



Public Hearing of Council

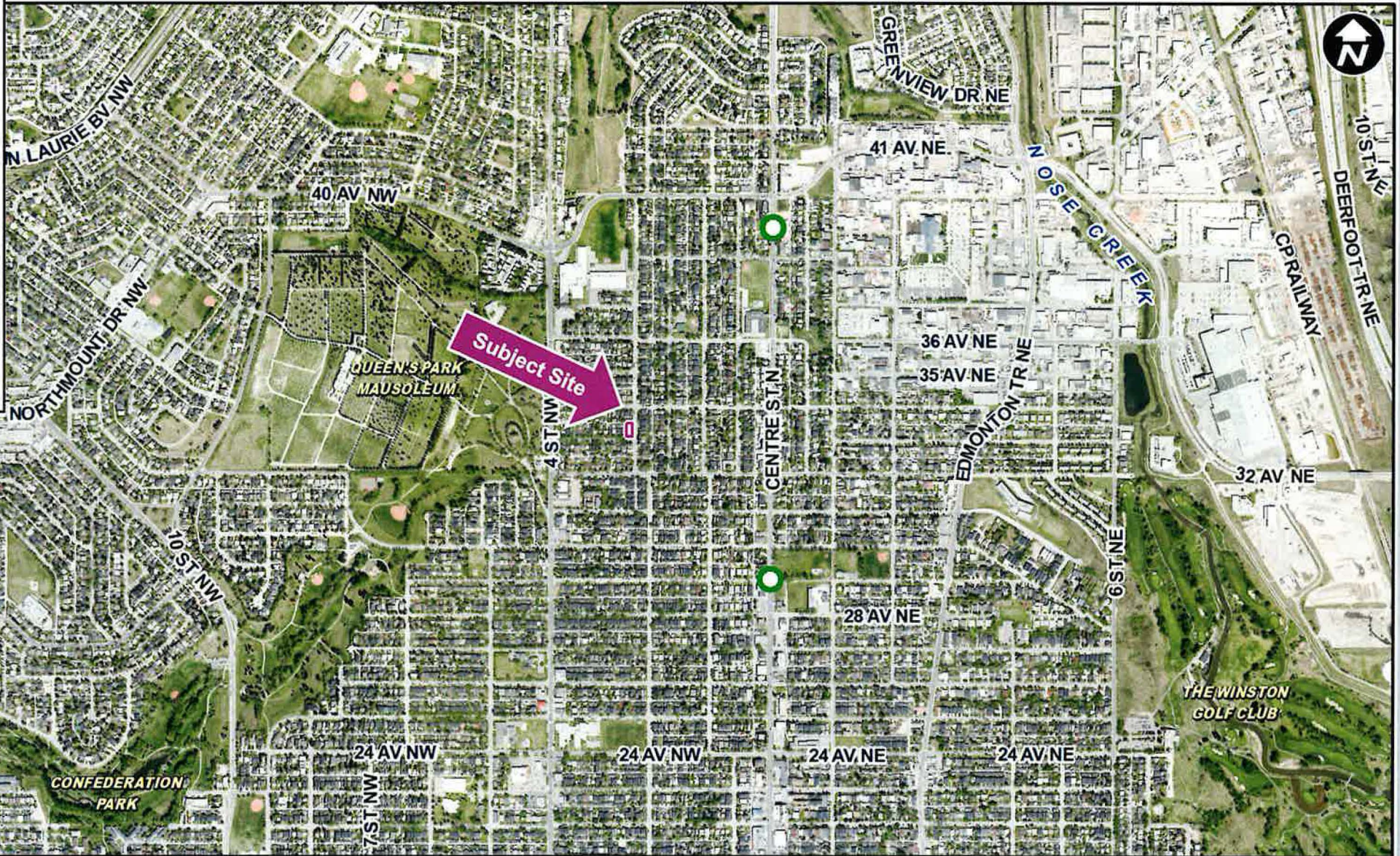
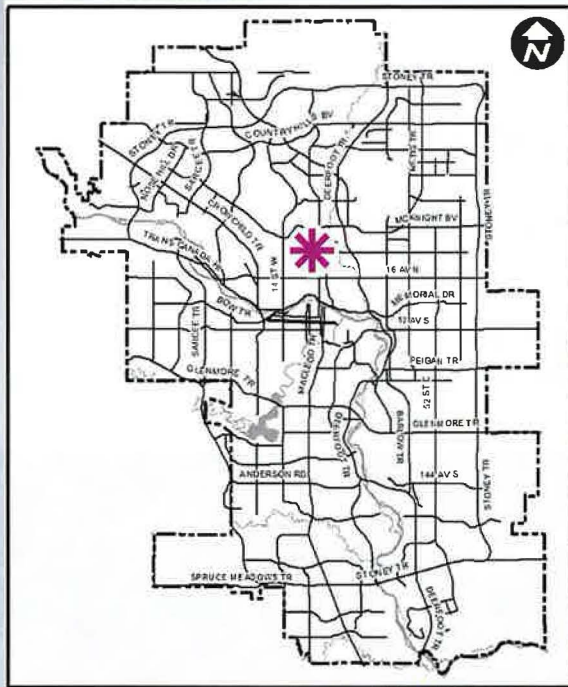
Agenda Item: 8.1.5



