



Public Hearing of Council

Agenda Item: 7.2.14



LOC2023-0399 / CPC2024-0286

Land Use Amendment

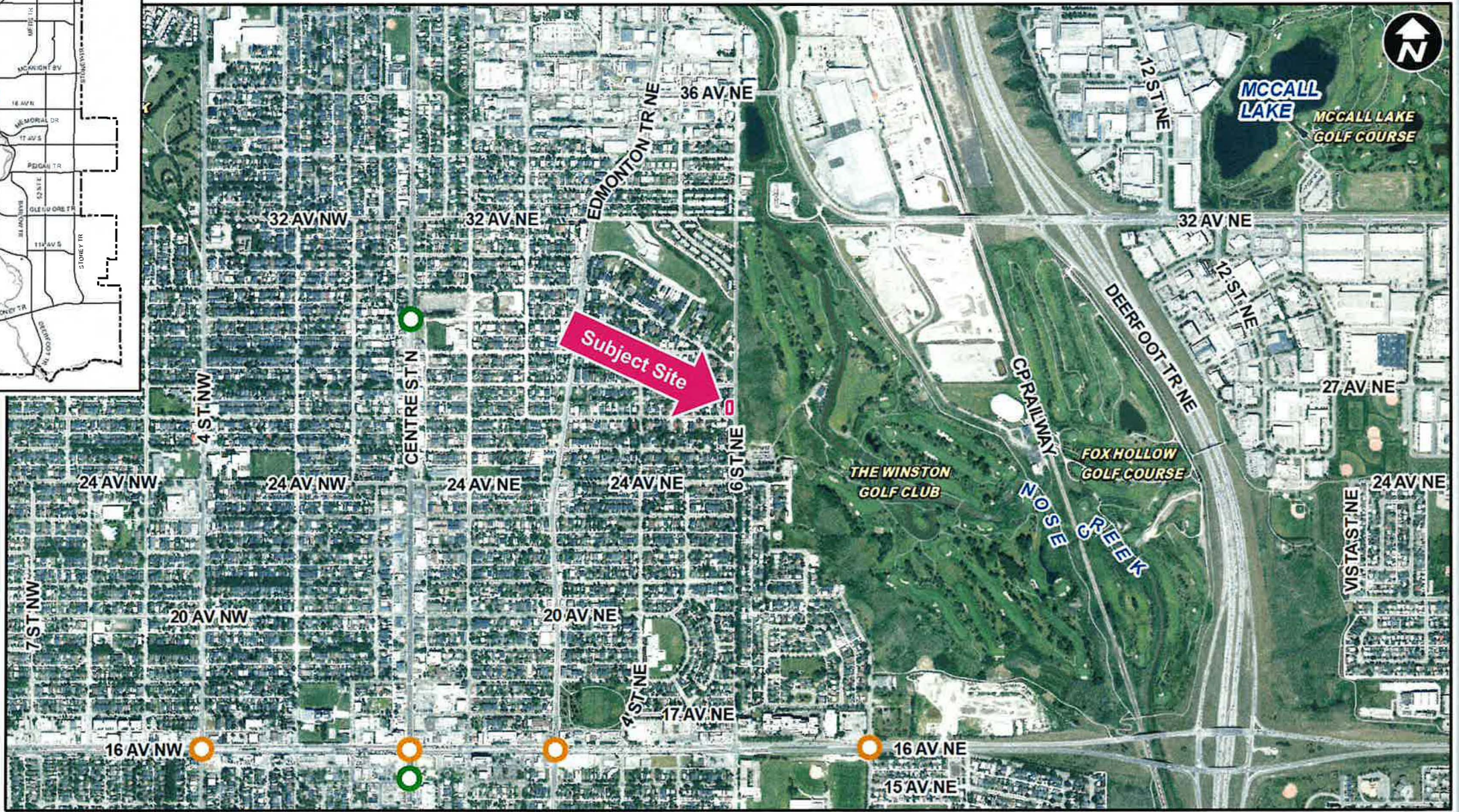
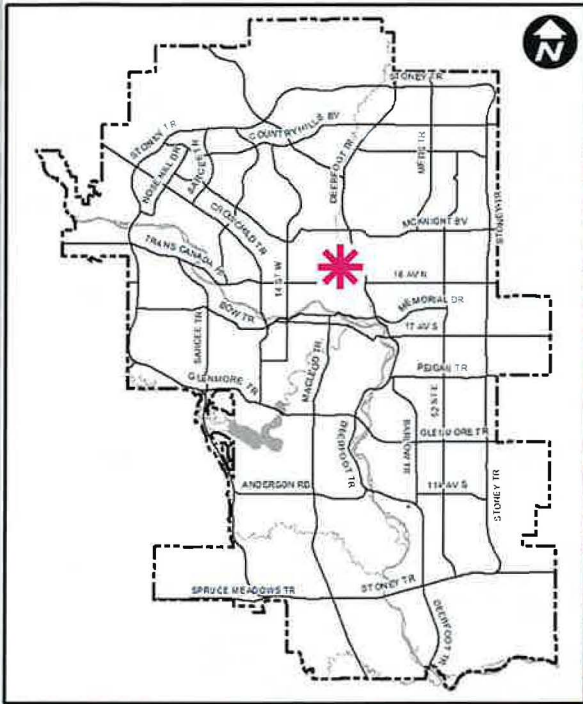
May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.14 CPC2024-0286
Distrib - Presentation
CITY CLERK'S DEPARTMENT

