



Public Hearing of Council

Agenda Item: 7.2.7



LOC2024-0015 / CPC2024-0508

Land Use Amendment

July 16, 2024

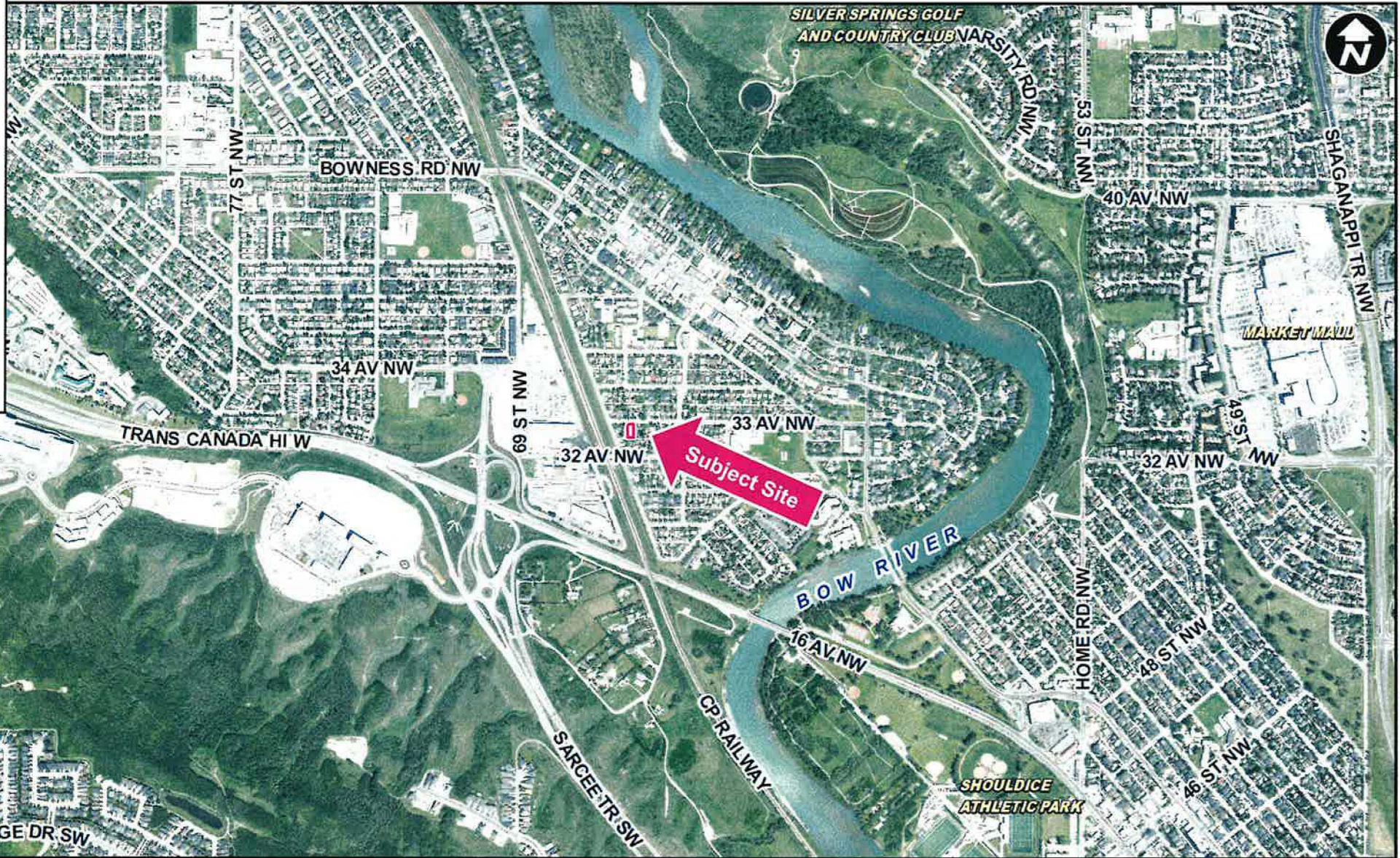
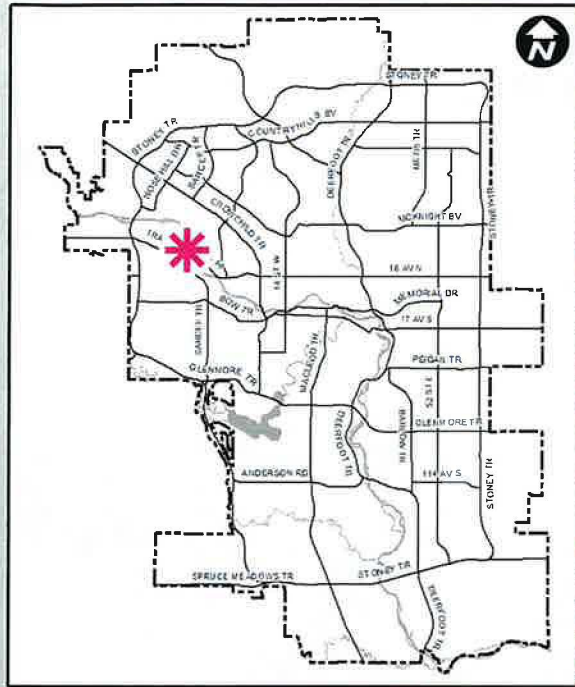
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.7 CPC2024-0508
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

