



**LOC2023-0251 / CPC2023-1255**

**Land Use Amendment**

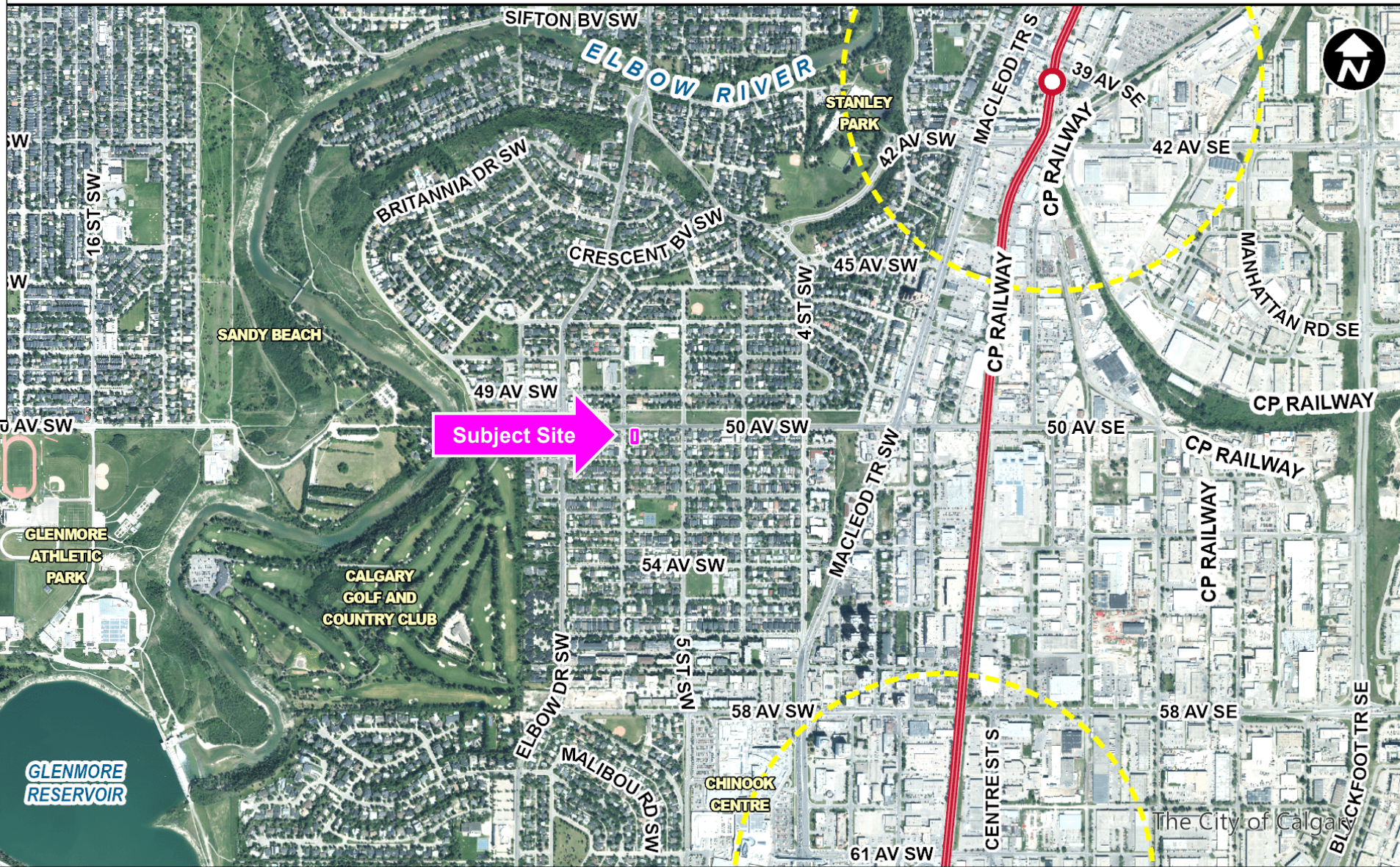
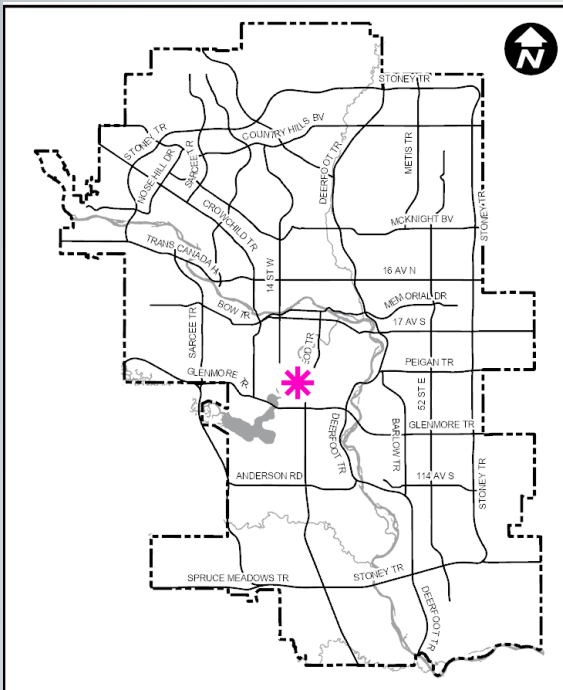
February 6, 2024

