



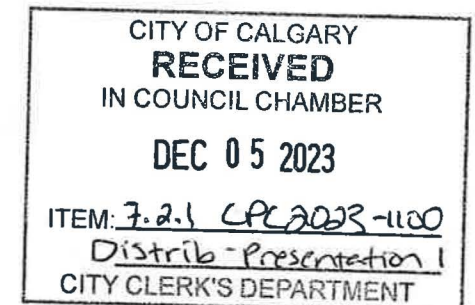
Public Hearing of Council

Agenda Item: 7.2.1



LOC2023-0180 / CPC2023-1100 Land Use Amendment

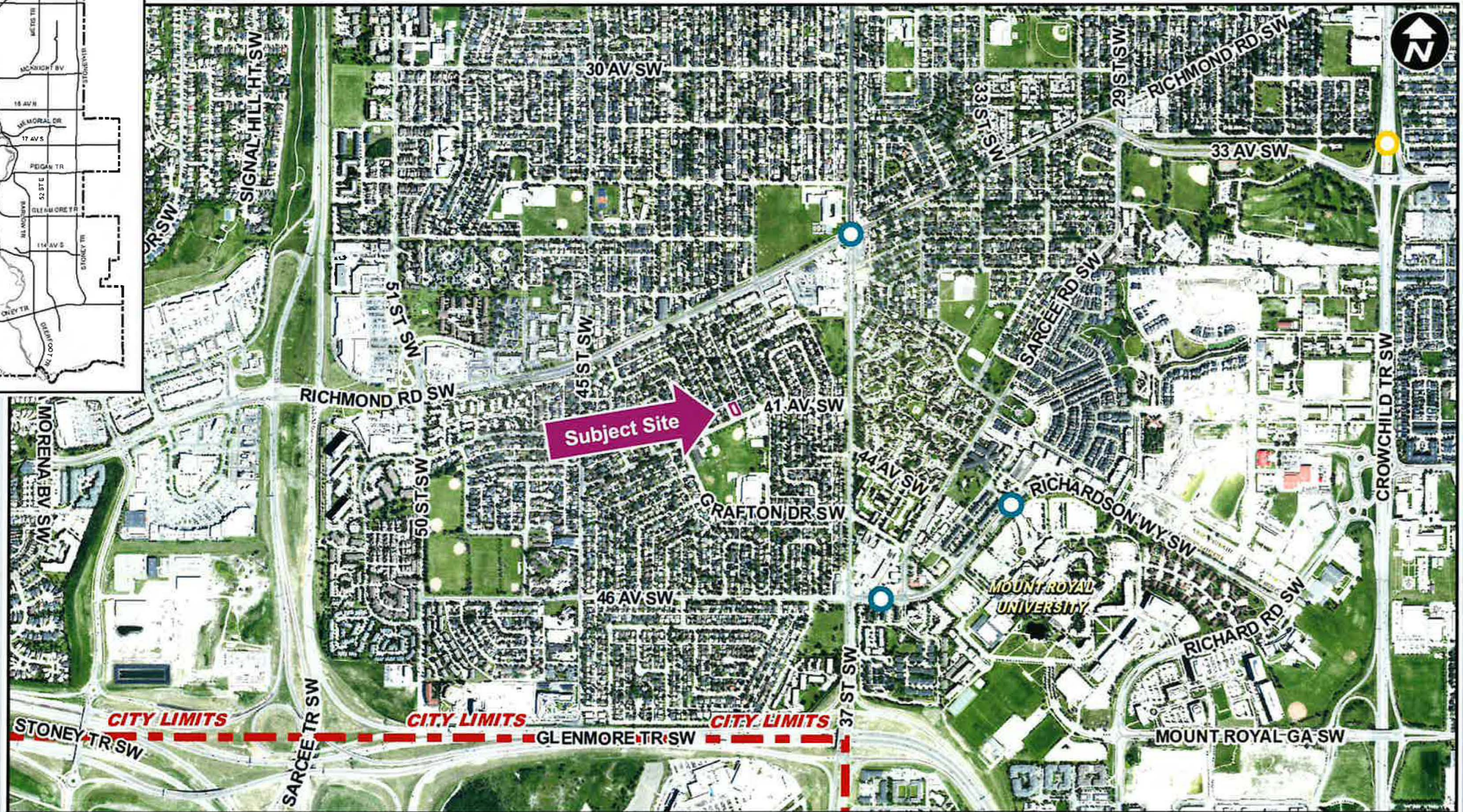
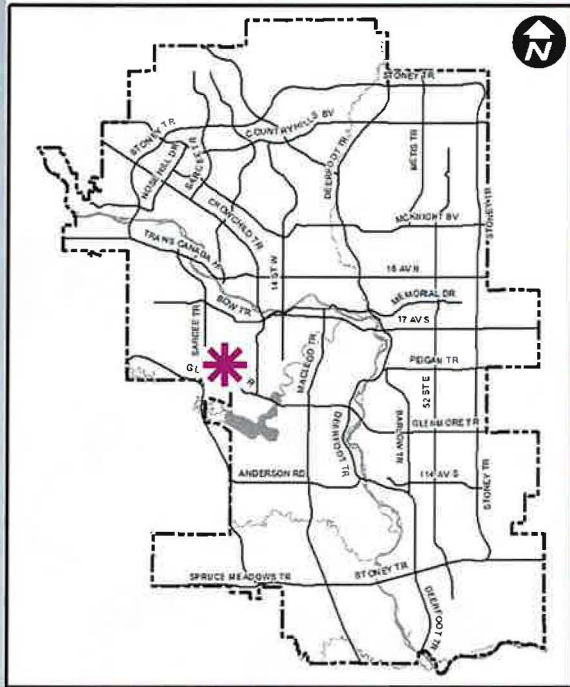
December 5, 2023



