



Public Hearing of Council

Agenda Item: 7.2.14



LOC2023-0287 / CPC2024-0162

Land Use Amendment

April 9, 2024

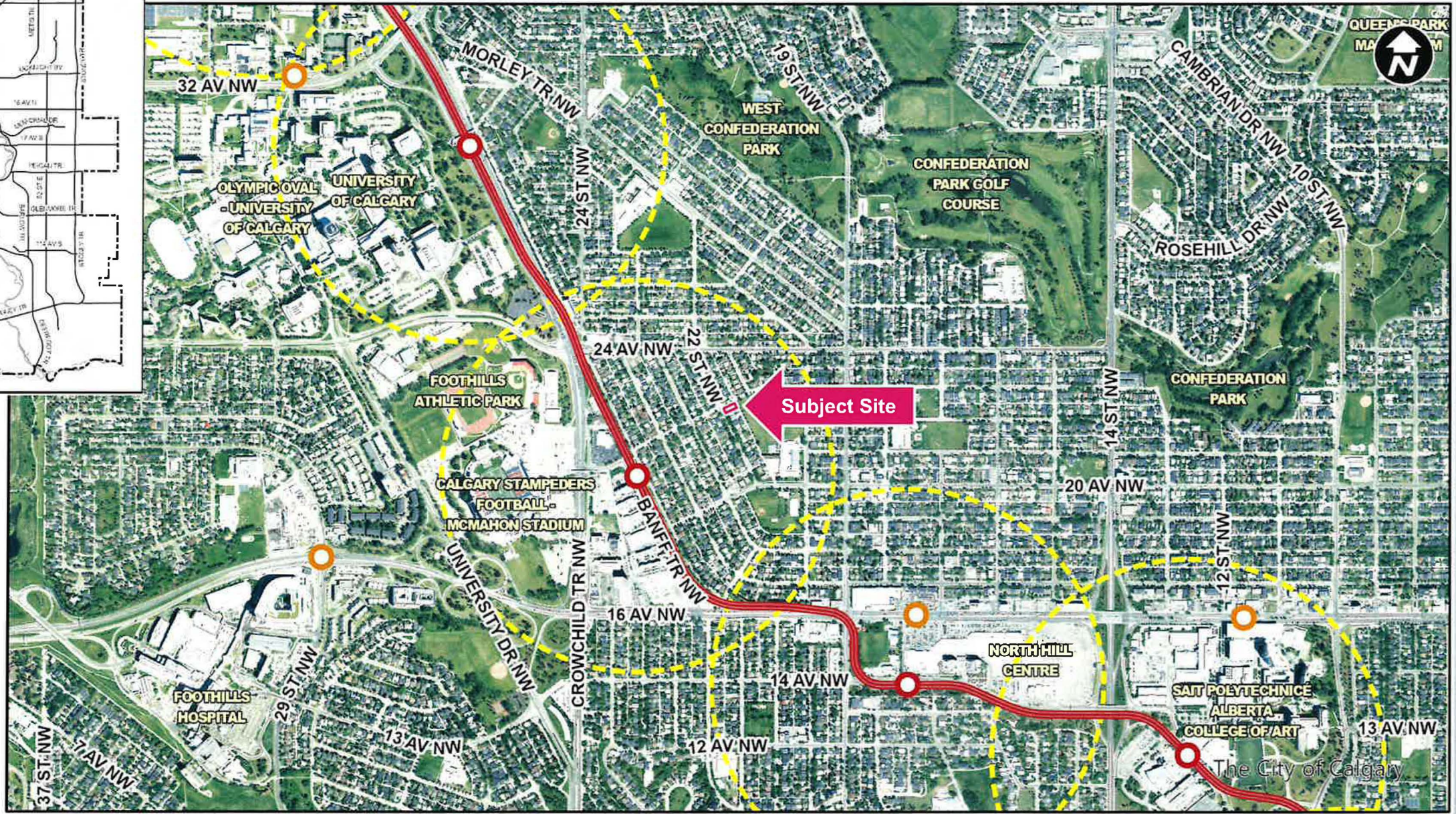
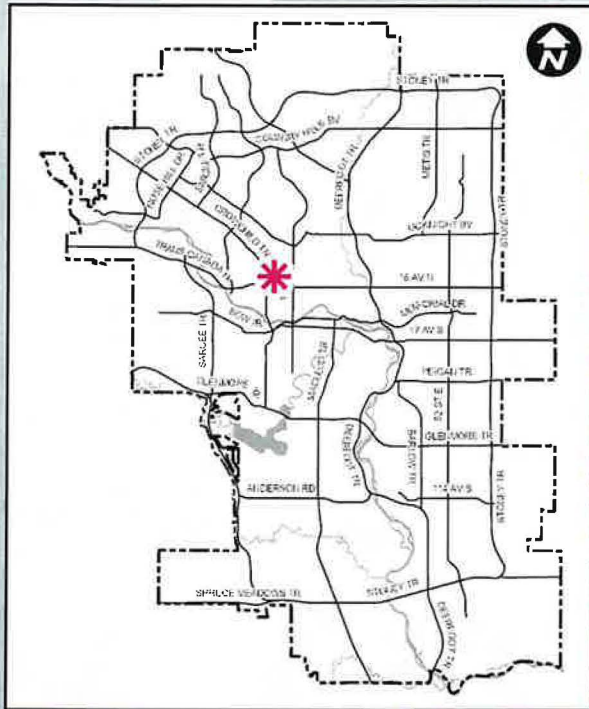
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.14 CPC2024-0162
DISTRIB-PRESENTATION 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 110D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2221 – 23 Avenue NW (Plan 9110GI, Block 13, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).





