



# Public Hearing of Council

Agenda Item: 7.2.13



## LOC2023-0067 / CPC2023-1074

### Land Use Amendment

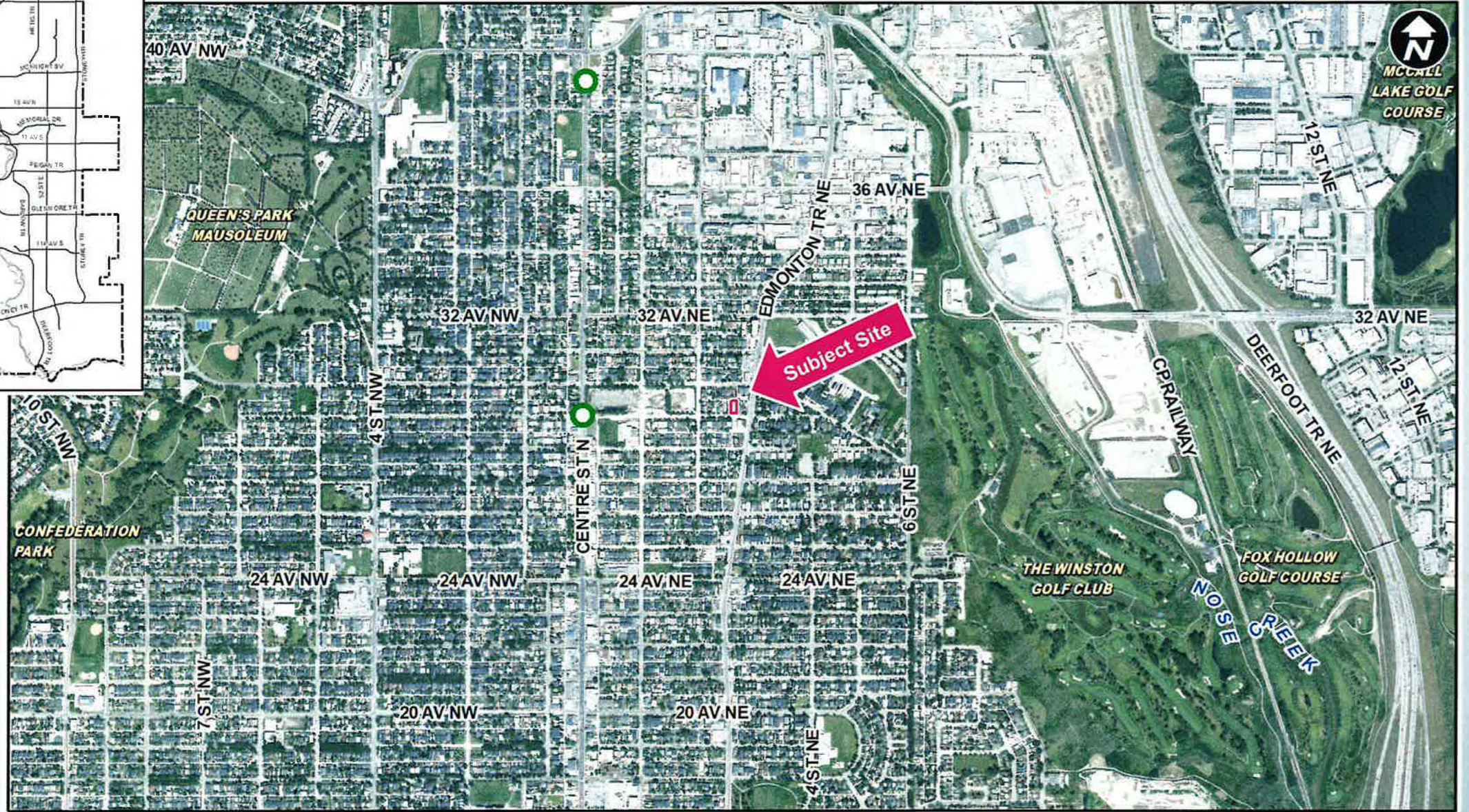
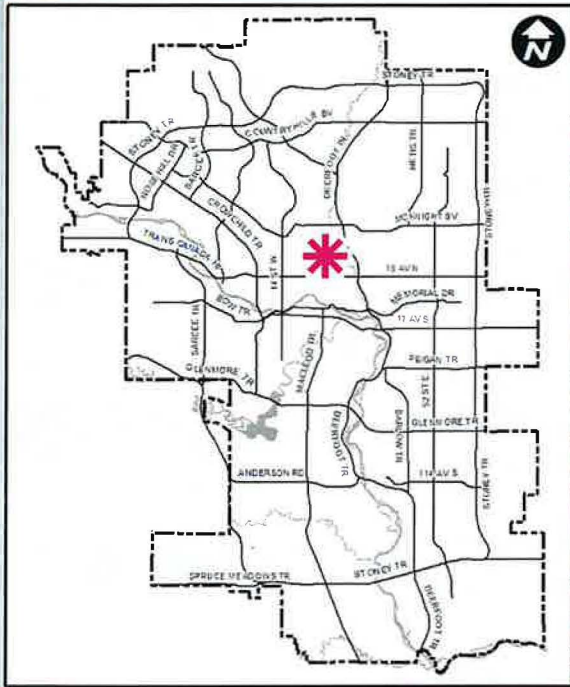
December 5, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 05 2023  
ITEM: 7.2.13 CPC2023-1074  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 259D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 328 – 29 Avenue NE (Plan 2617AG, Block 49, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) 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

