



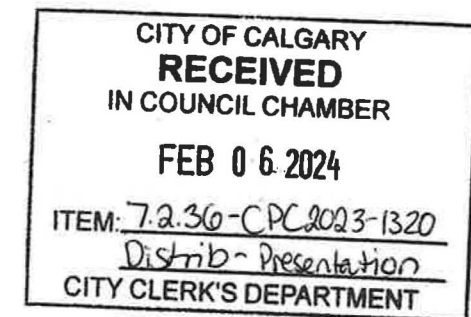
Public Hearing of Council

Agenda Item: 7.2.36



LOC2023-0288 / CPC223-1320 Land Use Amendment

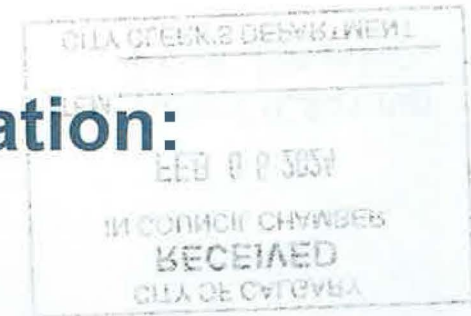
February 6, 2024

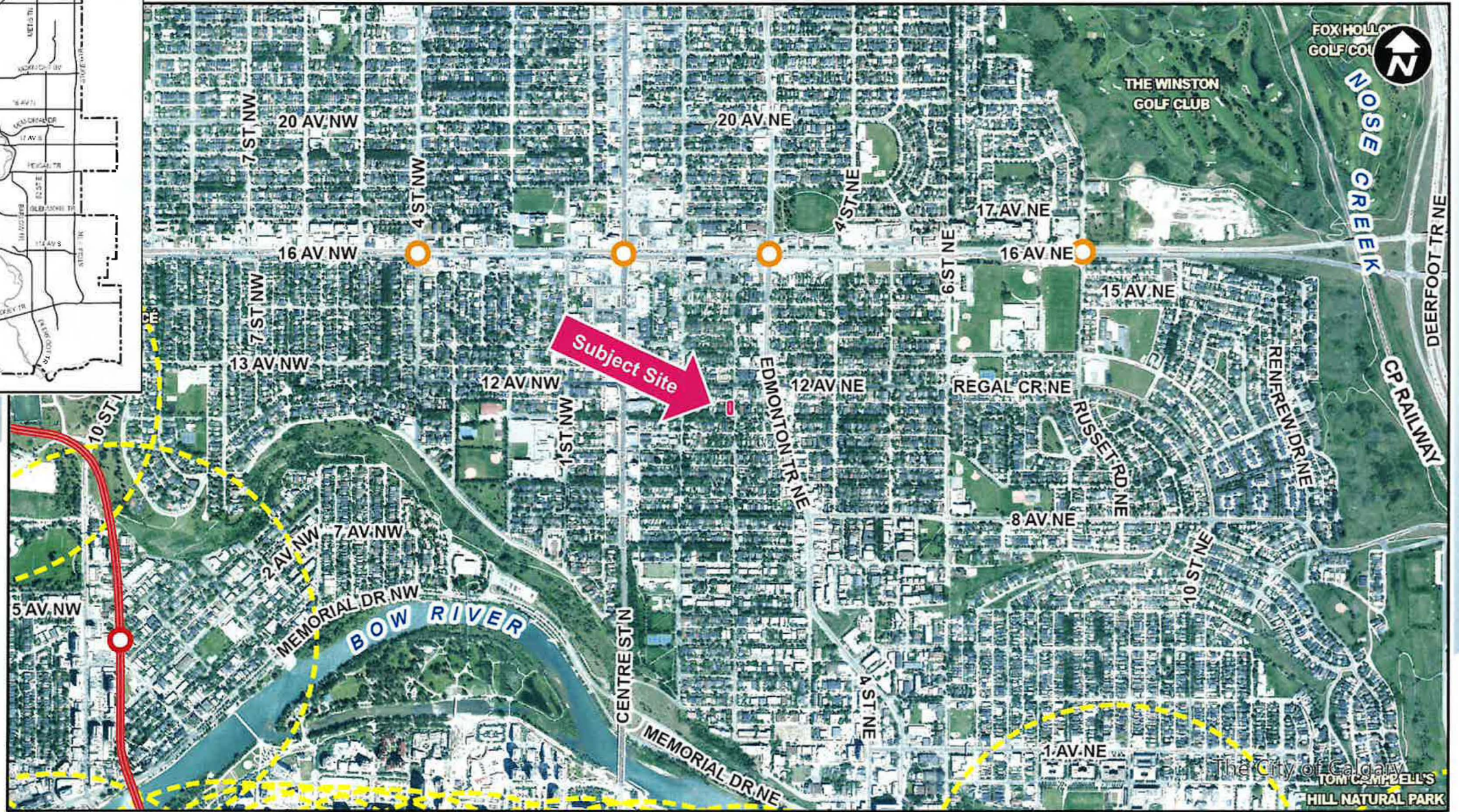
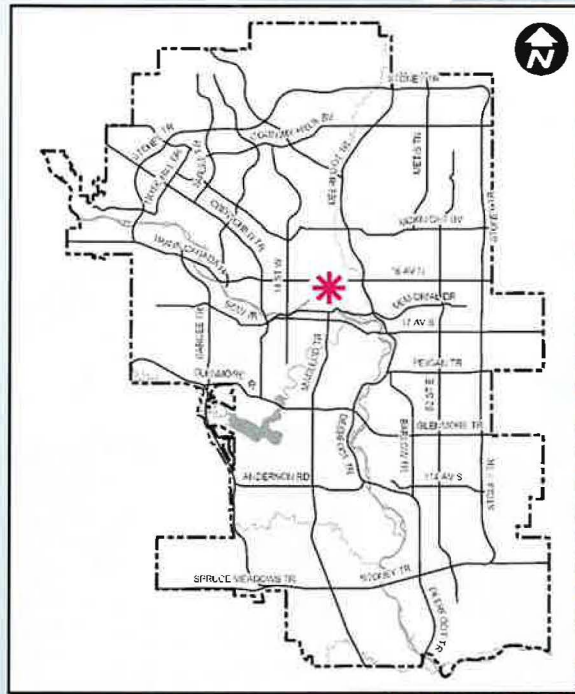


