

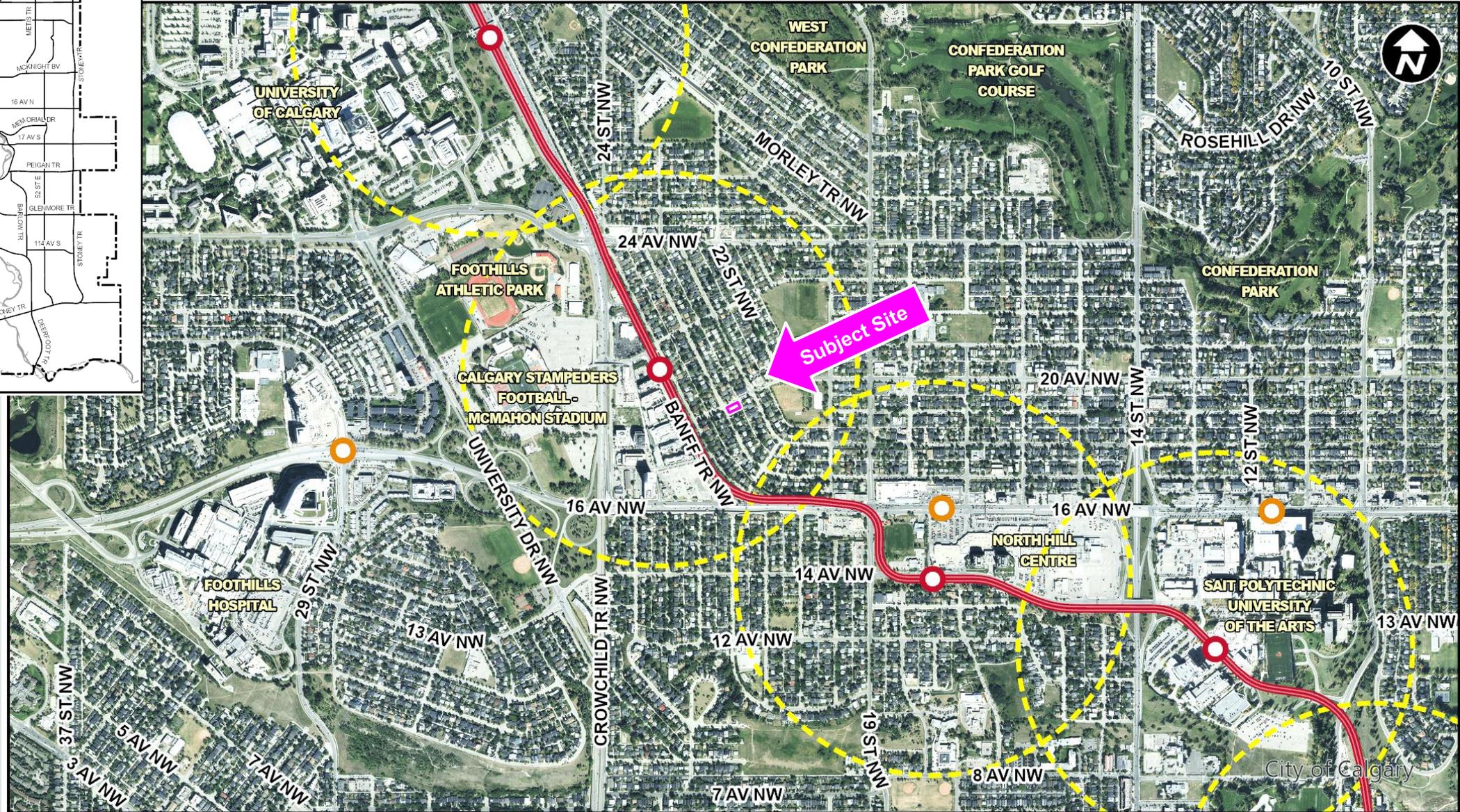
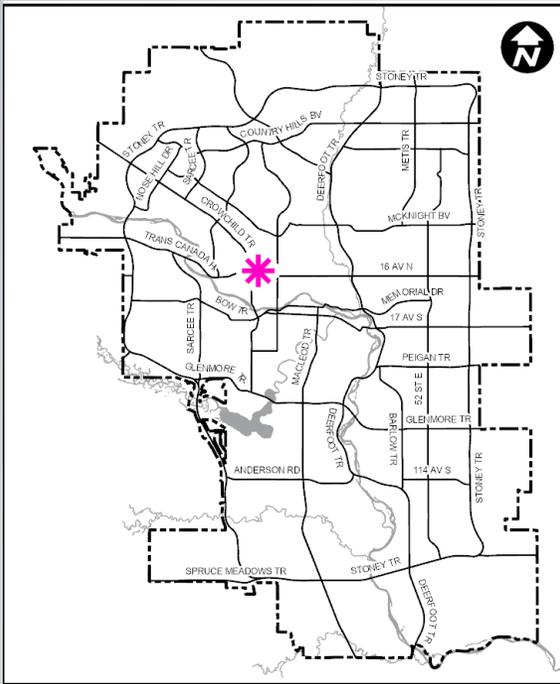
# LOC2024-0188 / CPC2024-1158 Land Use Amendment

