



LOC2023-0142 / CPC2023-0721 Policy and Land Use Amendment

October 3, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

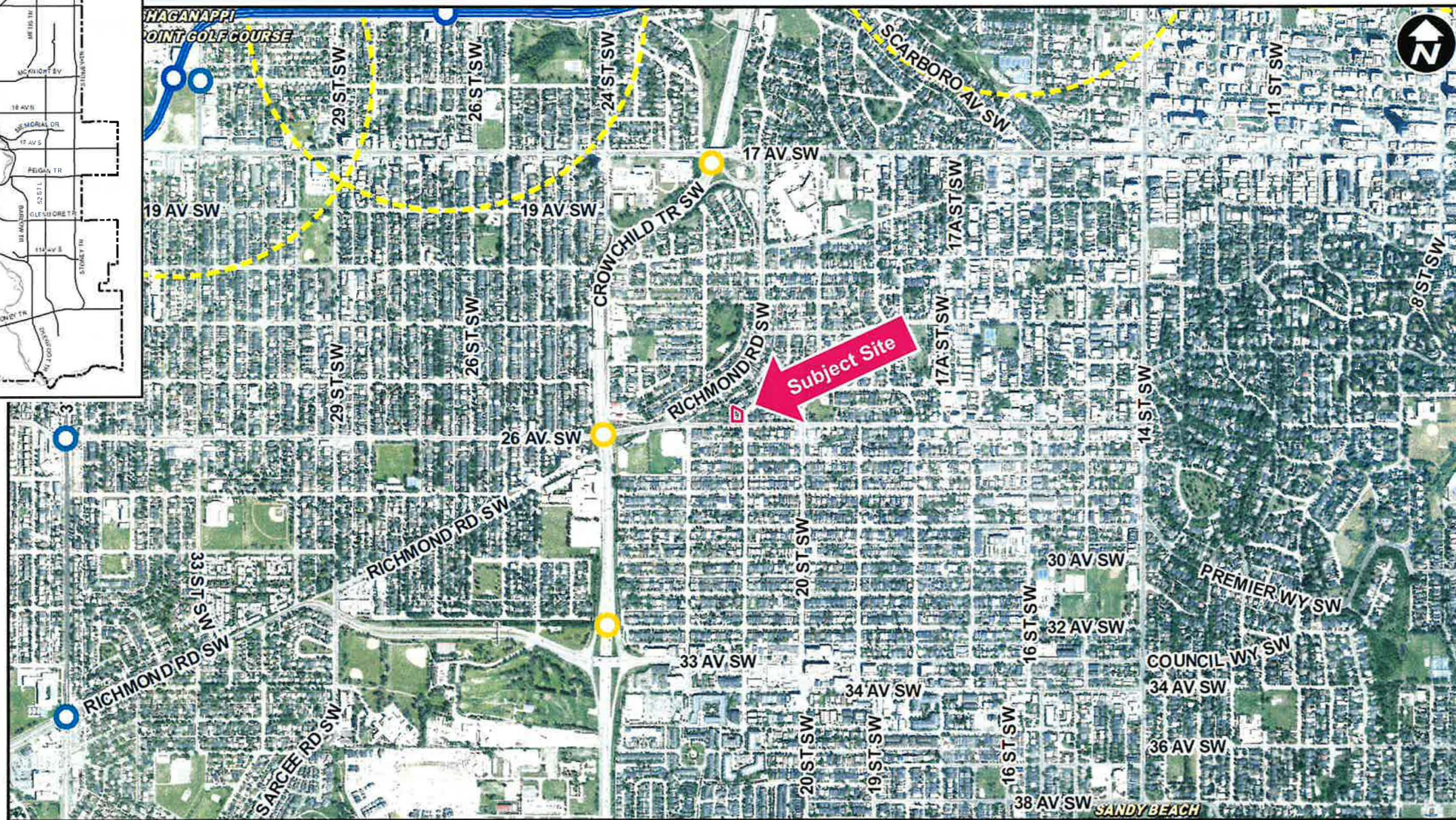
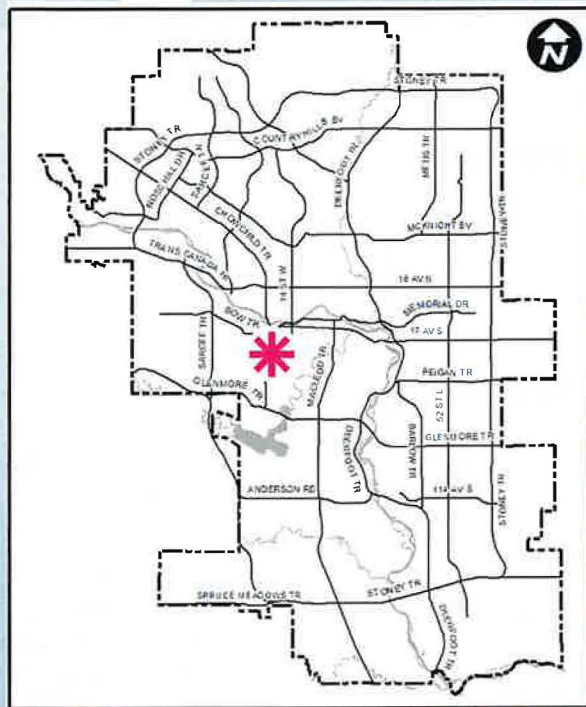
OCT 03 2023

