

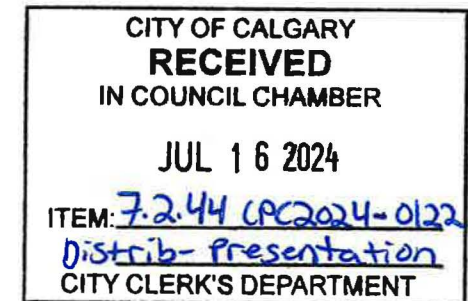
# Public Hearing of Council

Agenda Item: 7.2.44



## LOC2023-0396 / CPC2024-0122 Land Use Amendment

July 16, 2024

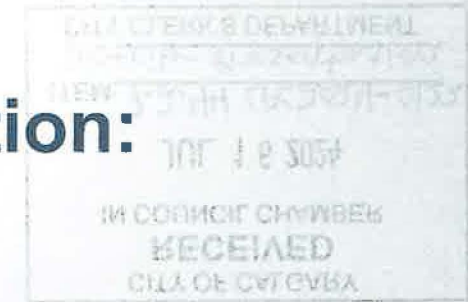




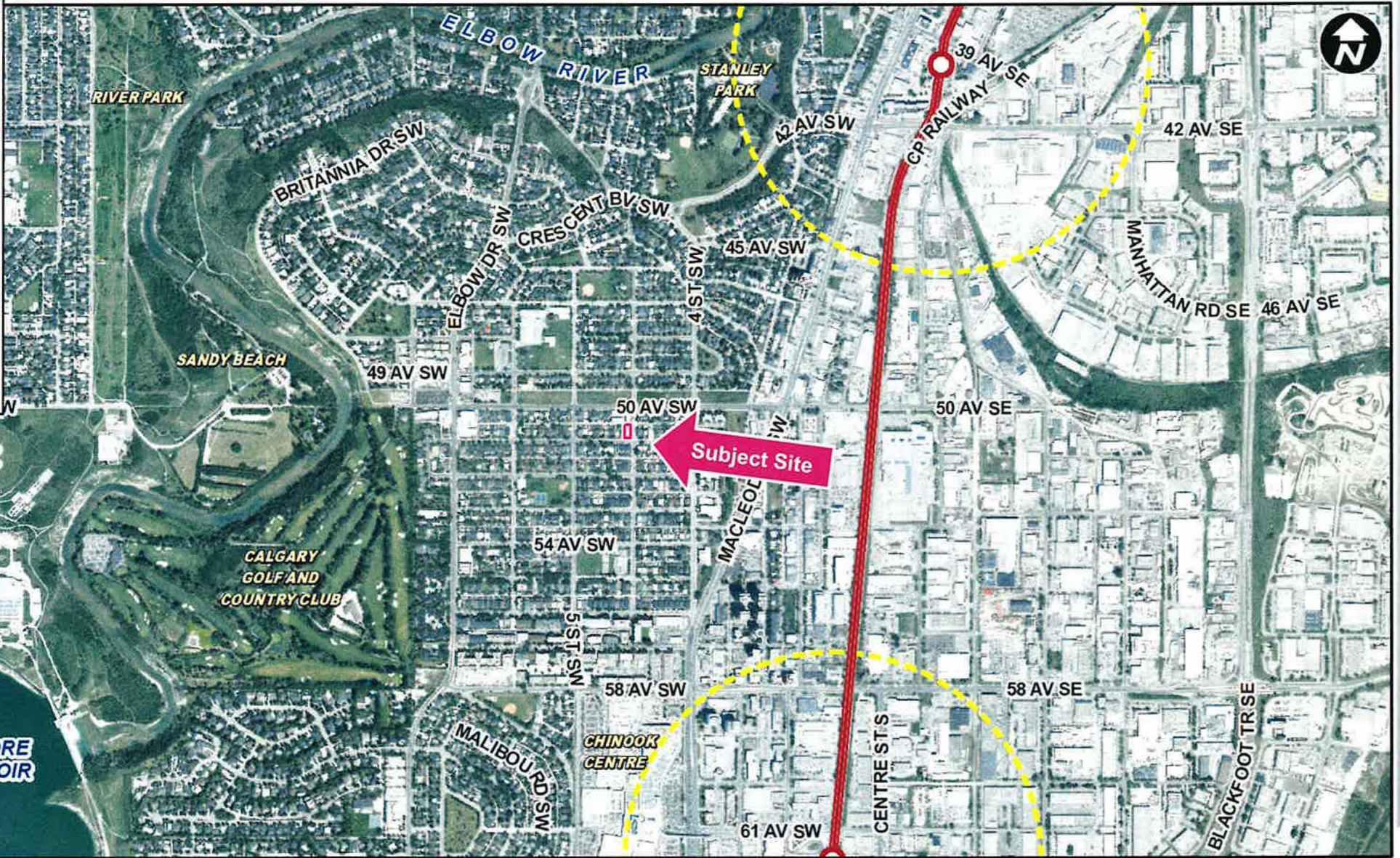
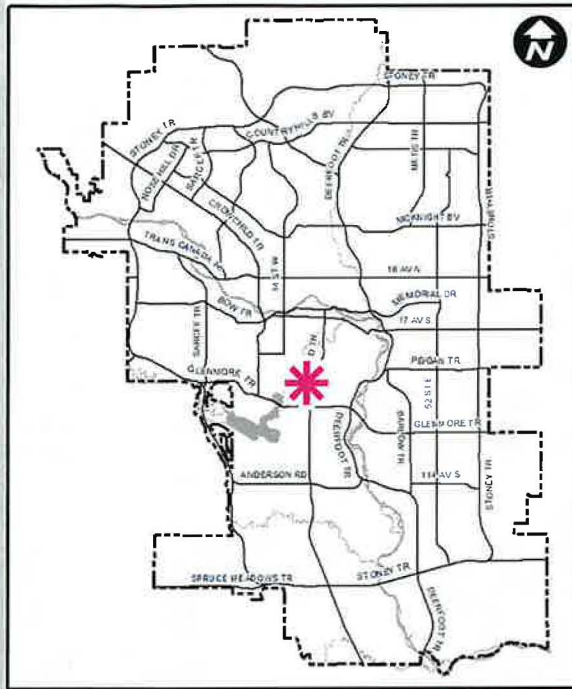
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 183D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 504 – 51 Avenue (Plan 693GJ, Block 2, Lot 8) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R CG) District.



