



Public Hearing of Council

Agenda Item: 7.2.9



LOC2023-0137 / CPC2023-0920

Land Use Amendment

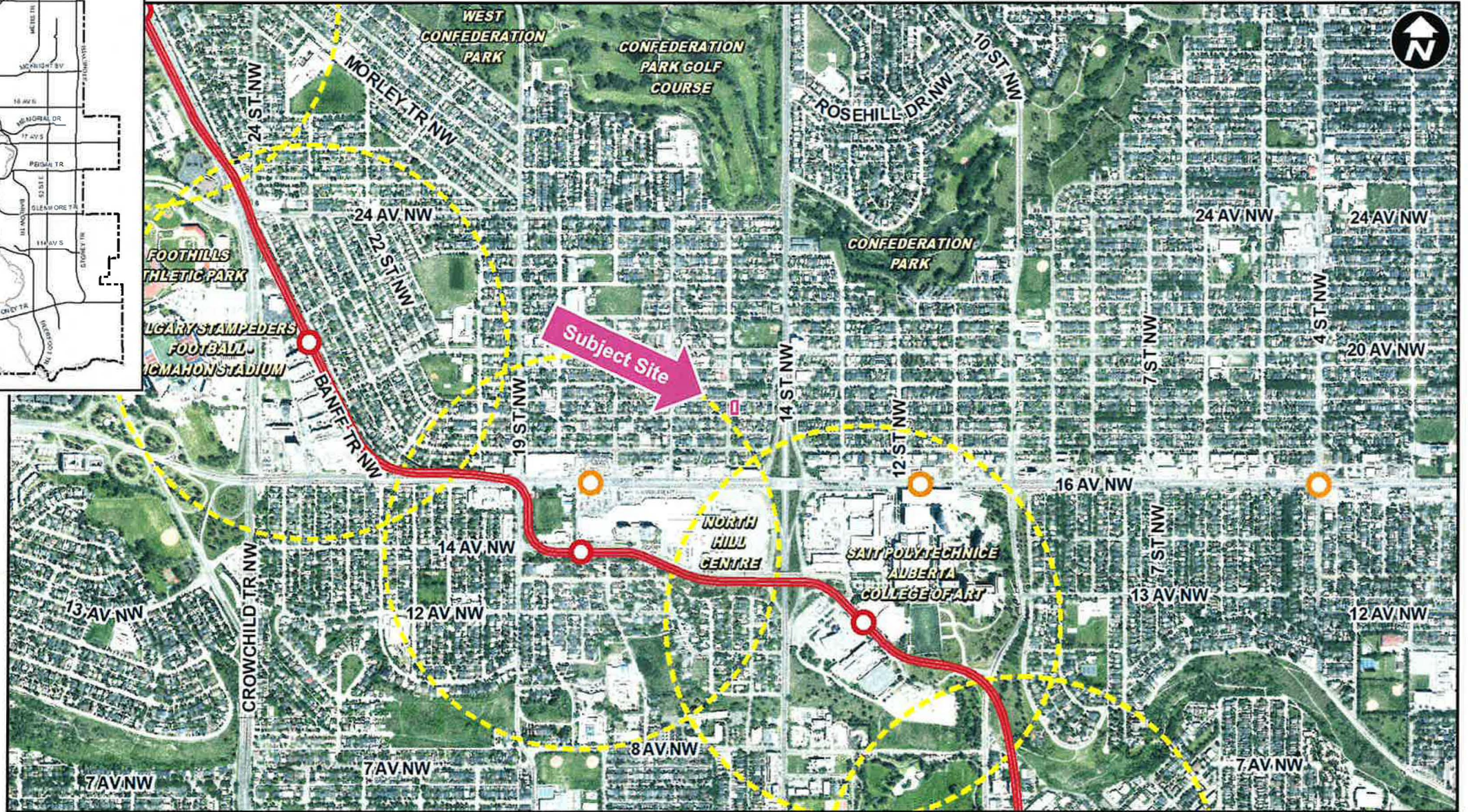
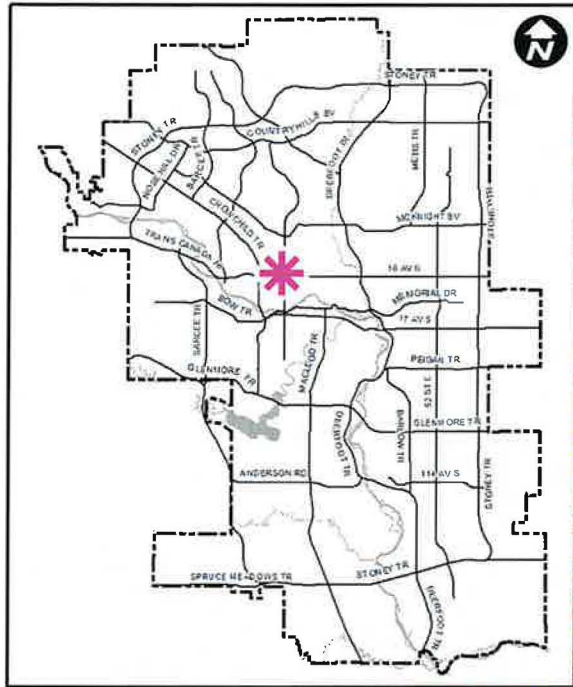
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 14 2023
ITEM: 7.2.9 CPC2023-0920
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