Calgary Planning Commission's Recommendation:

That Council:

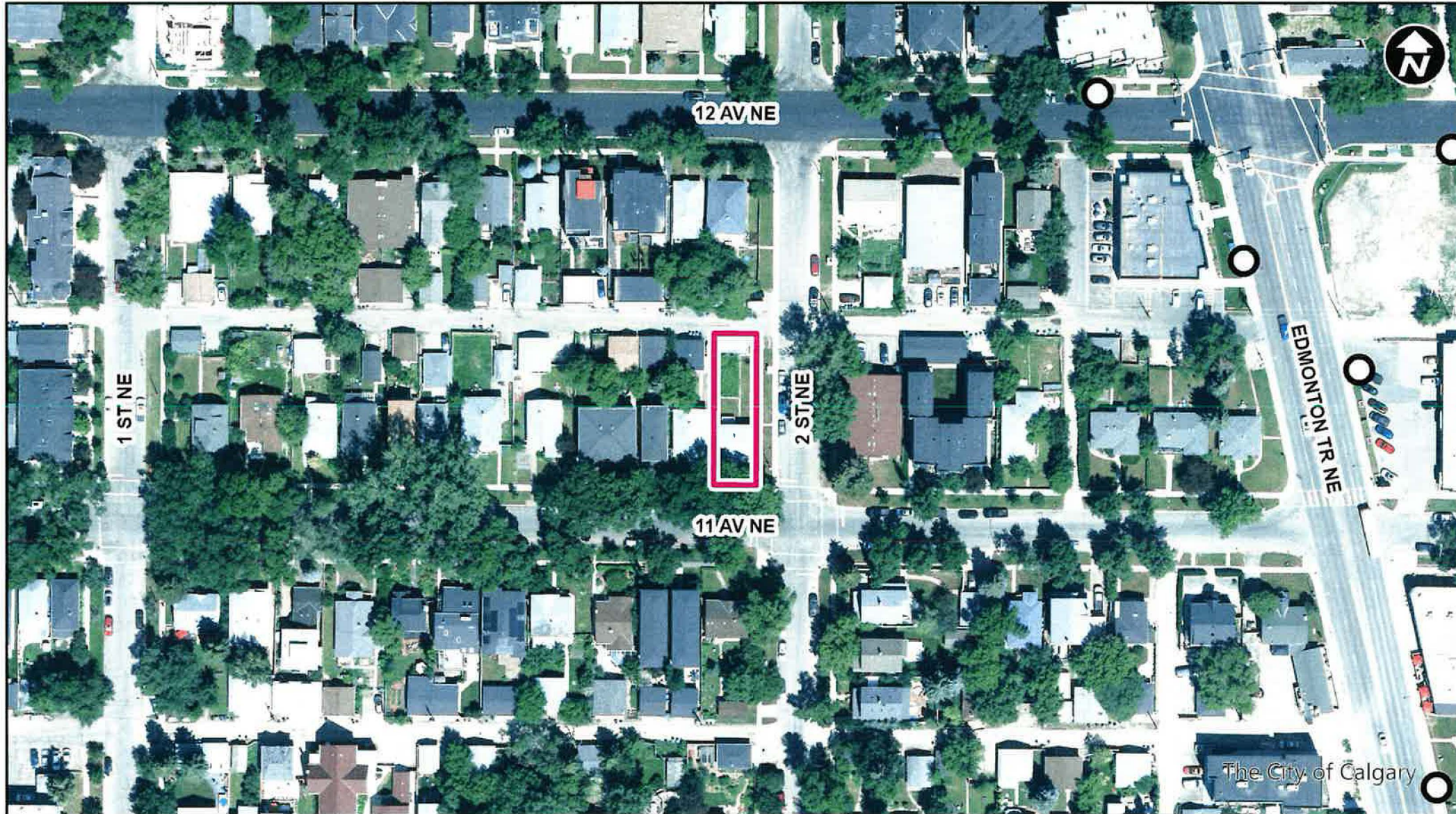
Give three readings to **Proposed Bylaw 48D2024** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 236 – 11 Avenue NE (Plan 470P, Block 22, a portion of Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