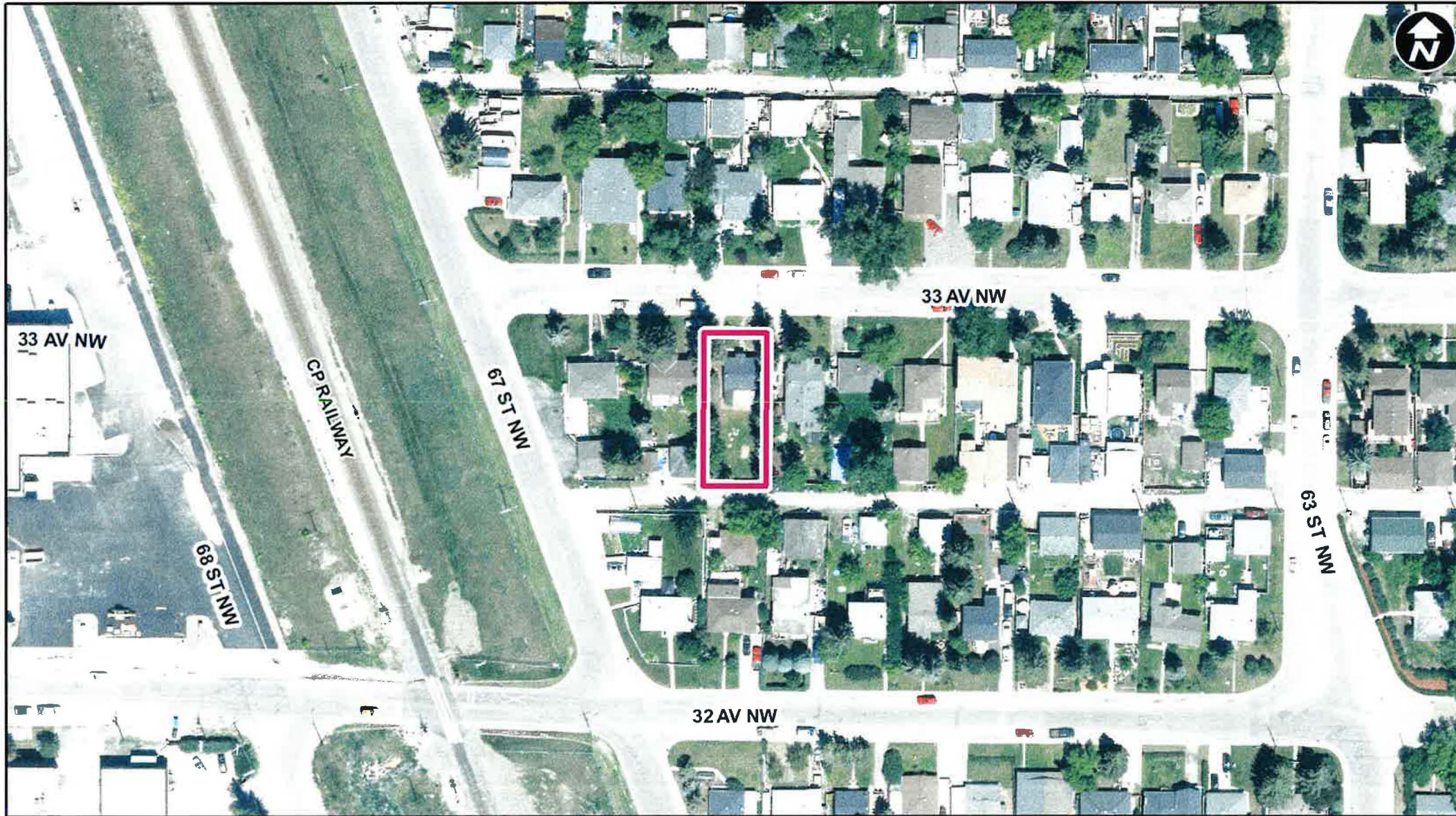
Give three readings to **Proposed Bylaw 185D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 6435 – 33 Avenue NW (Plan 5368V, Block 12, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.





