



Public Hearing of Council

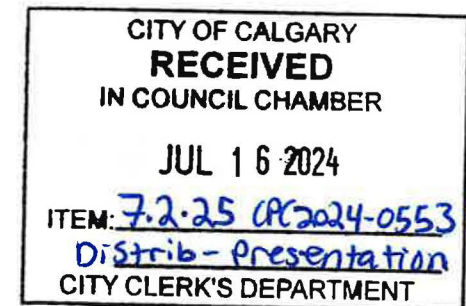
Agenda Item: 7.2.25



LOC2024-0039 / CPC2024-0553

Land Use Amendment

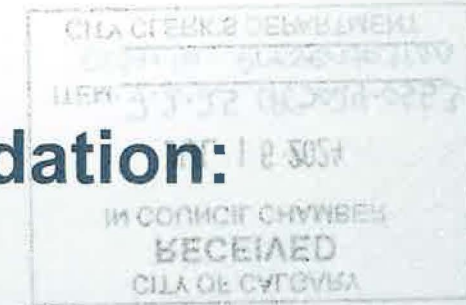
July 16, 2024

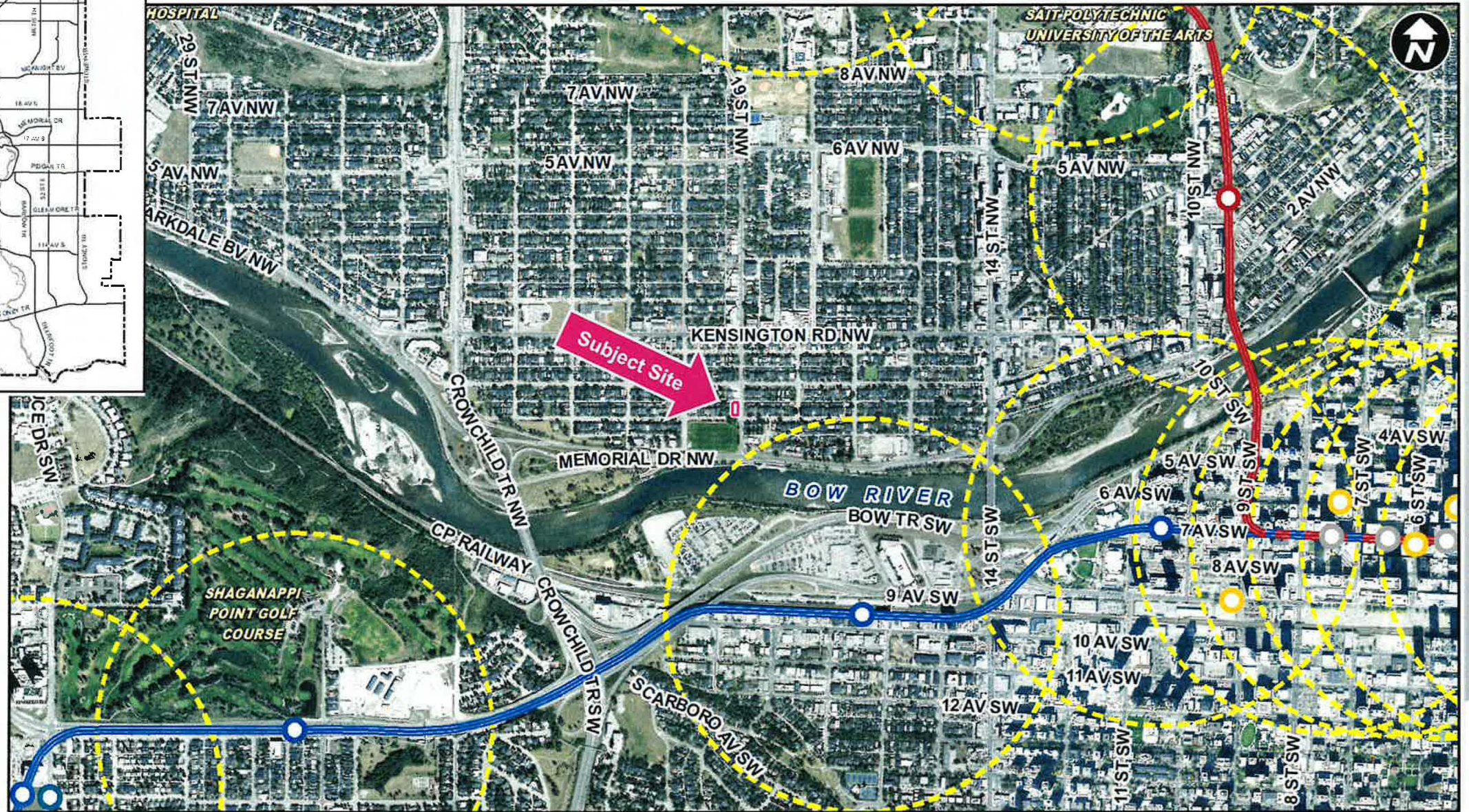
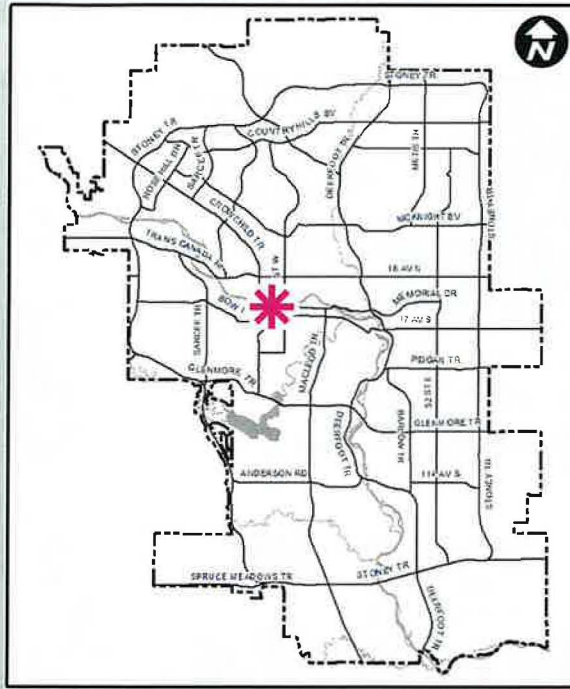


