



Public Hearing of Council

Agenda Item: 7.2.6



LOC2023-0010 / CPC2023-0297

Land Use Amendment

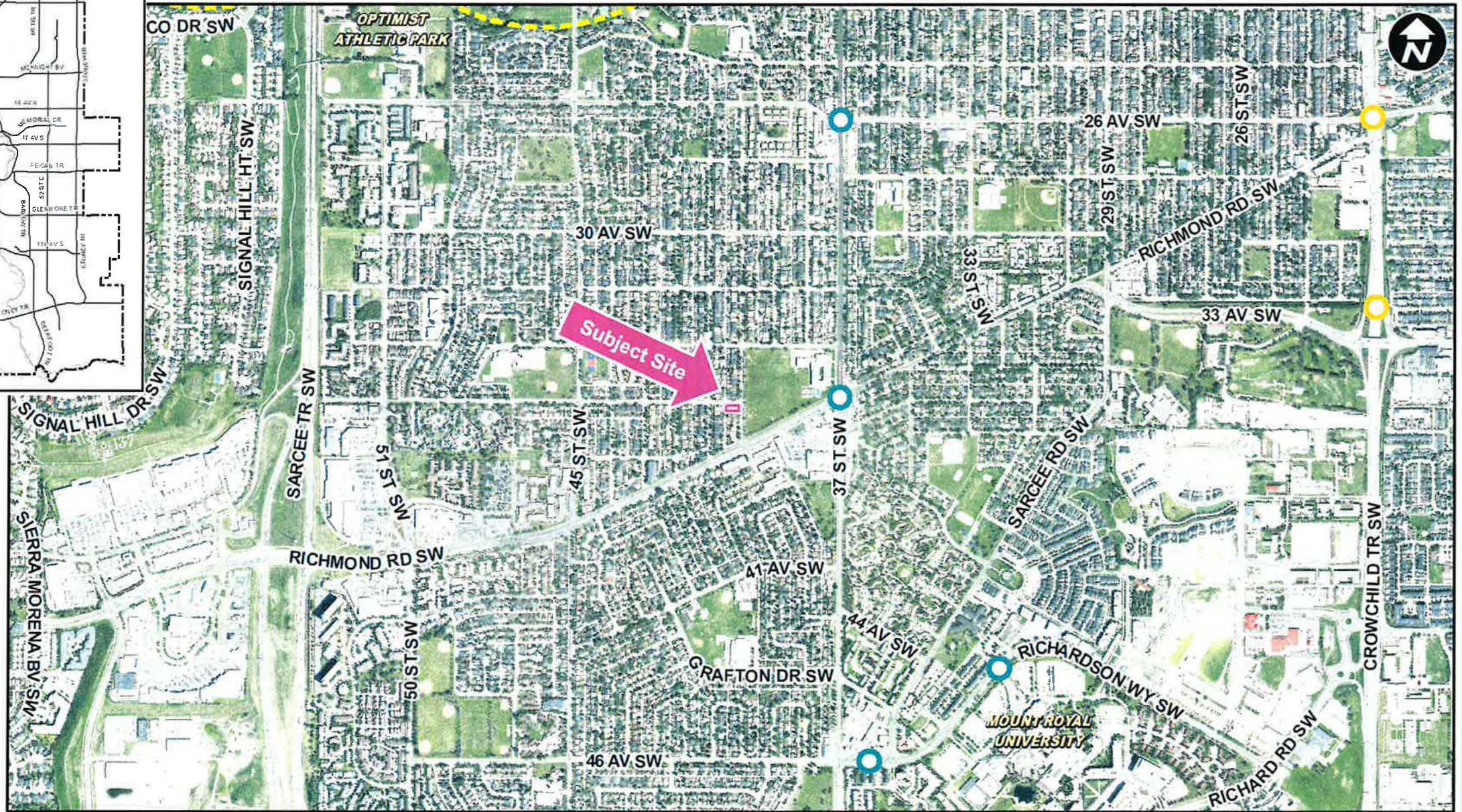
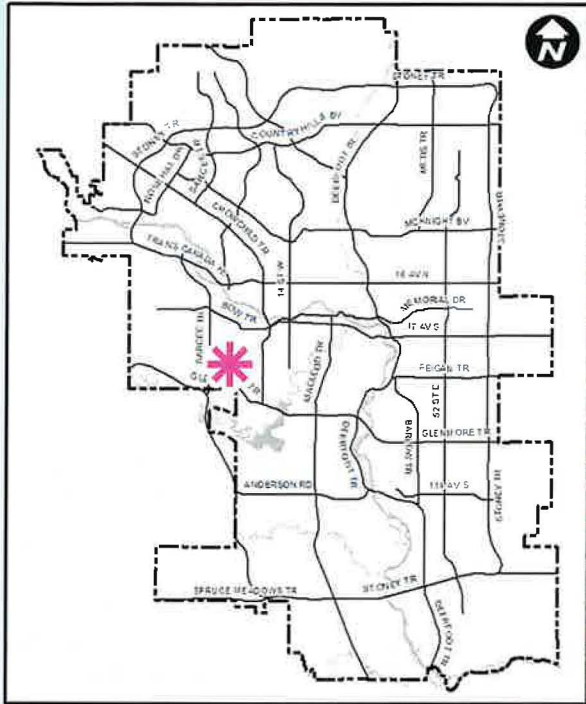
June 20, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2023
ITEM: *7.2.6 CPC2023-0297*
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 74D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 3703 – 40 Street SW (Plan 2721HP, Block 93, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

