



# Public Hearing of Council

Agenda Item: 7.2.23



**LOC2023-0175 / CPC2023-0985**

**Land Use Amendment**

November 14, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
NOV 14 2023  
ITEM: 7.2.23-CPC2023-0985  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

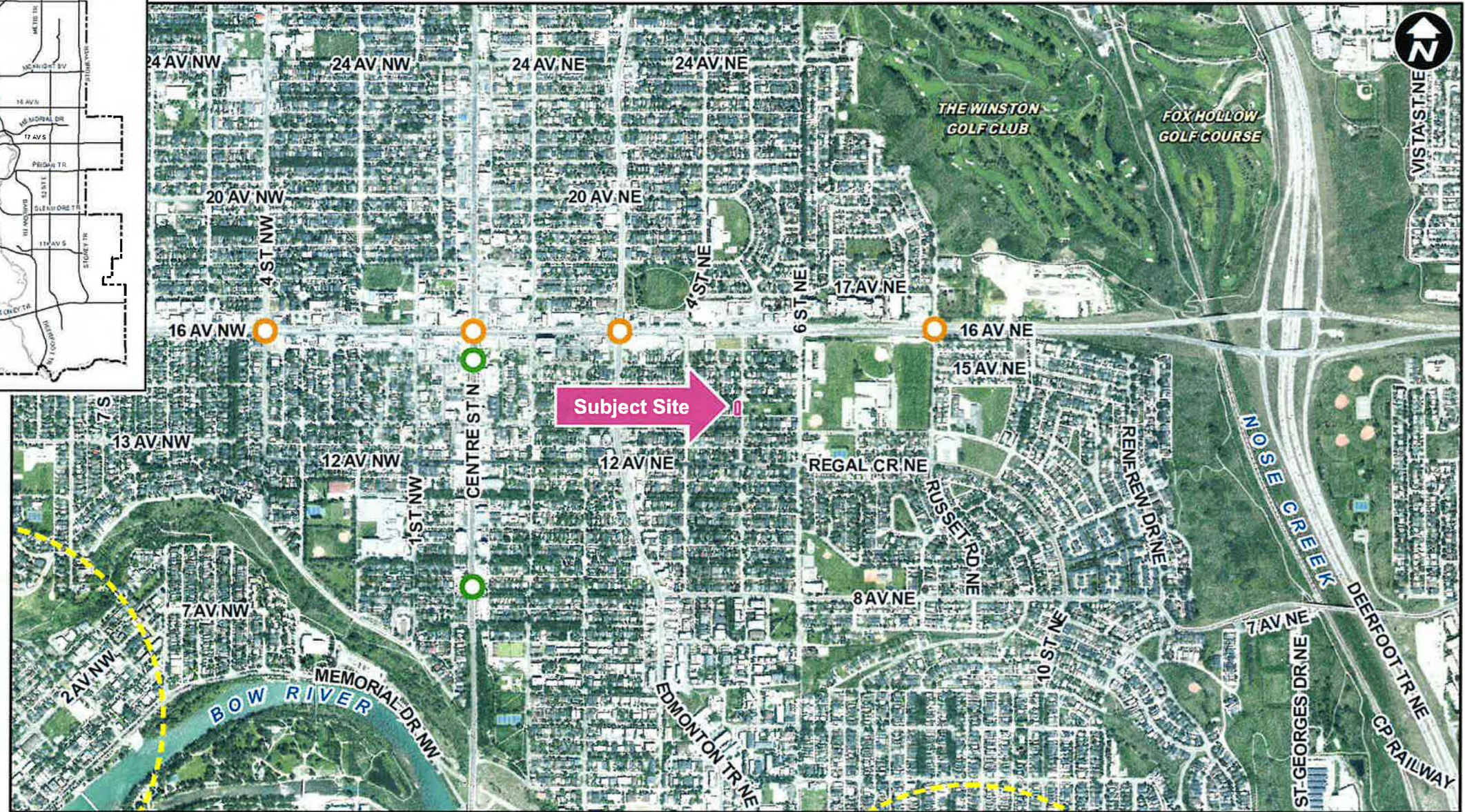
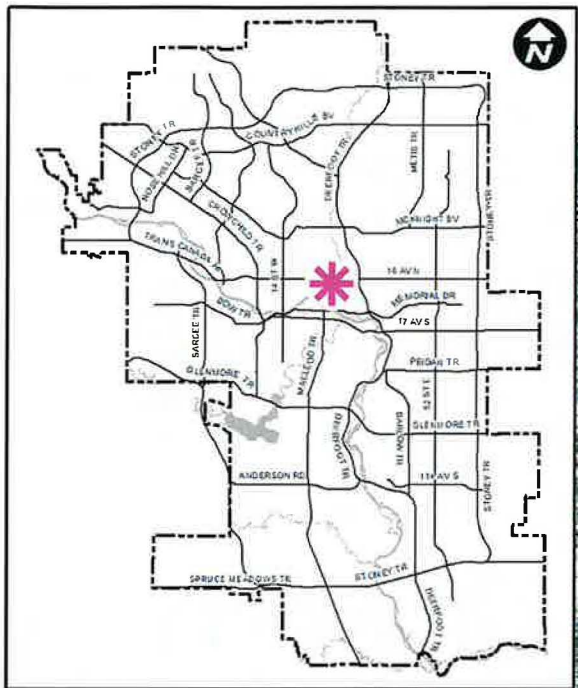


