



Public Hearing of Council

Agenda Item: 7.2.6



LOC2024-0009 / CPC2024-0393

Land Use Amendment

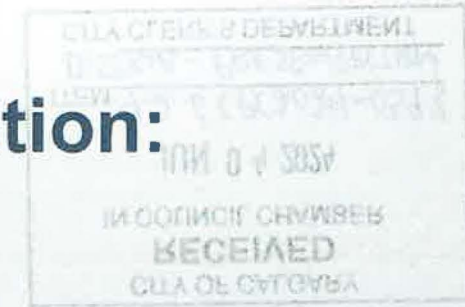
June 4, 2024

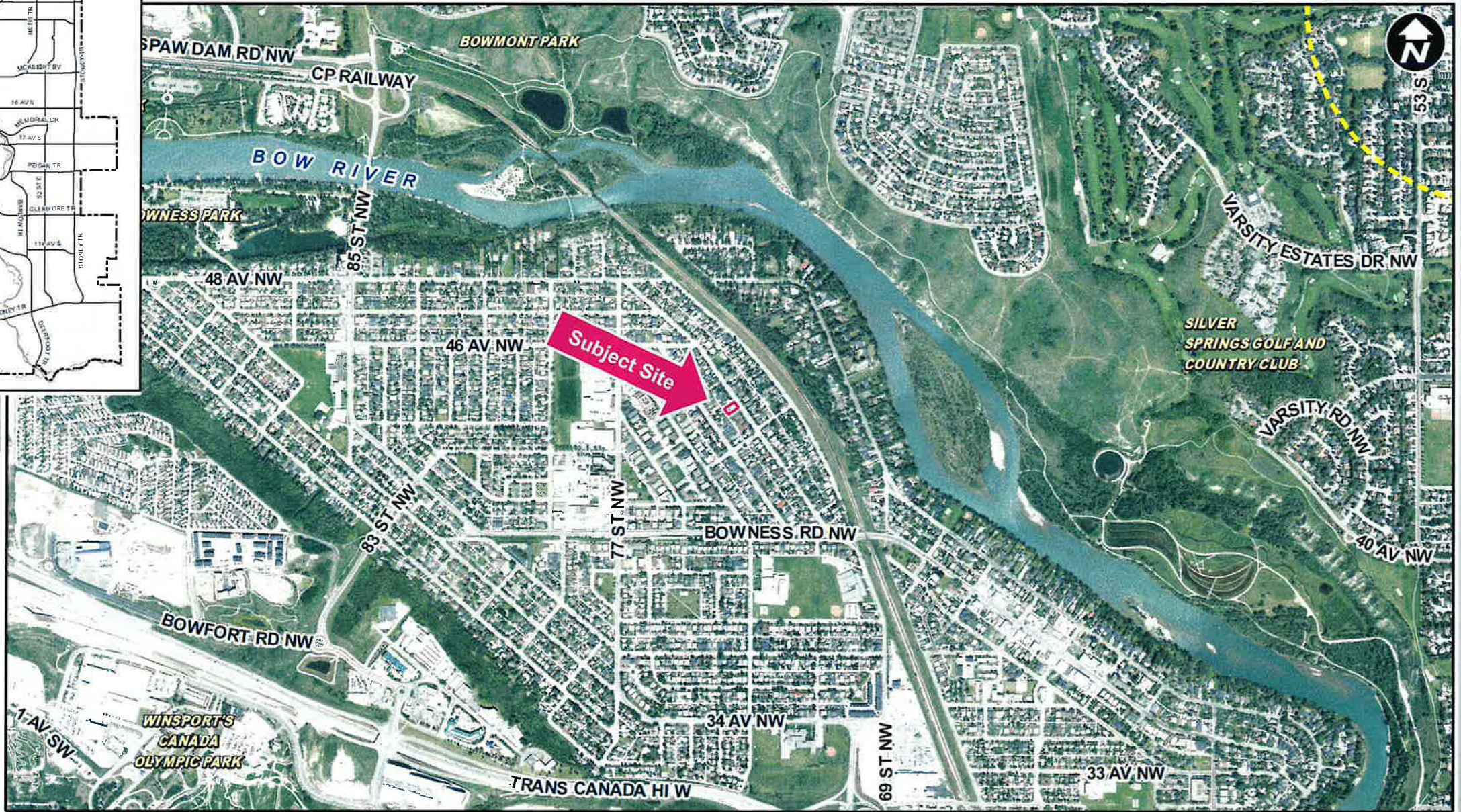
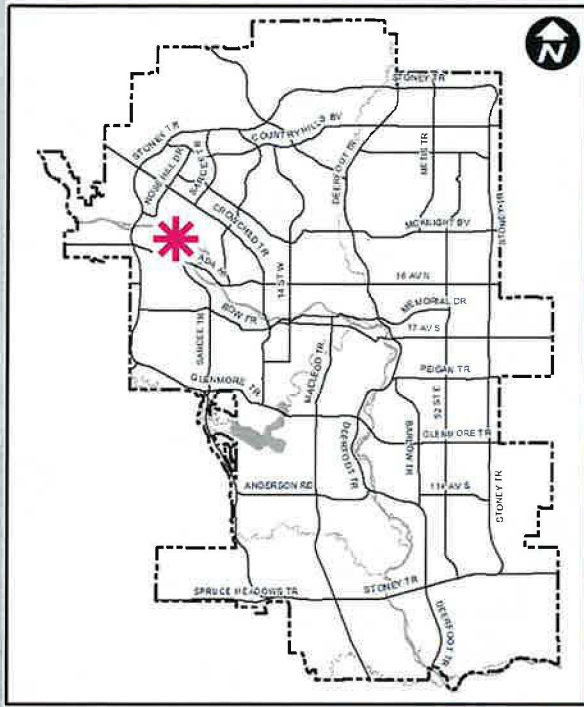
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.6 CPC2024-0393
DISTRIB - PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 161D2024** for the redesignation of 0.08 hectares \pm (0.20 acres \pm) located at 4535 – 70 Street NW (Plan 3881GS, Lot 10C) 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



