



# Public Hearing of Council

Agenda Item: 7.2.16



## LOC2023-0225 / CPC2023-1062 Land Use Amendment

December 5, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 05 2023  
ITEM: 7.2.16 CPC2023-1062  
Distrib Presentation 1  
CITY CLERK'S DEPARTMENT

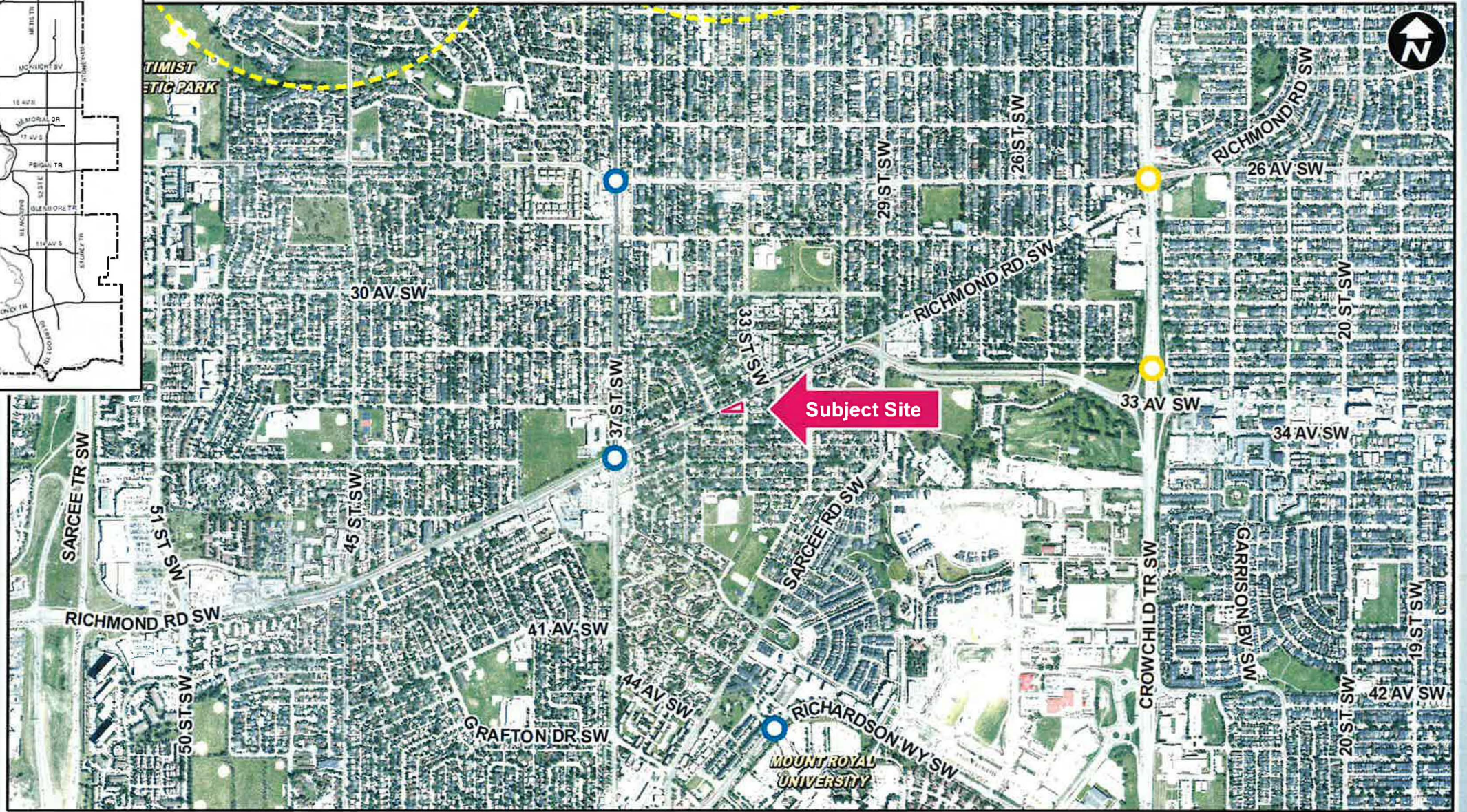
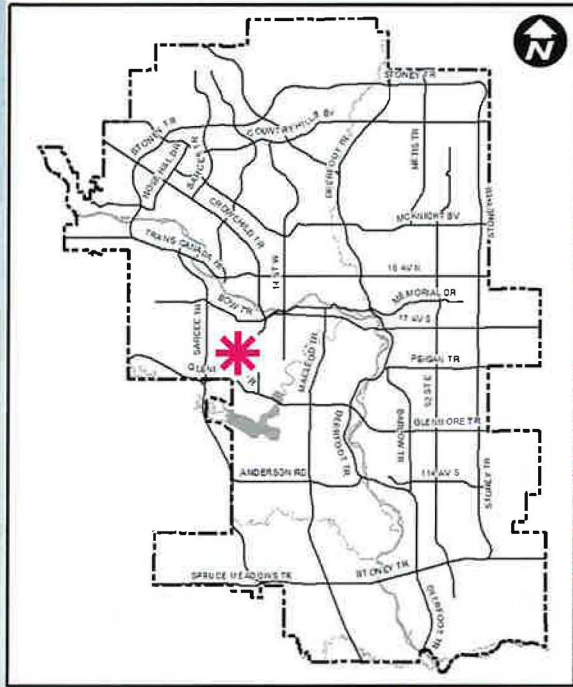


