

# LOC2024-0011 Land Use Amendment

July 4, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 04 2024  
ITEM: 7.2.2 CPC2024-0748  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT



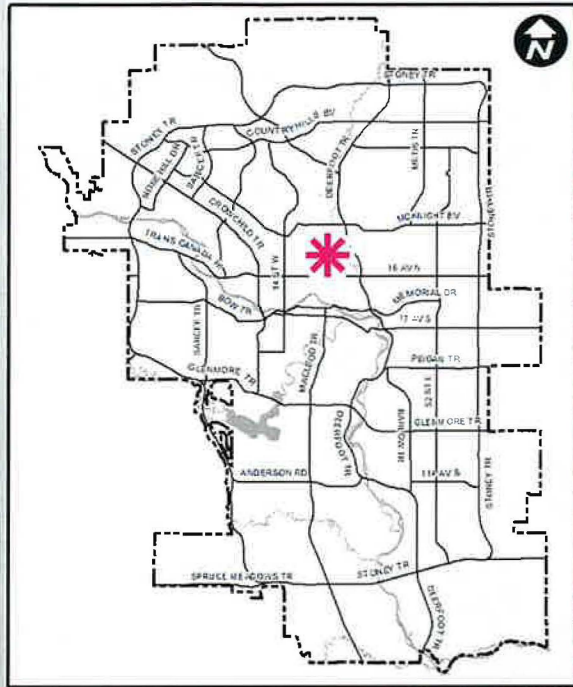
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 327 – 30 Avenue NE (Plan 2617AG, Block 49, Lot 11 and a portion of Lot 12) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District.



