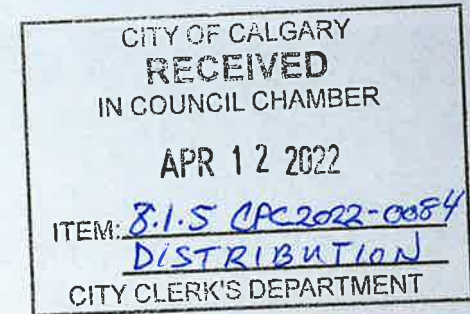


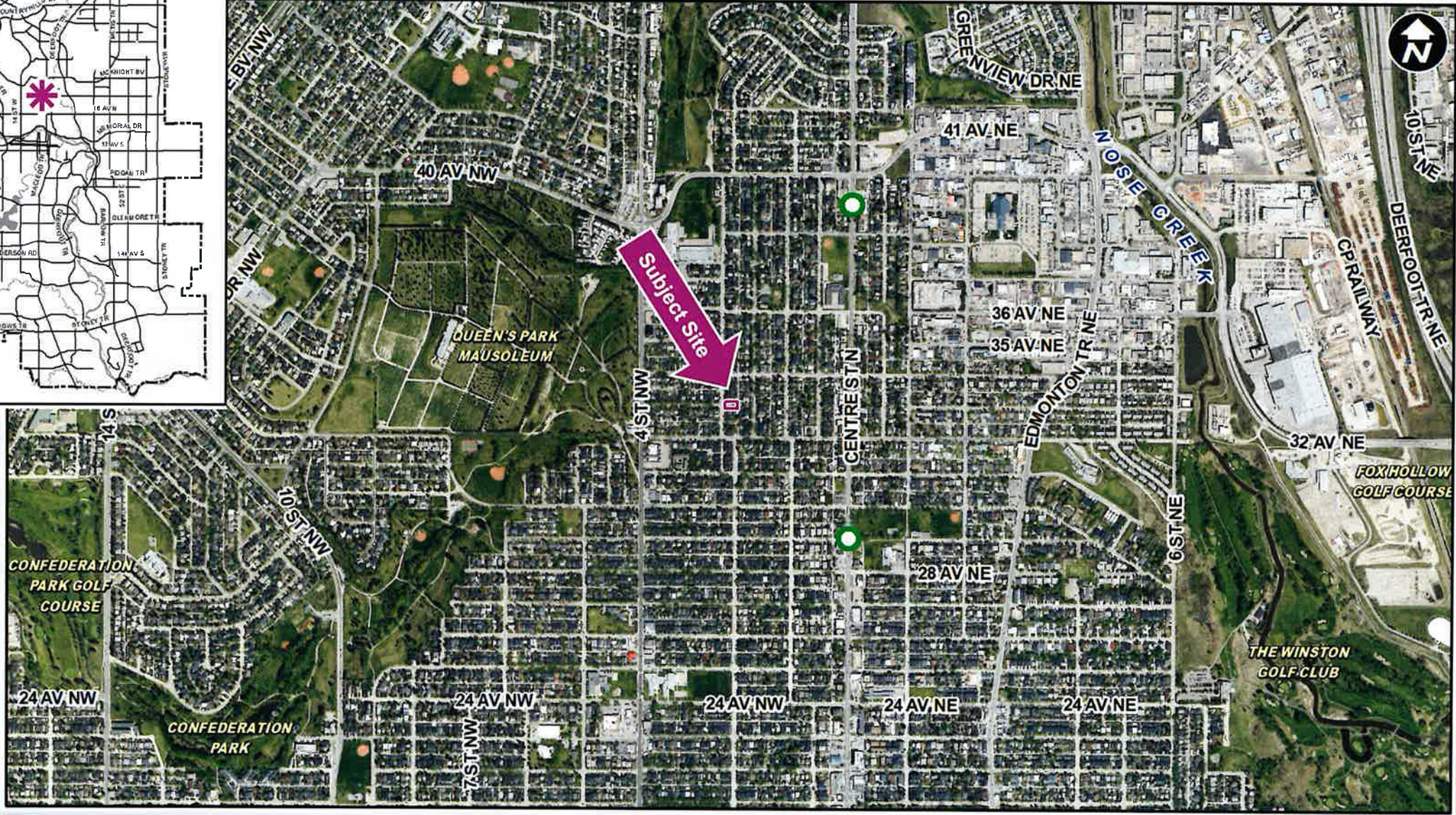
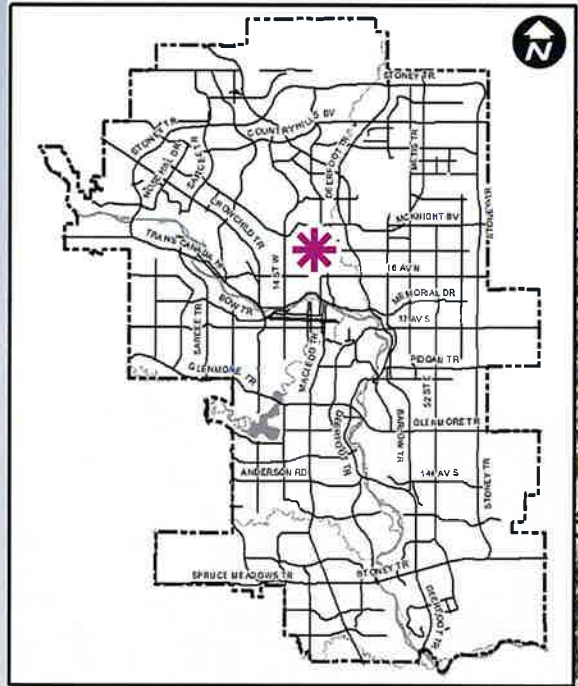


