



LOC2023-0252 / CPC2023-1230

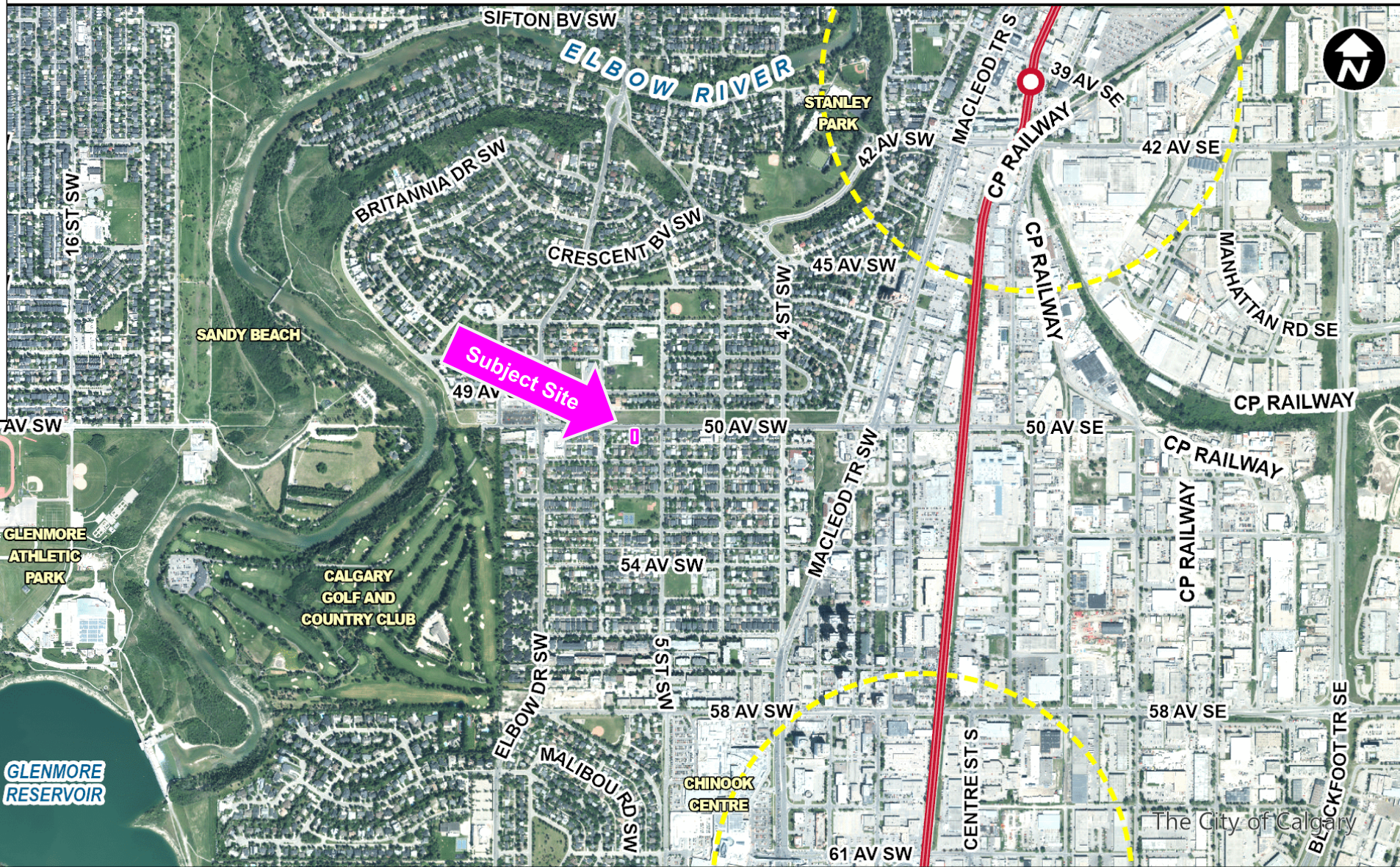
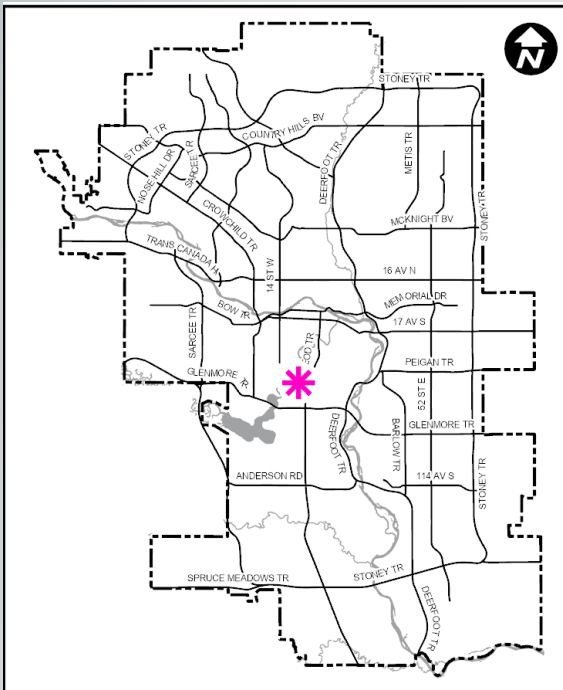
Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 25D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 619 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 9 and 10) 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

