



Public Hearing of Council

Agenda Item: 7.2.7



LOC2023-0032 / CPC2023-0892

Land Use Amendment

October 3, 2023

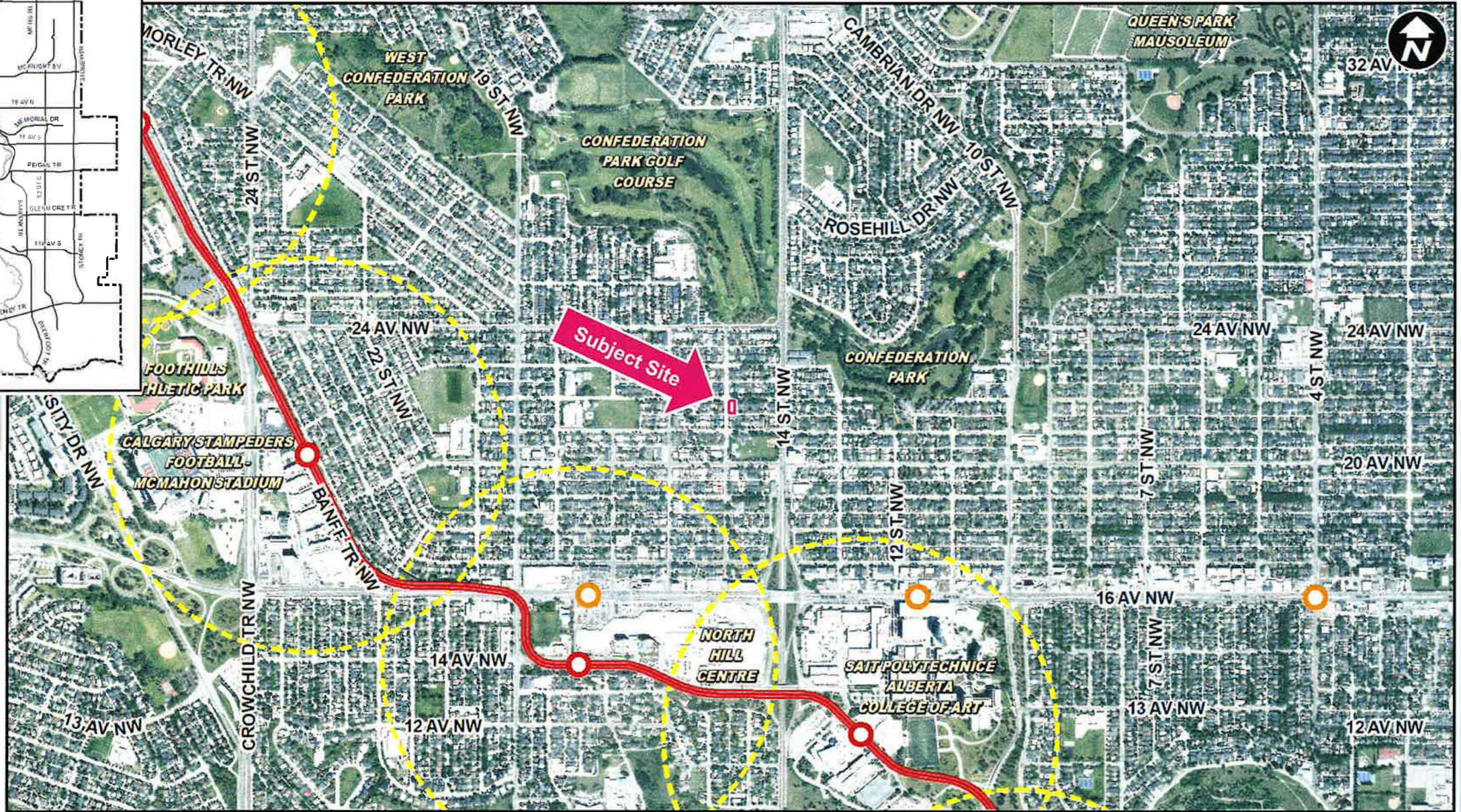
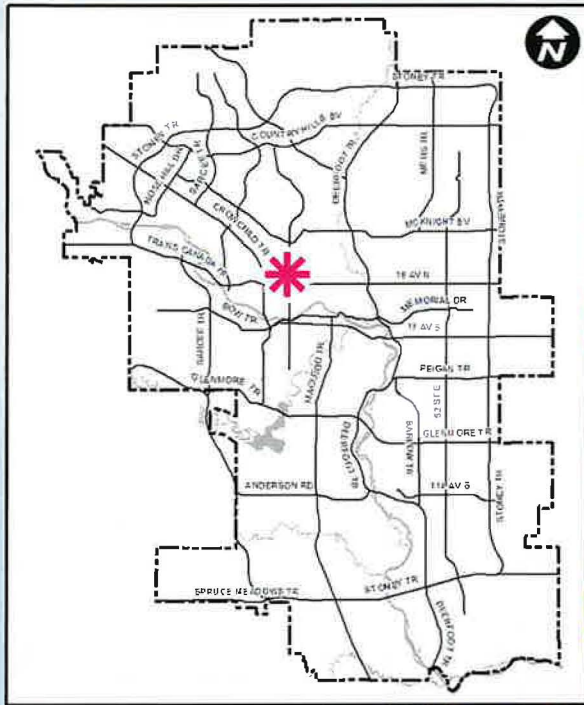
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.7 CPC2023-0892
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 175D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1539 – 22 Avenue NW (Plan 2864AF, Block 6, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

