



Public Hearing of Council

Agenda Item: 7.2.18



LOC2023-0368 / CPC2024-0189

Land Use Amendment

May 7, 2024

CITY OF CALGARY
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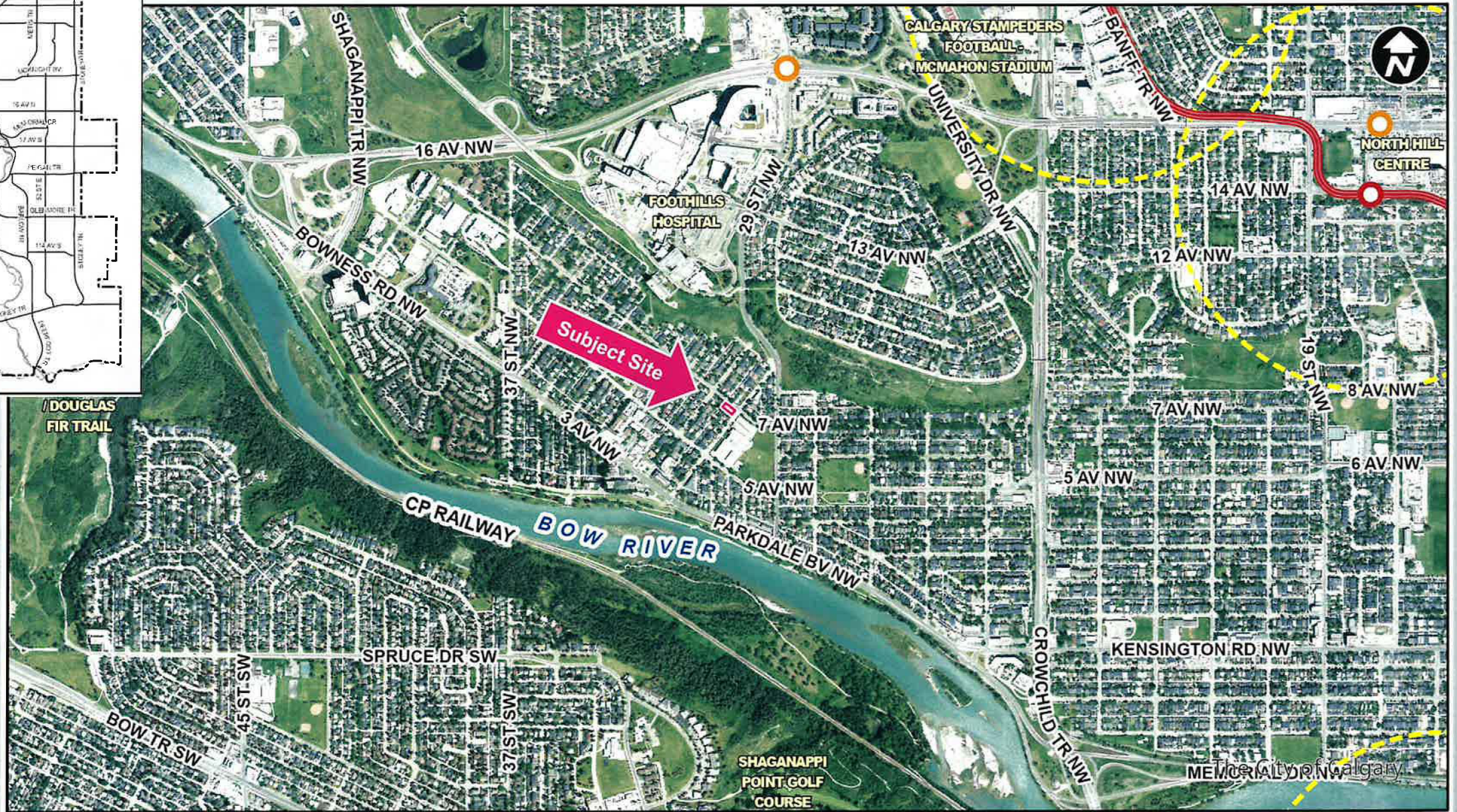
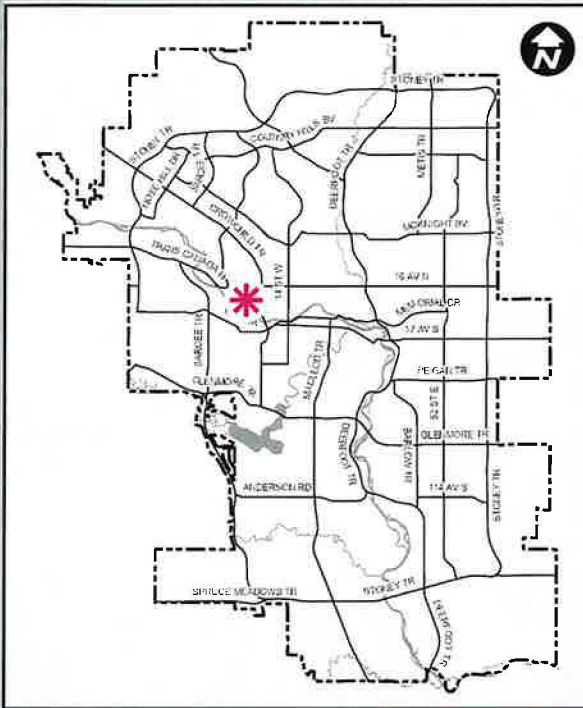
ITEM: 7.2.18 / CPC2024-0189
Distrib - Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 125D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 739 – 32 Street NW (Plan 8321AF, Block 53, Lots 1 and 2) 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



