



Public Hearing of Council

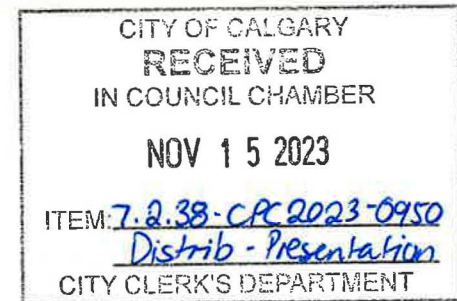
Agenda Item: 7.2.38



LOC2023-0193 / CPC023-0950

Land Use Amendment

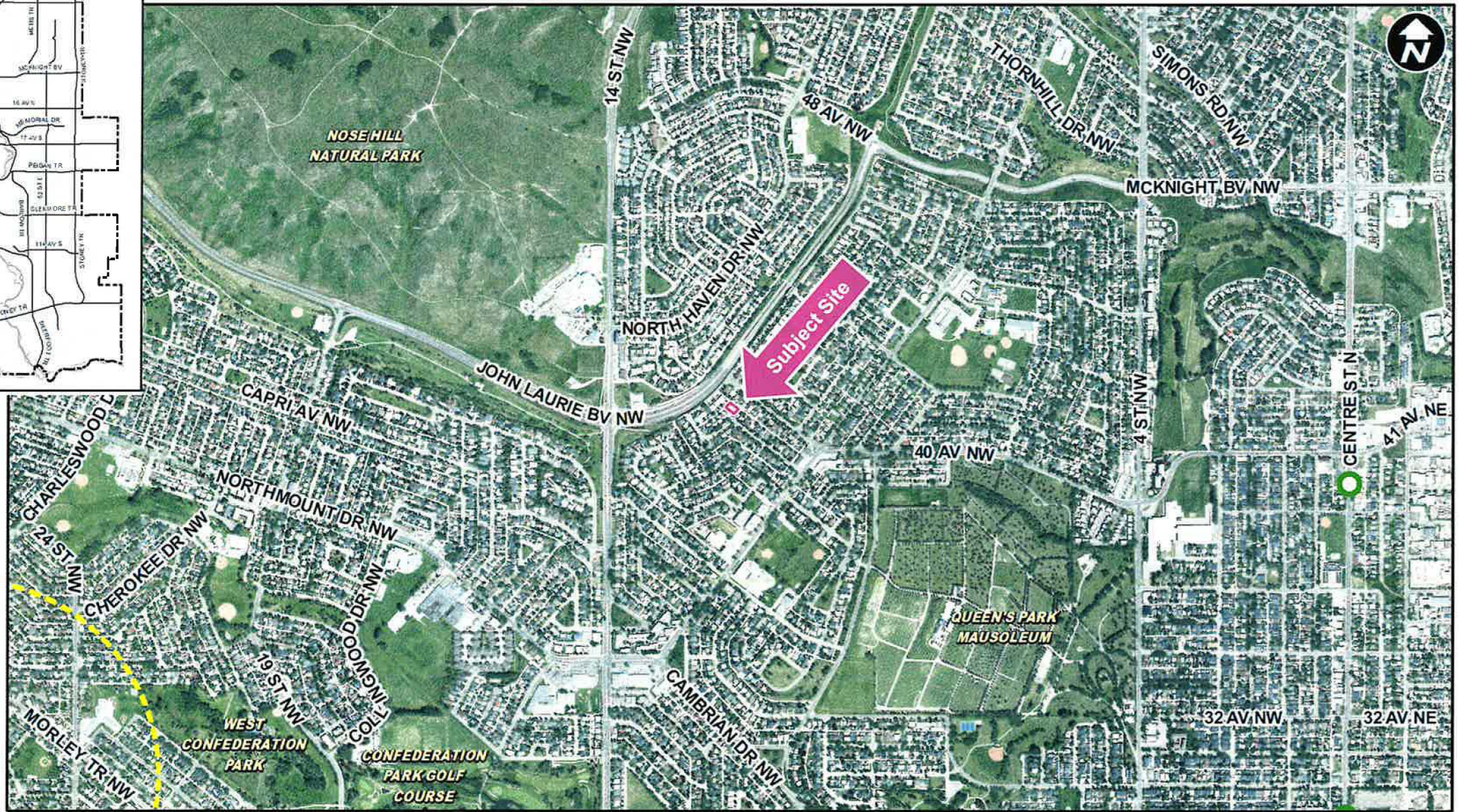
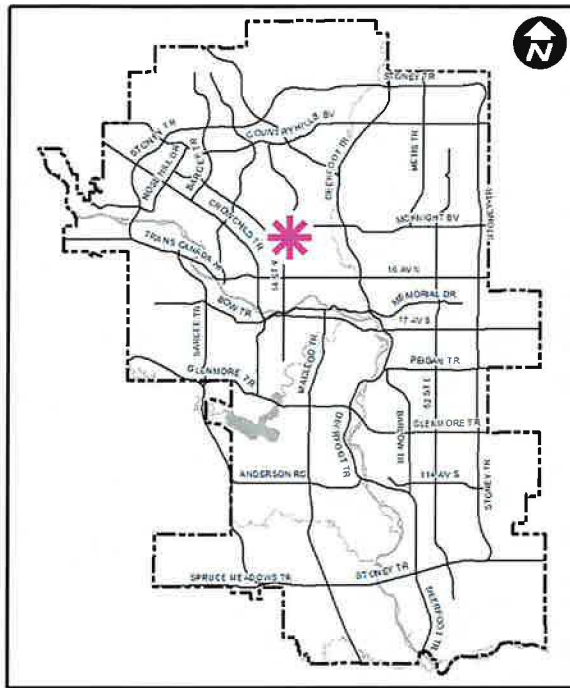
November 14, 2023