LOC2022-0007 / CPC2022-0858 Land Use Amendment

September 13, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2022
ITEM: 8.1.5CPC2022-0858
Distinction
CITY CLERK'S DEPARTMENT

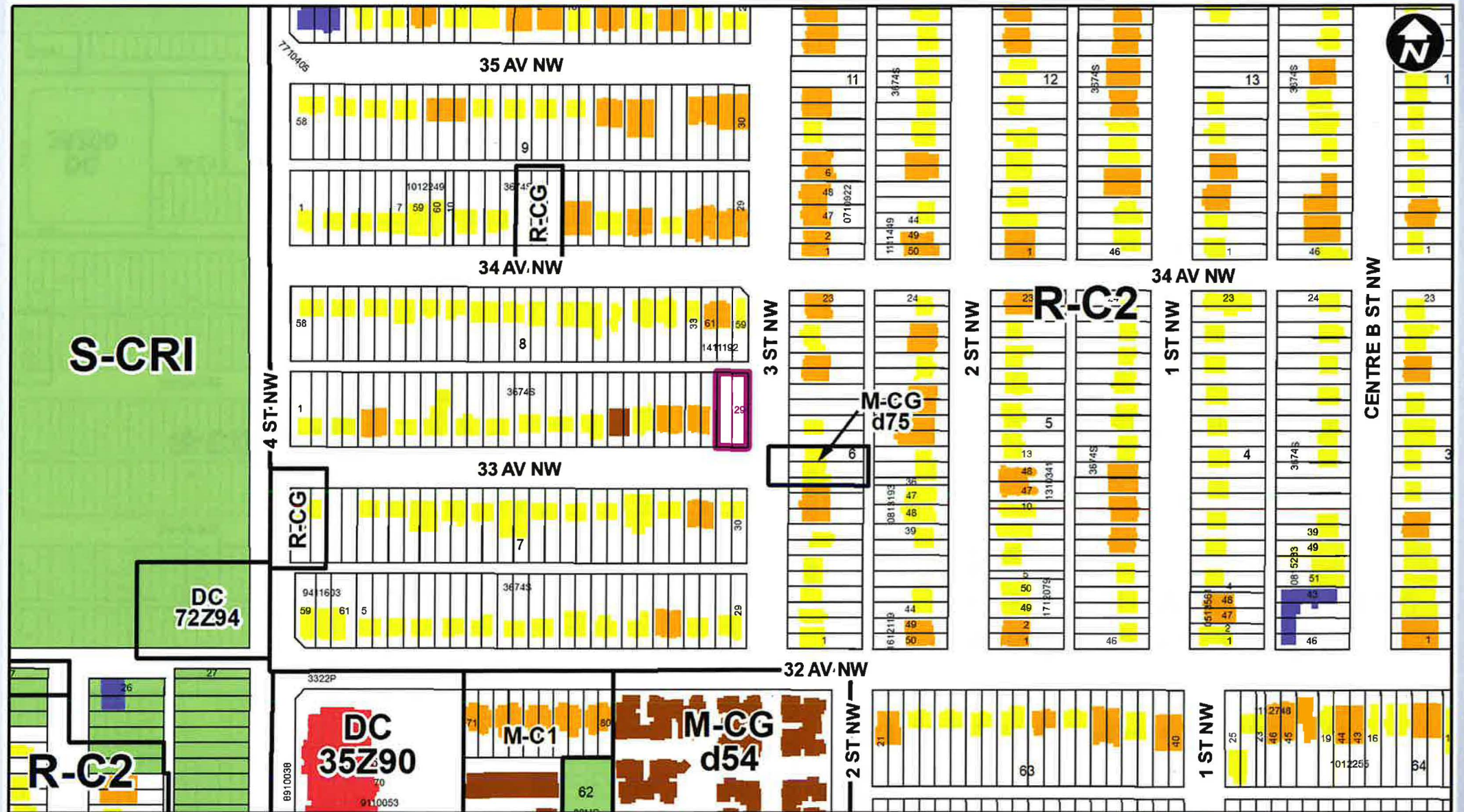


LEGEND

- 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

- 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



