



# Public Hearing of Council

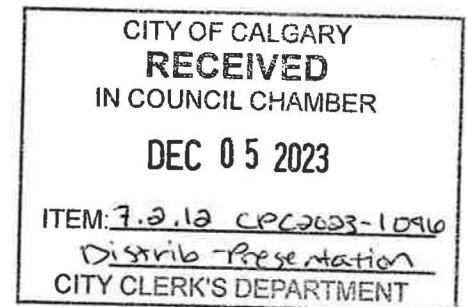
## Agenda Item: 7.2.12



# LOC2017-0149 / CPC2023-1096

## Land Use Amendment

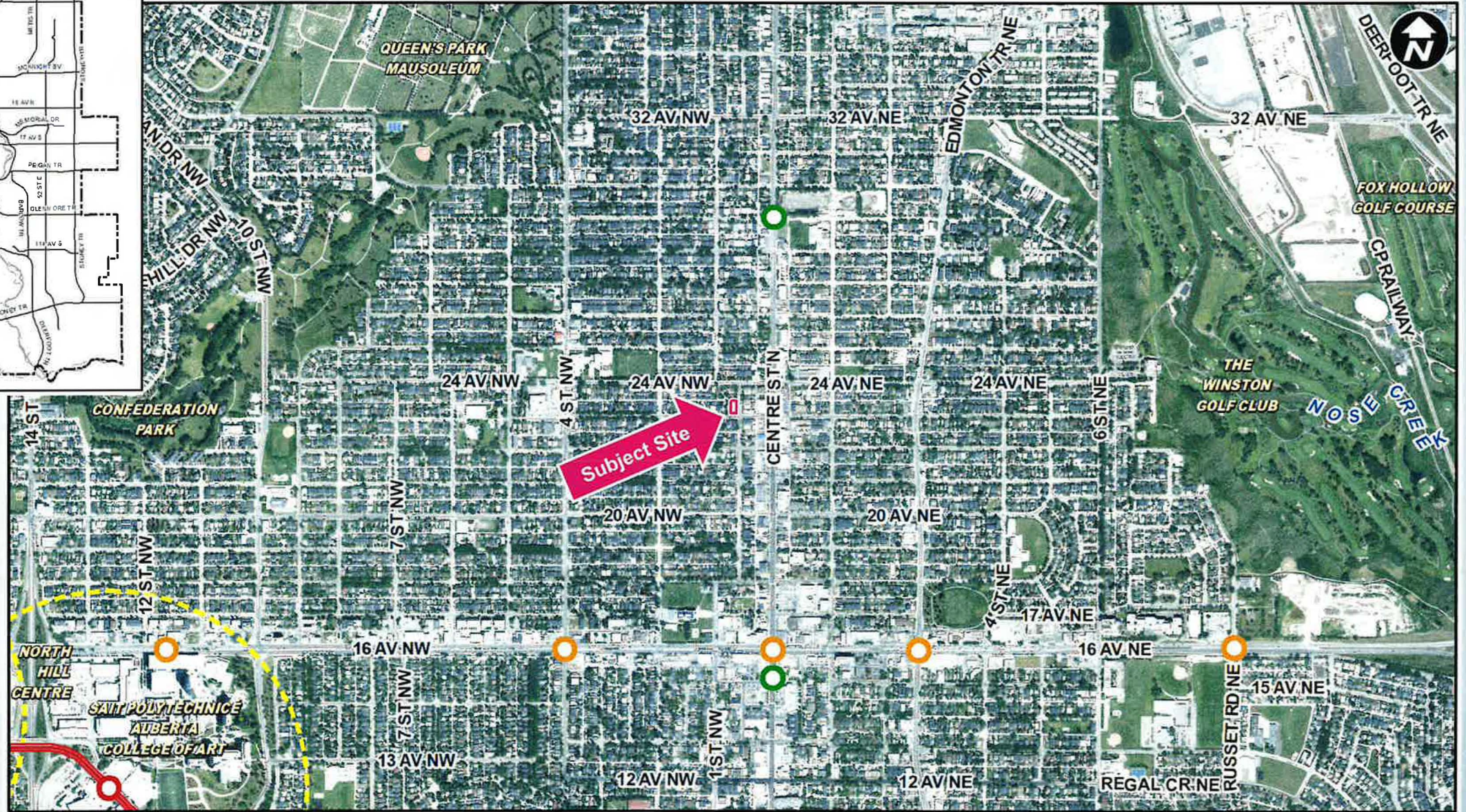
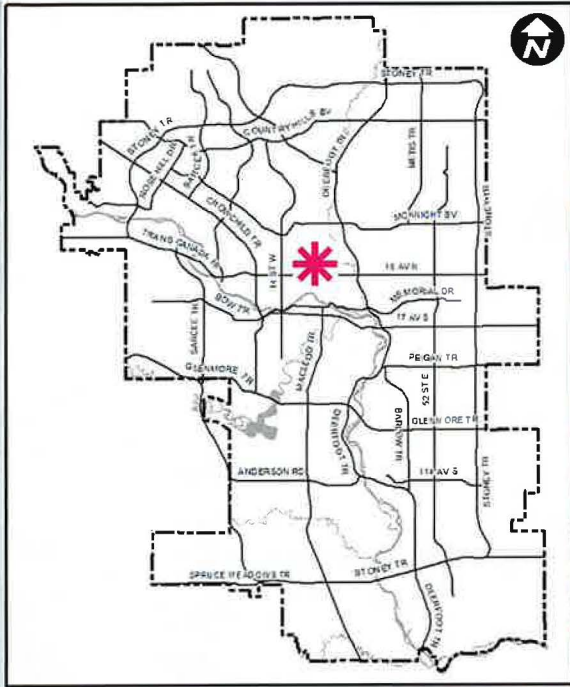
December 5, 2023



## Calgary Planning Commission's Recommendation:

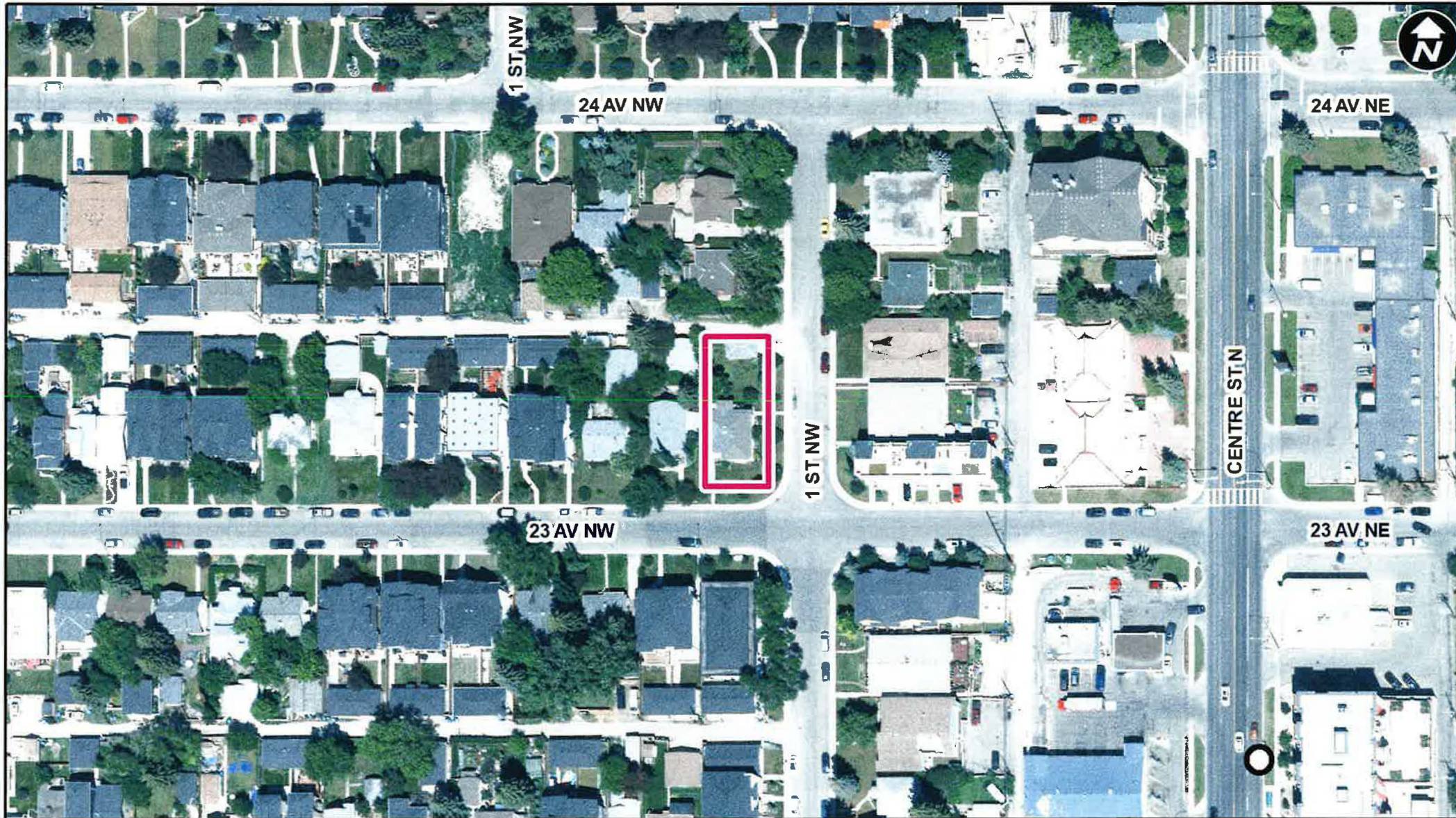
That Council:

Give three readings to **Proposed Bylaw 245D2023** for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 202 – 23 Avenue NW (Plan 21290, Block 33, Lots 1 and 2) 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



○ Bus Stop

Parcel Size:

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

- Maximum height: 11 metres (3 storeys)
- Maximum density: 75 units per hectare (4 units)

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# Supplementary Slides



# Existing Land Use Map

## Existing Land Use District:

- Residential – Contextual One/Two Dwelling (R-C2) District
- Max height 10 metres