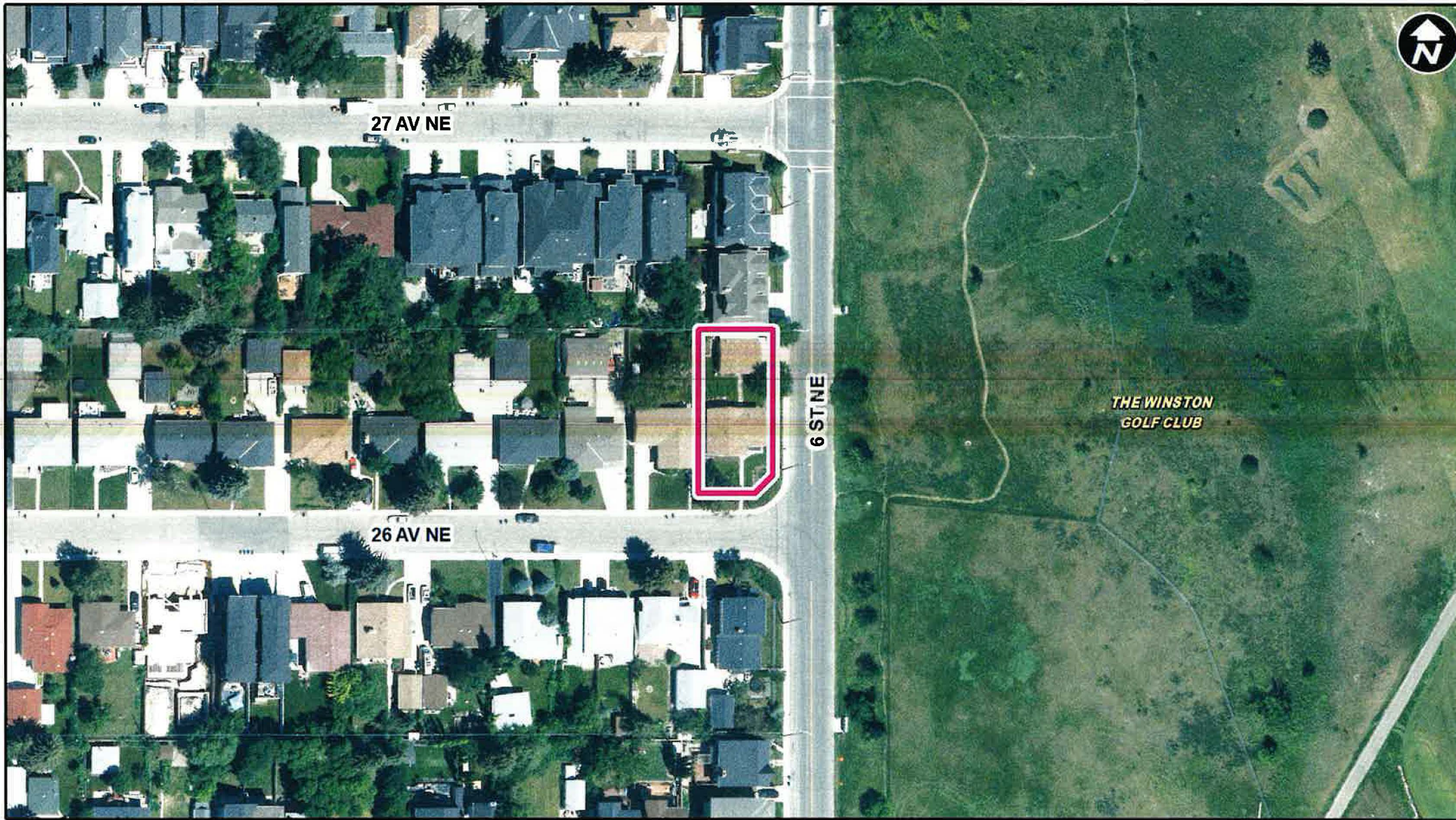
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 126D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) at 632 – 26 Avenue NE (Plan 770JK, Block 6A, Lot 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



