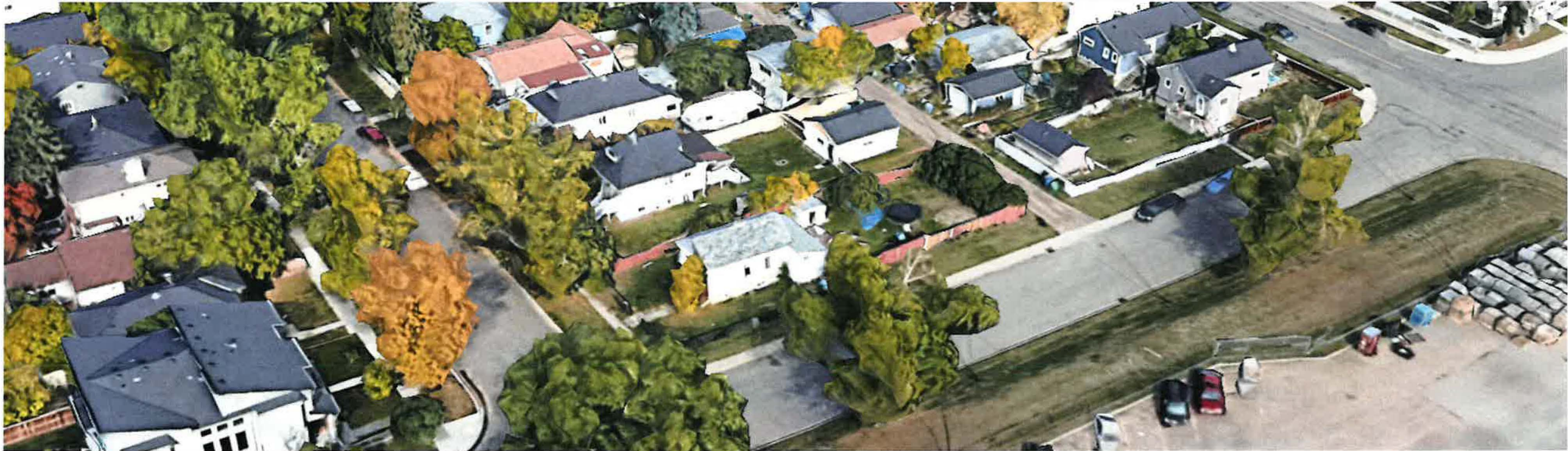




# Public Hearing of Council

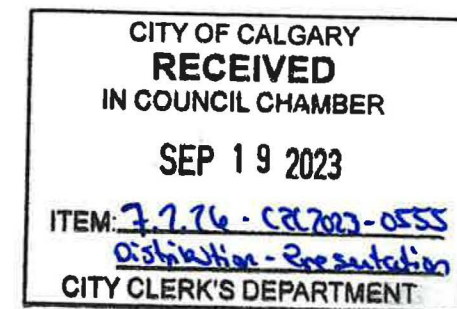
Agenda Item: 7.2.26



## LOC2022-0050 / CPC2023-0555

### Land Use Amendment

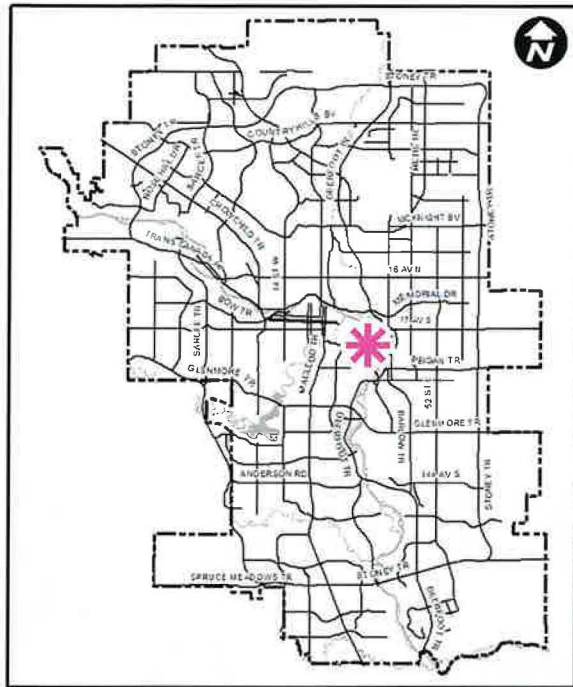
September 19, 2023















## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 134D2023** for the redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 2740 – 16A Street SE (Plan 7235AG, Block 25, Lot 20 and a portion of Lot 19) 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