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



○ Bus Stop

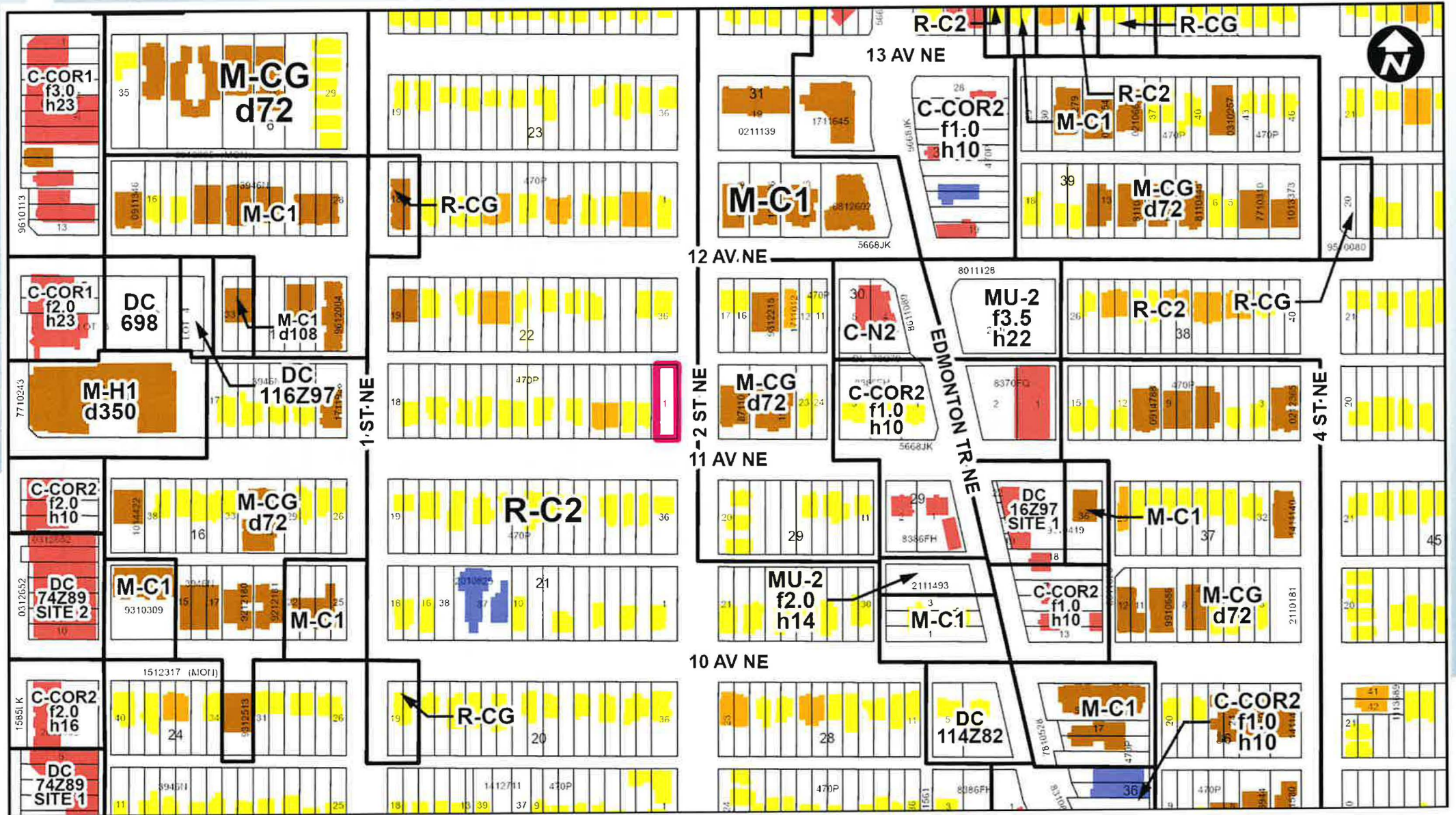
Parcel Size:

0.04 ha
10m x 36m

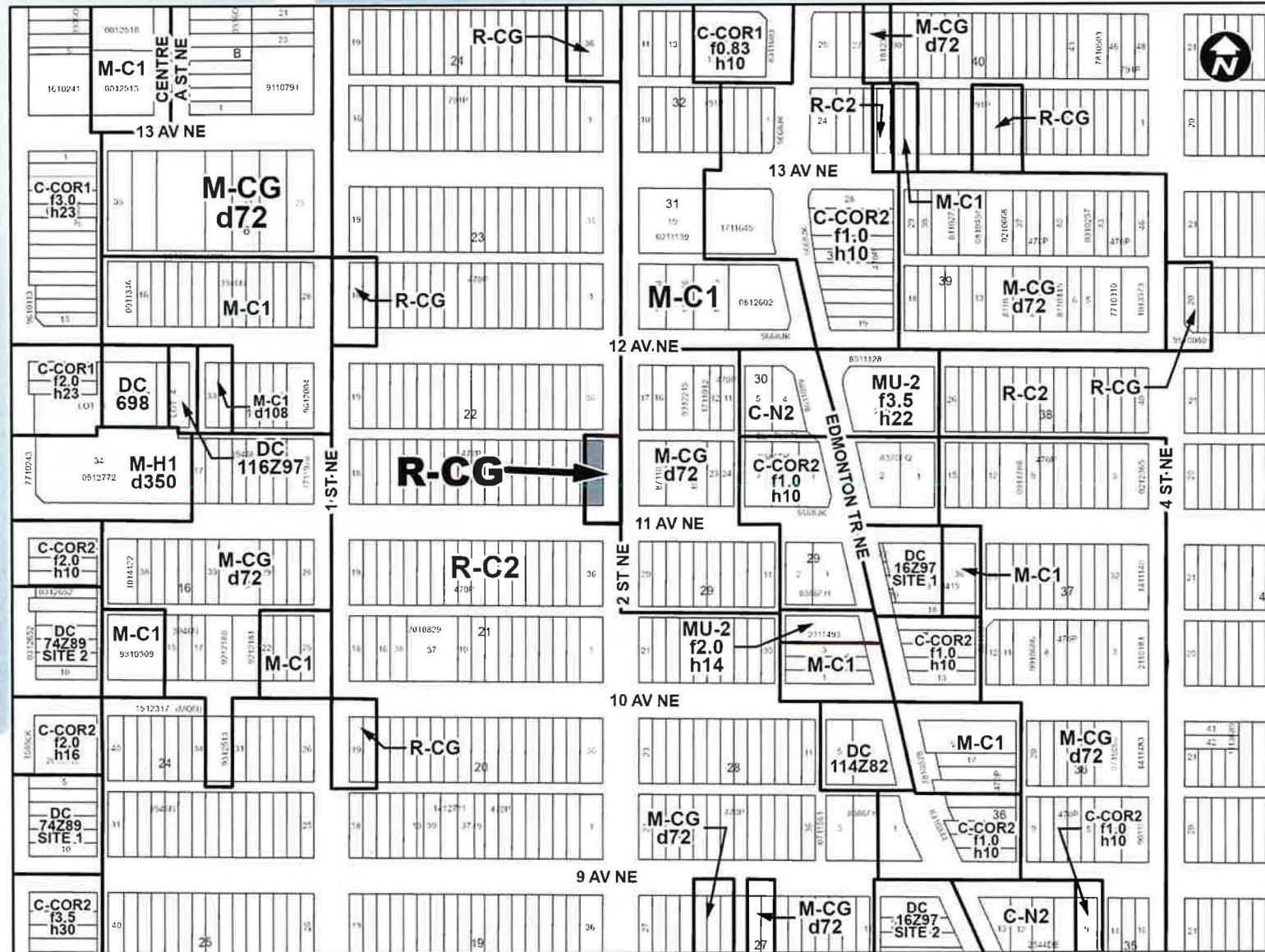
Surrounding Land Use

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:

- Accommodates rowhouses and townhouses in addition to the building types already allowed
- Maximum building height of 11 metres
- Maximum density of 75 units per hectare

