

Public Hearing of Council

Agenda Item: 7.2.2



LOC2023-0333 / CPC2024-0240

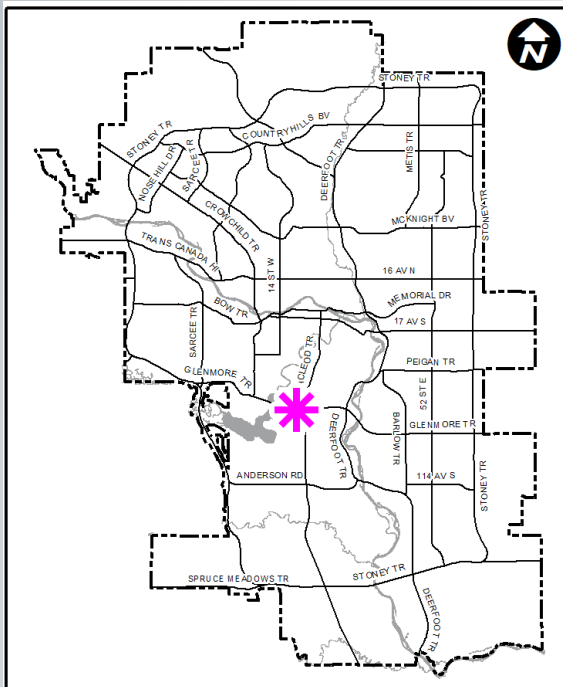
Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 134D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 813 – 67 