



# Public Hearing of Council

## Agenda Item: 7.2.23



# LOC2022-0061 / CPC2024-0207

## Land Use Amendment

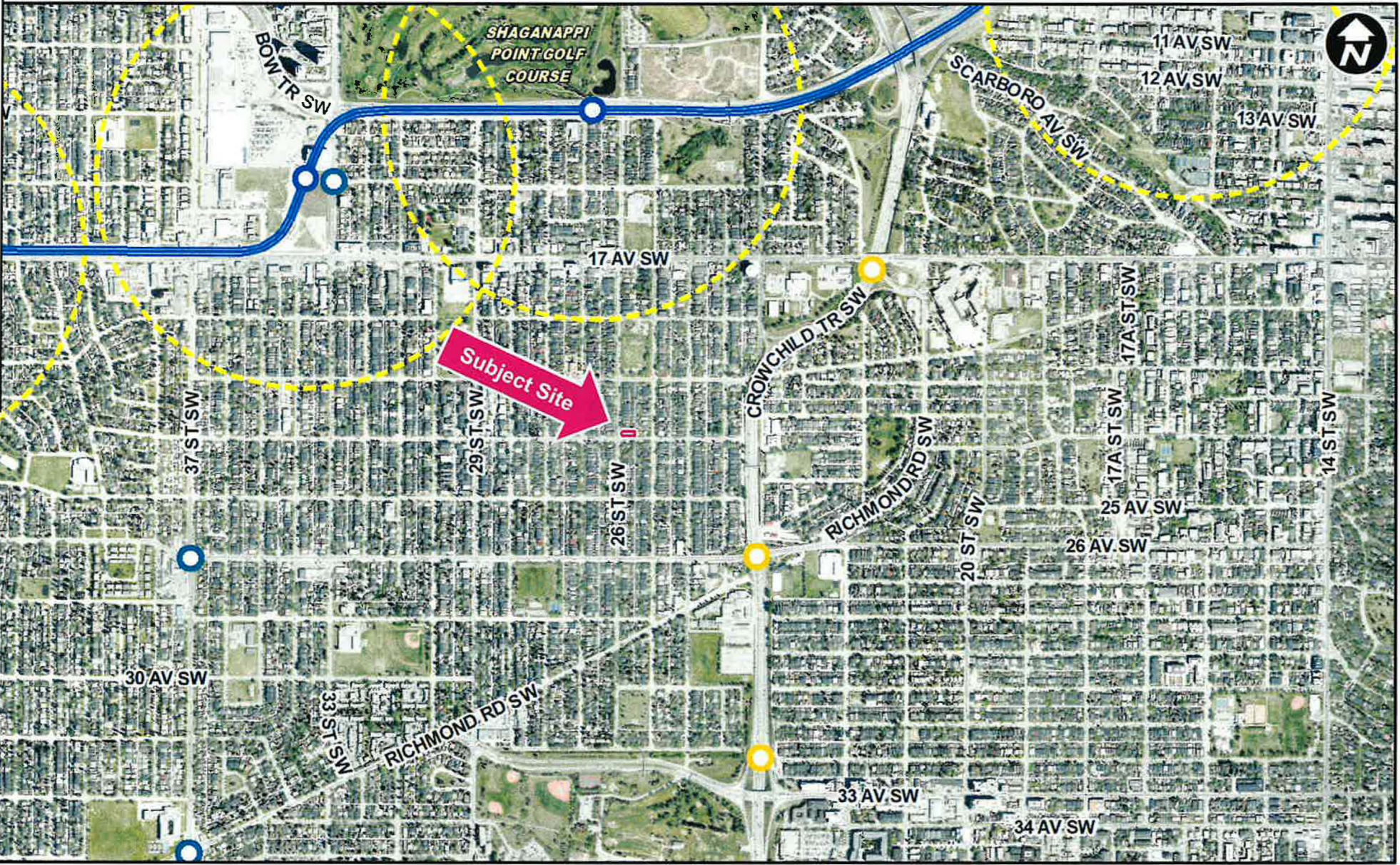
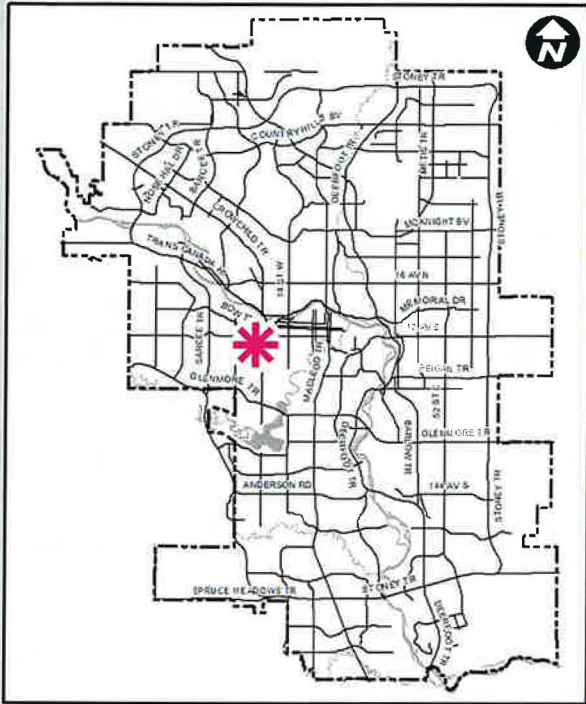
April 9, 2024

