

# Public Hearing of Council

Agenda Item: 7.2.13



## LOC2022-0220 / CPC2023-0412

### Land Use Amendment

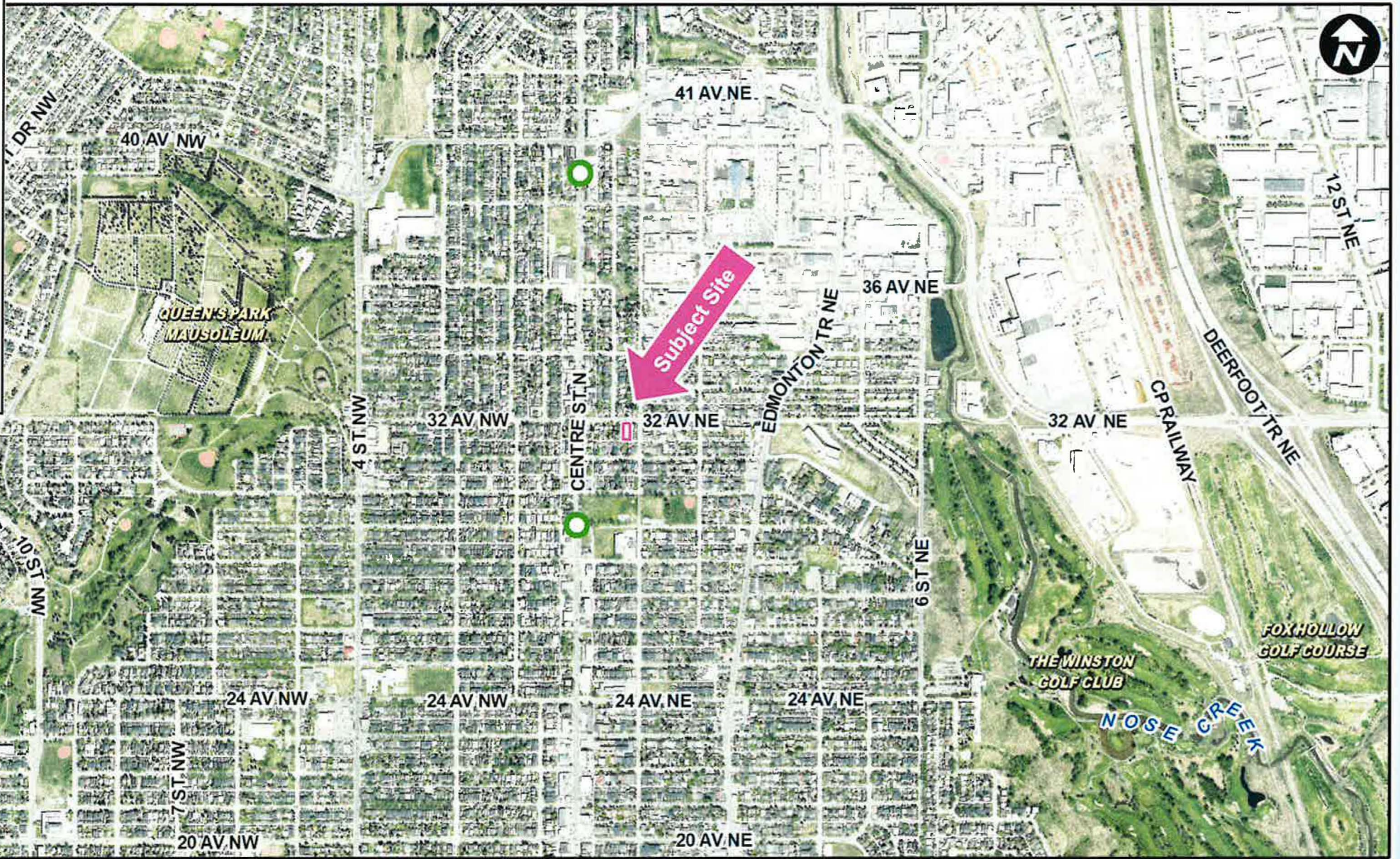
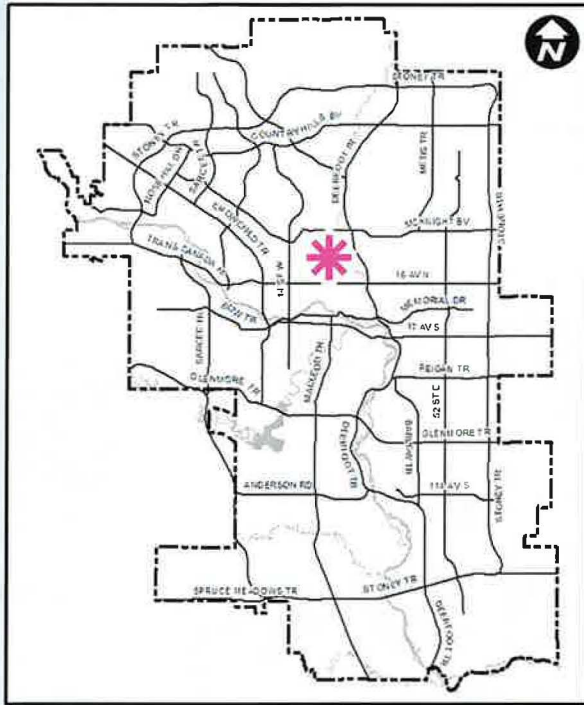
June 20, 2013

