



**LOC2023-0288 / CPC223-1320**

**Land Use Amendment**

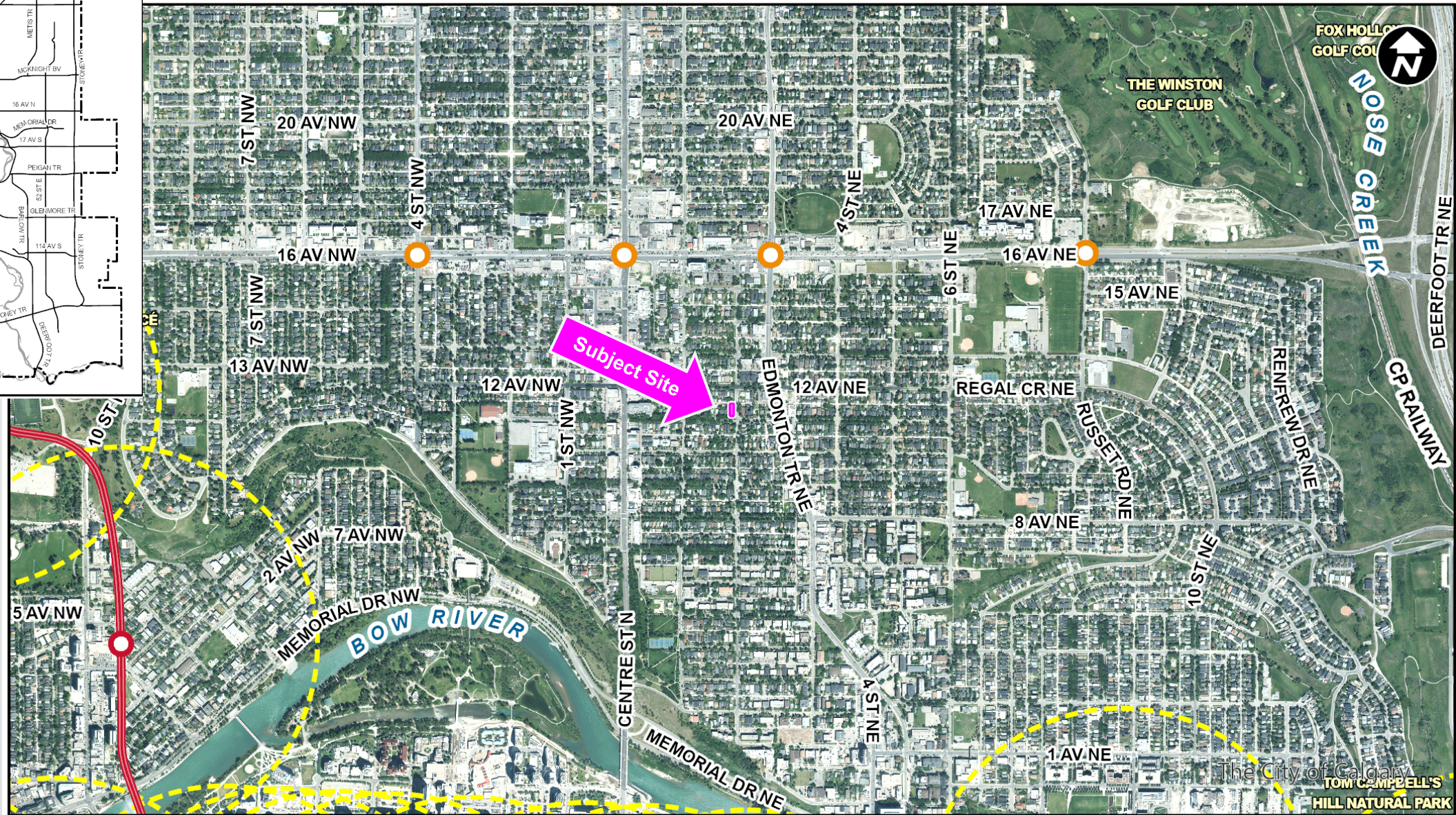
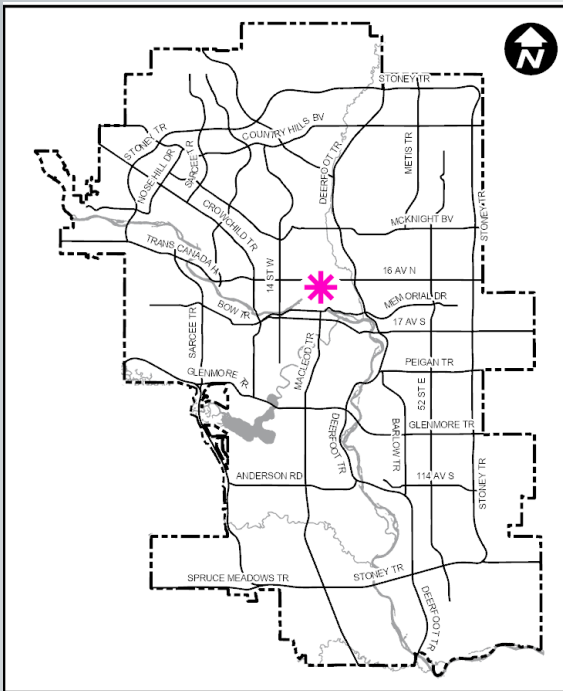
February 6, 2024