Avenue SW (Plan 4910AK, Block 9, Lots 13 and 14) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.



LEGEND

600m buffer from LRT station

LRT Stations

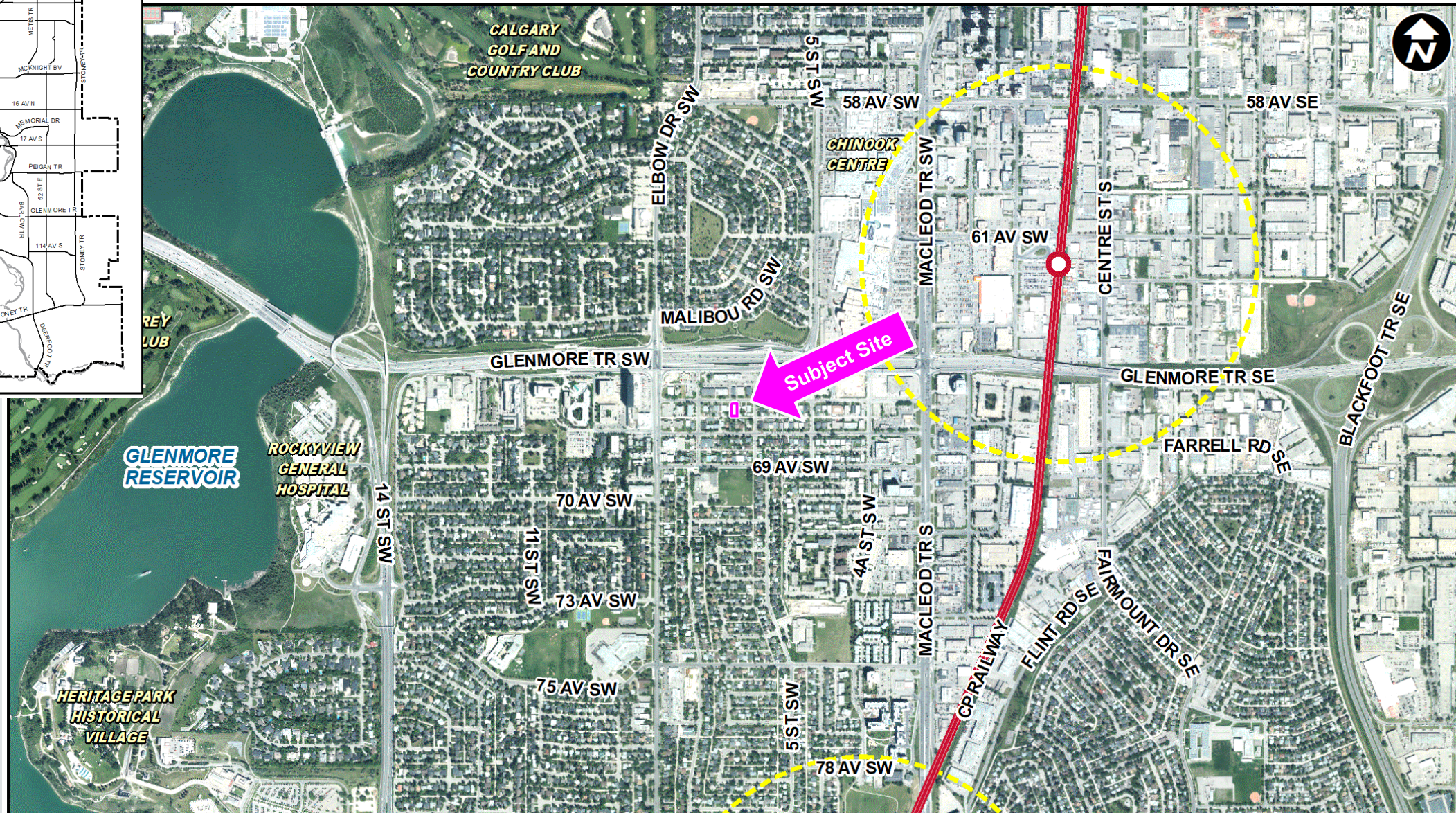
- Blue
- Downtown
- Red
- Green (Future)

