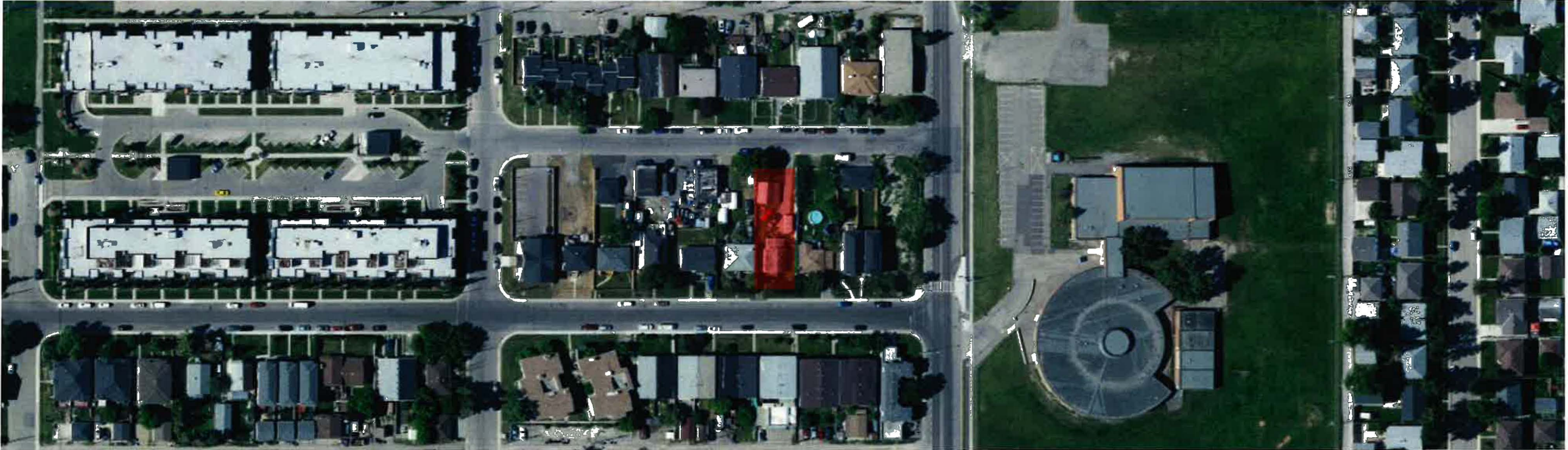




# Public Hearing of Council

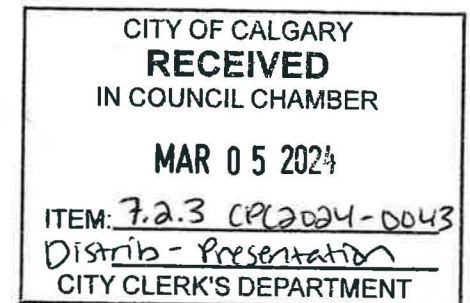
## Agenda Item: 7.2.3



# LOC2023-0281 / CPC2024-0043

## Land Use Amendment

March 5, 2024



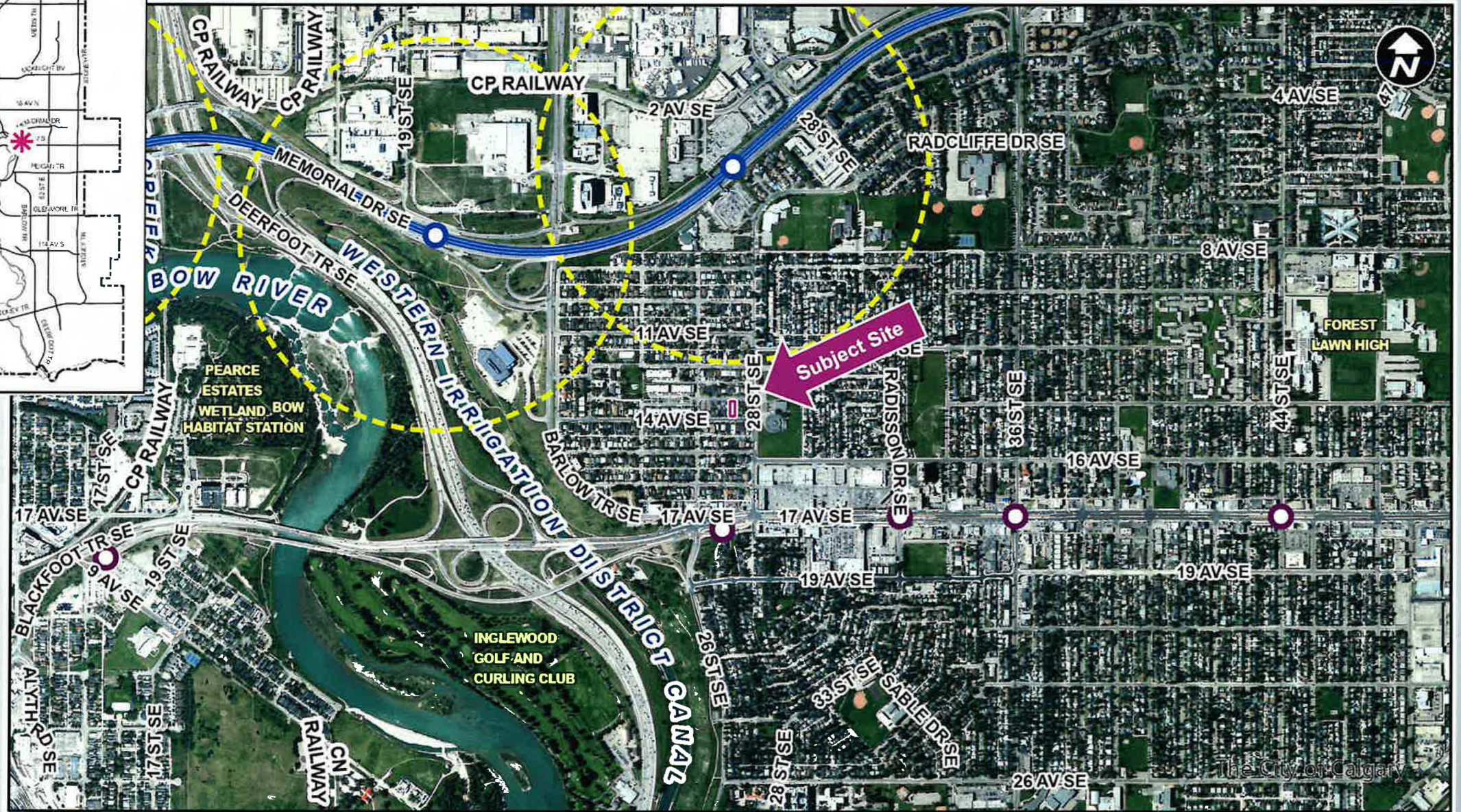
