



LOC2023-0399 / CPC2024-0286

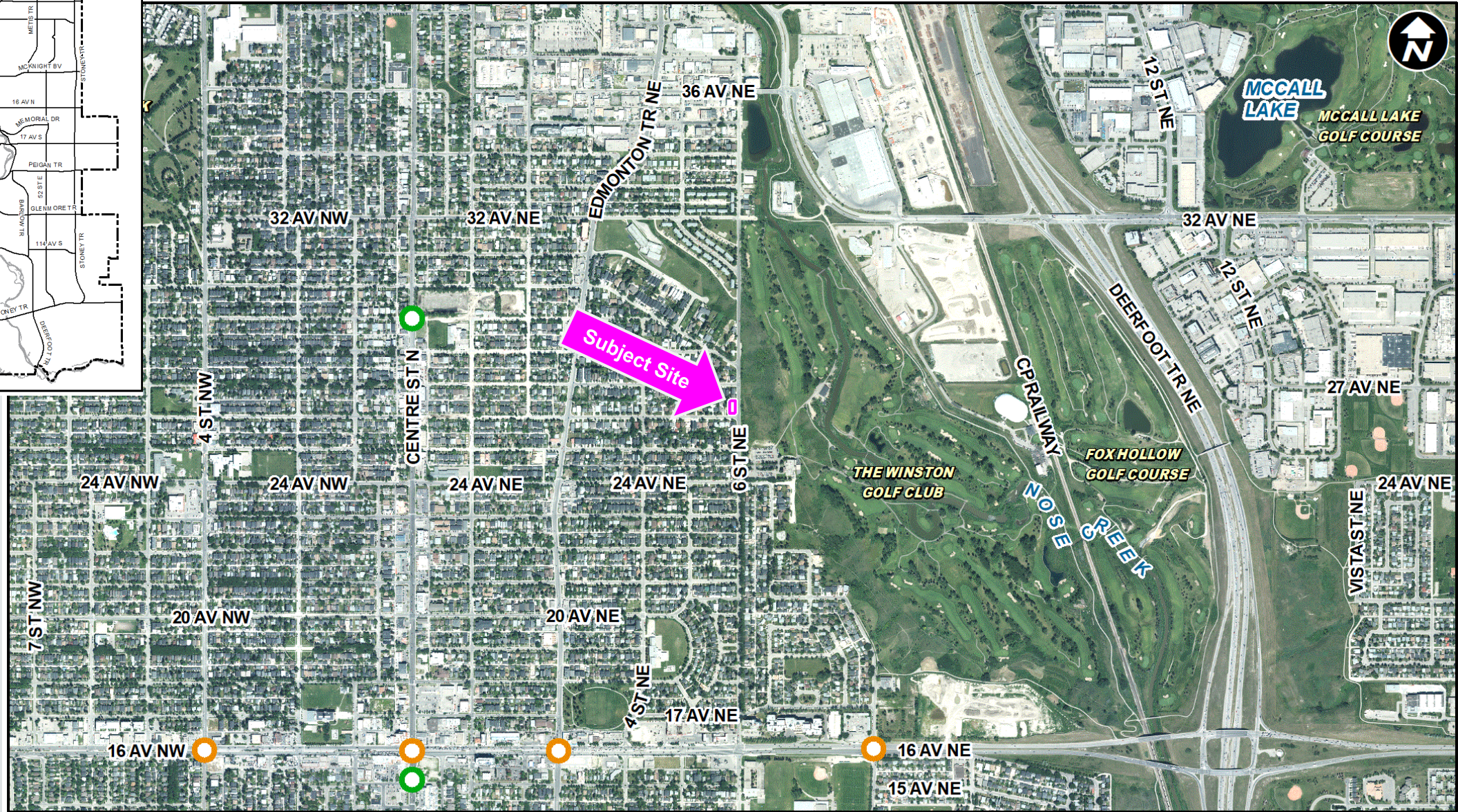
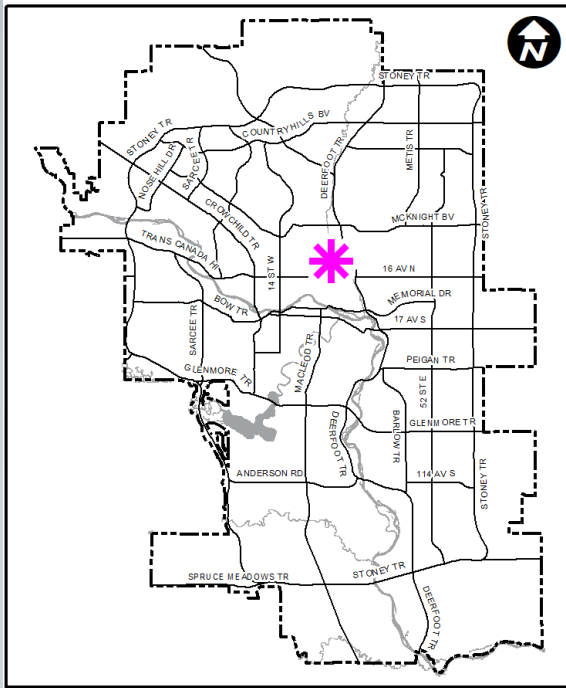
Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