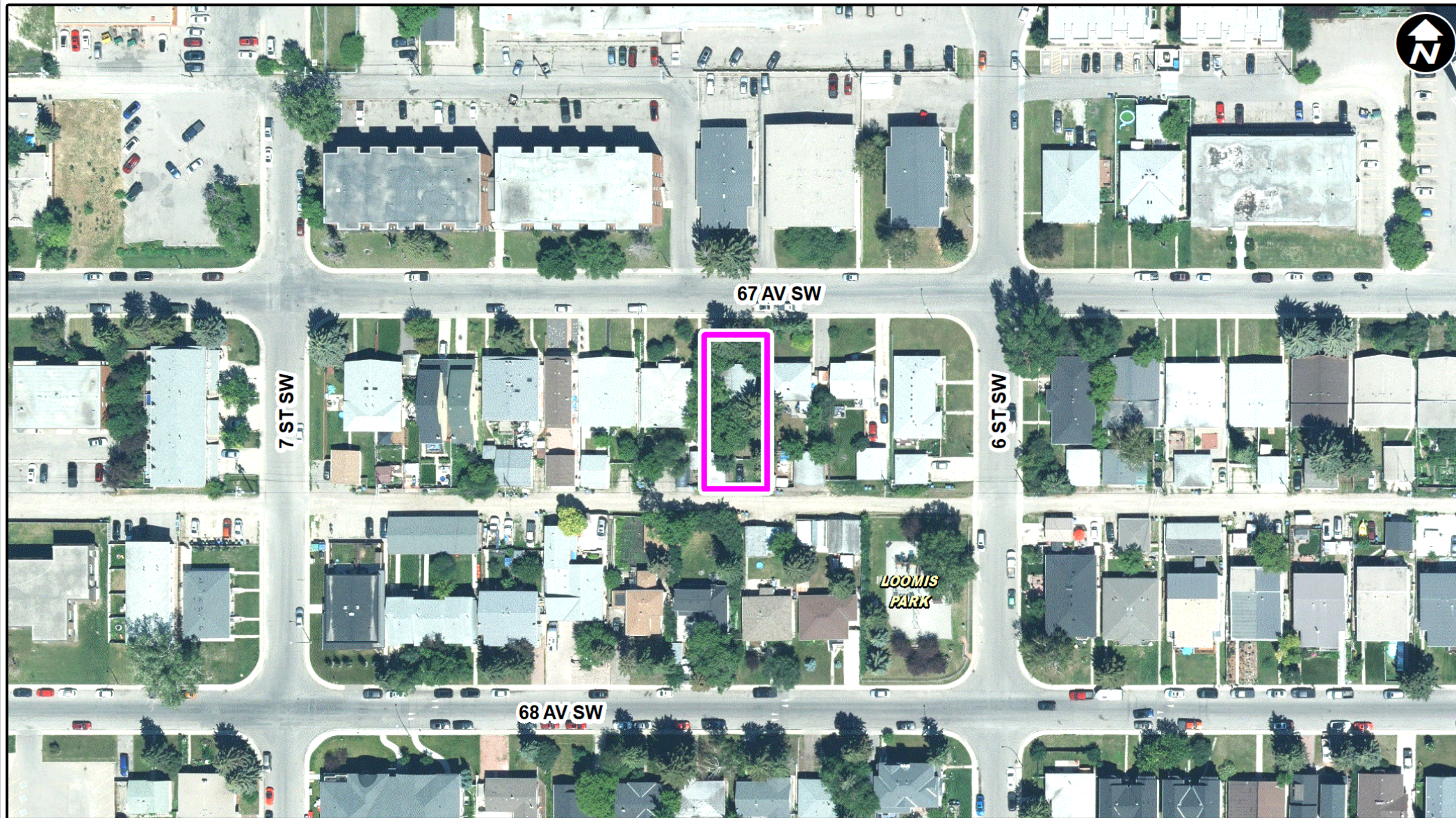
LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