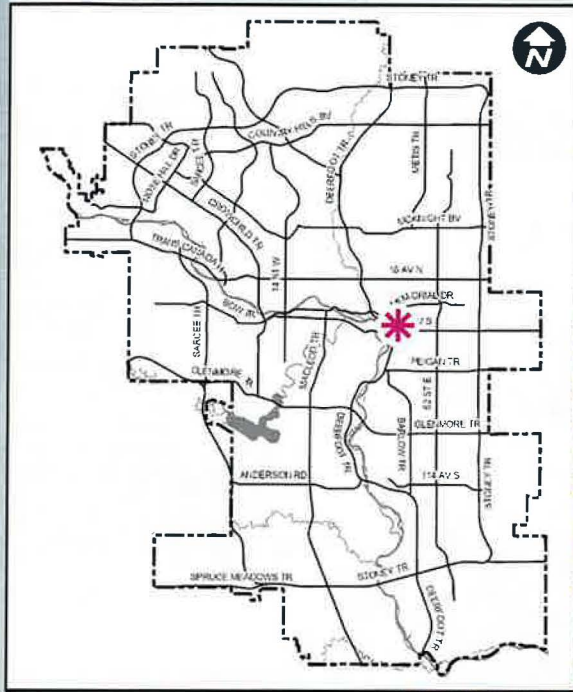


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 63D2024** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 2828 – 14 Avenue SE (Plan 7680AM, Lots 13 and 14) 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:

0.07 ha  
15m x 45m



# Surrounding Land Use

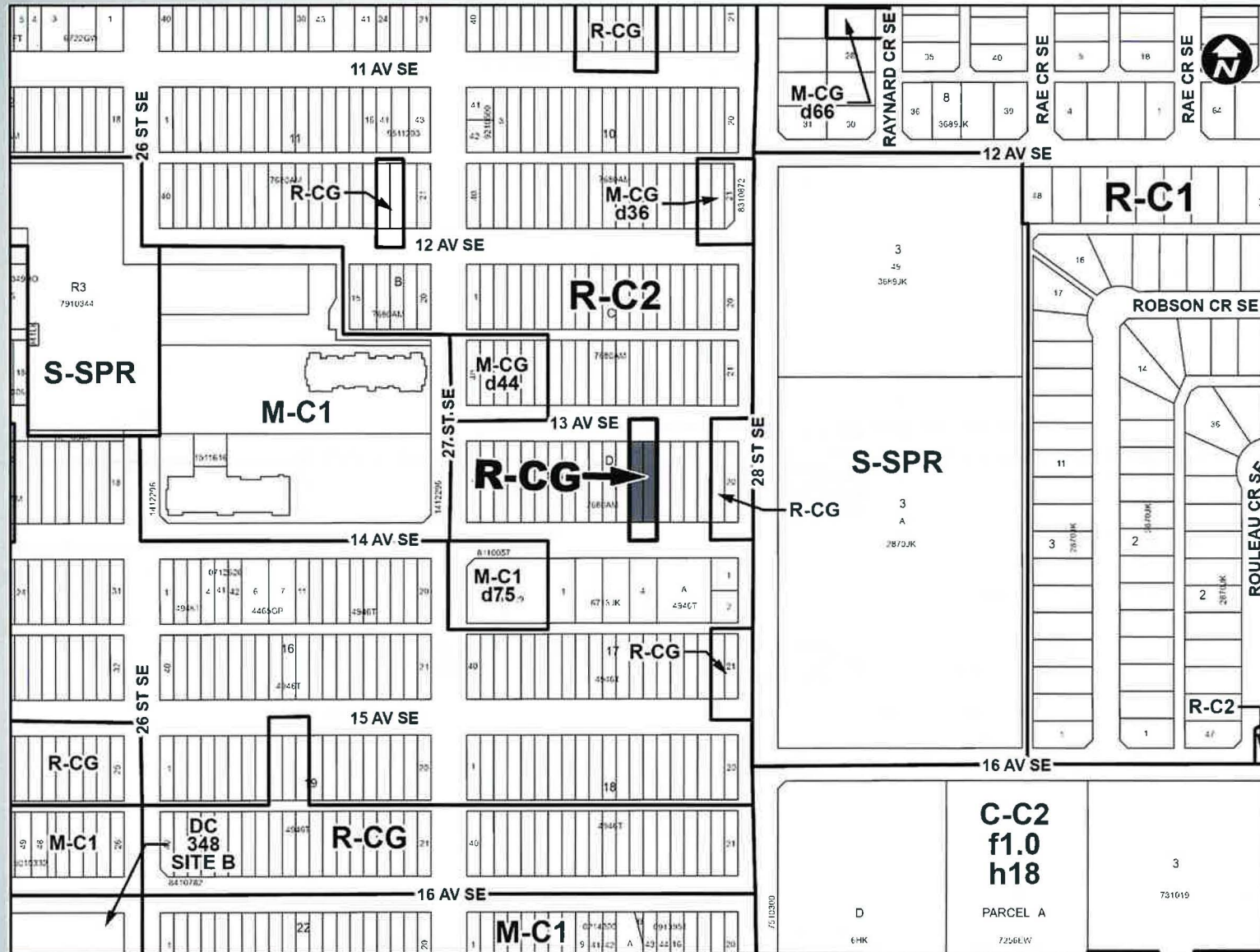
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





# Proposed Land Use Map

6



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

- allows for grade-oriented housing including rowhouses and townhouses
- maximum height of 11 metres
- maximum density of 75 units per hectare (5 units, plus suites)