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 44D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 635 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 17 and 18) 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)

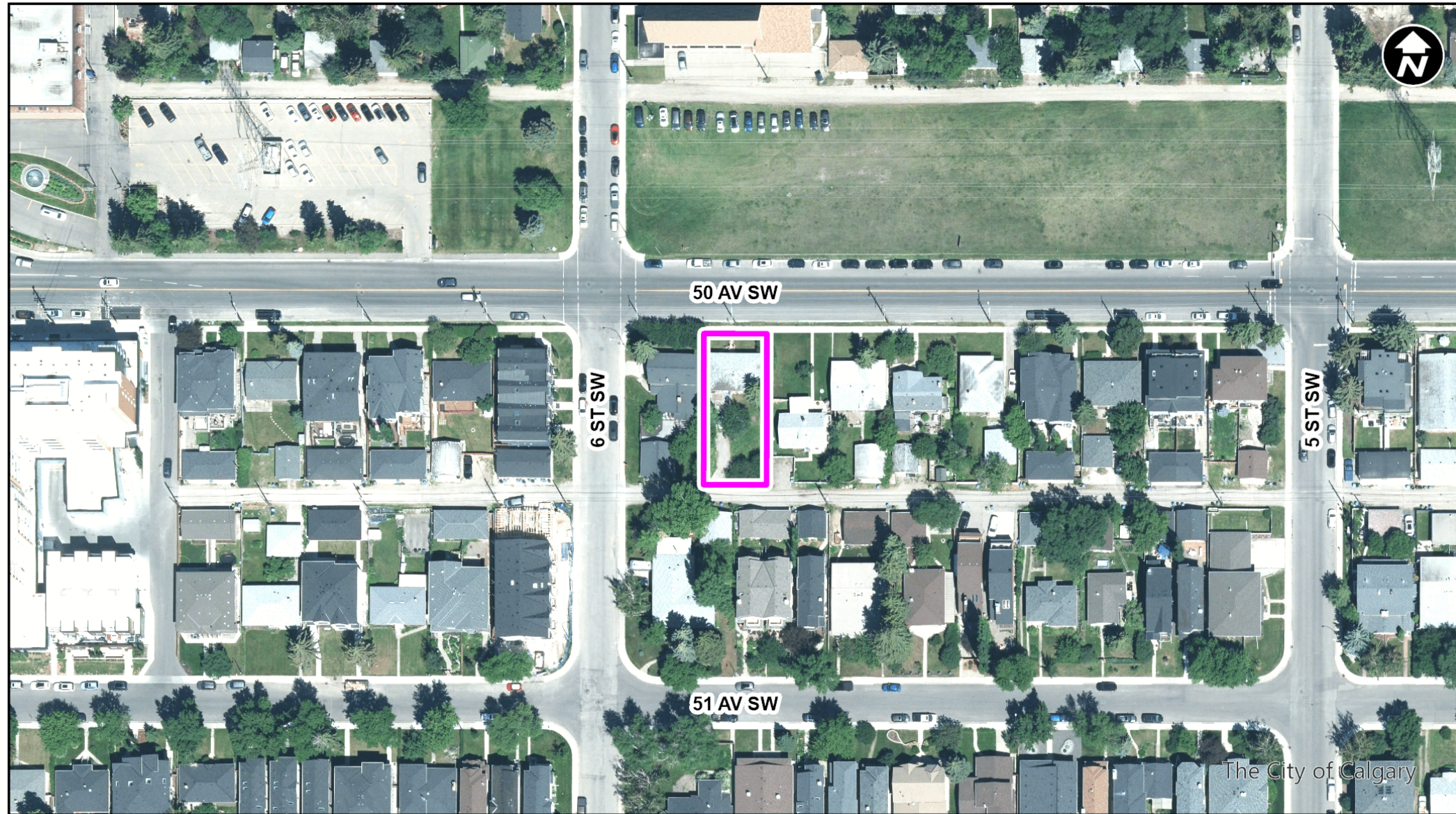
## LRT Line

- Blue
- Blue/Red
- Red

## Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





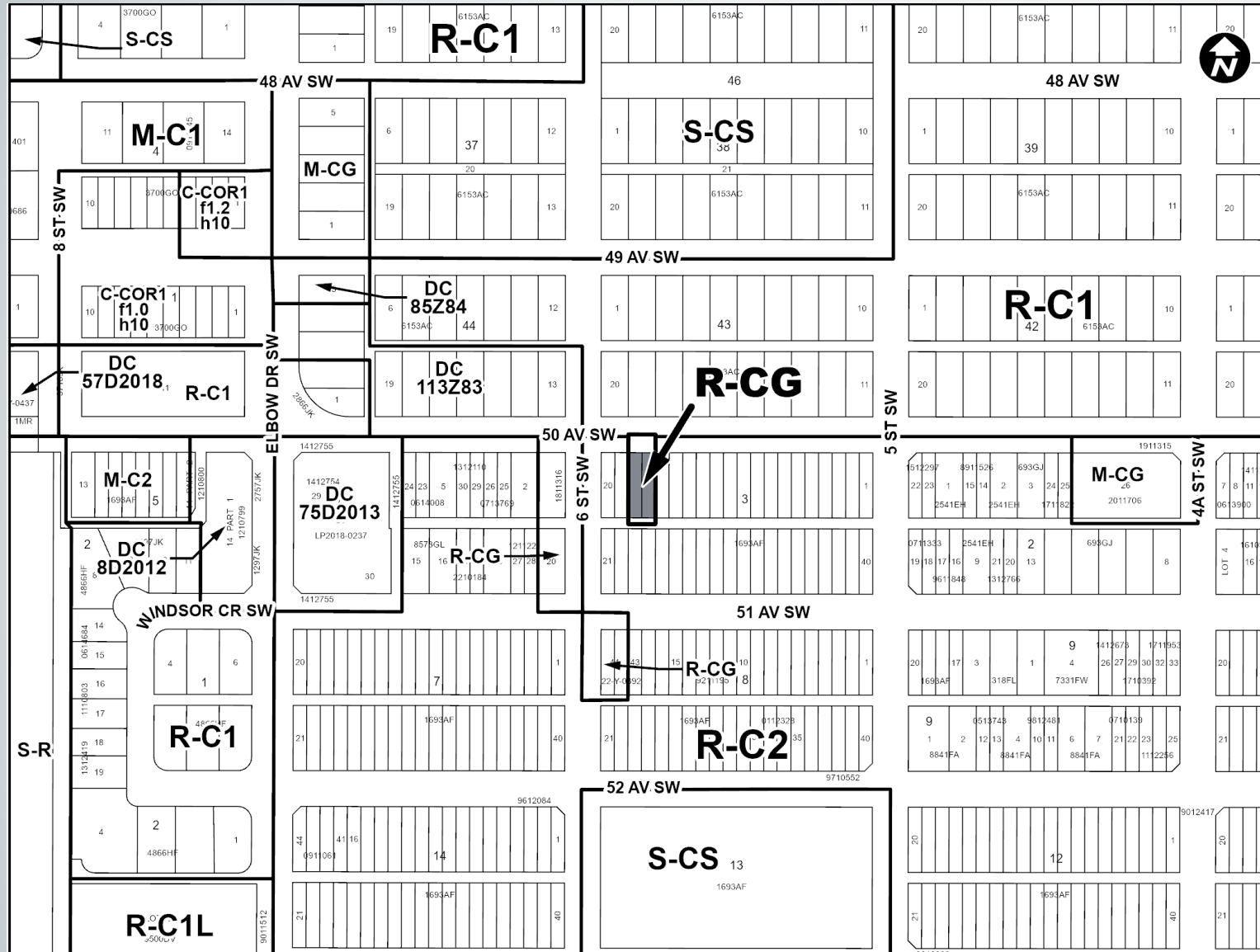
Parcel Size:

0.06 ha  
17m x 37m



- 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





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

- Grade-oriented development (single-detached, semi-detached, duplex, townhouse, rowhouse, secondary suite)
- Maximum building height of 11.0 metres
- Maximum density of 75 units per hectare (four dwelling units and four secondary suites)

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## Supplementary Slides





**View from 50 Avenue SW**



**View from rear lane**



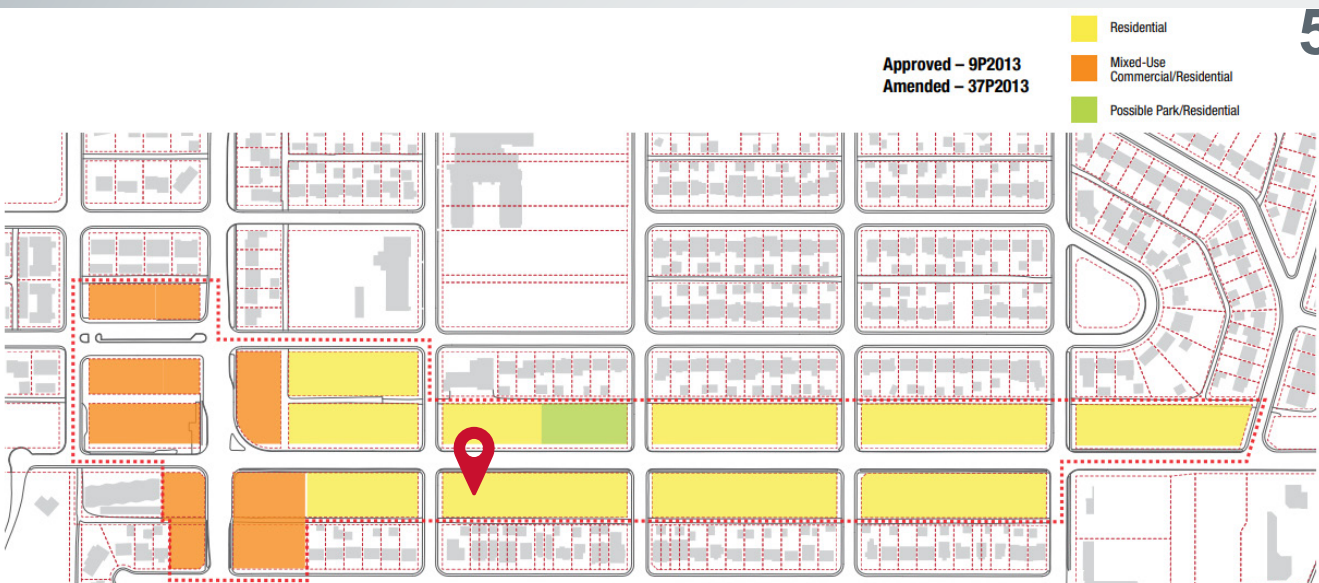


Figure 11. General Land Use

Figure 16. Regulating Plan