ITEM: *7.2.16 CPC2023-0721*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

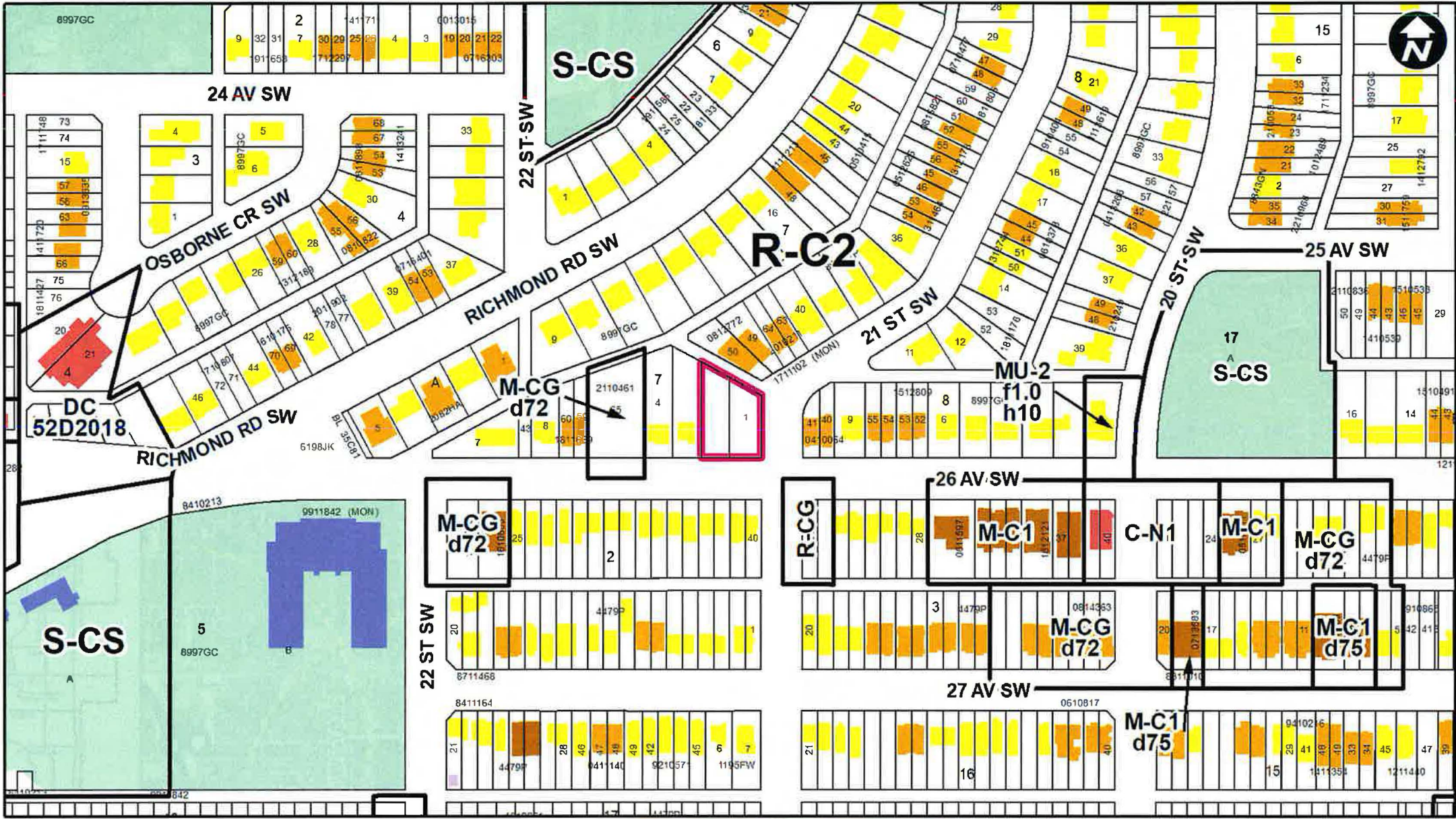
1. Give three readings to **Proposed Bylaw 71P2023** for the amendments to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 179D2023** for the redesignation of 0.058 hectares \pm (0.14 acres \pm) located at 2208 – 26 Avenue SW and 0.053 hectares \pm (0.13 acres \pm) located at 2645 – 21 Street SW (Plan 8997GC, Block 7, Lots 1 and 2) 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
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

