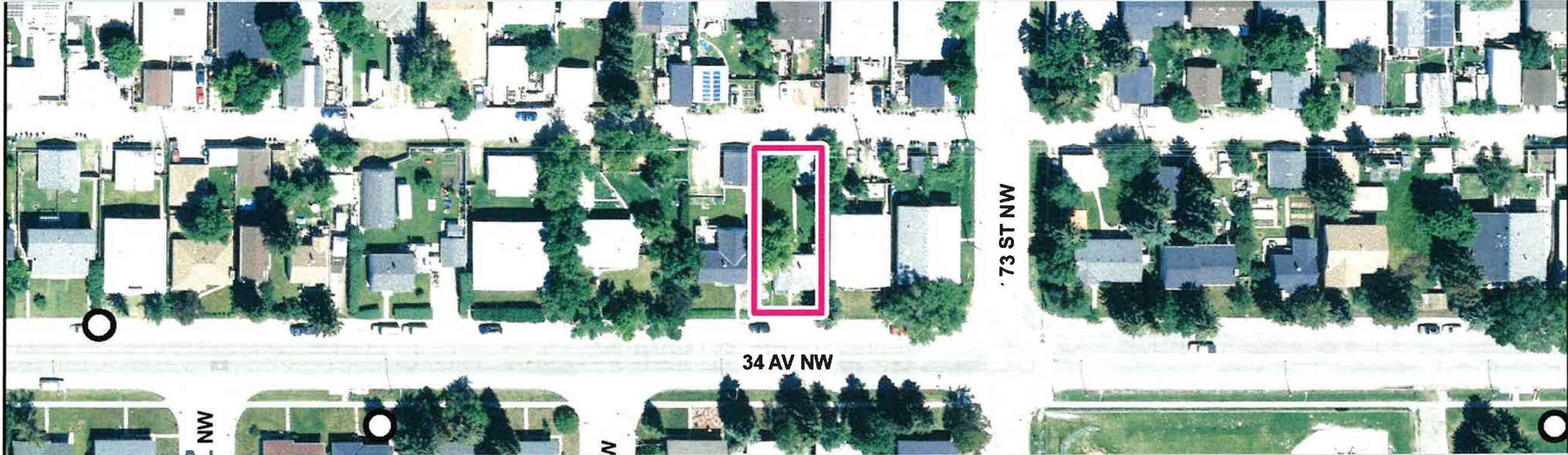




# Public Hearing of Council

## Agenda Item: 7.2.9



# LOC2023-0403 / CPC2024-0334

## Land Use Amendment

May 7, 2024

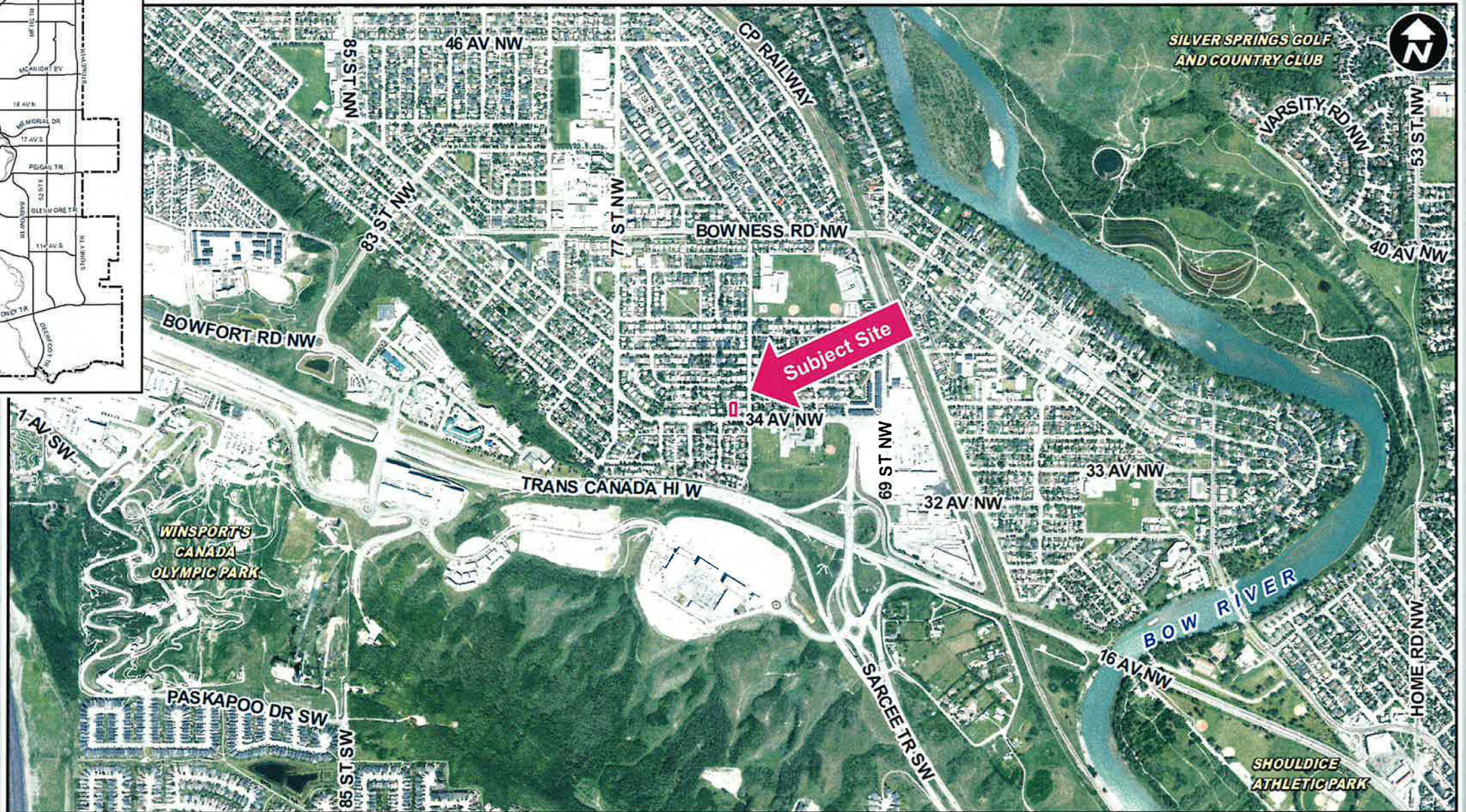
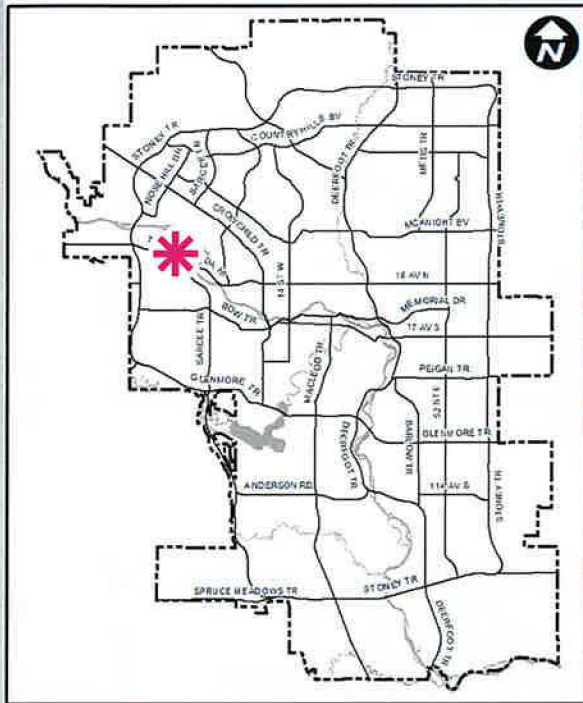
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 07 2024  
ITEM: 7.2.9 CPC2024-0334  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

