

# Public Hearing of Council

## Agenda Item: 7.2.15



## LOC2023-0186 / CPC2023-1204

### Land Use Amendment

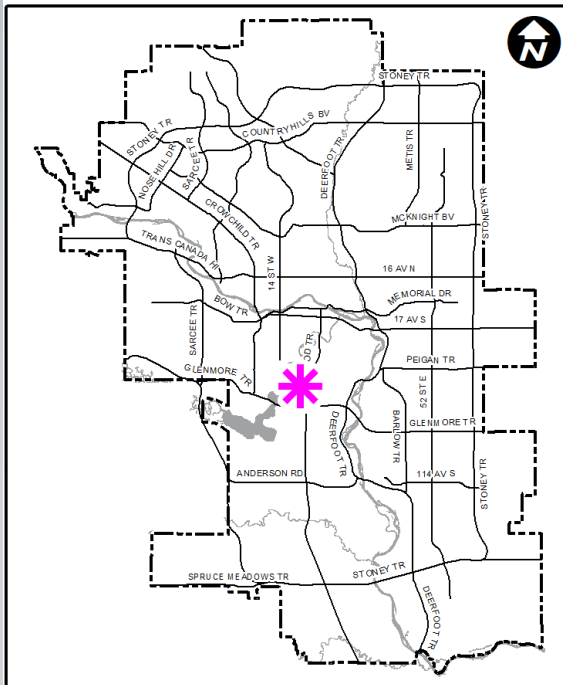
February 6, 2024

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 23D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 540 – 54 Avenue SW (Plan 635FG, Block 19, Lot 14) 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

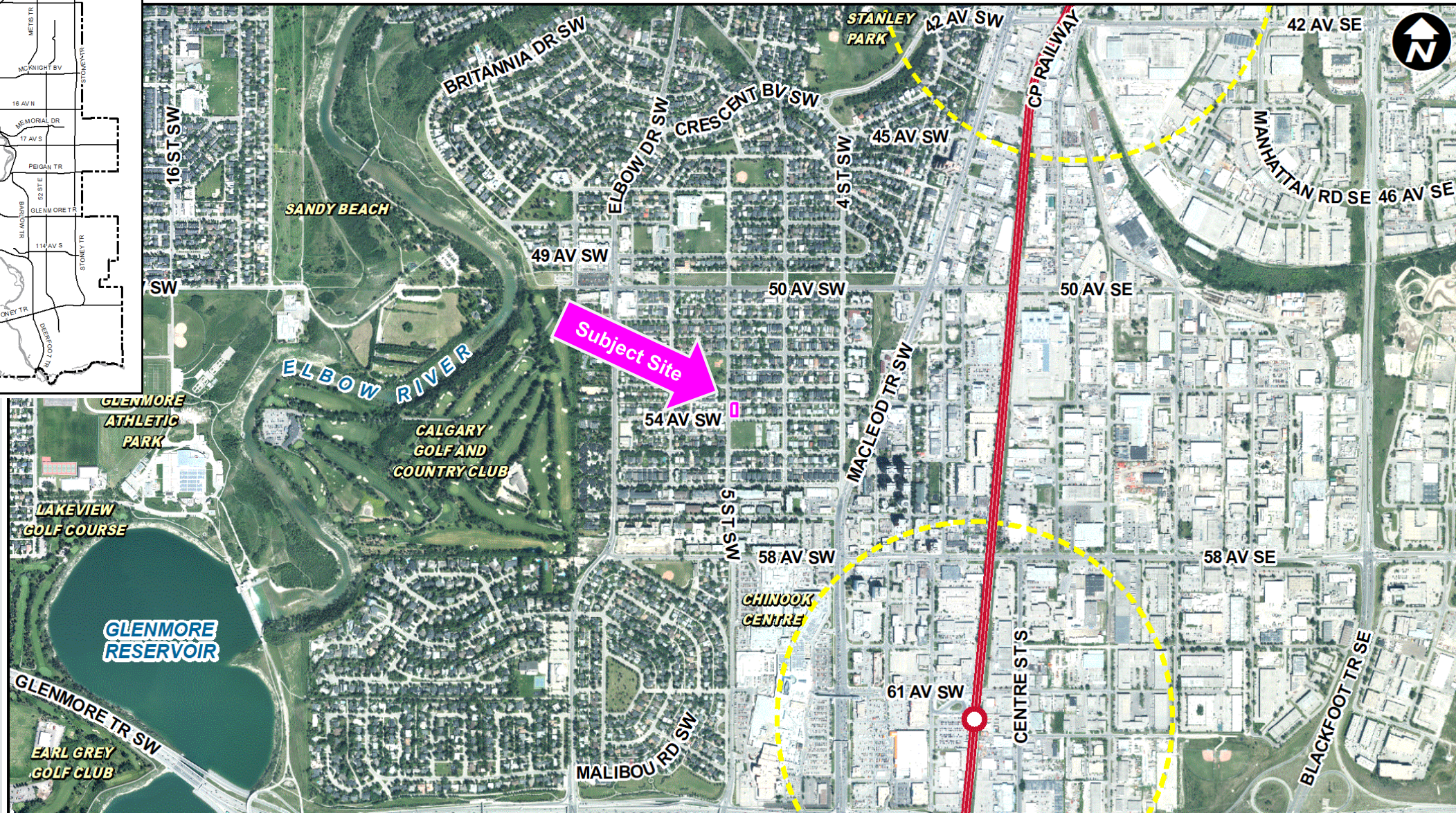
- Blue
- Downtown
- Red
- Green (Future)

## LRT Line

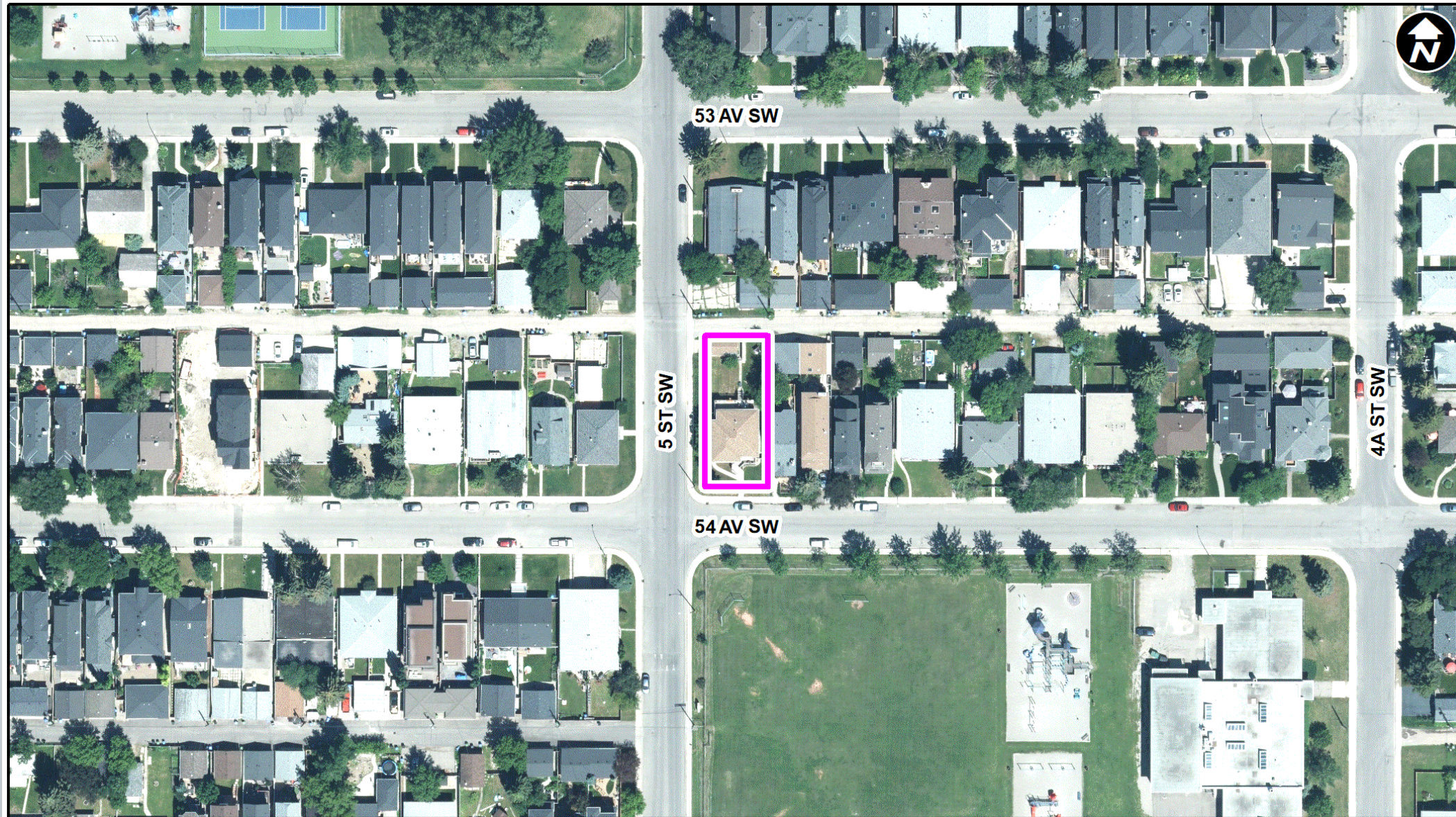
- Blue
- Blue/Red
- Red

## Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





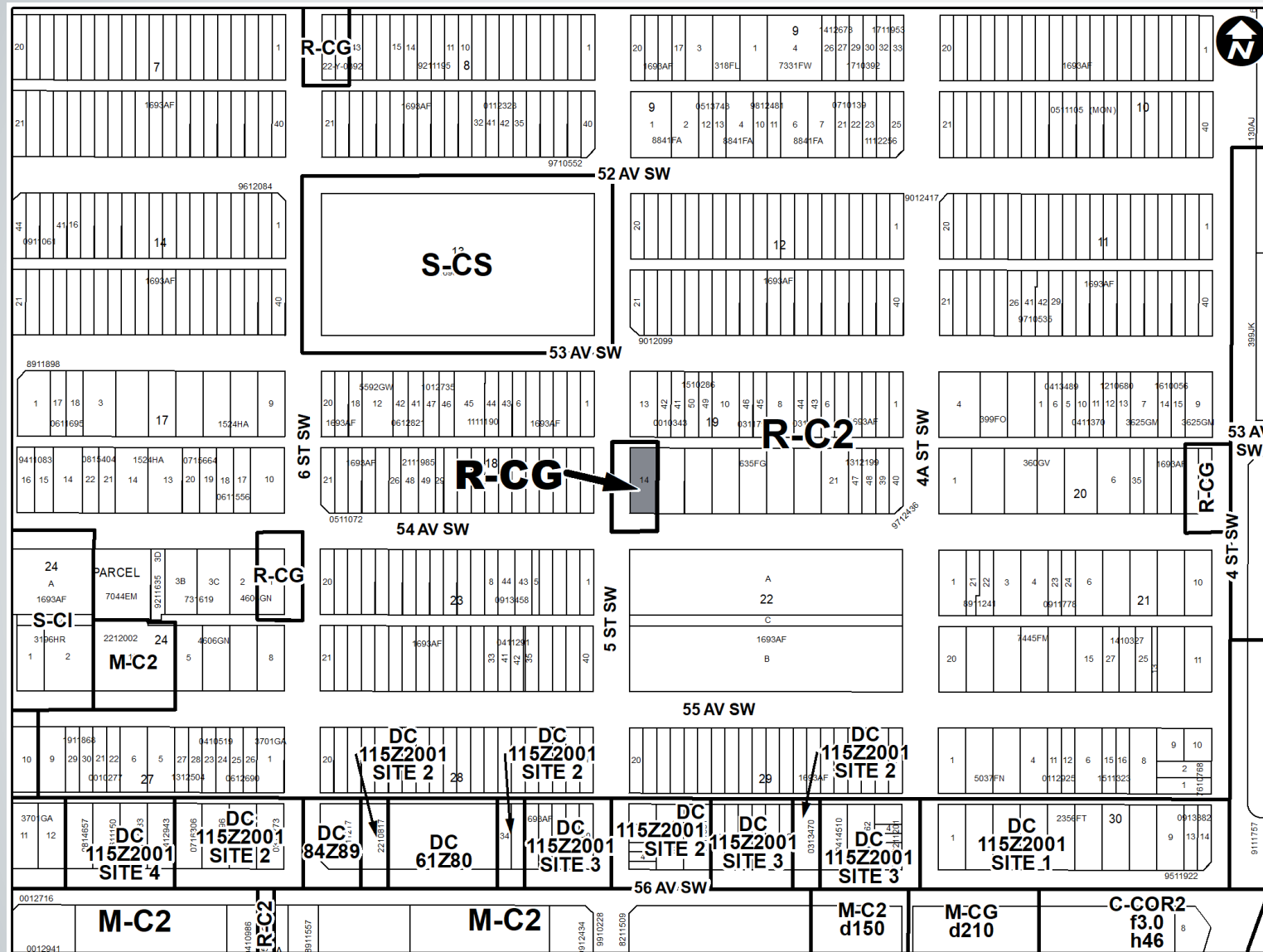


Parcel Size:

0.06 ha  
15 m x 37 m







## Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Up to 4 dwelling units
- Maximum building height of 11 metres (approximately 3 storeys)
- Secondary suites are a permitted use

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## Supplementary Slides











