



# Public Hearing of Council

Agenda Item: 7.2.10



## LOC2023-0387 / CPC2024-0231

### Land Use Amendment

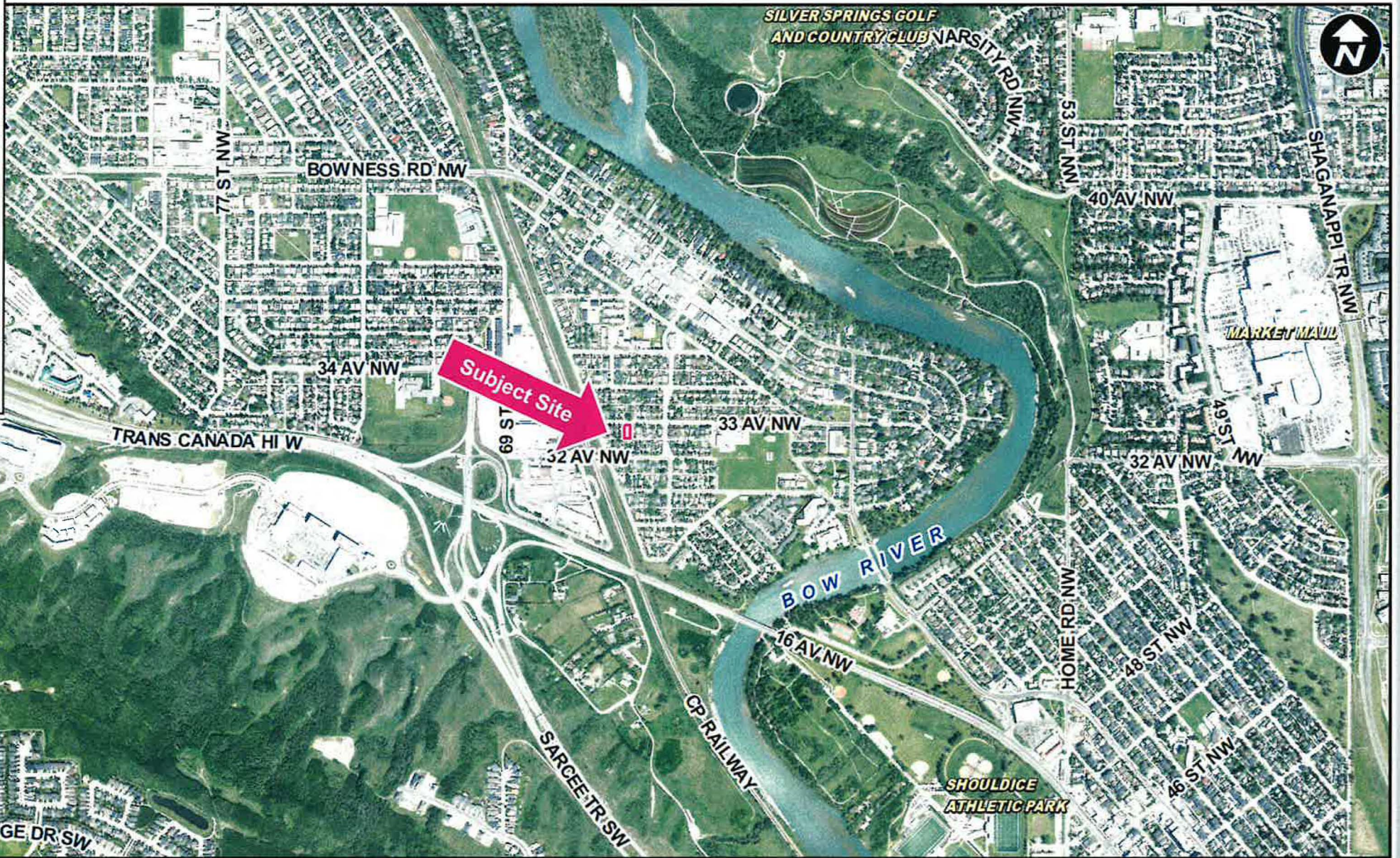
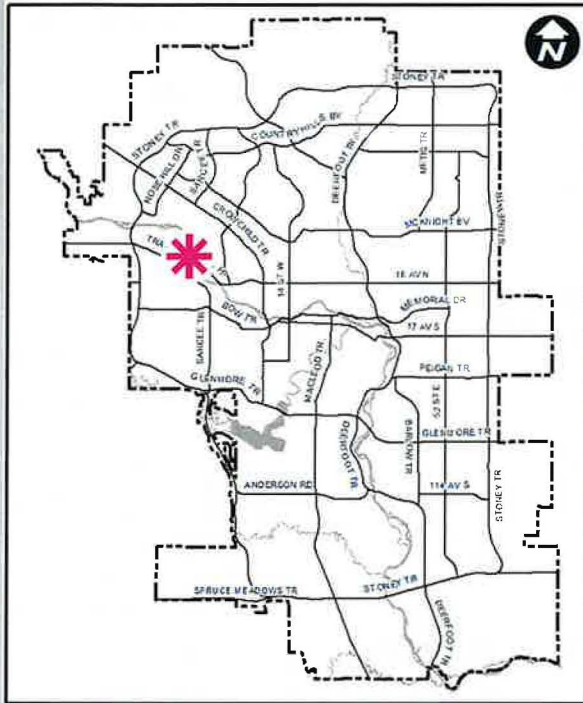
May 7, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**MAY 07 2024**  
ITEM: 7.2.10 CPC2024-0231  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

