



Public Hearing of Council

Agenda Item: 7.2.15



LOC2023-0235 / CPC2024-0006

Land Use Amendment

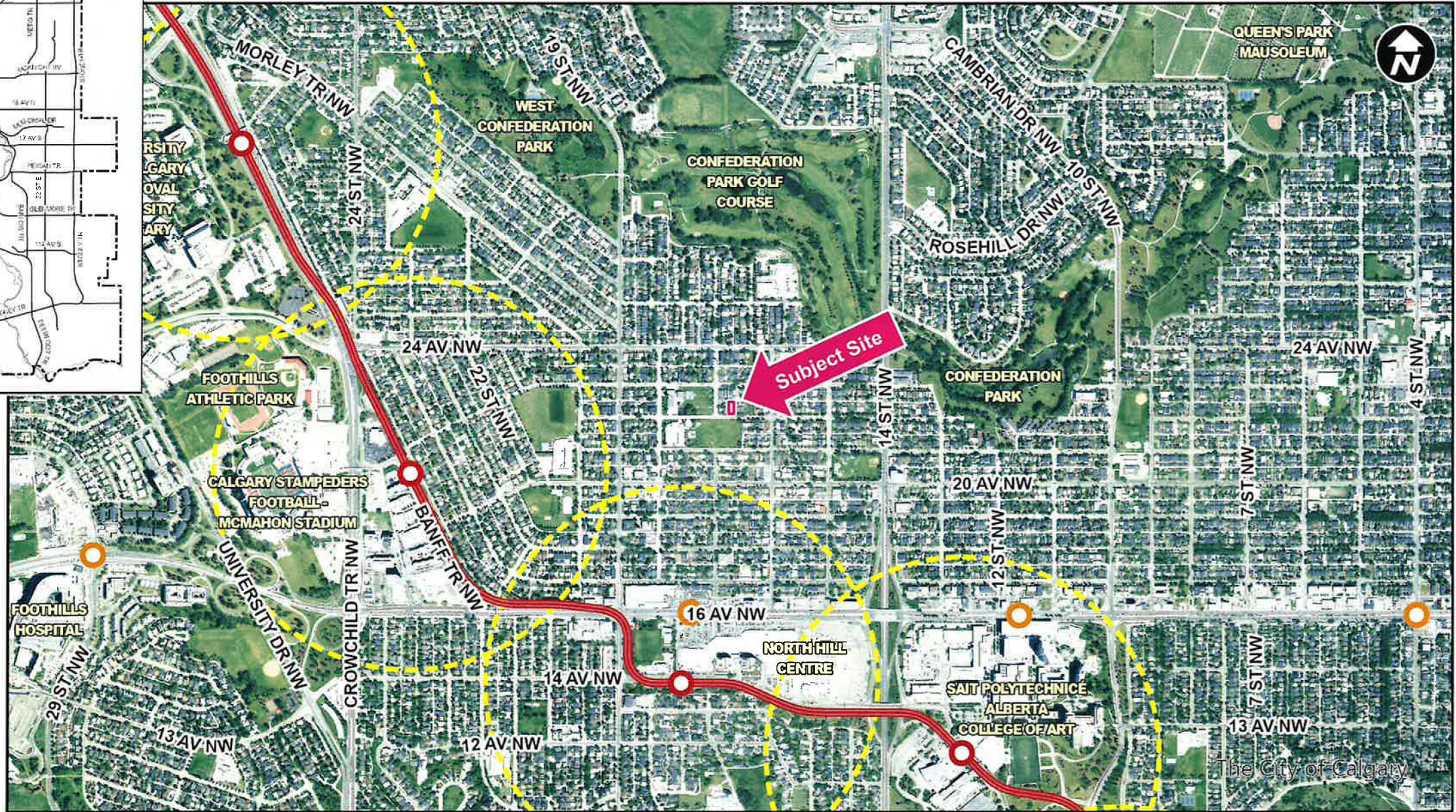
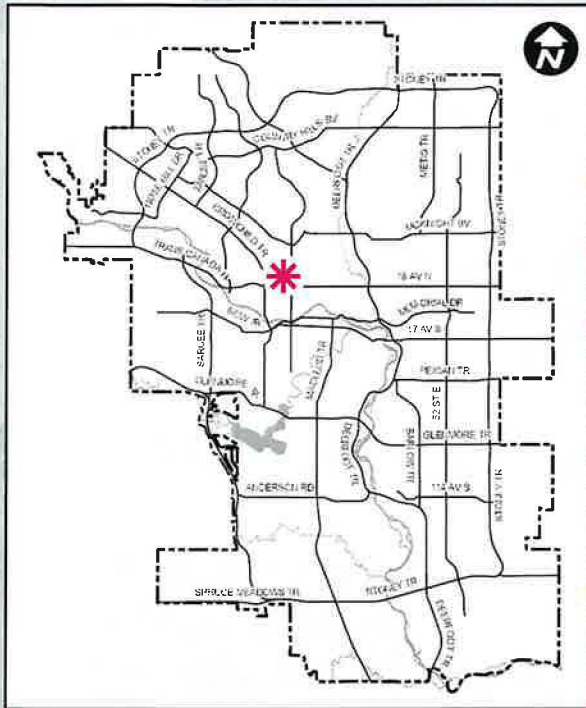
April 9, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.15 CPC2024-0006
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

