



Public Hearing of Council

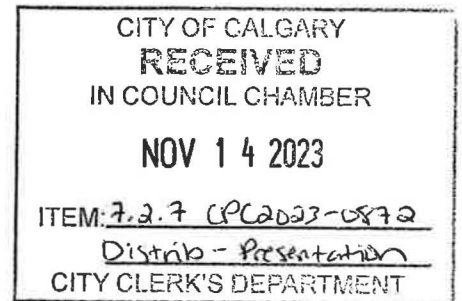
Agenda Item: 7.2.7



LOC2023-0120 / CPC2023-0872

Land Use Amendment

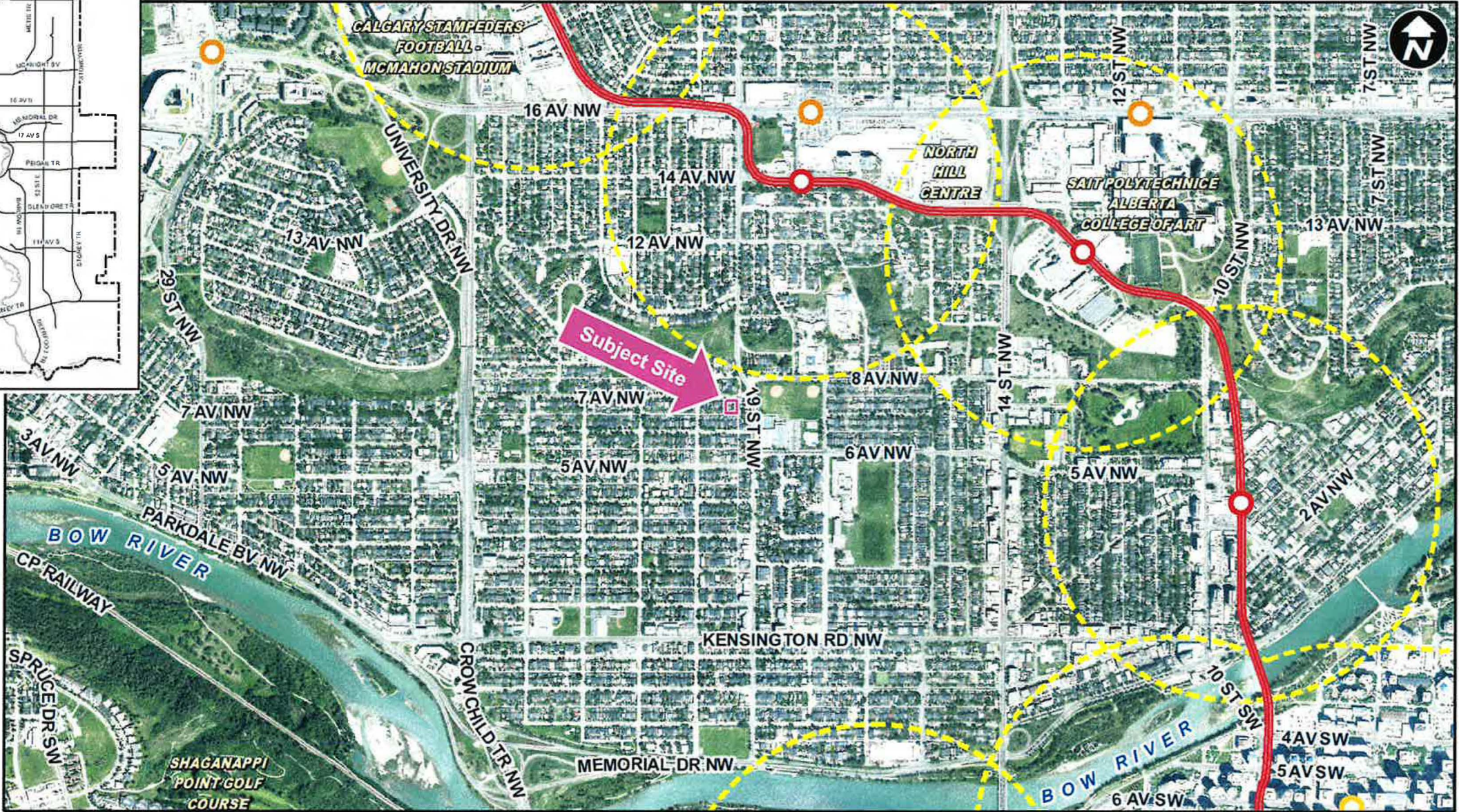
November 14, 2023



Calgary Planning Commission's Recommendation:

