

# Public Hearing of Council

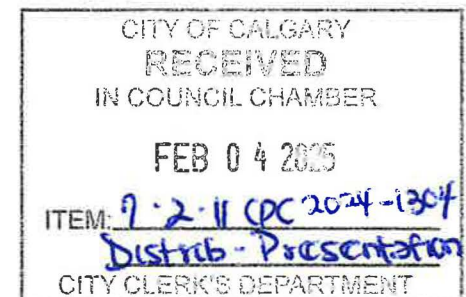
Agenda Item: 7.2.11

1



## LOC2024-0165 / CPC2024-1304 Land Use Amendment

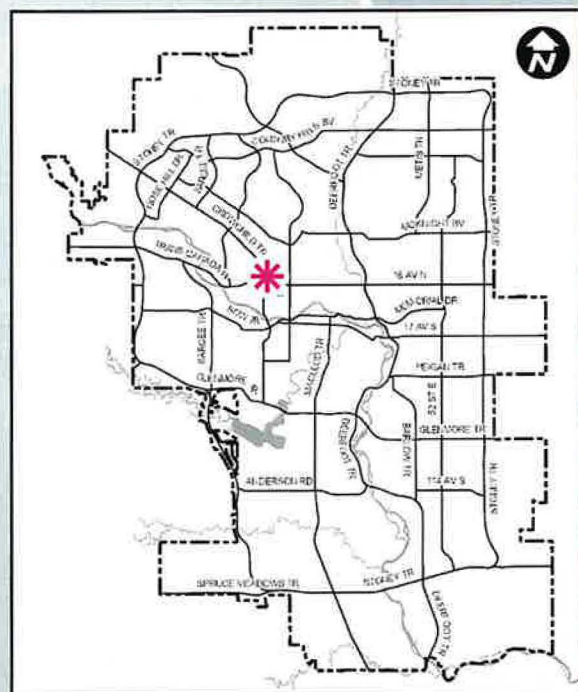
February 4, 2025



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 30D2025** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 2406 – 23 Avenue NW and 2407 – 23 Street NW (Plan 9110GI, Block 4, Lots 37 and 38) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate transit-oriented development, with guidelines (Attachment 2).



