



Public Hearing of Council

Agenda Item: 7.2.8



LOC2024-0083 / CPC2024-0590

Land Use Amendment

July 16, 2024

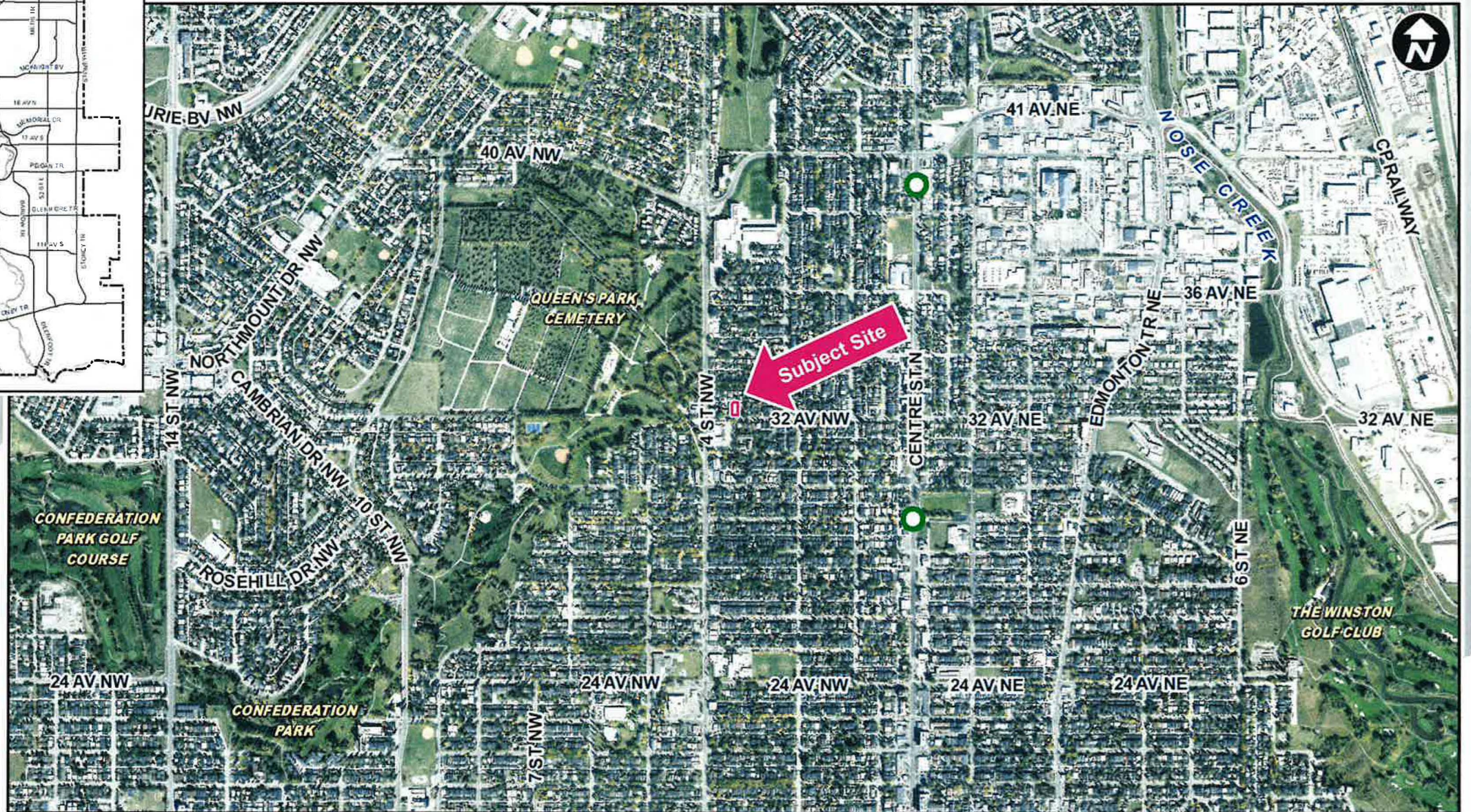
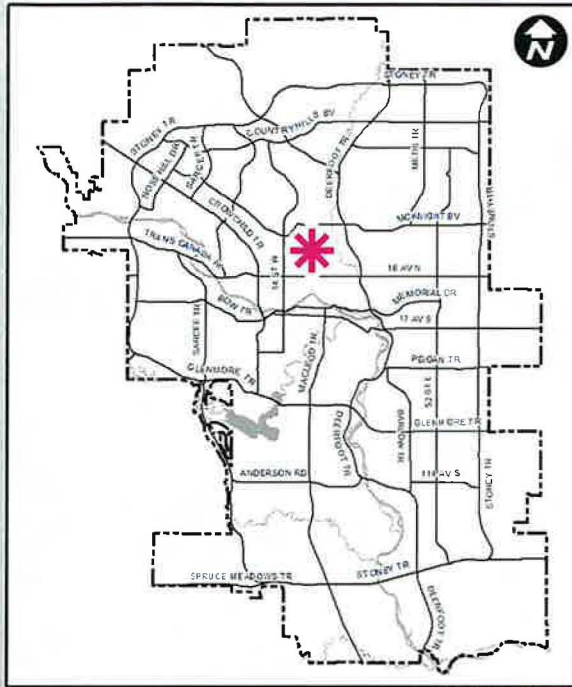
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.8 CPC2024-0590
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 215D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 440 – 32 Avenue NW (Plan 3674S, Block 7, Lots 10 and 11 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

