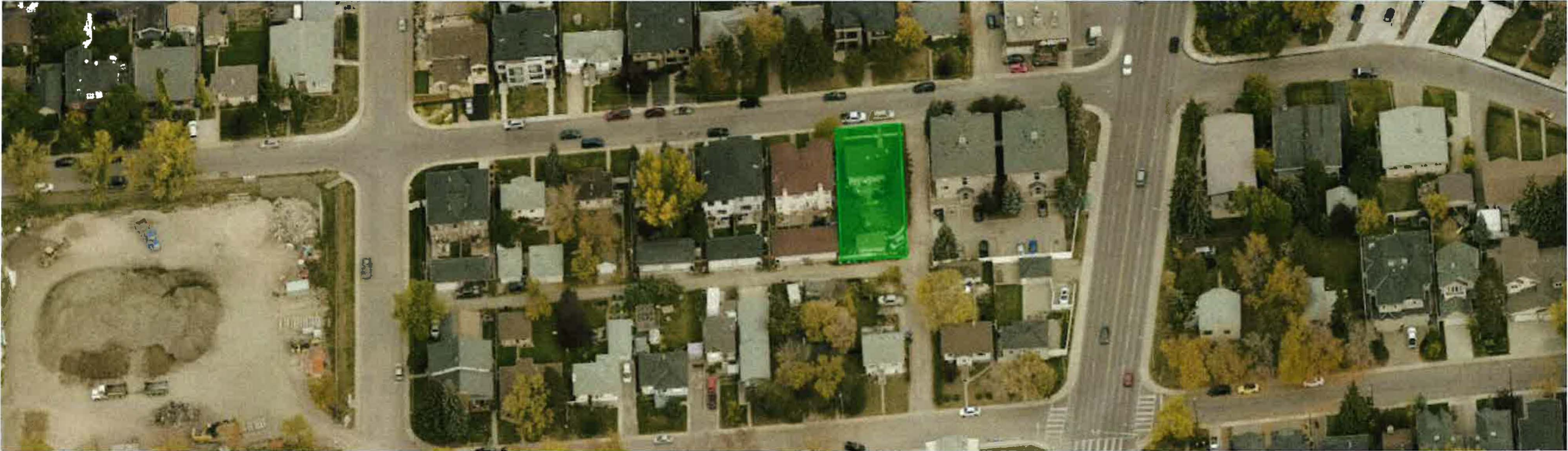




# Public Hearing of Council

## Agenda Item: 7.2.10



# LOC2024-0011 / CPC2024-0748

## Land Use Amendment

September 10, 2024

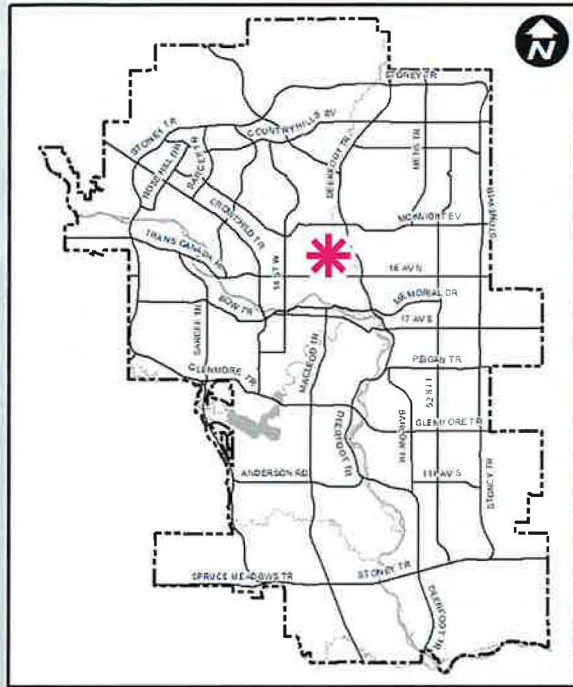
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP. 10 2024  
ITEM: 7-2-10 CPC2024-0748  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