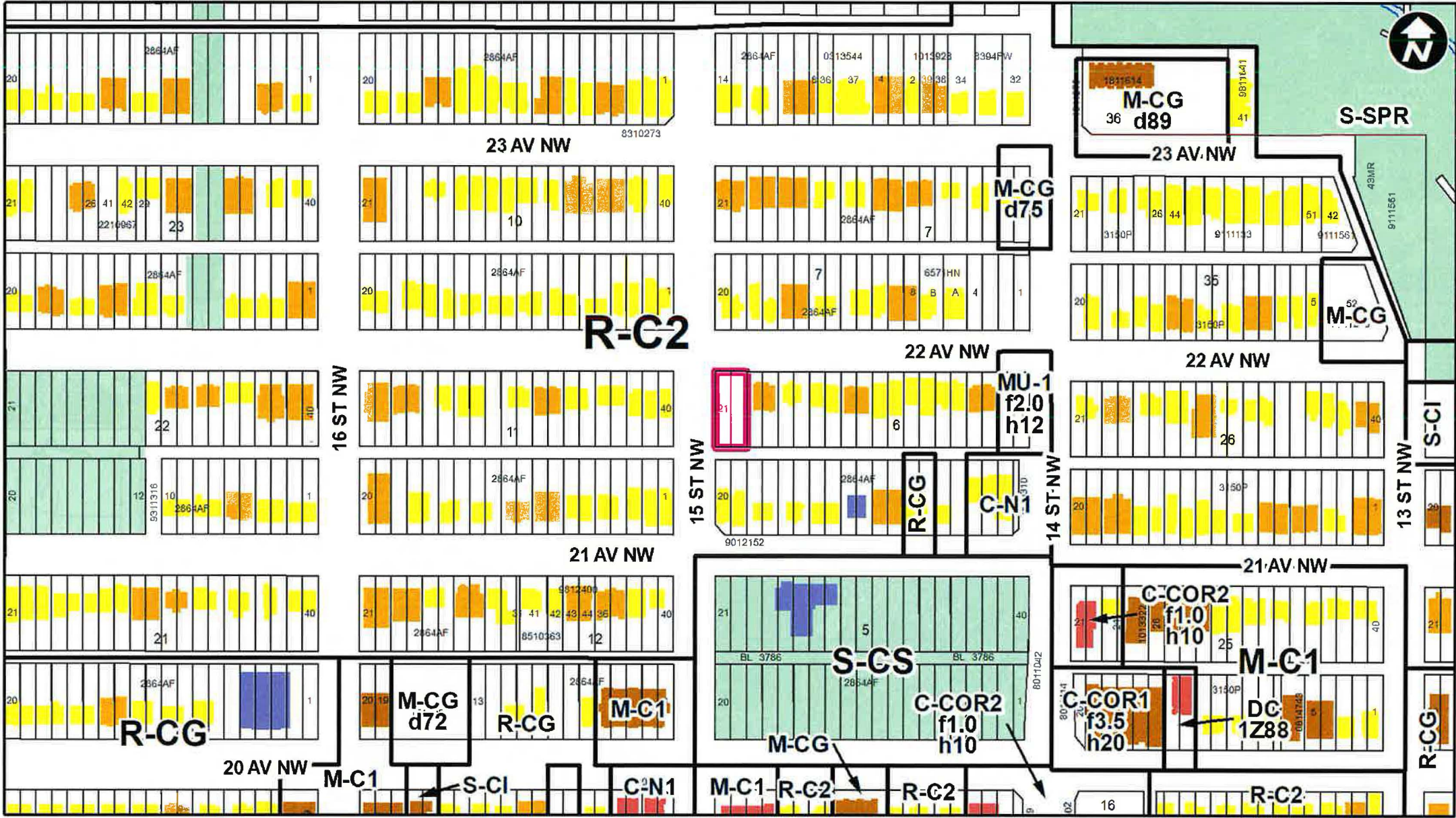




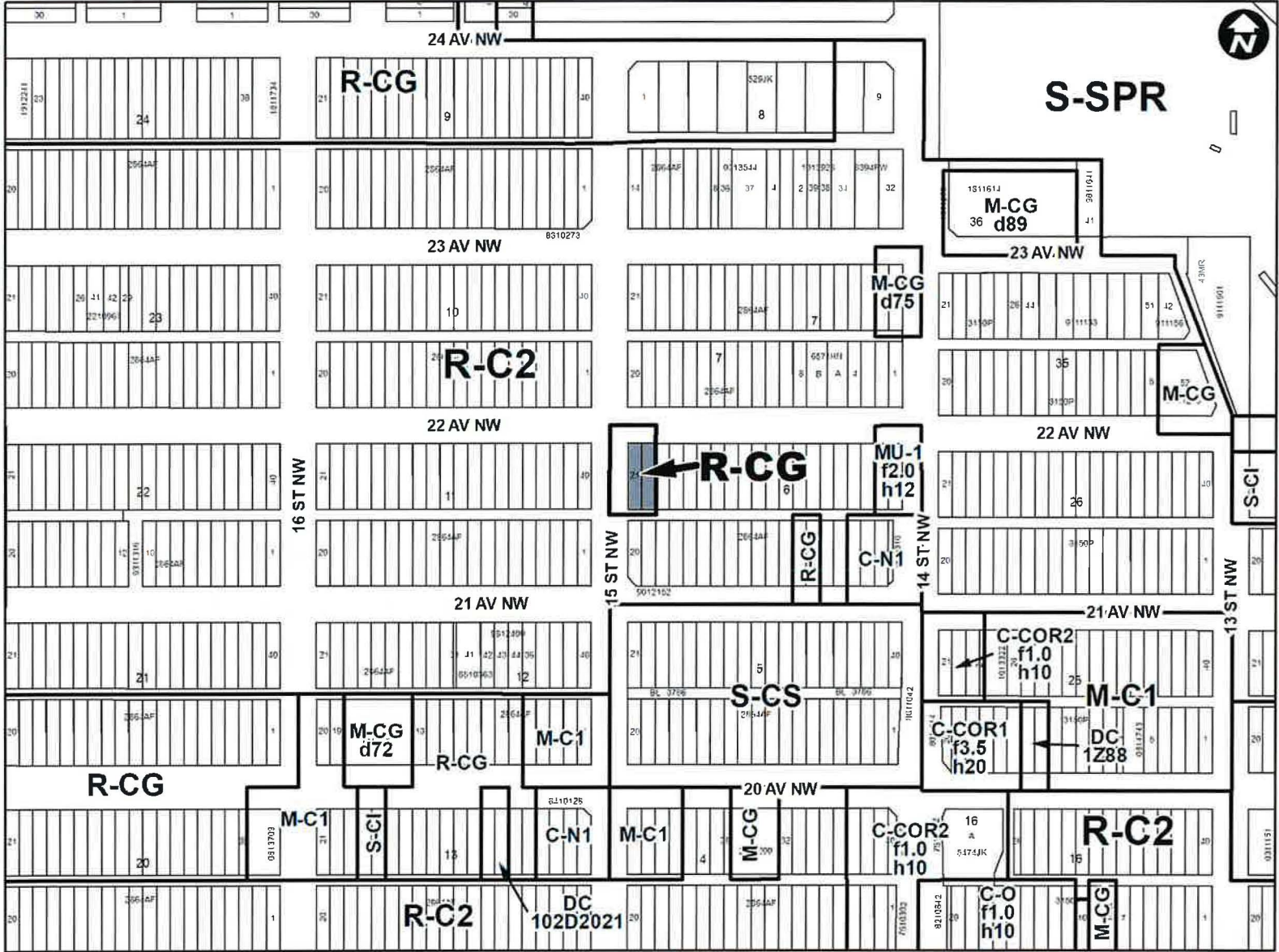
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