○ Bus Stop

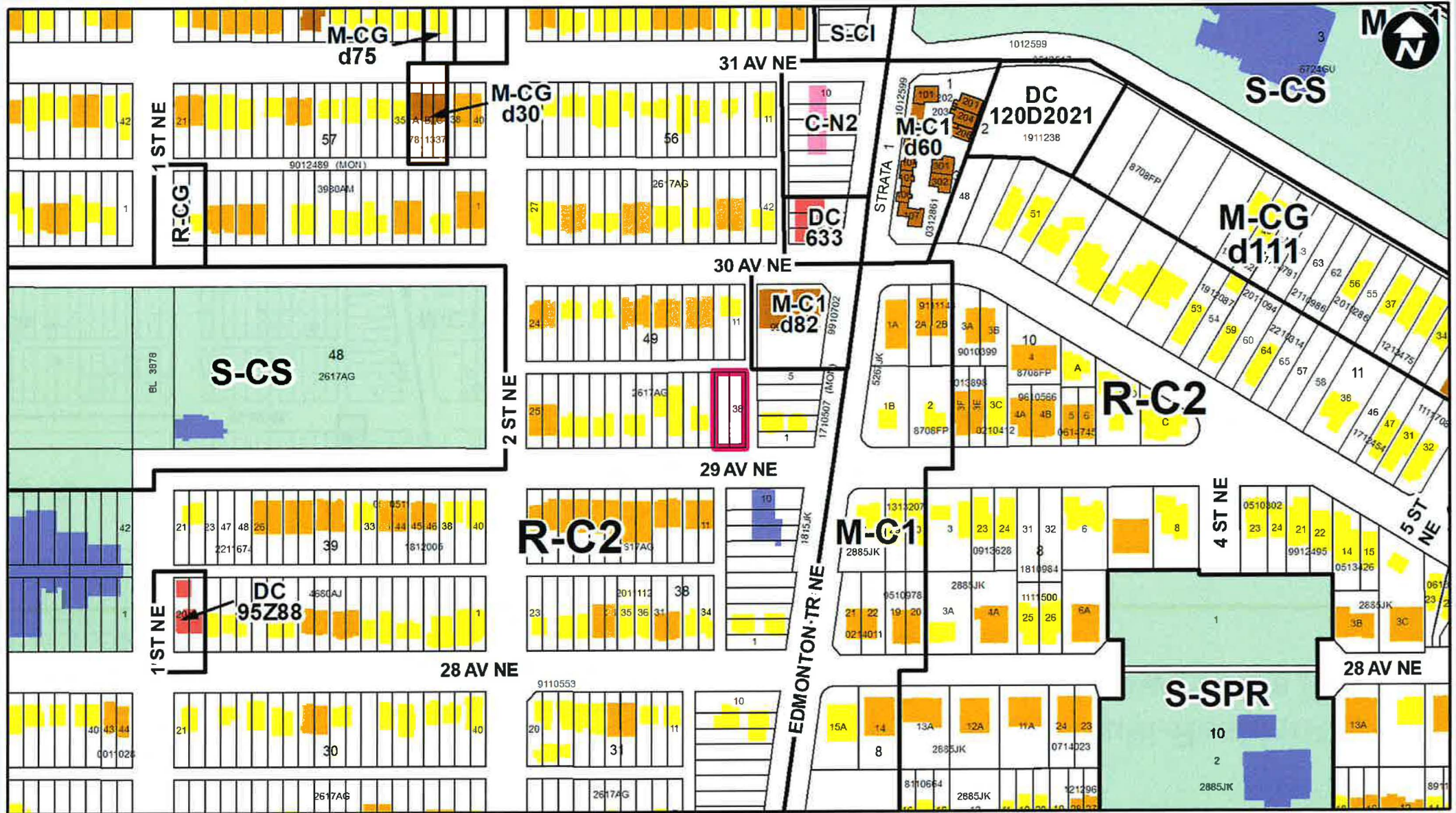
Parcel Size:

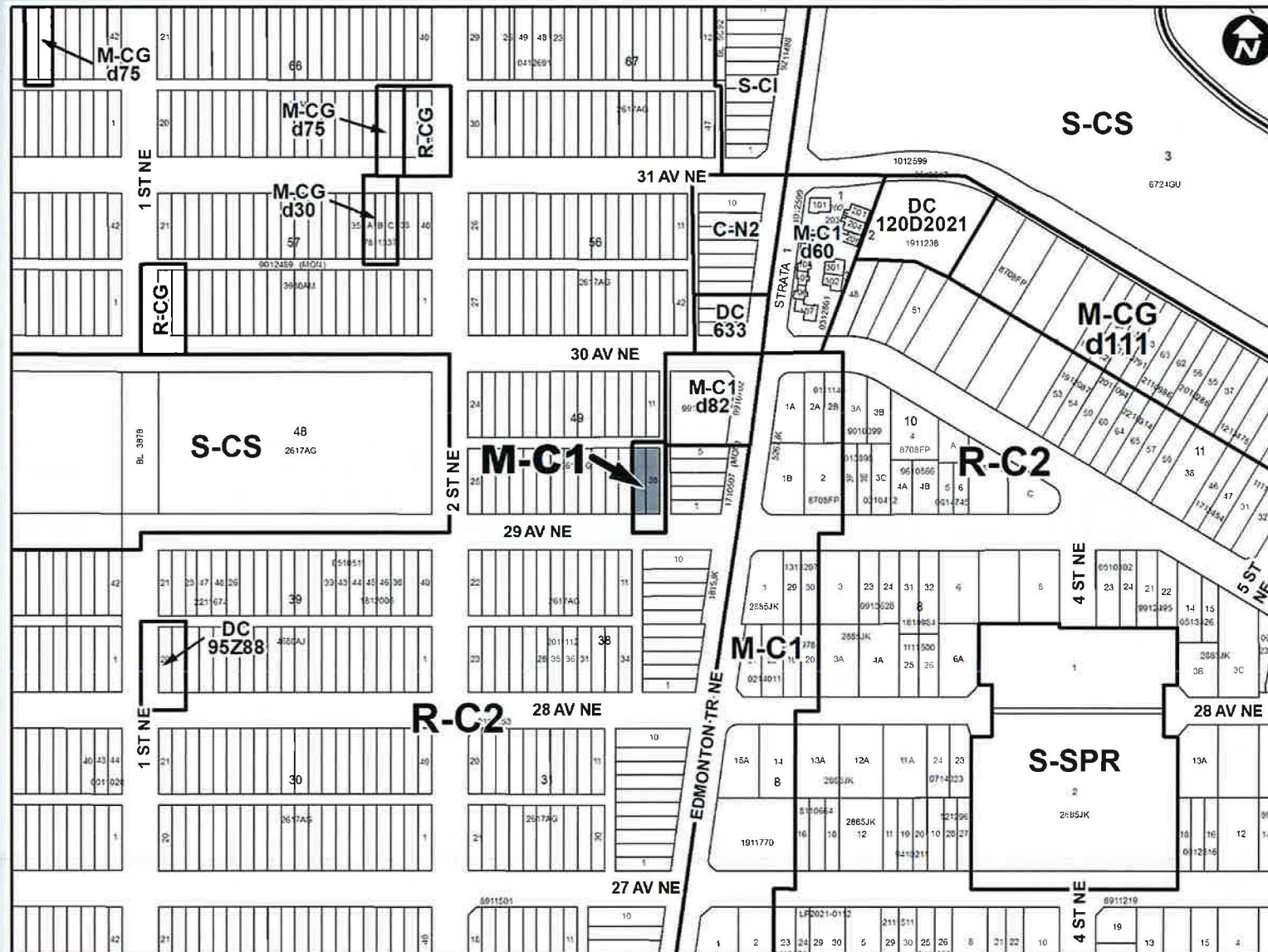
0.06 ha  
15m x 37m

# 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 Multi-Residential – Contextual Low Profile (M-C1) District:

- maximum building height of 14 metres (3 – 4 storeys)
- maximum density of 148 units per hectare (8 units)



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 259D2023** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 328 – 29 Avenue NE (Plan 2617AG, Block 49, Lots 37 and 38) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Low Profile (M-C1) District.



