



# Public Hearing of Council

## Agenda Item: 7.2.31



**LOC2023-0211 / CPC2023-1266**

**Land Use Amendment**

February 6, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: CPC 7.2.31 - CPC2023-1266  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT



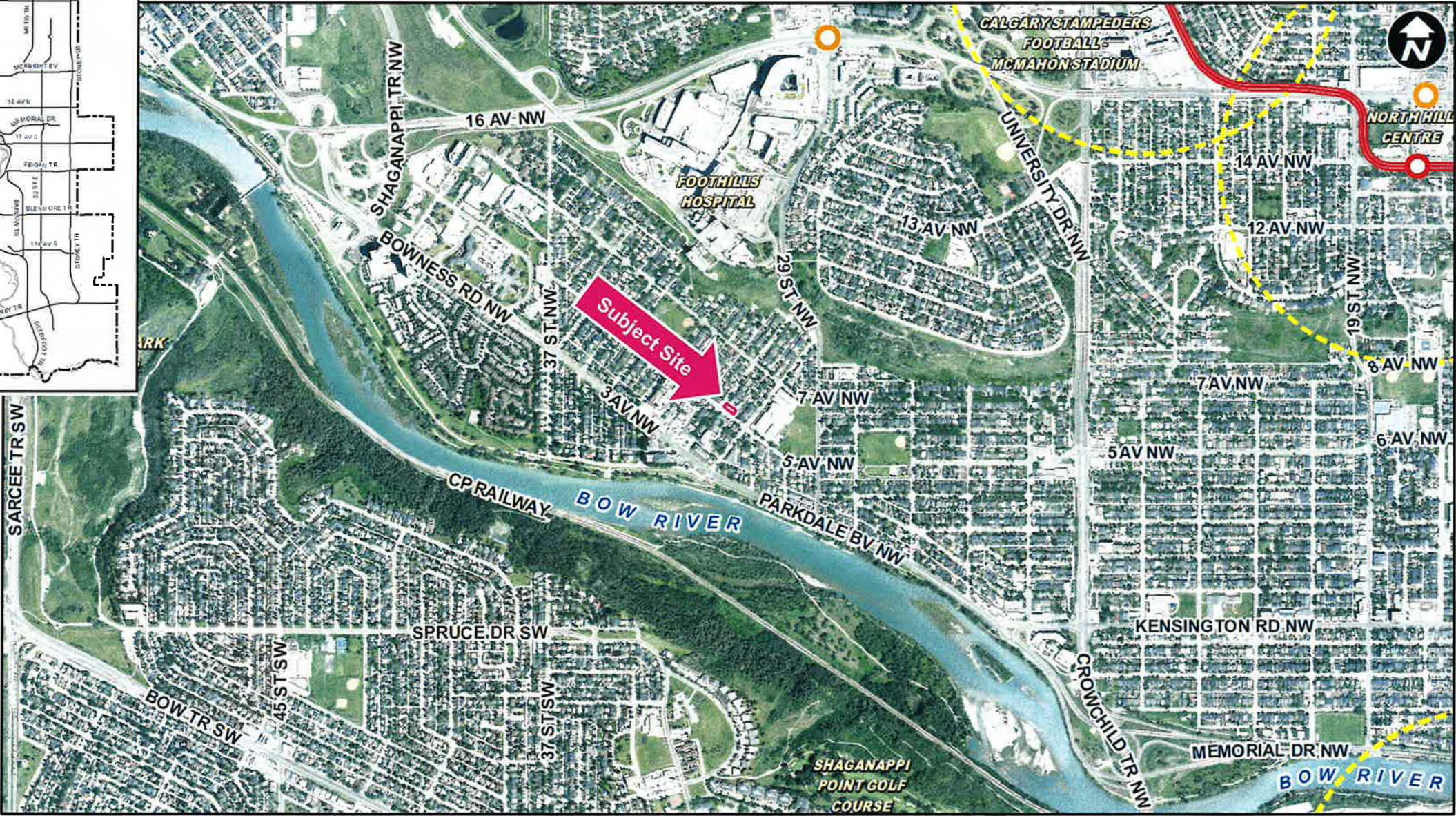
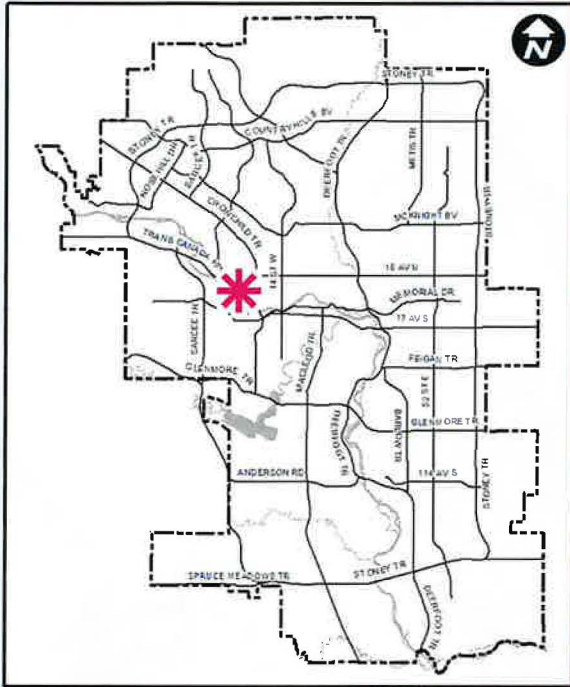
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 32D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 704 – 33 Street NW (Plan 8321AF, Block 53, Lots 21 and 22) 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