January 14, 2025

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 6D2025** 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.

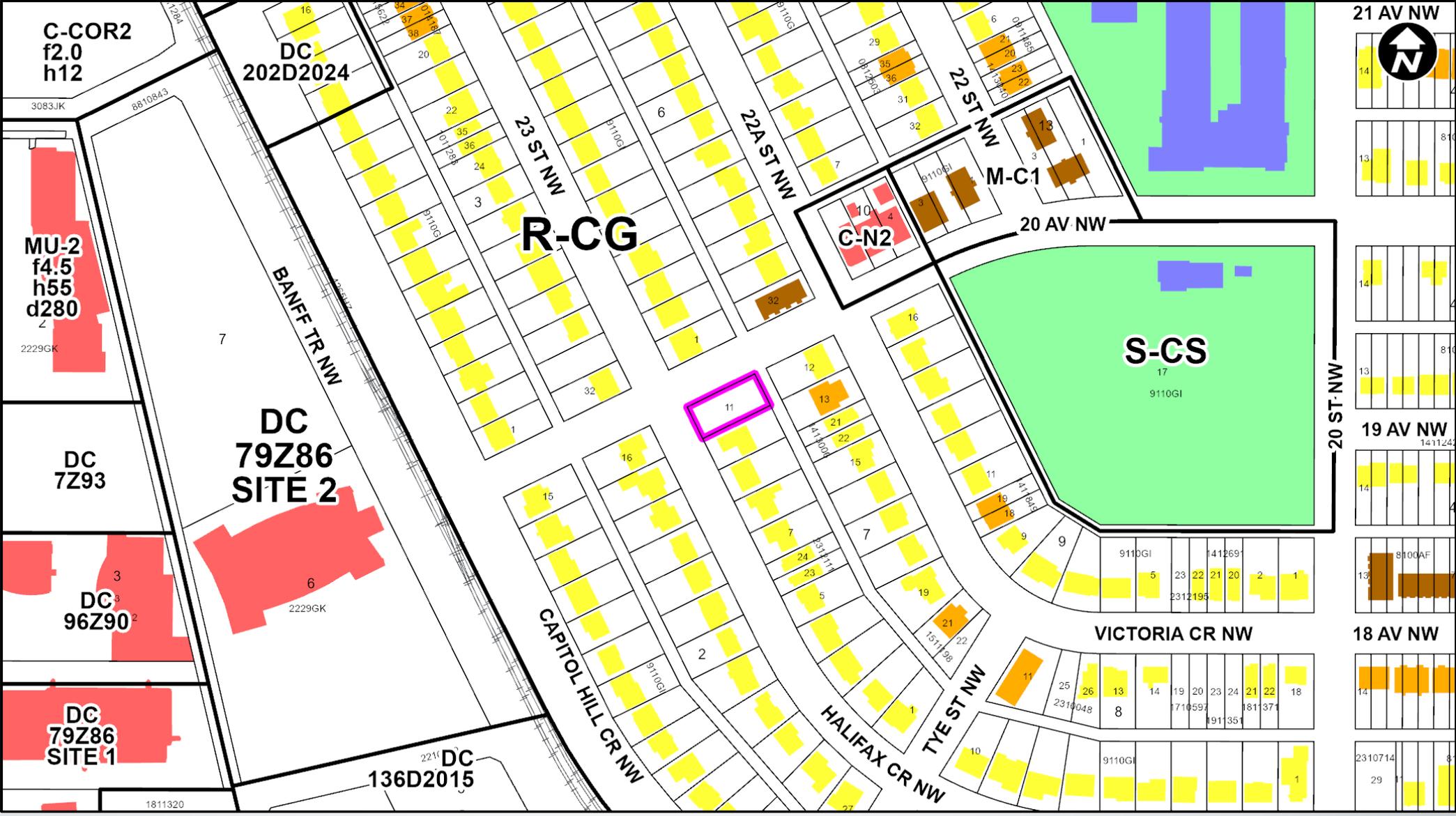


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow

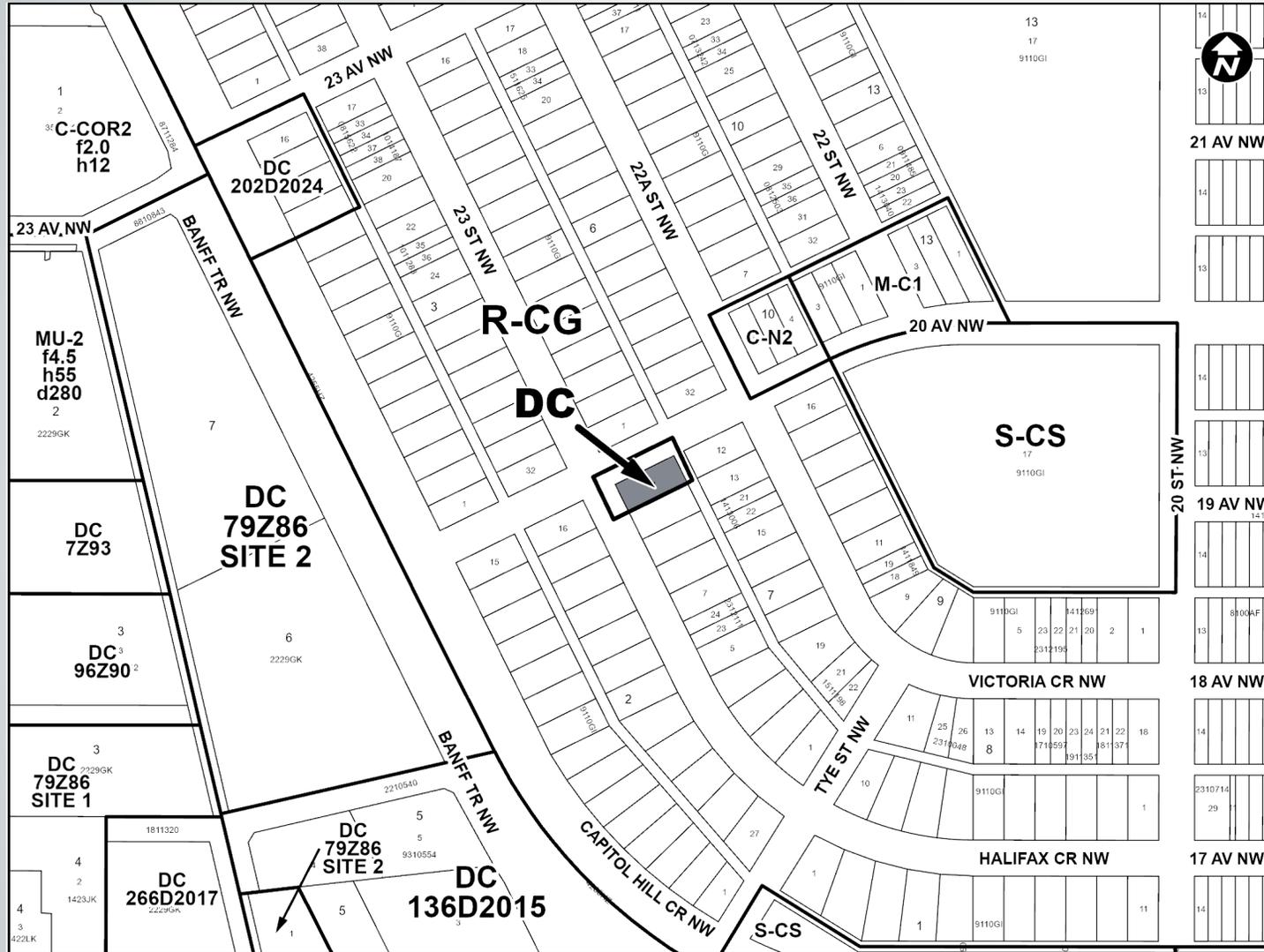


Parcel Size:

0.06 ha  
17m x 36m

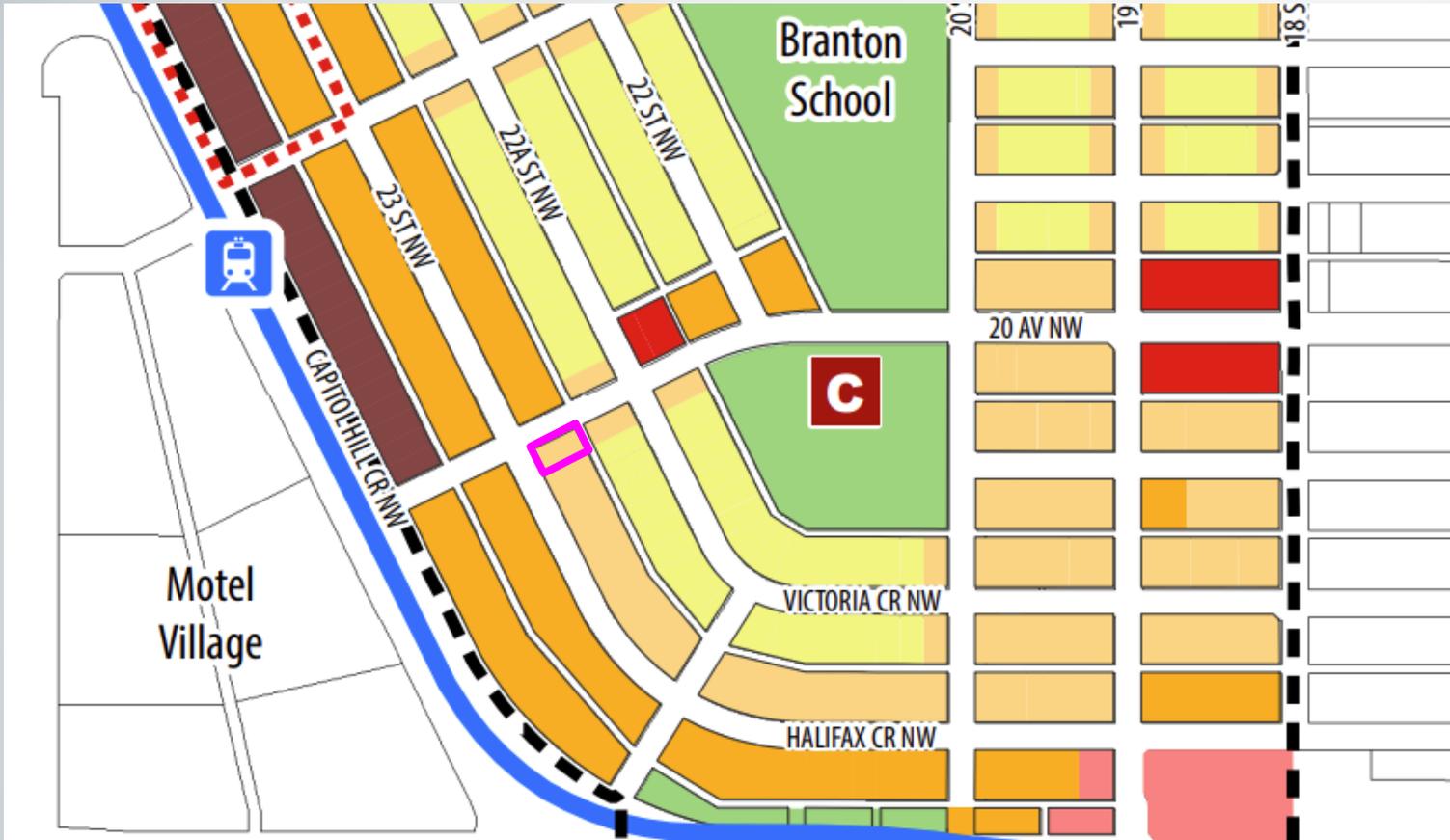


- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary



## Proposed Direct Control (DC) District:

- Based on the Residential – Grade-Oriented Infill (R-CG) District
- Minimum Density – 50 units/hectare
- Maximum Density – 75 units/hectare
- Excludes one and two dwelling uses