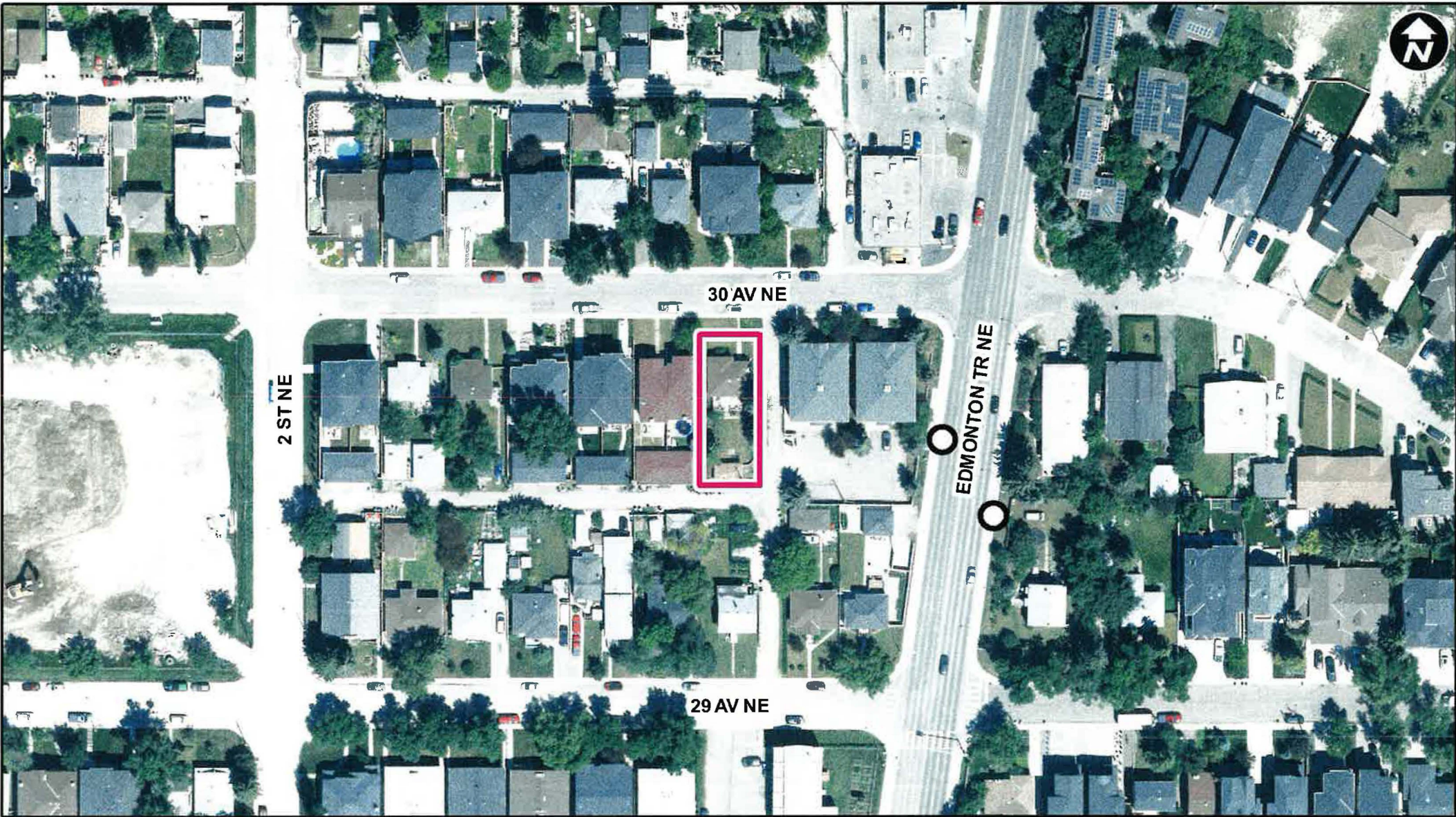




**LEGEND**

- 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:**  
 0.05 ha  
 14m x 37m