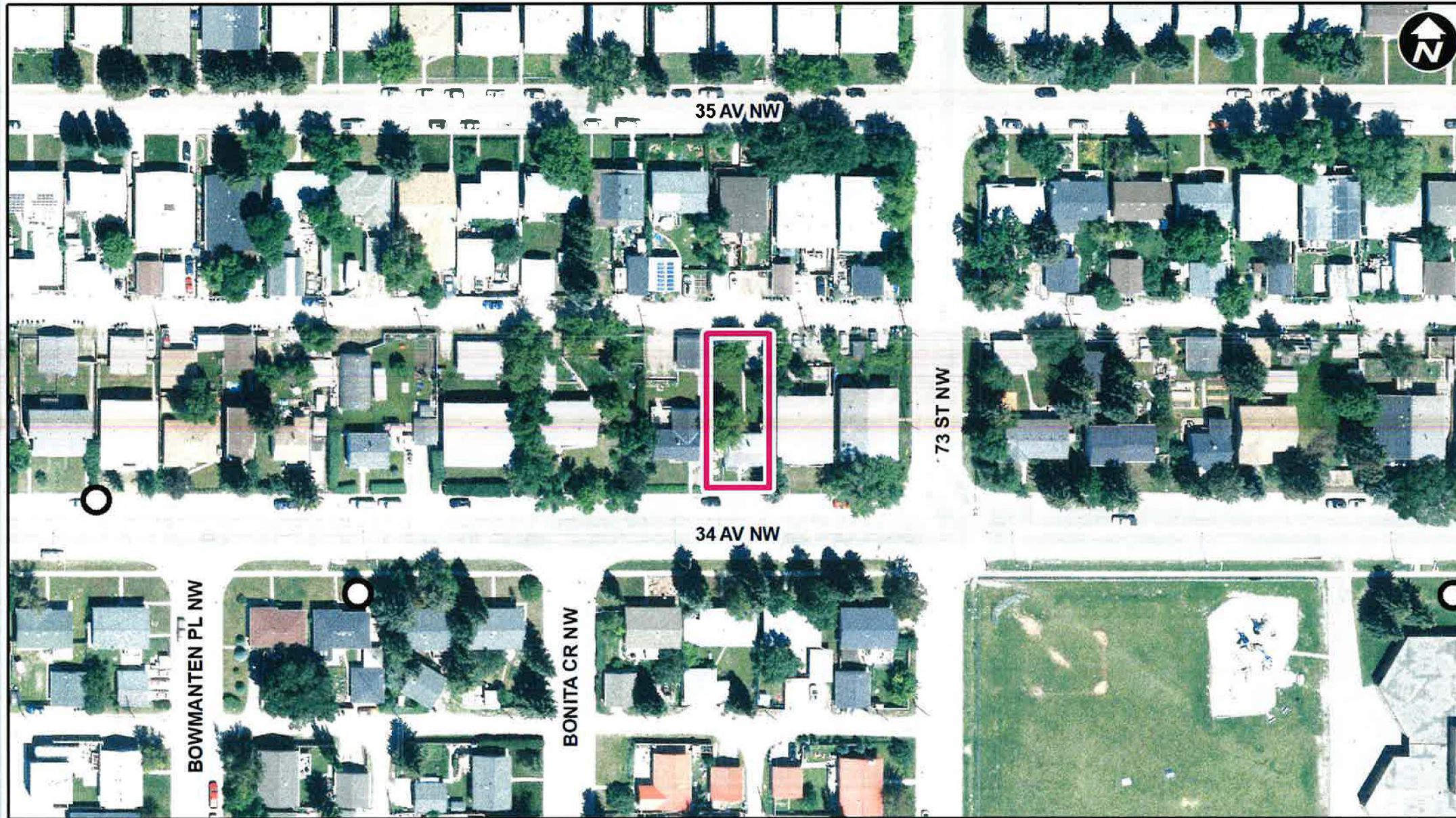
Give three readings to **Proposed Bylaw 130D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 7412 – 34 Avenue NW (Plan 3902JK, Block 3, a portion of Lot 29) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) 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

