



Public Hearing of Council

Agenda Item: 7.2.22



LOC2023-0362 / CPC2024-0107

Land Use Amendment

April 9, 2024

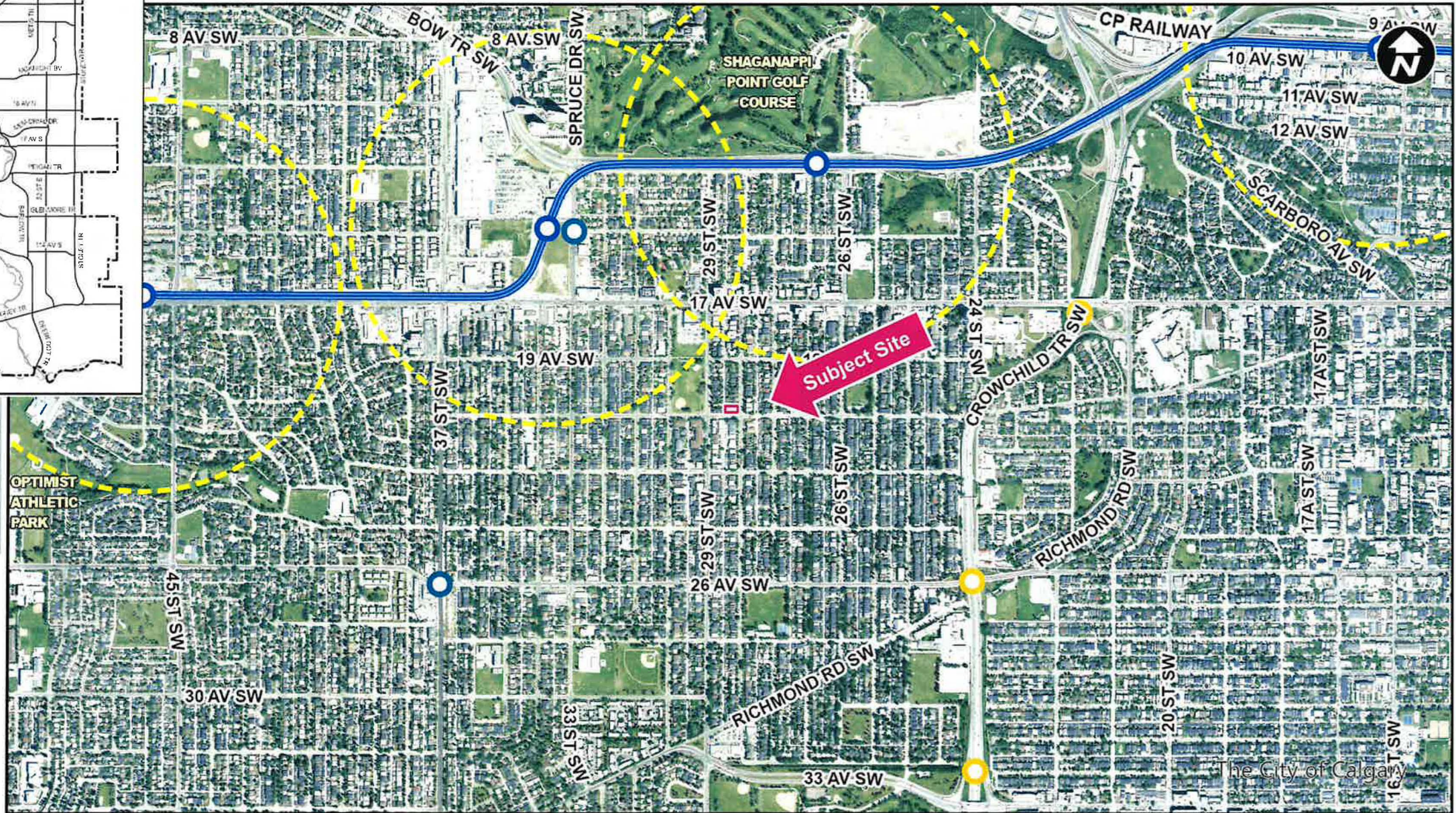
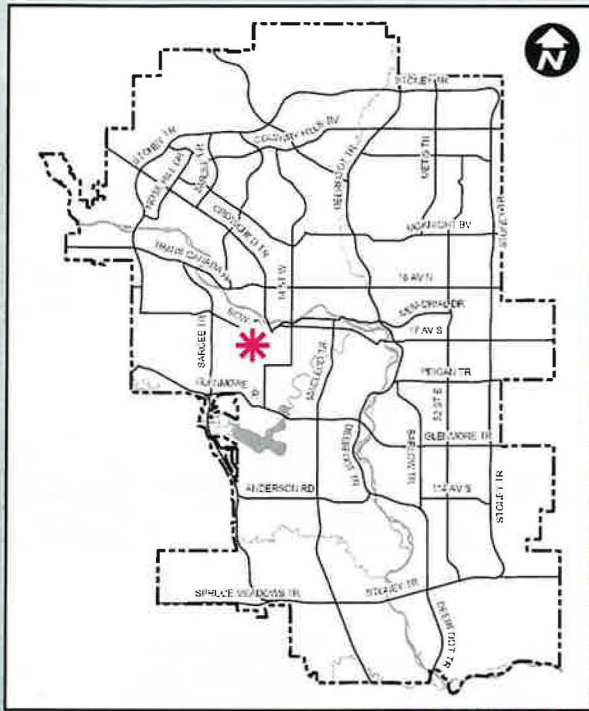
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.22 CPC2024-0107
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 104D2024** for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 2037 – 28 Street SW (Plan 5661O, Block 9, Lots 19, 20, and portion of lot 18) from Direct Control (DC) 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