- 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





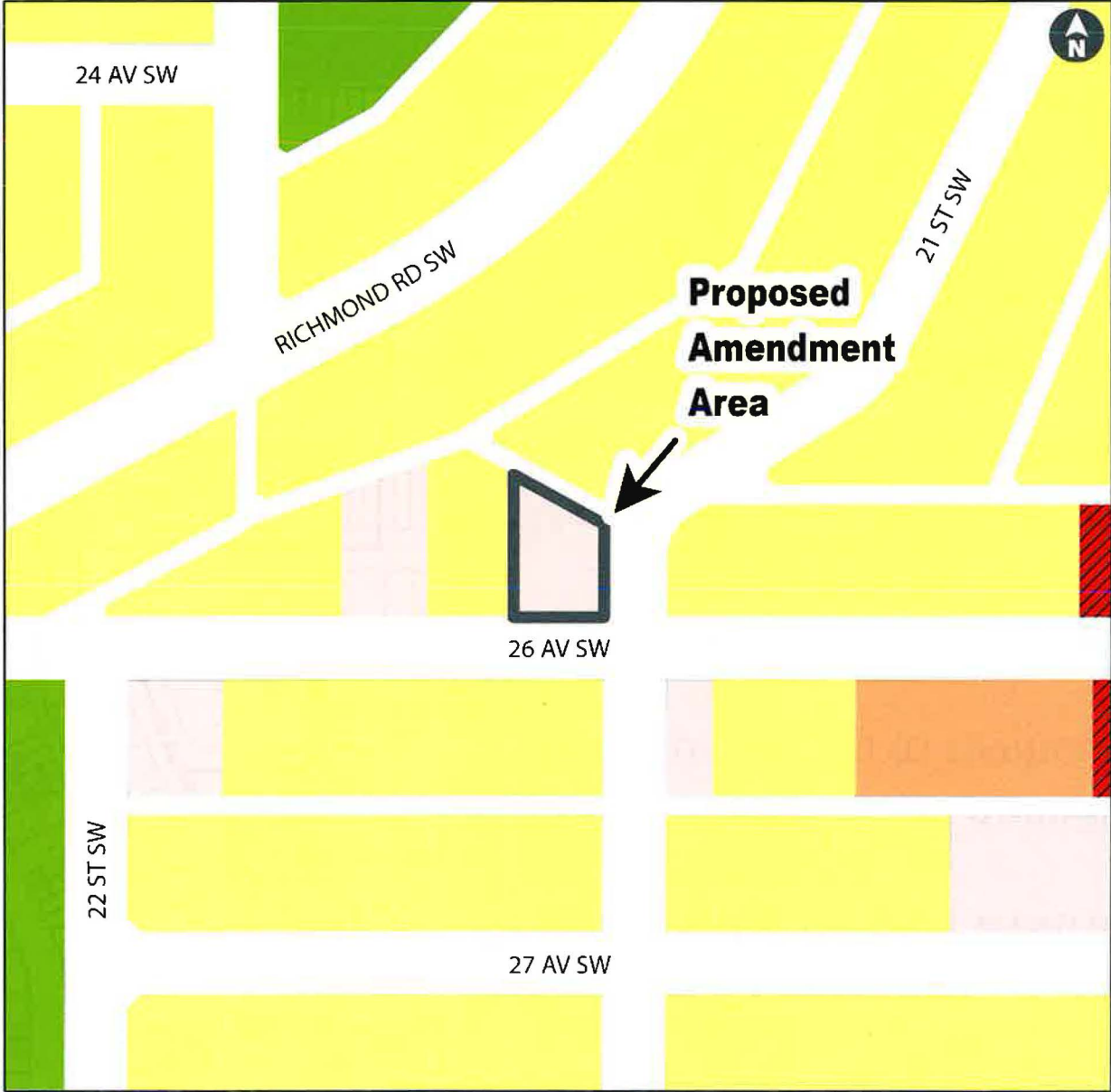
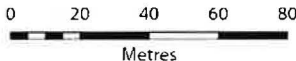
Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates low density development up to rowhouses
- Maximum height: 11.0 metres
- Maximum density: 75 units per hectare (maximum 8 dwelling units, plus suites)

