



# Calgary Planning Commission

## Agenda Item: 7.2.5



# LOC2022-0220

## Land Use Amendment

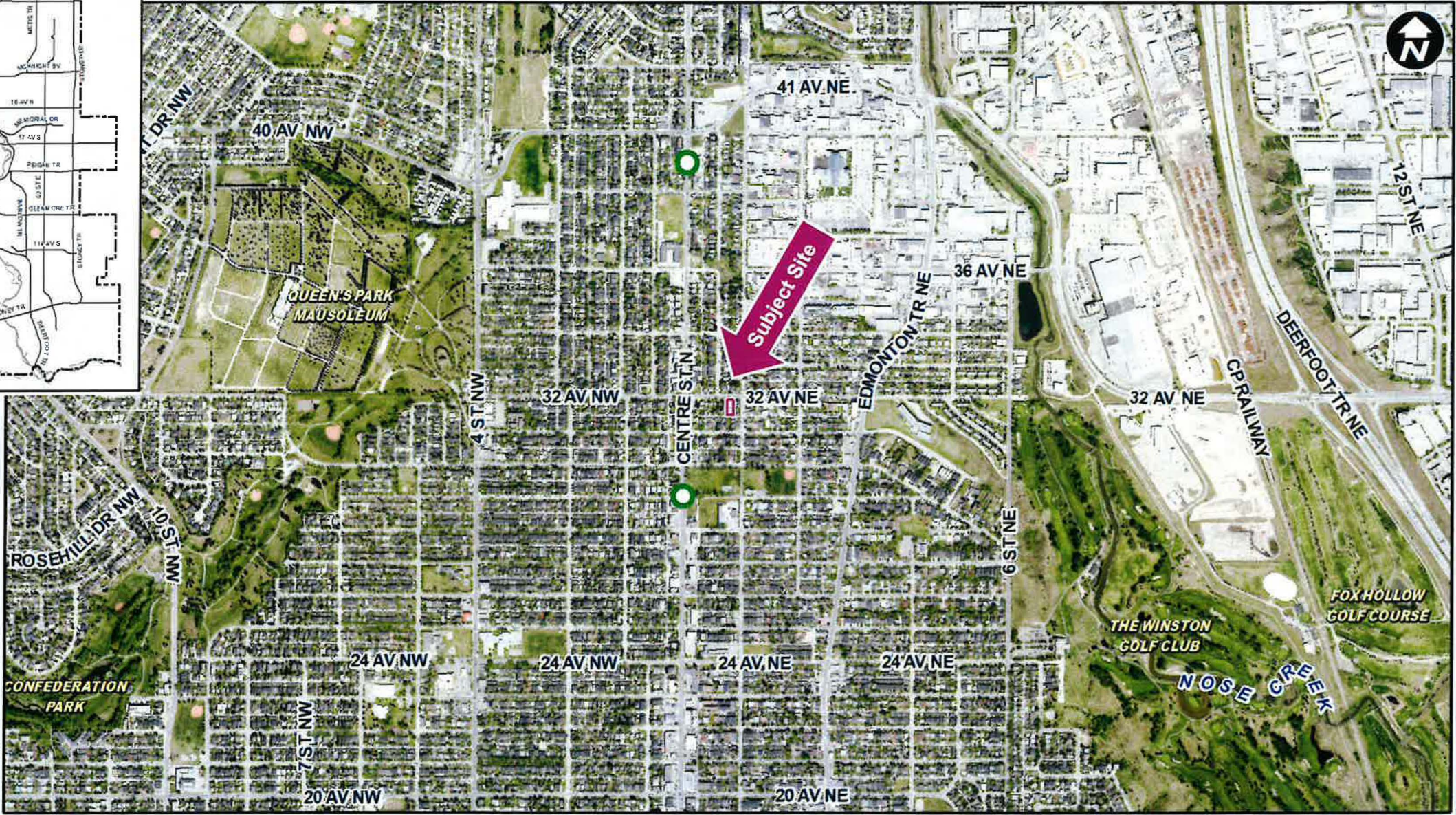
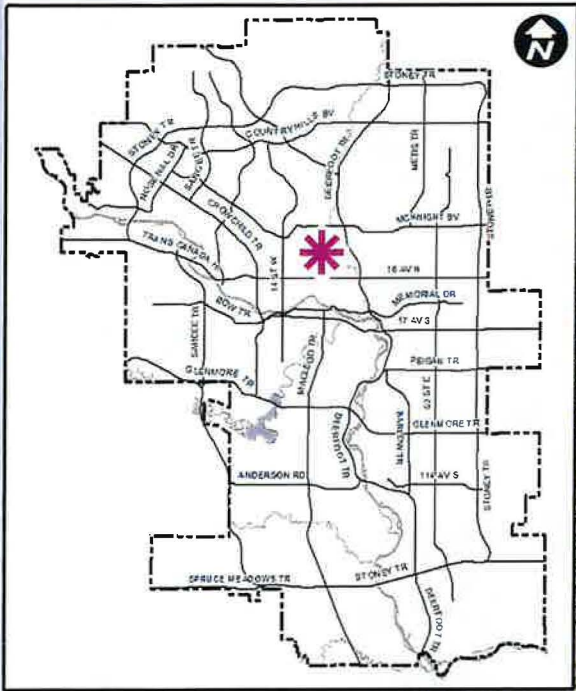
April 20, 2013

