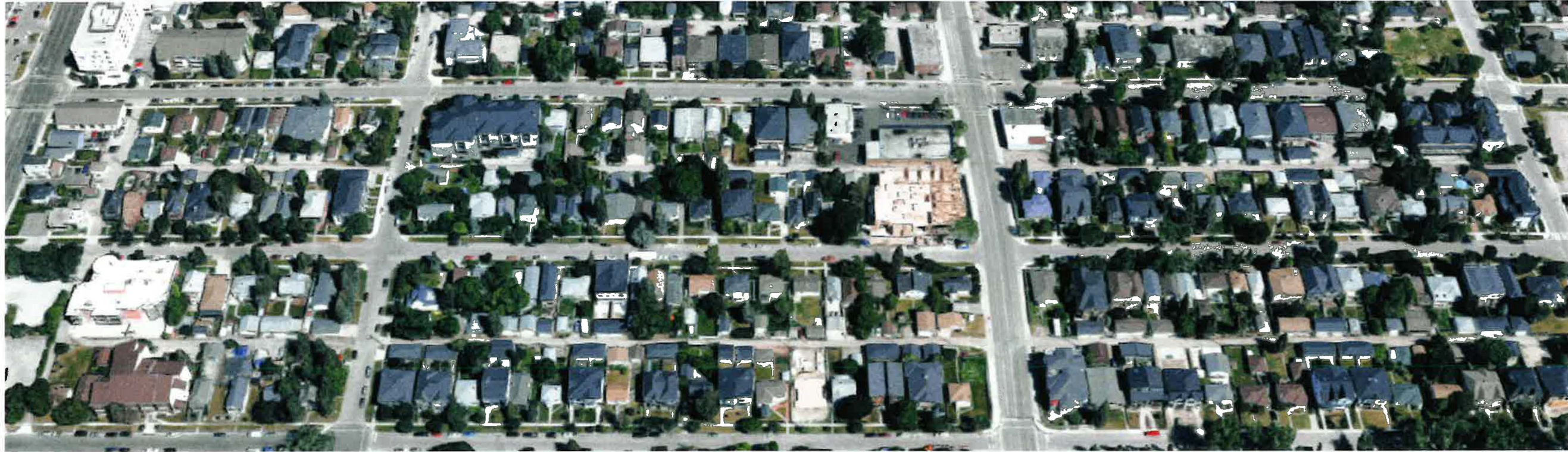




Public Hearing of Council

Agenda Item: 7.2.10



LOC2023-0119 / CPC 2023-0694

Land Use Amendment

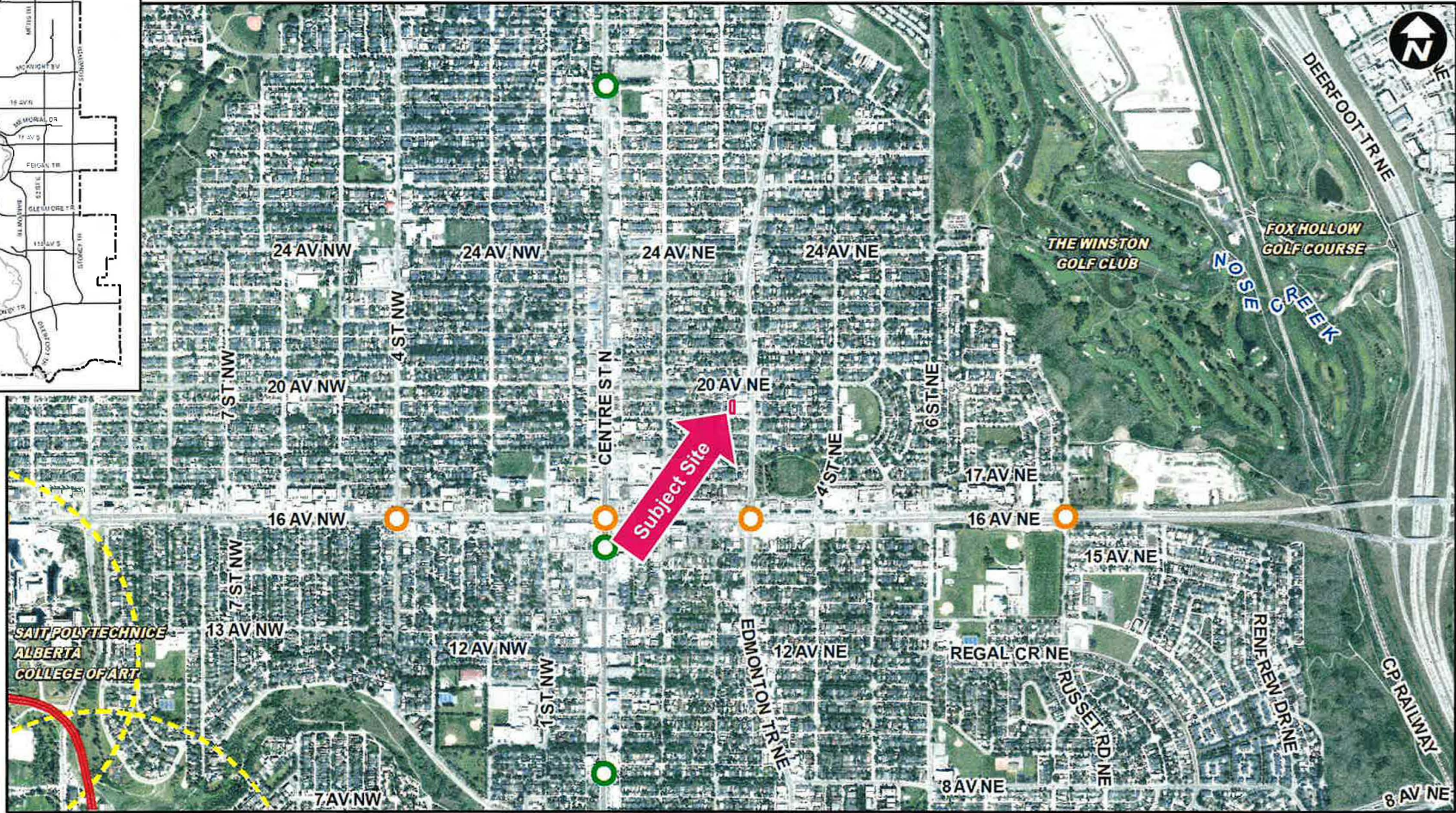