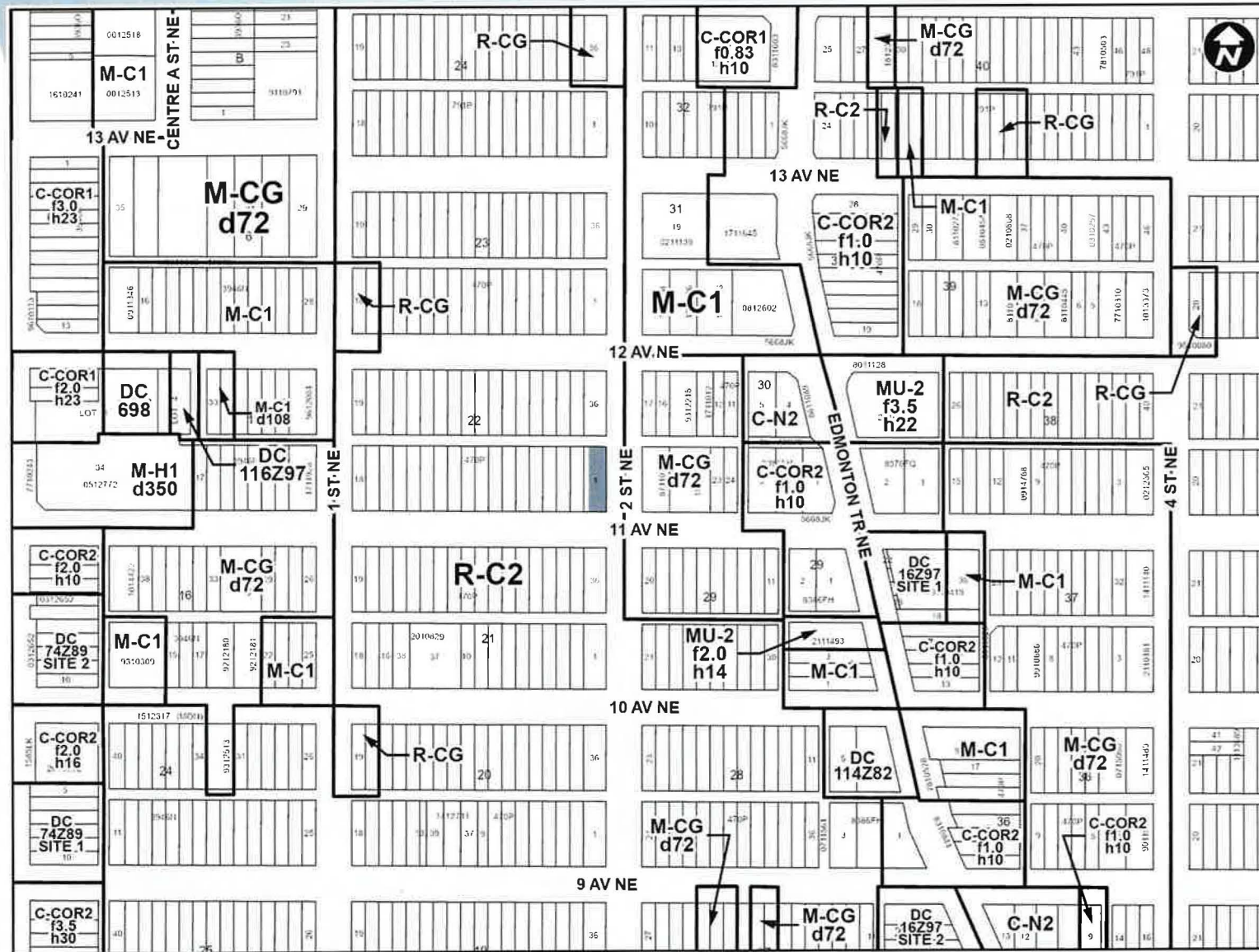
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