

Public Hearing of Council

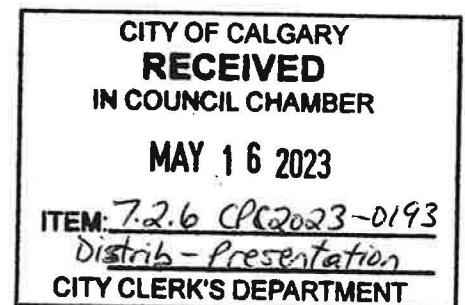
Agenda Item: 7.2.6

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LOC2023-0009 / CPC2023-0193 Land Use Amendment

May 16, 2023

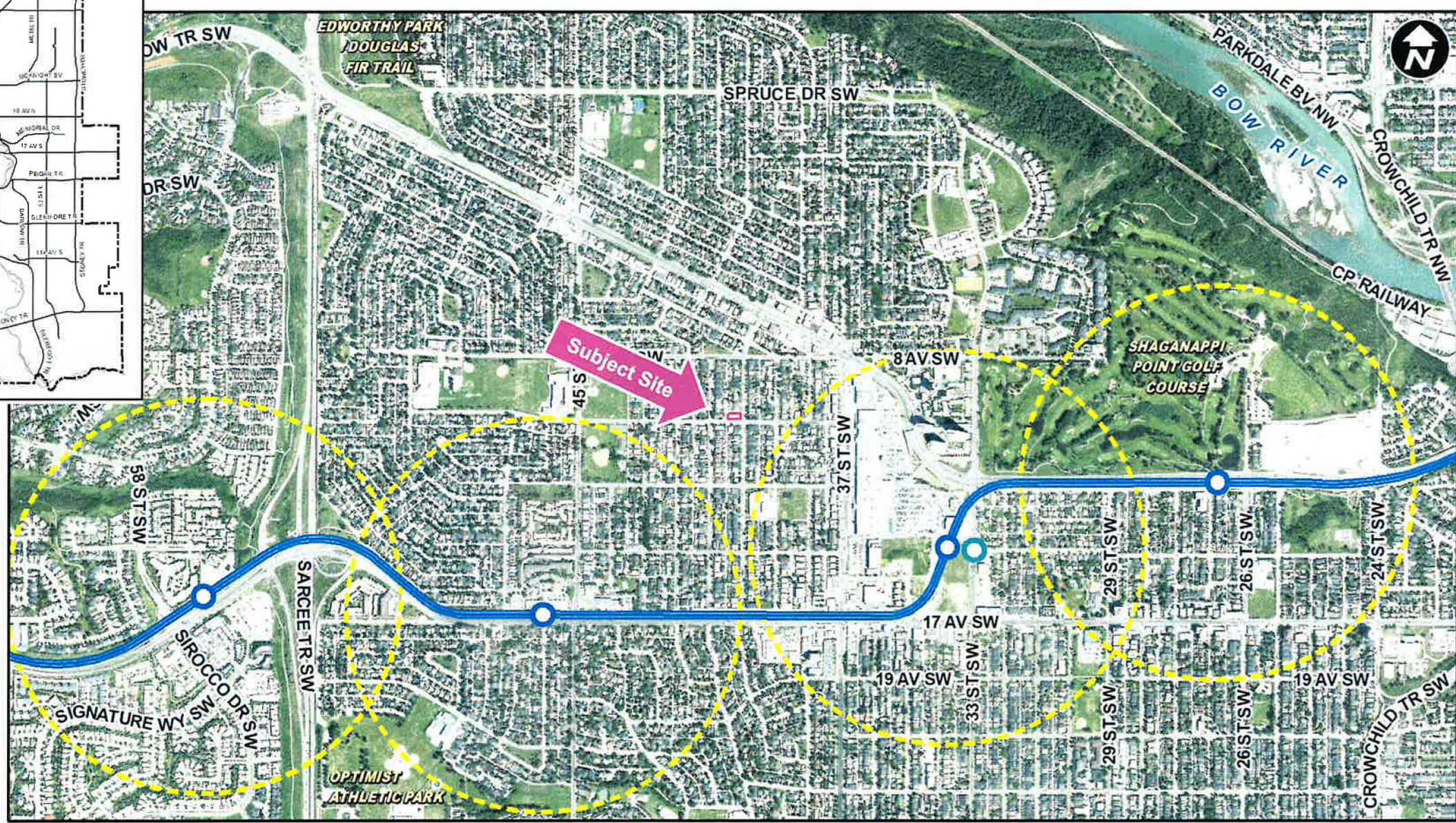
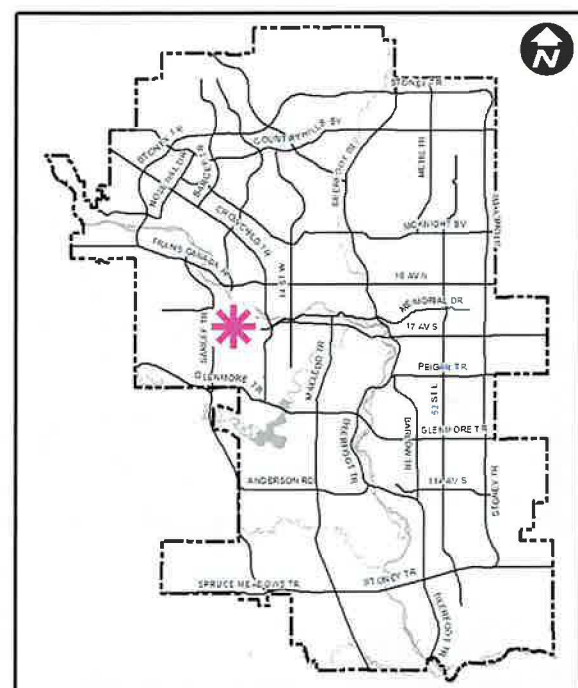