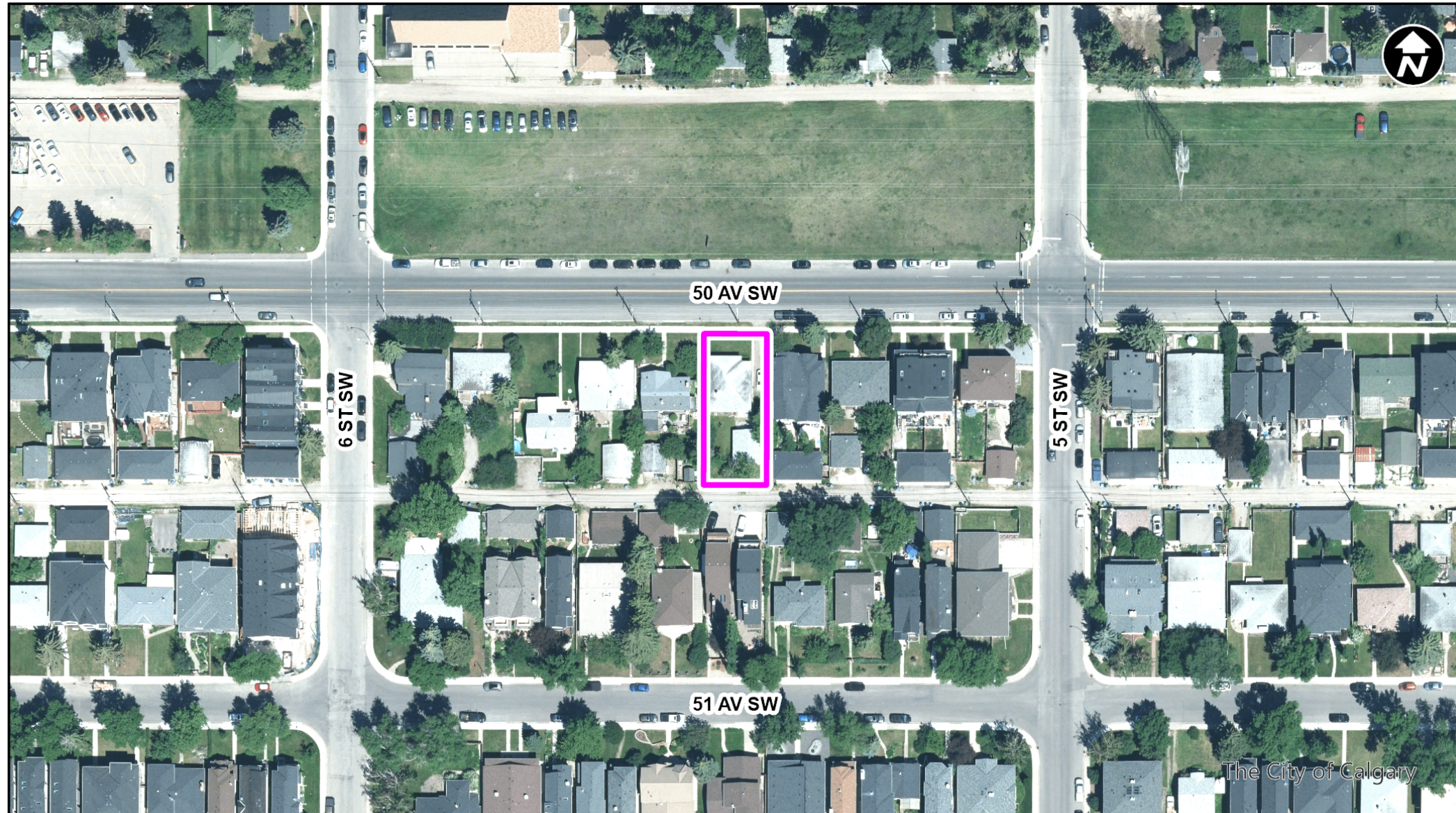
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

