



# Public Hearing of Council

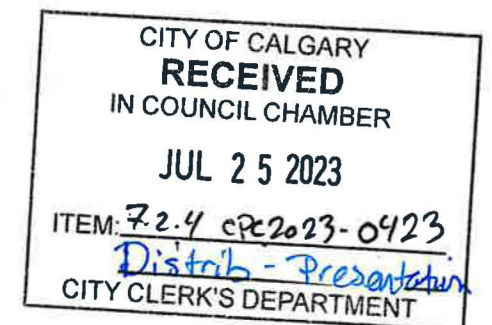
Agenda Item: 7.2.4



## LOC2023-0021 / CPC2023-0423

## Land Use Amendment

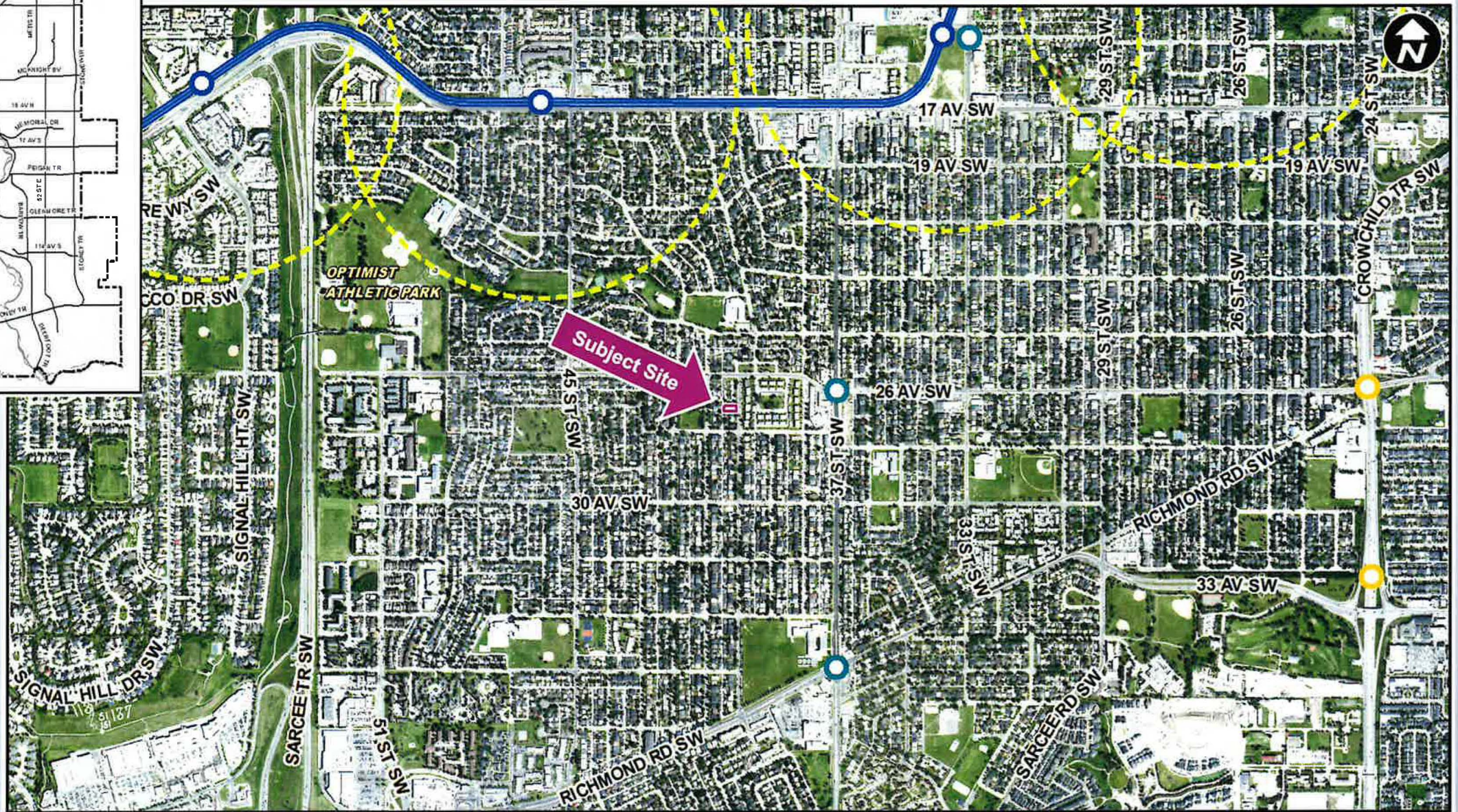
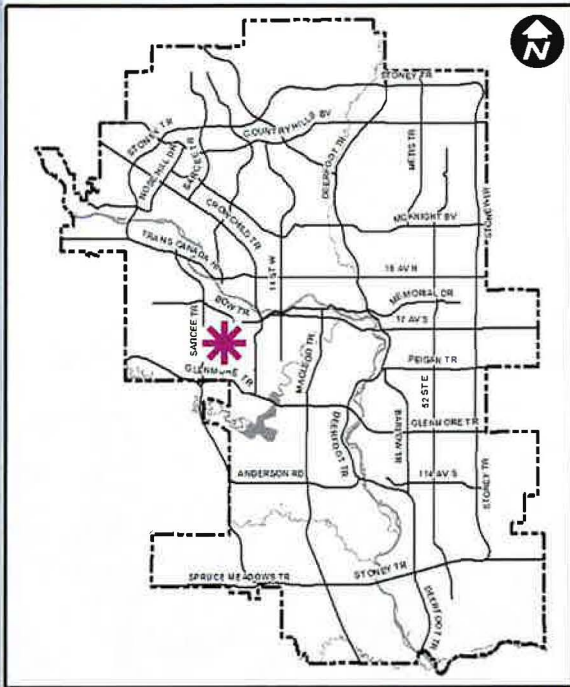
July 25, 2023



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 103D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 2723 – 40 Street SW (Plan 4216HE, Block 3, Lot 15) 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



**Parcel Size:**

**0.06 ha  
16 m x 38 m**

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

- primarily duplex dwellings, semi-detached dwellings, and single detached dwellings
- maximum building height of 10 metres
- maximum of two dwelling units on the parcel

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# Supplementary Slides



# Existing Land Use Map