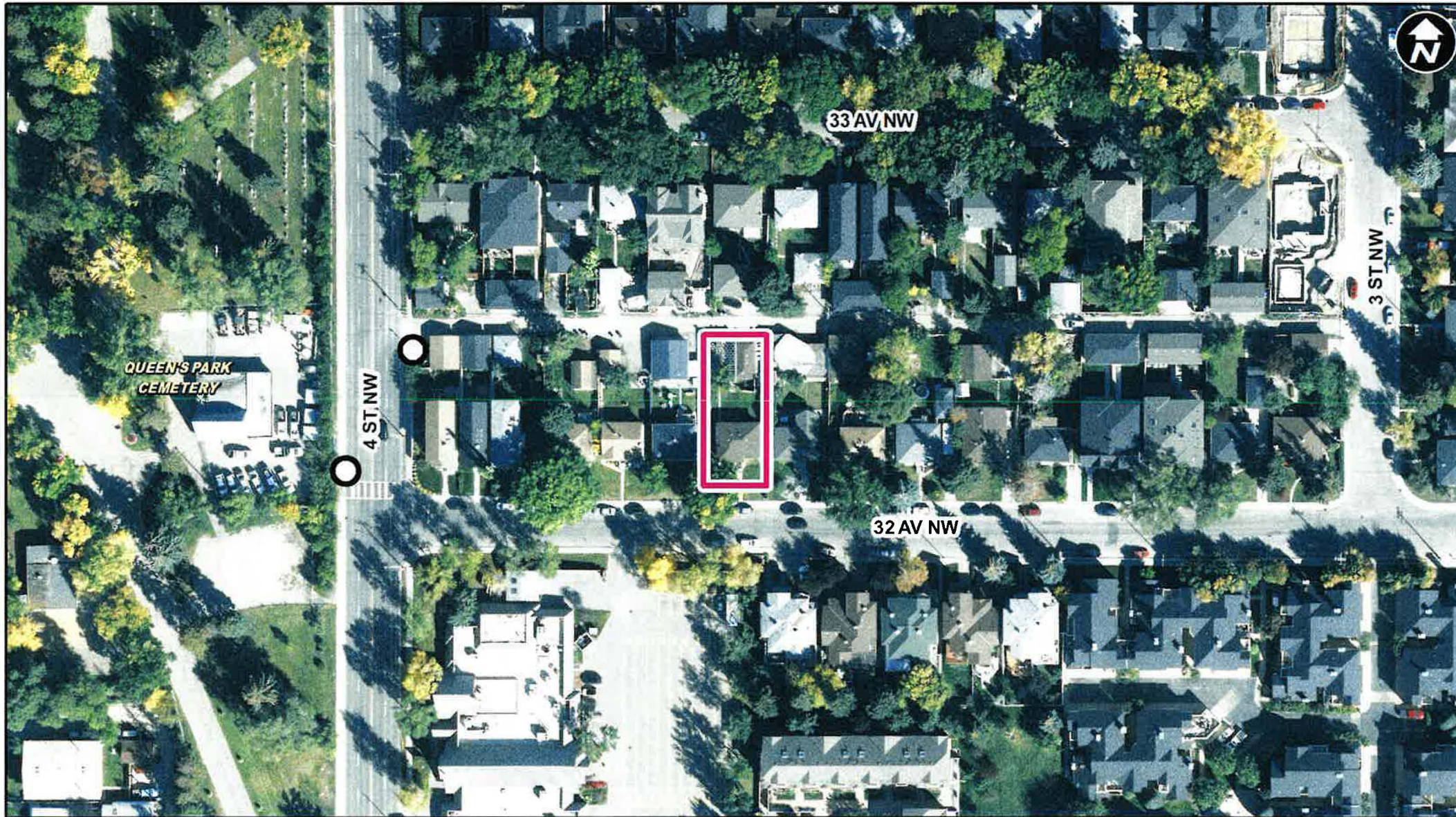
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



LEGEND

○ Bus Stop

Parcel Size:

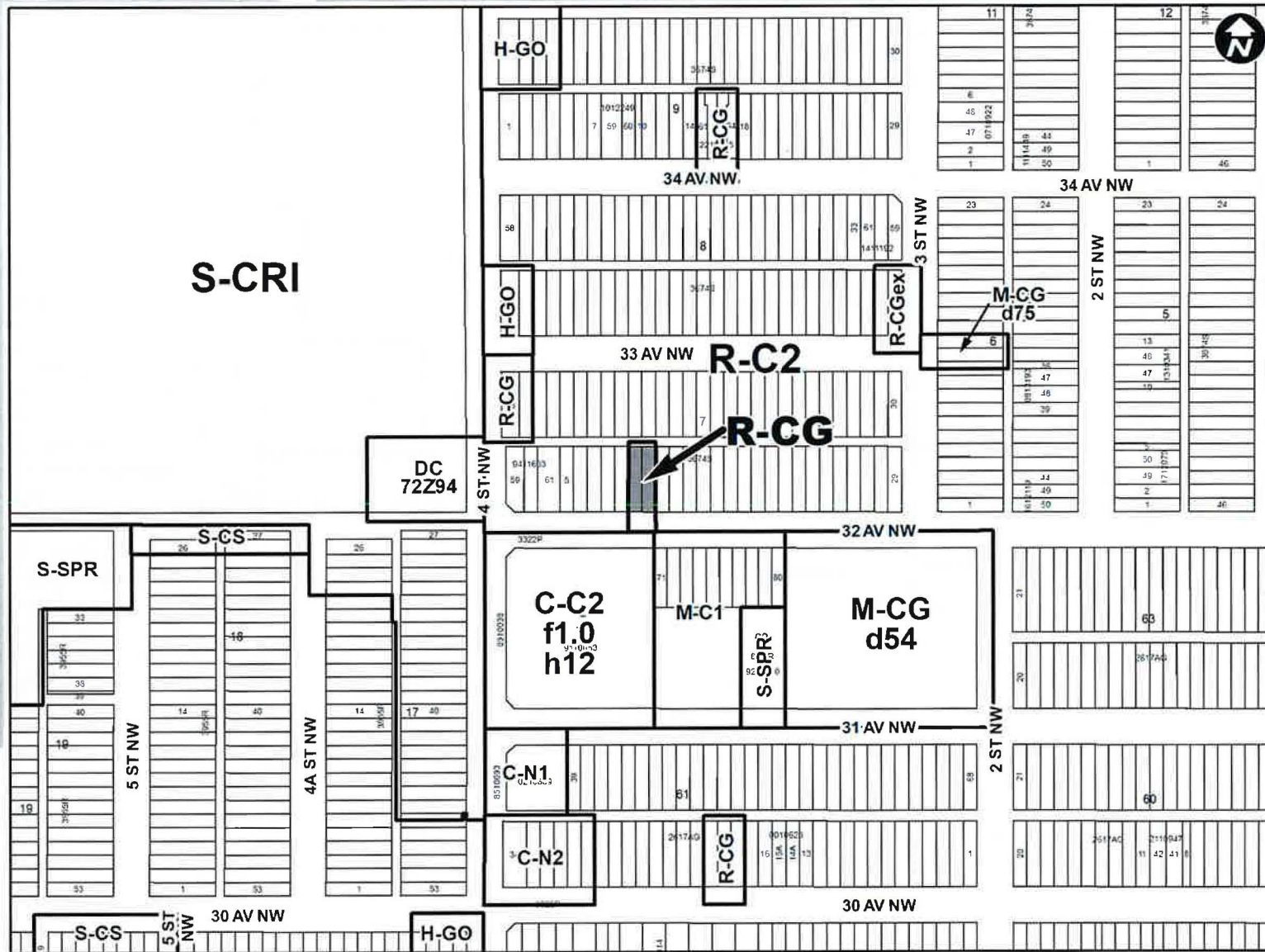
0.06 ha
15m x 37m

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

- Allows rowhouses and townhouses.
- Maximum density of 75 dwelling units per hectare (up to 4 units).
- Maximum building height of 11 metres.

