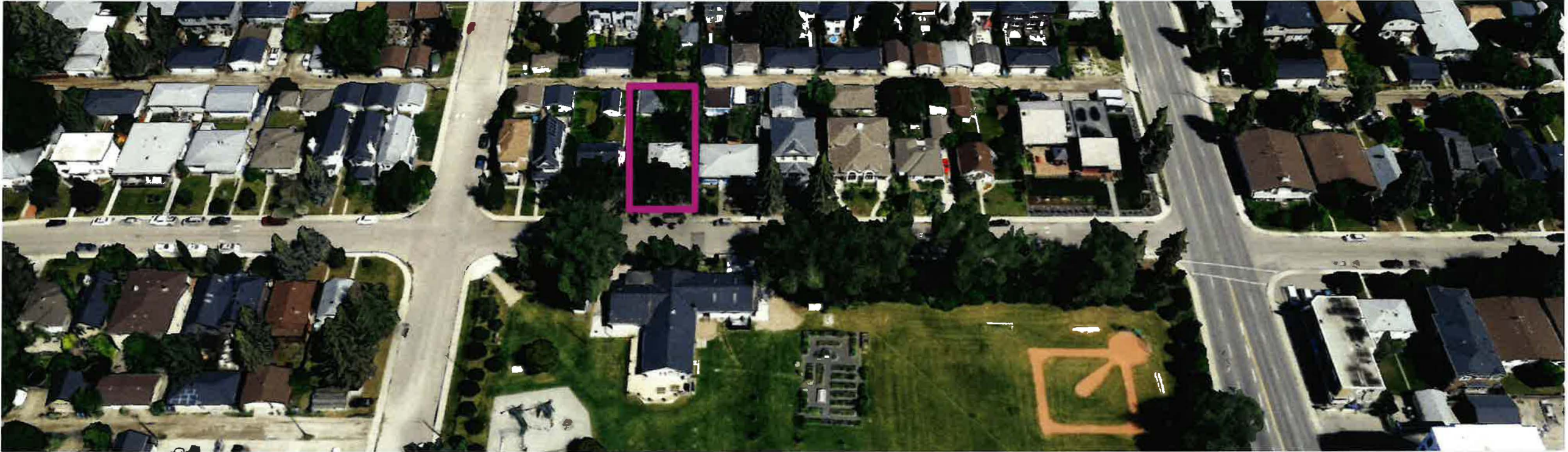




Public Hearing of Council

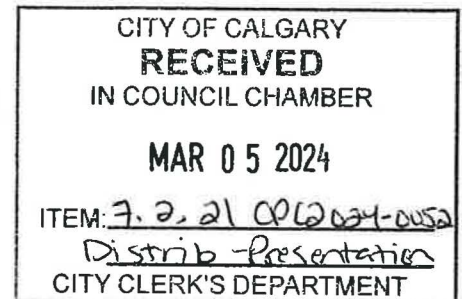
Agenda Item: 7.2.21



