

Public Hearing of Council

Agenda Item: 7.2.10

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LOC2023-0277 / CPC2024-0091 Land Use Amendment

March 5, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAR 05 2024

ITEM: 7.2.10 CPC2024-0091
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 75D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 4371 – 69 Street NW (Plan 6511HN, Block 36B, Lot 1) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.



LEGEND

600m buffer from LRT station

LRT Stations

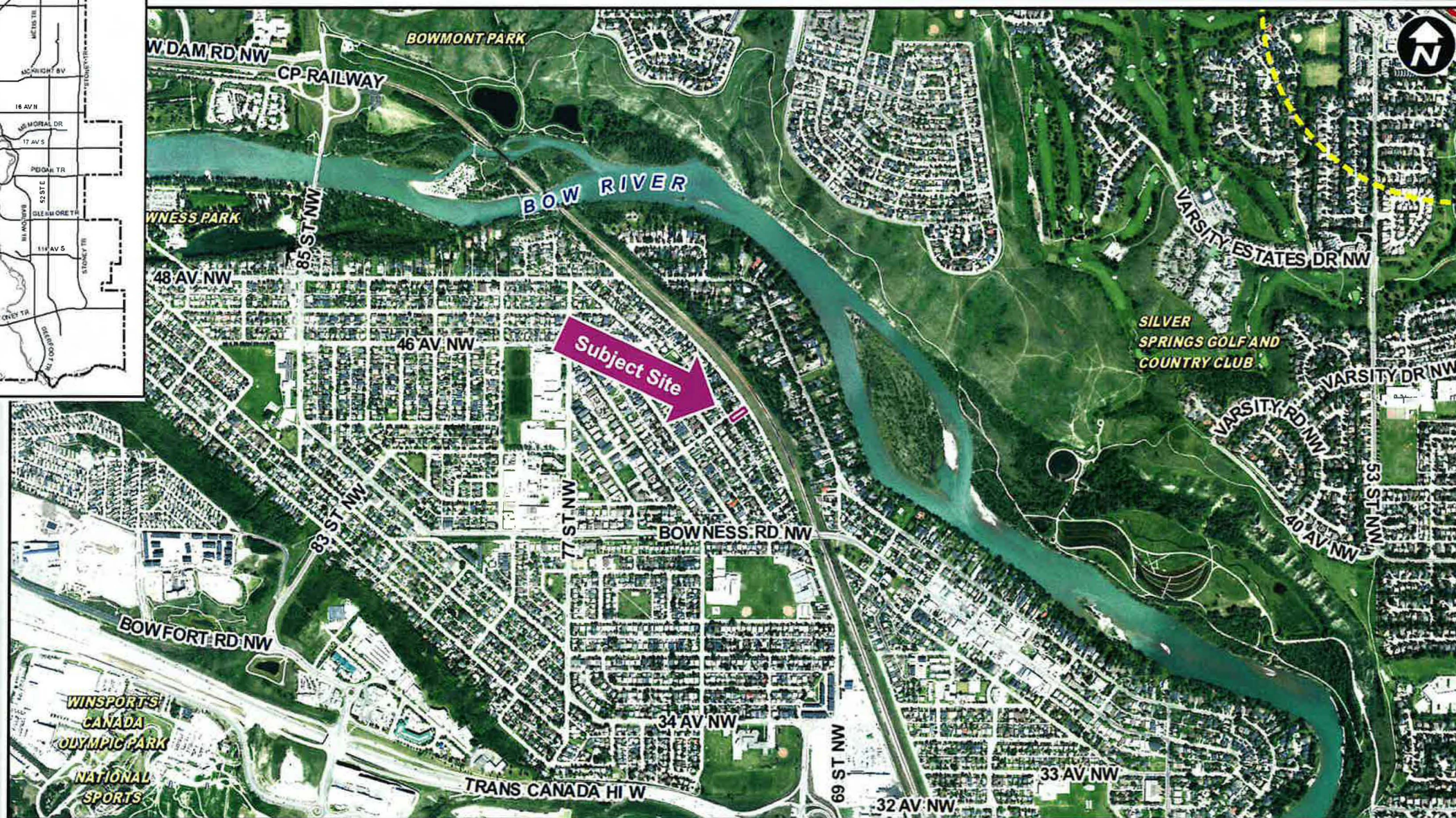
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Location Map 4



