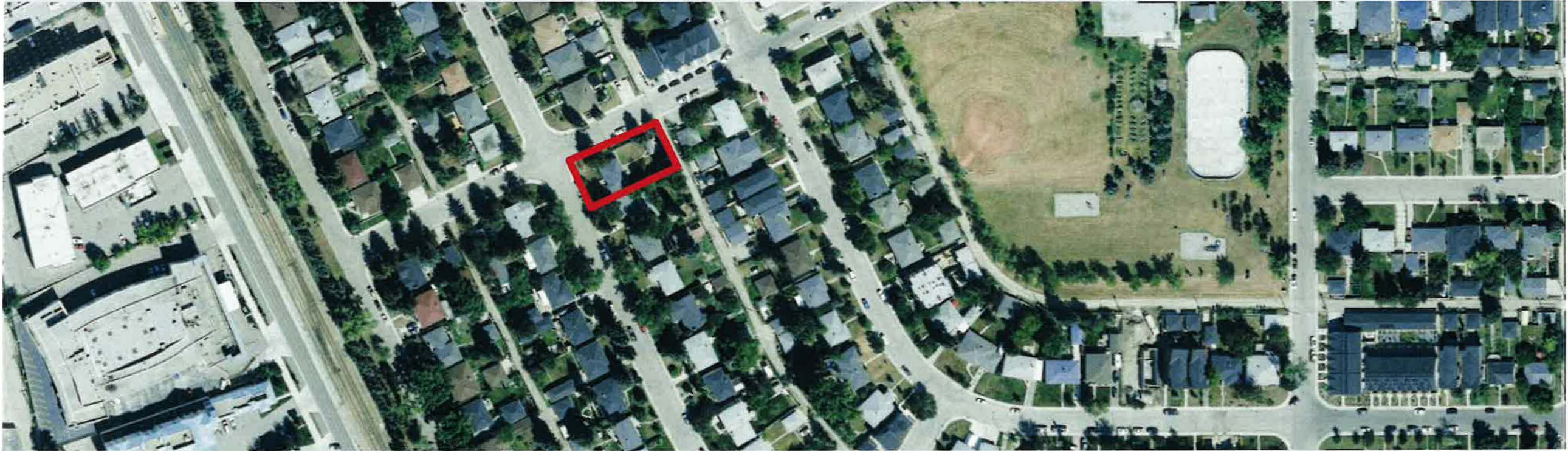




Public Hearing of Council

Agenda Item: 7.2.6



LOC2024-0188 / CPC2024-1158

Land Use Amendment

January 14, 2025

