

Public Hearing of Council

Agenda Item: 7.2.34



LOC2023-0253 / CPC2023-1200

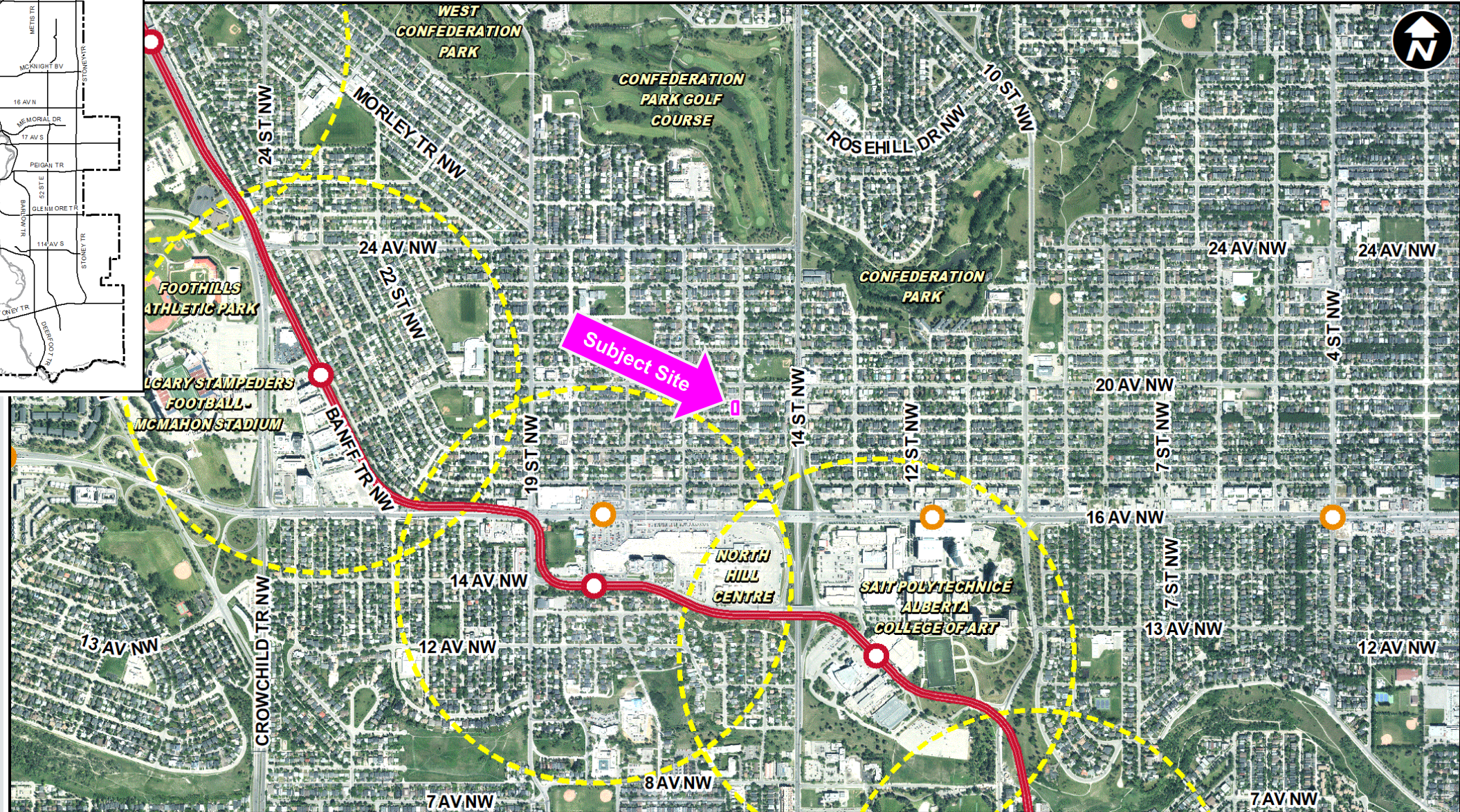
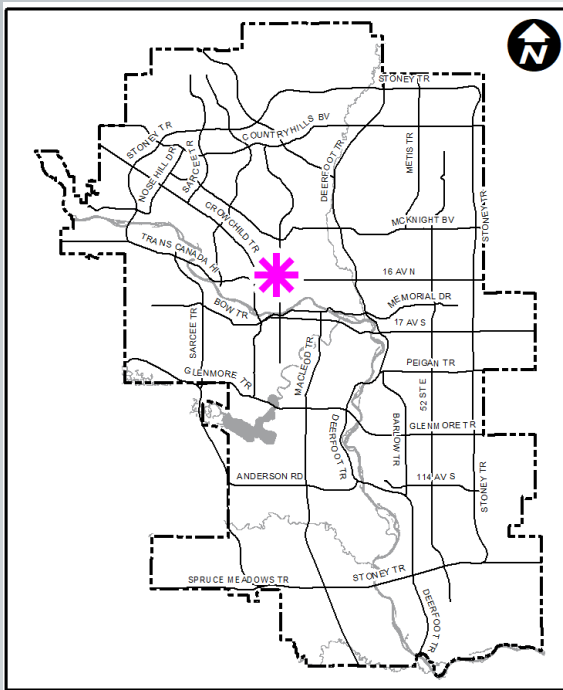
Land Use Amendment