Calgary Planning Commission's Recommendation:

That Council:

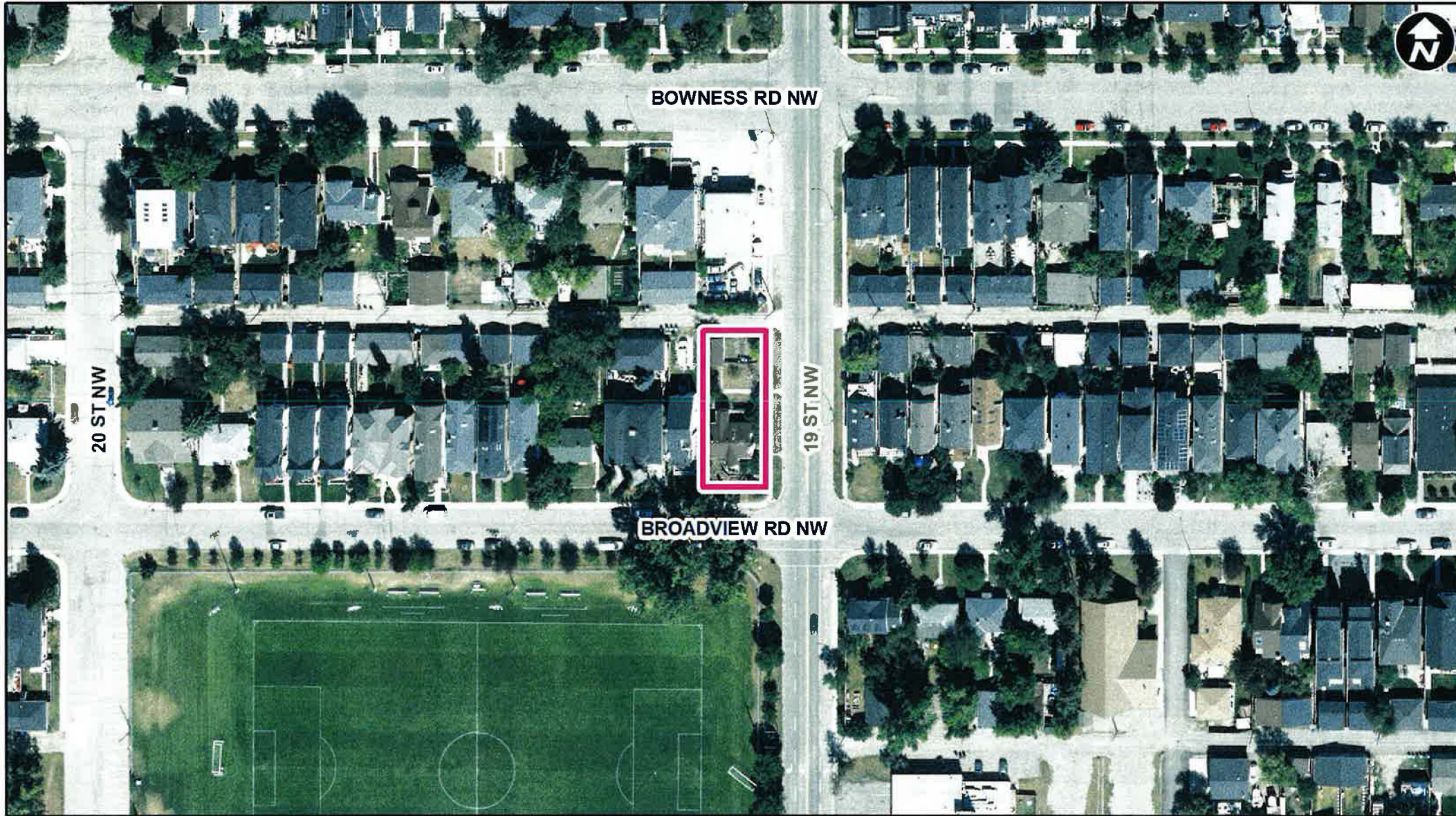
Give three readings to **Proposed Bylaw 187D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2002 Broadview Road NW (Plan 5151O, Block 23, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