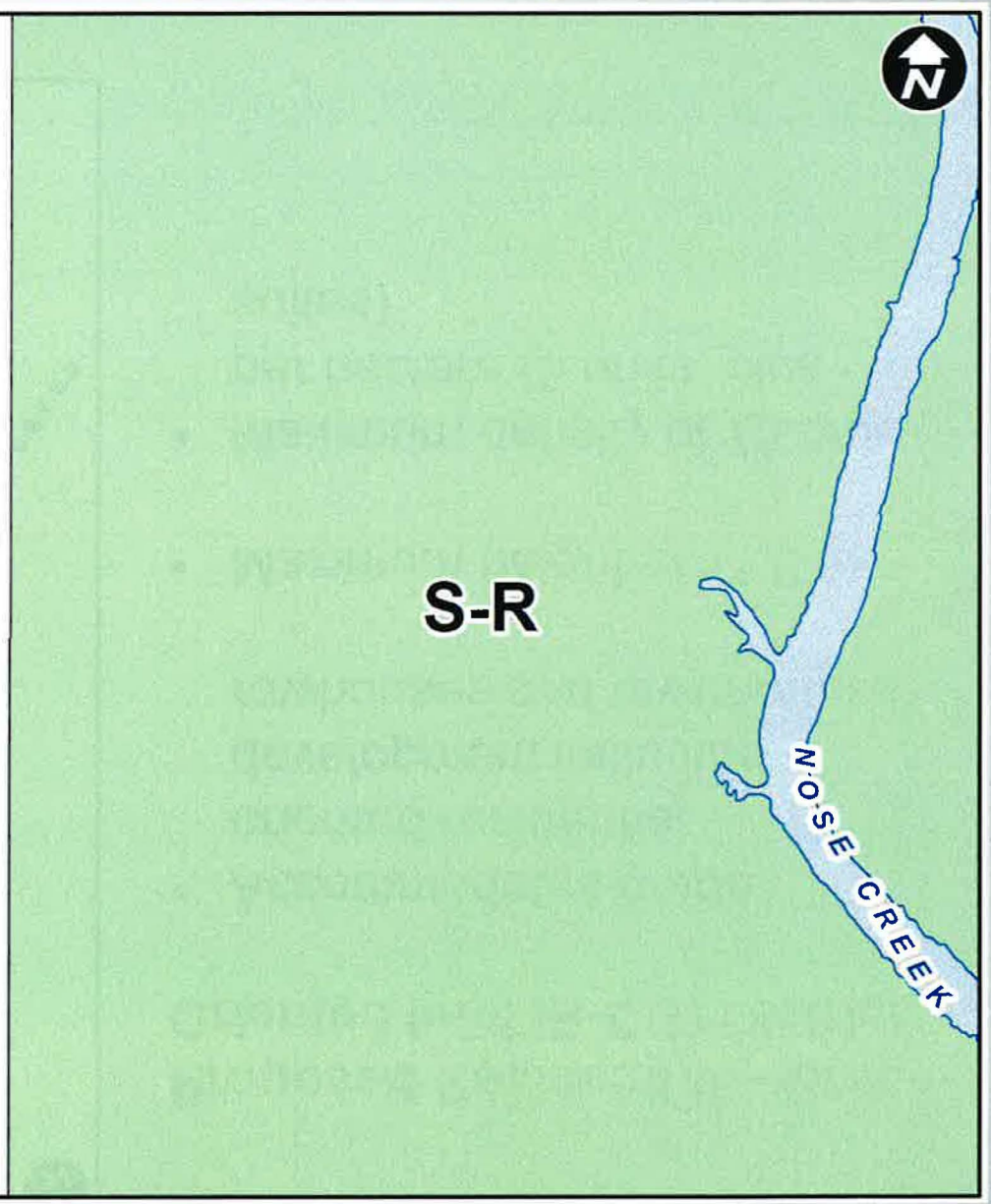
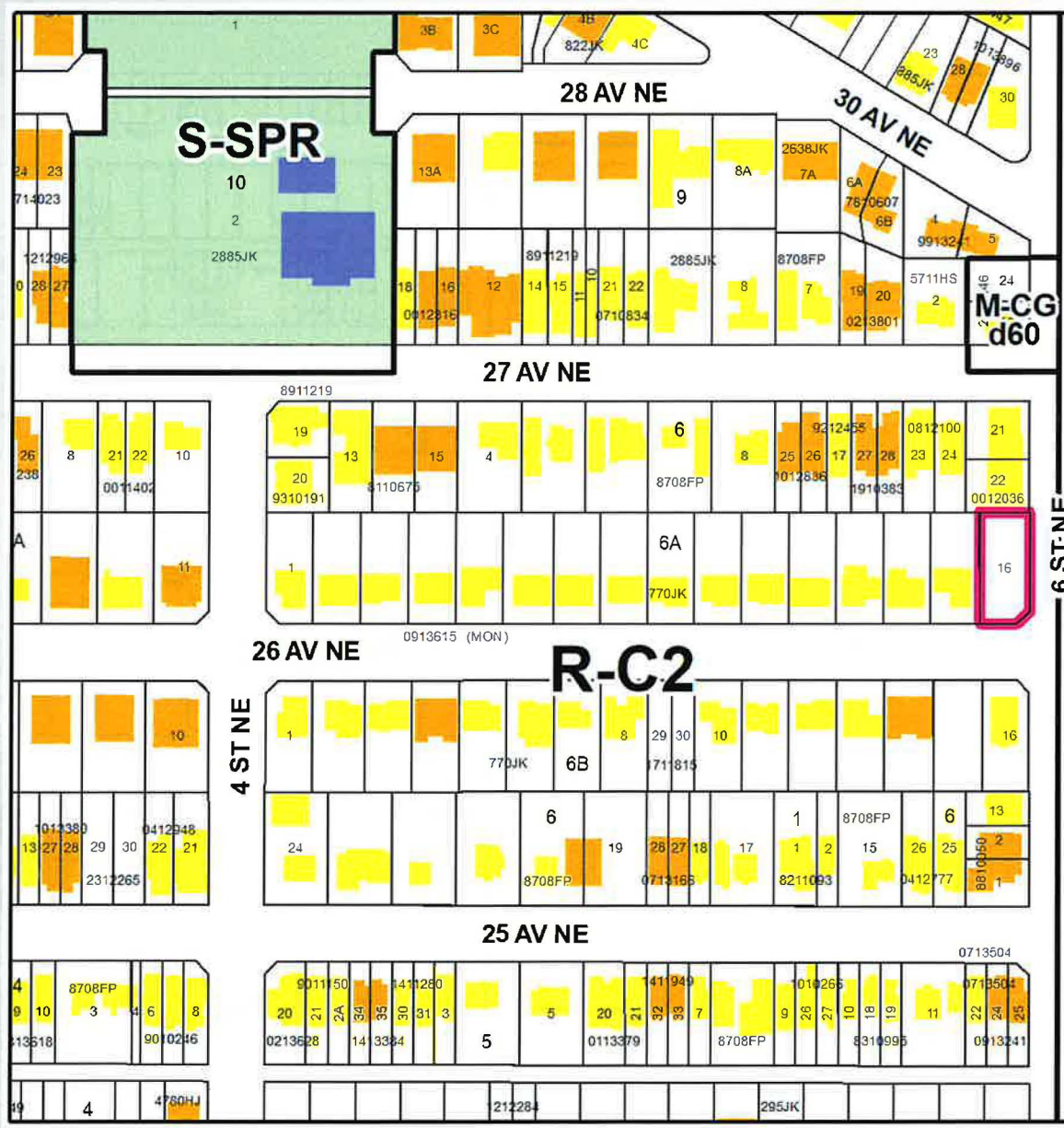
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

