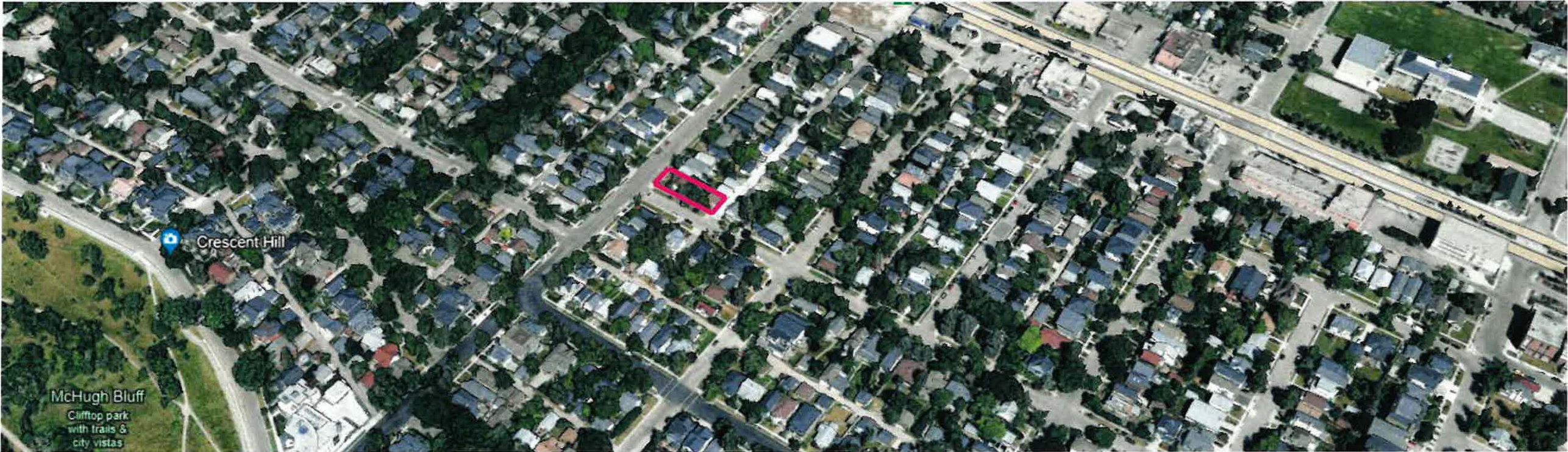


# Public Hearing of Council

## Agenda Item: 7.2.11



# LOC2023-0056 / CPC2023-1036

## Land Use Amendment

December 5, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 05 2023  
ITEM: 7.2.11 CPC2023-1036  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

