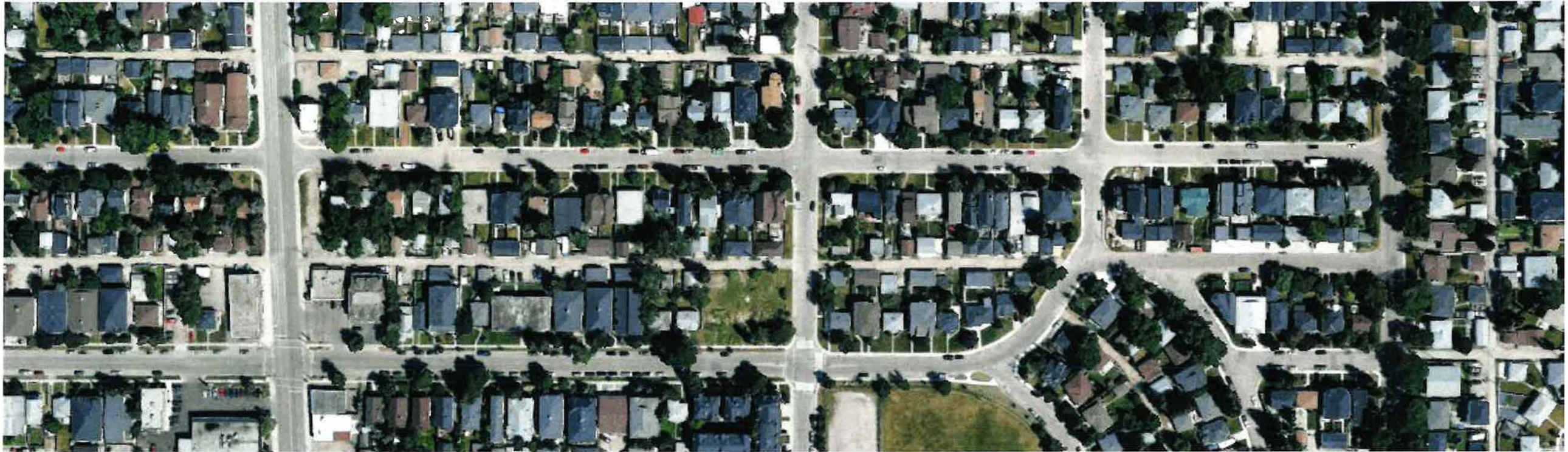




Public Hearing of Council

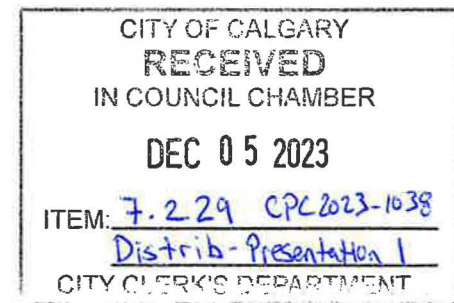
Agenda Item: 7.2.29



