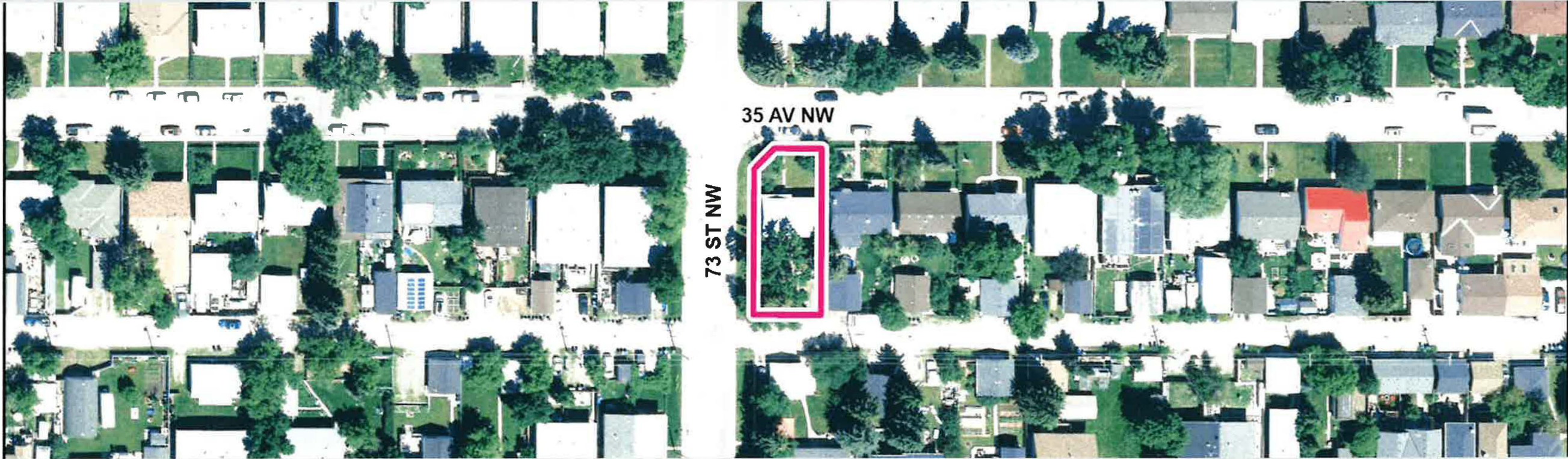




Public Hearing of Council

Agenda Item: 7.2.8



LOC2023-0248 / CPC2024-0301

Land Use Amendment

May 7, 2024

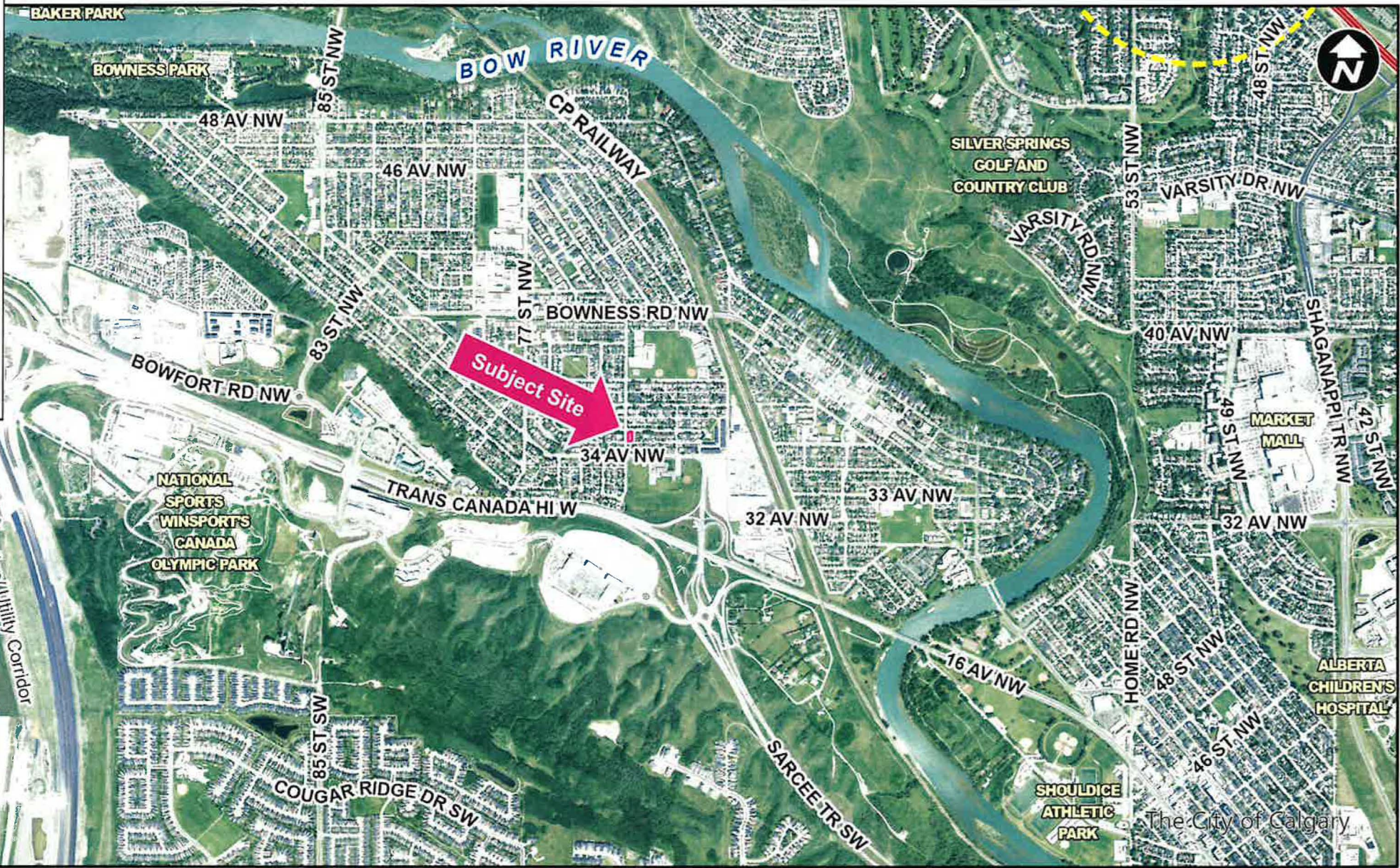
