



# Public Hearing of Council

## Agenda Item: 7.2.1



**LOC2023-0092 / CPC2023-0477**

**Land Use Amendment**

February 6, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: *7.2.1 CPC2023-0477*  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT



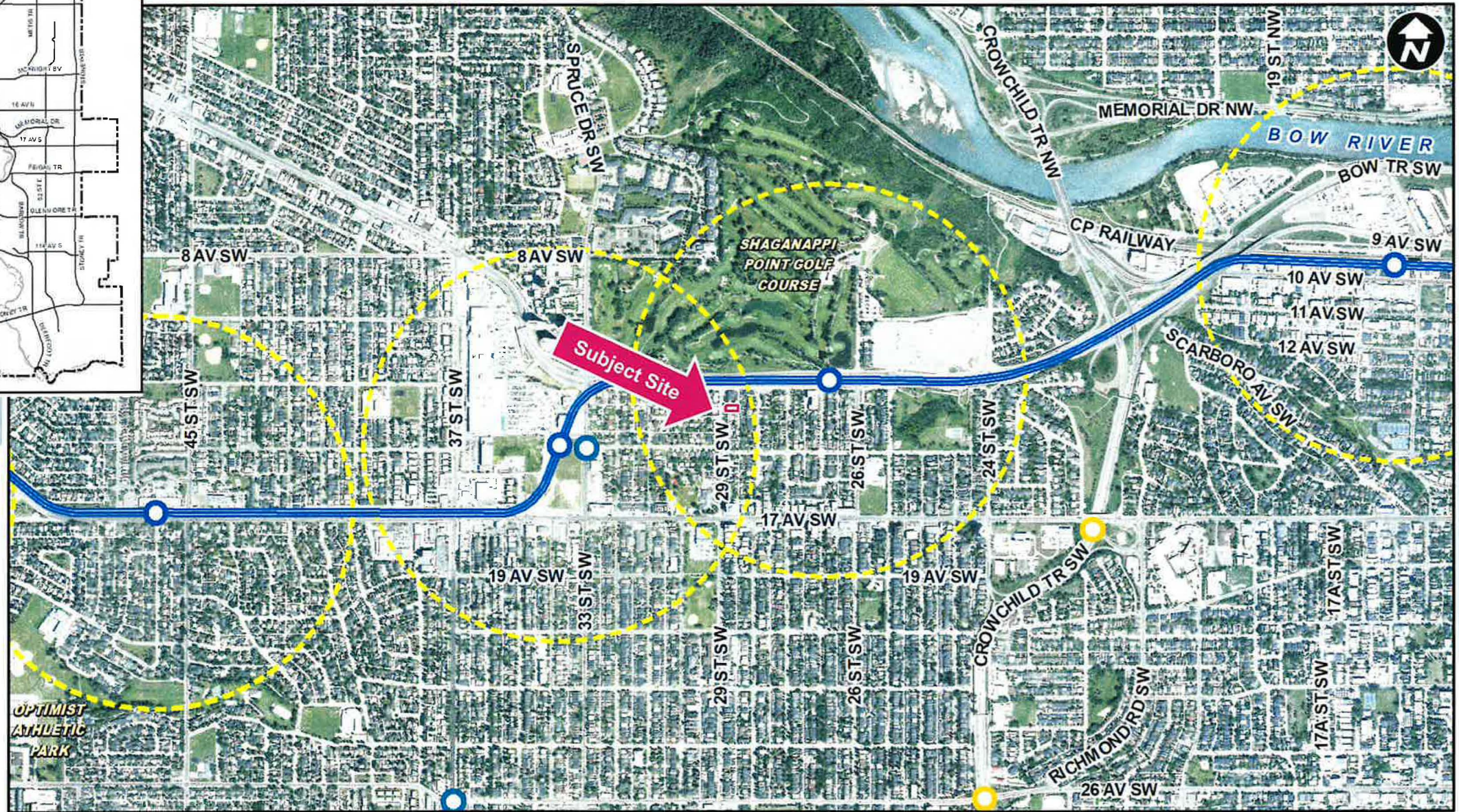
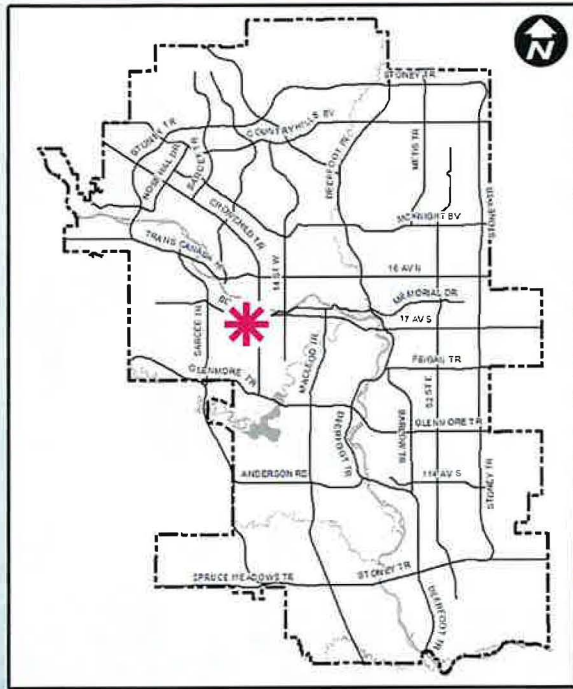
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 46D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 1416 – 29 Street SW (Plan 7506FT, Block 2, Lot 3) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



