



Public Hearing of Council

Agenda Item: 7.2.15



LOC2023-0186 / CPC2023-1204 Land Use Amendment

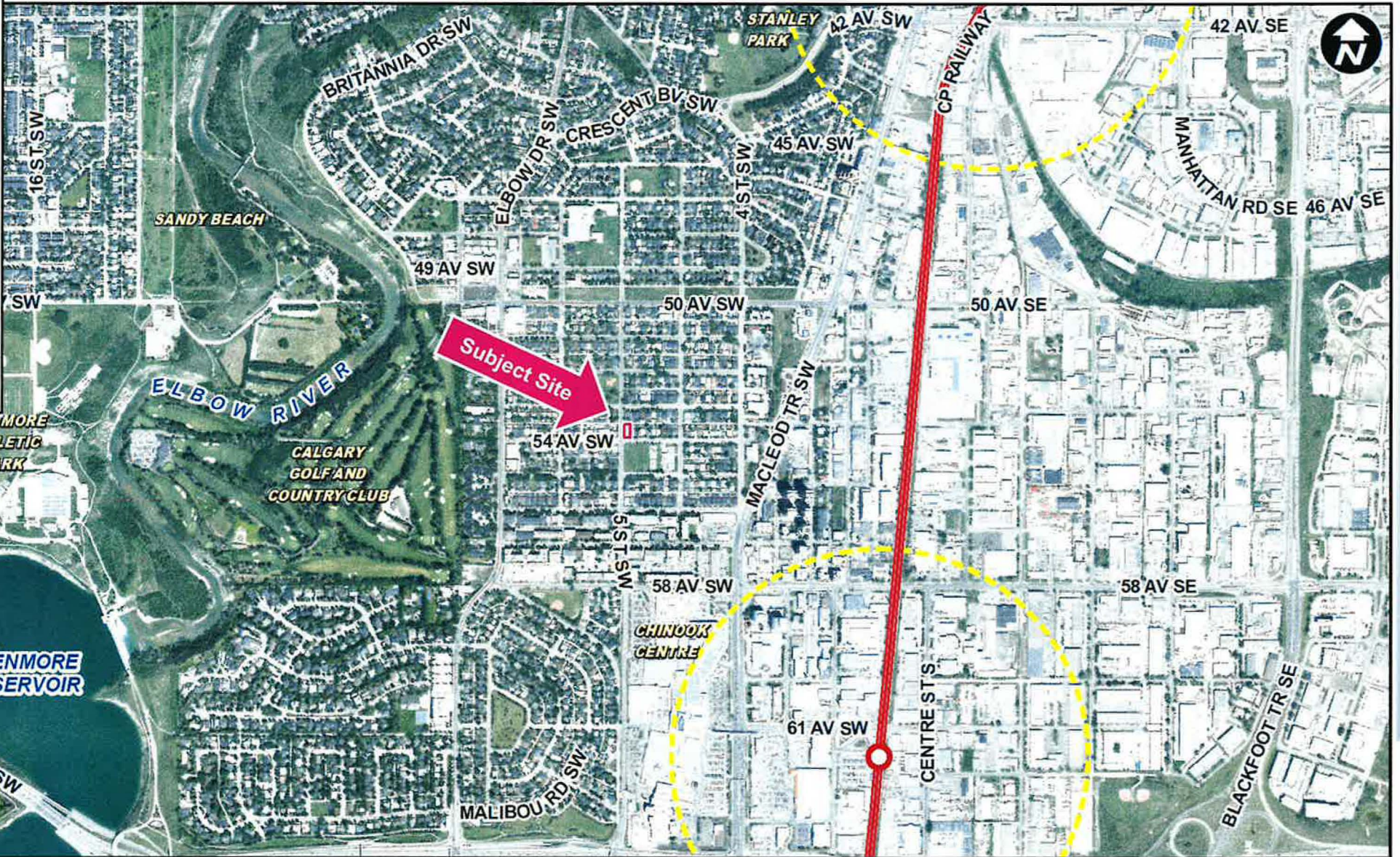
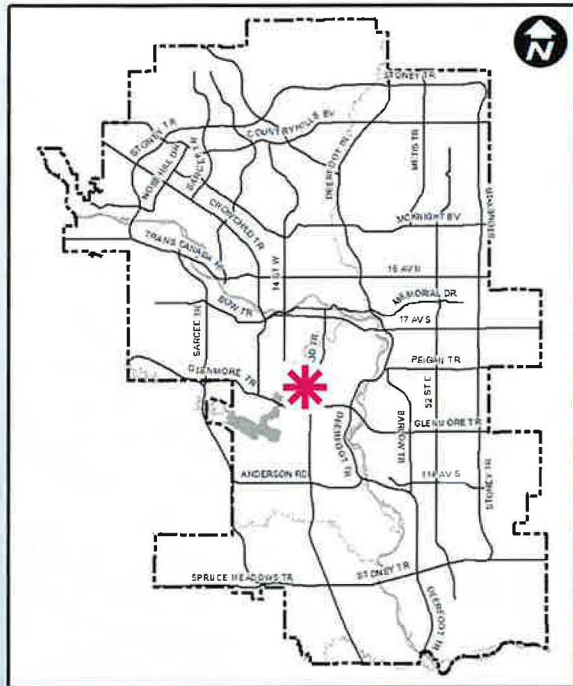
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.15-CPC2023-1204
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