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 61D2023** for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 4104 – 10 Avenue SW (Plan 3227HL, Block 4, Lot 21) 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:

0.06 ha
38m x 15m



Proposed R-CG District:

- Up to 4 dwelling units
- Maximum building height of 11 metres (approximately 2-3 storeys)
- Secondary suites are a permitted use

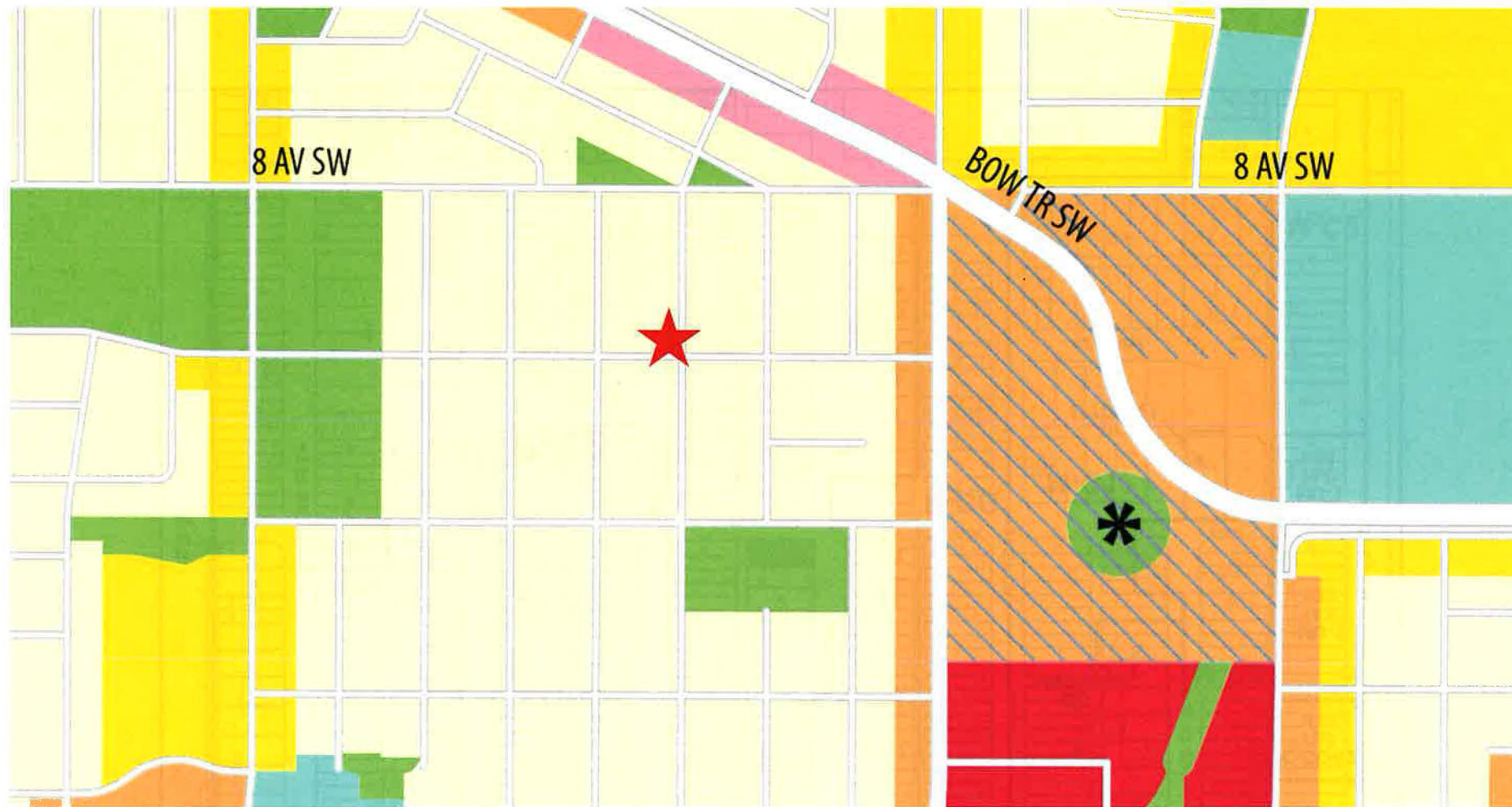
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Supplementary Slides





Map 3:
Urban Form

Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector

- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Natural Areas

- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Plan Area Boundary