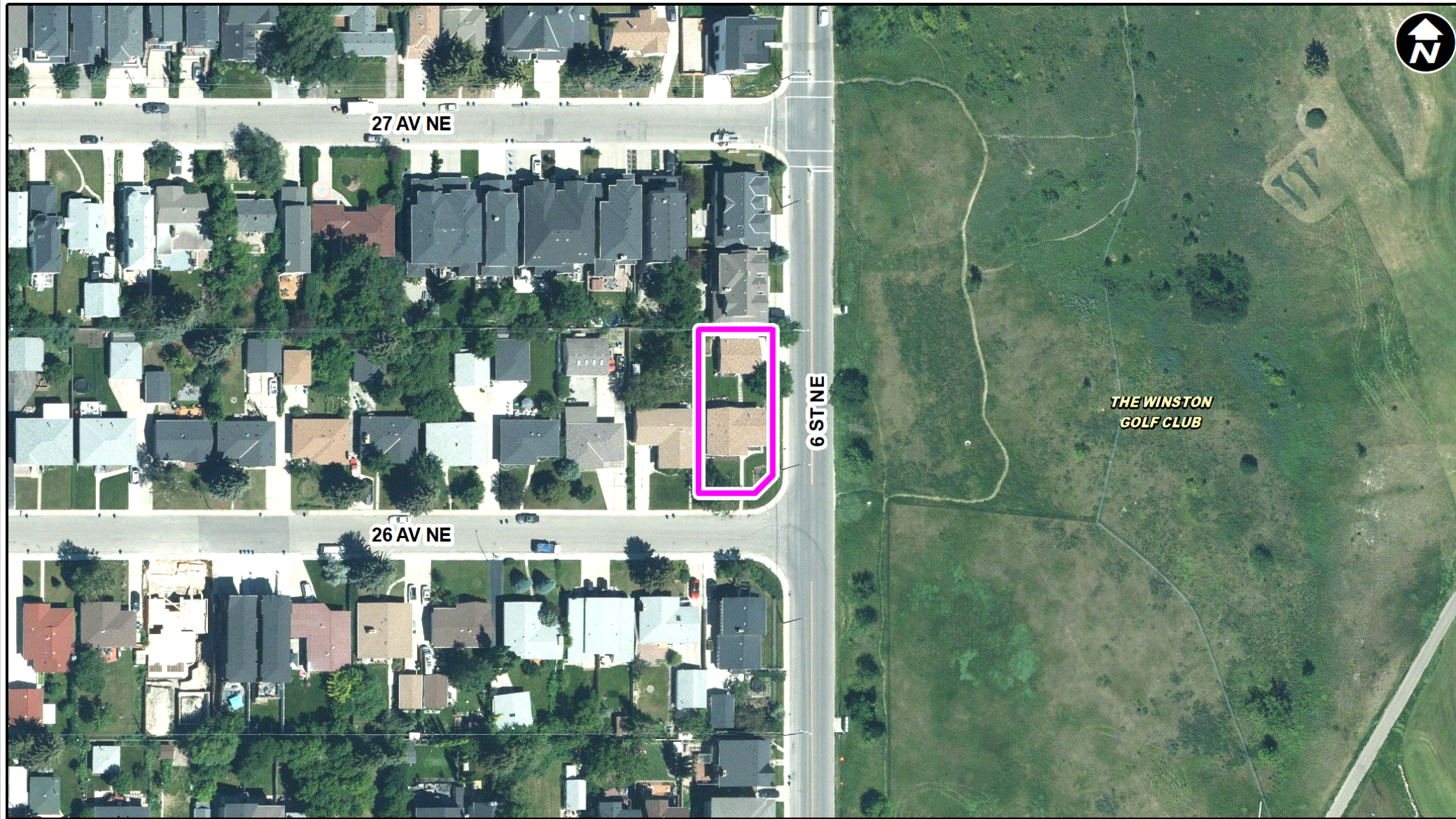
That Council:

Give three readings to **Proposed Bylaw 126D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) at 632 – 26 Avenue NE (Plan 770JK, Block 6A, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.



