



Public Hearing of Council

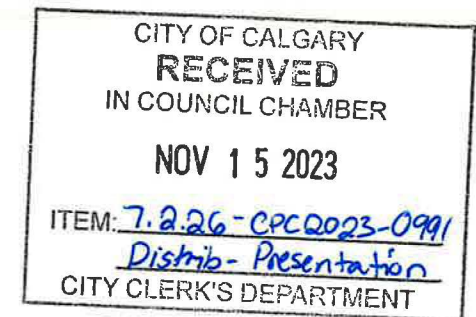
Agenda Item: 7.2.26



LOC2023-0174 / CPC2023-0991

Land Use Amendment

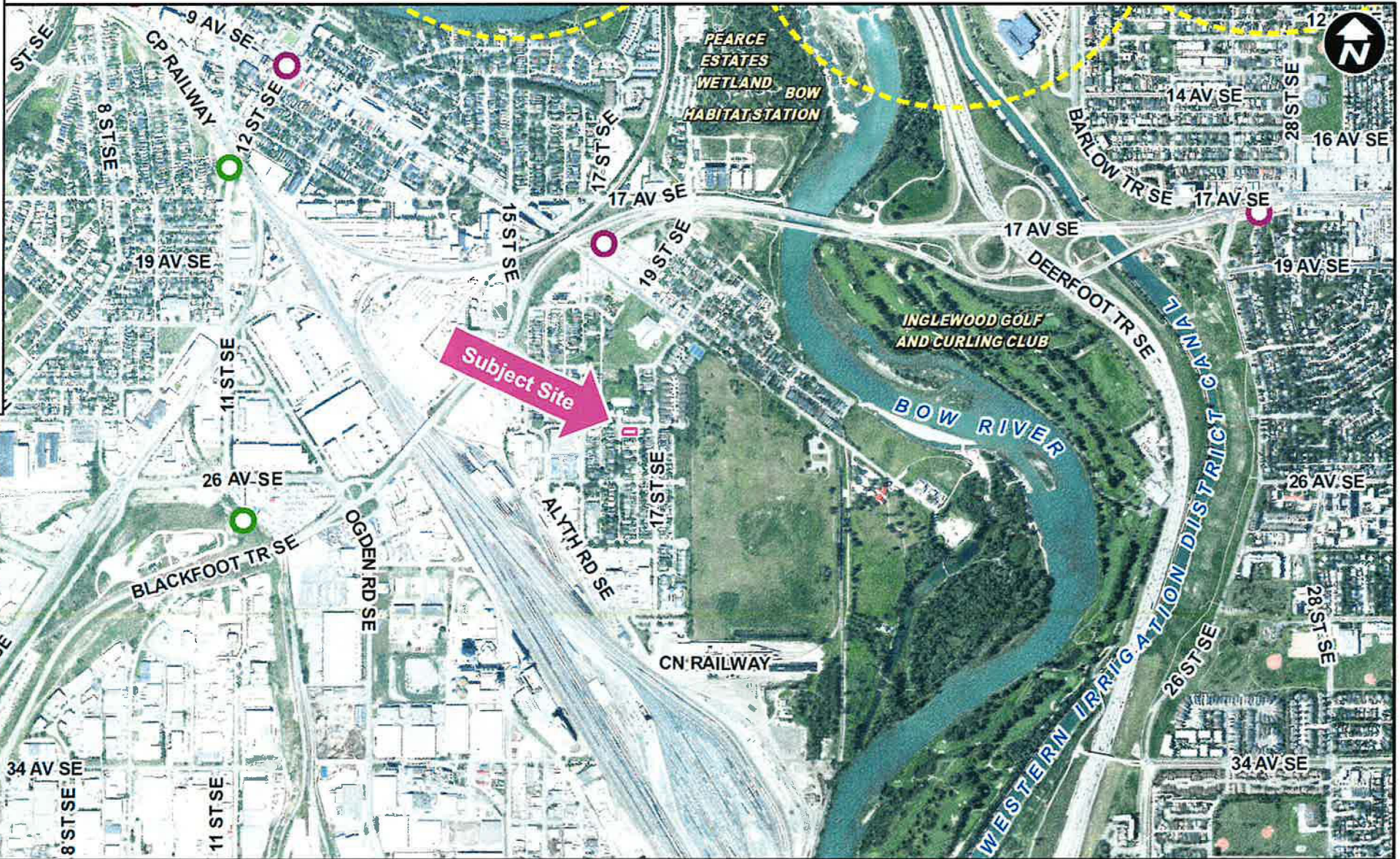
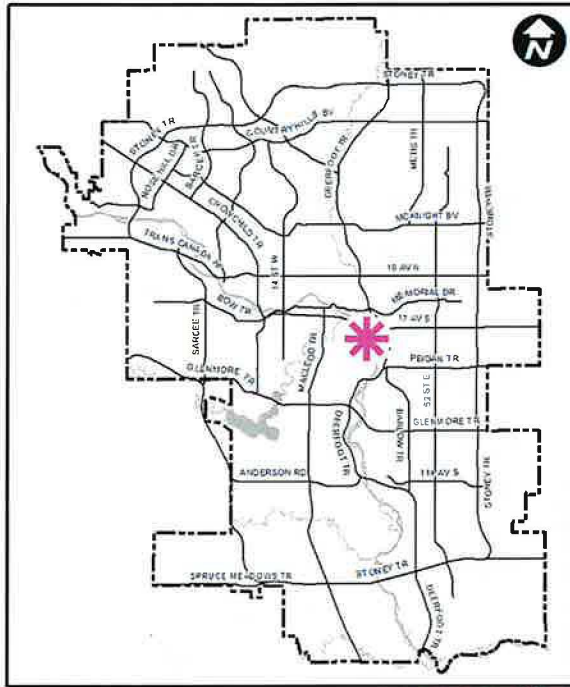
November 14, 2023



