



Public Hearing of Council

Agenda Item: 7.2.17



LOC2023-0084 / CPC2023-0476

Land Use Amendment

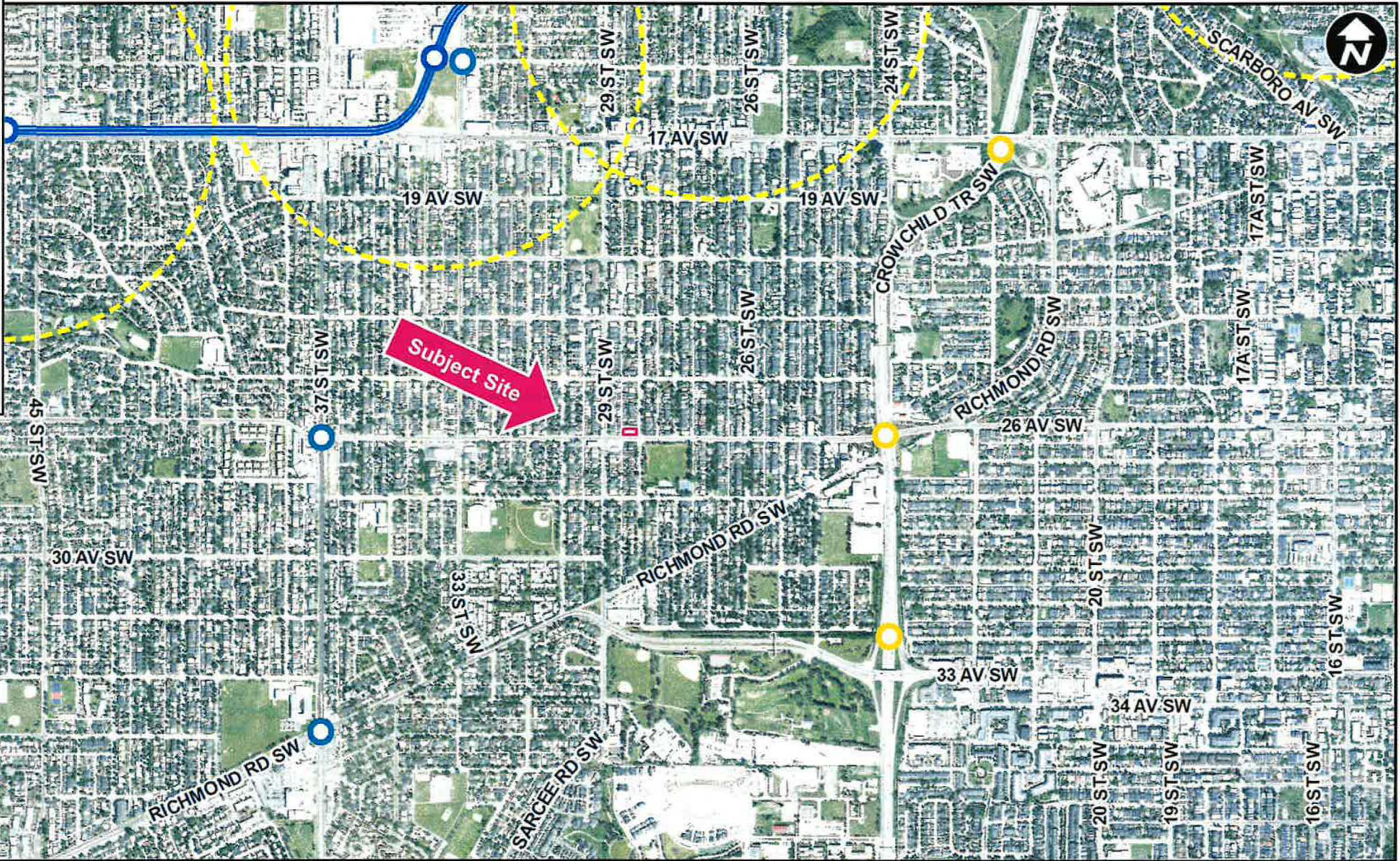
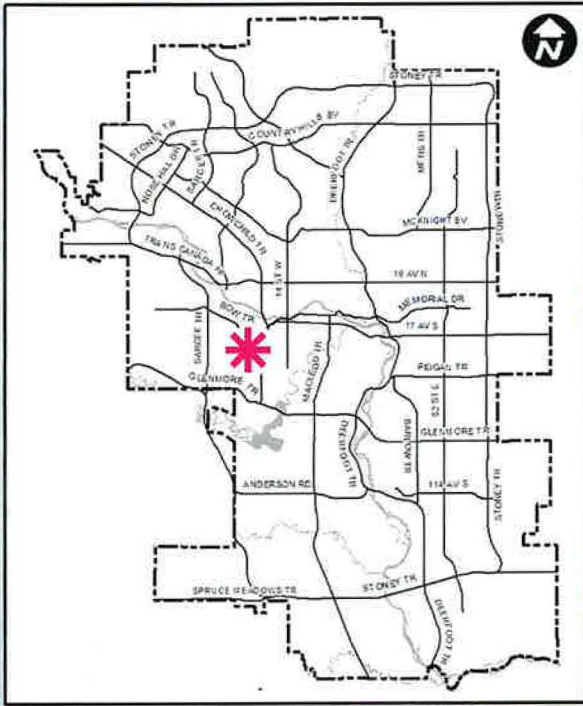
October 3, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.17 CPC2023-0476
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

