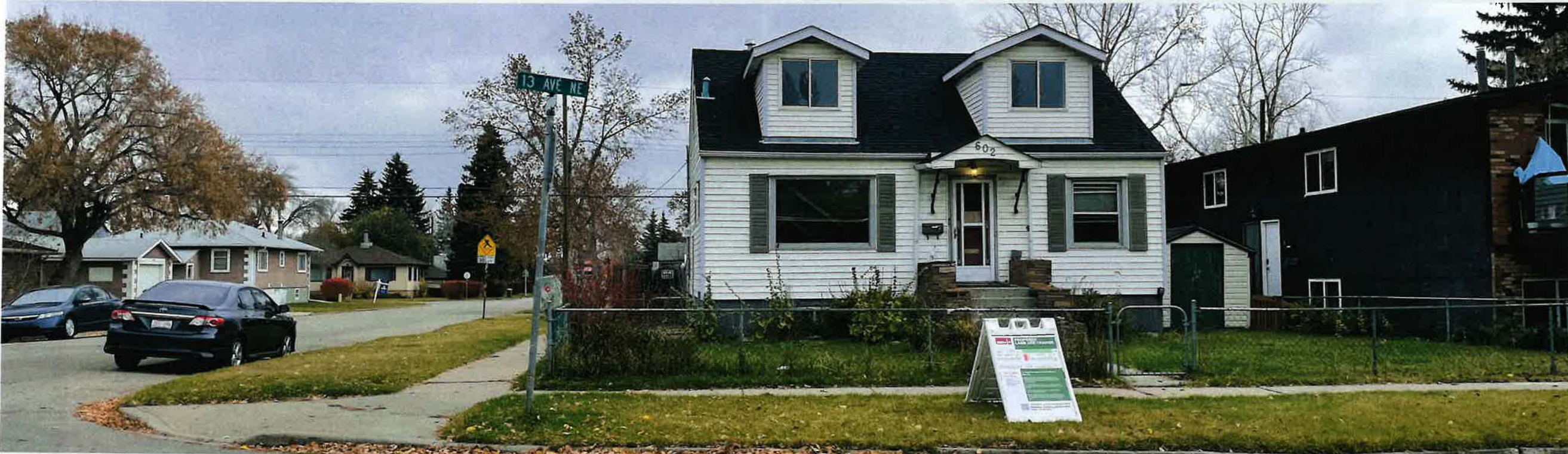




Public Hearing of Council

Agenda Item: 7.1.1



LOC2023-0286 / CPC2024-0049

Land Use Amendment

April 9, 2024

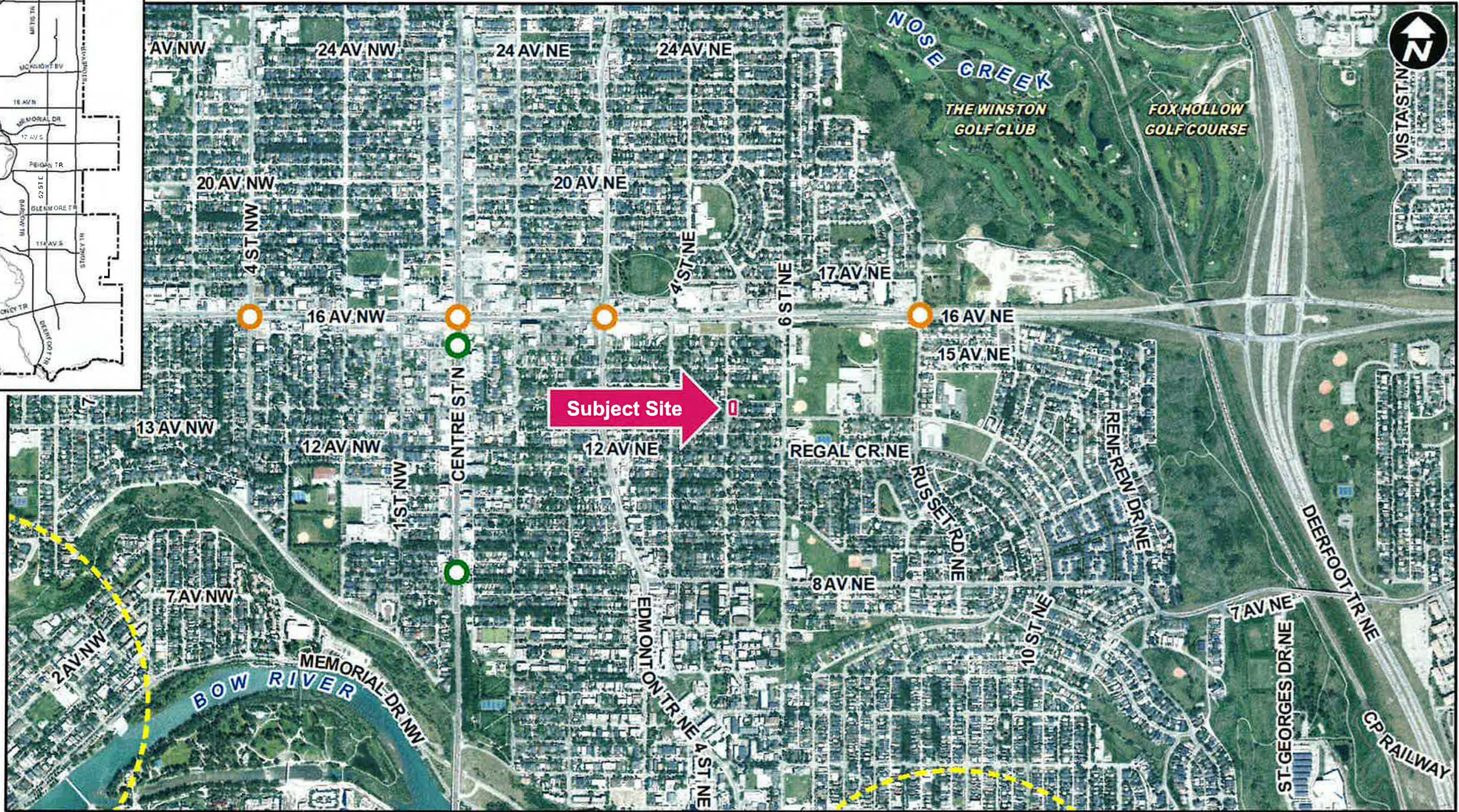
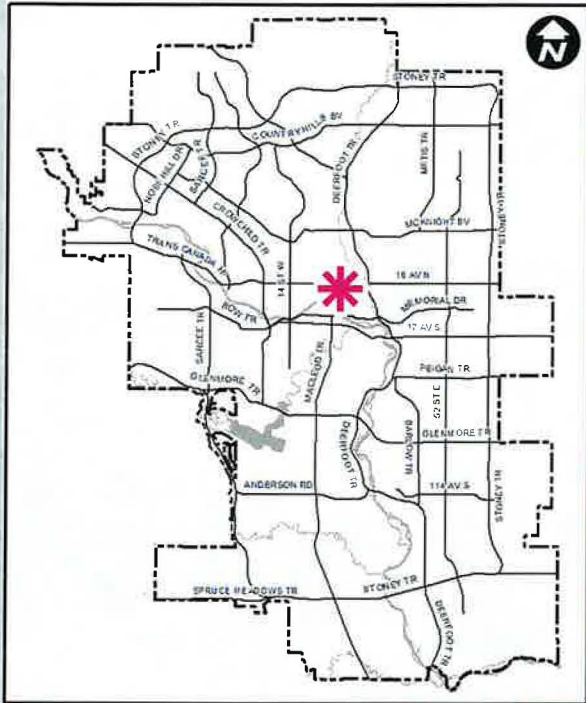
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.1.1 CPC2024-0049
DISTRIB - PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 61D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 602 – 13 Avenue NE (Plan 791P, Block 56, Lots 19 and 20) 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



