



# Public Hearing of Council

Agenda Item: 7.2.11



## LOC2023-0245 / CPC2024-0064 Land Use Amendment

March 5, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
MAR 05 2024  
  
ITEM: 7.2.11 CPC2024-0064  
Distrib - Presentation /  
CITY CLERK'S DEPARTMENT

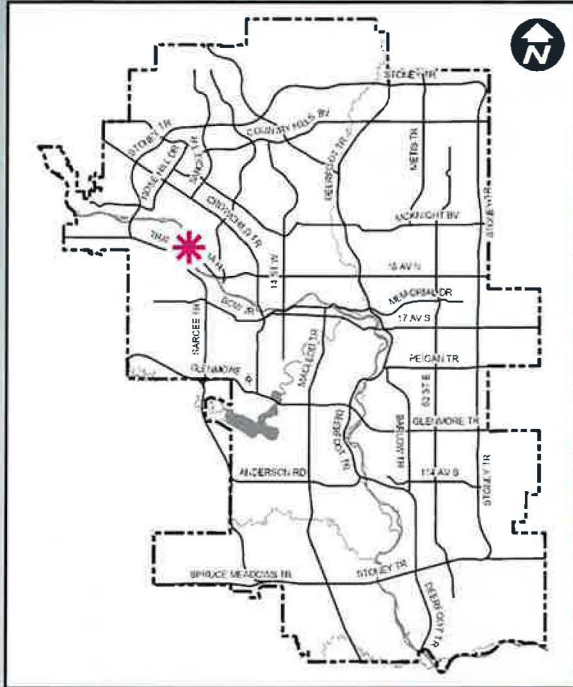


## Calgary Planning Commission's Recommendation:

That Council:

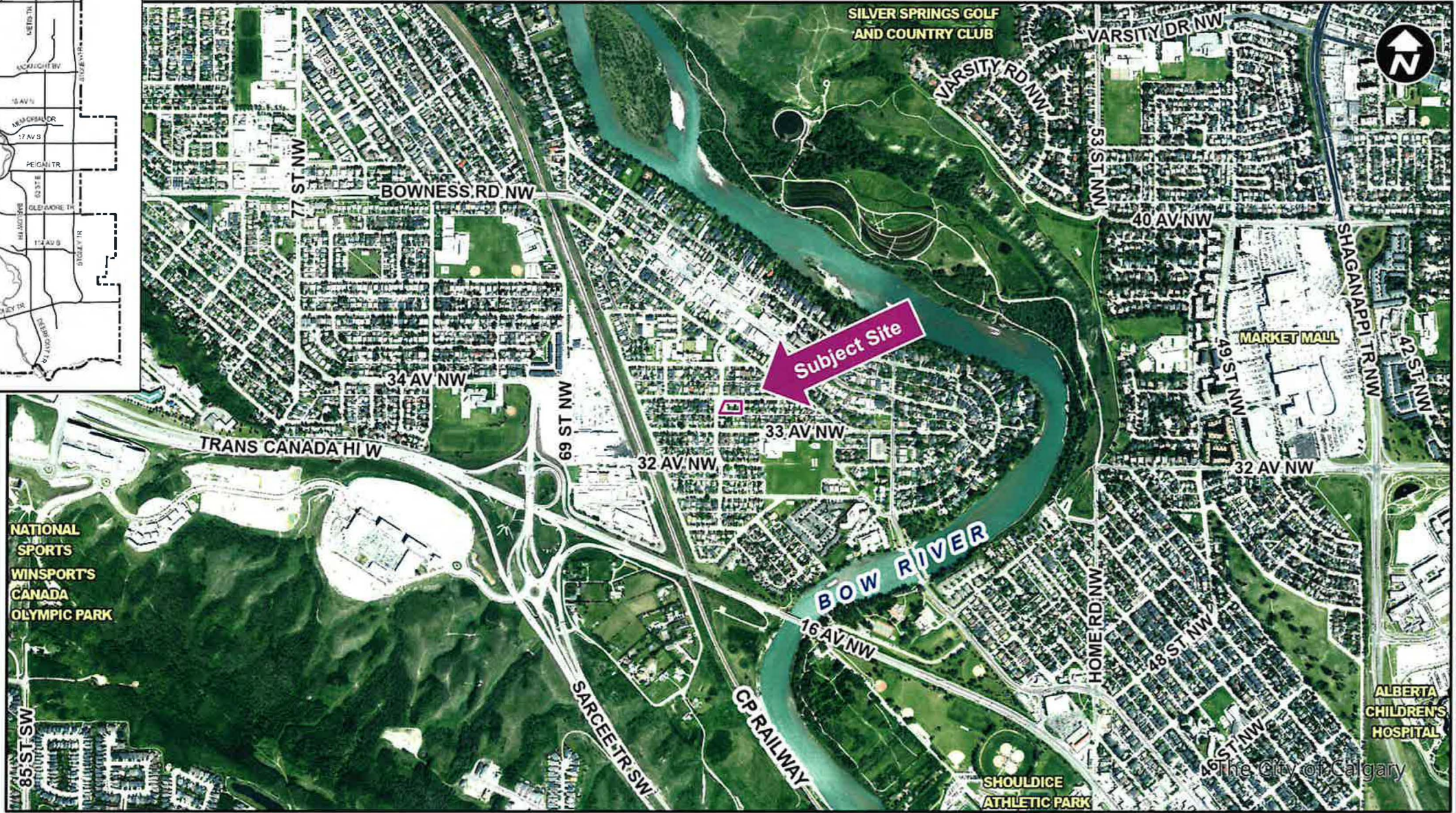
Give three readings to **Proposed Bylaw 76D2024** for the redesignation of 0.22 hectares  $\pm$  (0.55 acres  $\pm$ ) located at 6357, 6363 and 6367 – 34 Avenue NW (Plan 80HM, Block 1, Lots 1 to 3 and a portion of Lot 4) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.



