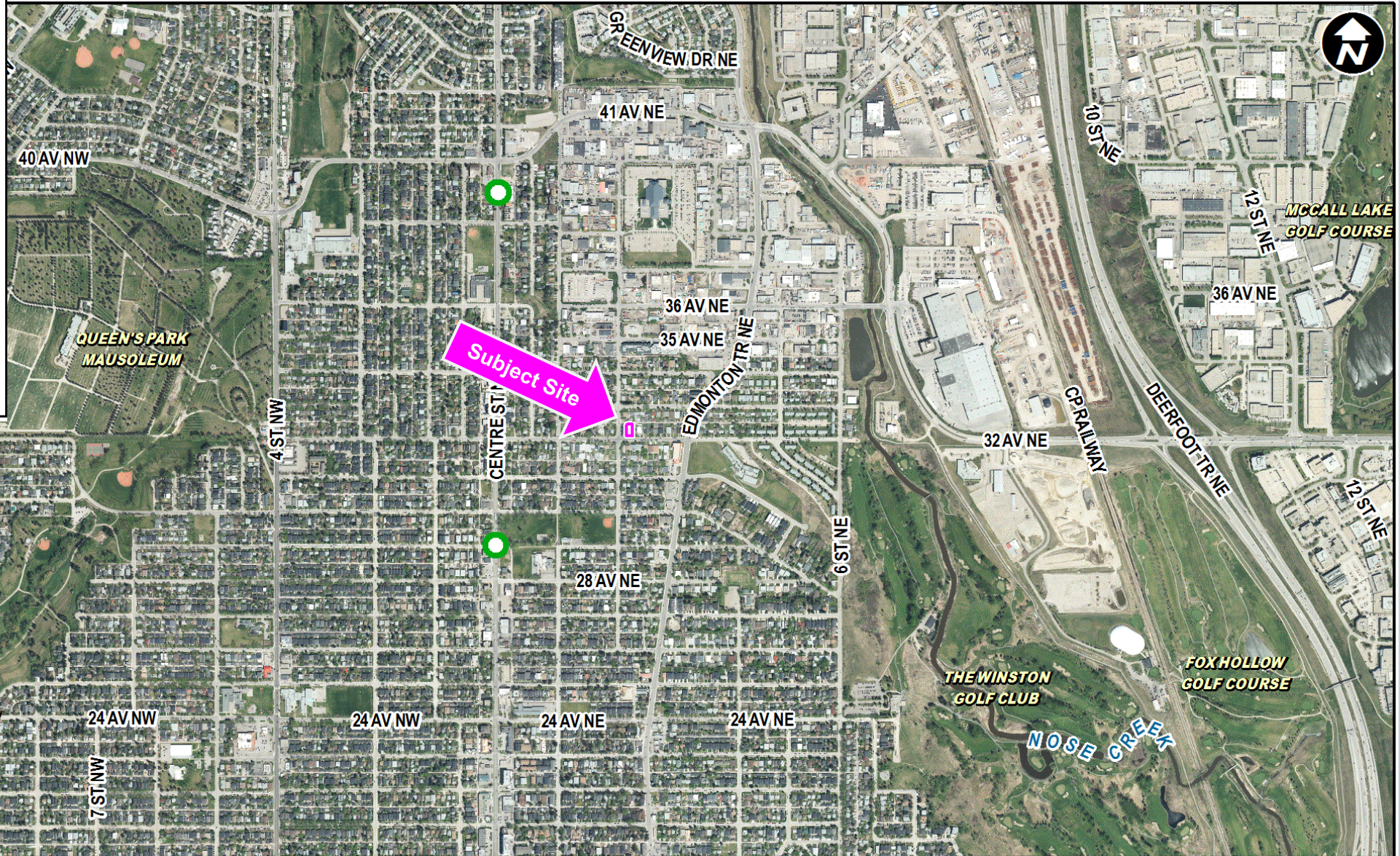
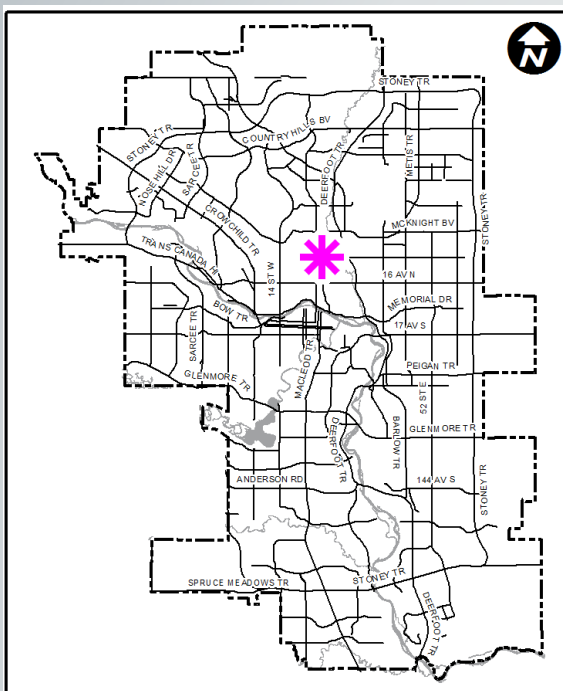




