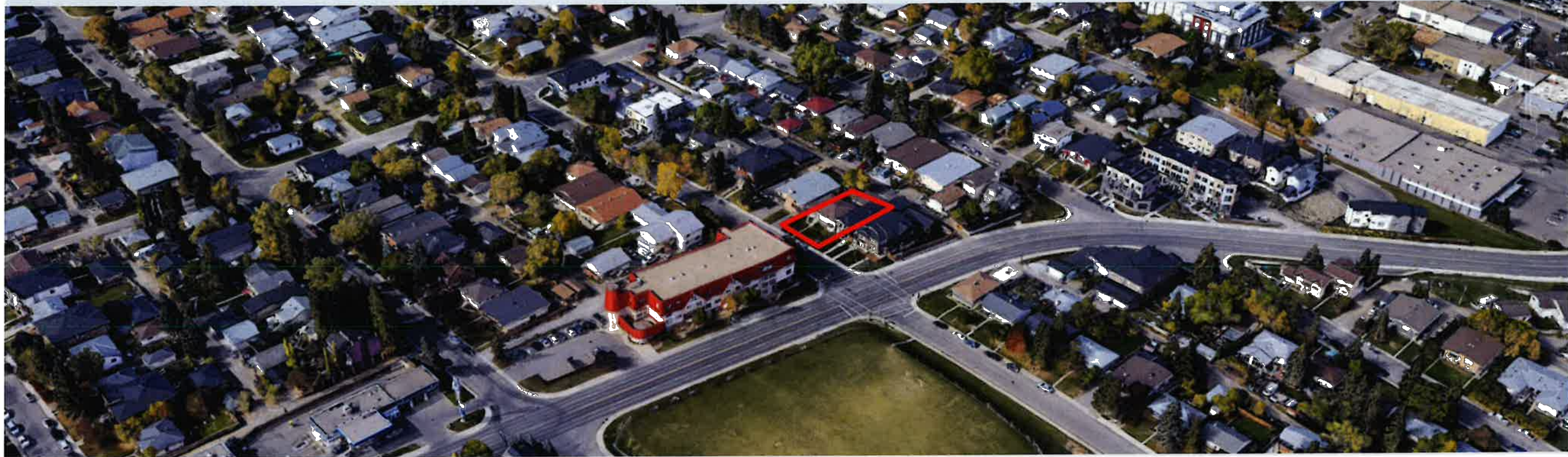




Public Hearing of Council

Agenda Item: 8.1.14

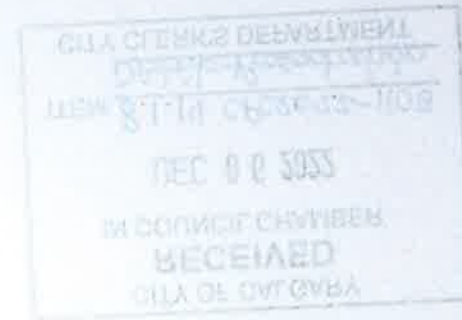


LOC2022-0111 / CPC2022-1108

Land Use Amendment

December 6, 2022

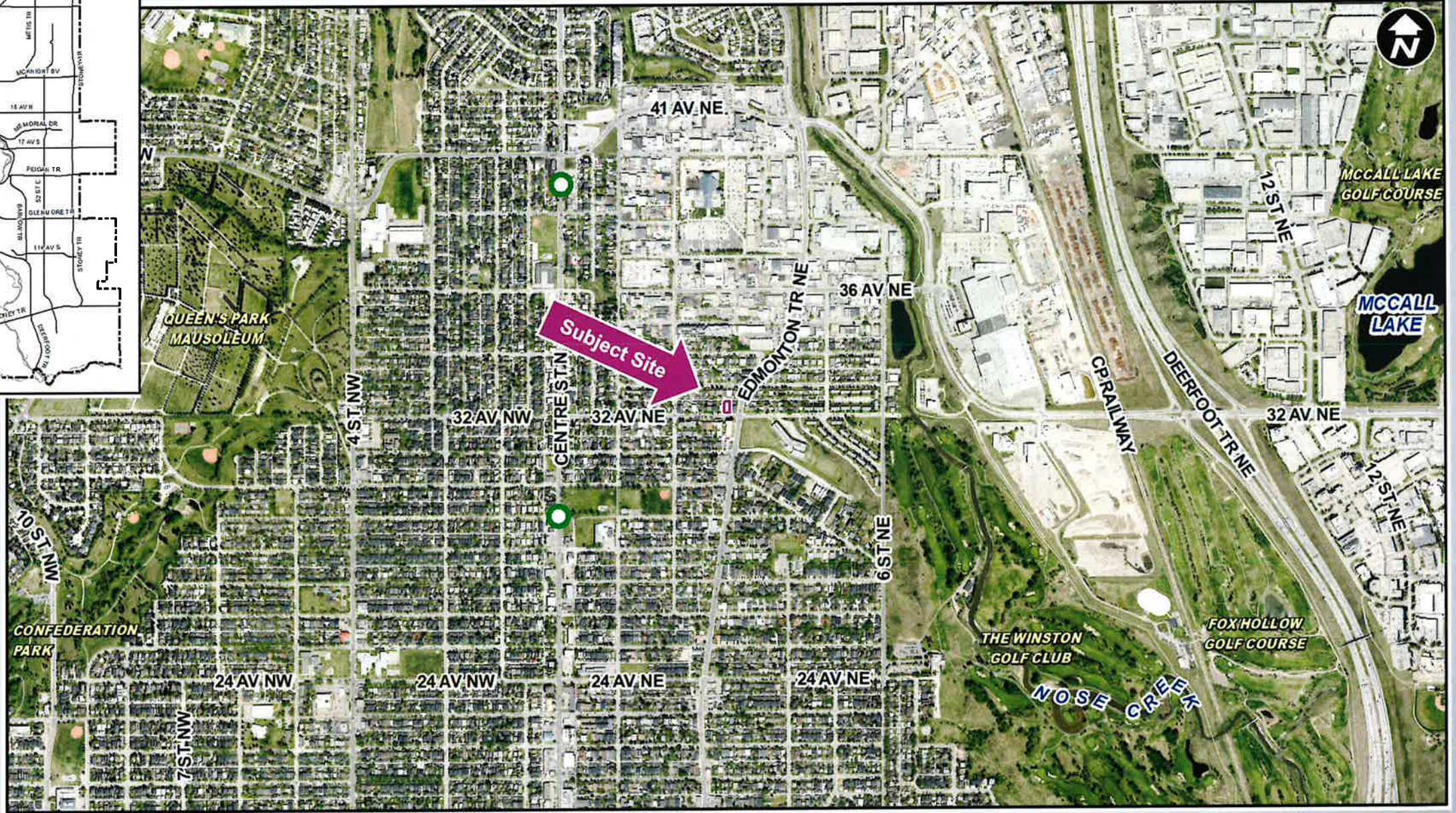
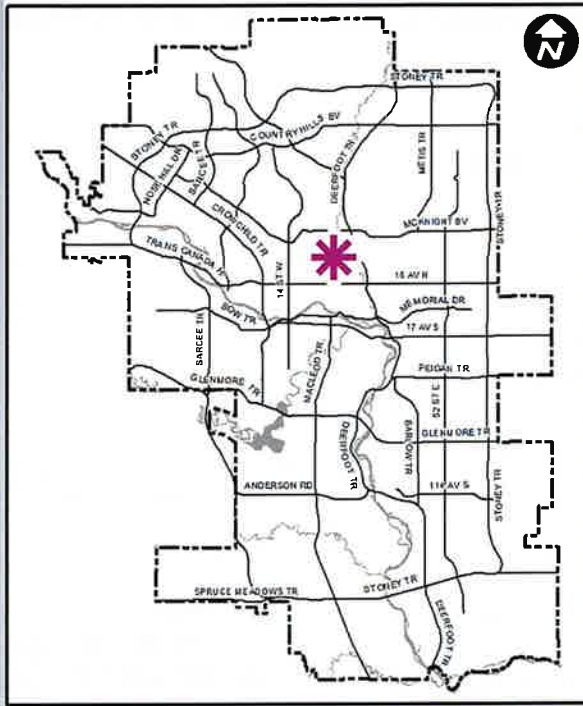
CITY OF CALGARY
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DEC 06 2022
ITEM: 8.1.14 CPC2022-1108
Distrib Presentation
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Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 180D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 342 – 32 Avenue NE from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.