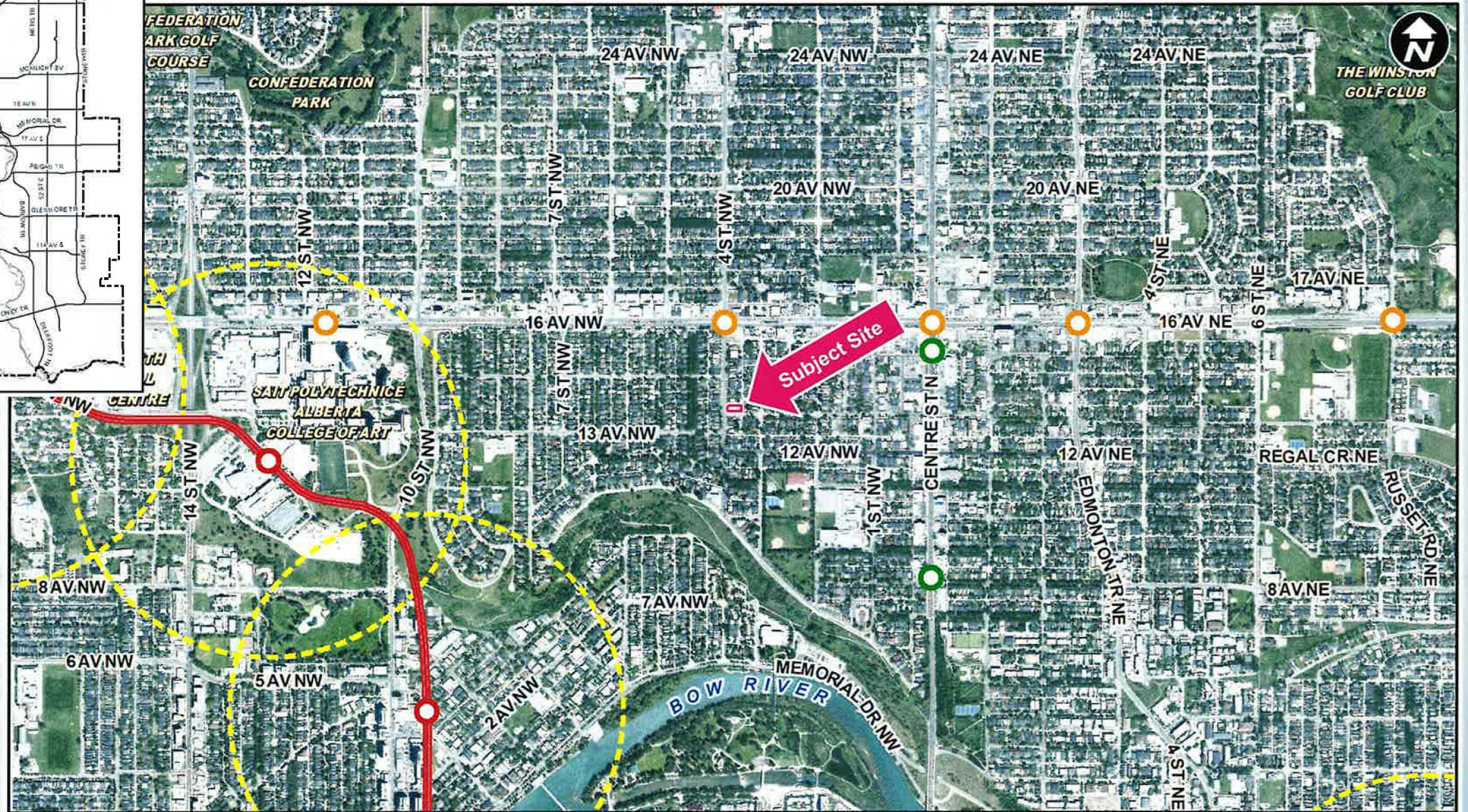
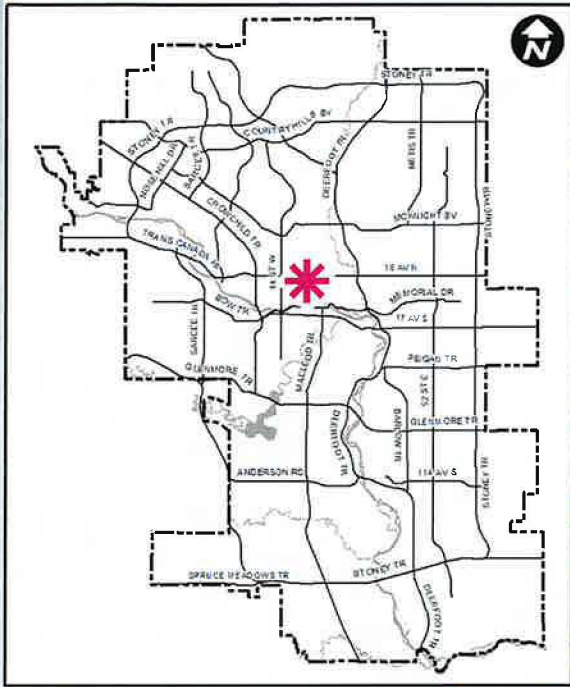


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 241D2023** for the redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 1402 – 4 Street NW (Plan 3946N, Block 1, Lots 34 and 35) 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

- Red
- Green (Future)

