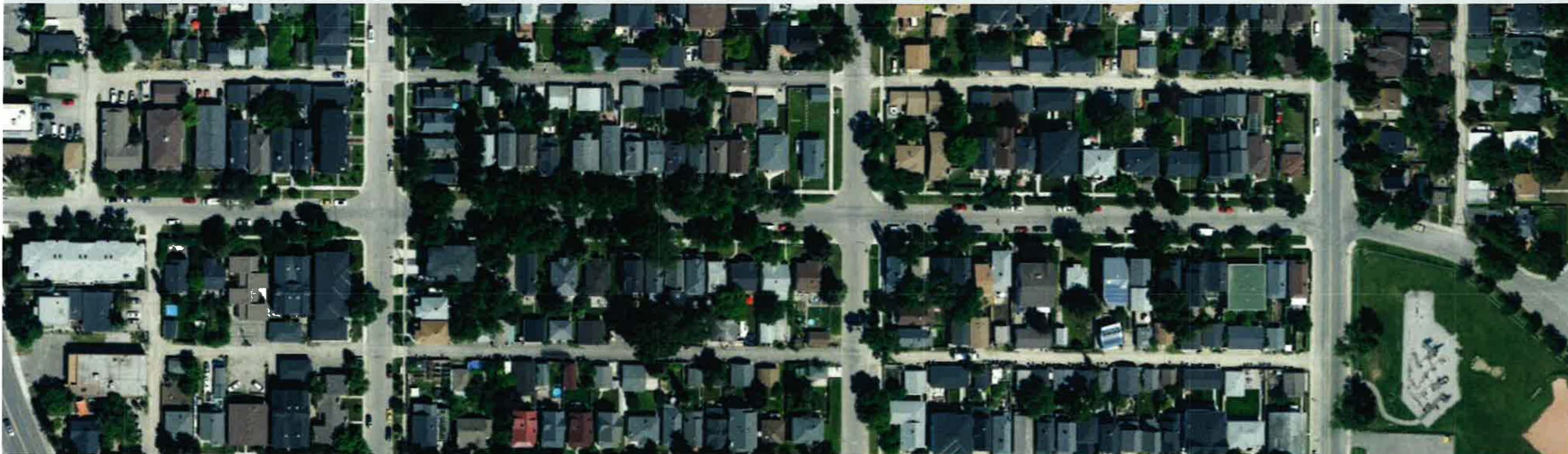




# Public Hearing of Council

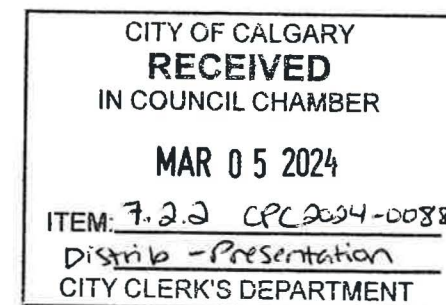
Agenda Item: 7.2.2



