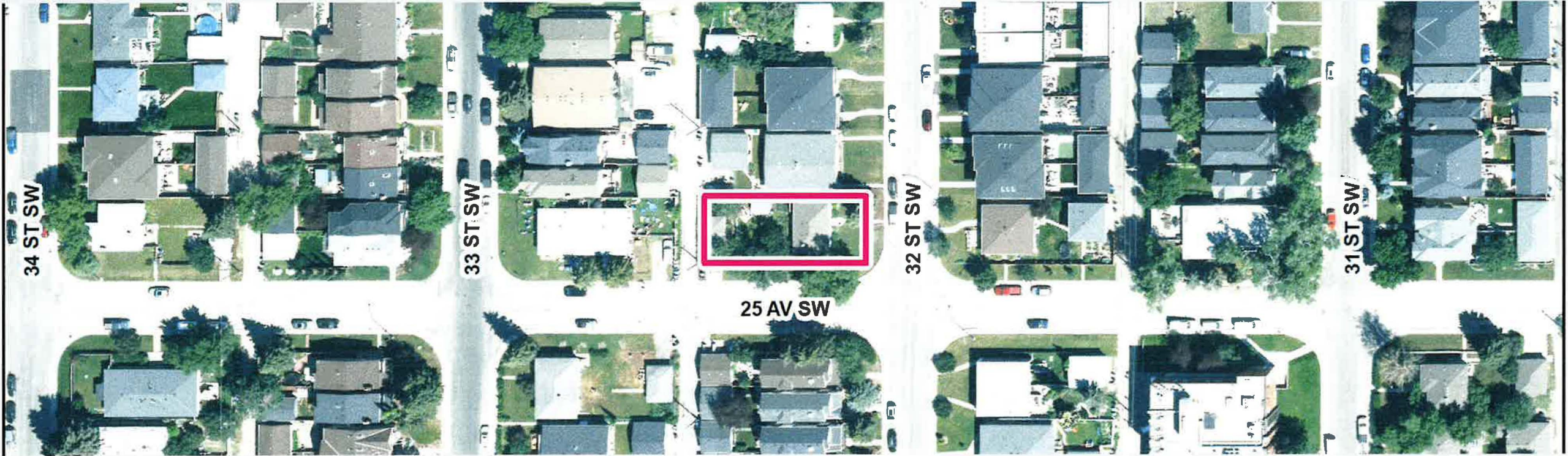




Public Hearing of Council

Agenda Item: 7.2.14



LOC2023-0221 / CPC2023-1053

Land Use Amendment

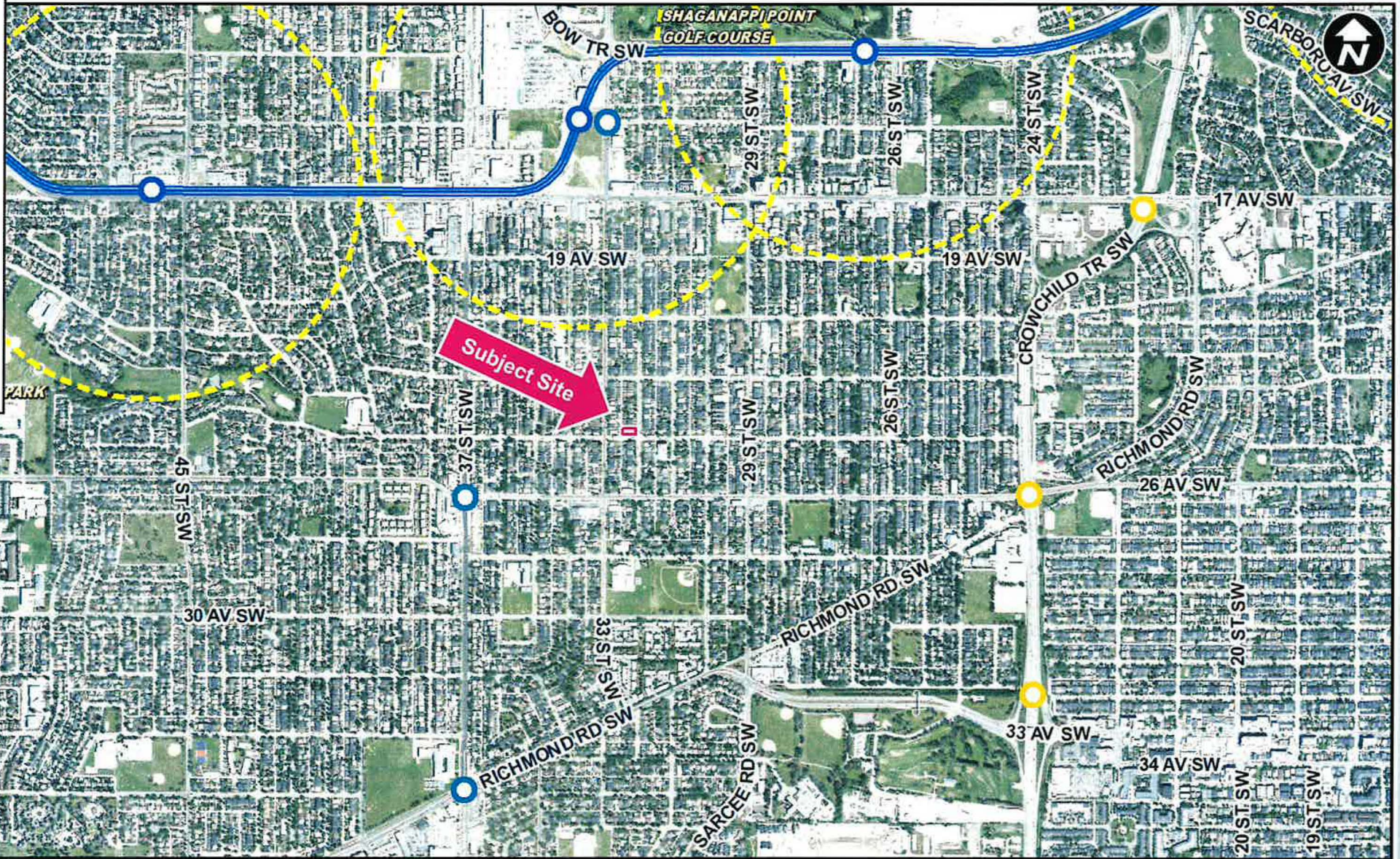