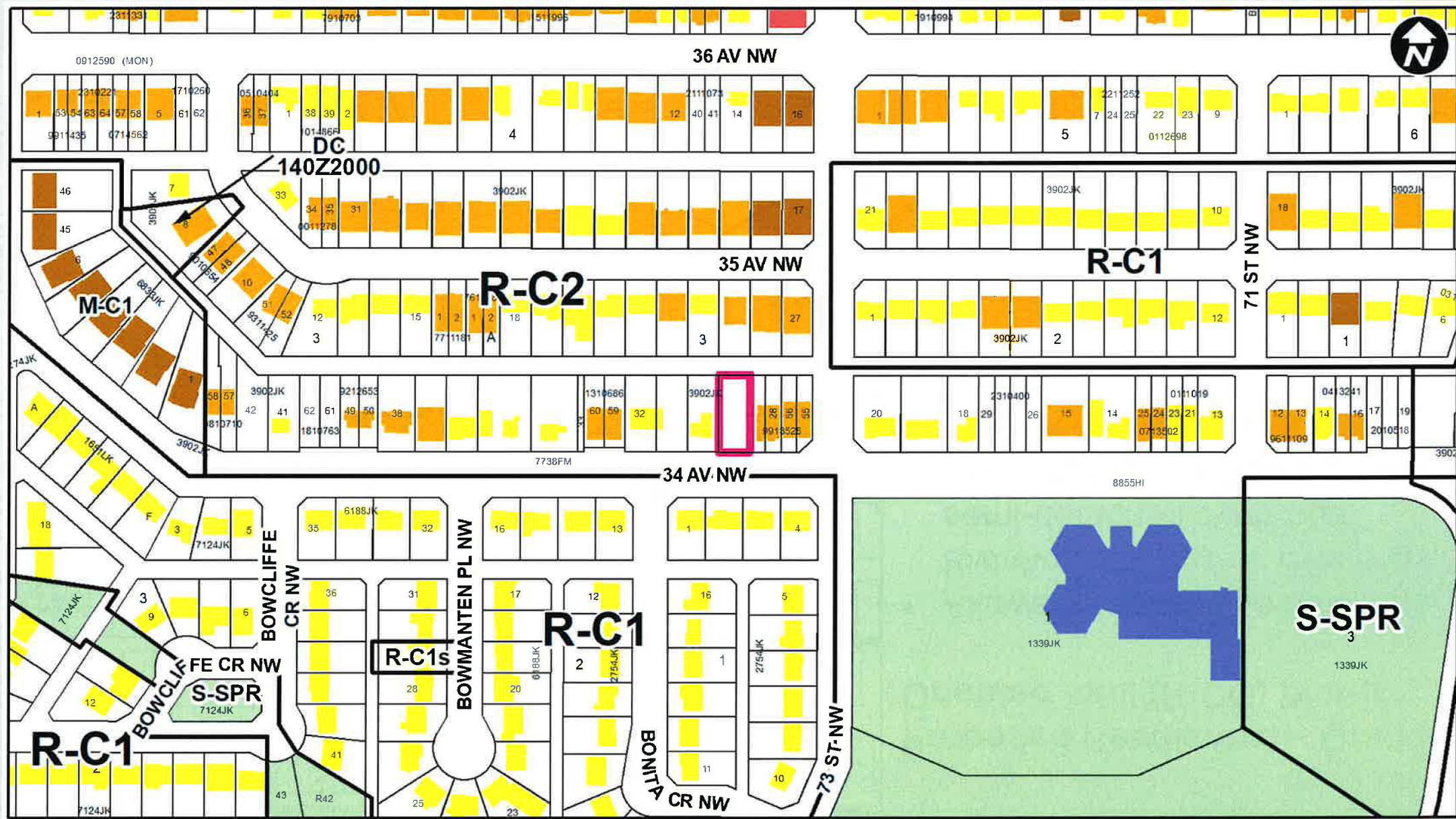
○ Bus Stop