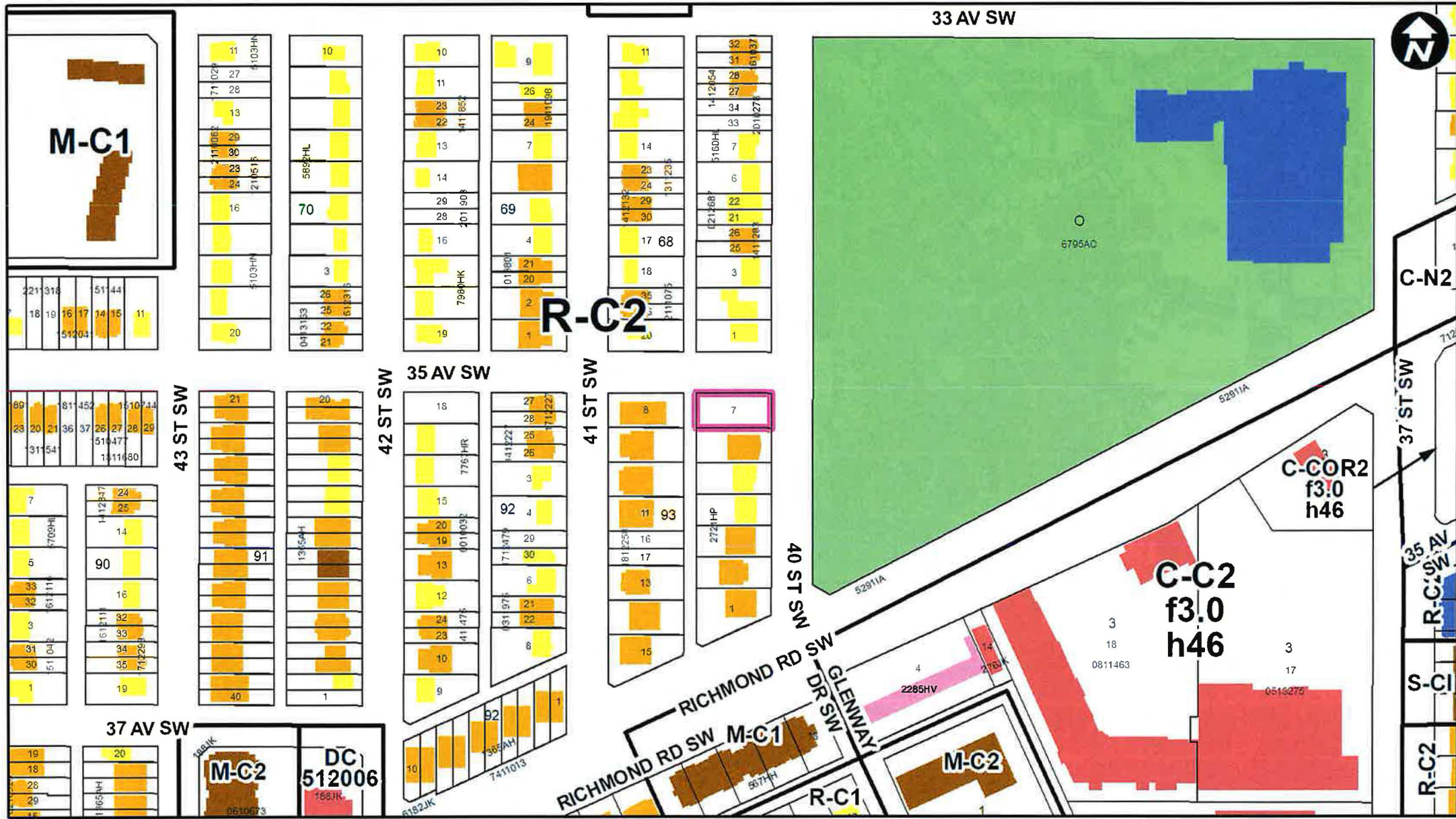


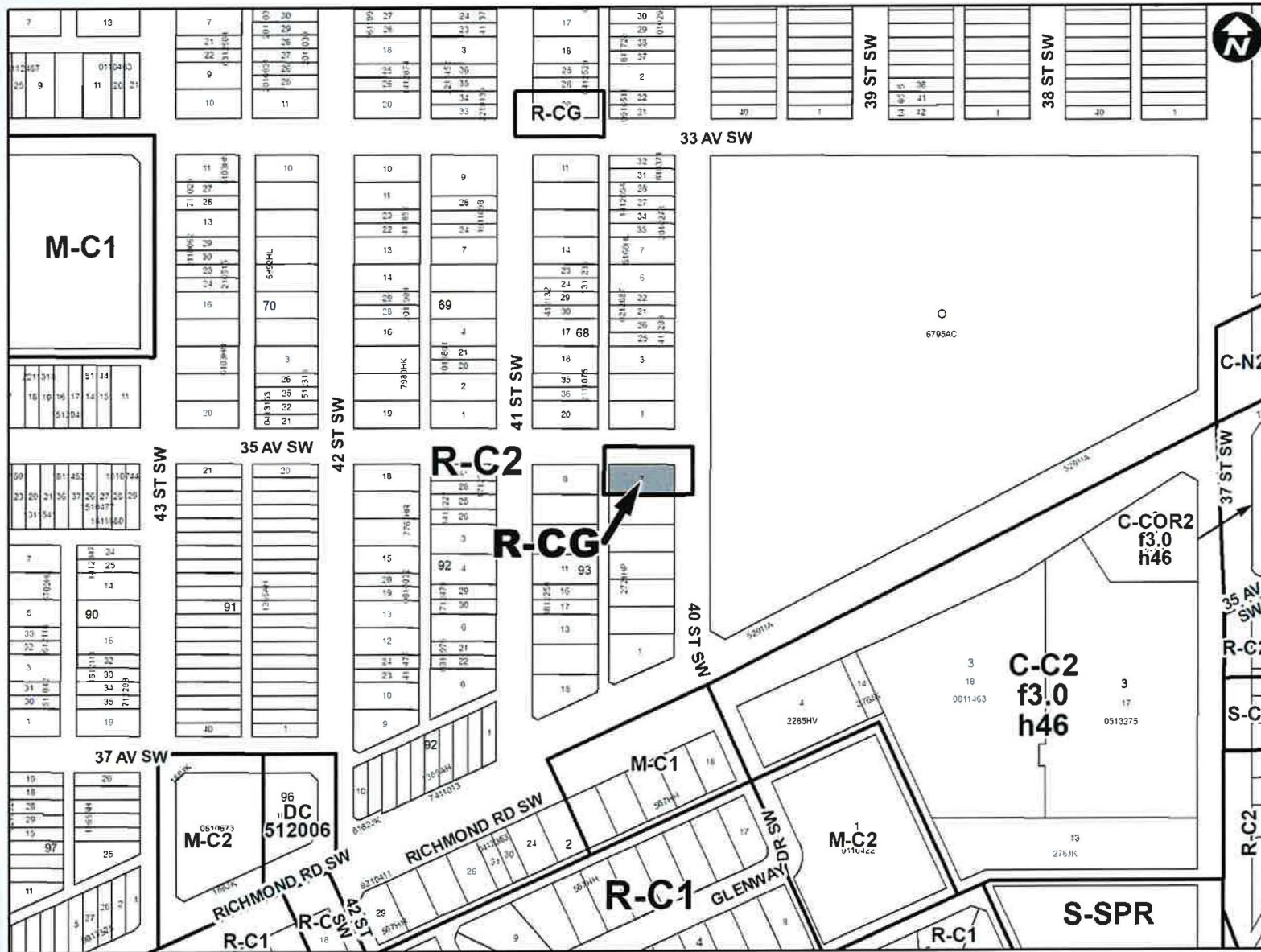
LEGEND

- 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

Surrounding Land Use

- 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 R-CG District:

- Maximum building height of 11m
- Maximum of 4 dwelling units
- Secondary suites allowed and not counted towards density

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Supplementary Slides





Parcel Size:

**0.06 ha
16m x 36m**