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 48D2024** for the redesignation of 0.04 hectares  $\pm$  (0.09 acres  $\pm$ ) located at 236 – 11 Avenue NE (Plan 470P, Block 22, a portion of Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

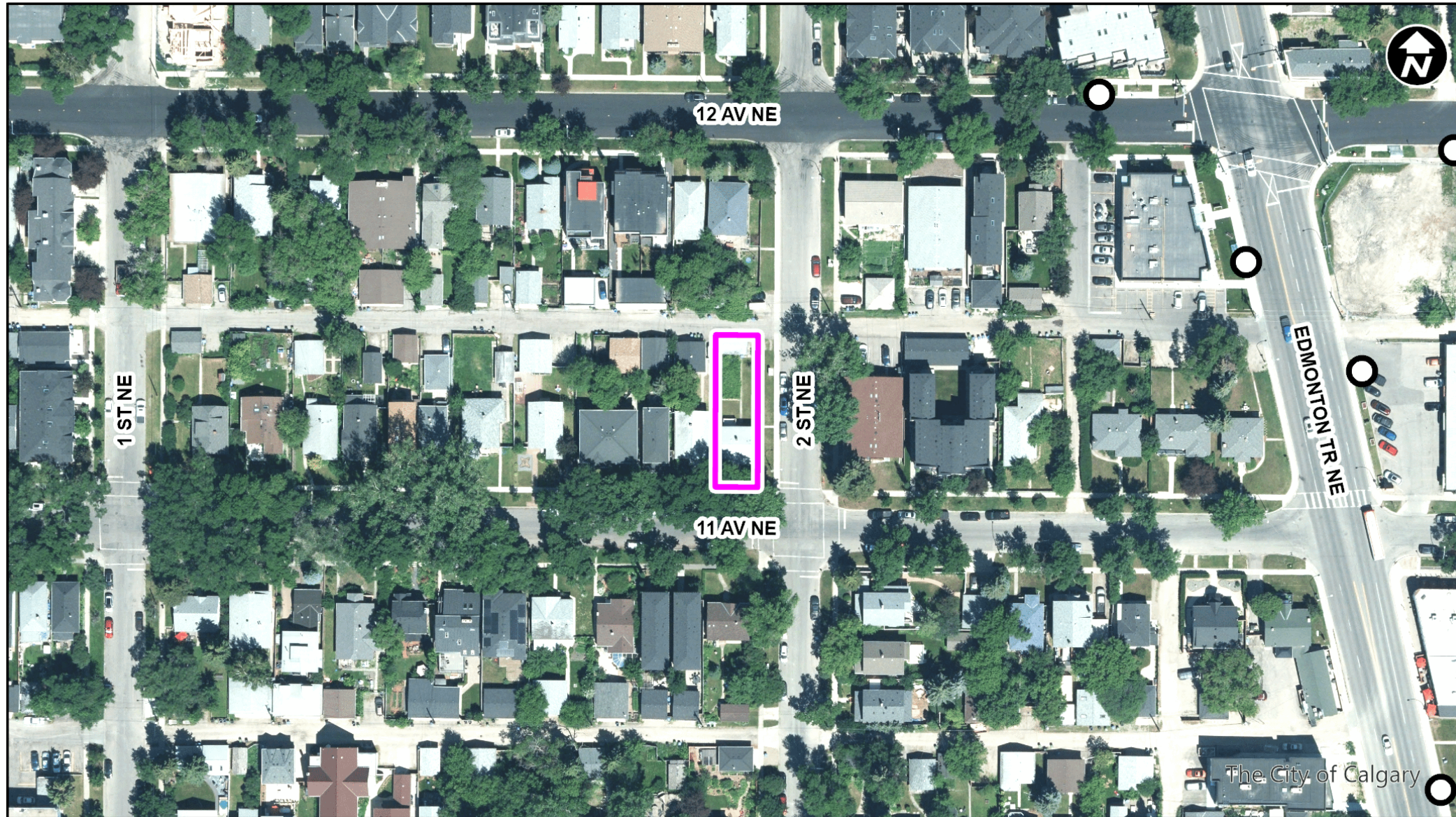




## LEGEND

- ⬭ 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





○ Bus Stop

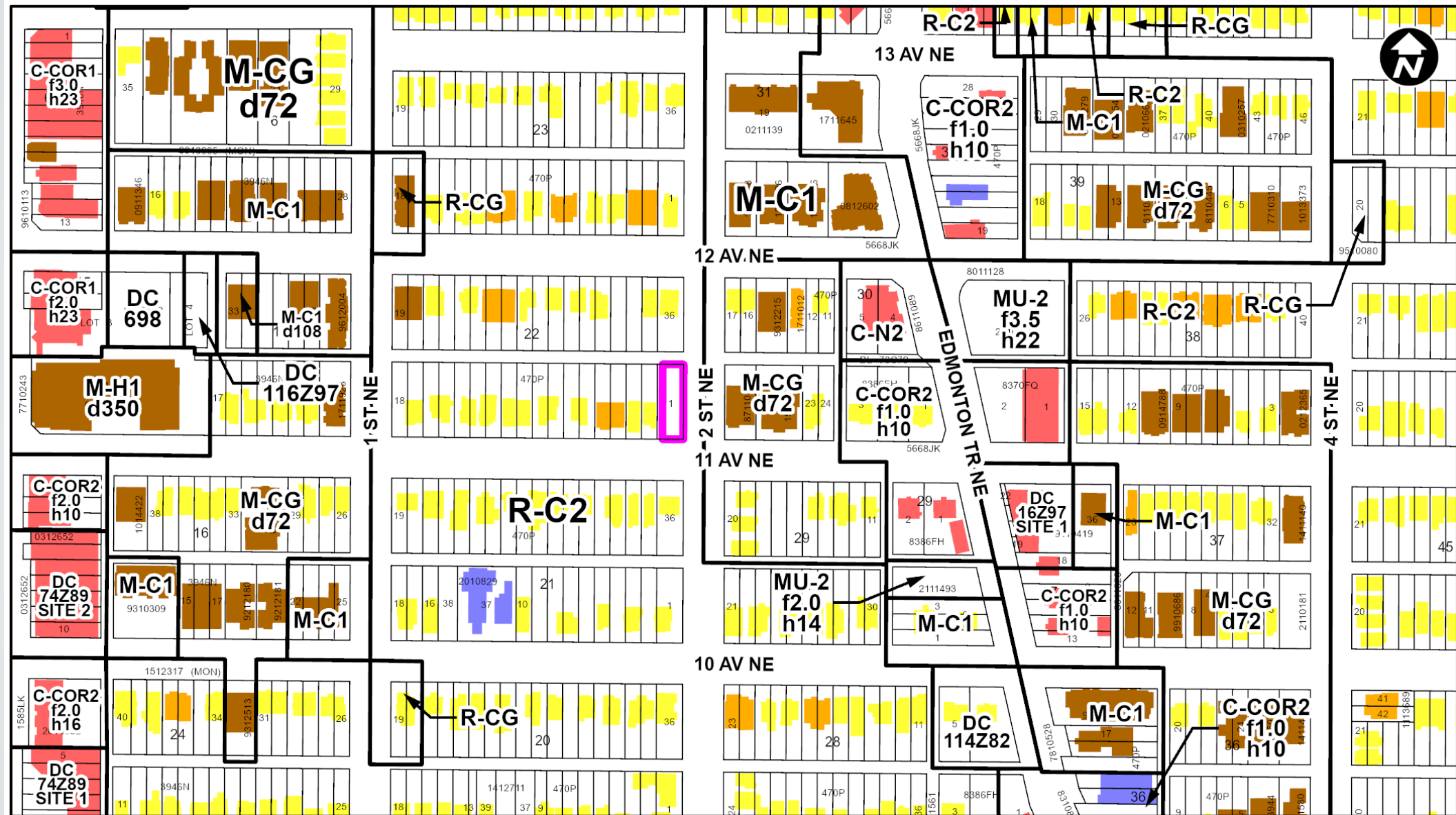
Parcel Size:

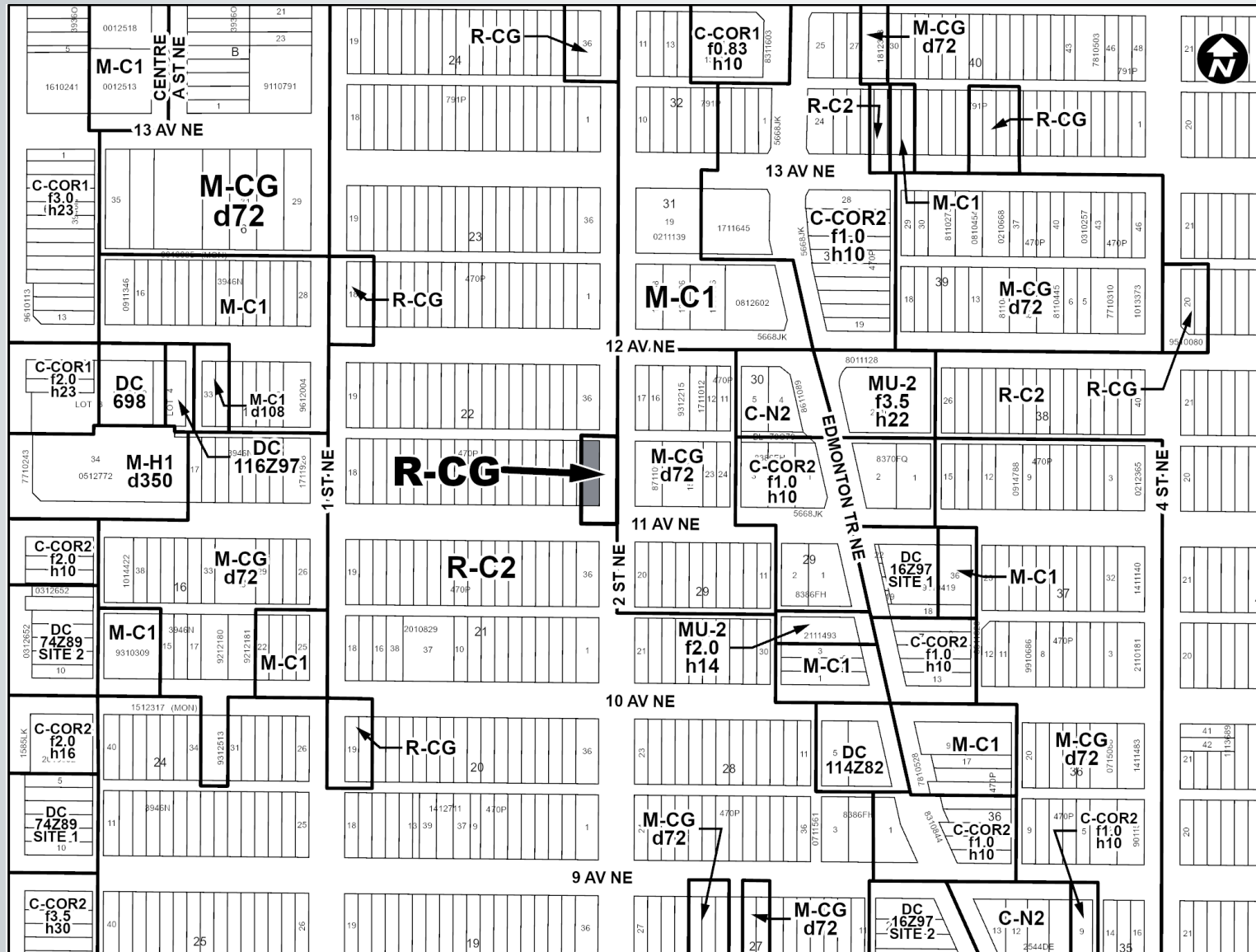
0.04 ha  
10m x 36m



## 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:

- Accommodates rowhouses and townhouses in addition to the building types already allowed
- Maximum building height of 11 metres
- Maximum density of 75 units per hectare