LOC2023-0202 / CPC2023-1038

Land Use Amendment

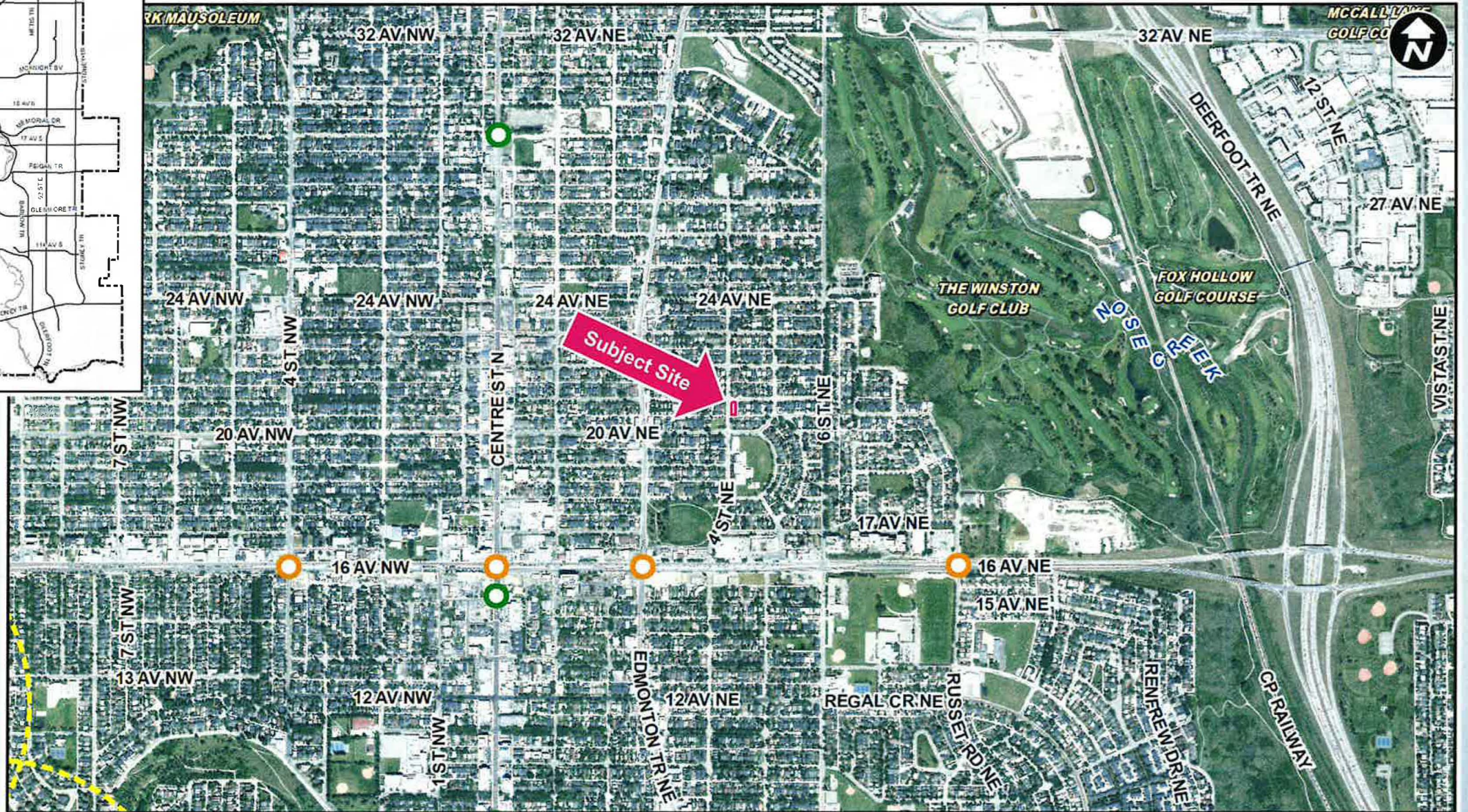
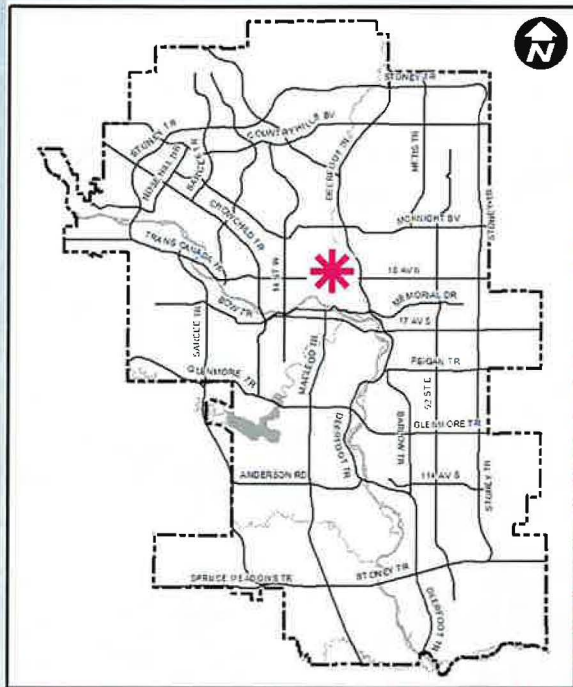
December 5, 2023