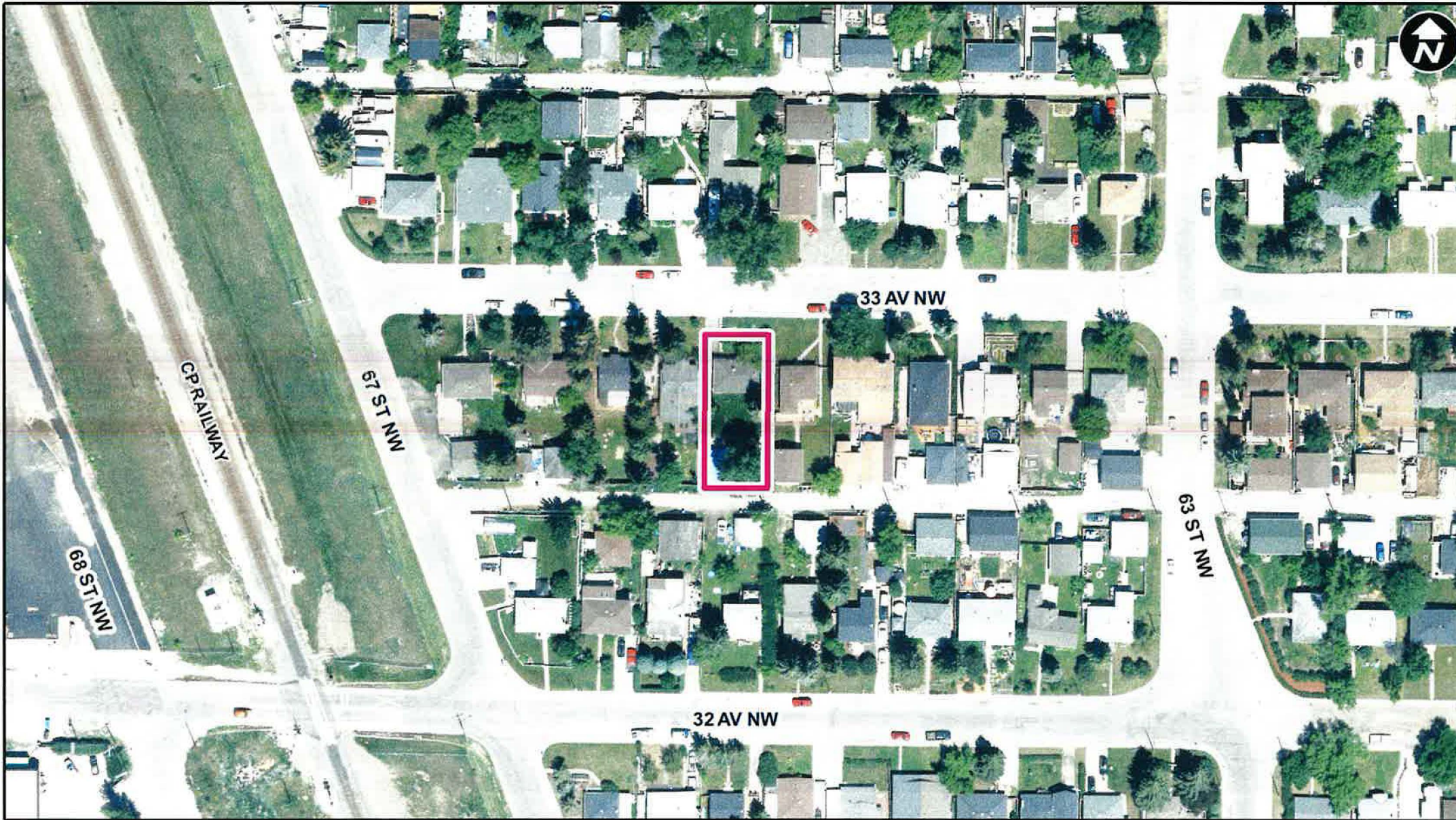
That Council:

Give three readings to **Proposed Bylaw 121D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 6427 – 33 Avenue NW (Plan 5368FV, Block 12, Lots 19) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.



**LEGEND**

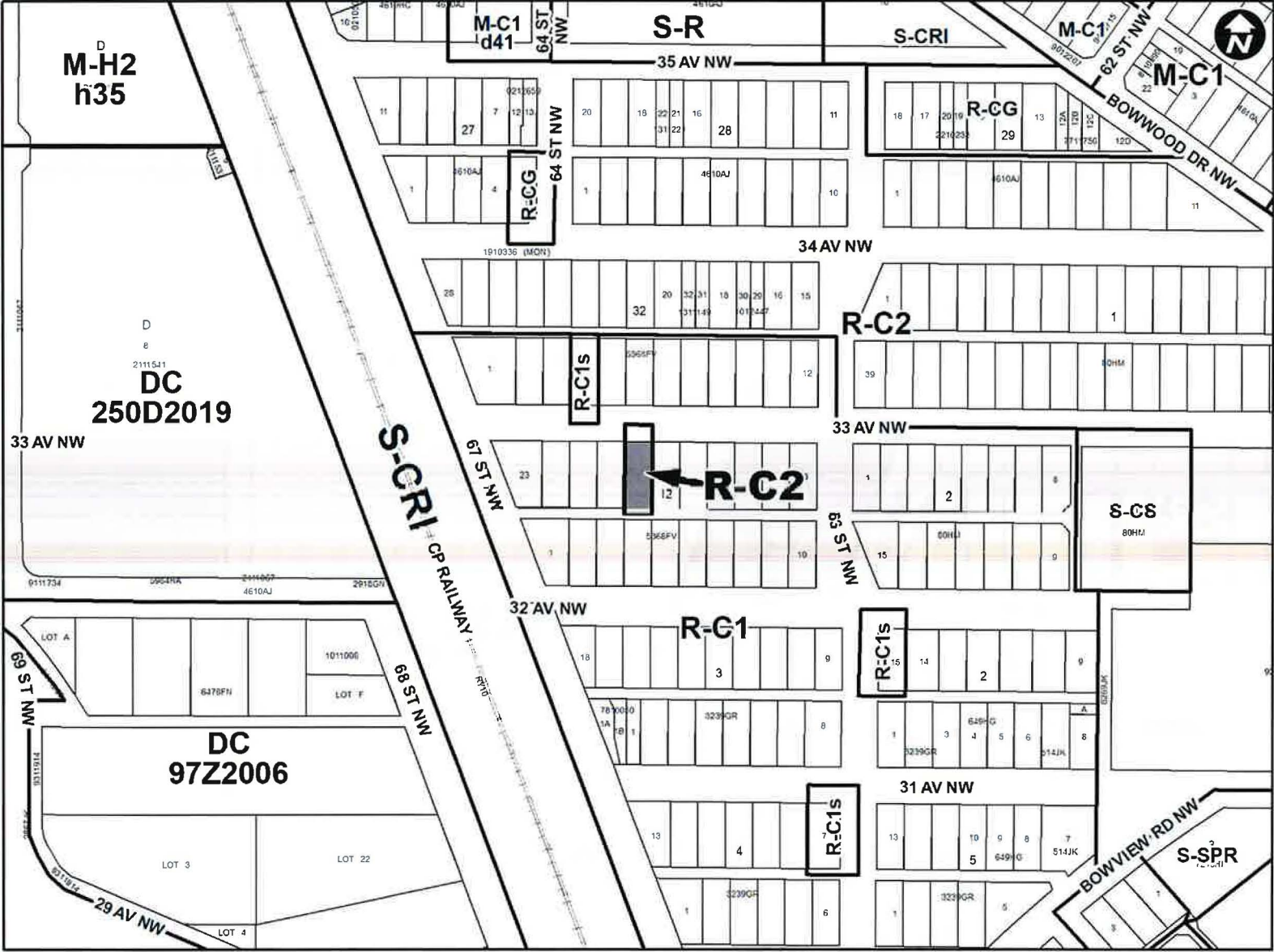
- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow



Parcel Size:

0.06 ha  
15m x 36m





**Proposed Residential – Contextual One / Two Dwelling (R-C2) District:**

- Allows duplex dwellings, semi-detached dwellings and single detached dwellings
- Maximum building height of 10 metres

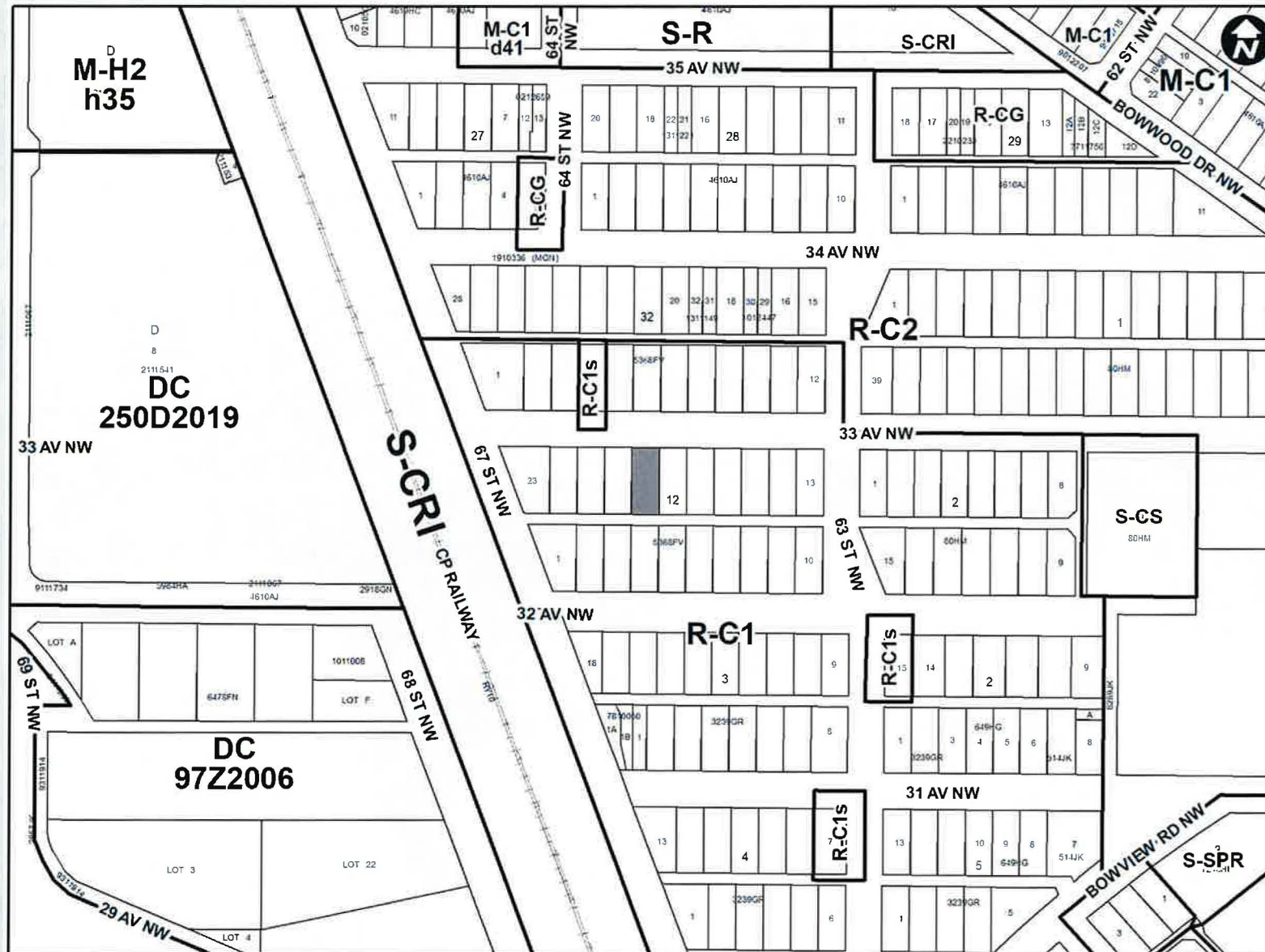
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