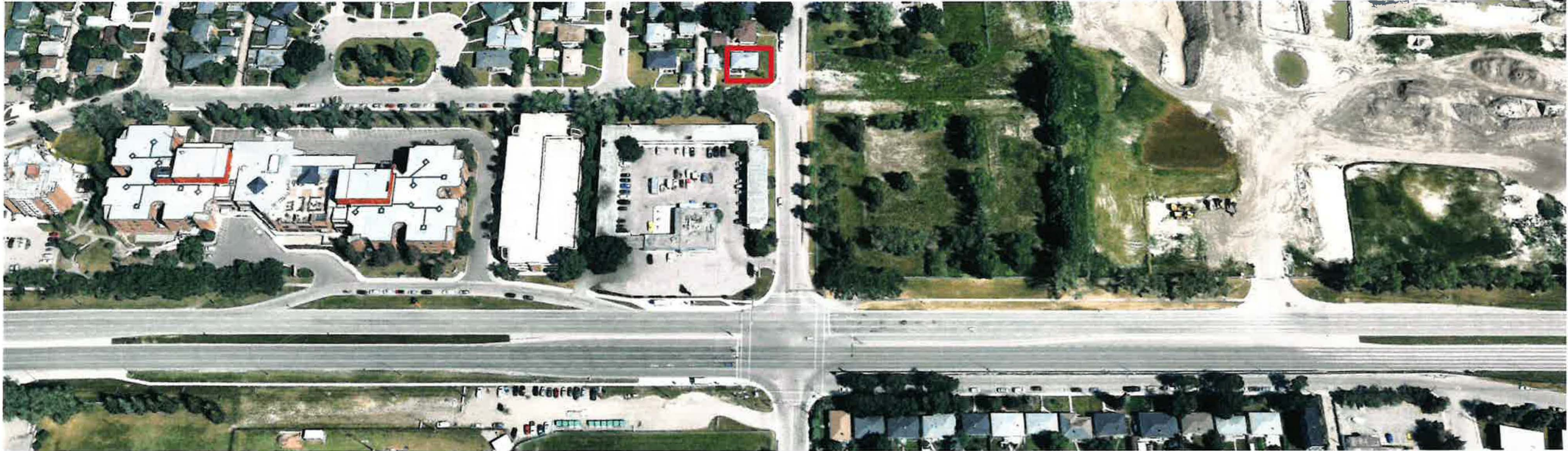




Public Hearing of Council

Agenda Item: 7.2.19



LOC2023-0265 / CPC2023-1184

Land Use Amendment

January 16, 2024

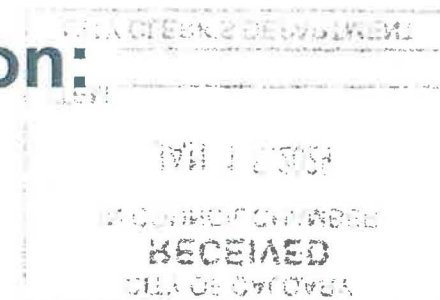
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

