



## LOC2023-0368 / CPC2024-0189 Land Use Amendment

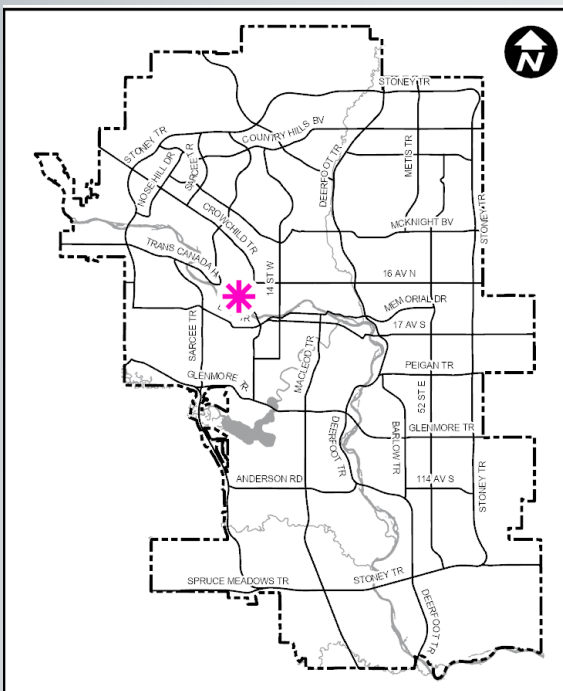
May 7, 2024

## Calgary Planning Commission's Recommendation:

That Council:

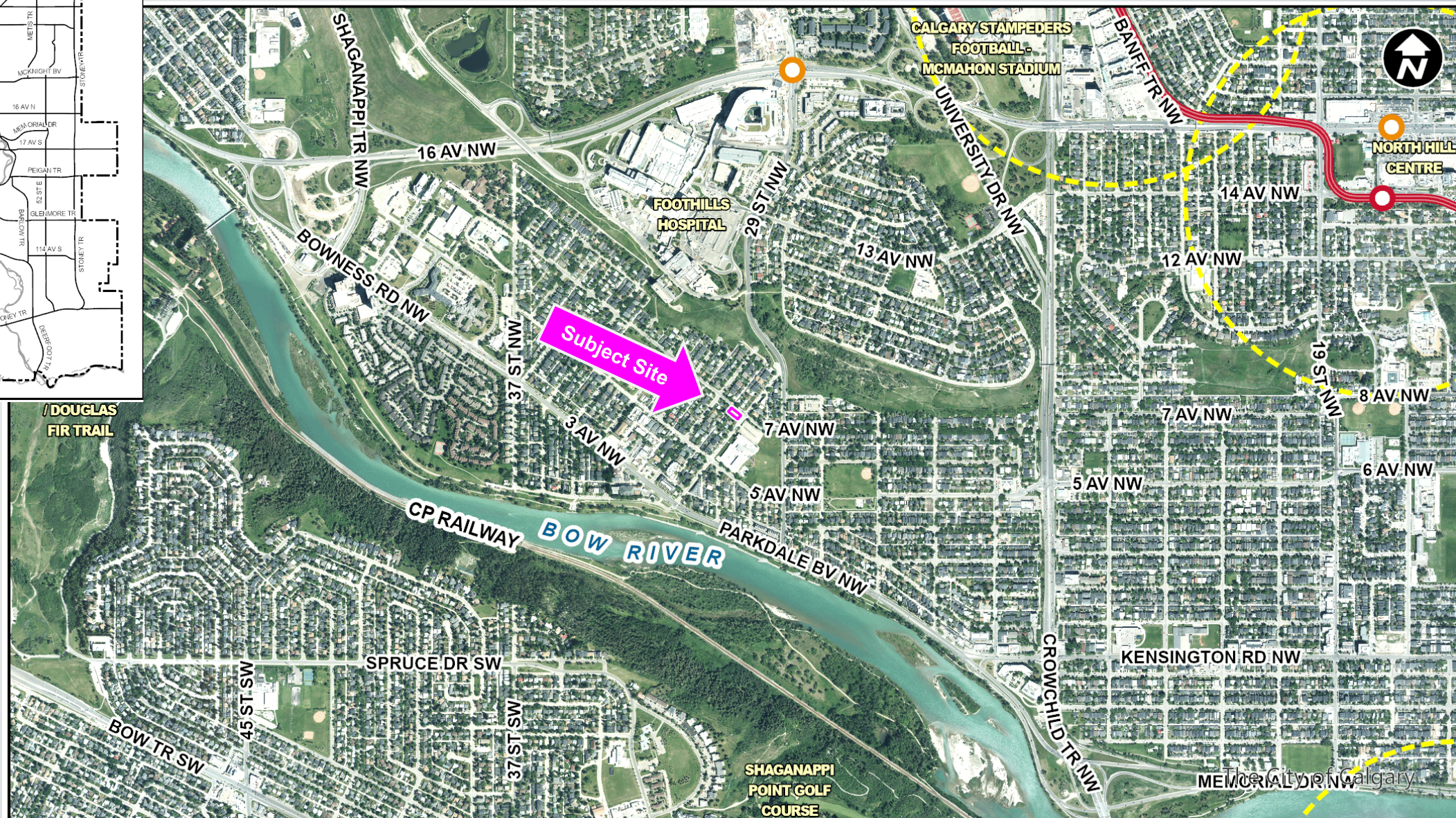
Give three readings to **Proposed Bylaw 125D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 739 – 32 Street NW (Plan 8321AF, Block 53, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



