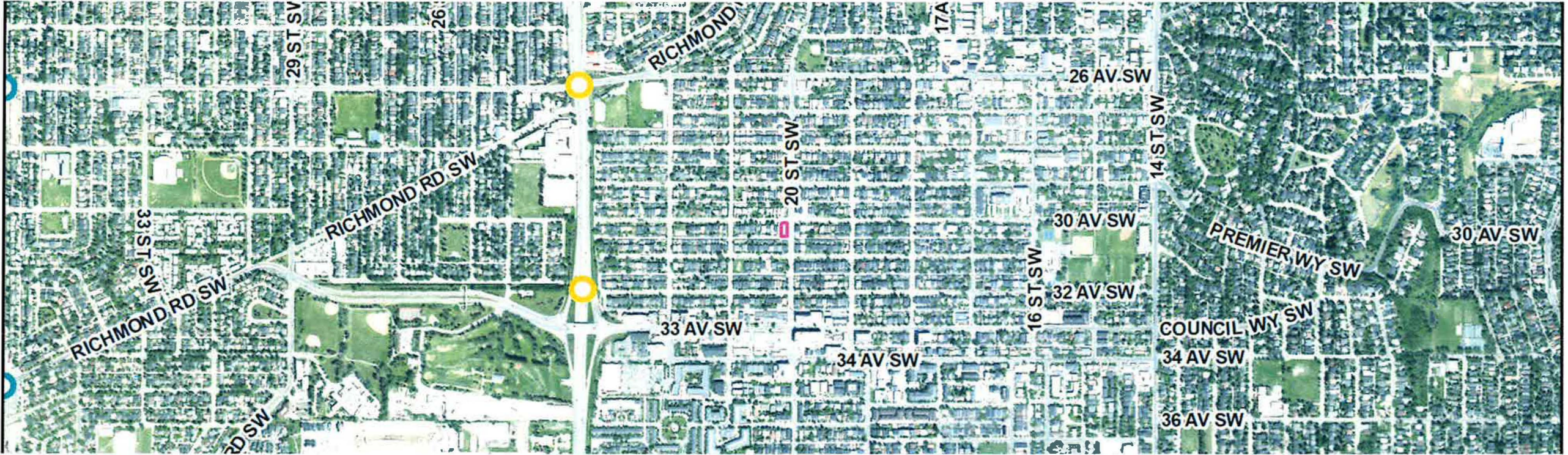




# Public Hearing of Council

## Agenda Item: 7.2.17



# LOC2022-0173 / CPC2023-0922

## Land Use Amendment

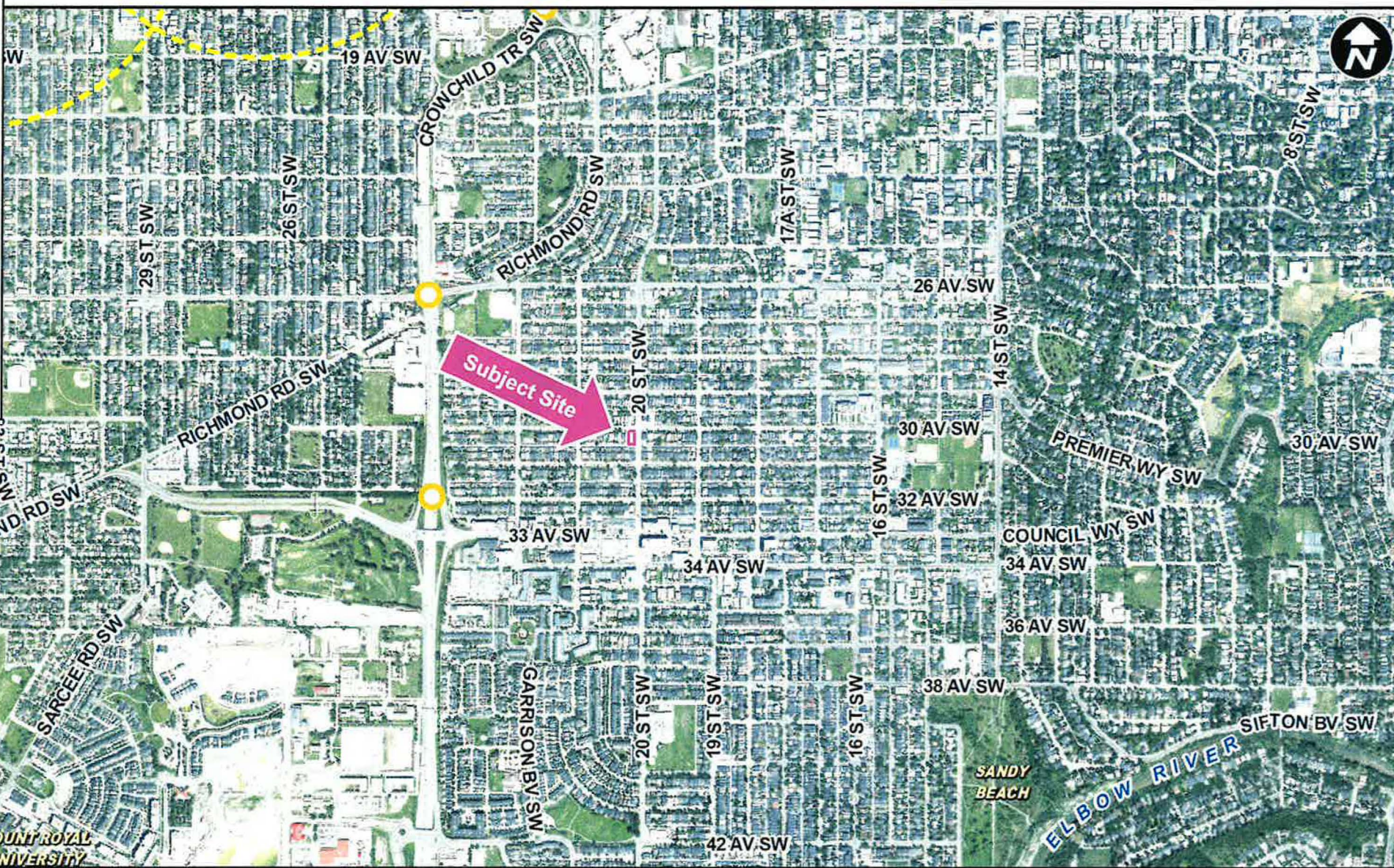
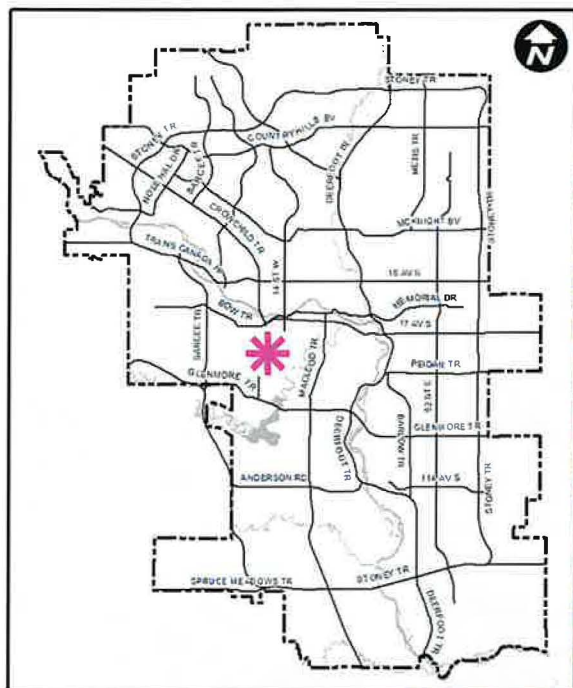
November 14, 2023

CITY OF CALGARY  
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ITEM: 7.2.17 - CPC 2023-0922  
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CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 76P2023** for the amendments to the Richmond Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 199D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2103 – 30 Avenue SW (Plan 4479P, Block 39, Lots 39 and 40) 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 38m

# 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

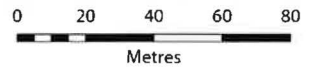


## Proposed Residential – Grade-Oriented infill (R-CG) District:

- Maximum density 75 units per hectare
- Maximum height 11 metres

Map 2  
Land Use Policy

- Legend**
- Study Area Boundary
  - Main Street Area Developed Areas Guidebook
  - Conservation/ Infill
  - Low Density Residential



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## Supplementary Slides

Front – 30 Avenue SW



Lane– 20 Street SW