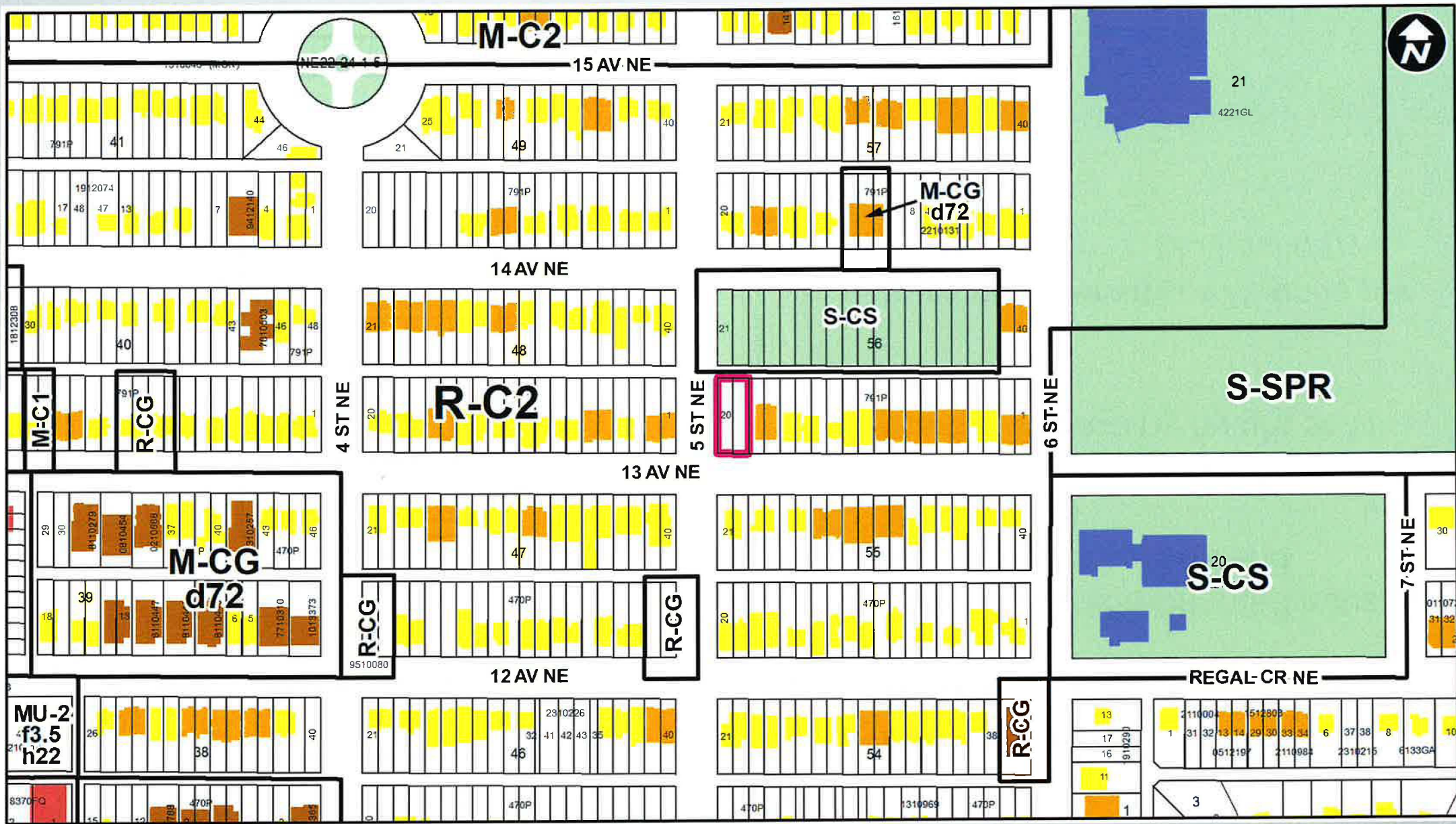
Parcel Size:

0.06 ha
15m x 36m

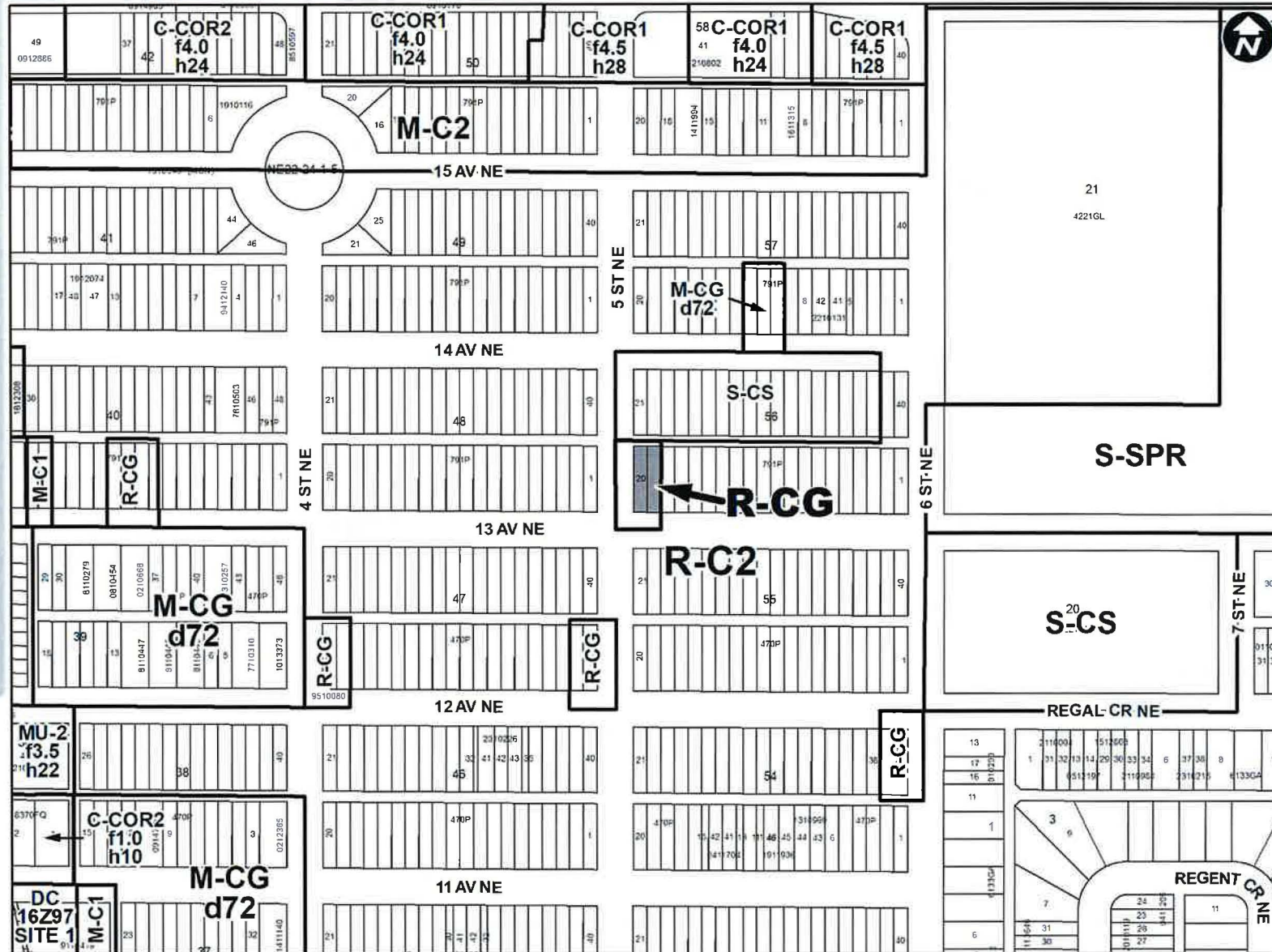
Surrounding Land Use

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:

- allows for grade-oriented housing including rowhouses and townhouses
- maximum building height of 11 metres
- maximum density of 75 units per hectare (4 units, plus suites)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 61D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 602 – 13 Avenue NE (Plan 791P, Block 56, Lots 19 and 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides