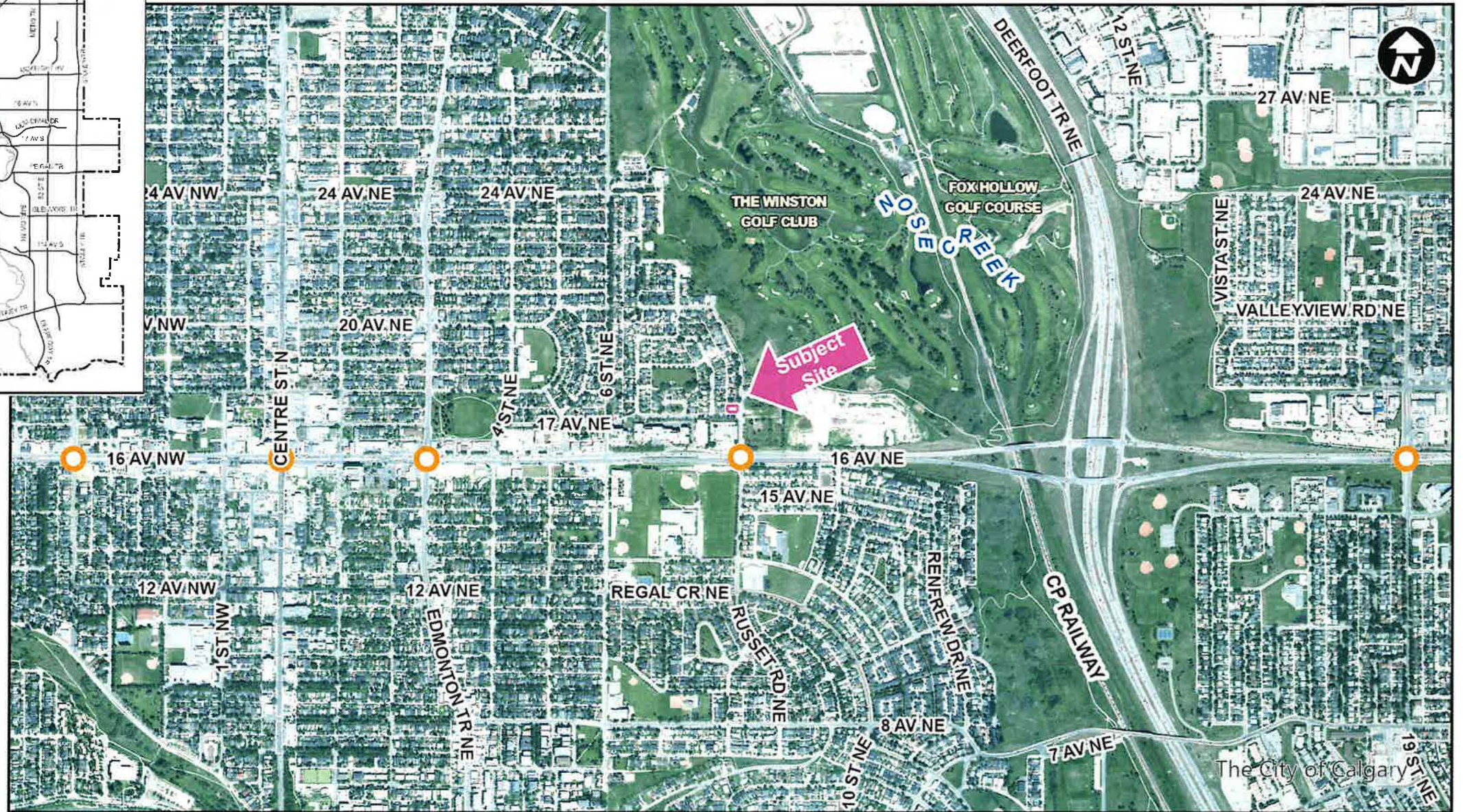
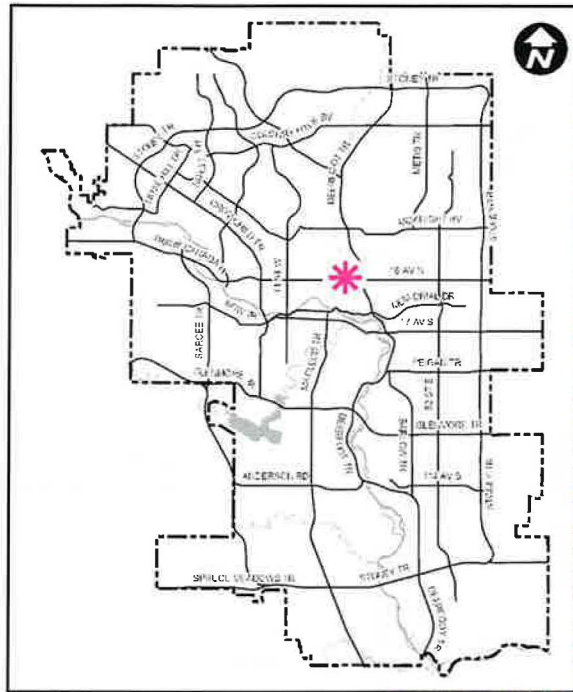
JAN 16 2024
ITEM: 7.2.19-CPC2023-1184
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 13D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 820 – 17 Avenue NE (Plan 4930GV, Block 6, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





