



Public Hearing of Council

Agenda Item: 7.2.16



LOC2023-0178 / CPC2023-0999

Land Use Amendment

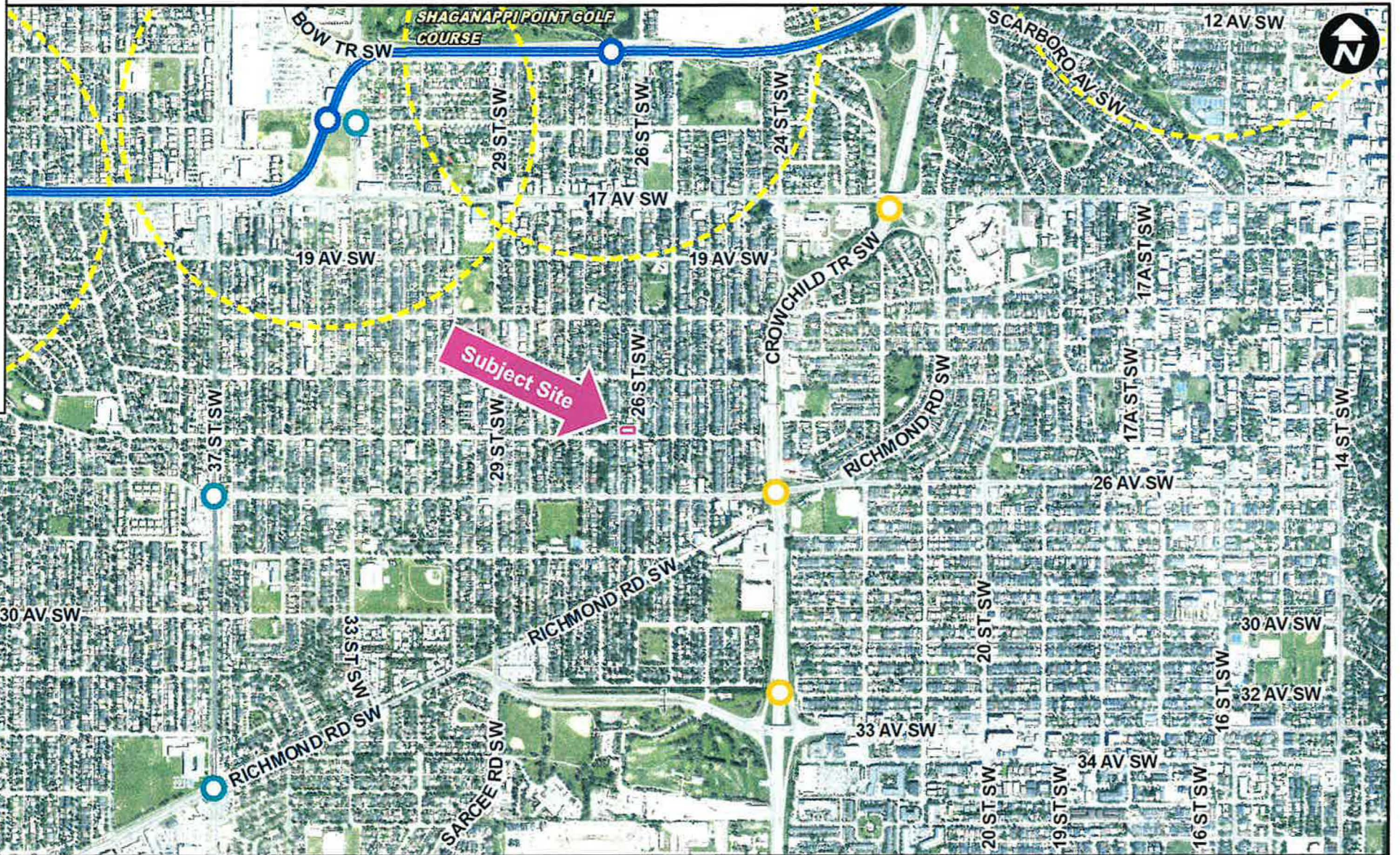
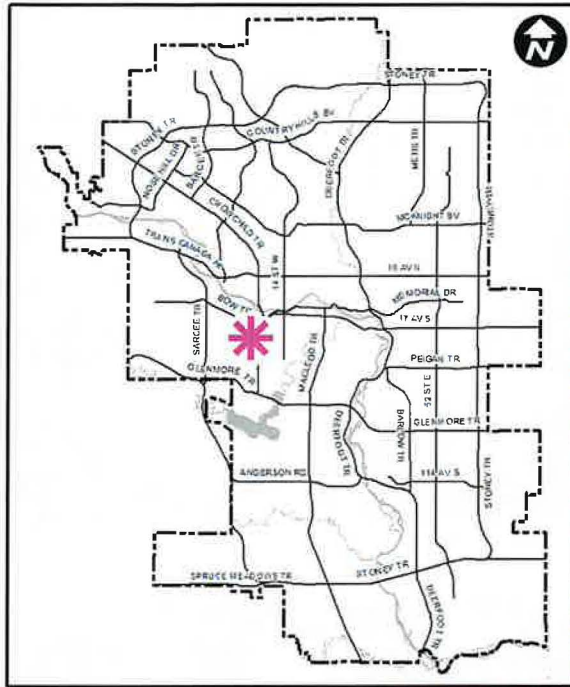
November 14, 2023

