



Public Hearing of Council

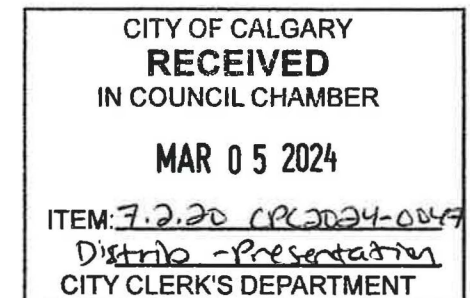
Agenda Item: 7.2.20



LOC2023-0341 / CPC2024-0047

Land Use Amendment

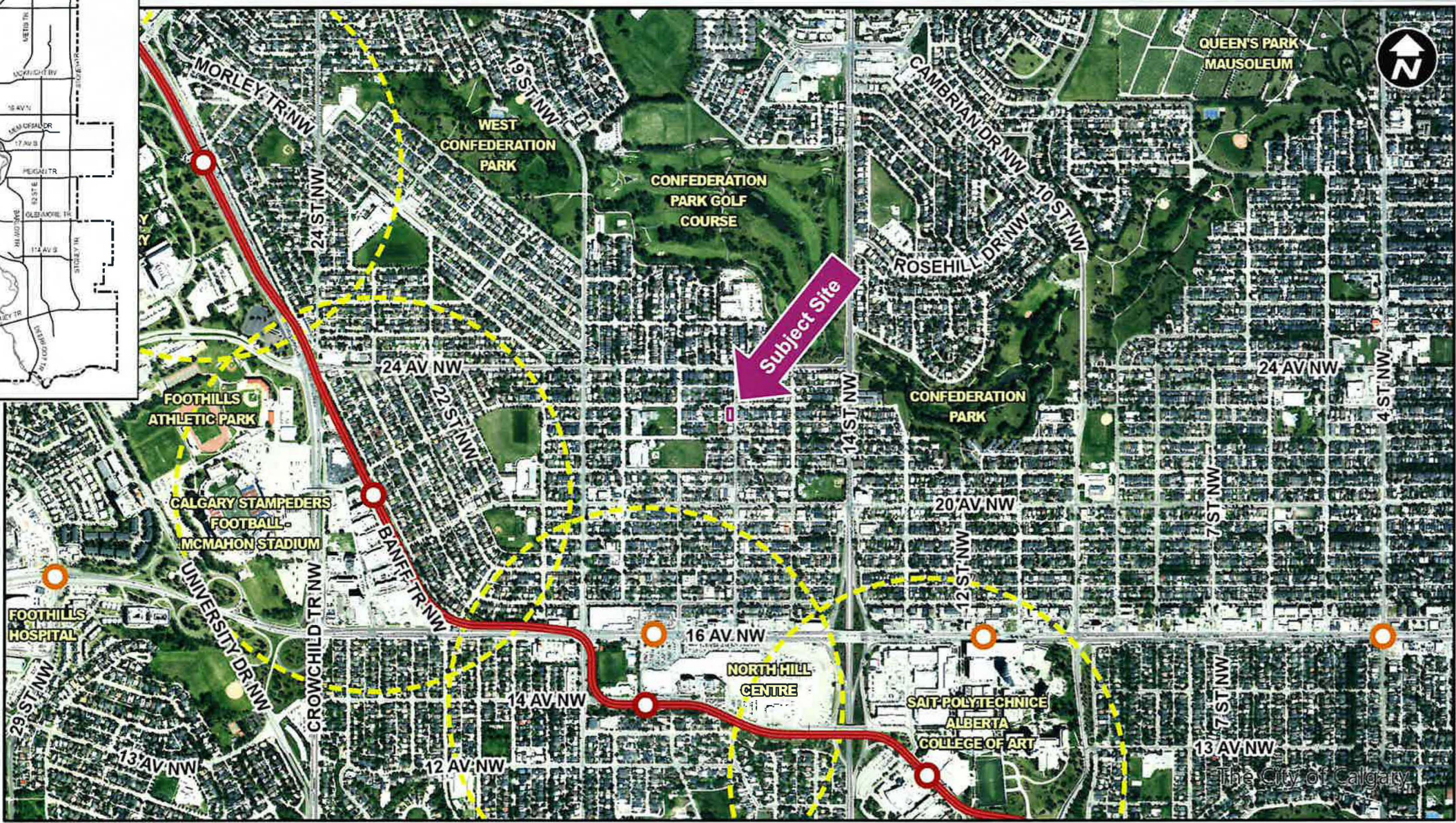
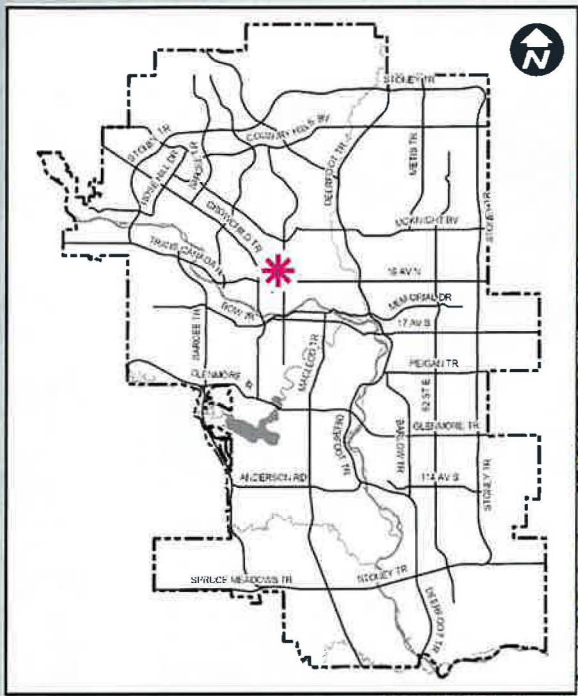
March 5, 2024



