

Public Hearing of Council

Agenda Item: 7.2.2



LOC2021-0198 / CPC2023-1282

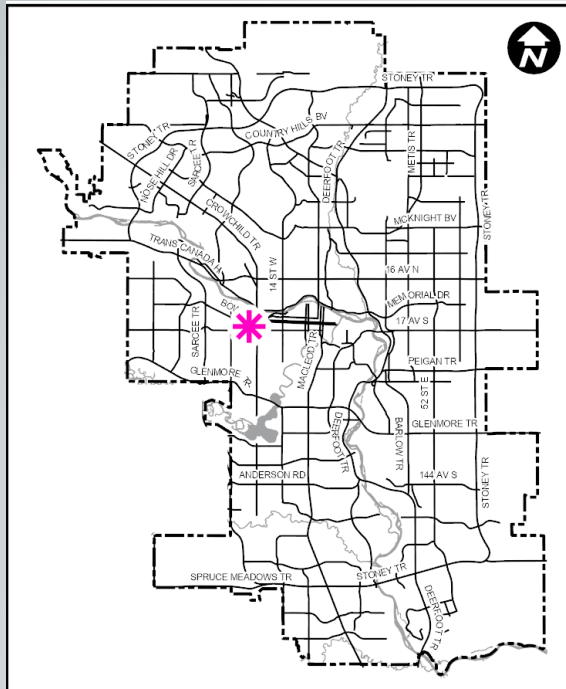
Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

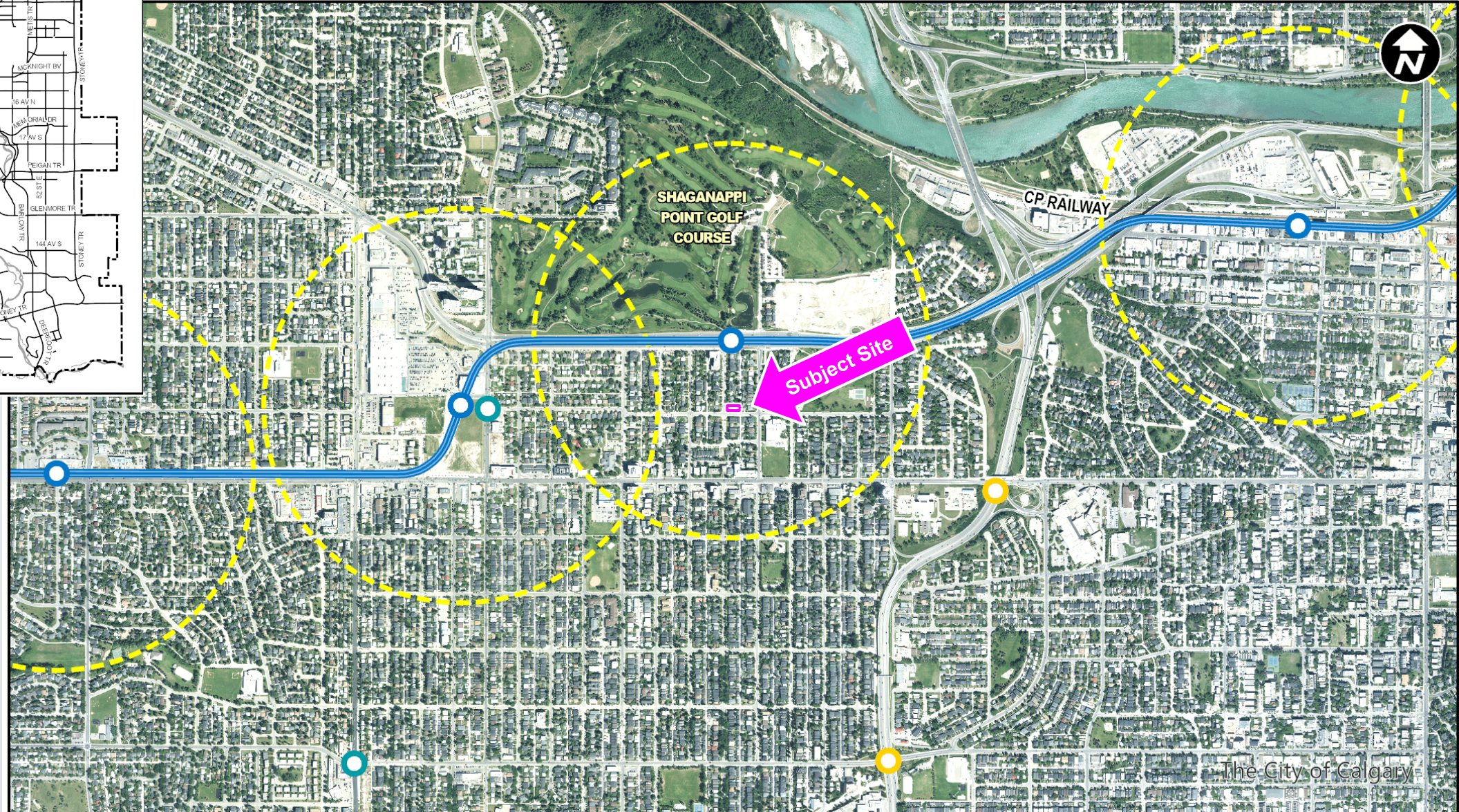
That Council:

Give three readings to **Proposed Bylaw 27D2024** for the redesignation of 0.06 hectares $\pm$ (0.14 acres $\pm$) located at 1446 – 26A Street SW (Plan 307EO, Block A, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

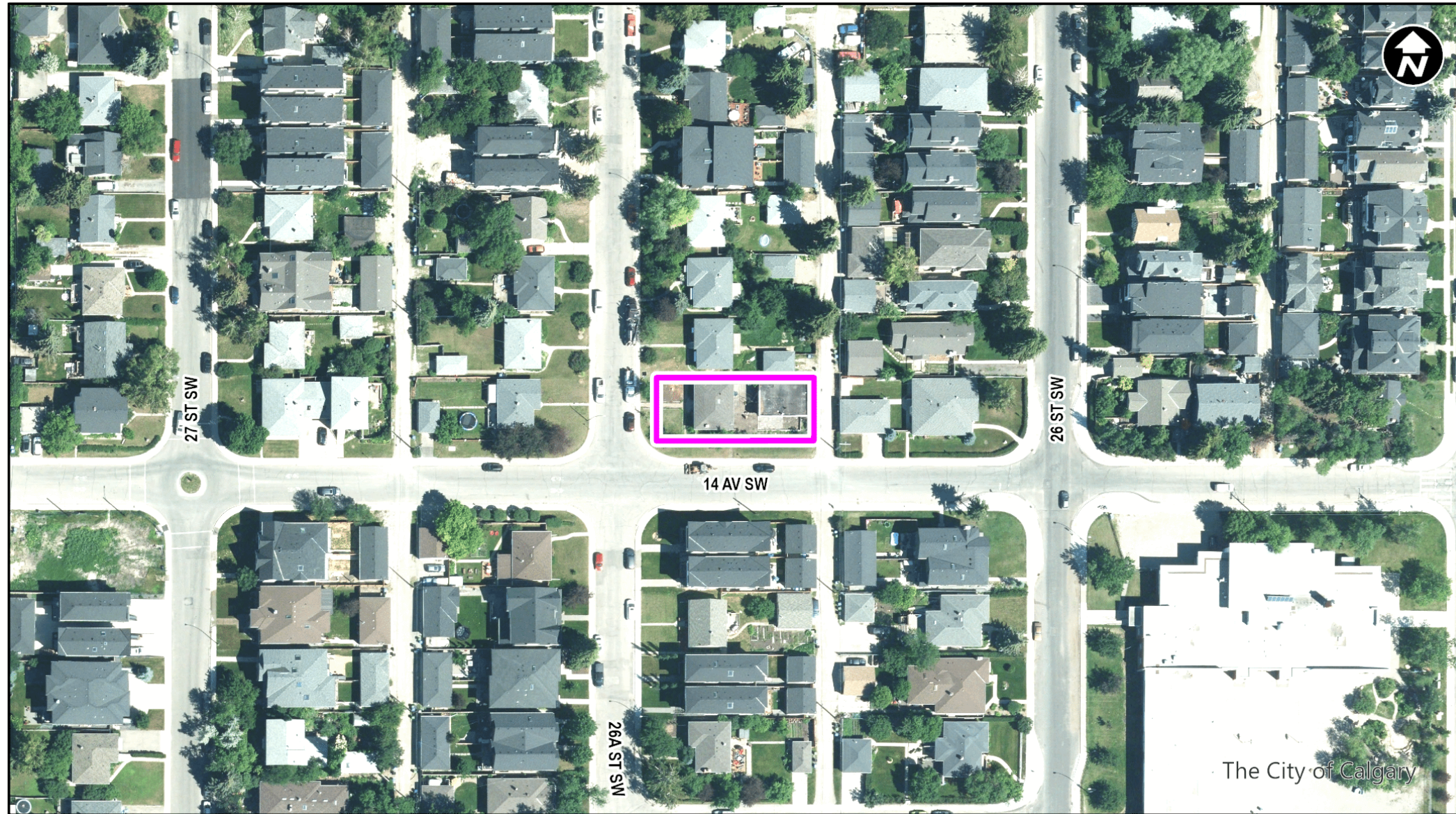


LEGEND

- 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