LOC2021-0084
Land Use Amendment
March 8, 2021



- 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



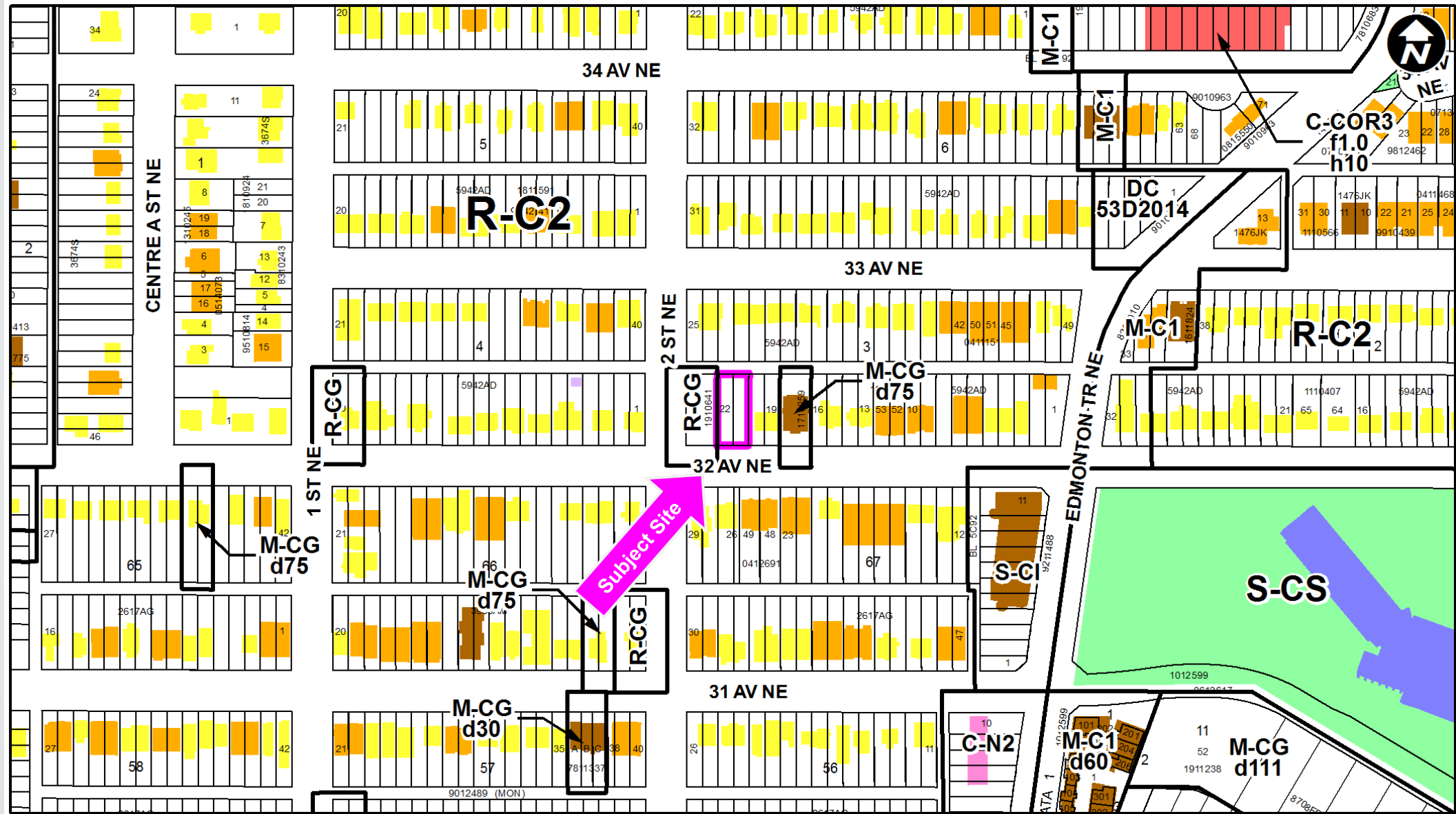
