



Public Hearing of Council

Agenda Item: 7.2.2



LOC2021-0198 / CPC2023-1282 Land Use Amendment

February 6, 2024

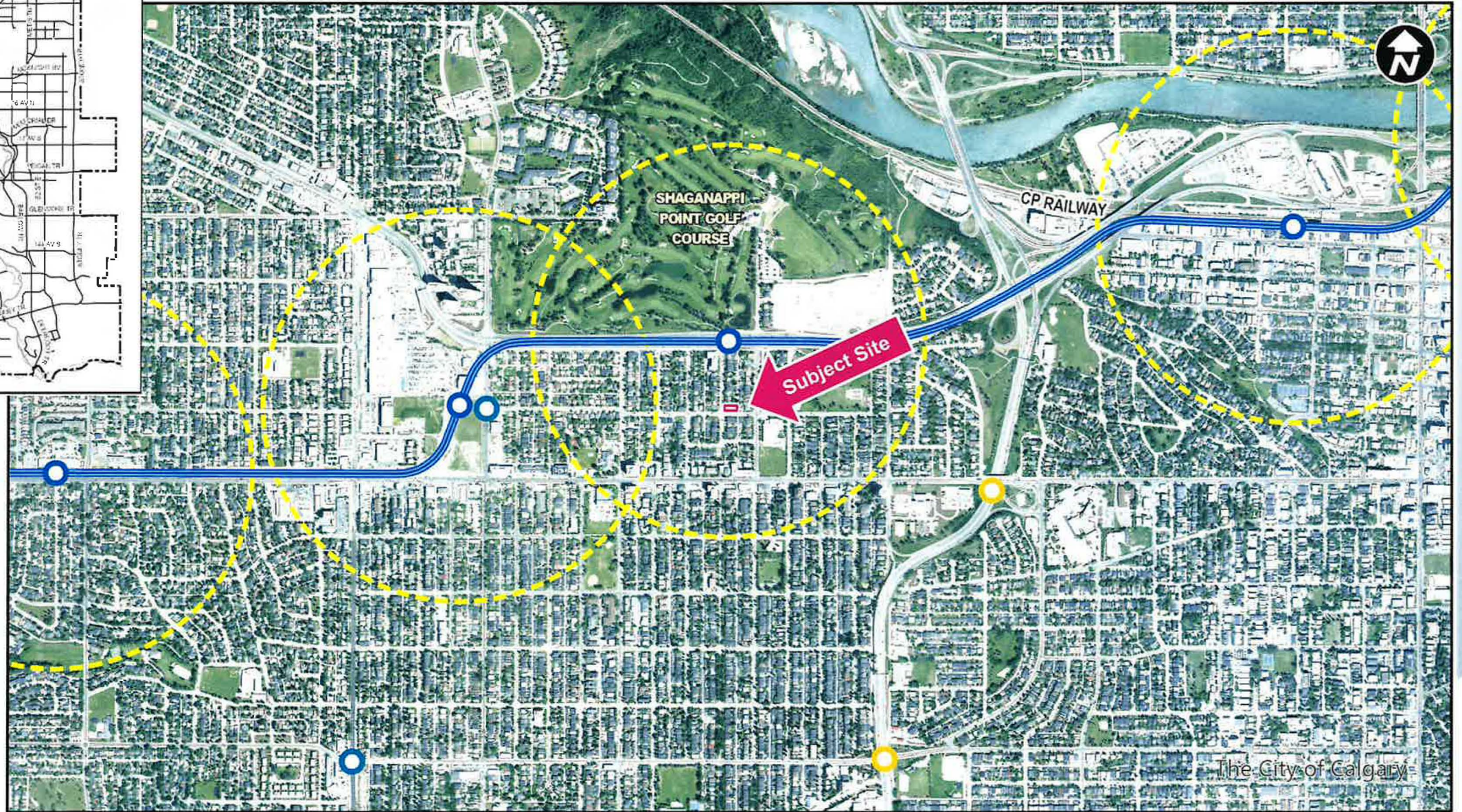
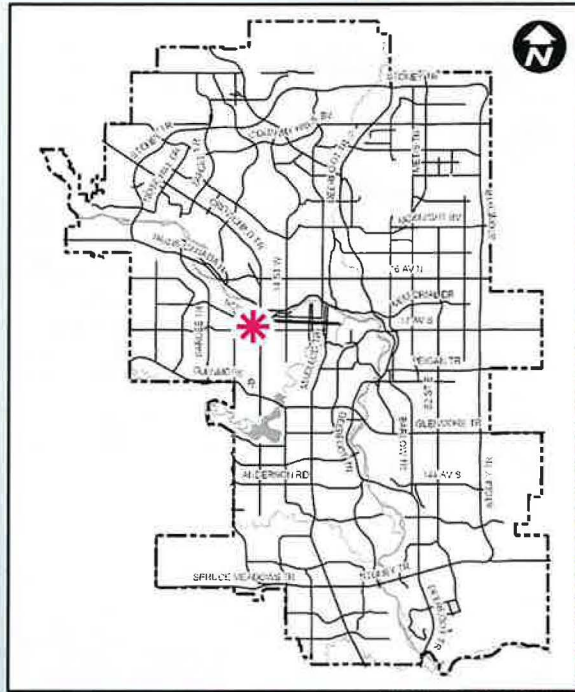
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.2 CPC2023-1282
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:













That Council:

Give three readings to **Proposed Bylaw 27D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1446 – 26A Street SW (Plan 307EO, Block A, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

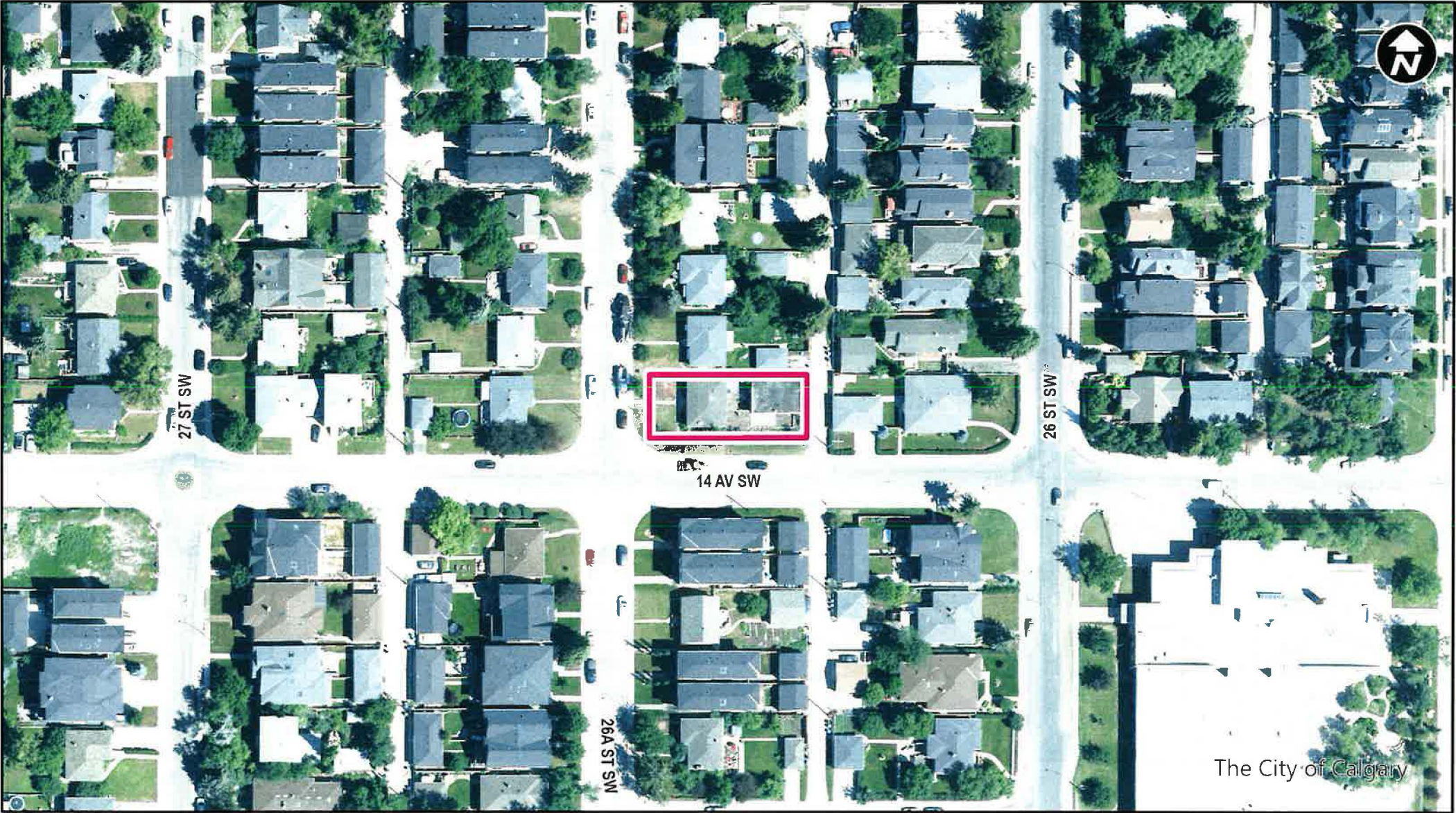




LEGEND

-  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

The City of Calgary

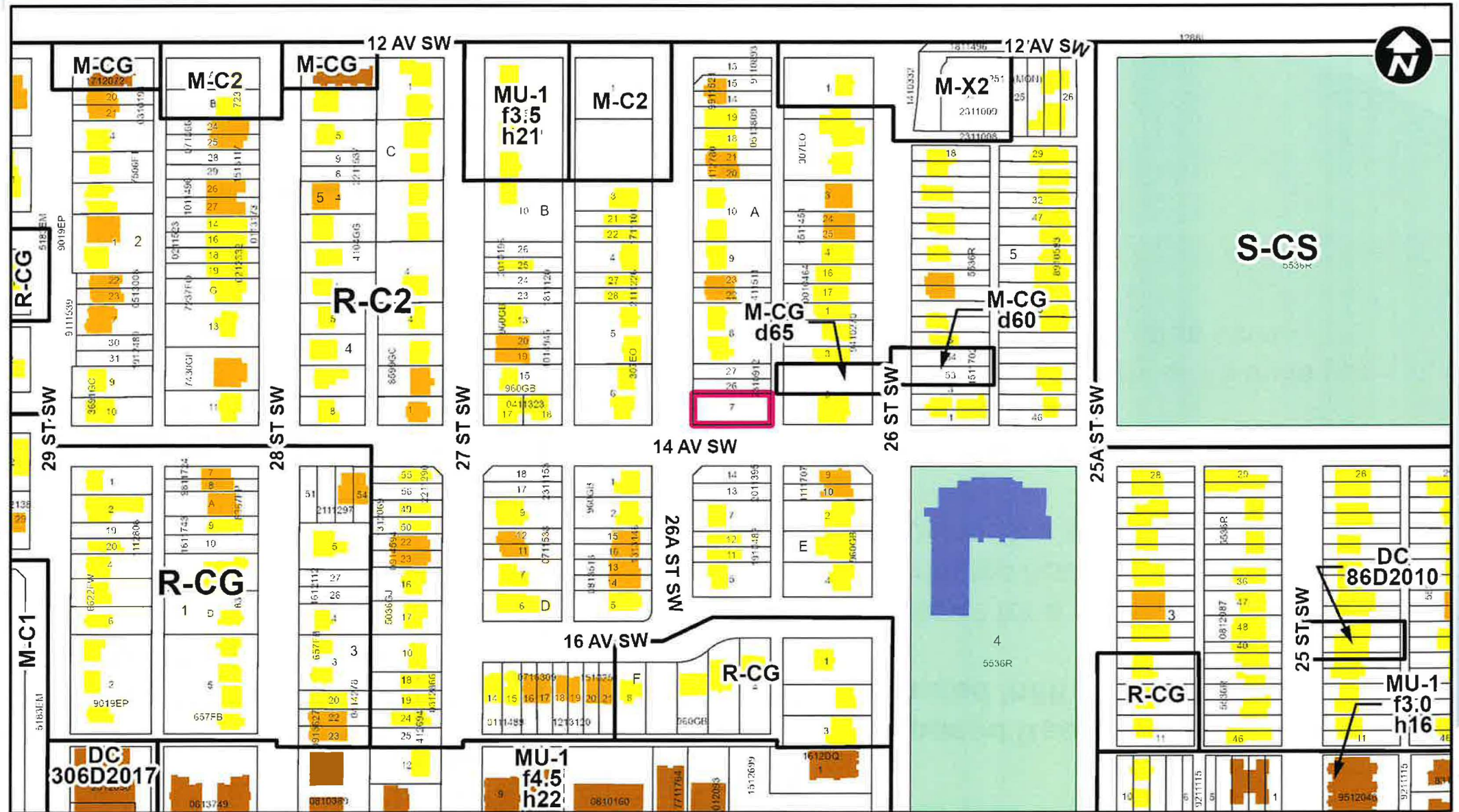


Parcel Size:

0.06 ha
38m x 15m

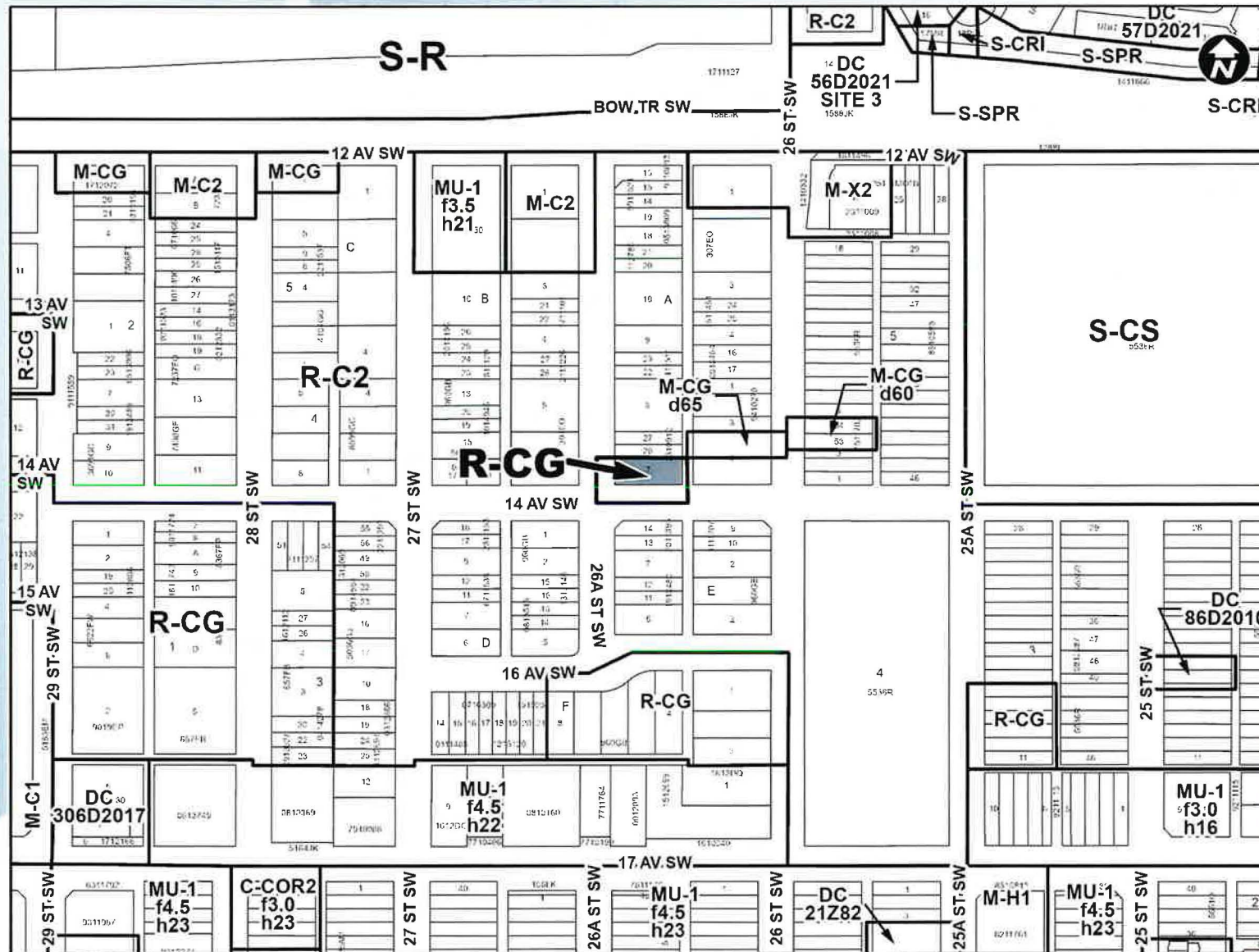
The City of Calgary

- 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

6



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

- allows for a variety of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- Maximum density of 75 units per hectare (4 units, plus suites)