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**
- 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

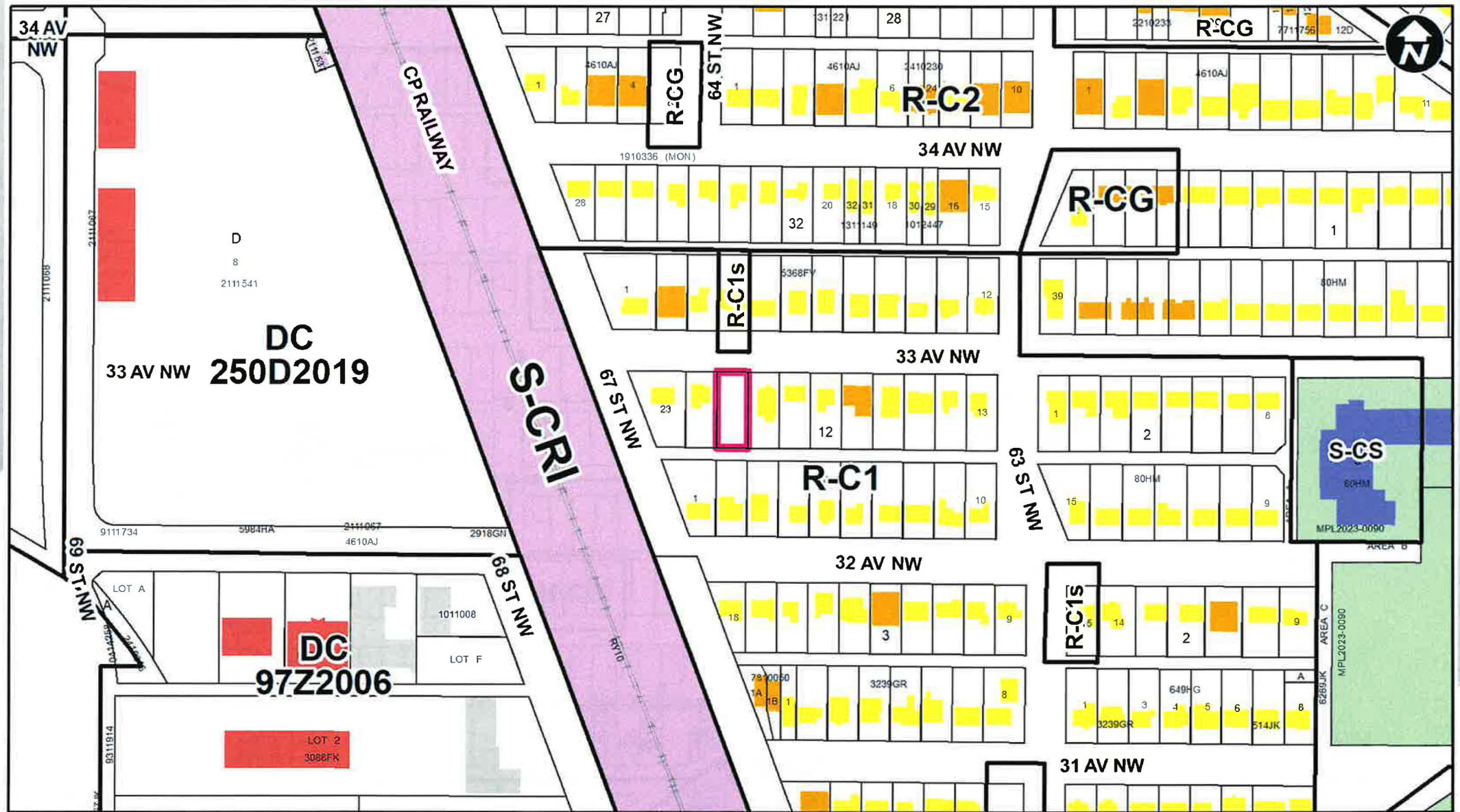
Parcel Size:

0.06 ha
15m x 37m

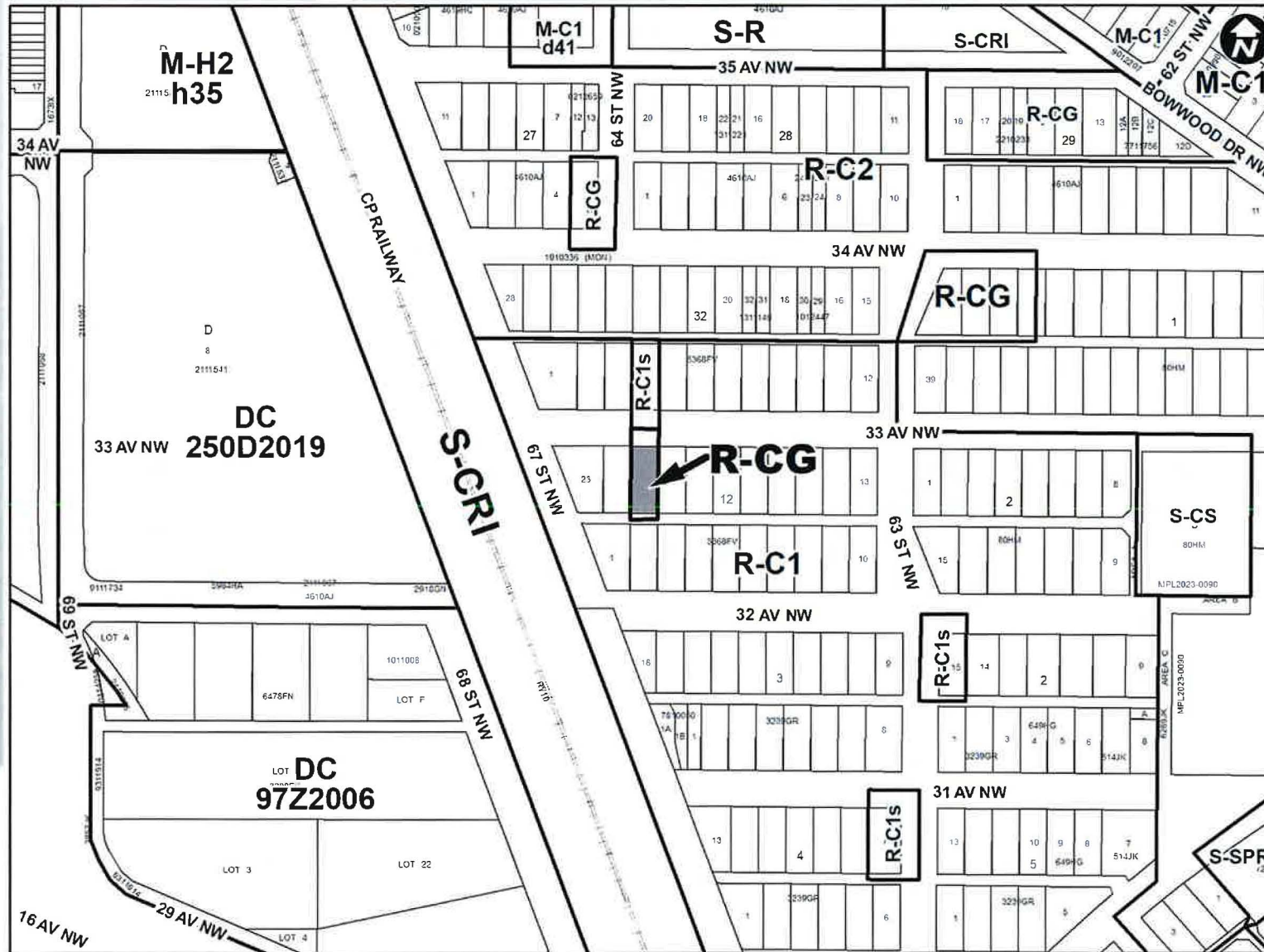
Surrounding Land Use

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 Land Use Map



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

- Allows for a variety of grade oriented building forms including rowhouses and townhouses
- Maximum building height: 11 metres
- Maximum density: 75 units per hectare (4 units)
- Parking: 0.5 stalls per unit/suite