LOC2023-0315 / CPC2024-0052

Land Use Amendment

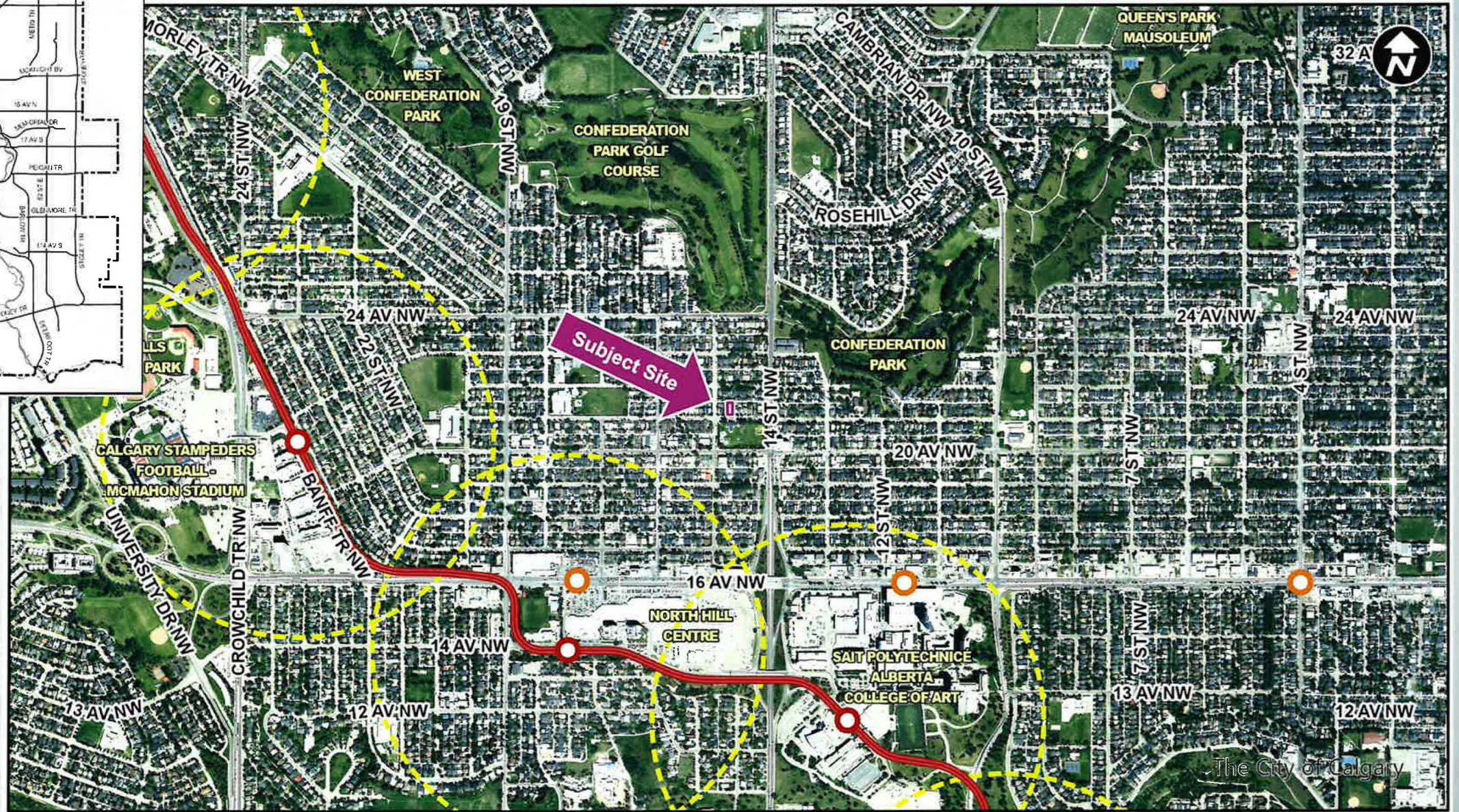
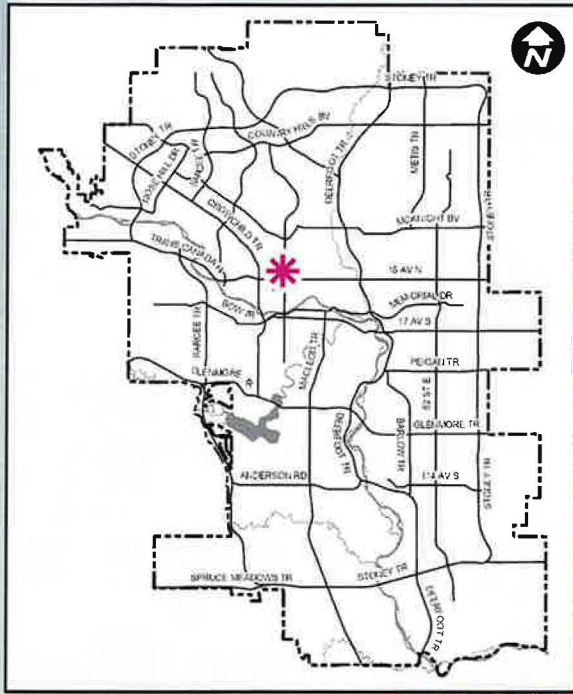
March 5, 2024