Calgary Planning Commission's Recommendation:

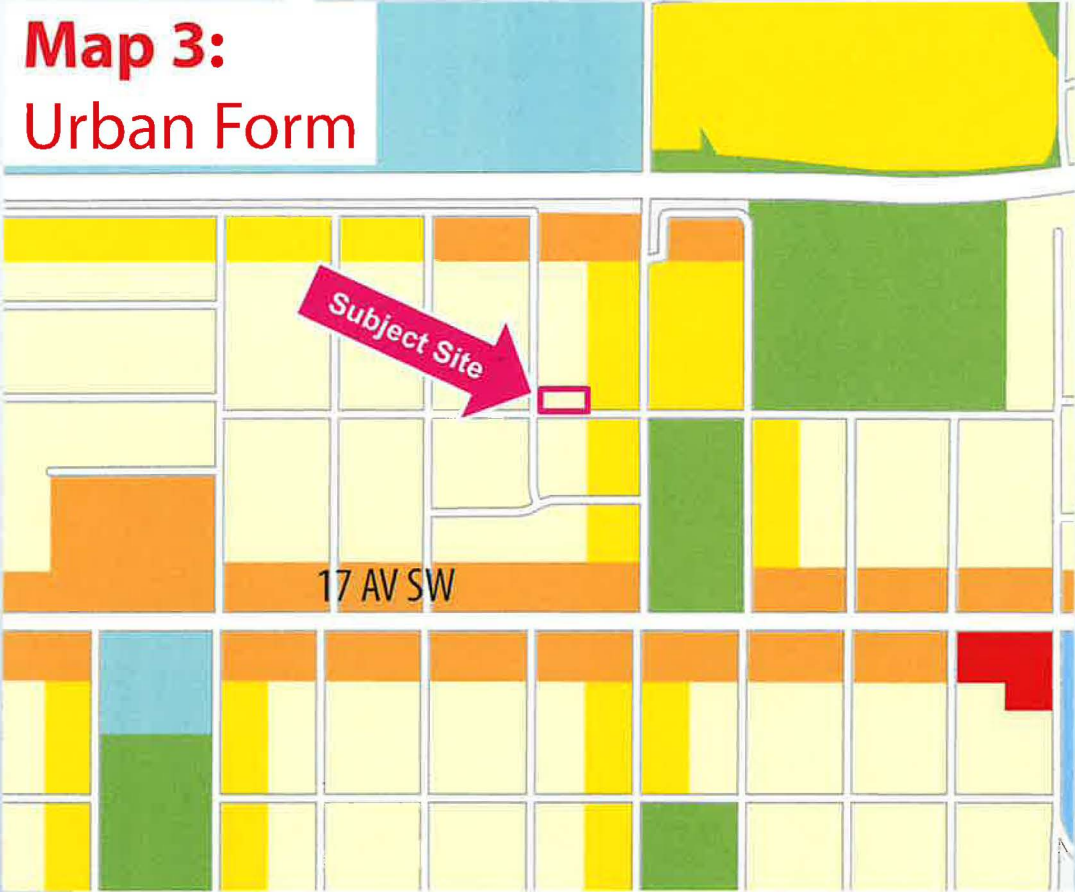
That Council:

Give three readings to **Proposed Bylaw 27D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1446 – 26A Street SW (Plan 307EO, Block A, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