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 239D2023** for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 3439 – 33 Street SW (Plan 199GM, Block 14, Lot 7) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District.

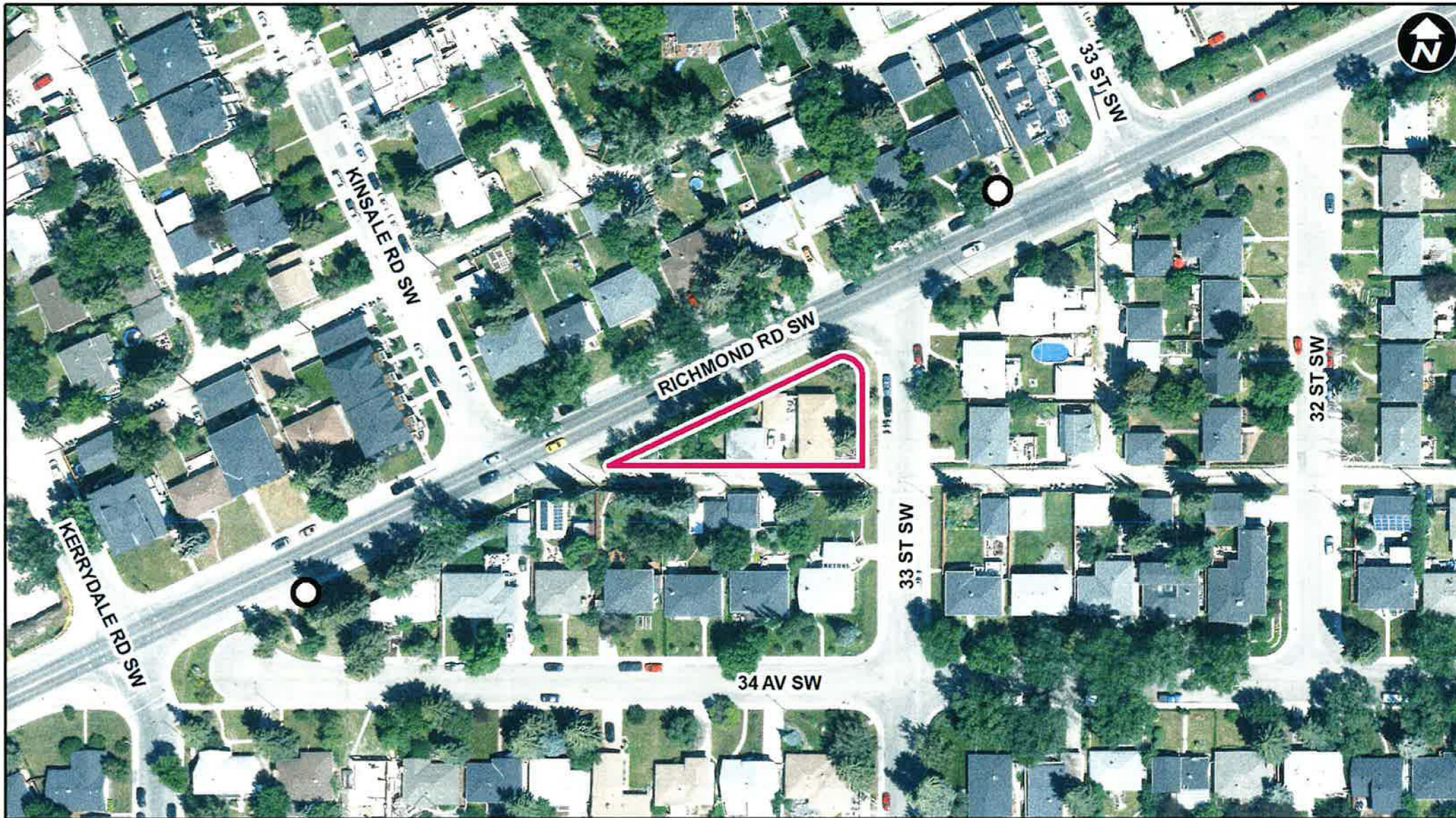




**LEGEND**

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





○ Bus Stop

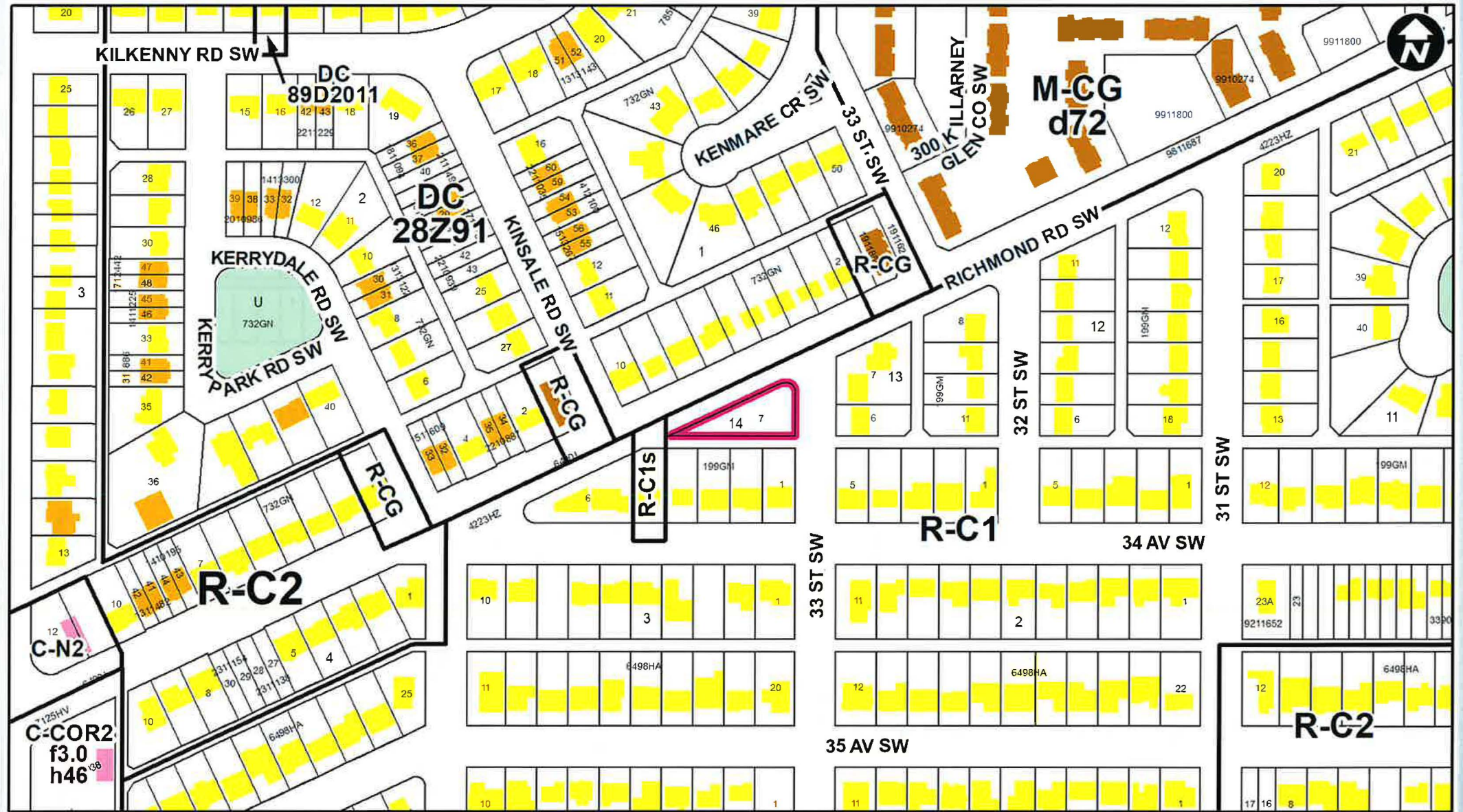
Parcel Size:

0.09 ha  
65m x 61m x 26 m

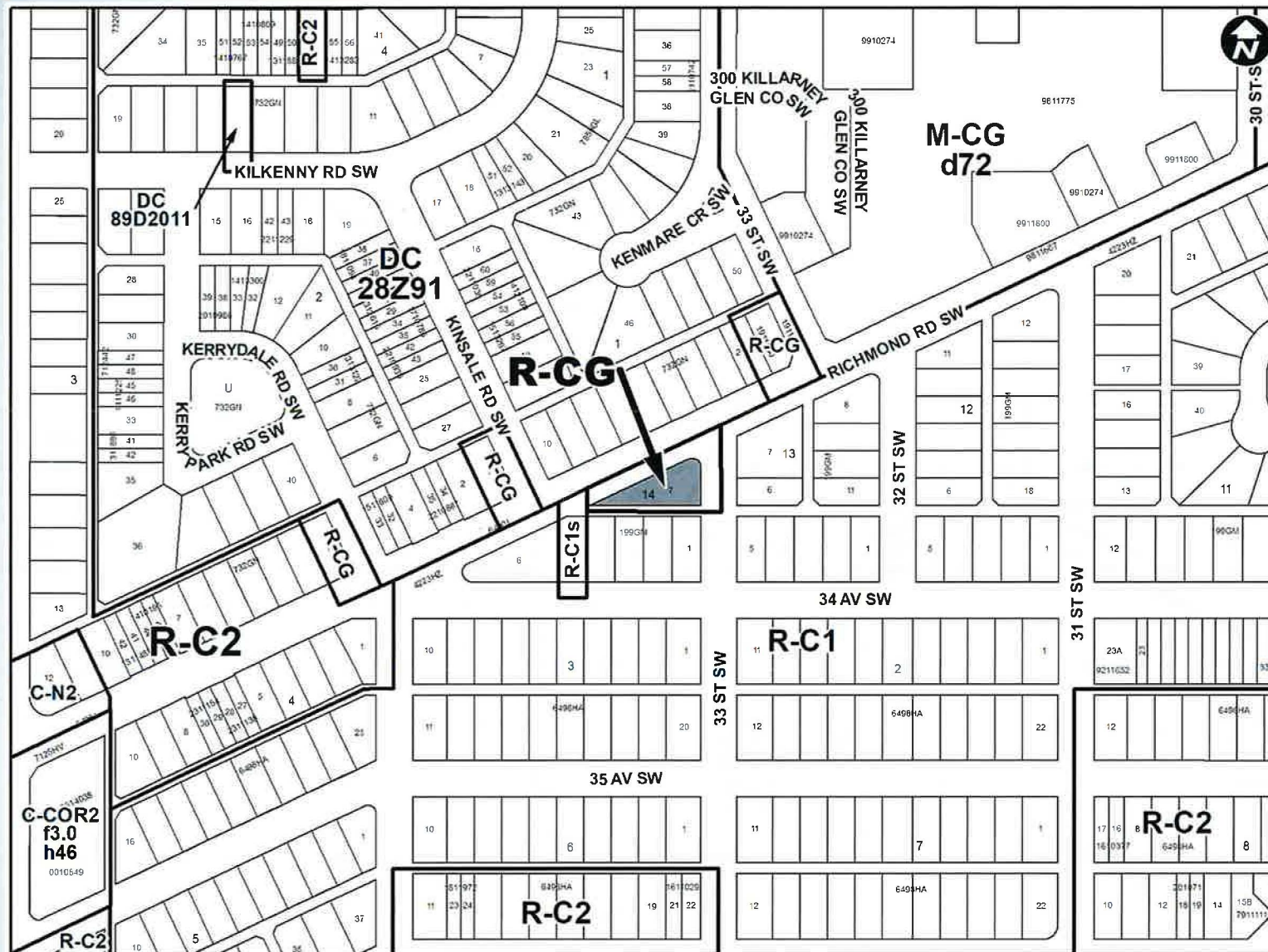


### LEGEND

- 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:

- Maximum Height: 11 metres (3 storeys)
- Maximum Density: 75 units per hectare (6 units)

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# Supplementary Slides



Existing Land Use Map







View from 33 Street SW



View from Richmond Road SW



View from rear lane



