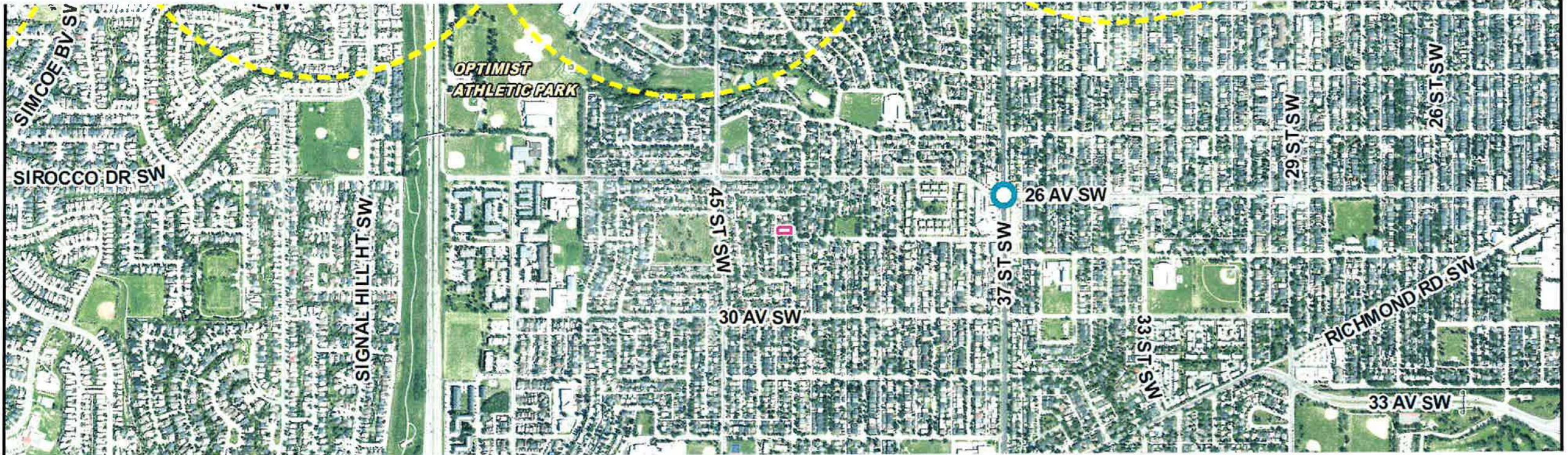




Public Hearing of Council

Agenda Item: 7.2.4



LOC2023-0177 / CPC2023-1008

Land Use Amendment

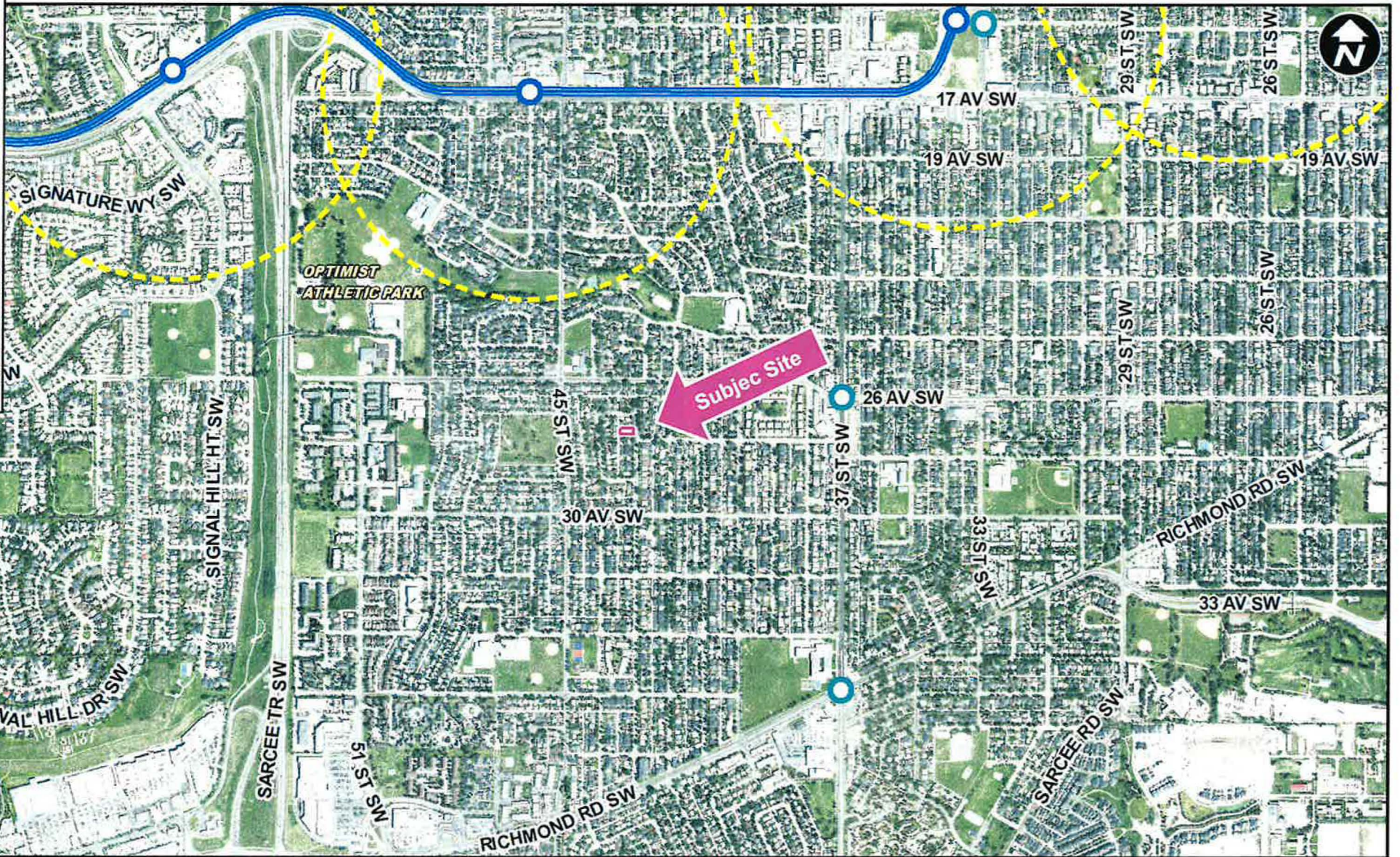
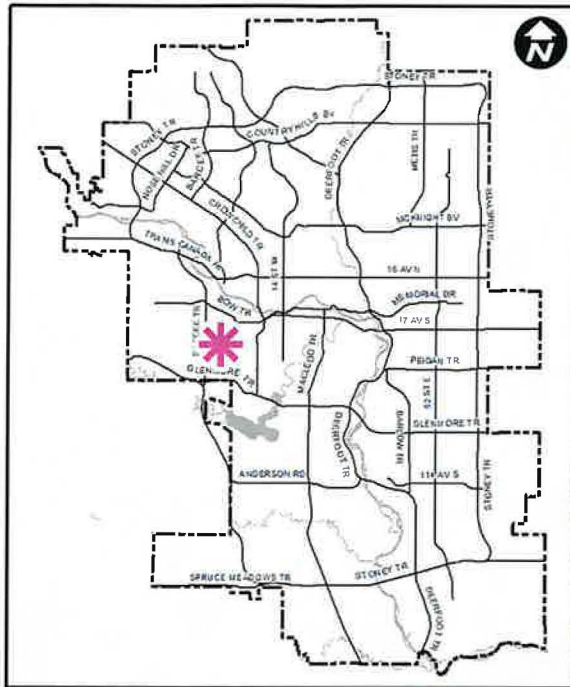
November 14, 2023

<p>CITY OF CALGARY RECEIVED IN COUNCIL CHAMBER</p> <p>NOV 14 2023</p> <p>ITEM: <u>7.2.4 CPC2023-1008</u> <u>Distrib - presentation</u> CITY CLERK'S DEPARTMENT</p>

Calgary Planning Commission's Recommendation:

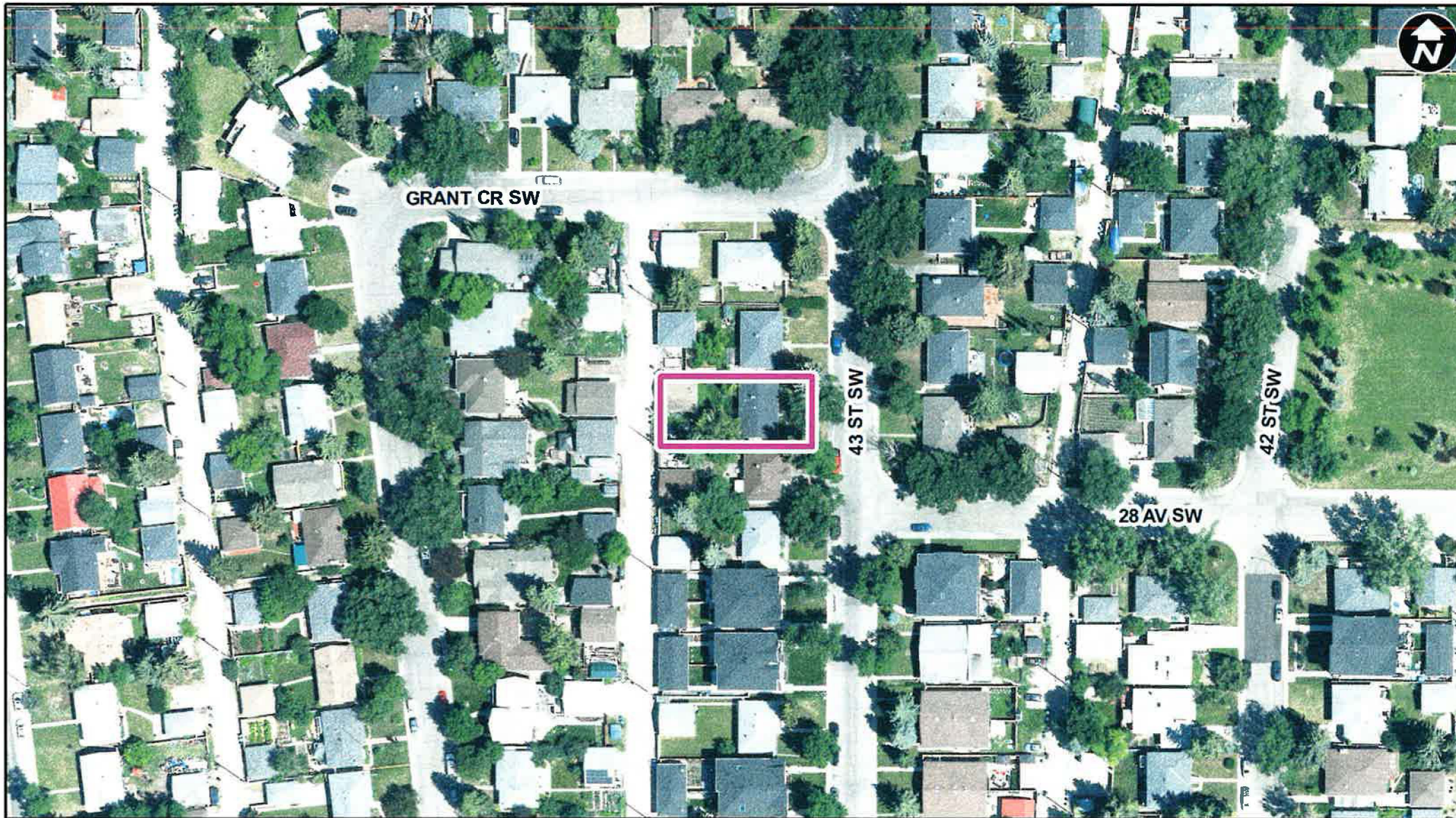
That Council:

Give three readings to **Proposed Bylaw 209D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2731 – 43 Street SW (Plan 2736HS, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) 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