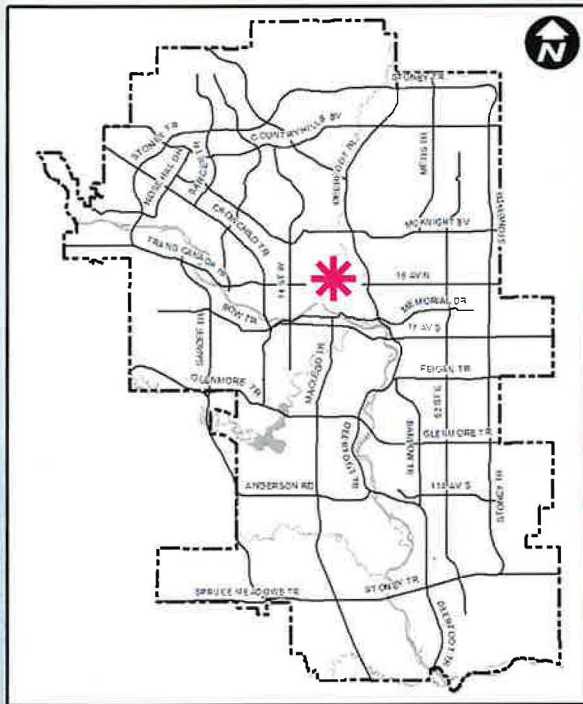
October 3, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.10 CPC2023-0694
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

