

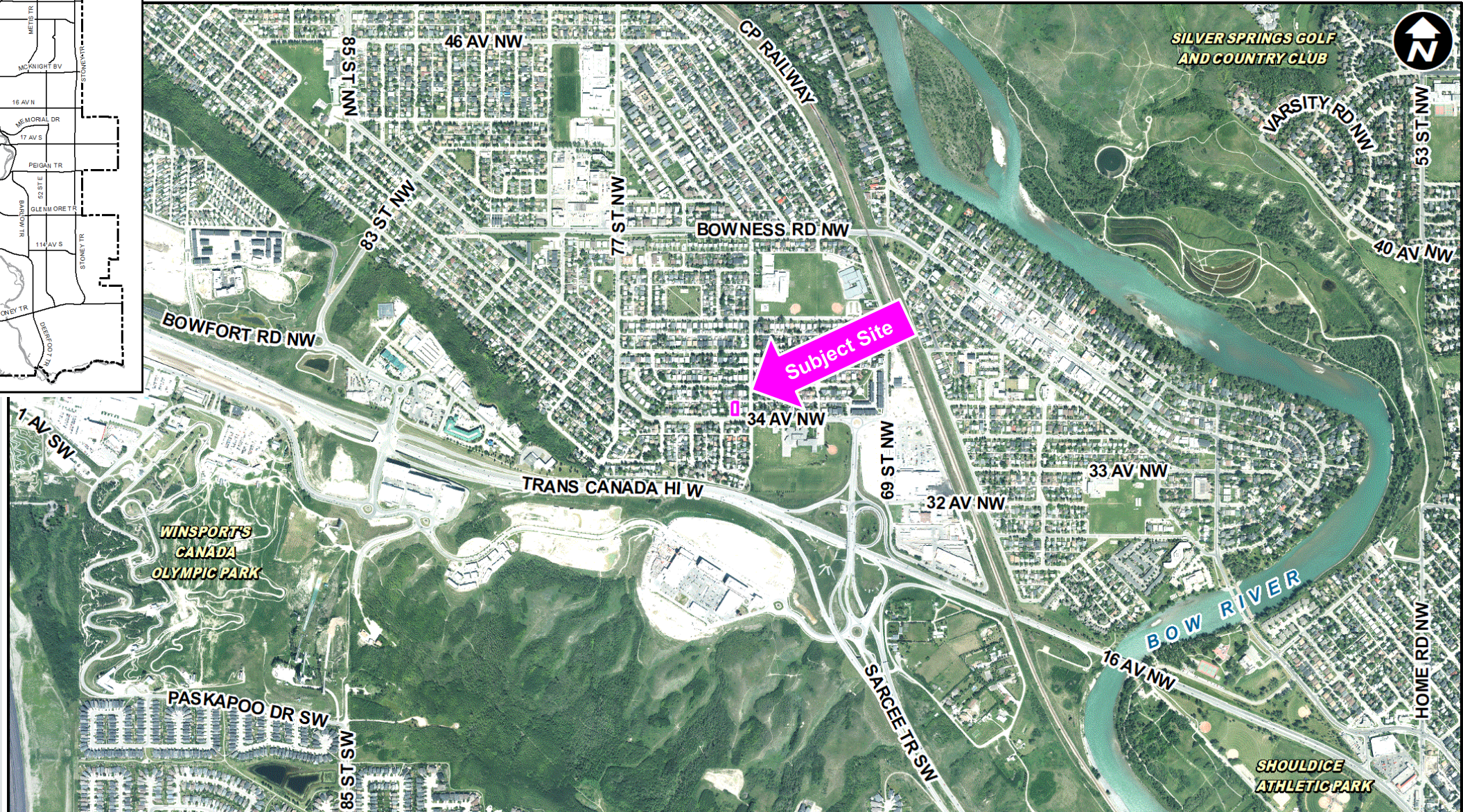
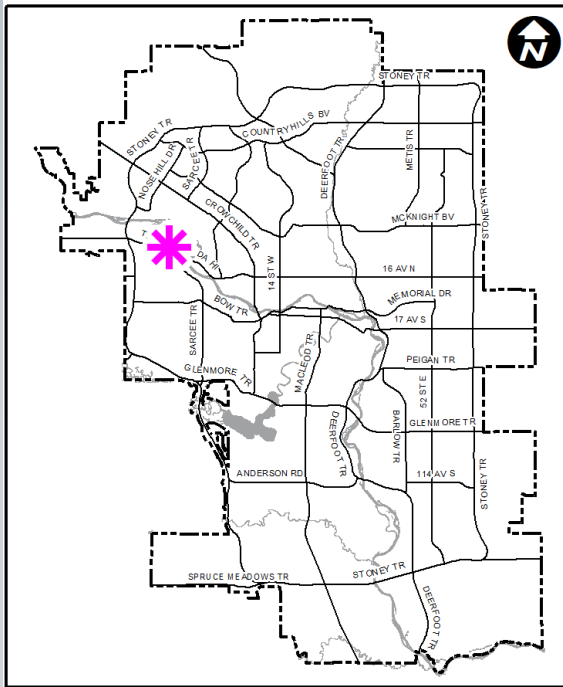
## LOC2023-0403 / CPC2024-0334 Land Use Amendment