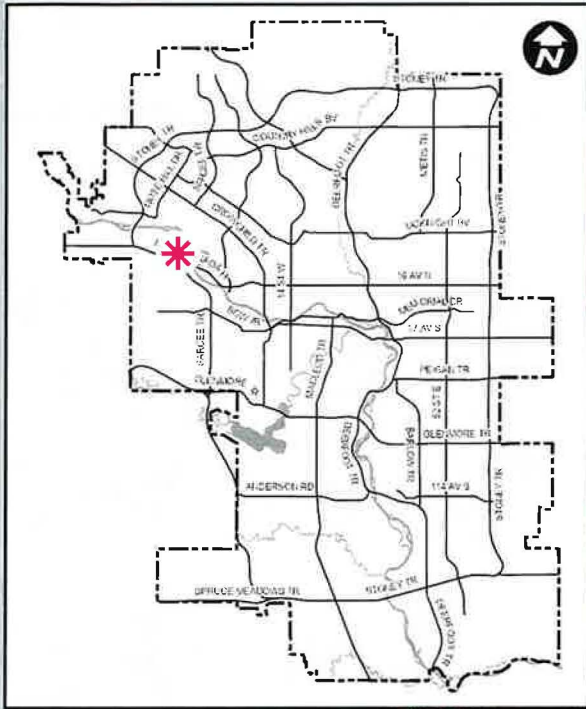
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.8 CPC2024-0301
Disinfo - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