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
APR 20 2023  
ITEM: # 7.2.5 CPL 2023-0412  
*Distraction Presentation*  
CITY CLERK'S DEPARTMENT

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 137 32 Avenue NE (Plan 2617AG, Block 65, Lots 38 and 39 and 40) from Residential Contextual One/Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd50) 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



Legal Desc:

2617AG;65;38-40

Parcel Size:

0.09 ha

19 m x 47 m



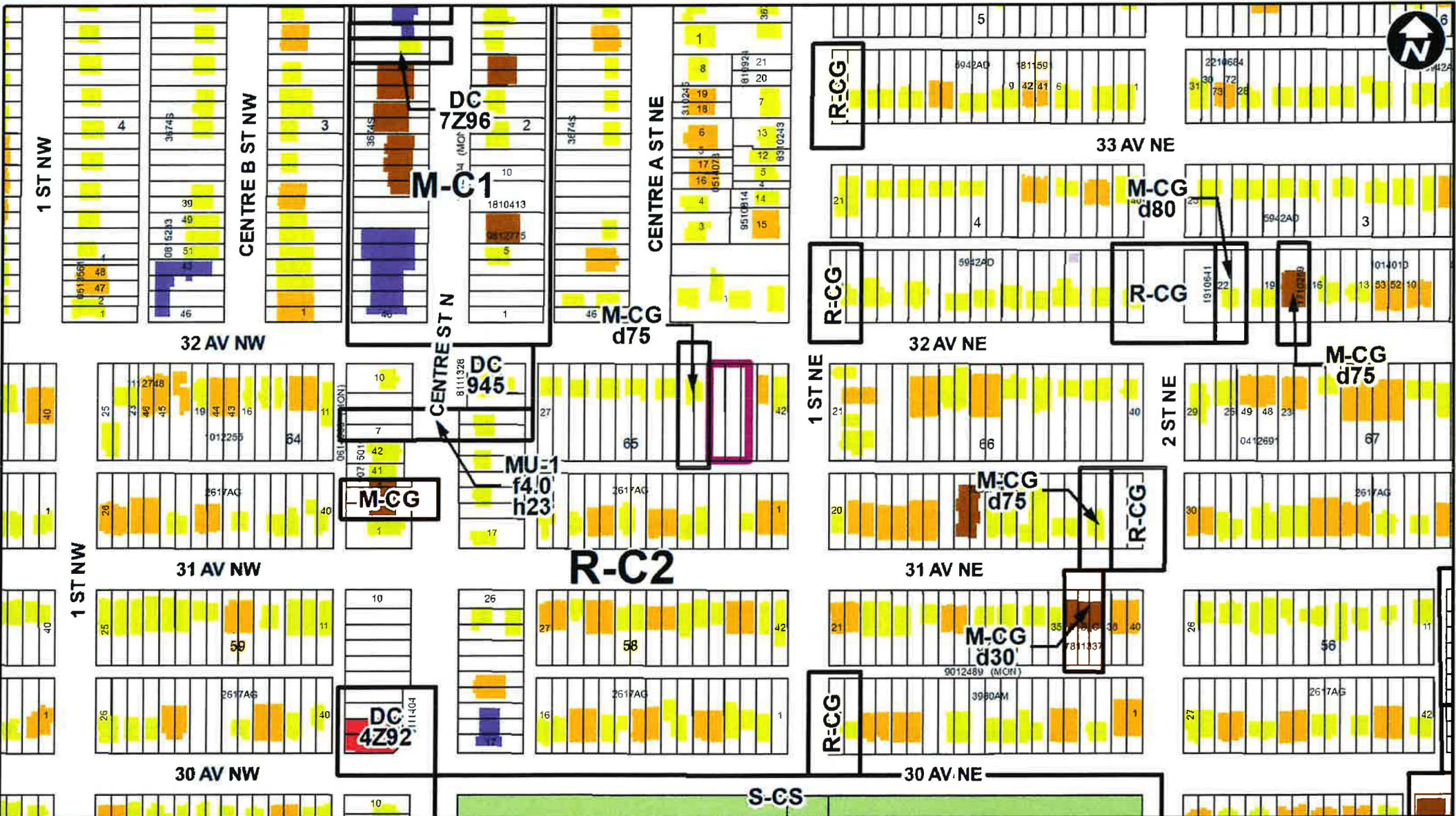