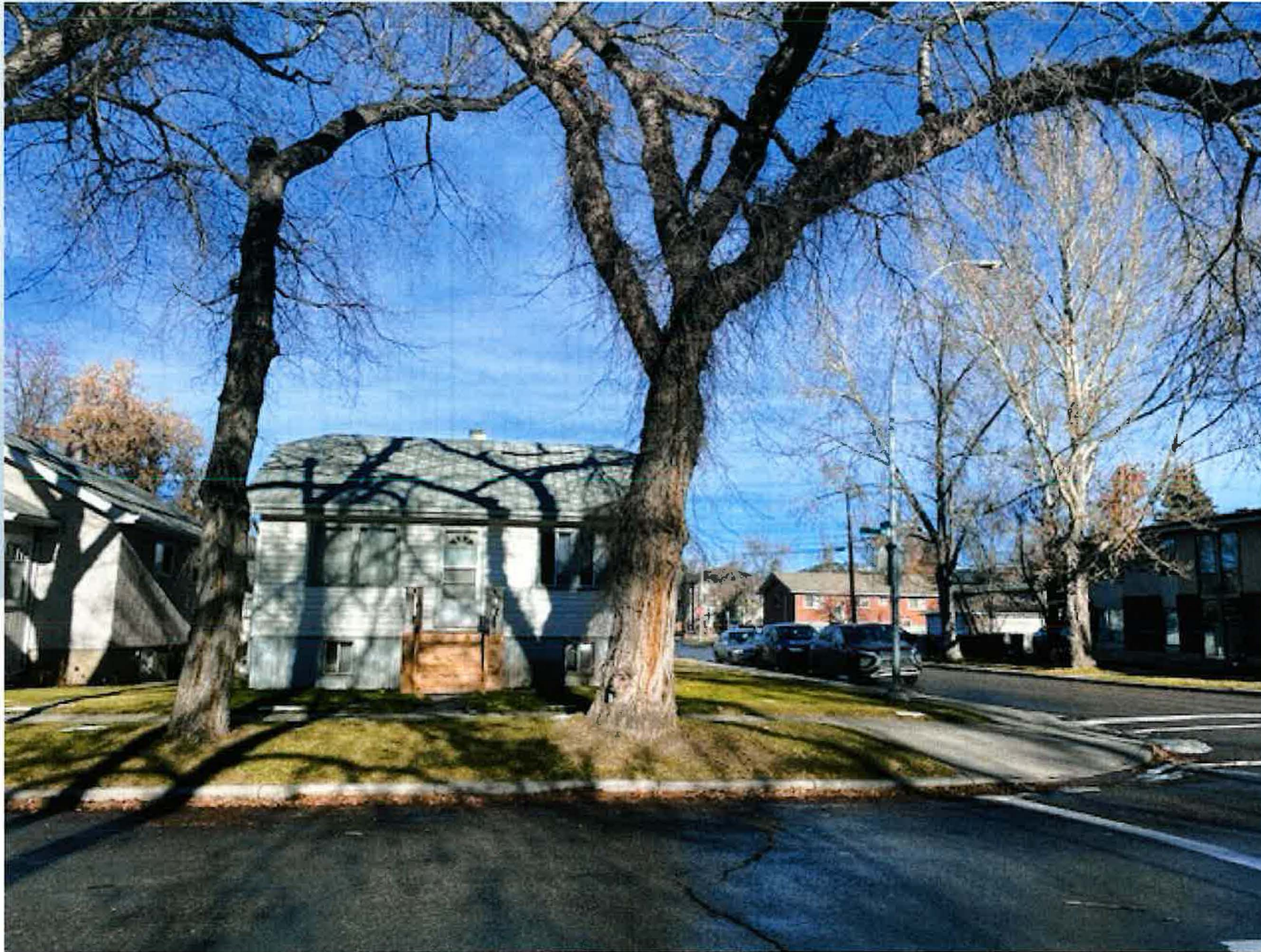
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Supplementary Slides

