



Public Hearing of Council

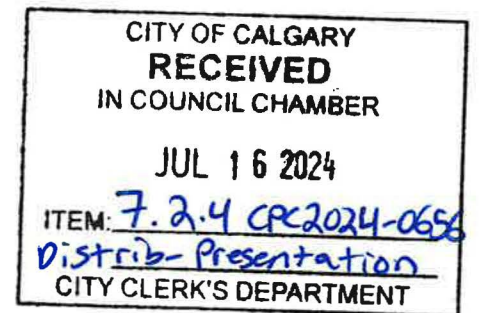
Agenda Item: 7.2.4



LOC2024-0059 / CPC2024-0656

Land Use Amendment

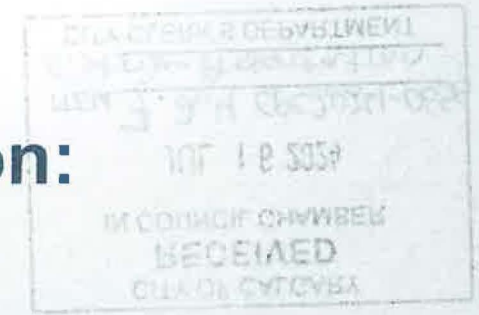
July 16, 2024

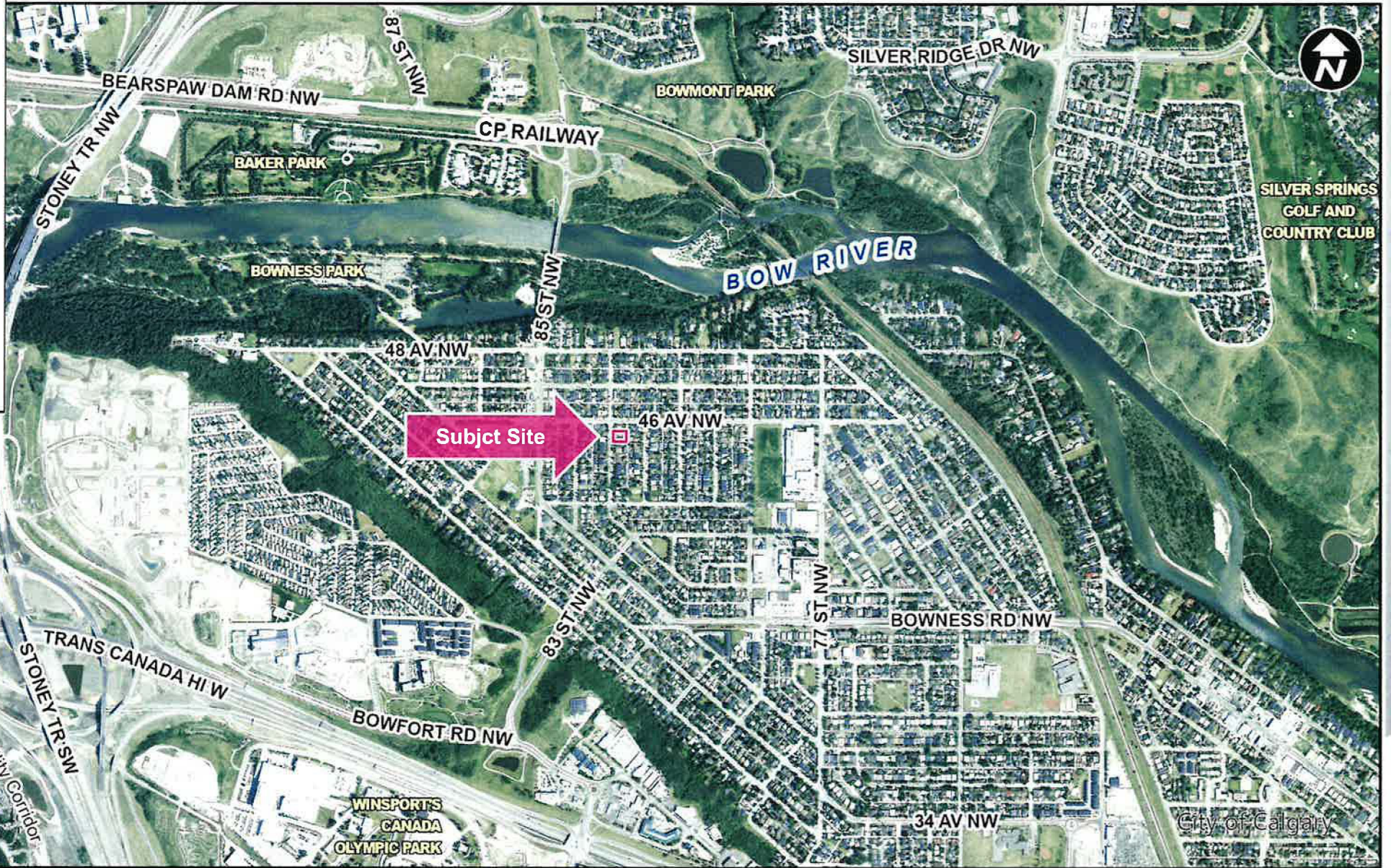
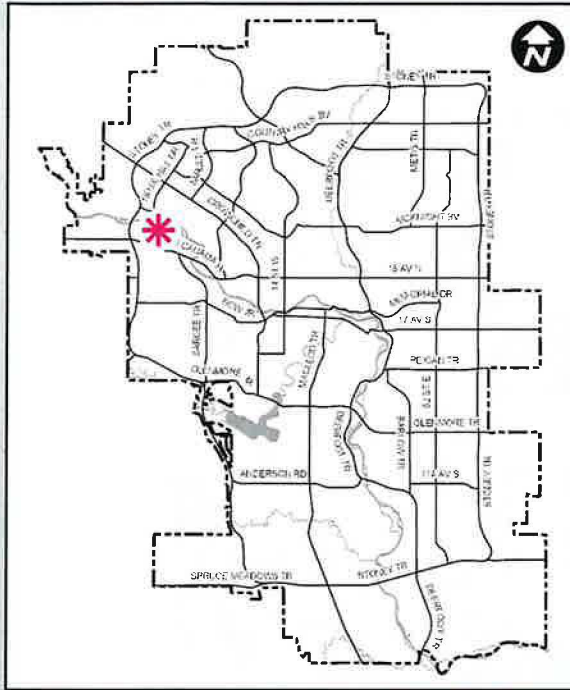