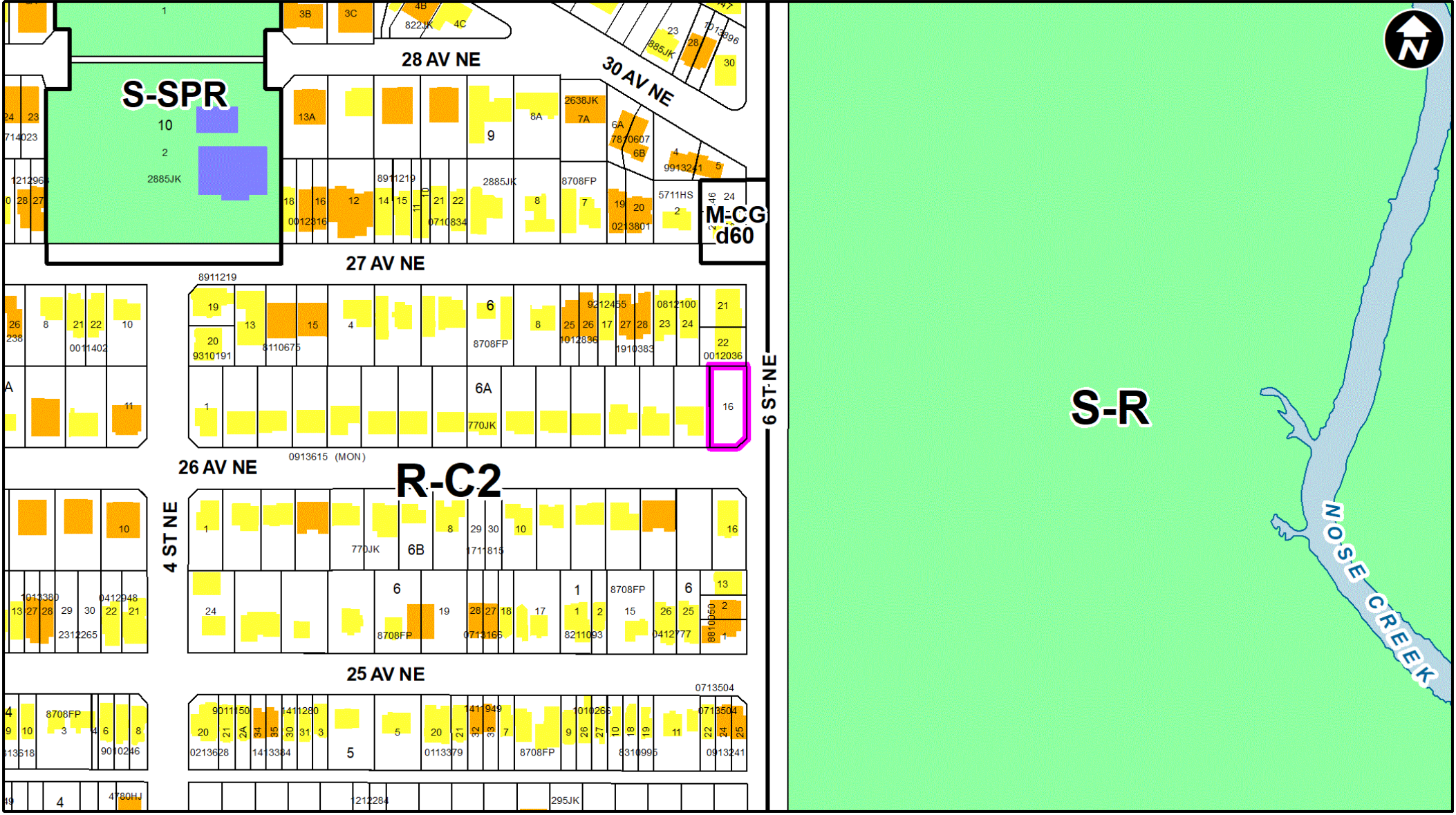
LEGEND

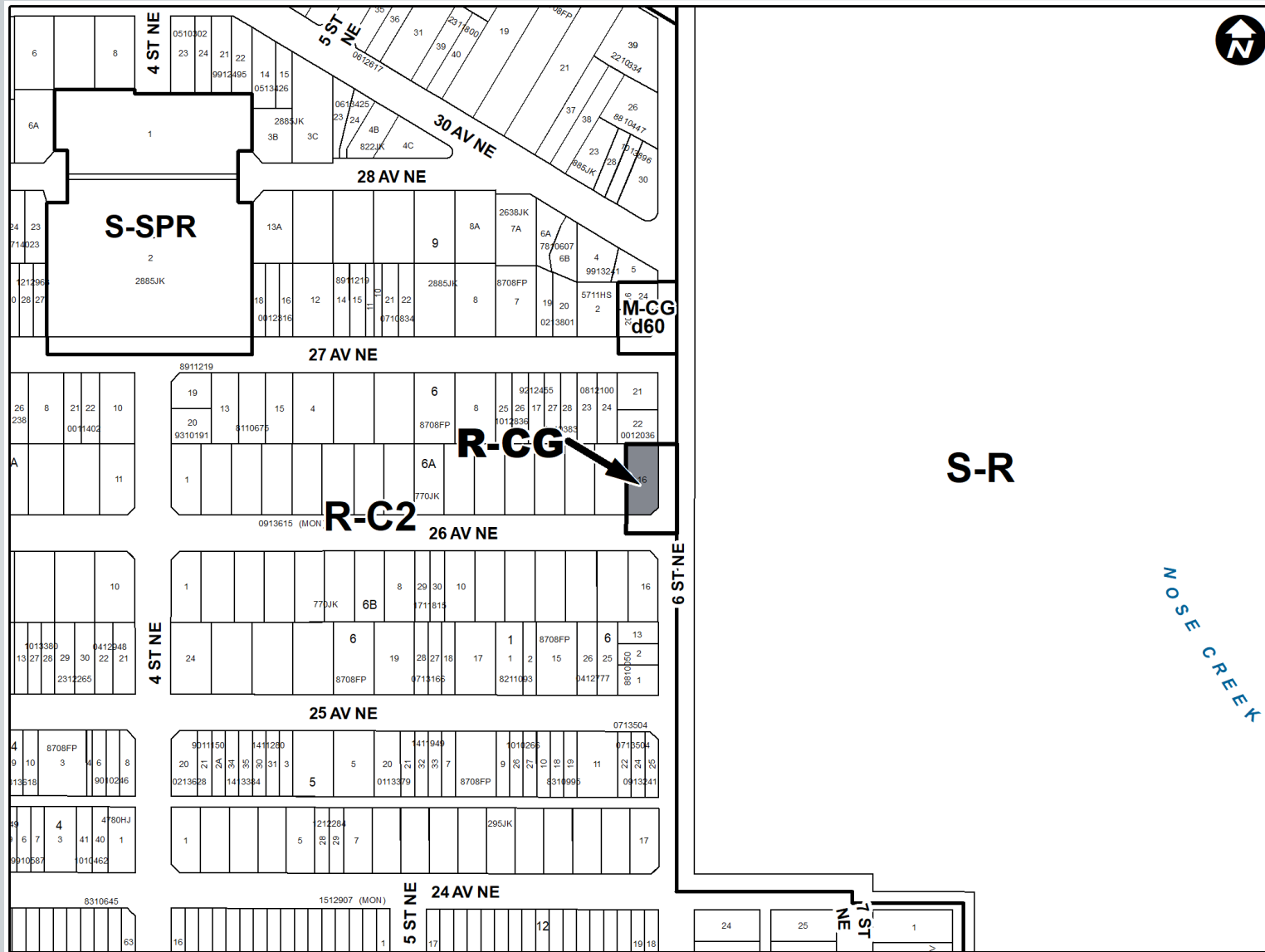
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

0.07 ha
18m x 40m





Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates grade-oriented residential development including rowhouses and townhouses
- Maximum height of 11.0 m
- Maximum density of 75 units per hectare (5 units, plus suites)