Subject site looking northeast

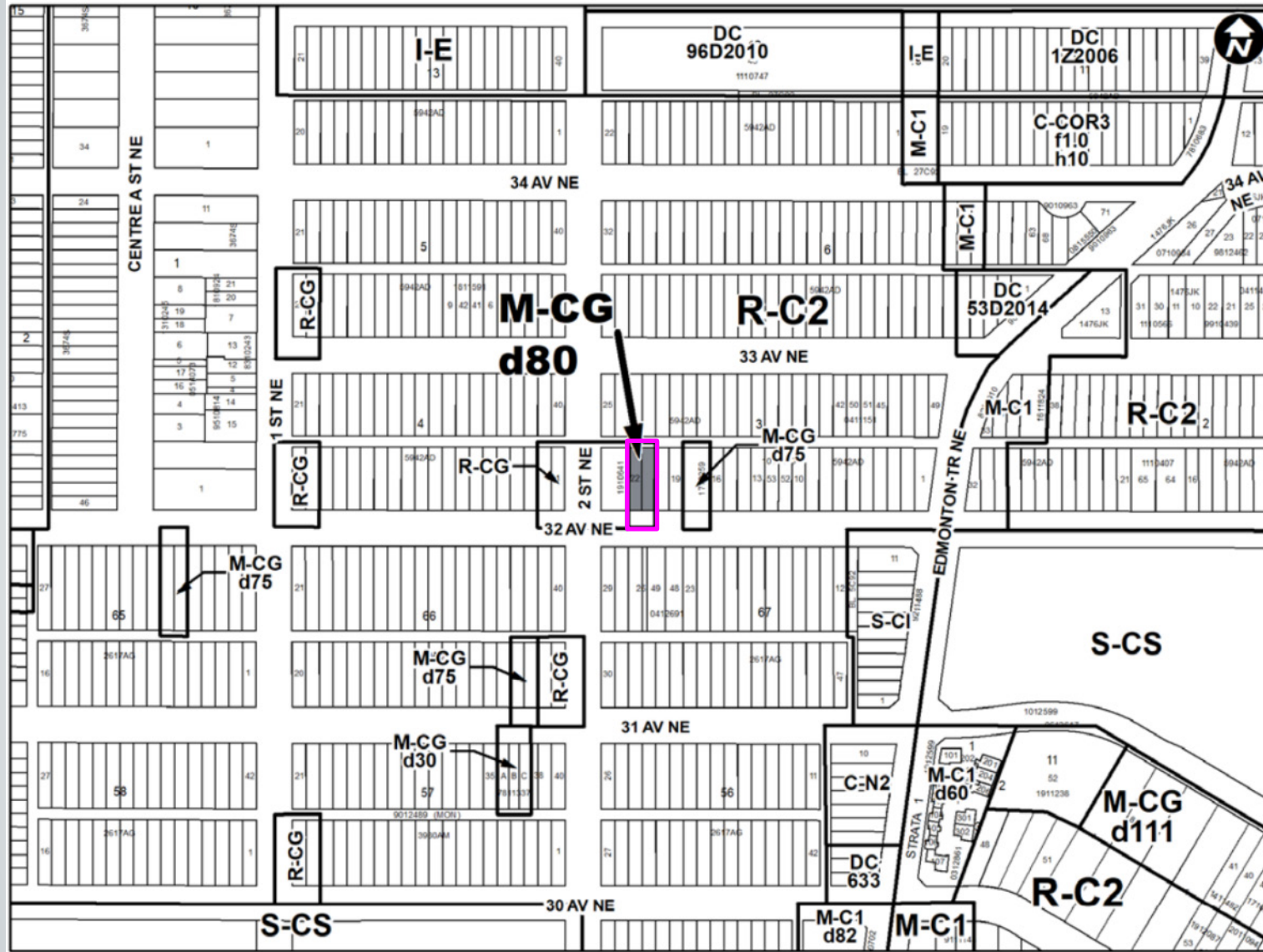


Subject site looking north

LEGEND

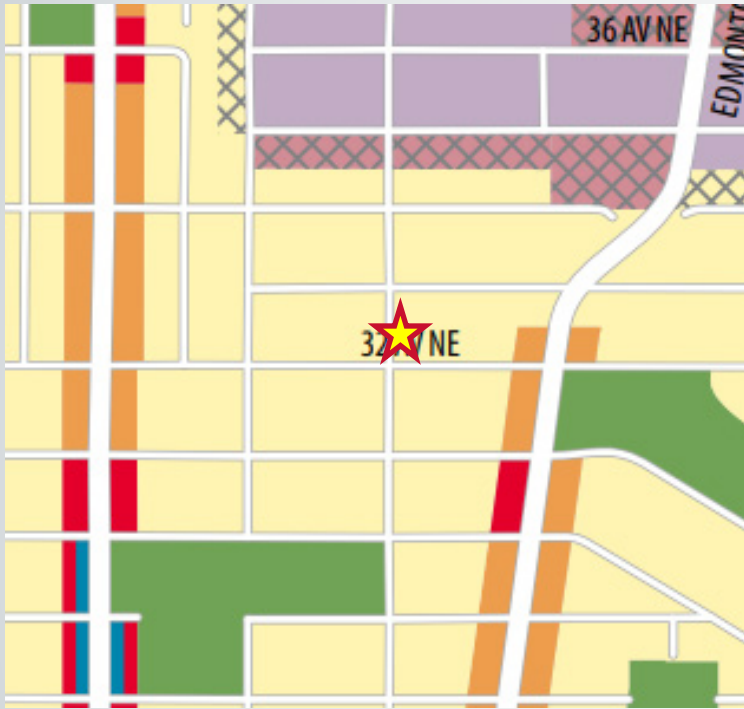
- Single Detached Dwelling
- Semi-Detached / Duplex
- Rowhouse / Multi-Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