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
APR 09 2024  
ITEM: 7.2.23 CPC2024-0207  
DISTRIB-PRESENTATION  
CITY CLERK'S DEPARTMENT

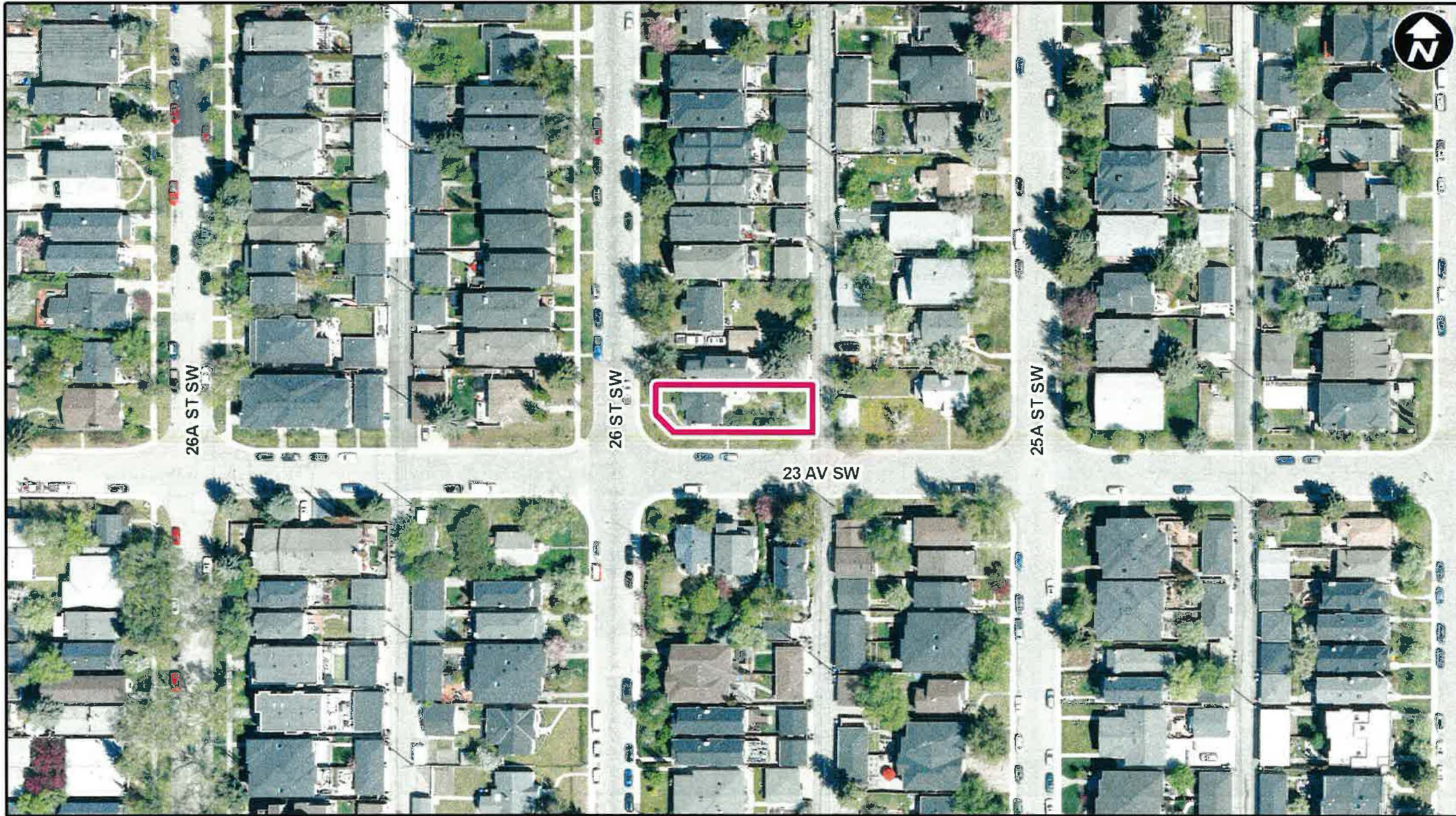
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 107D2024** for the redesignation of 0.04 hectares  $\pm$  (0.11 acres  $\pm$ ) located at 2240 – 26 Street SW (Plan 5661O, Block 20, Lots 21 and 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



