



Public Hearing of Council

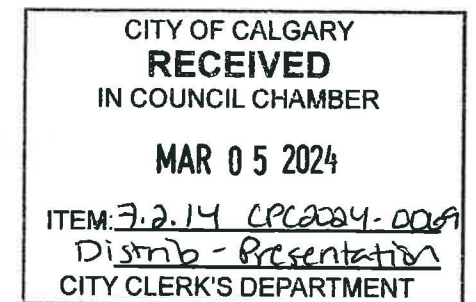
Agenda Item: 7.2.14



LOC2023-0320 / CPC2024-0069

Land Use Amendment

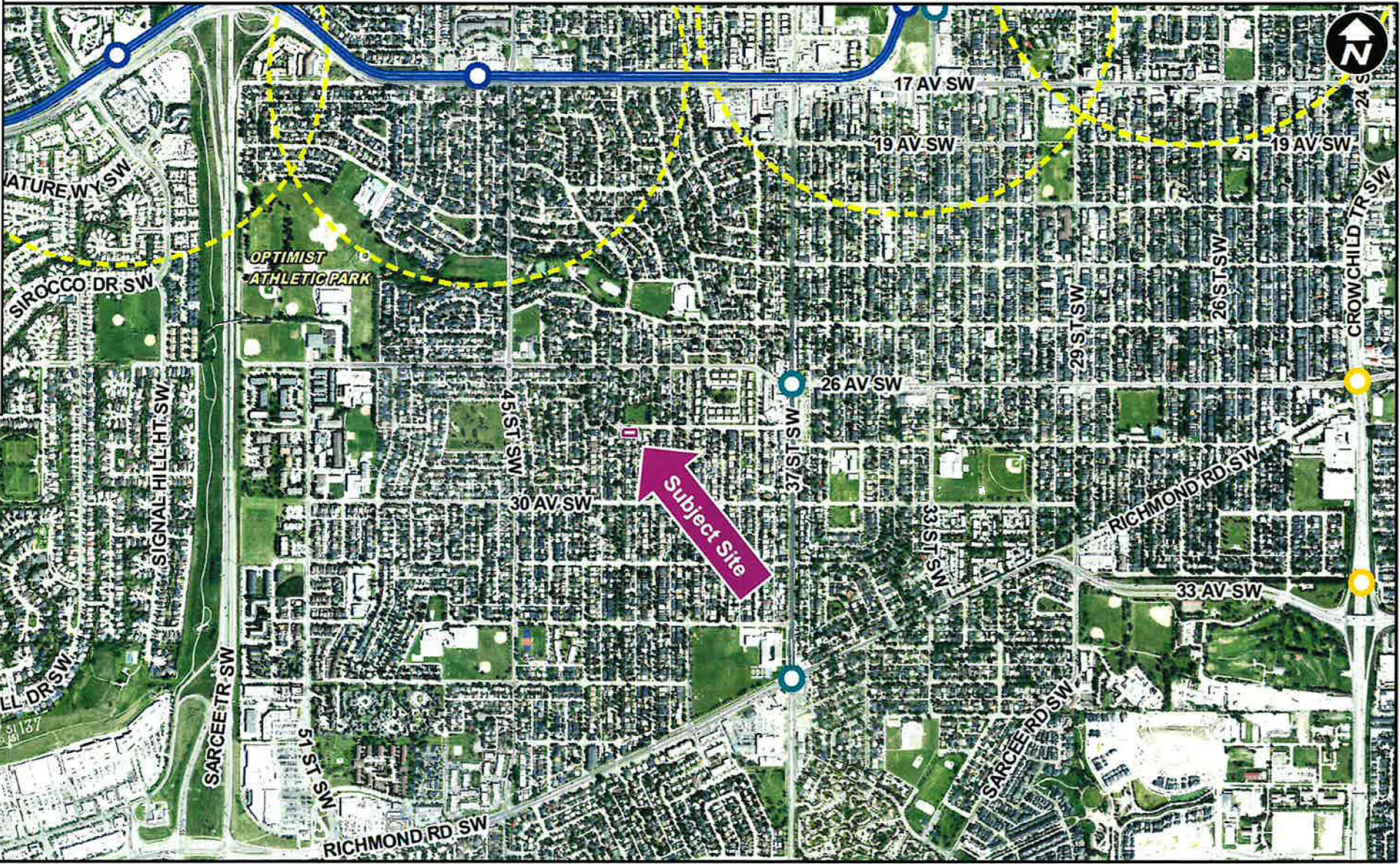
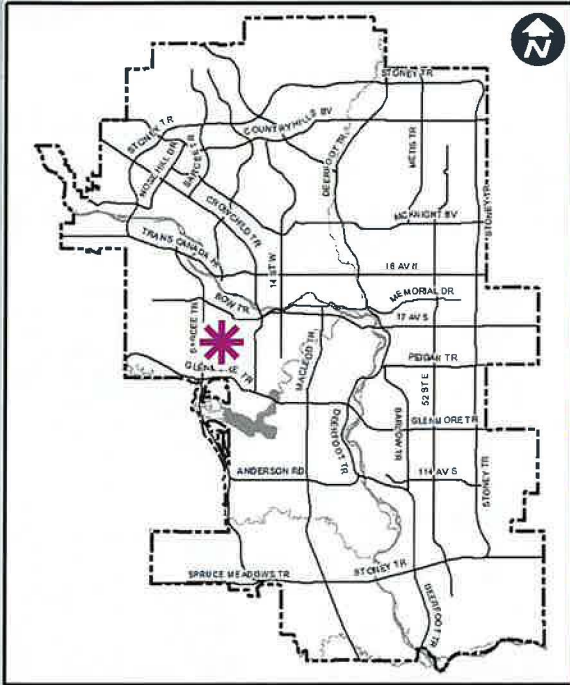
March 5, 2024



Calgary Planning Commission's Recommendation:

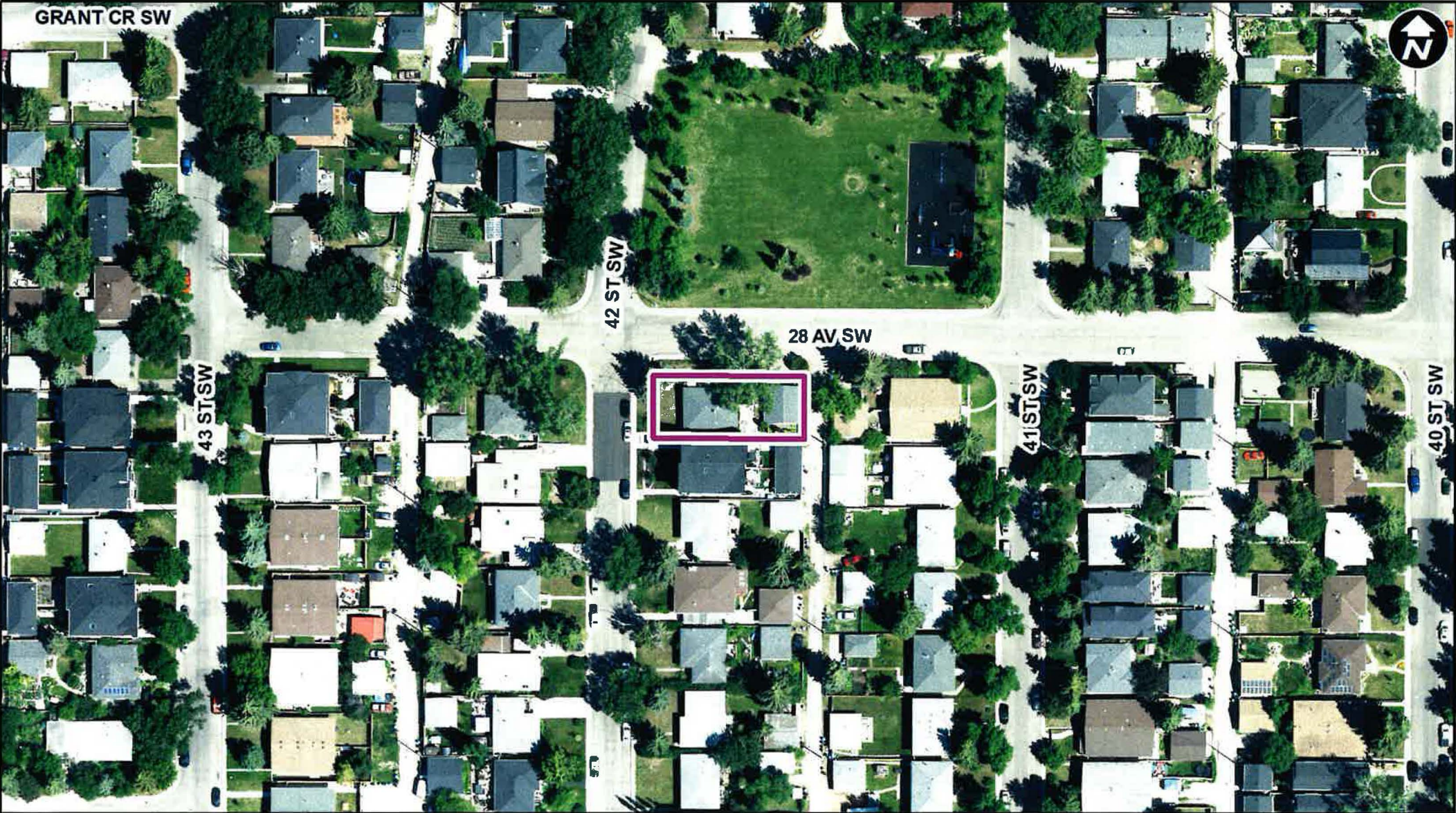
That Council:

Give three readings to **Proposed Bylaw 77D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2804 – 42 Street SW (Plan 7636HK, Block 28, Lot 1) 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

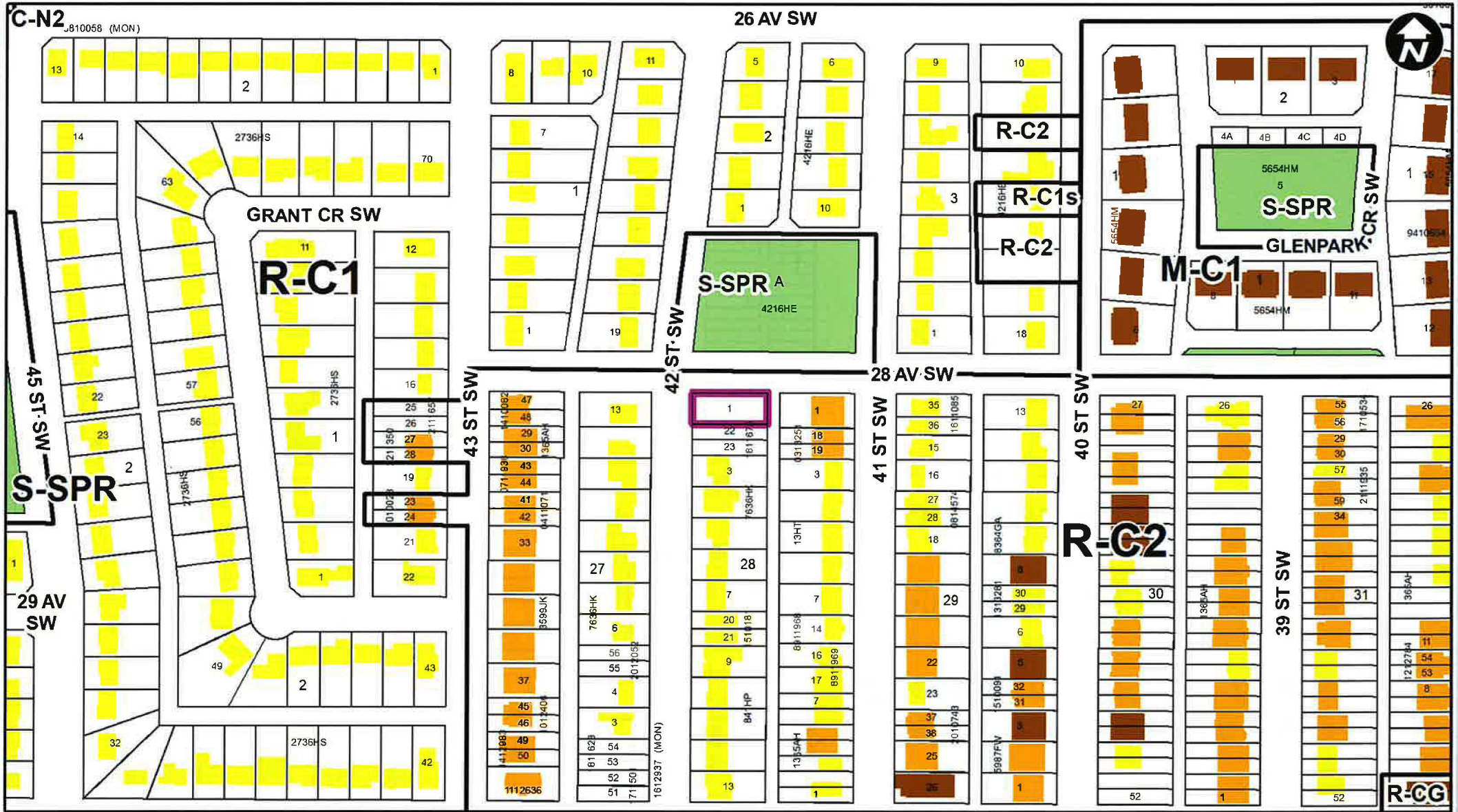


Parcel Size:

0.06 ha
37 m x 15 m

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:

- Allows up to 4 dwelling units
- Maximum building height of 11 metres (approximately 2 storeys)
- Secondary suites are a permitted use

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Existing Land Use Map





