



Public Hearing of Council

Agenda Item: 7.2.29



LOC2023-0305 / CPC2024-0163

Policy and Land Use Amendment

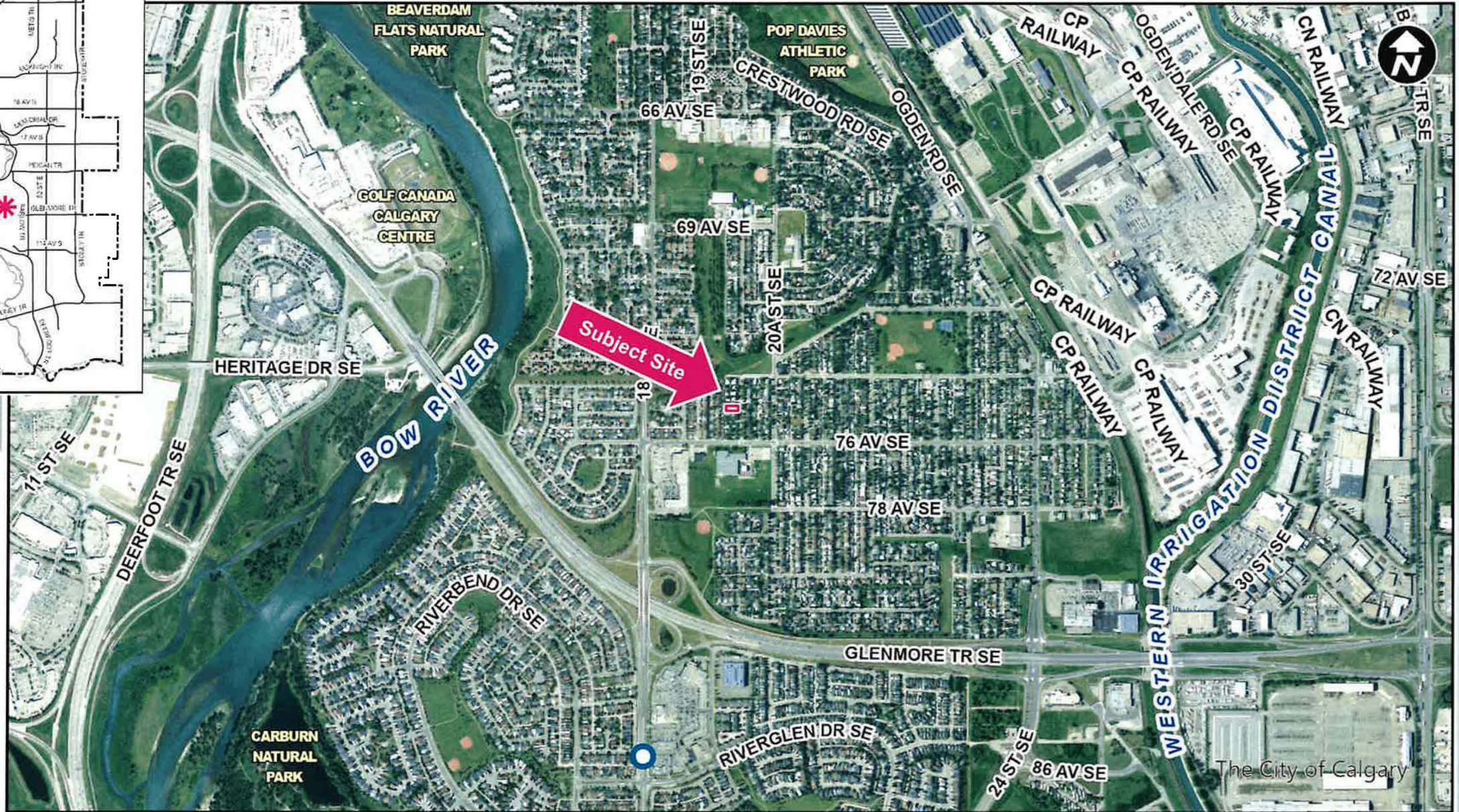
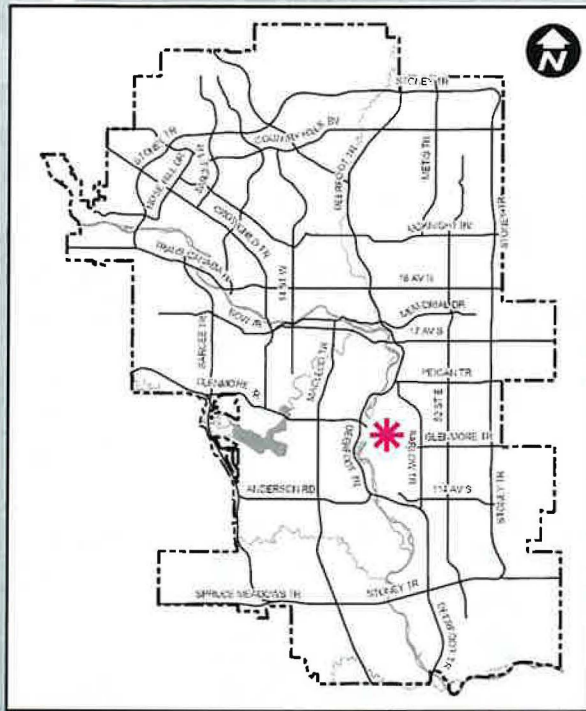
April 9, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.29 CPC2024-0163
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 14P2024** for the amendments to the Millican-Ogden Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 108D2024** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 7425 – 20 Street SE (Plan 955AV, Block 8, Lots 12 and 13) 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

