



Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0124 / CPC2023-1337

Land Use Amendment

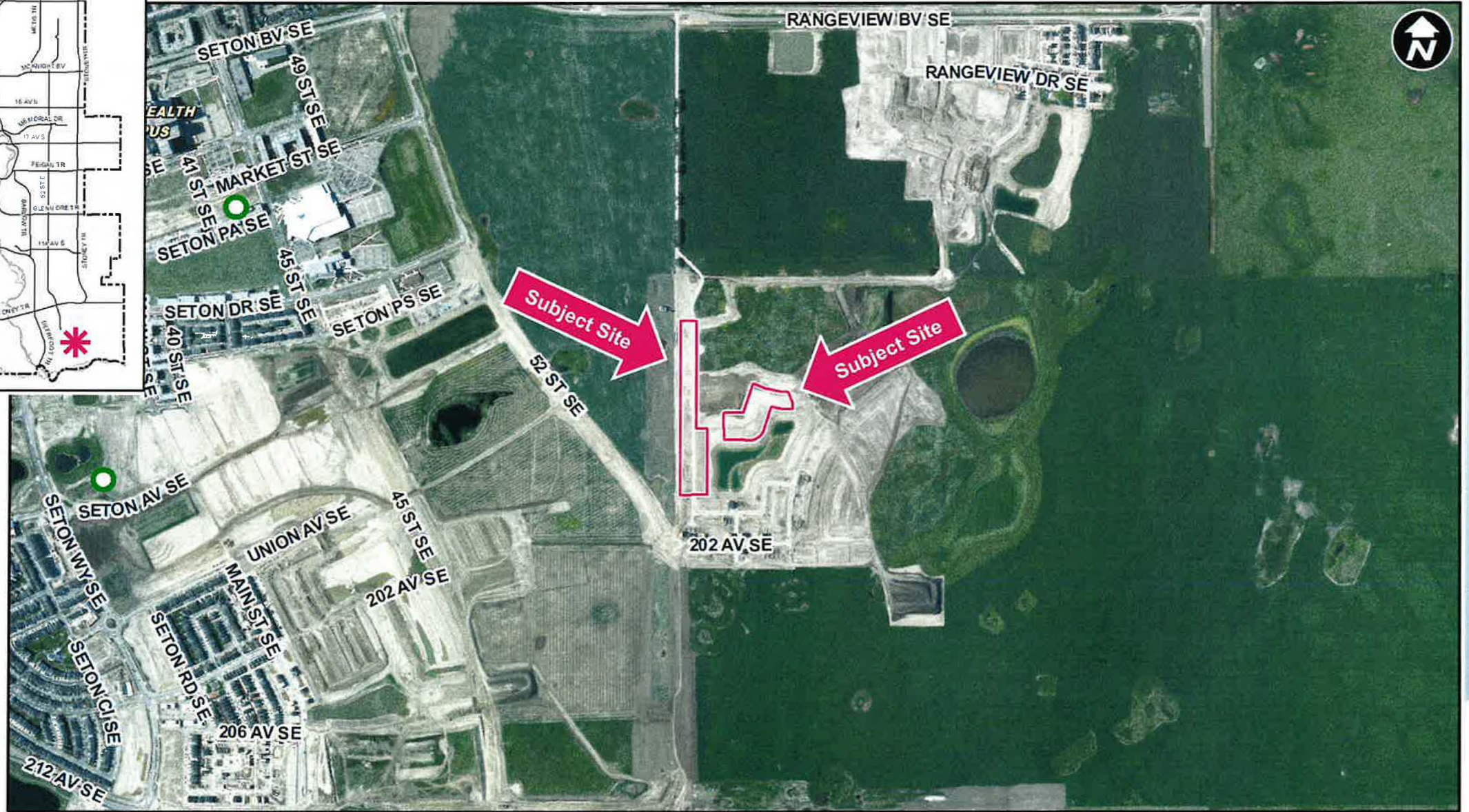
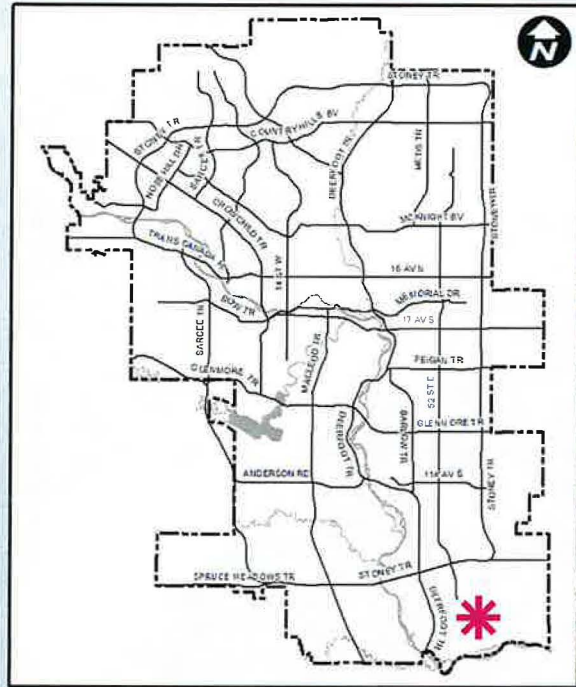
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.20-CPC2023-1337
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