**LOC2023-0323 / CPC2024-0088**

**Land Use Amendment**

March 5, 2024



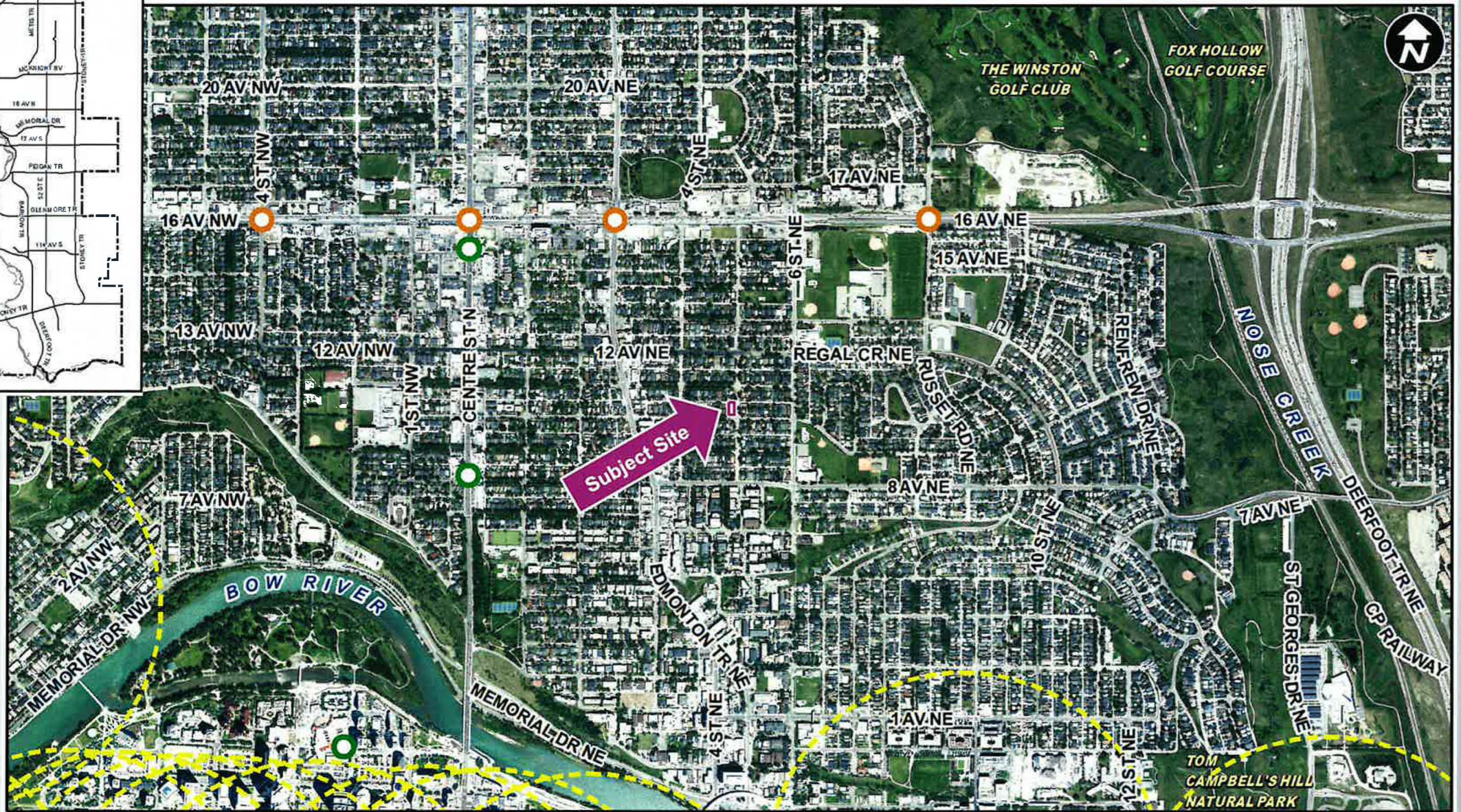
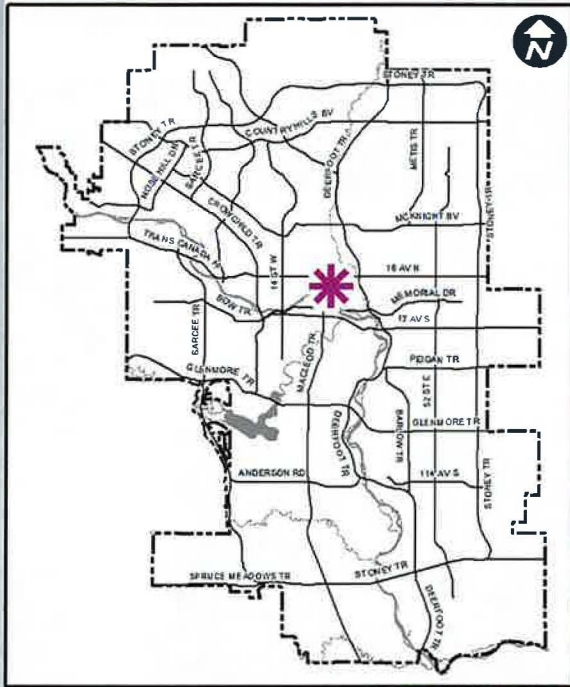


