



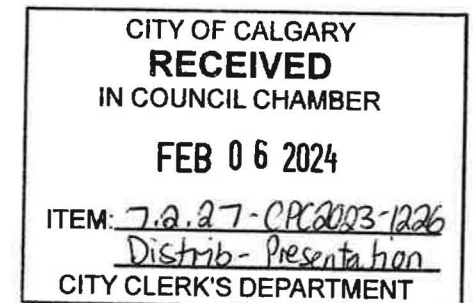
Public Hearing of Council

Agenda Item: 7.2.27



LOC2023-0074 / CPC2023-1226 Land Use Amendment

February 6, 2024

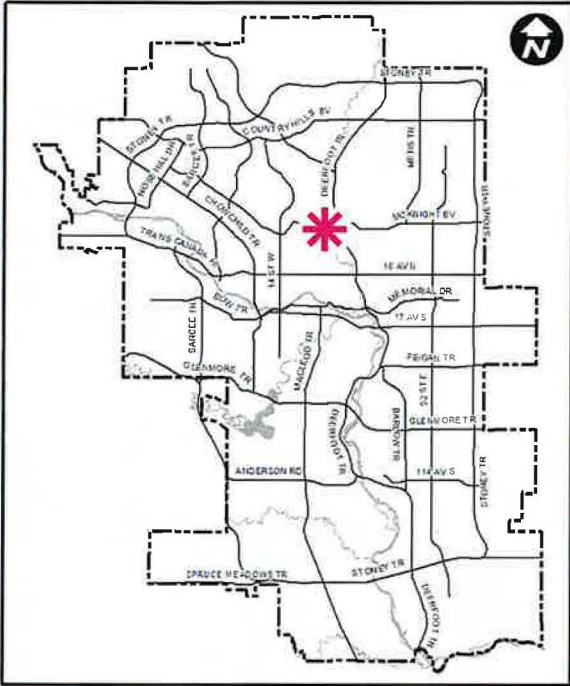




Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 33D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 339 Greenfield Road NW (Plan 6514HW, Block 6, Lot 27) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

