



Public Hearing of Council

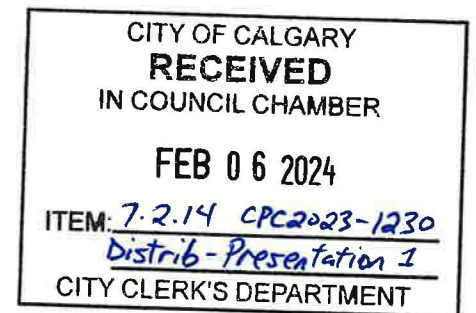
Agenda Item: 7.2.14



LOC2023-0252 / CPC2023-1230

Land Use Amendment

February 6, 2024

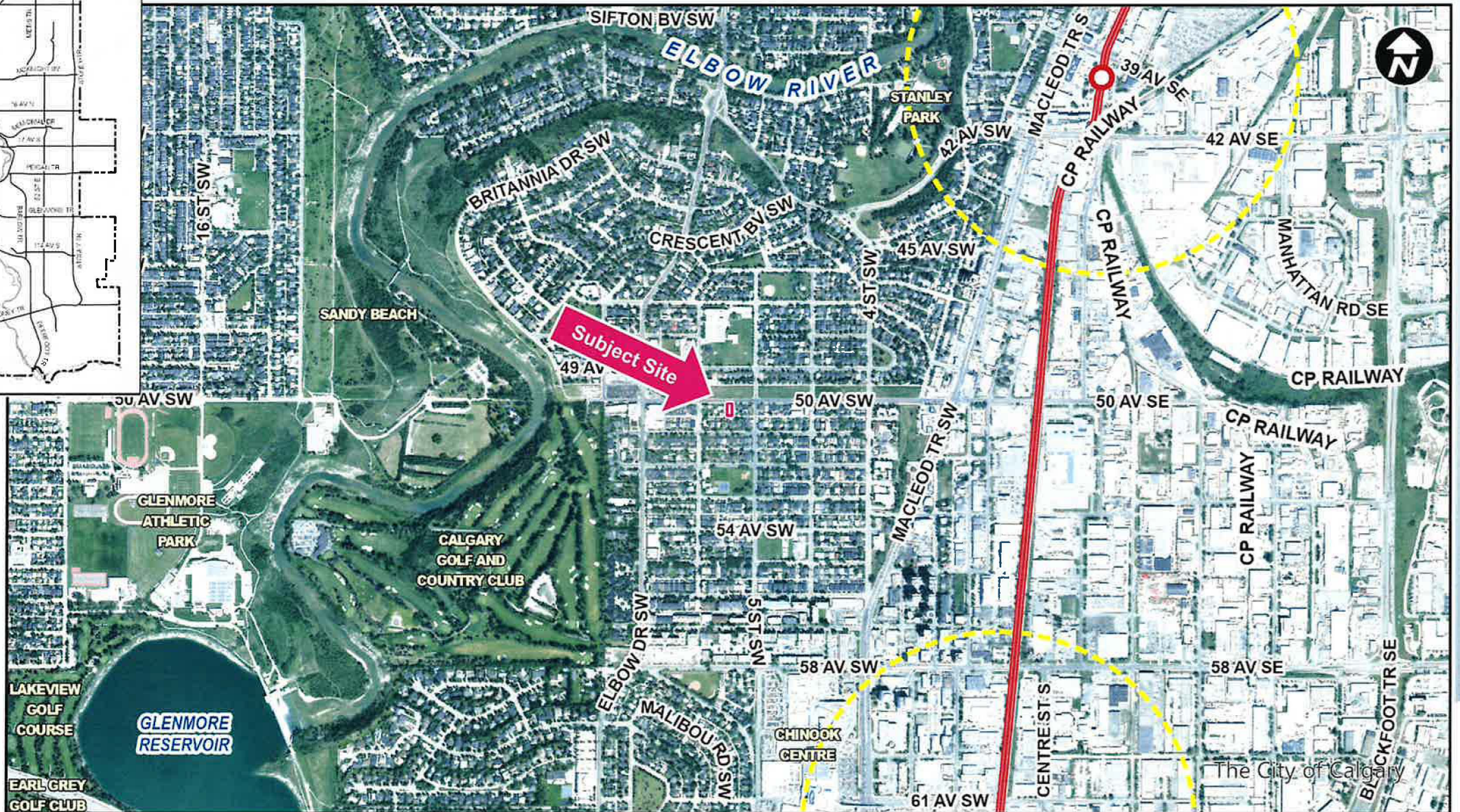


Calgary Planning Commission's Recommendation:



