



Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0145 / CPC2023-0879 Land Use Amendment

October 3, 2023

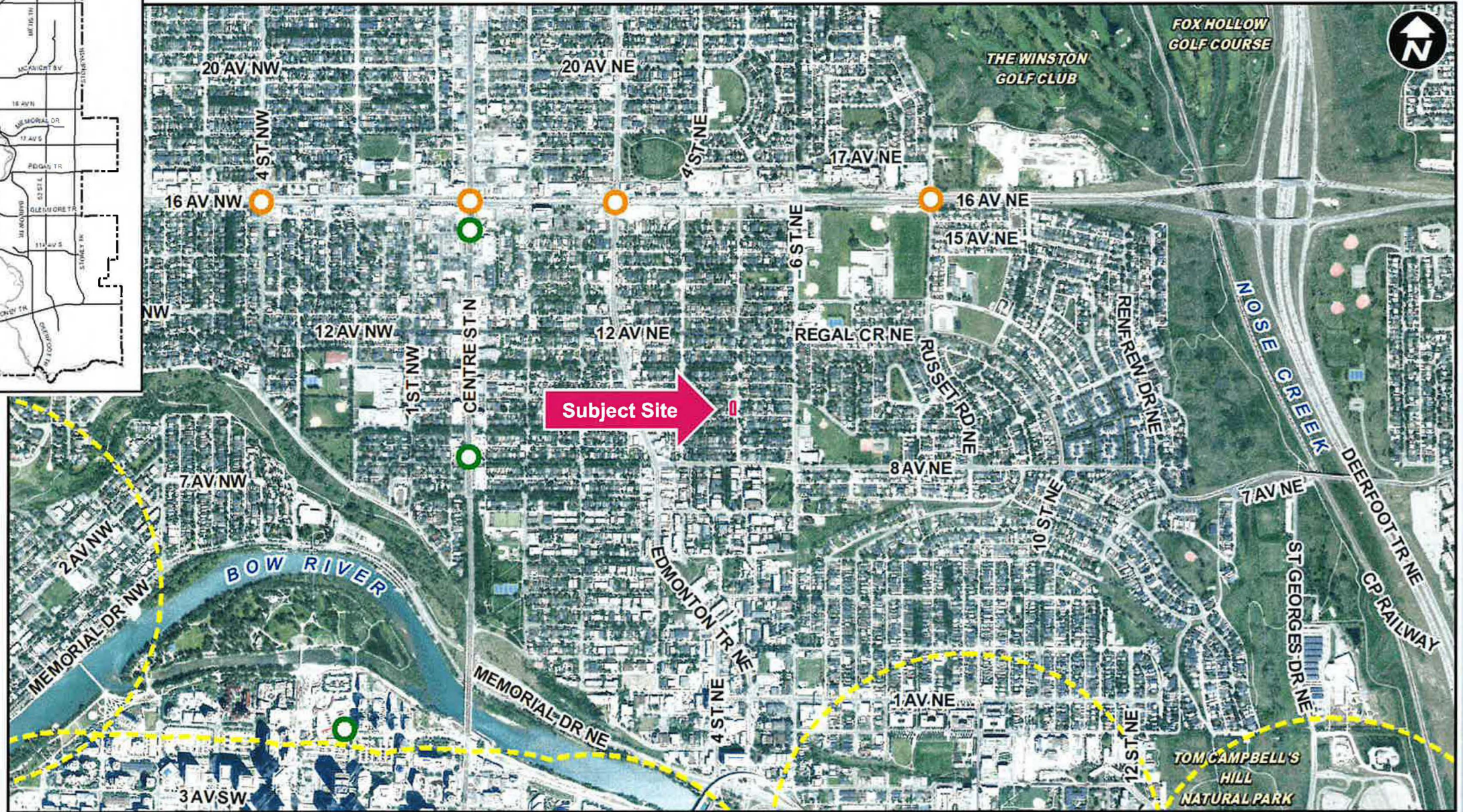
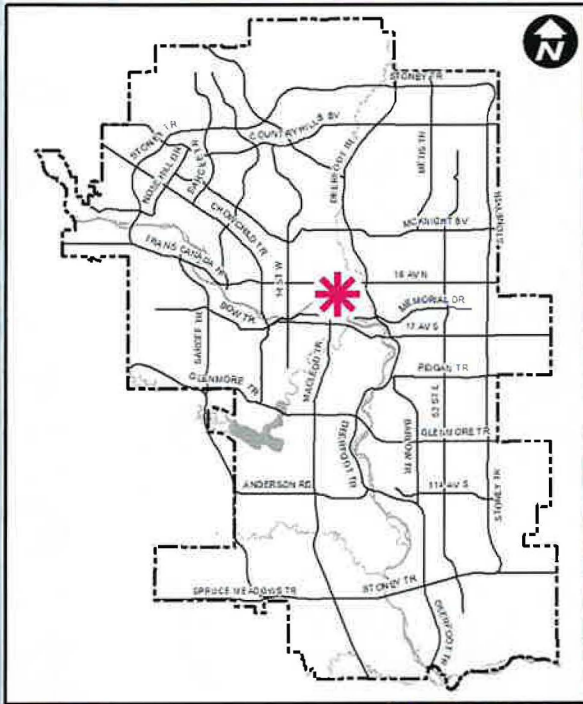
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: *7.2.20 CPC2023-0879*
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