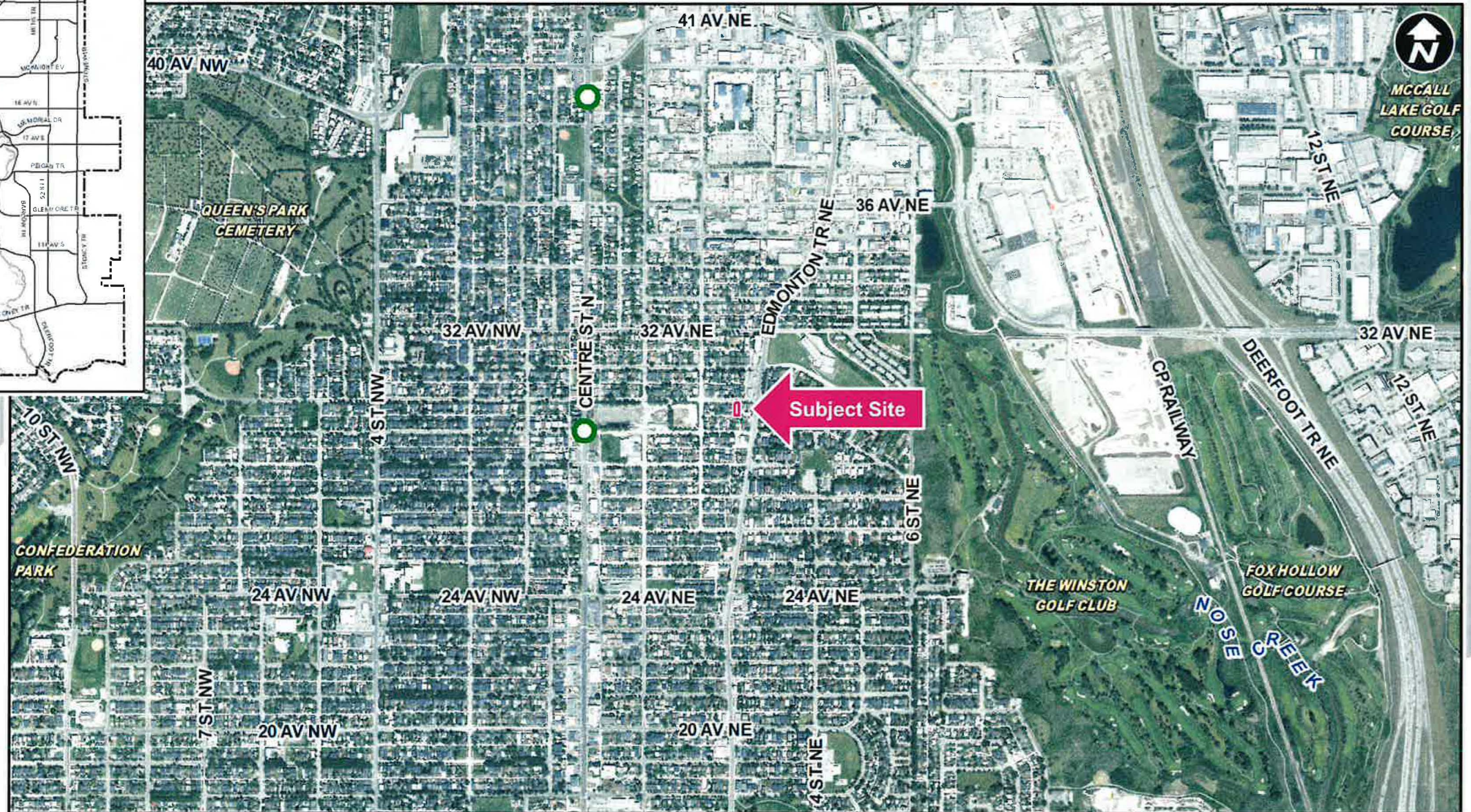
Give three readings to **Proposed Bylaw 235D2024** for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 327 – 30 Avenue NE (Plan 2617AG, Block 49, Lot 11 and a portion of Lot 12) from Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.