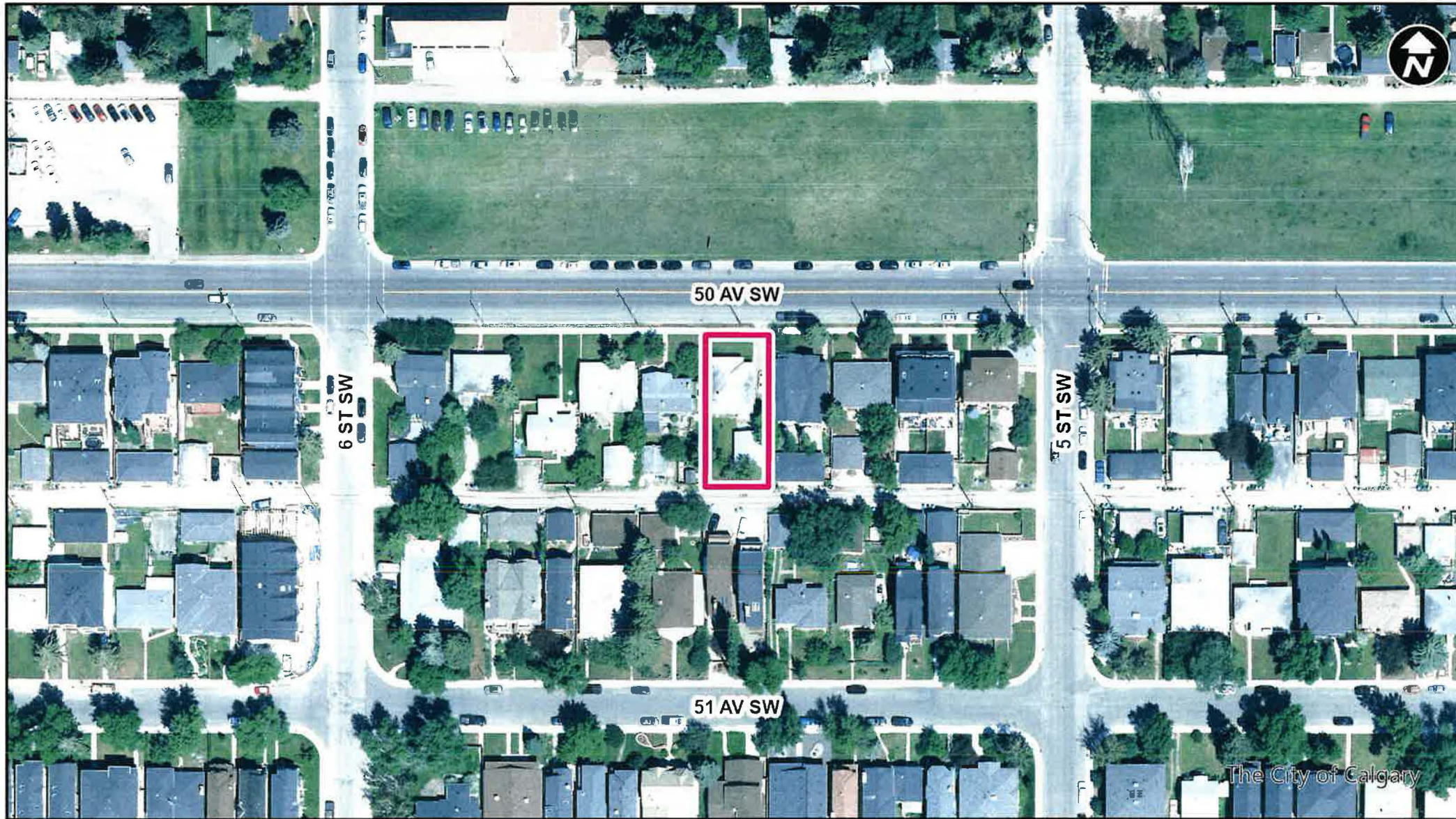
That Council:

Give three readings to **Proposed Bylaw 25D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 619 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 9 and 10) 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
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

