

# Public Hearing of Council

## Agenda Item: 7.2.6



# LOC2024-0053 /CPC2024-0586

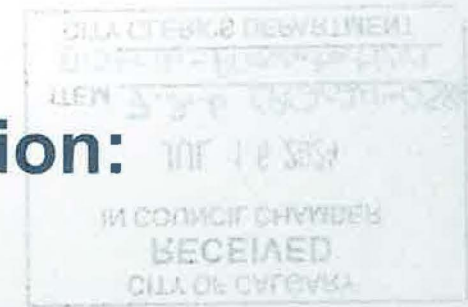
## Land Use Amendment

July 16, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 16 2024  
ITEM: 7.2.6 CPC2024-0586  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT



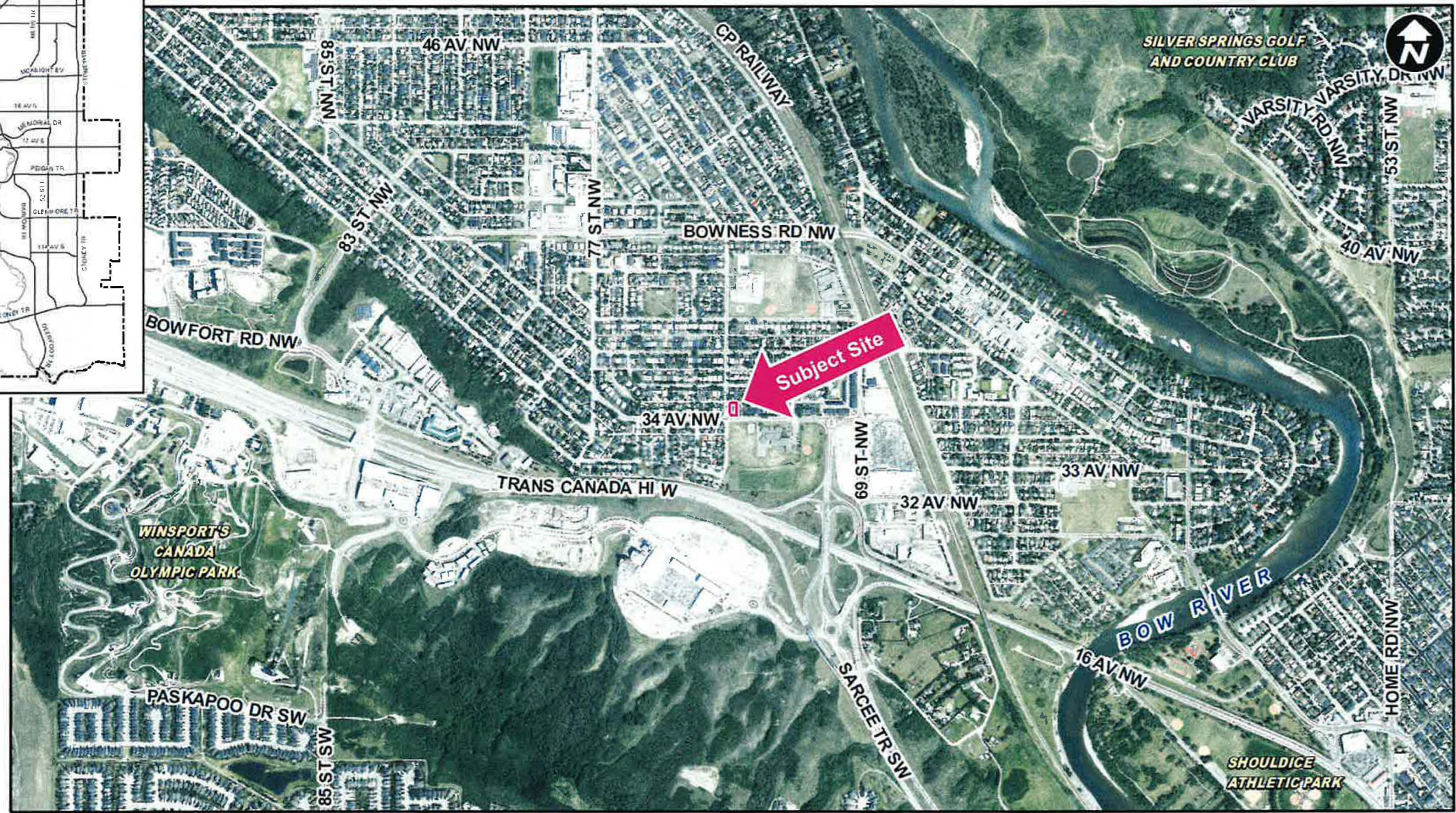
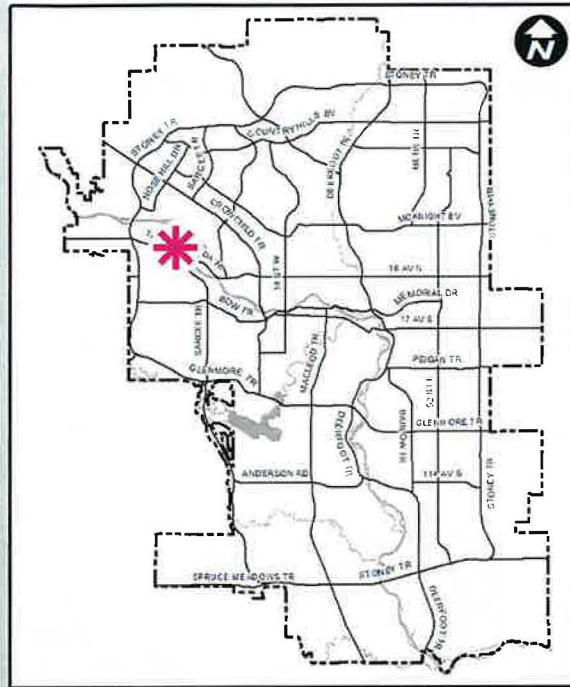
# Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 212D2024** for the redesignation of 0.08 hectares ± (0.21 acres ±) located at 7348 – 34 Avenue NW (Plan 3902JK, Block 2, Lot 20) 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

