



Public Hearing of Council

Agenda Item: 7.2.7

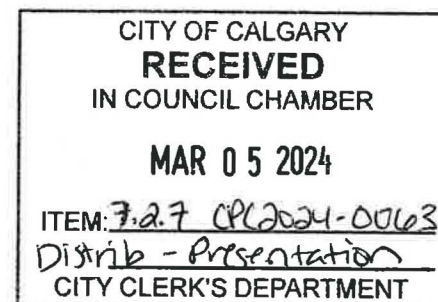
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LOC2023-0328 / CPC2024-0063

Land Use Amendment

March 5, 2024



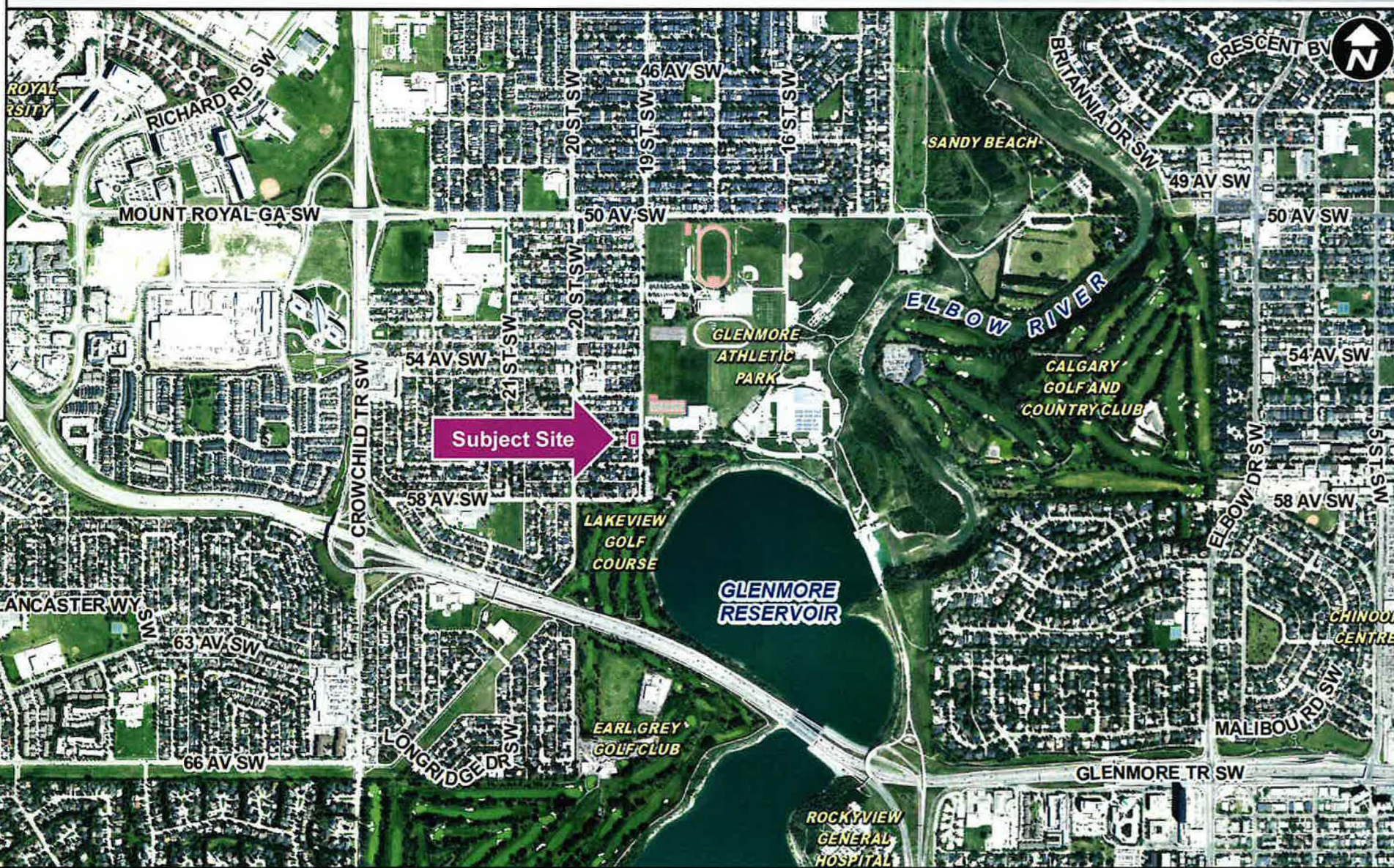
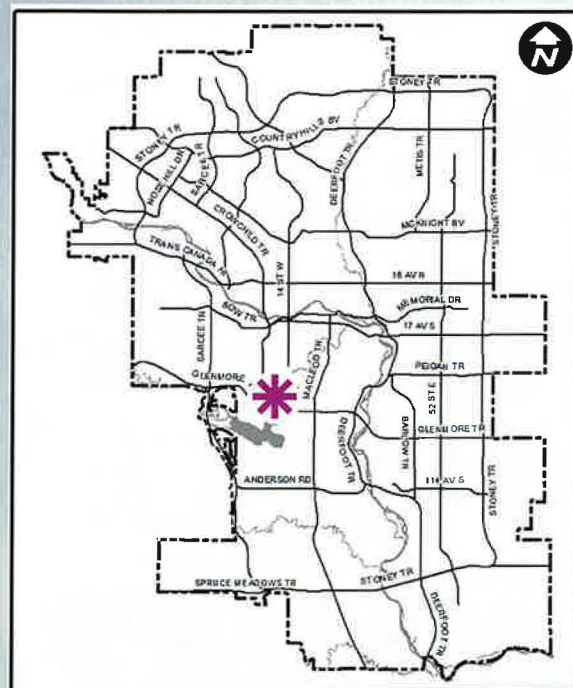
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 78D2024** for the redesignation of 0.08 hectares $\pm$ (0.21 acres $\pm$) located at 2001 – 56 Avenue SW (Plan 4010AK, Block 26, Lots 20 to 22) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District and Residential – Grade-Oriented Infill (R-CG) District.