May 7, 2024













## Calgary Planning Commission's Recommendation:

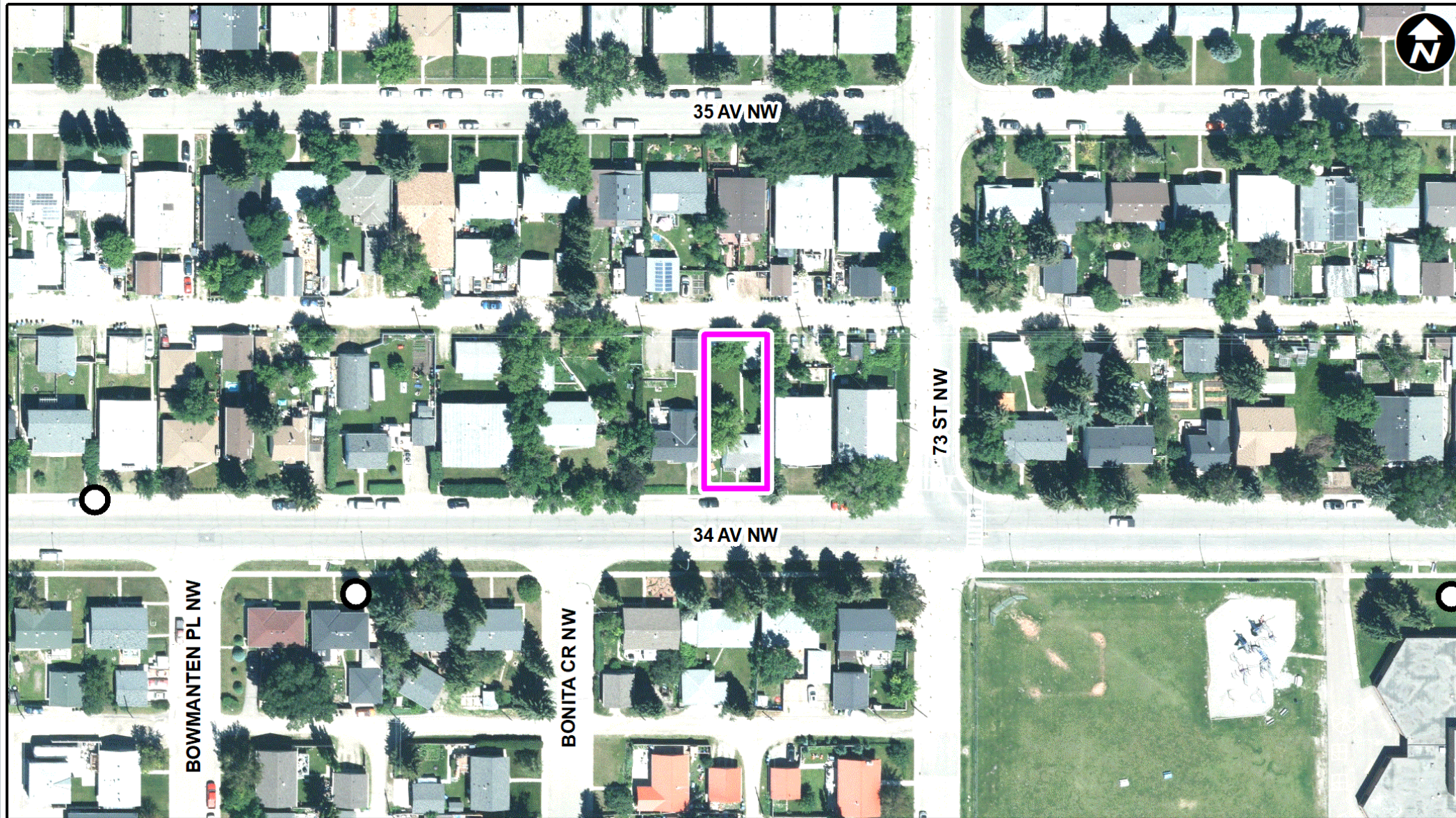
That Council:

Give three readings to **Proposed Bylaw 130D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 7412 – 34 Avenue NW (Plan 3902JK, Block 3, a portion of Lot 29) 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

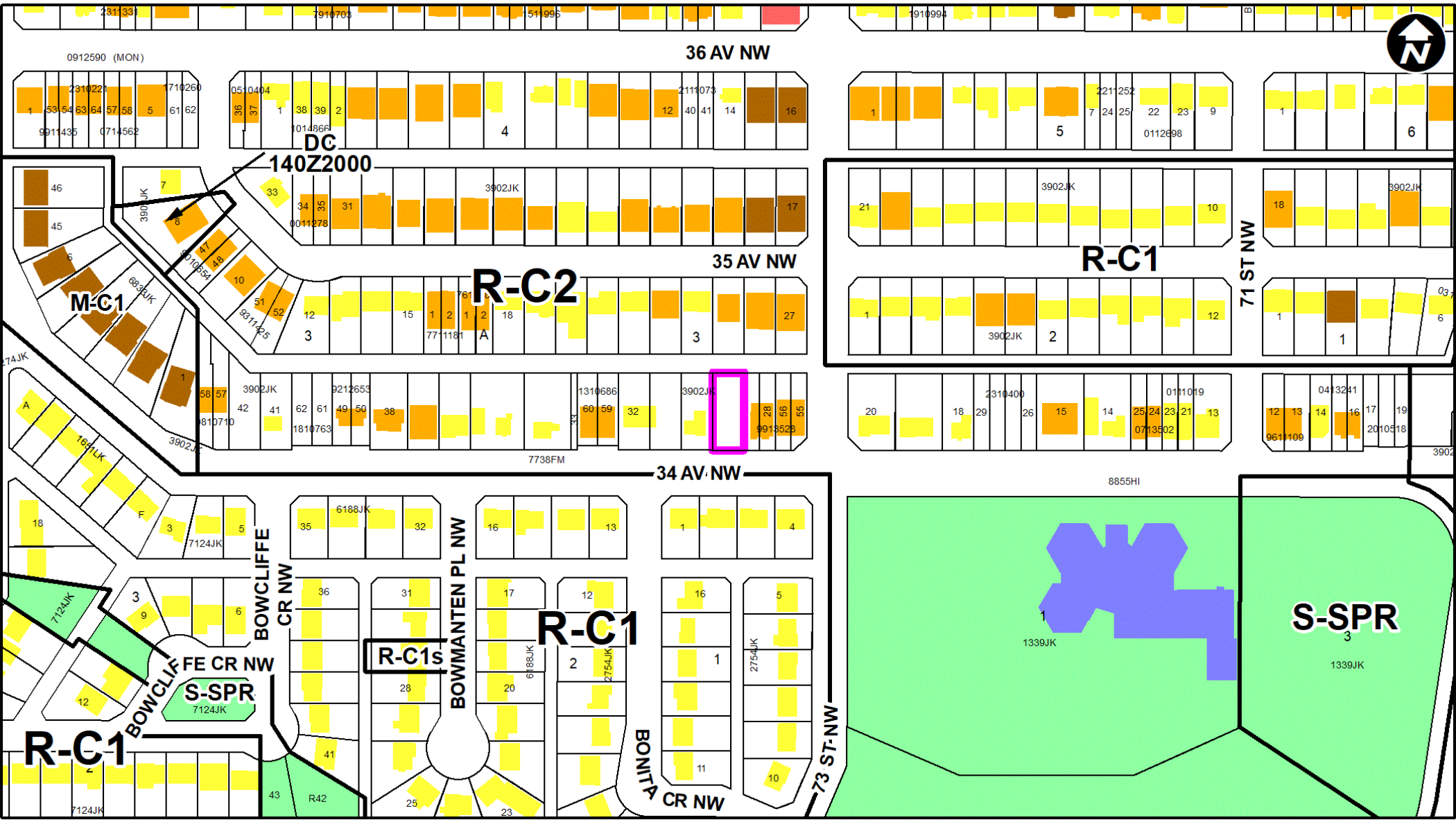


## LEGEND

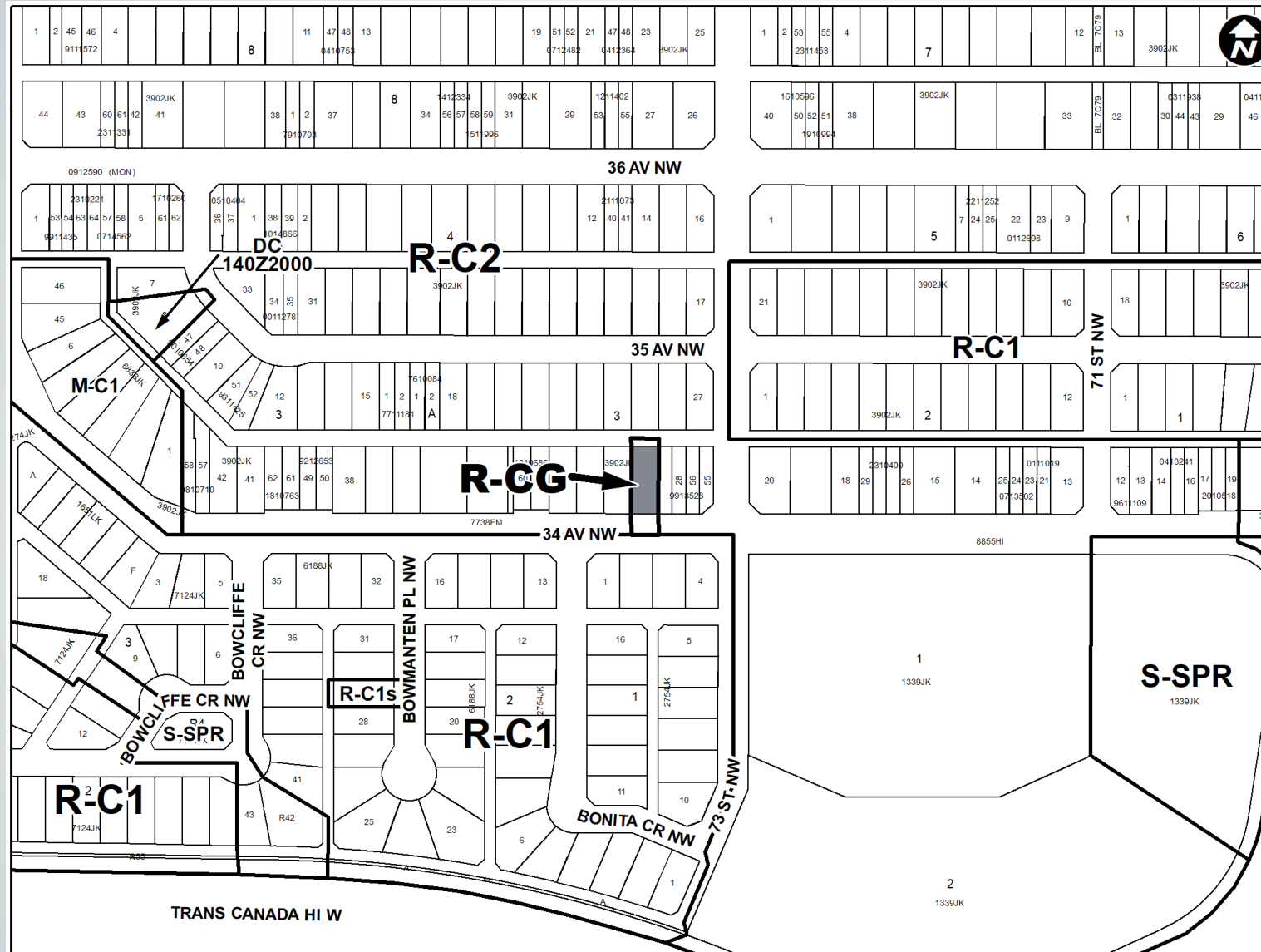
○ Bus Stop

Parcel Size:

0.06 ha  
15m x 37m



- 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 rowhouse buildings, townhouses, duplex dwellings, semi-detached dwellings, single detached dwellings and cottage housing clusters
- Maximum Height: 11 metres (approx. 2-3 storeys)
- Maximum Density: 75 units per hectare (4 units)

## Calgary Planning Commission's Recommendation:

That Council:

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## Supplementary Slides

## 9







