



## LOC2024-0188 / CPC2024-1158 Land Use Amendment

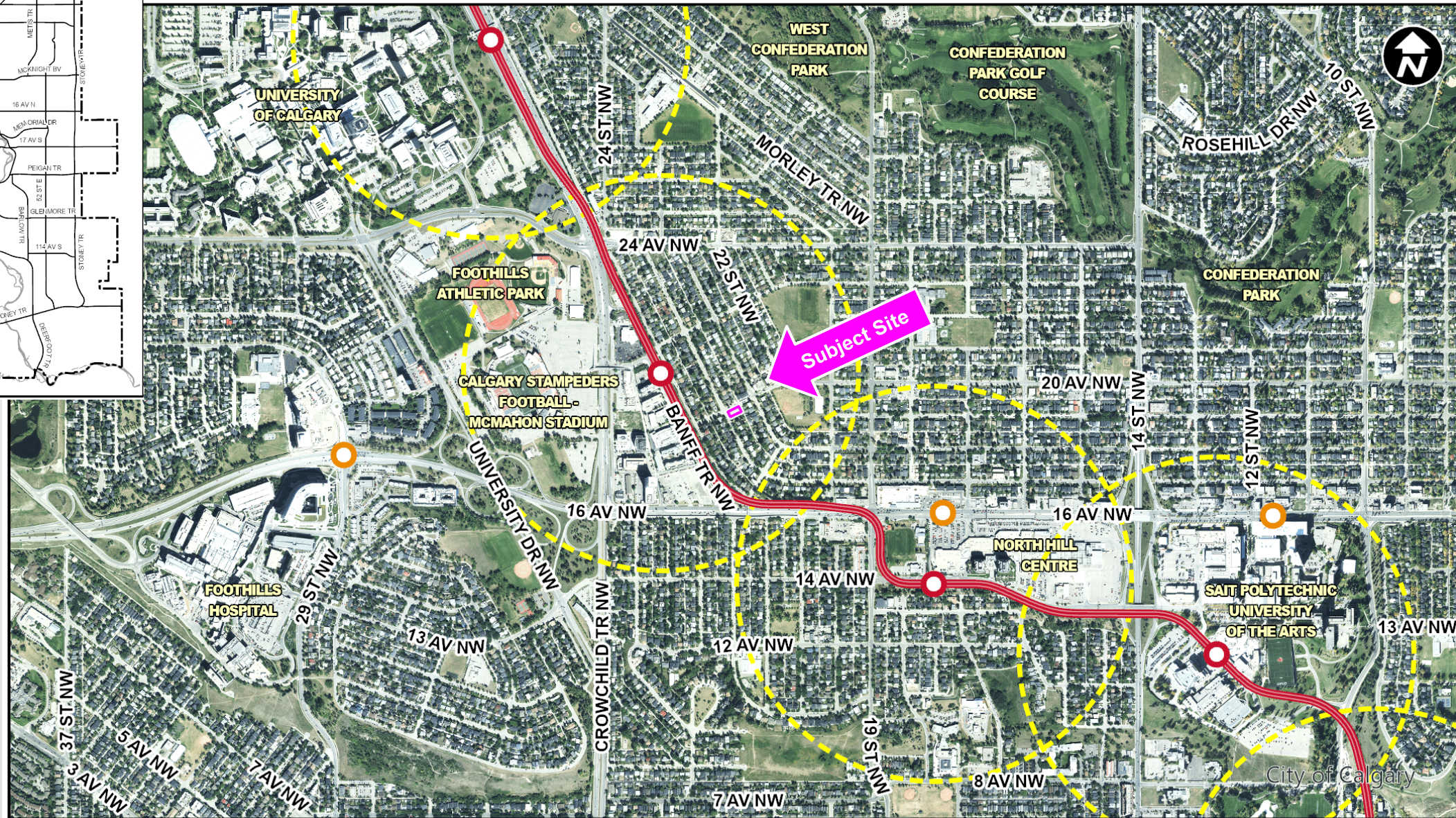
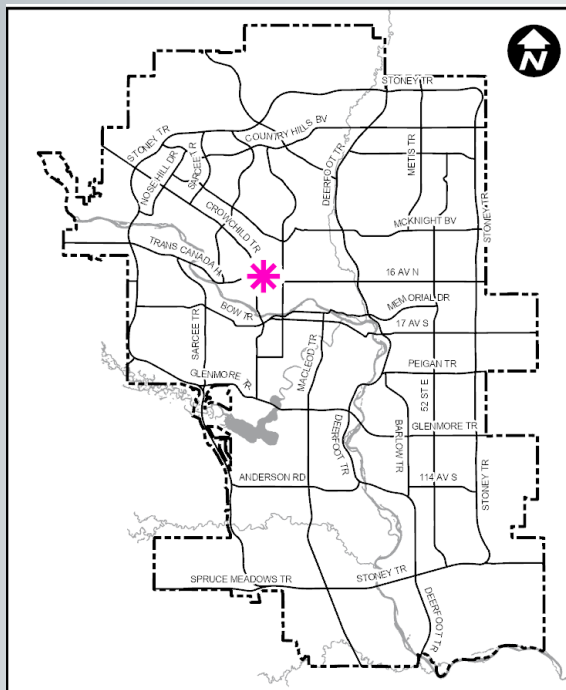
October 31, 2024