Calgary Planning Commission's Recommendation:

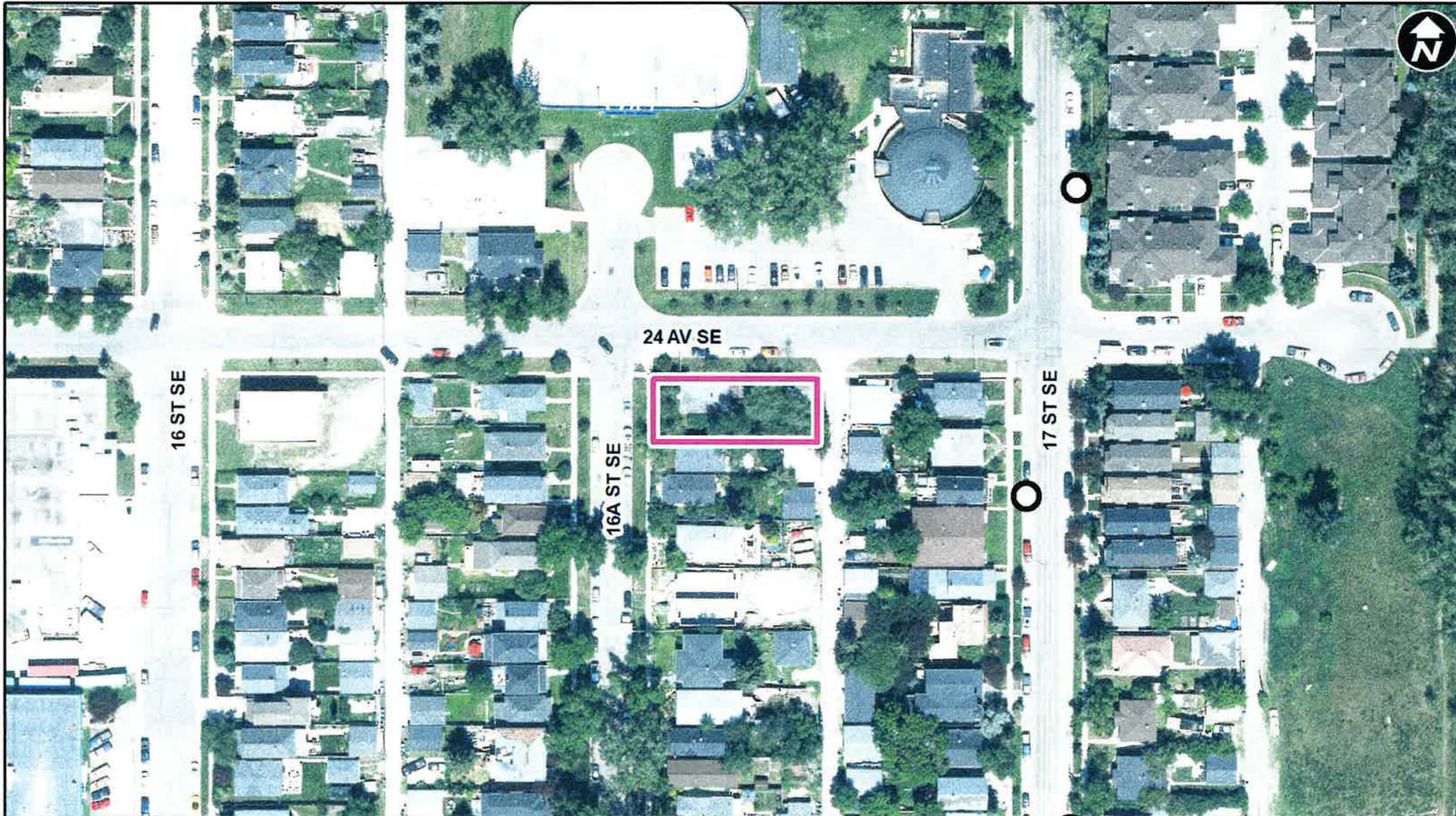
That Council:

Give three readings to **Proposed Bylaw 210D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 2502 – 16A Street SE (Plan 7235AG, Block 26, Lots 1 and 2) 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
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



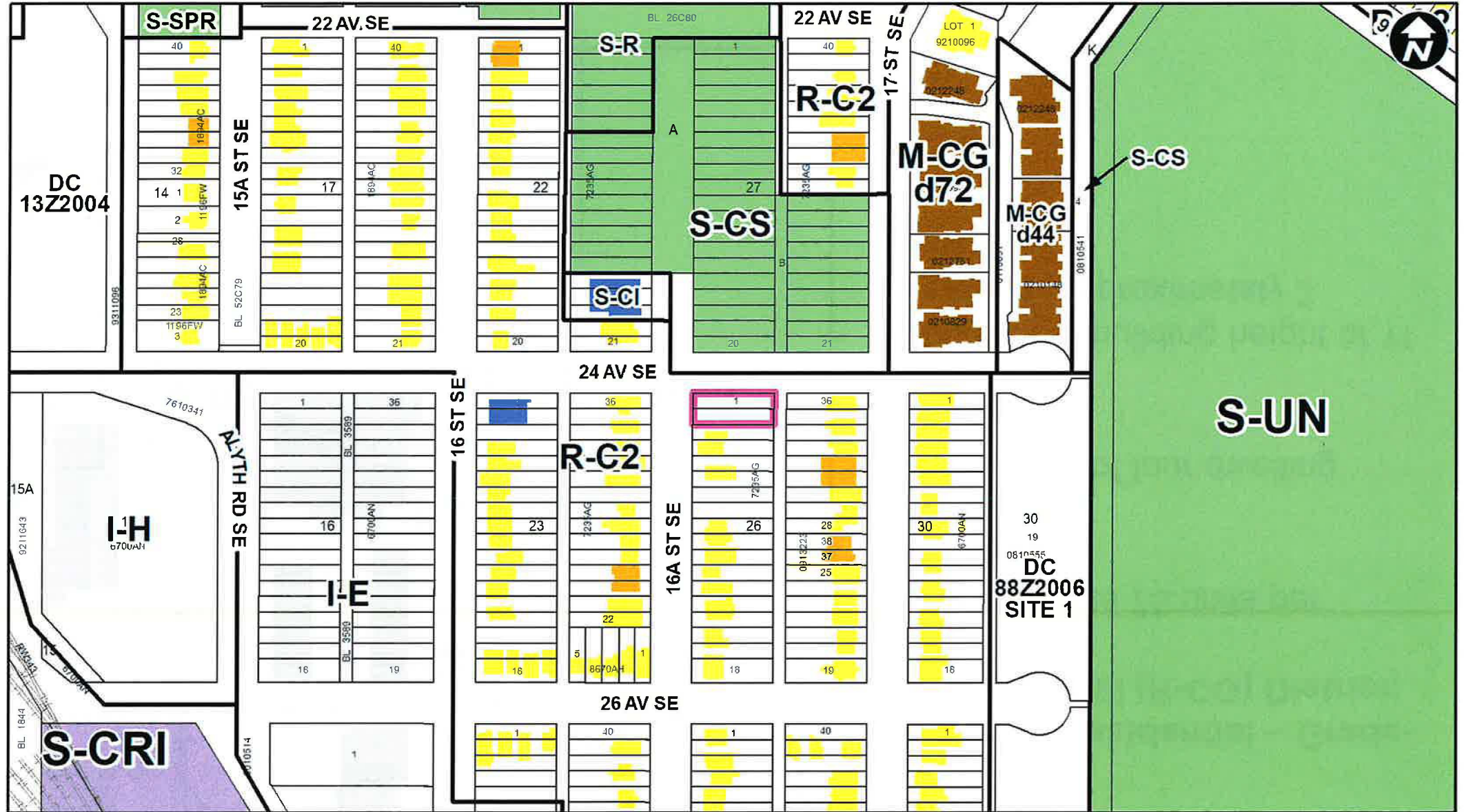
LEGEND
○ Bus Stop

Parcel Size:

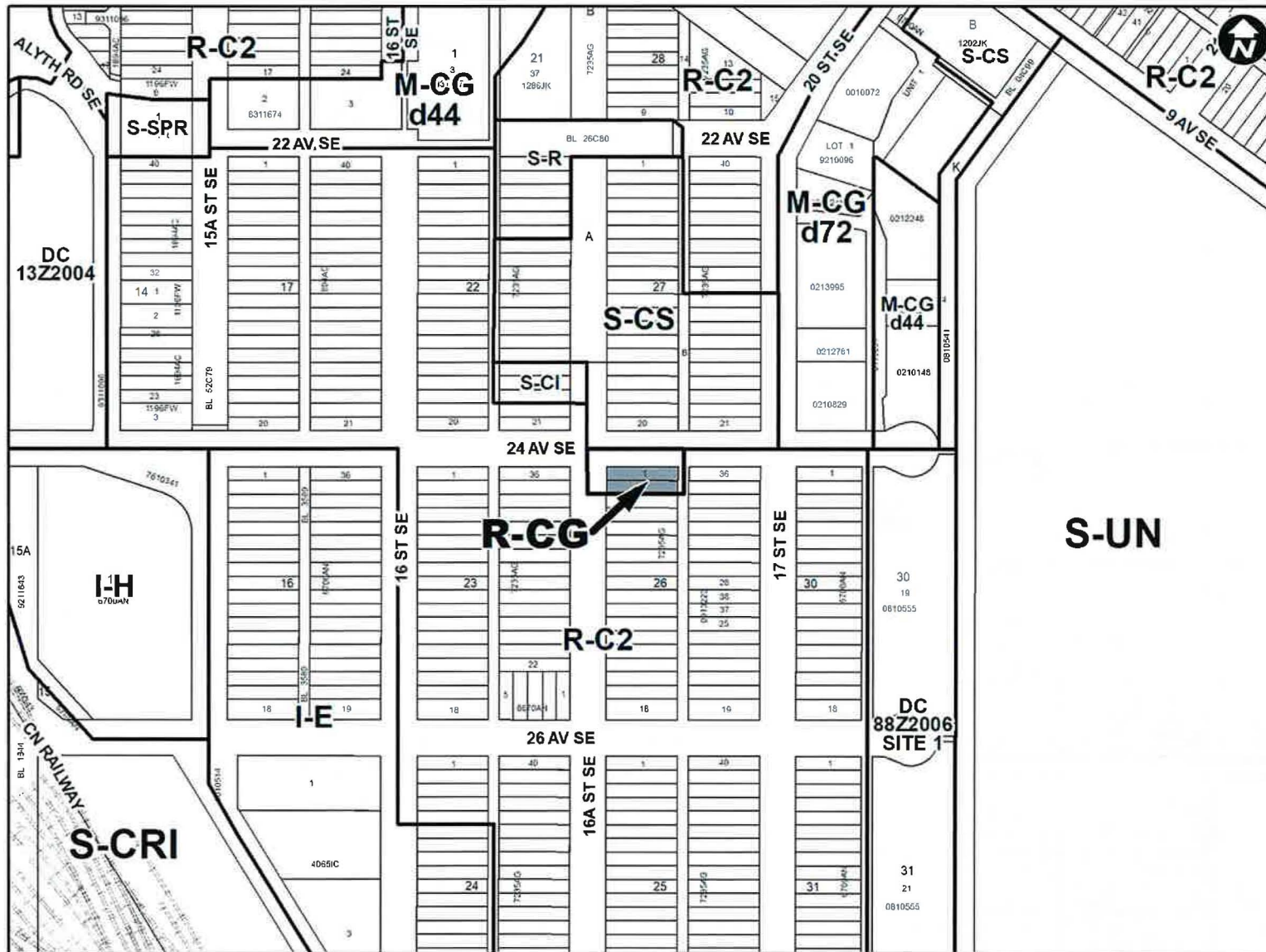
**0.06 ha
15m x 40m**

Existing Land Use Map

- 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:

- Allows up to 75 units per hectare
- Maximum of four dwelling units
- Maximum building height of 11 metres (approximately 3 storeys)

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Supplementary Slides

Existing Land Use Map





View from 16A Street



View from Rear Lane