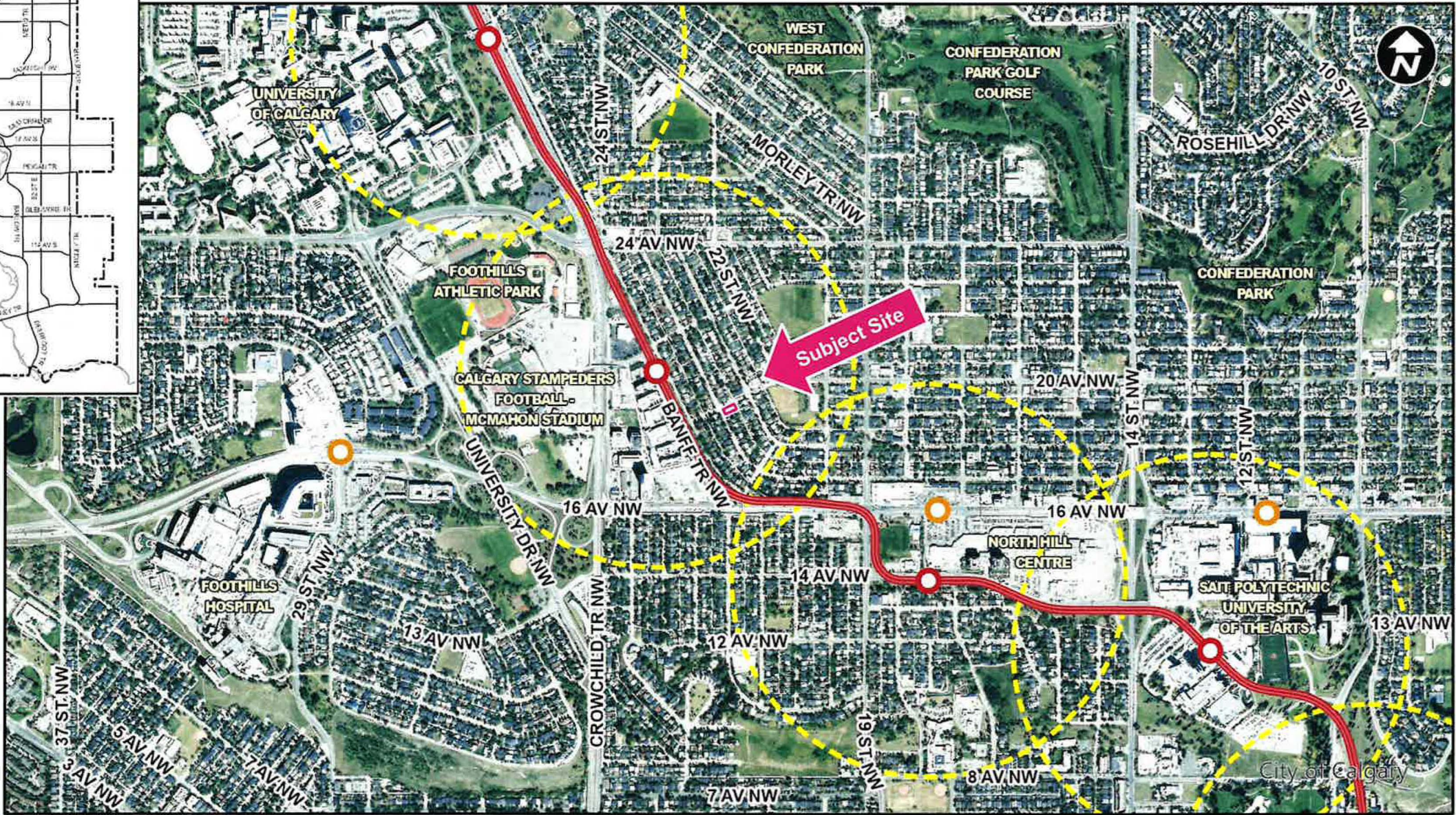
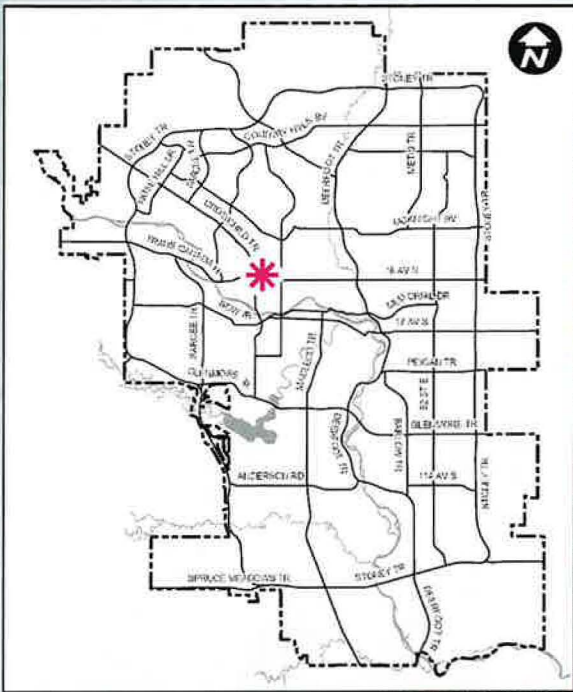
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: 7.2.6 CPC2024-1158
Distrib-Presentation
CITY CLERK'S DEPARTMENT