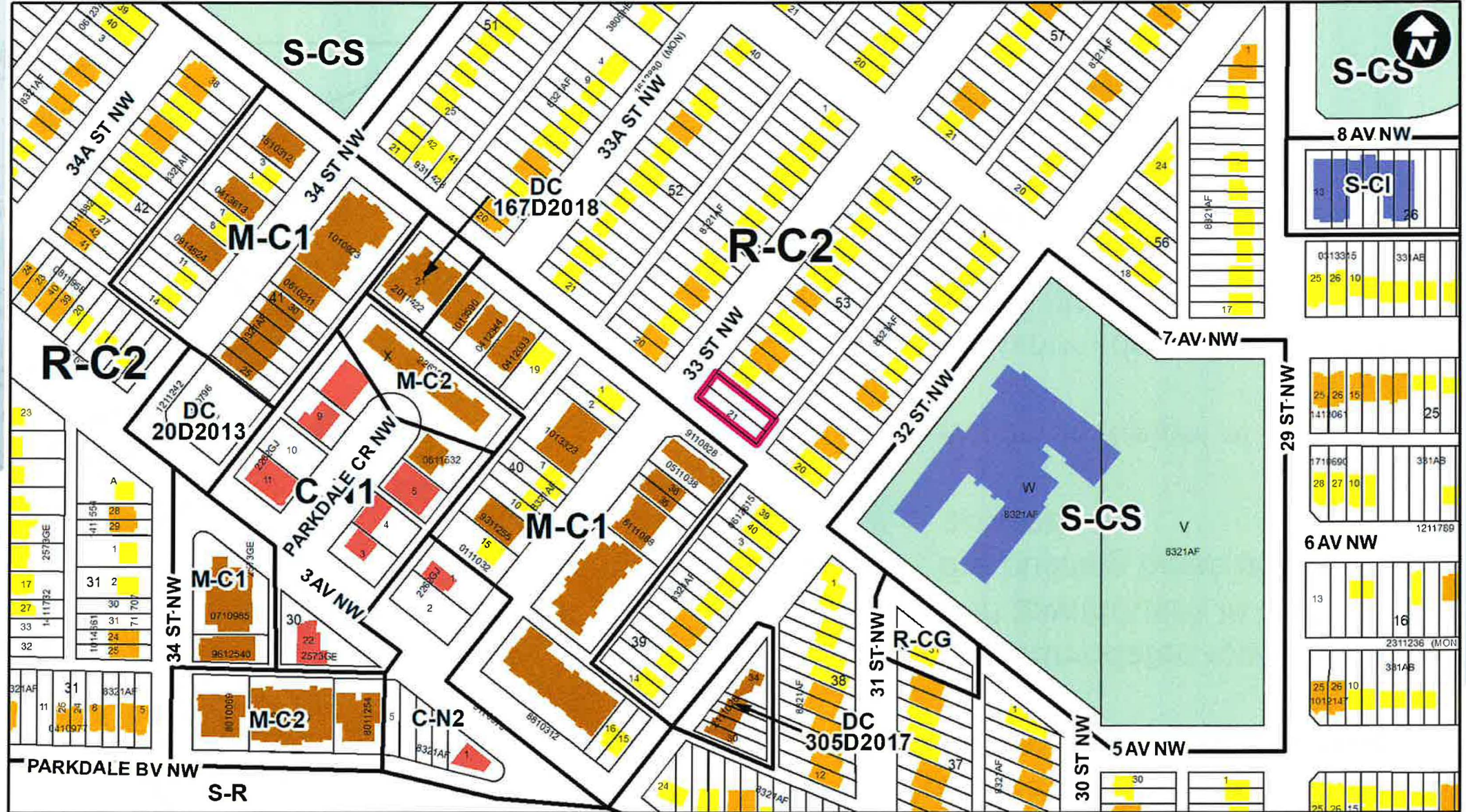
Parcel Size:  
0.06 ha

15m x 36m



### 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



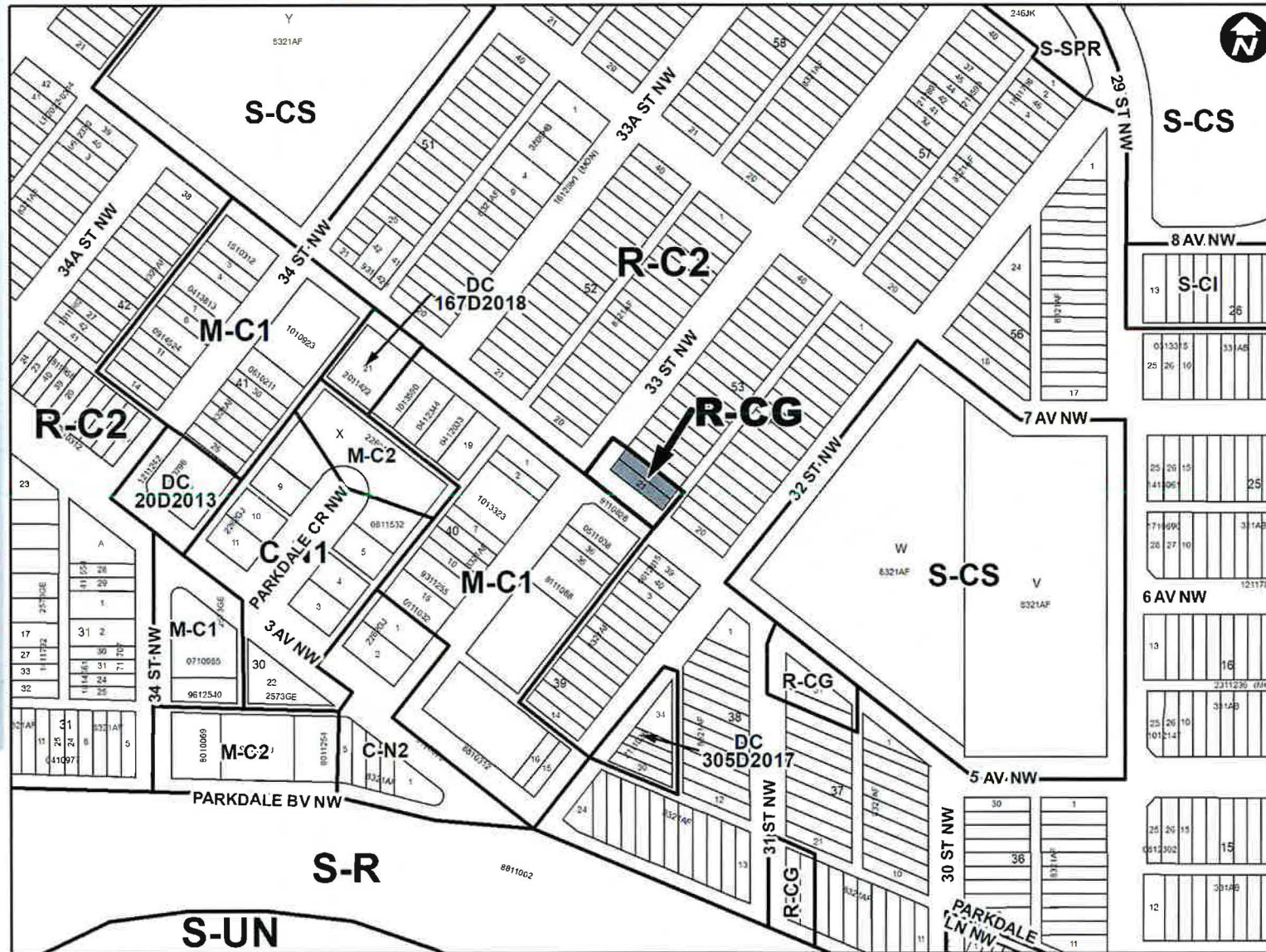


# Proposed Land Use Map



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

- Accommodates rowhouses and townhouses in addition to the building types already allowed
- Maximum height of 11 metres
- Maximum density of 75 units per hectare
- Maximum 4 dwelling units
- Minimum 0.5 stalls per dwelling unit and suite