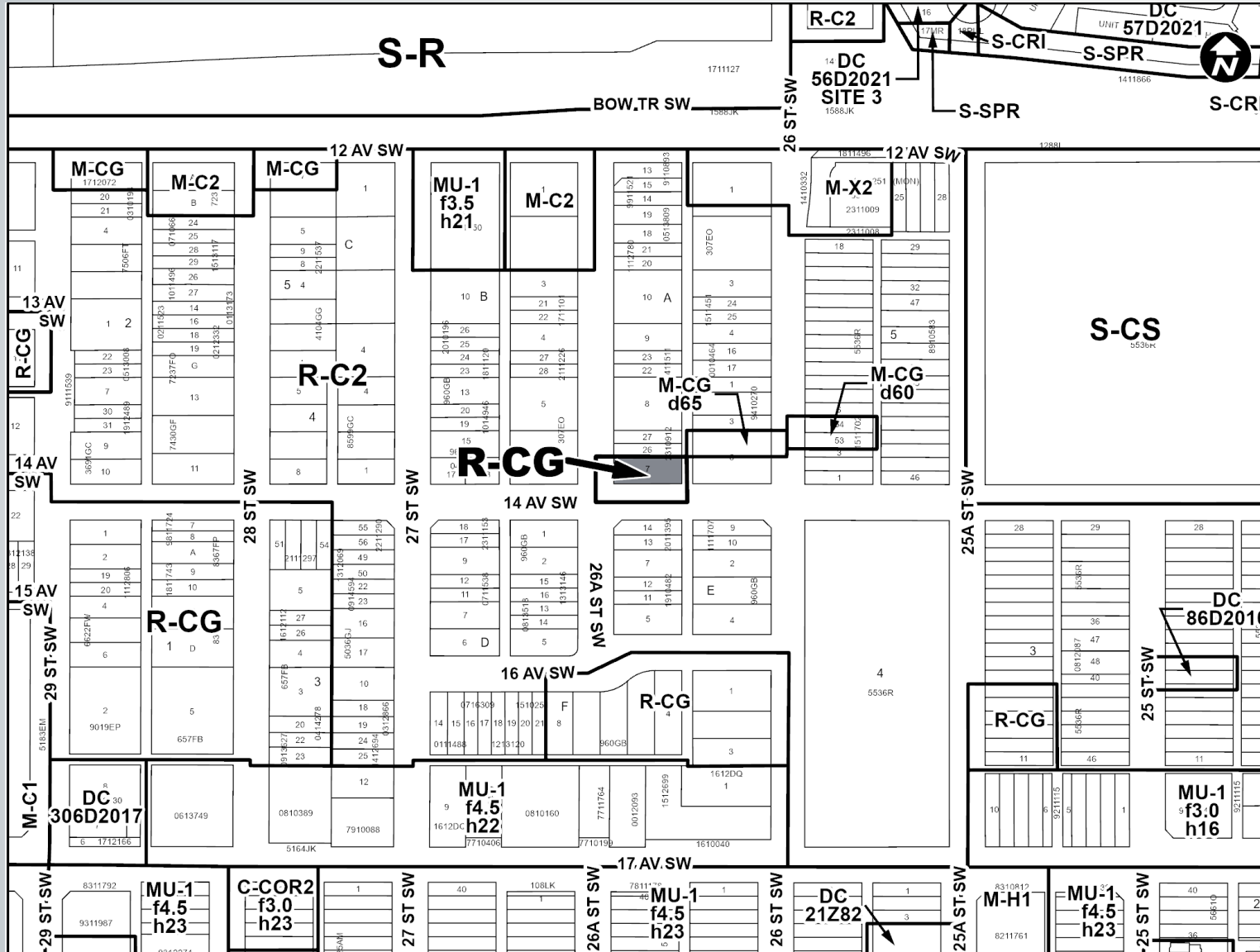


The City of Calgary



Parcel Size:

0.06 ha
38m x 15m



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

- allows for a variety of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- Maximum density of 75 units per hectare (4 units, plus suites)

