



Public Hearing of Council

Agenda Item: 7.2.8



LOC2023-0352 / CPC2024-0190

Land Use Amendment

April 9, 2024

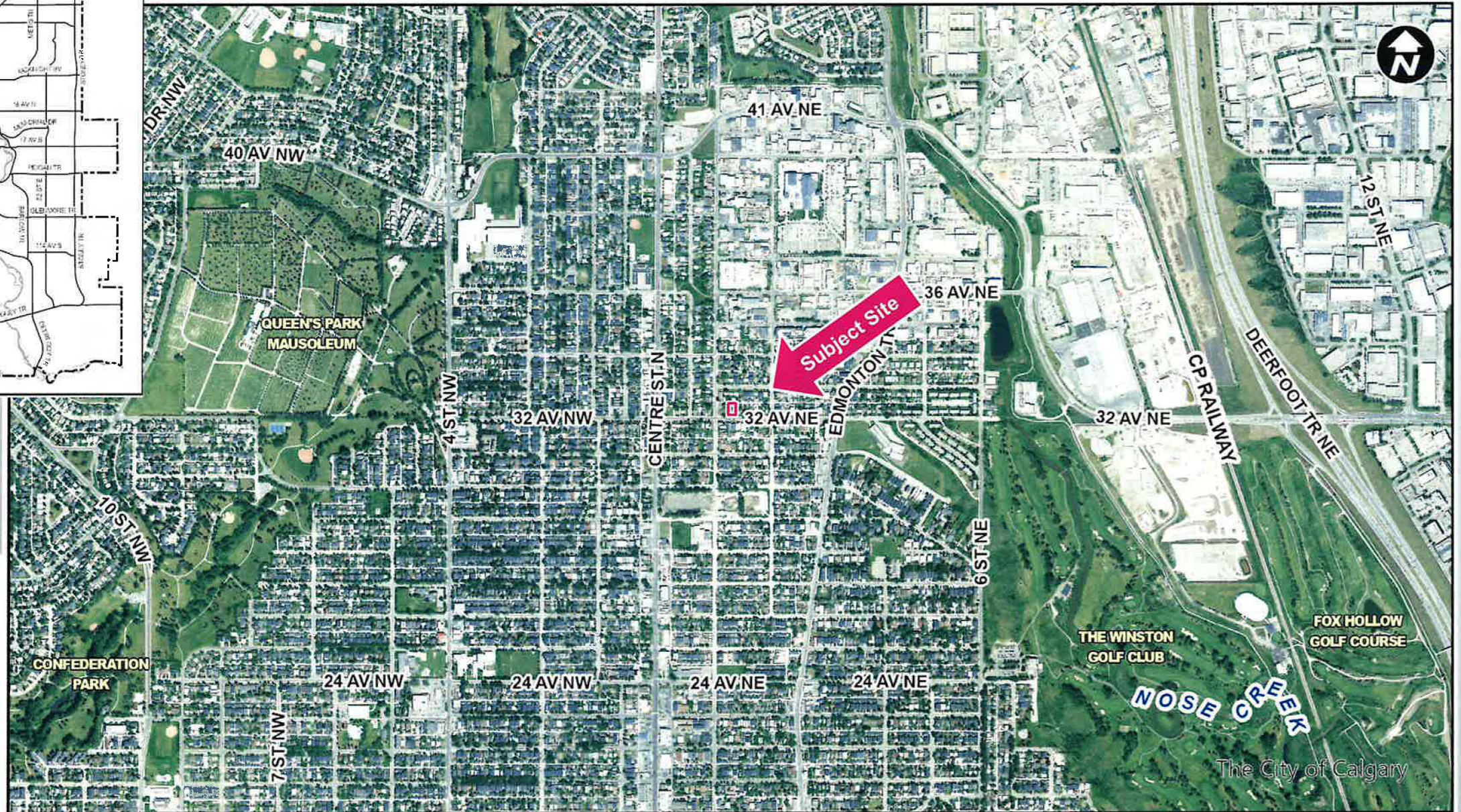
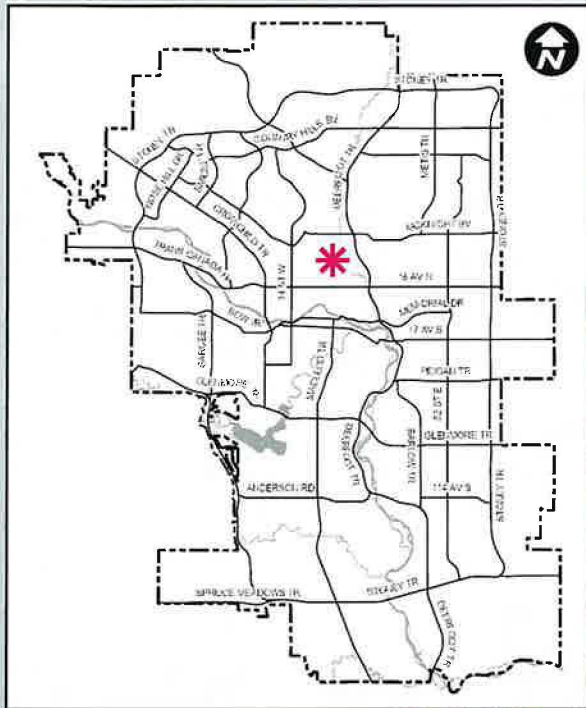
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.8 CPC2024-0190
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:













That Council:

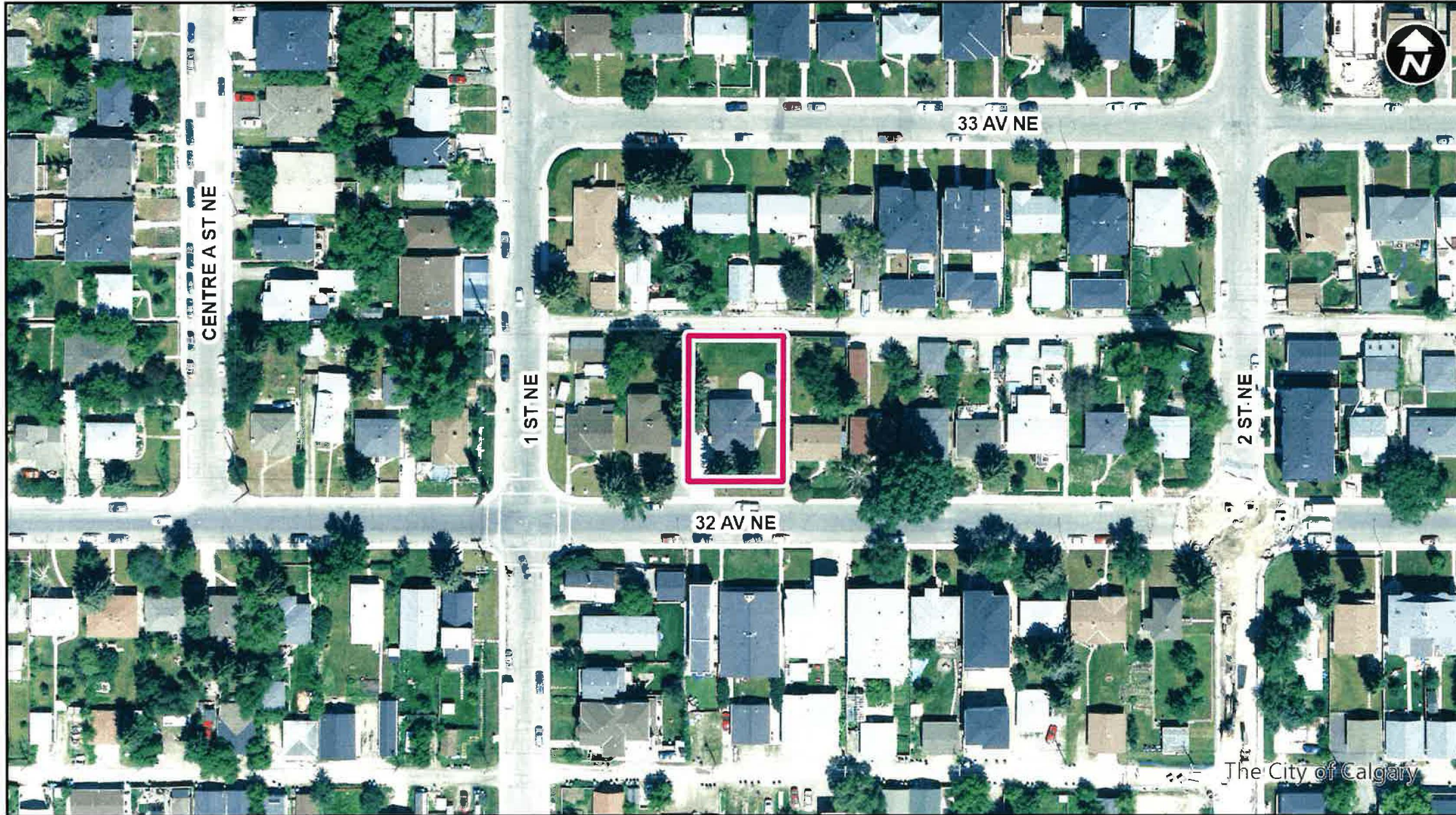
Give three readings to **Proposed Bylaw 100D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 212 – 32 Avenue NE (Plan 5942AD, Block 4, Lots 14 to 16) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.





