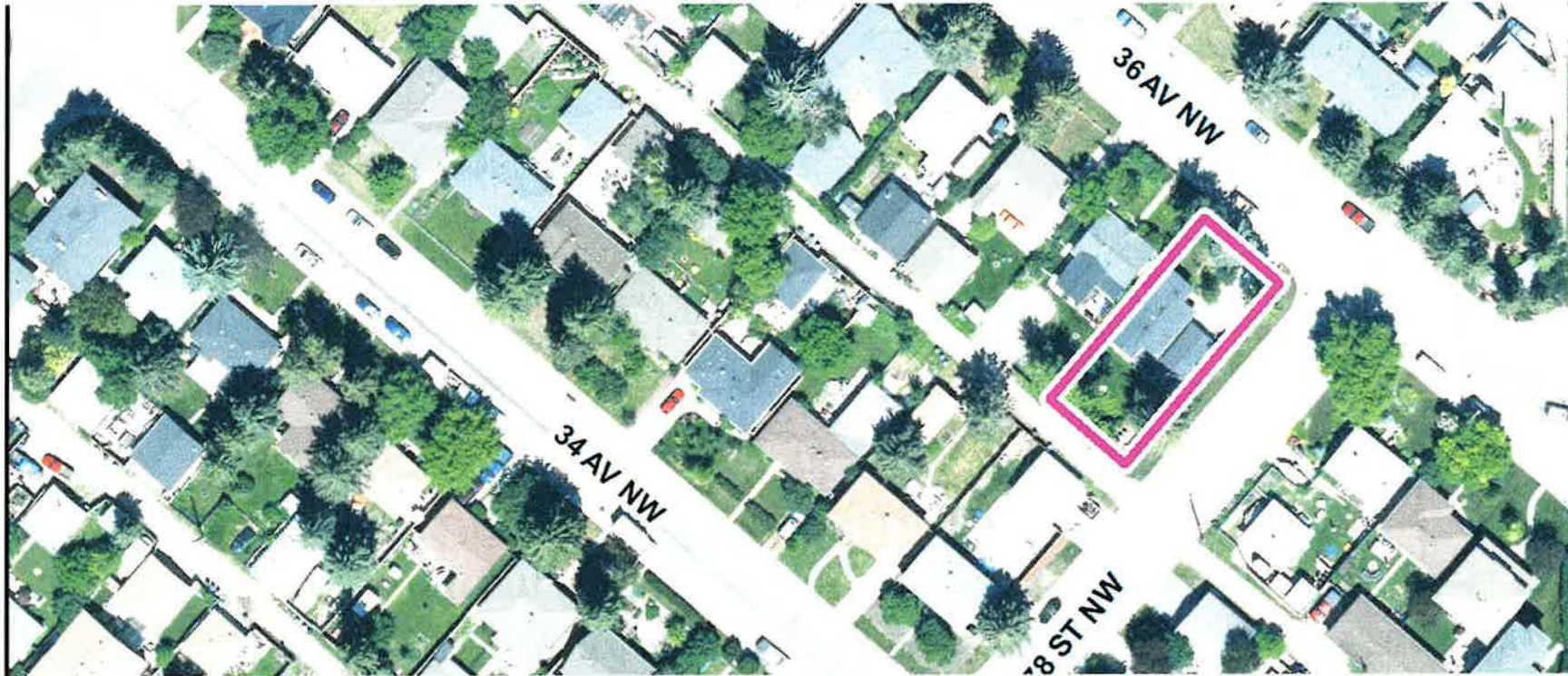




# Public Hearing of Council

Agenda Item: 7.2.16



## LOC2023-0231 / CPC2023-1144 Land Use Amendment

January 16, 2024

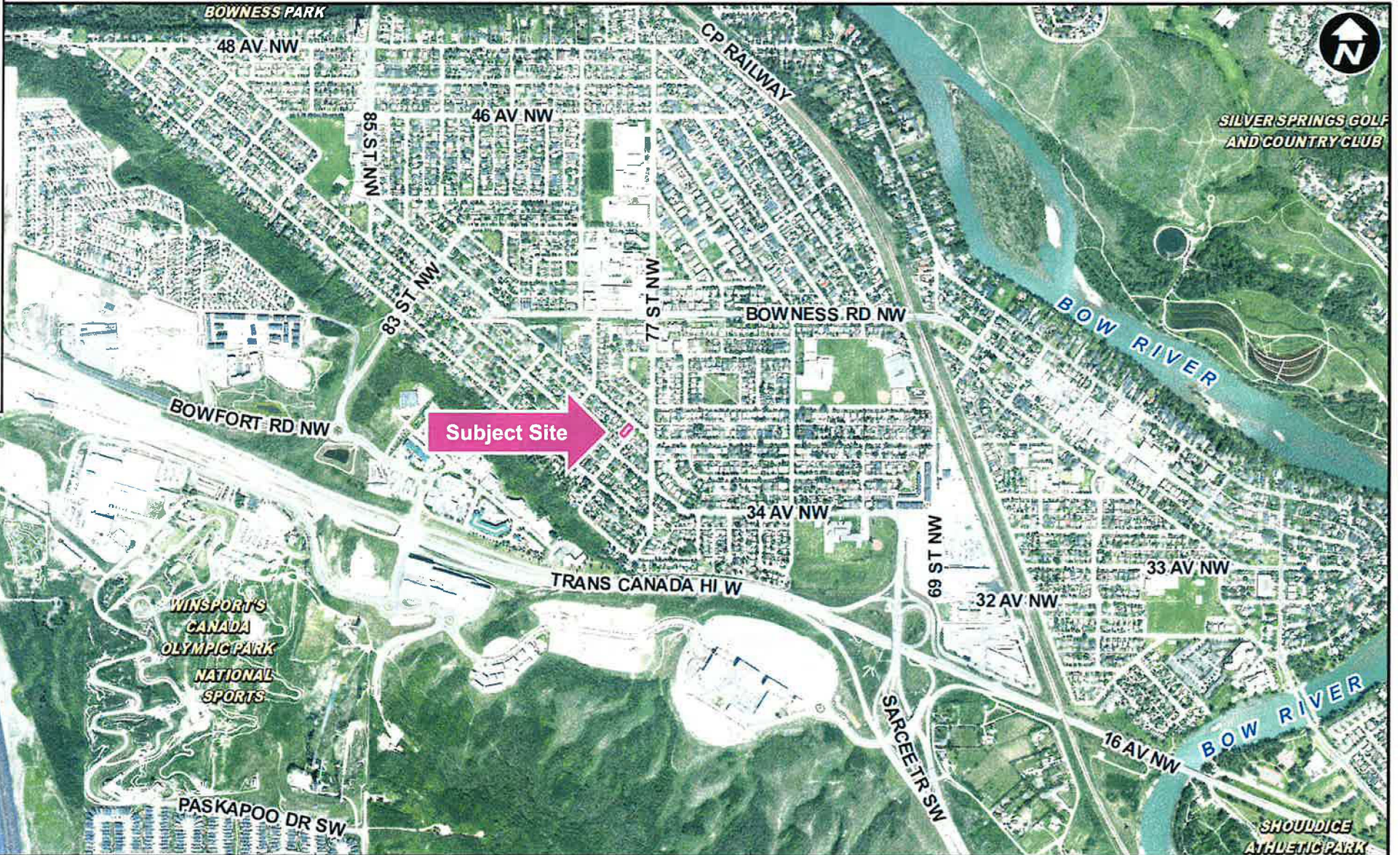
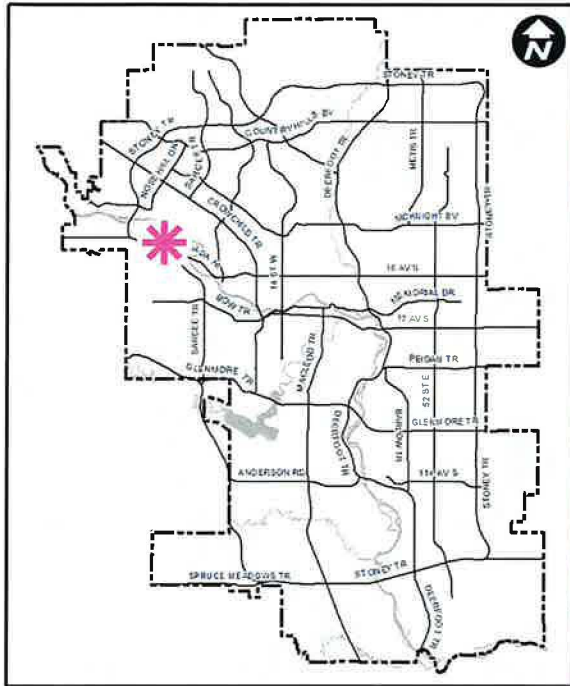
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 16 2024  
ITEM: 7.2.16-CPC2023-1144  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 12D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 7903 – 36 Avenue NW (Plan 5960AM, Block 9, Lot 10) 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
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