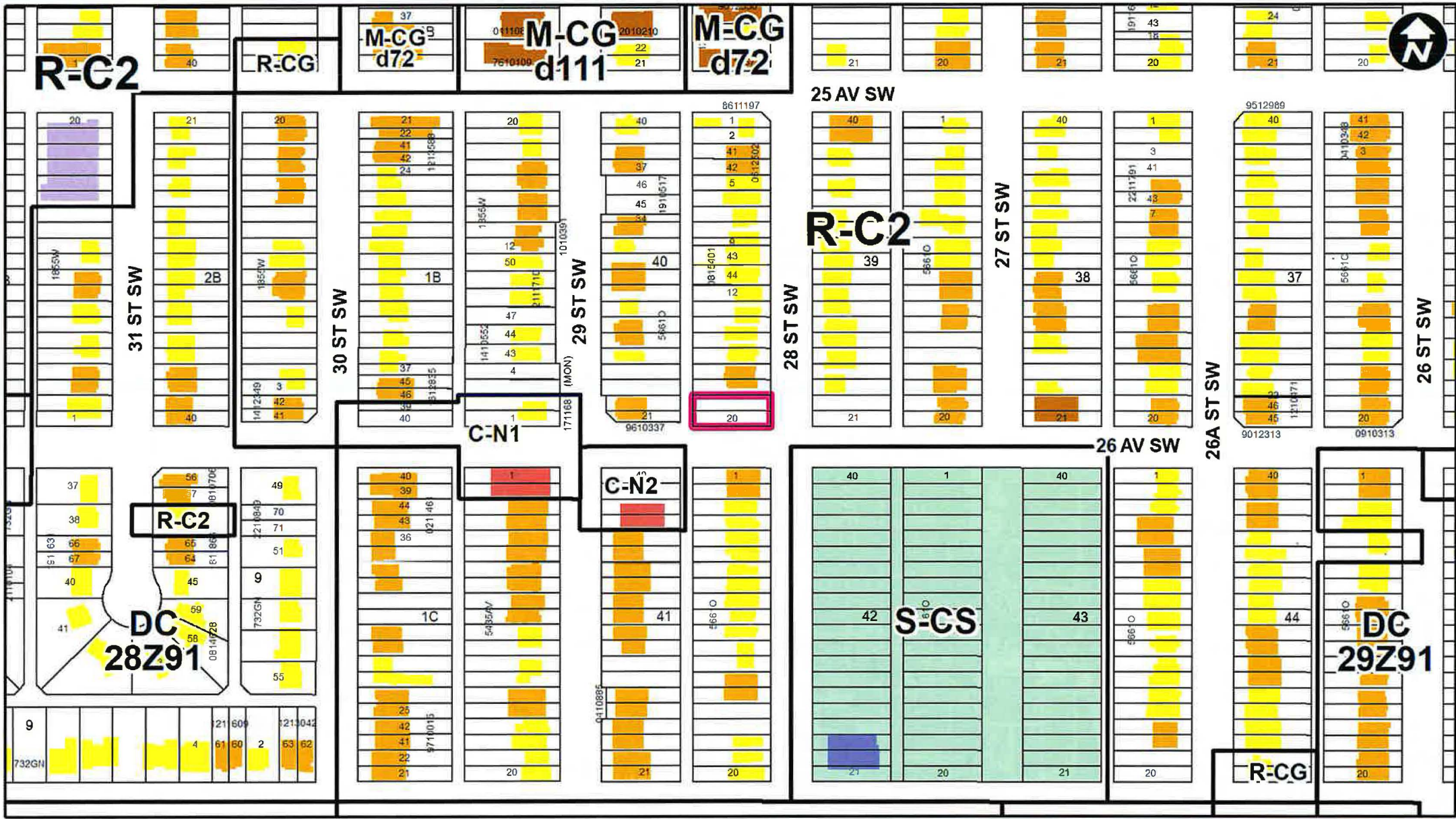
Give three readings to **Proposed Bylaw 177D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2639 – 28 Street SW (Plan 5661O, Block 40, Lots 19 & 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



