



# Calgary Planning Commission

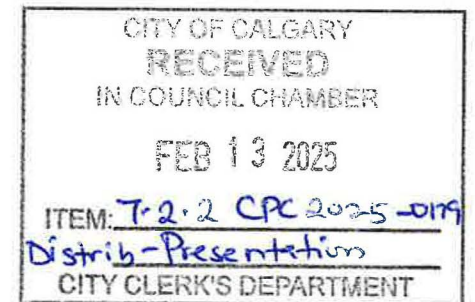
## Agenda Item: 7.2.2



# LOC2024-0279 / CPC2025-0179

## Land Use Amendment

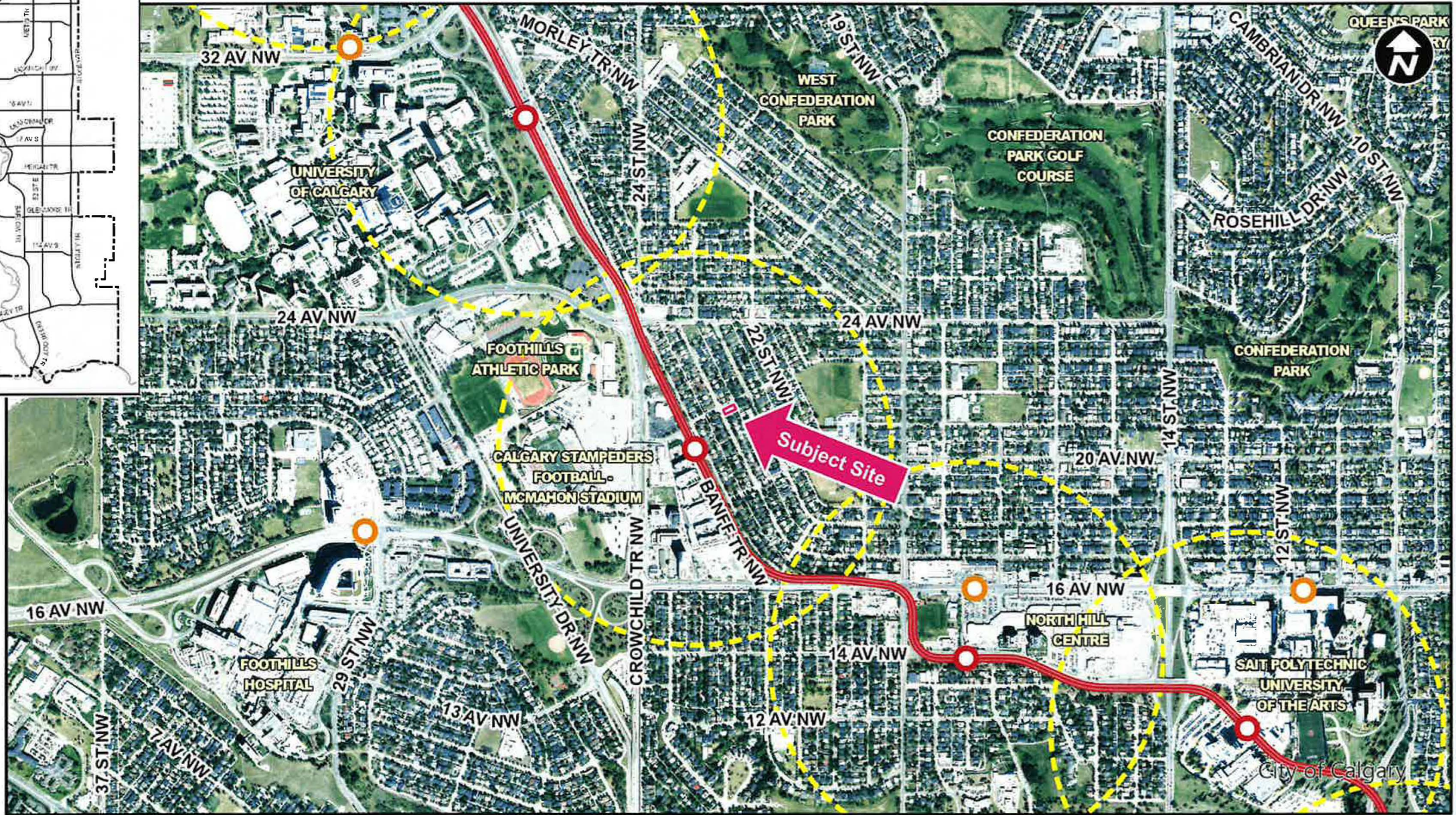
February 13, 2025



## 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 2364 23 Street NW (Plan 91110GI, Block 06, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) 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