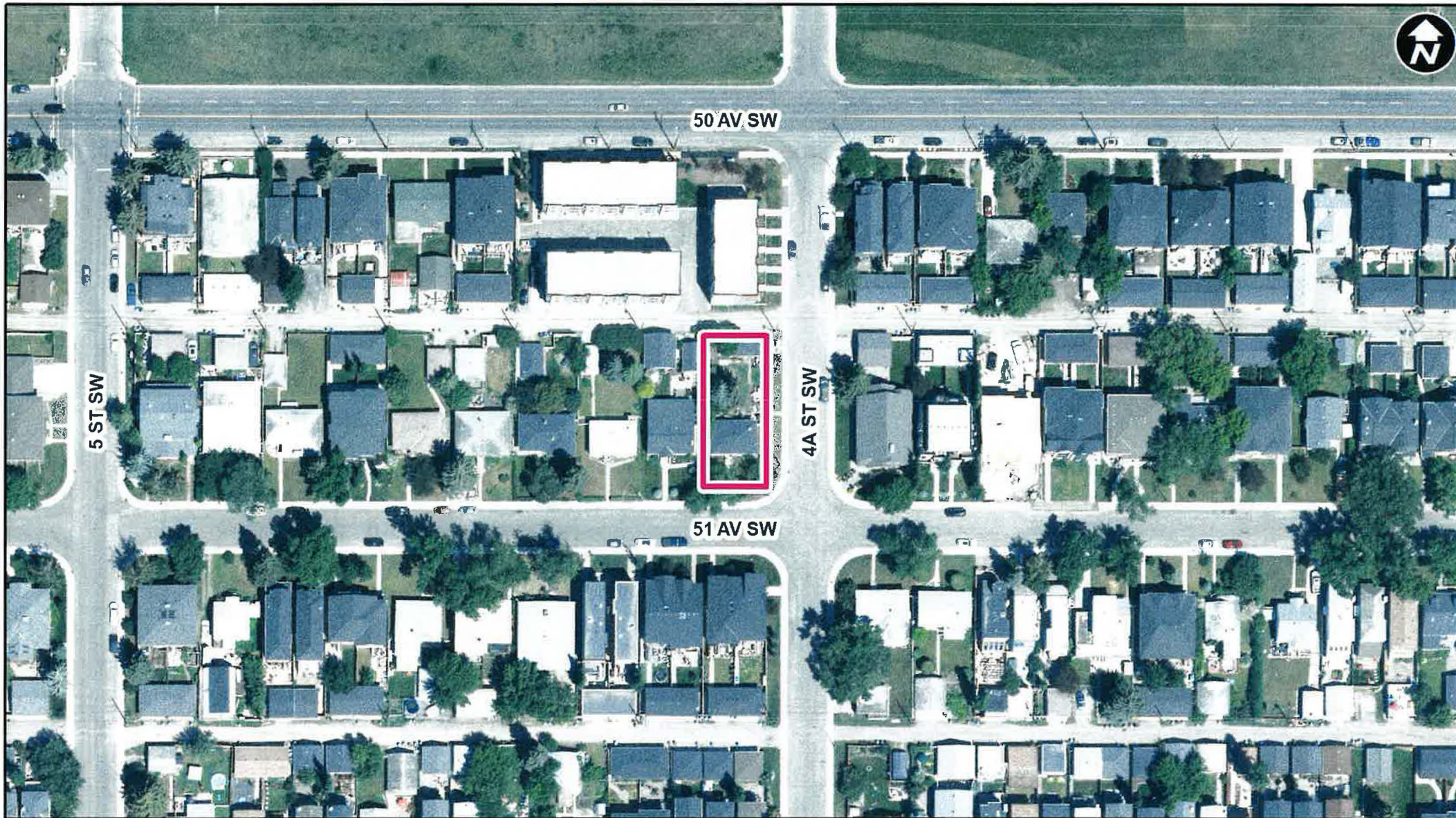




**LEGEND**

- 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





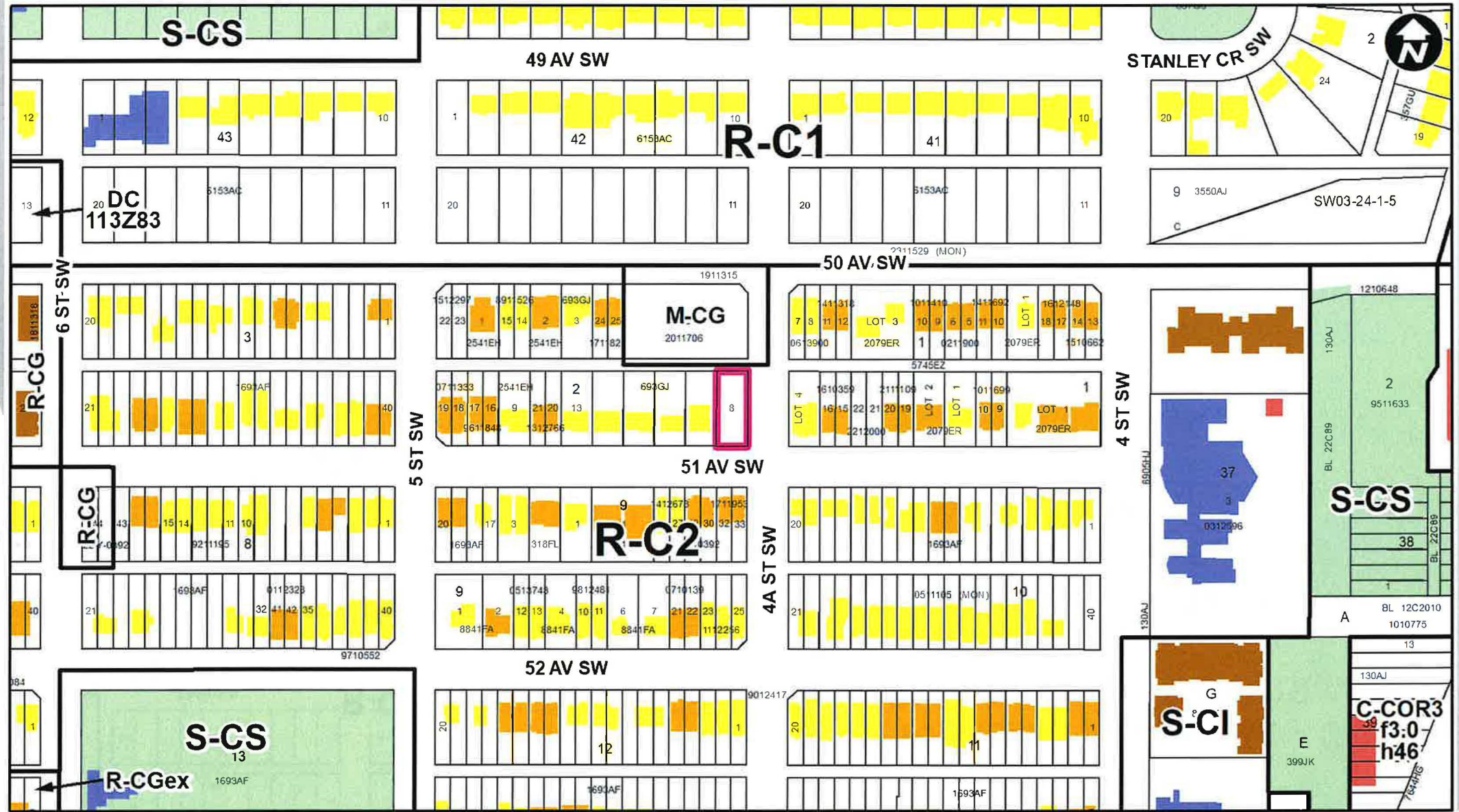
Parcel Size:

0.6 ha  
15m x 36m



# 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 for low-density housing including rowhouses and townhouses
- Maximum building height of 11 metres
- Maximum density: 75 units per hectare (4 dwelling units, plus suites)



## Calgary Planning Commission's Recommendation:

That Council:

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# Supplementary Slides