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## Supplementary Slides





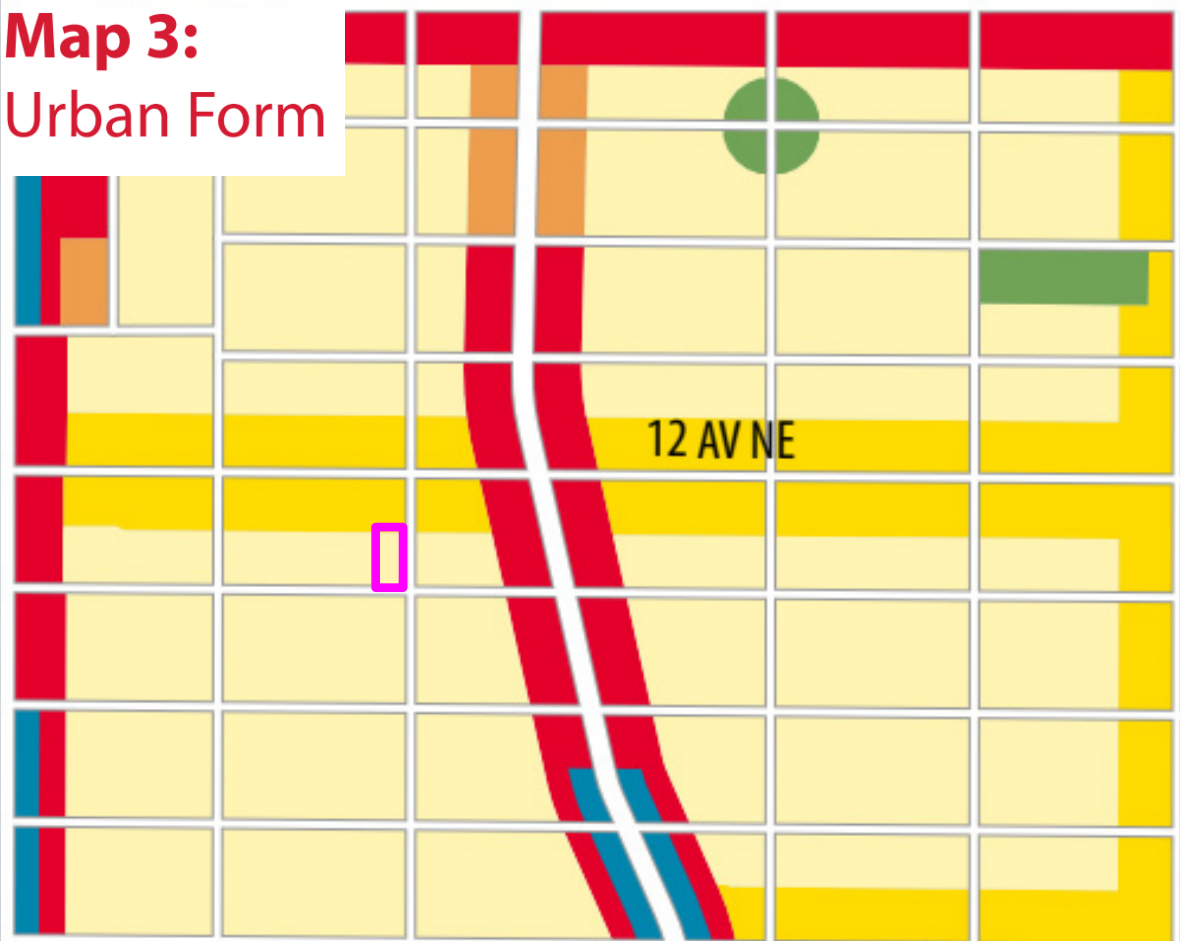







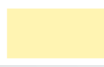


Map 3:  
Urban Form

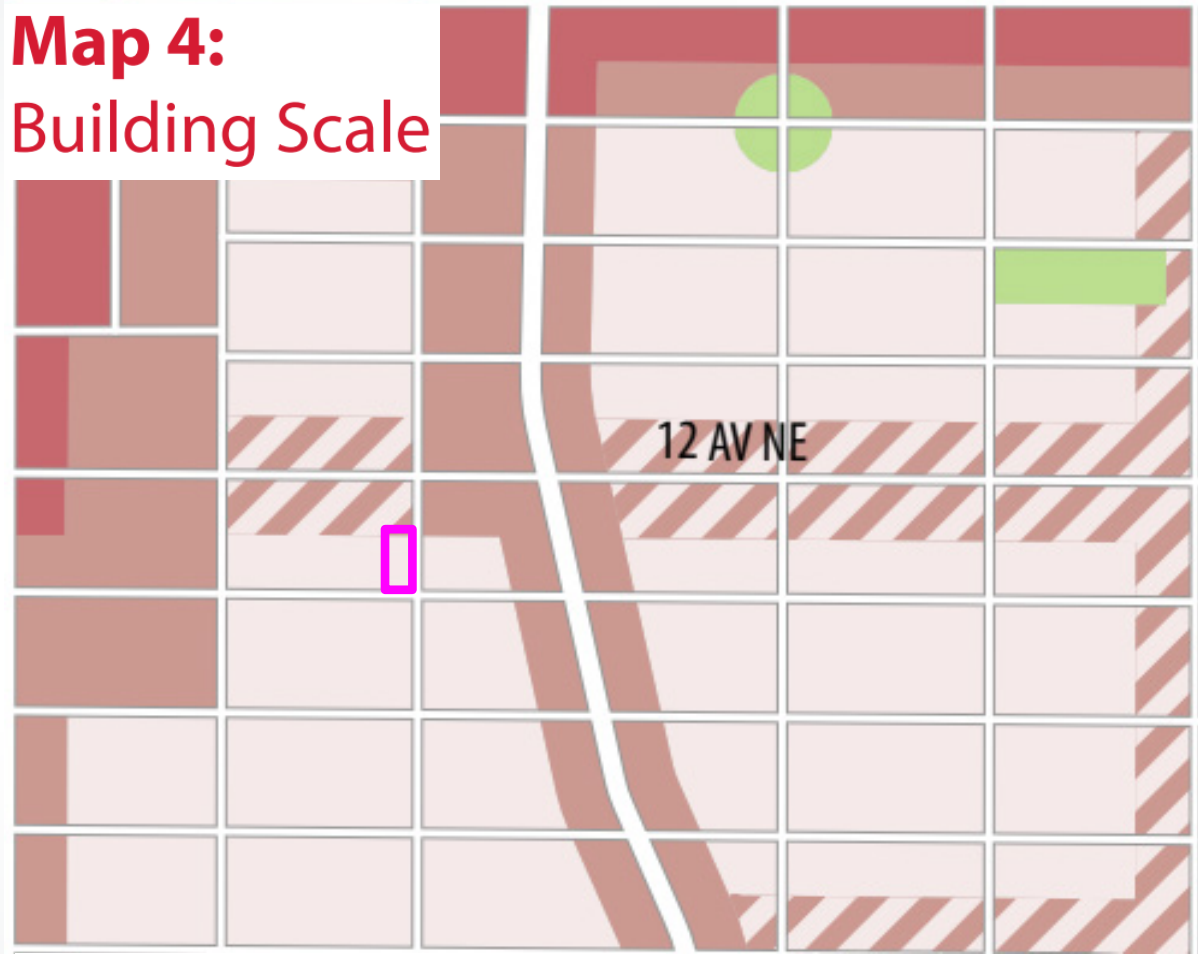


**Legend**





Urban Form Categories

-  Neighbourhood Connector
-  Neighbourhood Local

Map 4:  
Building Scale



**Legend**

-  Limited (up to 3 Storeys)
-  Low (up to 6 Storeys)
-  Low - Modified (up to 4 Storeys)
-  Mid (up to 12 Storeys)