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 213D2024** for the redesignation of 0.11 hectares \pm (0.28 acres \pm) located at 4648 and 4652 – 83 Street NW (Plan 2660AP, Block 13, Lots 2 and 3) 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



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- 600m buffer from LRT station
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 - LRT Line**
 - Blue
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 - Max BRT Stops**
 - Orange
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 - Teal
 - Yellow
 - Bus Stop

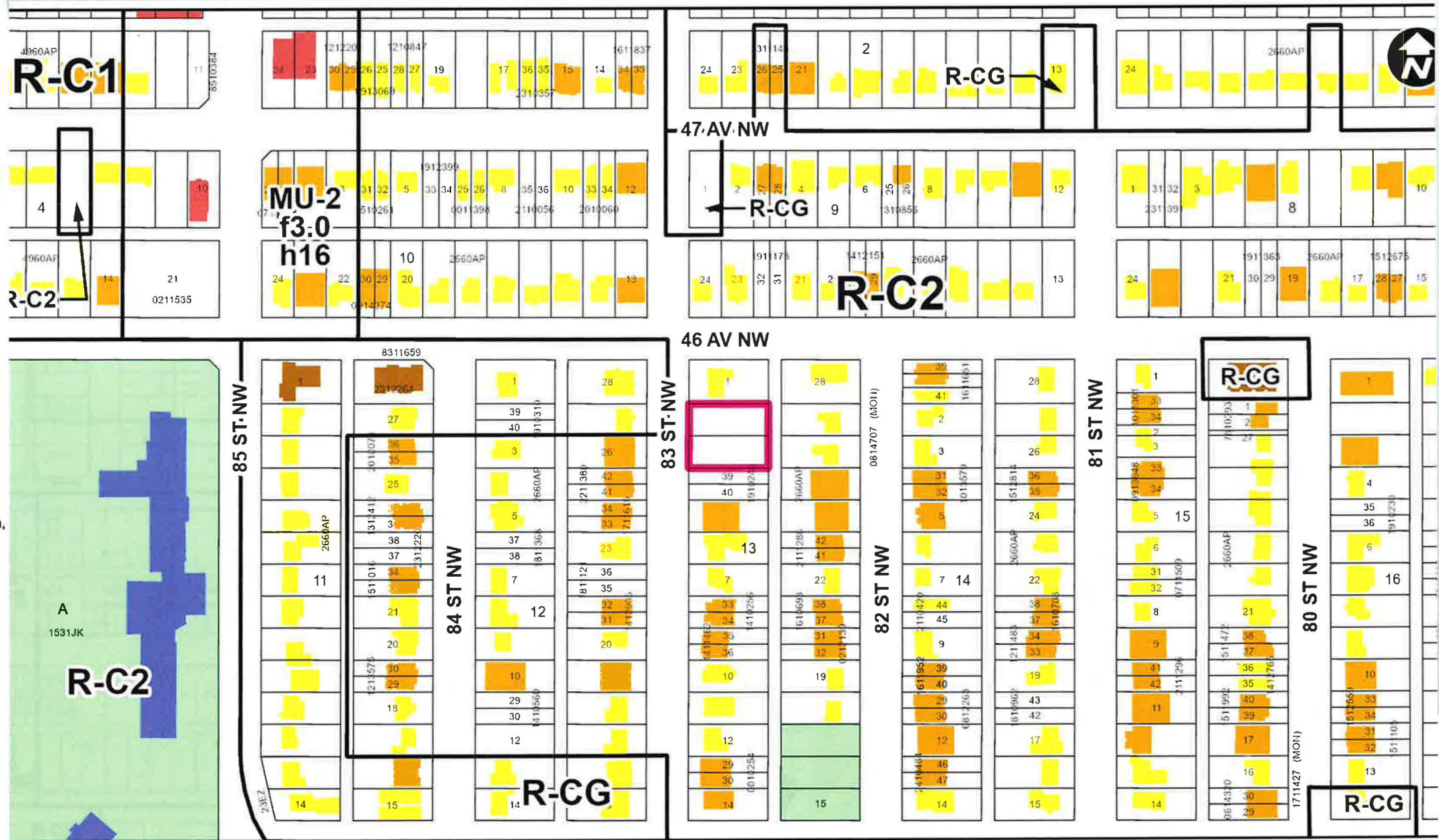
Parcel Size:

0.11 ha
30m x 37m

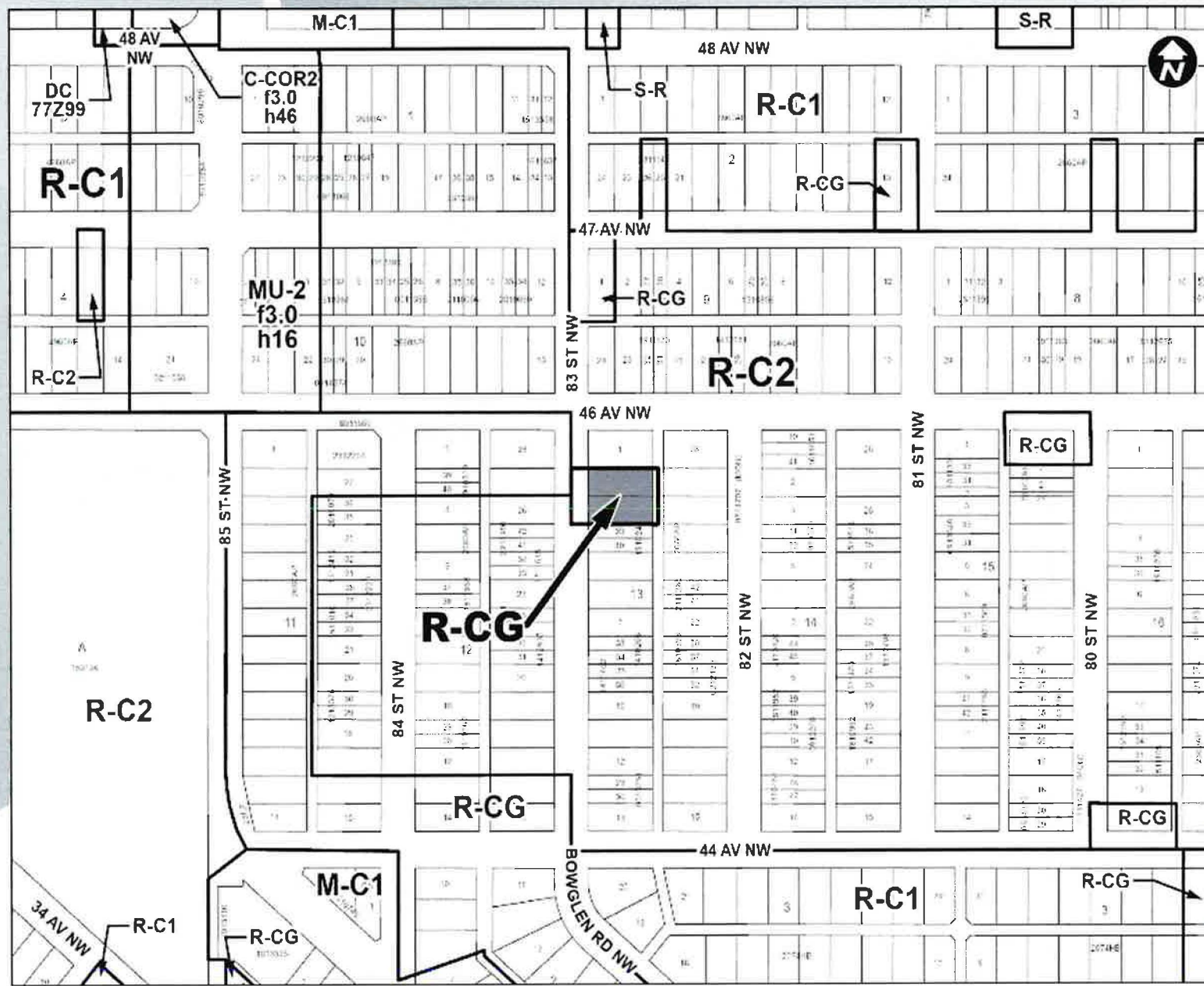
Surrounding Land Use

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 District:

- Allows rowhouses and townhouses
- Maximum density of 75 dwelling units per hectare
- Maximum building height of 11 metres.

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Supplementary Slides

Existing Land Use Map





View looking East from 83 Street NW



View looking West from Lane