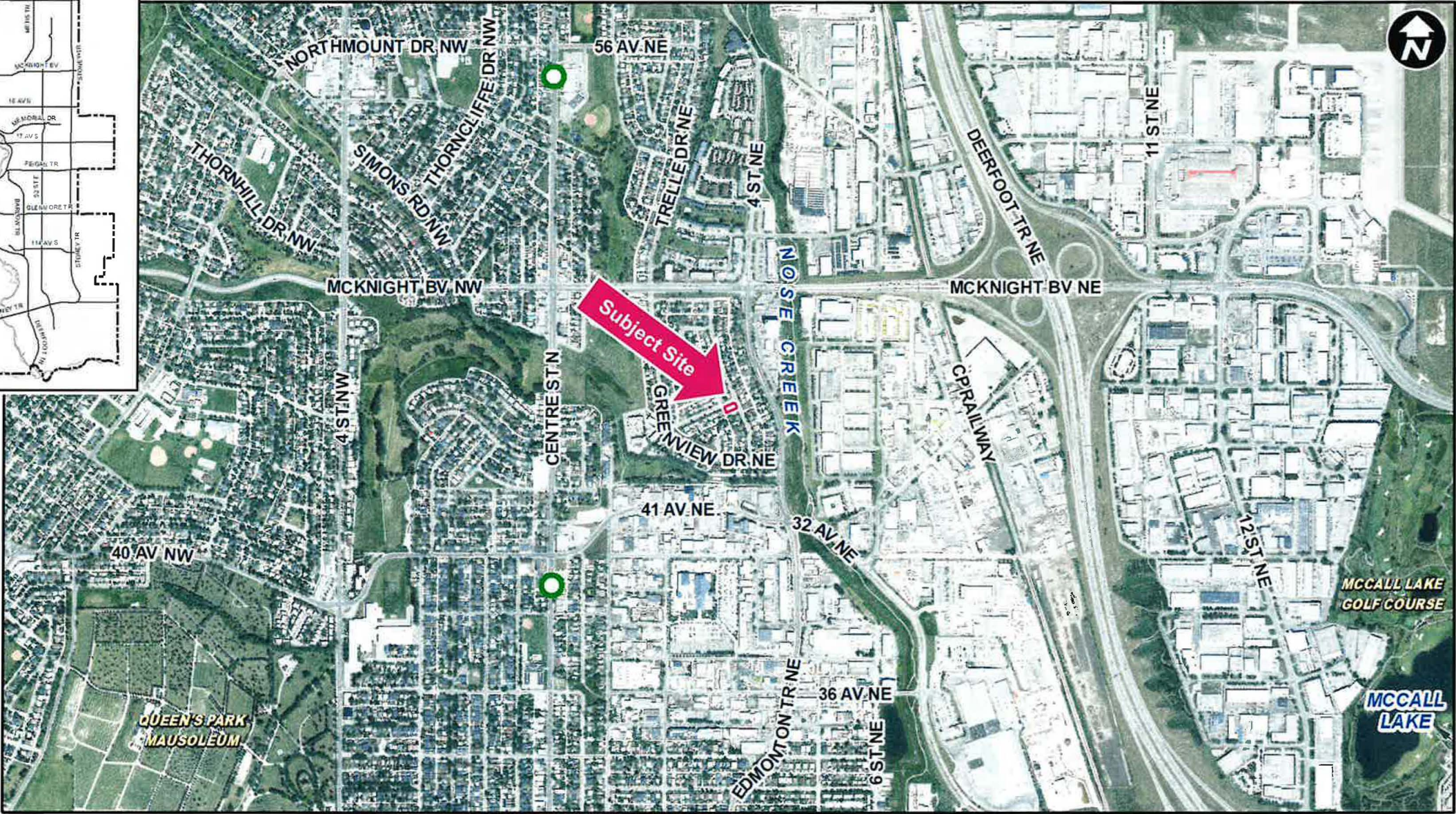