## Calgary Planning Commission's Recommendation:

That Council:

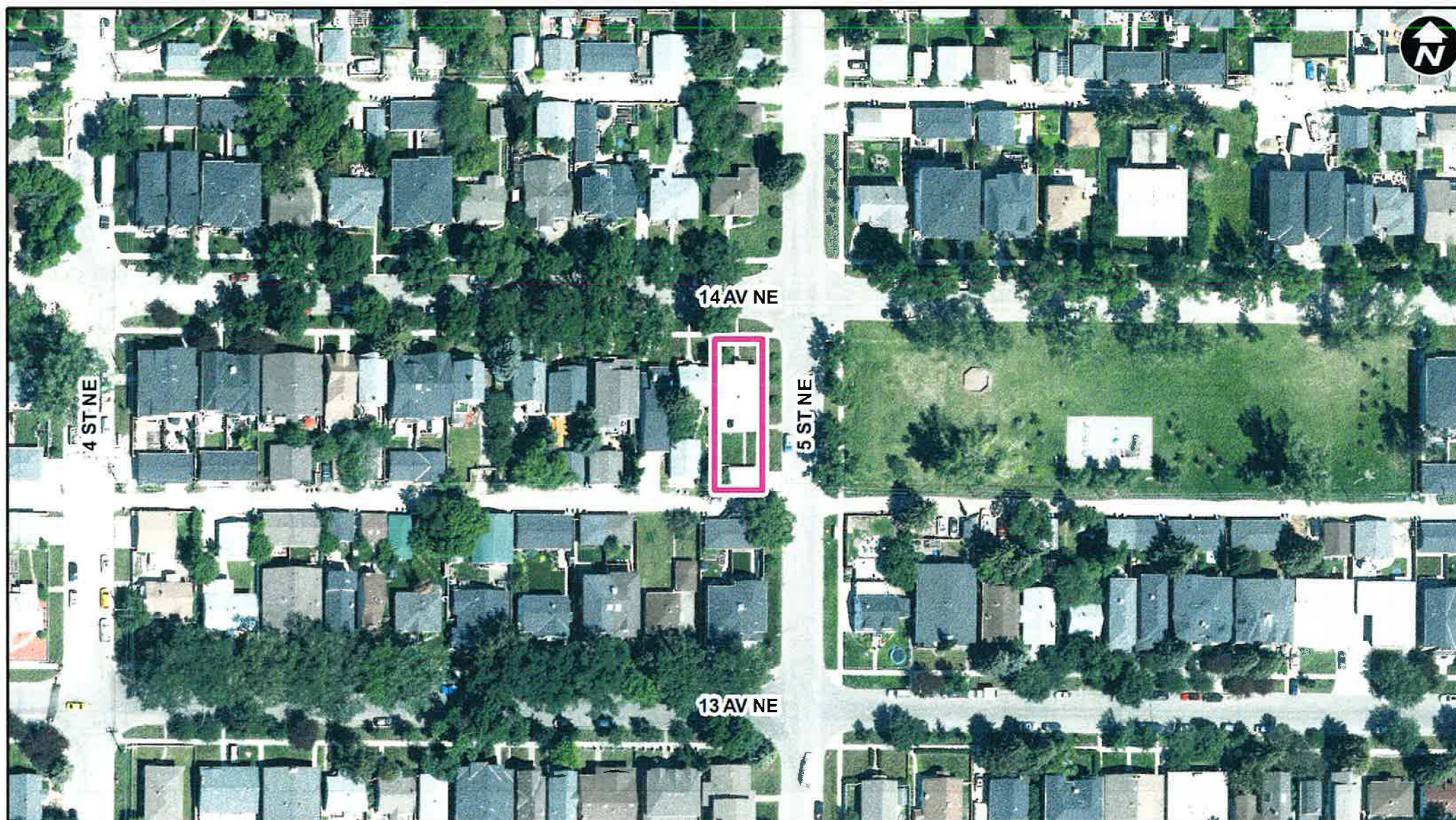
Give three readings to **Proposed Bylaw 203D2023** for the redesignation of 0.04 hectares  $\pm$  (0.10 acres  $\pm$ ) located at 539 – 14 Avenue NE (Plan 791P, Block 48, Lot 40 and a portion of Lot 39) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





