



Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0160 / CPC2023-1057

Land Use Amendment

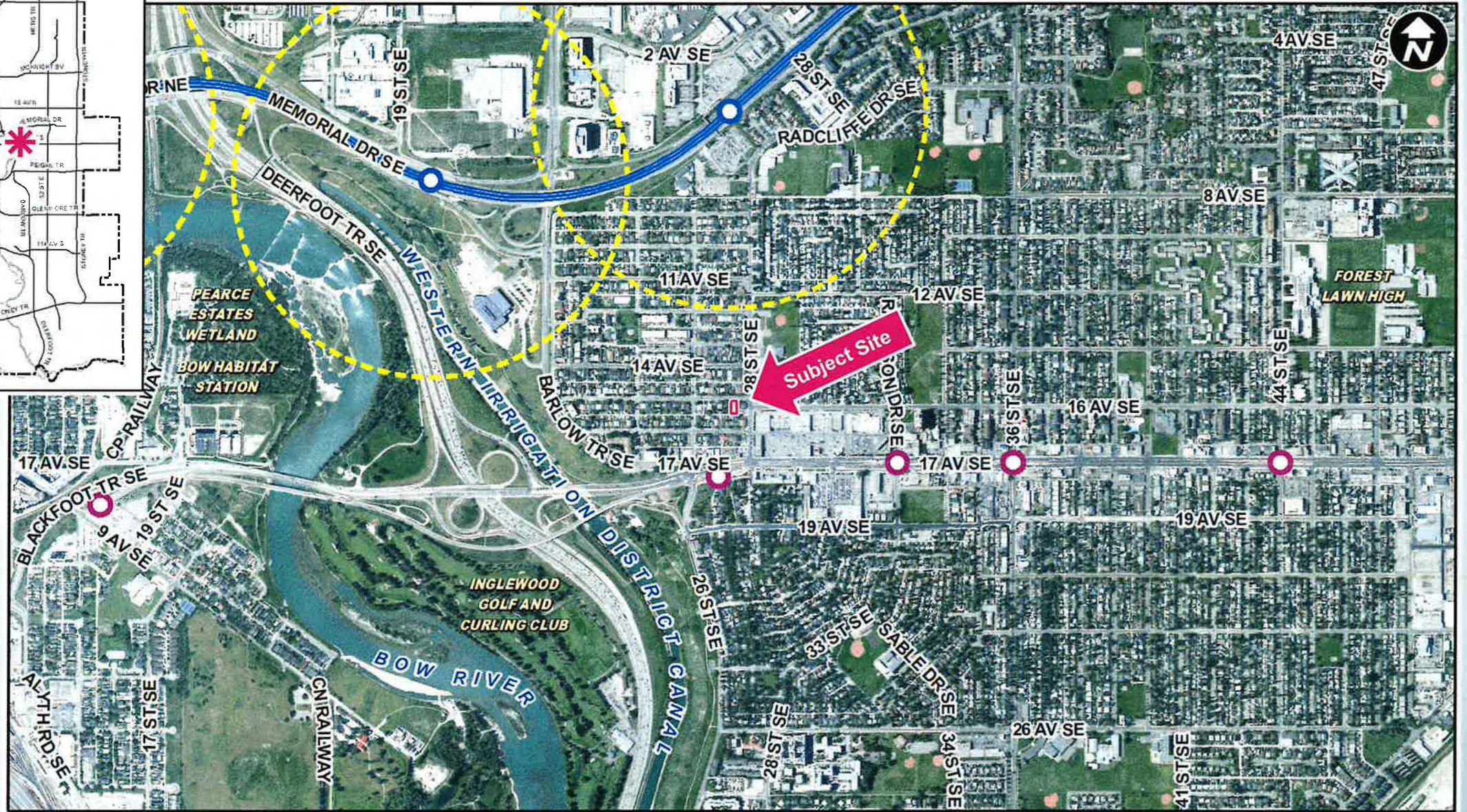
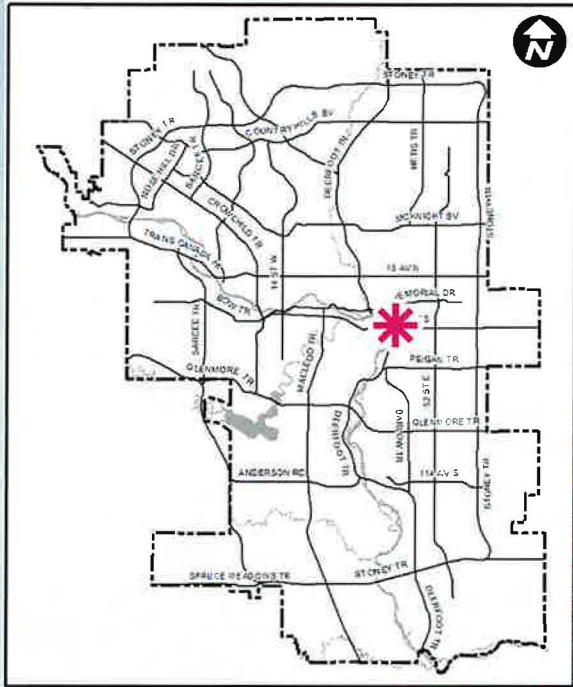
December 5, 2023



