



# Public Hearing of Council

## Agenda Item: 7.2.34



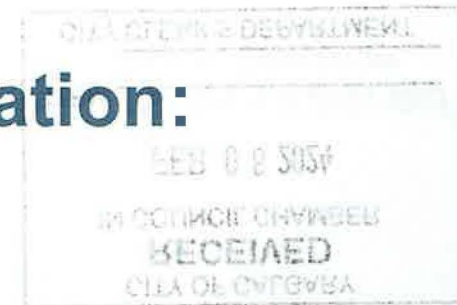
# LOC2023-0253 / CPC2023-1200

## Land Use Amendment

February 6, 2024

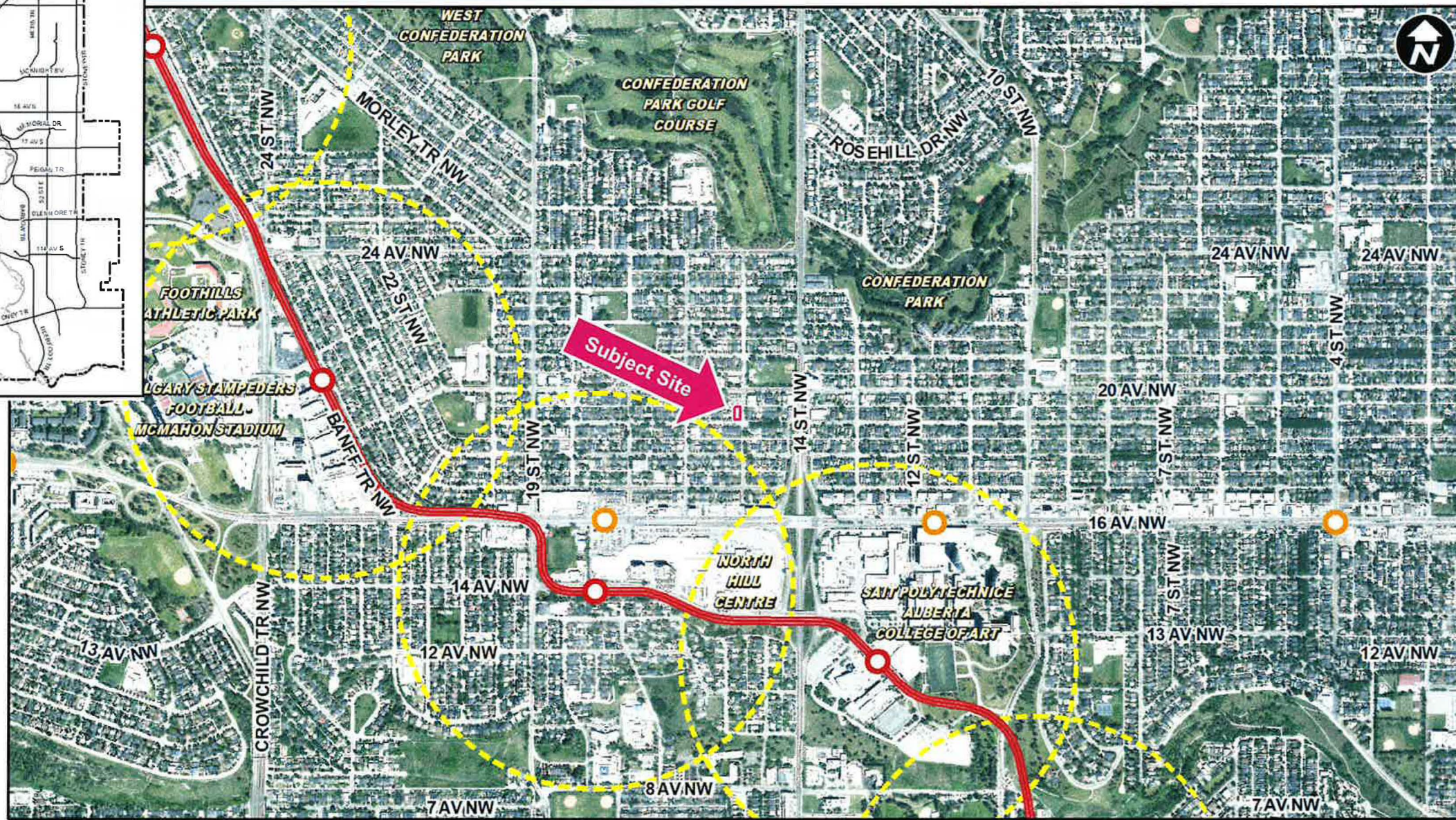
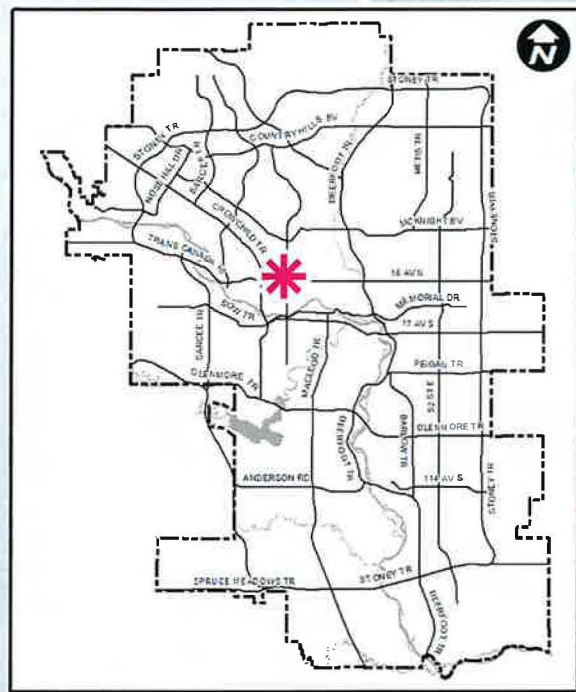
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: 7.2.34-CPC2023-1200  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 30D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1602 – 19 Avenue NW (Plan 2864AF, Block 13, 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



**LEGEND**

○ Bus Stop

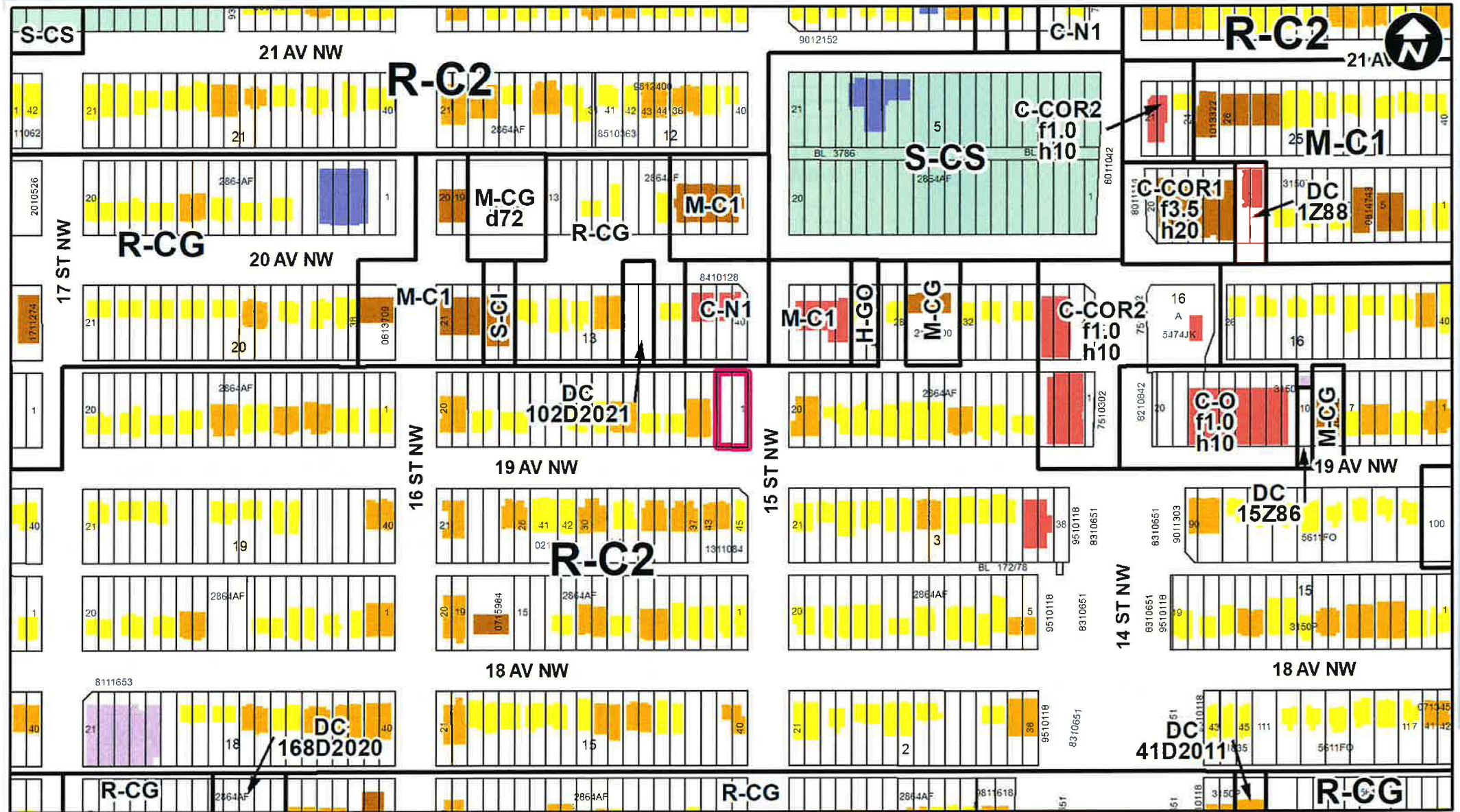
Parcel Size:

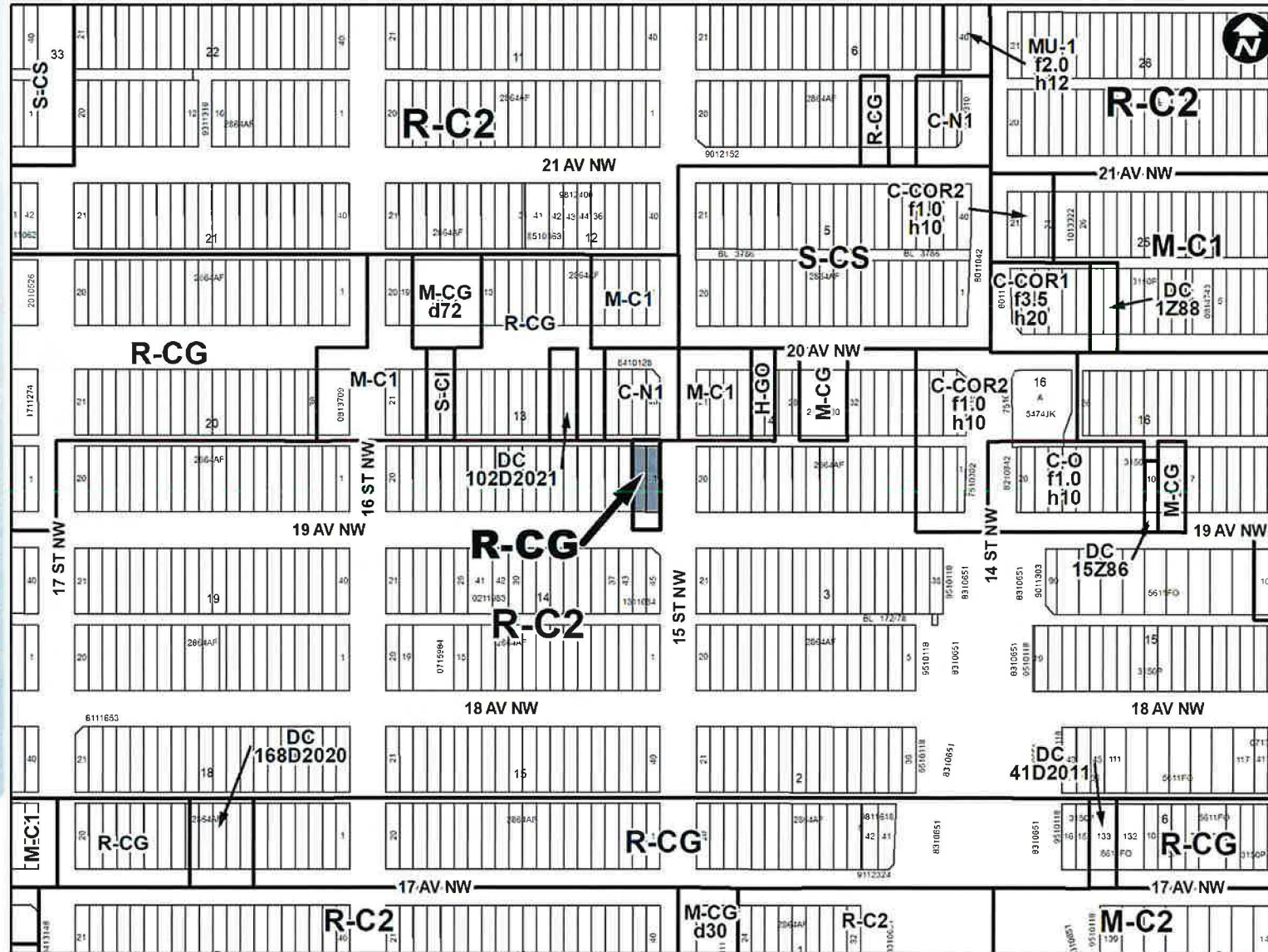
0.06 ha  
15m x 36m

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

- Allows for rowhouses and townhouses
- Maximum density of 75 dwelling units per hectare
- Maximum building height of 11 metres

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# Supplementary Slides





View of the subject lands on 19 Avenue NW, facing north.

# North Hill Communities Local Area Plan

## Map 3: Urban Form

- Located in the Neighbourhood Local category.
- Support for forms containing three or more units, where the parcel has a rear lane and can accommodate parking on the site.