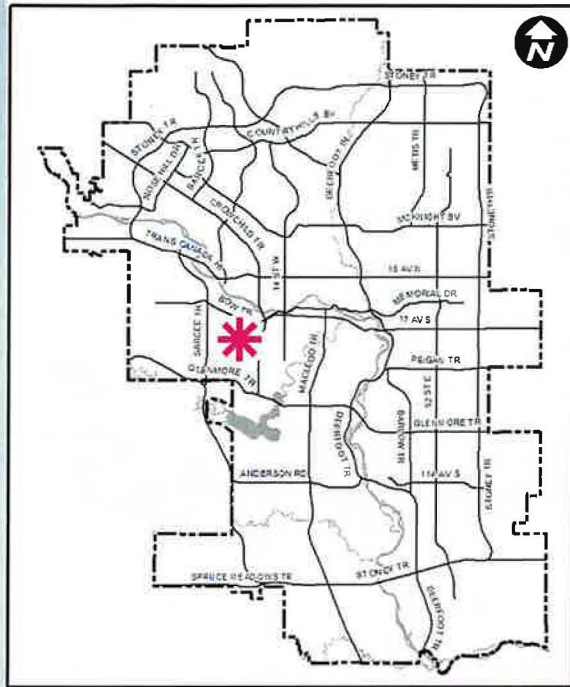
December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7.2.14 CPC2023-1053
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