Proposed Amendment:

- To change land use classification from "Conservation/ Infill" to "Low Density Residential"

Map 2
Land Use Policy



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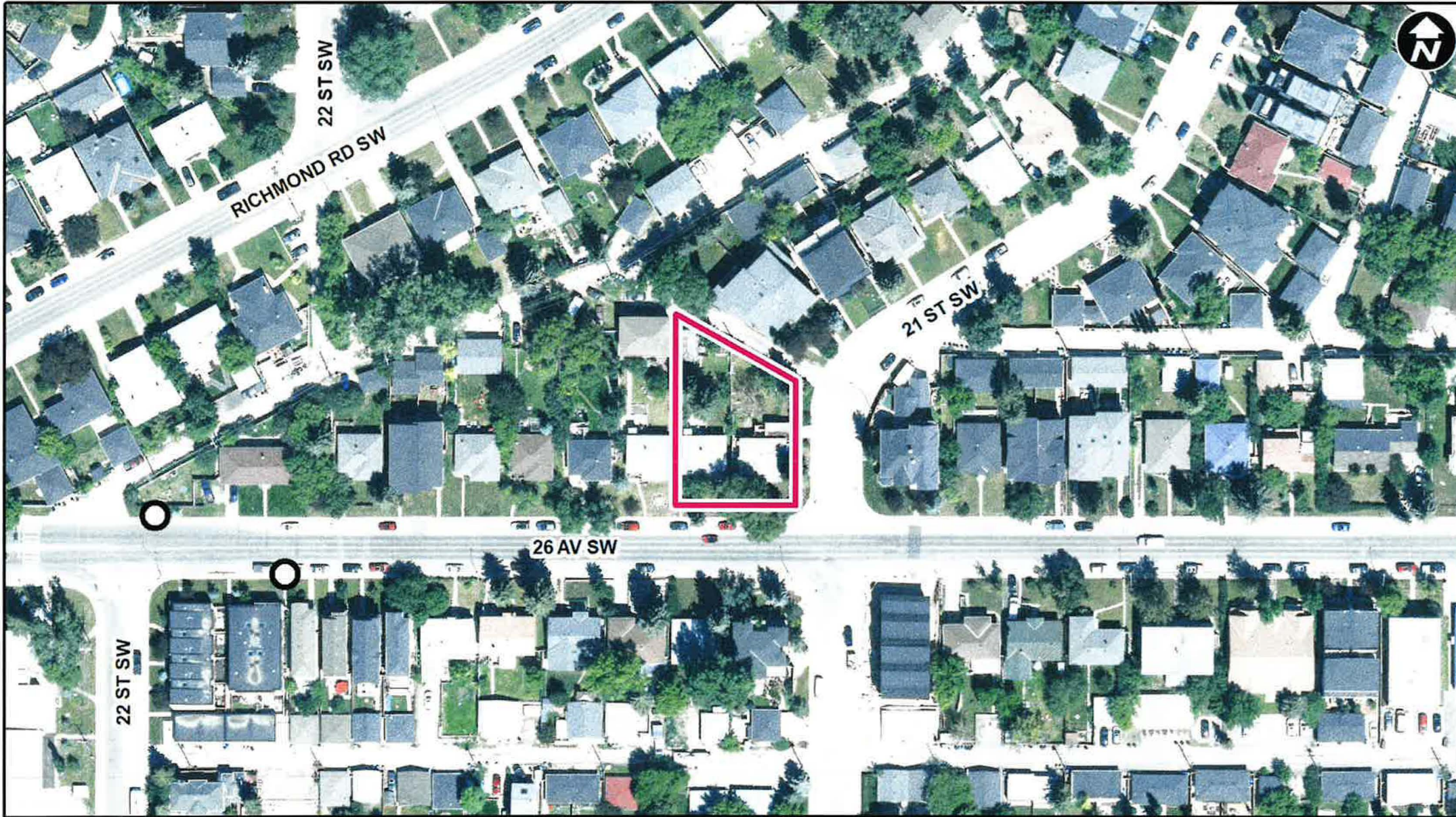
Supplementary Slides