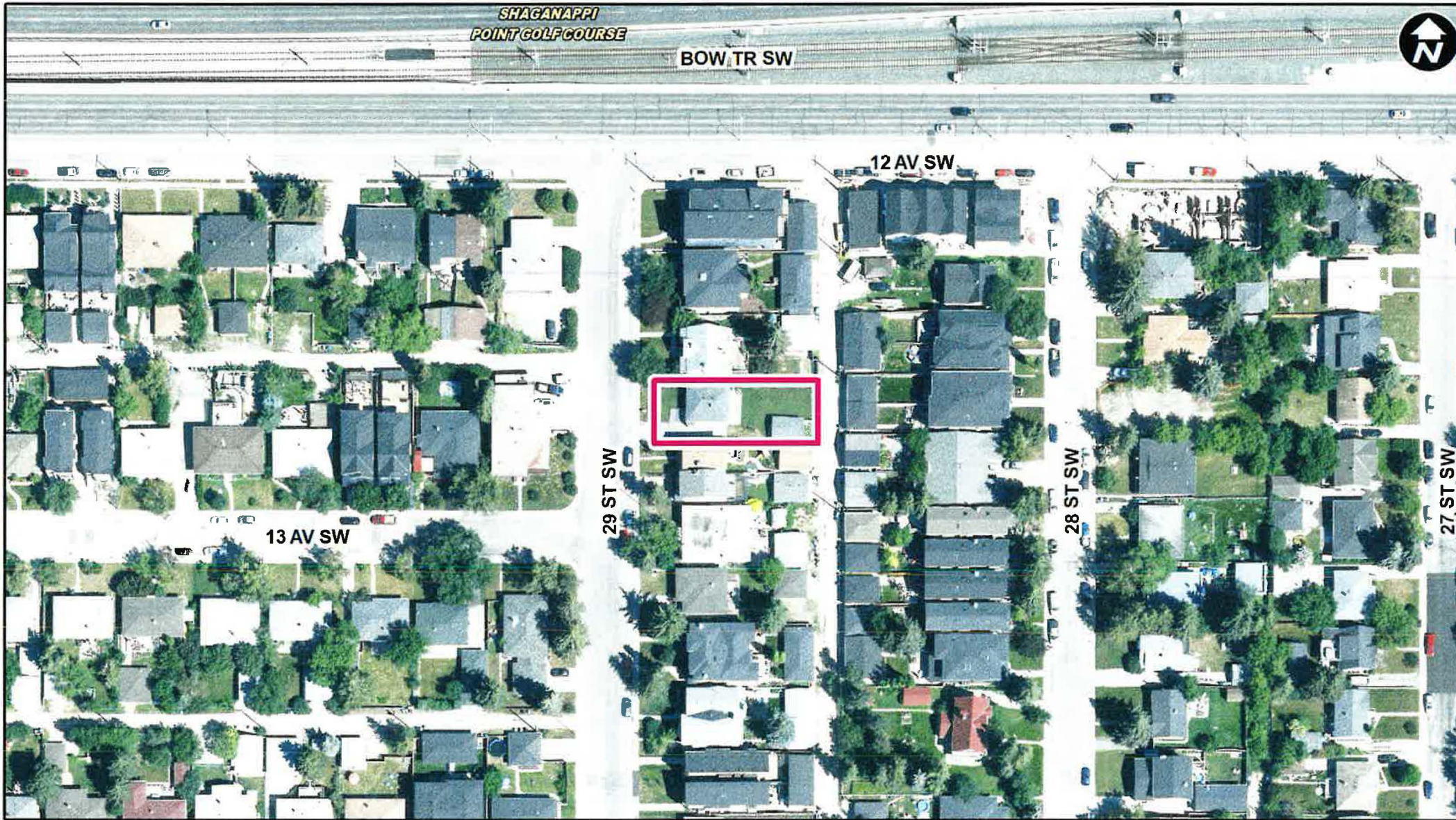




**LEGEND**

- 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  
40 m x 15 m



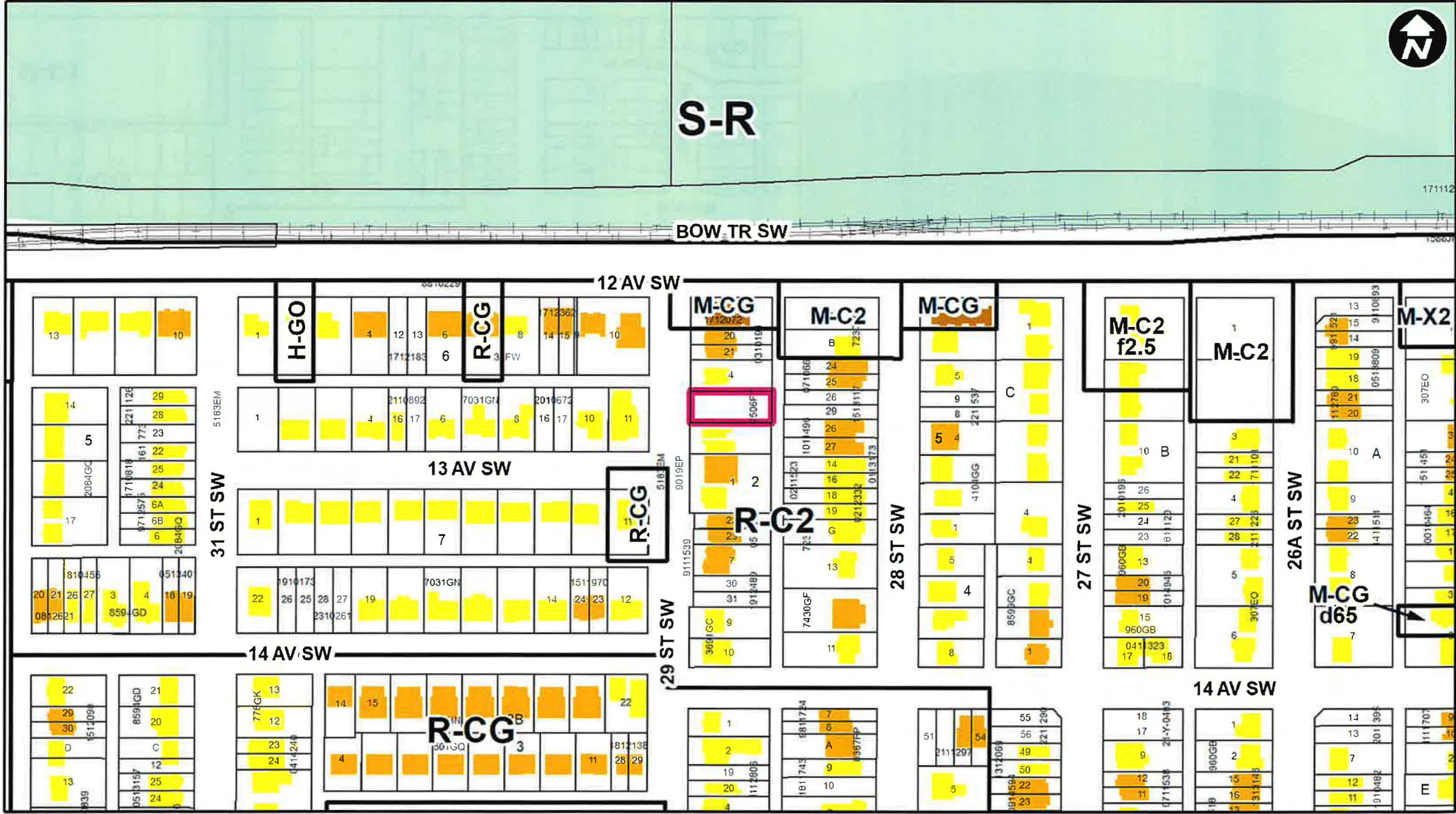


S-R

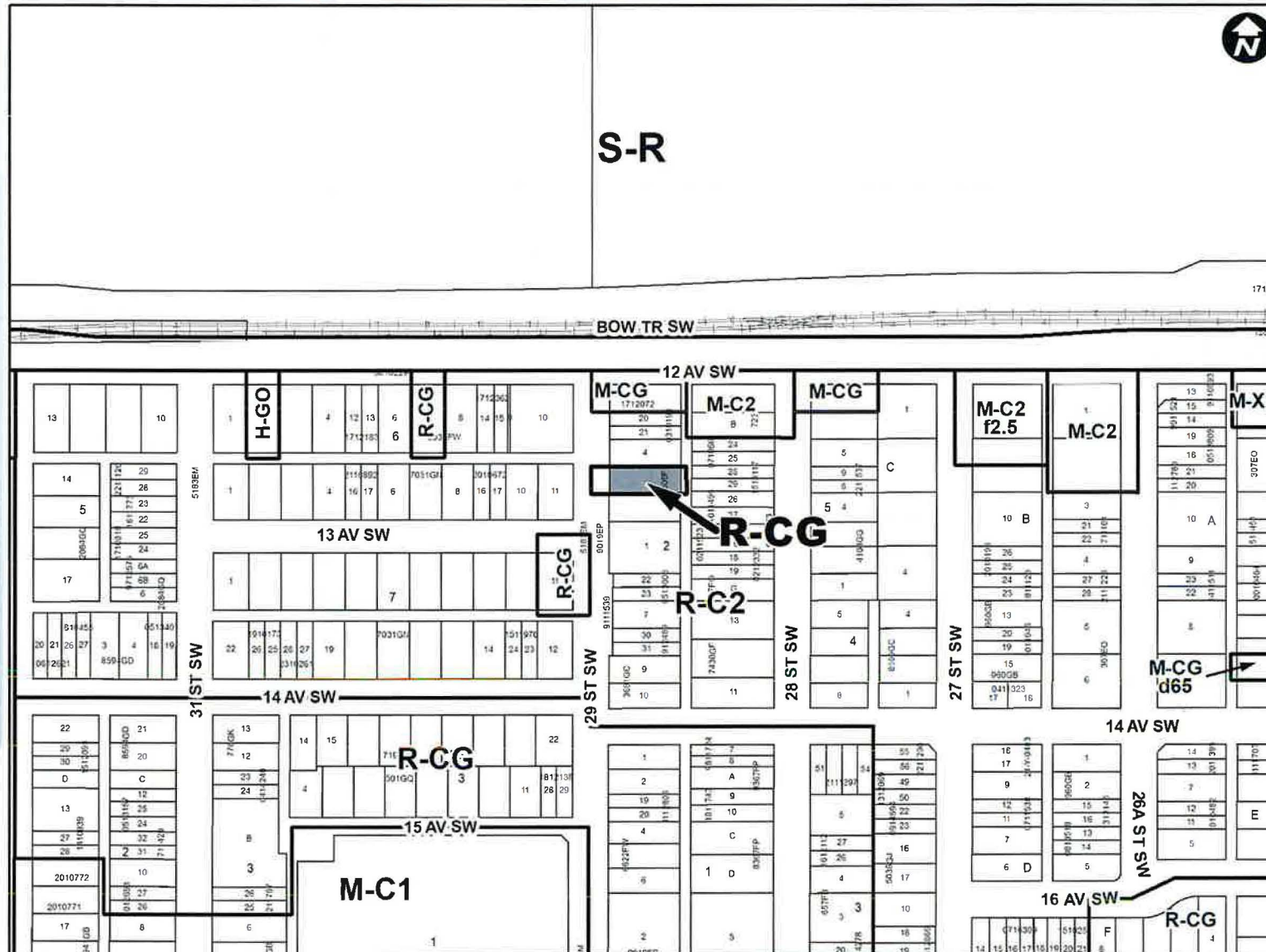
BOW TR SW

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