### LEGEND

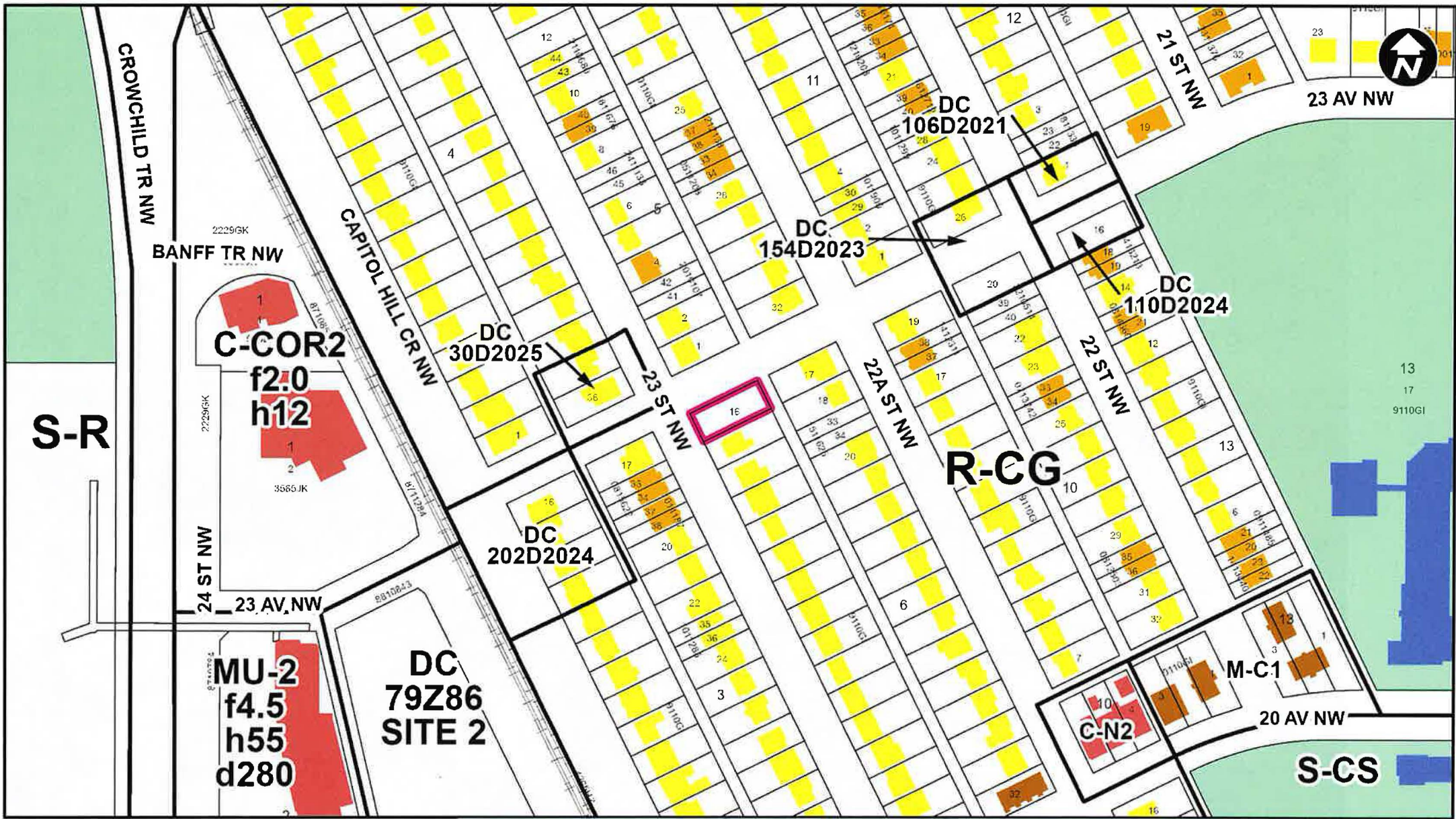
○ Bus Stop