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



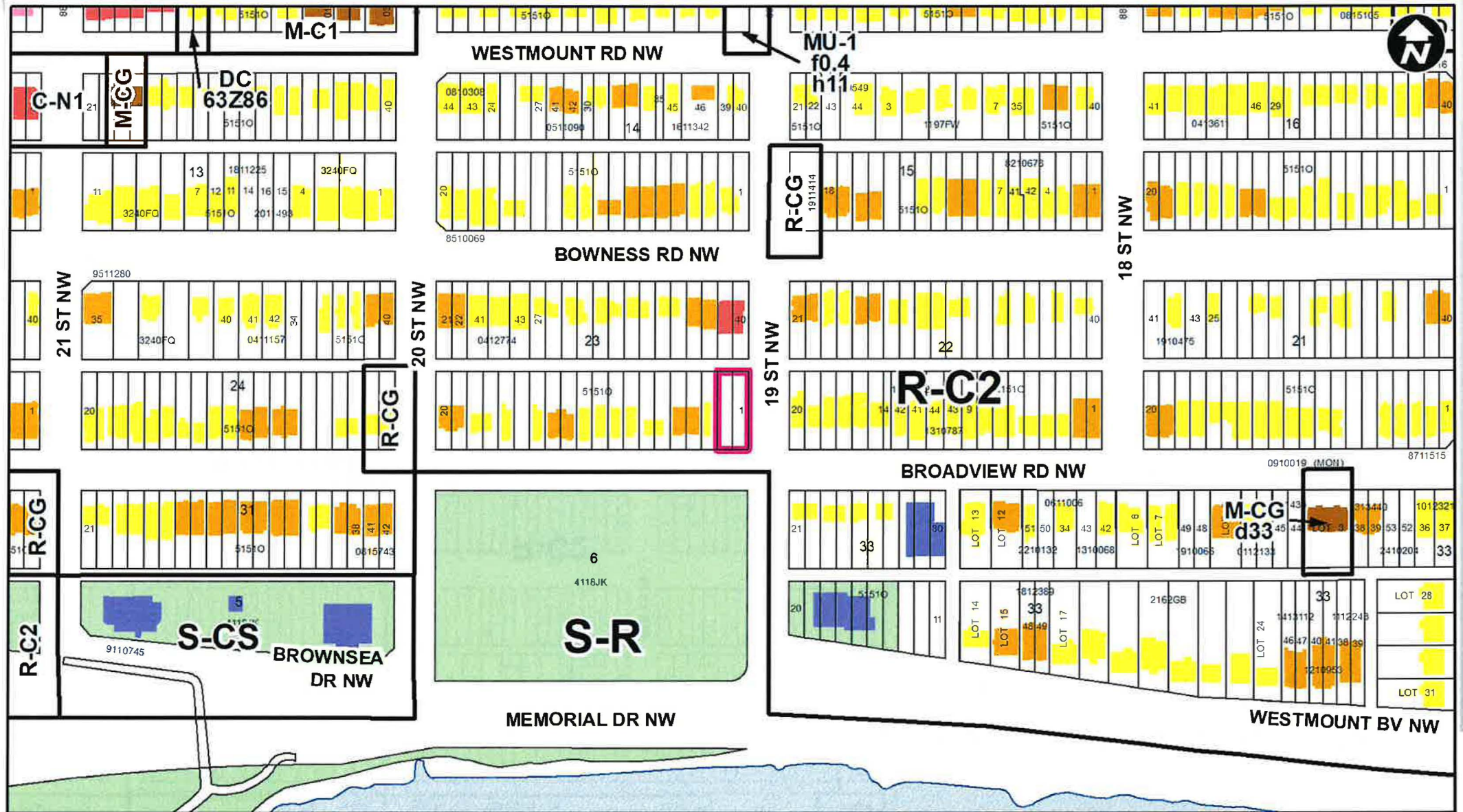
Parcel Size:

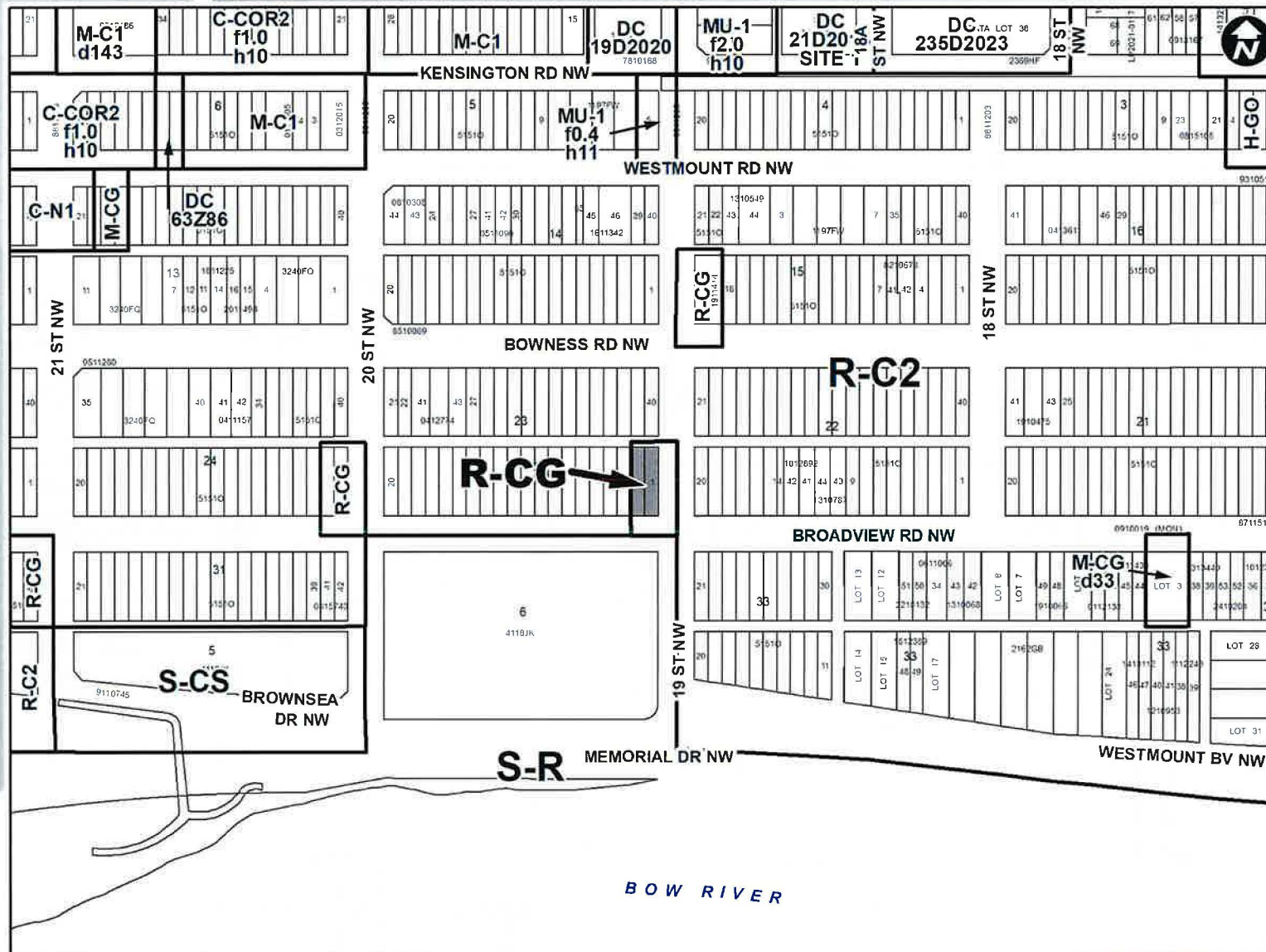
0.06 ha
15 m x 38 m

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:

- Maximum building height of 11 metres (3 storeys)
- Maximum 75 dwelling units per hectare (4 units)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 187D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2002 Broadview Road NW (Plan 5151O, Block 23, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map

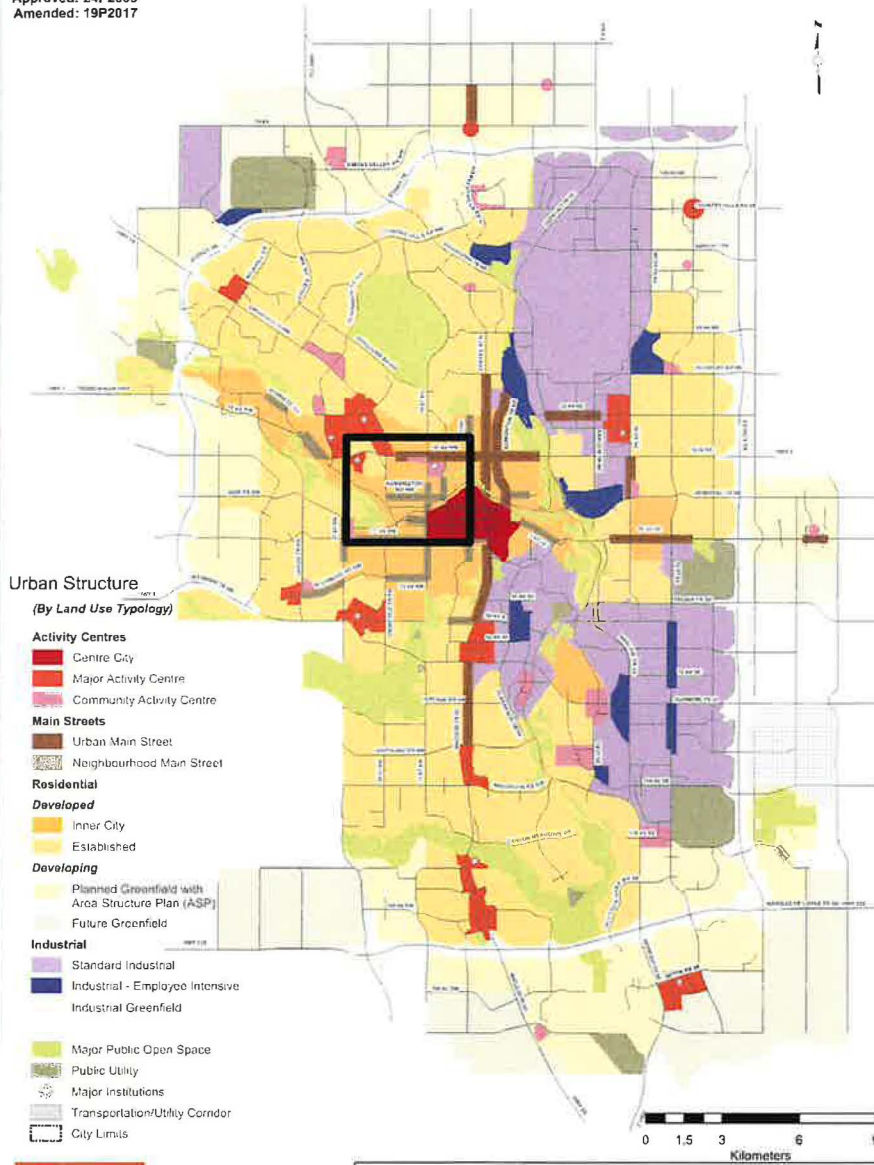




View from across the lane on 19 Street NW.



View from Broadview Road NW and 19 Street NW.



Urban Structure
(By Land Use Typology)

- Activity Centres**
 - Centre City
 - Major Activity Centre
 - Community Activity Centre
- Main Streets**
 - Urban Main Street
 - Neighbourhood Main Street
- Residential**
 - Developed**
 - Inner City
 - Established
 - Developing**
 - Planned Greenfield with Area Structure Plan (ASP)
 - Future Greenfield
- Industrial**
 - Standard Industrial
 - Industrial - Employee Intensive
 - Industrial Greenfield
- Major Public Open Space
- Public Utility
- Major Institutions
- Transportation/Utility Corridor
- City Limits

This map represents a conceptual land use structure and transportation networks for the city as a whole. No representation is made herein that a particular site use or City investment, as represented on this map, will be made. Site specific assessments, including environmental examination, as well as the future financial capability of the City of Calgary must be considered before any land use or City investment decisions are made.



Urban Structure

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