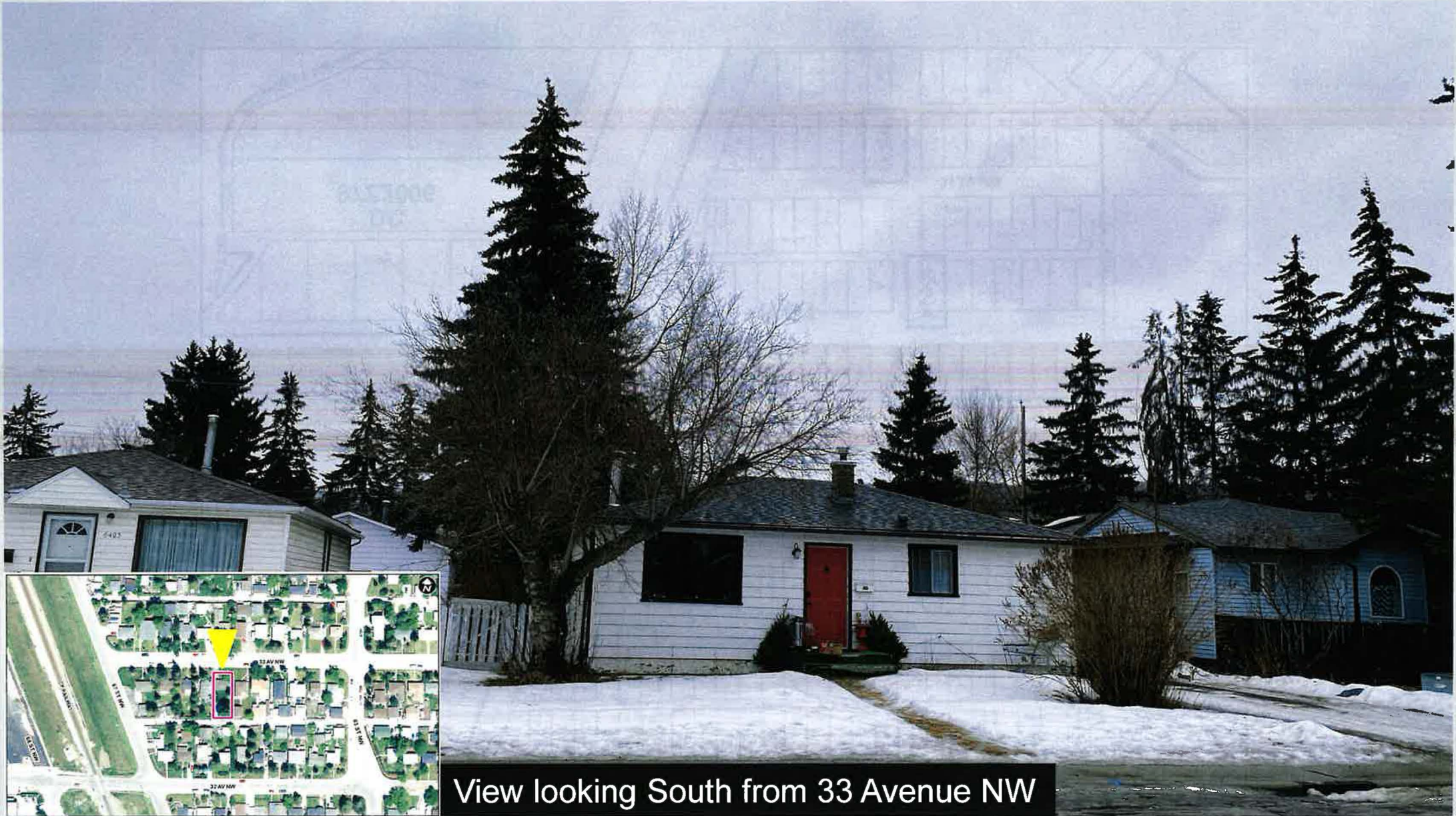
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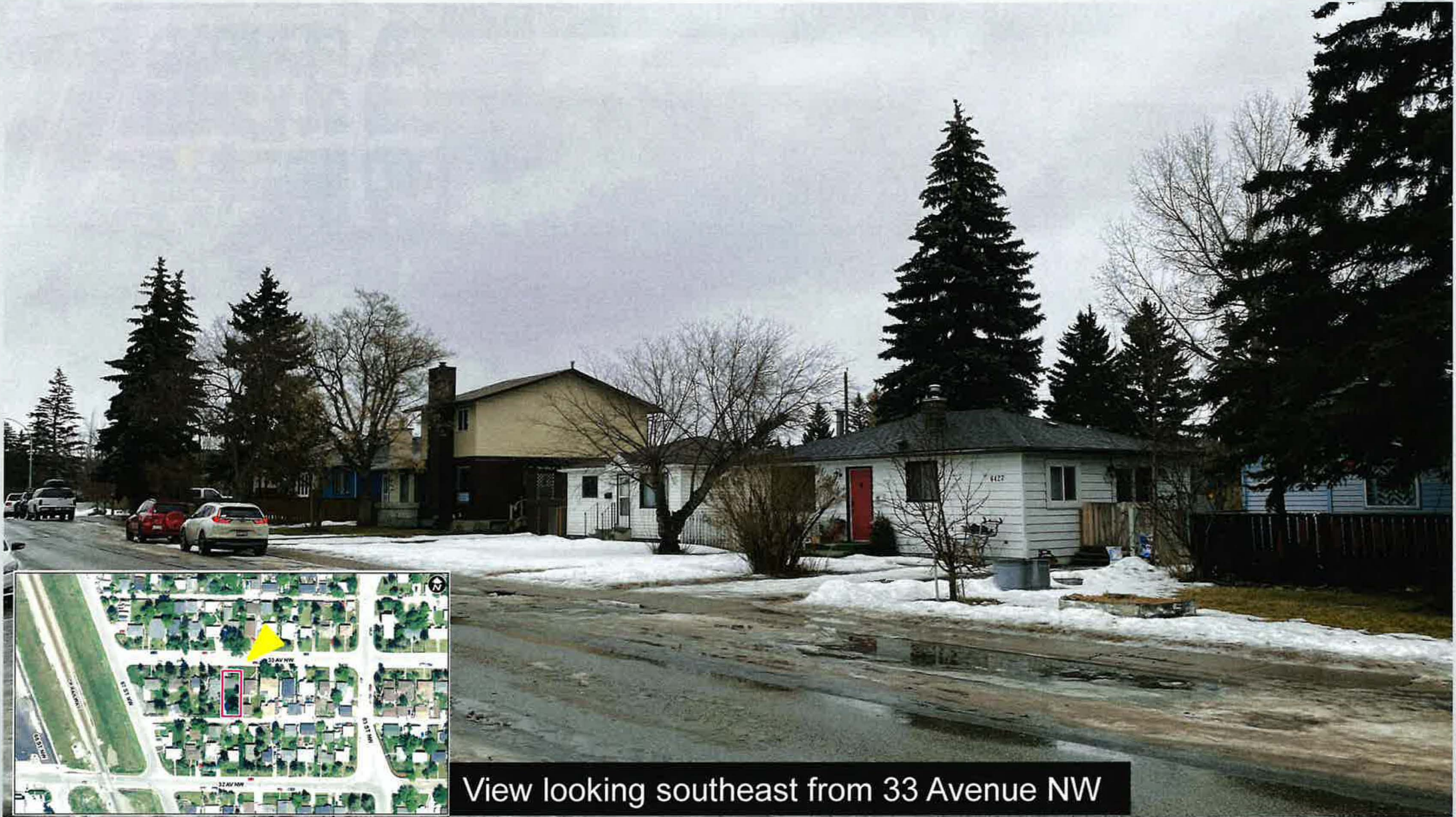
# Supplementary Slides