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 Land Use Map



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

- Maximum building height of 11 metres (approximately 3 storeys)
- Maximum density of 75 units per hectare (up to four units and four secondary suites)

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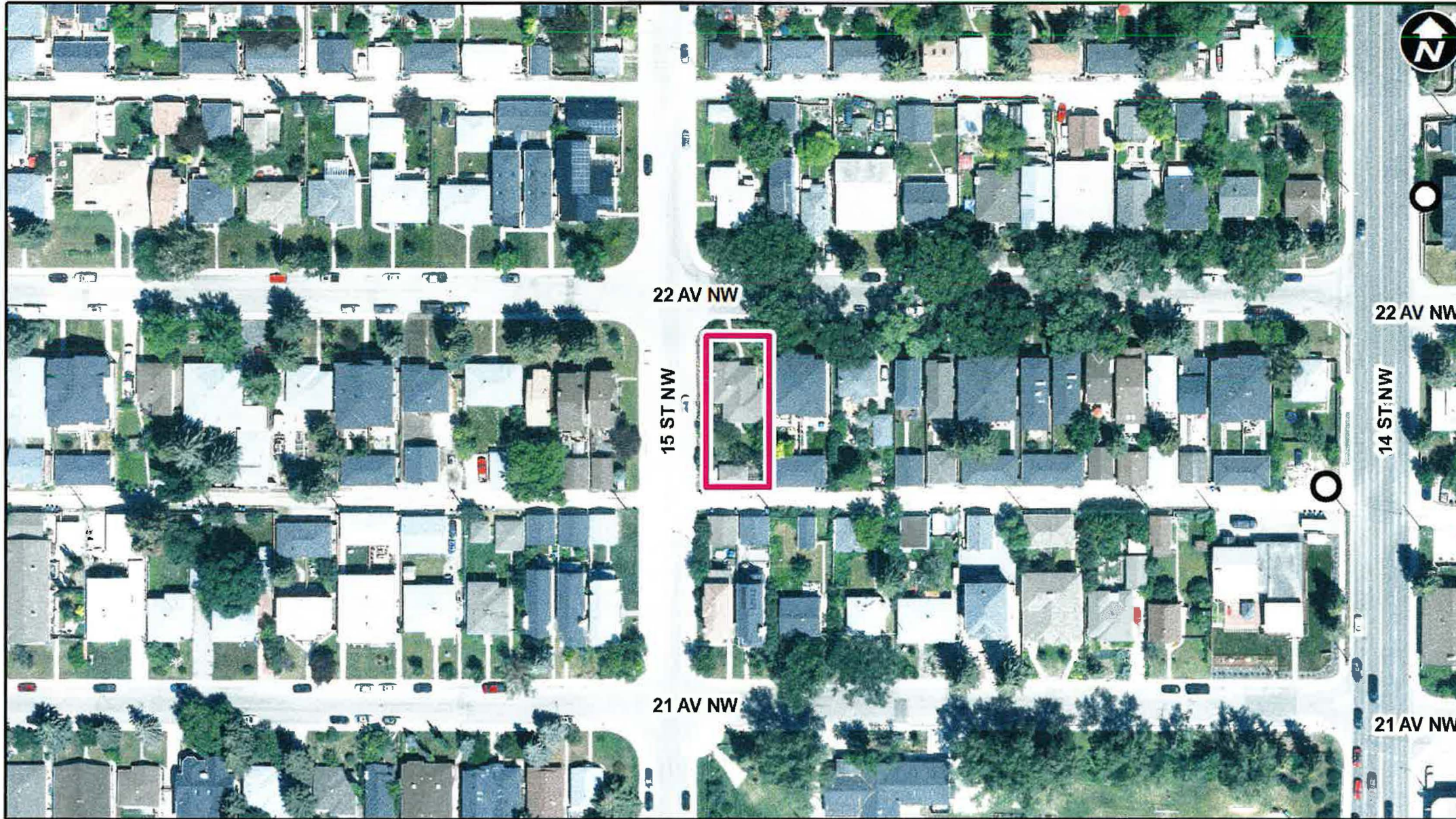
Supplementary Slides

View from 22 Avenue NW looking south.



View including the lane from 15 Street NW looking east.





○ Bus Stop

Parcel Size:

0.6 ha
37m x 15m