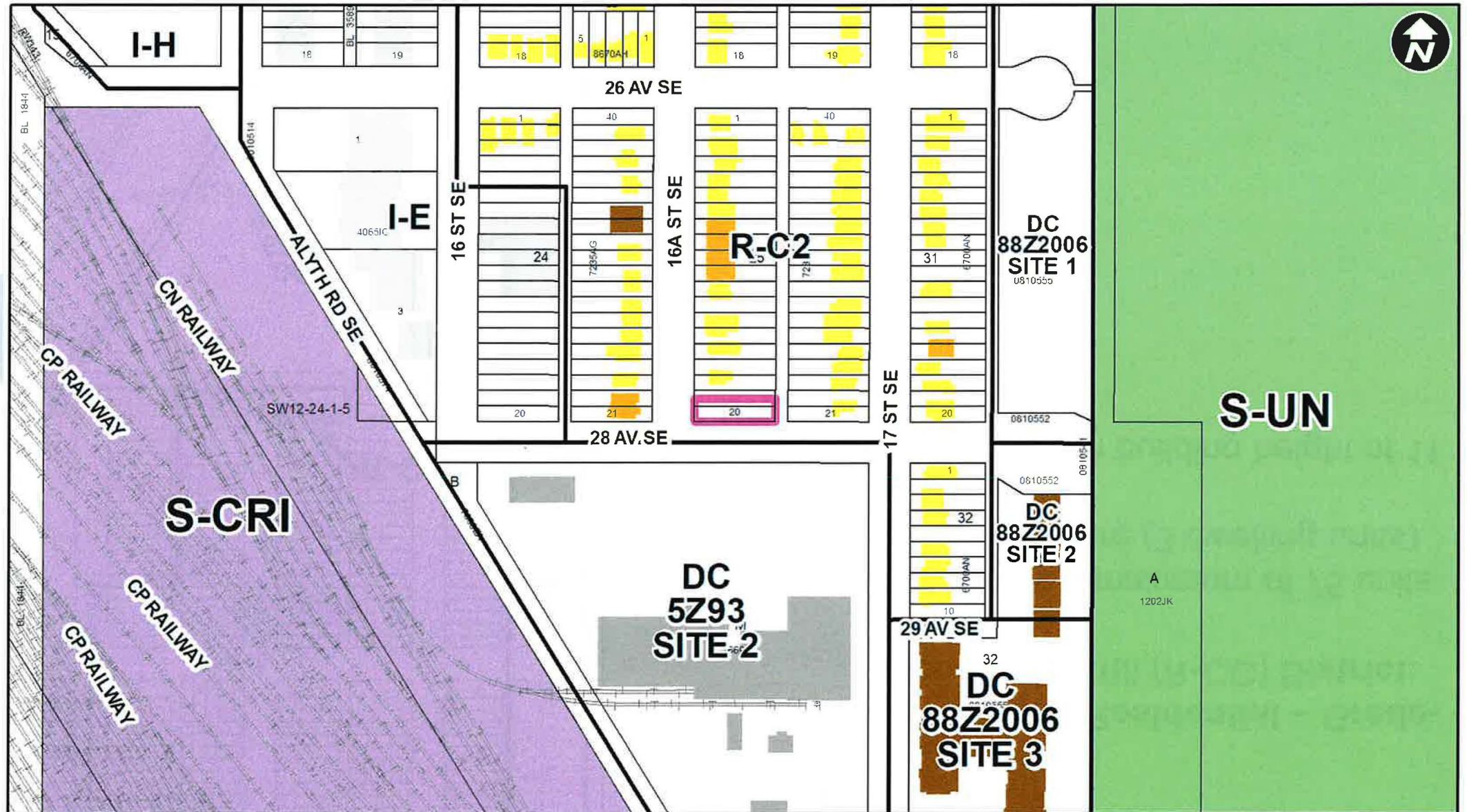
LEGEND

○ Bus Stop

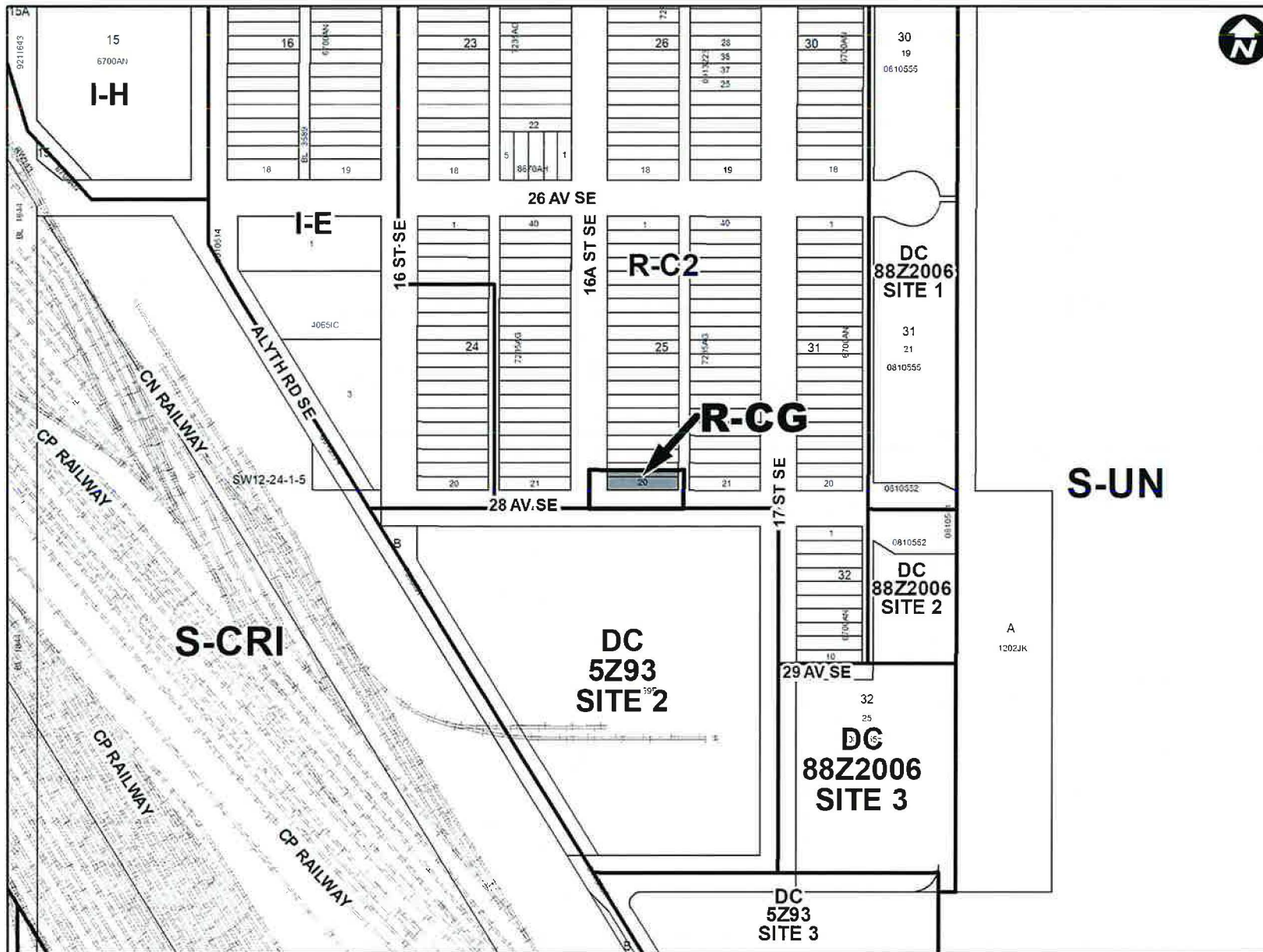
Parcel Size:

0.05 ha  
11m x 40m

- 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 Land Use



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

- Allows a maximum of 75 units per hectare (3 dwelling units)
- Maximum building height of 11 metres

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 134D2023** for the redesignation of 0.05 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 2740 – 16A Street SE (Plan 7235AG, Block 25, Lot 20 and a portion of Lot 19) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

## Supplementary Slides





View from 16A Street

View from Rear Lane