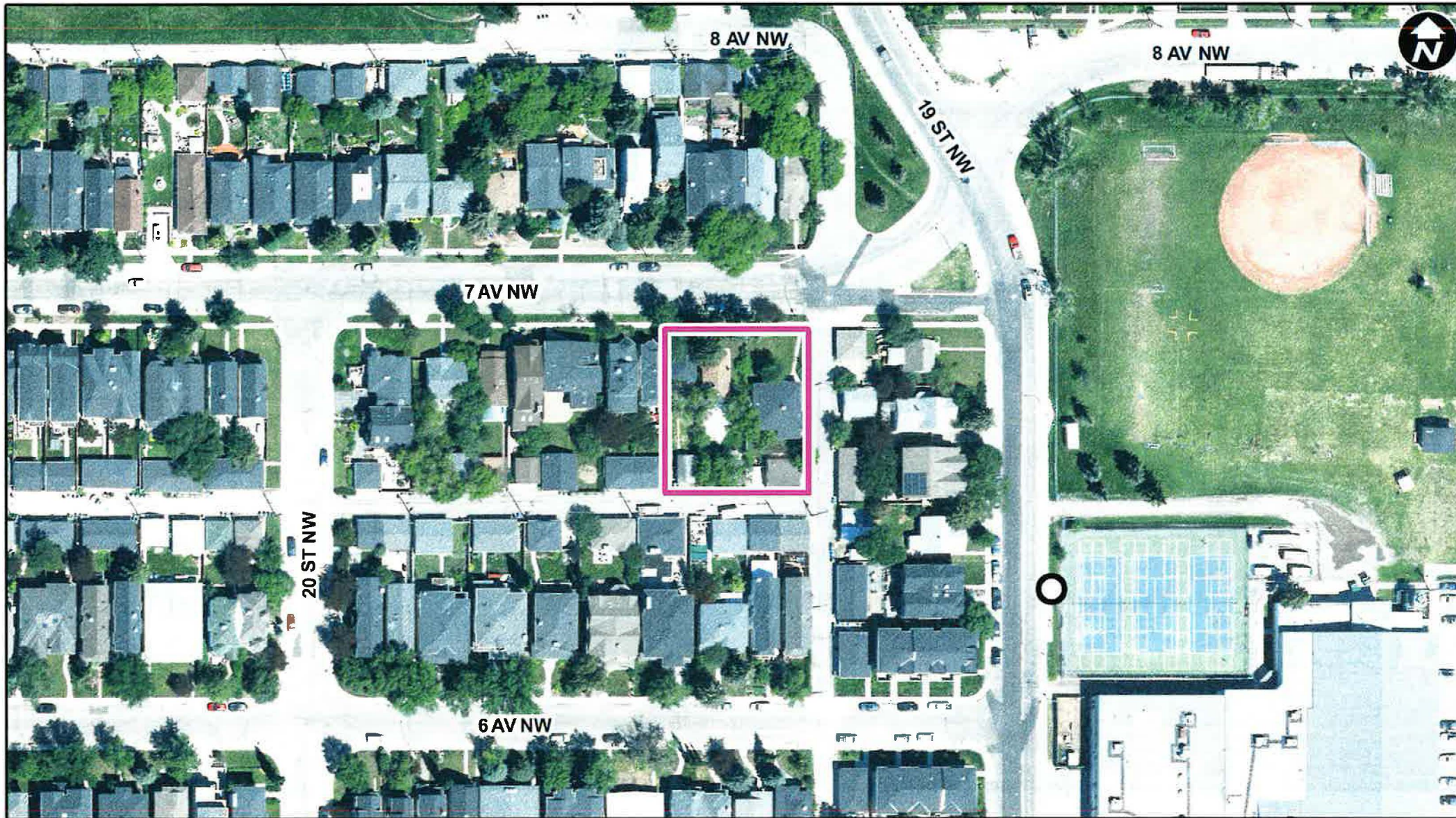
That Council:

Give three readings to **Proposed Bylaw 202D2023** for the redesignation of 0.14 hectares \pm (0.34 acres \pm) located at 2011, 2015 and 2017 – 7 Avenue NW (Plan 710N, Block 6, Lots 11 to 14) from Residential Contextual One / Two (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



Legend

○ Bus Stop

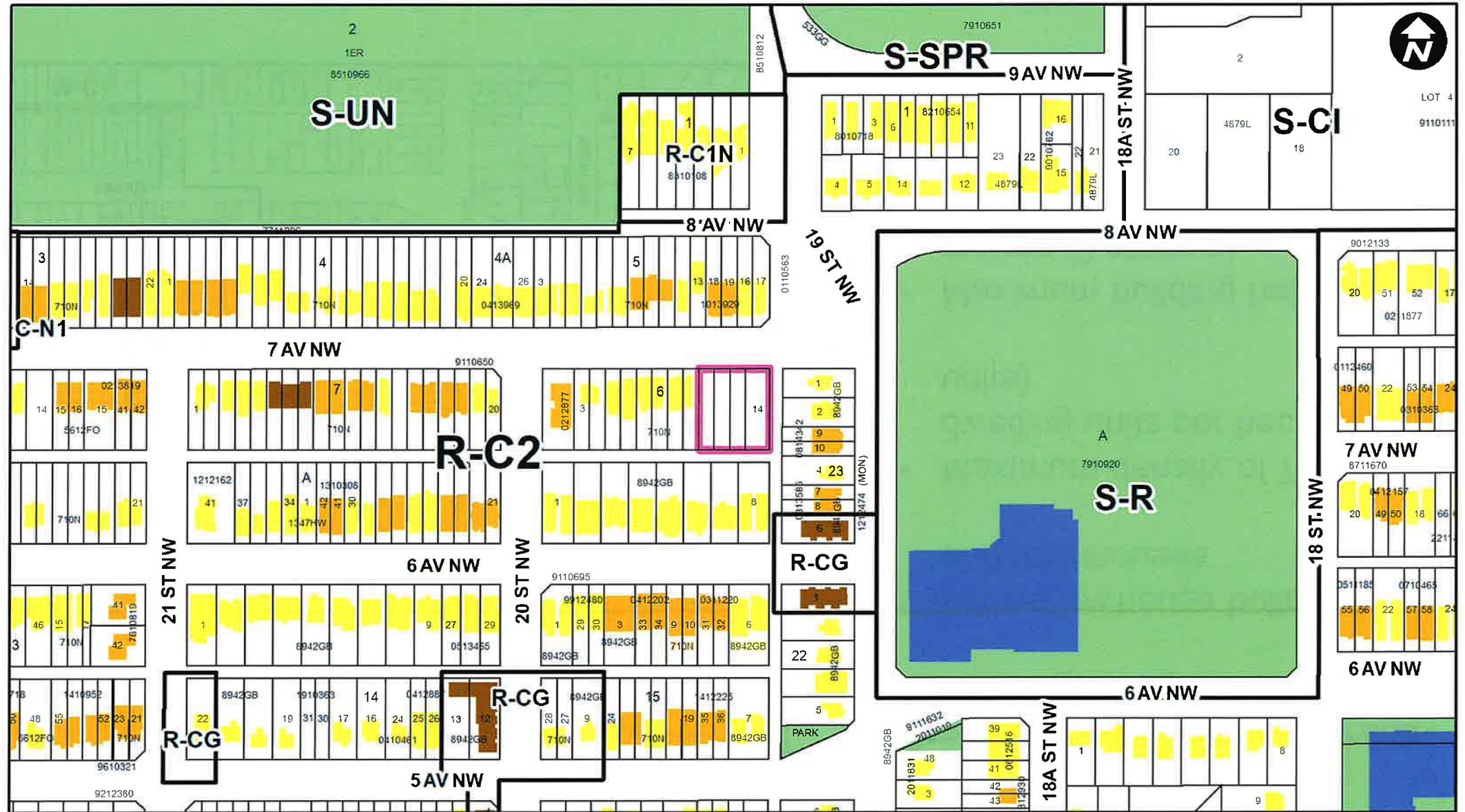
Parcel Size:

**0.14 ha
35m x 40m**

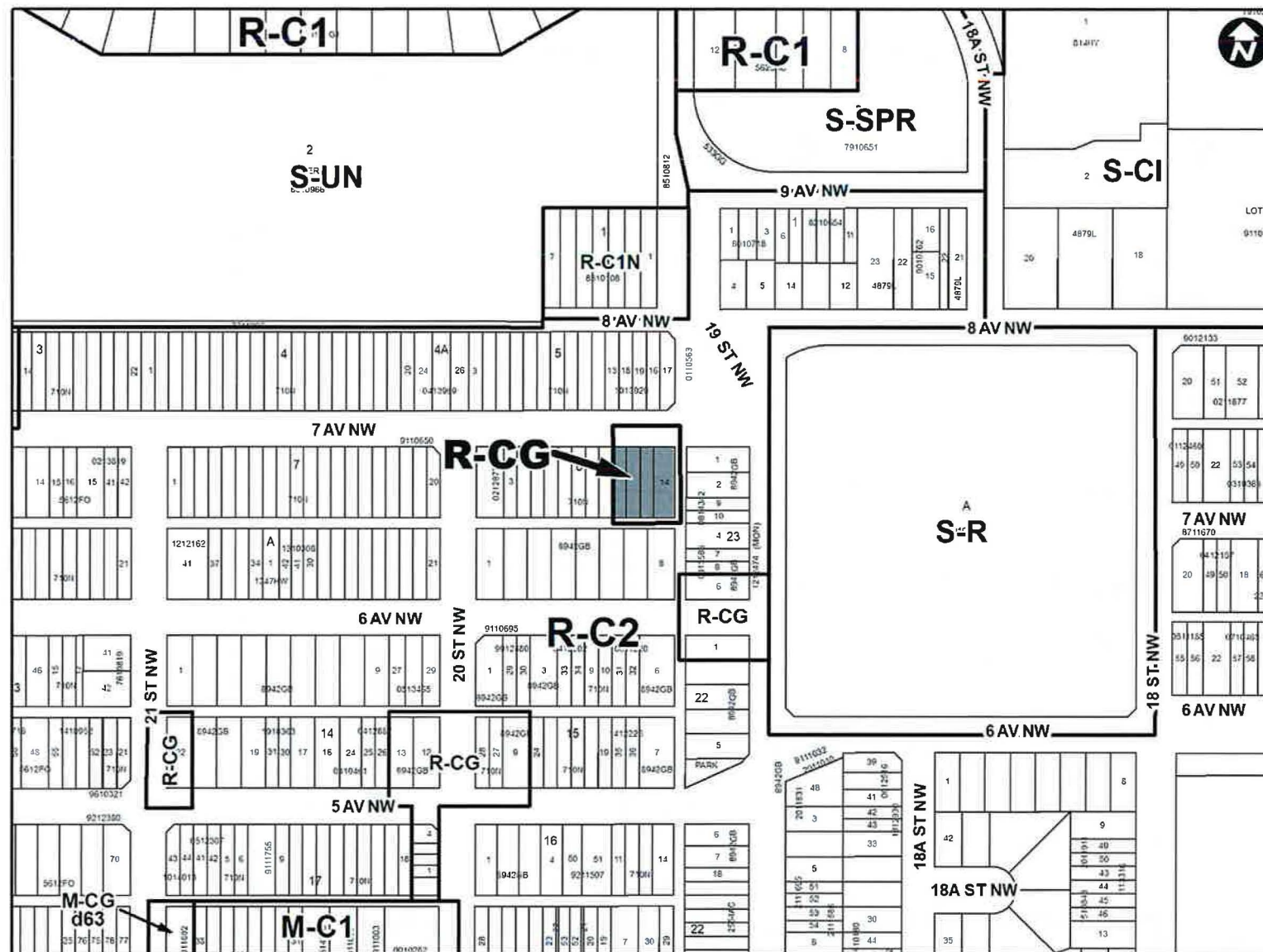
Surrounding Land Use

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 (R-CG) District:

- Allows rowhouse buildings and townhouses
- Maximum density of 75 dwelling units per hectare (10 units)
- Maximum building height of 11 metres (3 storeys)

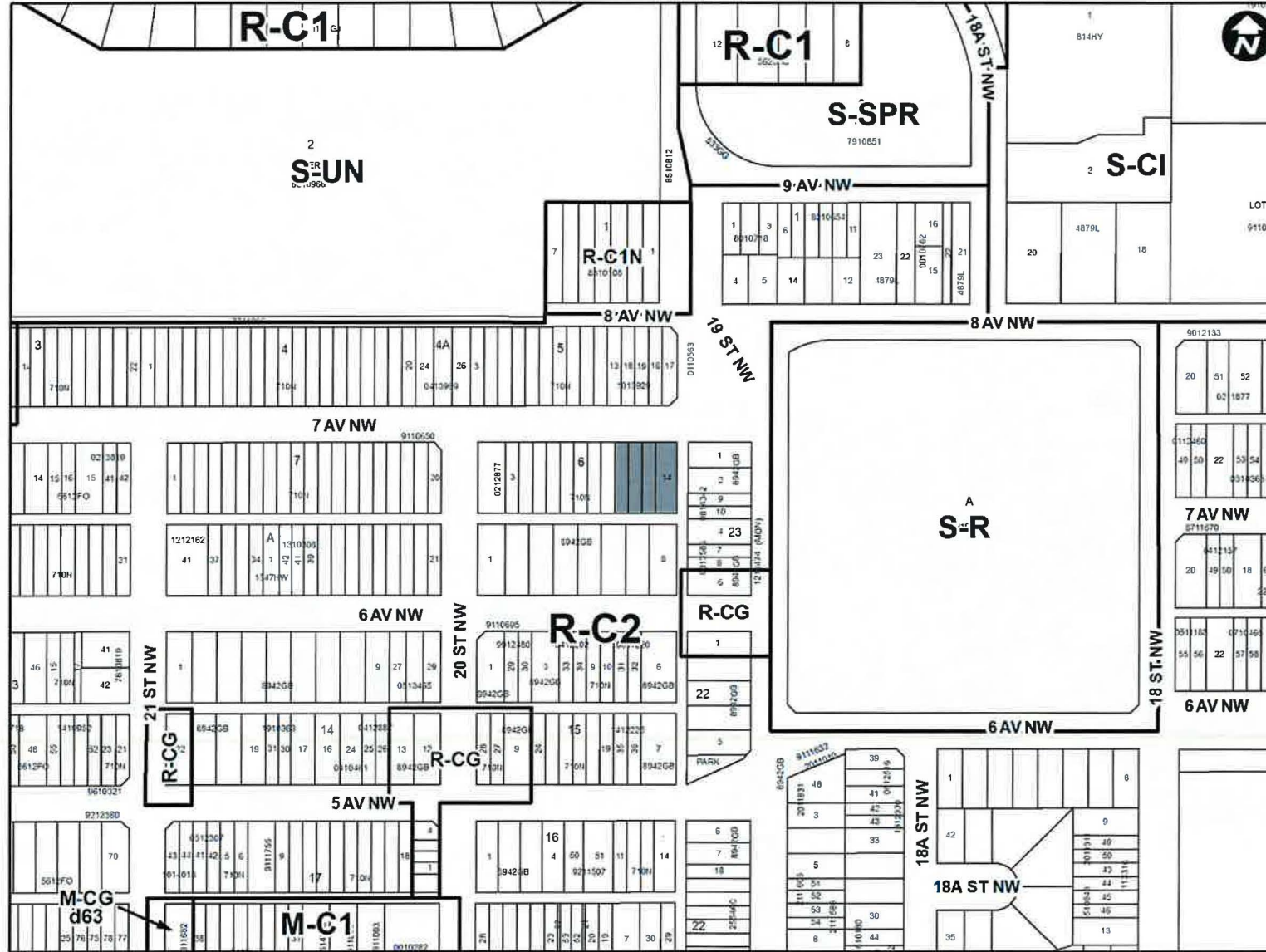
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Supplementary Slides