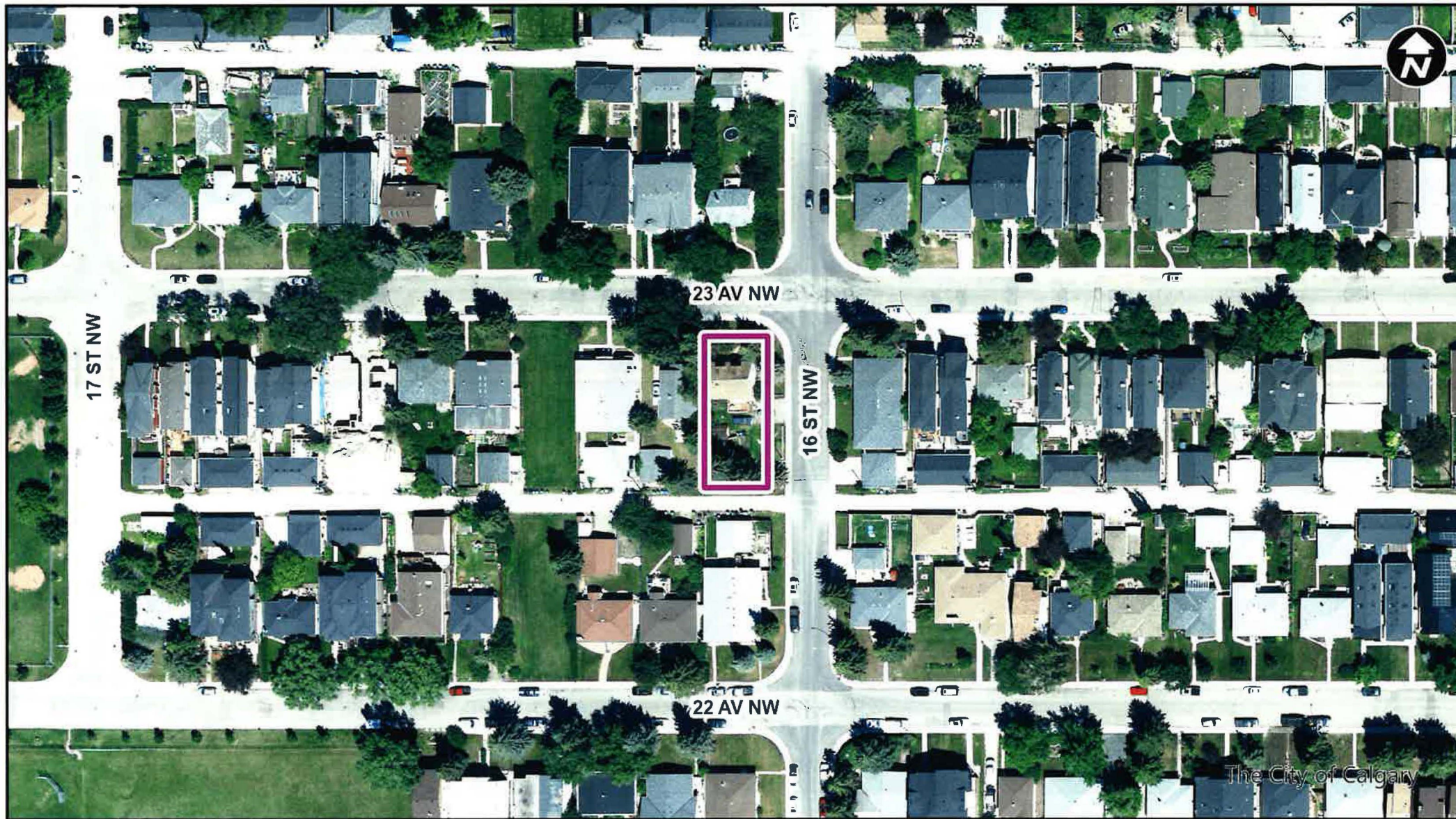
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 65D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1703 – 23 Avenue NW (Plan 2864AF, Block 23, Lots 39 and 40) 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



Parcel Size:

0.06 ha
15m x 37m

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 (R-CG) District:

- Accommodates grade-oriented residential developments
- Maximum building height of 11.0 metres (3 storeys)
- Maximum of 75 dwelling units per hectare (4 units)

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Supplementary Slides

Existing Land Use Map



Existing R-C2 District:

- Accommodates existing residential development and contextually sensitive redevelopment in the form of Duplex Dwellings, Semi-detached Dwellings, and Single Detached Dwellings
- Maximum Height of 10.0 m
- Maximum of 2 Dwelling Units

Facing west off 16 Street NW.



Facing south off 23 Avenue NW.



North Hill Communities Local Area Plan – Map 3 12