0.06ha

15m x 36m

The City of Calgary

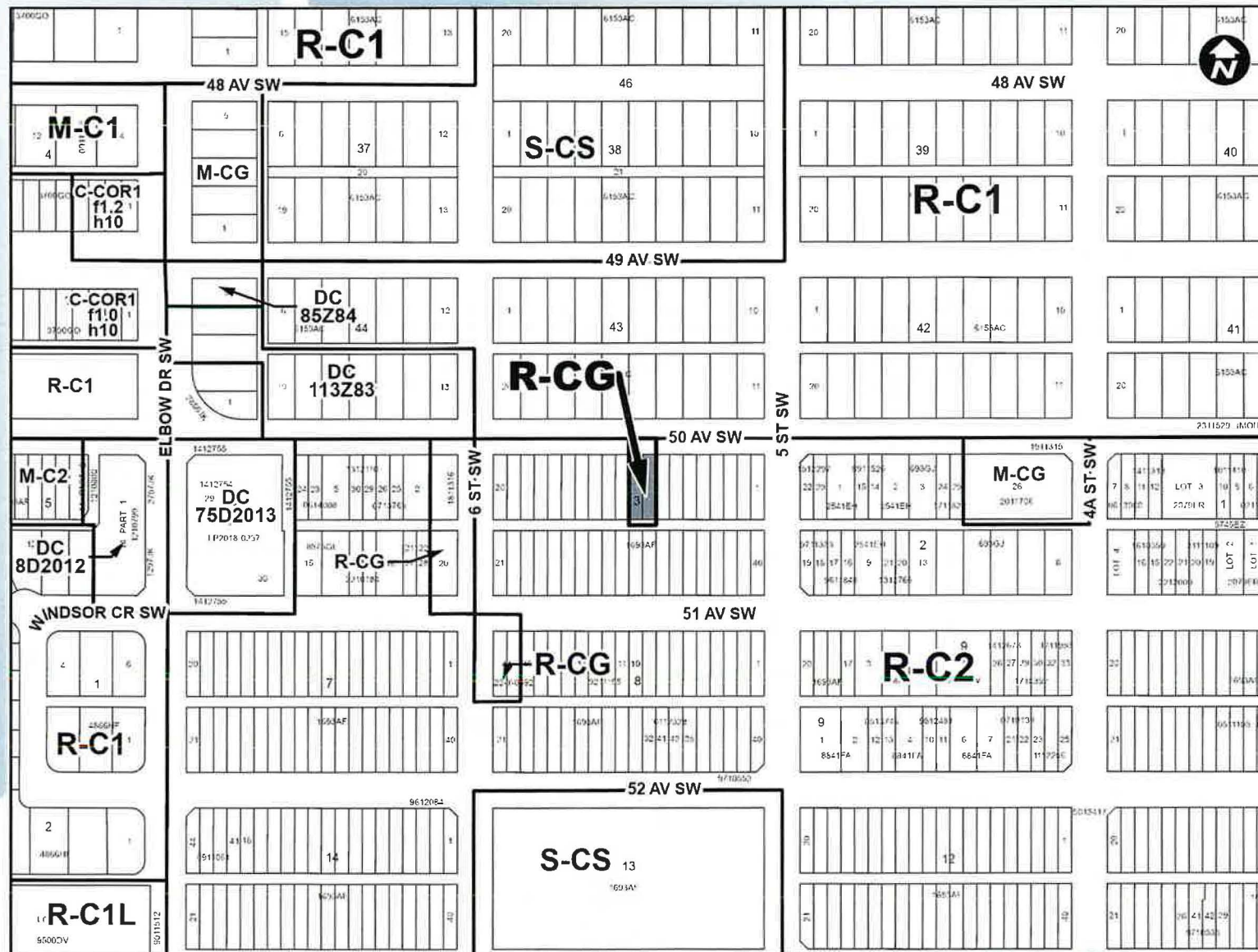
Surrounding Land Use

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:

- Accommodates low density grade-oriented development in the form of rowhouses, townhouses and cottage housing clusters
- Maximum building height of 11 metres
- Maximum density: 75 units per hectare (maximum 4 dwelling units)

Calgary Planning Commission's Recommendation:

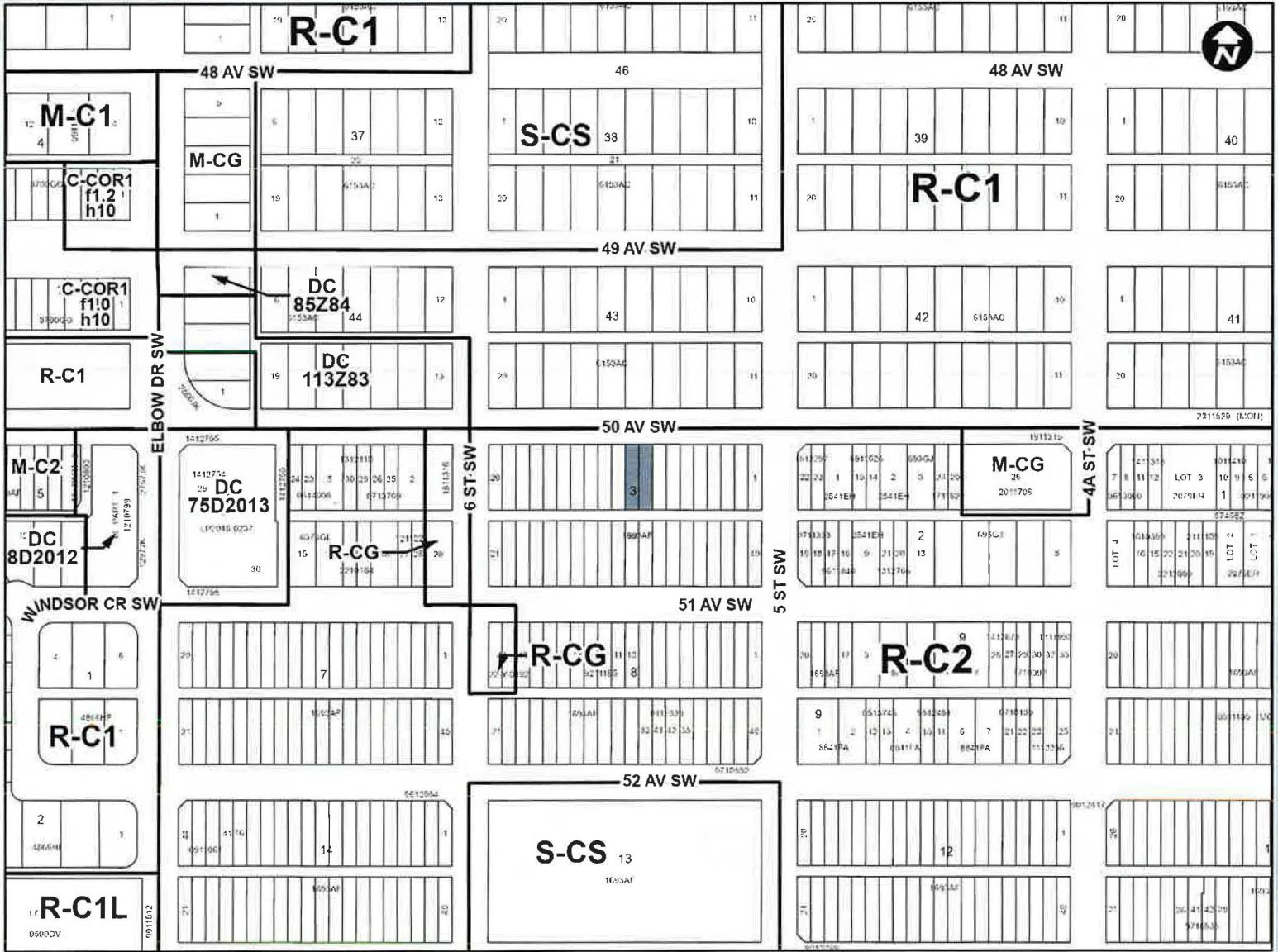
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Supplementary Slides