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2371 – 20 Avenue NW (Plan 9110GI, Block 7, Lot 11) from Residential – Grade-Oriented Infill (R-CG) District **to** Direct Control (DC) District to accommodate rowhouse developments, with guidelines.





## 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:

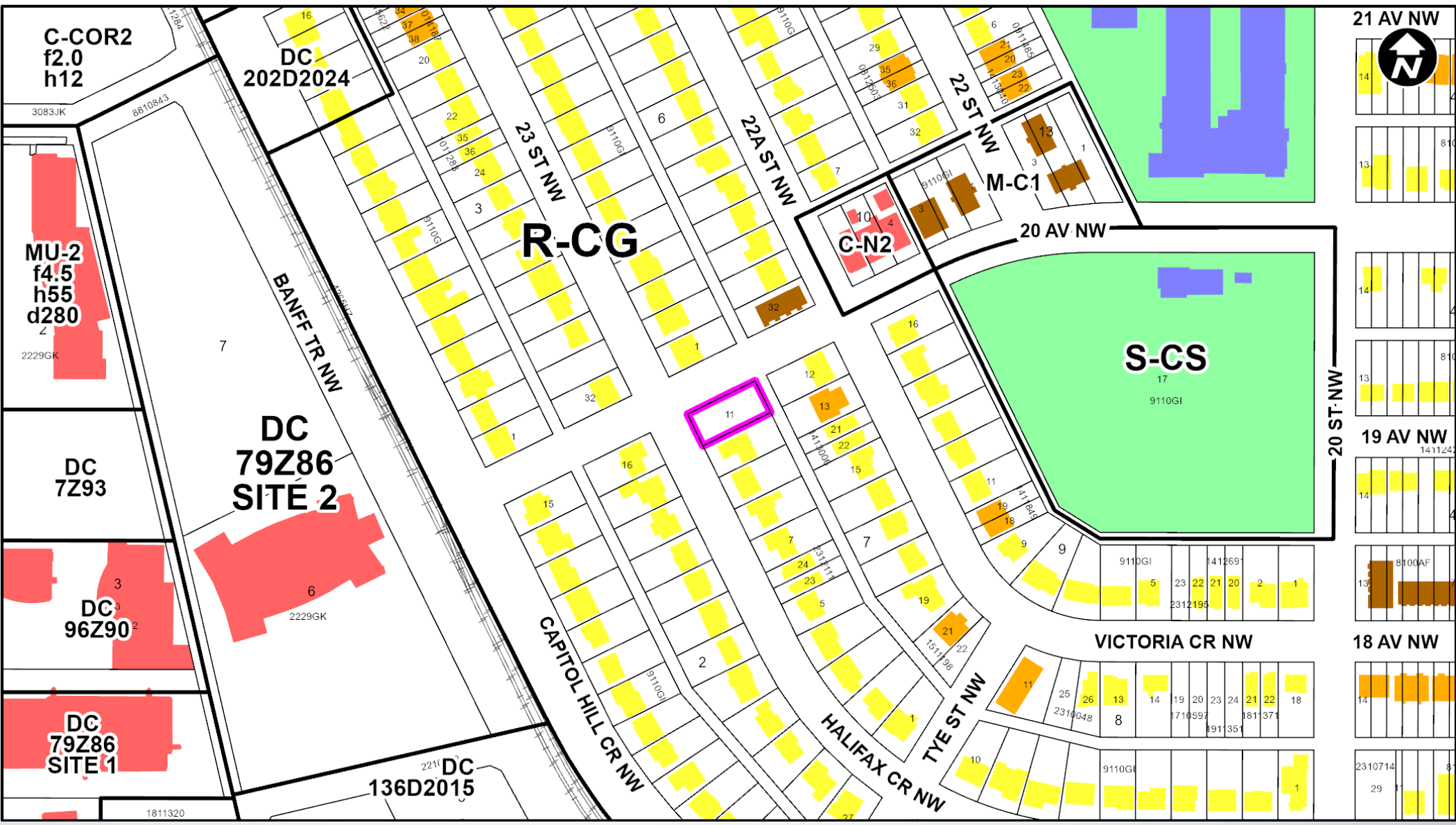
0.06 ha  
17m x 36m

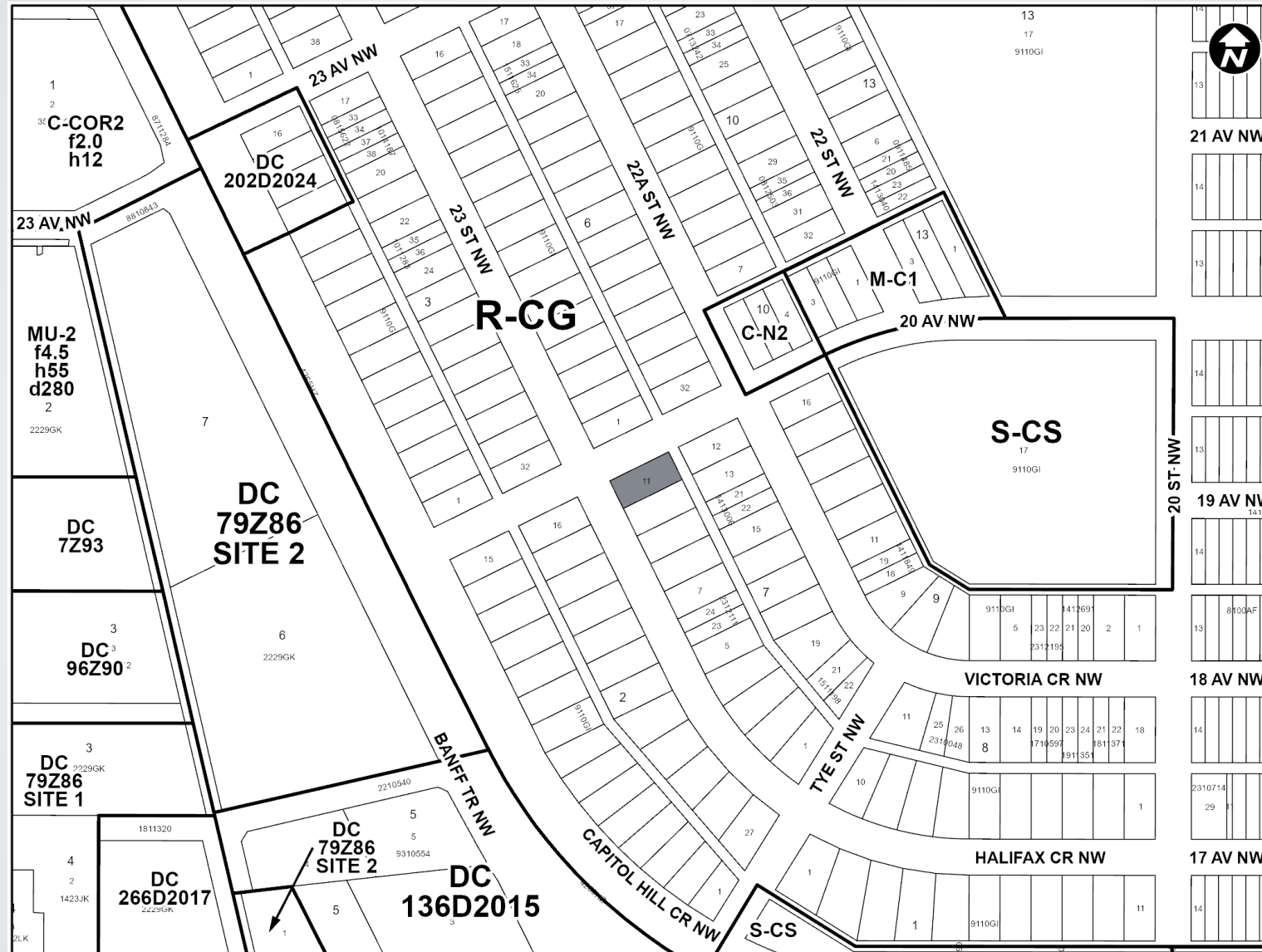




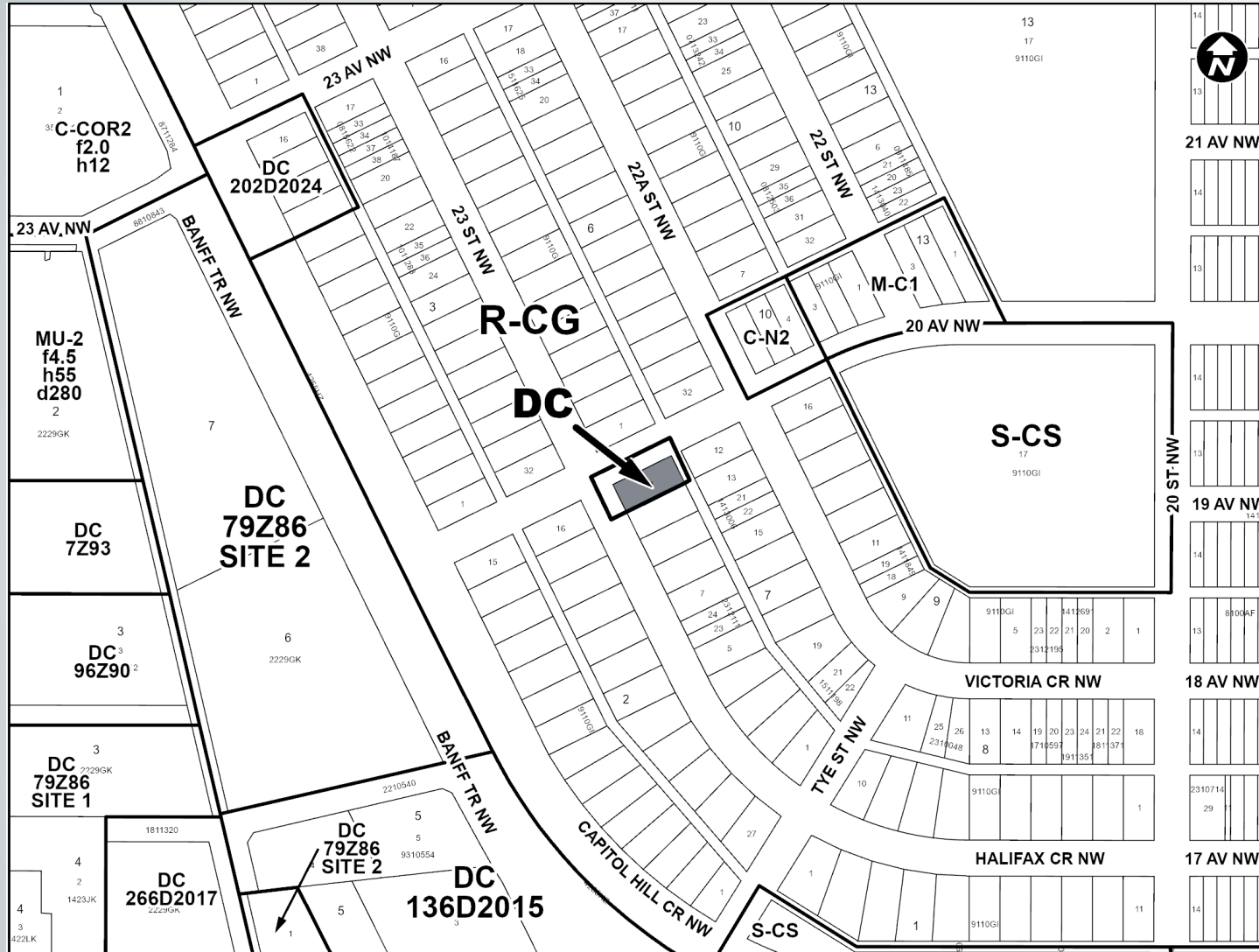