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 73D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 540 – 10 Avenue NE (Plan 470P, Block 45, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

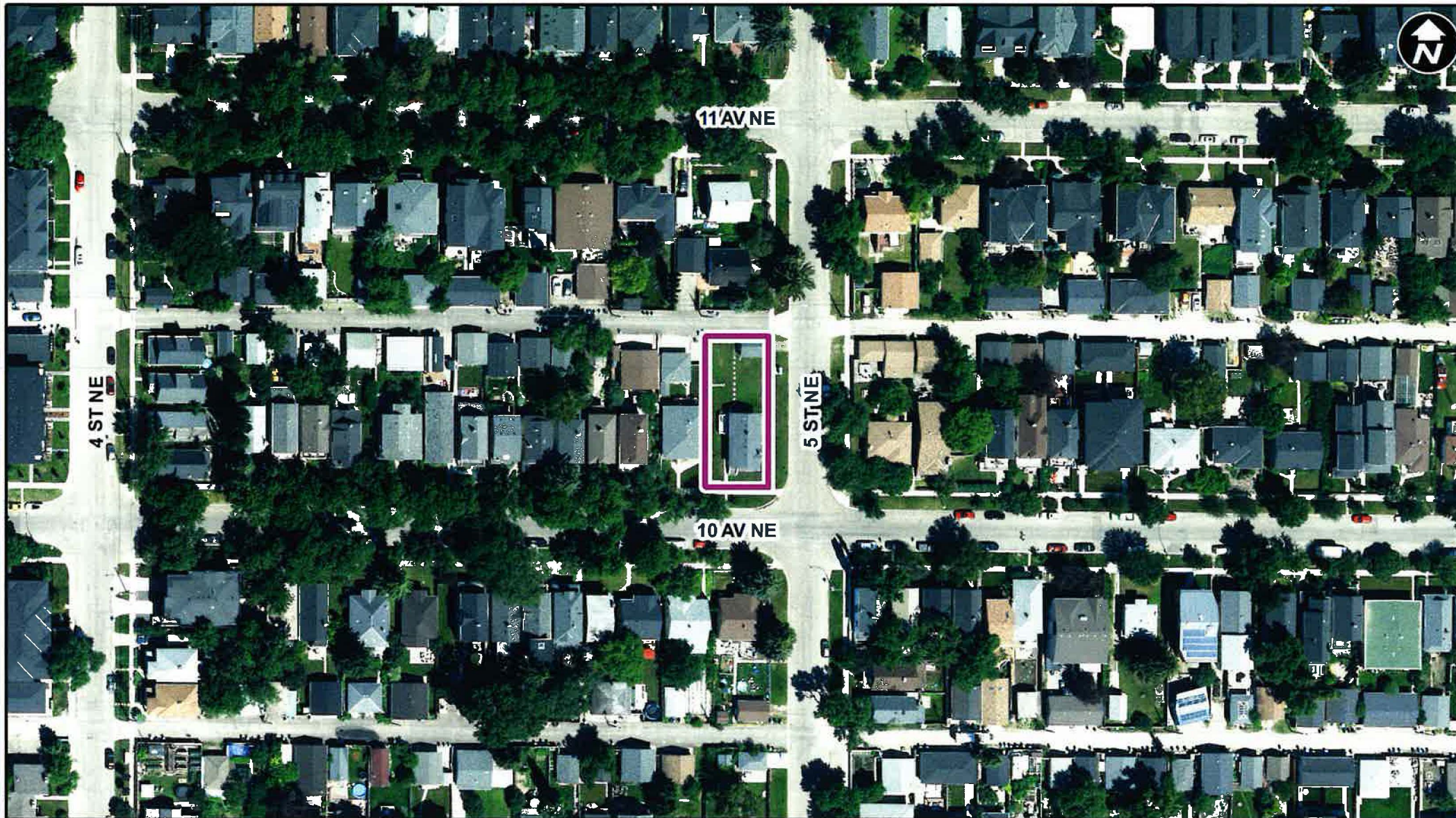




**LEGEND**

- 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