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





Parcel Size:

0.04 ha

11m x 36m



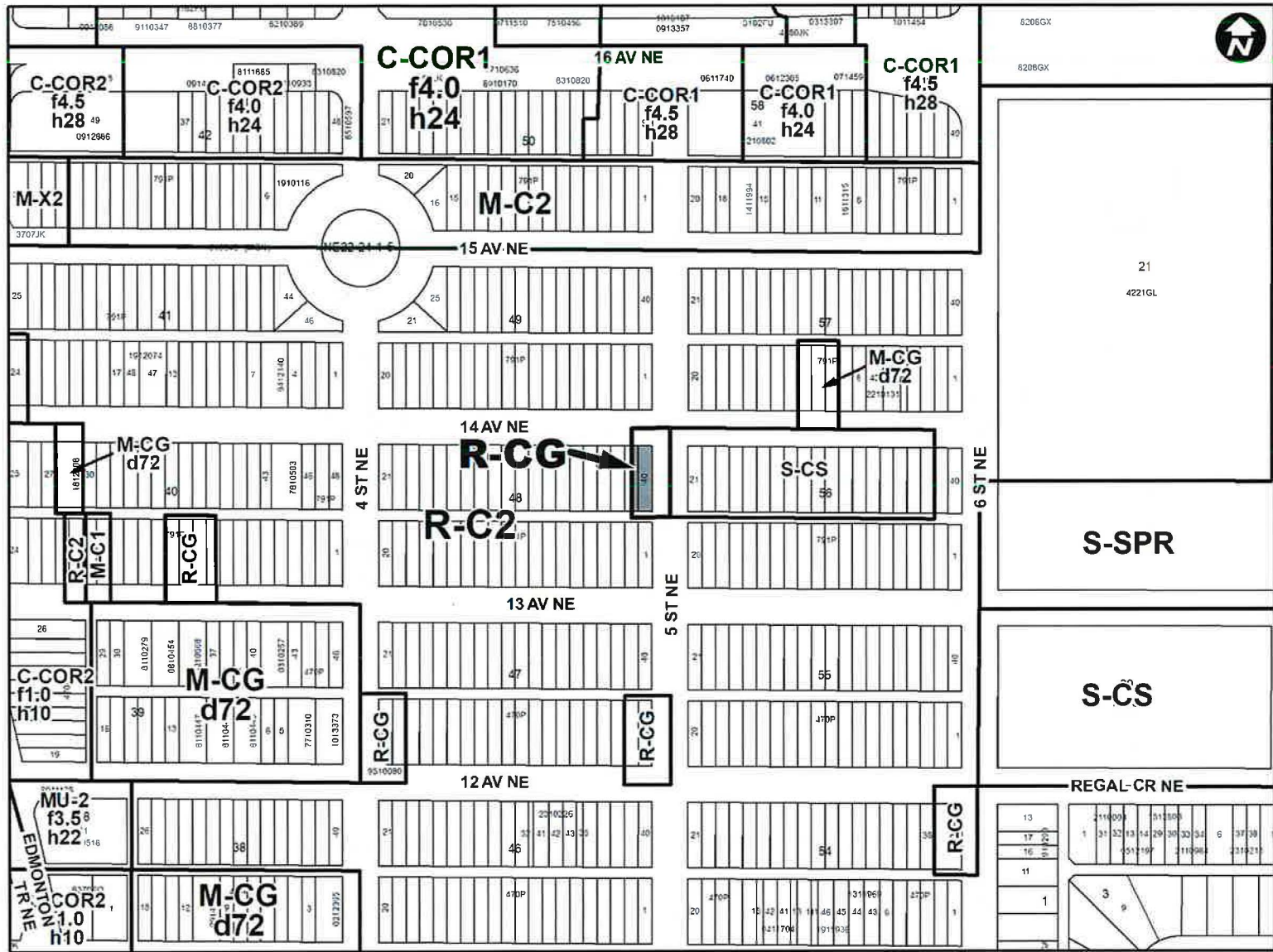
# Surrounding Land Use

- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





# Proposed Land Use Map



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

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

## Calgary Planning Commission's Recommendation:

That Council:

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## Supplementary Slides





**View of subject site on 14 Avenue NE, facing south**





**View of subject site on 5 Street NE, facing north**





View of lane on 5 Street NE, facing west



# Existing Land Use Map 12