Existing Land Use Map





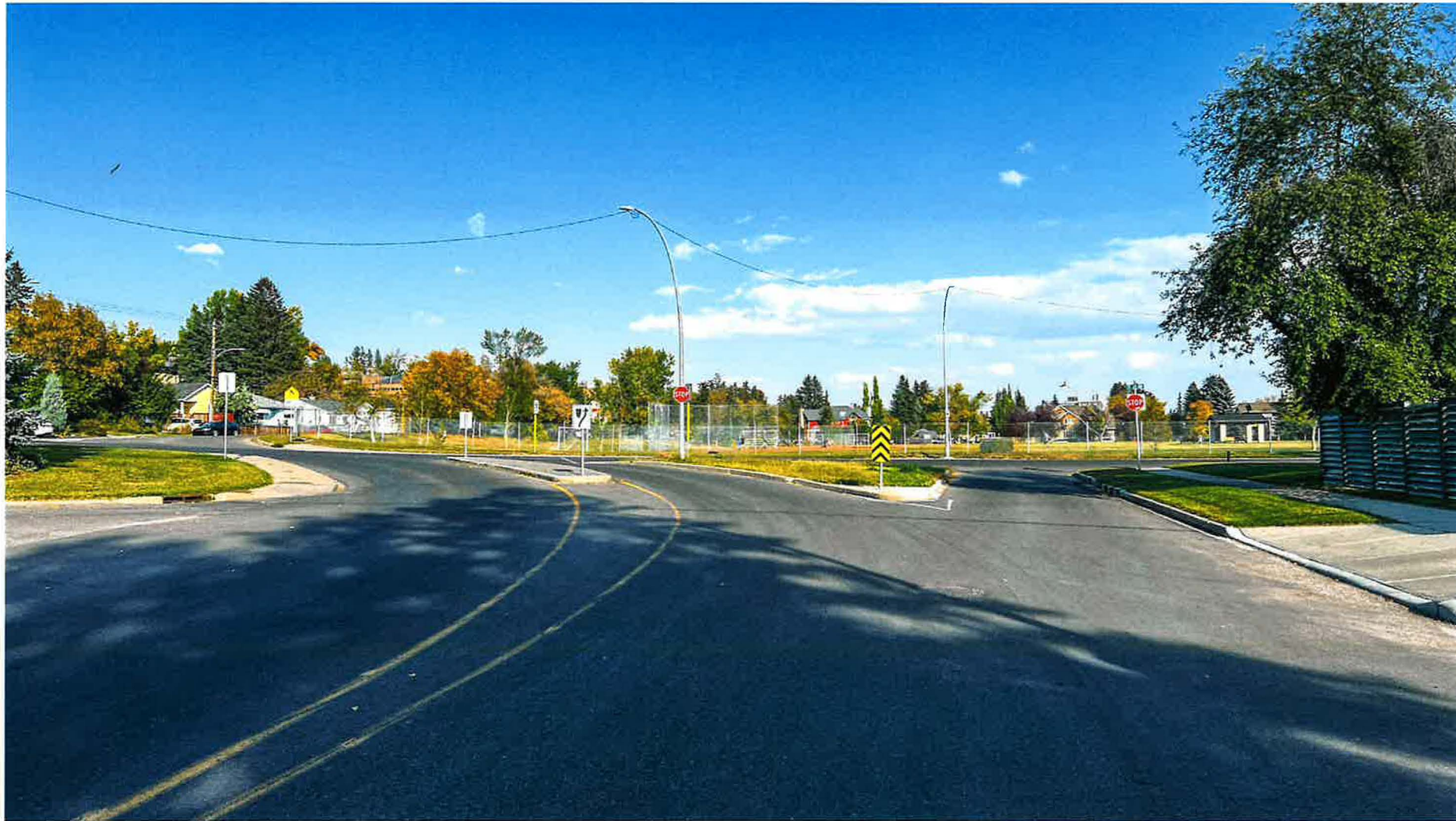
View of subject site on 7 Avenue NW, facing south



View of rear lane, facing east



View of east lane, facing north



View of 19 Street NW on 7 Avenue NW, facing east