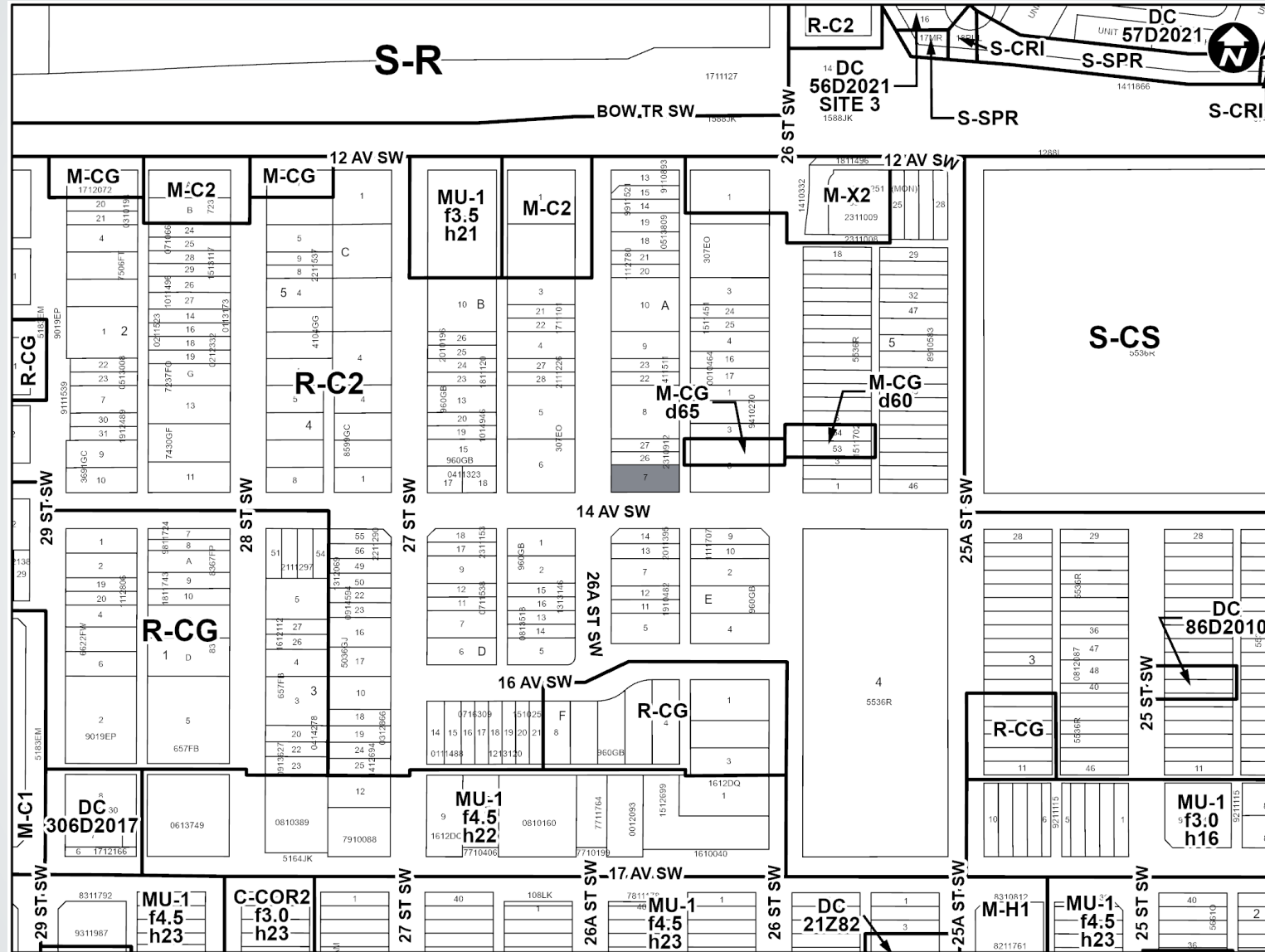
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