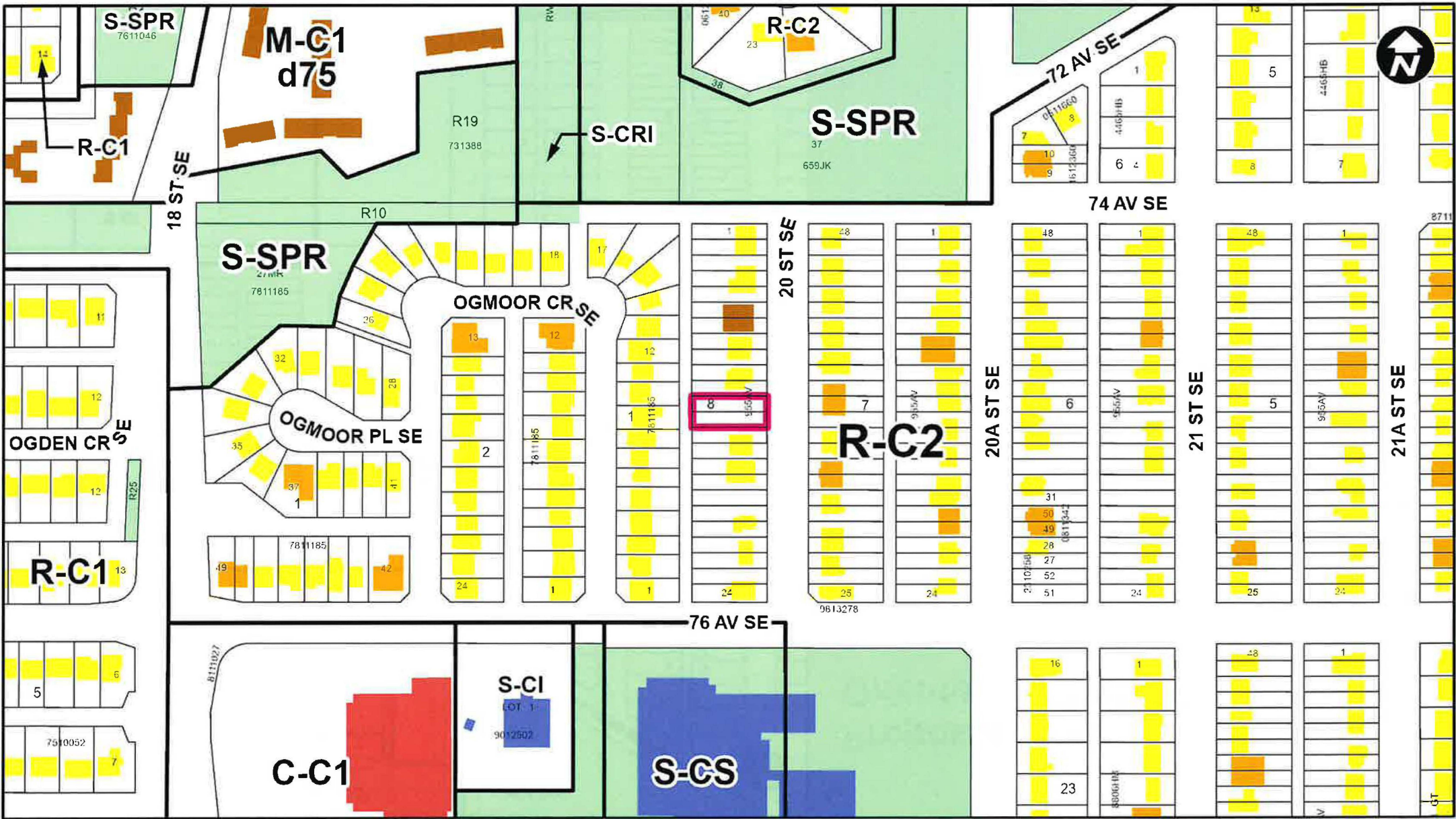
○ Bus Stop

Parcel Size:

0.06 ha
15 m x 37 m

Surrounding Land Use

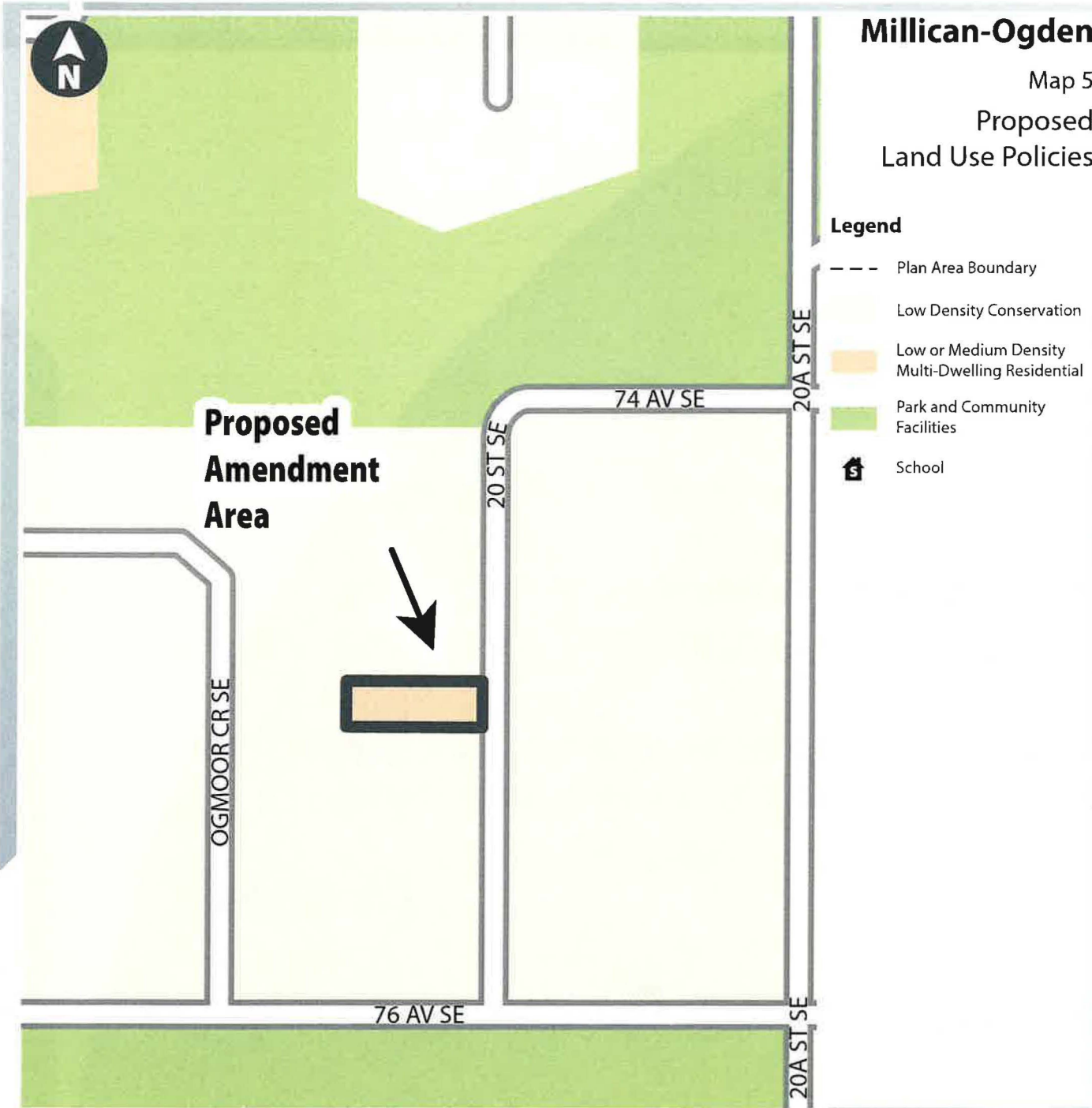
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





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

- Allows for low-density housing in a variety of forms including rowhouses and townhouses with secondary suites
- Maximum building height of 11 metres (approx. 3 storeys)
- Maximum density of 75 units per hectare (4 units, plus suites)



Proposed Amendment:

- To change land use classification from 'Low Density Conservation' to 'Low or Medium Density Multi-Dwelling Residential'

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