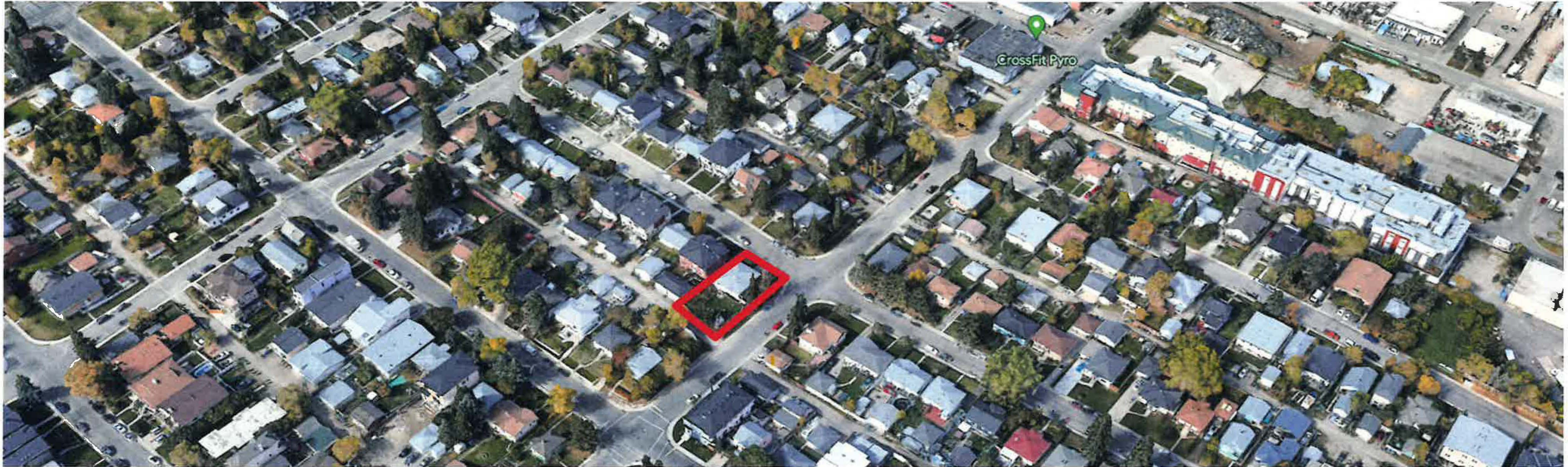




Public Hearing of Council

Agenda Item: 7.2.3



LOC2023-0068 / CPC2023-0695 Land Use Amendment

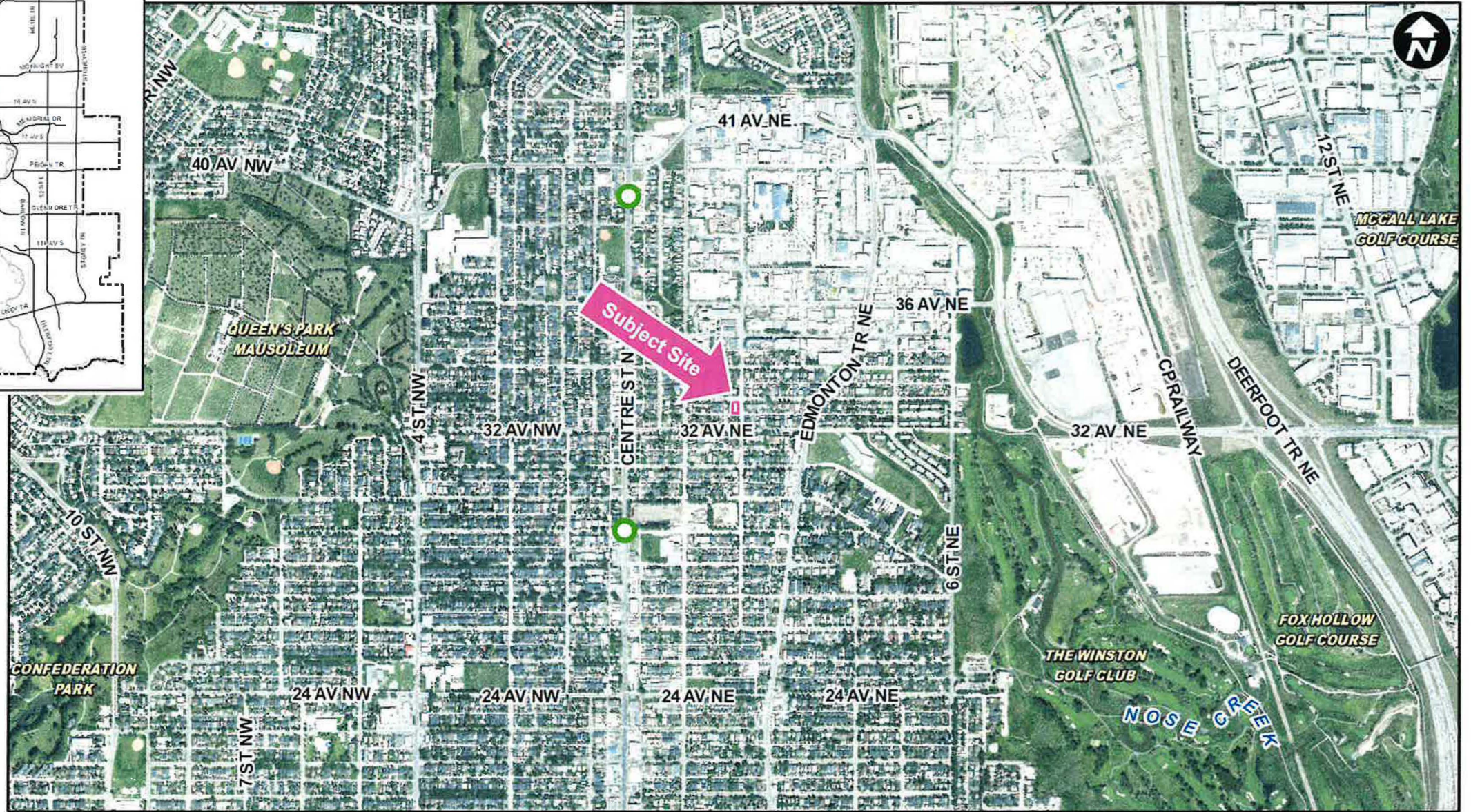
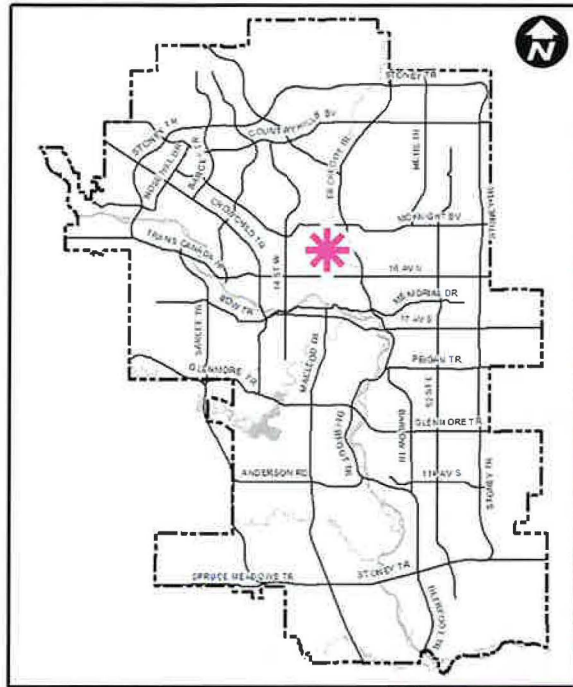
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.3 CPC2023-0695
Distribution-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 133D2023** for the redesignation of 0.05 hectares \pm (0.13 acres \pm) located at 3307 – 2 Street NE (Plan 5942AD, Block 4, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