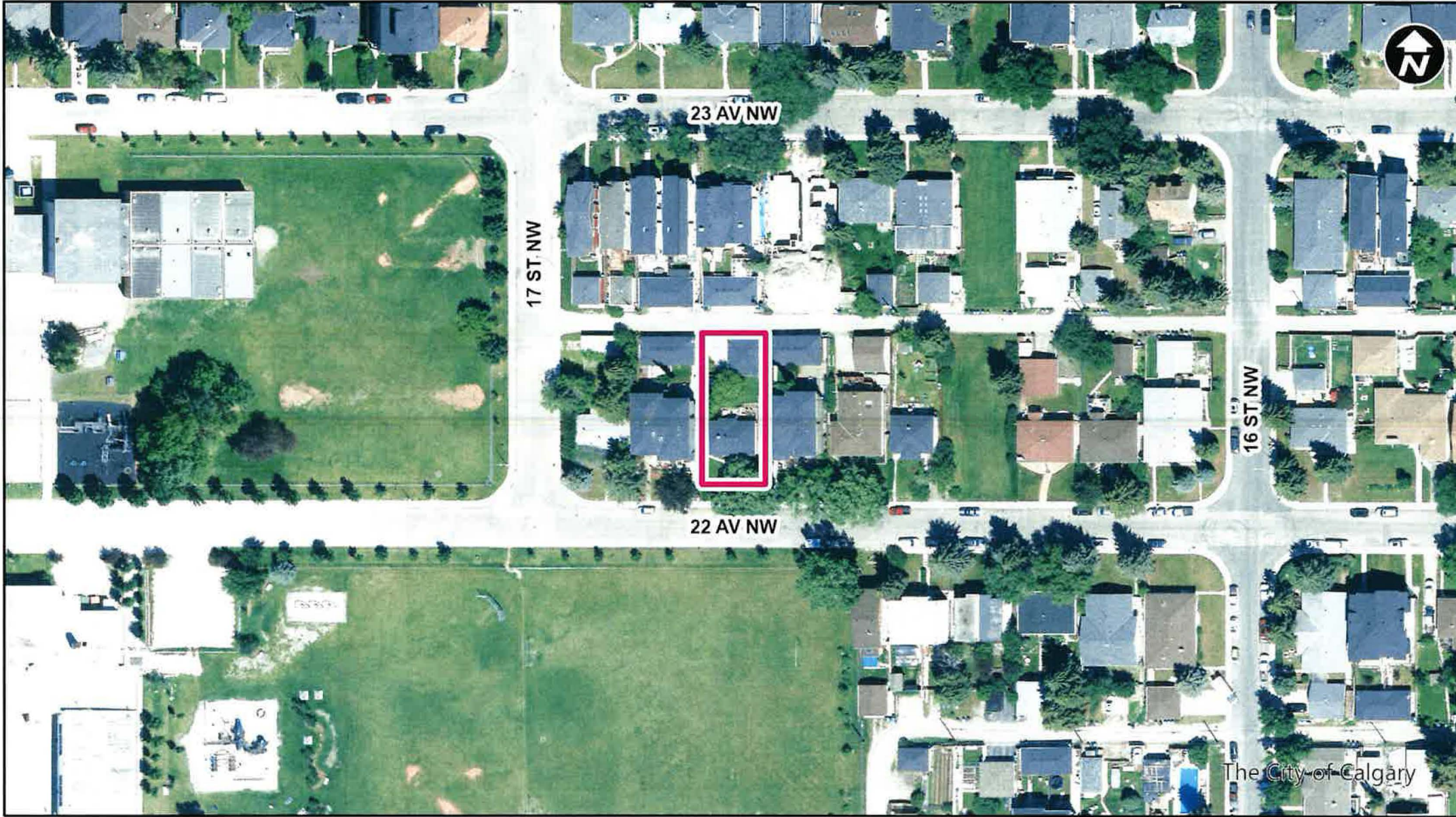
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 89D2024** for the redesignation of 0.06 hectare \pm (0.14 acre \pm) located at 1732 – 22 Avenue NW (Plan 2864AF, Block 23, 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