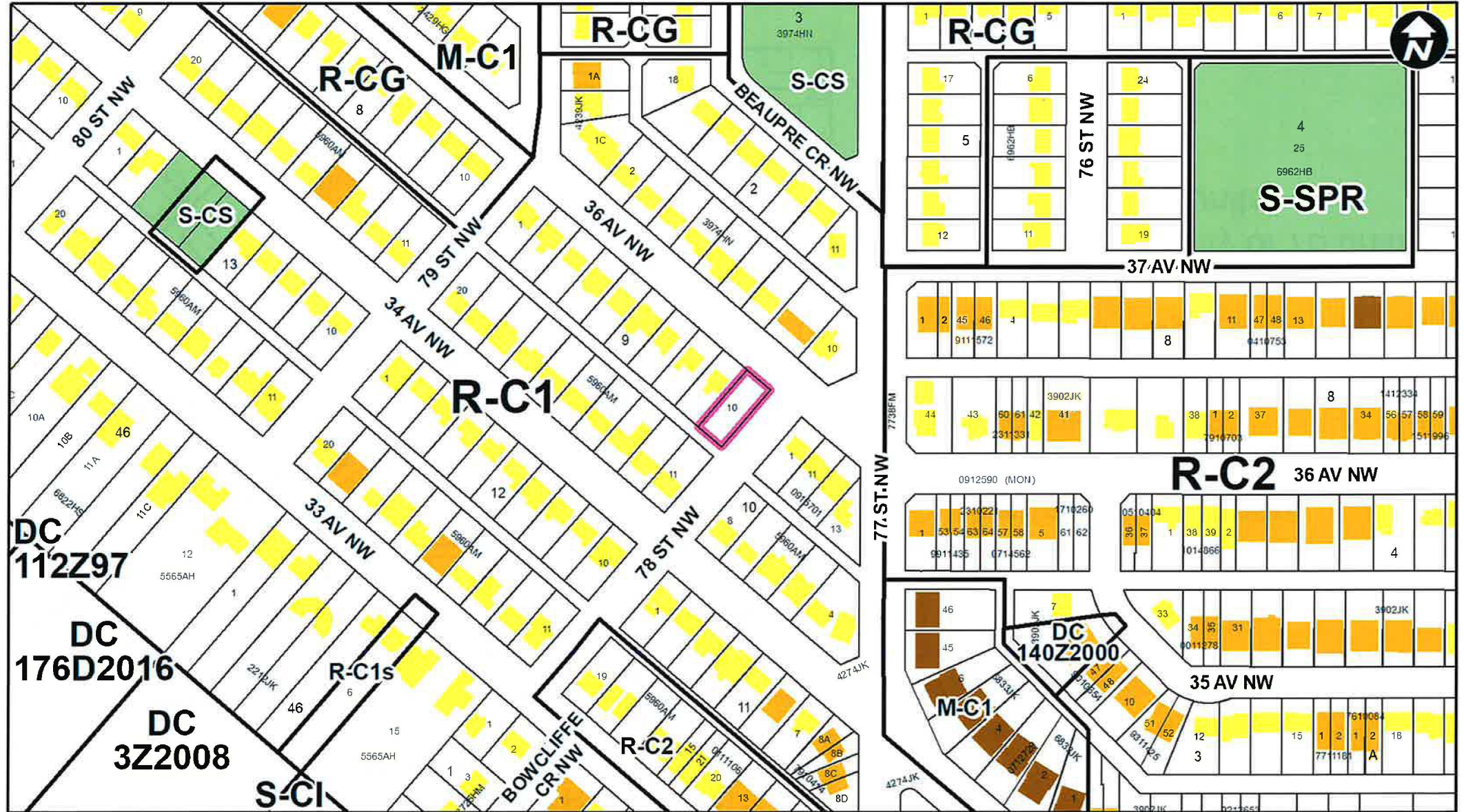


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

