



# Public Hearing of Council

Agenda Item: 7.2.43



## LOC2023-0411 / CPC2024-0548

## Land Use Amendment

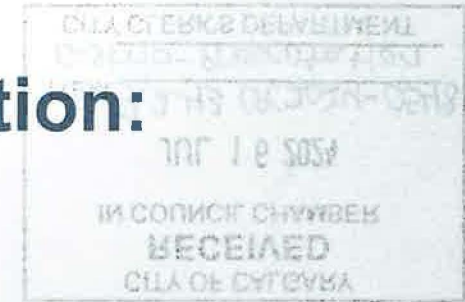
July 16, 2024

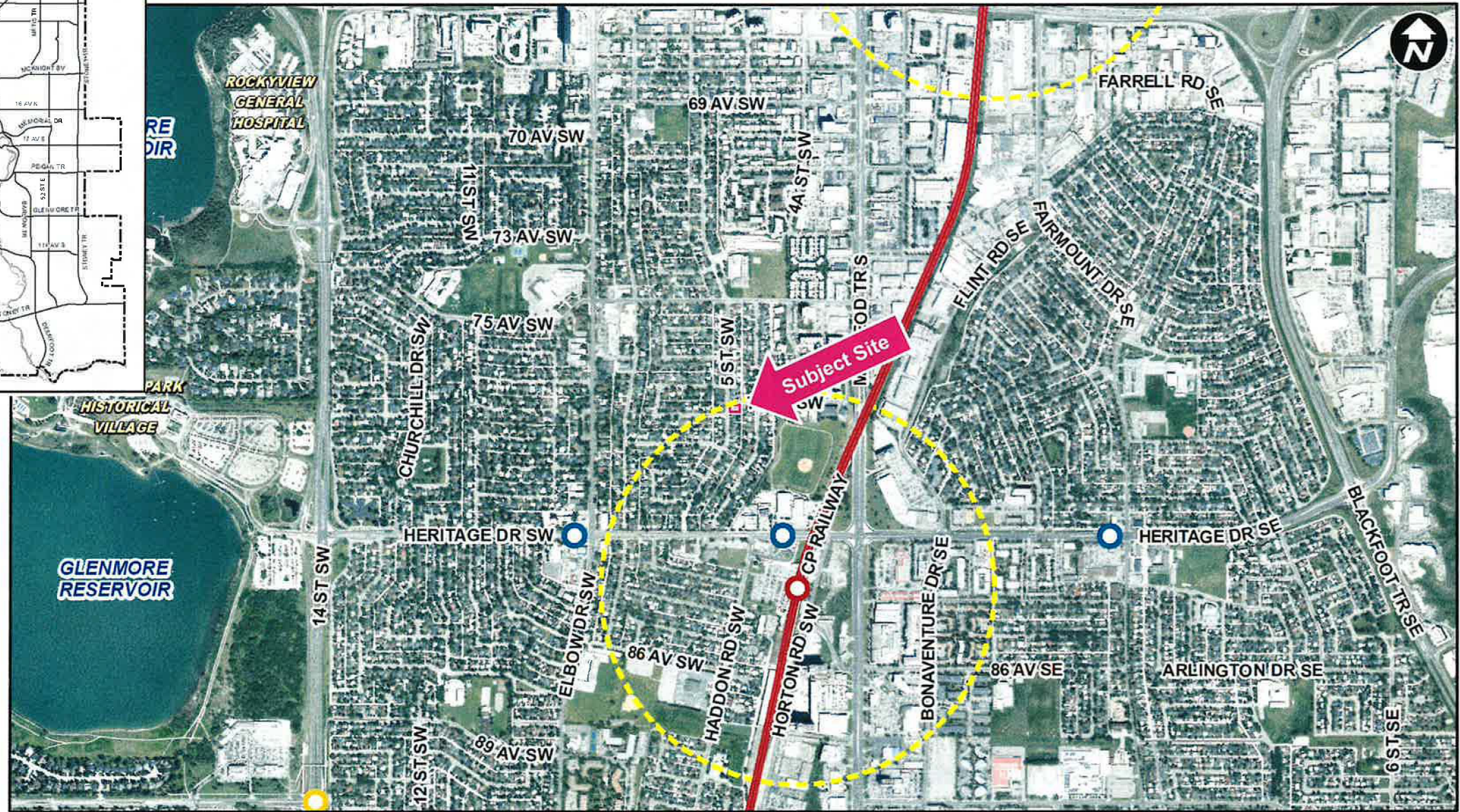
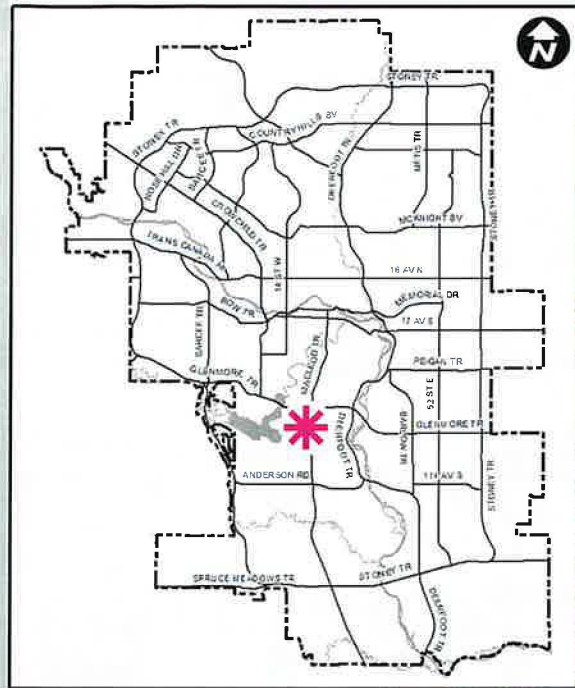
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 16 2024  
ITEM: 7.2.43 CPC2024-0548  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