Existing Land Use Map 10



Approved – 9P2013
Amended – 37P2013

- Residential
- Mixed-Use Commercial/Residential
- Possible Park/Residential

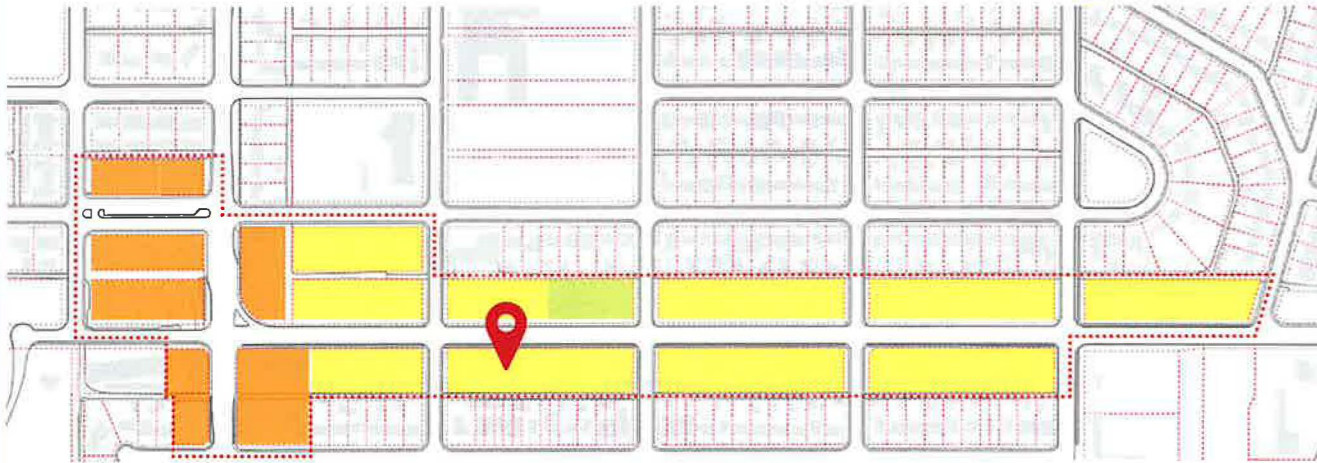
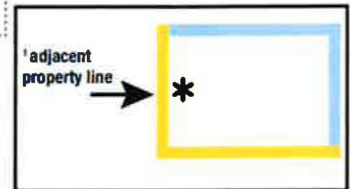
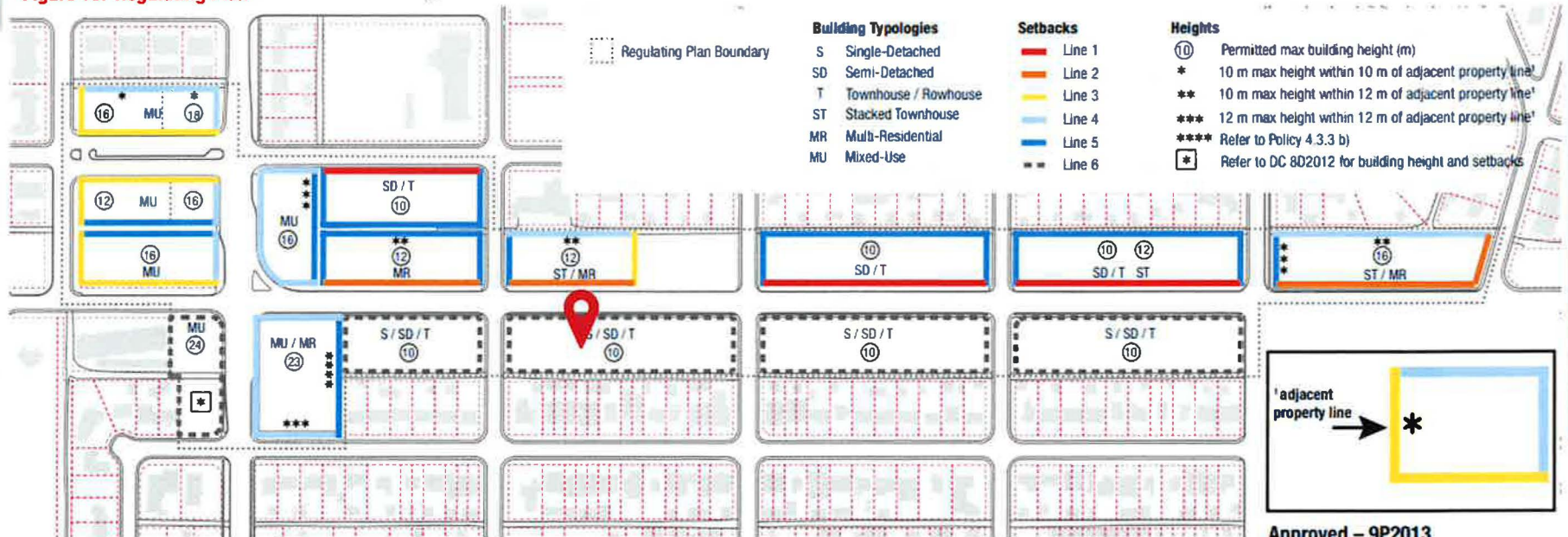


Figure 11. General Land Use

Figure 16. Regulating Plan



Approved – 9P2013
Amended – 37P2013