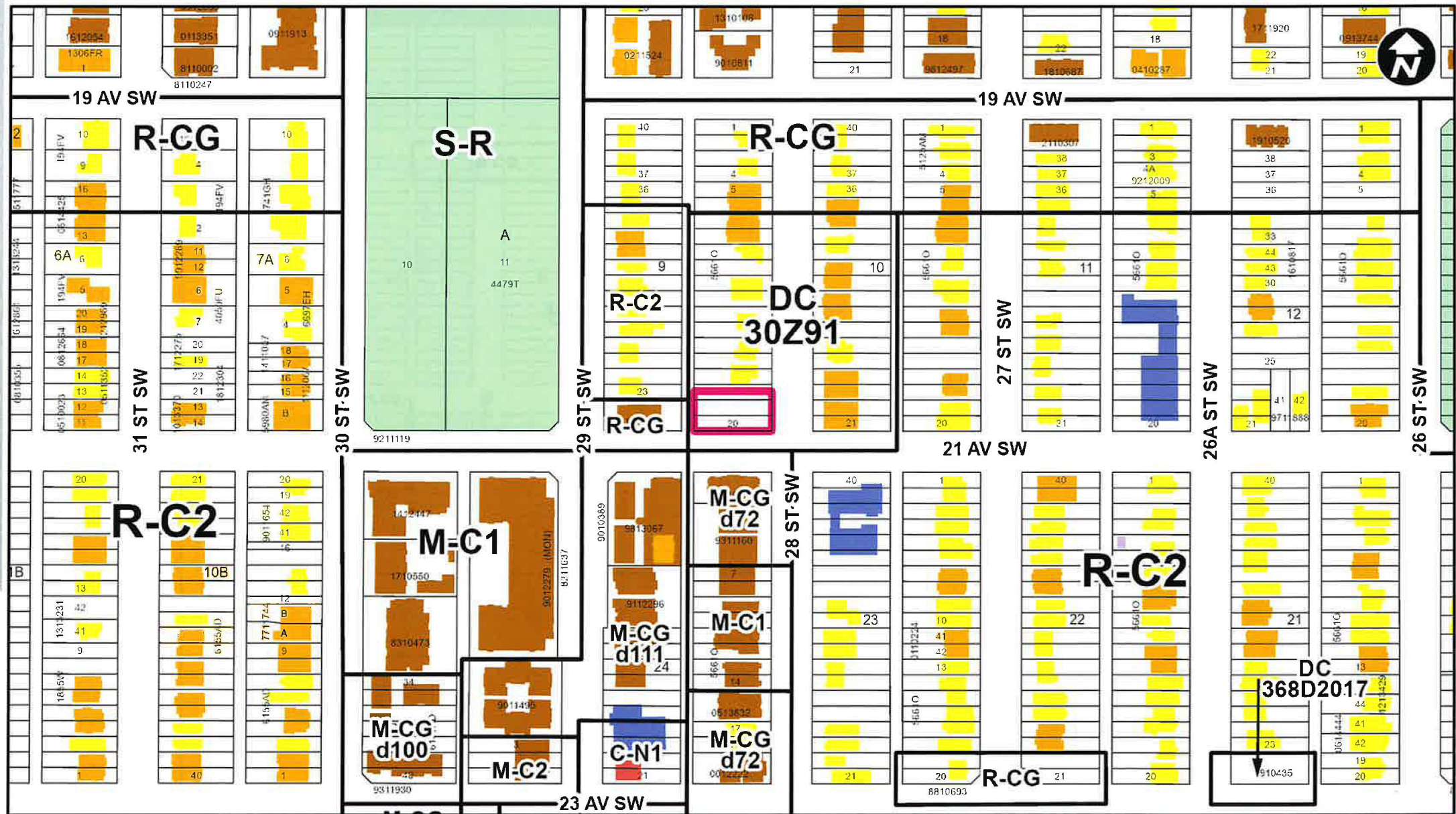
Parcel Size:

0.07 ha
37m x 15m

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 Land Use Map



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

- Allows for grade-oriented buildings like rowhouses, townhouses, duplexes, semi-detached and cluster housing, with secondary or backyard suites
- Maximum building height of 11 metres
- Maximum density of 75 units per hectare (5 units, plus suites)

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Supplementary Slides