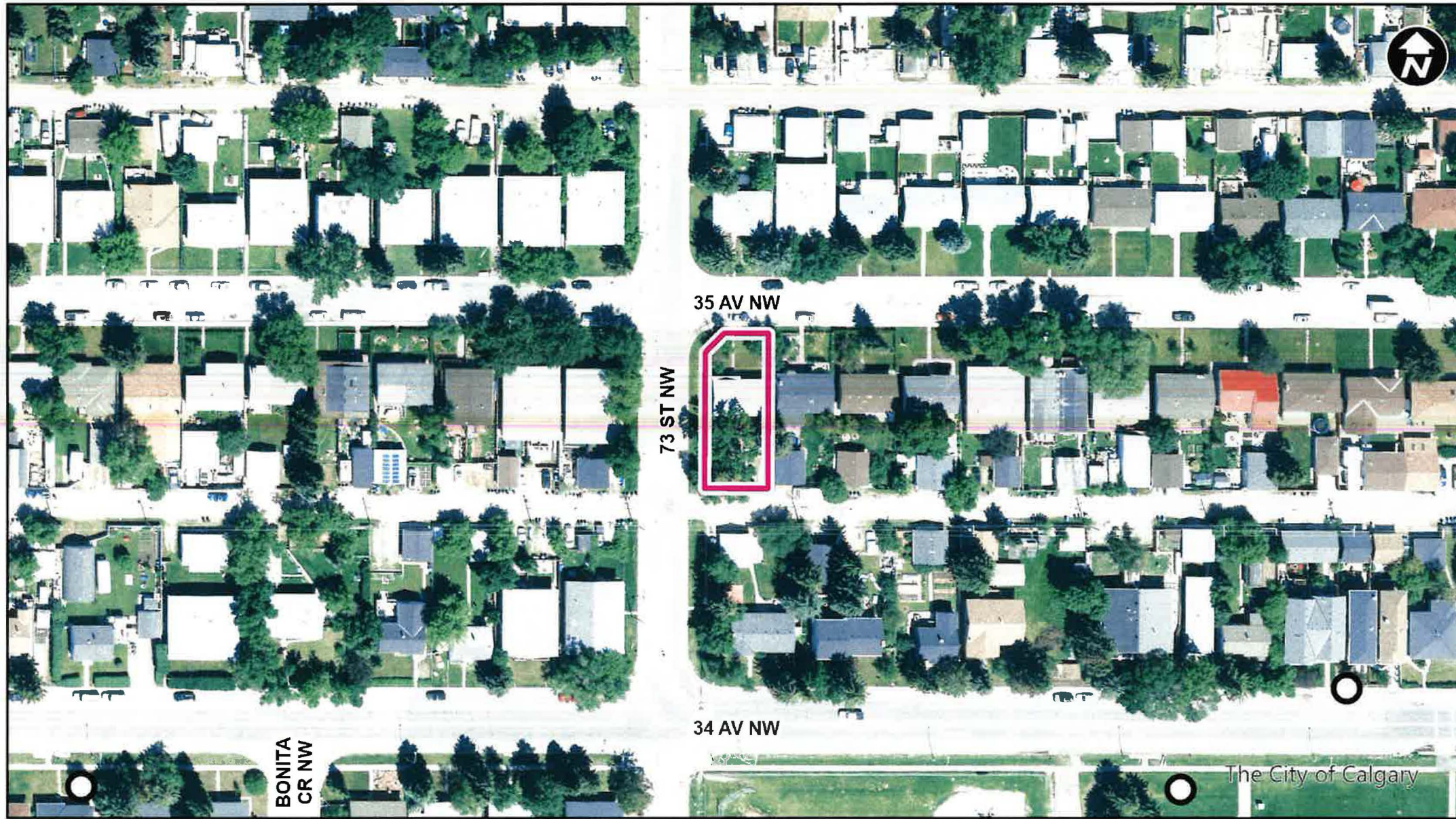
That Council:

Give three readings to **Proposed Bylaw 136D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7347 – 35 Avenue NW (Plan 3902JK, Block 2, Lot 1) from Residential – Contextual One Dwelling (R-C1) 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