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

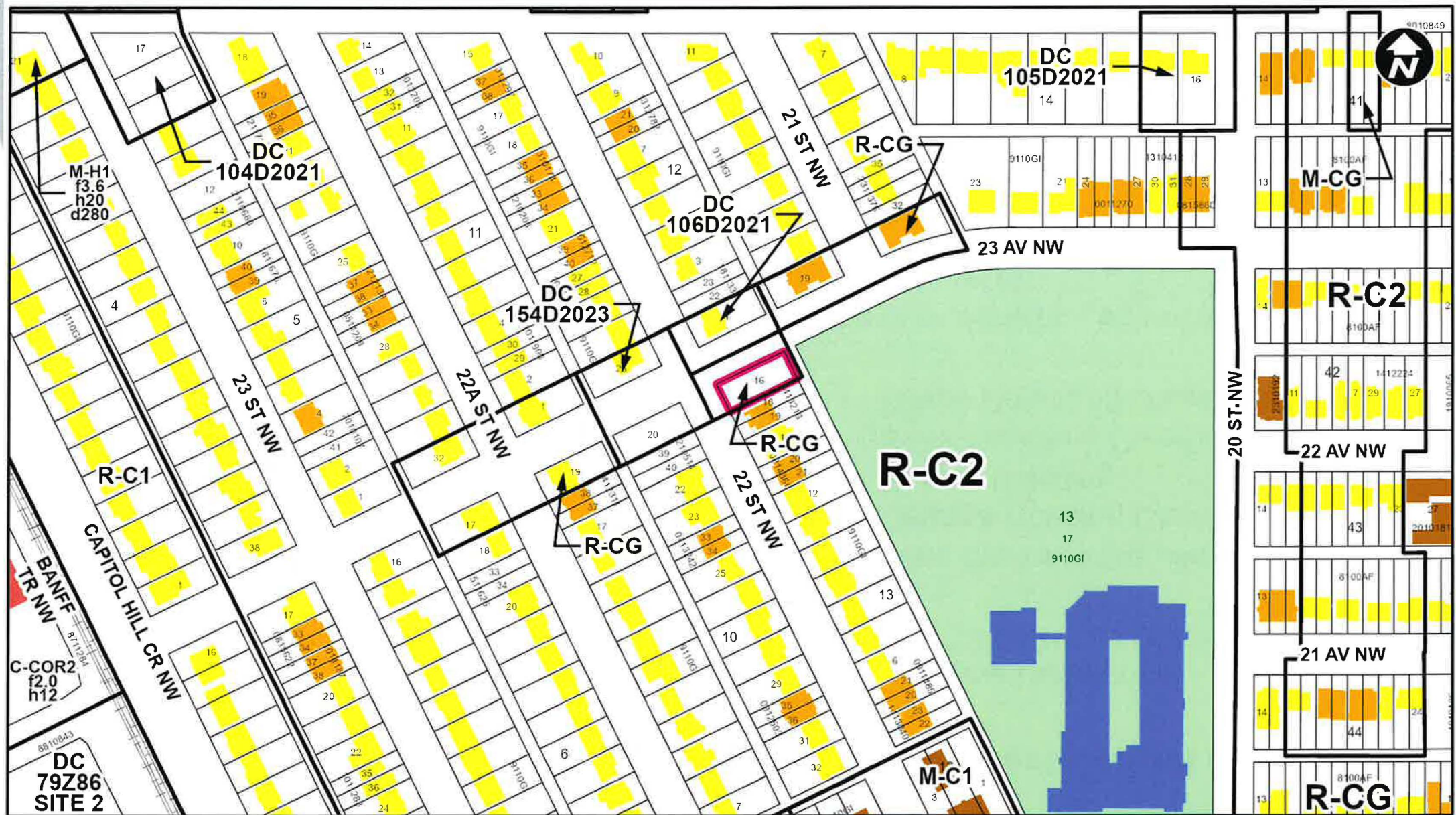


