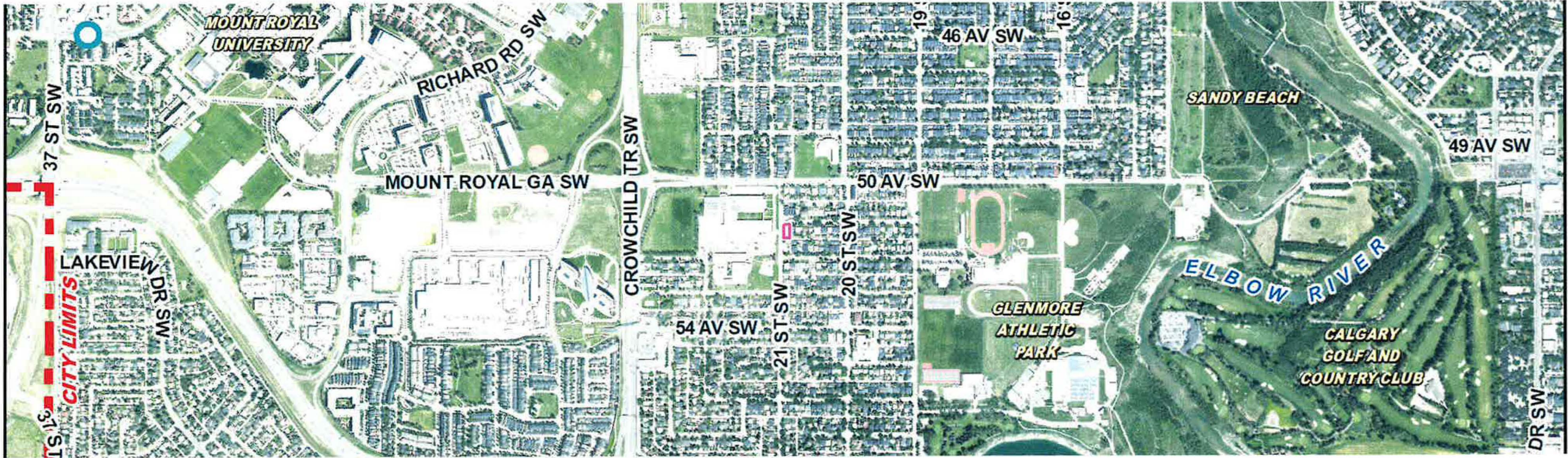




Public Hearing of Council

Agenda Item: 7.2.14

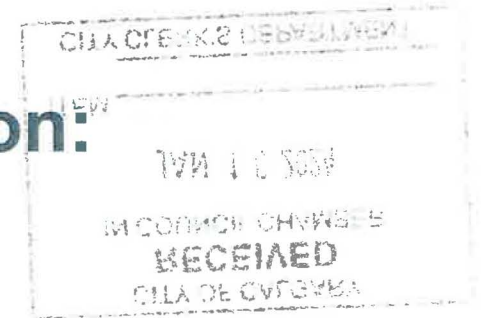


LOC2023-0126 / CPC2023-1143 Land Use Amendment

January 16, 2024

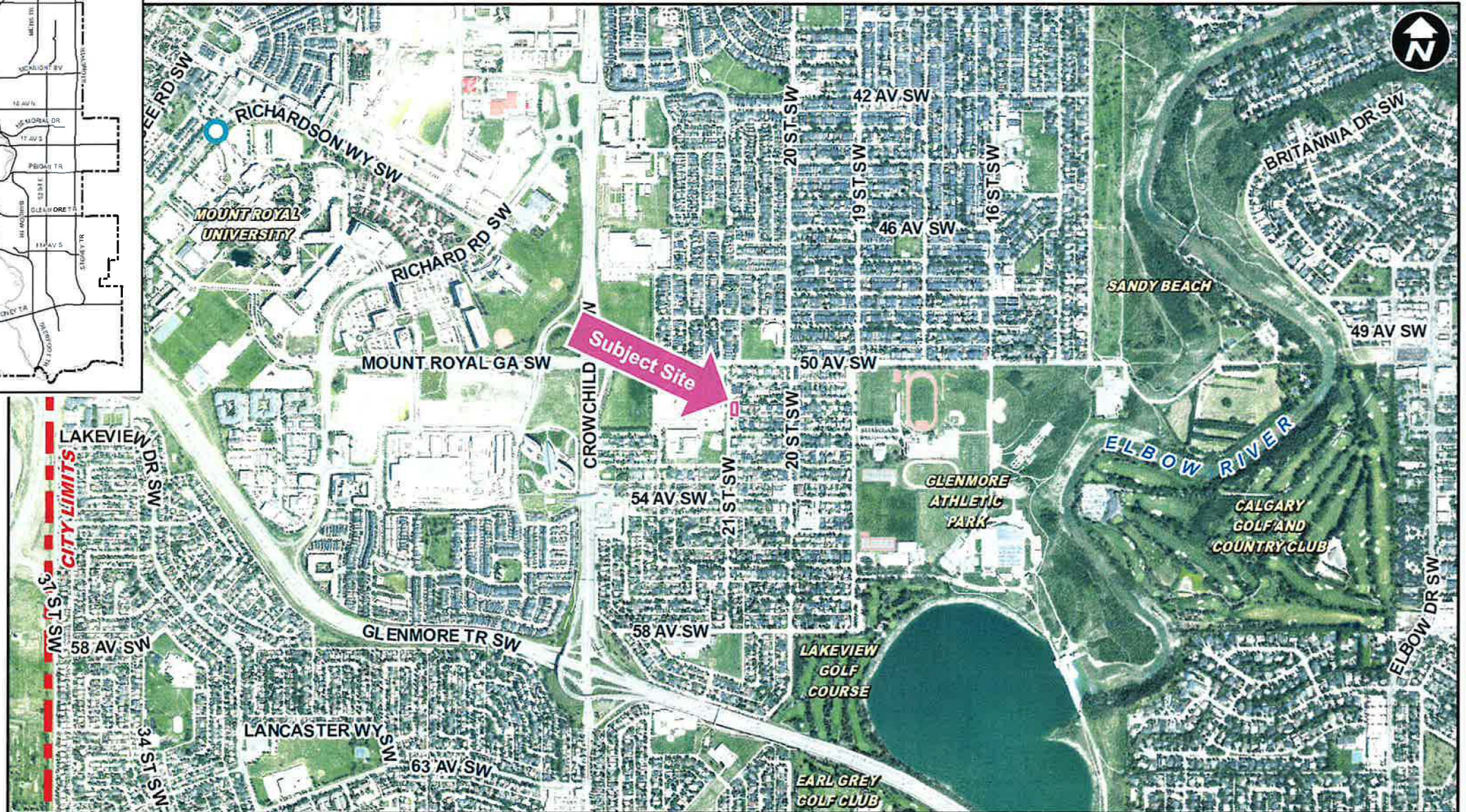