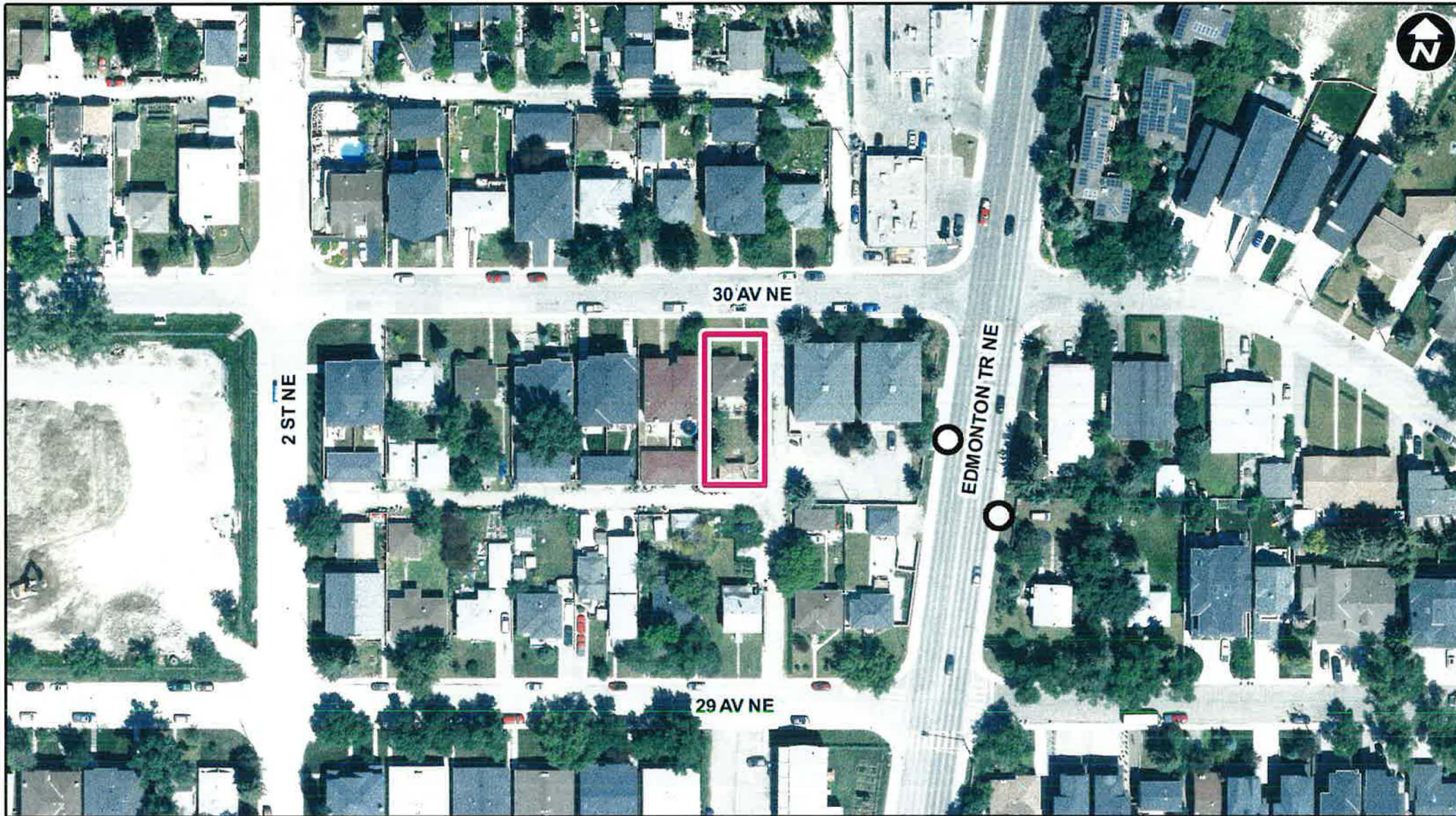




**LEGEND**

- 