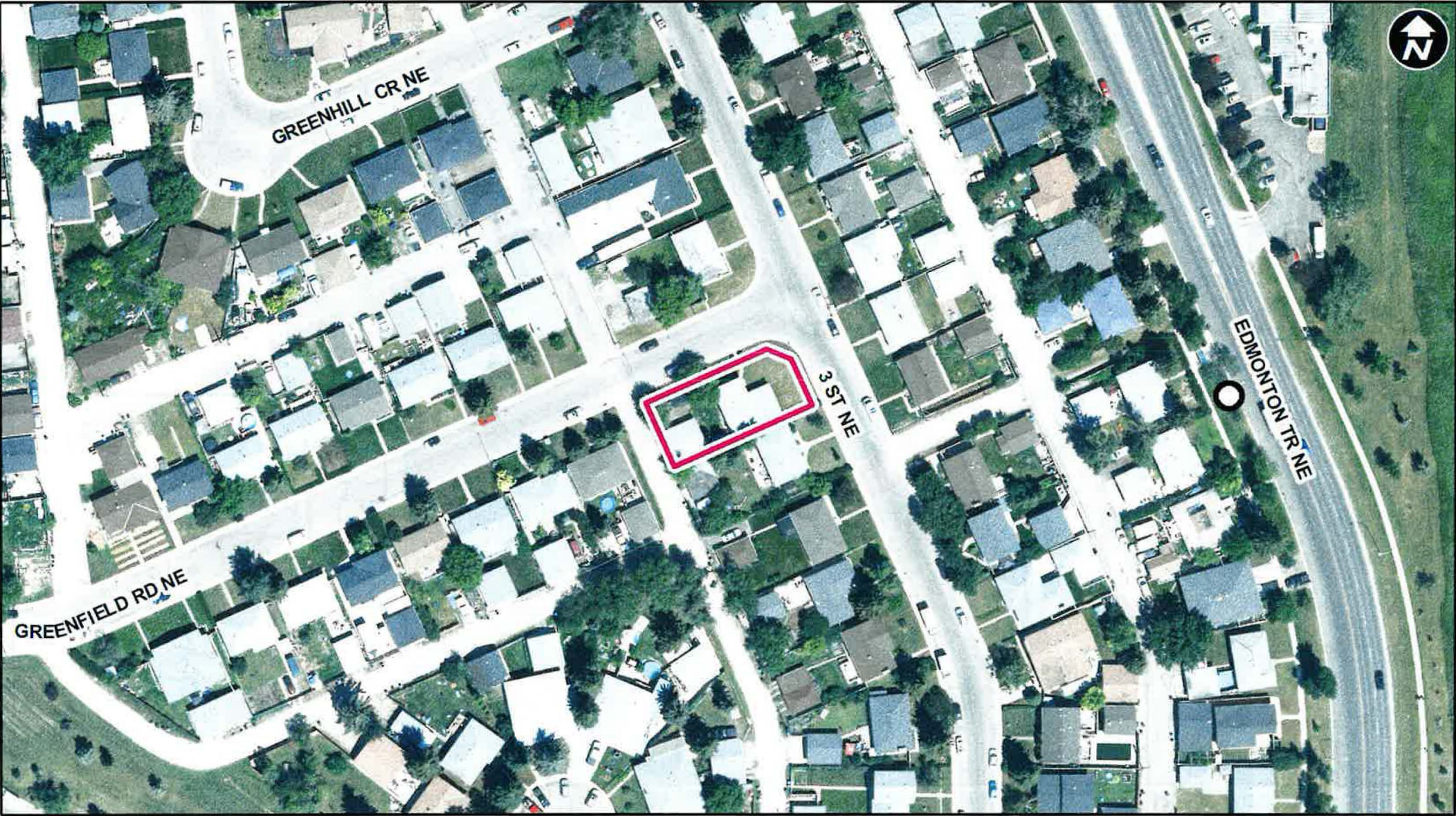
LEGEND

LRT Stations

Green (Future)

Land Use Site Boundary





LEGEND

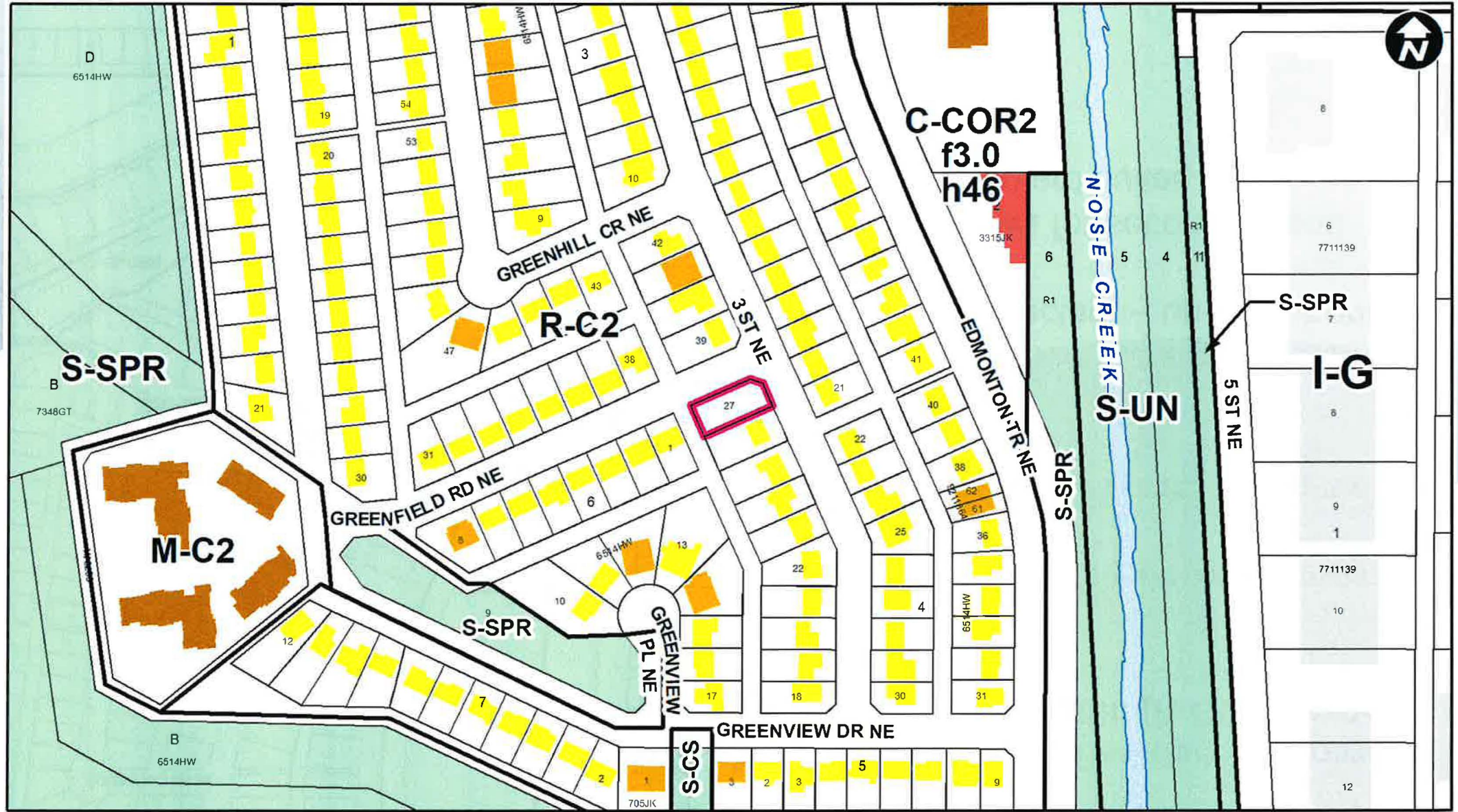
○ Bus Stop