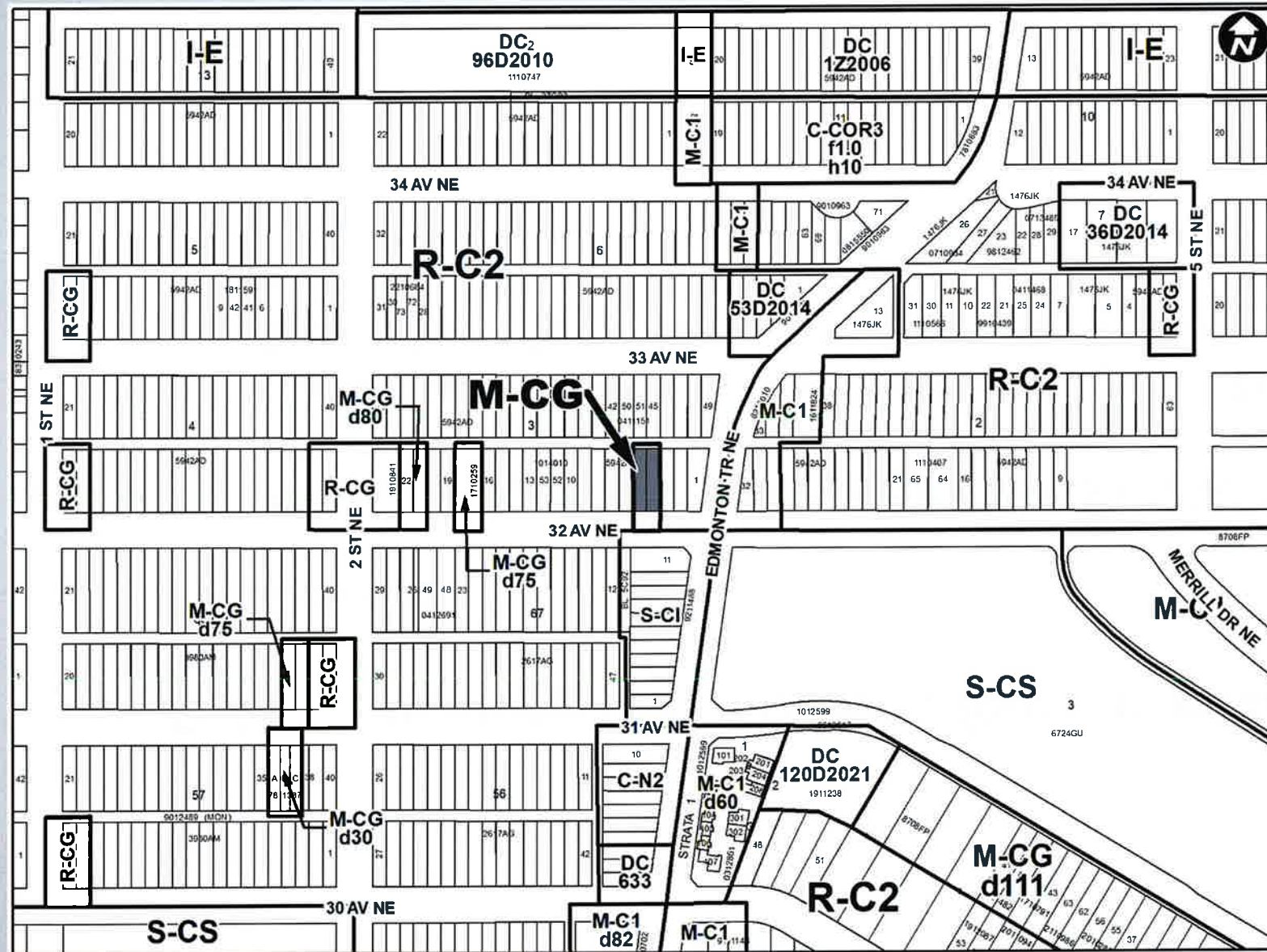
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

- 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-CG District:

- 12 metre height;
- Sensitive next to low density residential; and
- 111 units per hectare (maximum of 6 units)



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 180D2022** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 342 – 32 Avenue NE from the Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.

Supplementary Slides



Parcel Size:

535 m²

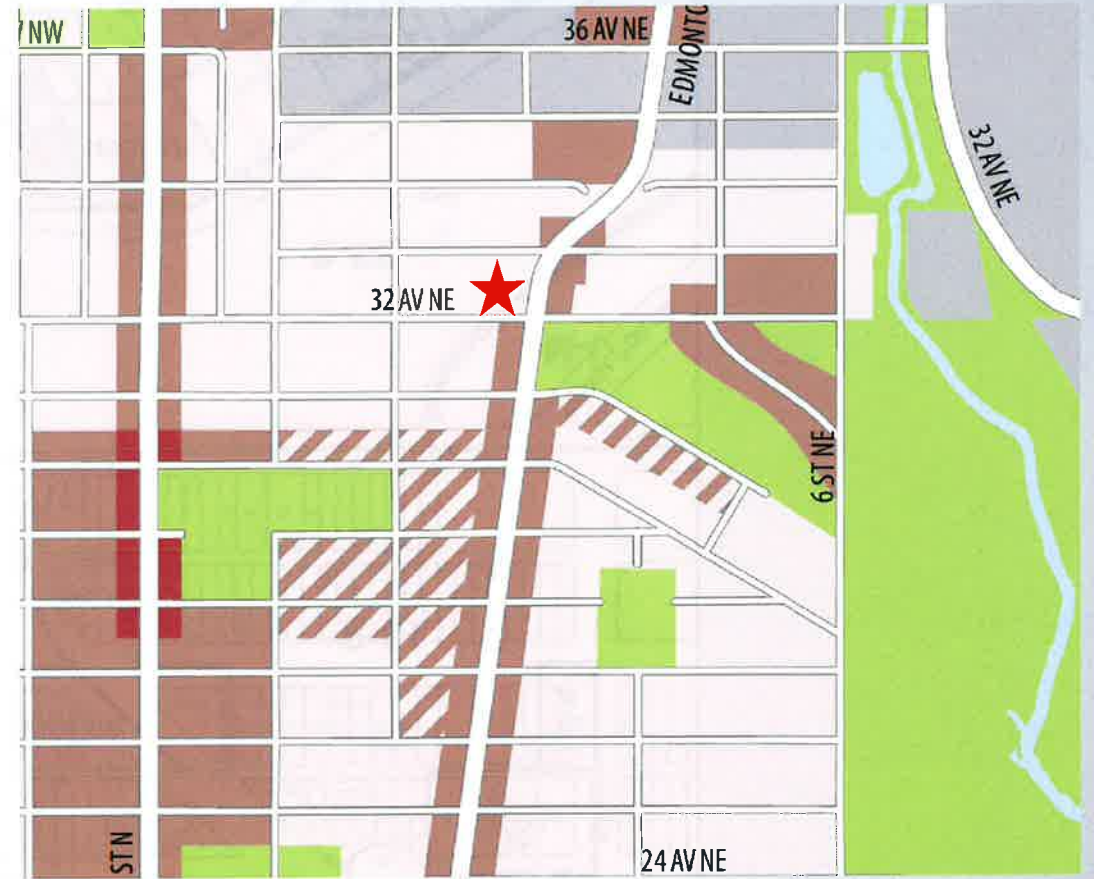
15m x 35m

Urban Form Category

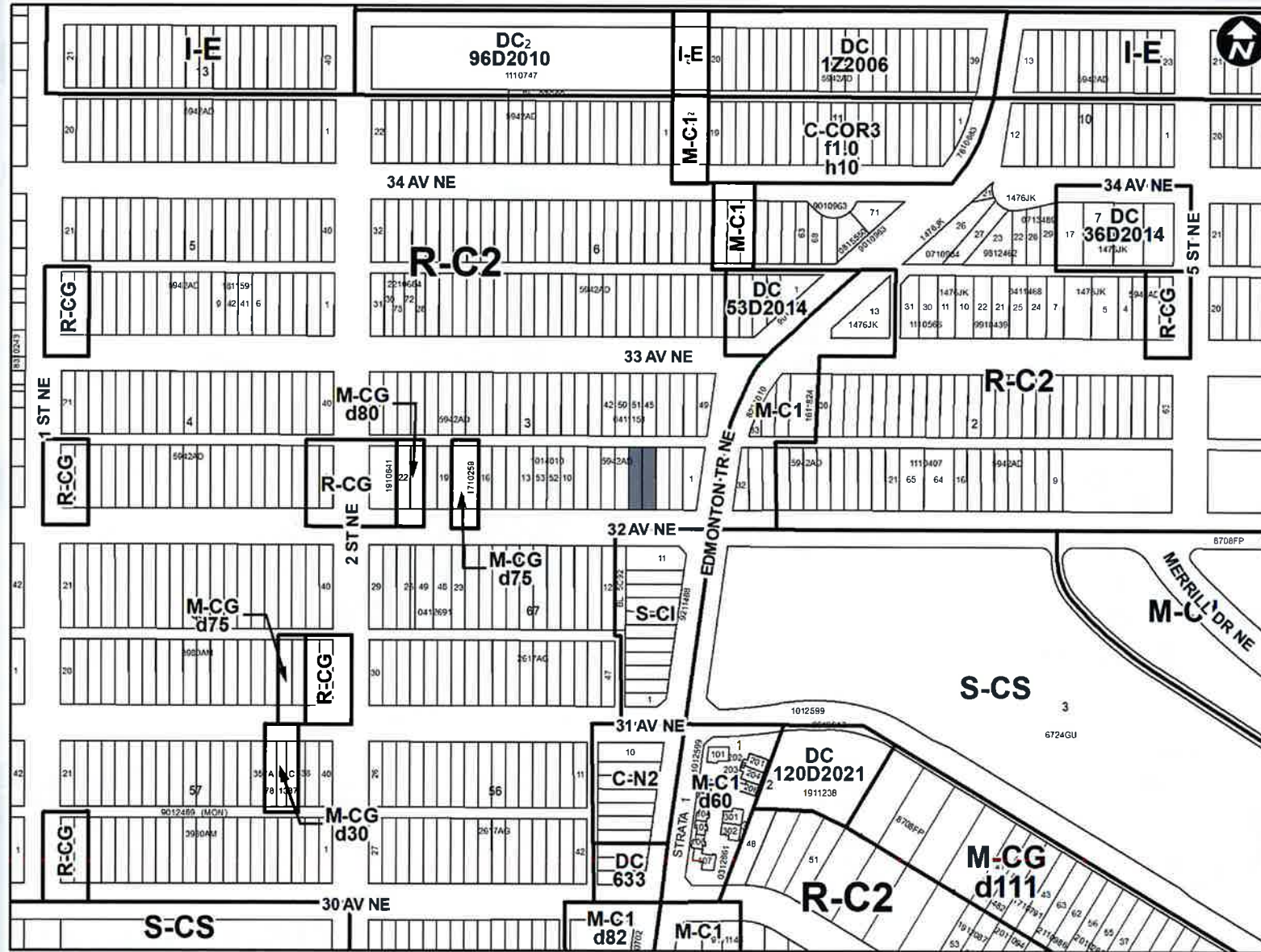


Neighbourhood Local

Building Scale



Limited
(up to 3 Storeys)





View of the Subject Site looking North



View of the Subject Site looking South



Subject Site

View of the Subject Site's streetscape looking East