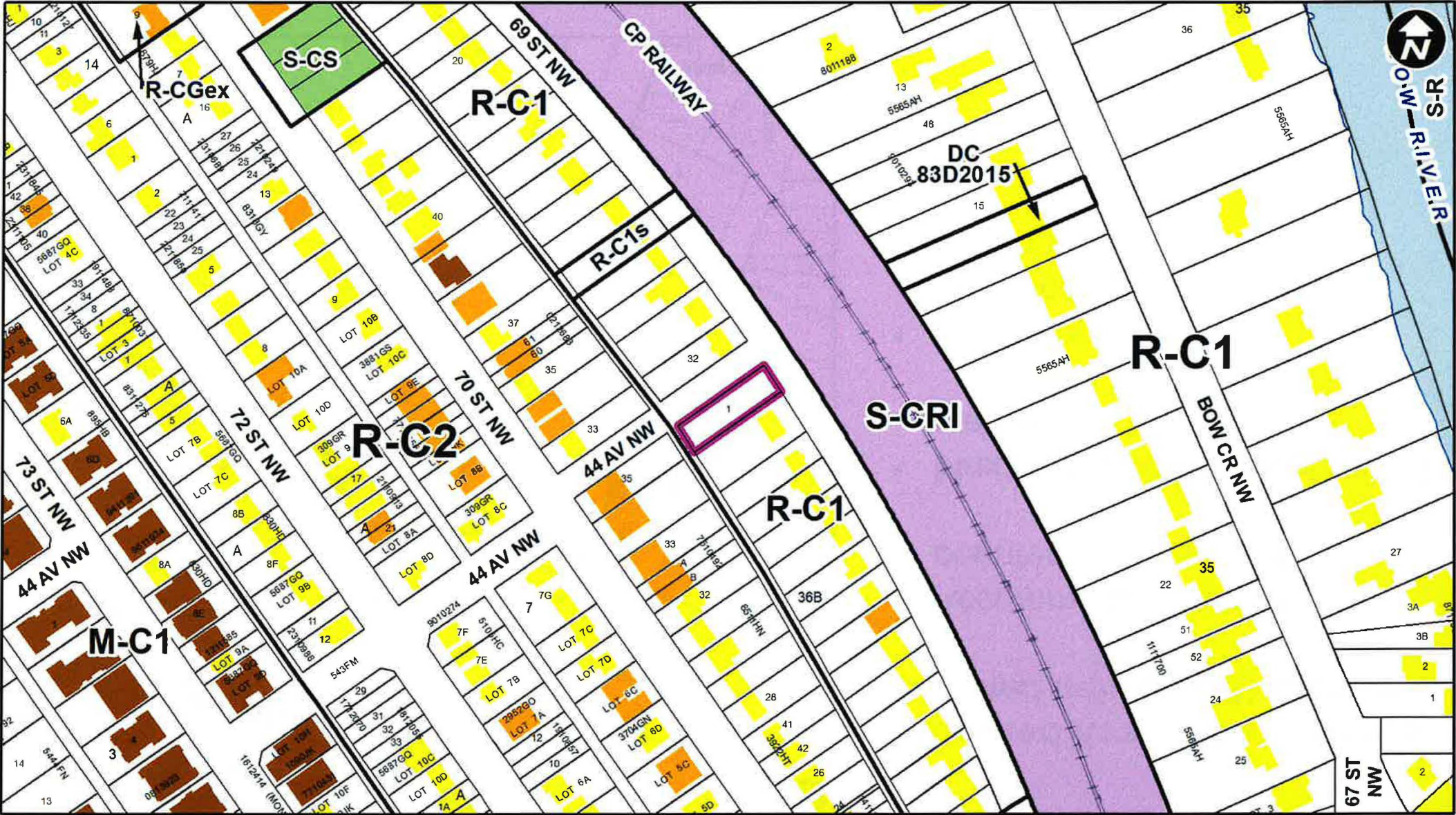
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
 - Bus Stop

Parcel Size:

**0.08 ha
15m x 51m**

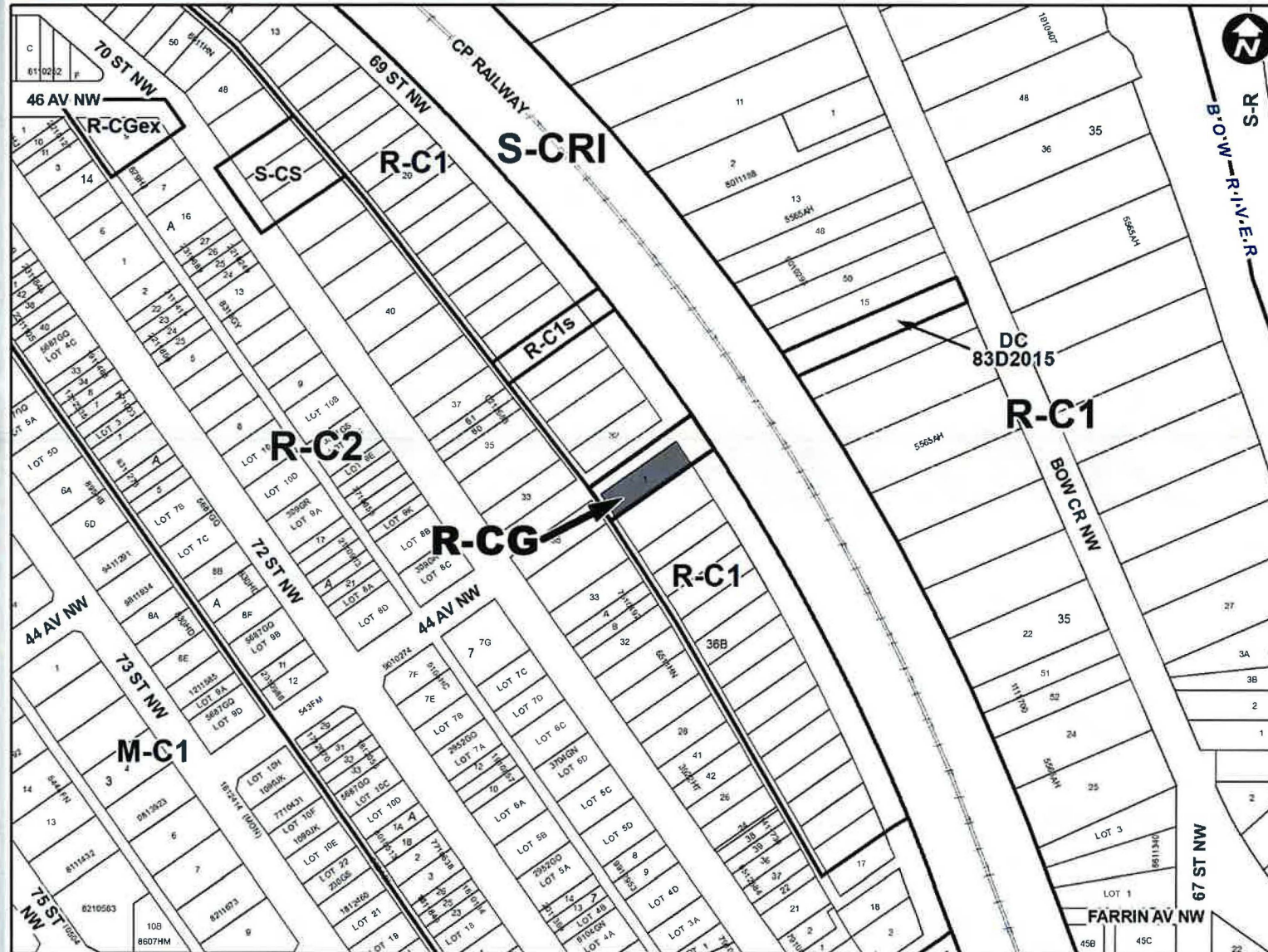
Surrounding Land Use 5

- 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

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

- Accommodates grade-oriented development
- Maximum building height of 11 metres
- Scale consistent with surrounding low density residential districts

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Supplementary Slides

Existing Land Use Map

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