View from 26 Avenue SW (looking northwest)



View from the lane (looking south)





LEGEND

○ Bus Stop

Parcel Size:

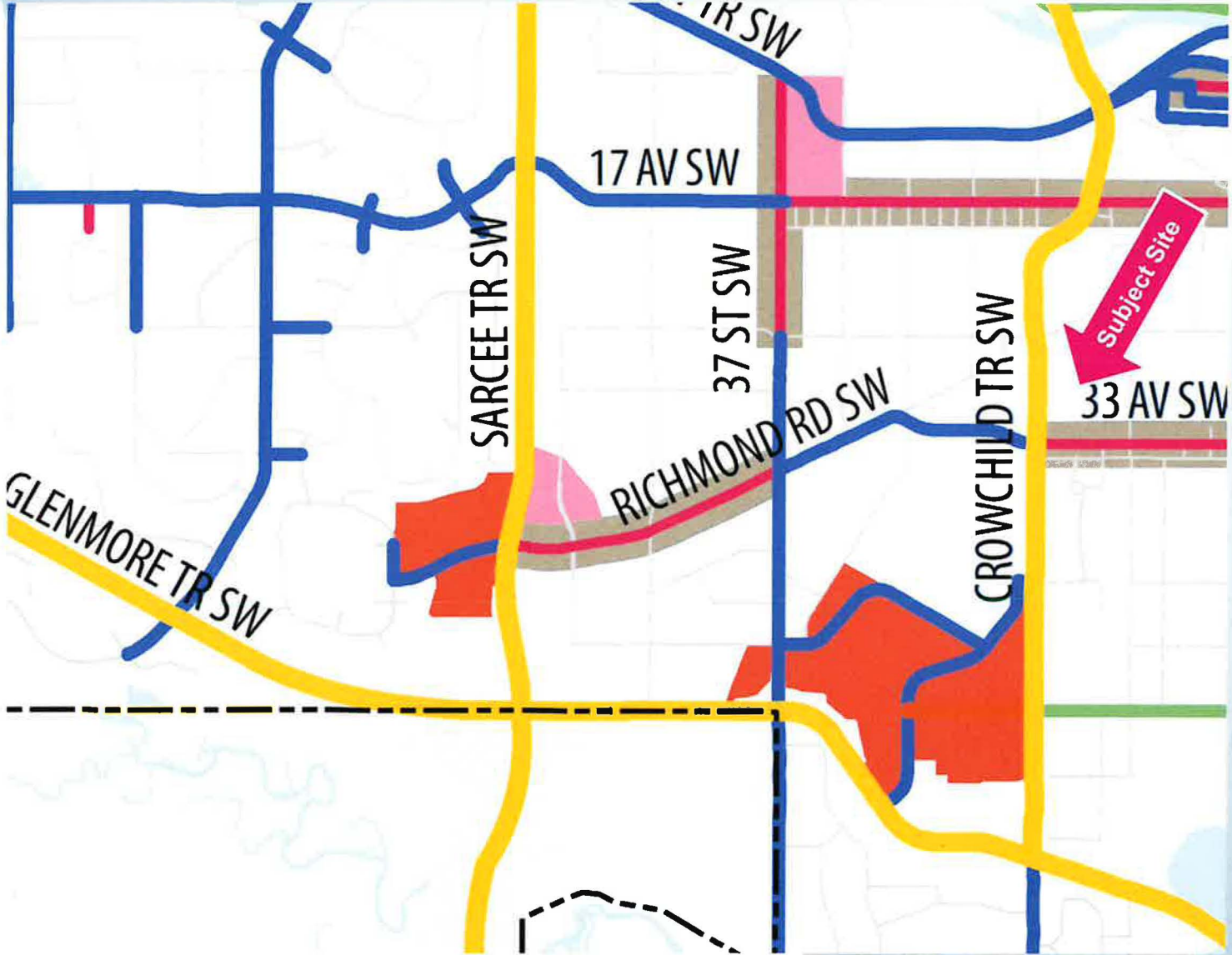
0.11 ha
29m x 46m



Legend

Primary Transit Network
(Frequent, Fast, Reliable, Connected)
<10 min. Frequency, 15 hours/day, 7 days/week>

- Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)
- Connection to Route in Region



Legend

Roads and Street Network

- Skeletal Road
- Arterial Street
- Urban Boulevard
- Industrial Arterial
- Neighbourhood Boulevard
- Parkway