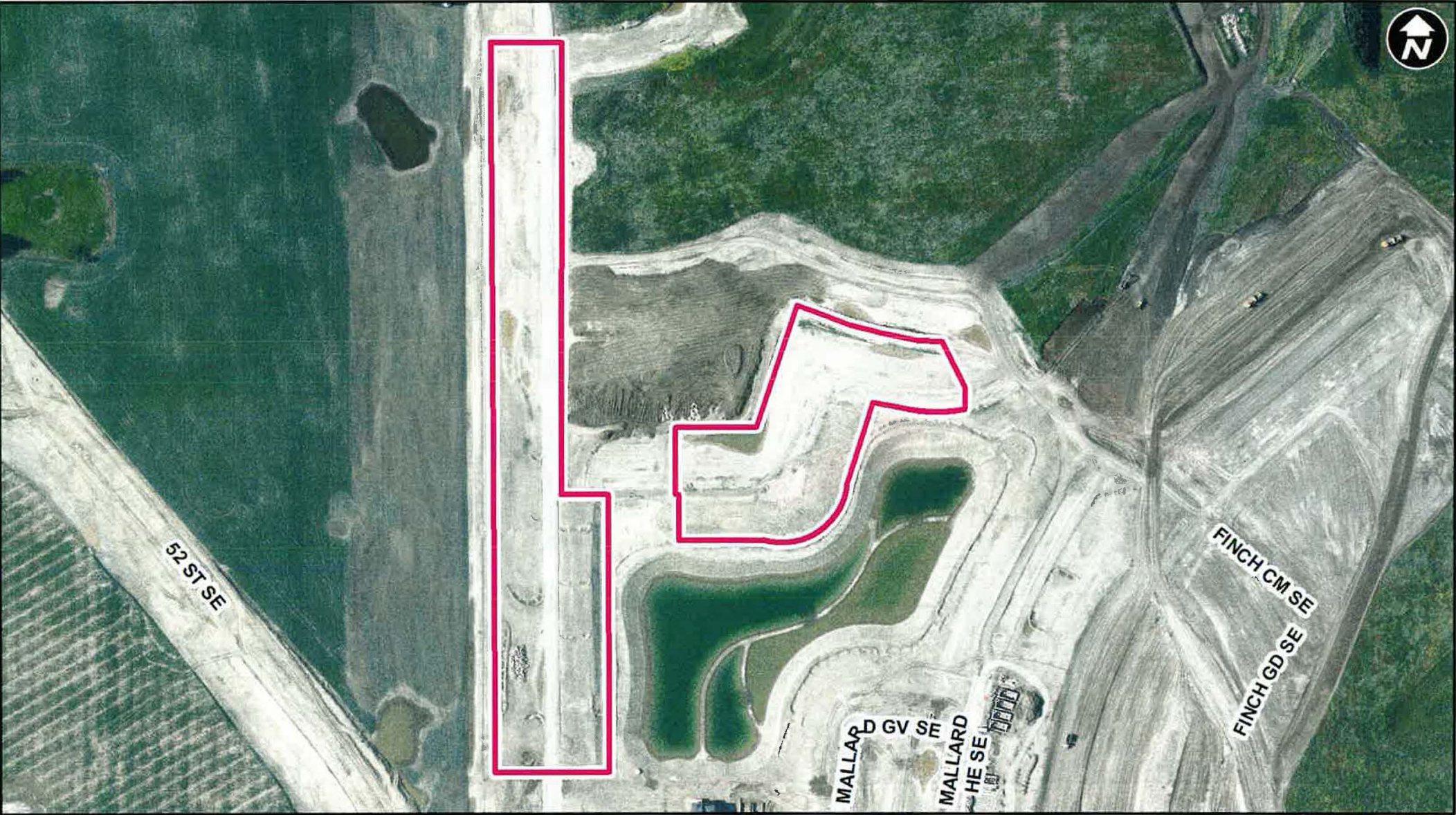
That Council:

Give three readings to **Proposed Bylaw 43D2024** for the redesignation of 5.0 hectares \pm (12.36 acres \pm) located at 19610 – 72 Street SE (Portion of NW 1/4 Section 14-22-29-4) from Residential – Narrow Parcel One Dwelling (R-1N) District to Residential – Low Density Mixed Housing (R-G) District.



LEGEND

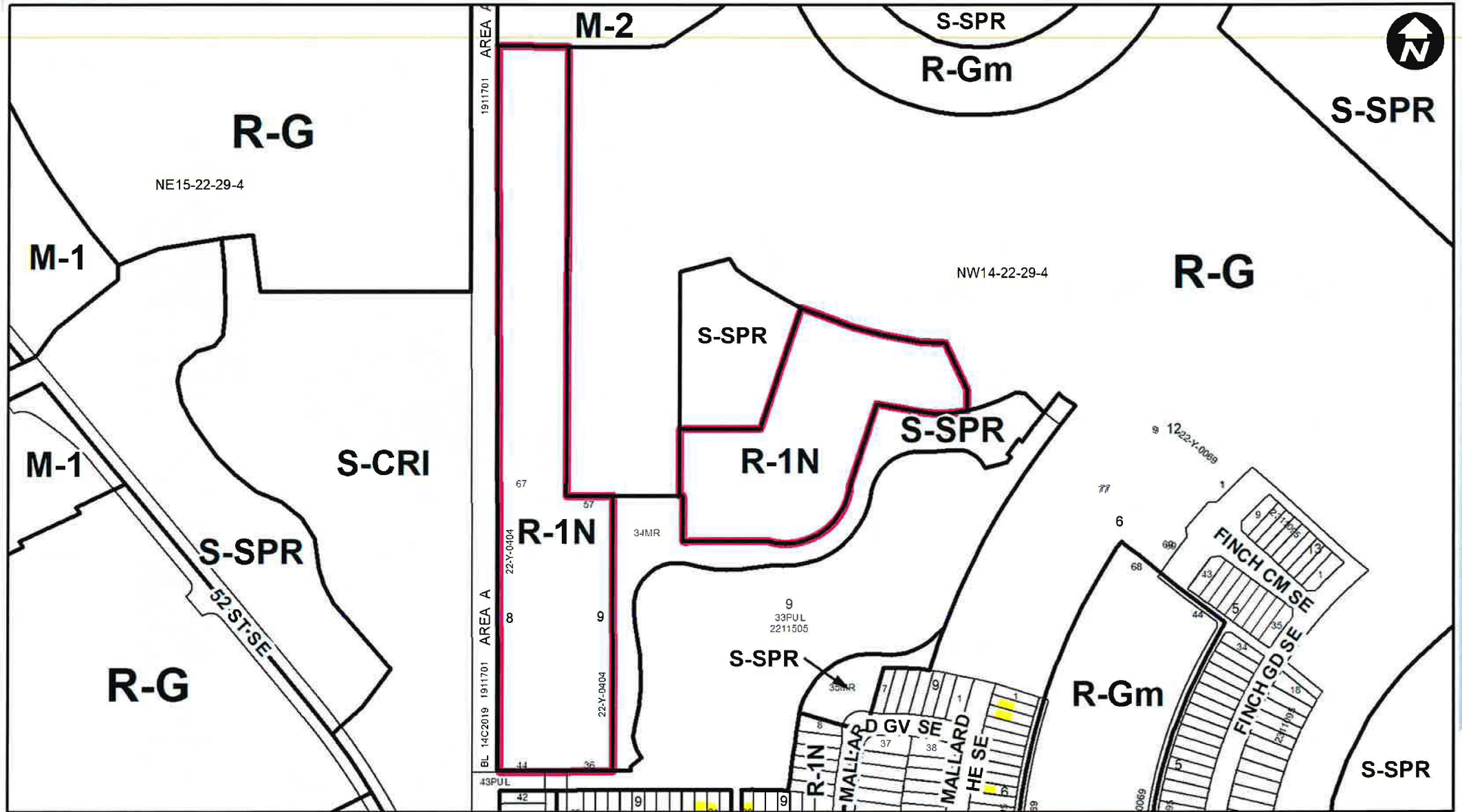
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