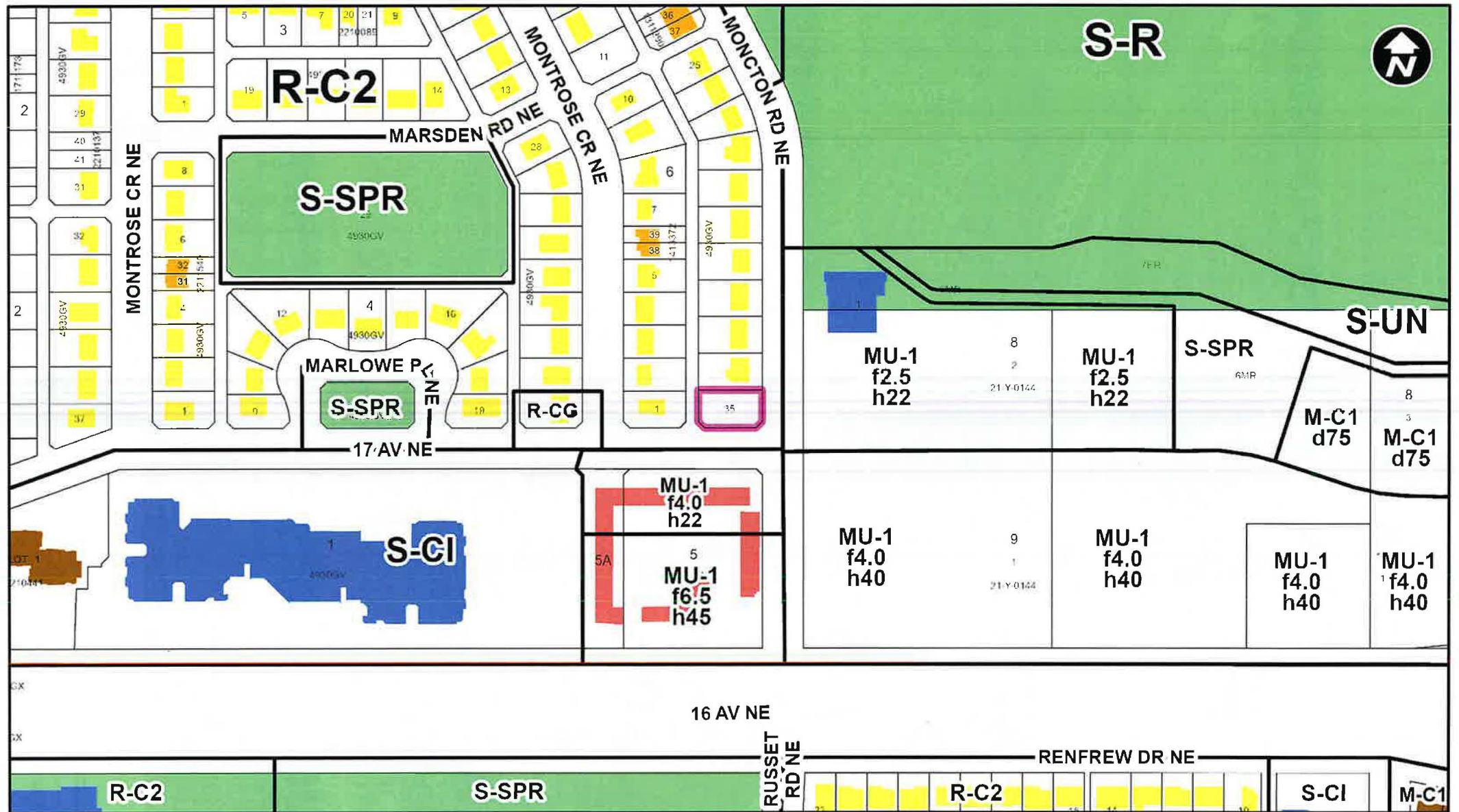
LEGEND

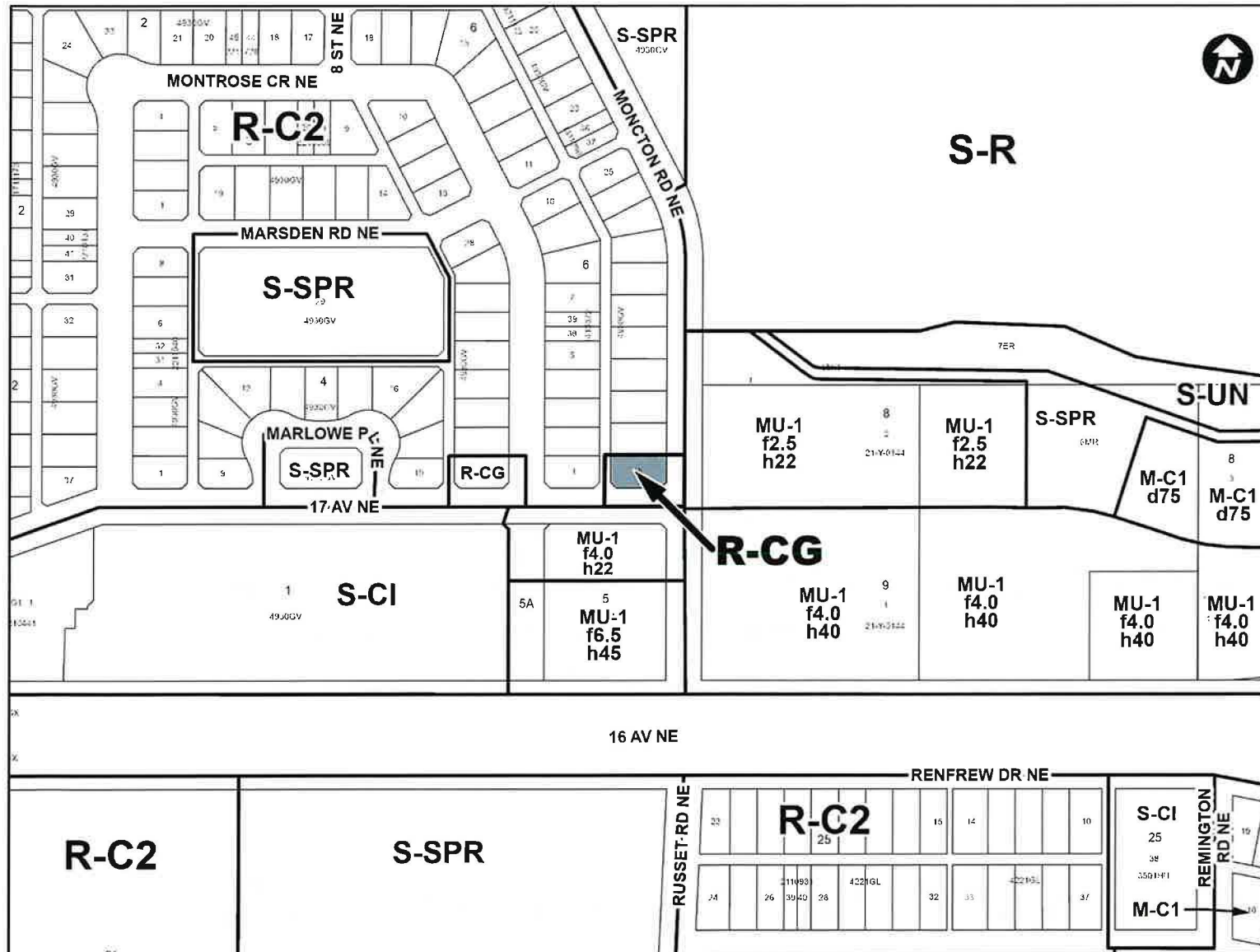
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

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:

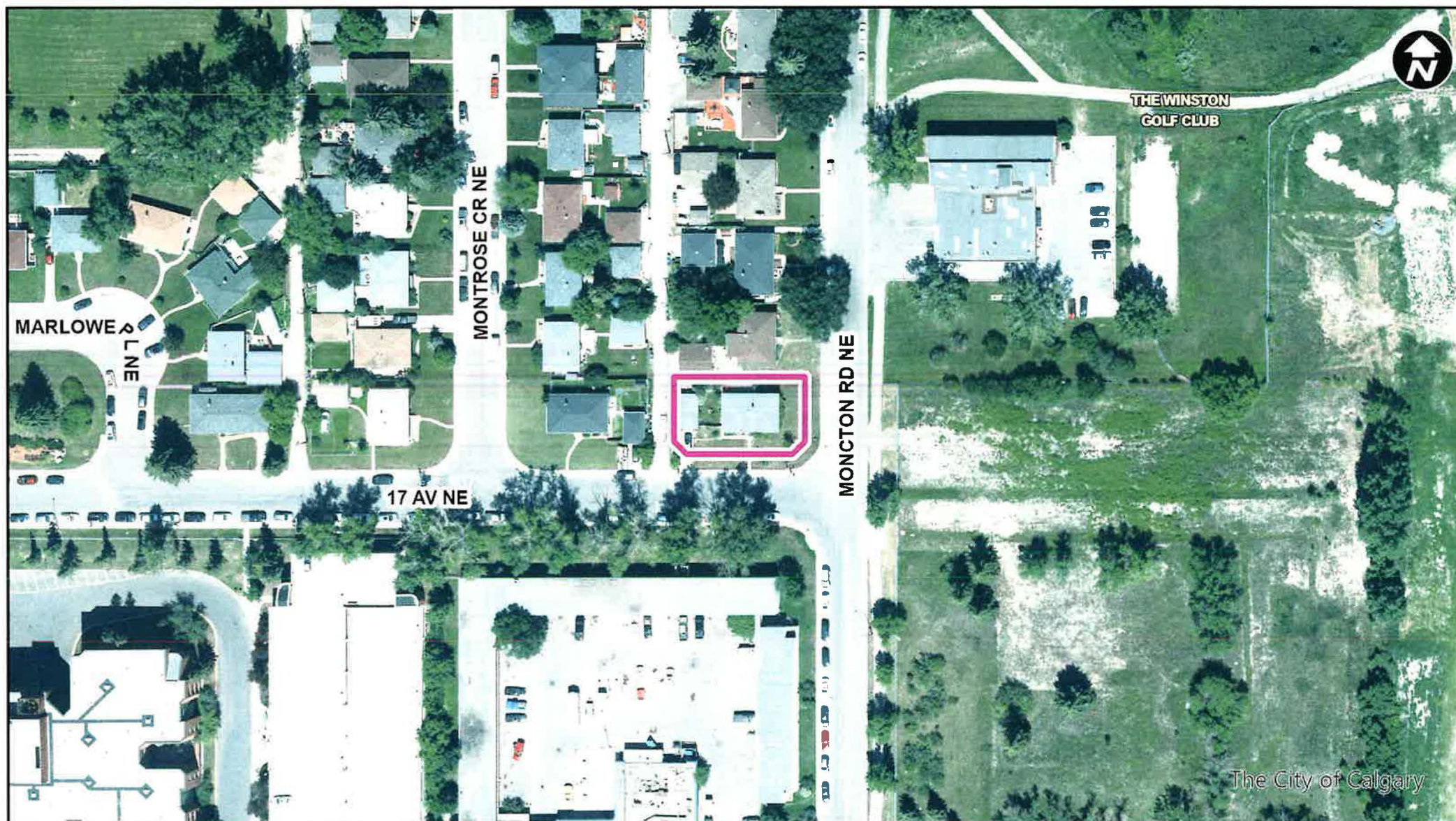
- accommodates grade-oriented development including rowhouses and secondary suites
- maximum building height of 11 metres
- maximum density is 75 units per hectare (4 units)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 13D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 820 – 17 Avenue NE (Plan 4930GV, Block 6, Lot 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



Parcel Size:

± 0.06 ha
± 19m x 32m

