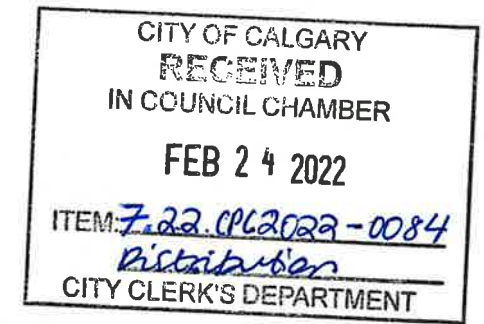




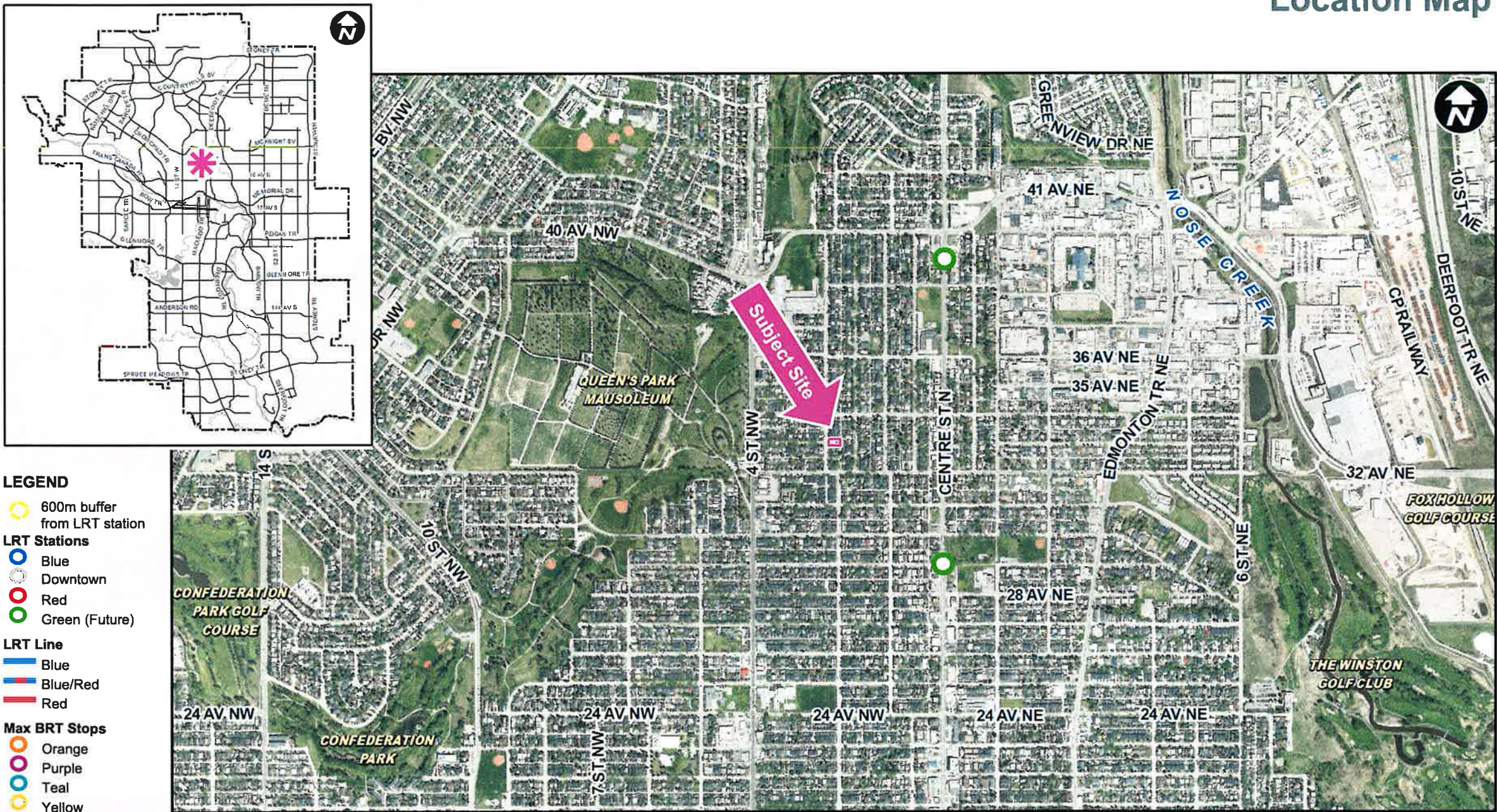
Calgary Planning Commission

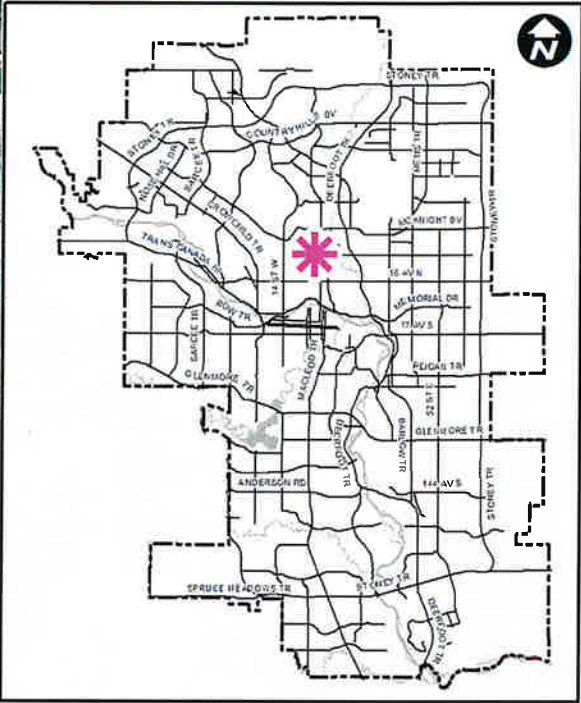
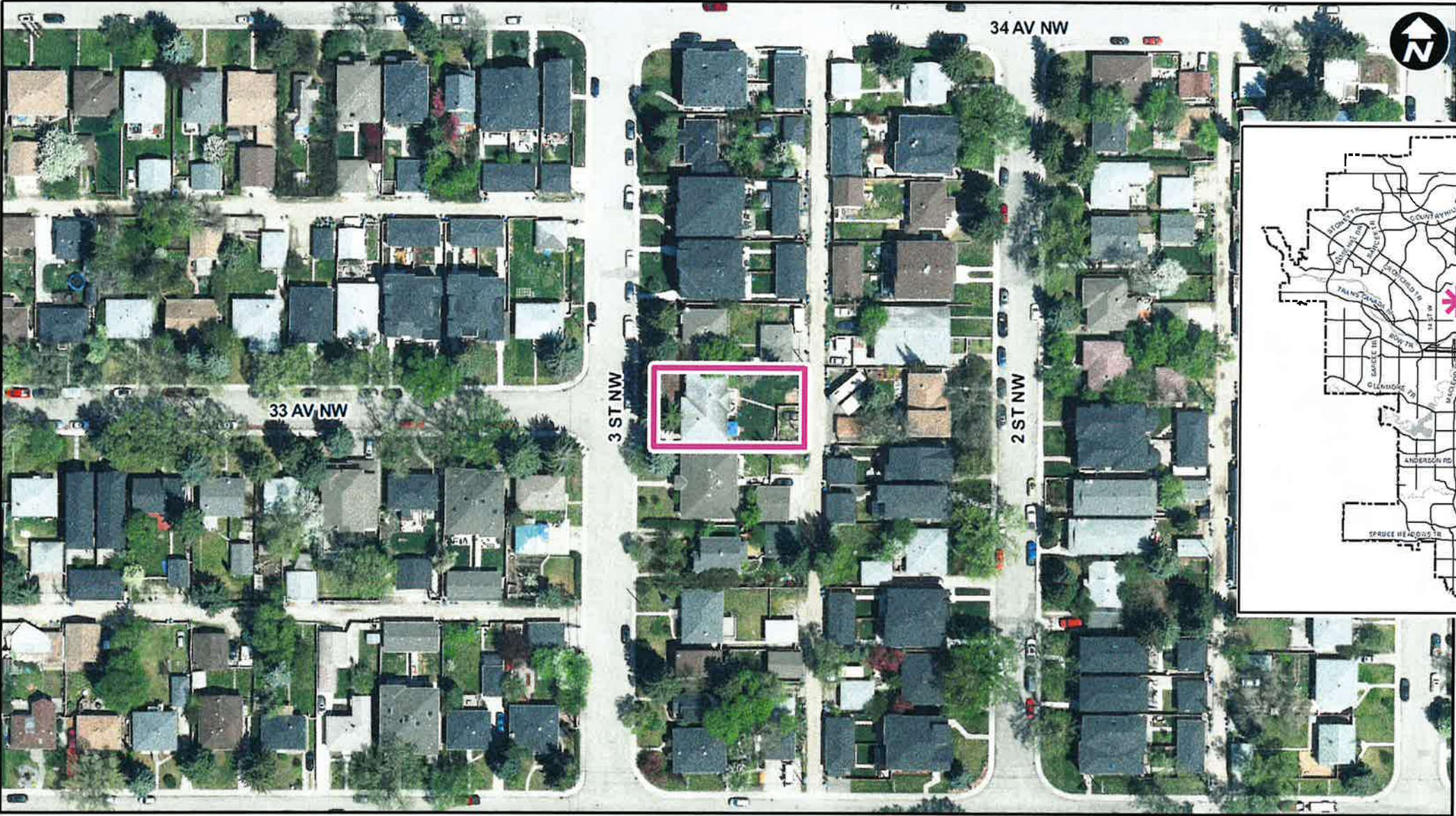
Agenda Item: 7.2.2



1

LOC2021-0187
Land Use Amendment
February 24, 2022





Parcel Size:
0.07 ha
19.2m x 36.7m









Existing R-CG District:

- Maximum Building Height
11.0 metres
- Maximum Density
75 units per hectare
(5 units)



Proposed M-CGd75 District:

- Maximum Building Height 12.0 metres
- Maximum Density 75 units per hectare (5 units)

Map 3: Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- ▨ Comprehensive Planning Site
- ▤ Industrial Transition
- Plan Area Boundary





RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3404 3 Street NW (Plan 3674S, Block 6, Lots 11 to 13) from Residential – Grade-Oriented Infill (R-CG) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

Supplementary Slides

	R-CG	M-CGd75	Development Permit
Max. Building Height	11m	12m	9.1m
Max. Density	75 UPH (5 Units)	75 UPH (5 Units)	71.2 UPH (5 Units)
Max. Parcel Coverage	60%	n/a	59%
Max. Building Depth	65%	n/a	59%
Min. Amenity Space	20m ² per unit	5m ² per unit	5m ² per unit
Secondary Suites	Permitted Use	Not allowed	0
Parking	1 stall per unit	1 stall per unit 0.15 visitor stalls per unit	1 stall per unit

- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary



