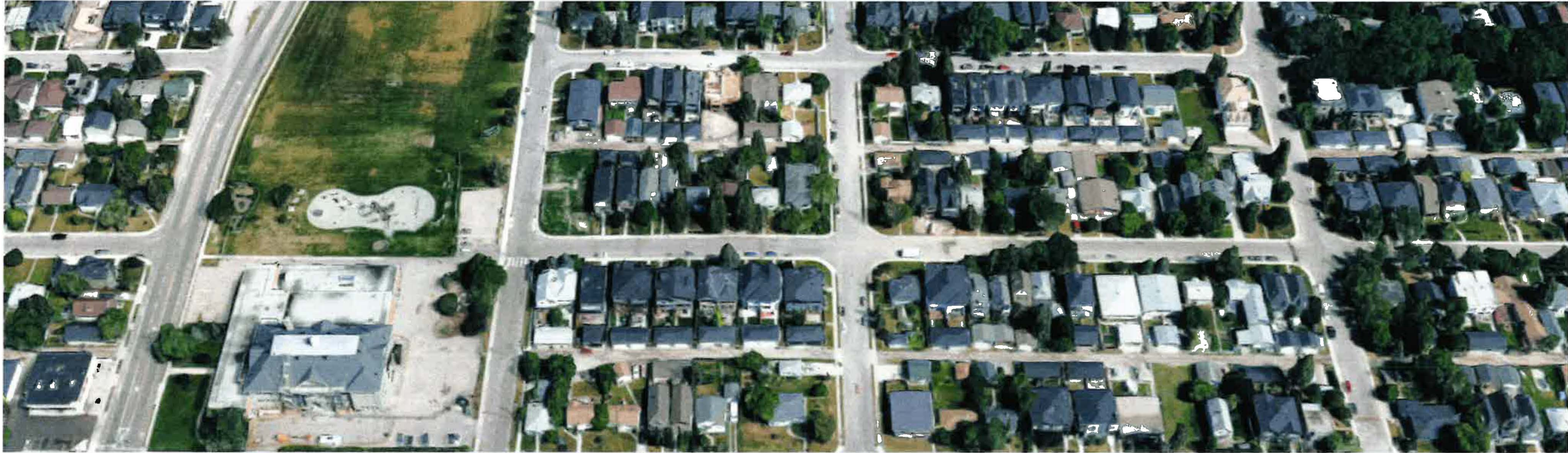


Calgary



# Public Hearing of Council

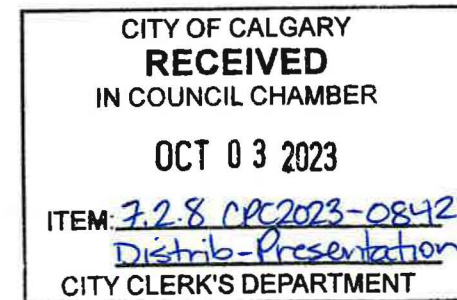
## Agenda Item: 7.2.8



# LOC2023-0146 / CPC2023-0842

## Land Use Amendment

October 3, 2023

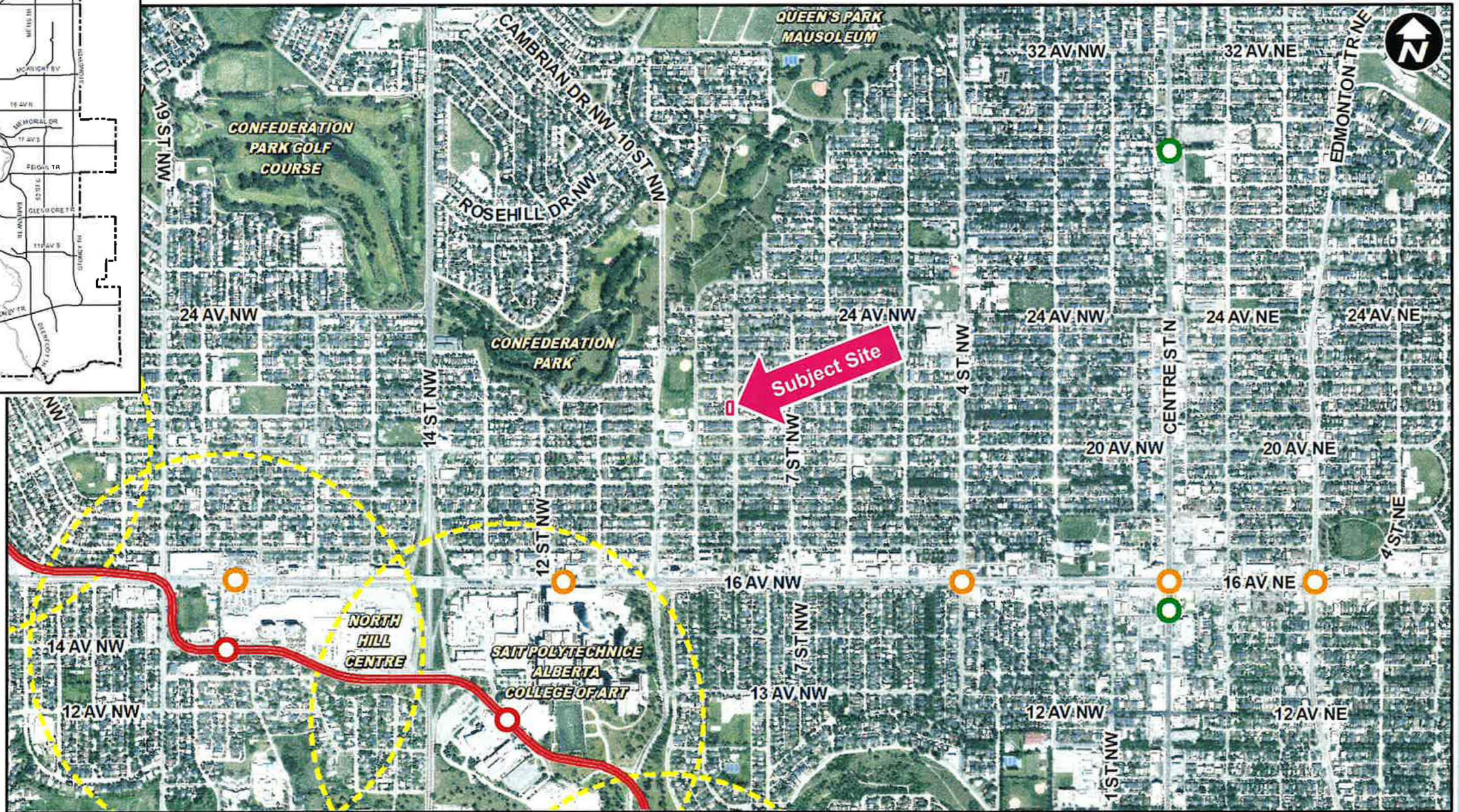
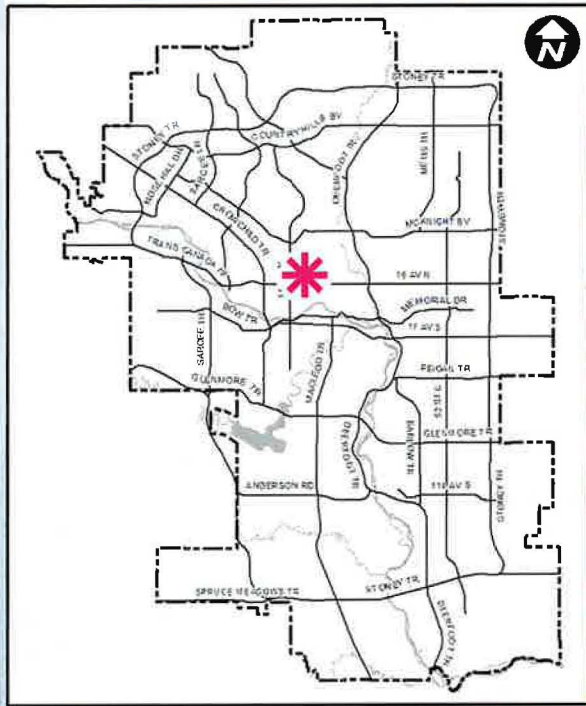