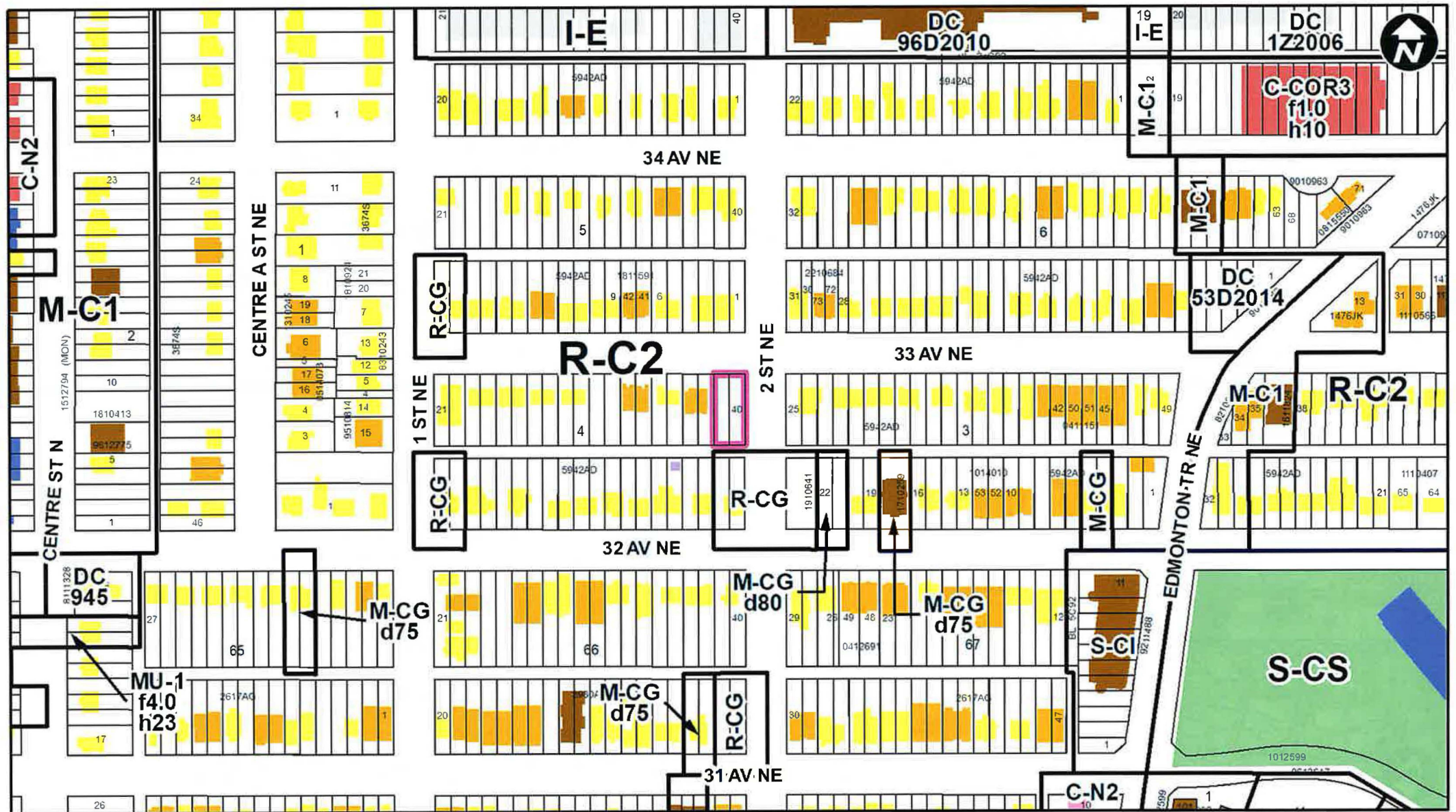


LEGEND

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

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





Proposed Residential – Grade-Oriented Infill (R-CG) District:

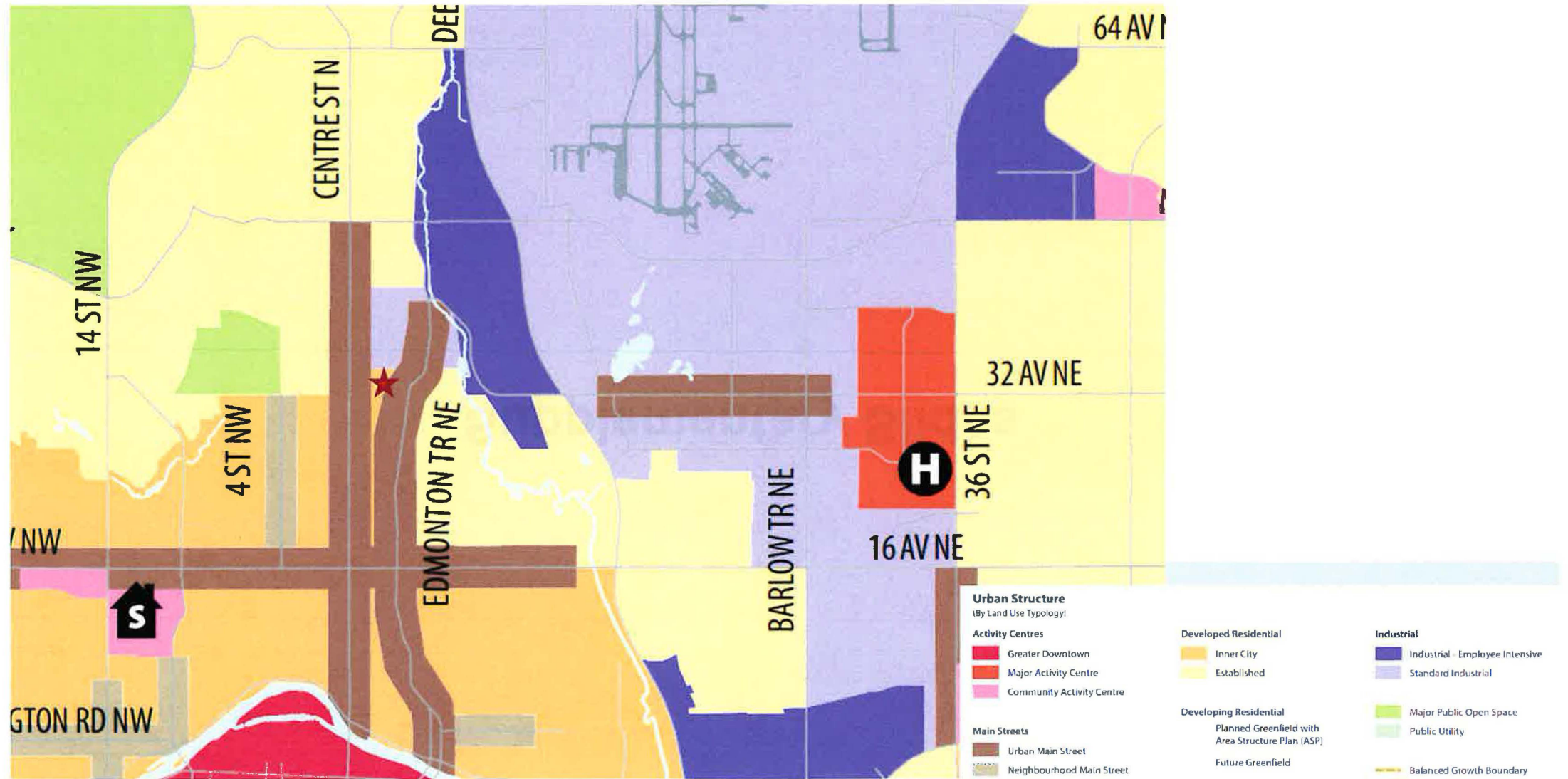
- Allows for rowhouse buildings, townhouses, and cottage housing clusters
- Maximum Height: 11 metres (approx. 3 storeys)
- Maximum Density: 75 uph (4 units)

Calgary Planning Commission's Recommendation:

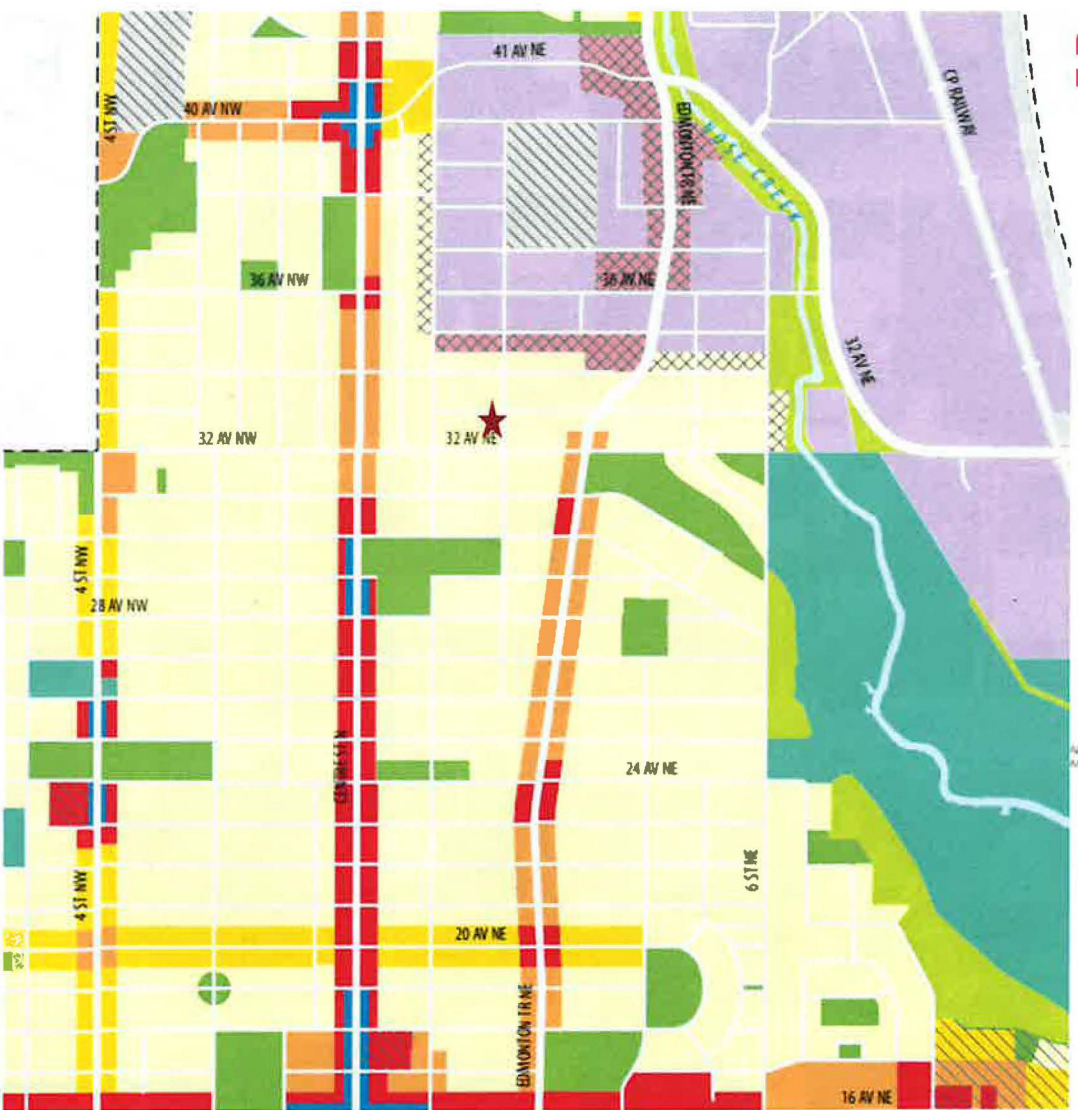
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Supplementary Slides



Map 3: Urban Form



- Legend**
- Urban Form Categories**
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Collector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Mixed-Use
 - Parks and Open Space
 - City Core and Recreation
 - Regional Corridor
 - No Urban Form Category
- Additional Policy Guidance**
- Active Heritage
 - Comprehensive Planning Site
 - Neighbourhood
 - Plan Area Boundary

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



Parcel Size:

0.05 ha
15m x 35m