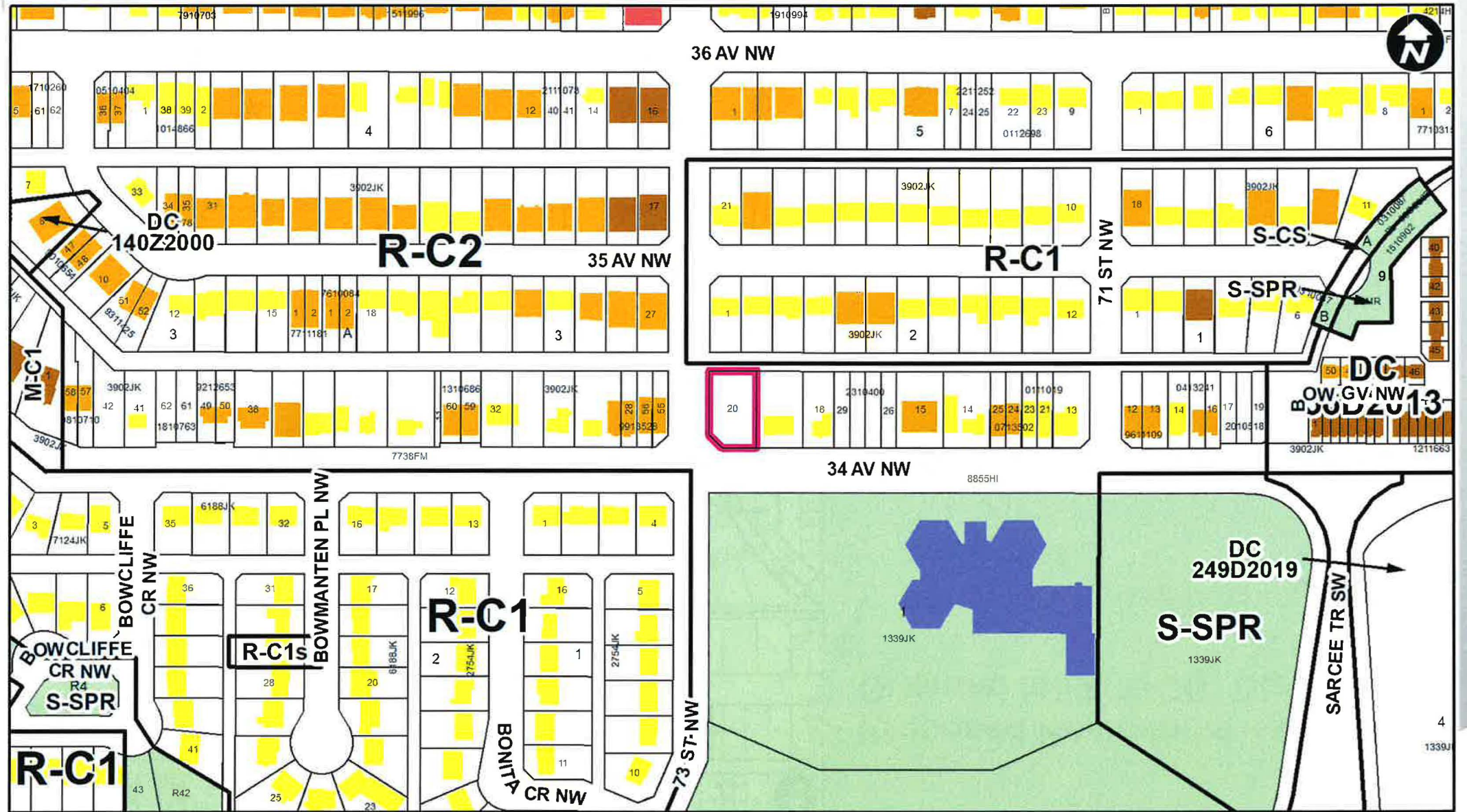
**Parcel Size:**

0.08 ha  
23m x 37m



# Surrounding Land Use

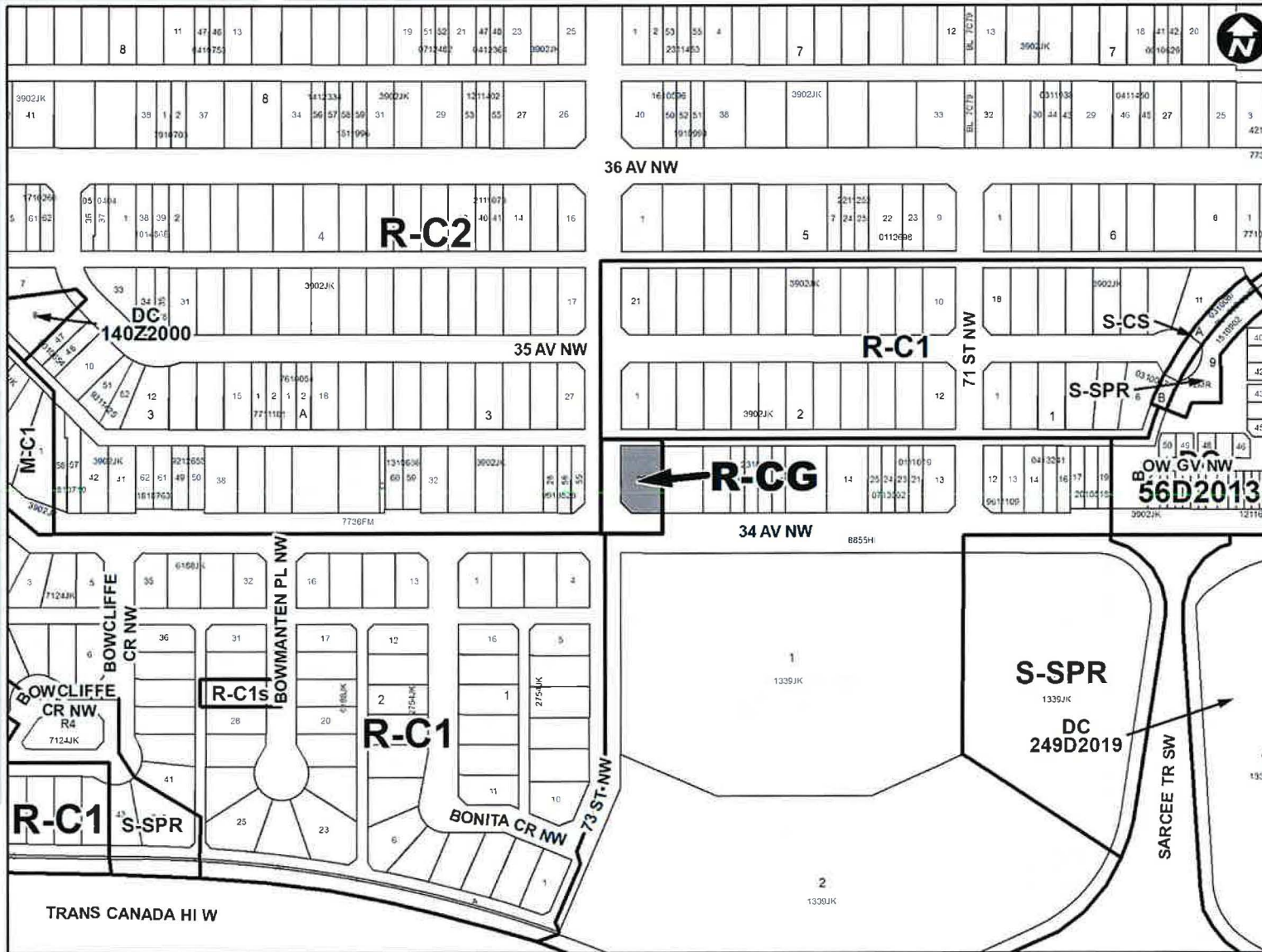
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





# Proposed Land Use Map

6



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

- Allows rowhouse buildings and townhouses
- Maximum density of 75 units per hectare (up to 6 units)
- Maximum building height of 11 metres



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 212D2024** for the redesignation of 0.08 hectares  $\pm$  (0.21 acres  $\pm$ ) located at 7348 – 34 Avenue NW (Plan 3902JK, Block 2, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

# Supplementary Slides



# Existing Land Use Map