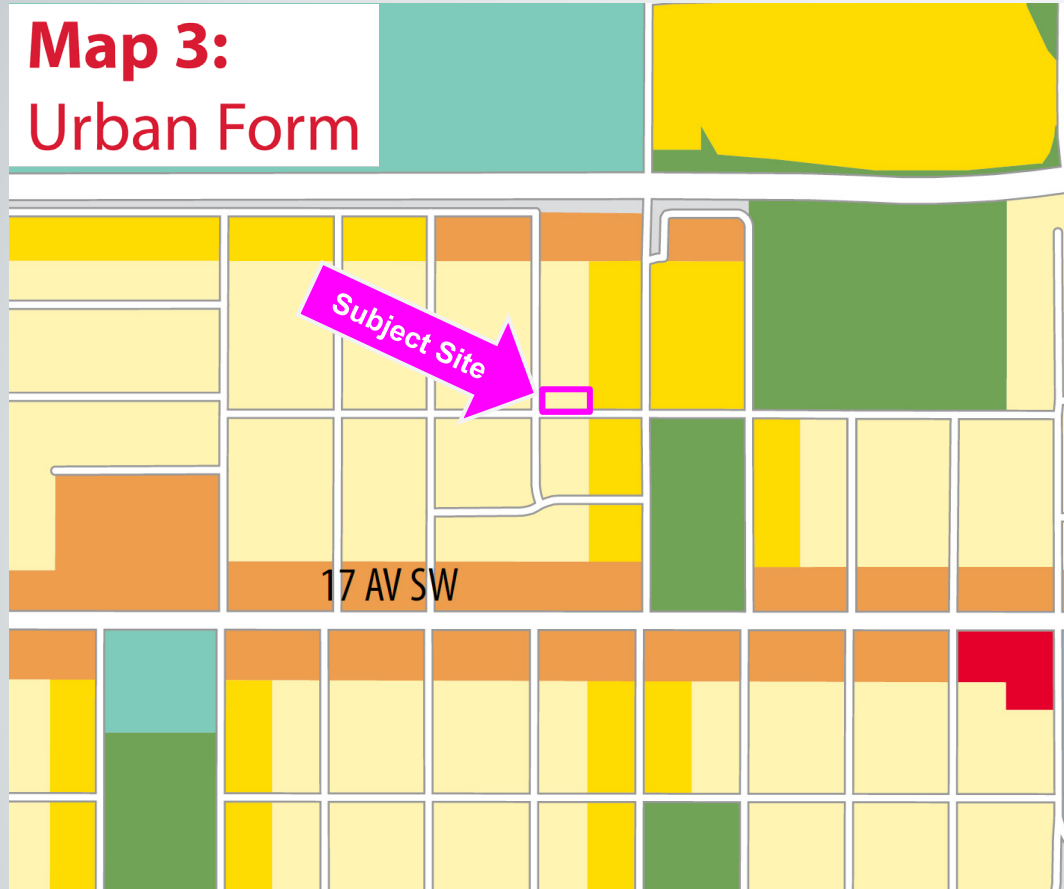
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Supplementary Slides