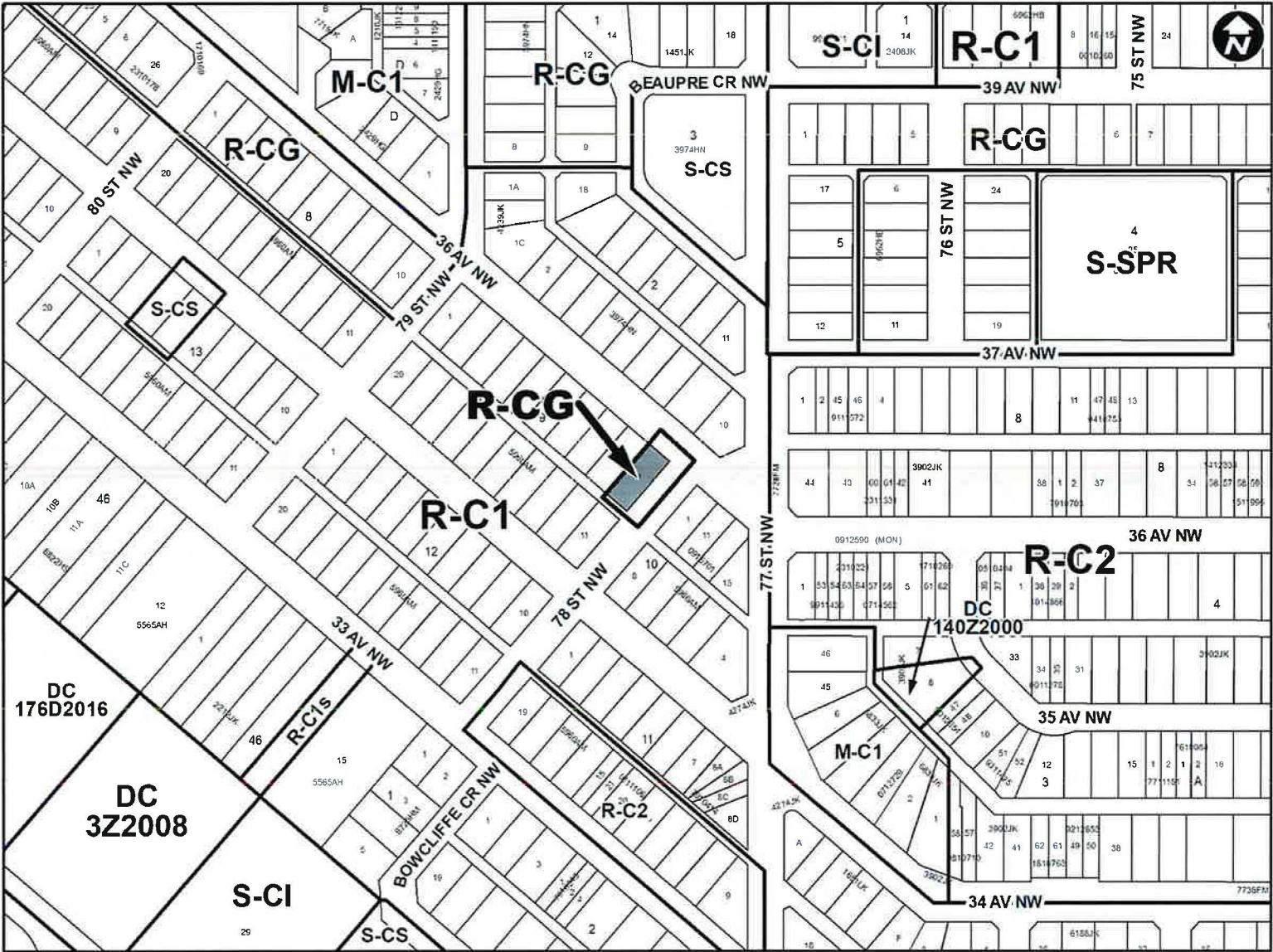
**Parcel Size:**  
0.06 ha  
15 m x 37 m