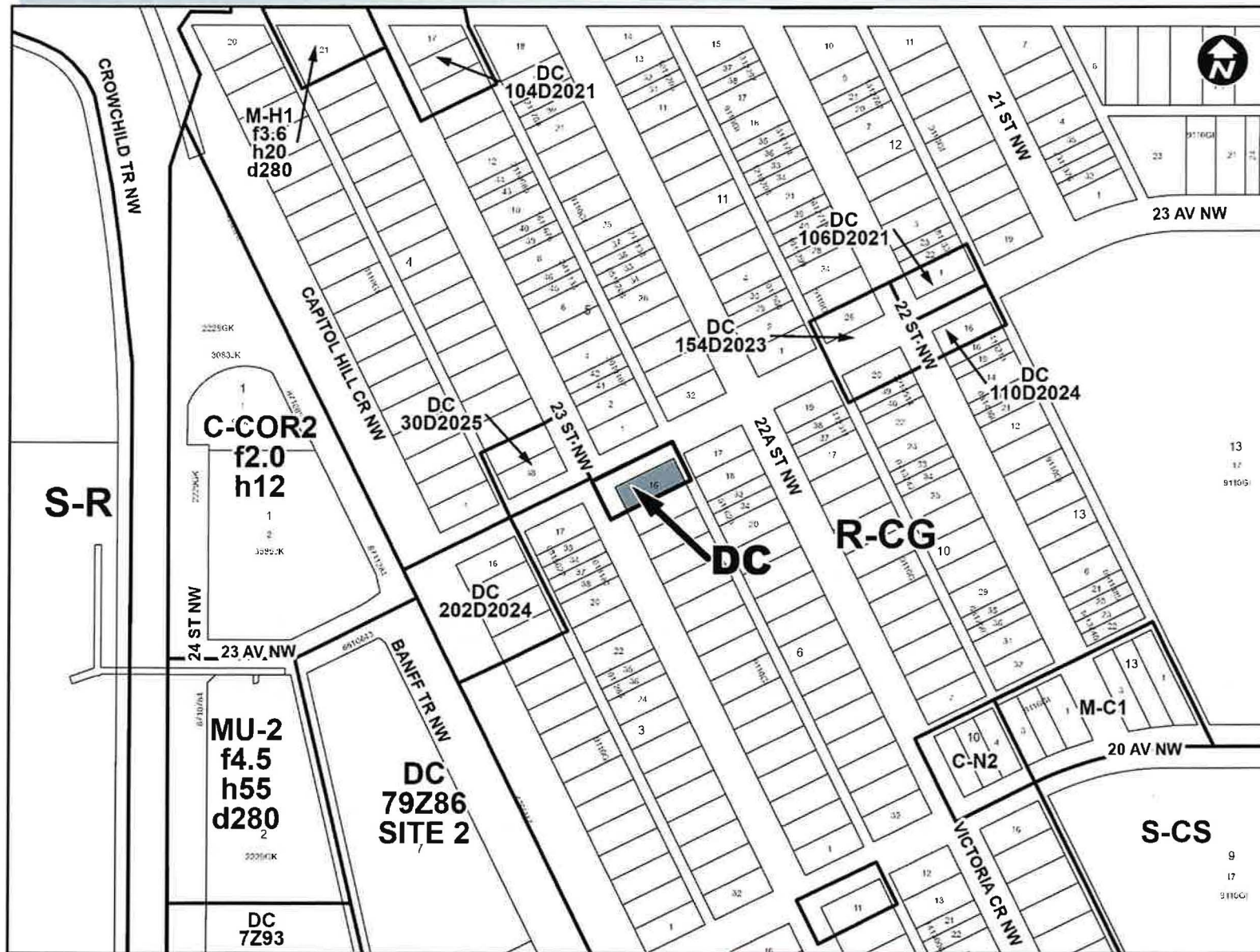
Parcel Size:

0.06 ha  
15m 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 (H-GO base):**

- Multi-Residential Development as a Permitted Use
- Exclusion of Dwelling Unit use
- Minimum density of 80 units per hectare

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

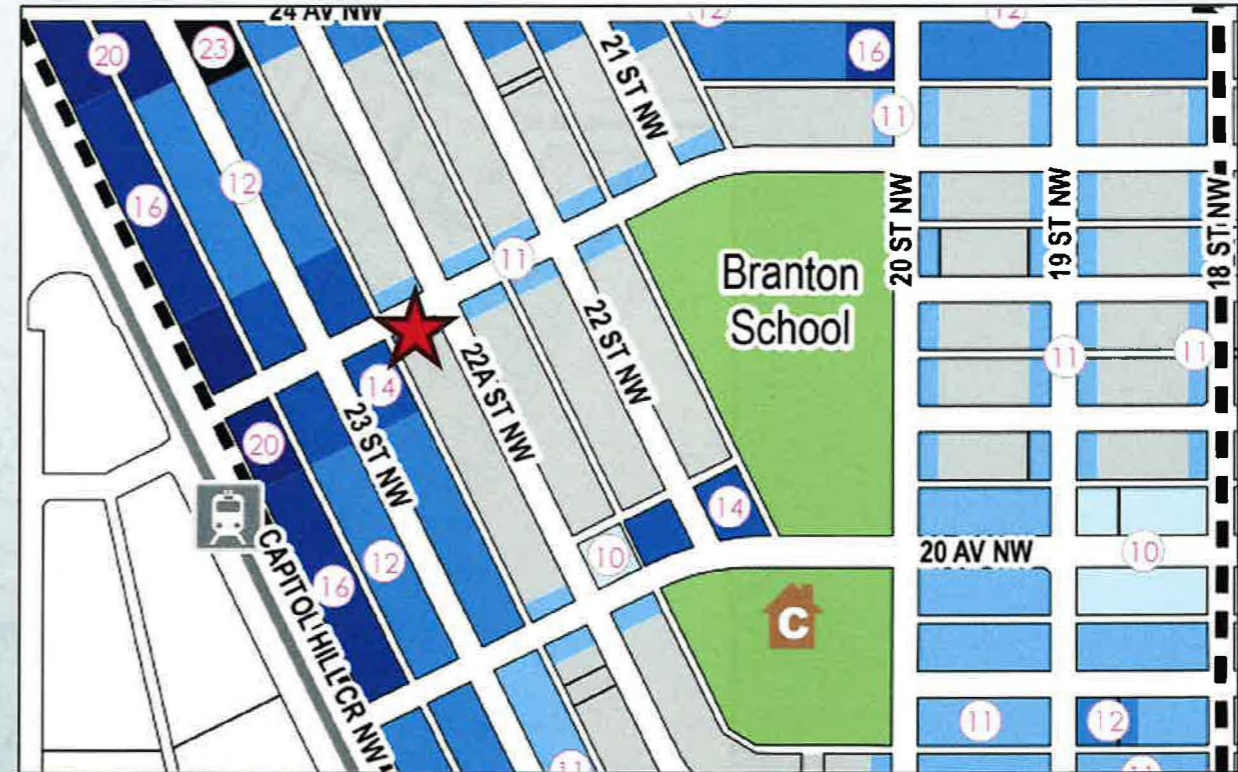
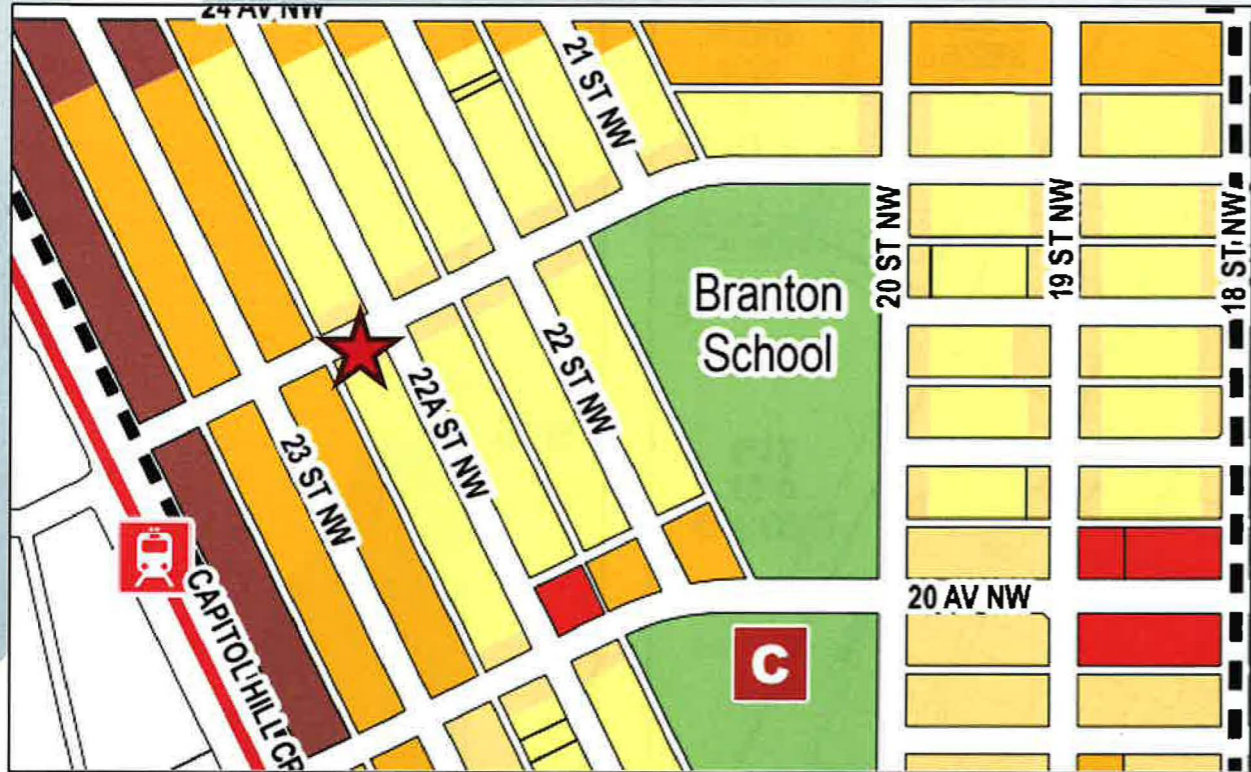
1. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2364 23 Street NW (Plan 91110G1, Block 06, Lot 16) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District.



# Supplementary Slides

“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 (ARP) and where such conflicts occur, The City of Calgary supports the direction of this Plan.”

## Banff Trail Area Redevelopment Plan



 Low Density Rowhouse

 11 m