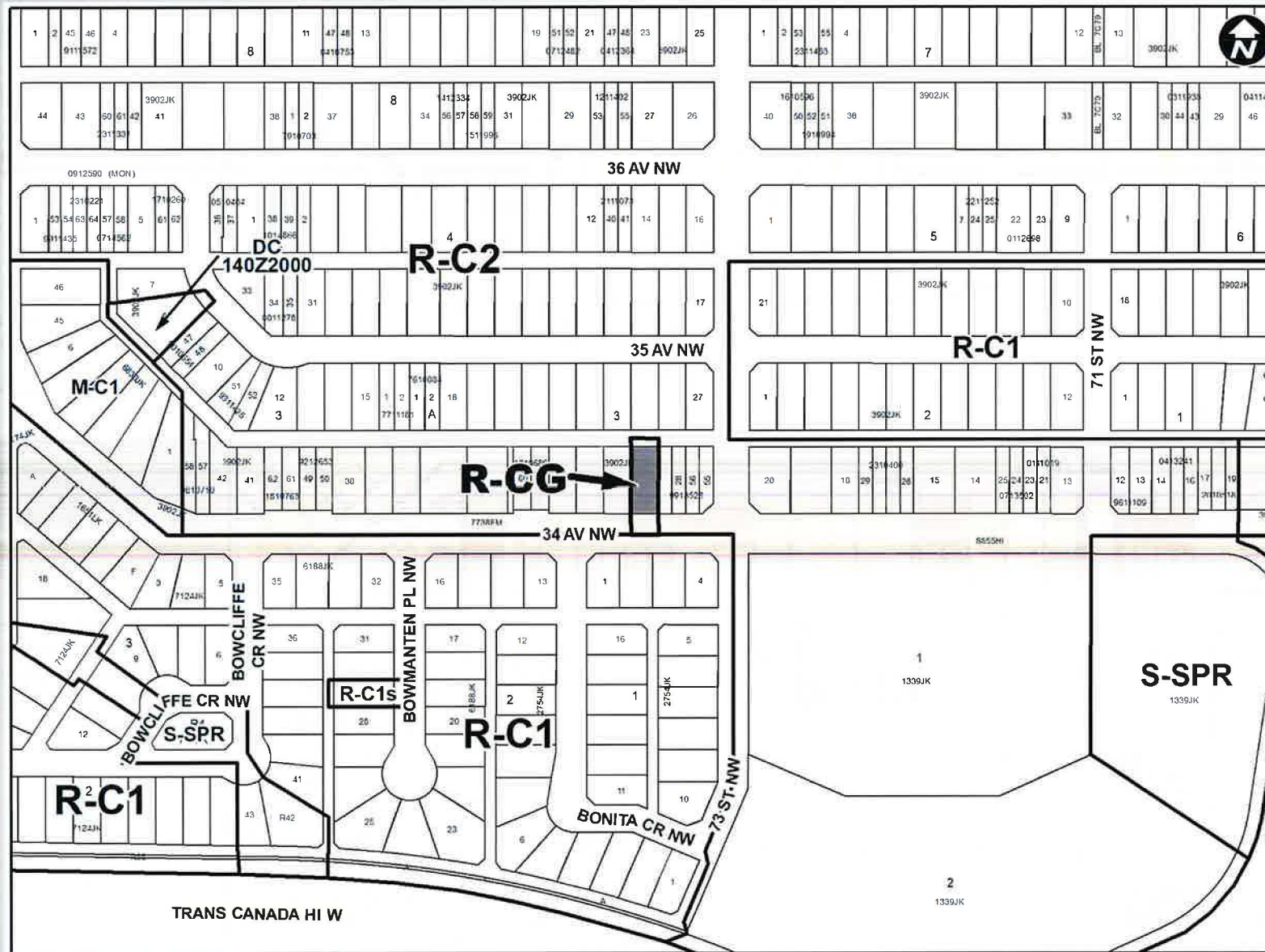
Parcel Size:

0.06 ha  
15m x 37m

# 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:

- Allows for rowhouse buildings, townhouses, duplex dwellings, semi-detached dwellings, single detached dwellings and cottage housing clusters
- Maximum Height: 11 metres (approx. 2-3 storeys)
- Maximum Density: 75 units per hectare (4 units)

## Calgary Planning Commission's Recommendation:

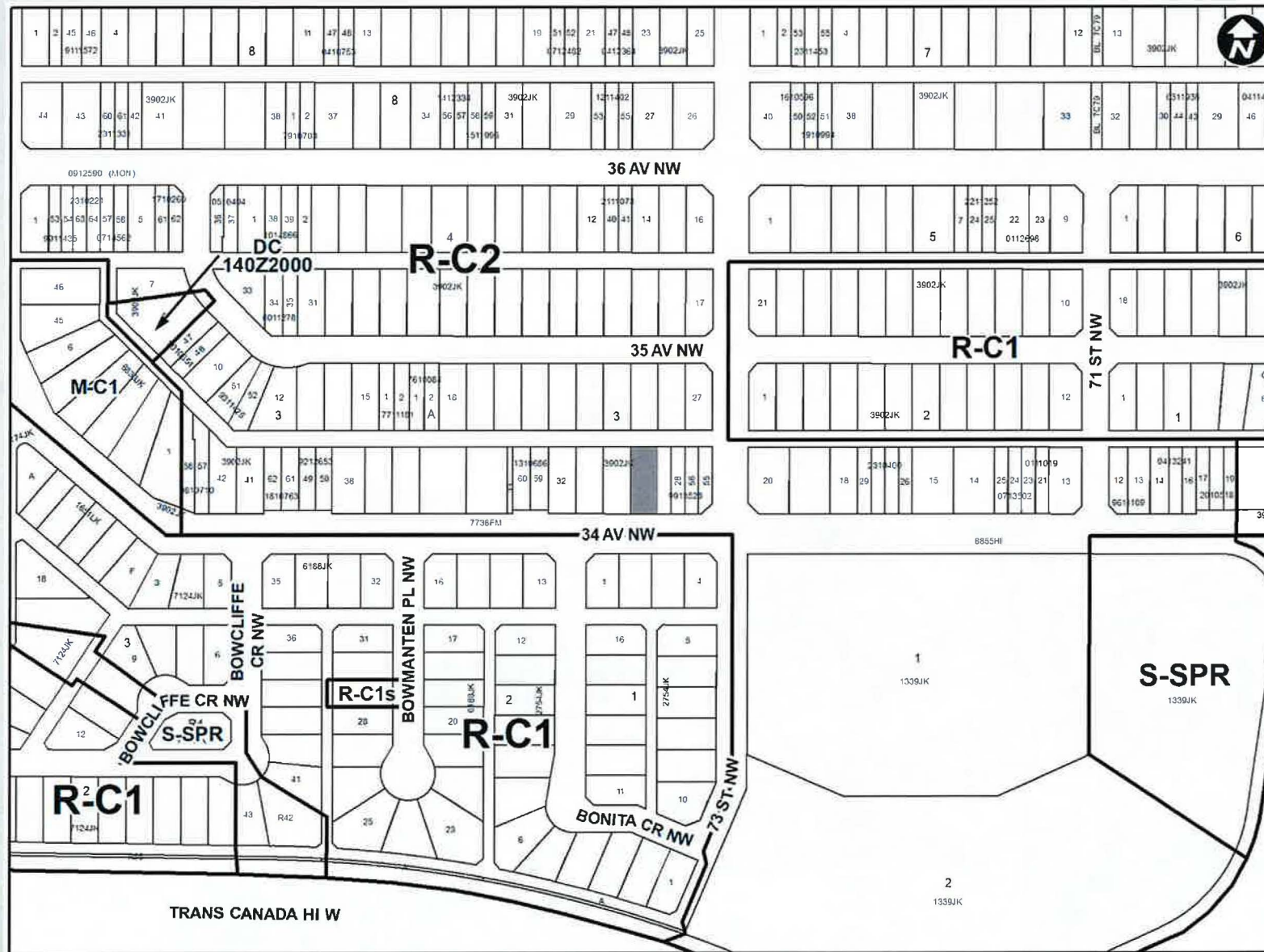
That Council:

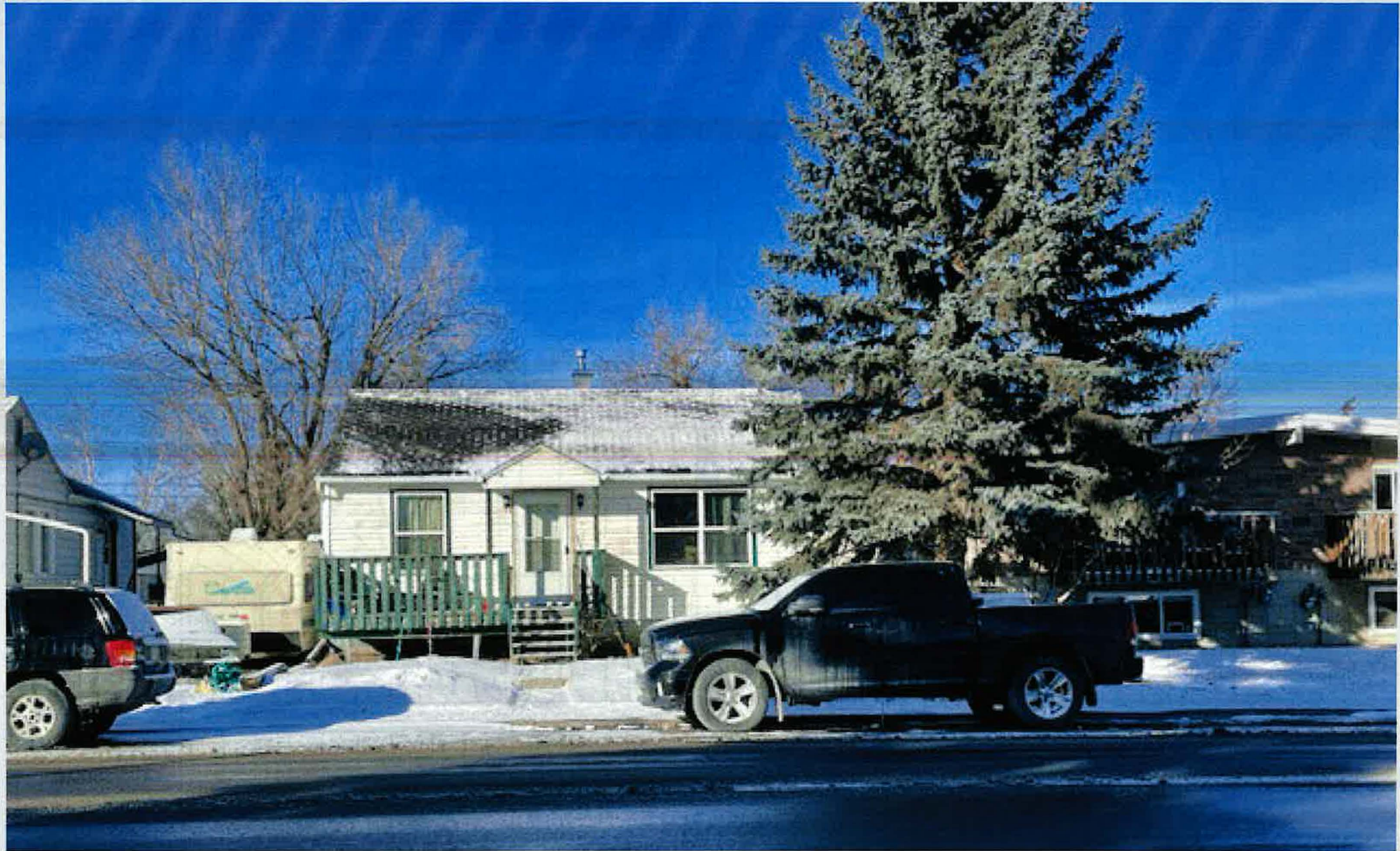
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## Supplementary Slides