February 6, 2024


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 30D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1602 – 19 Avenue NW (Plan 2864AF, Block 13, 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

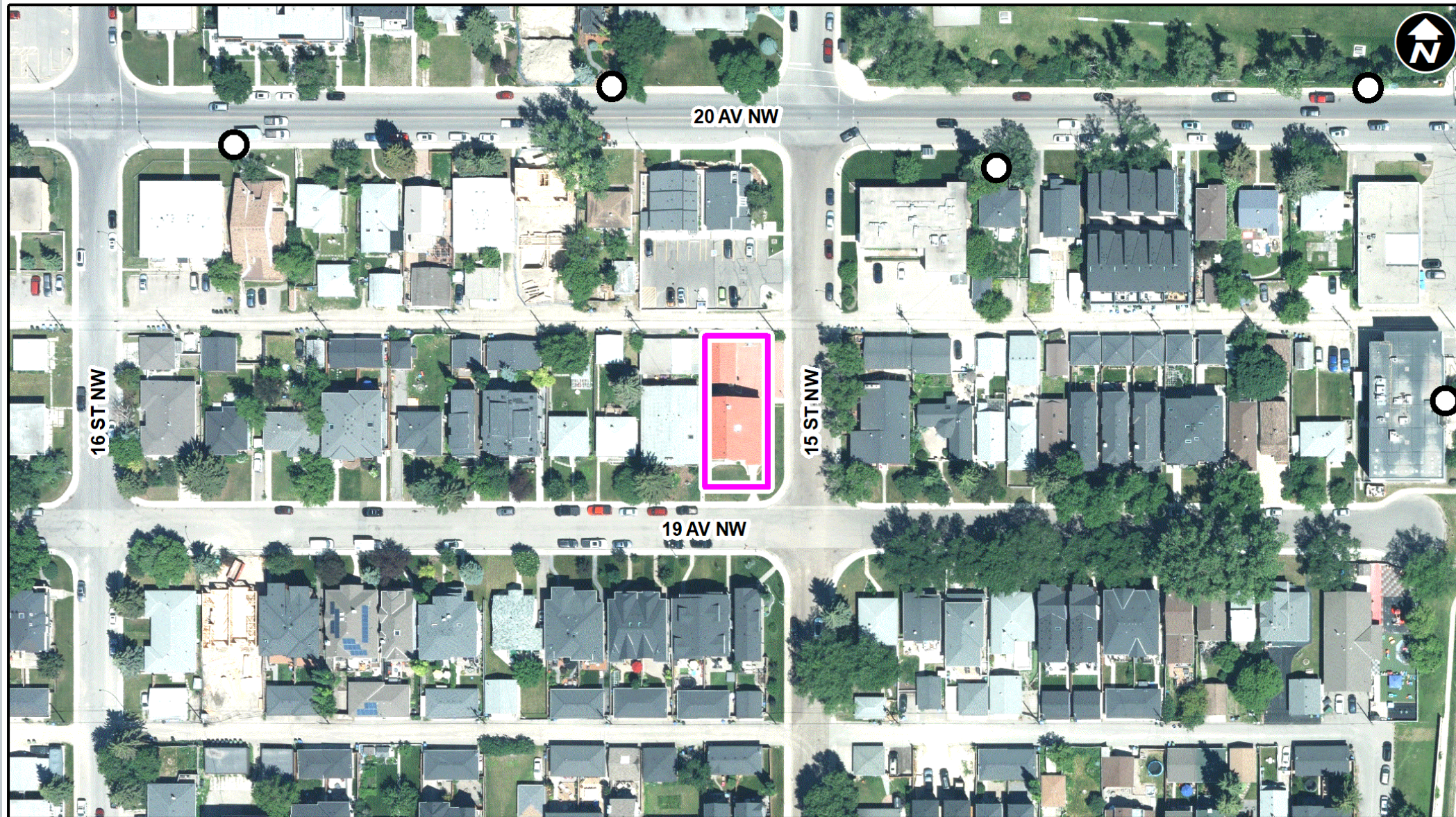
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