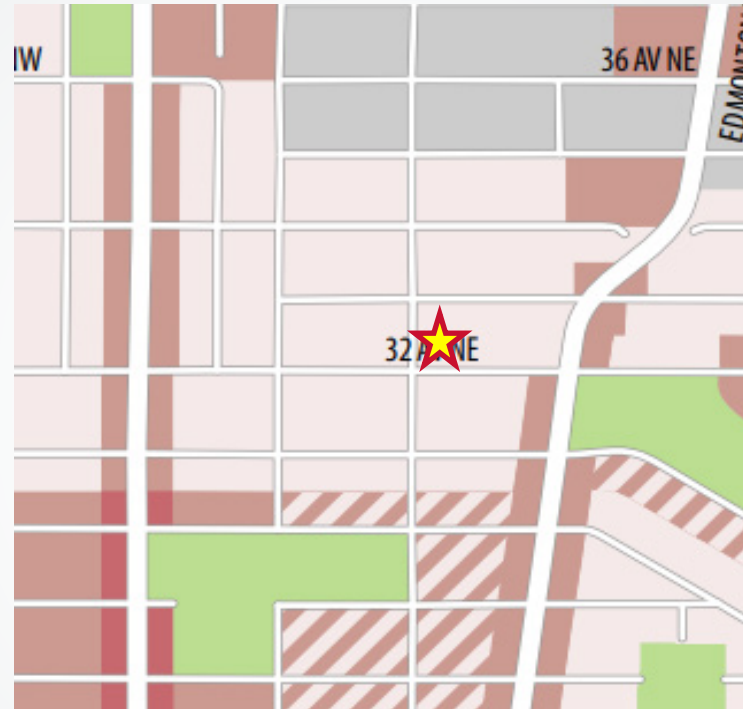


Multi-Residential – Contextual Grade-Oriented (M-CGd80) District:

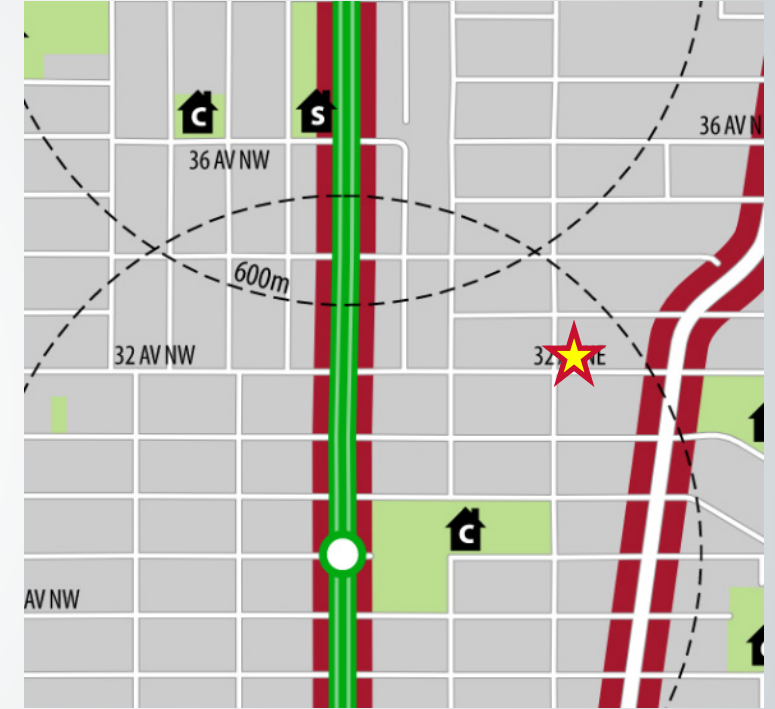
- Multi-residential Development
- Maximum height of 12 metres
- Maximum of 4 units



Urban Form: Neighbourhood Local



Building Scale: Limited
(up to 3 storeys)