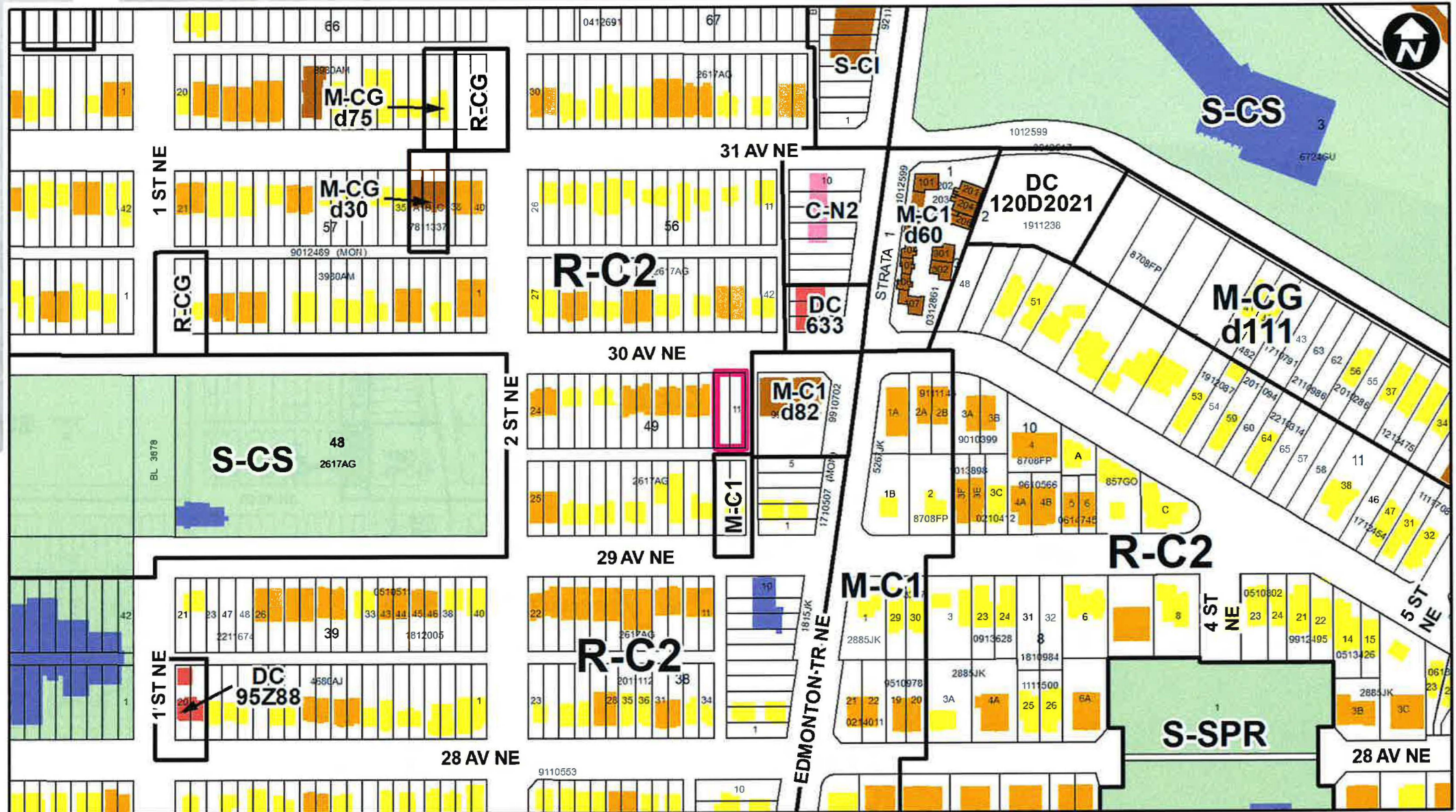




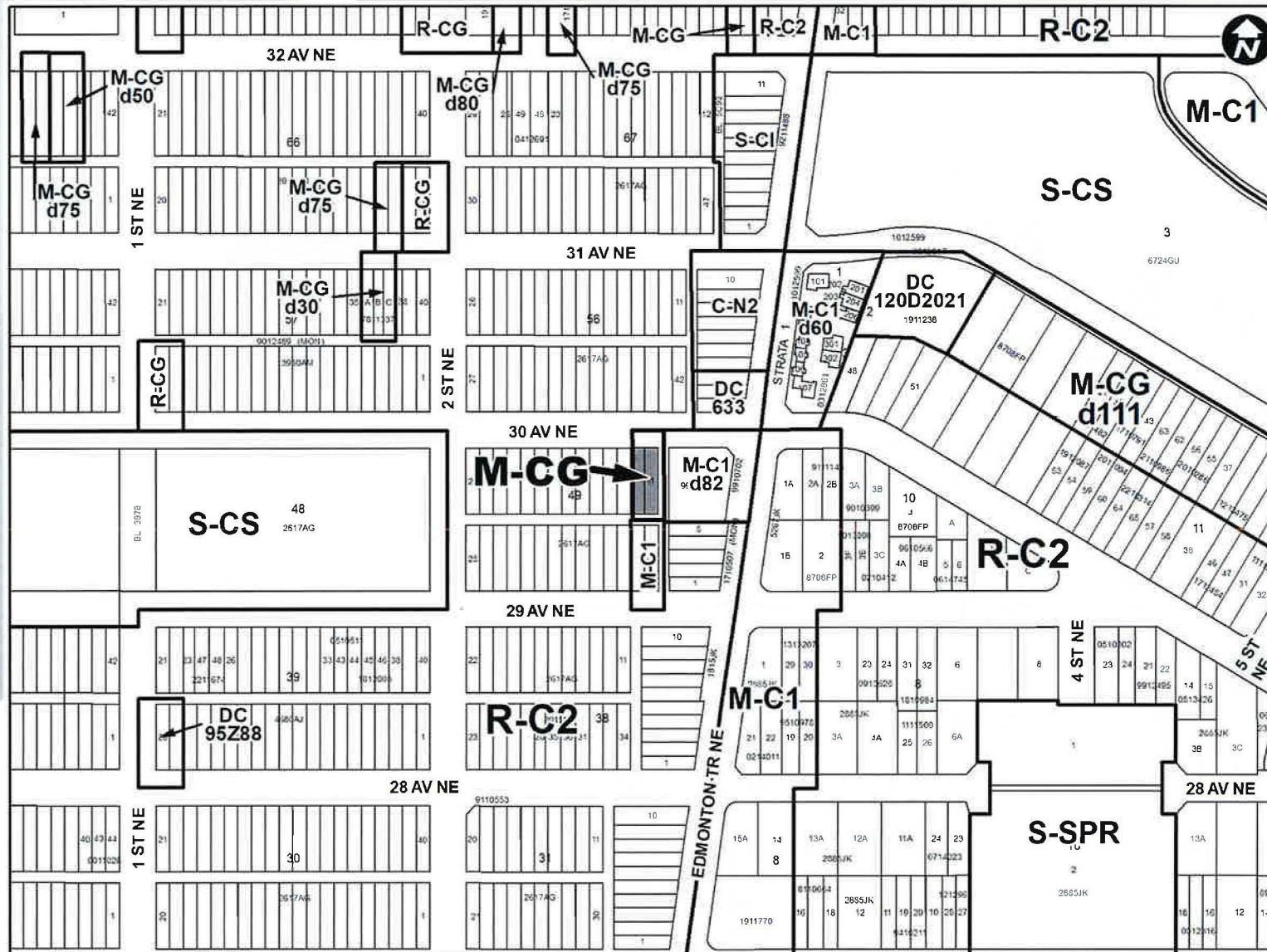
# Surrounding Land Use

### 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





