



Public Hearing of Council

Agenda Item: 7.2.13



LOC2023-0251 / CPC2023-1255

Land Use Amendment

February 6, 2024

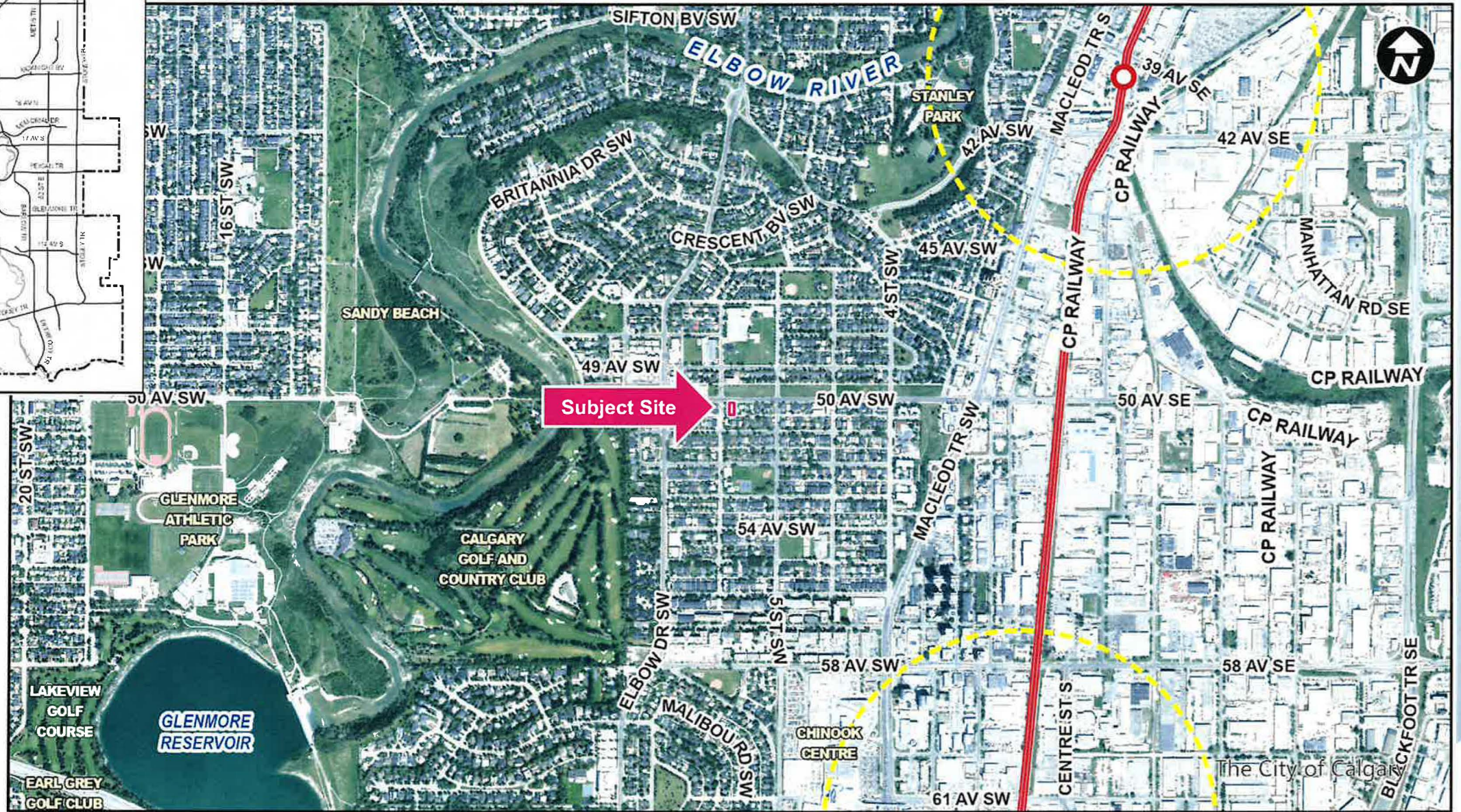
CITY OF CALGARY
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IN COUNCIL CHAMBER
FEB 06 2024
ITEM: *7.2.13 CPC2023-1255*
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 44D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 635 – 50 Avenue SW (Plan 1693AF, Block 3, Lots 17 and 18) 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**