Calgary Planning Commission's Recommendation:

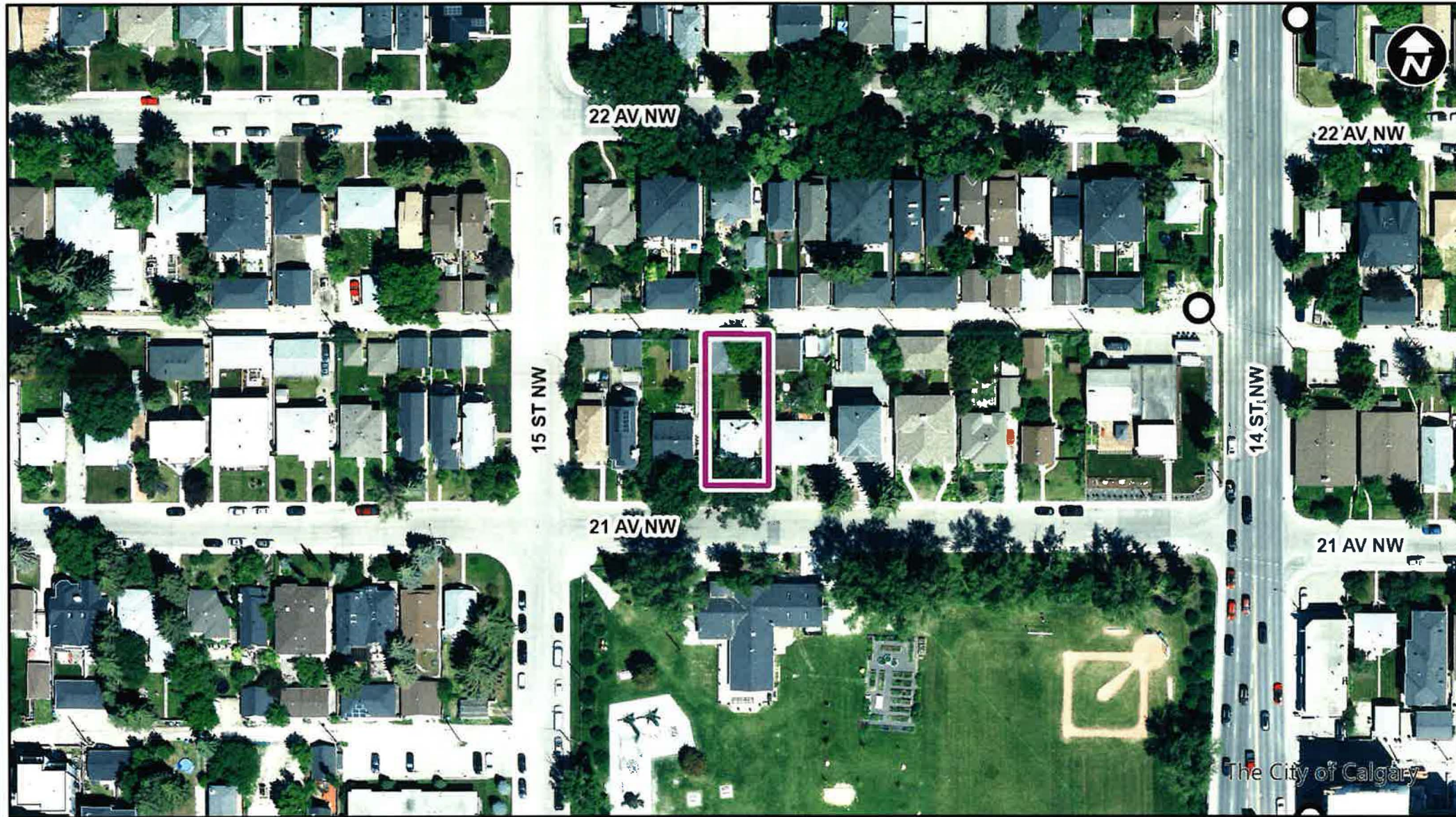
That Council:

Give three readings to **Proposed Bylaw 64D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1532 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



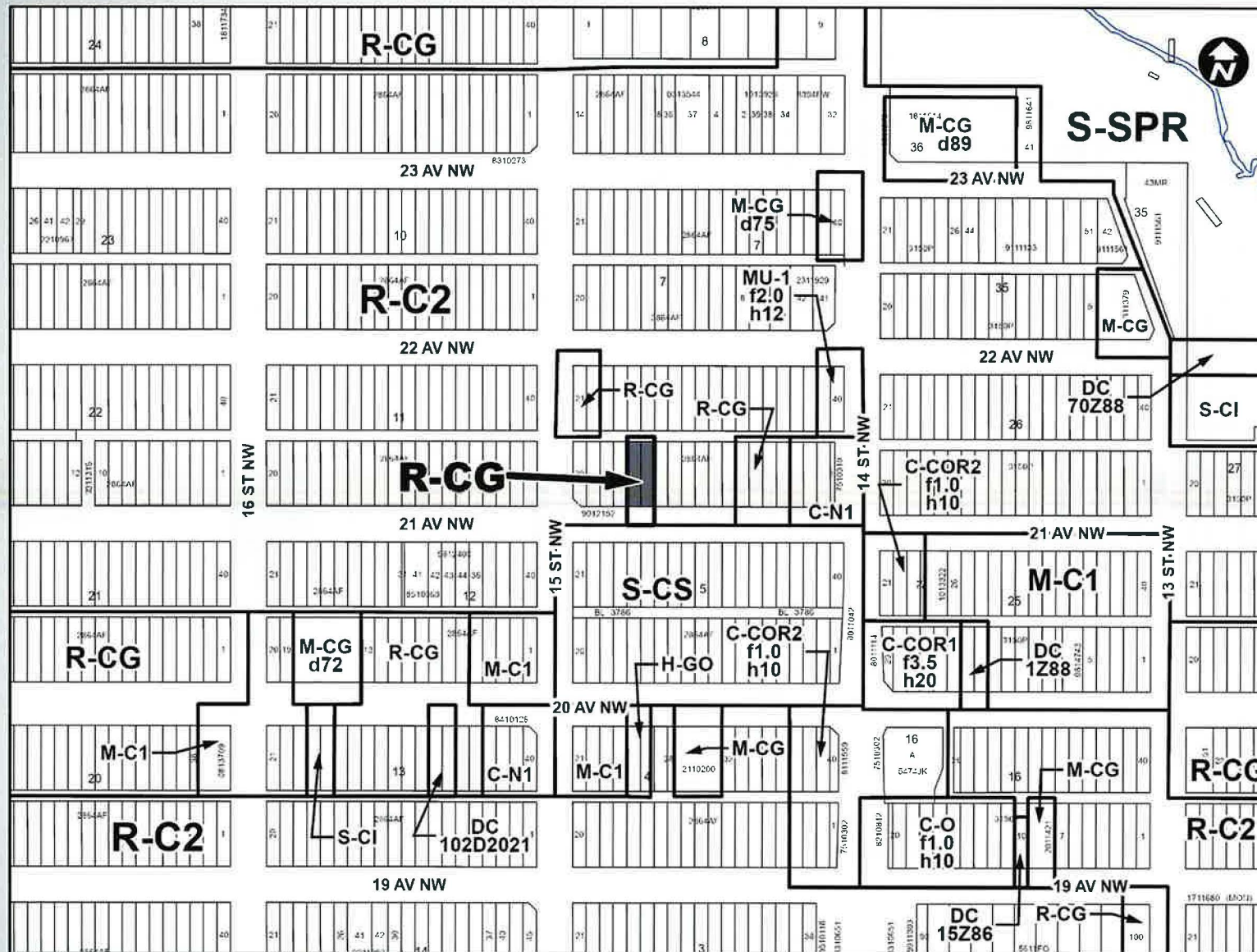
LEGEND

- 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
15 m x 36 m



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

- Accommodates grade-oriented development primarily in the form of Rowhouse Buildings, Townhouses, Duplex Dwellings, and Secondary Suites
- Maximum density - 75 units per hectare (4 units)
- Maximum building height - 11.0 metres (3 storeys)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 64D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1532 – 21 Avenue NW (Plan 2864AF, Block 6, Lots 15 and 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map