Calgary Planning Commission's Recommendation:

That Council:

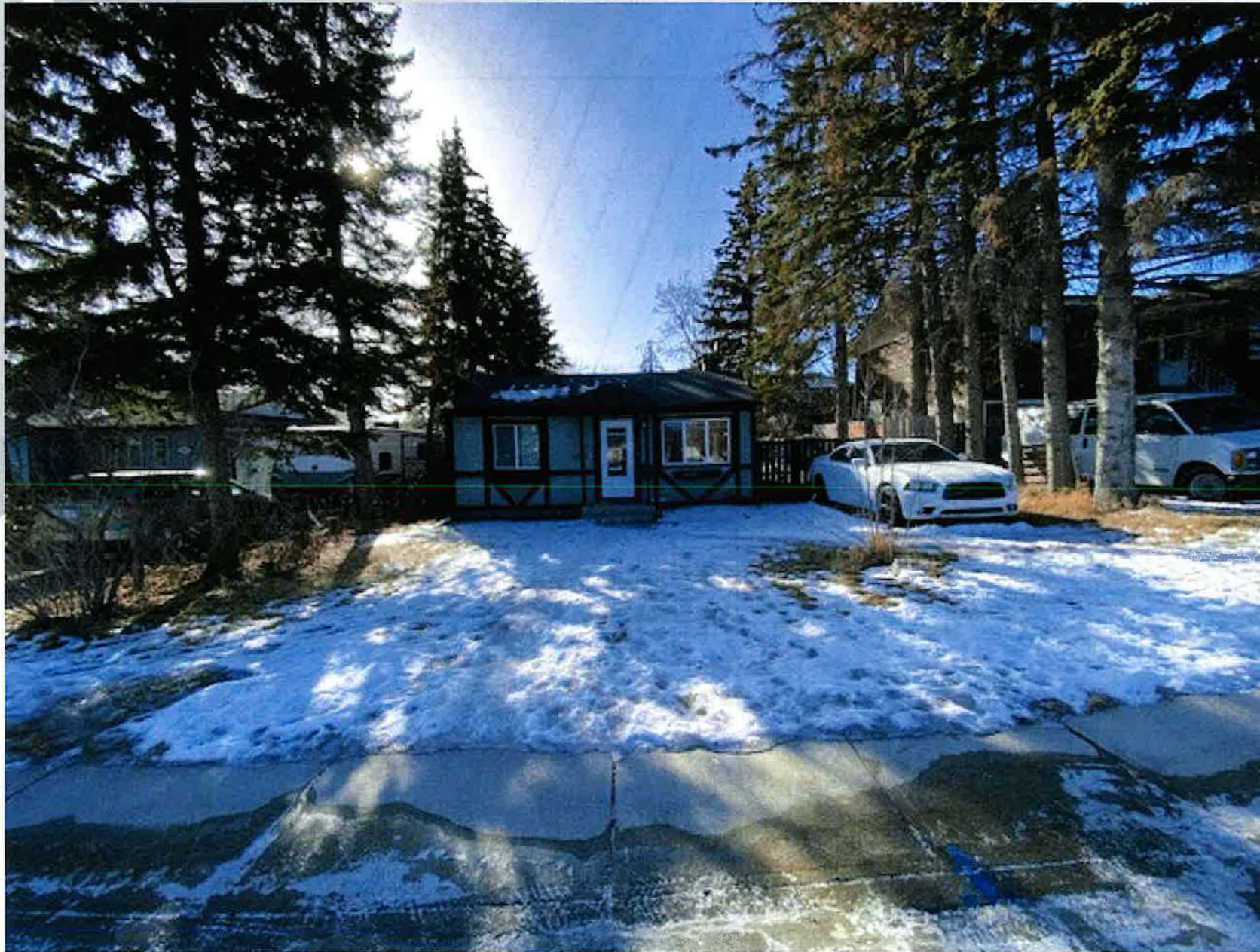
Give three readings to **Proposed Bylaw 185D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 6435 – 33 Avenue NW (Plan 5368V, Block 12, Lot 21) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map



Site Photo Looking South from 33 Avenue NW 10

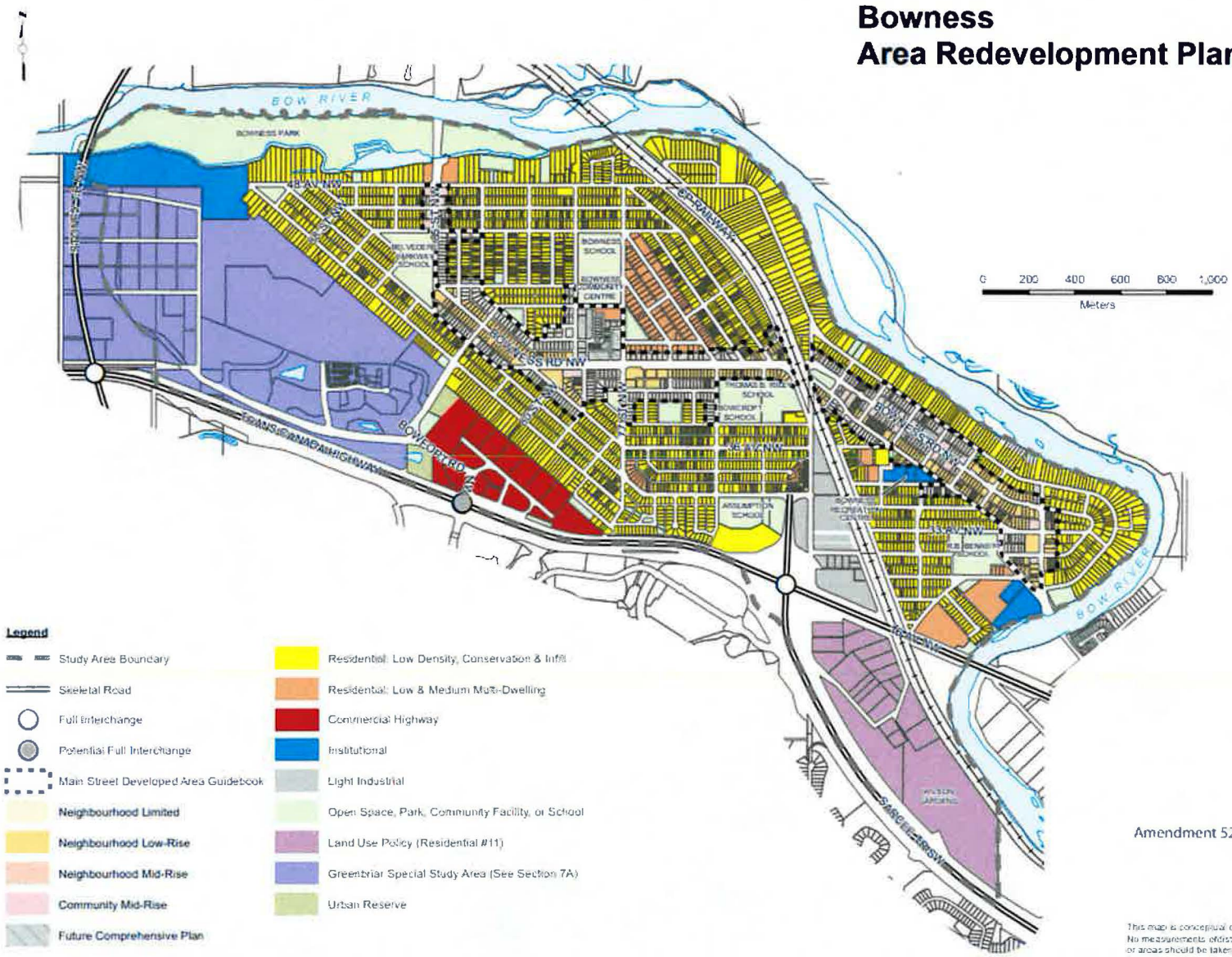


Site Photo Looking North from the Lane



Map 2 | Land Use Policy Areas

Bowness Area Redevelopment Plan



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

Amendment 52P2021

This map is conceptual only. No measurements, distances or areas should be taken from this map.