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 206D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 9 Cottage Street (Plan 9043HA, Block 11, Lot 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented (R-CG) District.



LEGEND

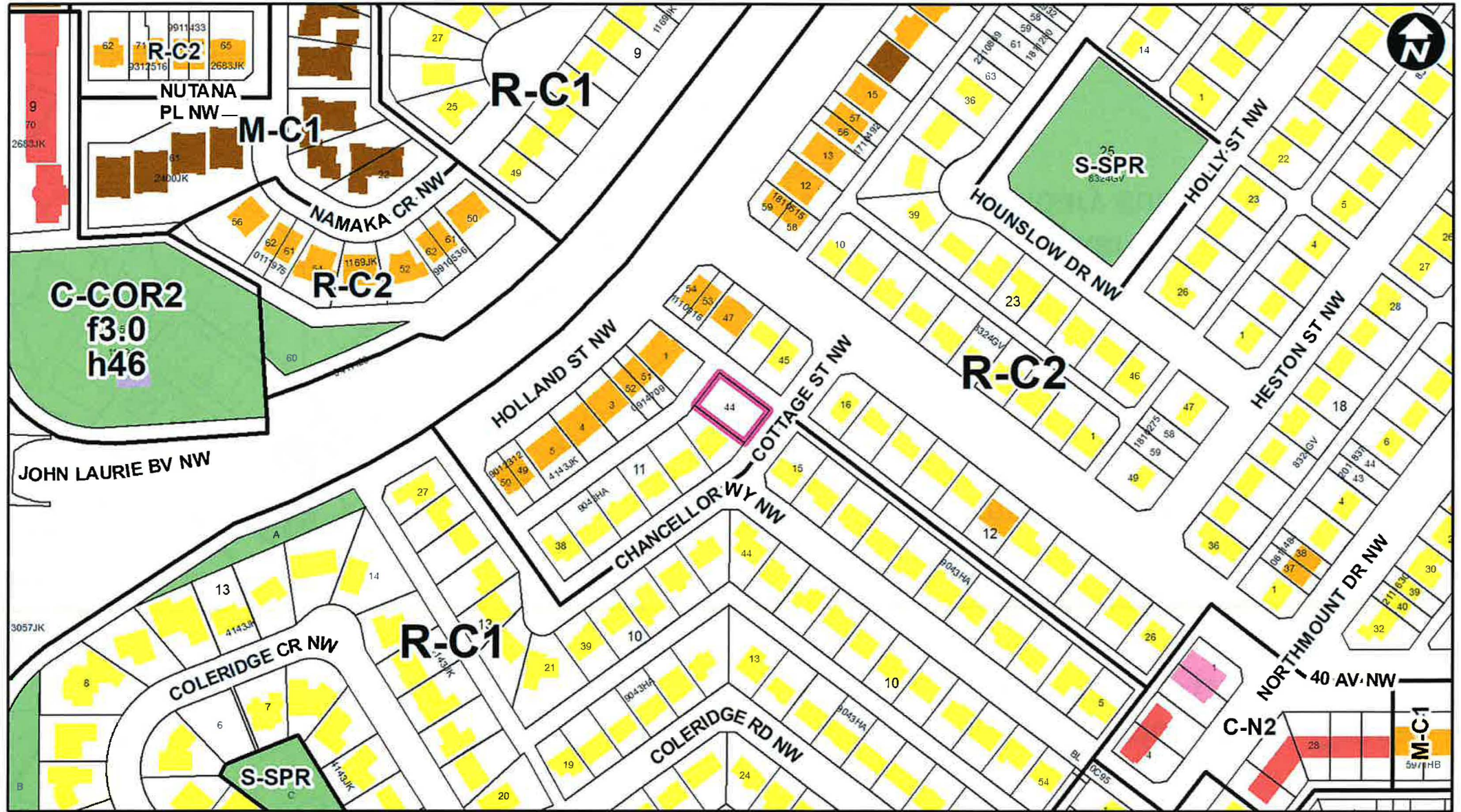
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

