



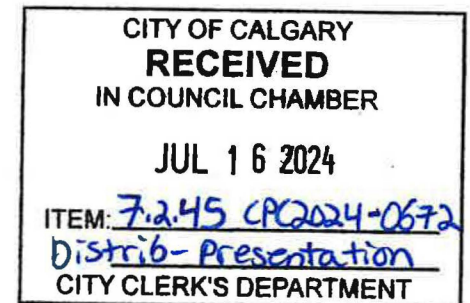
Public Hearing of Council

Agenda Item: 7.2.45



LOC2024-0078 / CPC2024-0672 Land Use Amendment

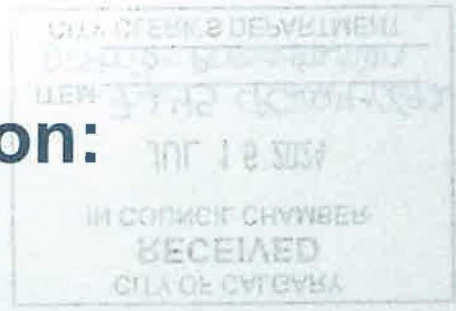
July 16, 2024

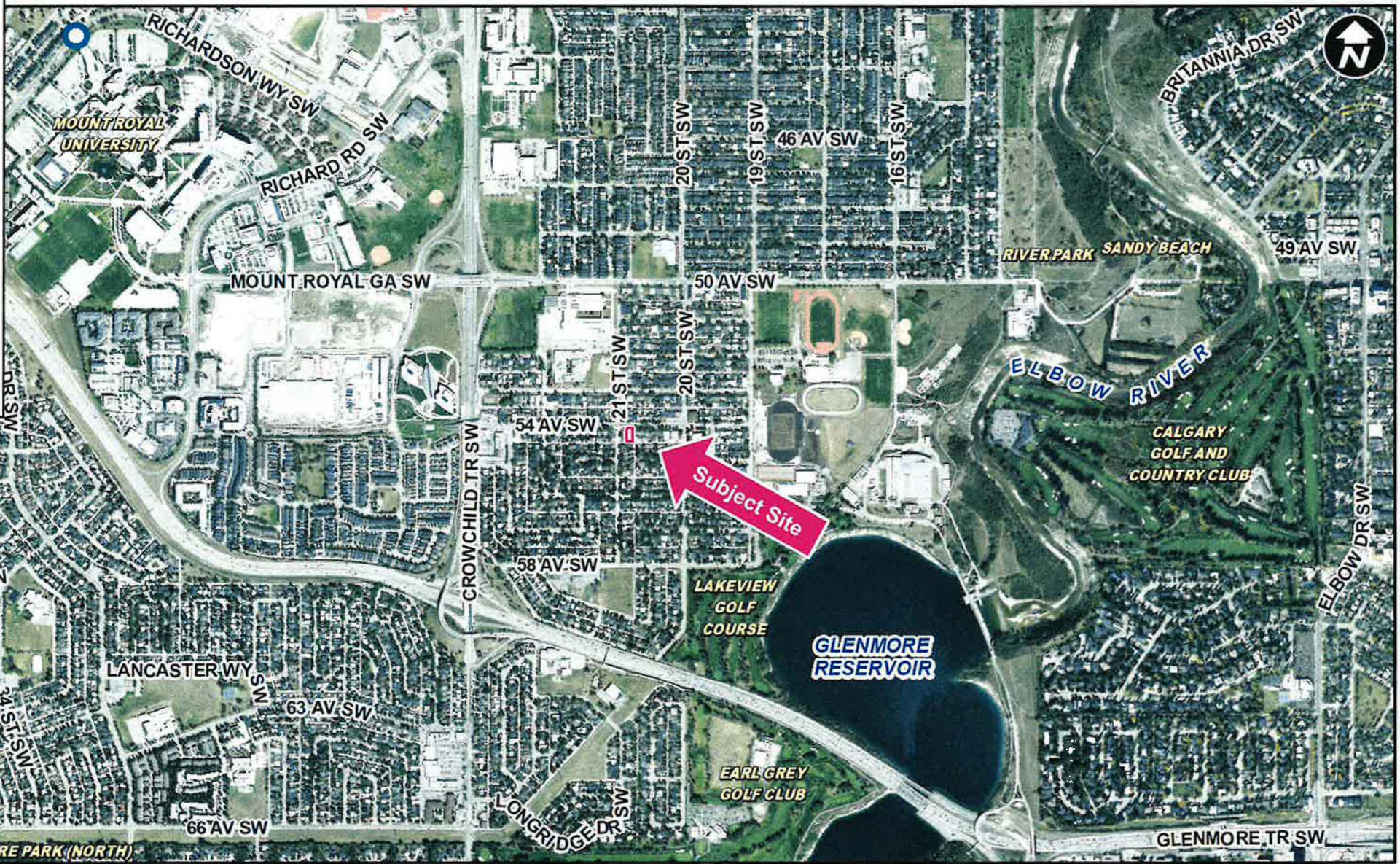
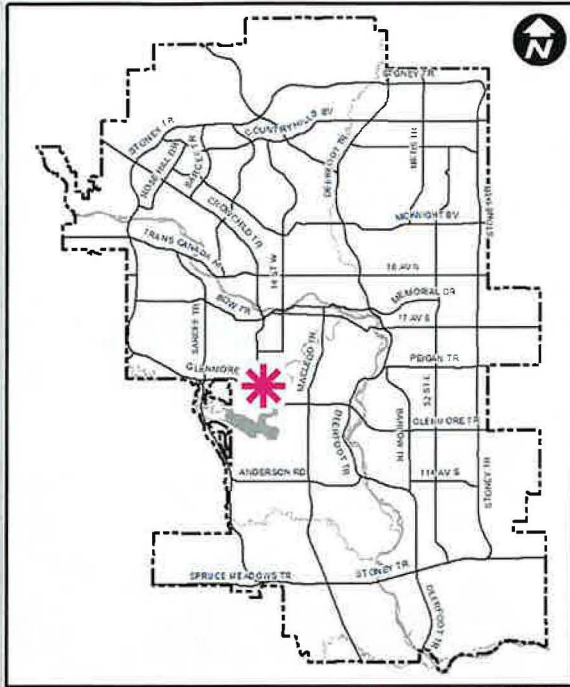