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 240D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4160 – 42 Street SW (Plan 567HH, Block 1, Lot 8) 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

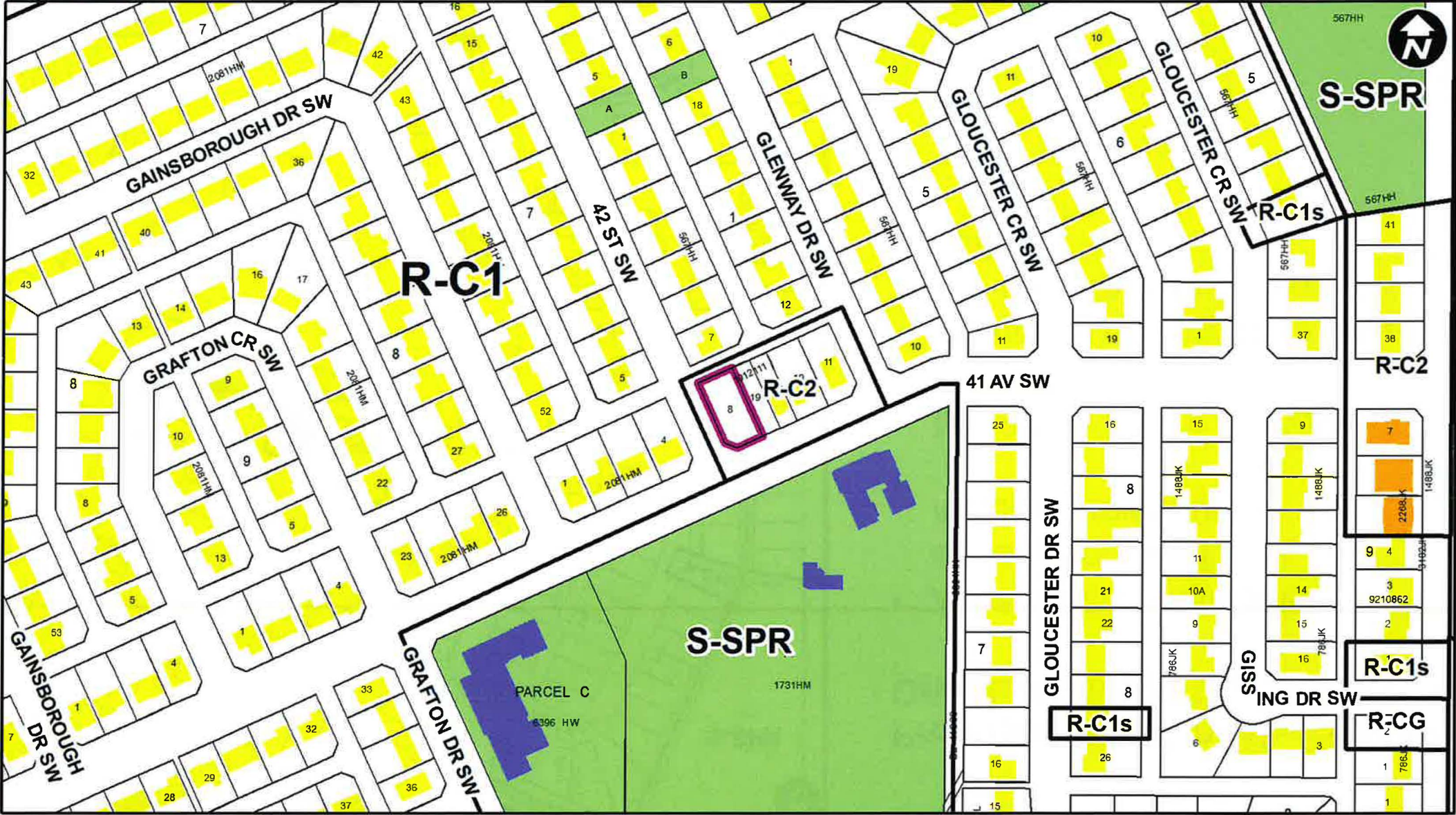


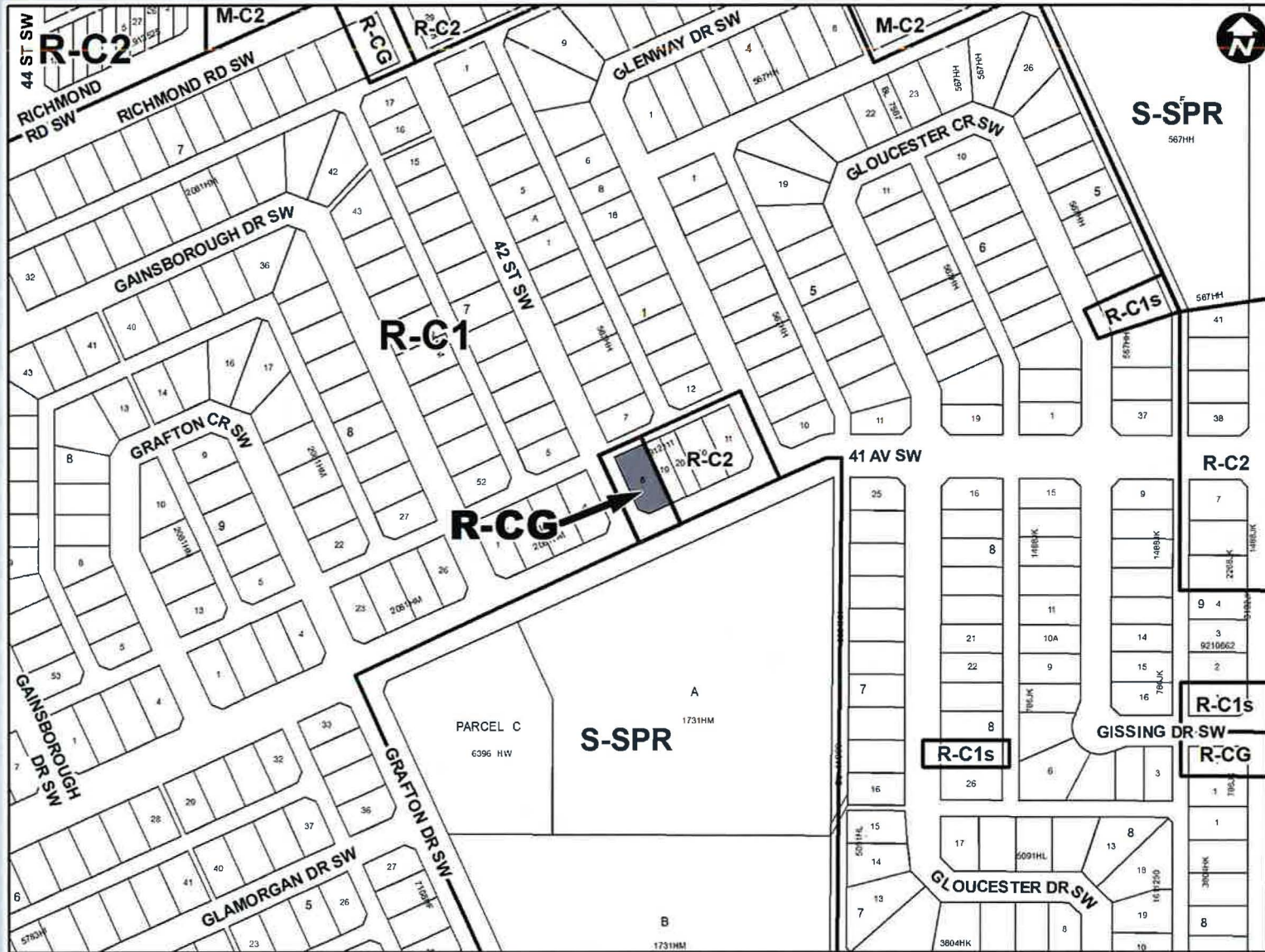
Parcel Size:

0.07 ha
18m 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:

- Allows for a range of low-density housing forms including rowhouses
- Maximum height 11 metres
- Maximum density of 75 units per hectare (4 units plus suites)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 240D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 4160 – 42 Street SW (Plan 567HH, Block 1, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides