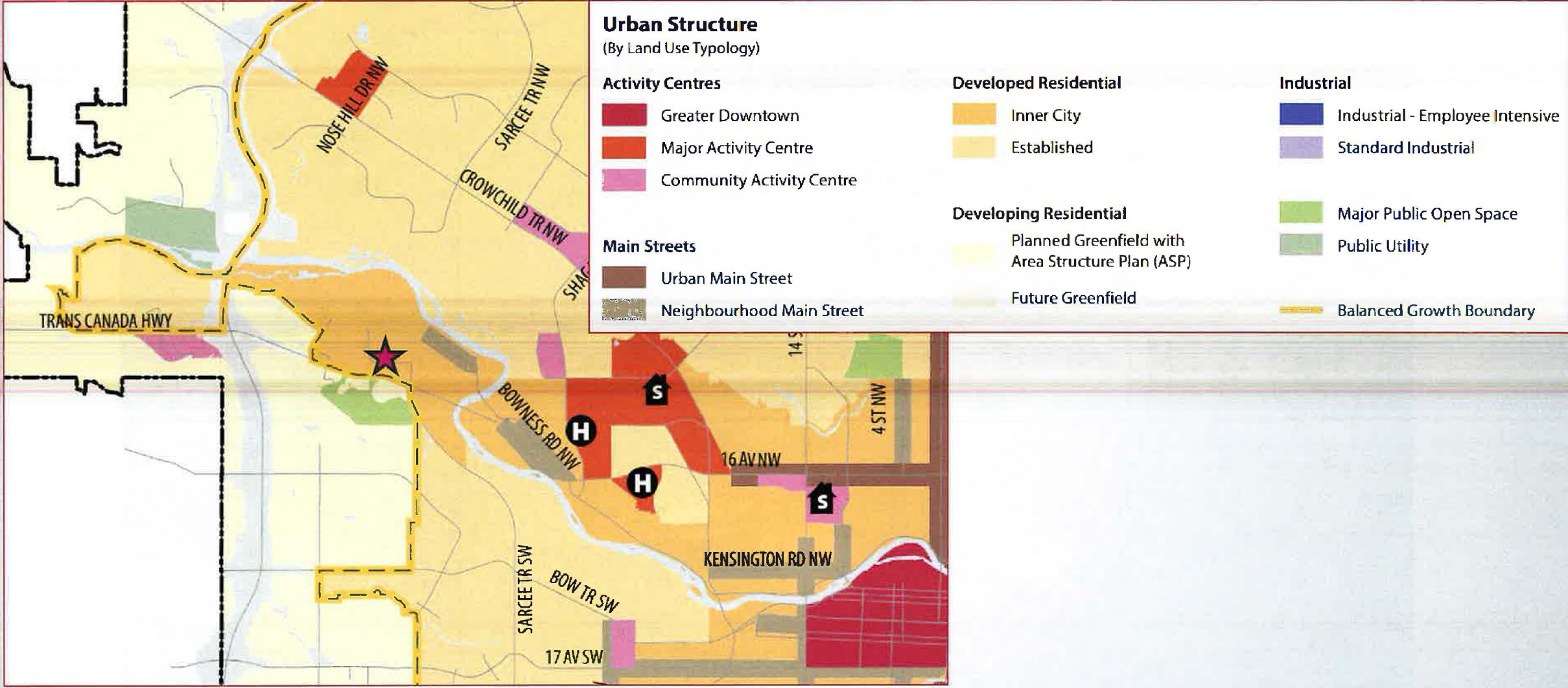


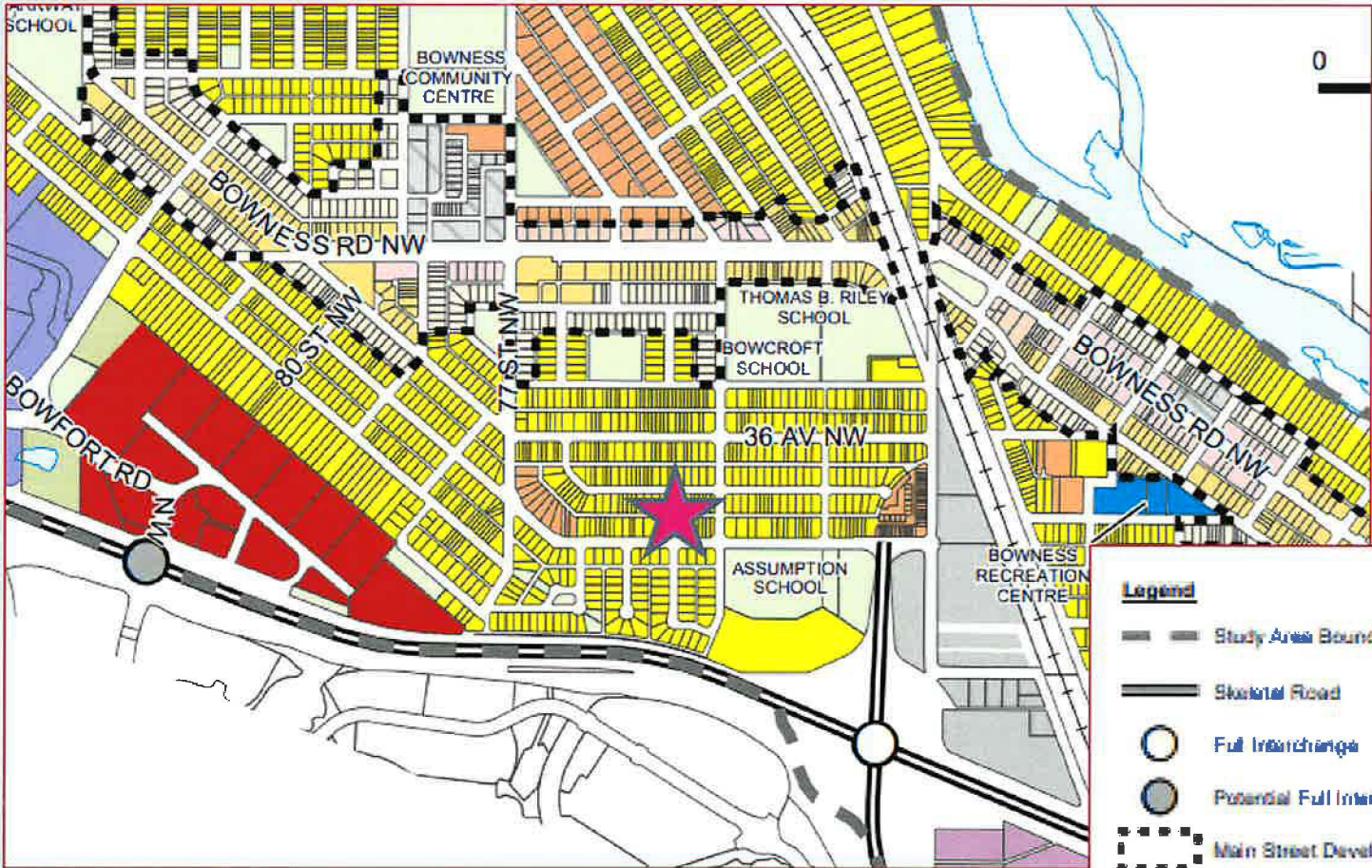
# Existing Land Use Map











**Legend**

Study Area Boundary	Residential: Low Density, Conservation & Infill
Skeletal Road	Residential: Low & Medium Multi-Dwelling
Full Interchange	Commercial Highway
Potential Full Interchange	Institutional
Main Street Developed Area Guidebook	Light Industrial
Neighbourhood Limited	Open Space, Park, Community Facility, or School
Neighbourhood Low-Rise	Land Use Policy (Residential #11)
Neighbourhood Mid-Rise	Greenbriar Special Study Area (See Section 7A)
Community Mid-Rise	Urban Reserve
Future Comprehensive Plan	