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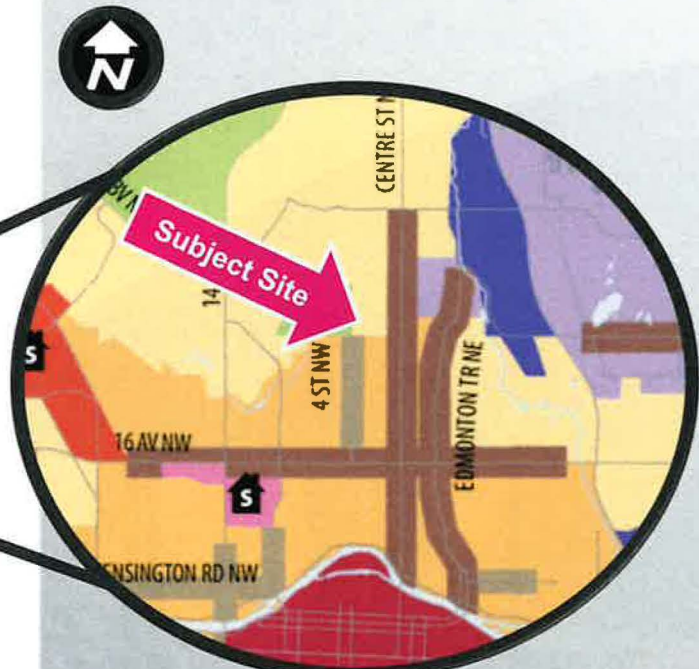
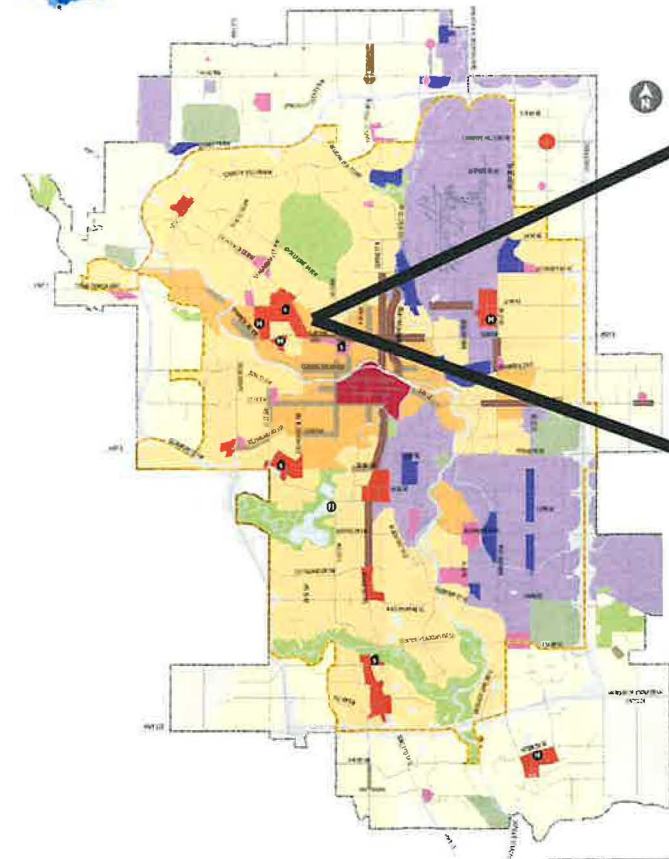
Supplementary Slides

Existing Land Use Map





1 Urban Structure



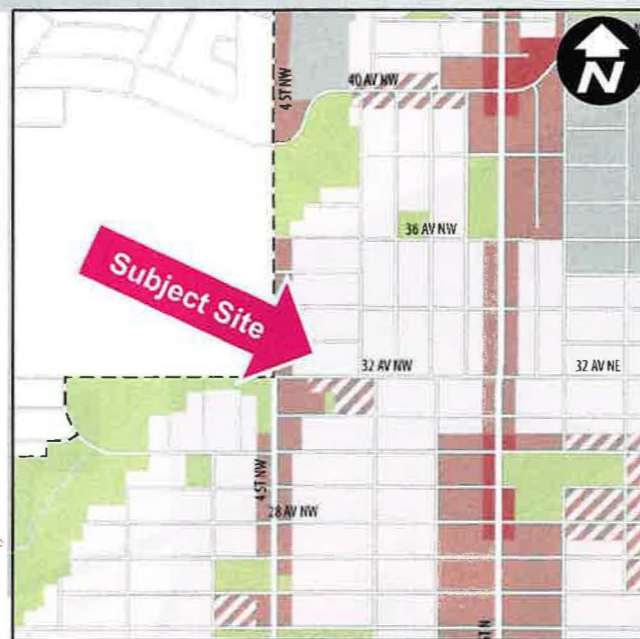
Municipal Development Plan

Map 1: Urban Structure

- Located in the Developed Residential – Established area.
- Support modest intensification that respects scale and character of neighbourhood.
- Encourage redevelopment to make more efficient use of infrastructure.



Map 3:
Urban Form



Map 4:
Building Scale



North Hill Communities Local Area Plan

Map 3: Urban Form and Map 4: Building Scale

- Neighbourhood Local Category
- Limited building scale modifier (three-storeys)
- Encourages a range of housing types.
- Building forms containing three or more units are supported.