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**
- 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:

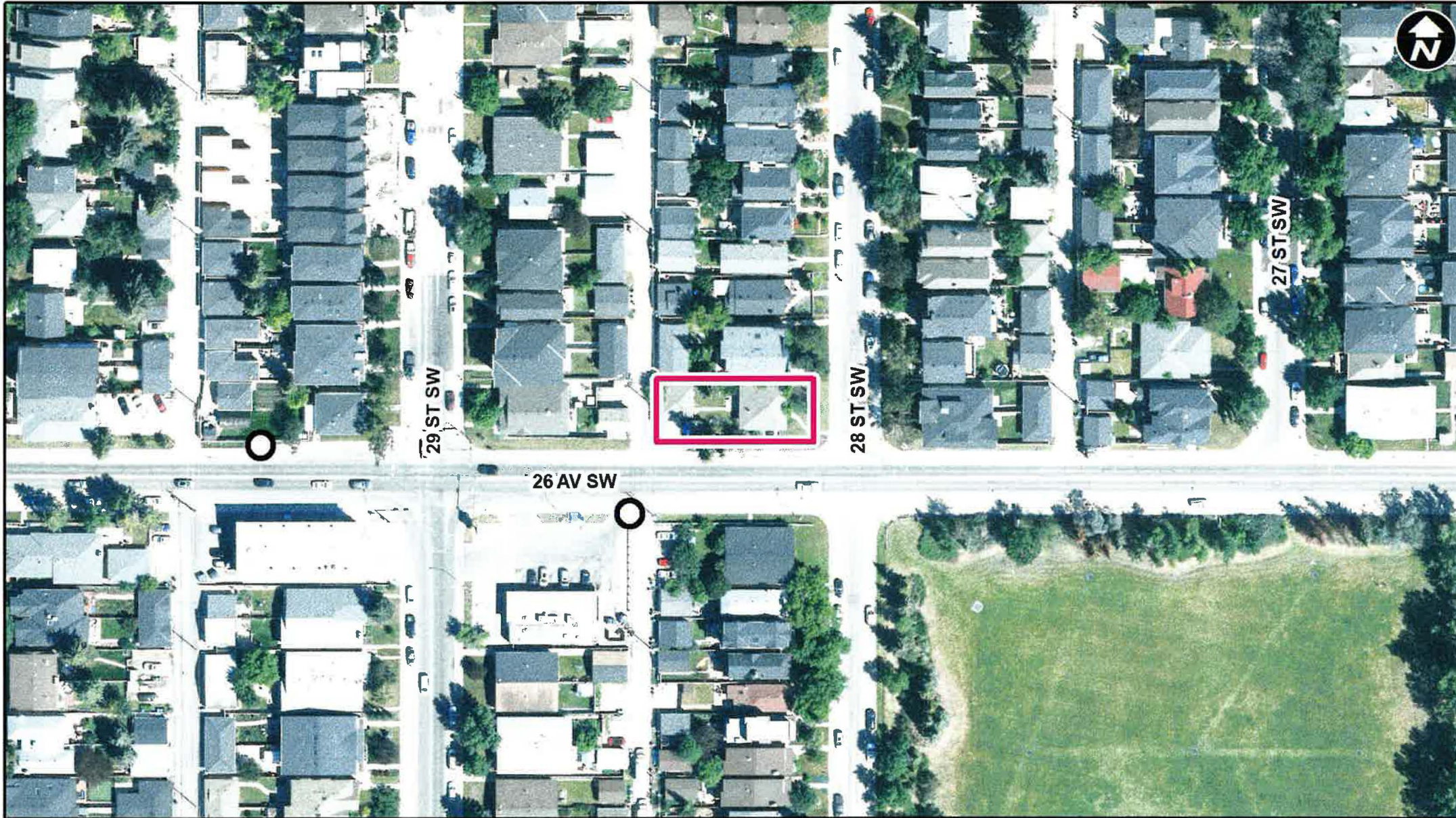
- Allows for low-density forms up to and including rowhouses
- Maximum building height of 11 metres (approx. 3 storeys)
- Maximum density of 75 units per hectare (up to 4 units)

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides



LEGEND

○ Bus Stop

Parcel Size:

**0.06 ha
38 m x 15 m**





