



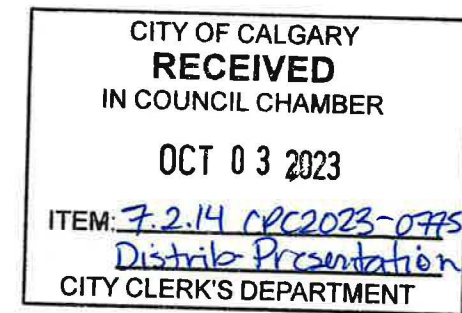
# Public Hearing of Council

Agenda Item: 7.2.14



## LOC2023-0023 / CPC2023-0775 Policy and Land Use Amendment

October 3, 2023



## Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 72P2023** for the amendment to the South Calgary/Altadore Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 180D2023** for the redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 2008 – 28 Avenue SW (Plan 4479P, Block 15, Lot 4, a portion of Lot 3 and a portion of Lot 5) from Residential – One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



# 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








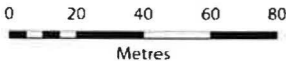


**Proposed Residential – Grade-Oriented Infill (R-CG) District:**

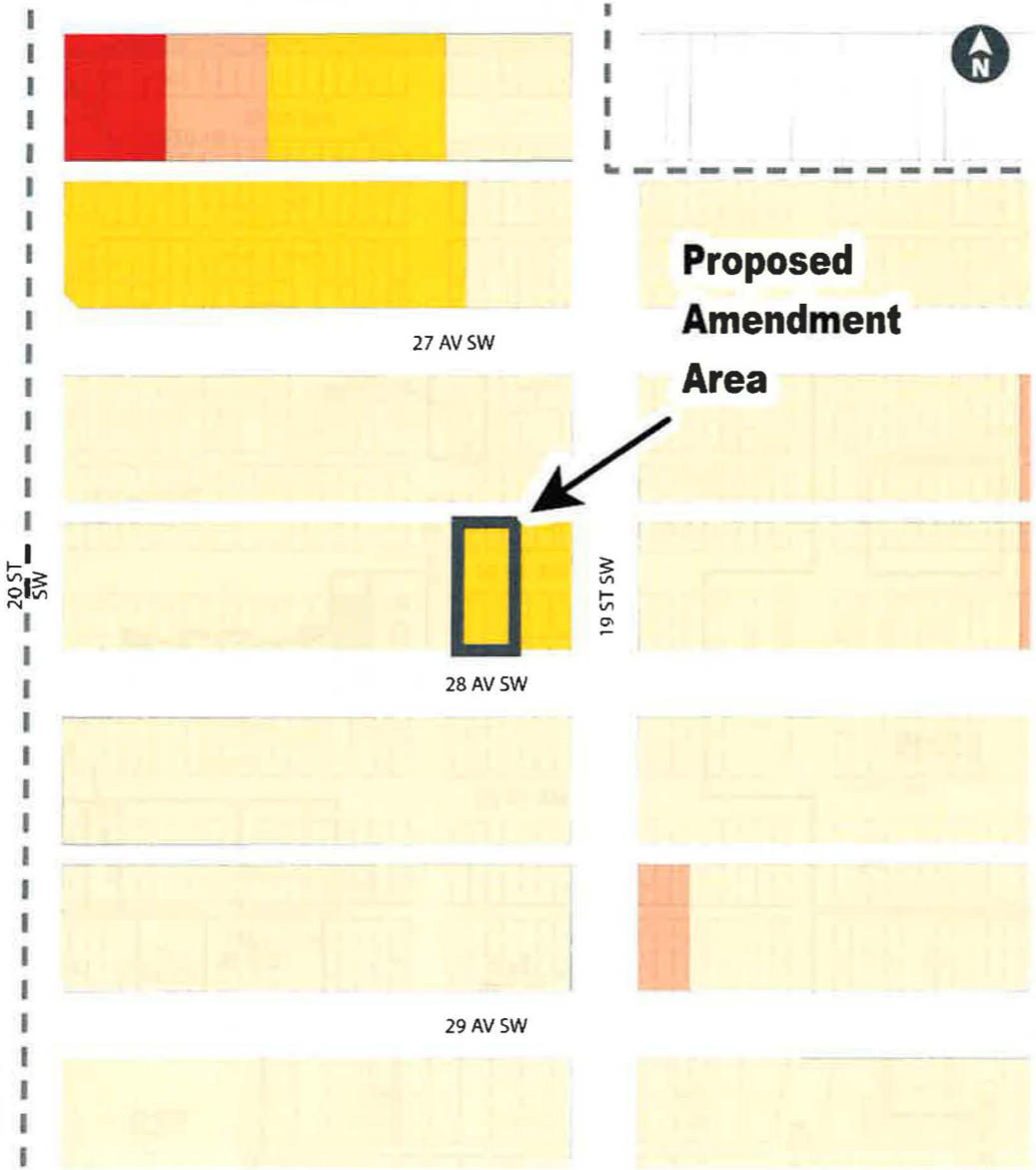
- Allows for low-density forms up to rowhouses
- Maximum height of 11 metres (3 storeys)
- Maximum density of 75 units per hectare (4 dwelling units; 9 when combined with neighbour, plus suites)

Map 2  
Land Use Policy

- Legend**
-  Study Area Boundary
  -  Residential Conservation
  -  Residential Low Density
  -  Residential Medium Density
  -  Local Commercial



This map is conceptual only. No measurements of distances or areas should be taken from this map.