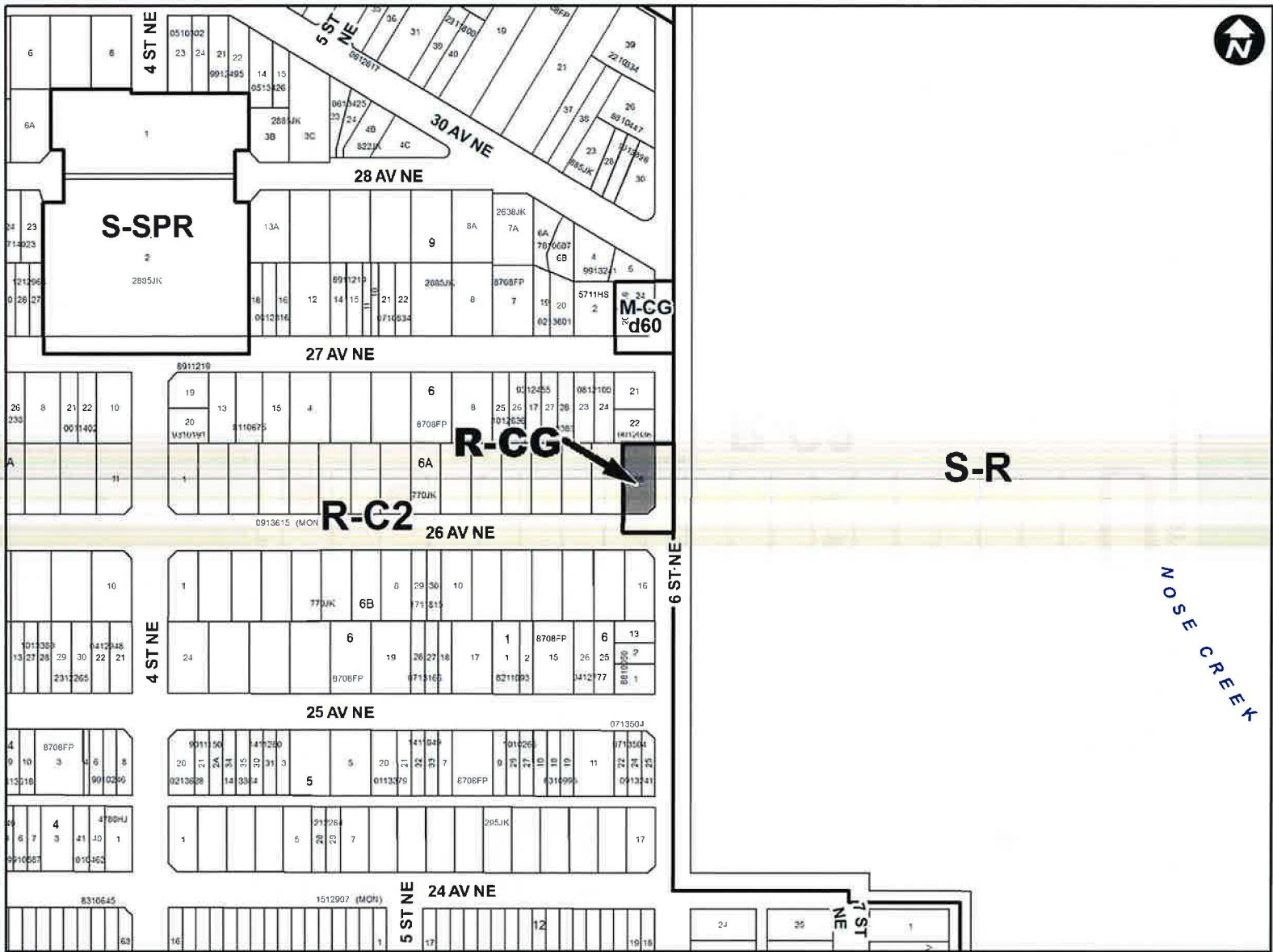


Parcel Size:

0.07 ha
18m x 40m

- 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:

- Accommodates grade-oriented residential development including rowhouses and townhouses
- Maximum height of 11.0 m
- Maximum density of 75 units per hectare (5 units, plus suites)

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Supplementary Slides

Facing north off 26 Avenue NE.





Proposed Residential – Contextual One/Two Dwelling (R-C2) District:

- Accommodates low-density development in the form of single detached, semi-detached and duplex dwellings
- Maximum building height of 10.0 m
- Maximum of 2 dwelling units, plus suites