



Public Hearing of Council

Agenda Item: 7.2.23



LOC2021-0197 / CPC2023-0657

Land Use Amendment

October 3, 2023

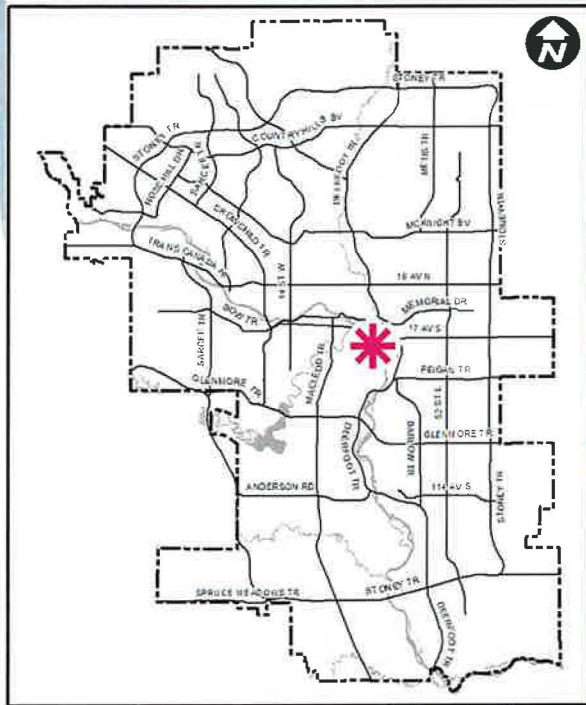
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: *7.2.23 CPC2023-0657*
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

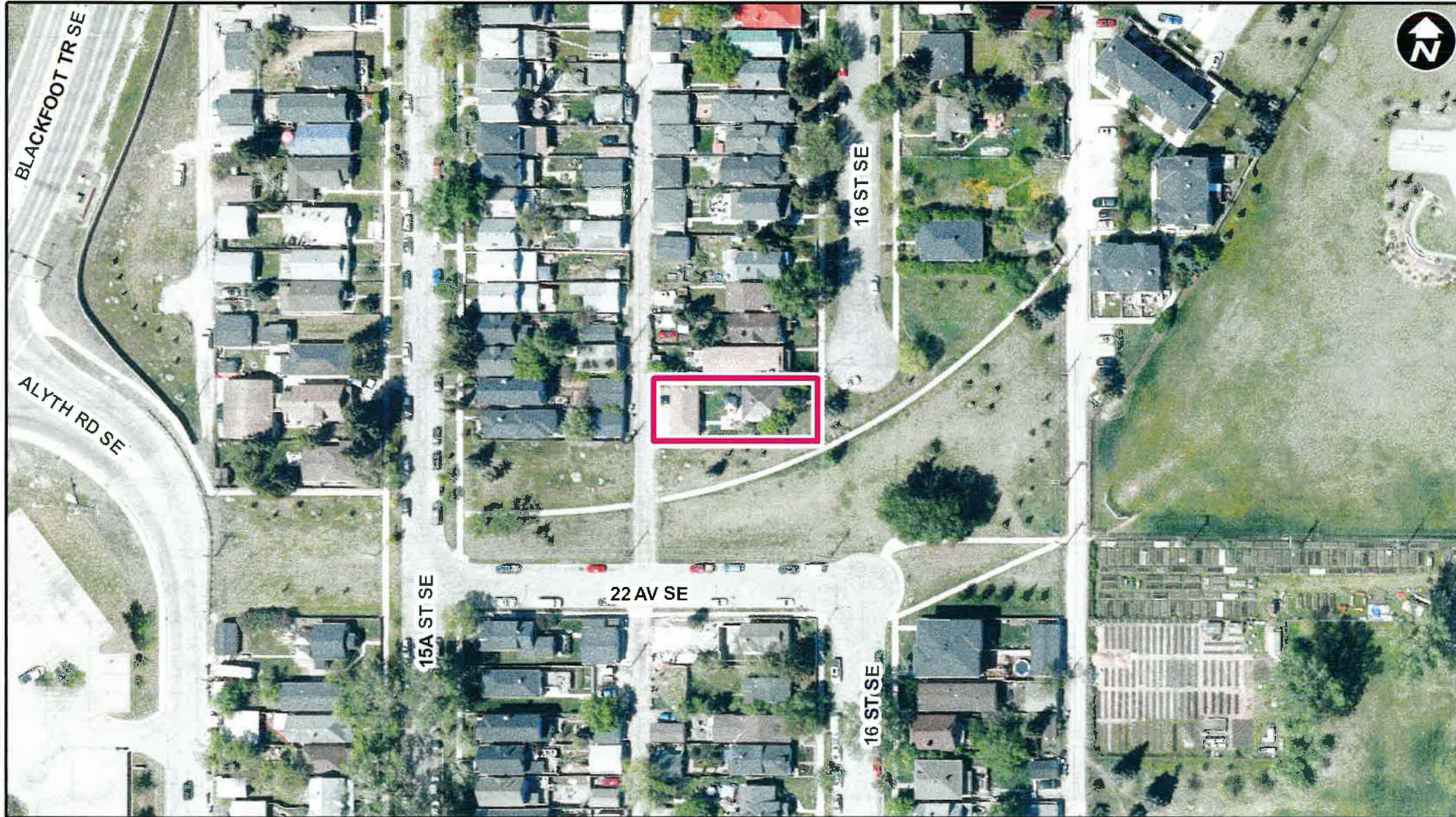
That Council:

Give three readings to **Proposed Bylaw 165D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2231 – 16 Street SE (Plan 1894AC, Block 18, Lots 24 and 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





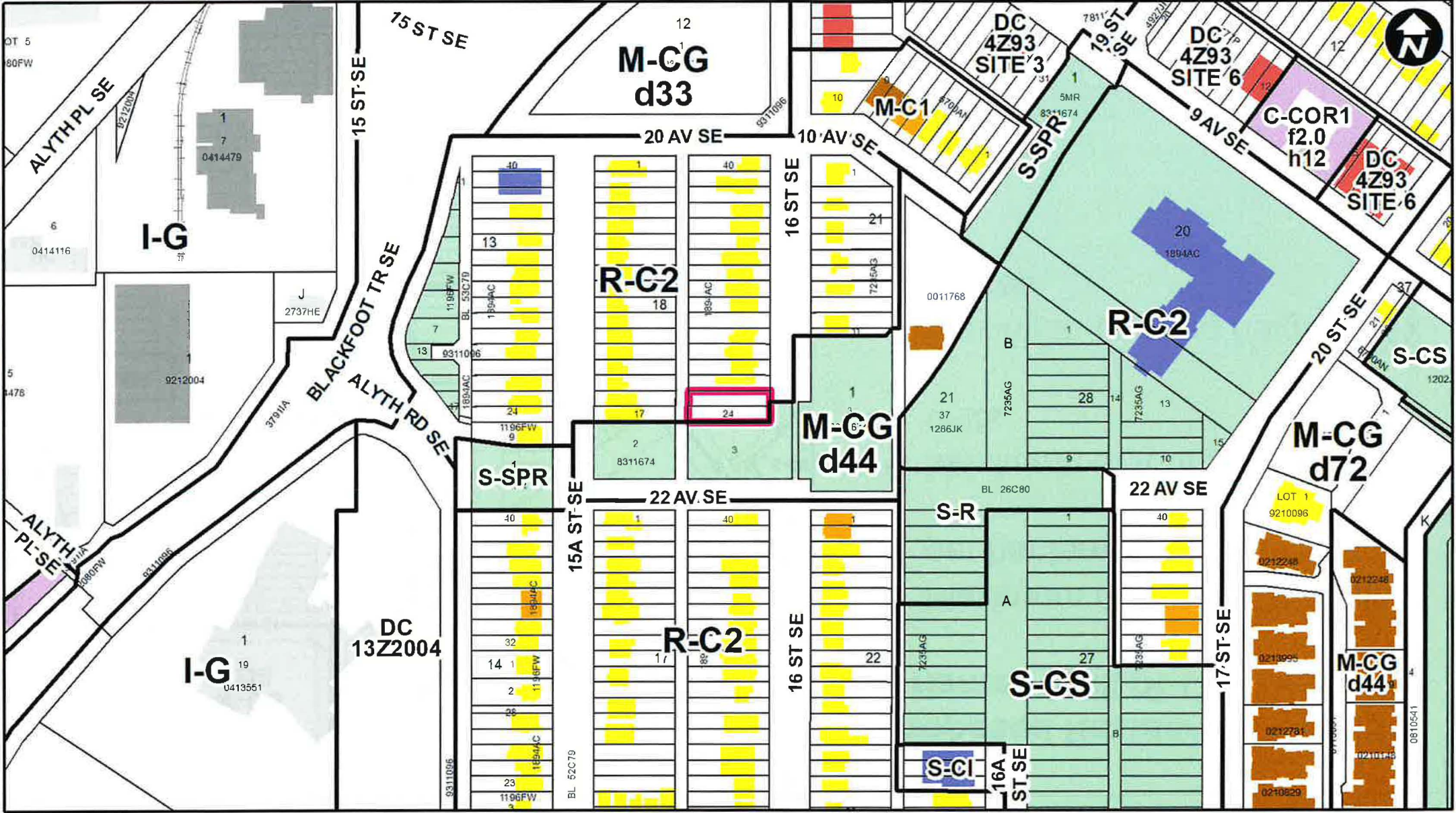
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

0.06 ha
5.15m 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 Residential – Grade-Oriented Infill (R-CG) District:

- Maximum density of 75 units per hectare
- Maximum of four (4) dwelling units
- Maximum building height of 11 metres

Calgary Planning Commission's Recommendation:

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Supplementary Slides



View from 16 Street SE



View from Rear Lane