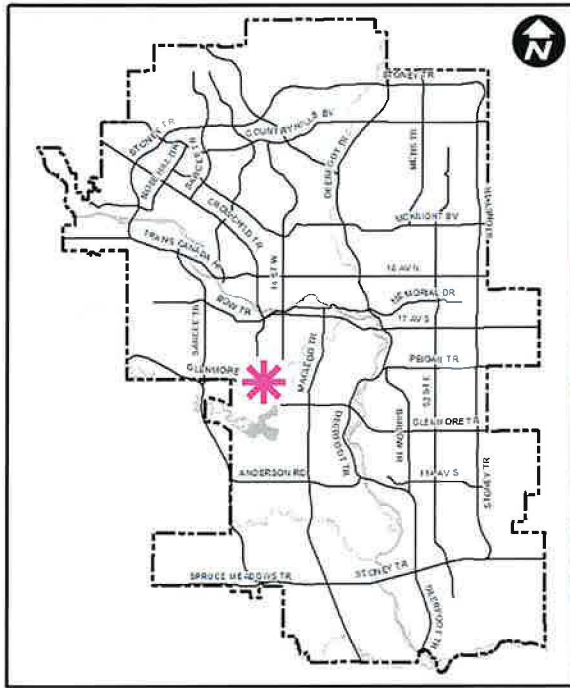
CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 JAN 16 2024
 ITEM: 7.2.14-CPC2023-1143
Distrib - Presentation
 CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