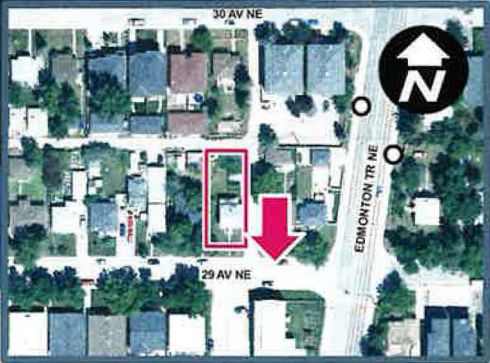
## Supplementary Slides

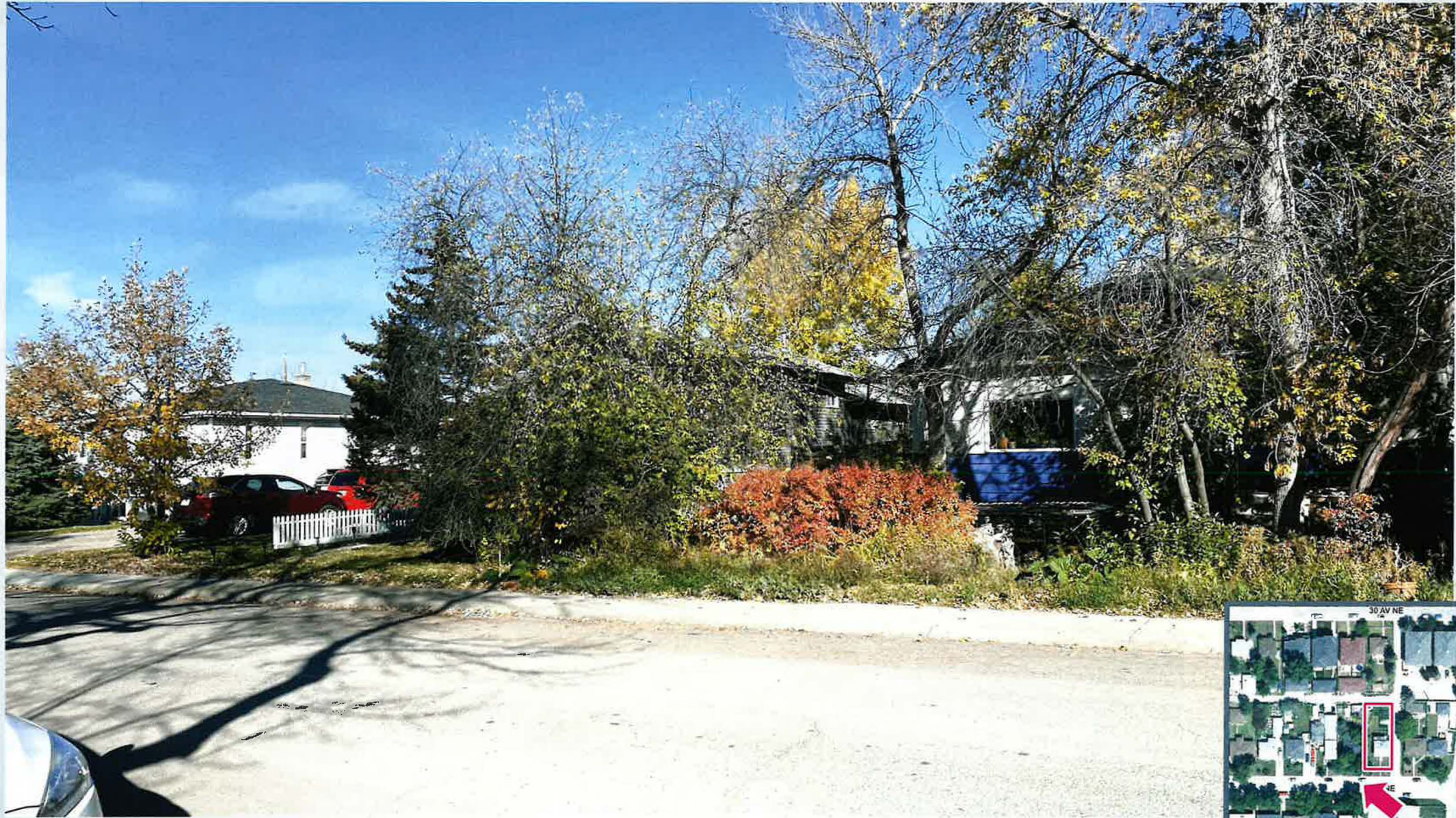
















Rear of Site (Looking West)