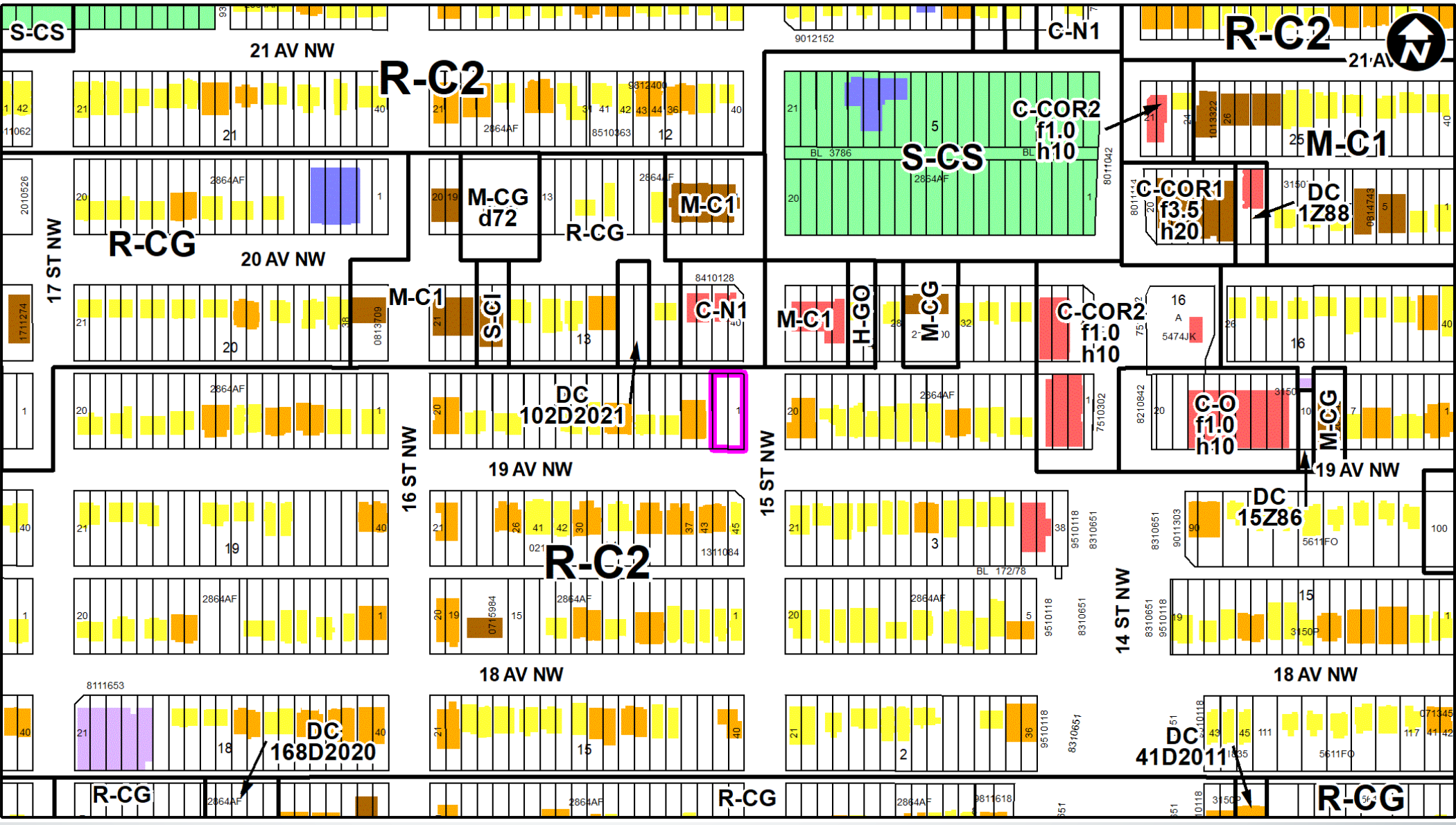
Max BRT Stops

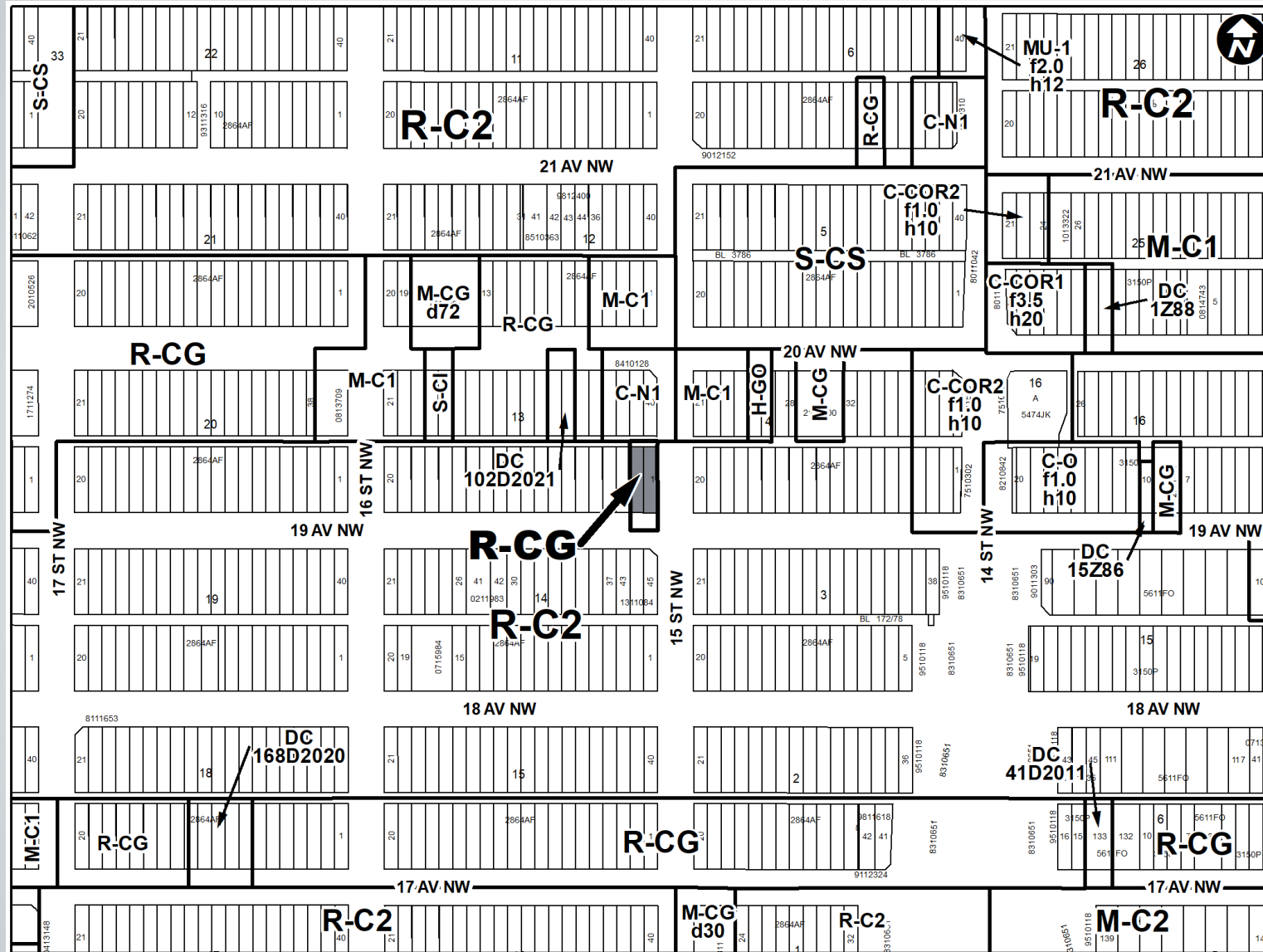
-  Orange
-  Purple
-  Teal
-  Yellow

**LEGEND**

○ Bus Stop

Parcel Size:0.06 ha
15m x 36m





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

- Allows for rowhouses and townhouses
- Maximum density of 75 dwelling units per hectare
- Maximum building height of 11 metres