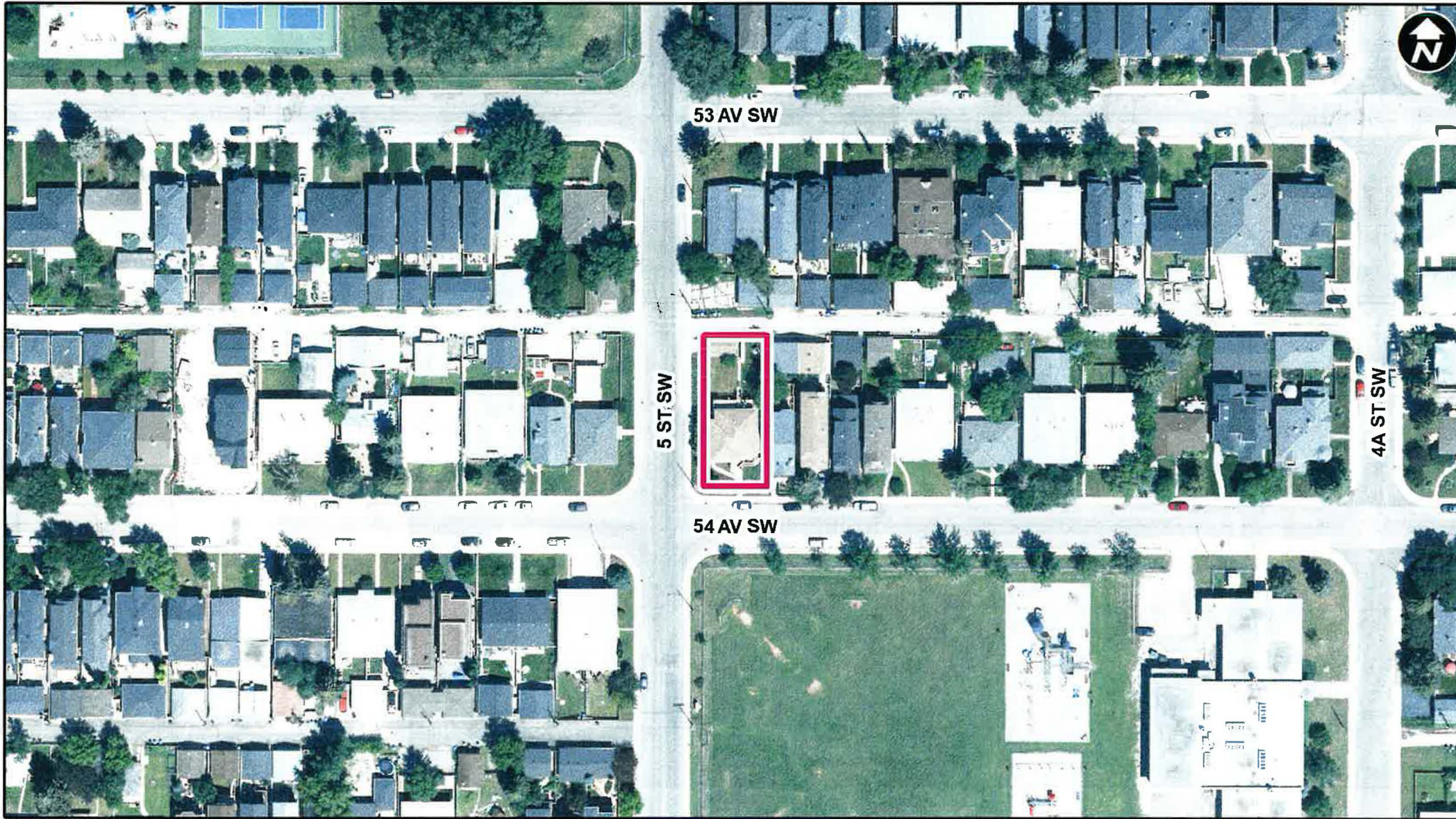
That Council:

Give three readings to **Proposed Bylaw 23D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 540 – 54 Avenue SW (Plan 635FG, Block 19, Lot 14) 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



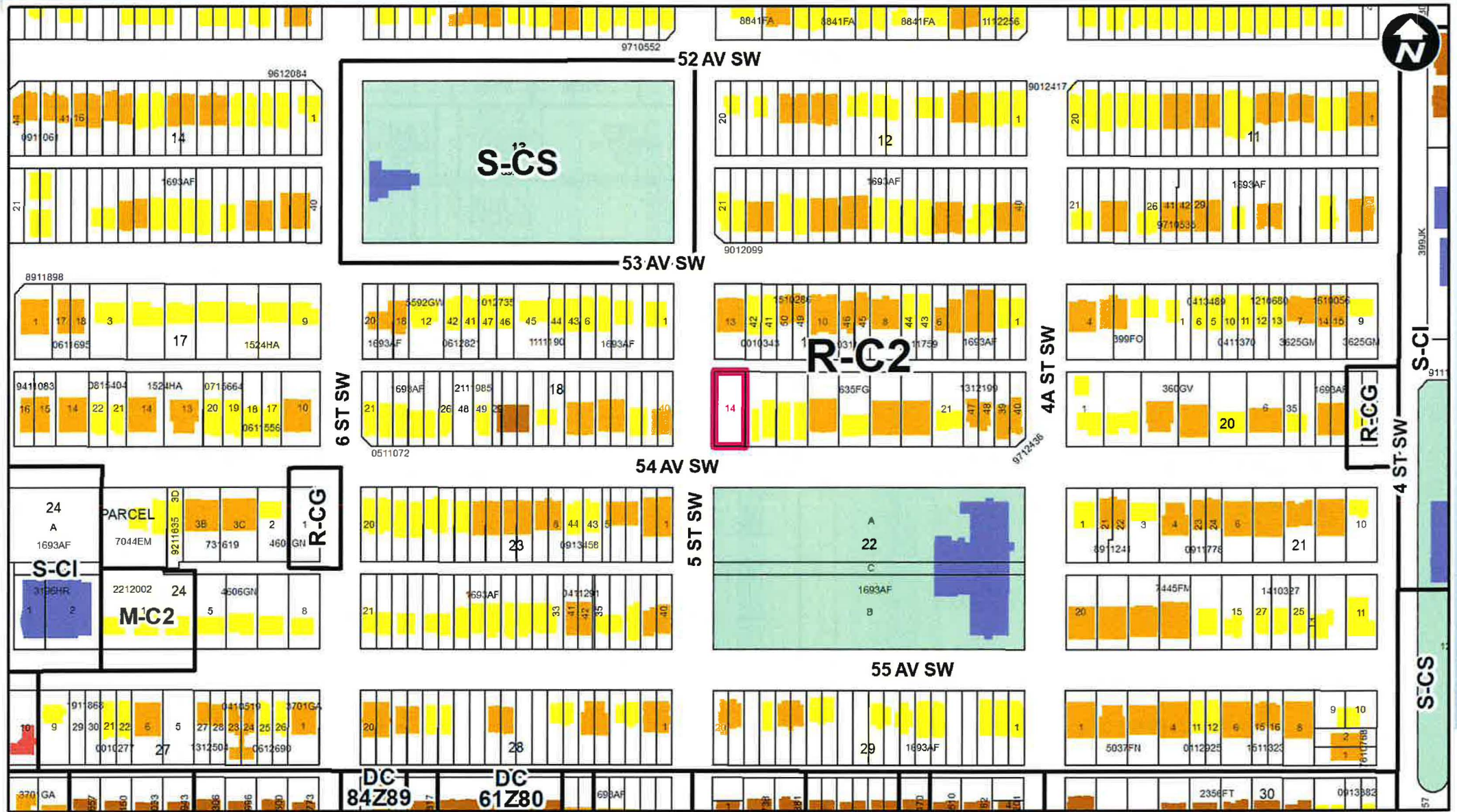
Parcel Size:

0.06 ha
15 m x 37 m

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:

- Up to 4 dwelling units
- Maximum building height of 11 metres (approximately 3 storeys)
- Secondary suites are a permitted use

Calgary Planning Commission's Recommendation:

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Supplementary Slides





Existing Land Use Map 11

