



# Public Hearing of Council

## Agenda Item: 7.2.28



# LOC2023-0306 / CPC2024-0097

## Land Use Amendment

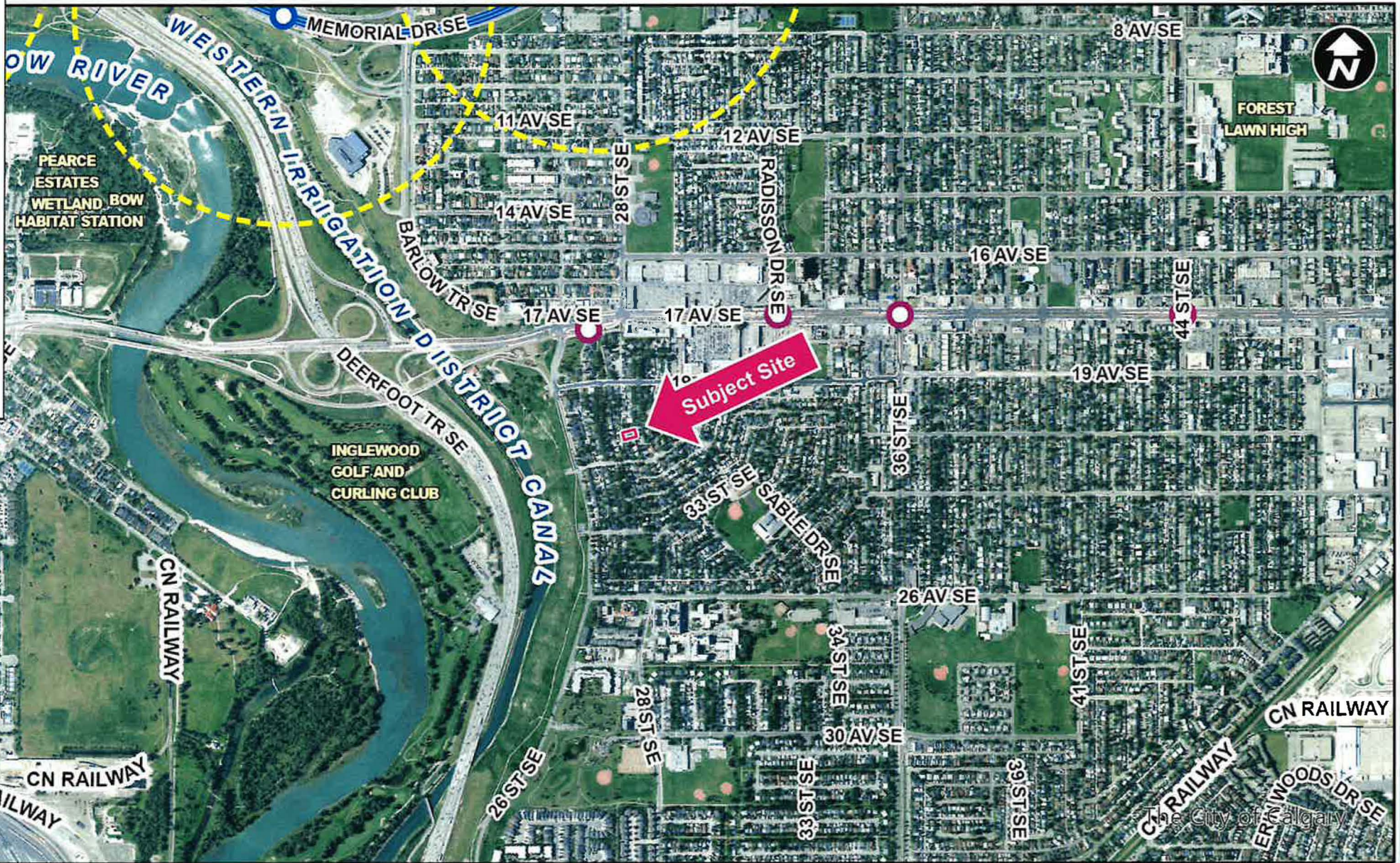
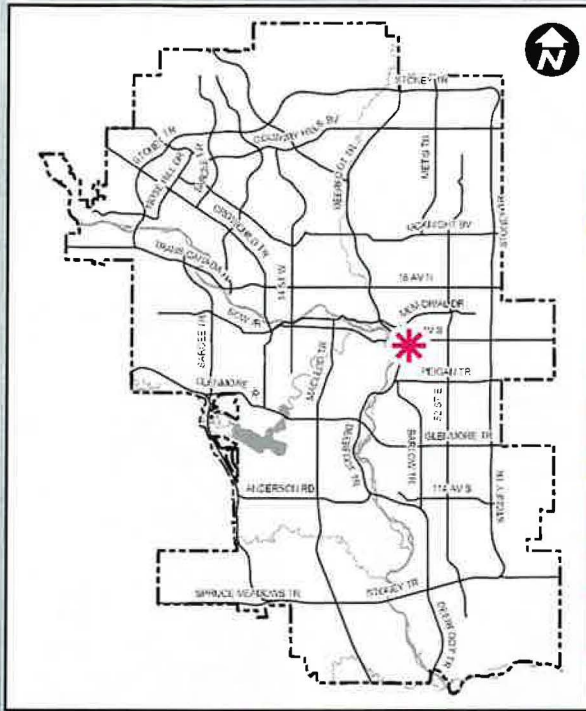
April 9, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
APR 09 2024  
  