Location Maps

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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

Location Map 4



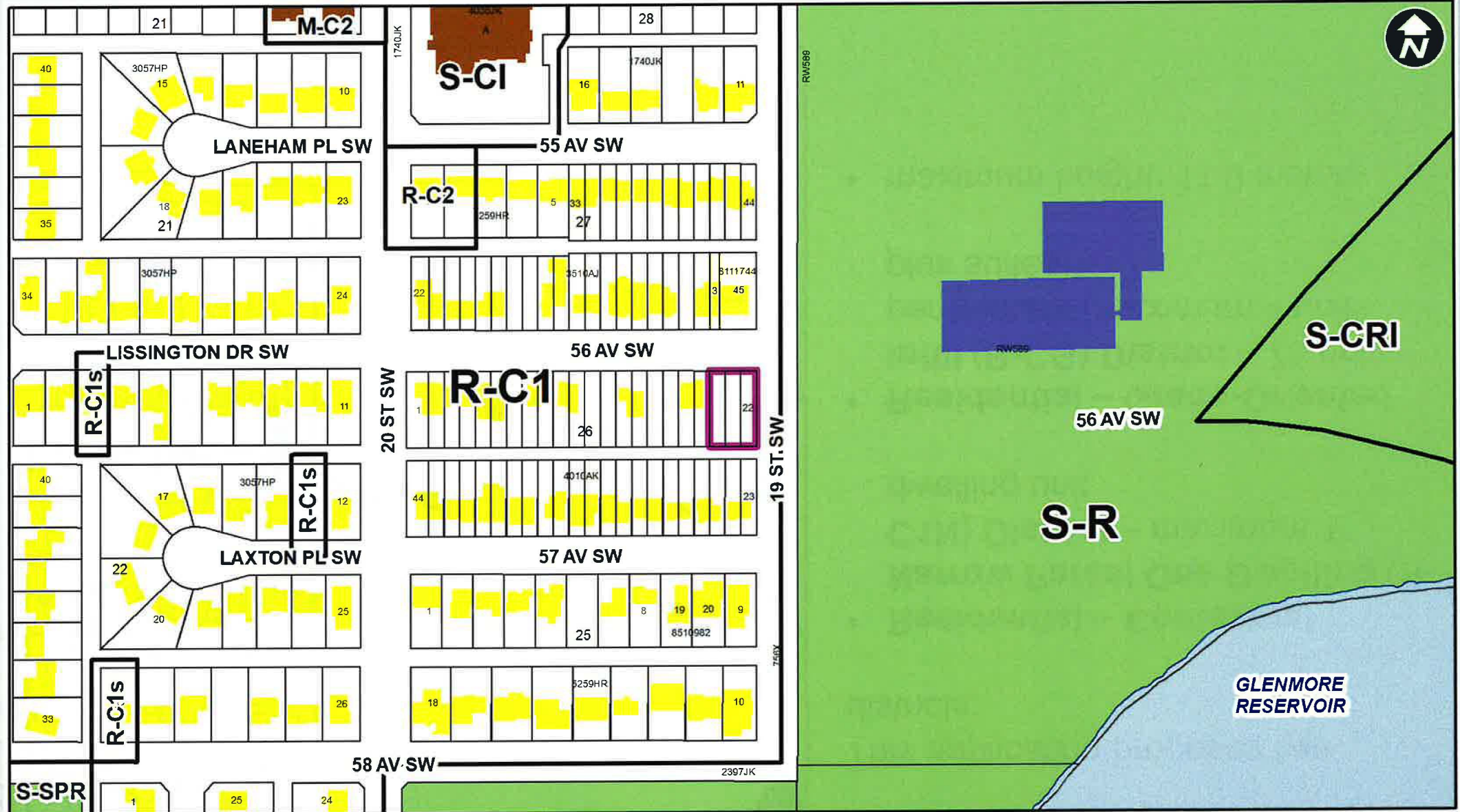
Parcel Size:

0.08 ha
23 m x 37 m

Surrounding Land Use 5

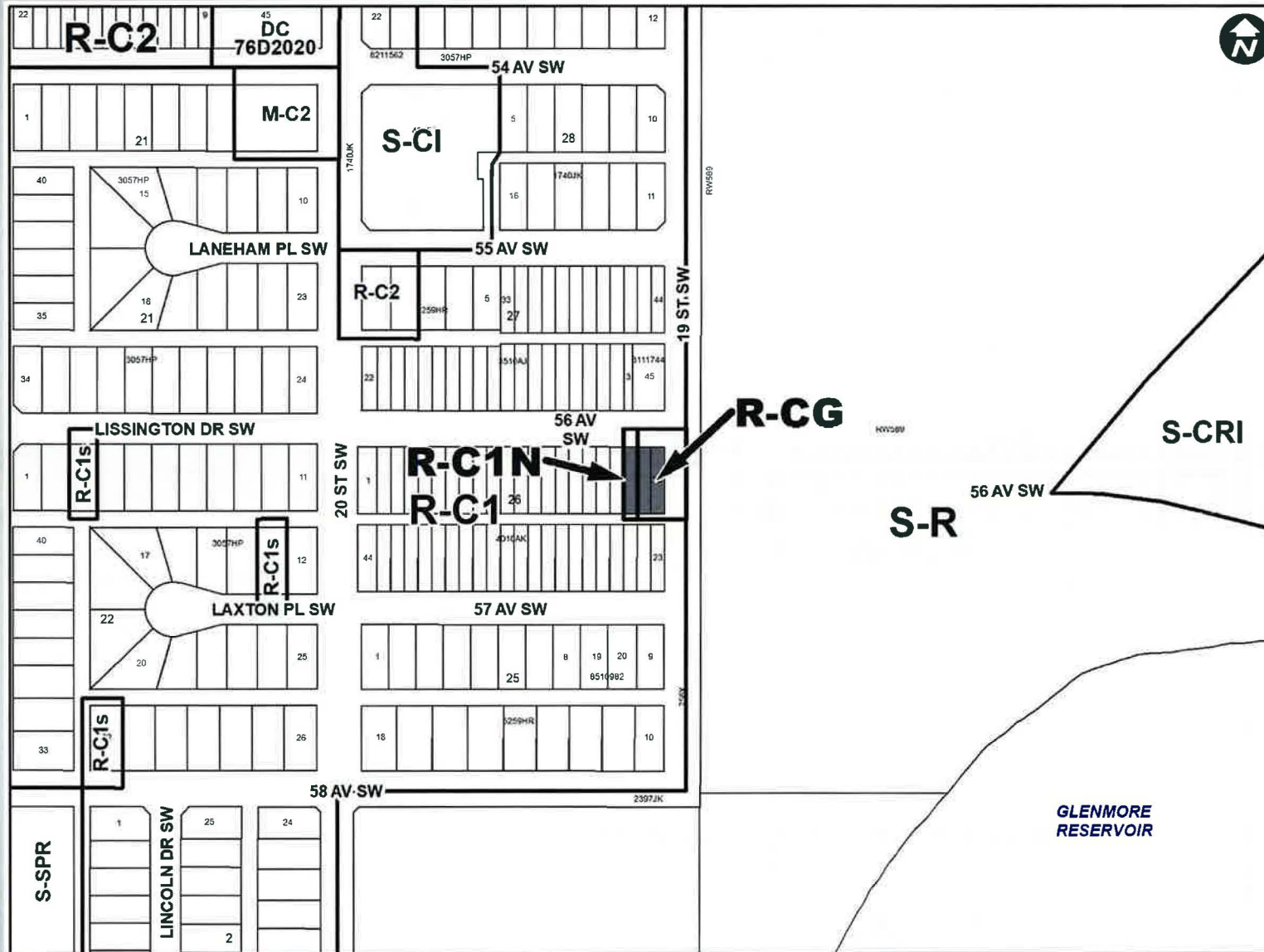
LEGEND

-  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 Land Use Map

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This application proposes two districts:

- **Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District** – maximum 1 dwelling unit
- **Residential – Grade-Oriented Infill (R-CG) District** – 75 units per hectare (maximum 4 units, plus suites)
- maximum height: 11.0 metres

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Supplementary Slides

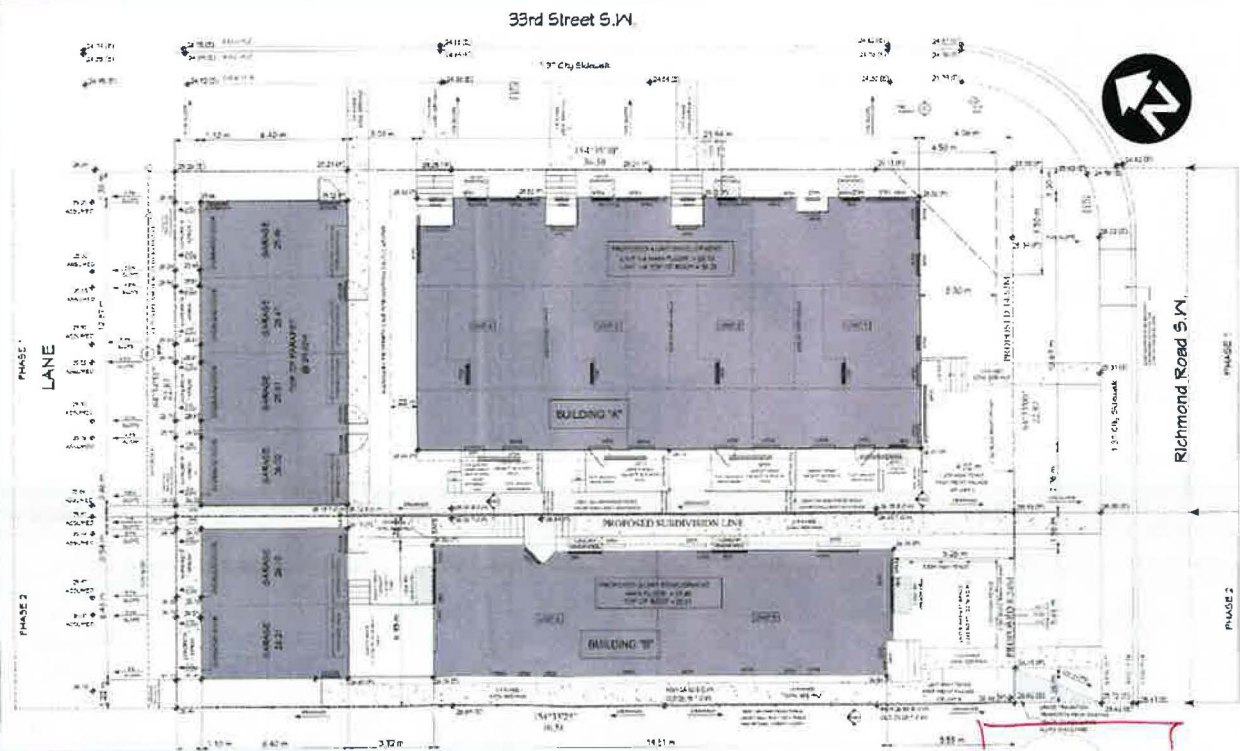


Looking south from 56 Avenue SW



Looking west from 19 Street SW





Existing Land Use Map 13