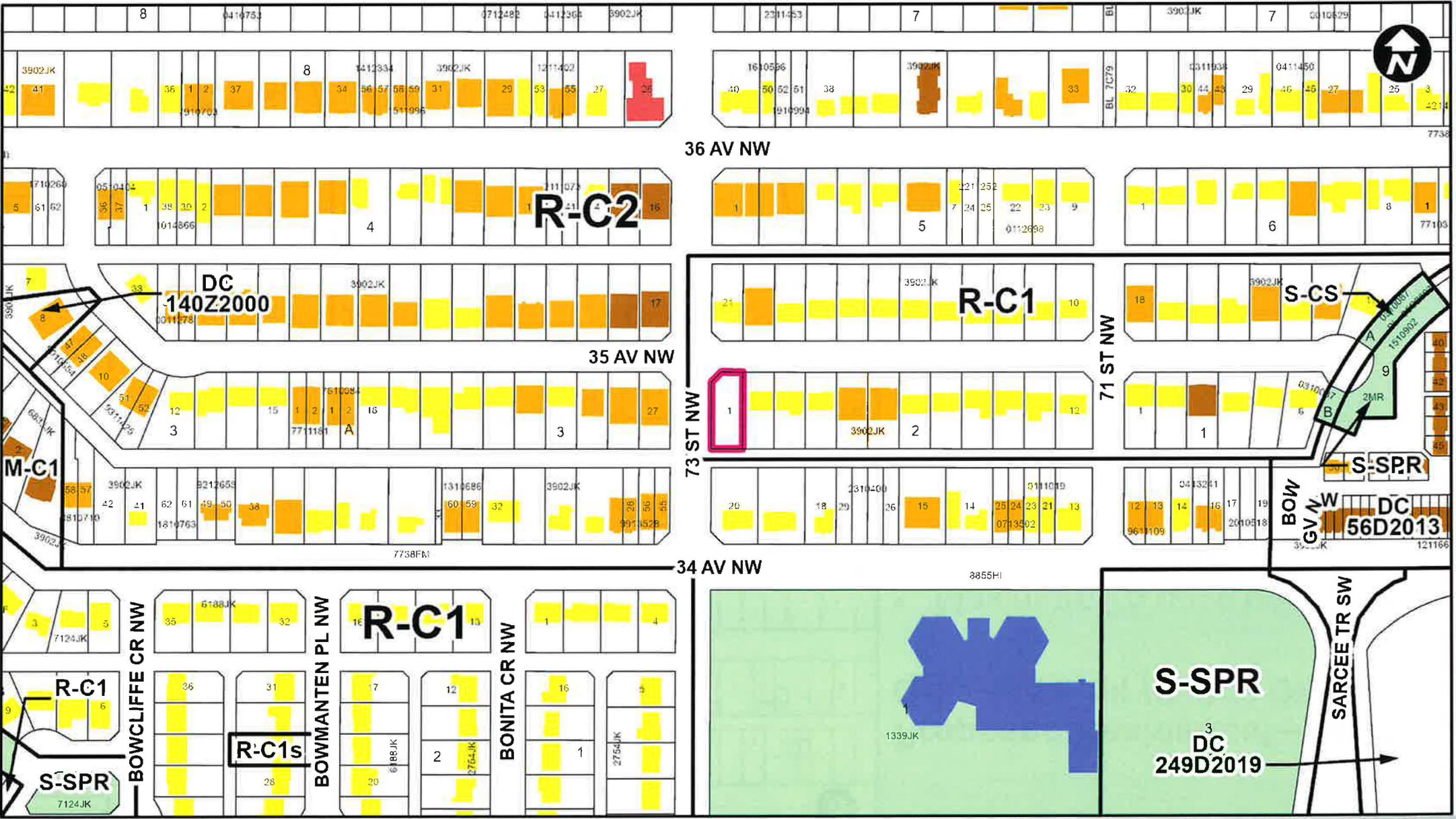
○ Bus Stop

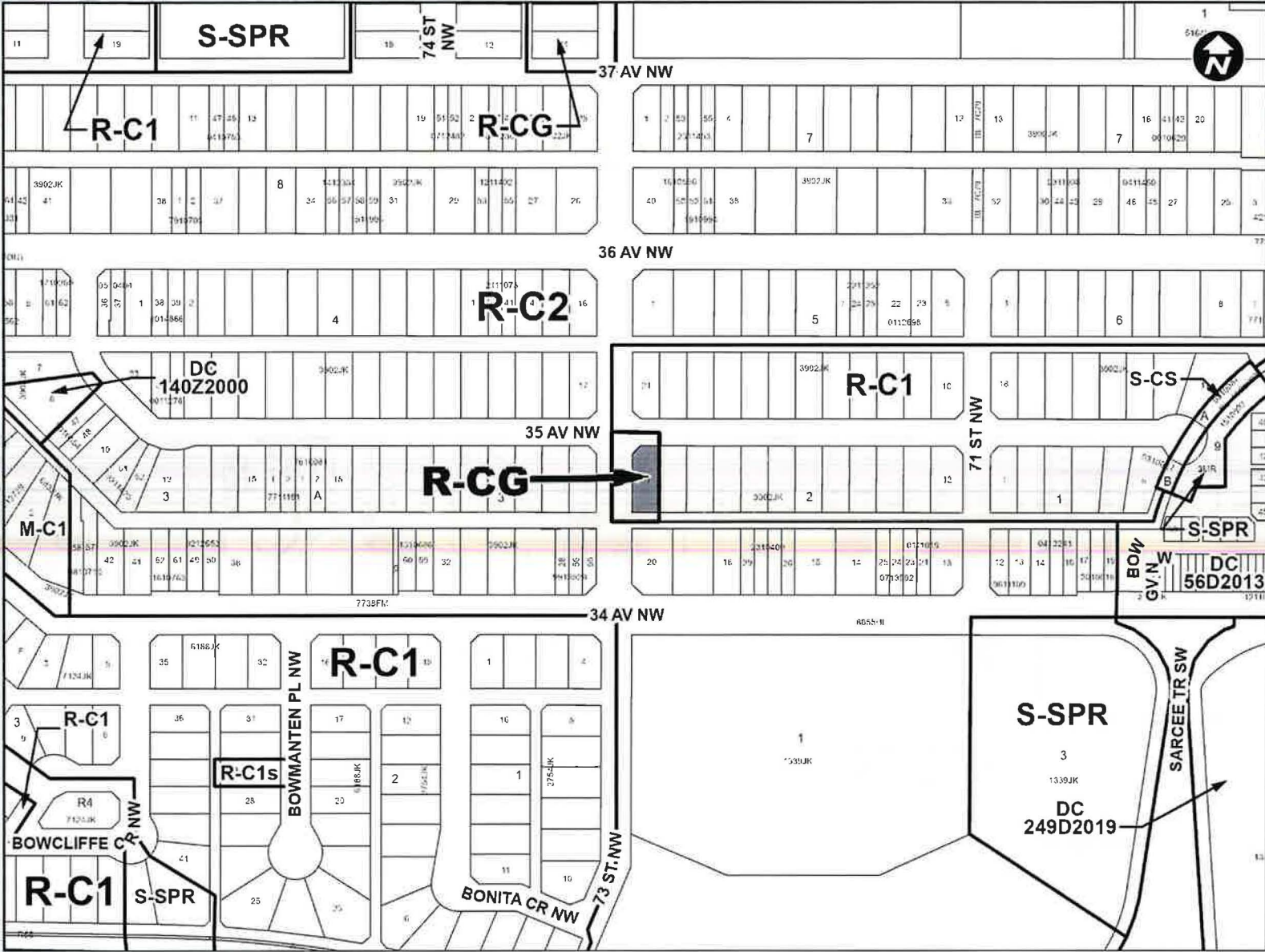
Parcel Size:

0.06 ha
15 m x 37 m

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:

- Maximum 75 units per hectare (4 dwelling units)
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are a permitted use

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 136D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7347 – 35 Avenue NW (Plan 3902JK, Block 2, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map





