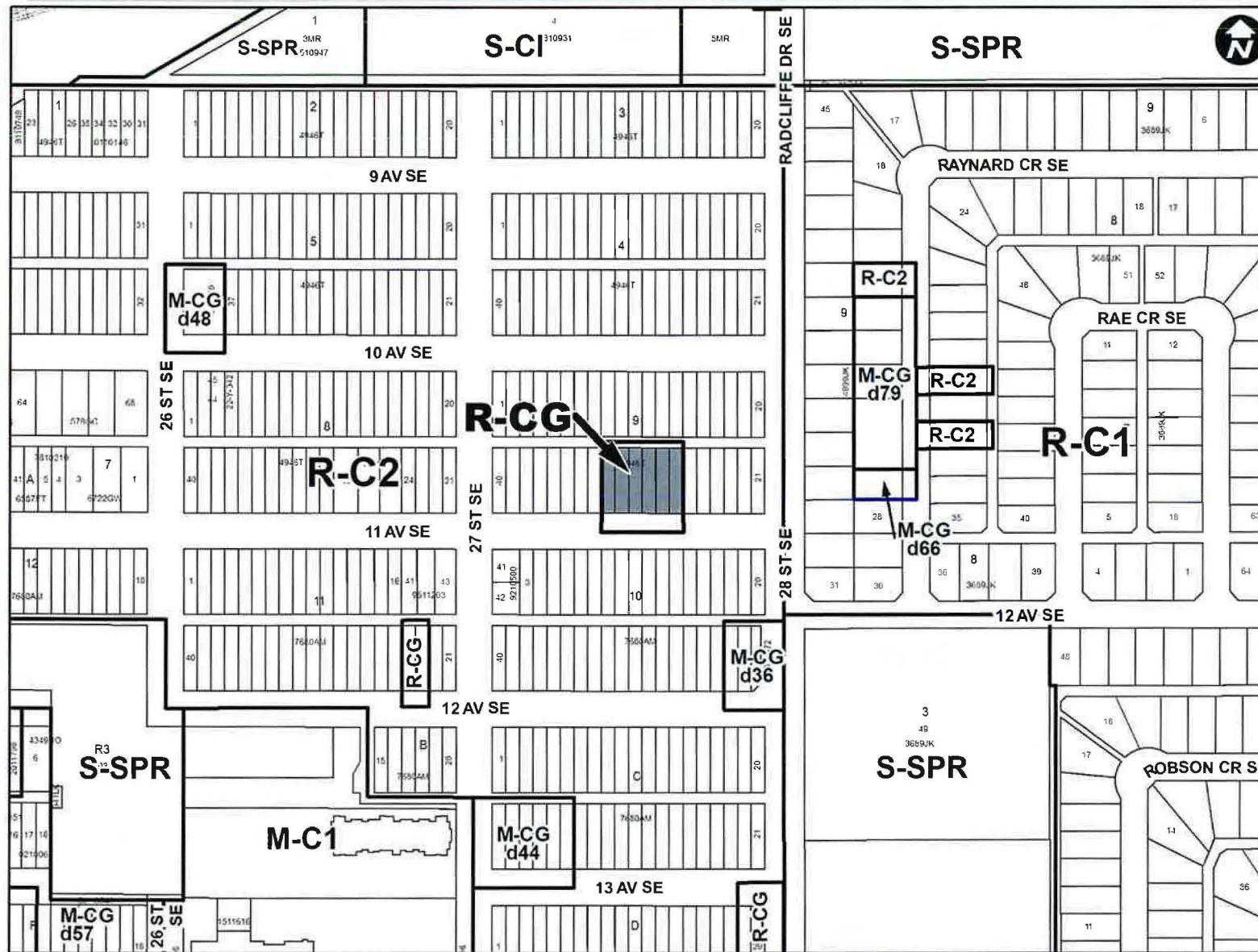
Site Size:

0.17 ha
45m x 36m

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:

- Allows rowhouses and townhouses
- Maximum density of 75 dwelling units per hectare
- Maximum building height of 11 metres

Calgary Planning Commission's Recommendation:

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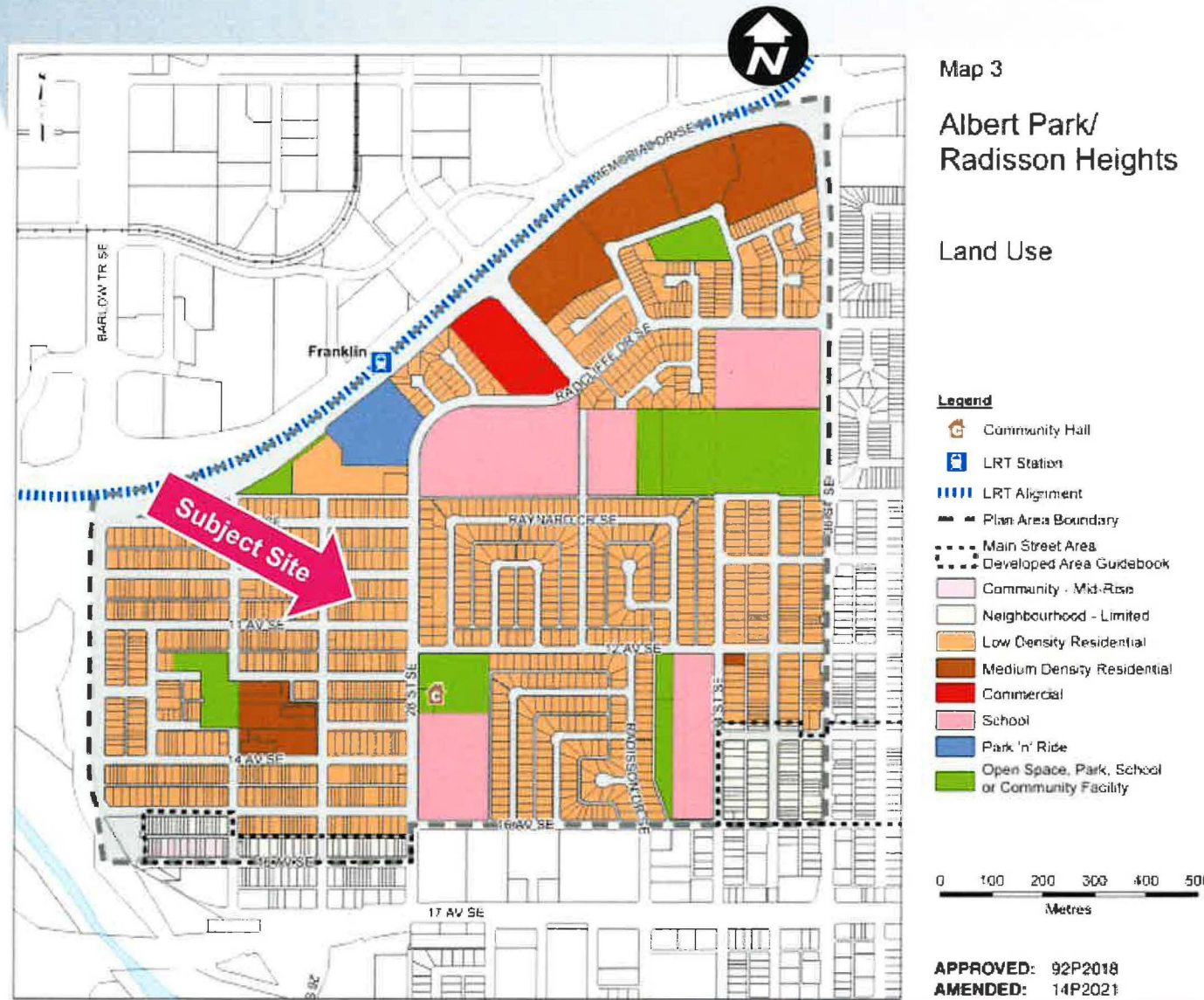
Supplementary Slides

Existing Land Use Map





View of the subject lands on 11 Avenue SE, facing northwest.



Albert Park/Radisson Heights Area Redevelopment Plan

Map 3: Land Use

- Located in the Low Density Residential Area.
- Support for single family, duplex, semi-detached and townhouse dwellings