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





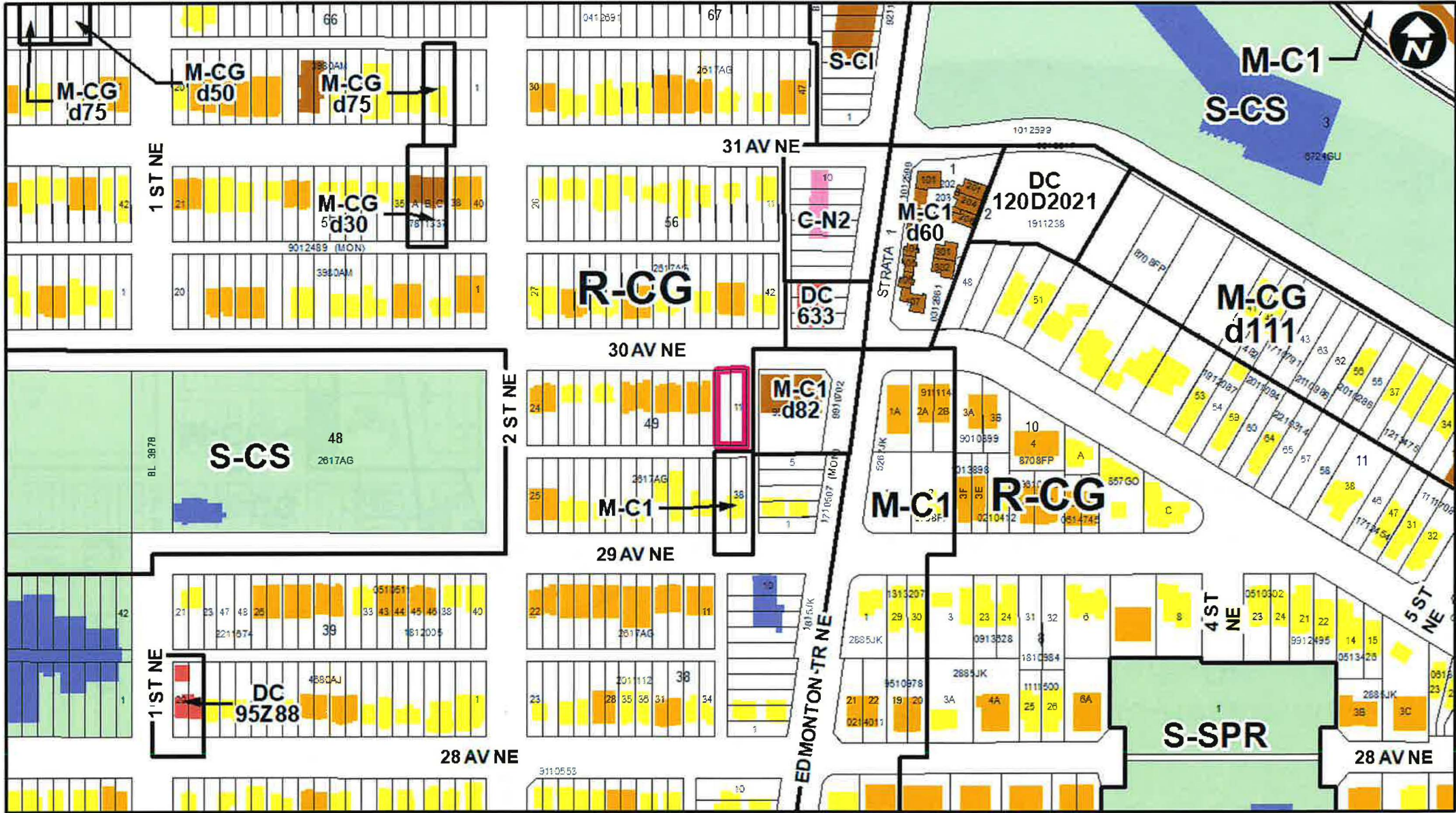