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

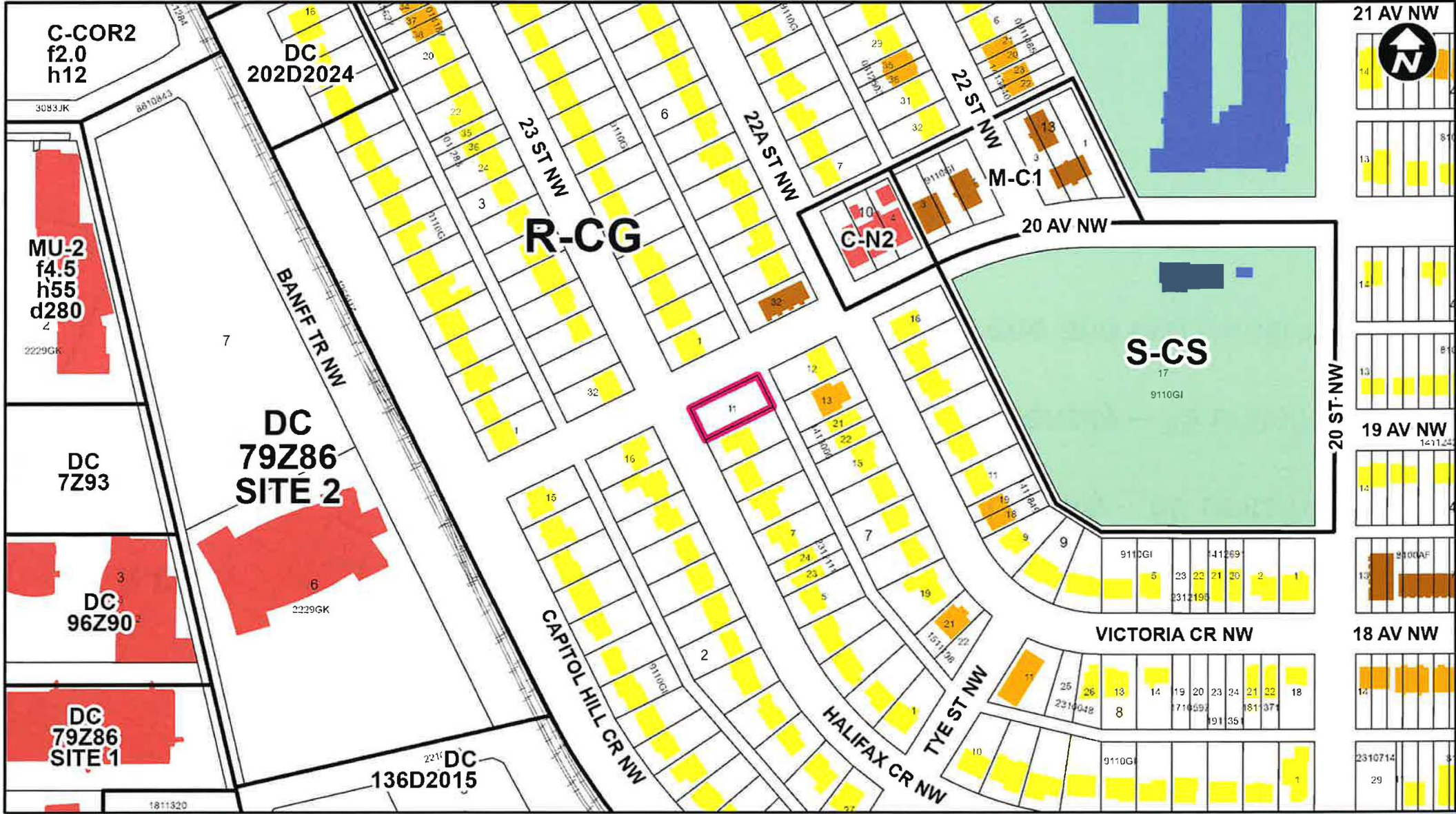