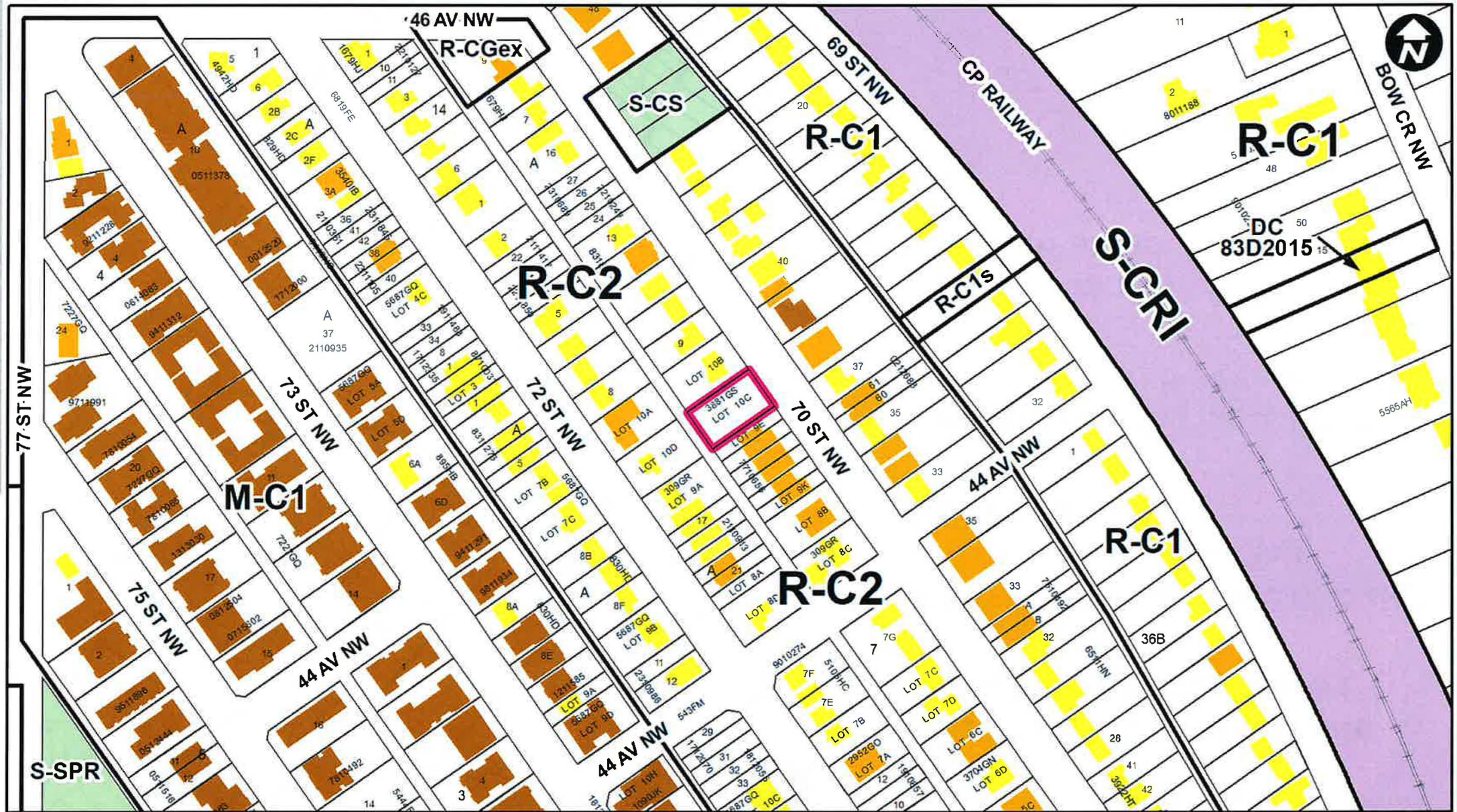
Parcel Size:

0.08 ha
22m x 36m

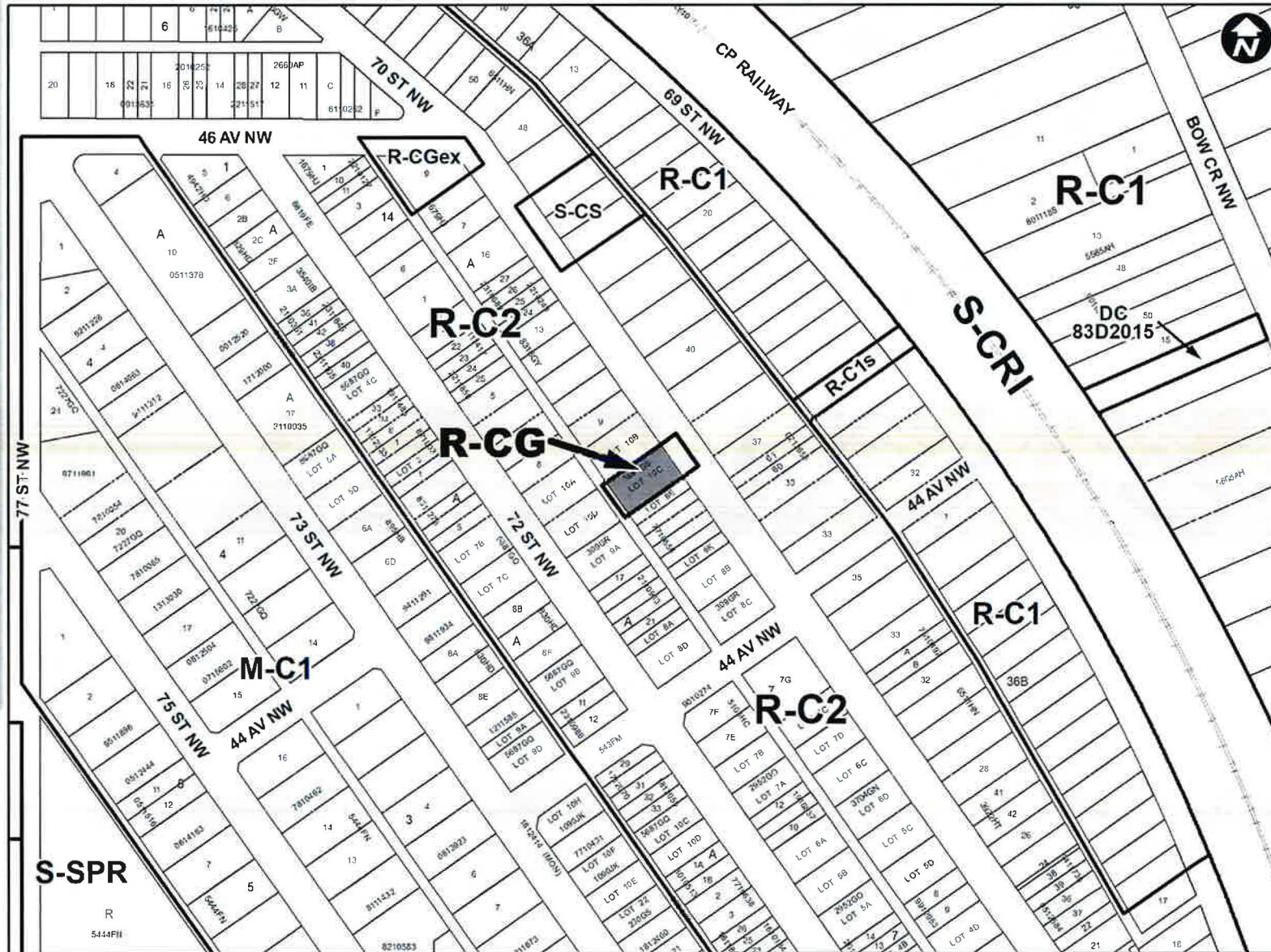
Surrounding Land Use

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 Land Use Map



Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Accommodates a range of low-density housing including rowhouses
- Maximum building height of 11 metres (approx. 3 storeys)
- Maximum density of 75 units per hectare (6 units, plus suites)

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Supplementary Slides





