



Public Hearing of Council

Agenda Item: 6.1.3



LOC2022-0142 / CPC2022-1162

Land Use Amendment

February 7, 2023

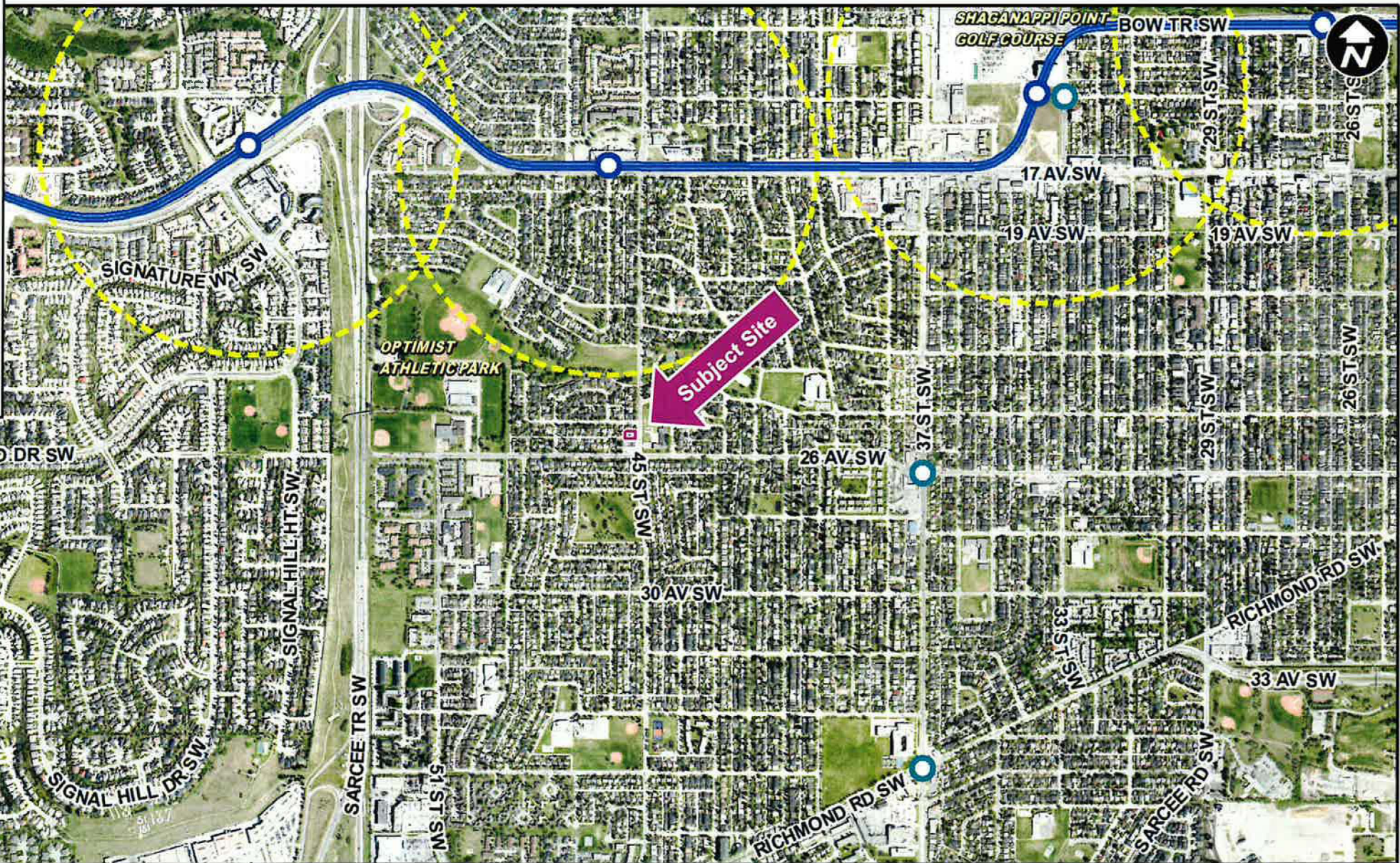
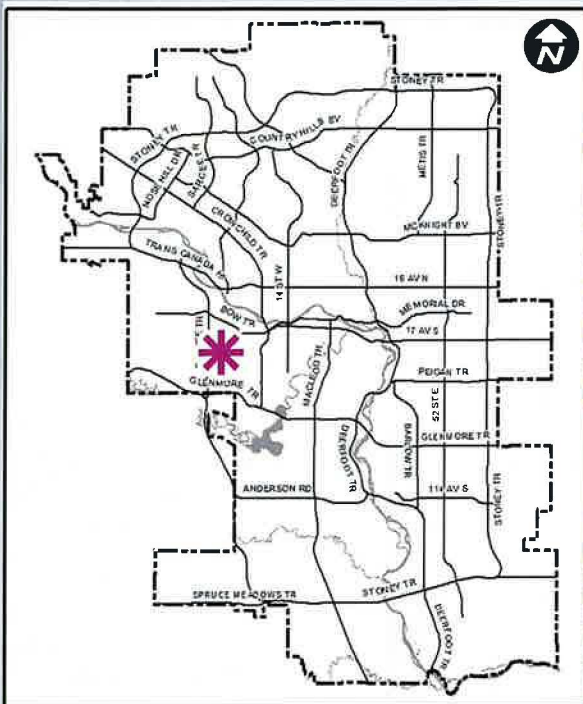
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 07 2023
ITEM: #6.1.3 CPC2022-1162
Distribution
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 16D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2627 – 45 Street SW (Plan 4928HH, Block 14, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

