



# Public Hearing of Council

## Agenda Item: 7.2.25



# LOC2023-0410 / CPC2024-0331

## Land Use Amendment

May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAY 07 2024  
  
ITEM: 7.2.25 CPC2024-0331  
*Distrib - presentation*  
CITY CLERK'S DEPARTMENT



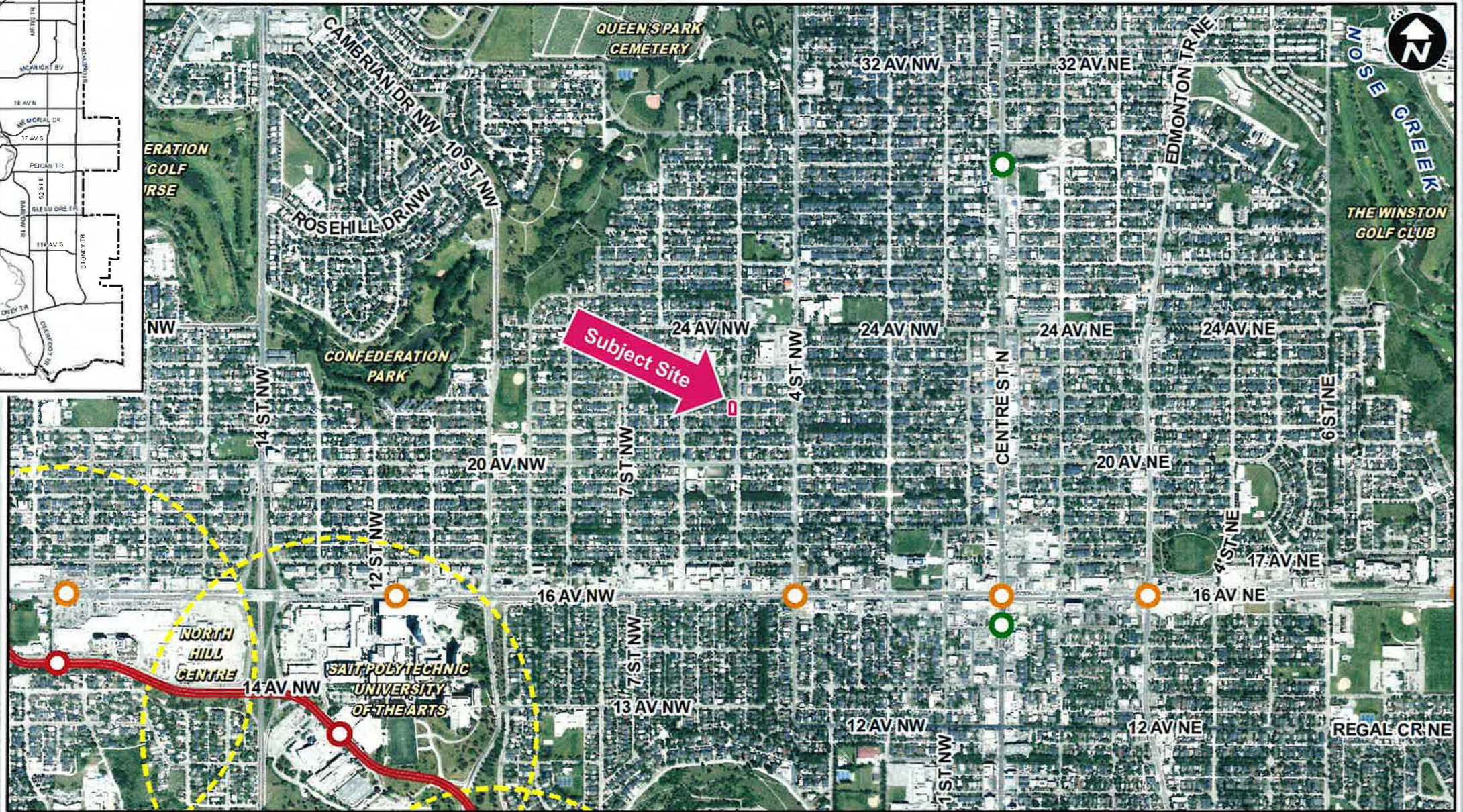
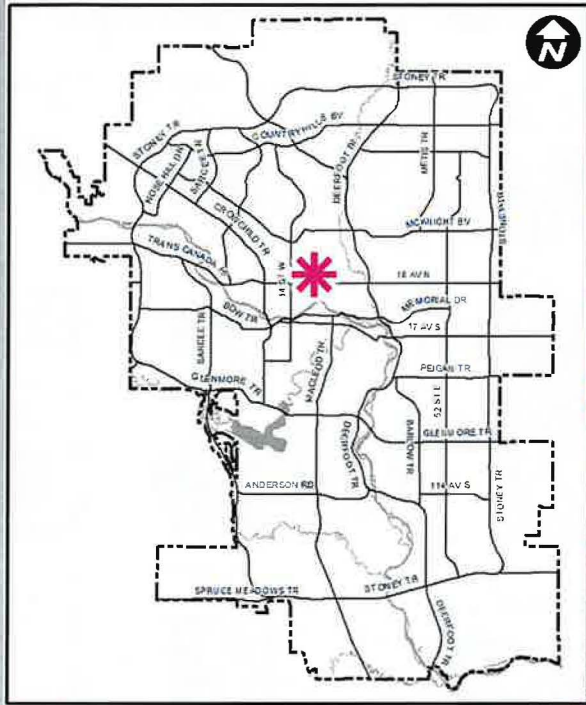
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 129D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 2215 – 5 Street NW (Plan 1610933, Block 29, Lots 41 and 42) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