LEGEND

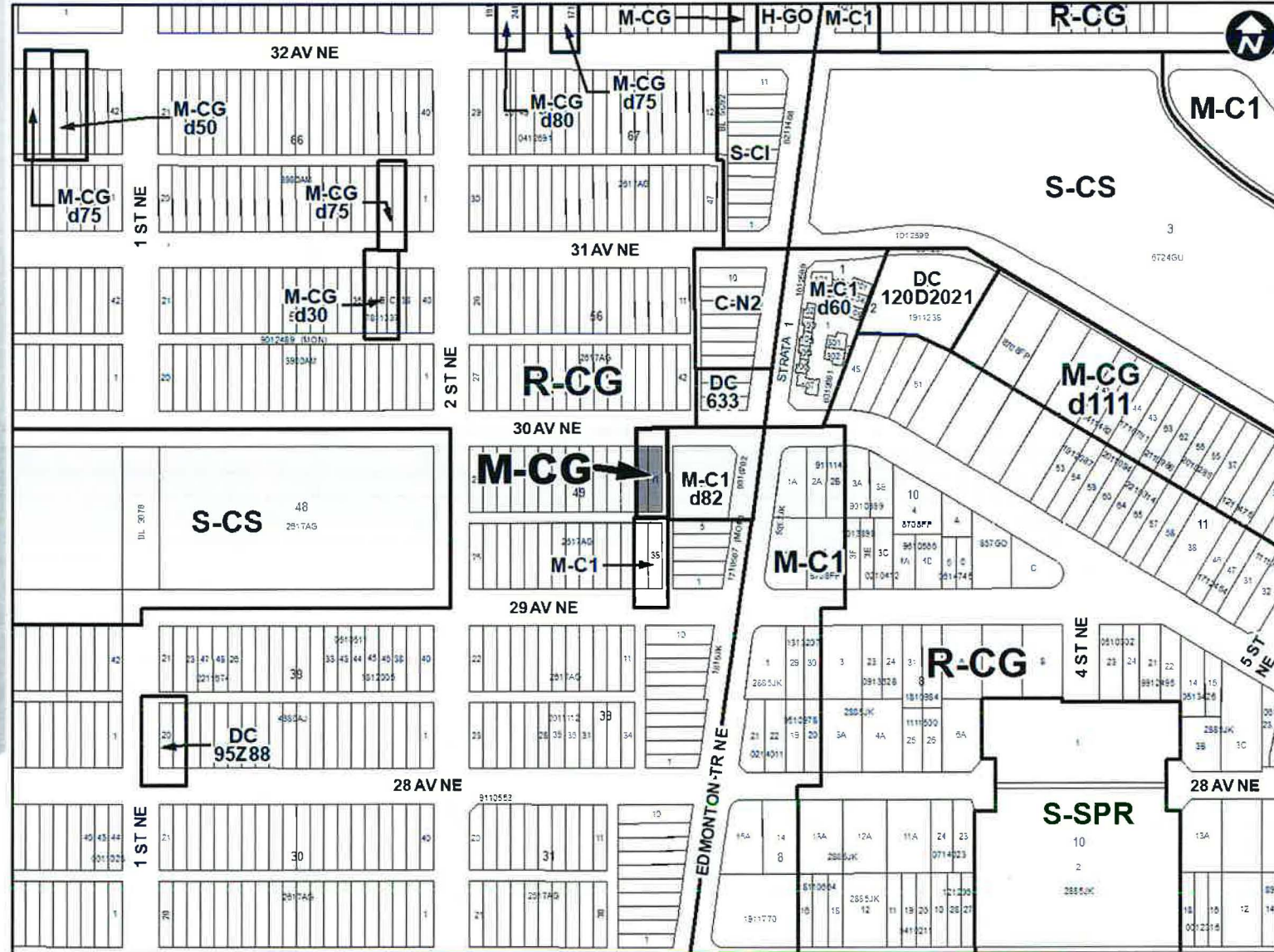
○ Bus Stop

Parcel Size:

0.05 ha  
14m x 37m

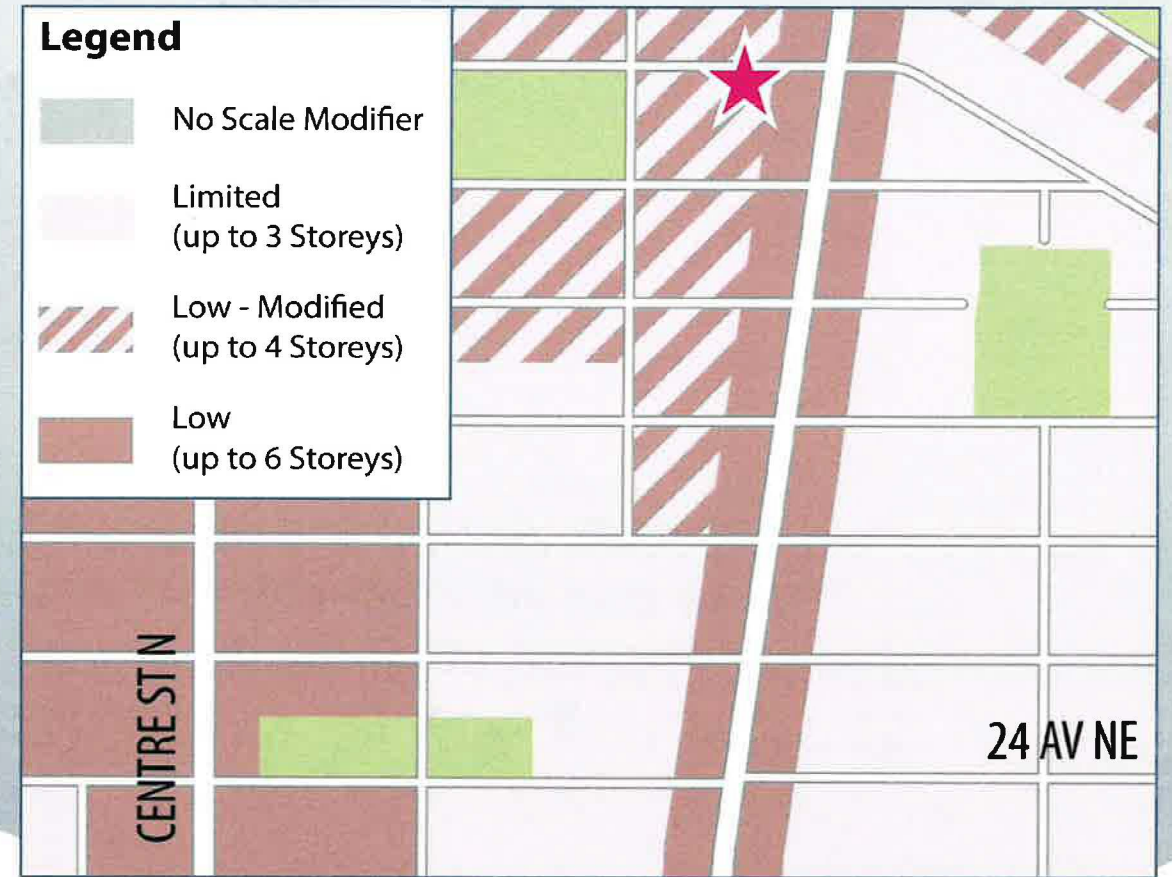
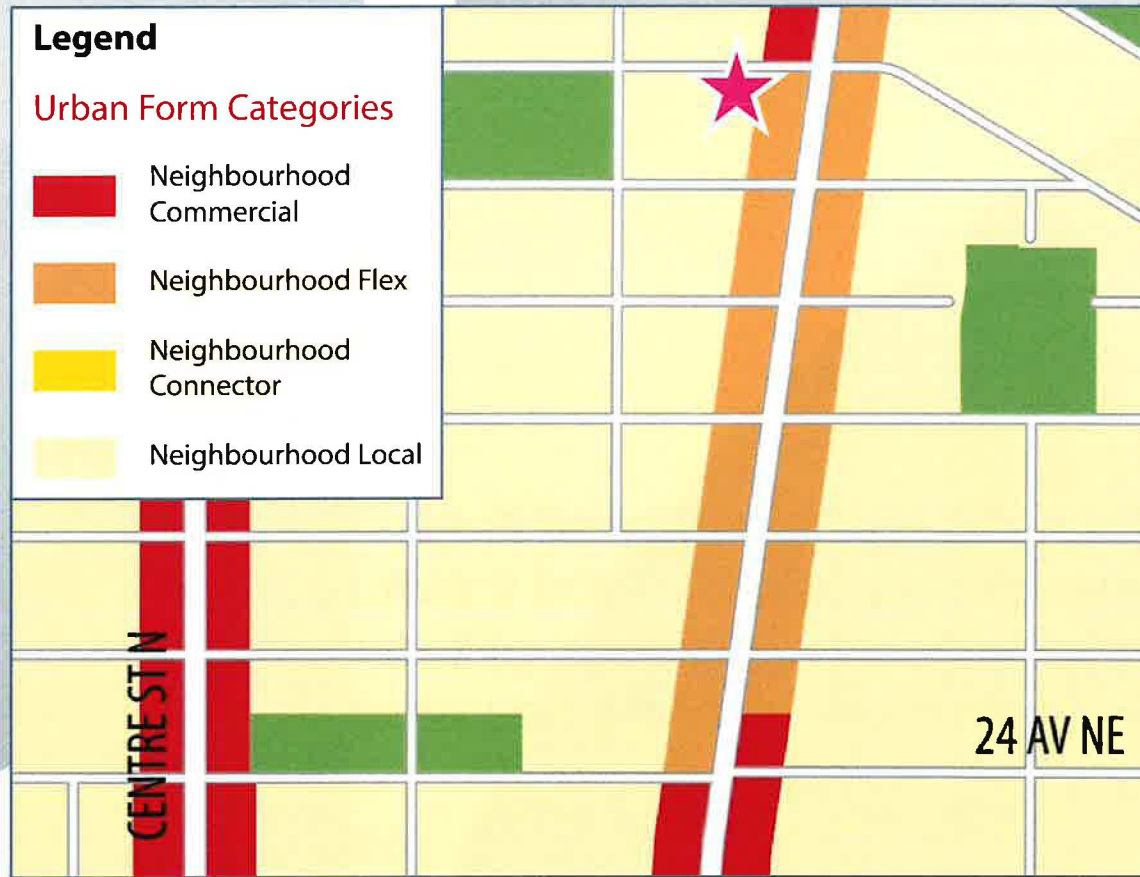
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





## Proposed Multi-Residential – Contextual Grade-Oriented (M-CG) District:

- Provides for multi-residential development in a variety of building forms
- Allows up to five dwelling units
- Maximum building height of 12 metres (approximately 3 storeys)



★ Subject Site

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 235D2024** for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 327 – 30 Avenue NE (Plan 2617AG, Block 49, Lot 11 and a portion of Lot 12) from Residential – Grade-Oriented Infill (R-CG) District **to** Multi-Residential – Contextual Grade-Oriented (M-CG) District.



# Supplementary Slides

# Existing Land Use Map 10