- Low Density Residential
- Low Density Rowhouse
- Medium Density Low-Rise
- Medium Density Mid-Rise

Subject Site

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

# Calgary Planning Commission's Recommendation:

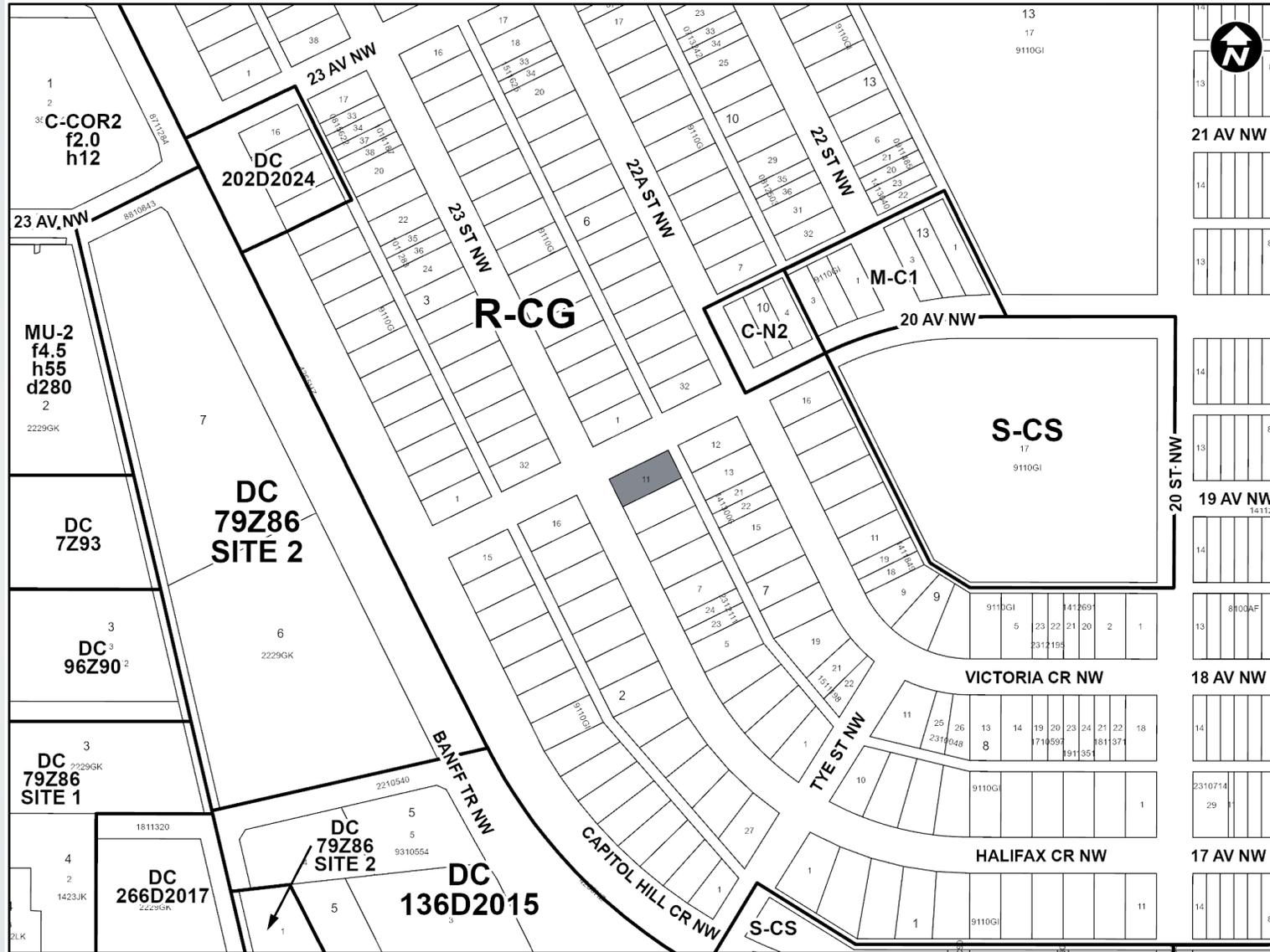
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## Supplementary Slides







## 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.