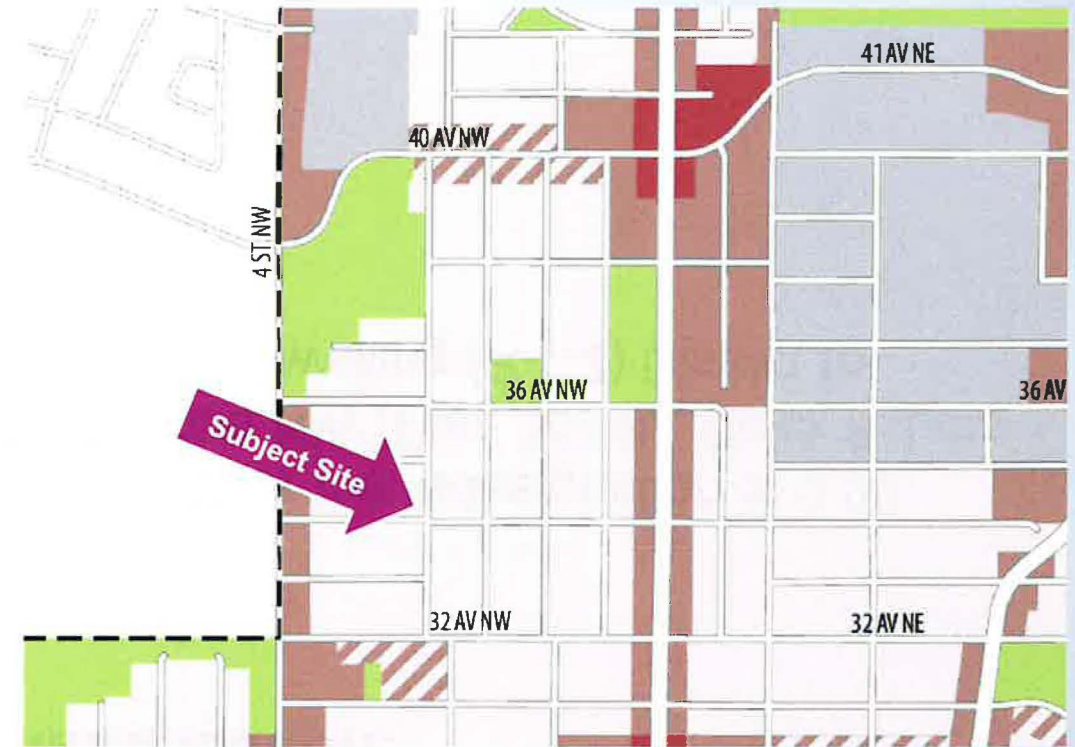


Proposed R-CGex District:

- Original proposal was for R-CG which allows secondary suites.
- Based on discussions with Highland Park Community Association, application amended to R-CGex
- Allows for future anticipated built form of four rowhouses on site



Neighbourhood Local



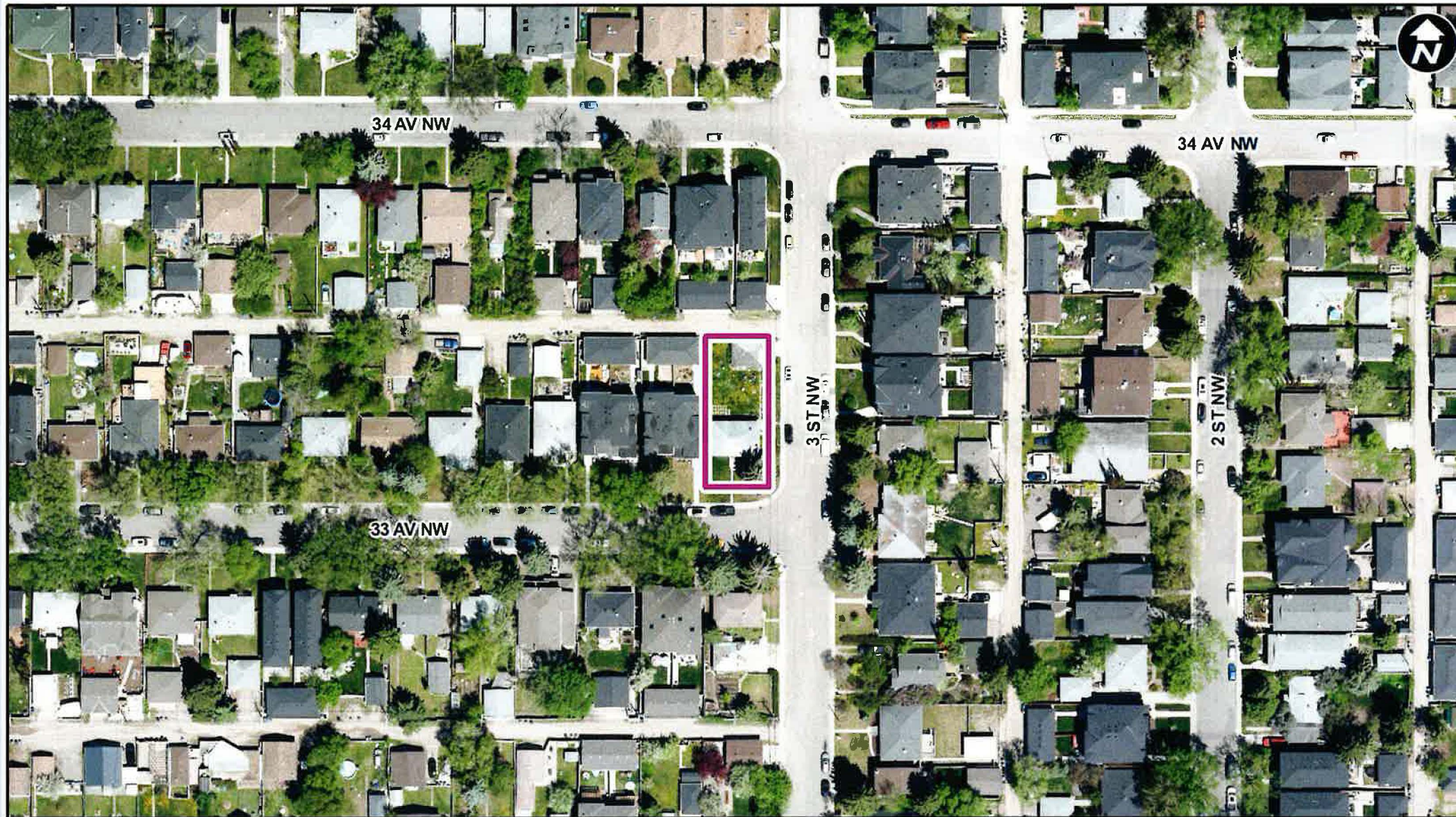
Limited
(up to 3 Storeys)

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 130D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 404 – 33 Avenue NW (Plan 3674S, Block 8, Lots 28 and 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CGex) District.

Supplementary Slides



Parcel Size:

**0.06 ha
15m x 36m**



View from 33 Avenue NW



View from 3 Street NW