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

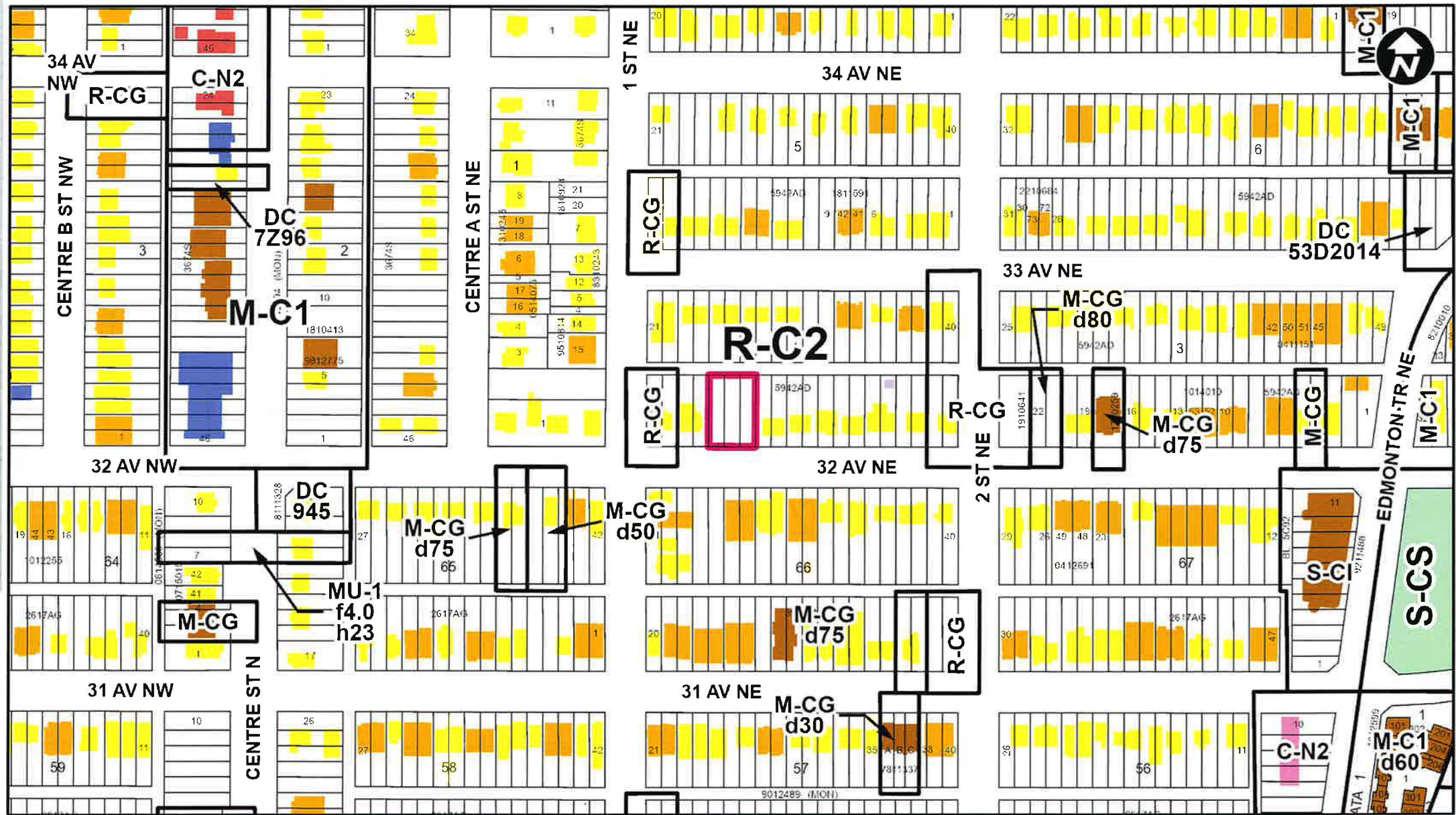


Parcel Size:

0.08 ha
22m x 36m

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 rowhouses, townhouses, single detached and semi-detached housing
- Maximum building height of 11 metres (approximately 3 storeys)
- Maximum density of 75 units per hectare (6 units), plus secondary suites

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides

Existing Land Use Map