## Calgary Planning Commission's Recommendation:

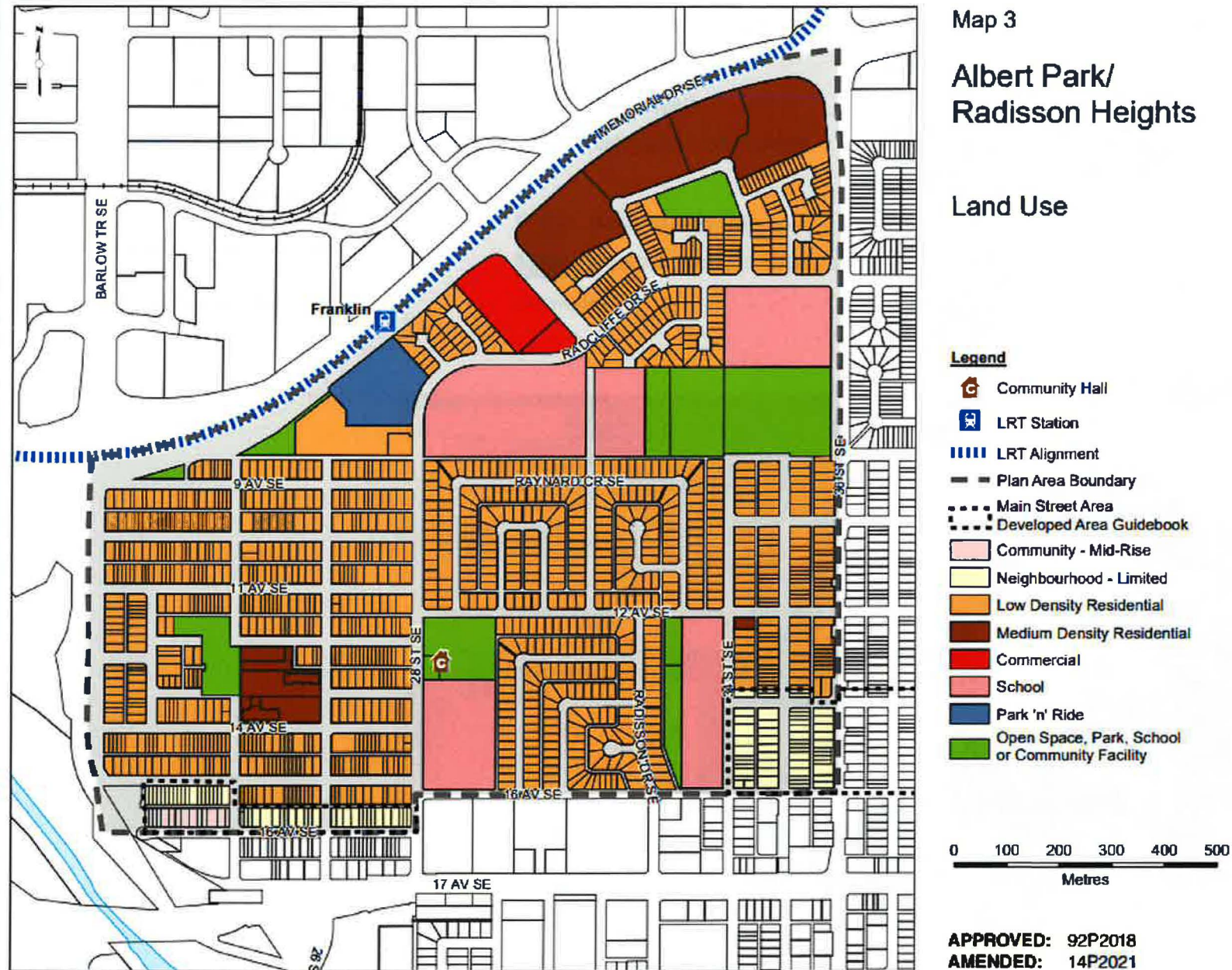
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# Supplementary Slides