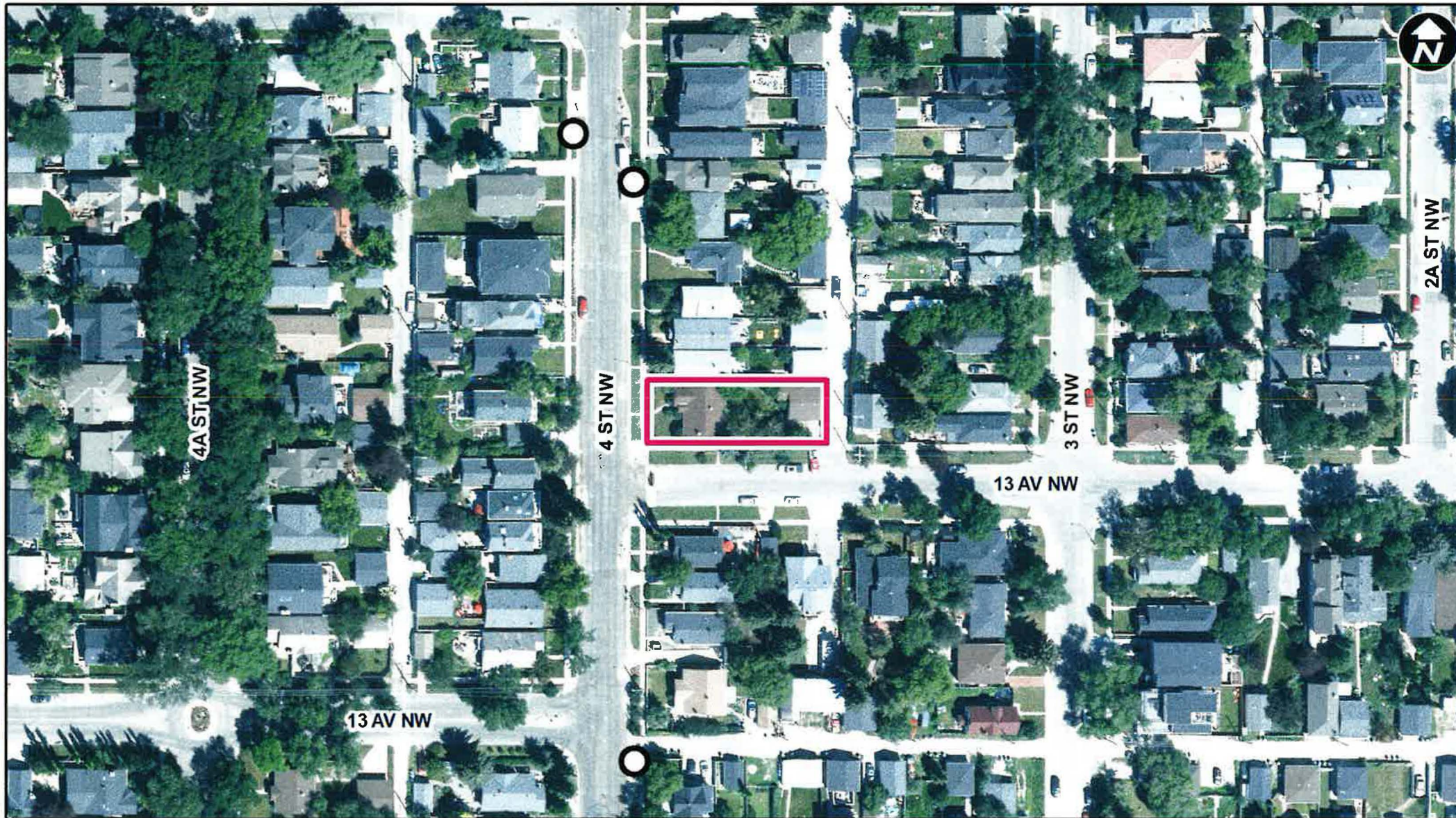
### LRT Line

Red

### Max BRT Stops

Orange





LEGEND

○ Bus Stop

Parcel Size:

0.07 ha  
15m x 43m

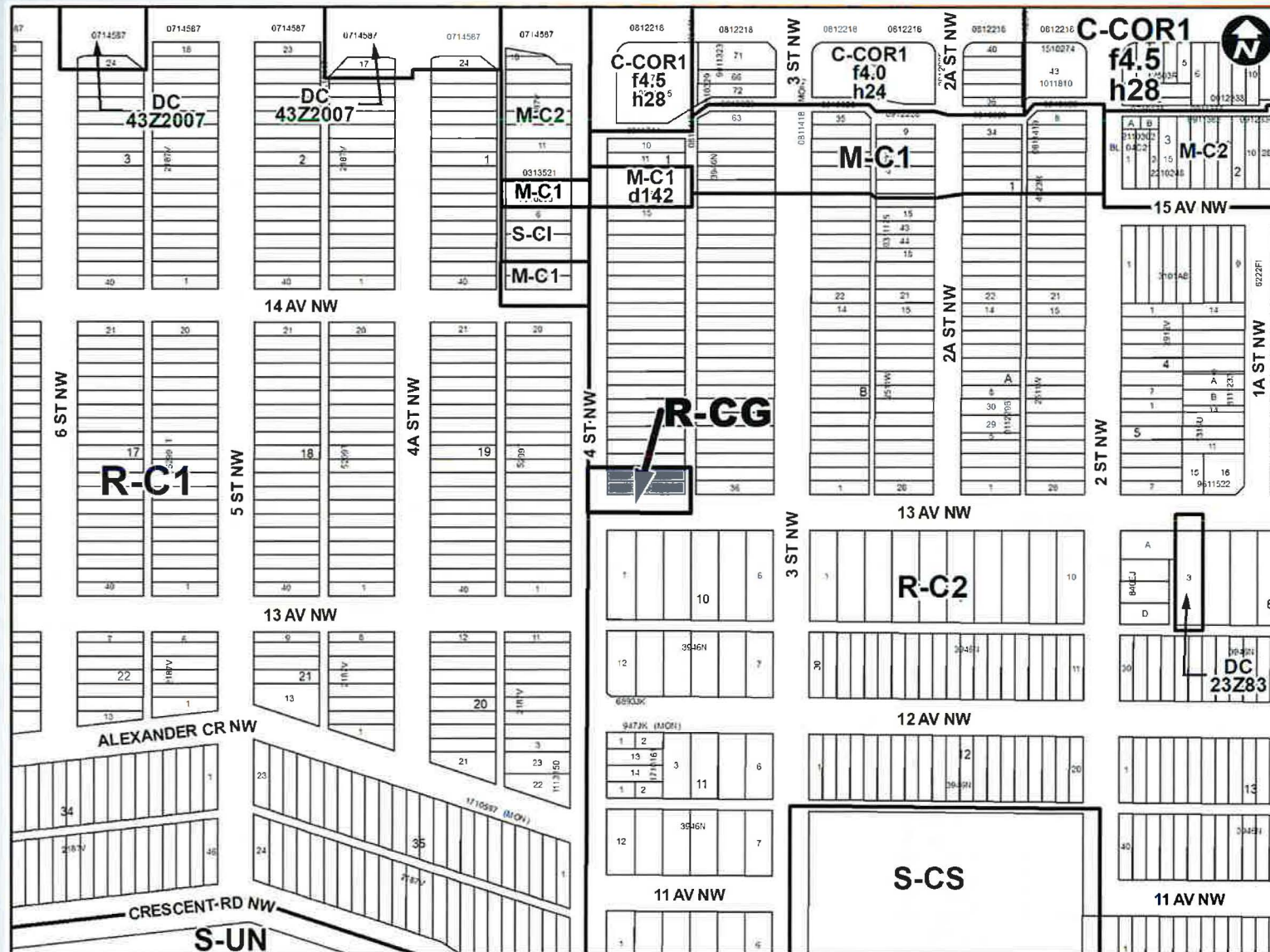


# Surrounding Land Use

- 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:

- Maximum Height: 11 metres (3 storeys)
- Maximum Density: 75 units per hectare (4 units)