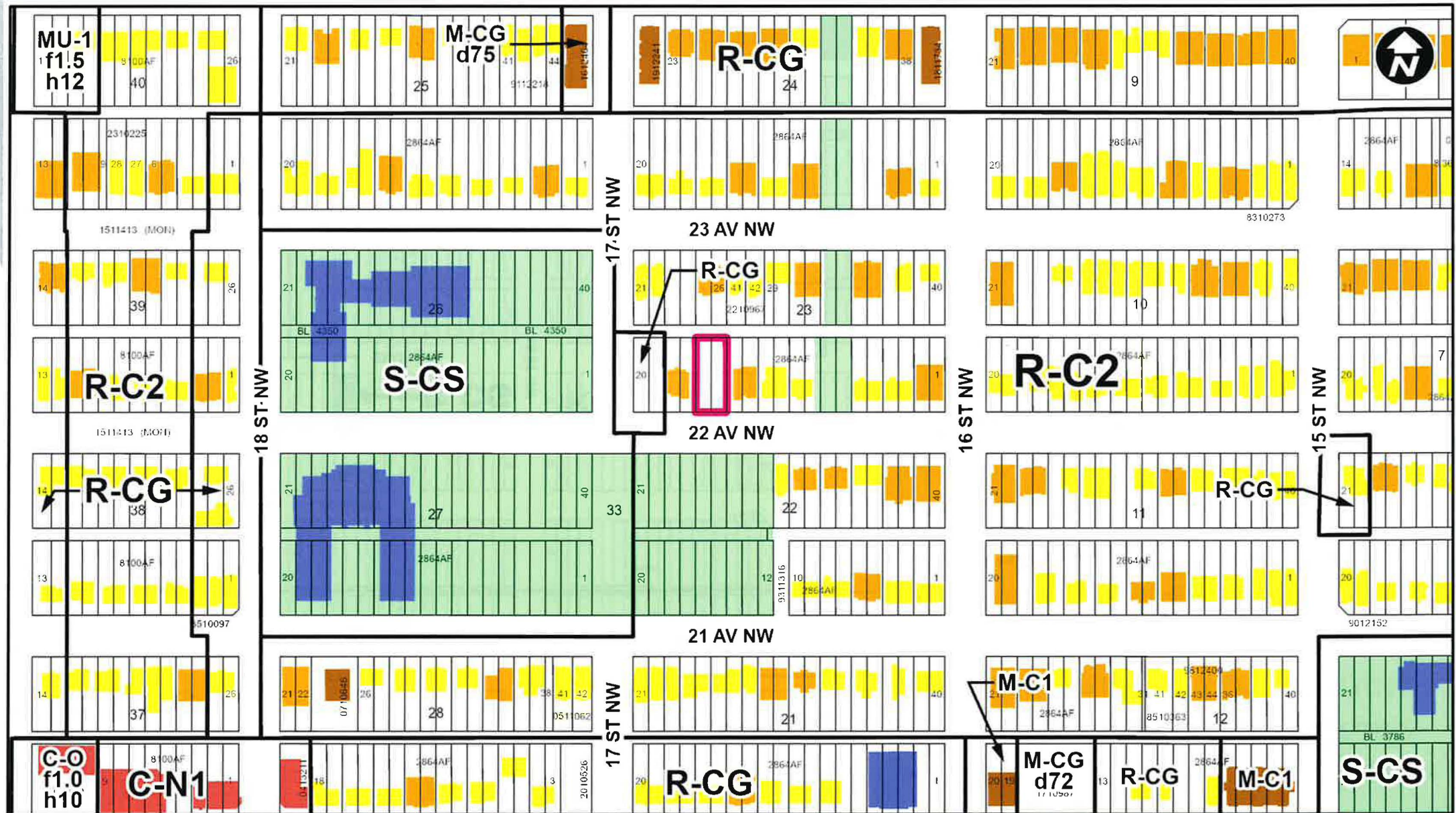


Parcel Size:

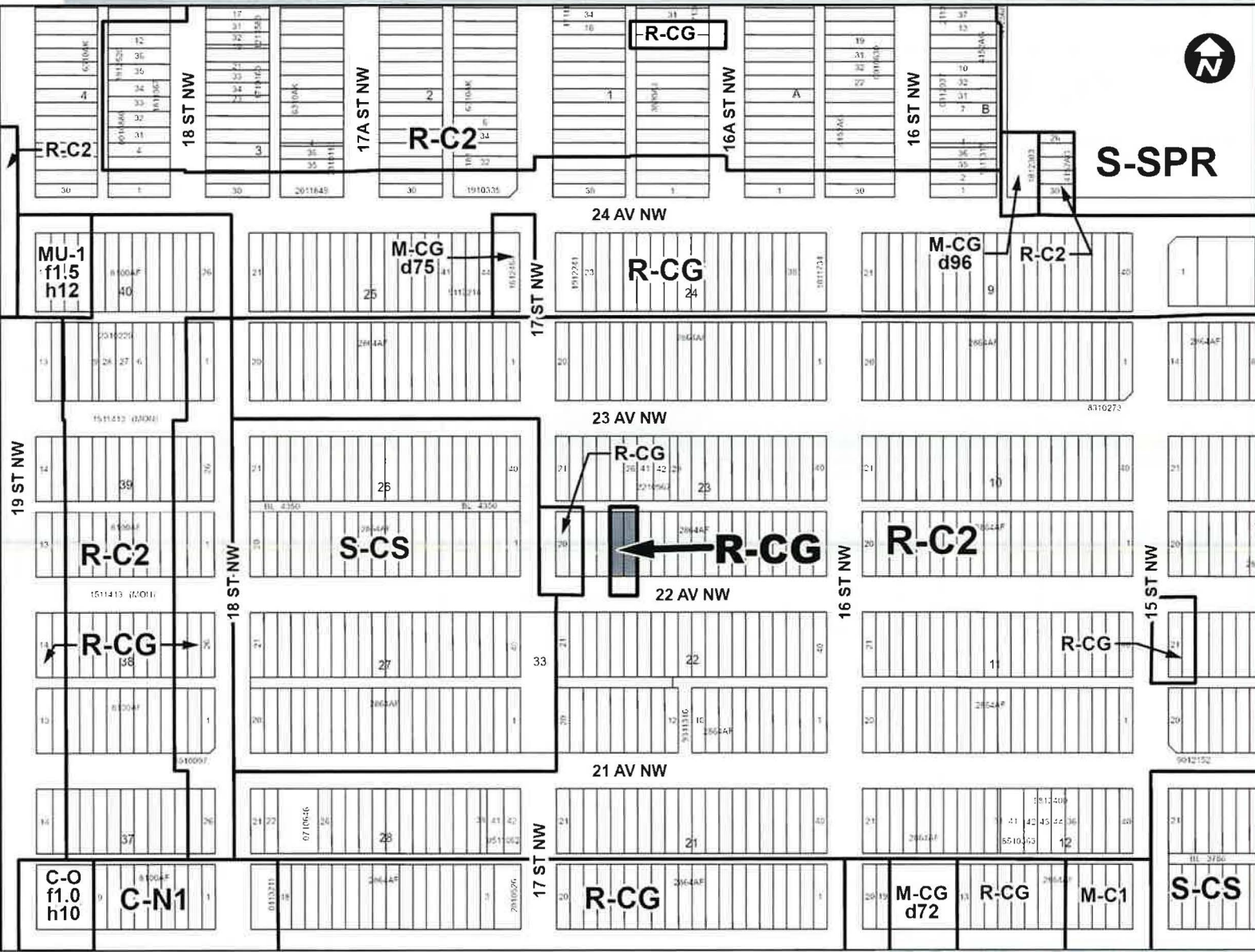
0.06 ha
15m x 36m

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 developments in a variety of forms
- Maximum density of 75 dwelling units per hectare (4 units)
- Maximum building height of 11 metres (3 storeys)