**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





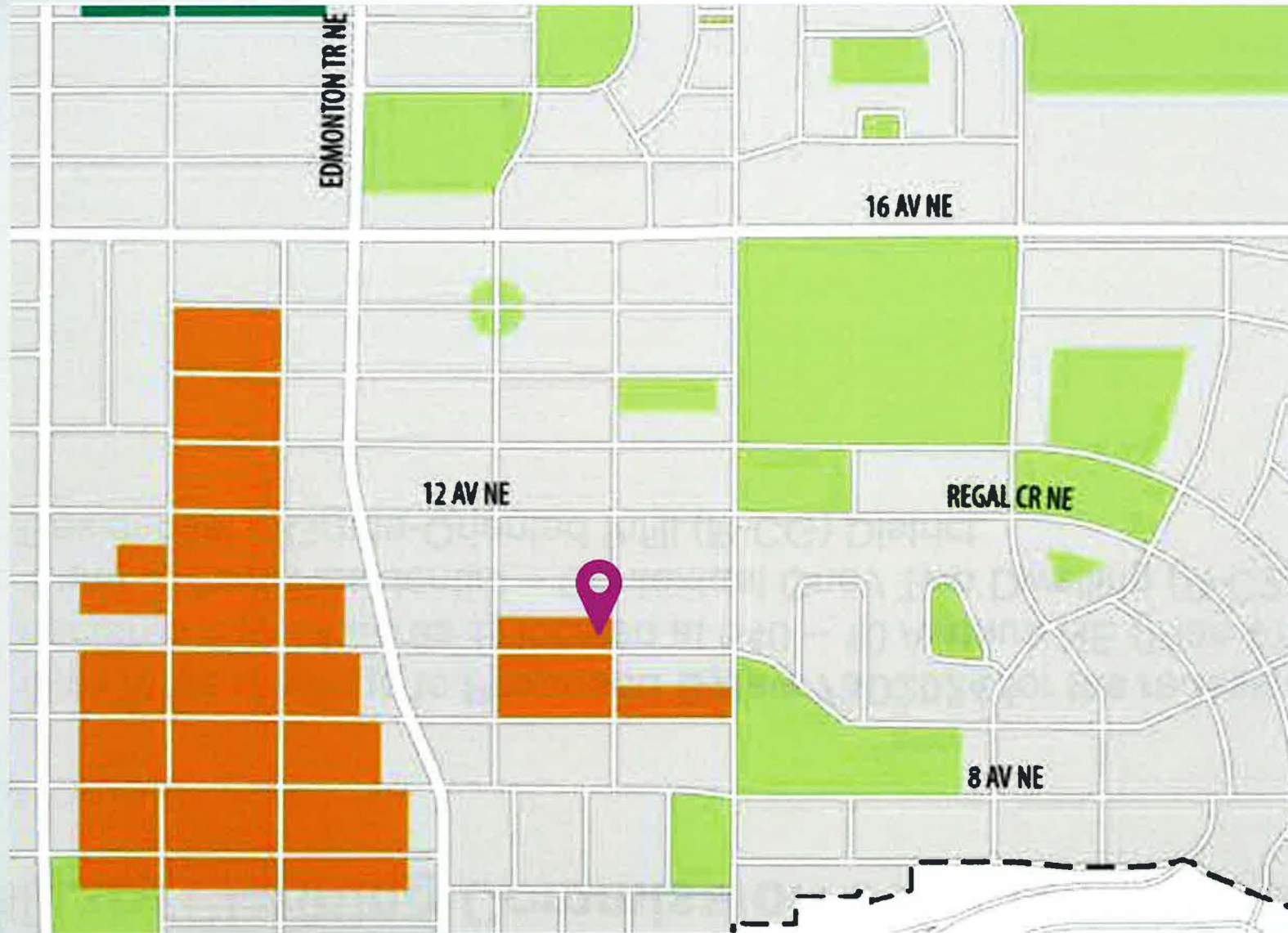
# Proposed Land Use Map



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

- accommodates grade-oriented development including rowhouses and townhouses
- maximum height of 11.0 metres
- Maximum density of 75 units per hectare (4 units, plus suites)