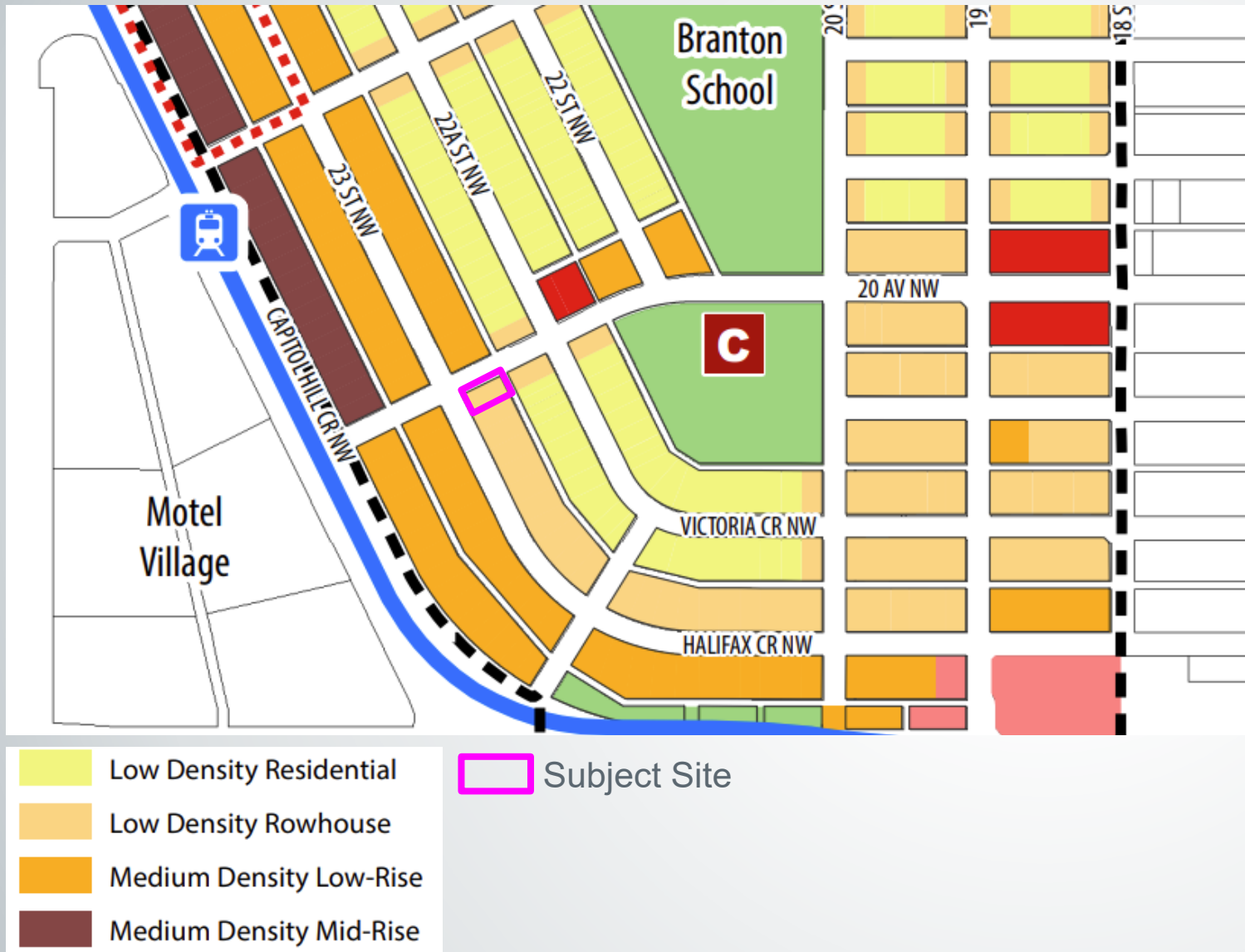




## Proposed Direct Control (DC) District:

- Based on the R-CG District
- Minimum Density – 50 units/hectare
- Maximum Density – 75 units/hectare
- Excludes one and two dwelling uses





The Land Use plan in the ARP designates the subject site as **Low Density Rowhouse**

Select parcels in the community have been rezoned to R-CG in alignment with the Low Density Rowhouse typology

## 2.1.2 Context

*Many parcels in Banff Trail have a caveat registered against the certificate of title which may restrict development. These restrictions include, but are not limited to, restricting development to one or two-unit dwellings. In some cases this caveat is not in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan.*



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## Supplementary Slides



## Section 5: Discretionary Uses

The ***discretionary uses*** of the Residential – Grade-Oriented Infill (R-CG) District of Bylaw 1P2007 are the ***discretionary uses*** in this Direct Control District with the exclusion of:

- (a) Cottage Housing Cluster;
- (b) Duplex Dwelling;
- (c) Semi-detached Dwelling; and
- (d) Single Detached Dwelling.

## Section 7: Density

- (1) The minimum ***density*** is 50 ***units*** per hectare.
- (2) The maximum ***density*** is 75 ***units*** per hectare.