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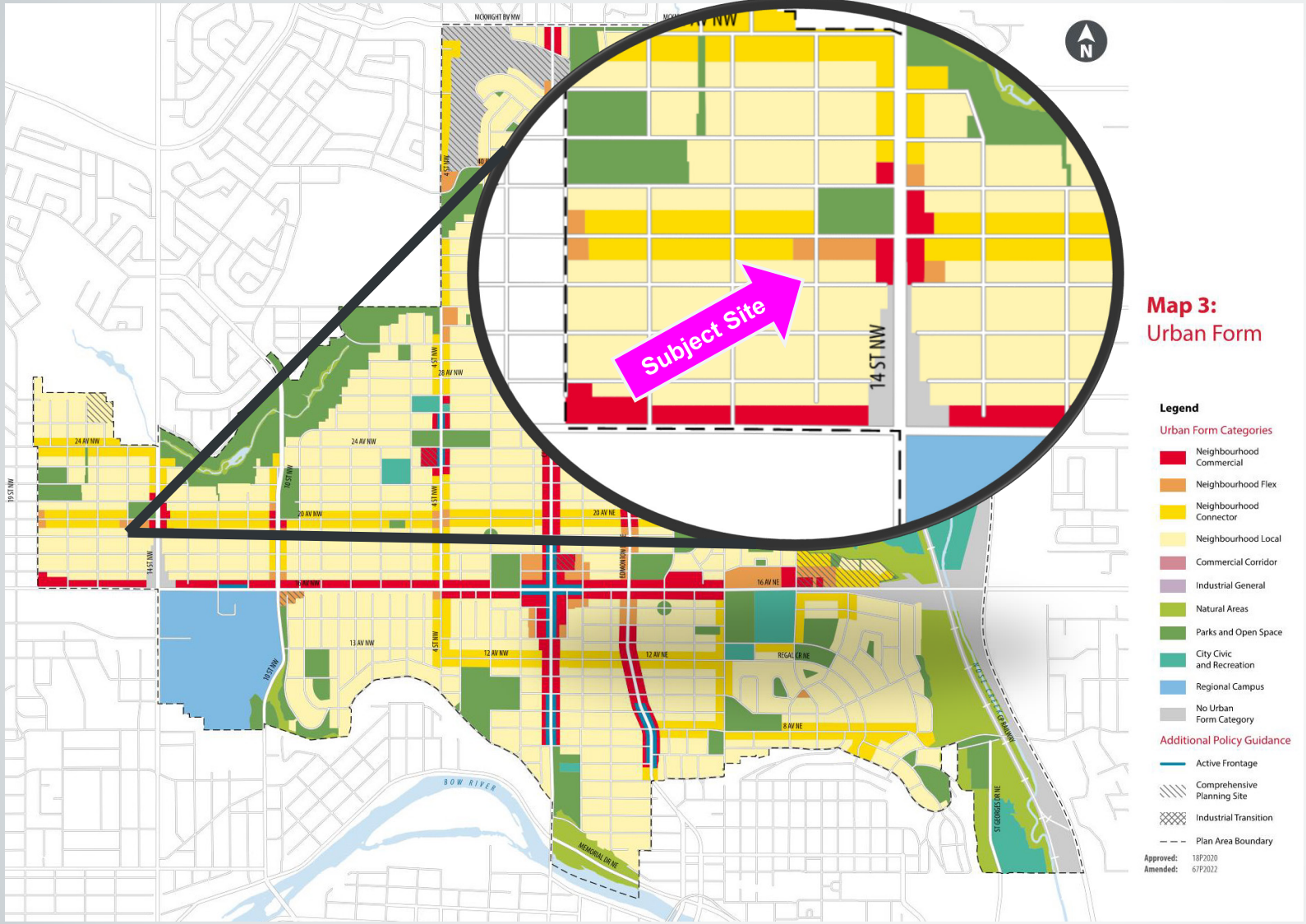
Supplementary Slides



View of the subject lands on 19 Avenue NW, facing north.

North Hill Communities Local Area Plan

Map 3: Urban Form



- Located in the Neighbourhood Local category.
- Support for forms containing three or more units, where the parcel has a rear lane and can accommodate parking on the site.