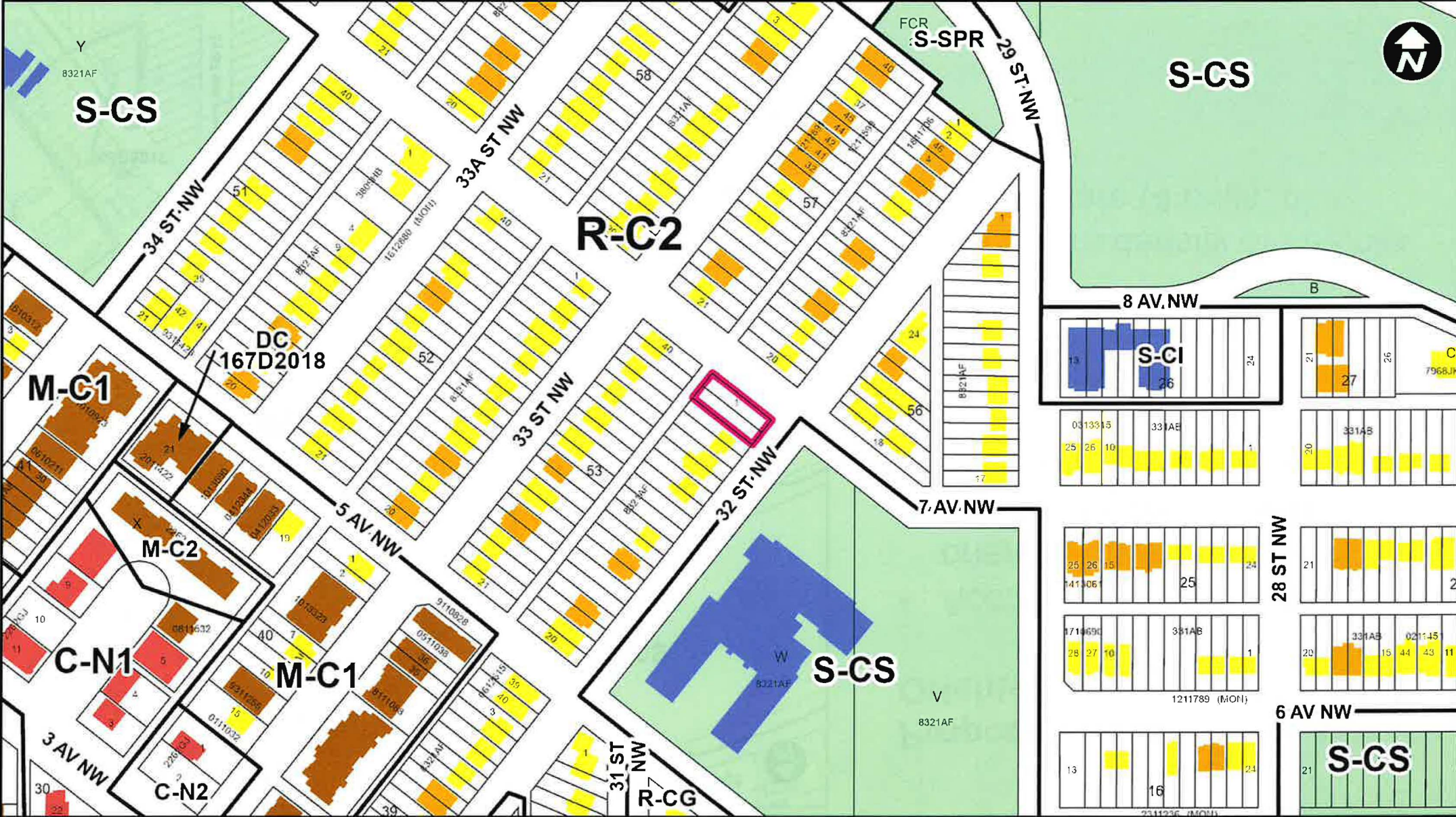
○ Bus Stop

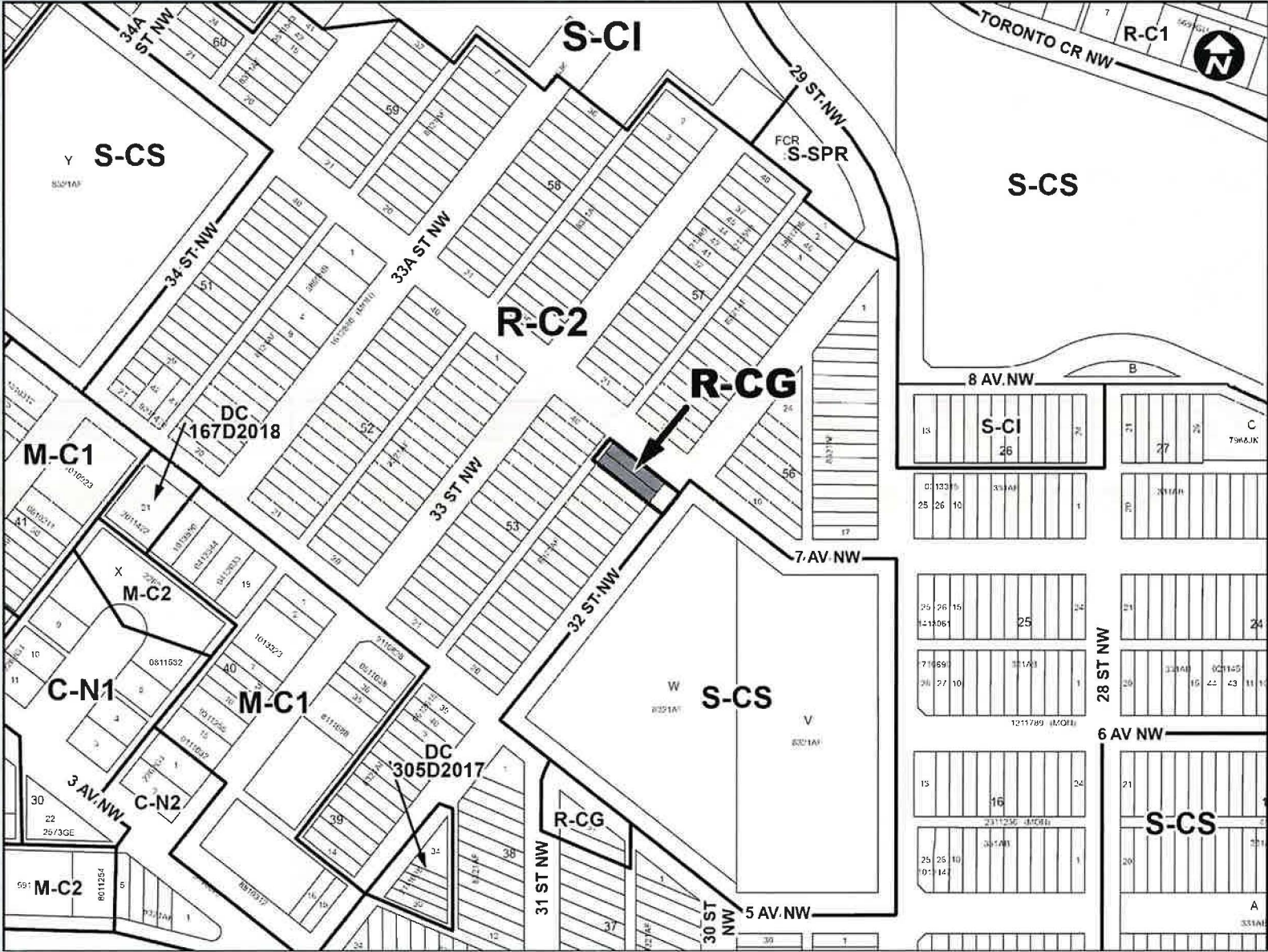
Parcel Size:

0.06 ha
15m 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 Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates grade-oriented developments in a variety of forms including rowhouses and townhouses
- Maximum building height of 11.0 m
- Maximum density of 75 units per hectare (4 units, plus suites)

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Supplementary Slides