# Public Hearing of Council

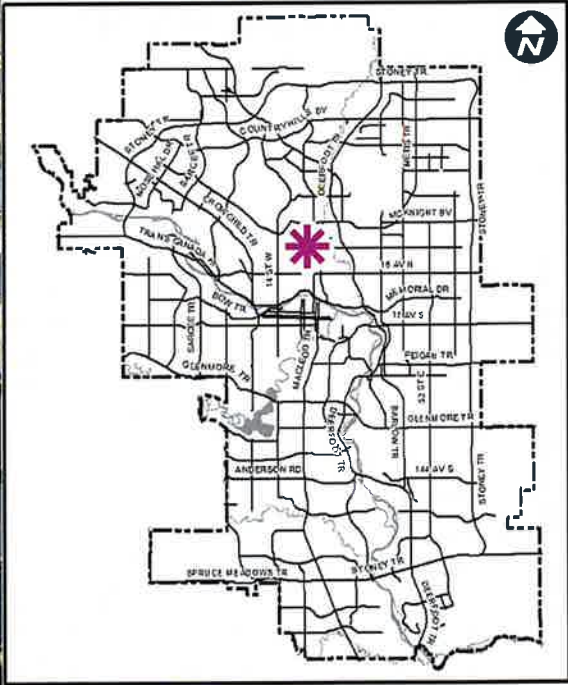
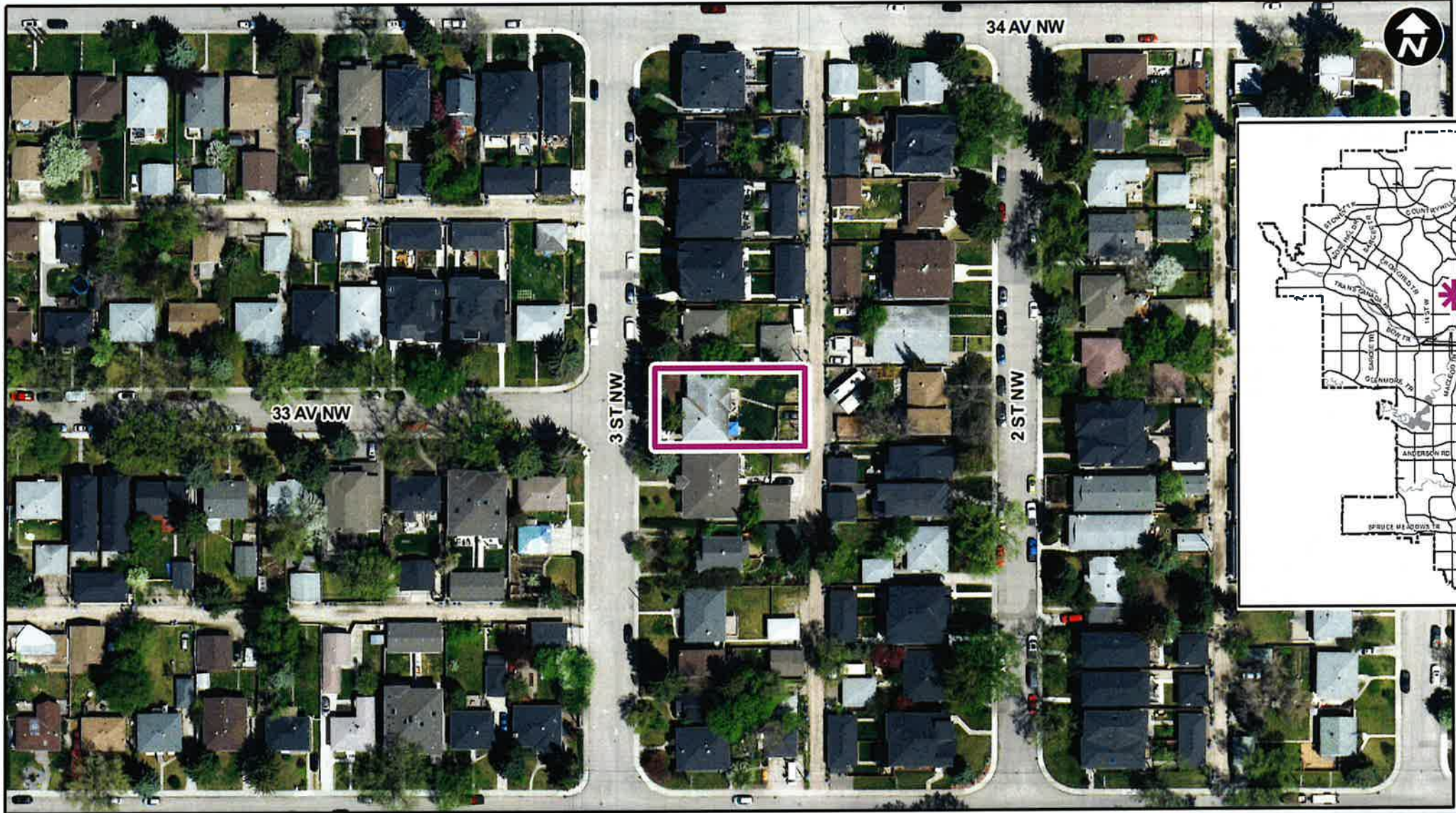
## Agenda Item: 8.1.5