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 172D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 902 – 21 Avenue NW (Plan 2934O, Block 26, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





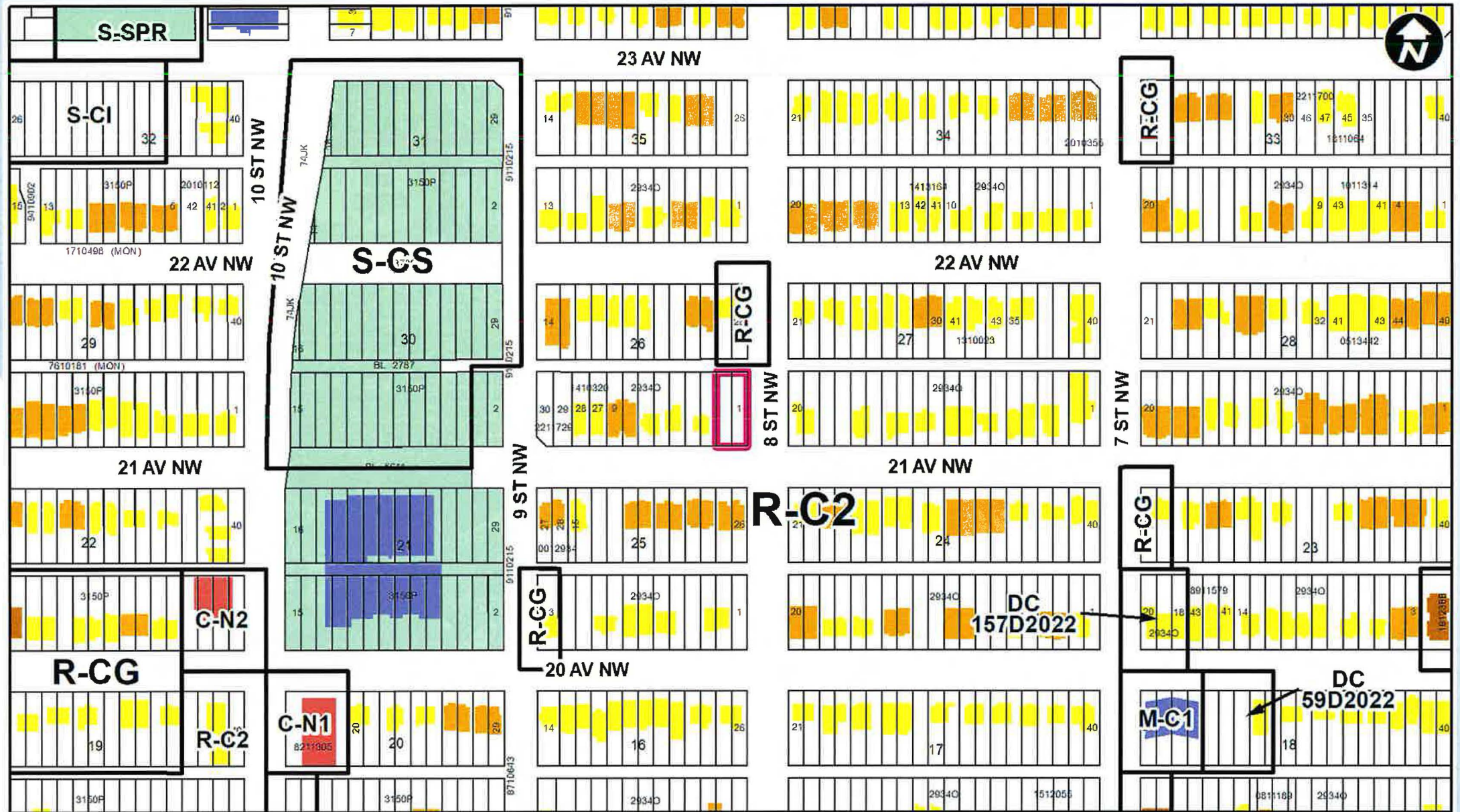
**LEGEND**

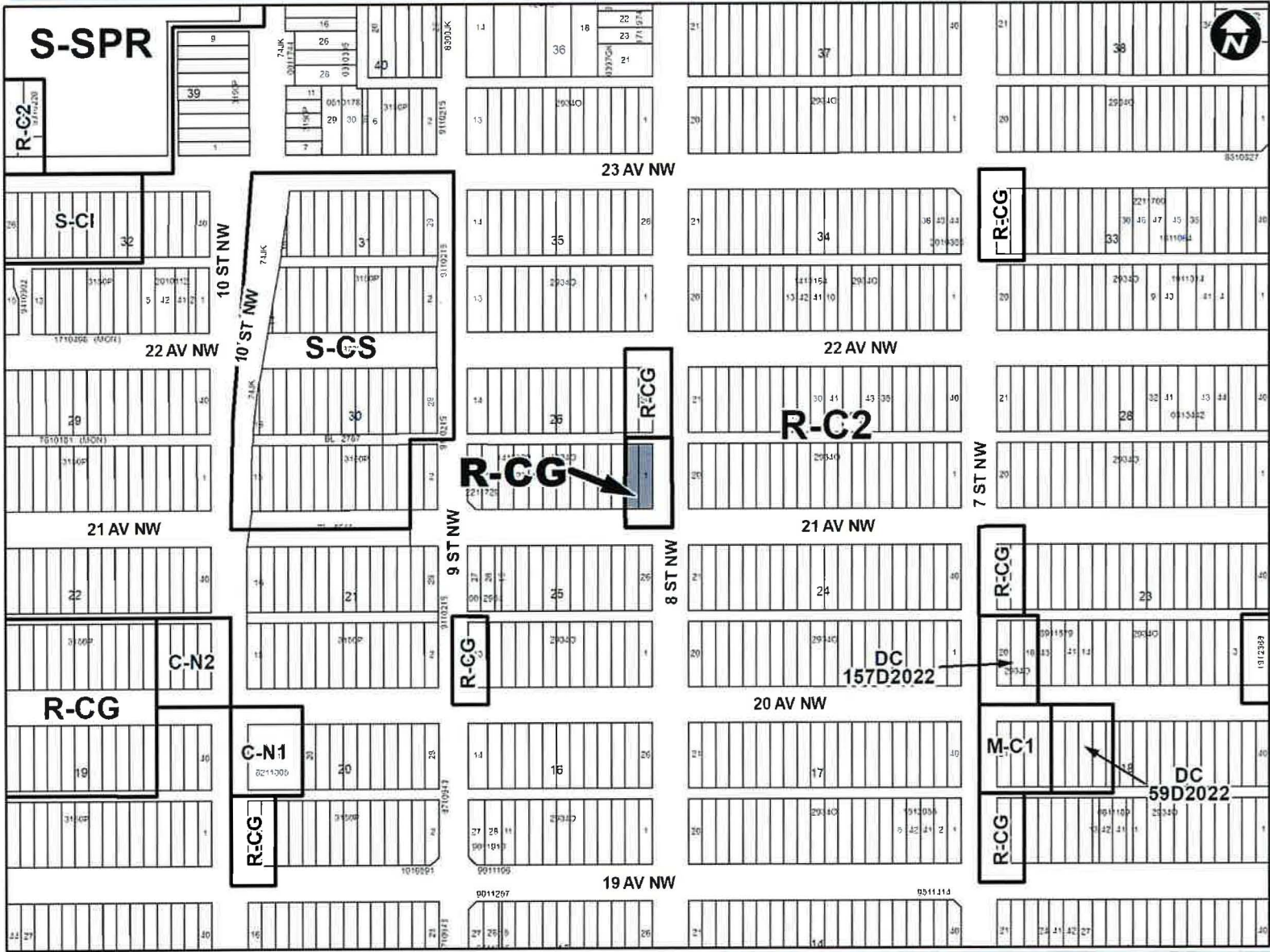
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