CITY OF CALGARY
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IN COUNCIL CHAMBER
NOV 14 2023
ITEM: 7.2.16 - CPC2023-0999
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 208D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2439 – 26 Street SW (Plan 5661O, Block 28, Lots 19 and 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

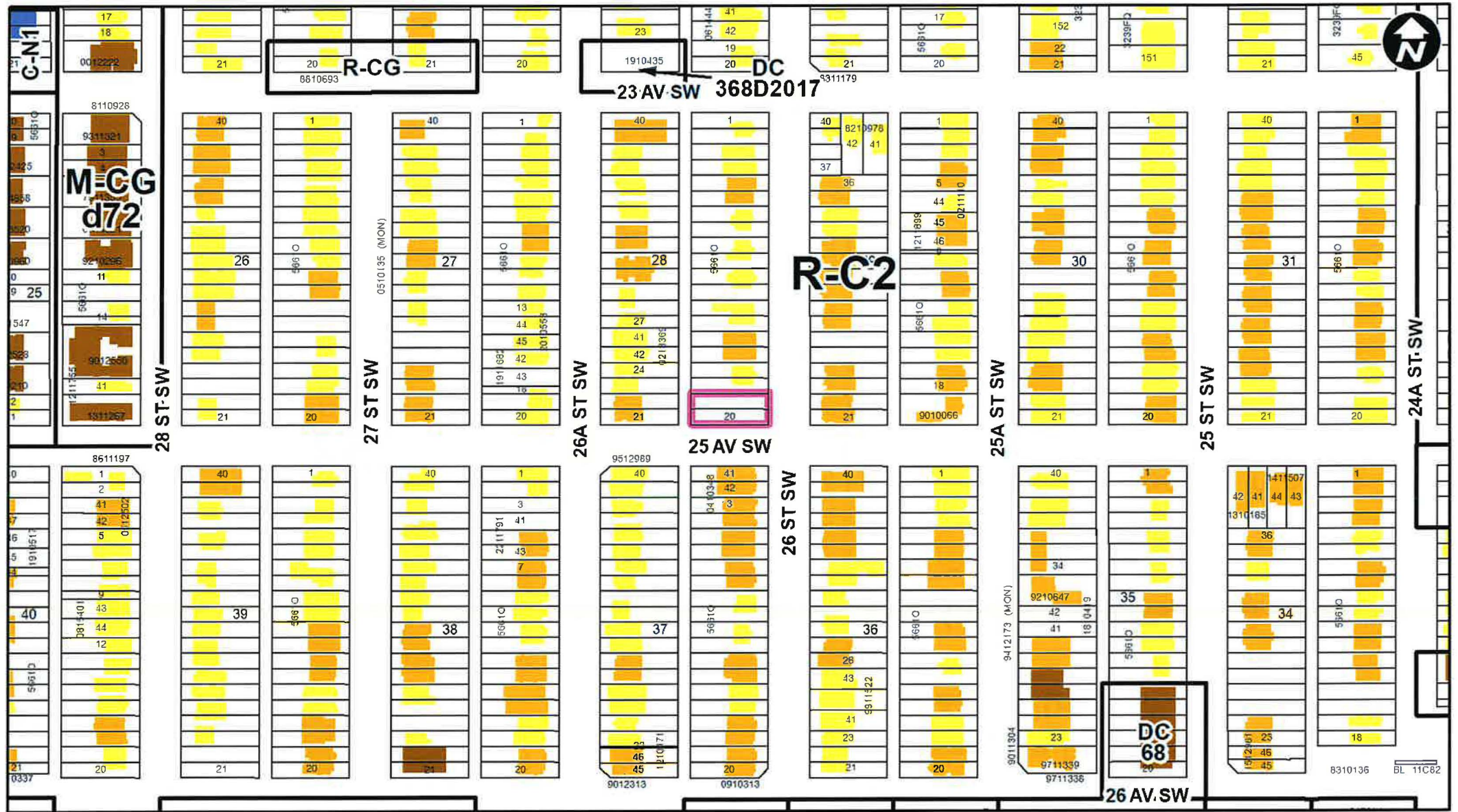


Parcel Size:

0.06 ha
38m x 15m

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 Land Use Map



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

- Maximum density 75 units per hectare
- Maximum height 11 metres

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Supplementary Slides

Front from 26 Street SW



Rear lane from 25 Ave SW



Existing Land Use Map 10