# North Hill Communities Local Area Plan





## Calgary Planning Commission's Recommendation:

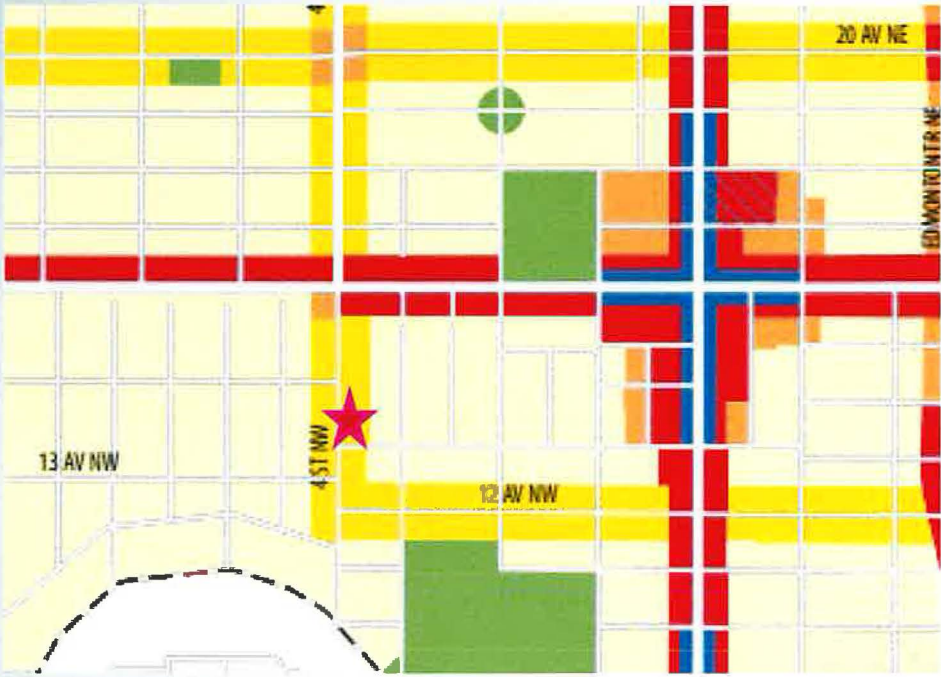
That Council:

Give three readings to **Proposed Bylaw 241D2023** for the redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 1402 – 4 Street NW (Plan 3946N, Block 1, Lots 34 and 35) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