Calgary Planning Commission's Recommendation:

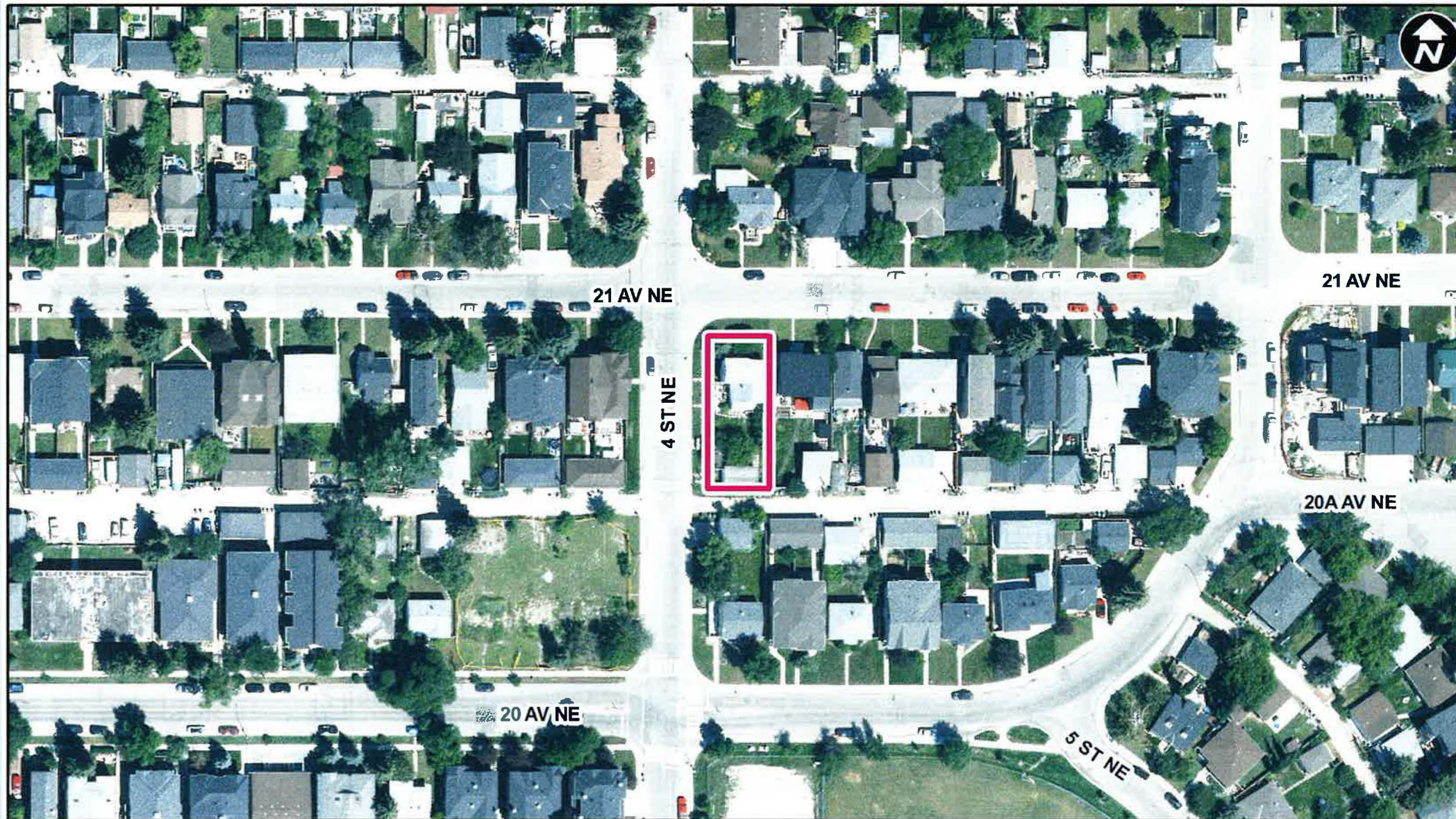
That Council:

Give three readings to **Proposed Bylaw 232D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) at 501 – 21 Avenue NE (Plan 3182FU, Block 5, Lot 15) 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



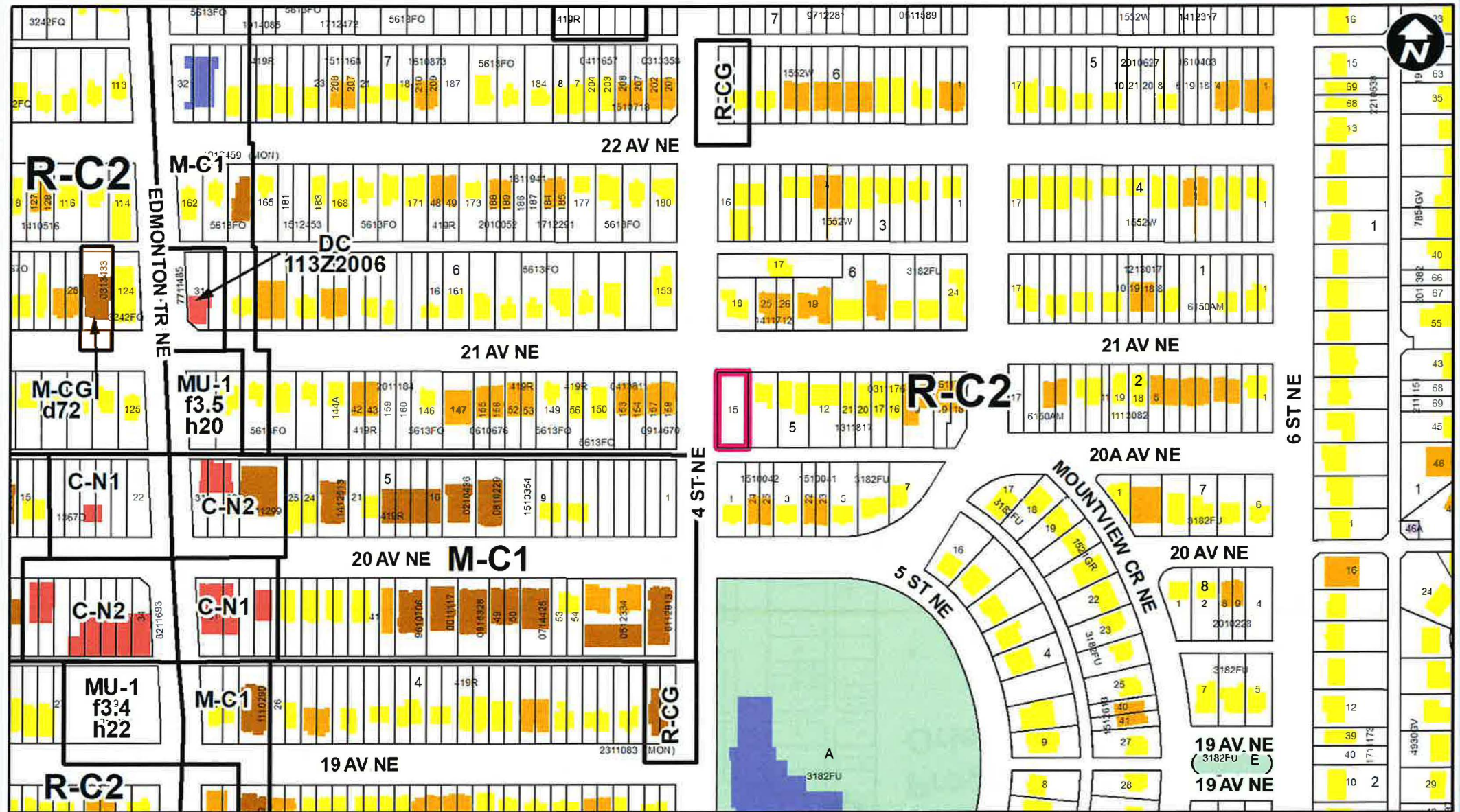
Parcel Size:

0.06 ha
15 m x 37 m

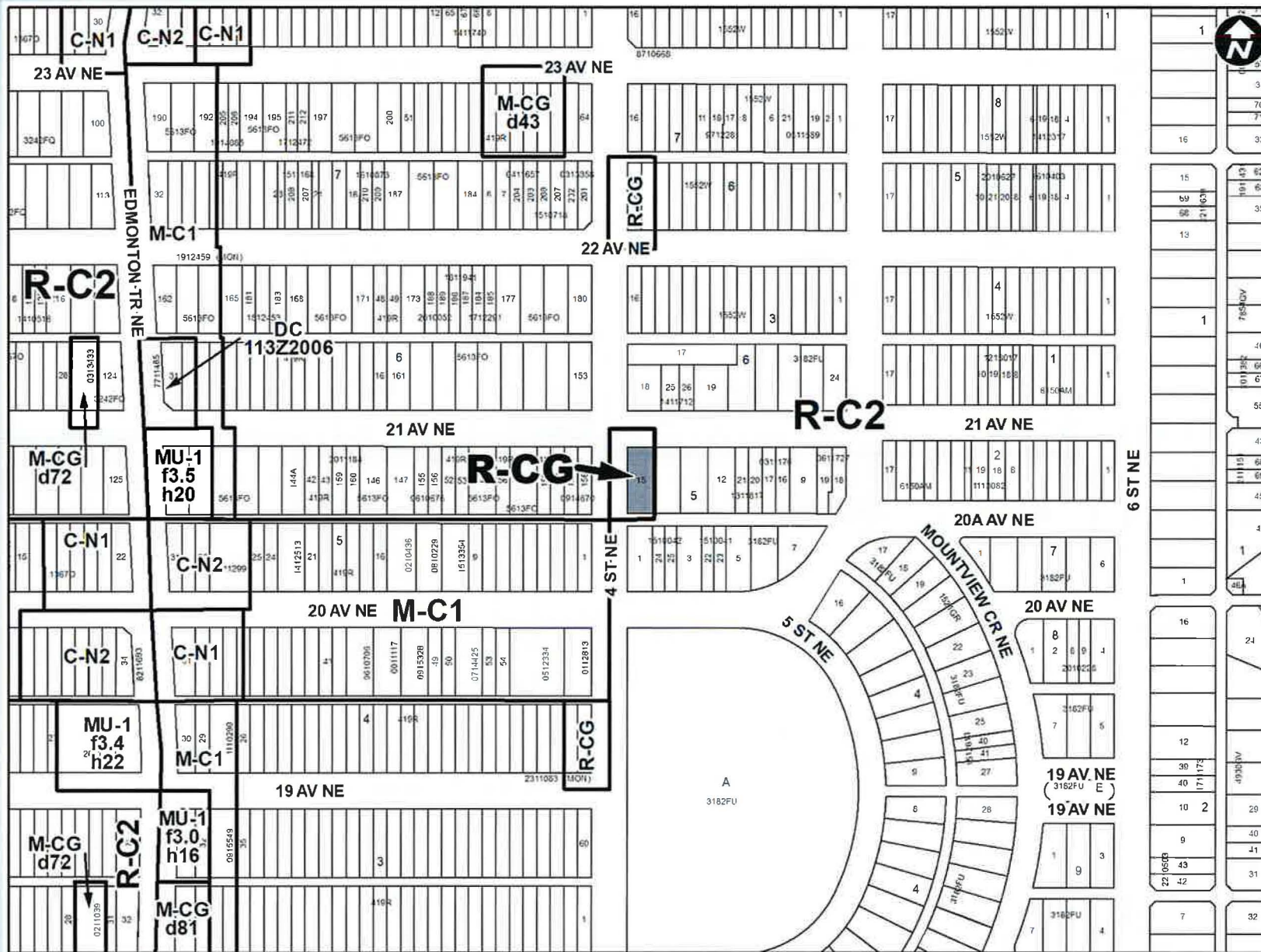
Surrounding Land Use

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:

- accommodates grade-oriented development primarily in the form of rowhouses, townhouses, duplexes and may include secondary suites
- Maximum density of 75 units per hectare (4 units)
- Maximum height of 11 metres

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 232D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) at 501 – 21 Avenue NE (Plan 3182FU, Block 5, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

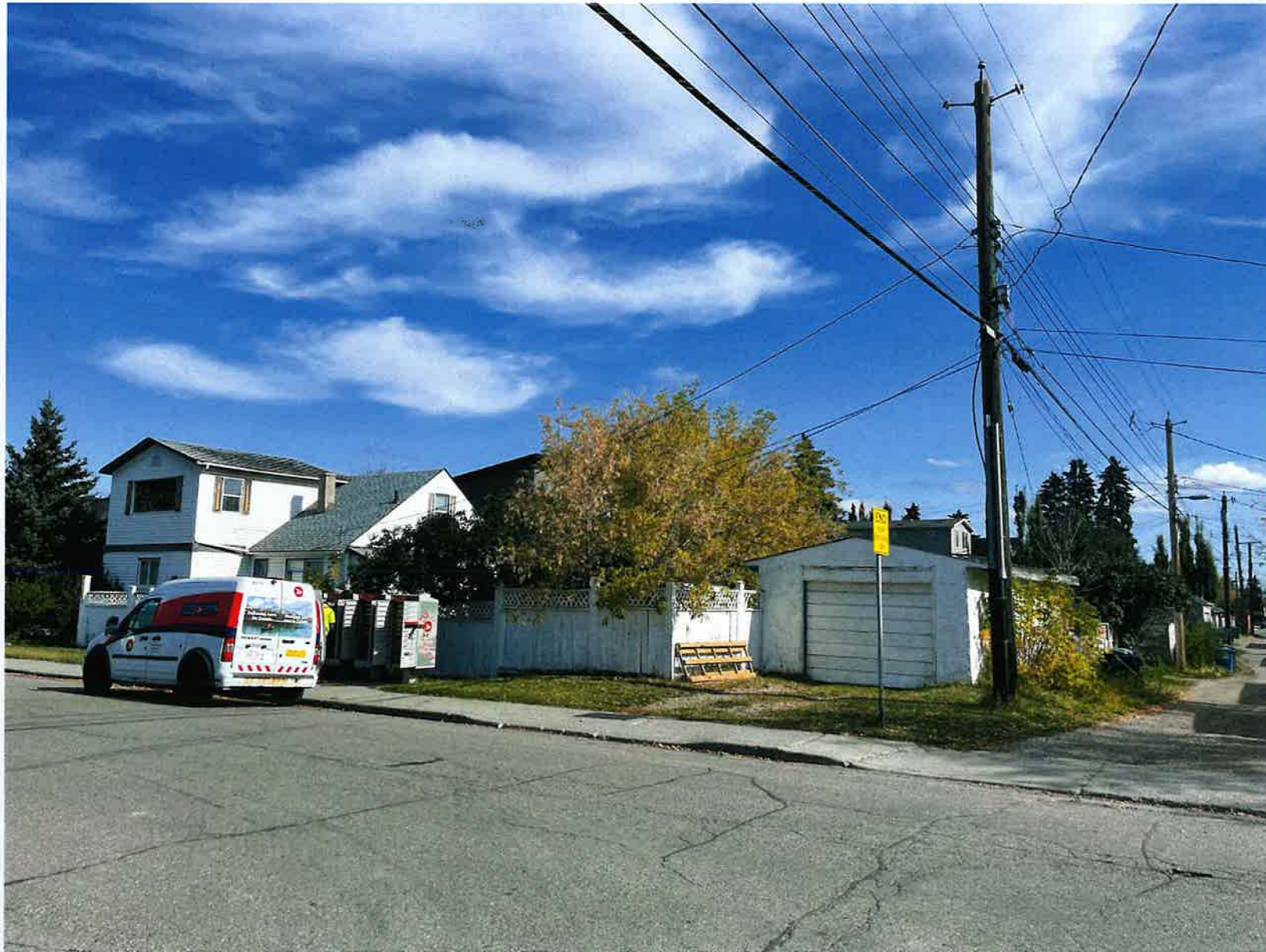
Supplementary Slides



Looking southwest from 4 Street NE / 21 Avenue NE intersection



Looking north from 4 Street NE



Looking west from 4 Street NE

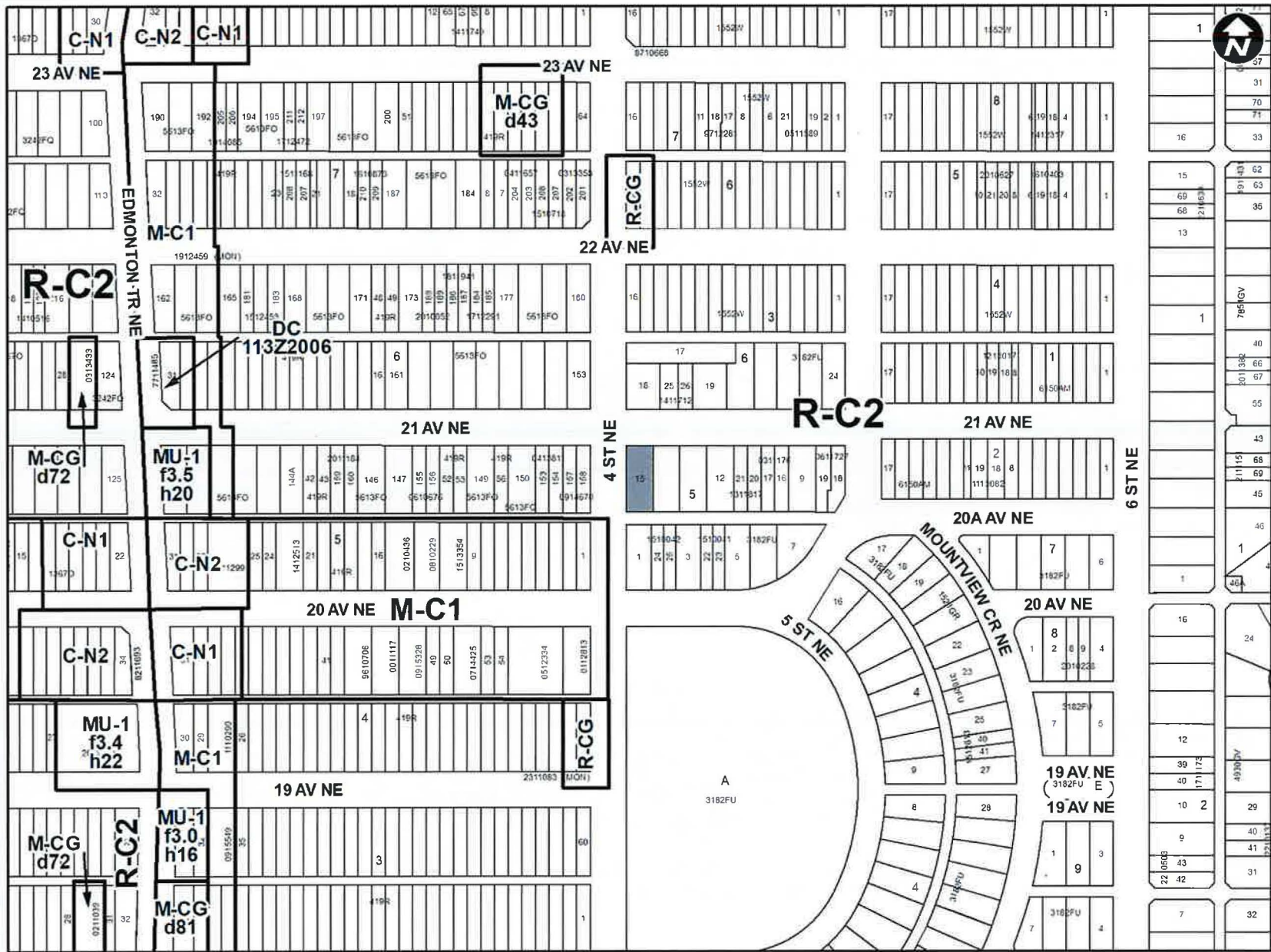


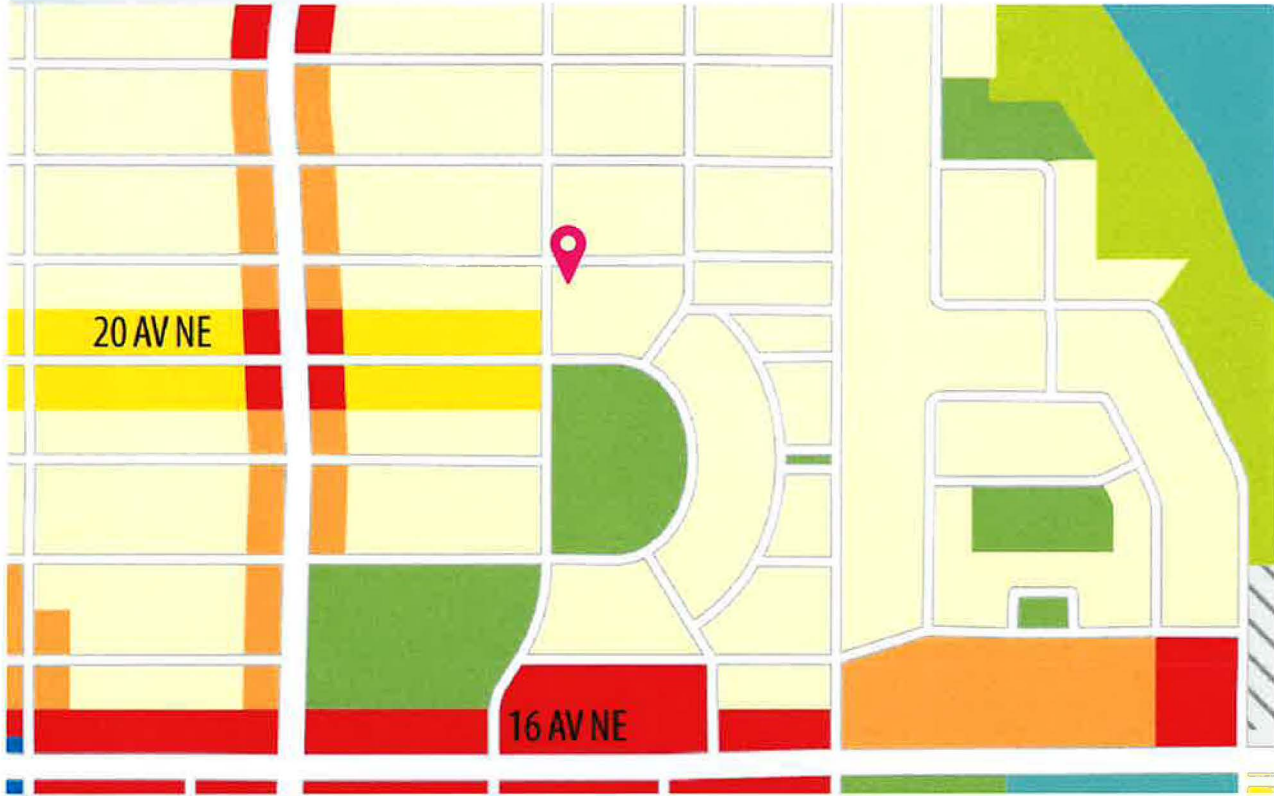
Looking south from 21 Avenue NE



Looking southwest from 4 Street NE

Existing Land Use Map 14





Map 3:
Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex

- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation

- Regional Campus
- No Urban Form Category
- Additional Policy Guidance**
- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary

Map 4:
Building Scale

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary