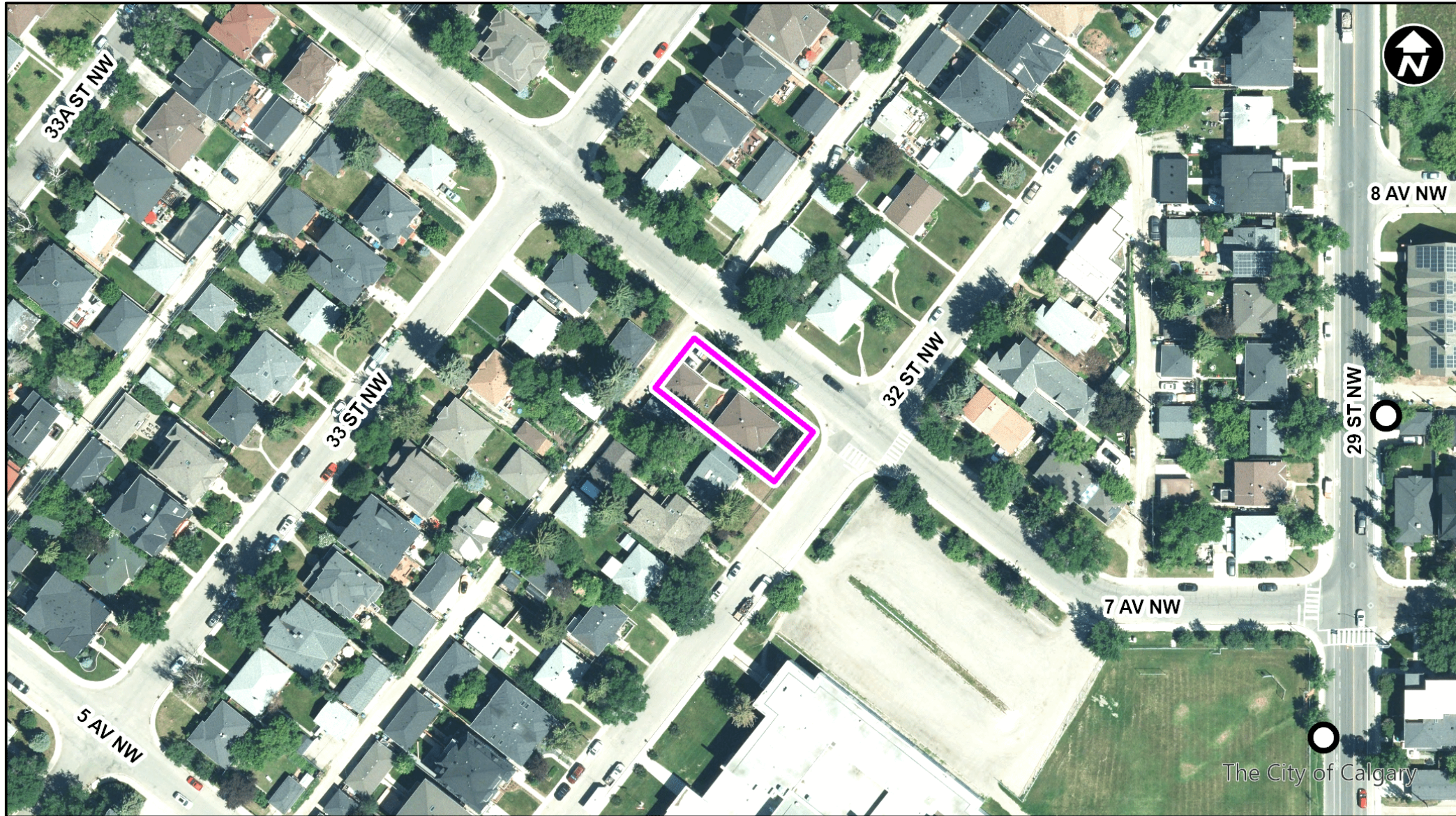


## LEGEND

- 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





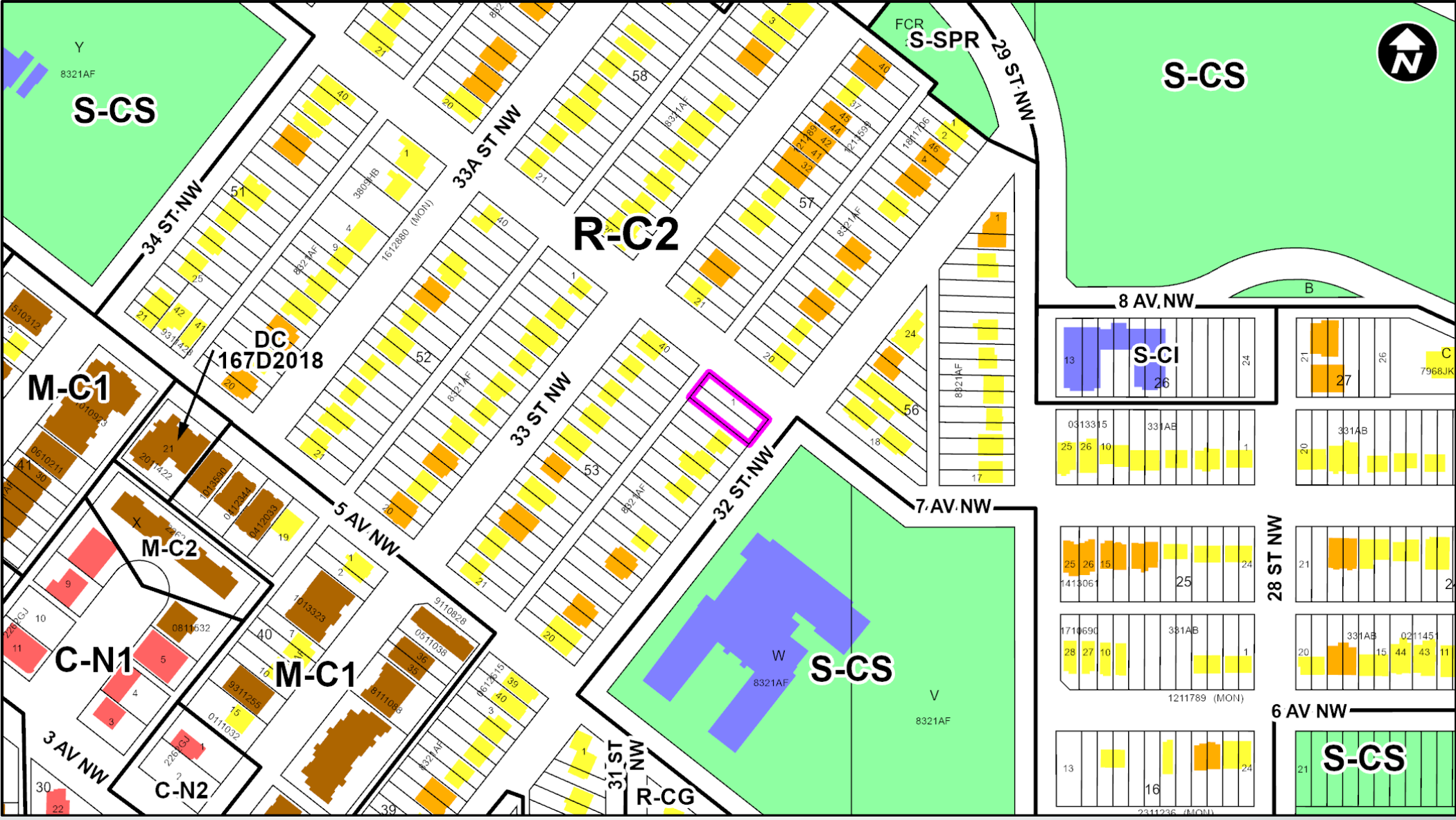


○ Bus Stop

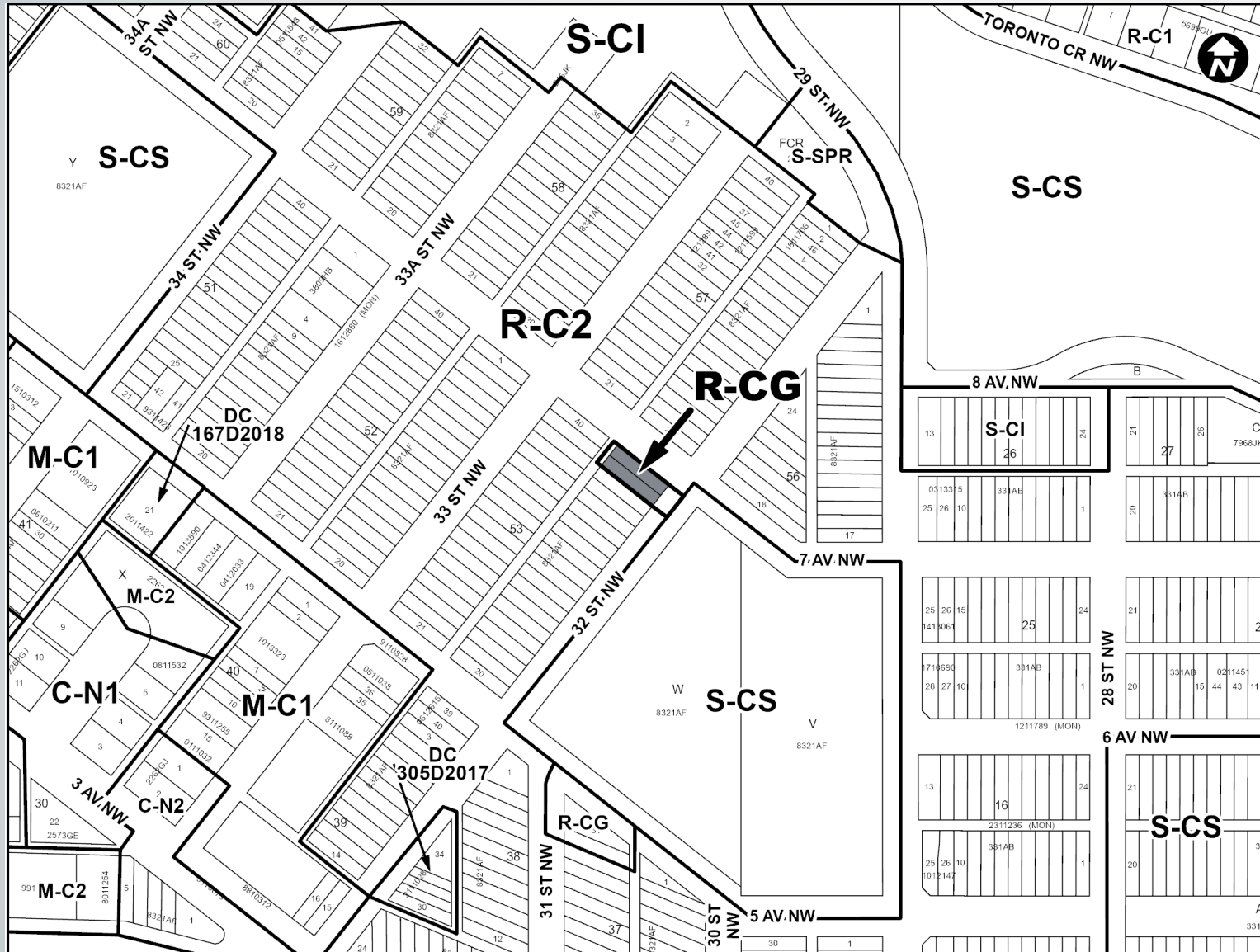
Parcel Size:

0.06 ha  
15m x 36m





- 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:

- Accommodates grade-oriented developments in a variety of forms including rowhouses and townhouses
- Maximum building height of 11.0 m
- Maximum density of 75 units per hectare (4 units, plus suites)

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## Supplementary Slides