## LEGEND

600m buffer from LRT station

### LRT Stations

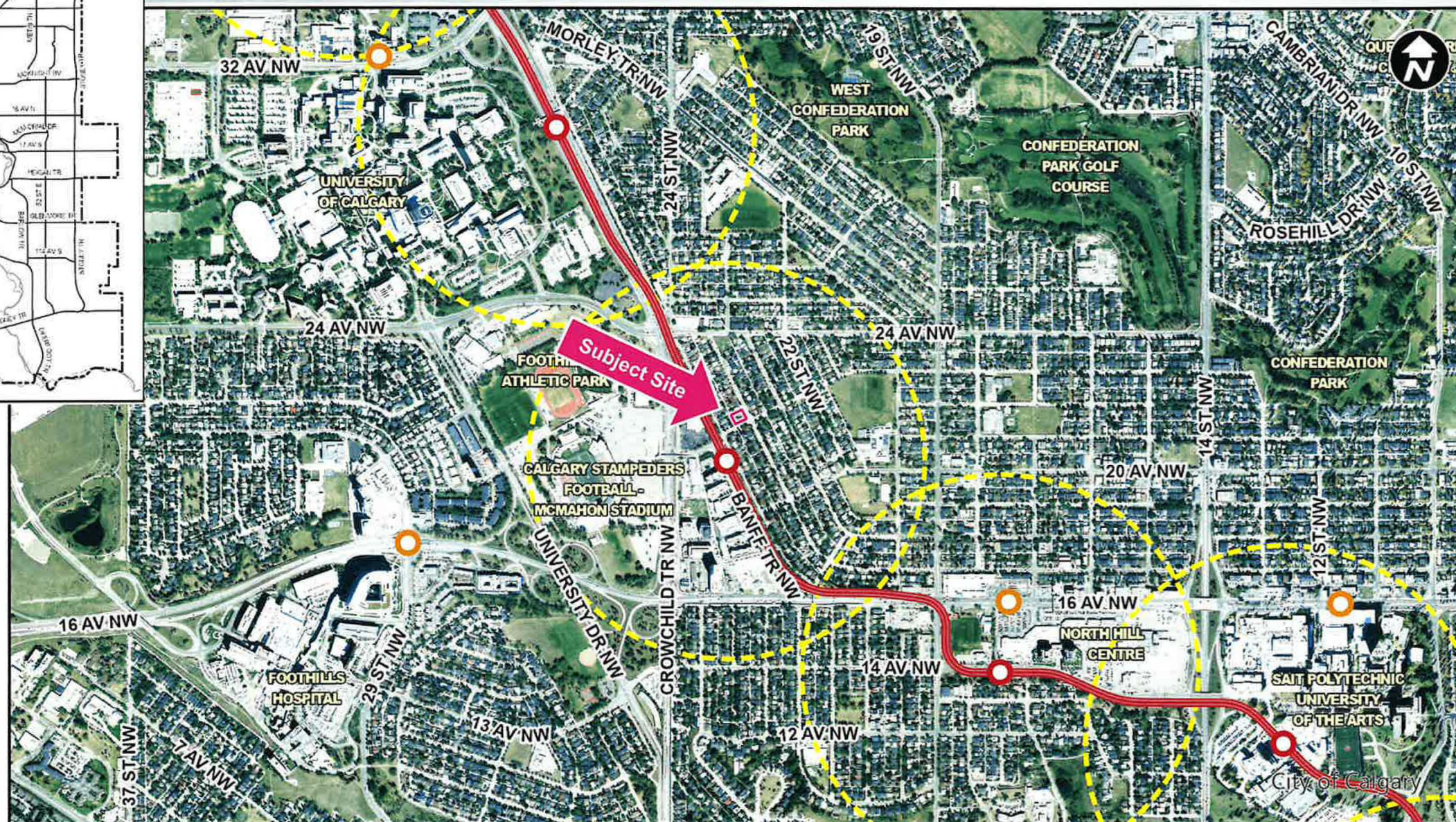
- Blue
- Downtown
- Red
- Green (Future)

### LRT Line

- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





## Legend

○ Bus Stop

Parcel Size:

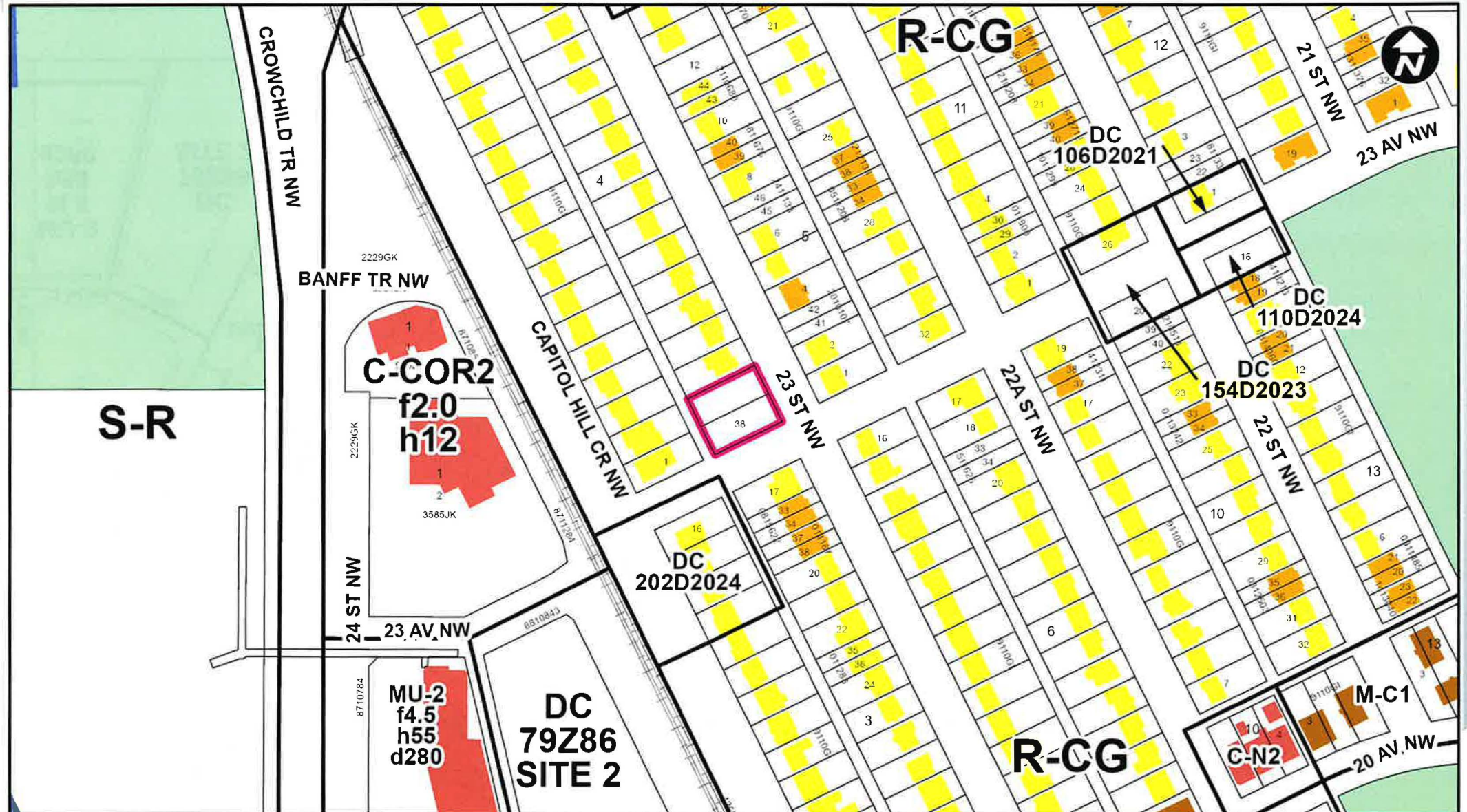
0.11 ha  
30m x 36m

# Surrounding Land Use

5

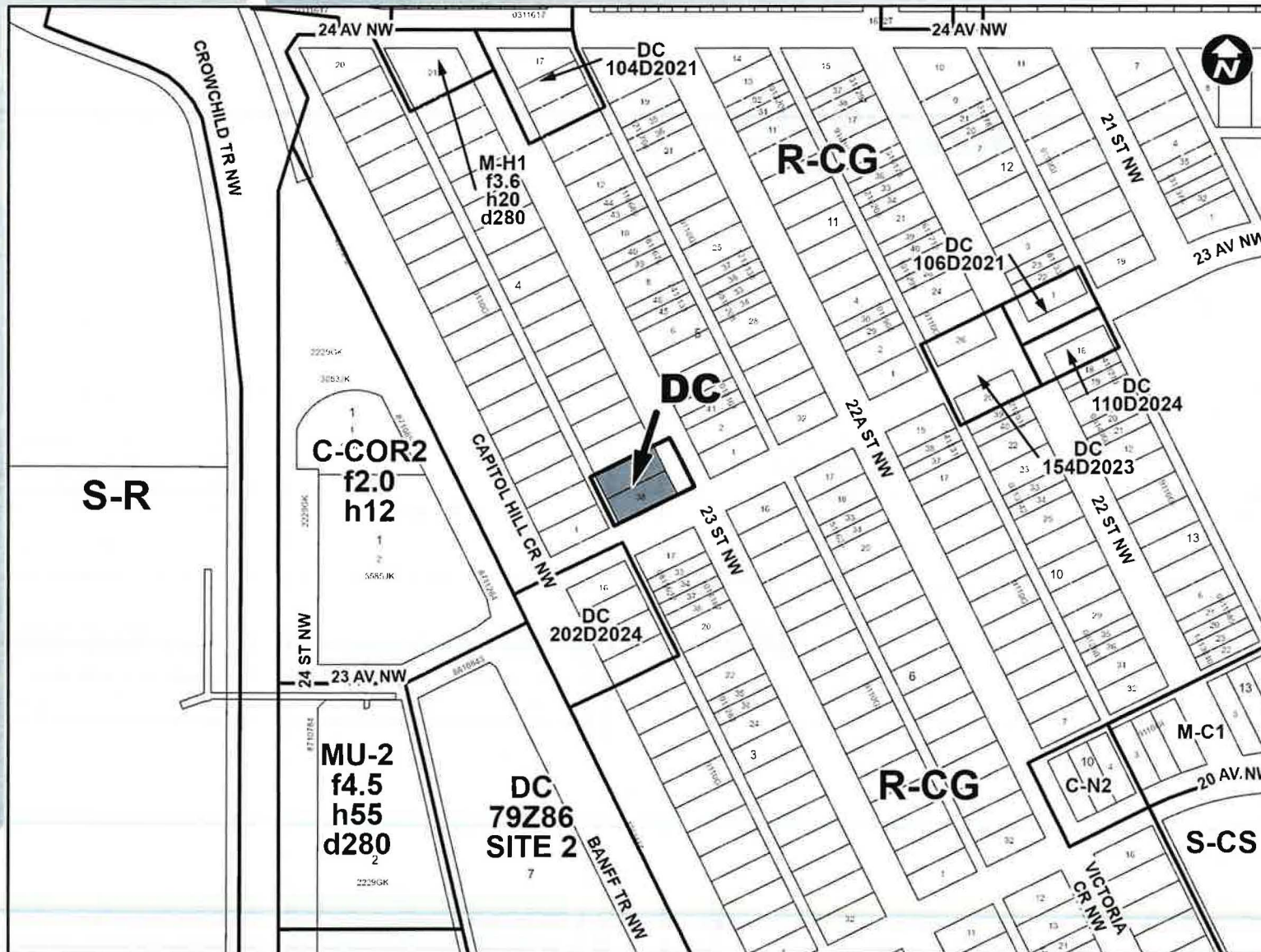
## LEGEND

- 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 Land Use Map

6

