

Public Hearing of Council

Agenda Item: 7.2.30



LOC2023-0139 / CPC2023-0905

Land Use Amendment

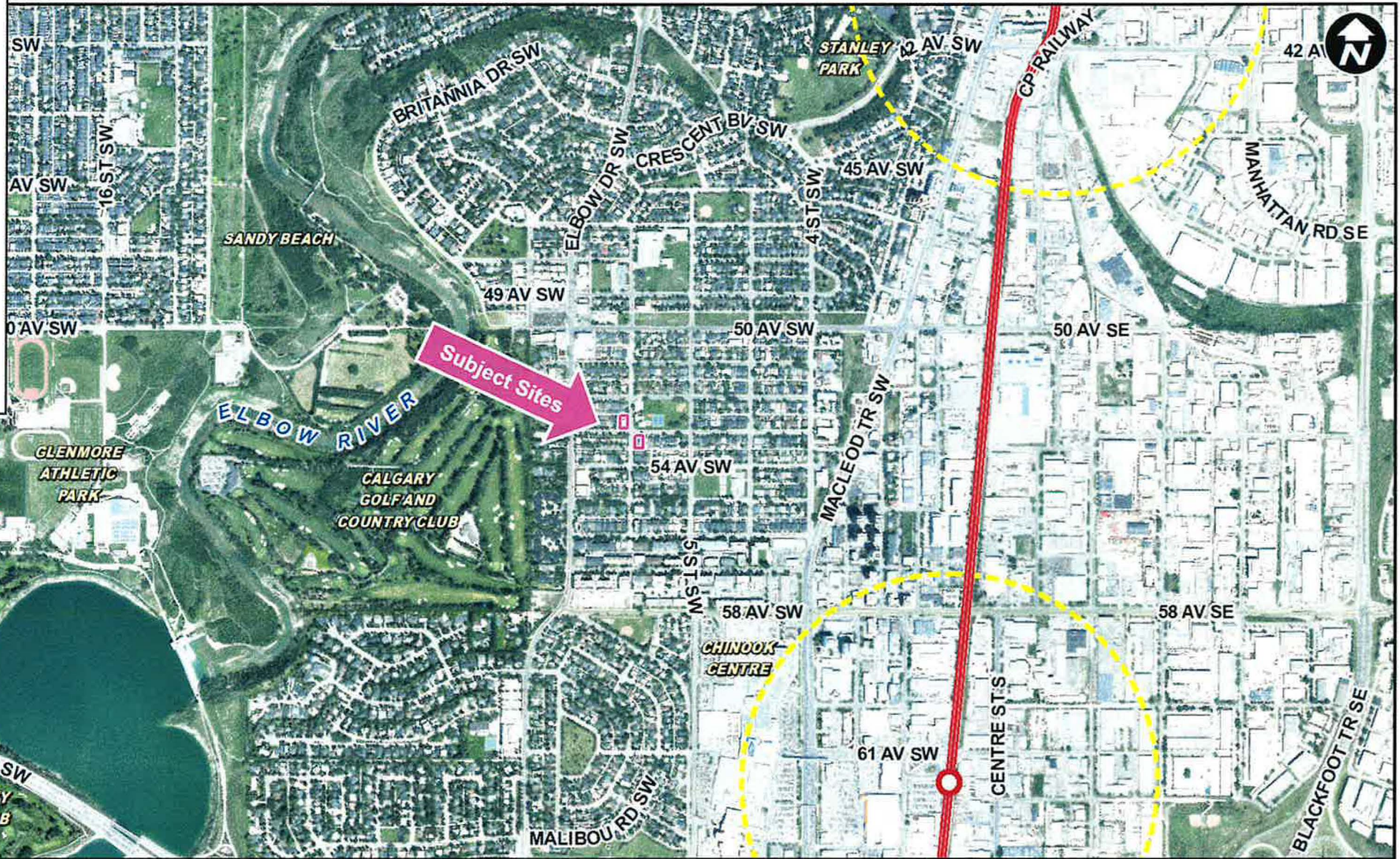
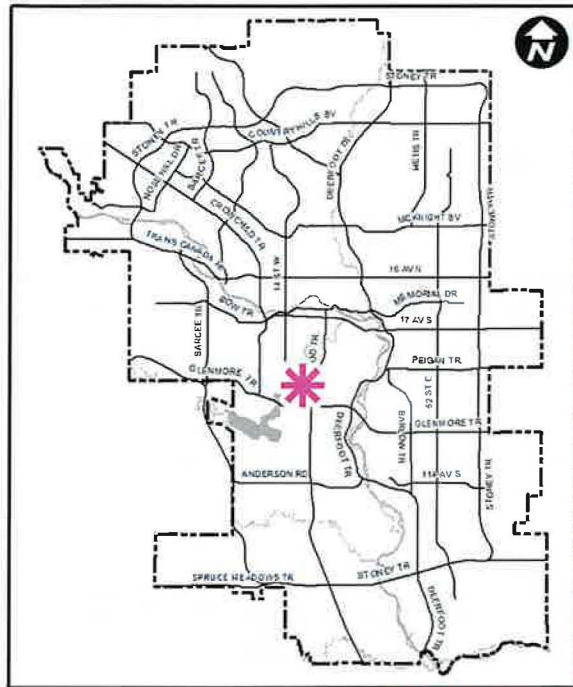
November 14, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2023
ITEM: 7.2.30 - CPC2023-0905
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