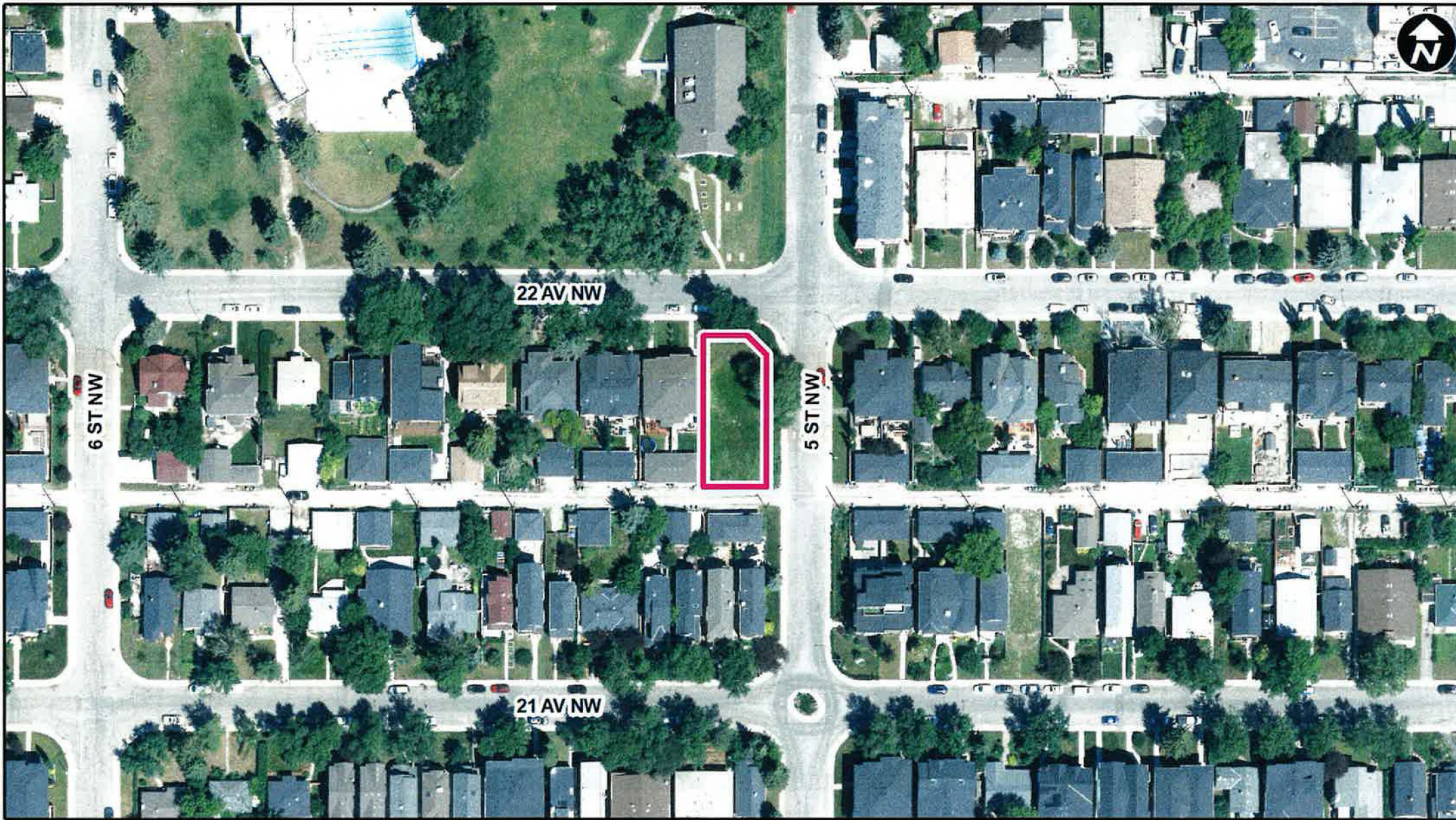






- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow





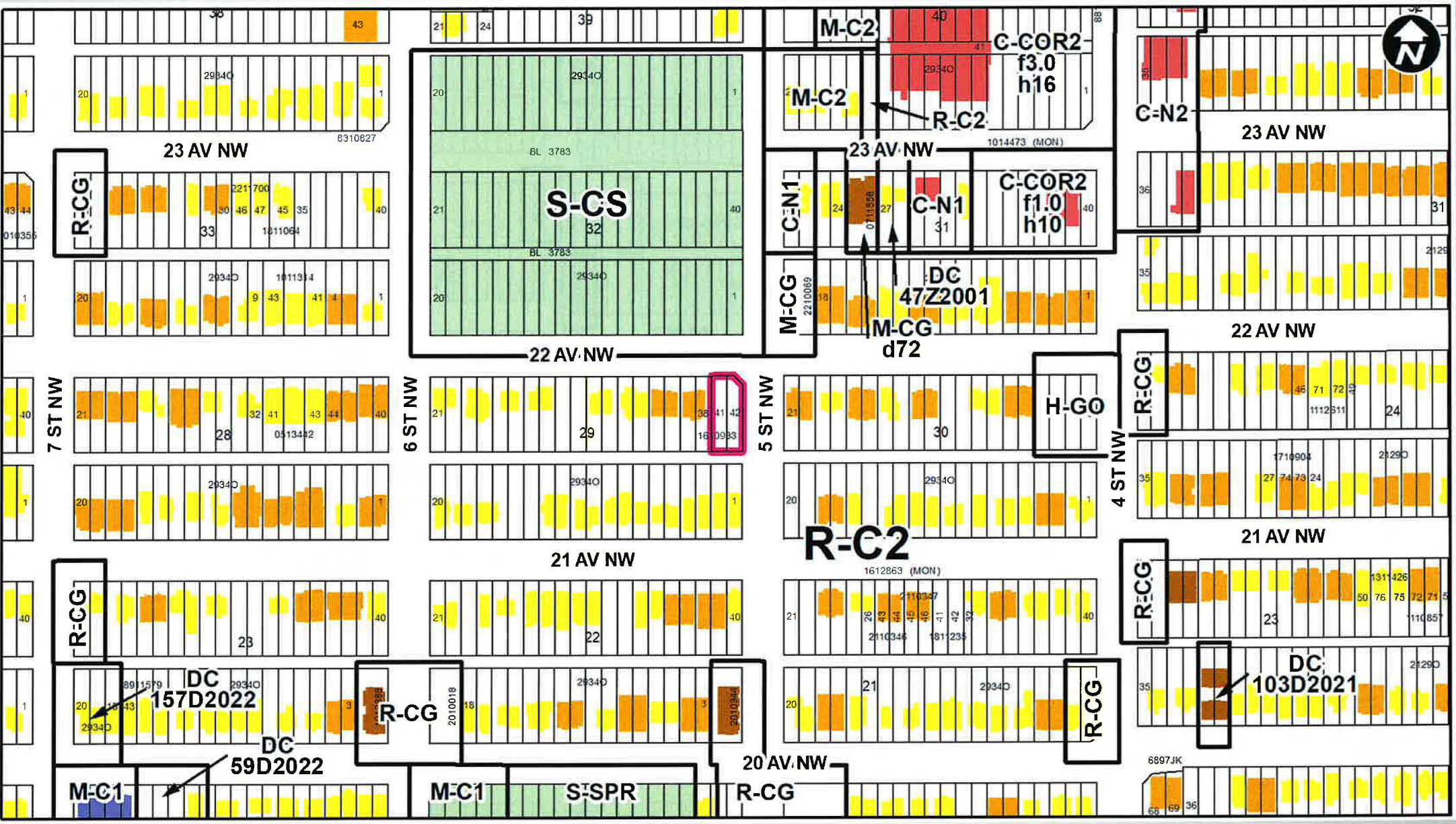
Parcel Size:

0.06 ha  
15m x 37m

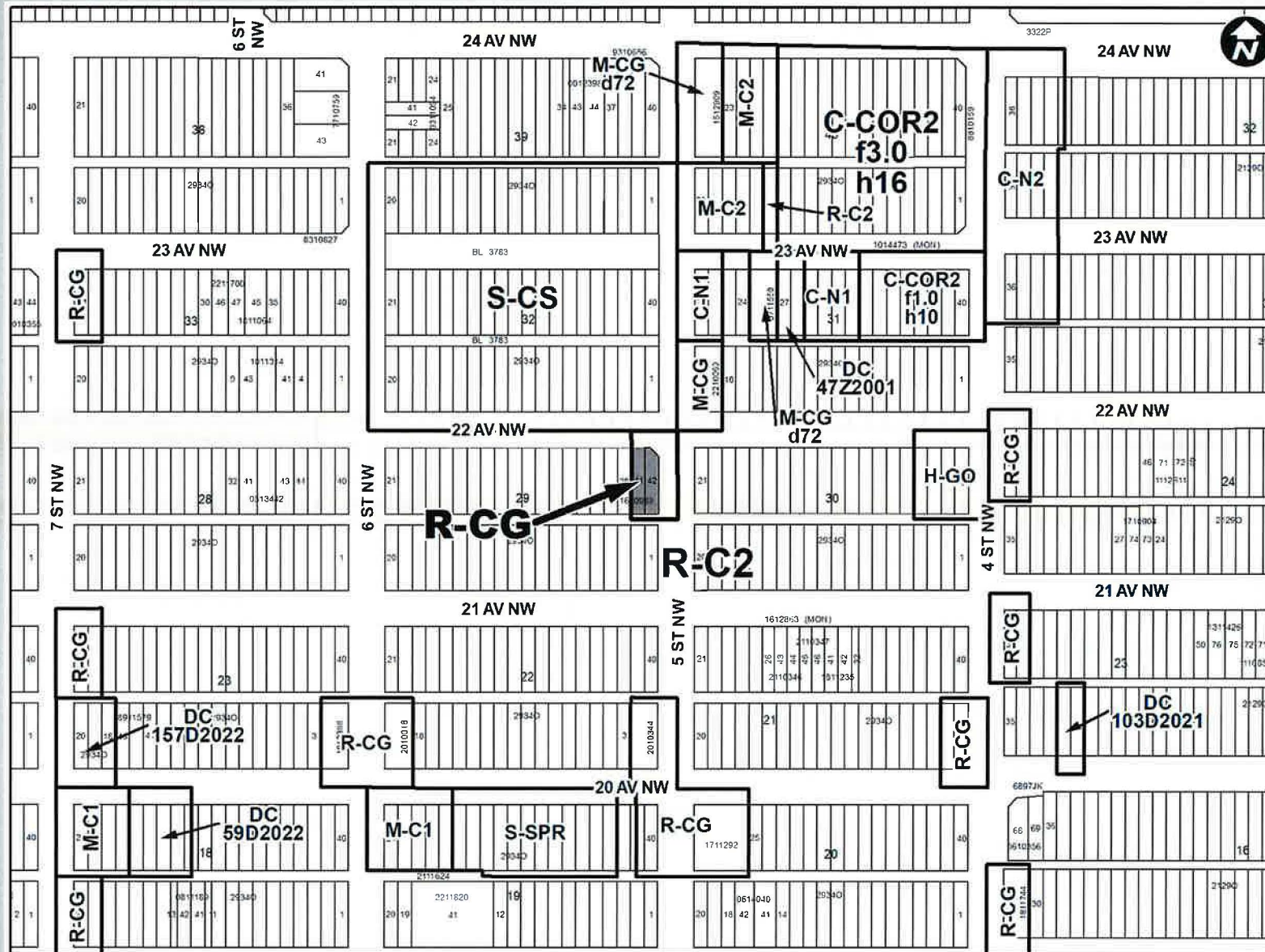


# Surrounding Land Use

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

- Allows rowhouse buildings and townhouses
- Maximum density of 75 units per hectare (4 units, plus suites)
- Maximum building height of 11 metres



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# Supplementary Slides