▭ Land Use Site Boundary

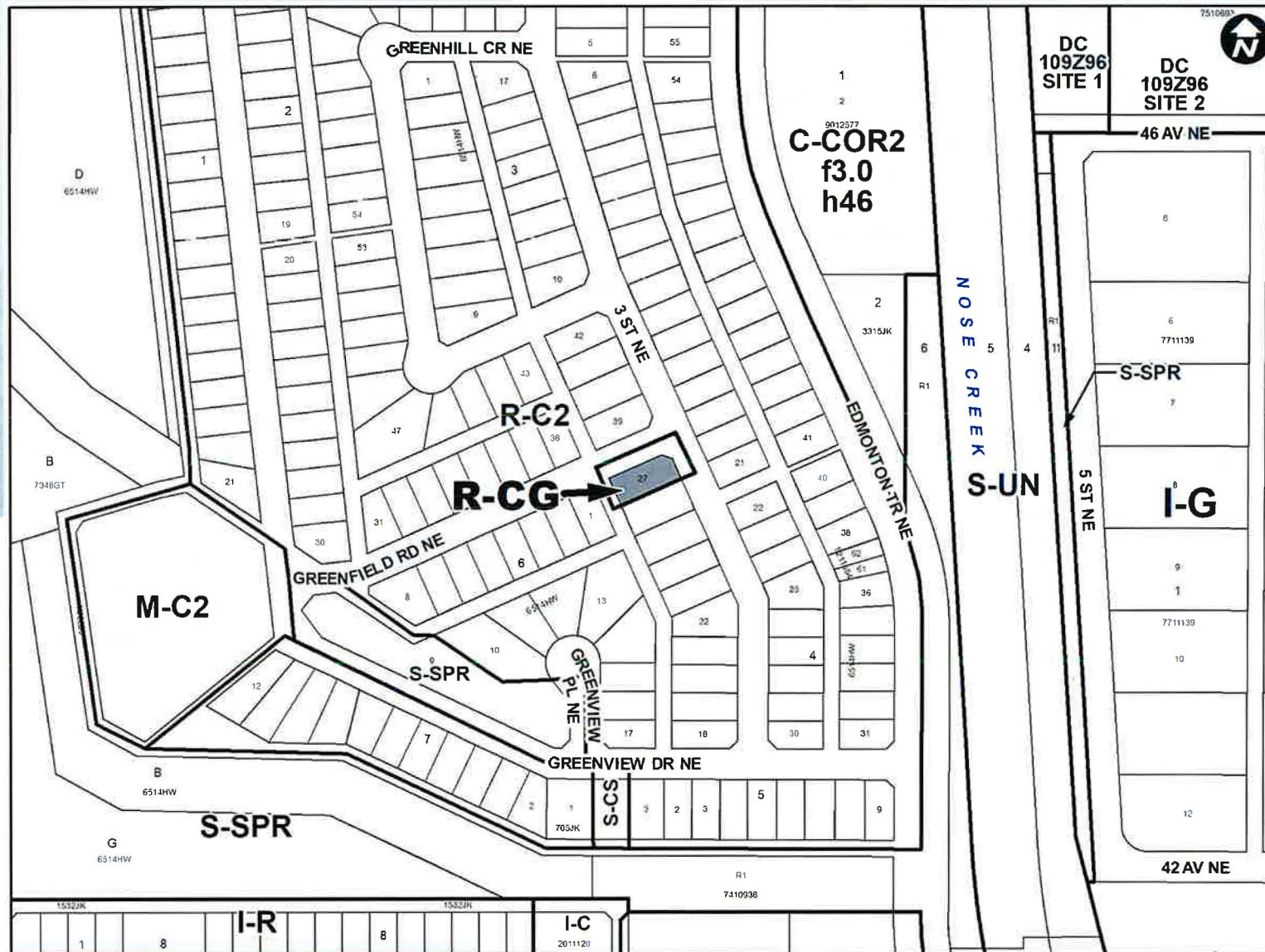
Parcel Size:

0.06 ha
16 m x 36 m

- 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 allows for:

- Low density housing forms.
- Maximum building height of 11 metres.
- Maximum density of 75 units per hectare – up to four units.
- Allows for secondary and backyard suites.

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Supplementary Slides

Greenfield Road NE



Lane



3 Street NE

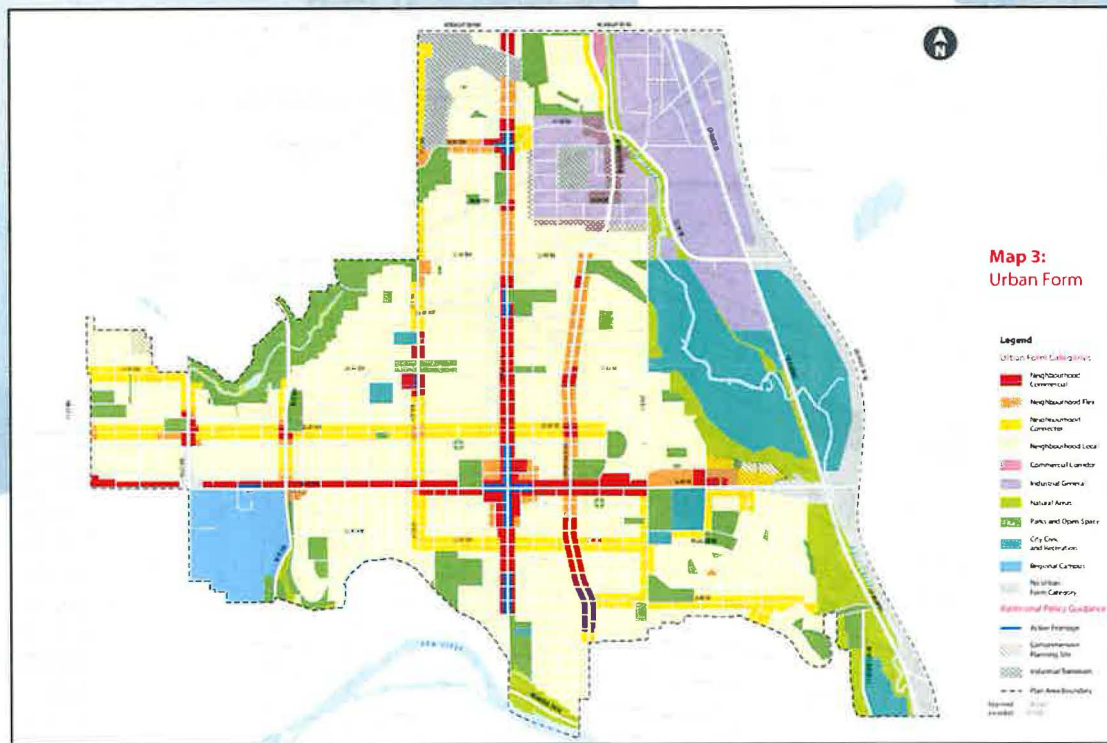


Greenfield Road NE & 3 Street NE



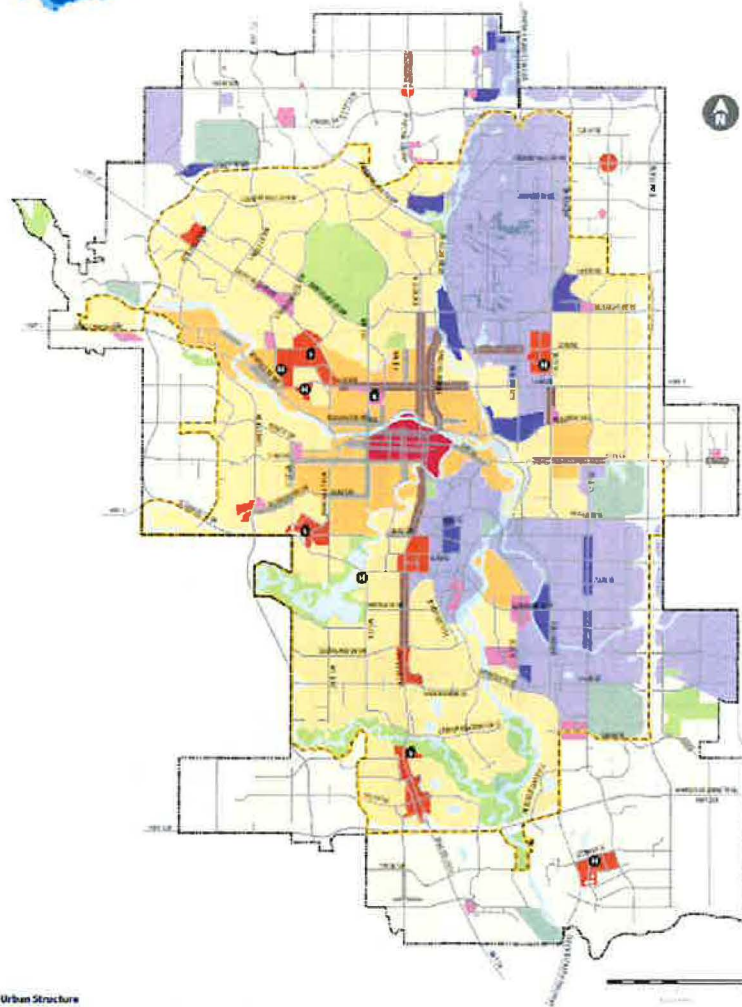
Residential – Contextual One / Two Dwelling (R-C2) District

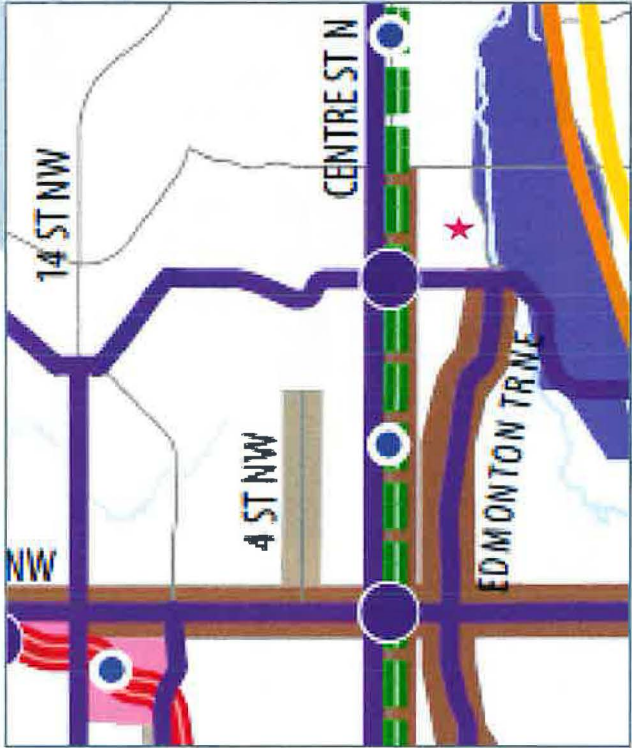
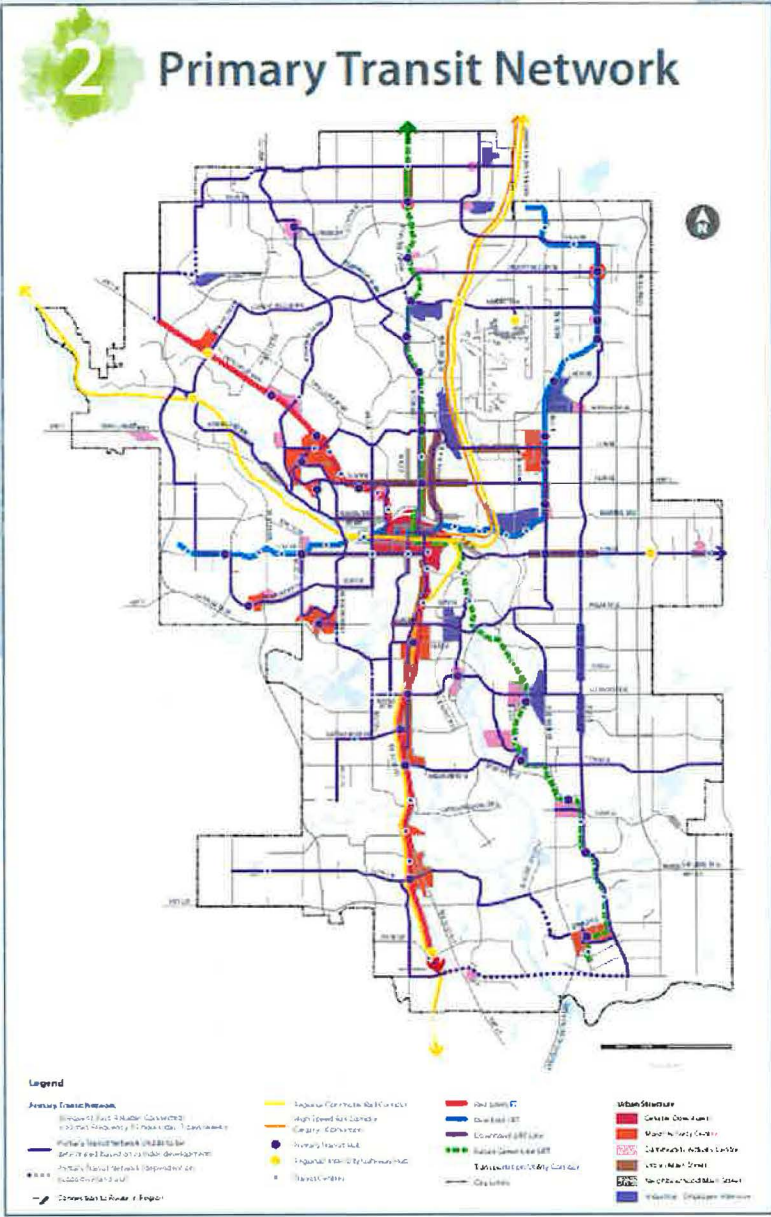
- Low density housing forms.
- Maximum building height of 10 metres.
- Secondary and backyard suites.