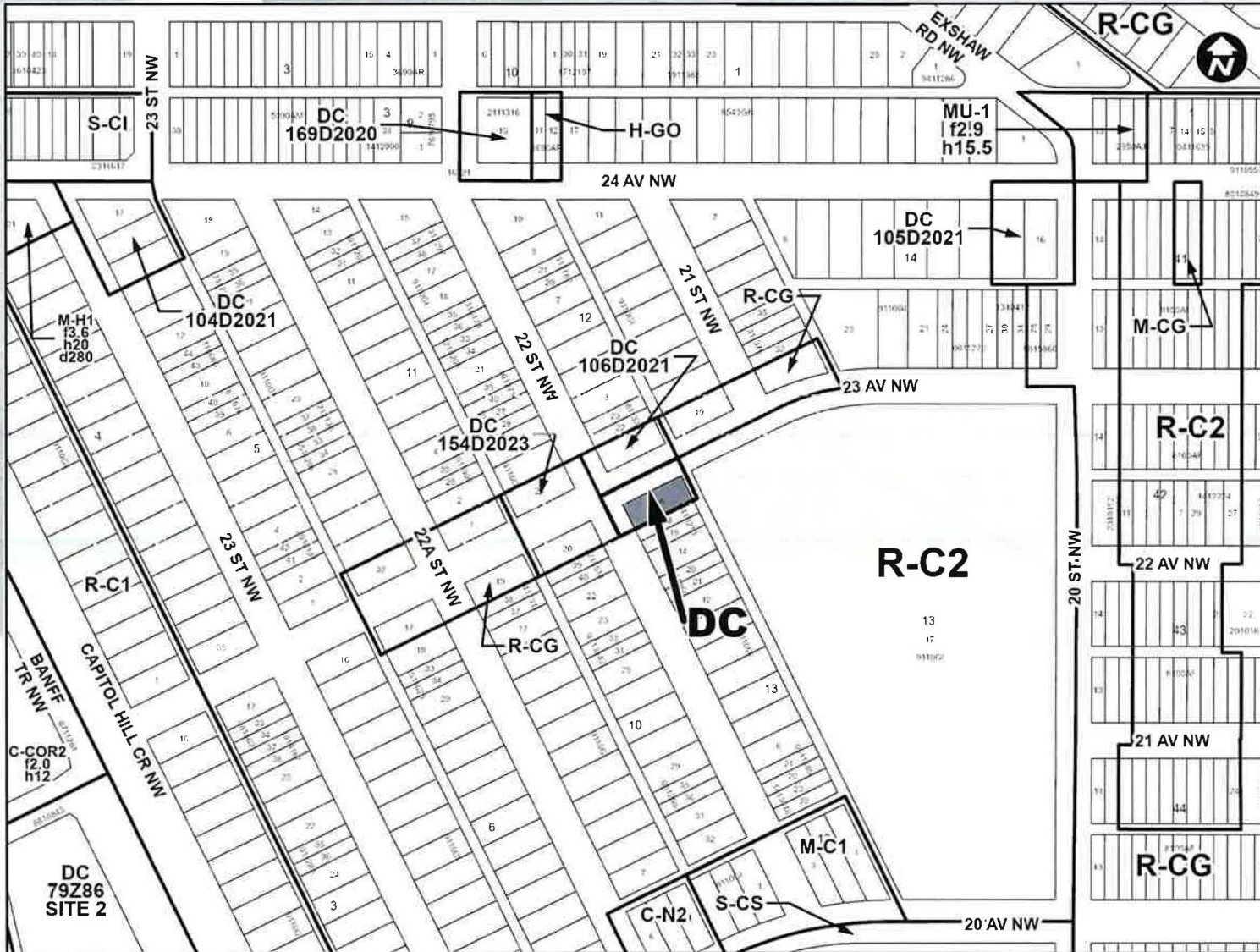
Parcel Size:

0.06 ha
15m x 37m

LEGEND

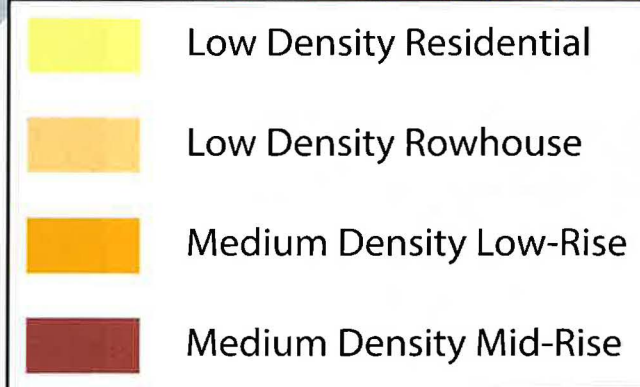
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed Direct Control (DC) District:

- Based on the Residential – Grade-Oriented Infill (R-CG) District
- Removes the following uses:
 - Cottage Housing Cluster
 - Duplex Dwelling
 - Semi-detached Dwelling
 - Single Detached Dwelling
- Minimum density – 55 units per hectare (3 units)
- Maximum density – 75 units per hectare (4 units)
- Maximum building height – 11 metres



Subject Site

The Land Use plan in the ARP designates the subject site as **Low Density Rowhouse**.