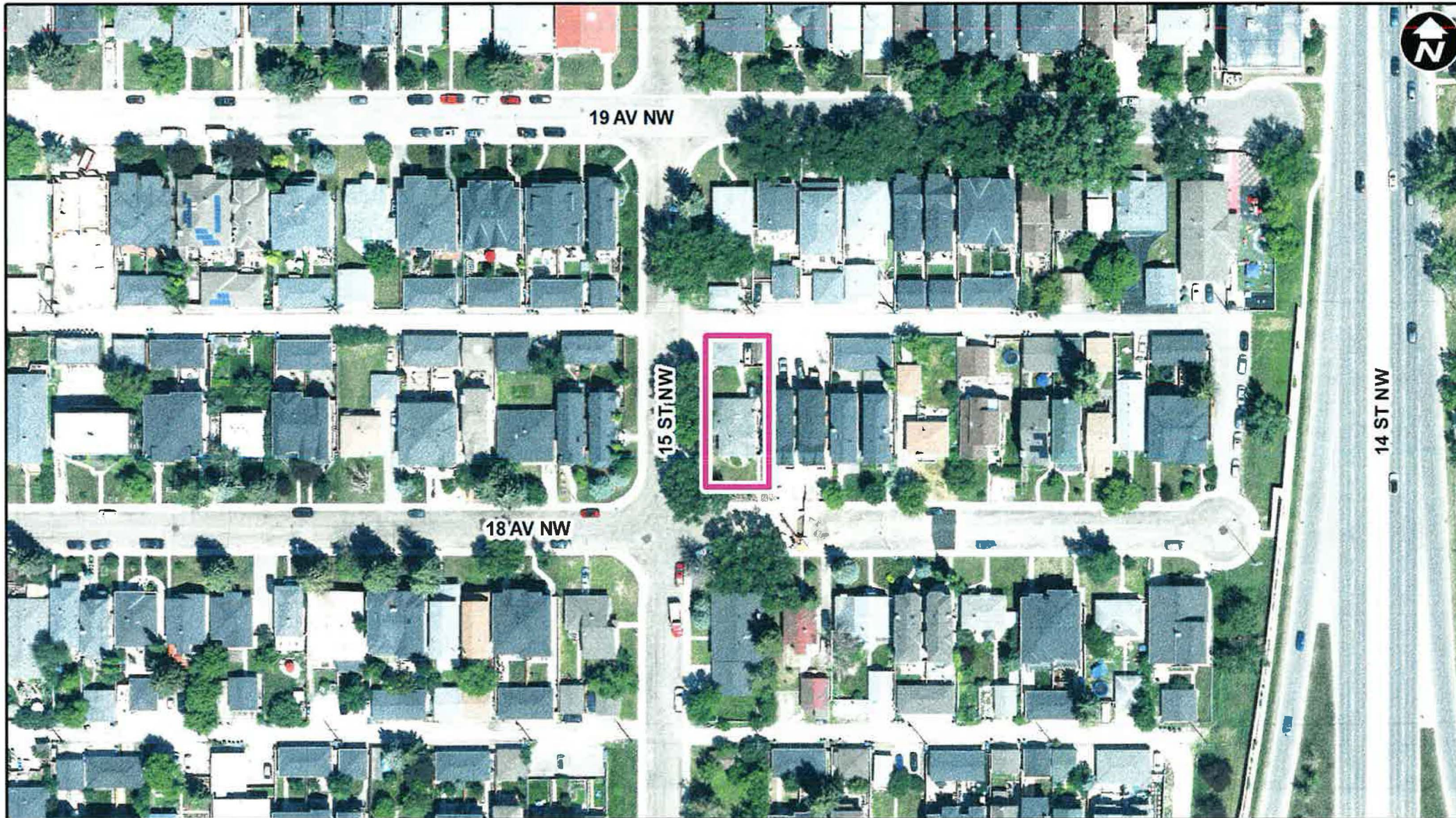
That Council:

Give three readings to **Proposed Bylaw 194D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1540 – 18 Avenue NW (Plan 2864AF, Block 3, Lots 19 and 20)) 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:

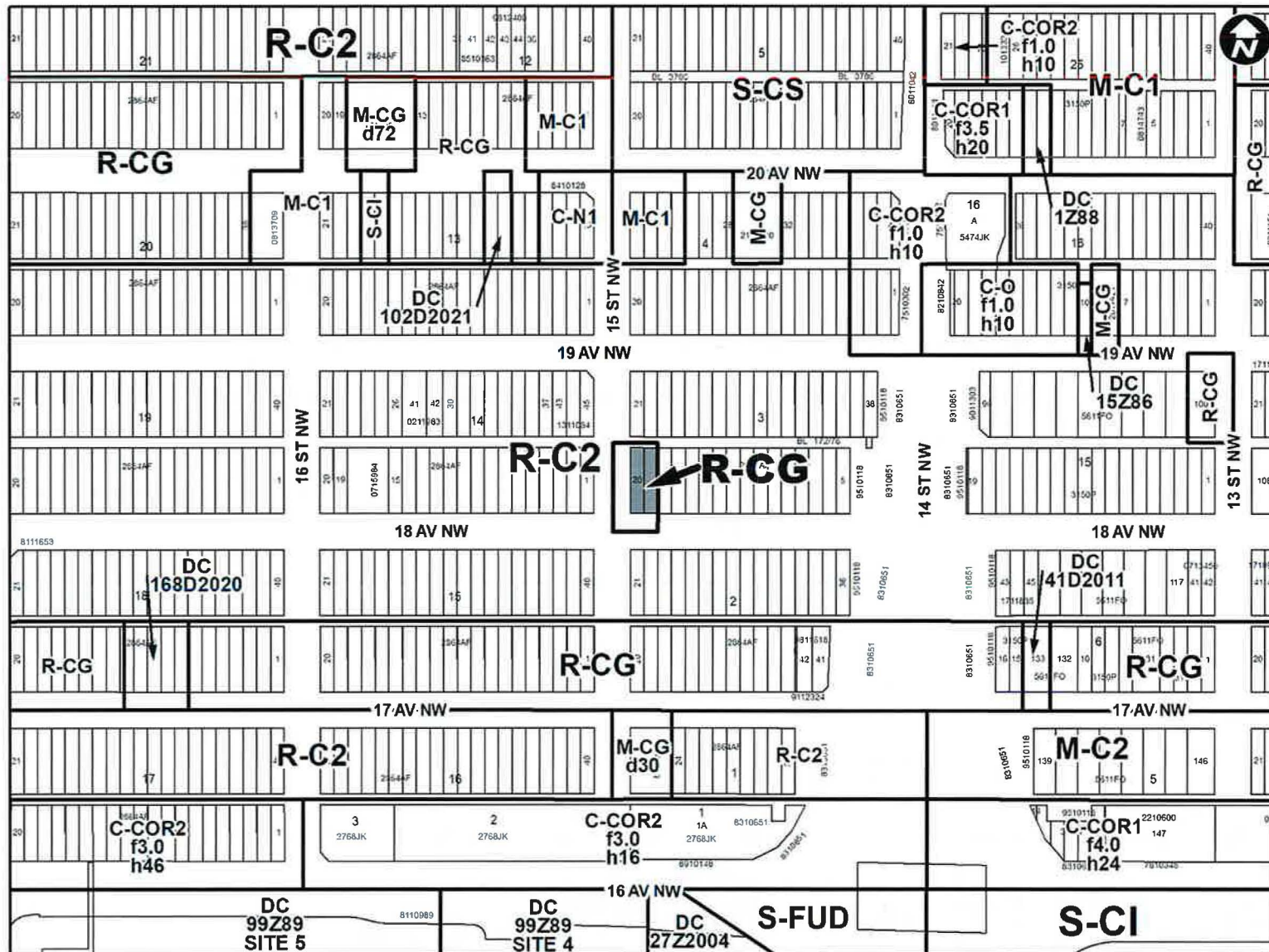
± 0.06 ha
± 15m x 36m

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
 - 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 11m (3 storeys)
- Maximum density is 75 units per hectare (4 units)
- Accommodates grade-oriented developments in a variety of forms

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides

Existing Land Use Map