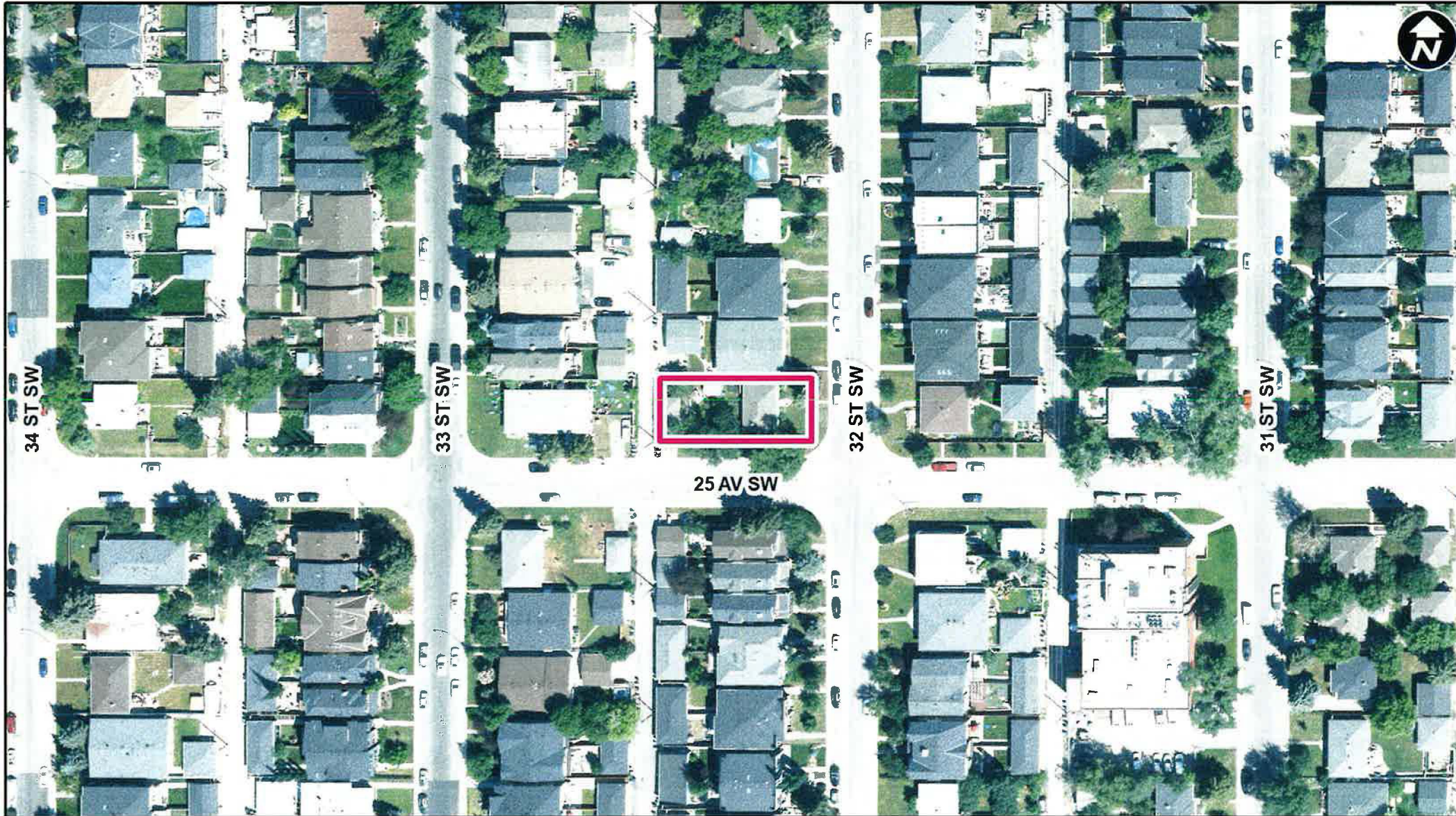
That Council:

Give three readings to **Proposed Bylaw 238D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2439 – 32 Street SW (Plan 1855W, Block 5B, 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
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