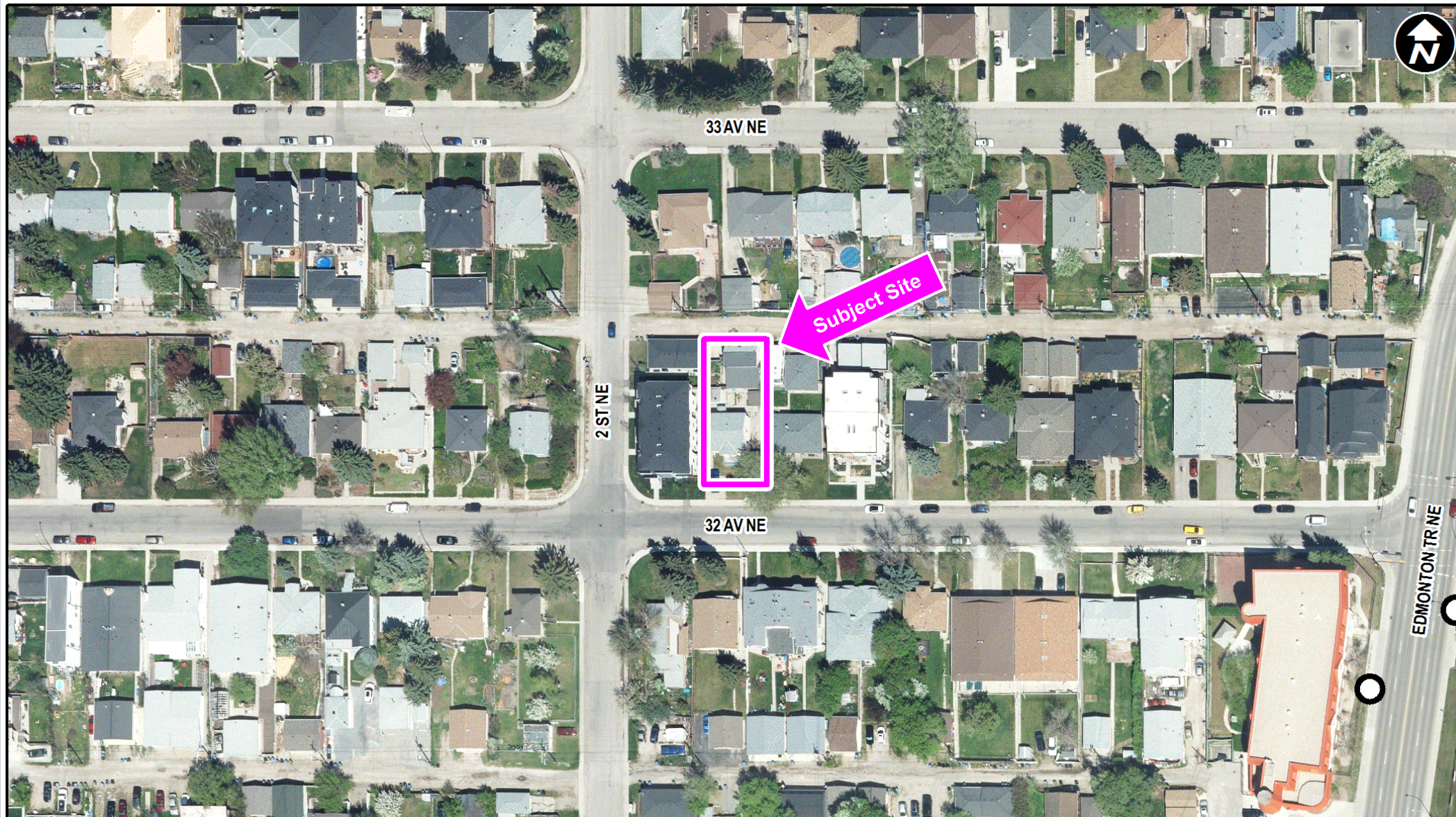
Within 600m of LRT

Calgary Planning Commission's Recommendation:














That Council:

Give three readings to **Proposed Bylaw 32D2022** for the redesignation of 0.05 hectares \pm (0.12) acres \pm) located at 308 – 32 Avenue NE (Plan , Block 5942AD, Lots 21 and 21) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade Oriented Infill (M-CGd80) District.

Supplementary Slides



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:

**0.05 ha
15 m x 35 m**