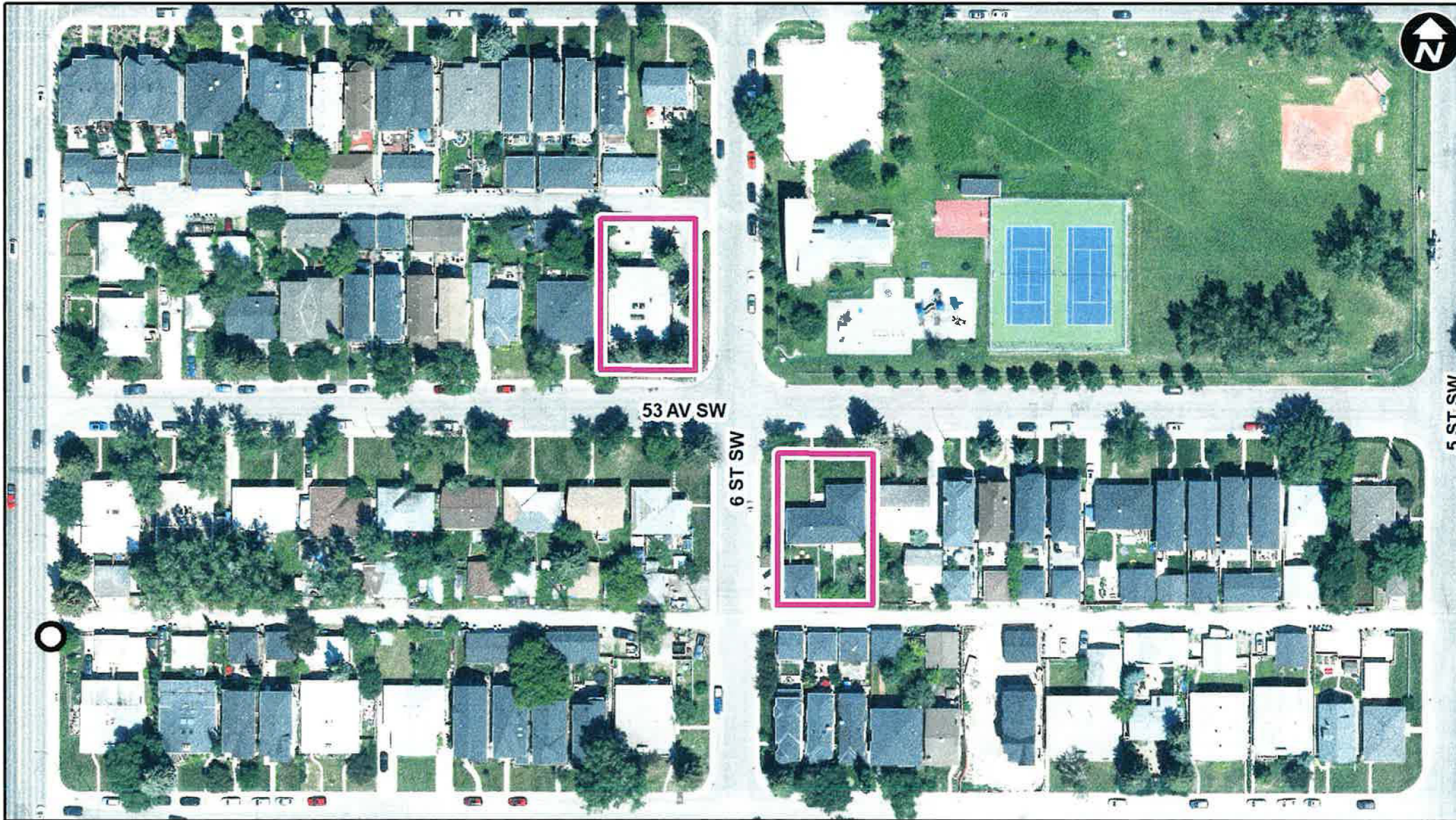
That Council:

Give three readings to **Proposed Bylaw 197D2023** for the redesignation of 0.17 hectares \pm (0.41 acres \pm) located at 637 – 53 Avenue SW (Plan 1693AF, Block 18, Lots 18-20) and 702 – 53 Avenue SW (Plan 1693AF, Block 14, Lots 38-40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) 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



○ Bus Stop

Parcel Sizes:

0.08 ha
23m x 36m



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

- Allows for low-density grade-oriented housing up to and including Rowhouses
- Does not accommodate secondary or backyard suites
- Maximum building height of 11 metres
- Maximum density of 75 units per hectare (6 dwelling units) on each parcel

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Site Photos of 702 – 53 Avenue SW

9







Existing Land Use Map 12