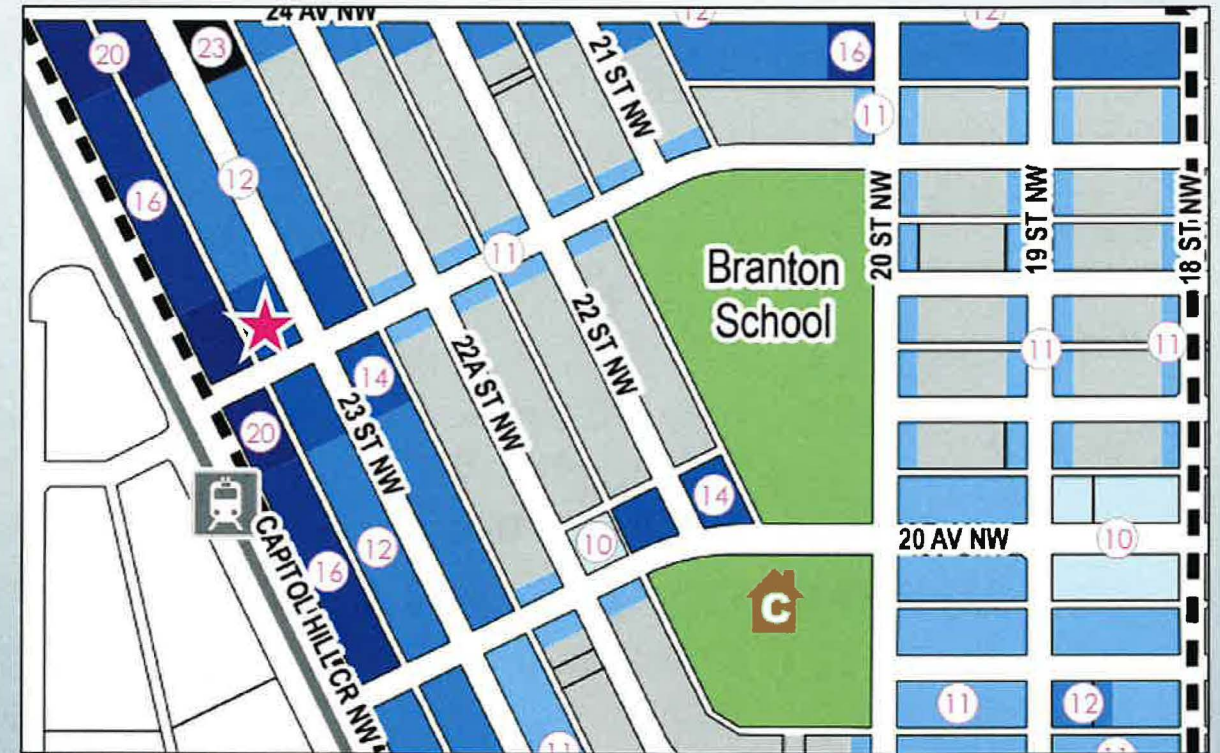
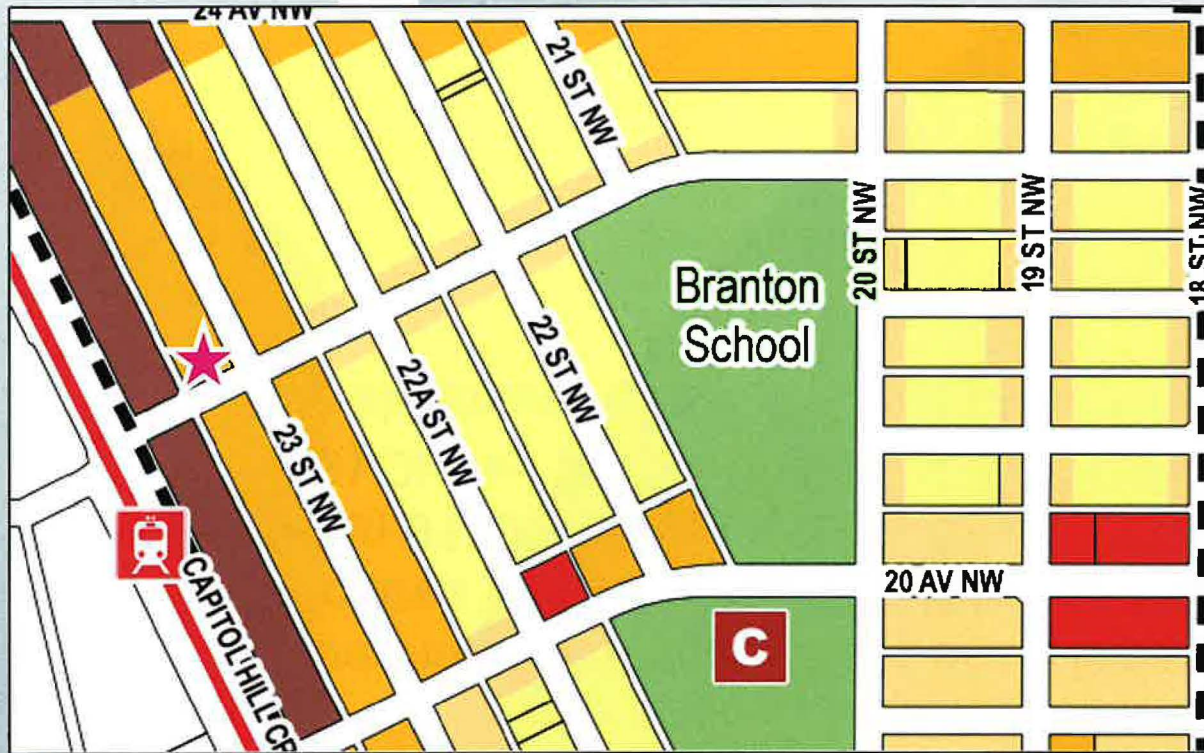


## Proposed Direct Control (DC) District:

- Based on the Housing – Grade Oriented (H-GO) District
- Removes Dwelling Unit
- Adds Multi-Residential Development
- Requires a minimum density of 80 units per hectare (8 units)

# Alignment with the Banff Trail Area Redevelopment Plan

7



Medium Density Low-Rise



14 m

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## Supplementary Slides