Calgary Planning Commission's Recommendation:

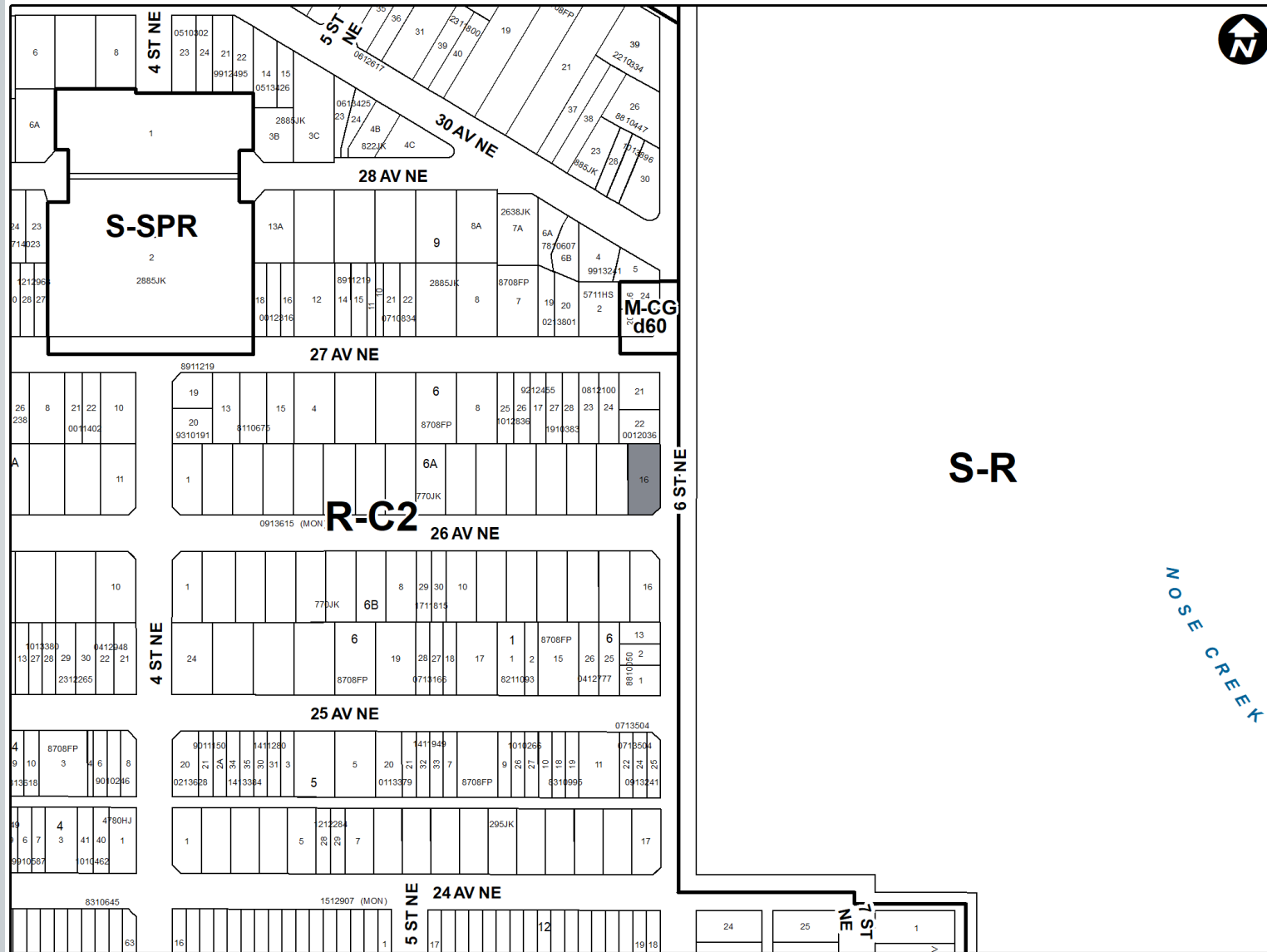
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Supplementary Slides

Facing north off 26 Avenue NE.





Proposed Residential – Contextual One/Two Dwelling (R-C2) District:

- Accommodates low-density development in the form of single detached, semi-detached and duplex dwellings
- Maximum building height of 10.0 m
- Maximum of 2 dwelling units, plus suites