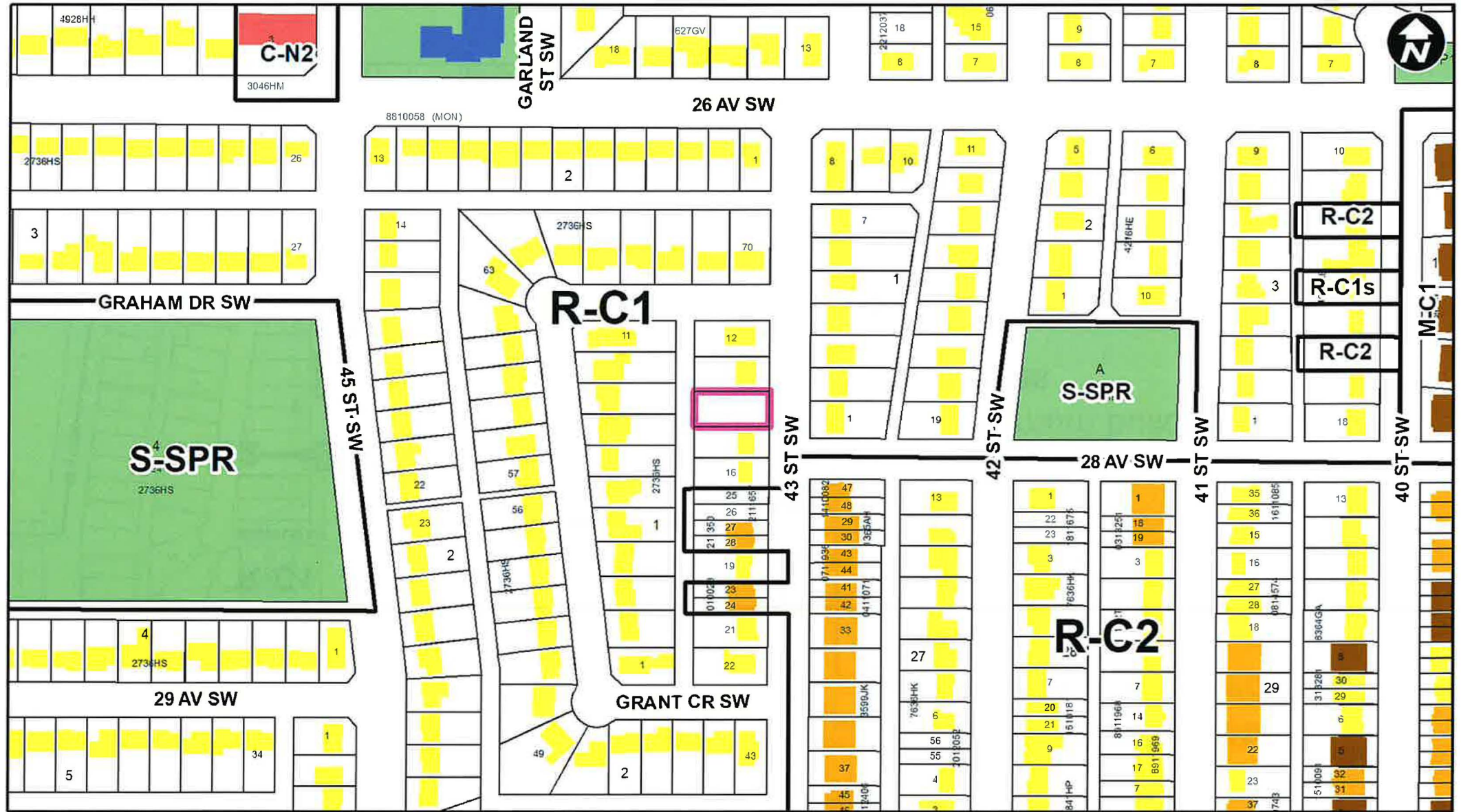


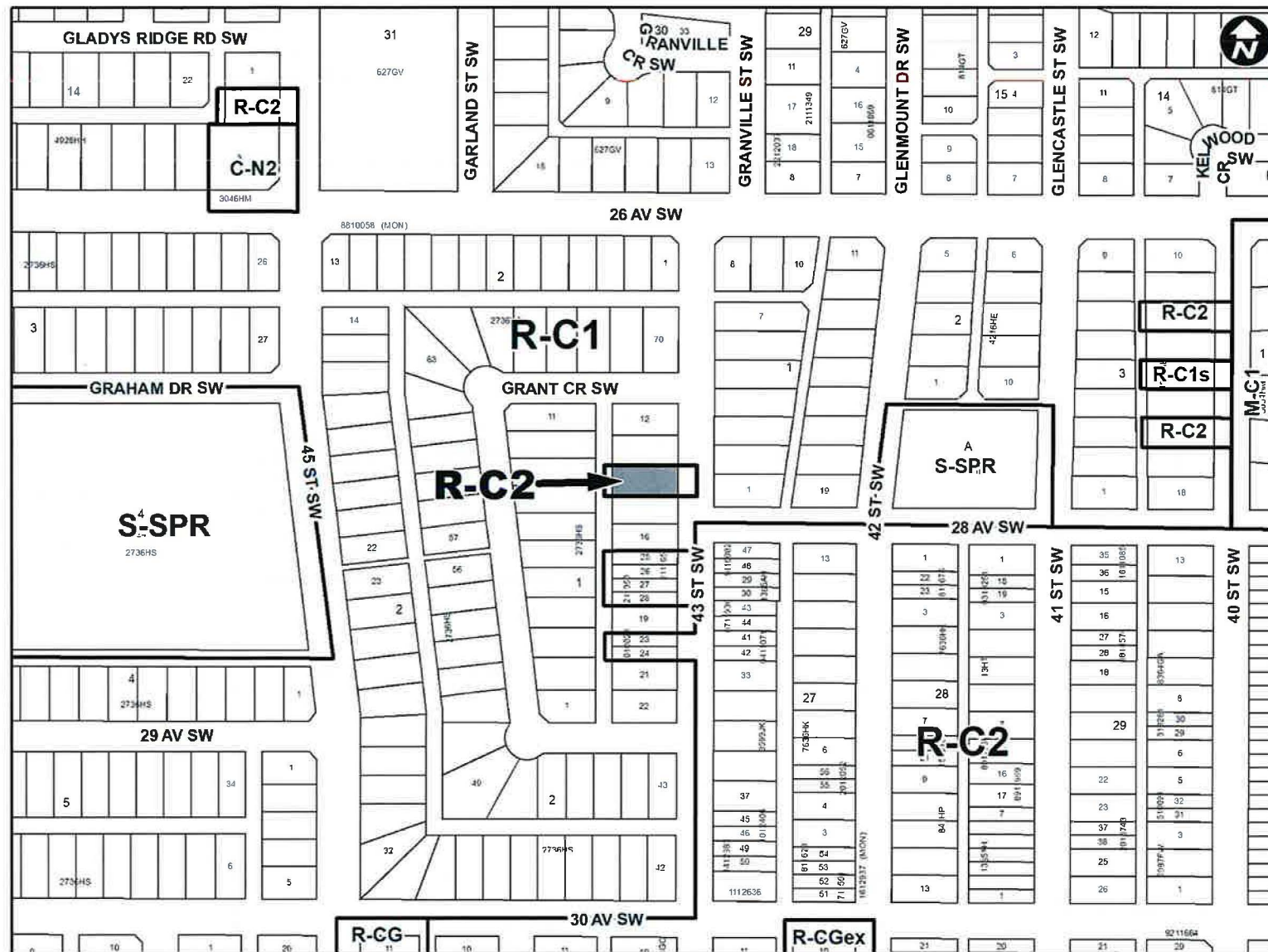
Parcel Size:

0.06 ha
17m x 36m

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 – Contextual One / Two (R-C2) District:

- Maximum of two Dwelling Units
- Maximum building height of 10 metres

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 209D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2731 – 43 Street SW (Plan 2736HS, Block 1, Lot 14) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.

Supplementary Slides

Front – 43 Street SW



Garage – from Lane



Existing Land Use Map 10