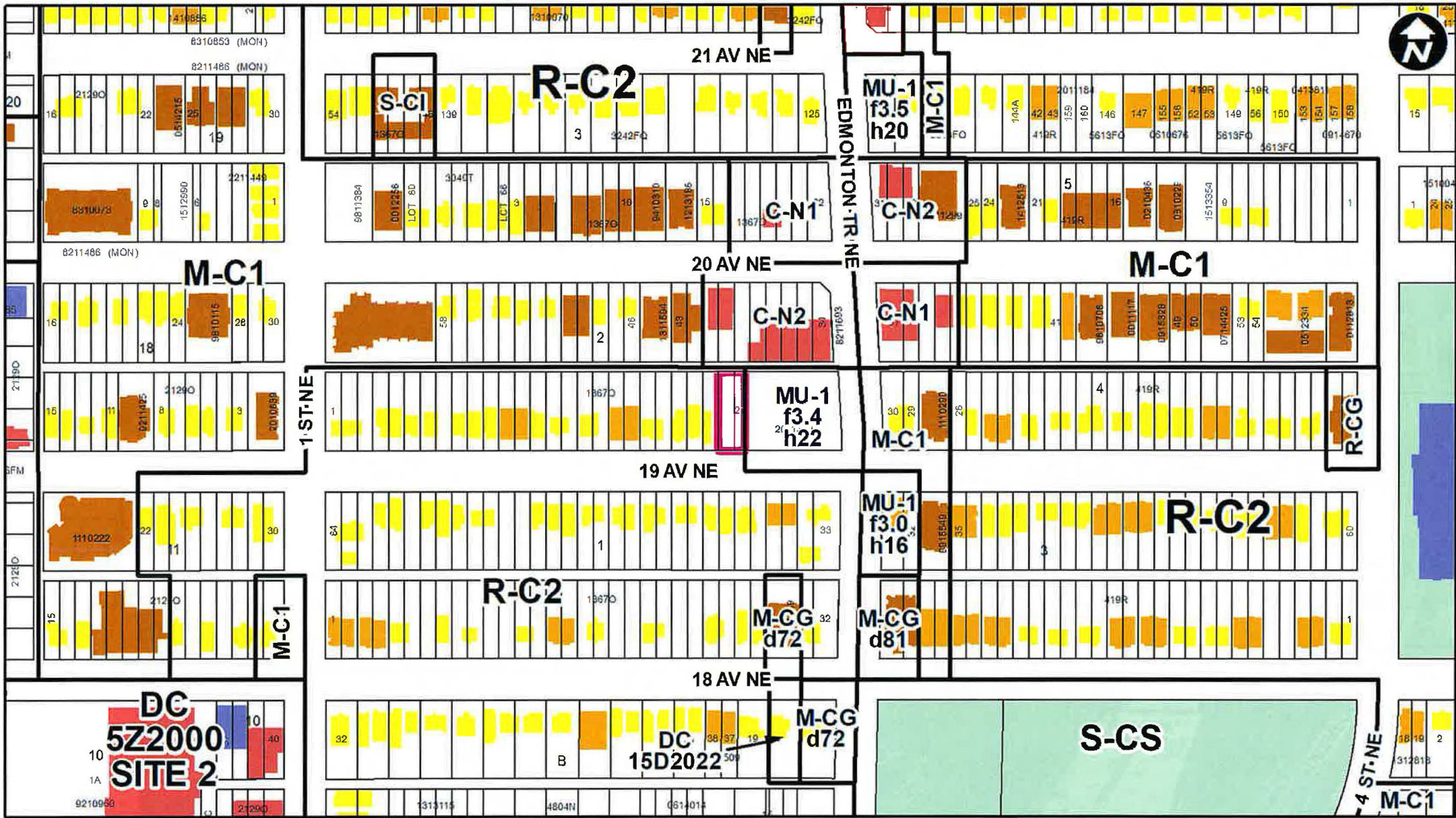
Give three readings to **Proposed Bylaw 181D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 252 – 19 Avenue NE (Plan 1367O, Block 2, Lot 26 and a portion of Lot 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