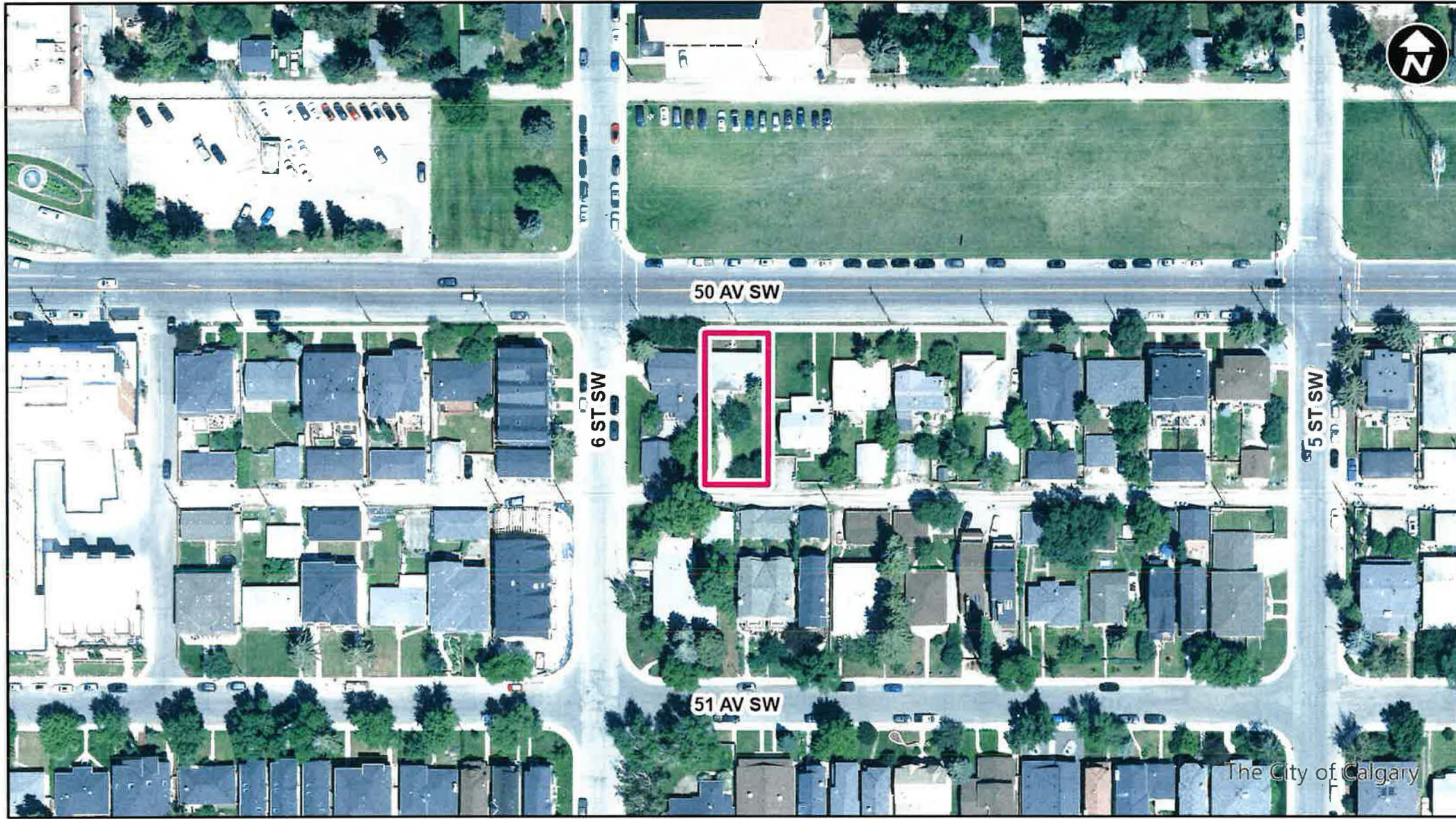
 - Blue
 - Downtown
 - Red
 - Green (Future)