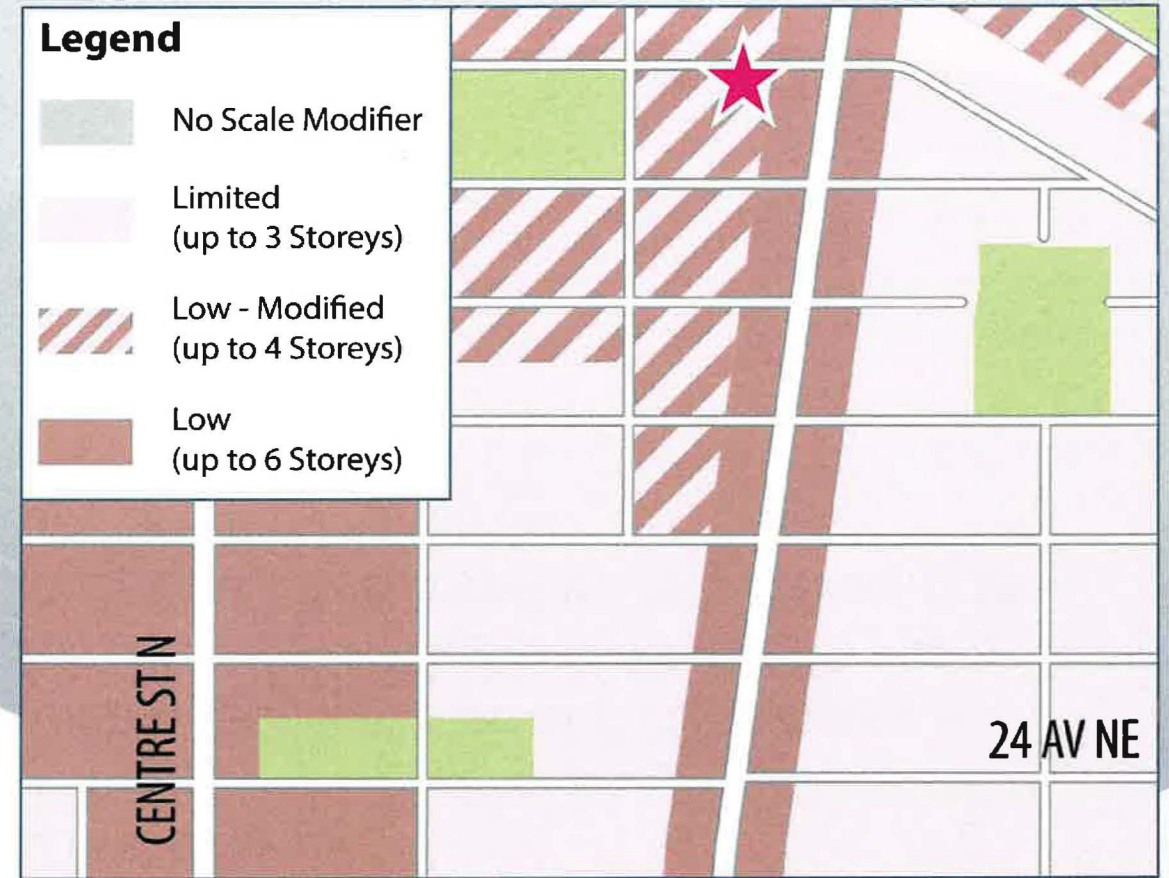
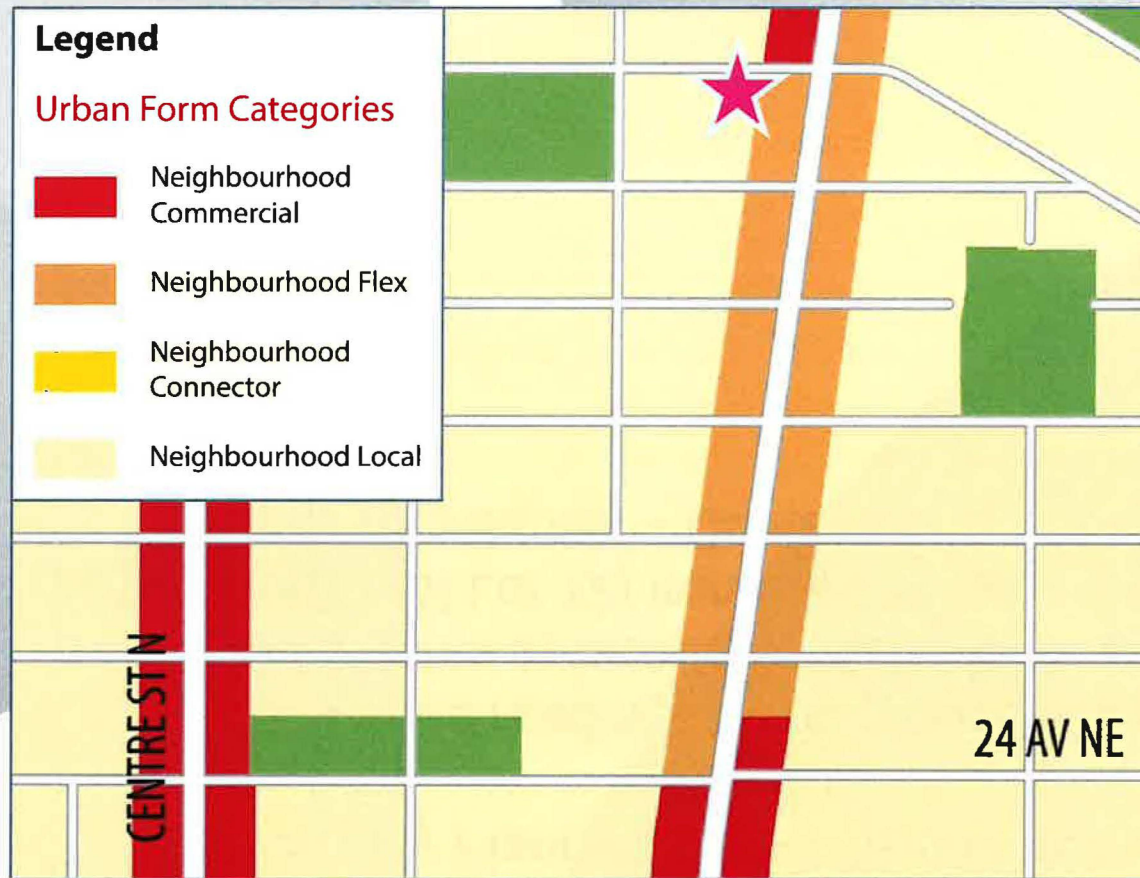


## Proposed M-CG District:

- Up to five dwelling units
- Maximum building height of 12 metres (approx. 3 storeys)



# North Hill Communities Local Area Plan



★ Subject Site



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## Supplementary Slides



# Existing Land Use Map 12