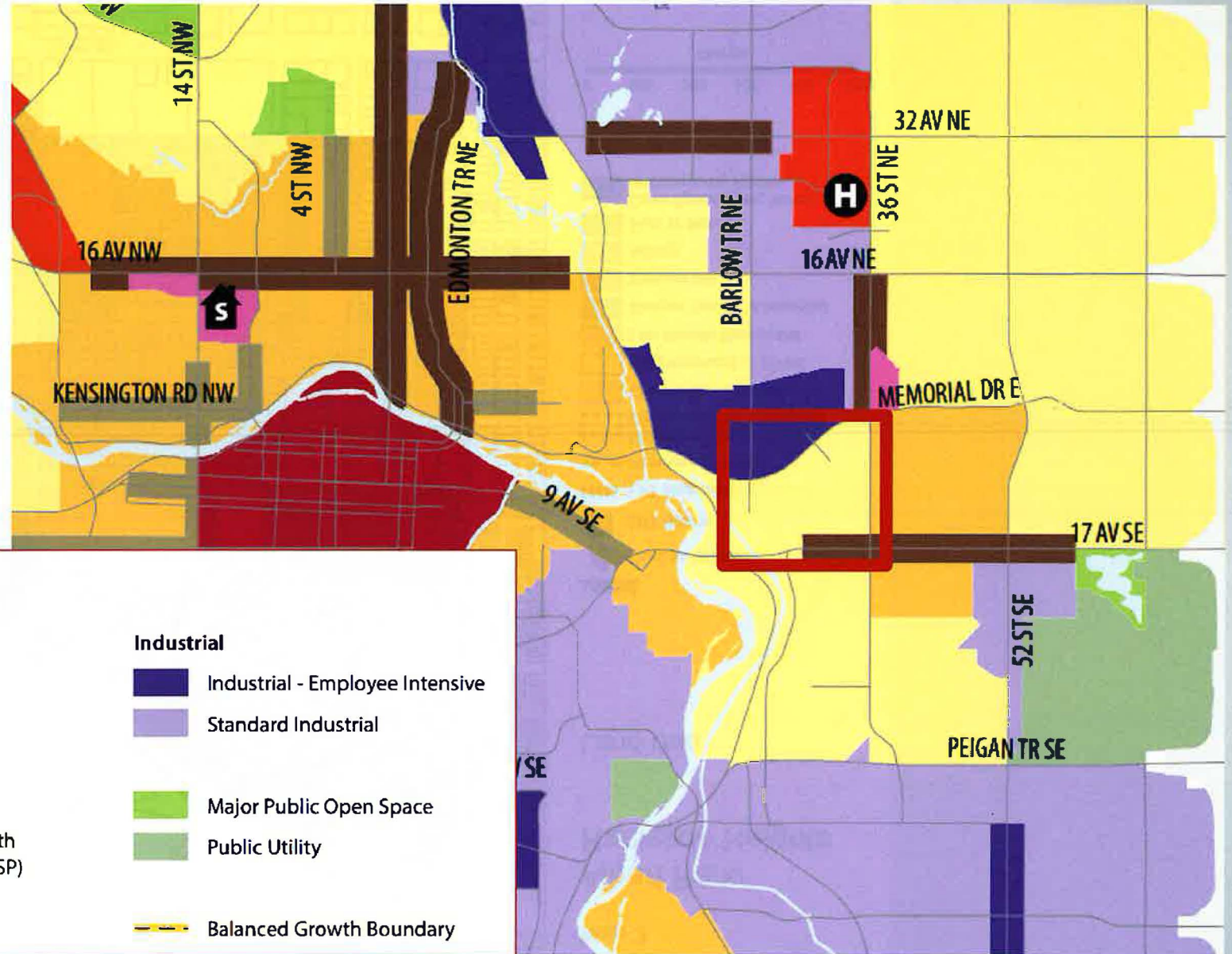


# Albert Park / Radisson Heights Area Redevelopment Plan





# Municipal Development Plan – Urban Structure Map 10



## Urban Structure

(By Land Use Typology)

### Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

### Developed Residential

- Inner City
- Established

### Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

### Industrial

- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space
- Public Utility
- Balanced Growth Boundary



Site Photo Looking North from 14 Avenue SE 11





Site Photo Looking South from 13 Avenue SE 12





# No Sidewalks South Side of 13 Avenue SE 13





# Existing Land Use Map 14