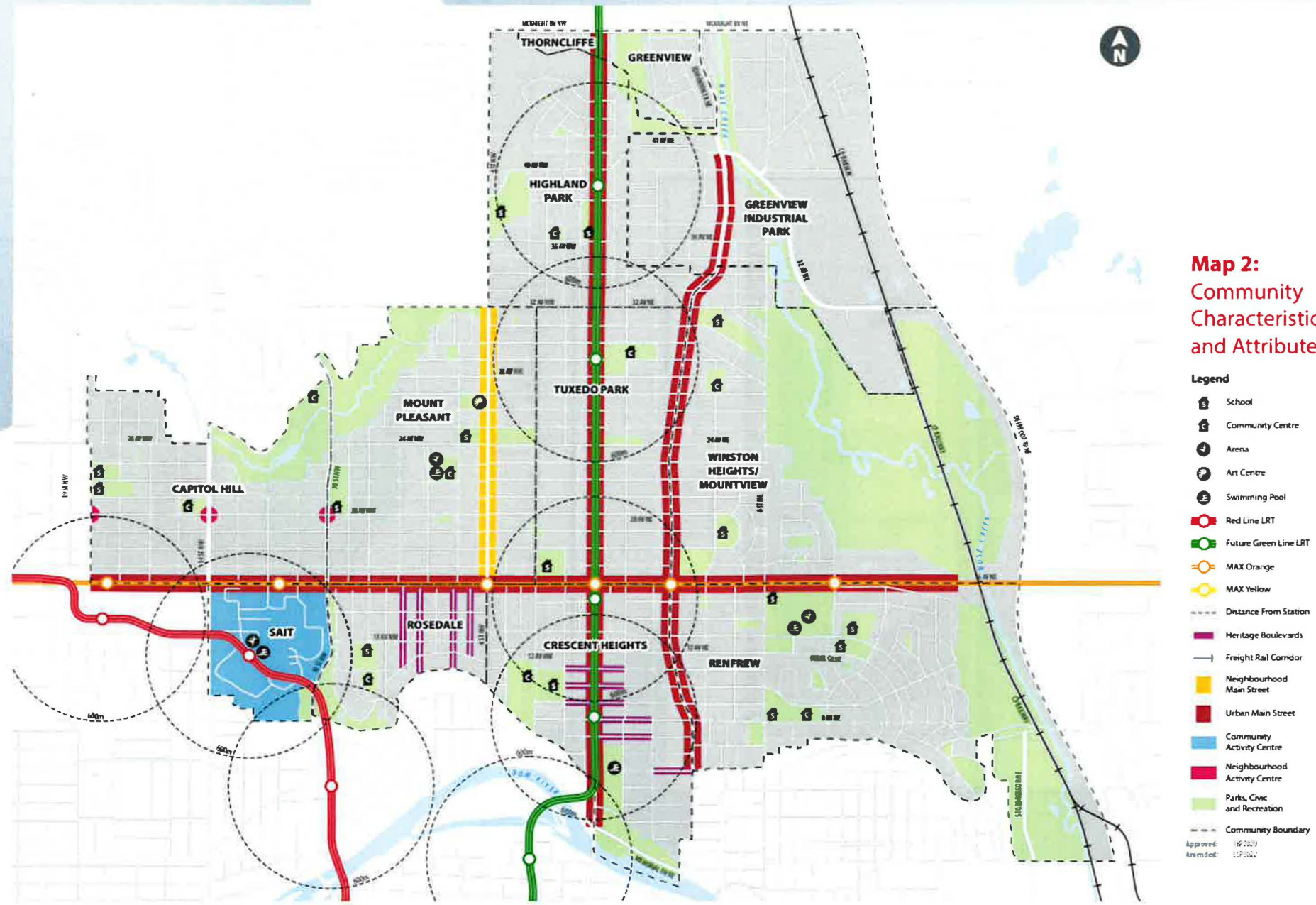


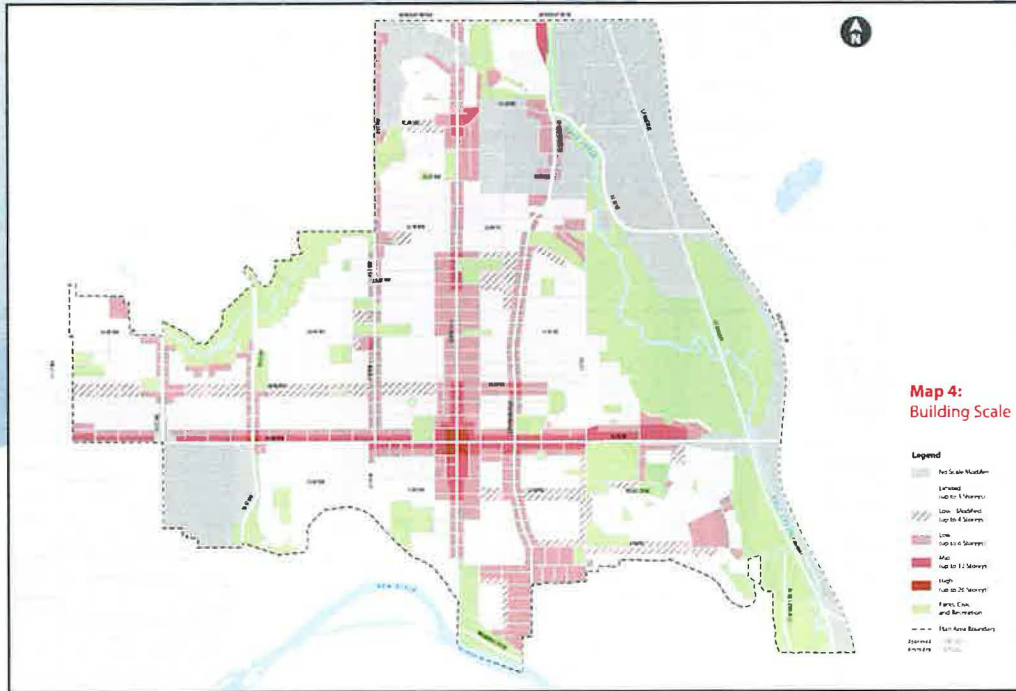
Neighbourhood Local

1 Urban Structure









Limited
(up to 3 Storeys)