



# Public Hearing of Council

Agenda Item: 7.2.18



## LOC2023-0381 / CPC2024-0205 Land Use Amendment

April 9, 2024

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
APR 09 2024  
ITEM: 7.2.18 CPC2024-0205  
DISTRIB-PRESENTATION  
CITY CLERK'S DEPARTMENT

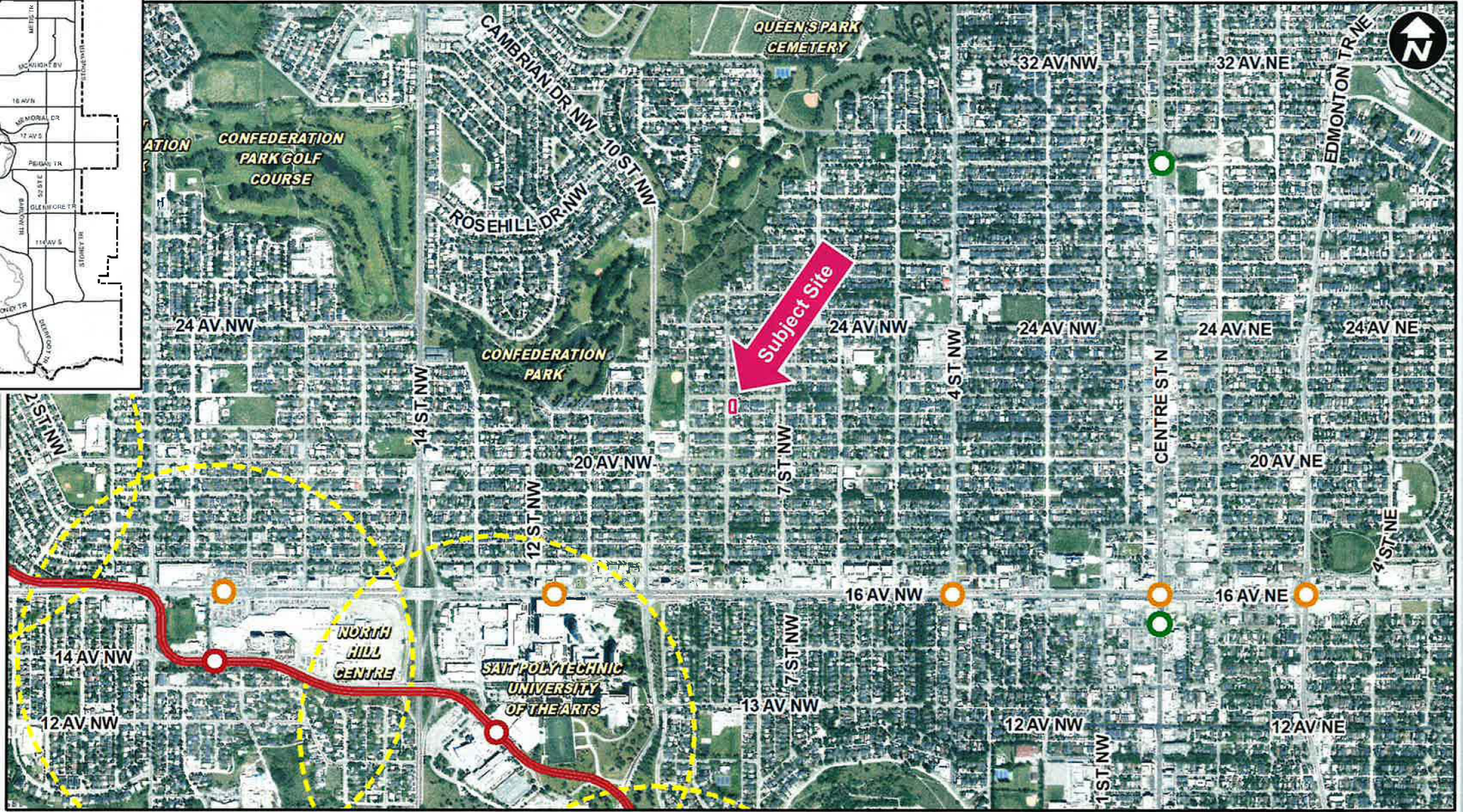
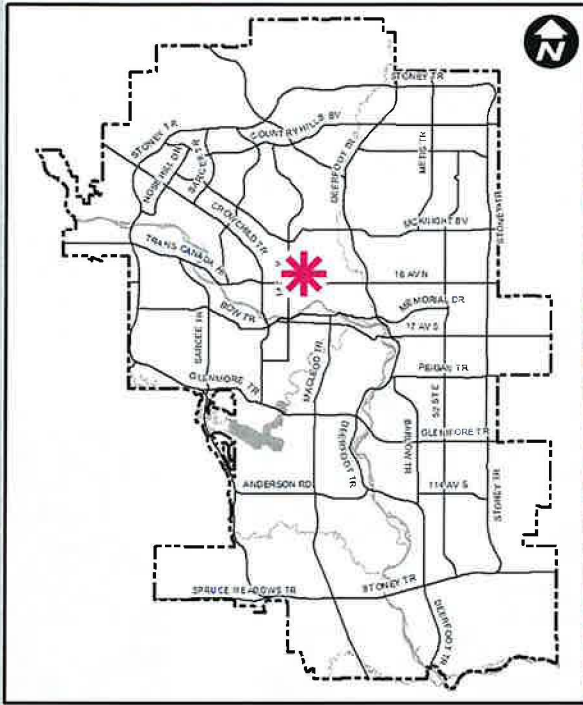


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 101D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 839 – 22 Avenue NW (Plan 2934O, Block 27, Lots 21 and 22) 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





○ Bus Stop

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 rowhouses, townhouses, single detached and semi-detached housing
- Maximum building height of 11 metres (approx. 3 storeys)
- Maximum density of 75 units per hectare (4 units), plus secondary suites



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# Supplementary Slides



# Existing Land Use Map