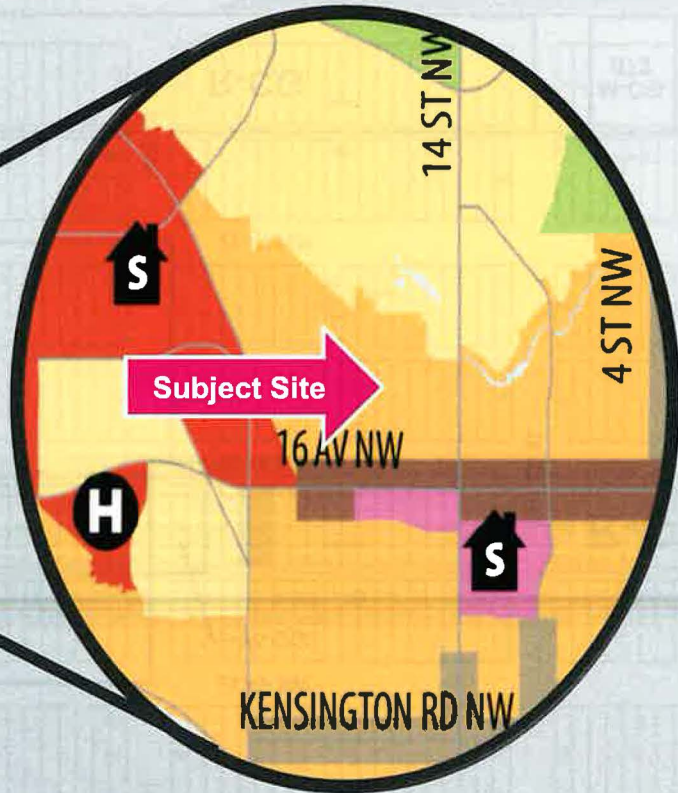
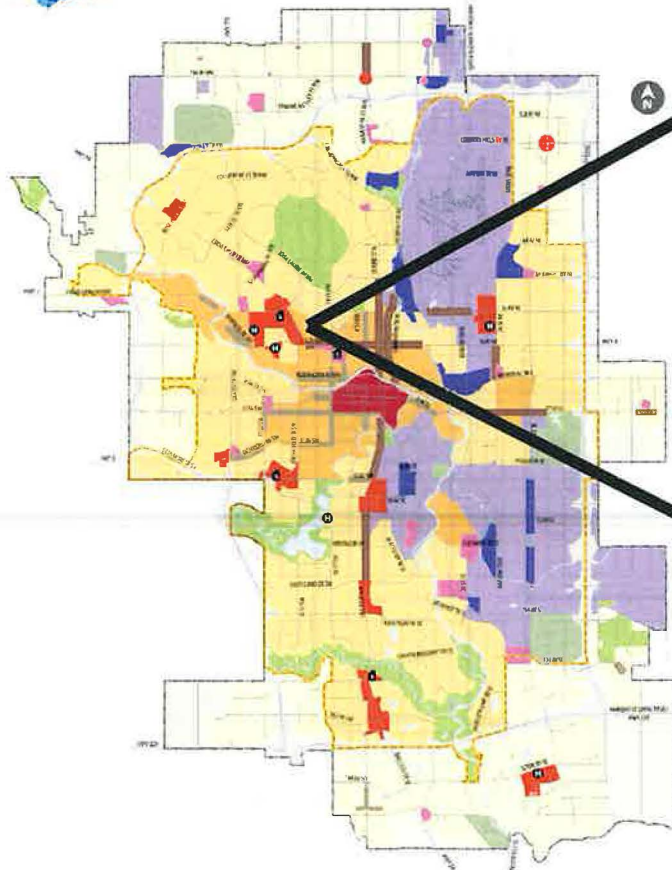
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Supplementary Slides

