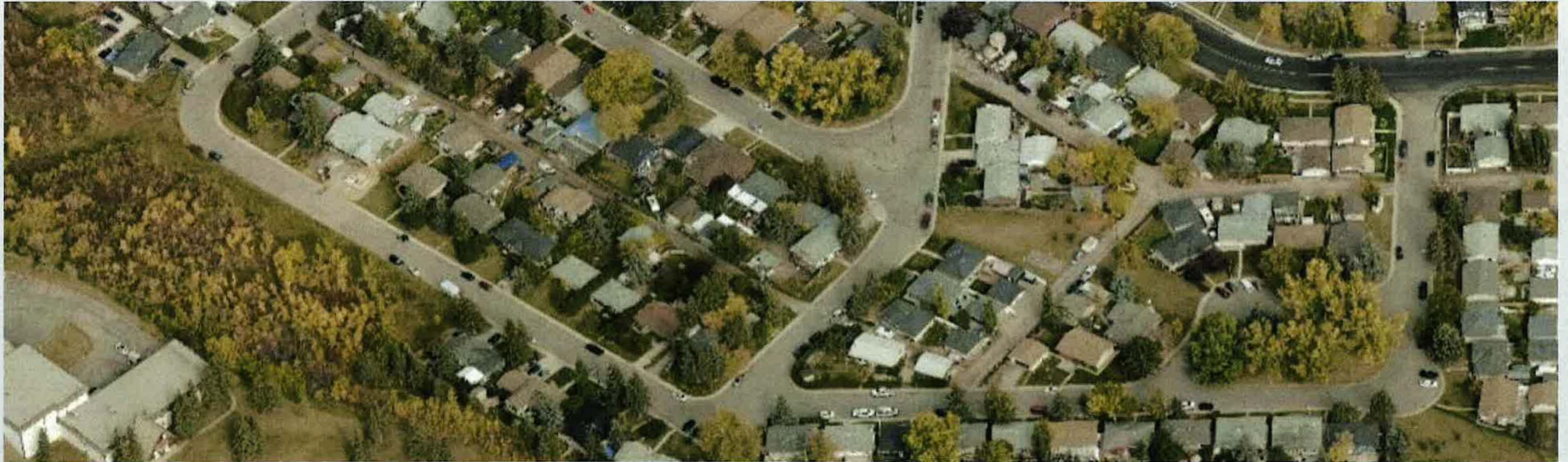




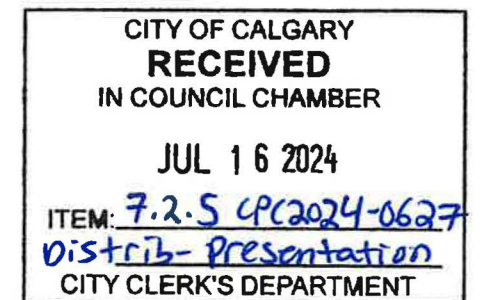
# Public Hearing of Council

Agenda Item: 7.2.5



## LOC2024-0073 / CPC2024-0627 Land Use Amendment

July 16, 2024

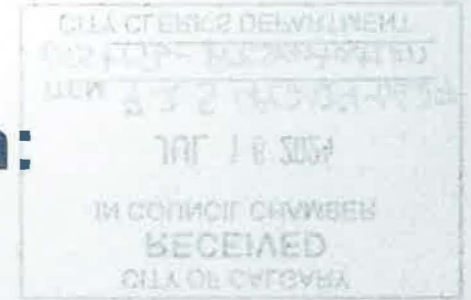




# Calgary Planning Commission's Recommendation:

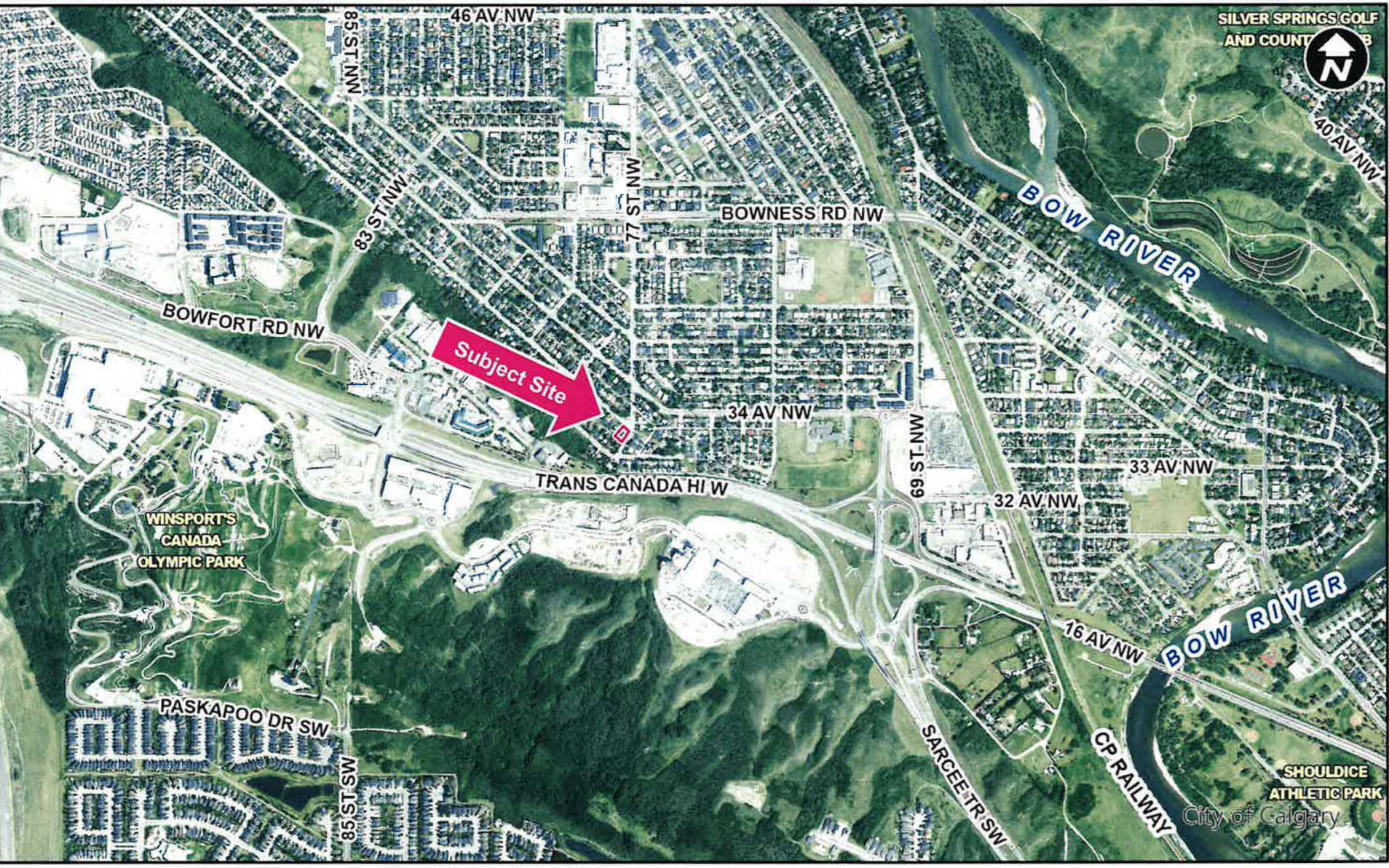