ITEM: 7.2.28 CPC2024-0097  
DISTRICT-PRESENTATION  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 92D2024** for the redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 2029 – 28 Street SE (Plan 3244GR, Block 16, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) 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

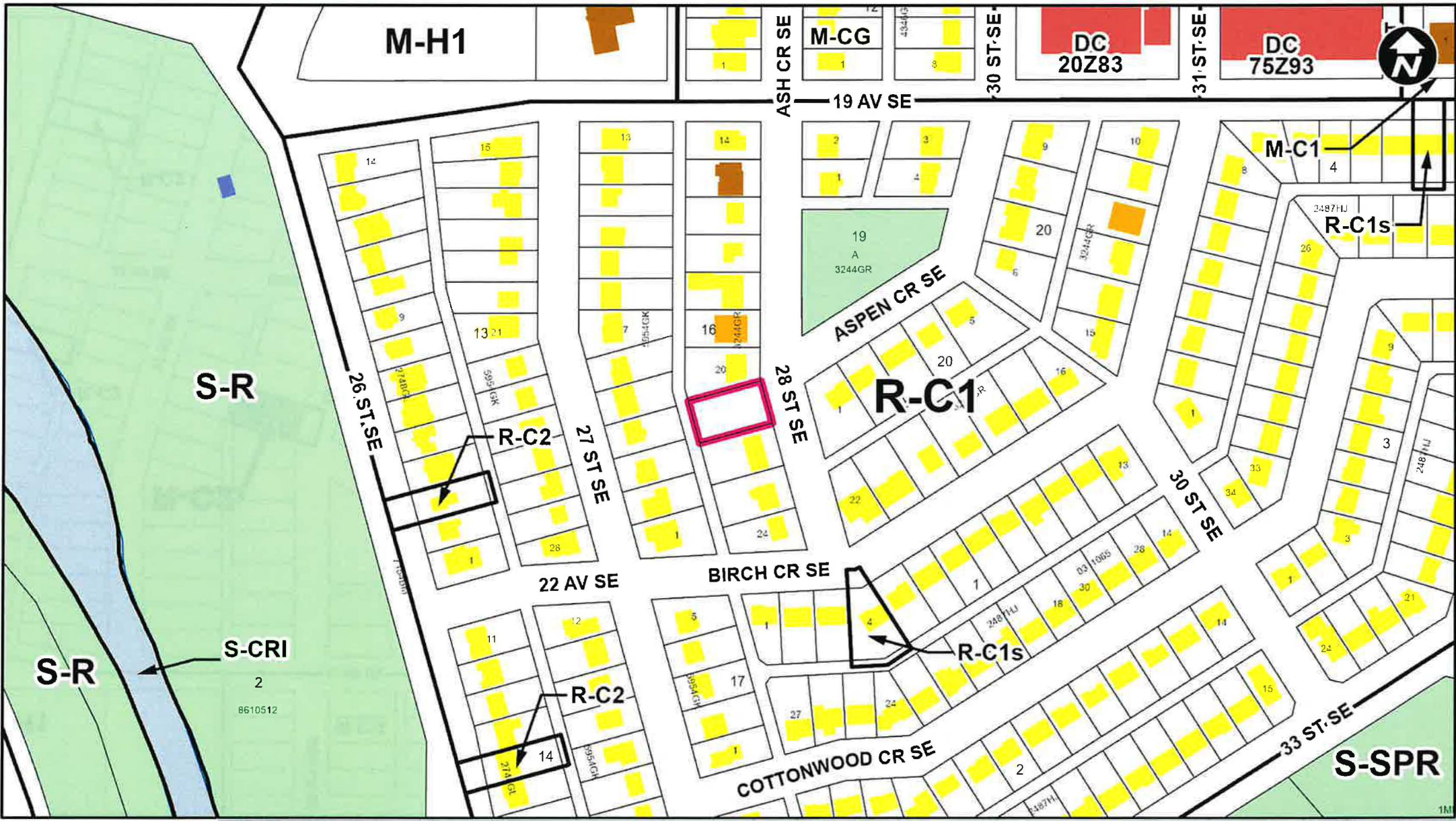