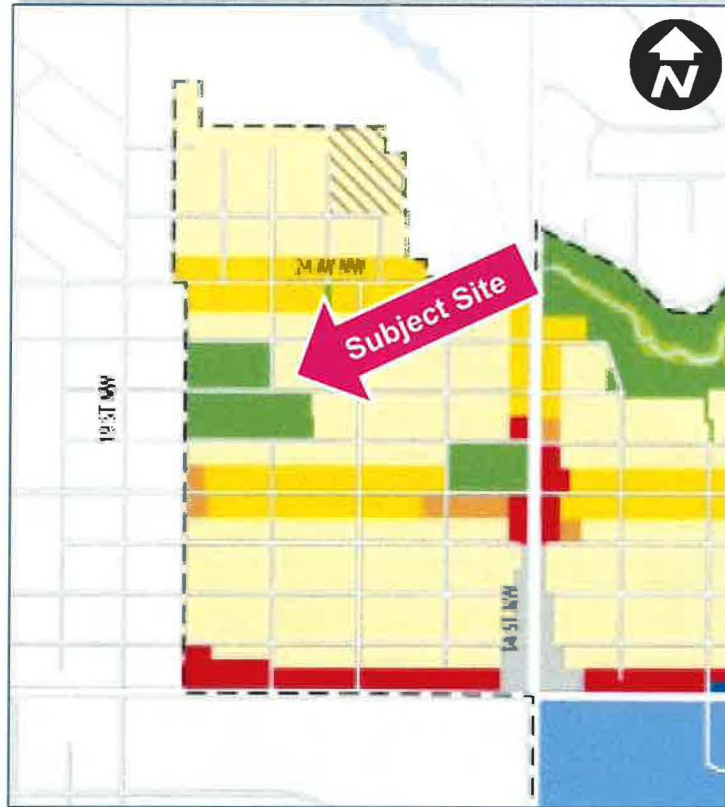
1 Urban Structure



Municipal Development Plan

Map 1: Urban Structure

- Located in the Developed Residential – Inner City area.
- Support modest intensification that respects scale and character of neighbourhood.
- Encourage redevelopment to make more efficient use of infrastructure.



Map 3:
Urban Form

Legend

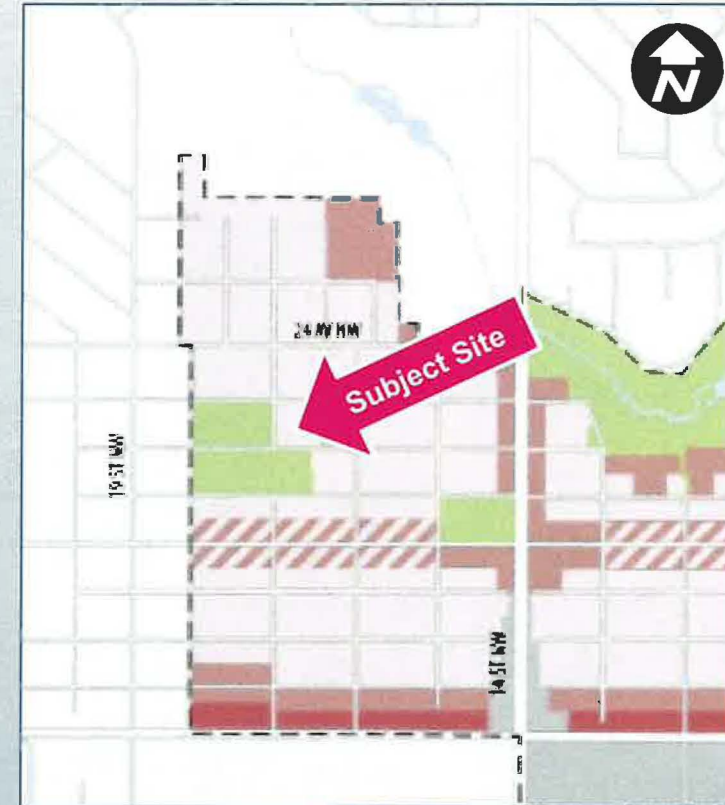
Urban Form Categories

- 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

Approved: 08/2022
Amended: 01/2023



Map 4:
Building Scale

Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low-Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation
- Plan Area Boundary

Approved: 10/2022
Amended: 07/2023

Map 3: Urban Form

- Neighbourhood Local Category

Map 4: Building Scale

- Limited building scale modifier (three-storeys)