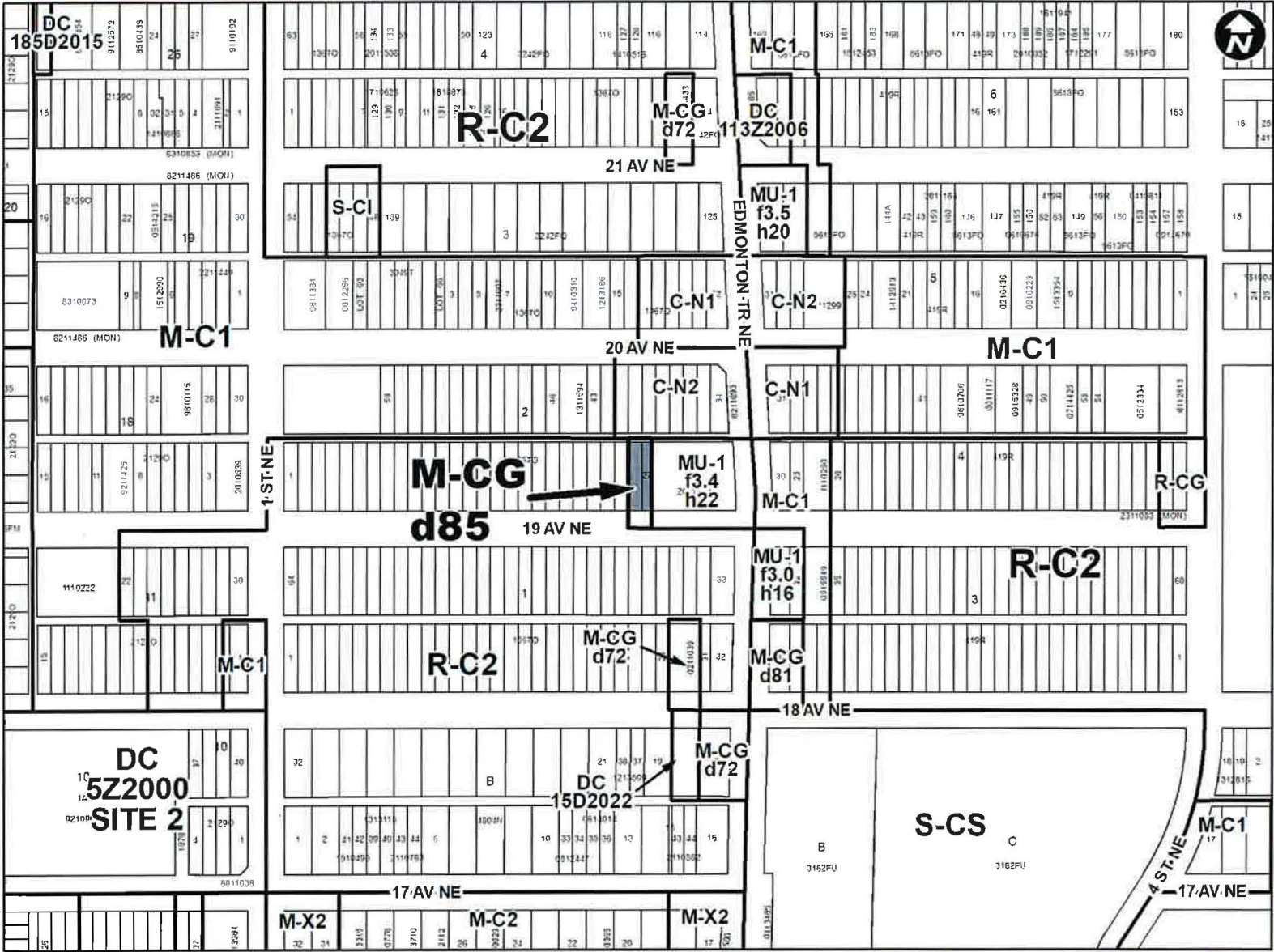


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

LEGEND

- 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 Multi-Residential – Contextual Grade-Oriented (M-CGd85) District:

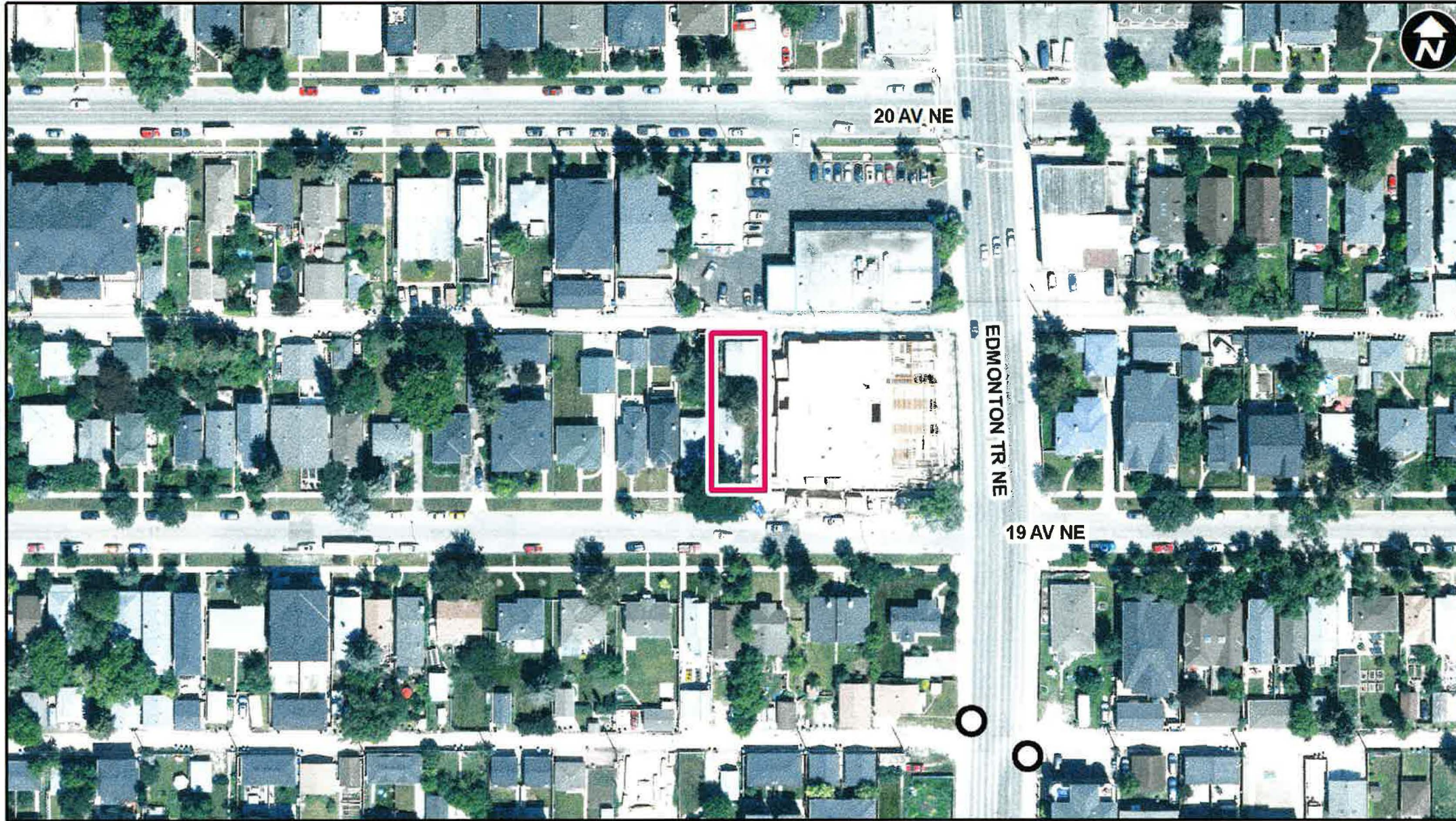
- Allows for multi-residential development next to low-density housing
- Maximum height of 12 metres (approx. 3 storeys)
- Maximum density of 85 units per hectare (up to four units plus suites)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 181D2023** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 252 – 19 Avenue NE (Plan 1367O, Block 2, Lot 26 and a portion of Lot 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd85) District.

Supplementary Slides



LEGEND

○ Bus Stop

Parcel Size:

0.05 ha
13m x 38m