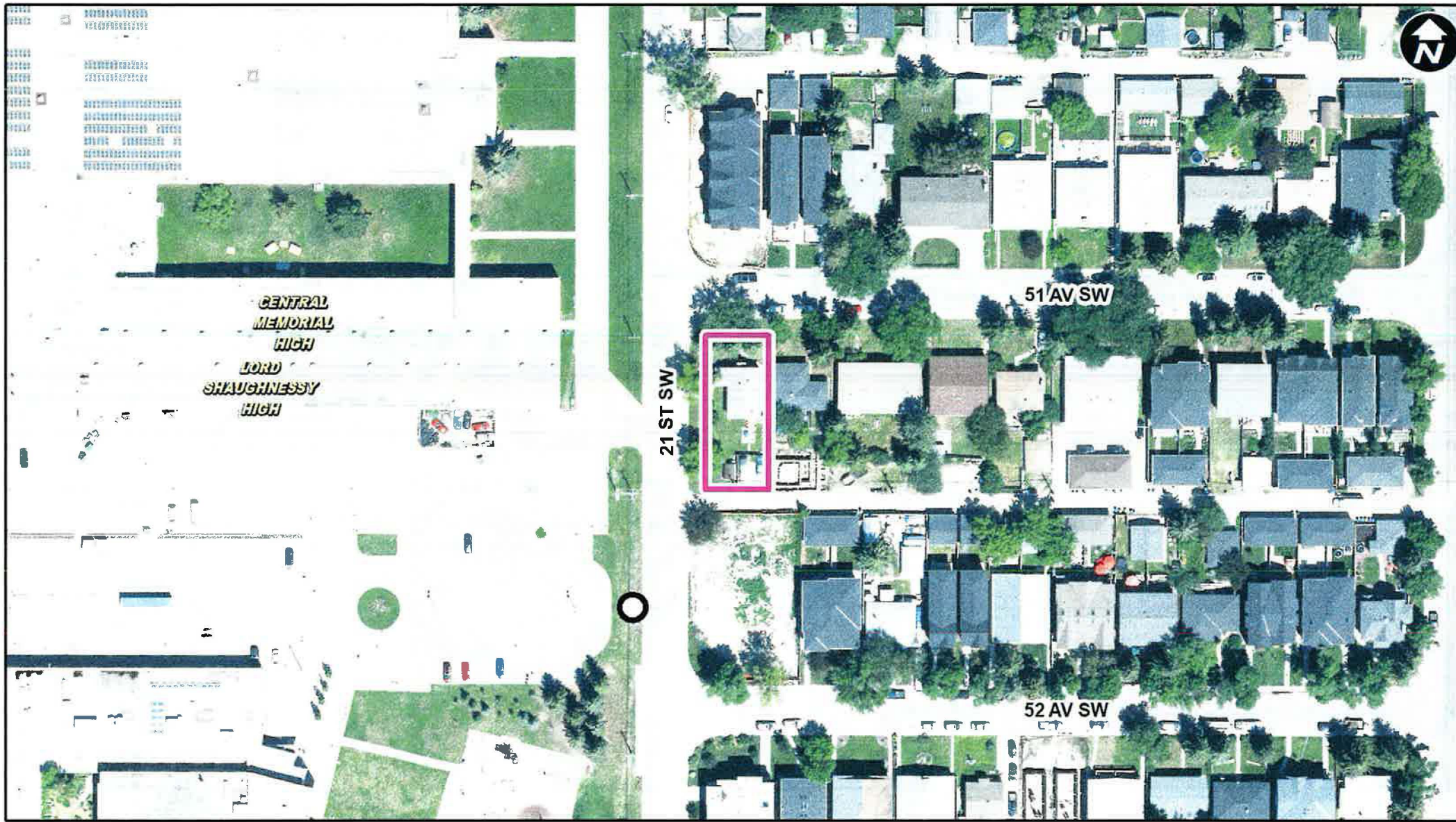
That Council:

Give three readings to **Proposed Bylaw 1D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2139 – 51 Avenue SW (Plan 7280AJ, Block 18, Lots 1 and 2) 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



○ Bus Stop

Parcel Size:
0.06 ha
15m 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 Residential – Grade-Oriented infill (R-CG) District:

- Maximum density 75 units per hectare (4 Dwelling Units)
- Maximum height 11 metres (3 stoeys)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 1D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2139 – 51 Avenue SW (Plan 7280AJ, Block 18, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential — Grade-Oriented Infill (R-CG) District.

Supplementary Slides





