



Public Hearing of Council

Agenda Item: 7.2.29



LOC2023-0093 / CPC2023-0793

Land Use Amendment

October 3, 2023

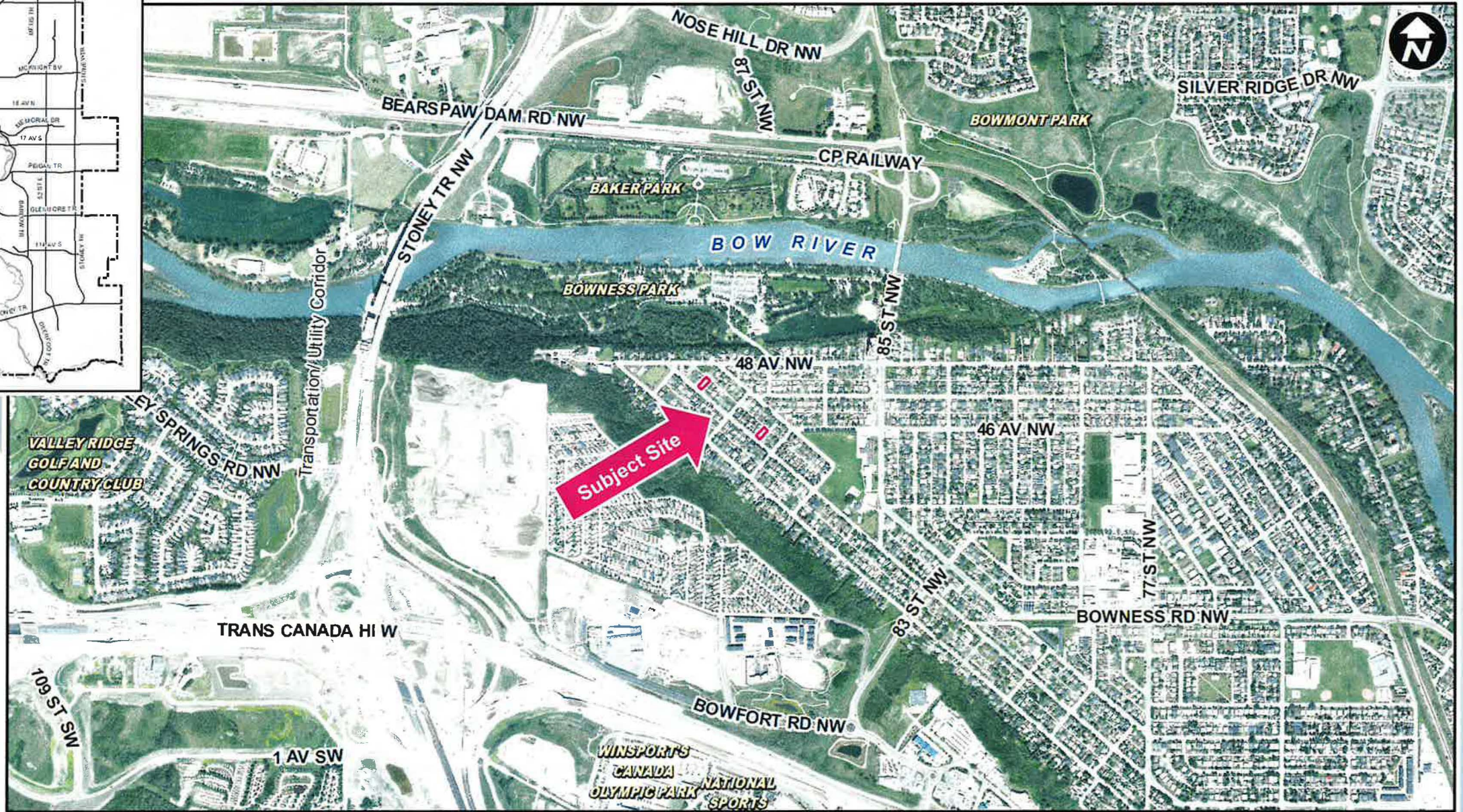
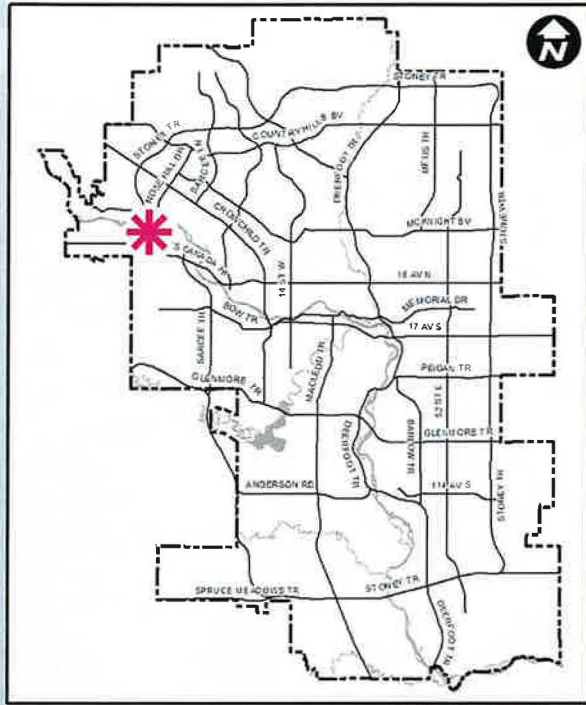
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.29 CPC2023-0793
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 164D2023** for the redesignation of 0.12 hectares \pm (0.28 acres \pm) located at 8816 and 8932 – 34 Avenue NW (Plan 5960AM, Block 2, Lot 14; Plan 3023GJ, Block 1, Lot 16) from Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One Dwelling (R-C1s) District to Residential – Contextual One / Two Dwelling (R-C2) 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