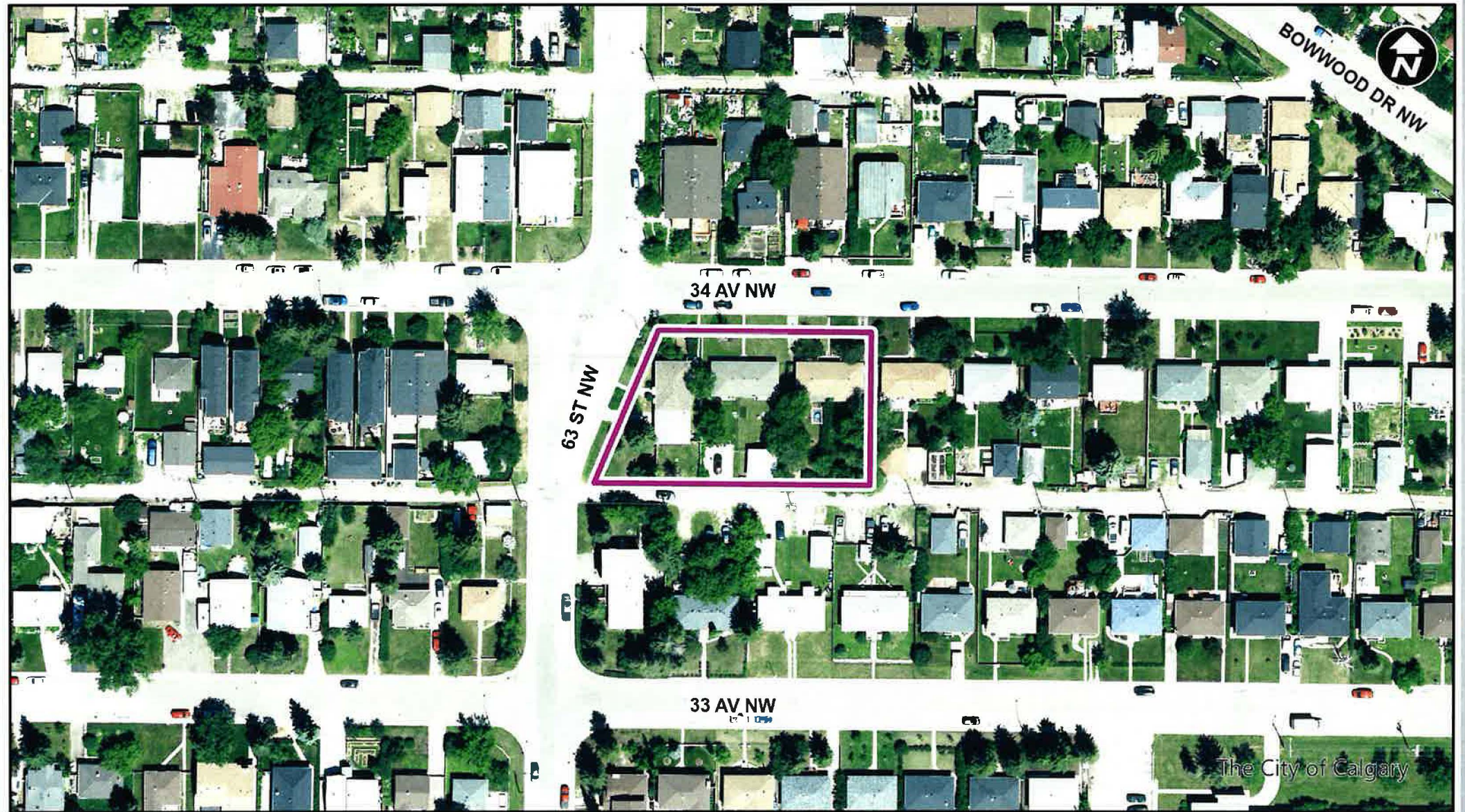


LEGEND

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





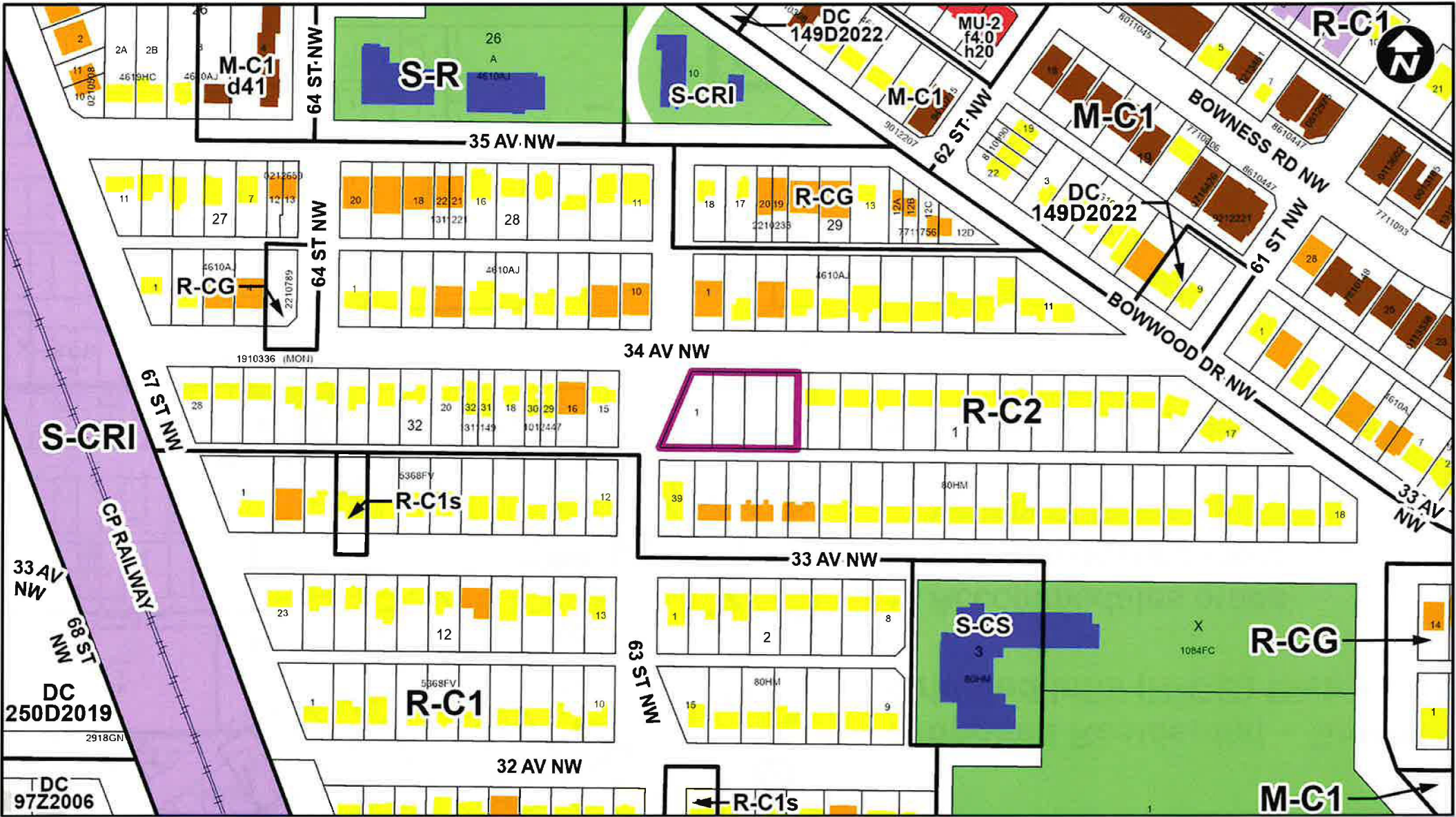


- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