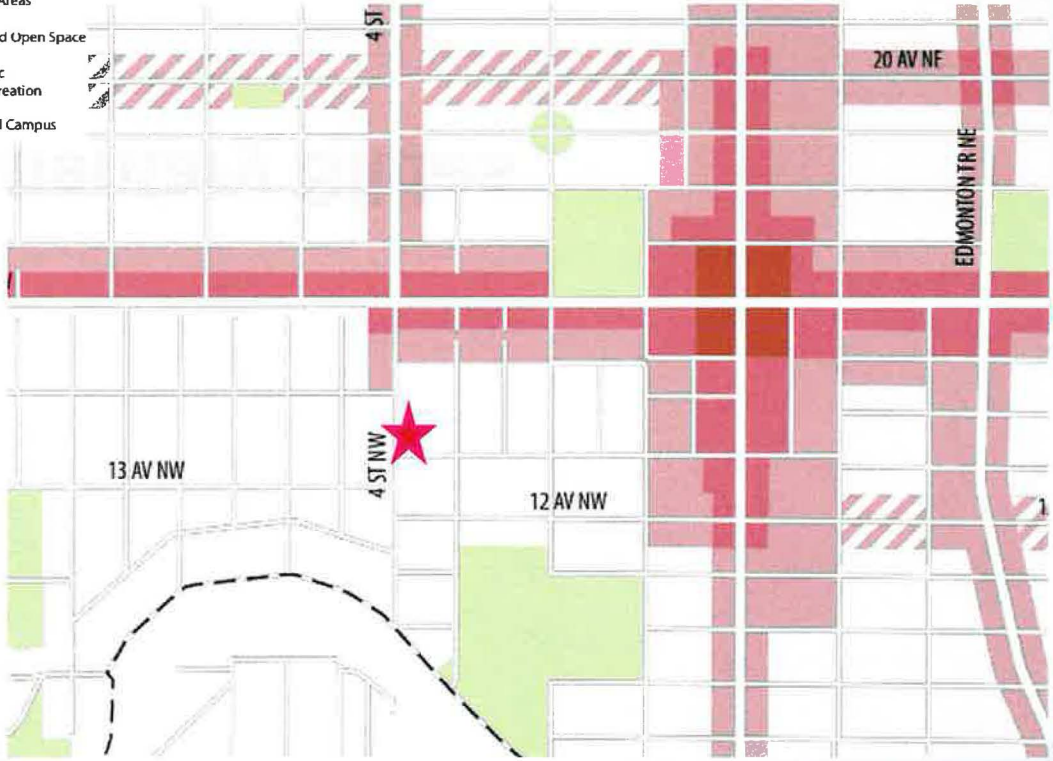
## Supplementary Slides





**Map 3:**  
Urban Form

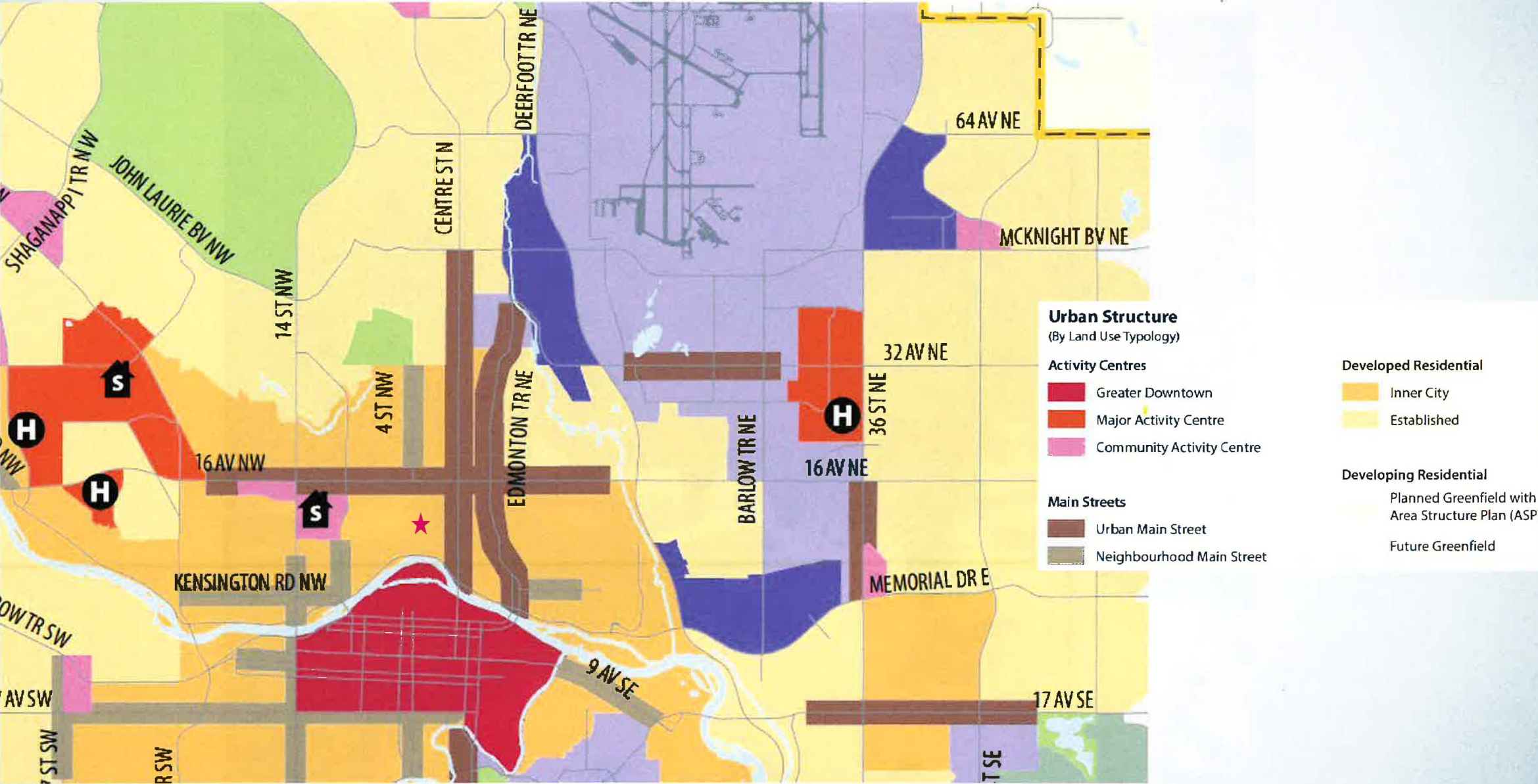
- Legend**
- Urban Form Categories**
- Neighbourhood Commercial
  - Neighbourhood Flex
  - Neighbourhood Connector
  - Neighbourhood Local
  - Commercial Corridor
  - Industrial General
  - Natural Areas
  - Parks and Open Space
  - City Civic and Recreation
  - Regional Campus



**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)















# Existing Land Use Map 14