- 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

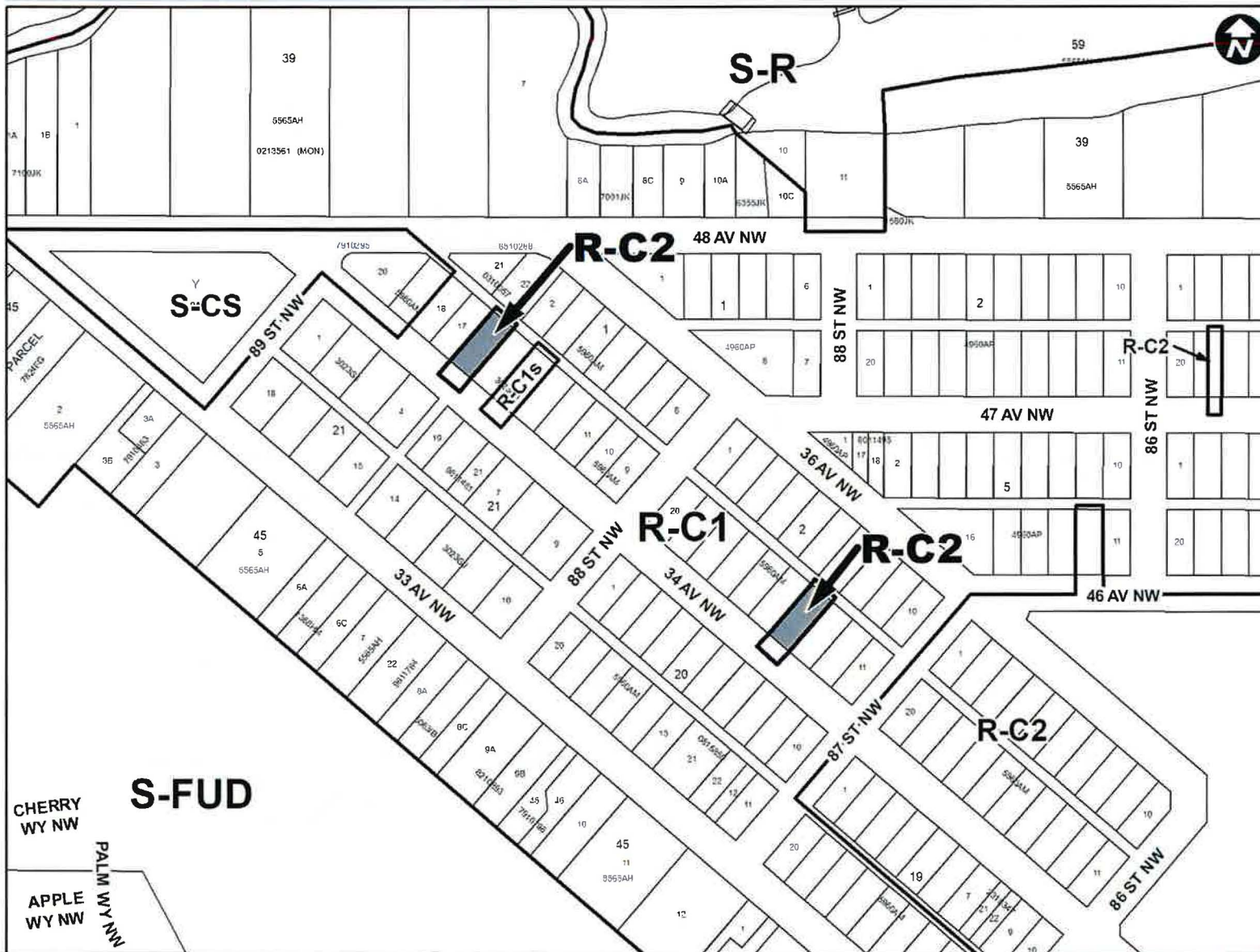
Parcel Size:

0.06 ha
37m x 15m

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 – Contextual One / Two Dwelling (R-C2) District:

- Semi-detached and duplex homes in addition to single detached dwellings
- Potential future subdivision into 4 individual lots
- A maximum of 4 dwelling units (an increase from the current maximum of 2 dwelling units)

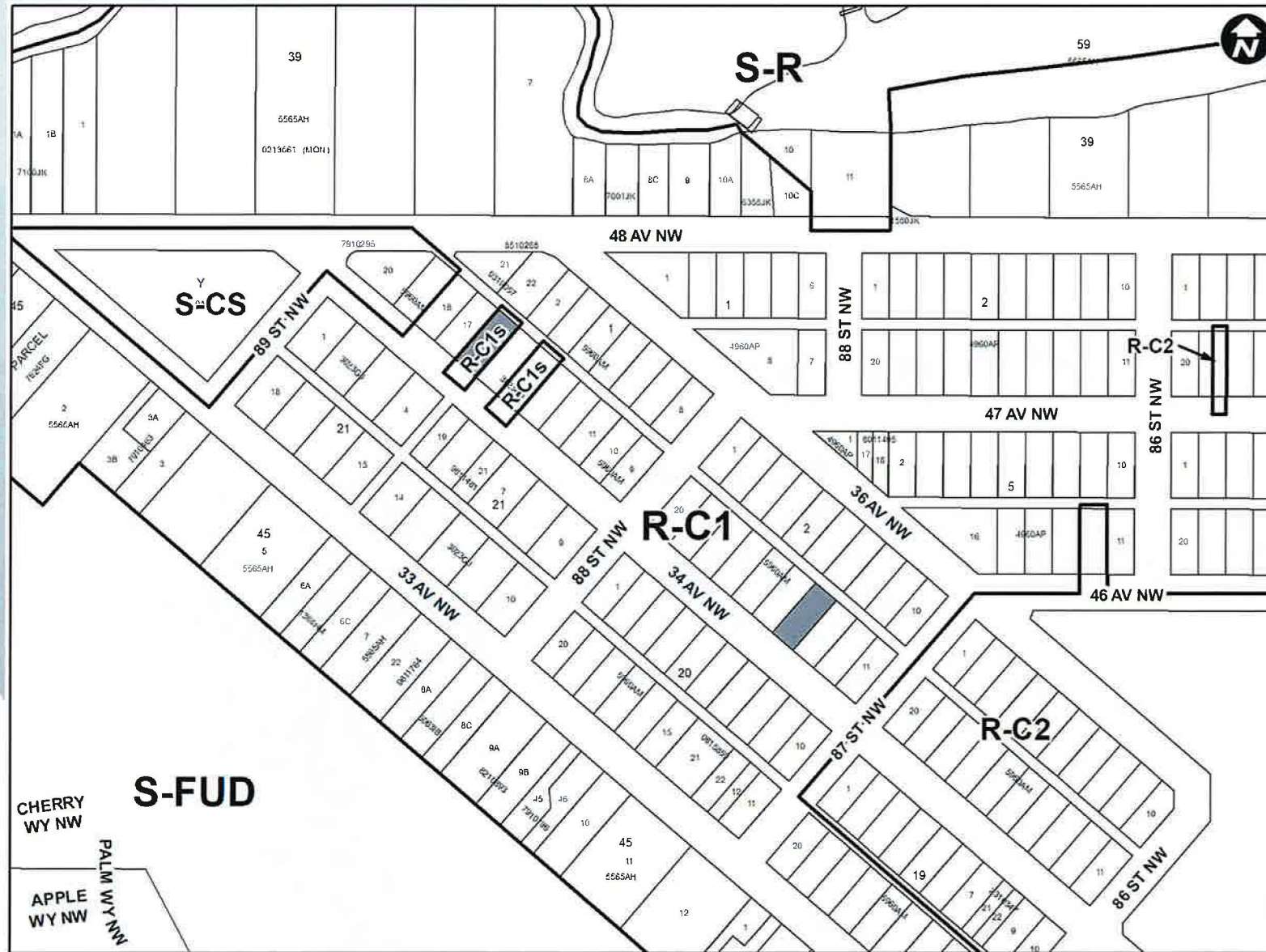
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 164D2023** for the redesignation of 0.12 hectares \pm (0.28 acres \pm) located at 8816 and 8932 – 34 Avenue NW (Plan 5960AM, Block 2, Lot 14; Plan 3023GJ, Block 1, Lot 16) from Residential – Contextual One Dwelling (R-C1) District and Residential – Contextual One Dwelling (R-C1s) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.