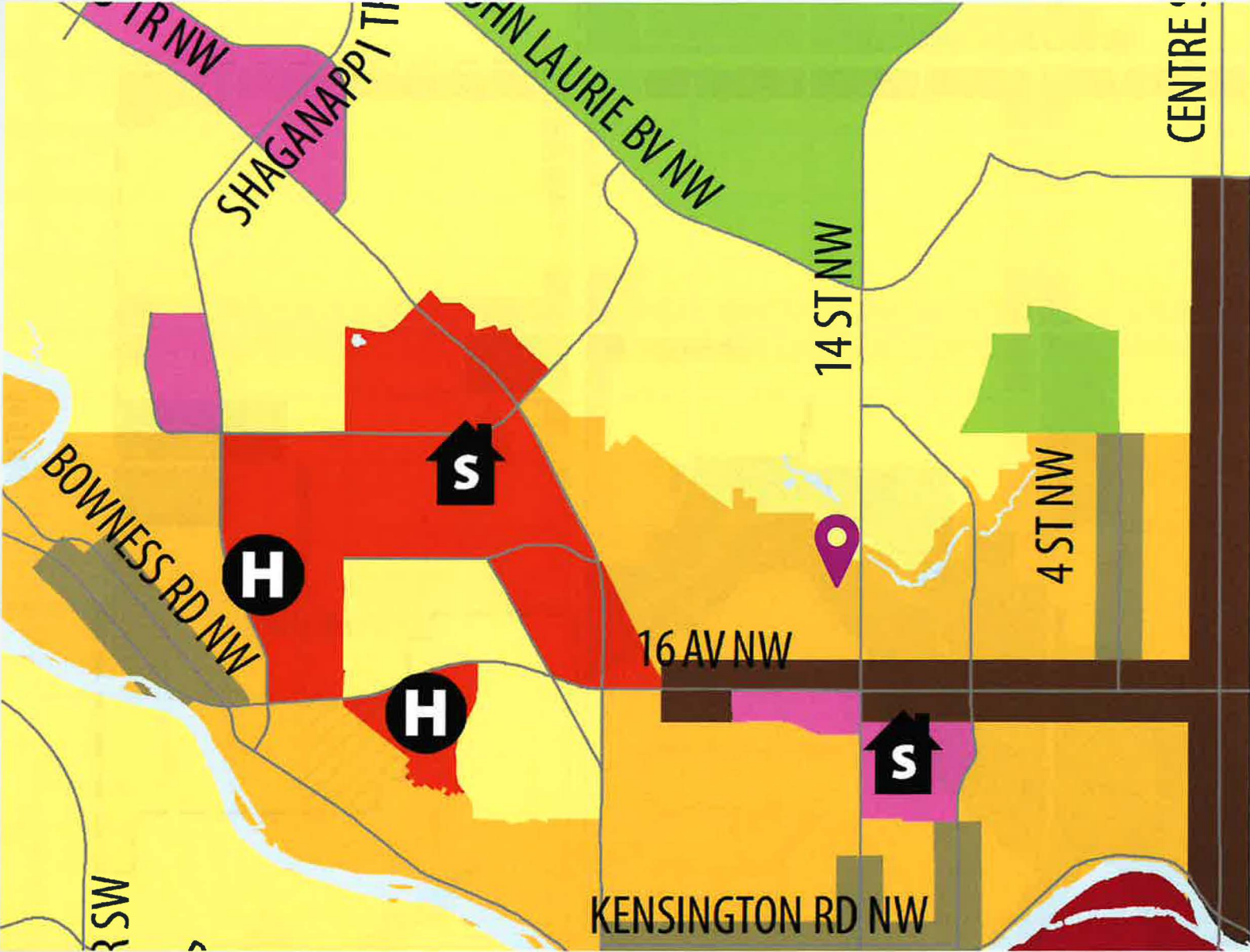




Looking north from 21 Avenue NW



Looking south from lane



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

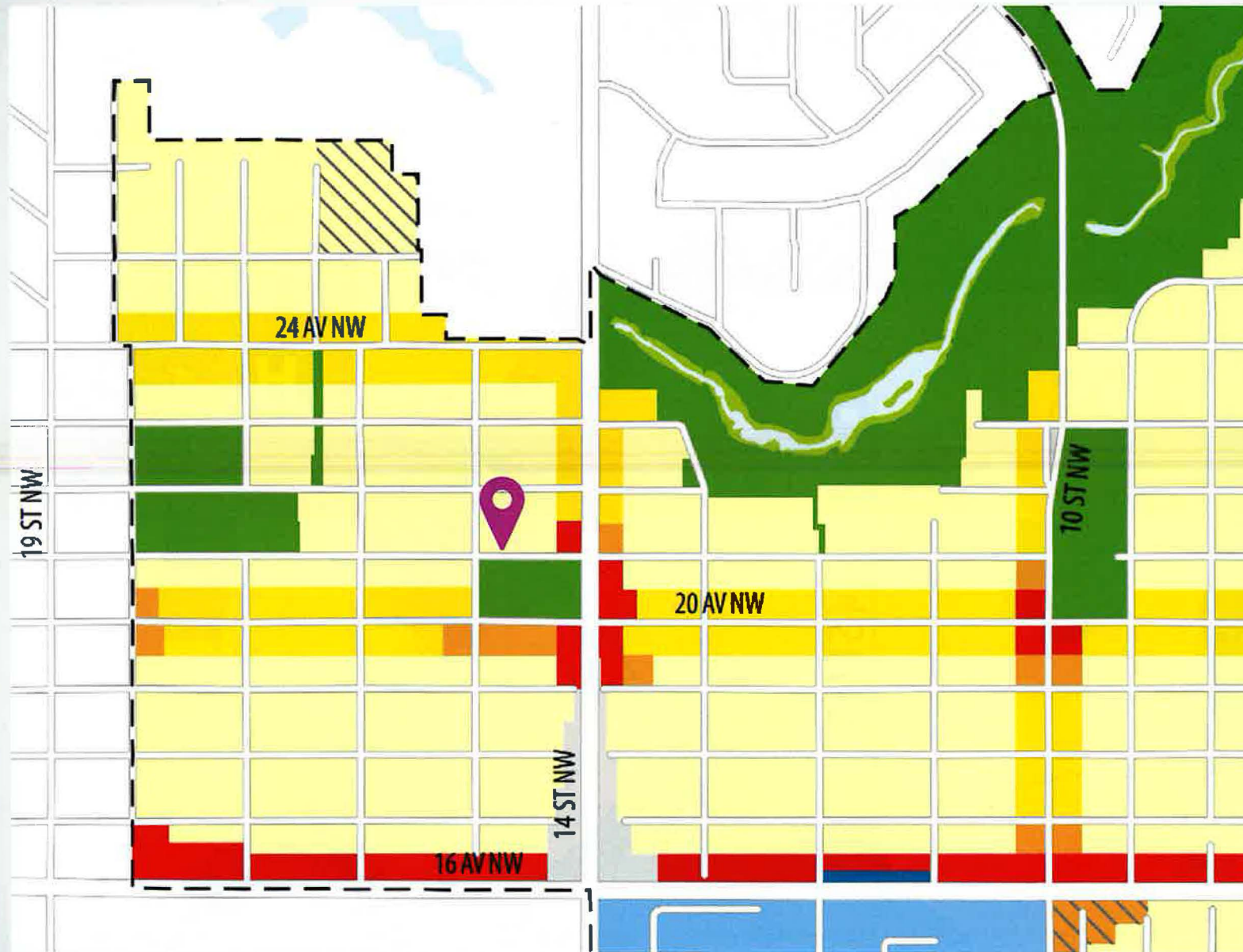
- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Major Public Open Space

Icons:

- Hospital (H)
- University (S)
- Subject Site (Pin)



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

📍 Subject Site