View looking South from 33 Avenue NW

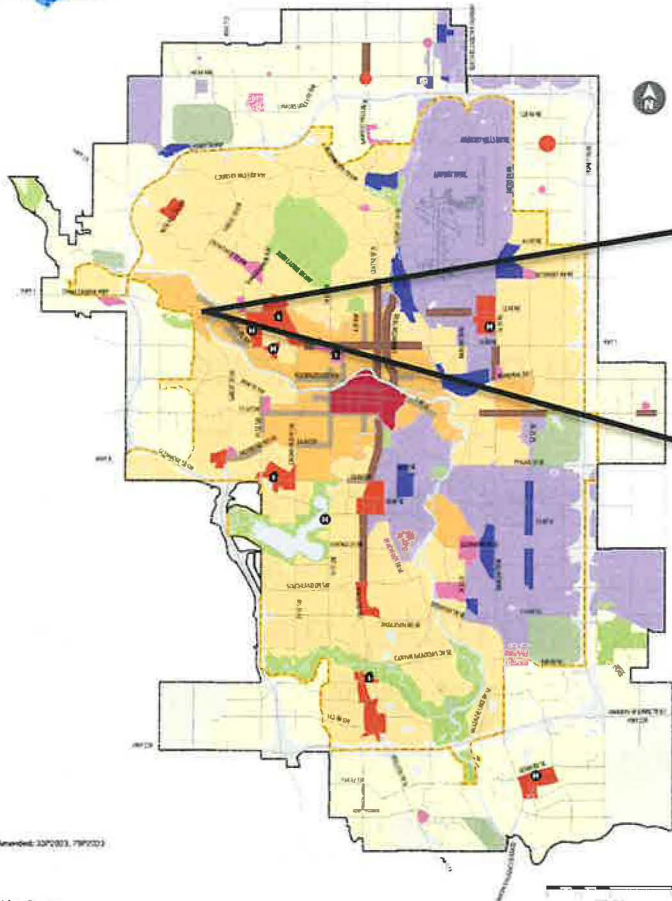


View looking southeast from 33 Avenue NW



View looking southwest from 33 Avenue NW

# 1 Urban Structure



160 Municipal Development Plan 2020

## Municipal Development Plan:

- Located in the Developed Residential – Inner City Area.
- Support modest intensification that respects scale and character of neighbourhood.
- Encourage redevelopment to make more efficient use of infrastructure.

## **Applicant-led Outreach:**

- Door knocking for immediate neighbours

## **City-led Outreach:**

- Notifications mailed to nearby landowners on 2023 December 22.
- Posted a notice (sign) on the property on 2024 January 03.
- Removed the notice (sign) on 2024 January 24.
- Administration received no from interested parties