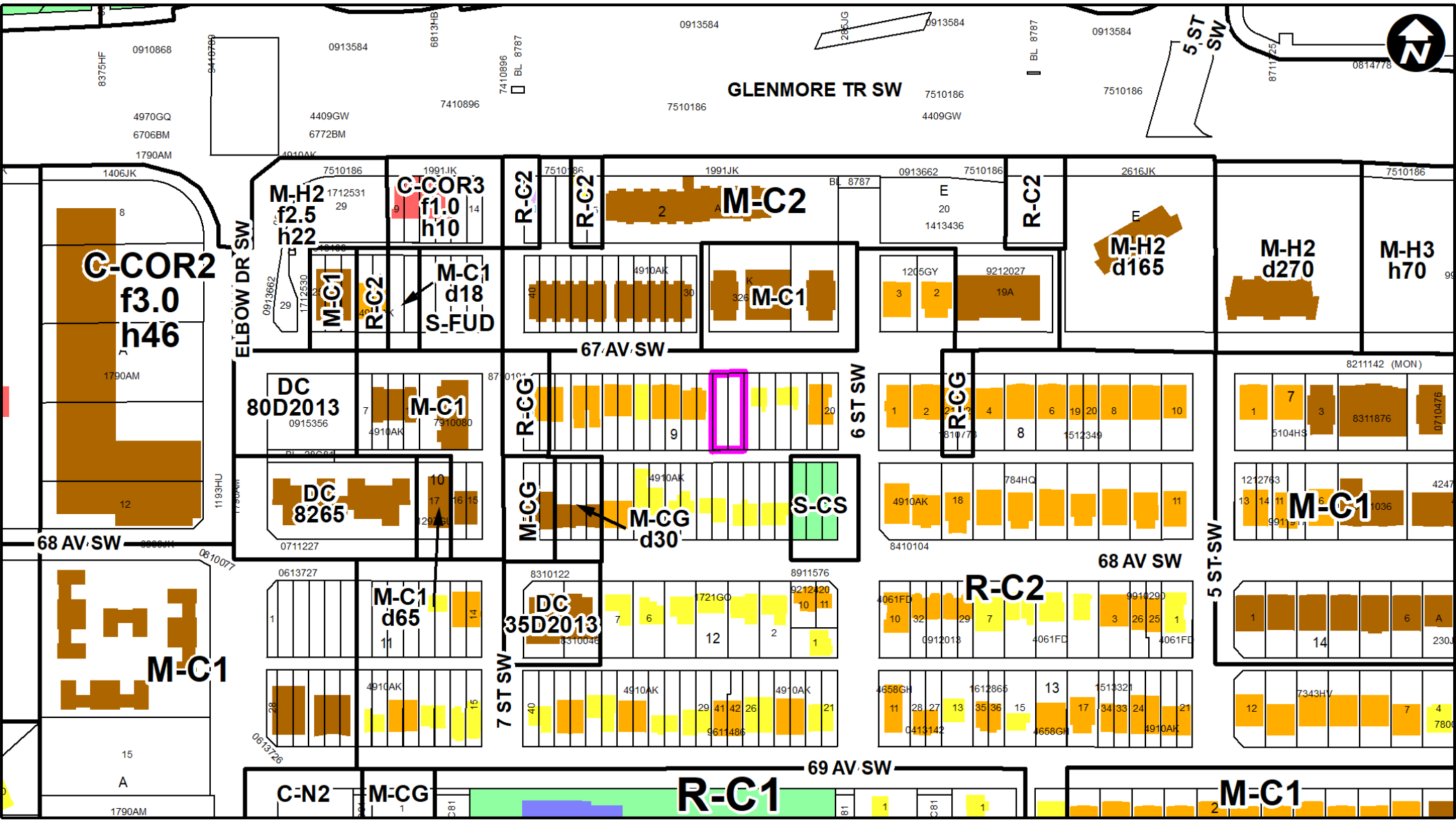
- Orange
- Purple
- Teal
- Yellow





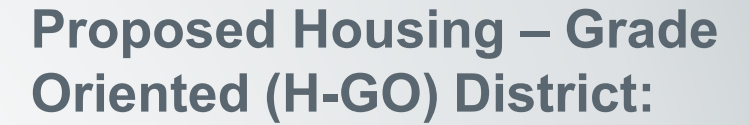
Parcel Size:

0.06 ha
14 m x 36 m

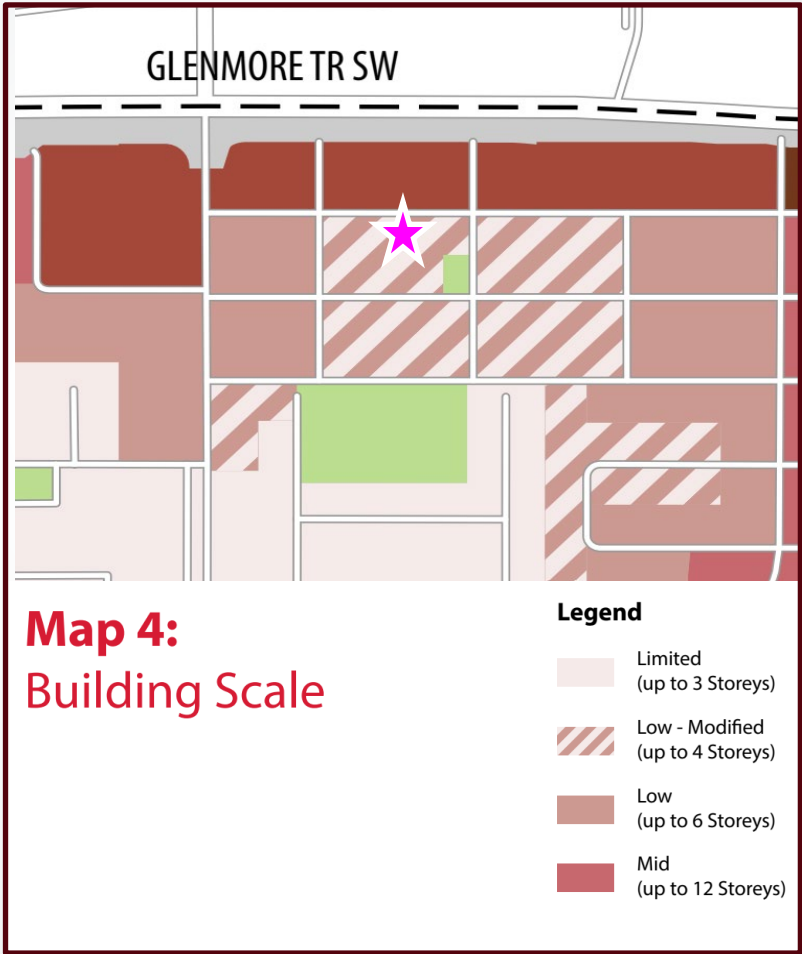
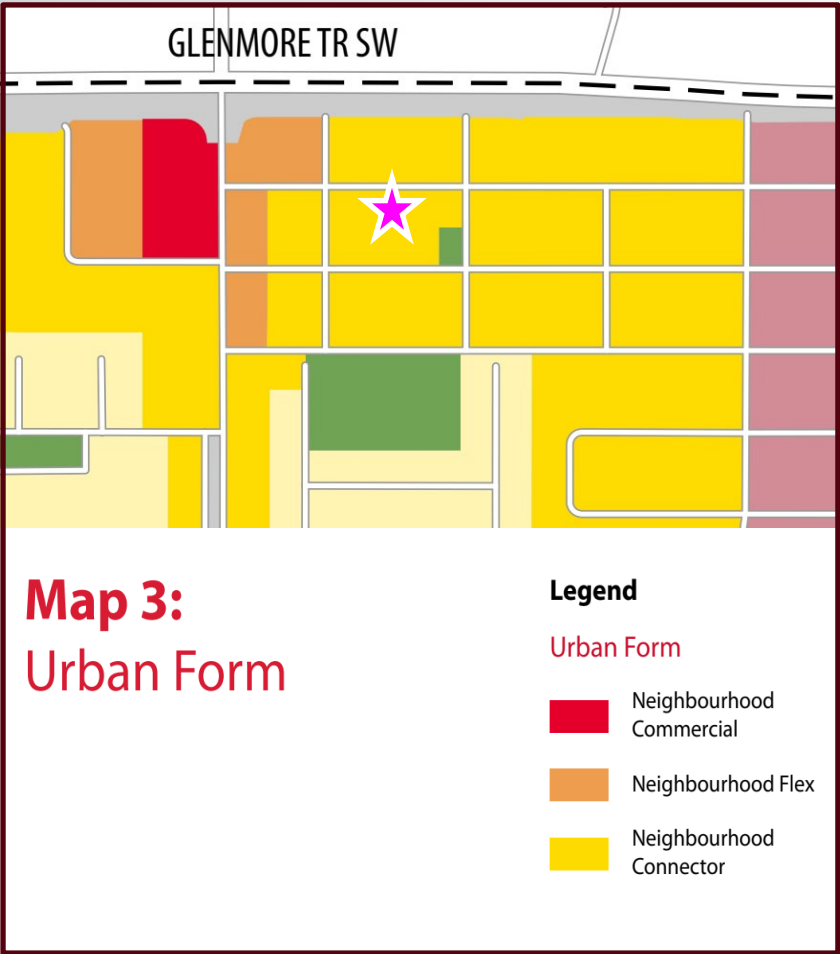


LEGEND

- 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



- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- a maximum floor area ratio (FAR) of 1.5; and
- a maximum building height of 12.0 metres.



 Subject Site

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Supplementary Slides





View of site looking SOUTH on 67 Avenue SW





View from site looking EAST on 67 Avenue SW