Map 3: Urban Form

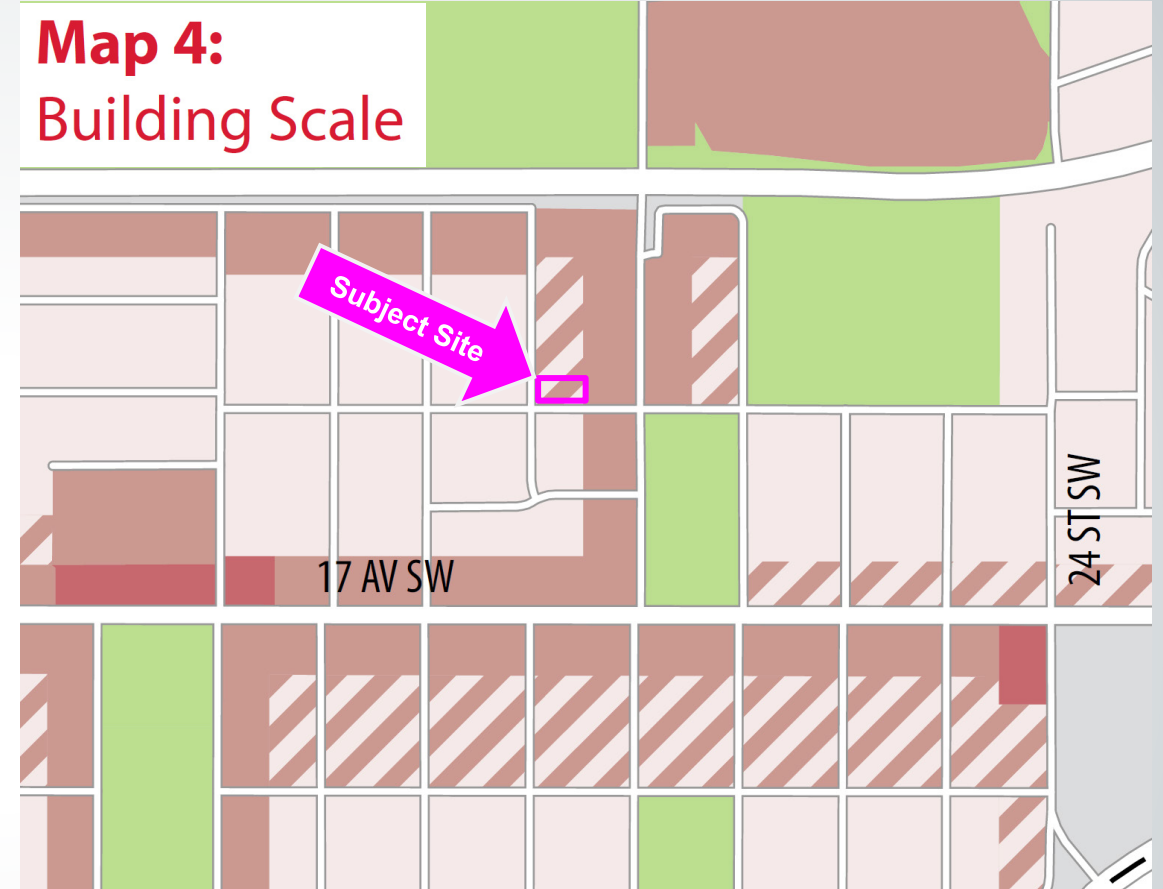


Legend

Urban Form

- | | | |
|---|---|---|
| ■ Neighbourhood Commercial | ■ Neighbourhood Local | ■ Parks and Open Space |
| ■ Neighbourhood Flex | ■ Commercial Centre | ■ City Civic and Recreation |
| ■ Neighbourhood Connector | ■ Commercial Corridor | ■ Regional Campus |
| | ■ Natural Areas | ■ No Urban Form Category |

Map 4: Building Scale



Legend

- | | |
|--|---|
| ■ Limited (up to 3 Storeys) | ■ High (up to 26 Storeys) |
| ■ Low - Modified (up to 4 Storeys) | ■ No Scale Modifier |
| ■ Low (up to 6 Storeys) | ■ Parks, Civic and Open Space |
| ■ Mid (up to 12 Storeys) | — Plan Area Boundary |