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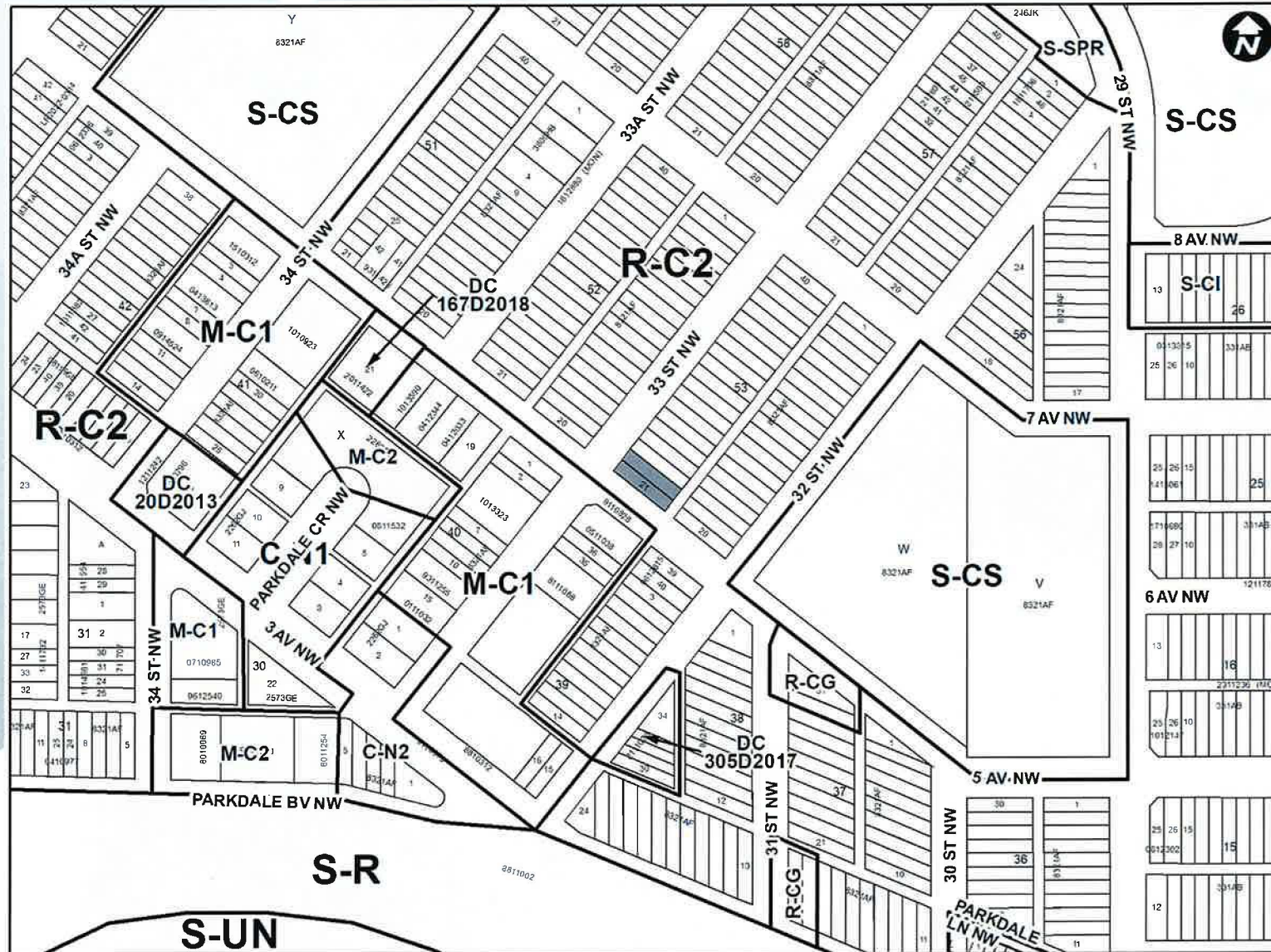
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# Supplementary Slides



# Existing Land Use Map



## Existing Land Use District:

- Residential – Contextual One / Two Dwelling (R-C2) District
- Maximum height 10 metres