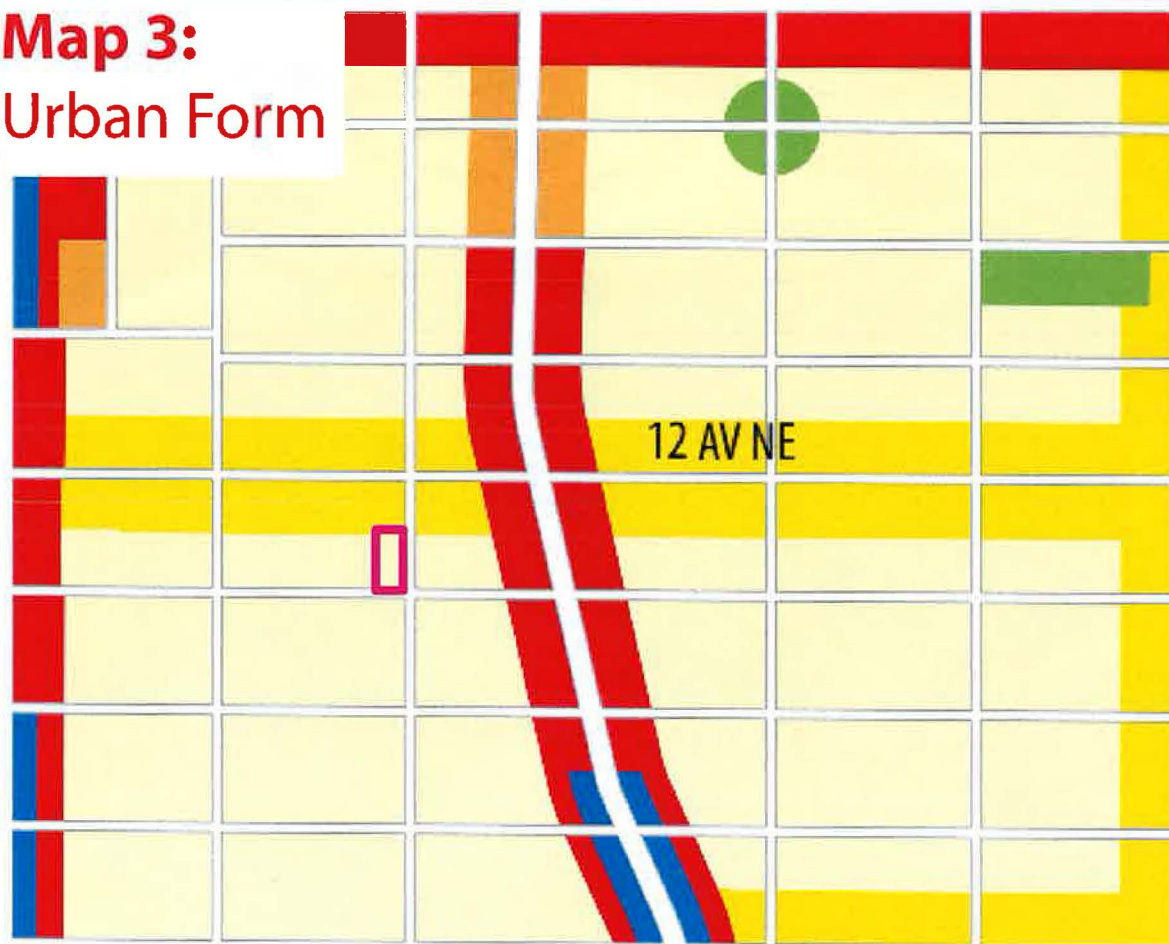
Existing Land Use Map







Map 3:
Urban Form

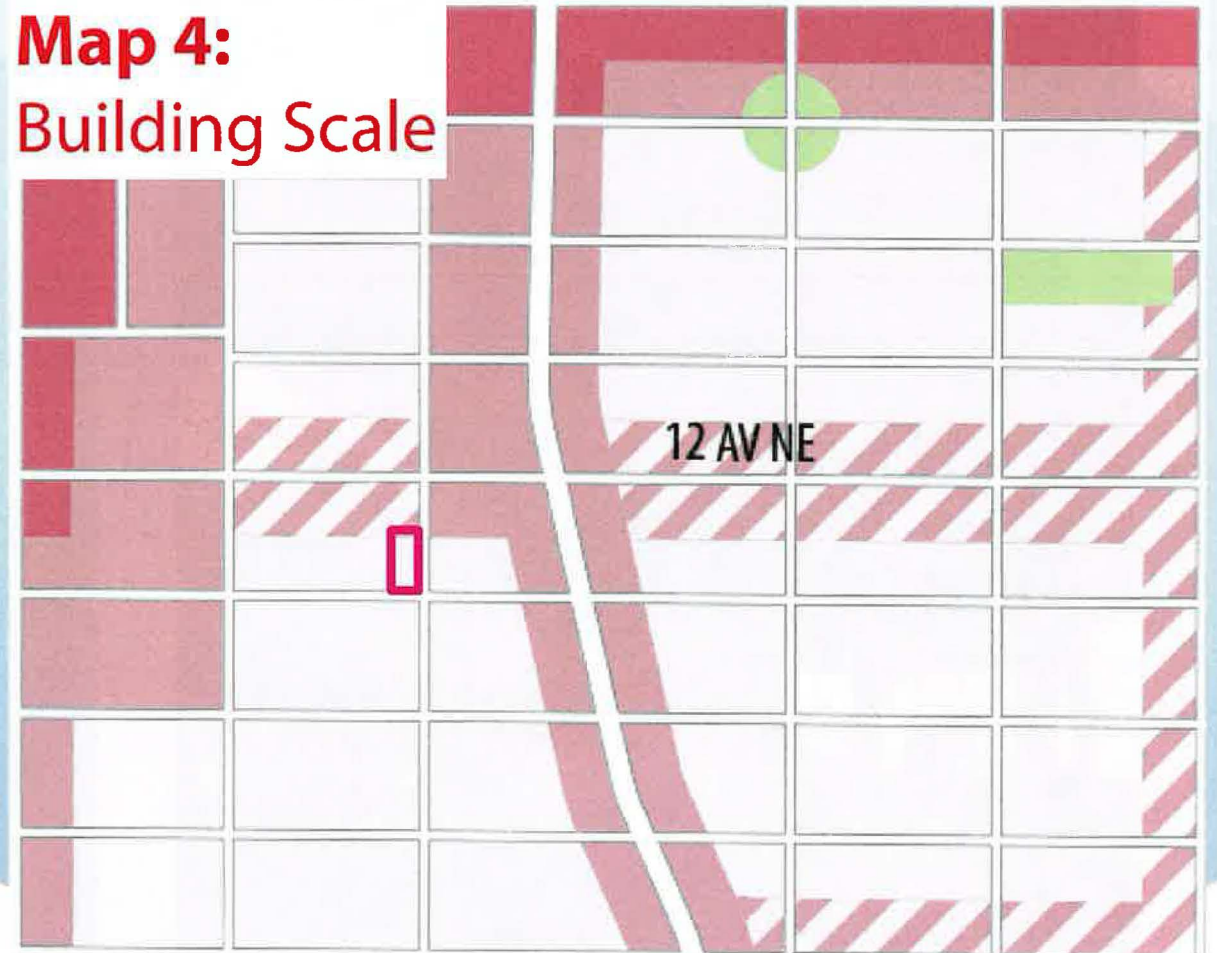


Legend

Urban Form Categories

- Neighbourhood Connector
- Neighbourhood Local

Map 4:
Building Scale



Legend

- Limited (up to 3 Storeys)
- Low (up to 6 Storeys)
- Low - Modified (up to 4 Storeys)
- Mid (up to 12 Storeys)