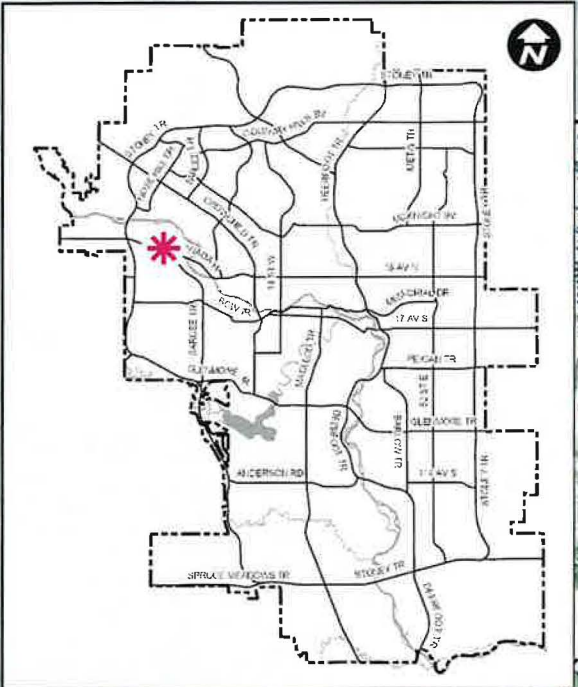
That Council:

Give three readings to **Proposed Bylaw 216D2024** for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 3313 – 77 Street NW (Plan 8725HM, Block 2, Lot 9) from Residential – Contextual One Dwelling (R-C1) District to Residential – Grade-Oriented Infill (R-CG) District.