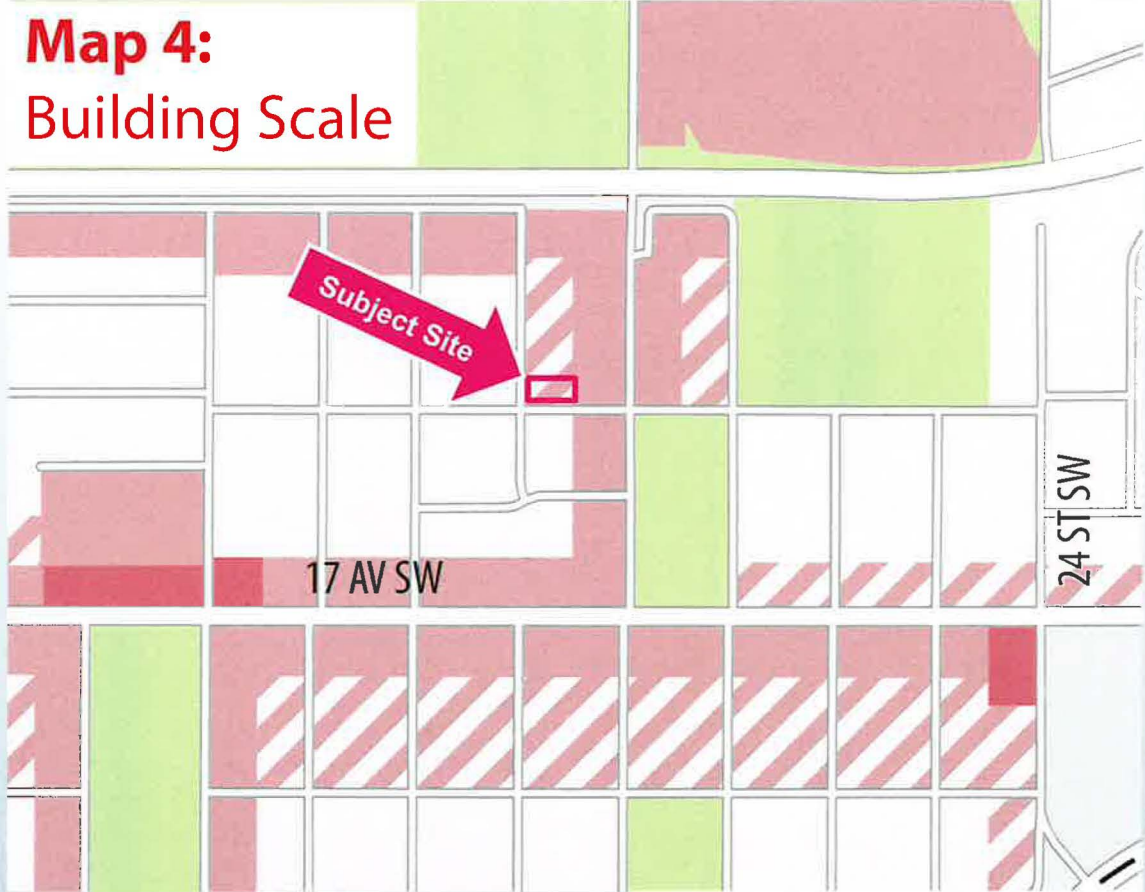


**Map 3:
Urban Form**



- Legend**
- | | | |
|--------------------------|---------------------|---------------------------|
| Urban Form | Neighbourhood Local | Parks and Open Space |
| Neighbourhood Commercial | Commercial Centre | City Civic and Recreation |
| Neighbourhood Flex | Commercial Corridor | Regional Campus |
| Neighbourhood Connector | Natural Areas | No Urban Form Category |

**Map 4:
Building Scale**



- Legend**
- | | |
|----------------------------------|-----------------------------|
| Limited (up to 3 Storeys) | High (up to 26 Storeys) |
| Low - Modified (up to 4 Storeys) | No Scale Modifier |
| Low (up to 6 Storeys) | Parks, Civic and Open Space |
| Mid (up to 12 Storeys) | Plan Area Boundary |