- LRT Line**

 - Blue
 - Blue/Red
 - Red

- Max BRT Stops**

 - Orange
 - Purple
 - Teal
 - Yellow



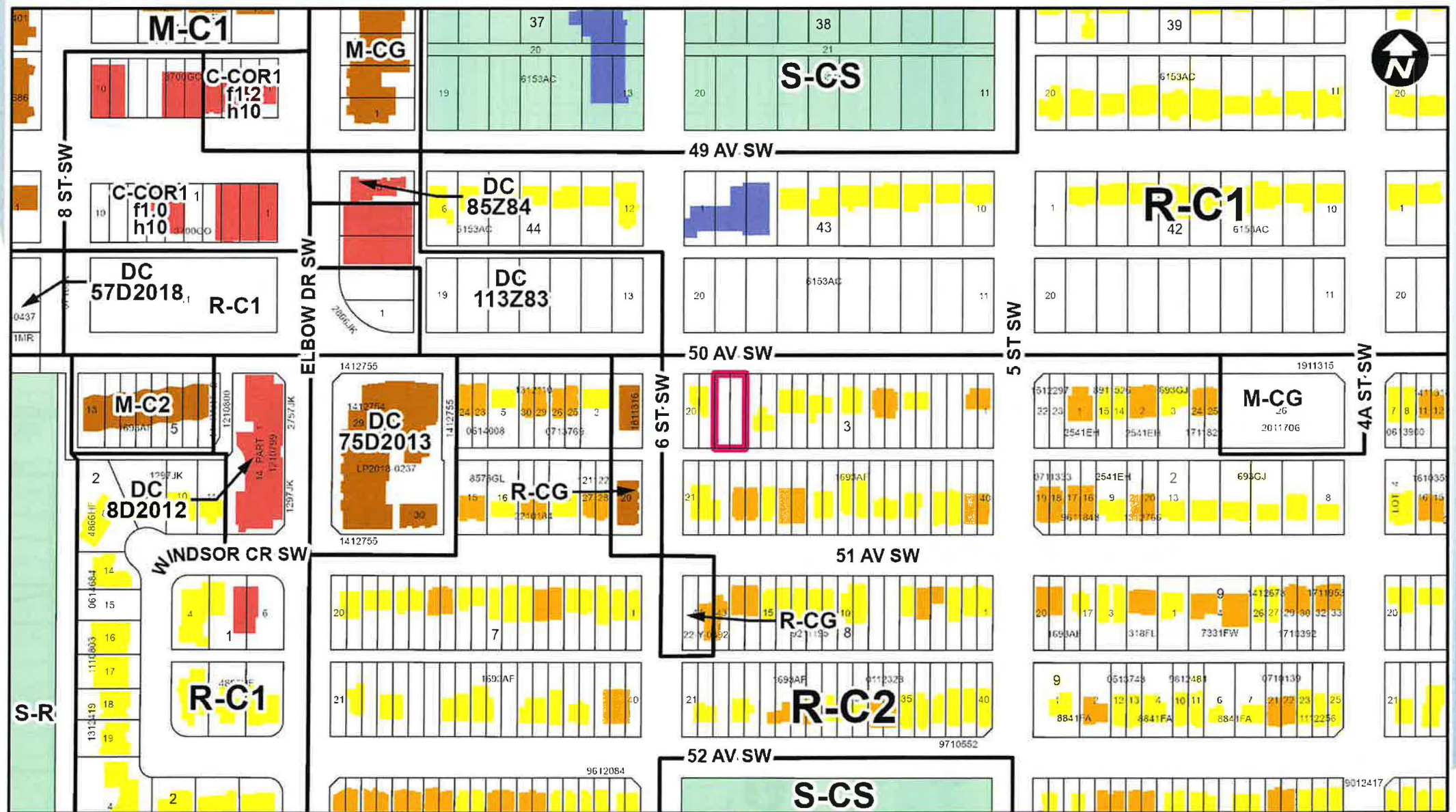
Parcel Size:

0.06 ha

17m x 37m

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



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

- Grade-oriented development (single-detached, semi-detached, duplex, townhouse, rowhouse, secondary suite)
- Maximum building height of 11.0 metres
- Maximum density of 75 units per hectare (four dwelling units and four secondary suites)