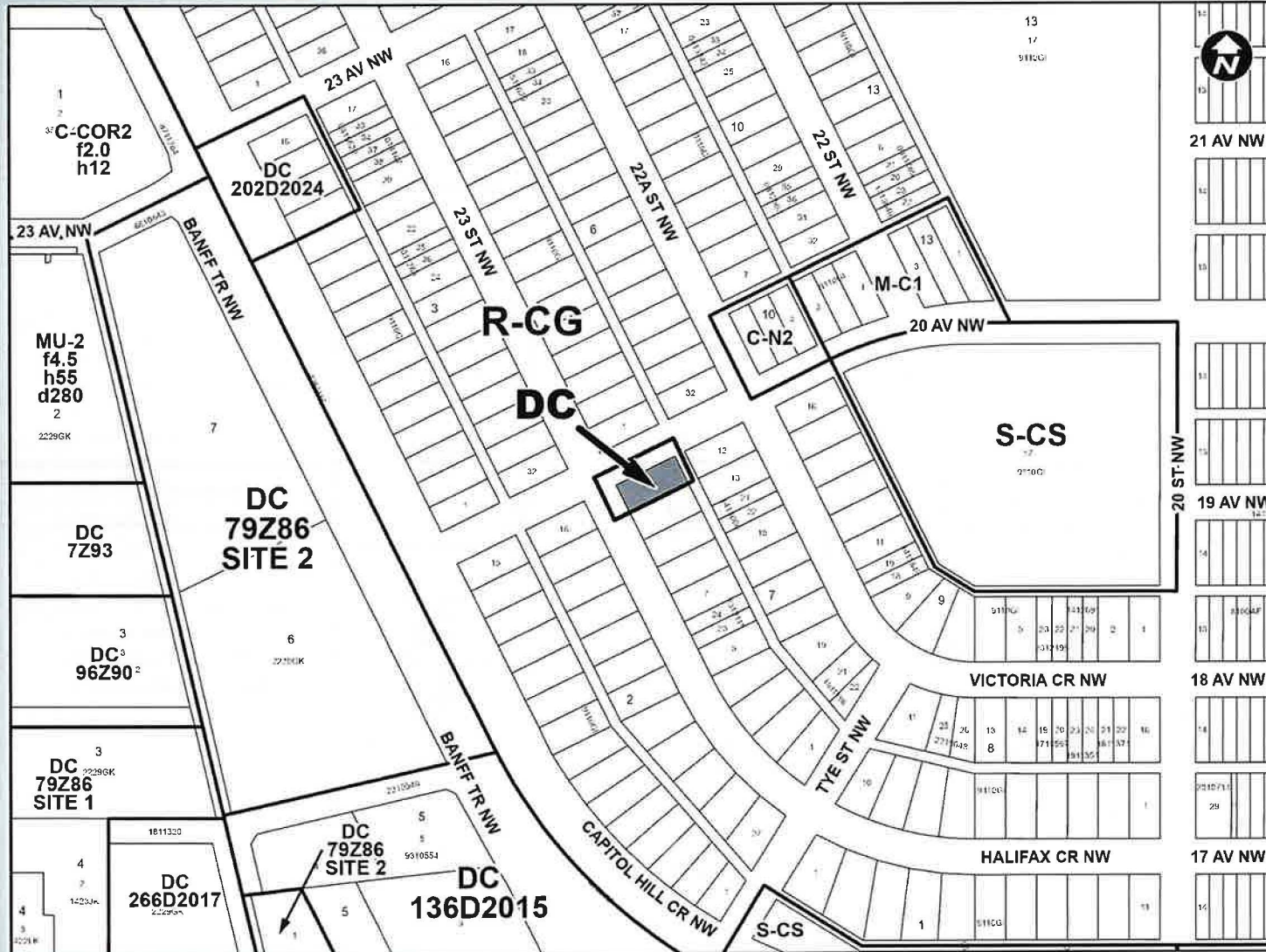
Parcel Size:

0.06 ha
17m x 36m

Surrounding Land Use

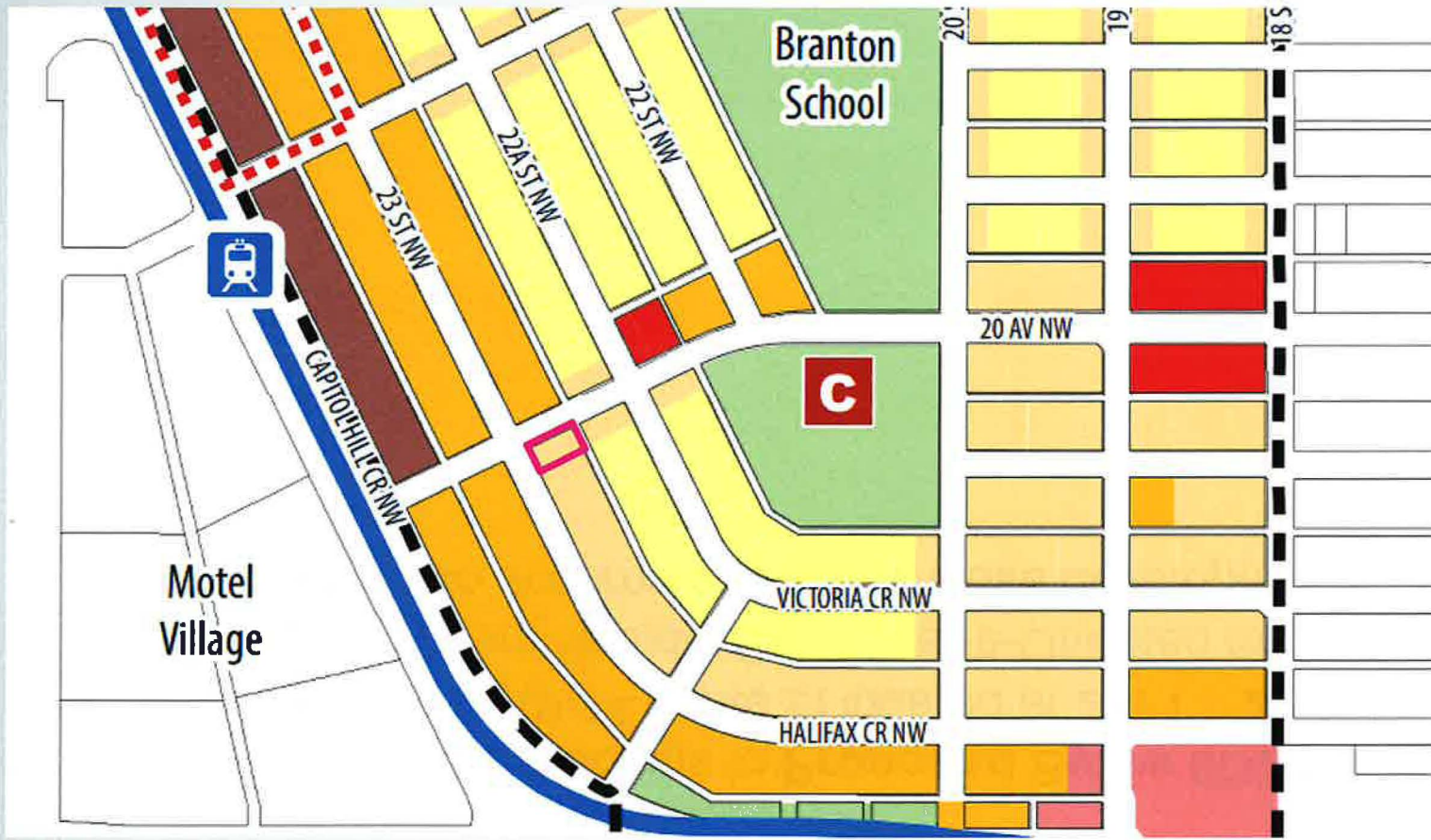
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Proposed 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



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:

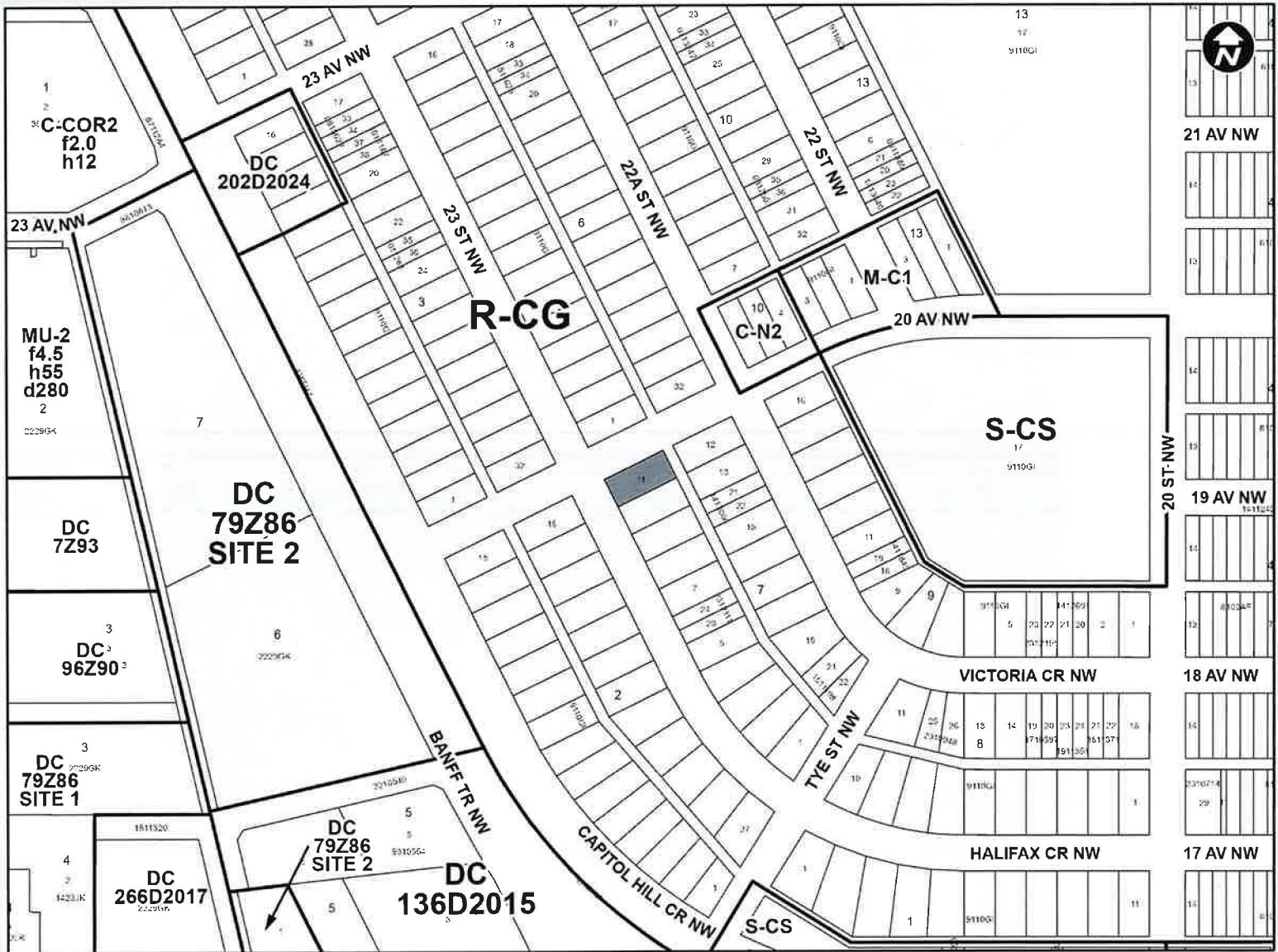
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Supplementary Slides







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.