**LOC2021-0187**  
**Land Use Amendment**  
**April 12, 2022**



- 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:

0.07 ha  
19.2m x 36.7m

- 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 M-CGd75 District:**

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

## Calgary Planning Commission's Recommendation:

That Council:

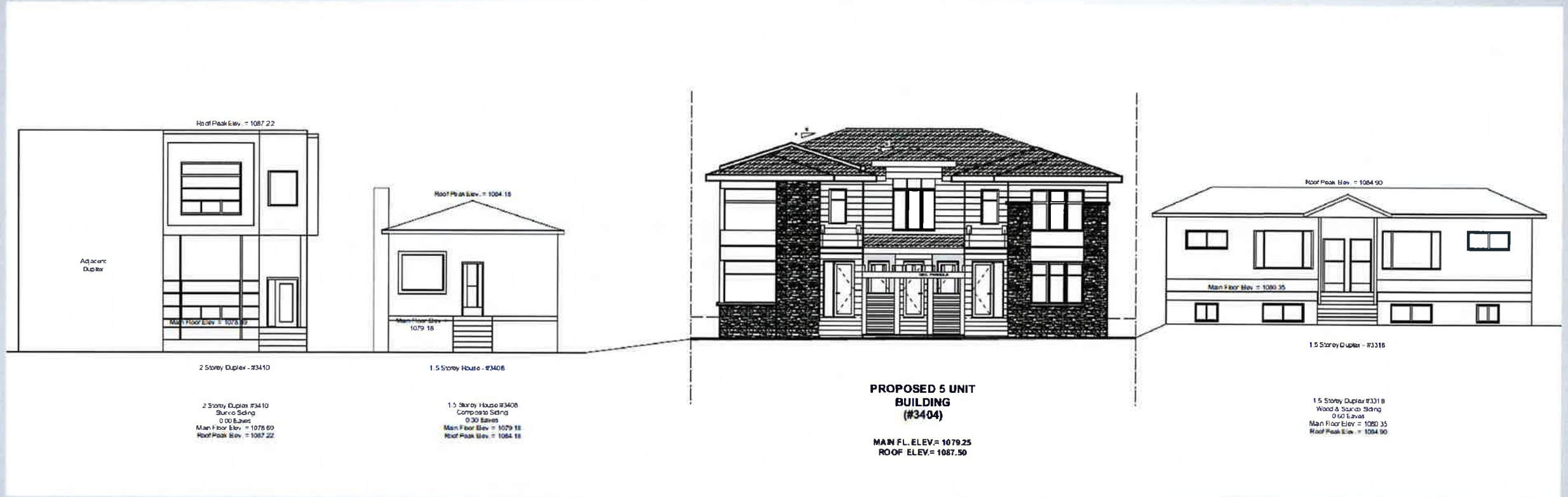
Give three readings to **Proposed Bylaw 57D2022** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3404 - 3 Street NW (Plan 3674S, Block 6, Lots 11 to 13) from Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