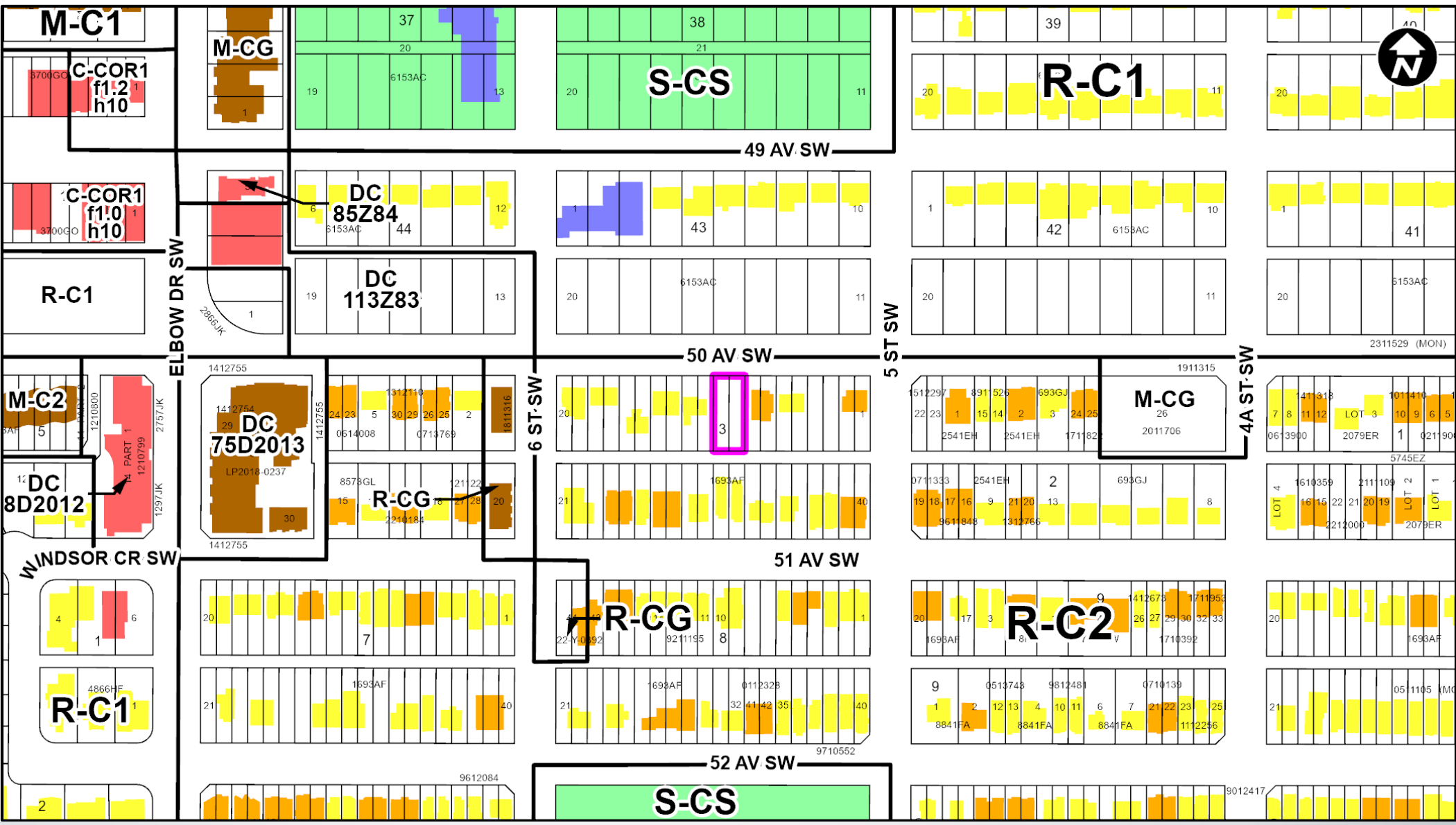
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