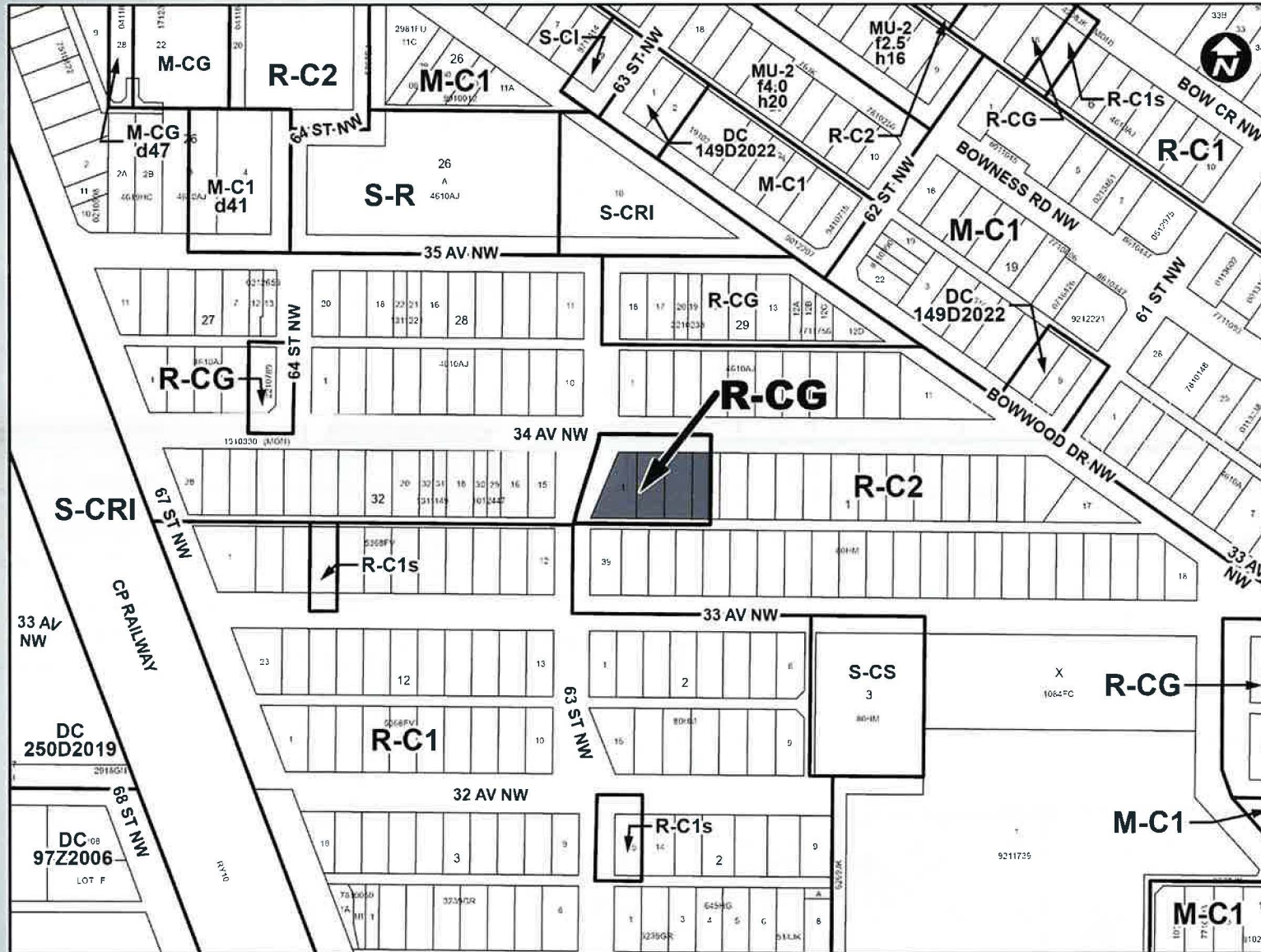


# Surrounding Land Use

- 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:

- Accommodates grade-oriented development in a variety of forms
- Maximum density 75 units per hectare (16 units)
- Maximum height of 11 metres

## Calgary Planning Commission's Recommendation:

That Council:

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# Supplementary Slides



# Existing Land Use Map