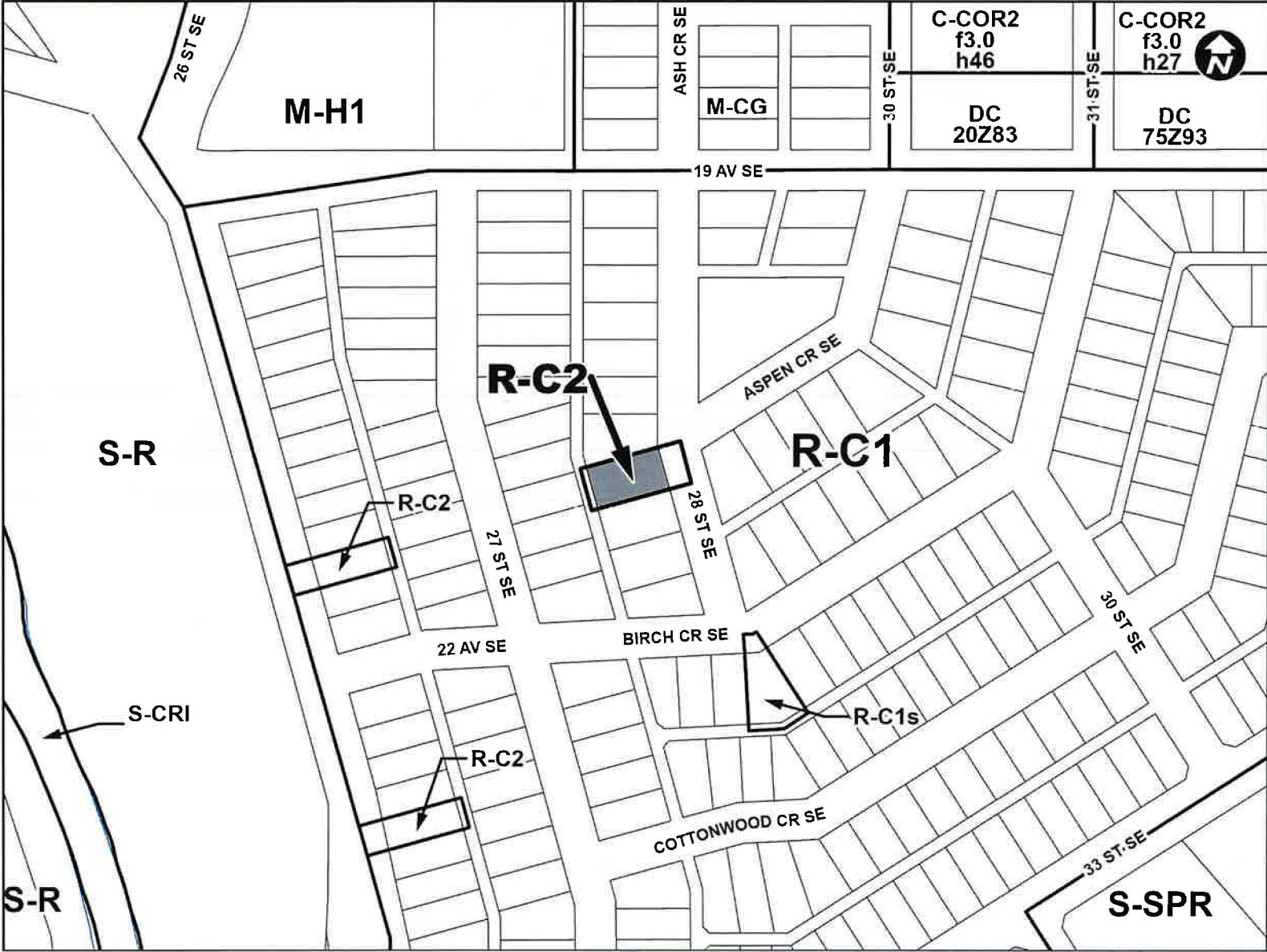
Parcel Size:

0.08 ha  
21m x 37m

# 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 – Contextual One/Two Dwelling (R-C2) District:**

- Allows for single detached, semi-detached and duplex dwellings
- Maximum building height of 10 metres
- Maximum of two dwelling units

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## Supplementary Slides