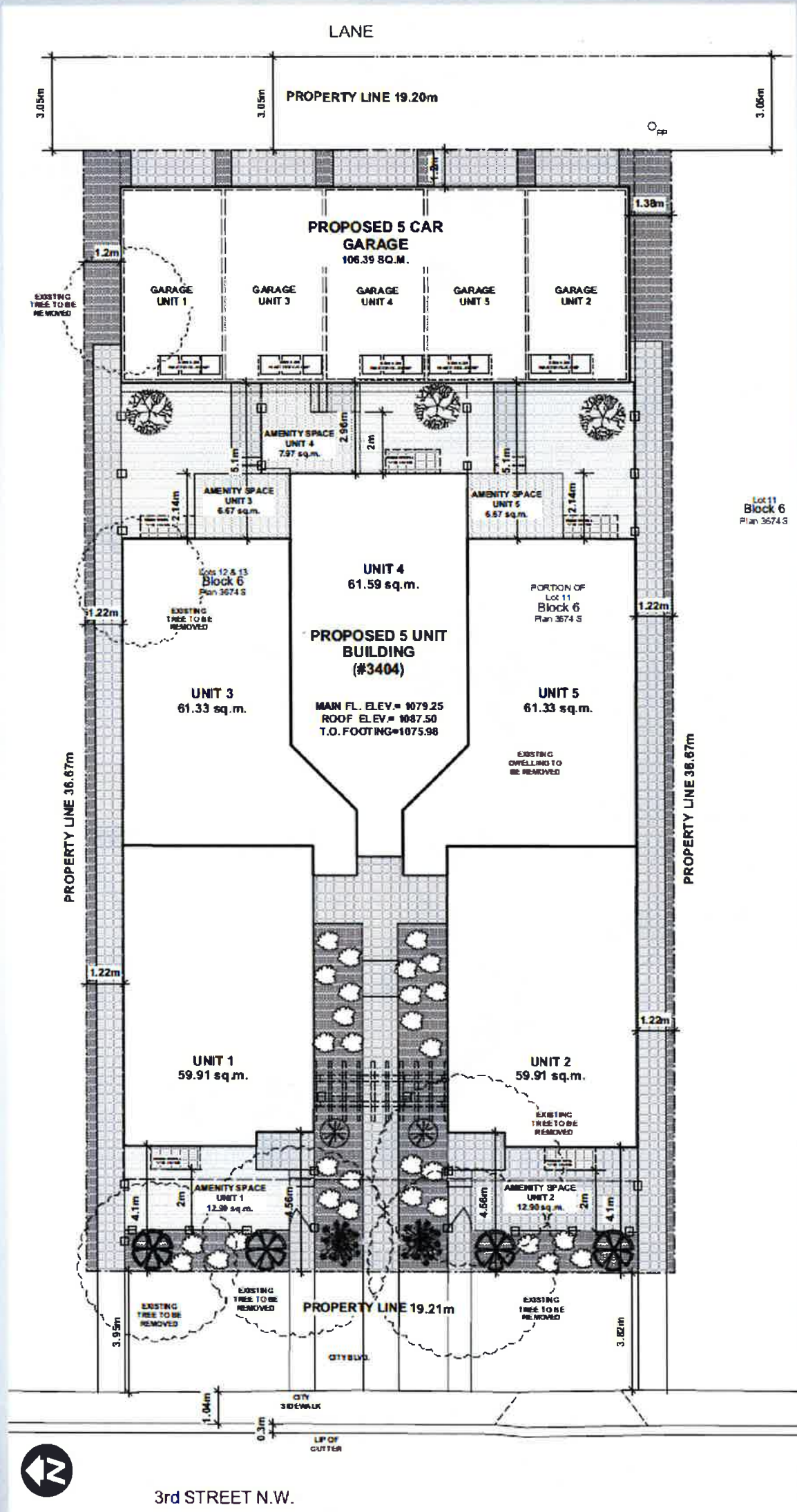
## Supplementary Slides

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









Lot 11  
Block 6  
Plan 3674.5



3rd STREET N.W.

### 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