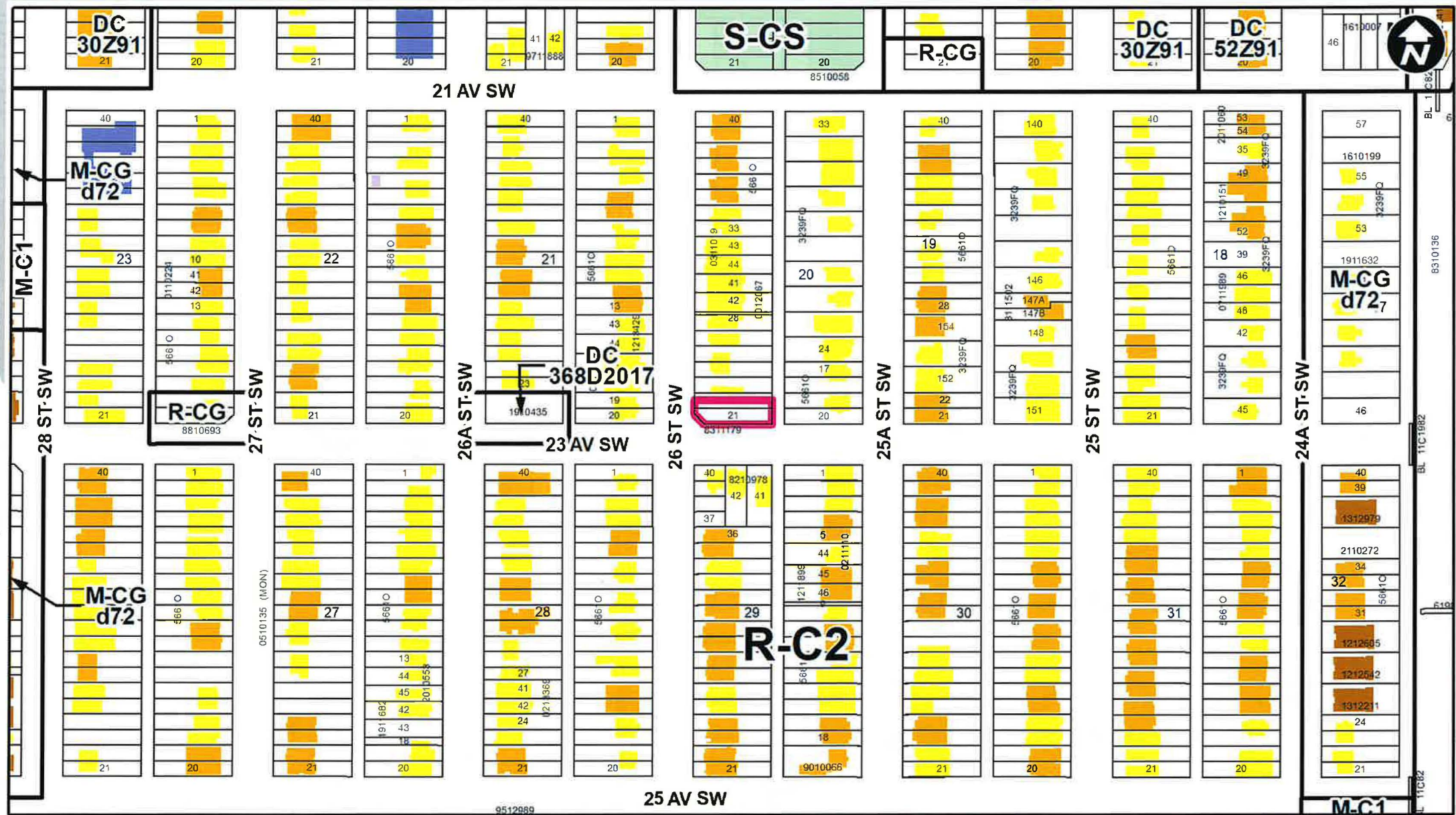
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow



Parcel Size:

0.04 ha  
13m x 38m

- LEGEND**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - 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 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 (3 units)

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# Supplementary Slides



# Alignment with Westbrook Communities Local Area Plan (LAP)



**Urban Form**

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



View from 26 Street SW



Side View from 23 Avenue SW



Side view of existing garage and lane, accessed from 23 Avenue SW