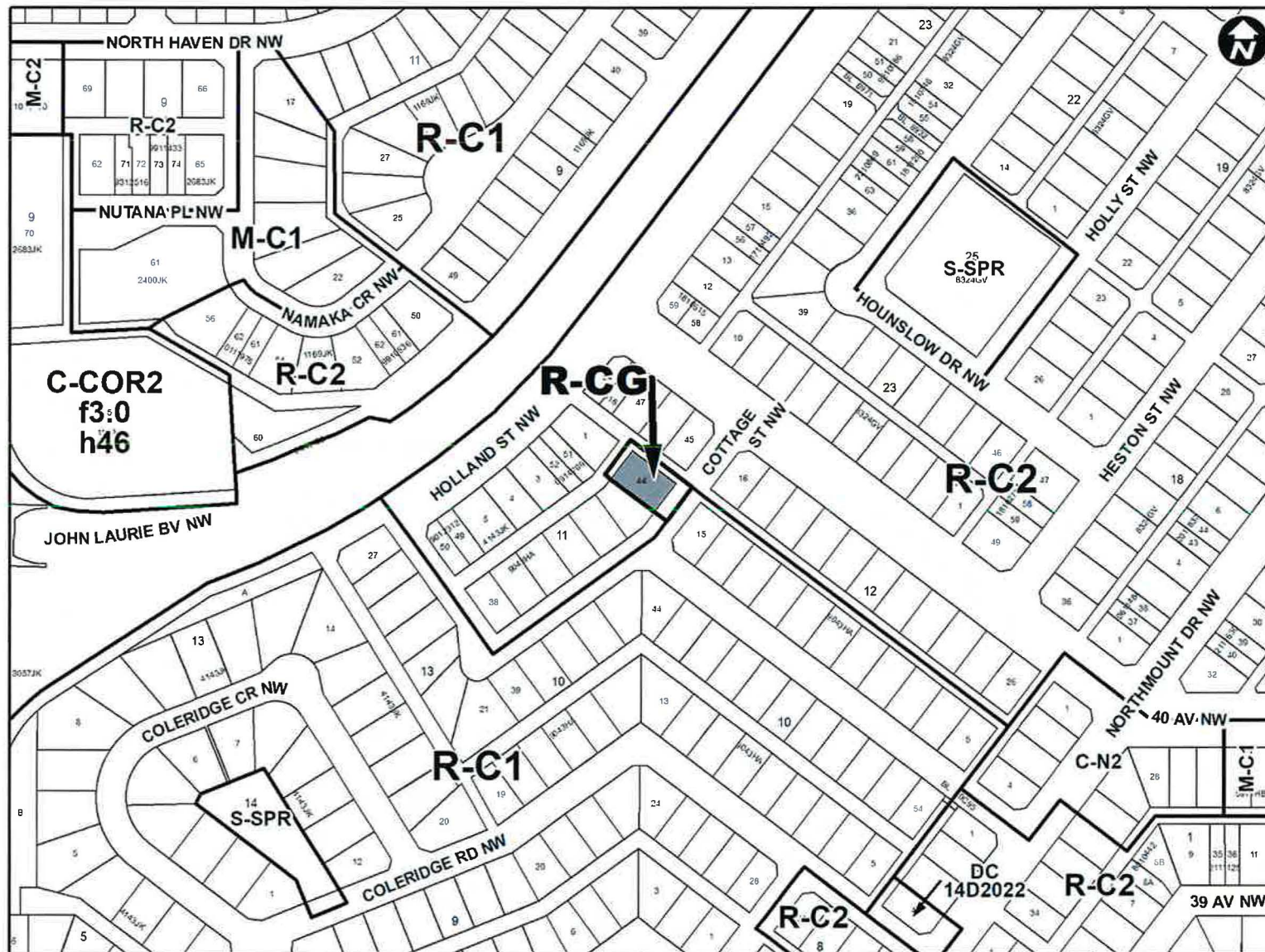
0.06 ha
20m x 30m

- 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



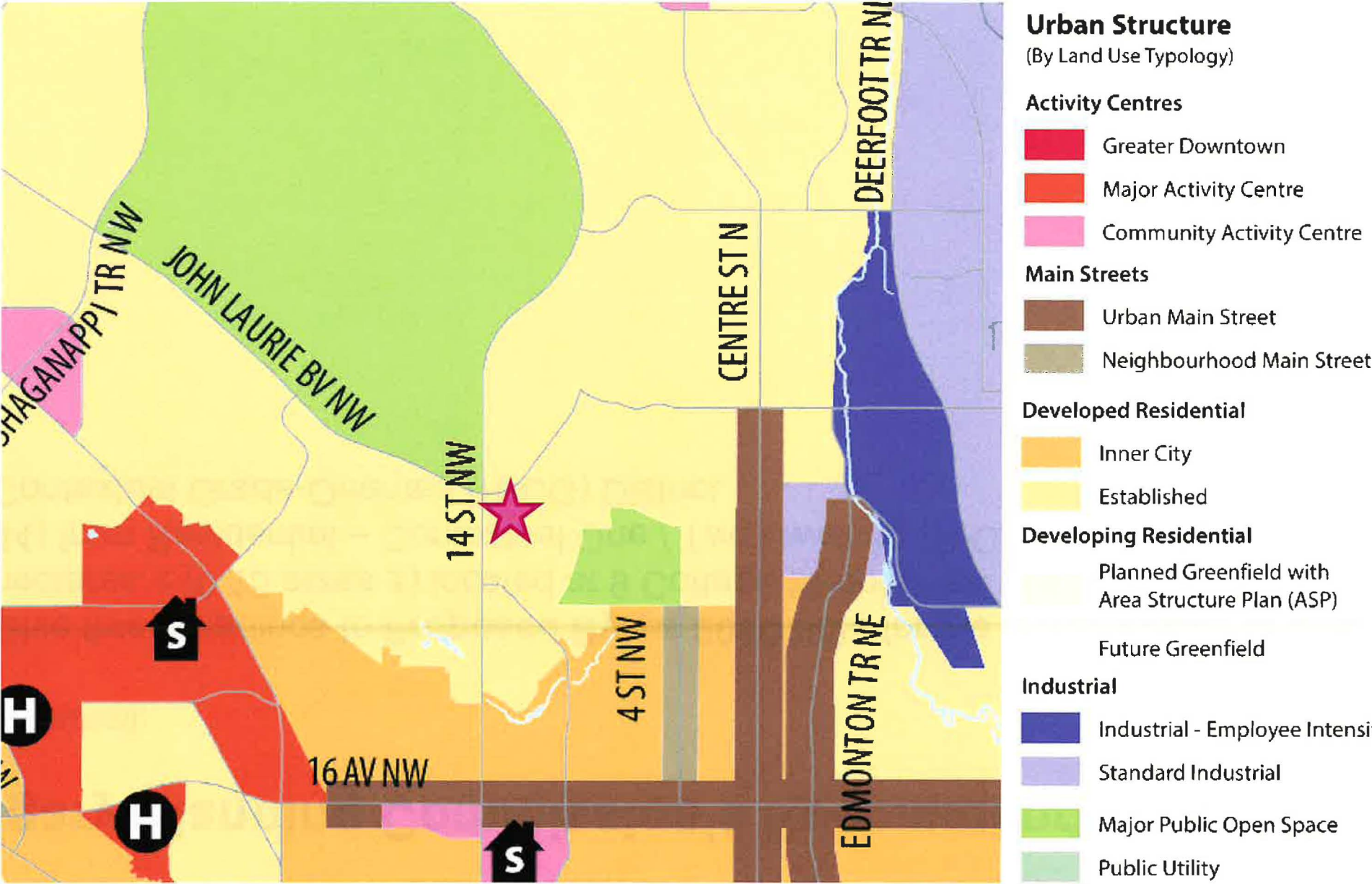
Proposed Land Use Map

6



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

- accommodates grade-oriented residential developments compatible with low density areas
- maximum height of 11 m
- maximum of 75 dwelling units/hectare or 4 units, plus secondary suites



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 206D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 9 Cottage Street (Plan 9043HA, Block 11, Lot 44) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Contextual Grade-Oriented (R-CG) District.

Supplementary Slides