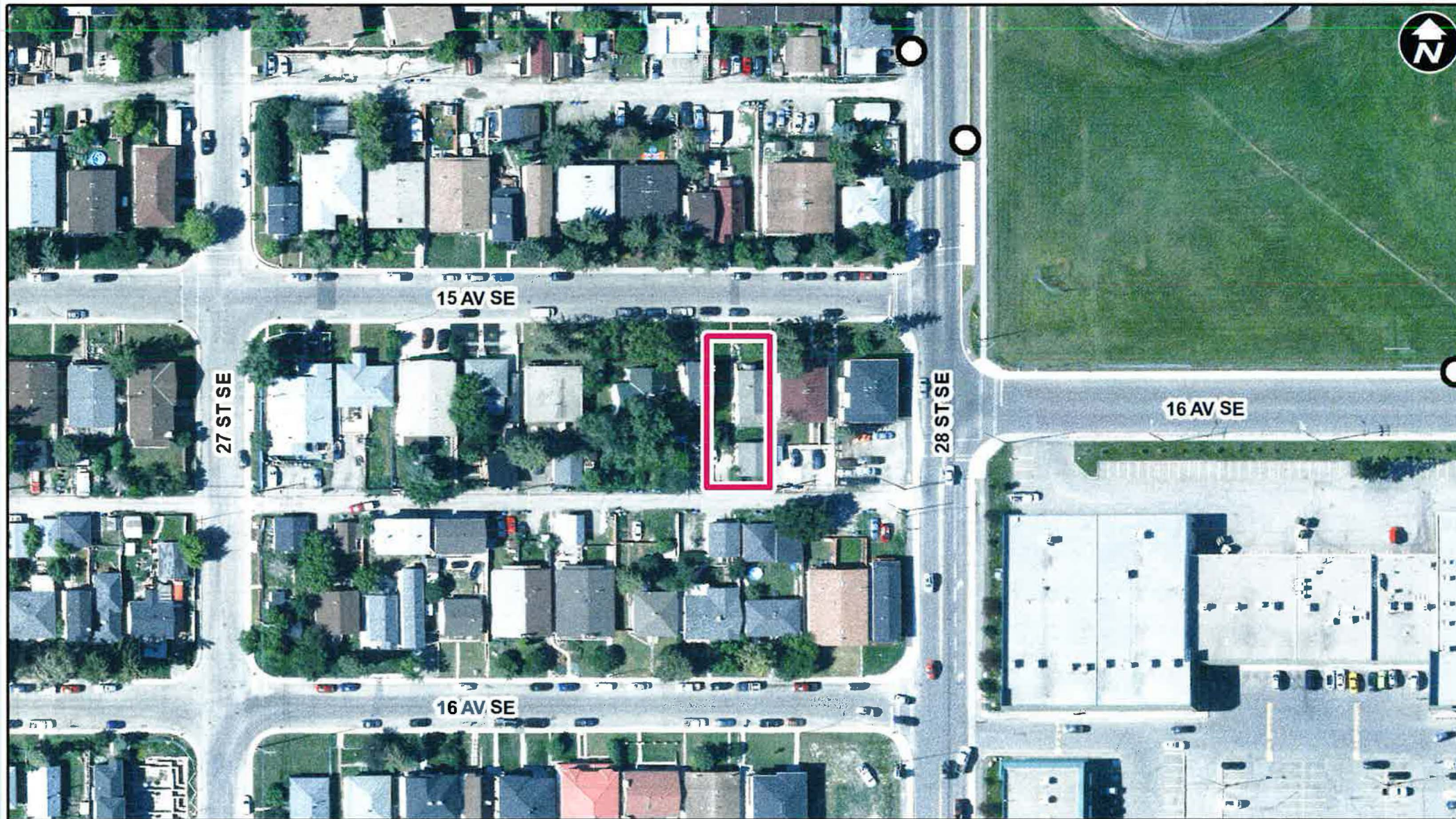
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 244D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2831 – 15 Avenue SE (Plan 4946T, Block 18, Lots 15 and 16) 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:

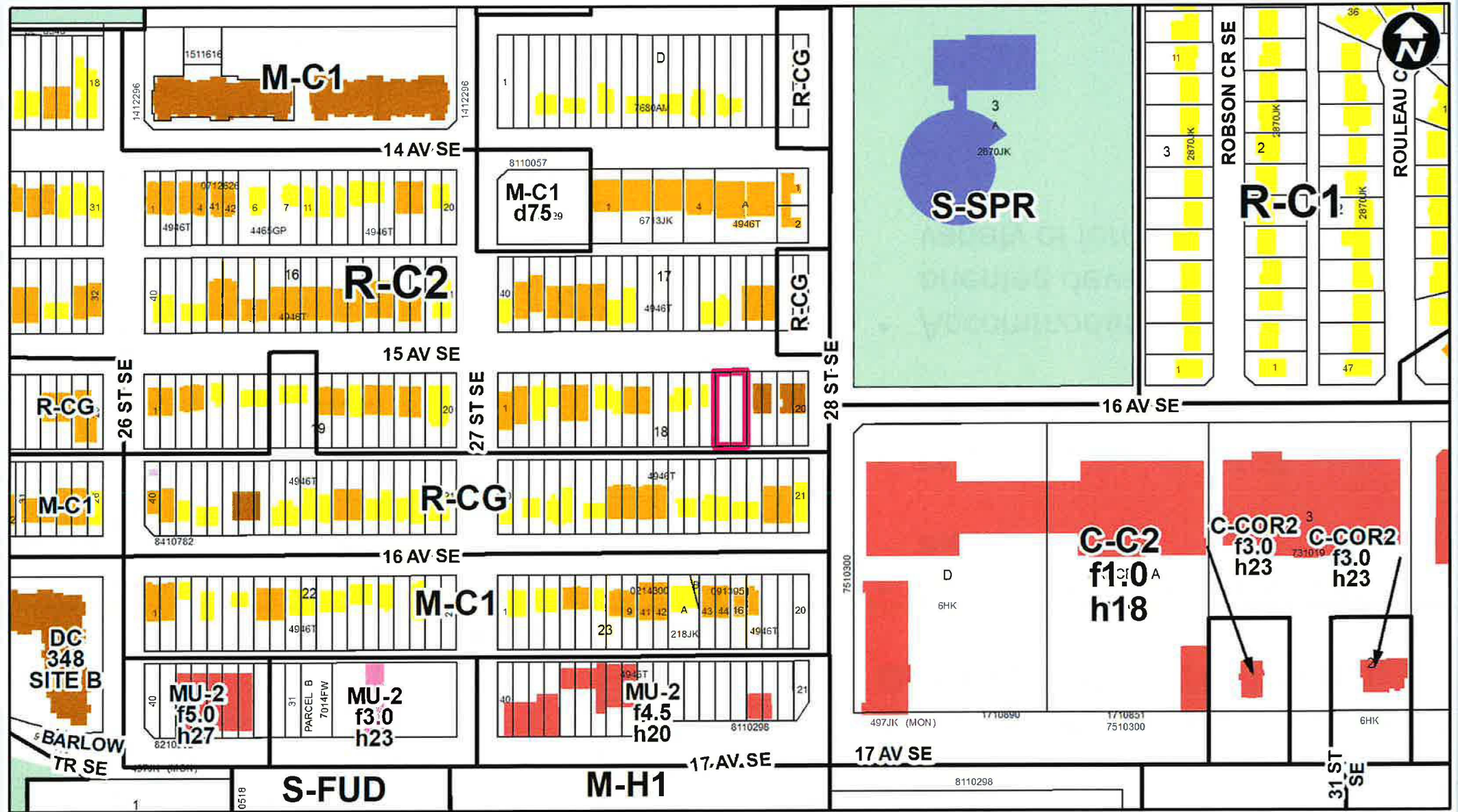
0.06 ha

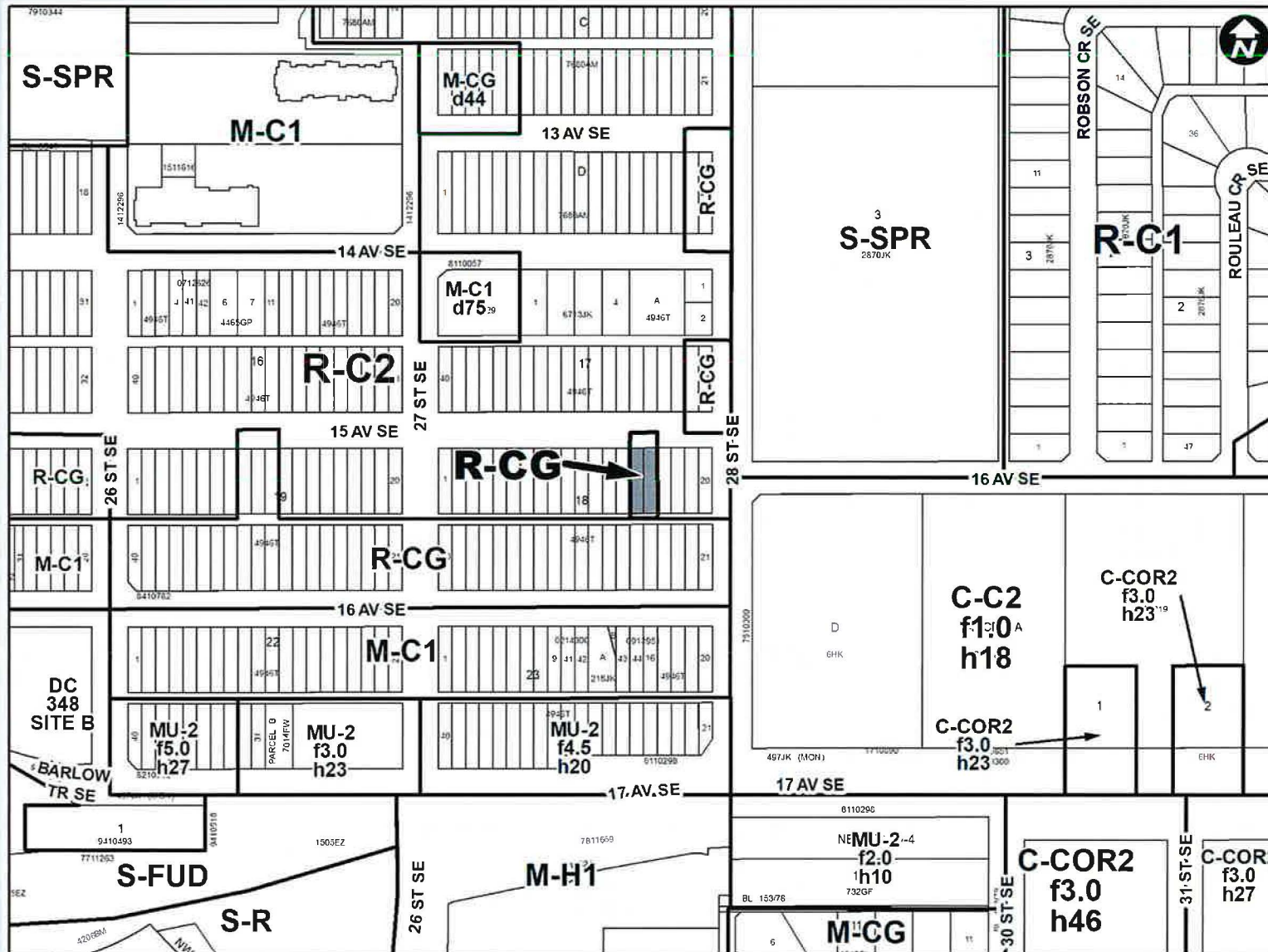
15m x 36m

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 – Grade-Oriented Infill (R-CG) District:

- Maximum building height of 11 metres
- Maximum density of 75 units per hectare (4 units)
- Accommodates grade-oriented developments in a variety of forms

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Supplementary Slides





Existing Land Use Map 11