**Proposed Amendment:**

- 'Residential Conservation' to 'Residential Low Density'

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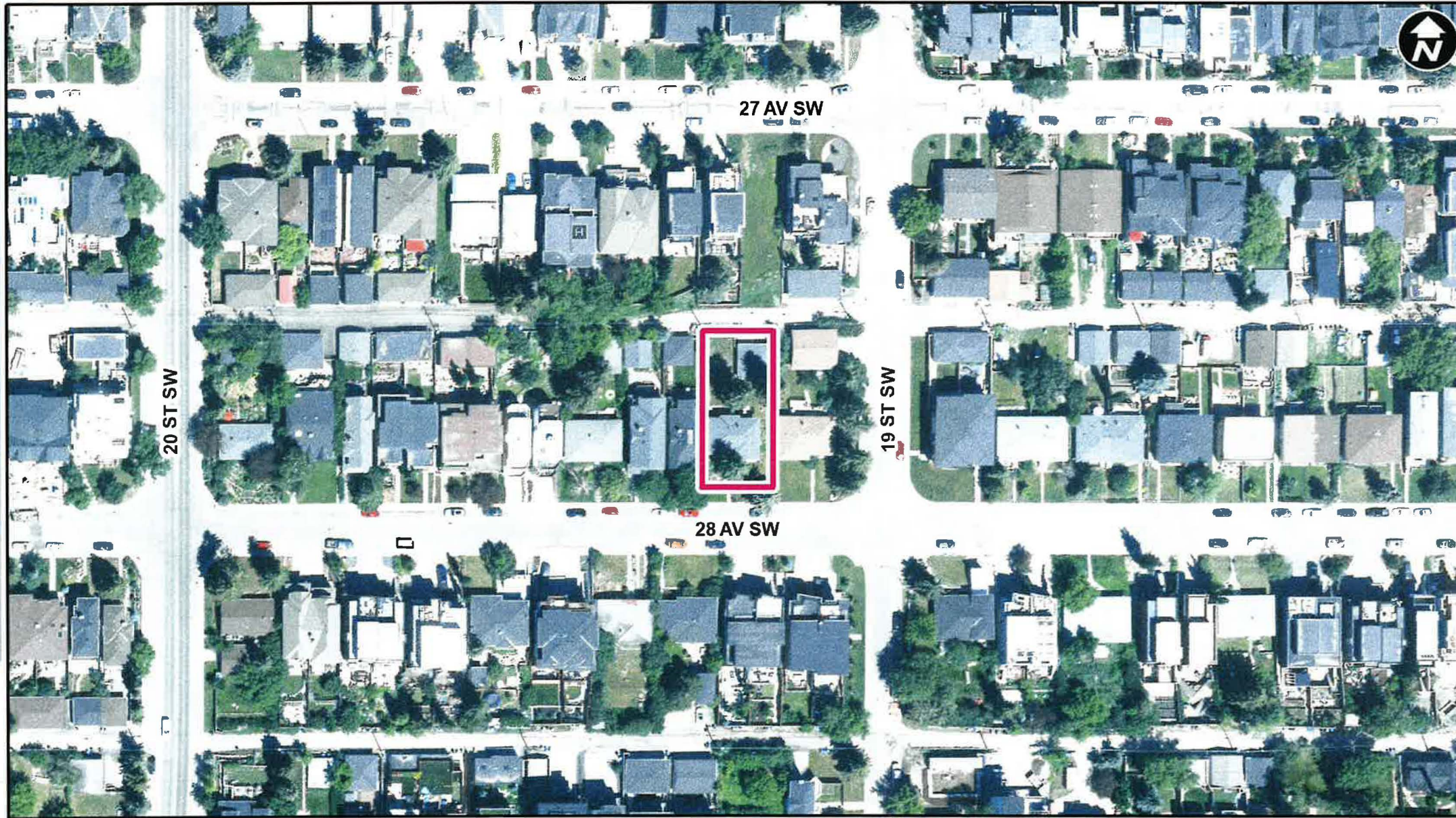
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## Supplementary Slides



# Location Map



**Parcel Size:**

**0.065 ha  
17m x 38m**