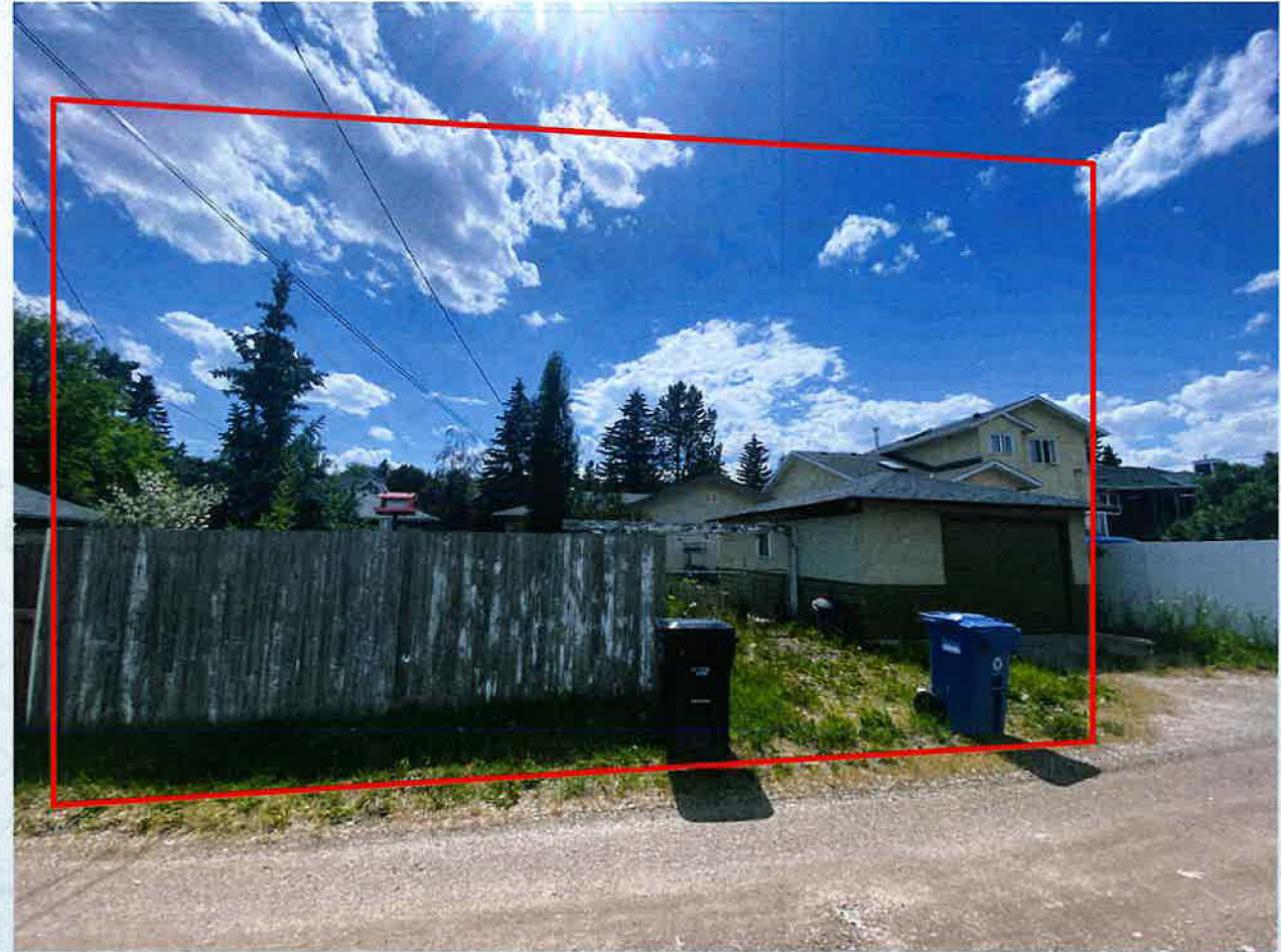
Supplementary Slides

Existing Land Use Map





34 AVE SW



Back Lane



34 AVE SW



Back Lane