# Location Map



### 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:

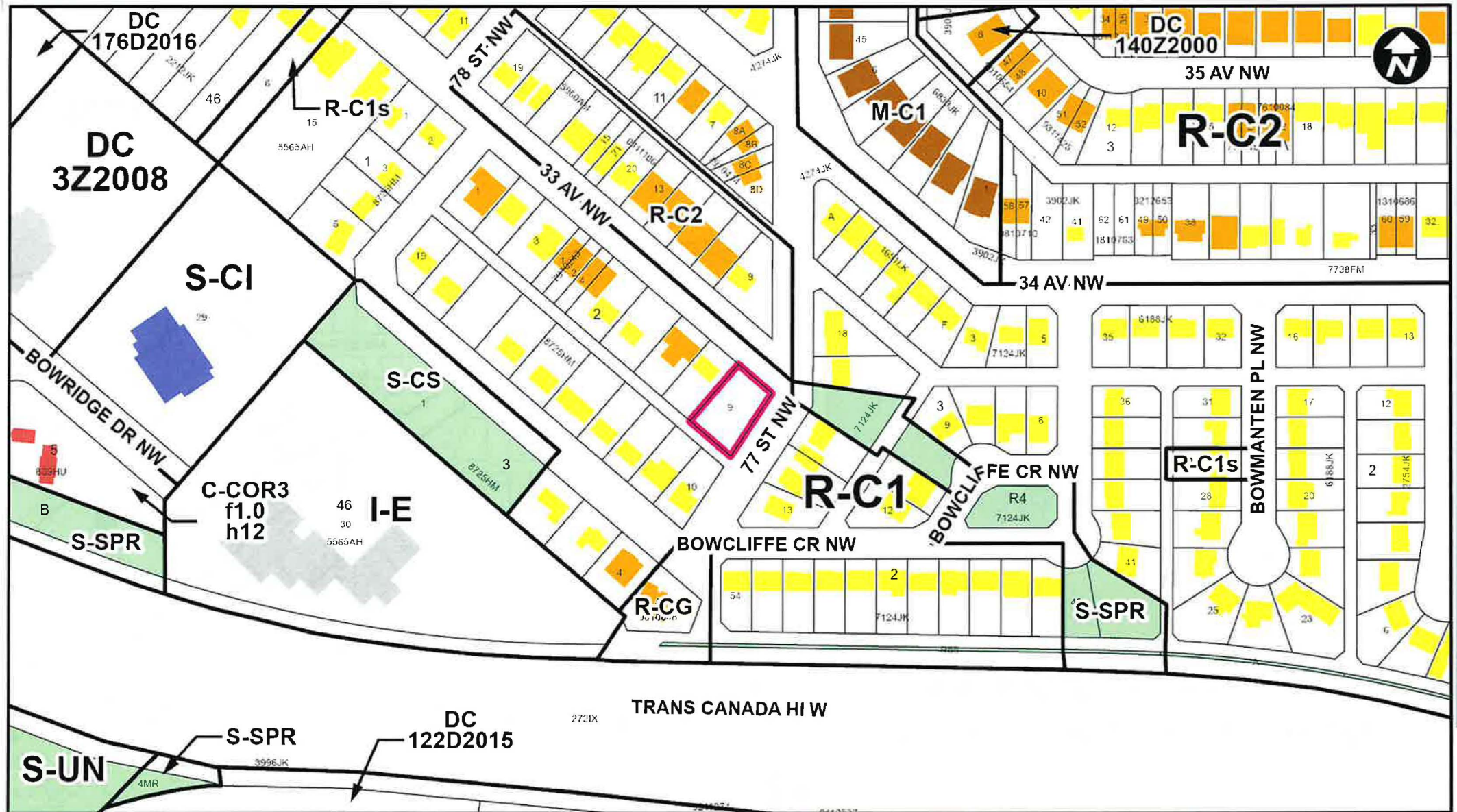
0.09 ha  
24m x 36m



# 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









## Calgary Planning Commission's Recommendation:

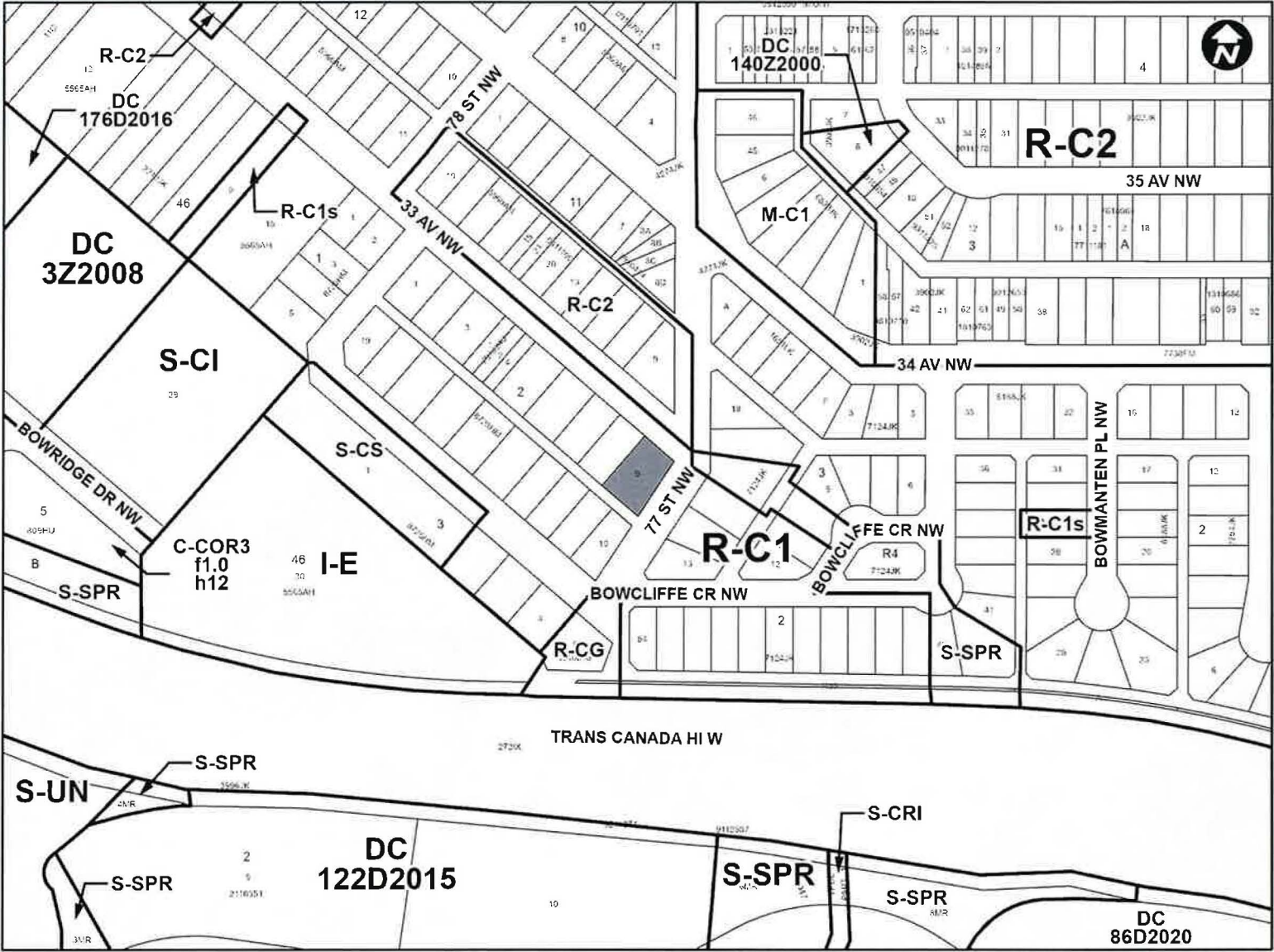
That Council:

Give three readings to **Proposed Bylaw 216D2024** for the redesignation of 0.09 hectares  $\pm$  (0.22 acres  $\pm$ ) located at 3313 – 77 Street NW (Plan 8725HM, Block 2, Lot 9) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District.

# Supplementary Slides



# Existing Land Use Map







View of rear lane from 77 ST NW looking west





View of parcel from 77 ST NW looking southwest