### Map 5: Heritage Guideline Areas

#### Legend

- Balmoral
- Beaumont/  
Regal Terrace
- Crescent Heights
- Mount Pleasant
- Mount View
- Pleasant Heights
- Rosedale
- West Mount Pleasant
- Parks, Civic  
and Recreation
- Subject Site

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## Supplementary Slides





Looking North from 10 Avenue NW



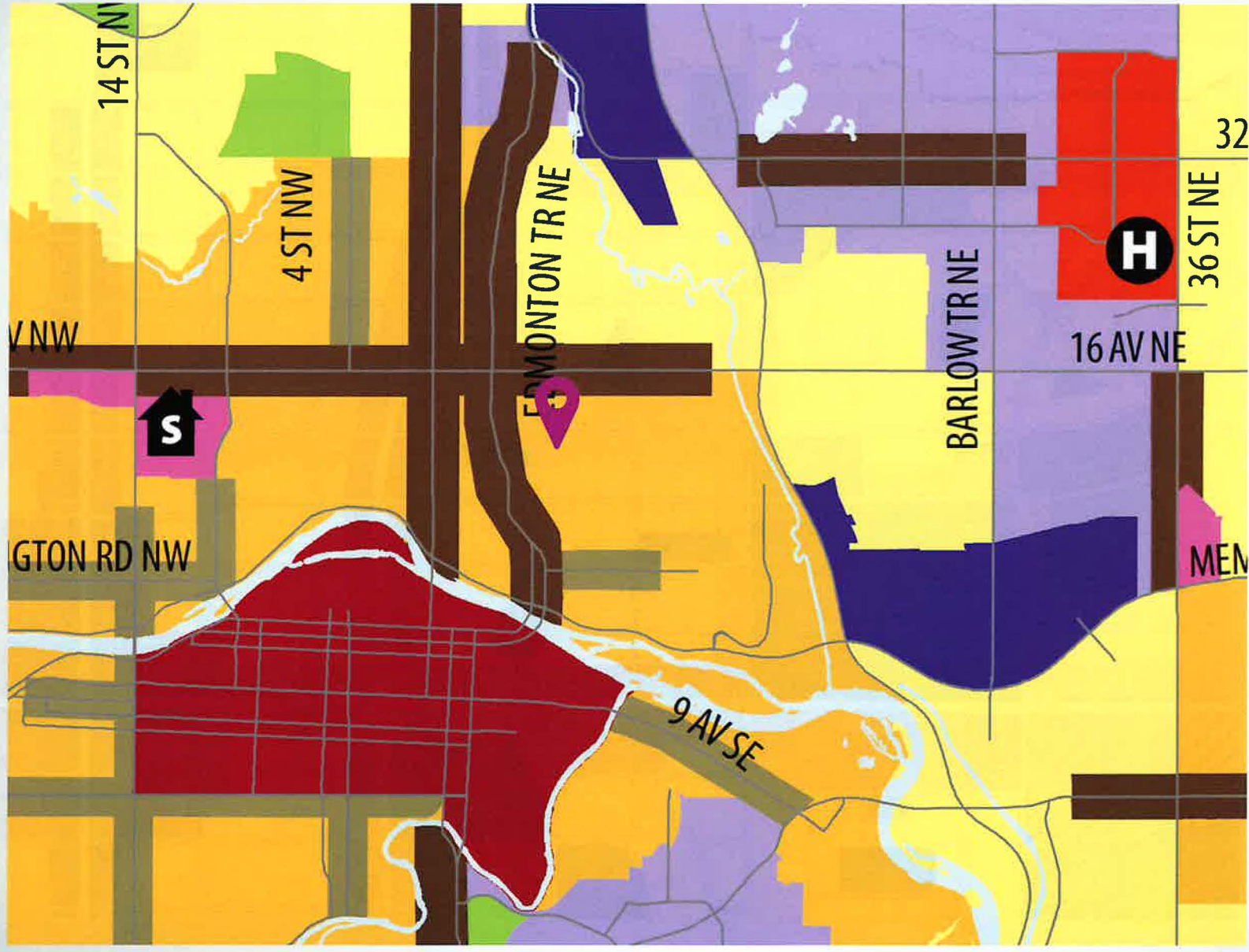


Looking South from 5 Street NE at rear laneway









**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)

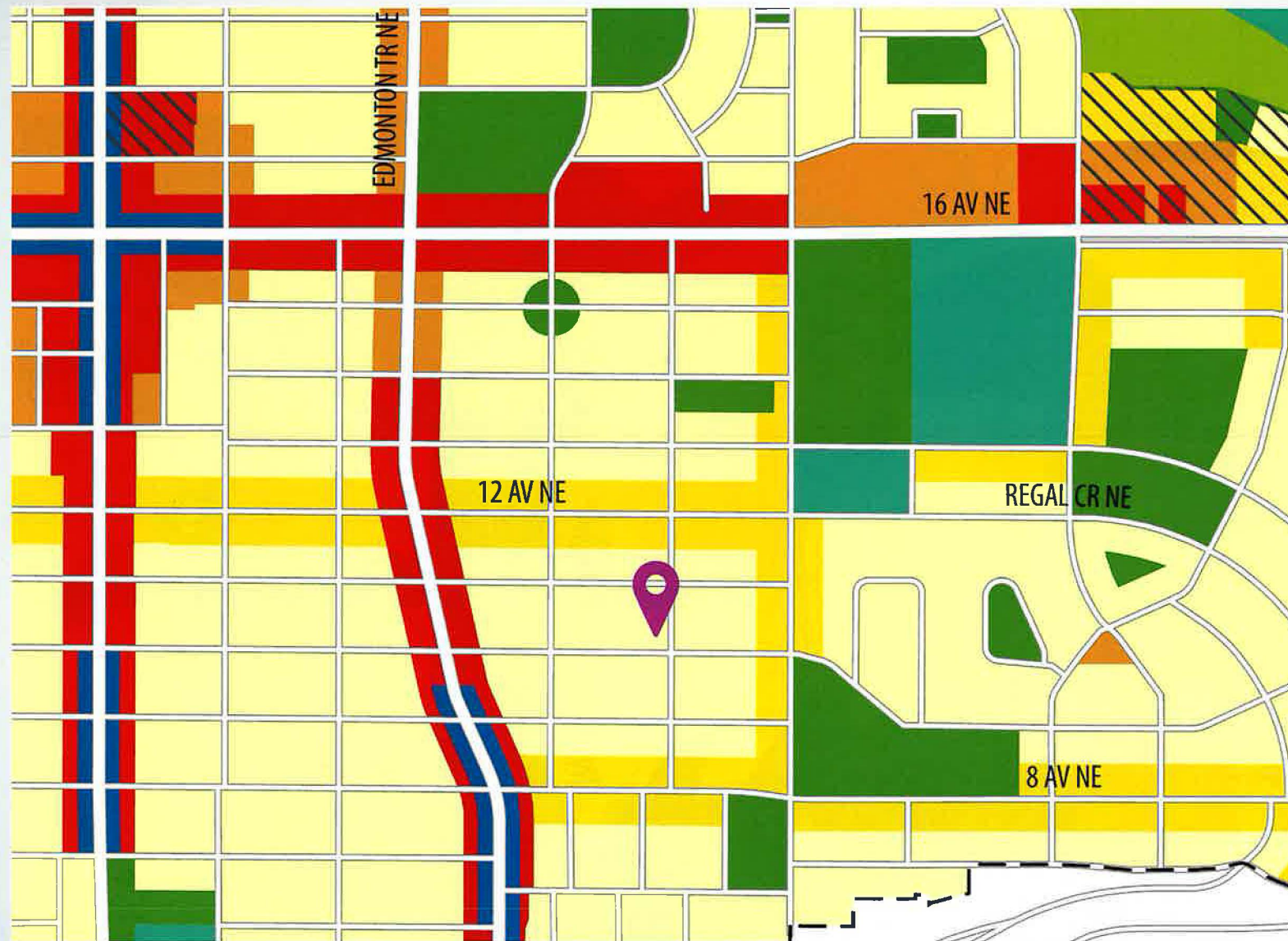
**Industrial**

- Industrial - Employee Intensive
- Standard Industrial
- Major Public Open Space

**Icons:**

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