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

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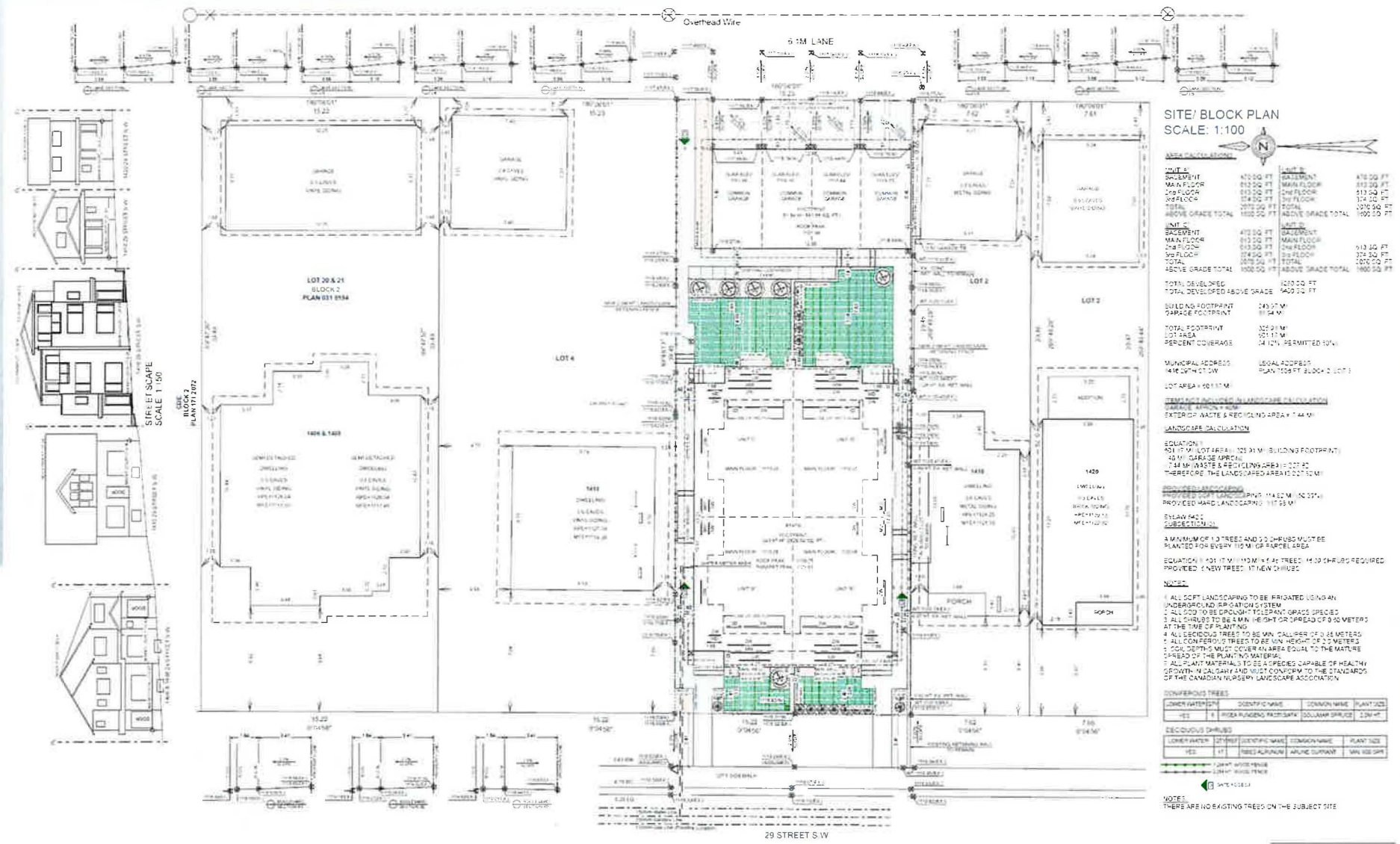
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# Supplementary Slides



# Concurrent DP Drawings – Current as of Dec 15, 2023



ADDRESS	DWG TITLE	REVISION	SCALE	DATE	DRAWN BY	SHEET NO.	NOTES
1418 29TH ST SW CALSARY AB	SITE PLAN/BLOCK PLAN/ LANDSCAPE PLAN/ STREET SCAPE		AS PER DRAWING	NOVEMBER 3, 2023	AD	1	<ul style="list-style-type: none"> <li>1. THIS DRAWING IS THE PROPERTY OF MARCEL DESIGN GROUP INC.</li> <li>2. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION.</li> <li>3. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.</li> <li>4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.</li> <li>5. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AUTHORITIES.</li> </ul>





# Concurrent DP Drawings – Current as of Dec 15, 2023 10