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**JUN 20 2023**  
ITEM: *7.2.13 CPC2023-0412*  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 78D2023** for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 137 – 32 Avenue NE (Plan 2617AG, Block 65, Lots 38, 39 and a portion of Lot 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



○ Bus Stop

Parcel Size:

0.09 ha  
19 m x 47 m

# 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





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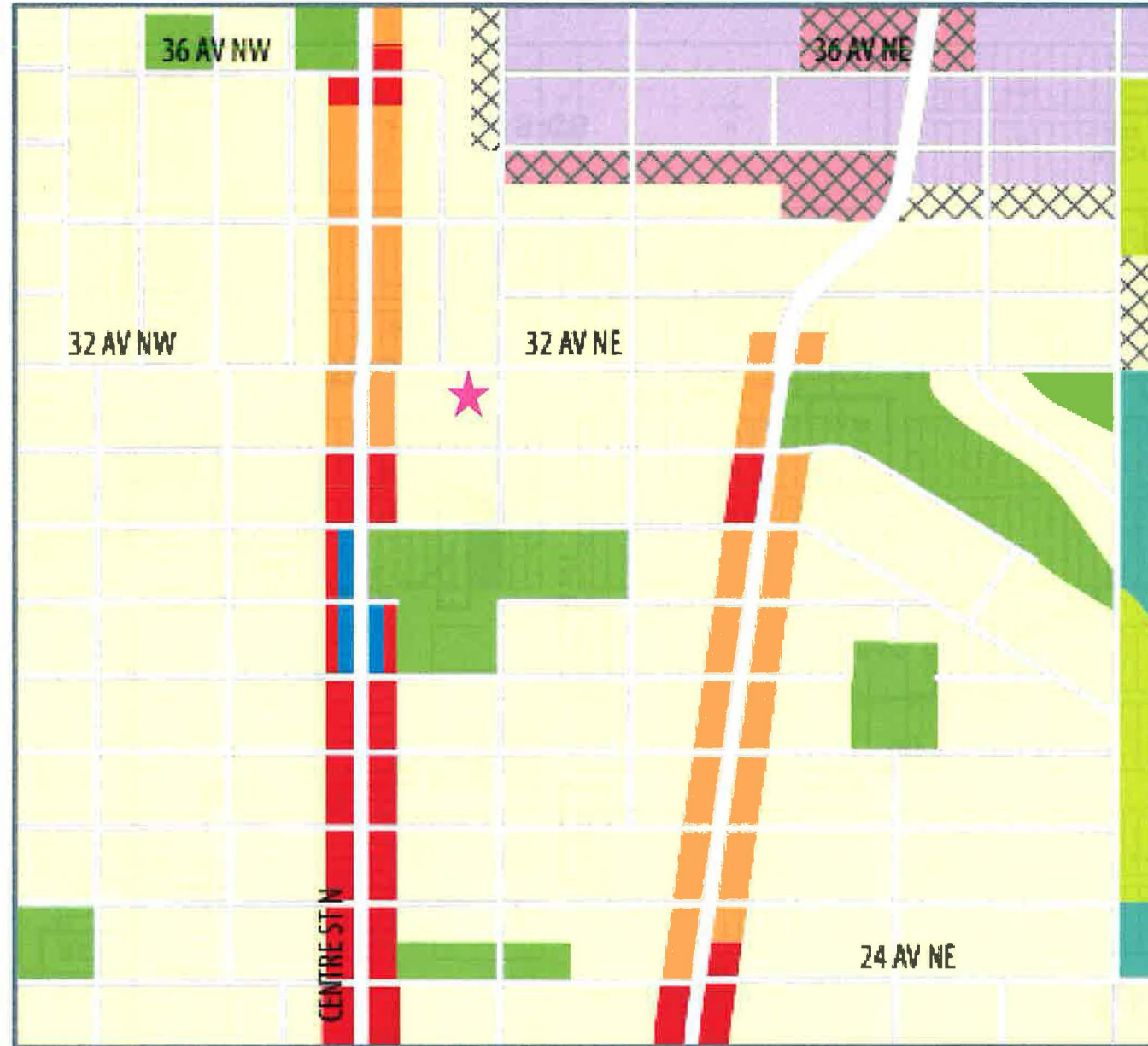
## Supplementary Slides