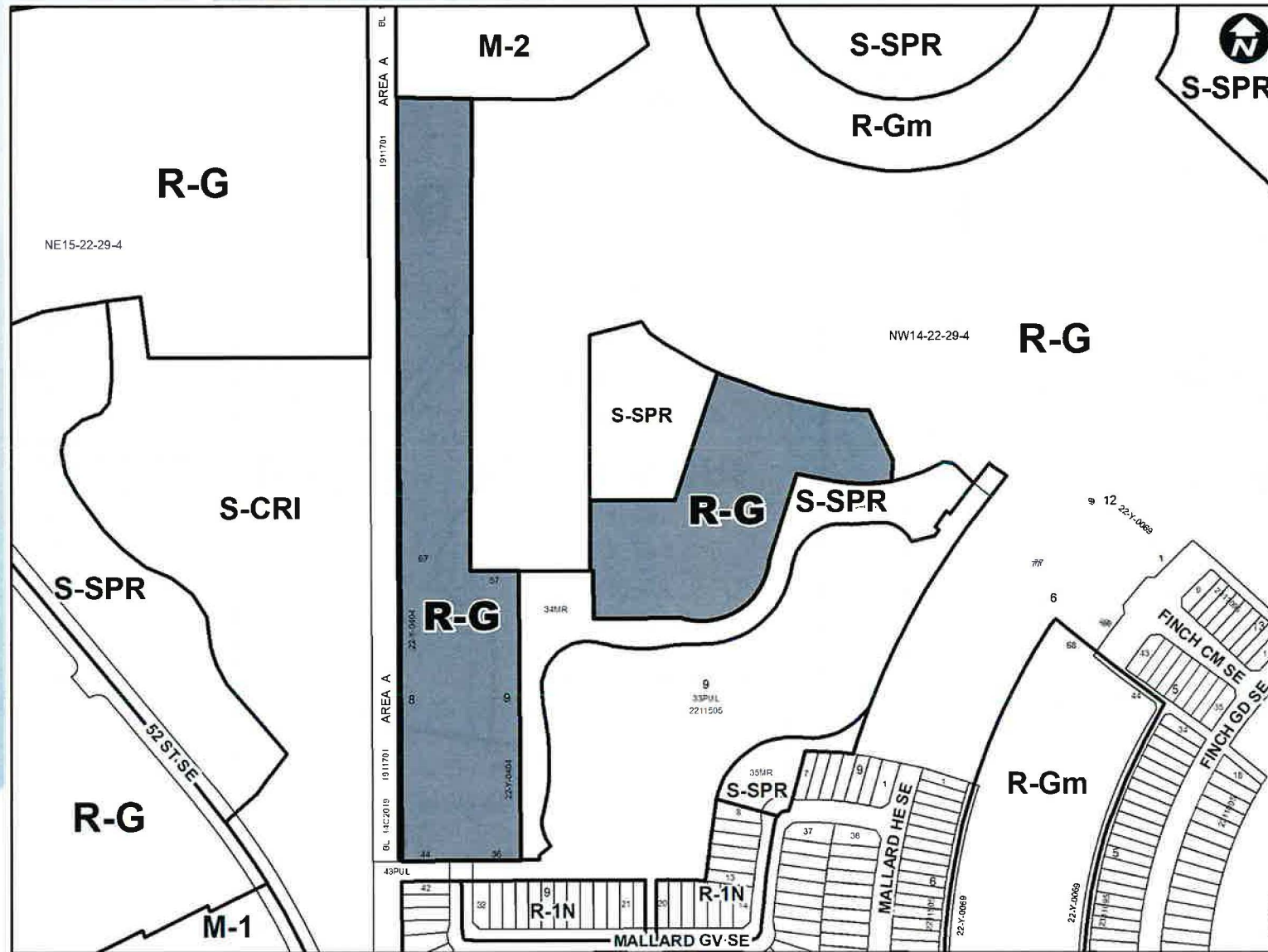


Parcel Size:
5.0 ha

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 – Low Density Mixed Housing (R-G) District:

- Allows for a range of low density building forms
- Minimum lot width of 6.0 metres
- Maximum building height of 12 metres (3 storeys)

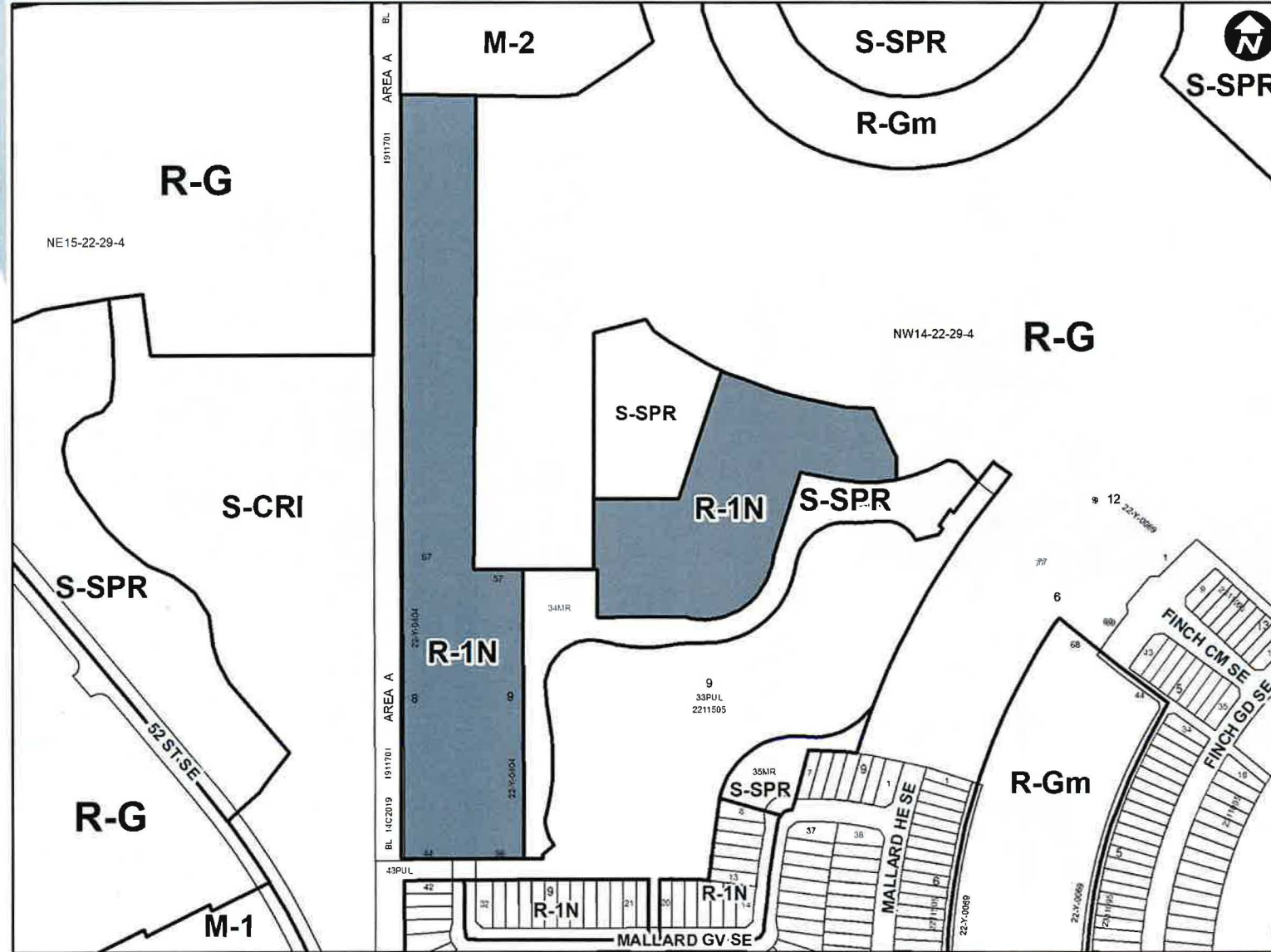
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Supplementary Slides

Existing Land Use Map





A Portion of Approved Outline Plan – LOC2018-0088



★ Subject Site