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 207D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2139 – 54 Avenue SW (Plan 3057HP, Block 21, Lot 2) from Residential – Contextual One Dwelling (R-C1) 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



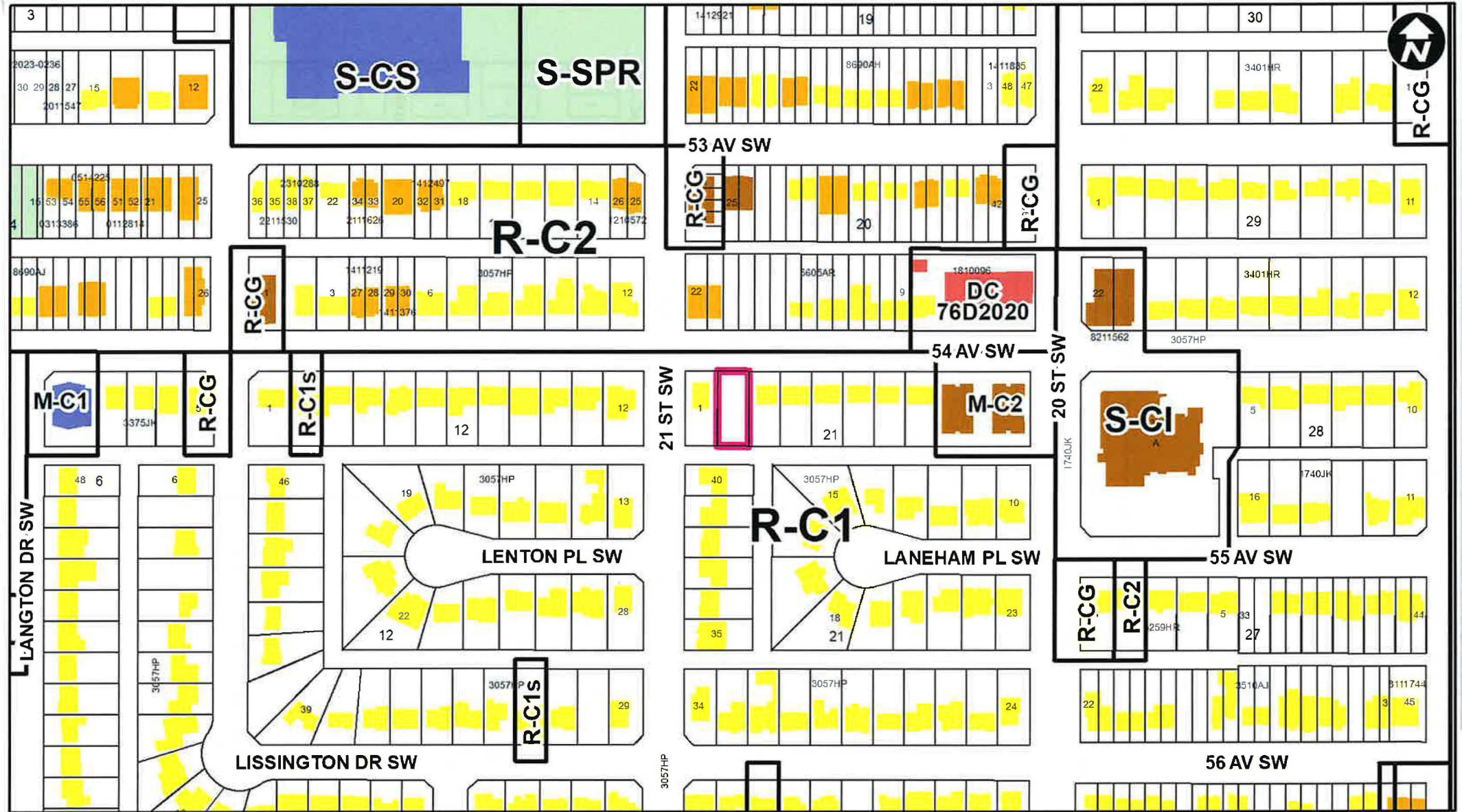
Parcel Size:

0.06 ha
36m x 15m

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



Existing Land Use Map



Proposed Land Use Map



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

- Allows for low-density housing including rowhouses and townhouses
- Maximum height of 11 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 207D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2139 – 54 Avenue SW (Plan 3057HP, Block 21, Lot 2) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