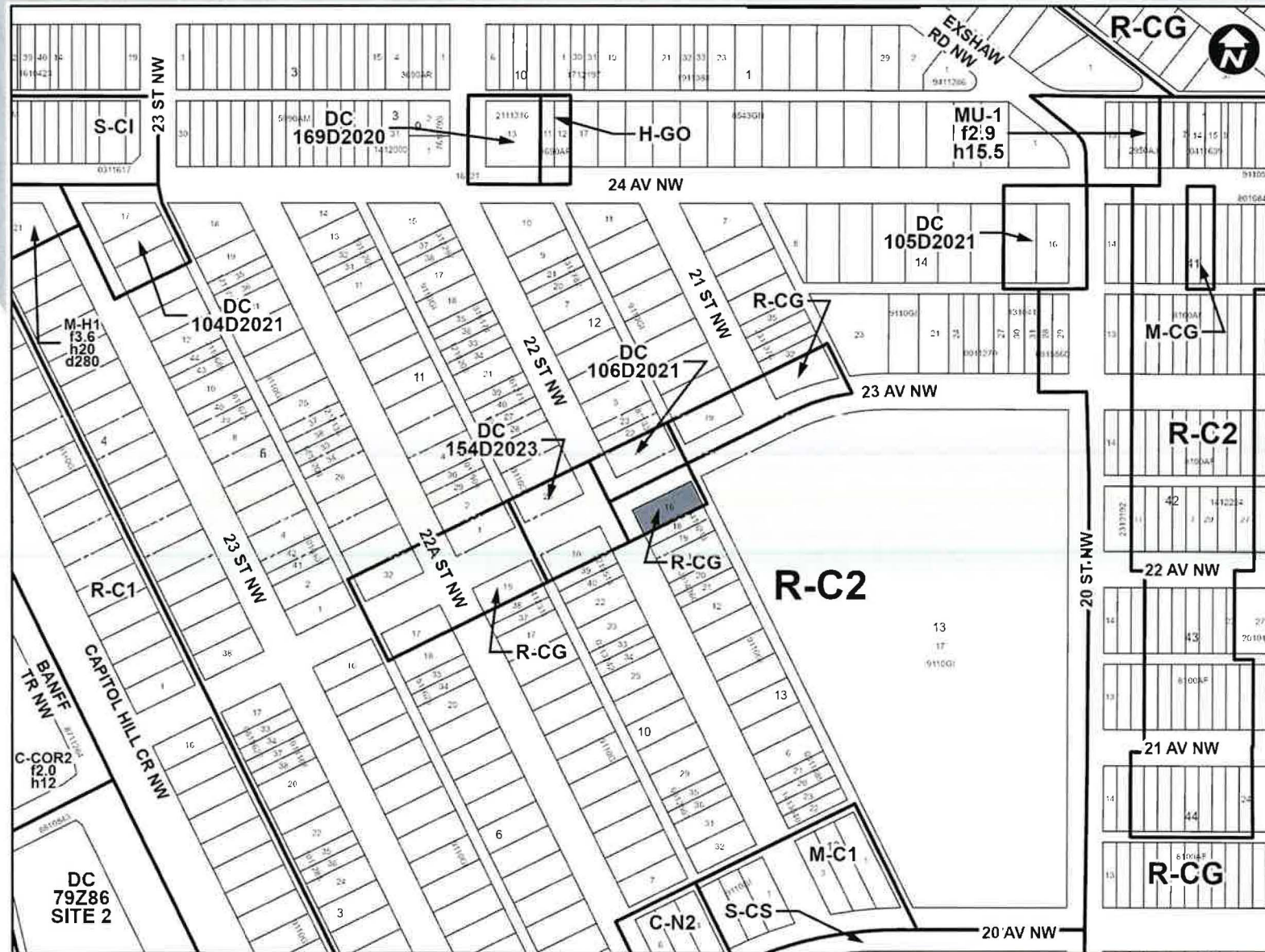
Select parcels in the community have been rezoned to the R-CG District in alignment with the Low Density Rowhouse typology in anticipation of increased density and rowhouse forms of development.

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Supplementary Slides



Section 5: Discretionary Uses

- 5 The *discretionary uses* of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District with the exclusion of:
 - (a) Cottage Housing Cluster;
 - (b) Duplex Dwelling;
 - (c) Semi-detached Dwelling; and
 - (d) Single Detached Dwelling.

Section 7: Density

- 7
 - (1) The minimum *density* is 55 *units* per hectare.
 - (2) The maximum *density* is 75 *units* per hectare.