# 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 Land Use Map



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

- accommodates grade-oriented development including rowhouses and secondary suites
- maximum height of 11 metres
- maximum density of 75 units per hectare (4 units)

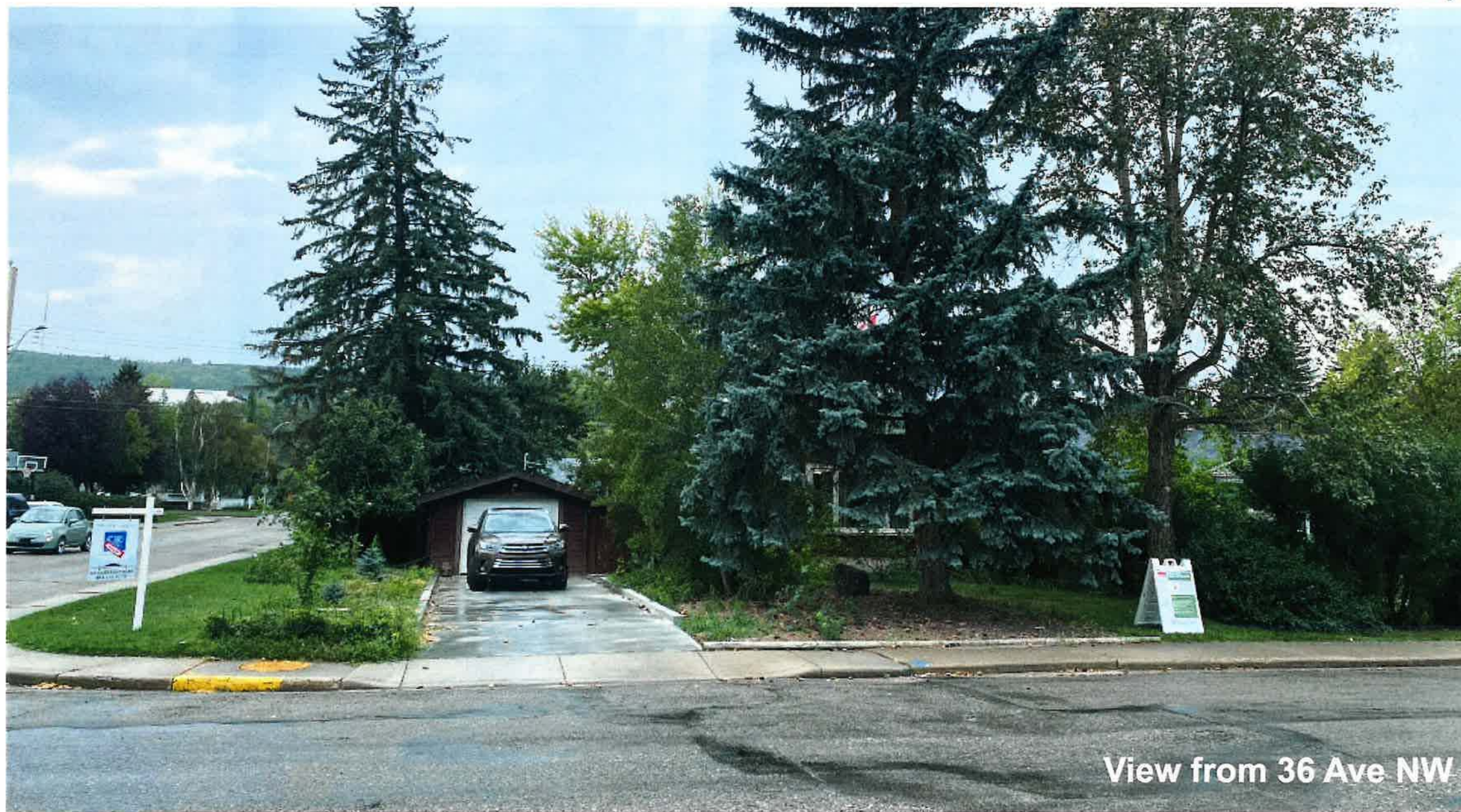
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## Supplementary Slides





View from 36 Ave NW



View from 78 St NW



View from rear lane