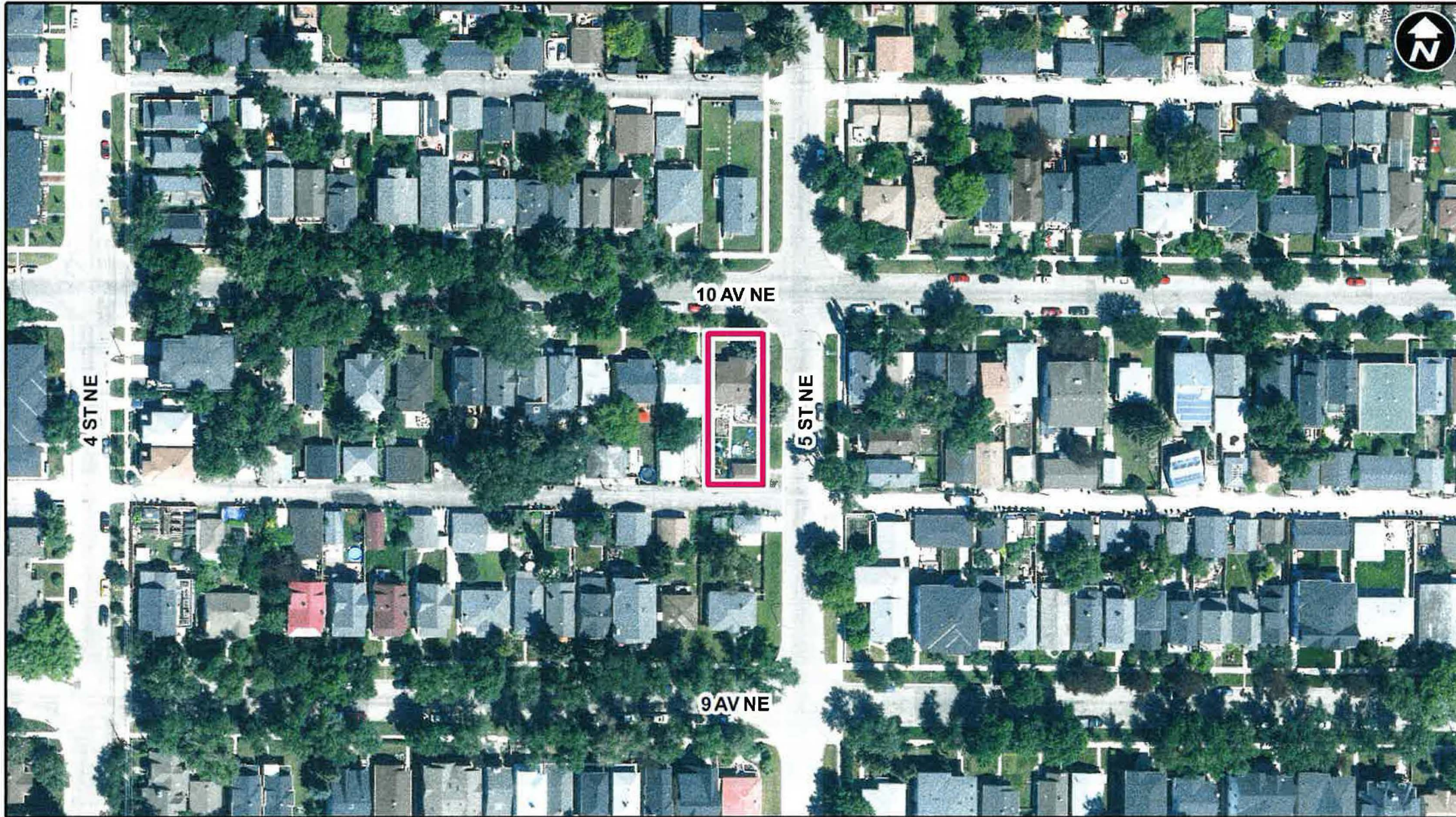


That Council:

Give three readings to **Proposed Bylaw 174D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 539 – 10 Avenue NE (Plan 470P, Block 44, Lot 40 and a portion of Lot 39) 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



Parcel Size:

0.05 ha
13m x 37m

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:

- Maximum height - 11 metres
- Maximum density - 75 units per hectare
- Maximum of 3 dwelling units
- Minimum 0.5 parking stalls per unit and suite

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Existing Land Use Map



Existing Land Use District:

- Residential – Contextual One/Two Dwelling (R-C2) District
- Maximum height 10 metres



10 AV NE



North Hill Communities LAP - Heritage Guideline Area Map



North Hill Communities LAP - Heritage Guideline Area Map