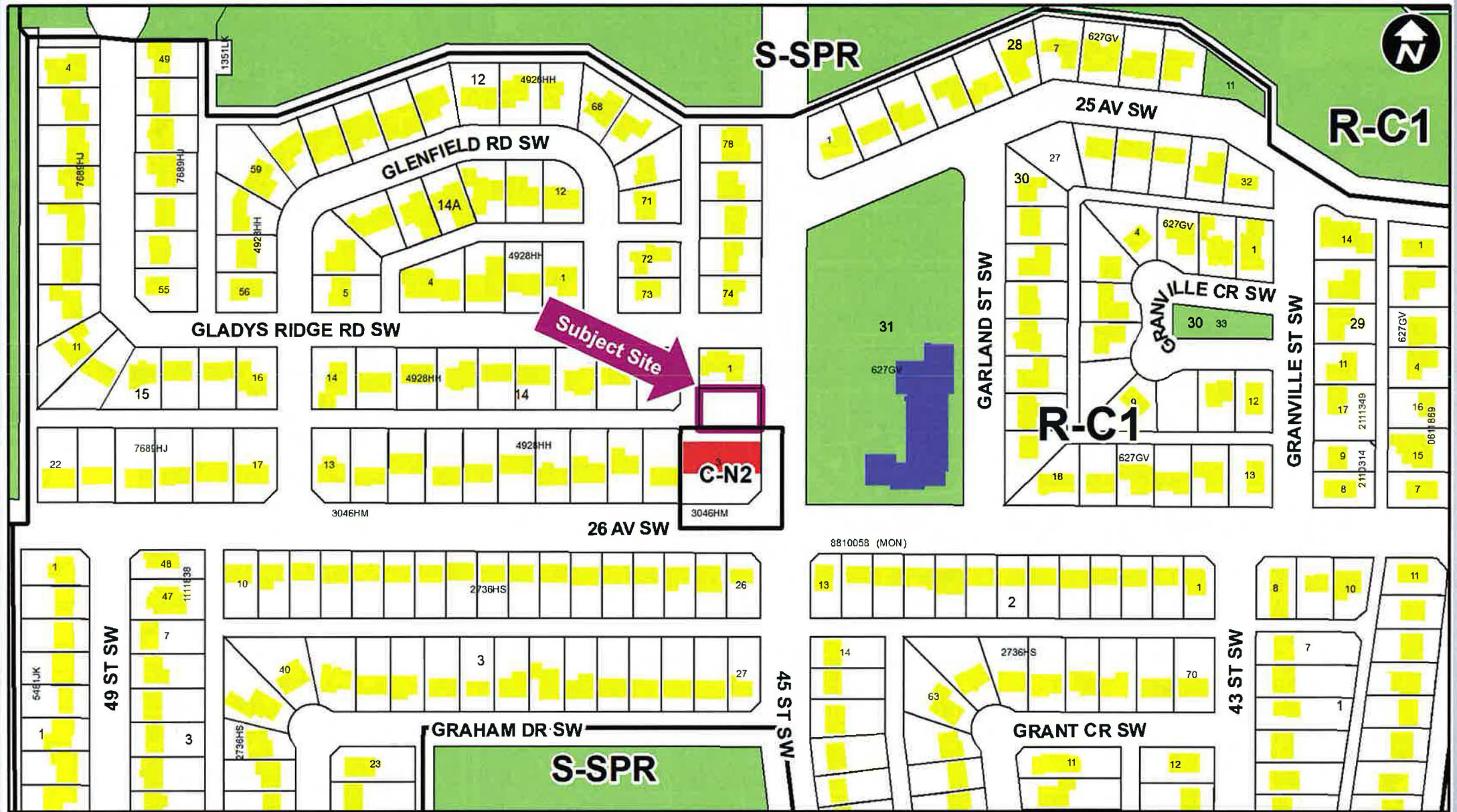




- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

LEGEND

- 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



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 16D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2627 – 45 Street SW (Plan 4928HH, Block 14, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides

Development Permit Application (DP2022-06565) – Elevation Renderings



LIST OF DRAWINGS

01.0	Site Plan
02.0	Foundation Plan
03.0	Basement Floor Plan
04.0	First Floor Plan
05.0	Second Floor Plan
06.0	Roof Plan
07.0	Front & Rear Elevations
08.0	Side & Rear Elevations
09.0	Section
10.0	Garage Section

FLOOR AREA UNIT #1

BASEMENT	= 1114.67 SQ. FT.
MAIN	= 1108.00 SQ. FT.
TOTAL	= 2222.67 SQ. FT.

FLOOR AREA UNIT #2

BASEMENT	= 1114.67 SQ. FT.
MAIN	= 1108.00 SQ. FT.
TOTAL	= 2222.67 SQ. FT.







Parcel Size:

0.06 ha
19.8m x 30.5m

Existing R-C1 District:

- Maximum height = 10 metres
- Maximum of one dwelling unit