Site Photo – from the rear lane

6



# Surrounding Land Use

- 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

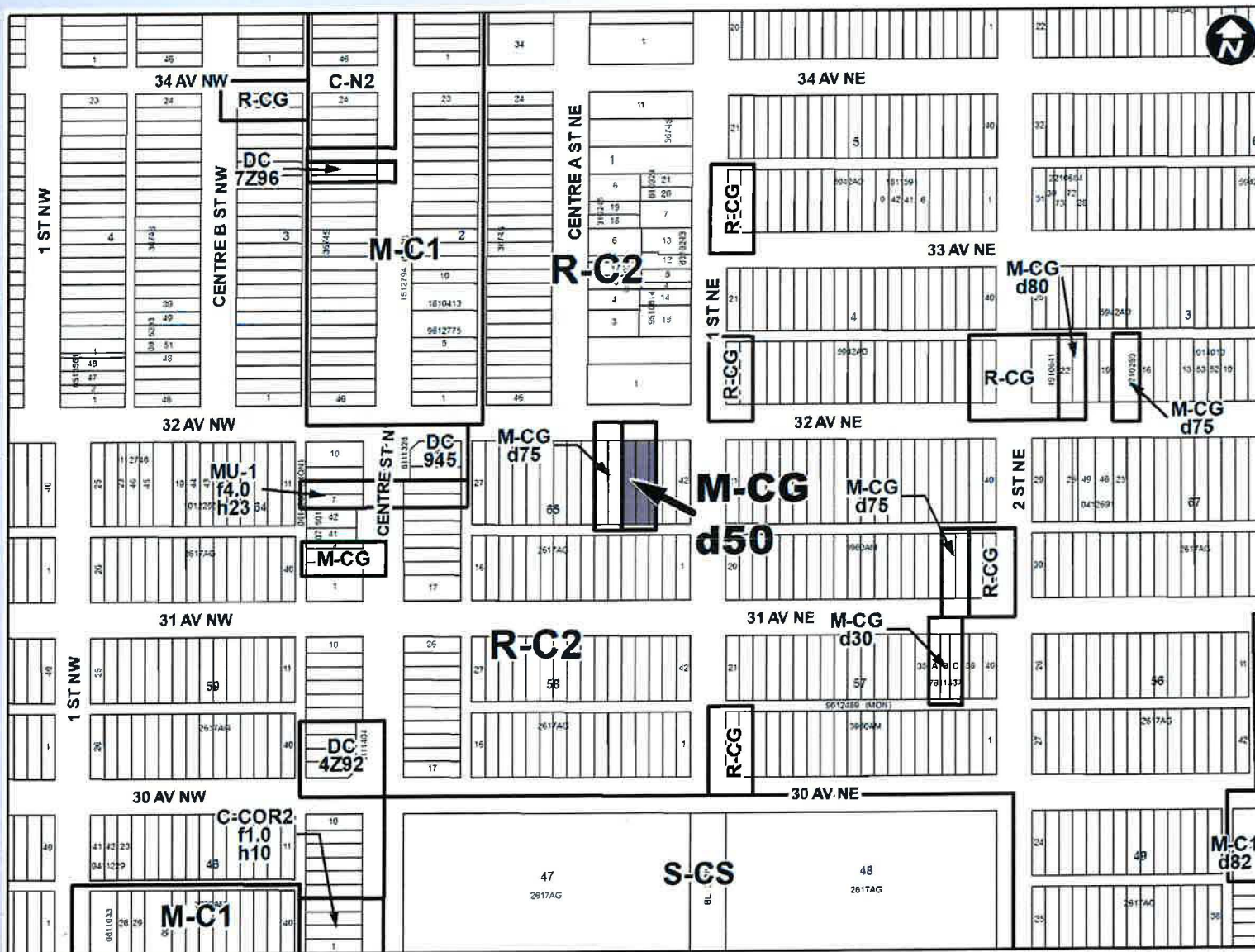


# Existing Land Use Map





# Proposed Land Use Map



## Proposed M-CG District:

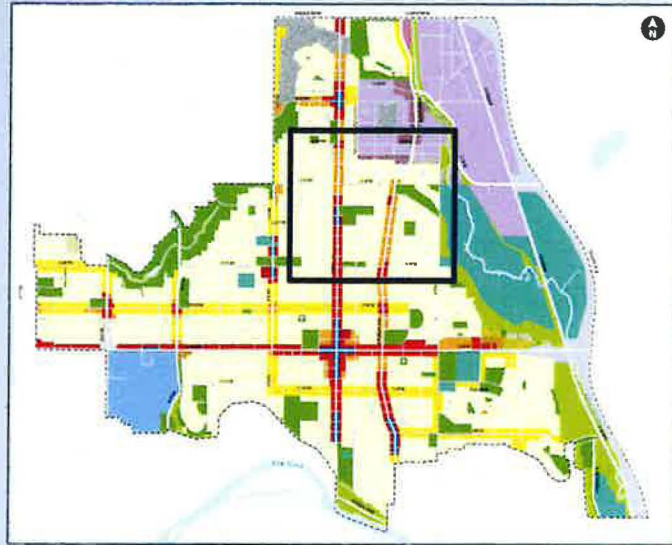
- Multi-residential development of low density and low height.
- Maximum height: 12 metres.
- Maximum density: 50 units per hectare.
- Secondary and backyard suites.

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# Supplementary Slides



**Map 3:**  
Urban Form



**Legend**

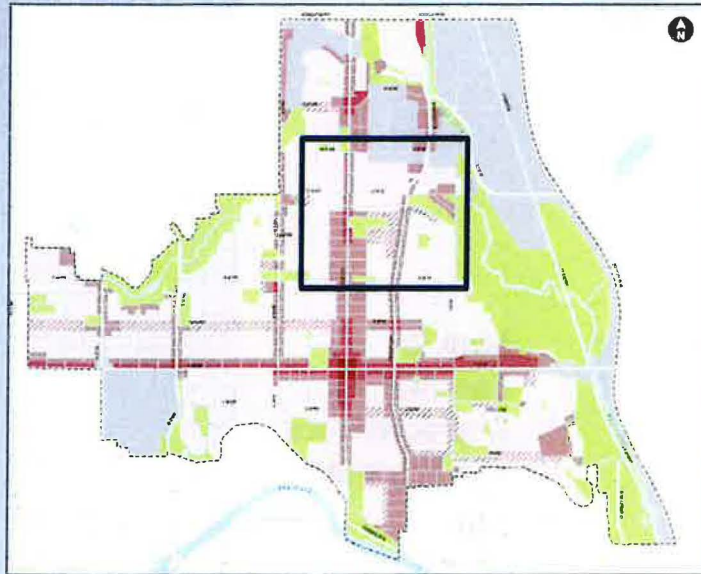
**Urban Form Categories**

- 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

Approved: 18P2020  
Amended: 67P2022



## Map 4: Building Scale

### Legend

-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low - Modified (up to 4 Storeys)
-  Low (up to 6 Storeys)
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)
-  Parks, Civic and Recreation
-  Plan Area Boundary

Approved: 18P2020

Amended: 67P2022