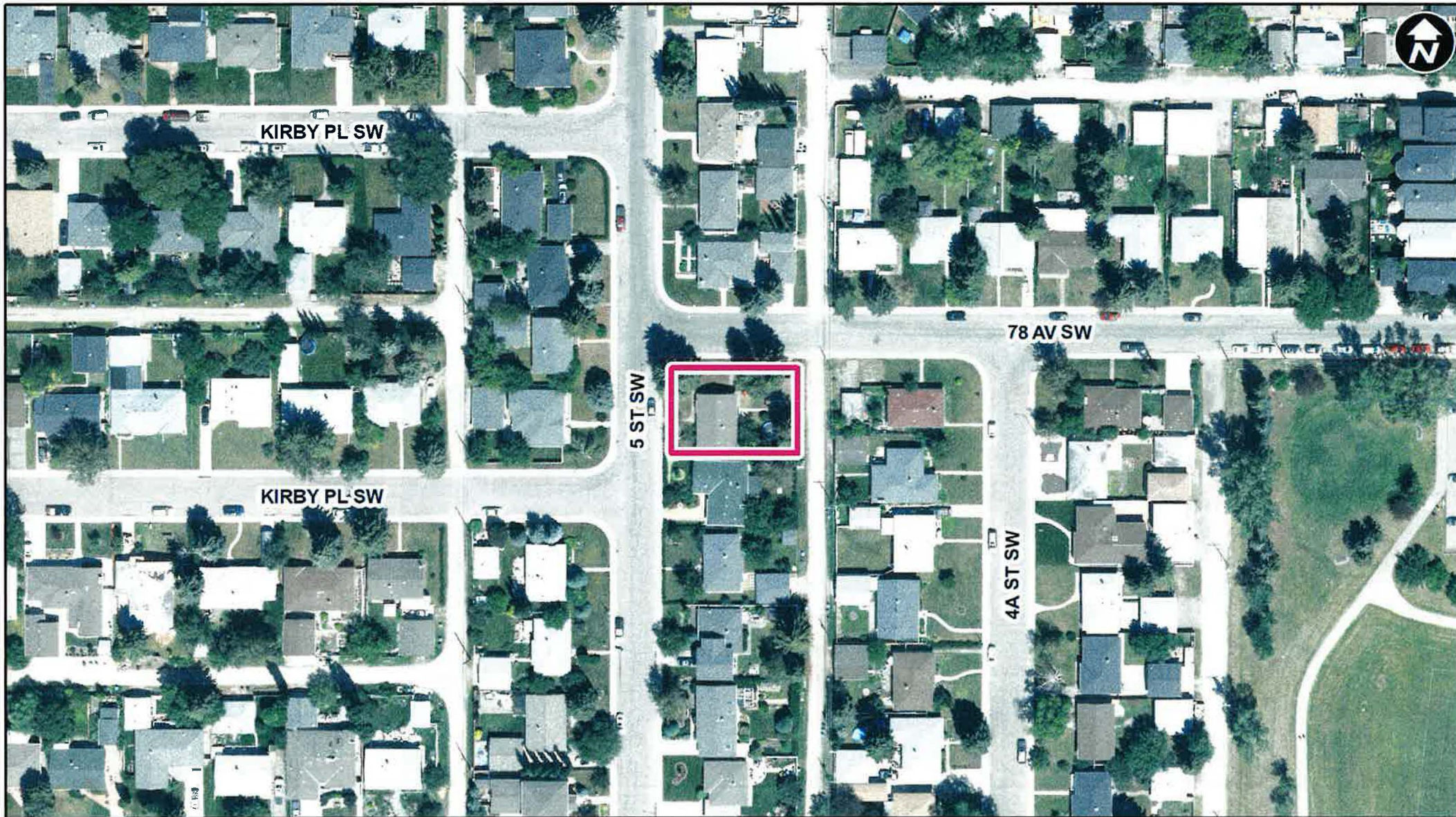
Give three readings to **Proposed Bylaw 184D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8004 – 5 Street SE (Plan 5375HH, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG).





### 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

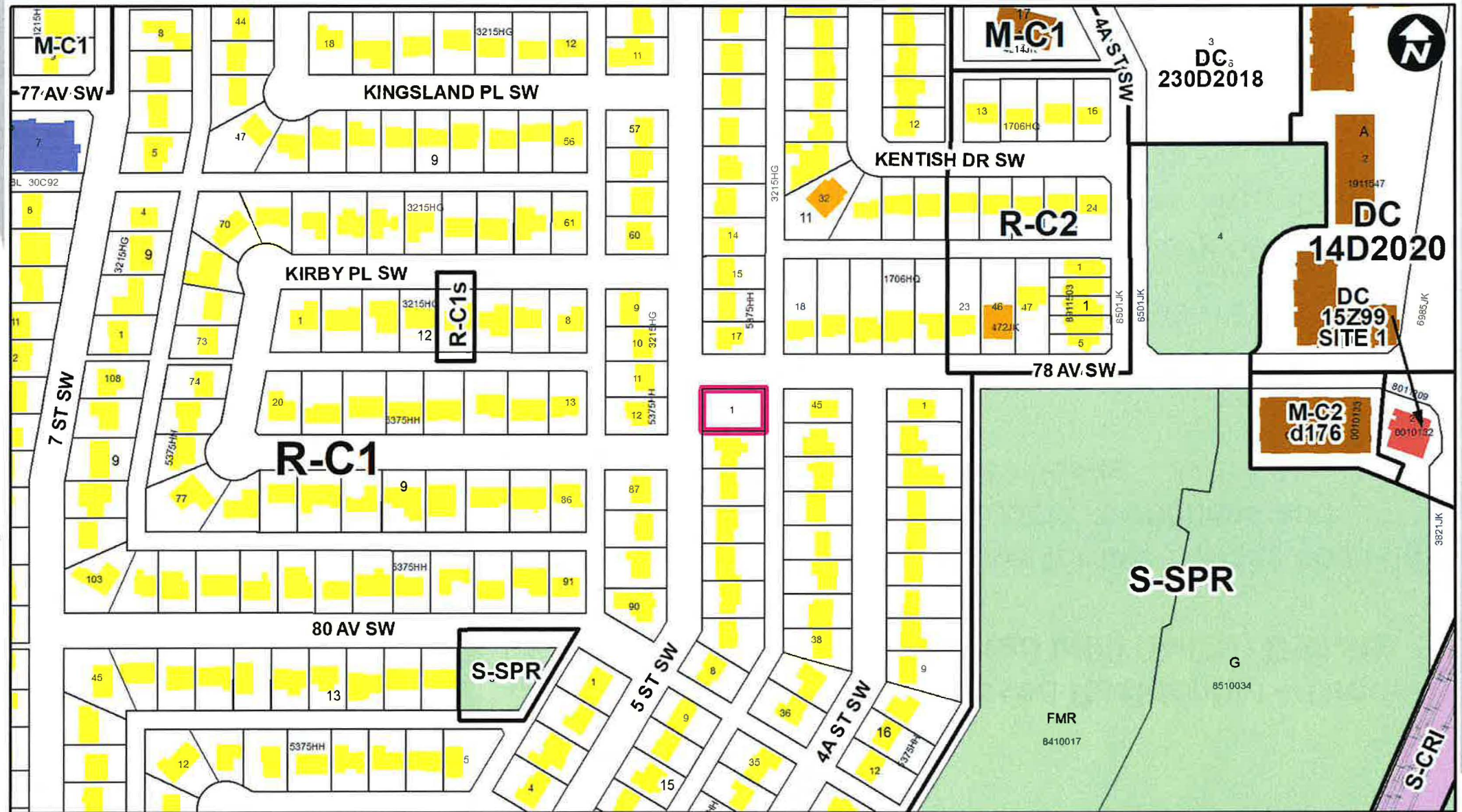


Parcel Size:  
0.06 ha

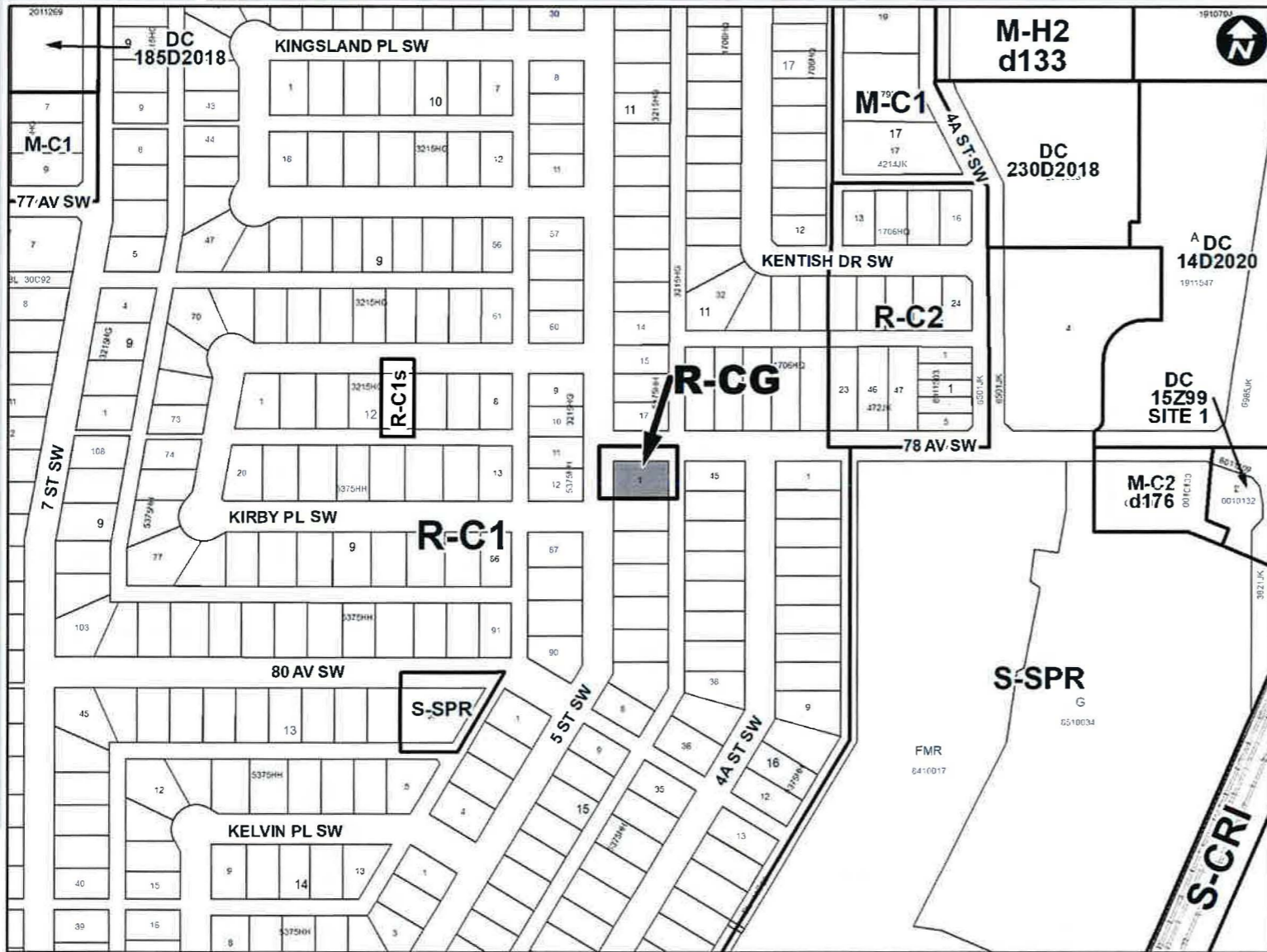
# Surrounding Land Use

### 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 low-density housing including rowhouses and townhouses
- Maximum building height of 11.0 metres
- Maximum density of 75 units per hectare (4 units, plus suites)

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 184D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8004 – 5 Street SE (Plan 5375HH, Block 15, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG).

# Supplementary Slides