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

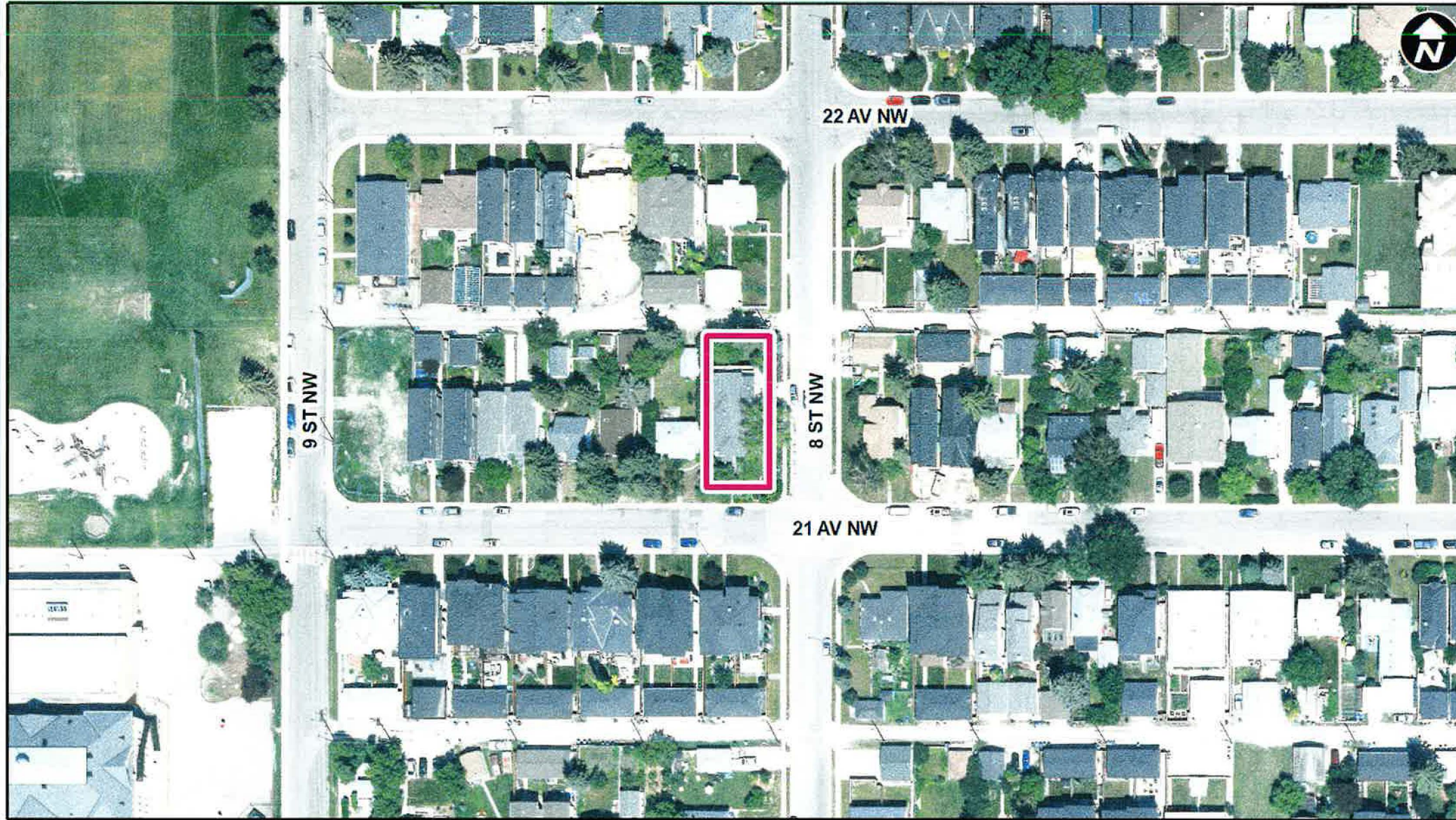
- Allows for low-density grade-oriented development including rowhouses, plus suites
- Maximum building height of 11 metres (approx. 3 storeys)
- Maximum density of 75 units per hectare (4 units)

## Calgary Planning Commission's Recommendation:

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# Supplementary Slides



Parcel Size:

0.06 ha  
15m x 37m