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Supplementary Slides



View from 50 Avenue SW



View from rear lane

50 AV SW Area Redevelopment Plan 10

Approved – 9P2013
Amended – 37P2013

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

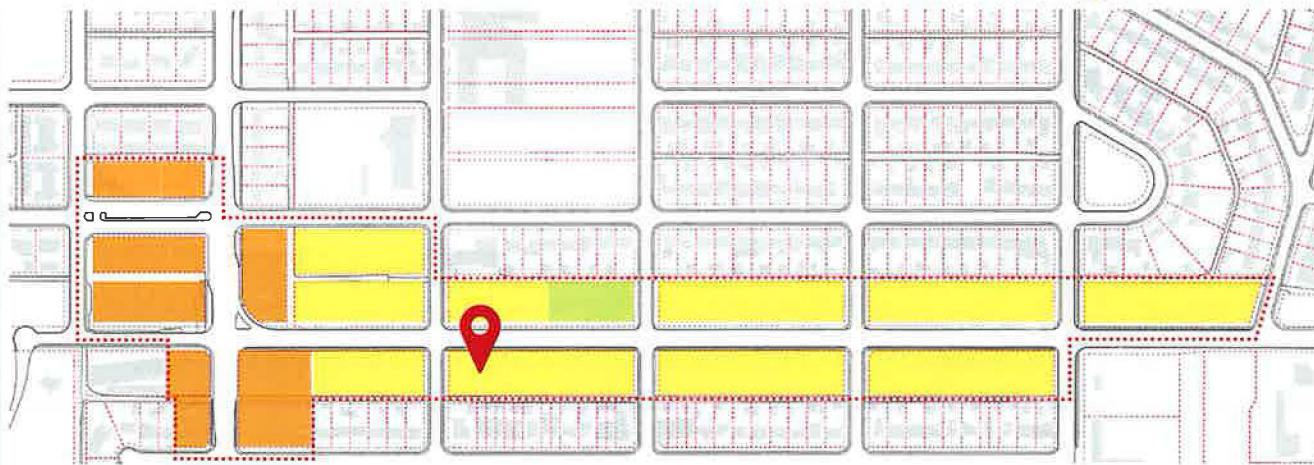
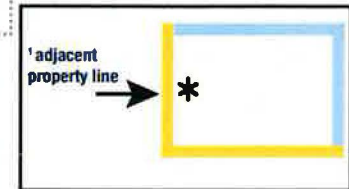
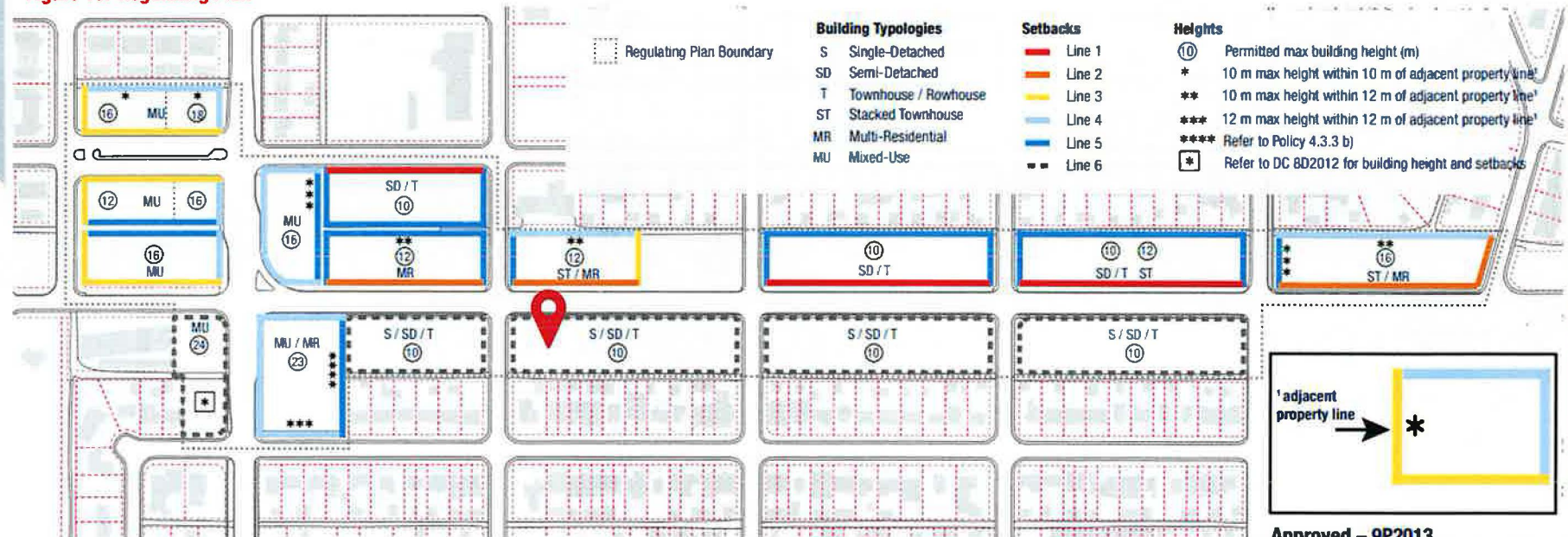


Figure 11. General Land Use

Figure 16. Regulating Plan



Approved – 9P2013
Amended – 37P2013