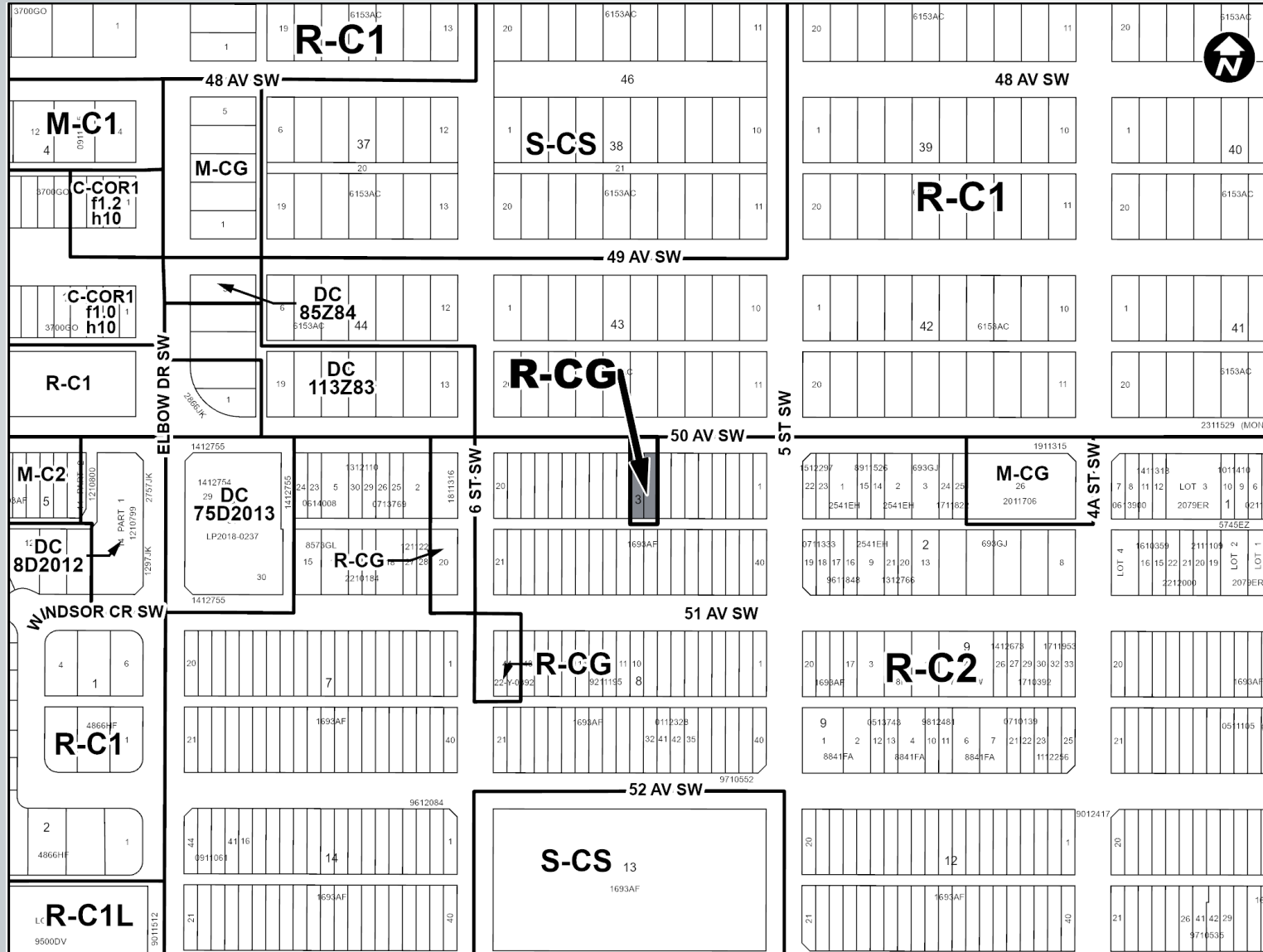


Parcel Size:

0.06ha
15m x 36m



- 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:

- Accommodates low density grade-oriented development in the form of rowhouses, townhouses and cottage housing clusters
- Maximum building height of 11 metres
- Maximum density: 75 units per hectare (maximum 4 dwelling units)