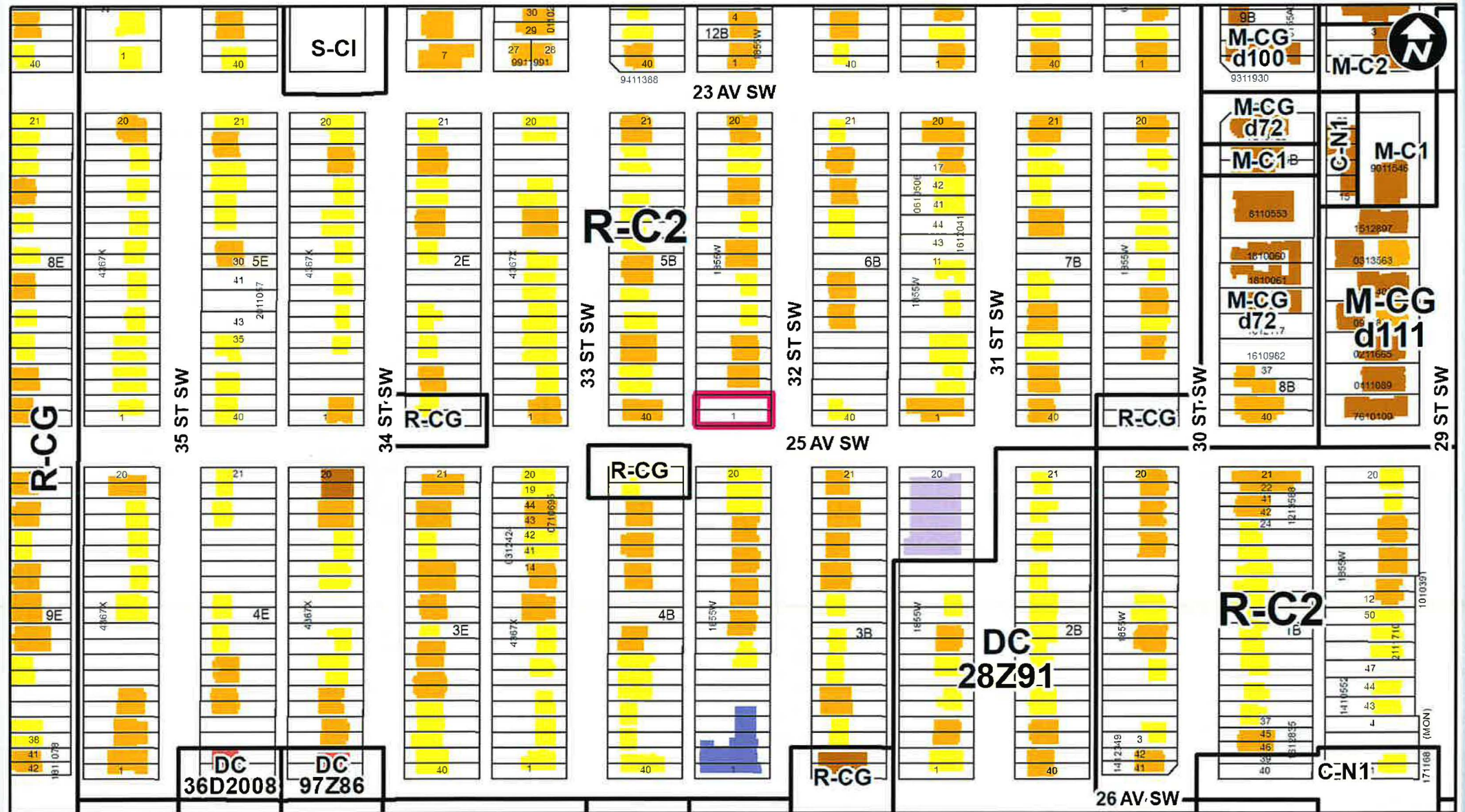
Parcel Size:

0.06 ha
15m x 37m

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:

- Maximum height: 11 metres (3 storeys)
- Maximum density: 75 units per hectare (4 units)
- Meets location criteria for development with more than 3 units in the Westbrook Communities Local Area Plan

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 238D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2439 – 32 Street SW (Plan 1855W, Block 5B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map





View from 32 Street SW



View from 25 Avenue SW



View from back lane

