



Public Hearing of Council

Agenda Item: 7.2.23



LOC2023-0365 / CPC2024-0280

Land Use Amendment

May 7, 2024

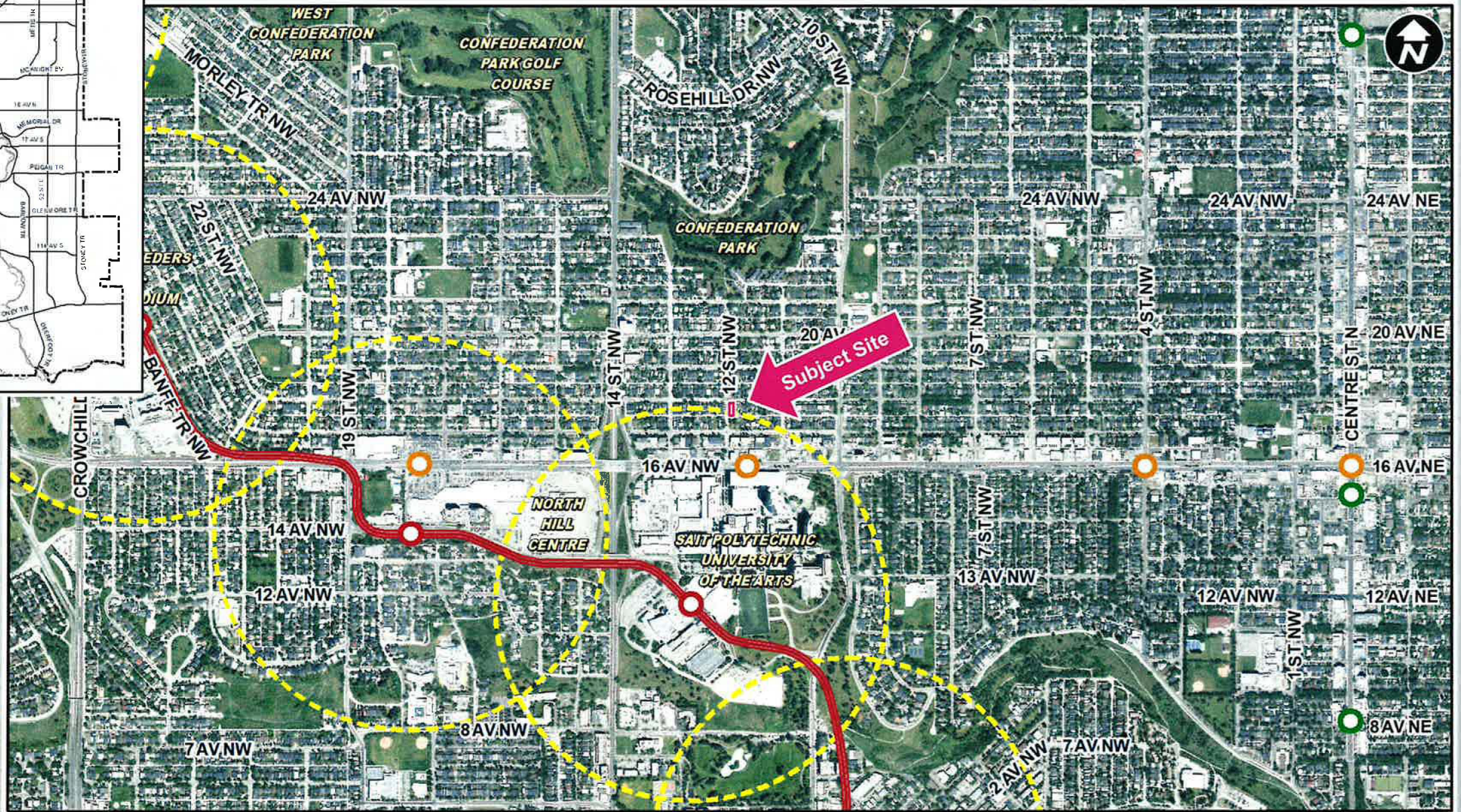
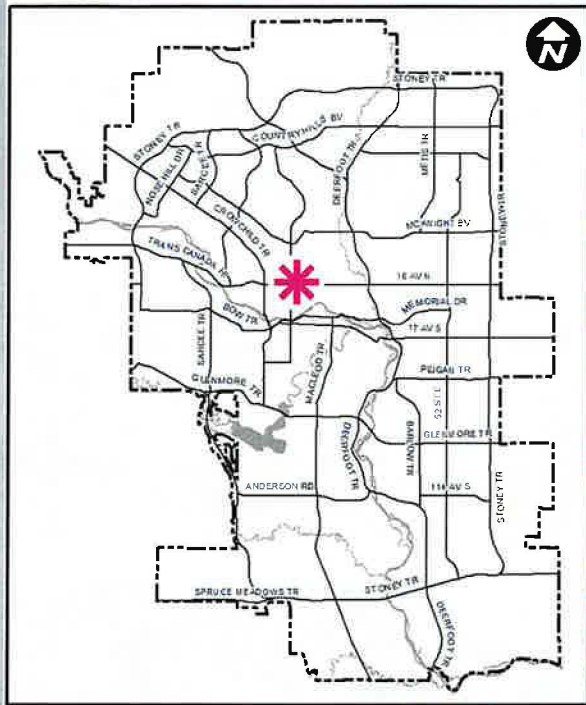
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.23 CPC2024-0280
Distrib - Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

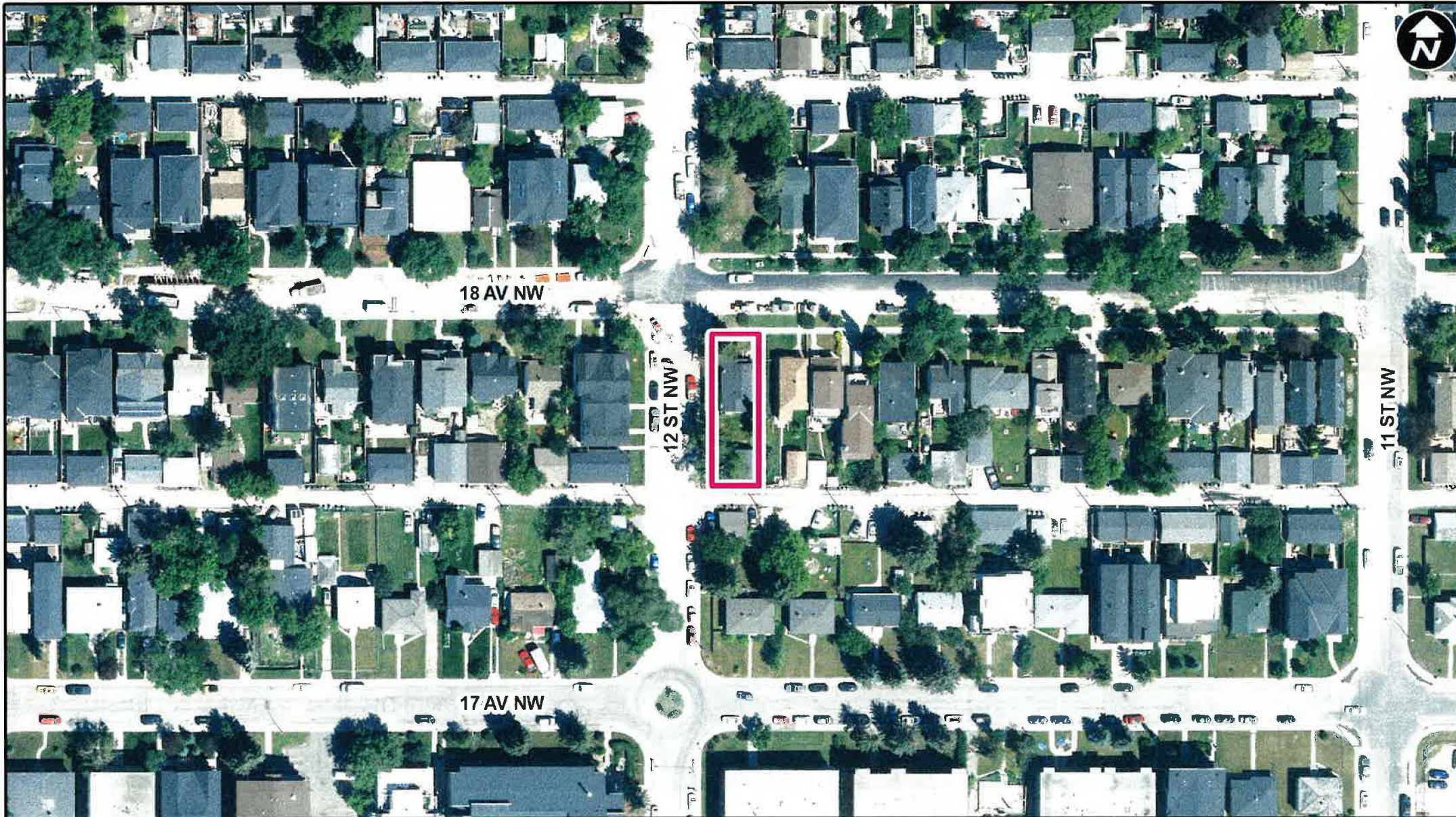
That Council:

Give three readings to **proposed bylaw 123D2024** for the redesignation of 0.04 hectares ± (0.10 acres ±) located at 1239 – 18 Avenue NW (Plan 315OP, Block 8, Lots 21 and a portion of 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

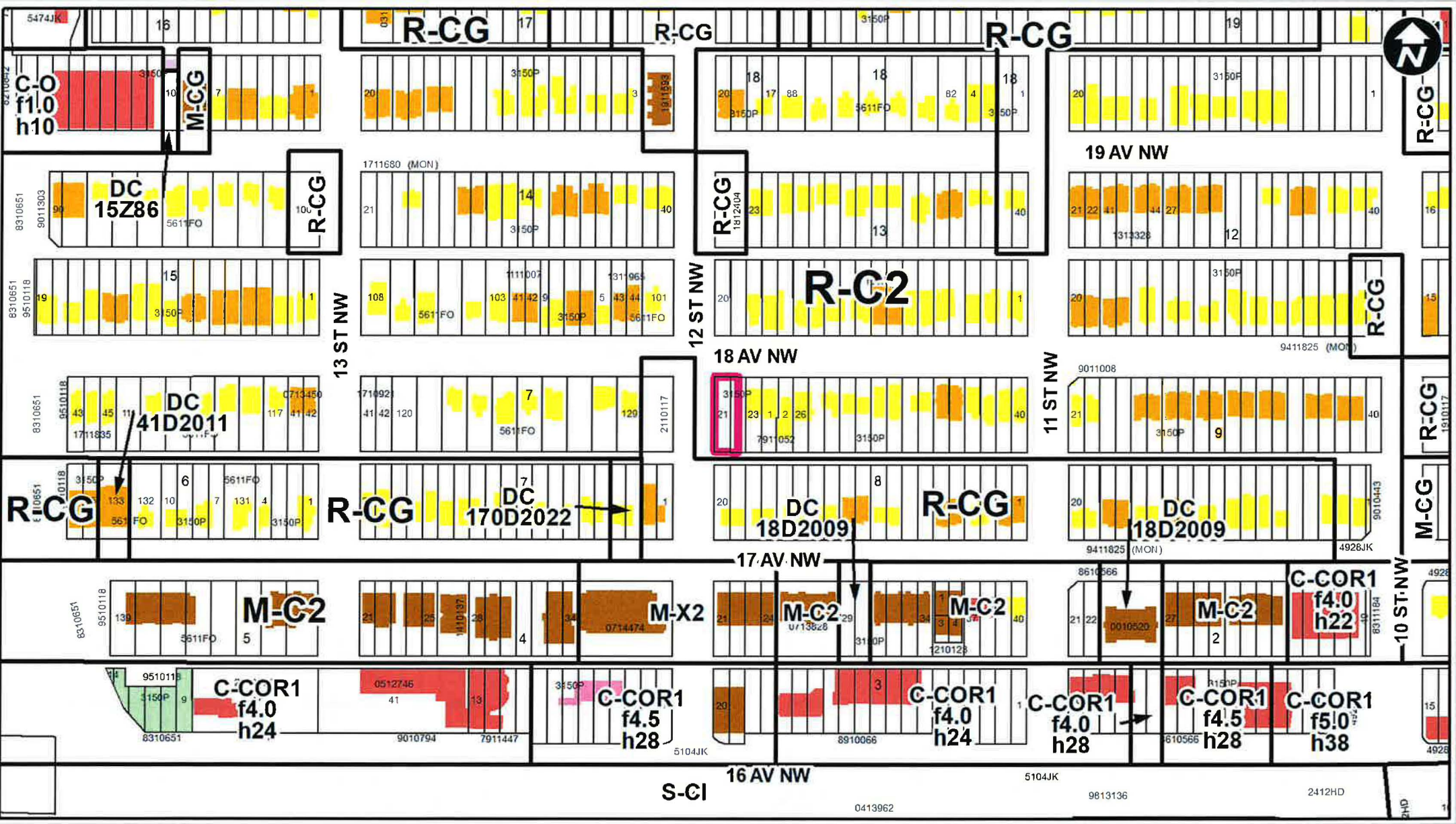


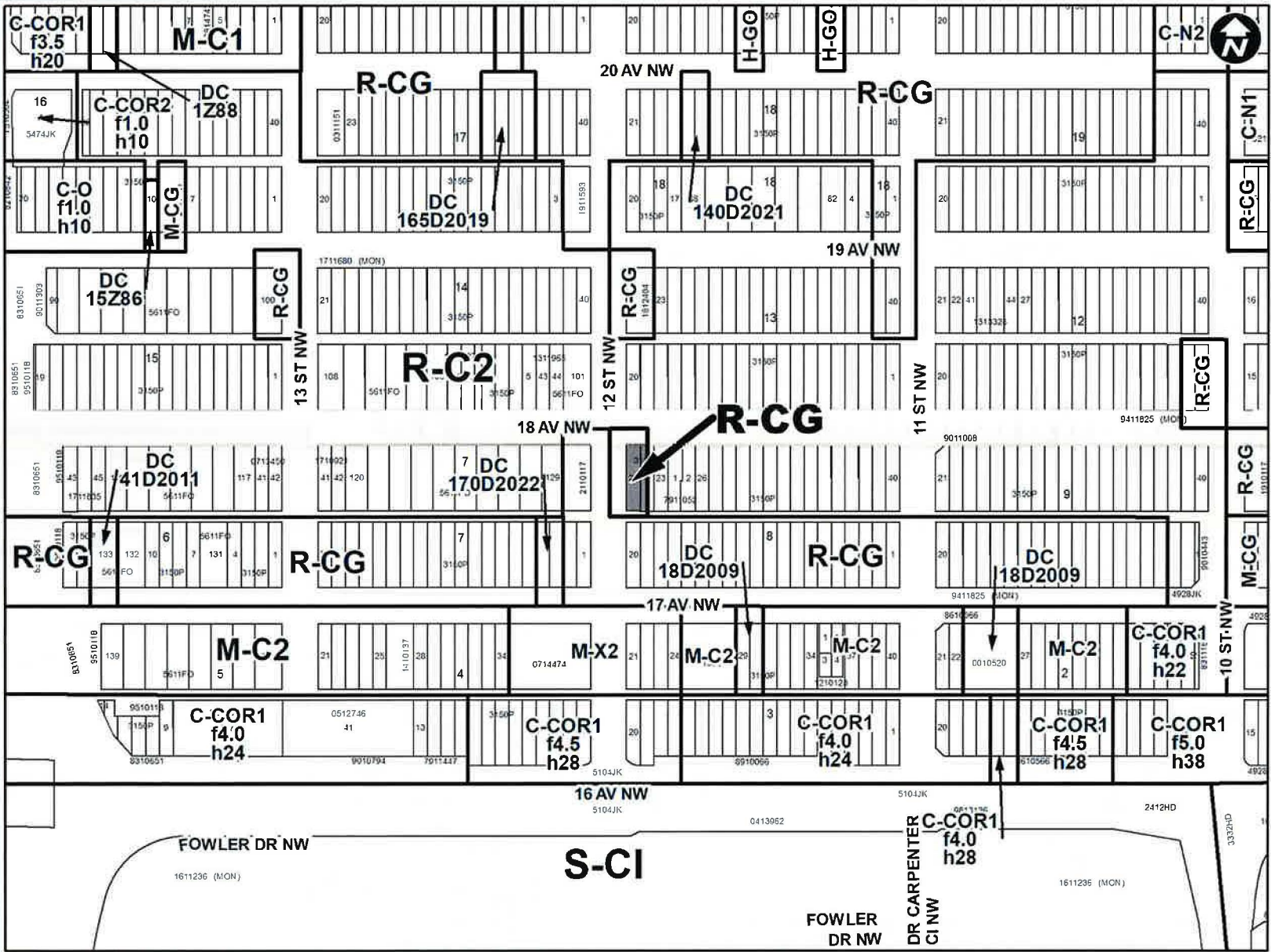
Parcel Size:

0.04 ha
11.5m 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





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

- Grade-oriented development (single-detached, semi-detached, duplex, townhouse, rowhouse, secondary suite)
- Maximum building height of 11.0 metres
- Maximum density of 75 units per hectare (four dwelling units and four secondary suites)

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Supplementary Slides