**Map 3:**  
Urban Form

**Legend**

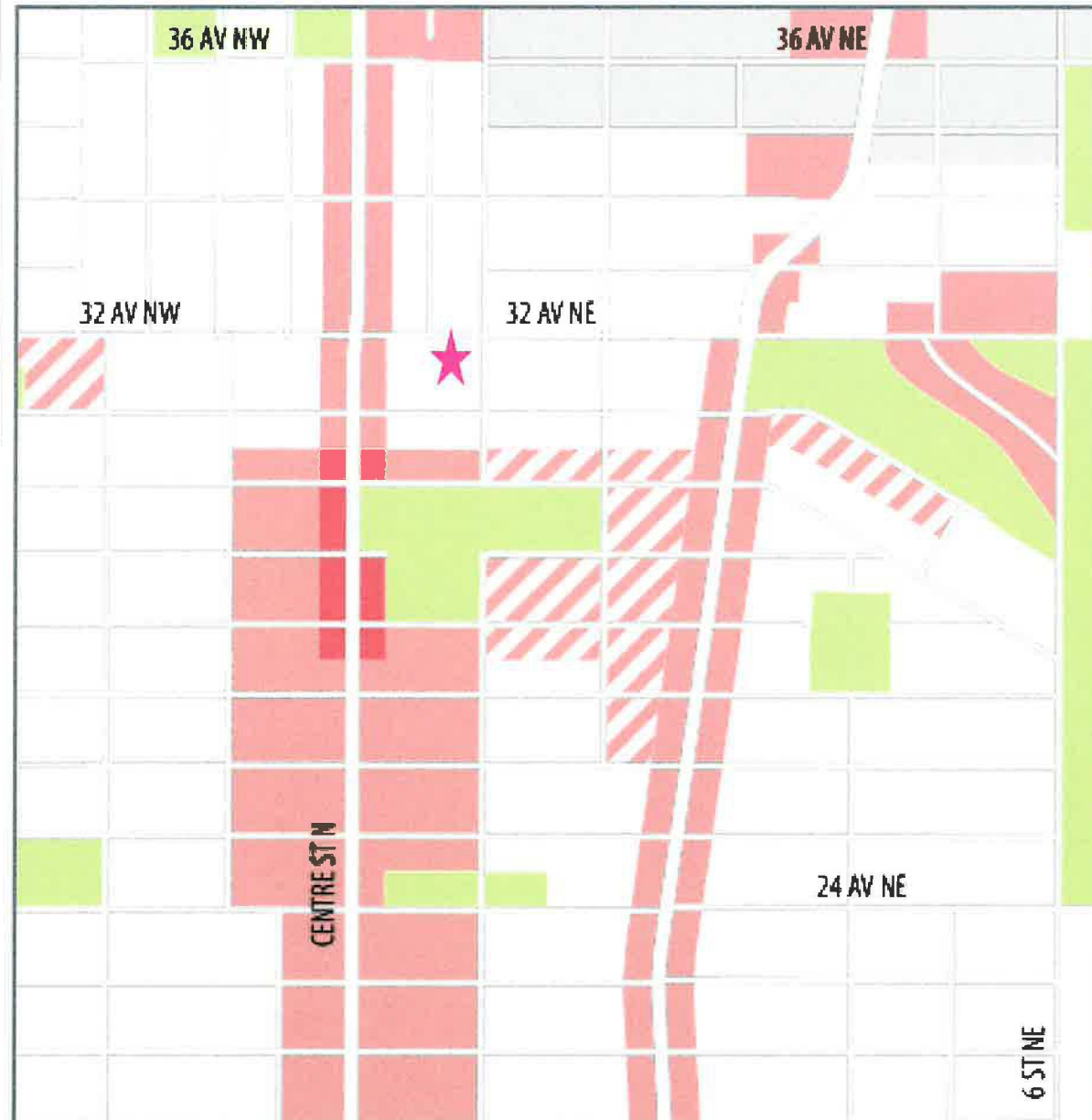
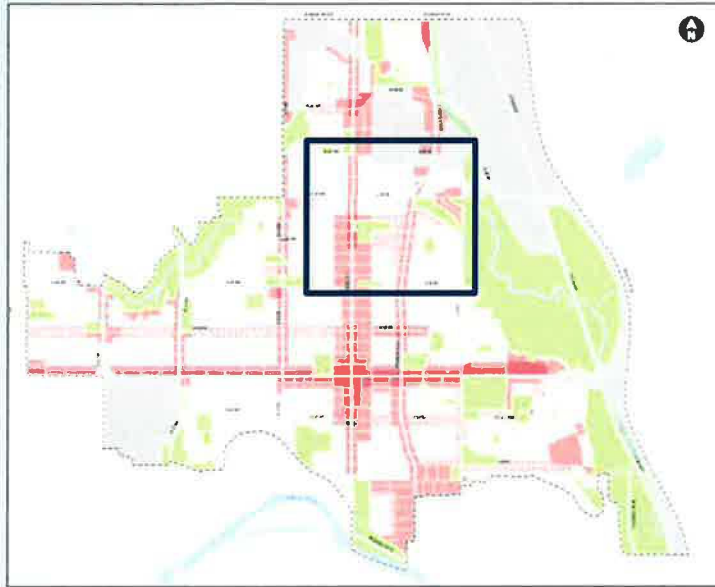
**Urban Form Categories**

- 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: 18T2020  
Amended: 07T2022



## 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