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Supplementary Slides





Approved – 9P2013
Amended – 37P2013

- Residential
- Mixed-Use Commercial/Residential
- Possible Park/Residential

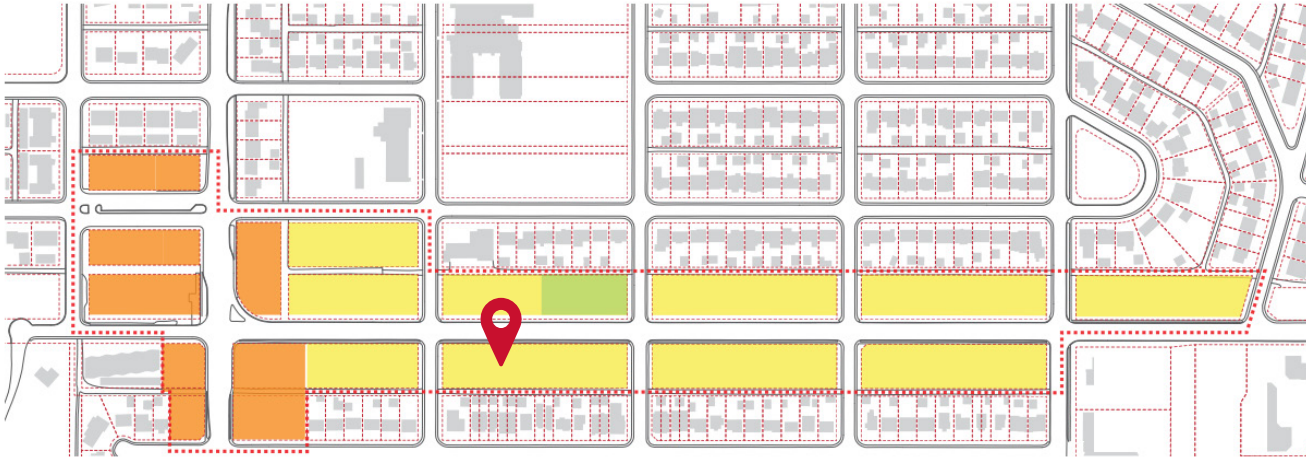
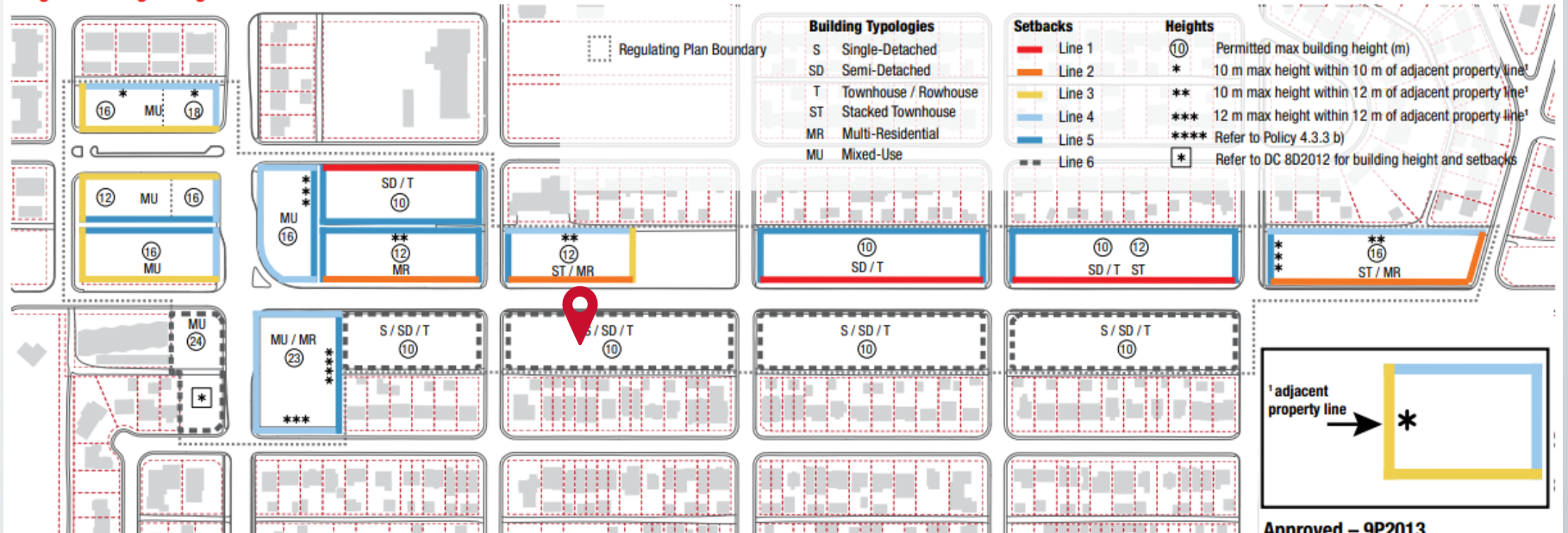


Figure 11. General Land Use

Figure 16. Regulating Plan



Approved – 9P2013
Amended – 37P2013