



LOC2024-0159 Land Use Amendment

October 17, 2024

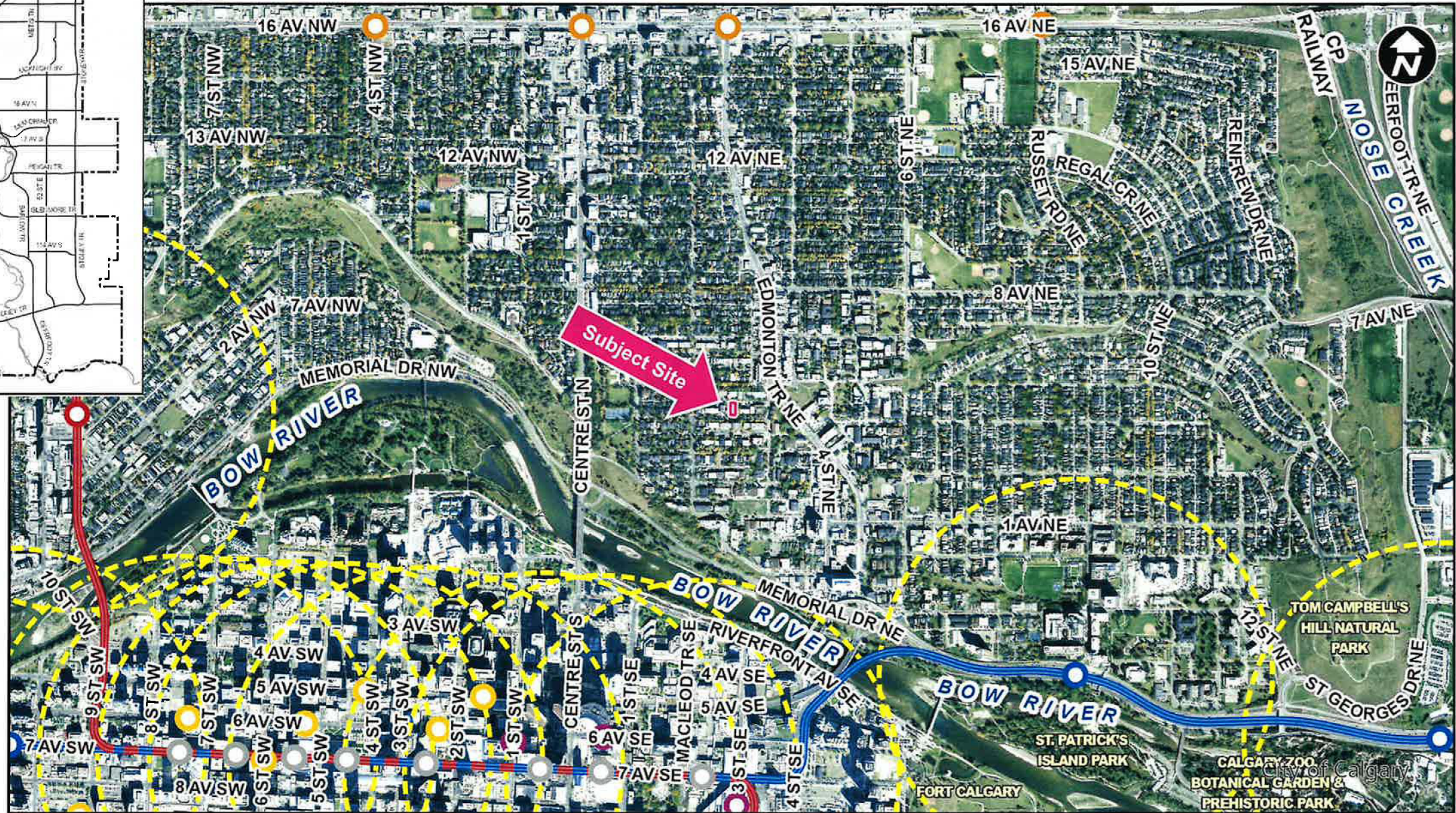
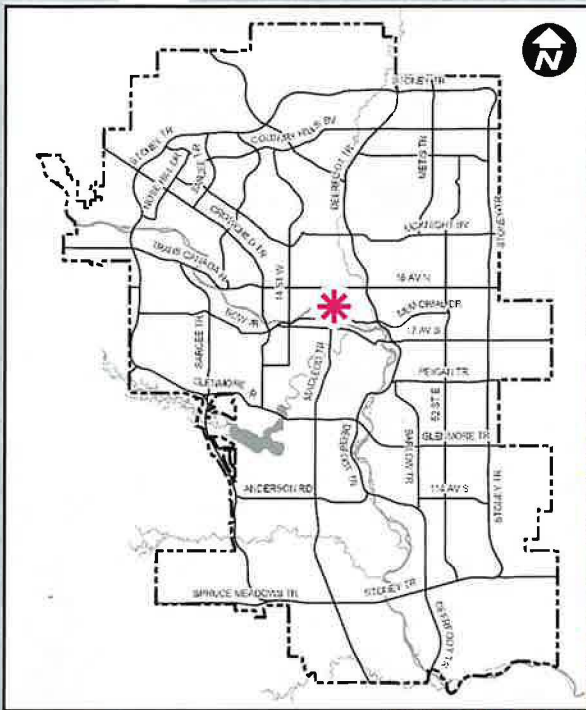
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 17 2024
ITEM: 7.2.14 CPC2024-1133
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

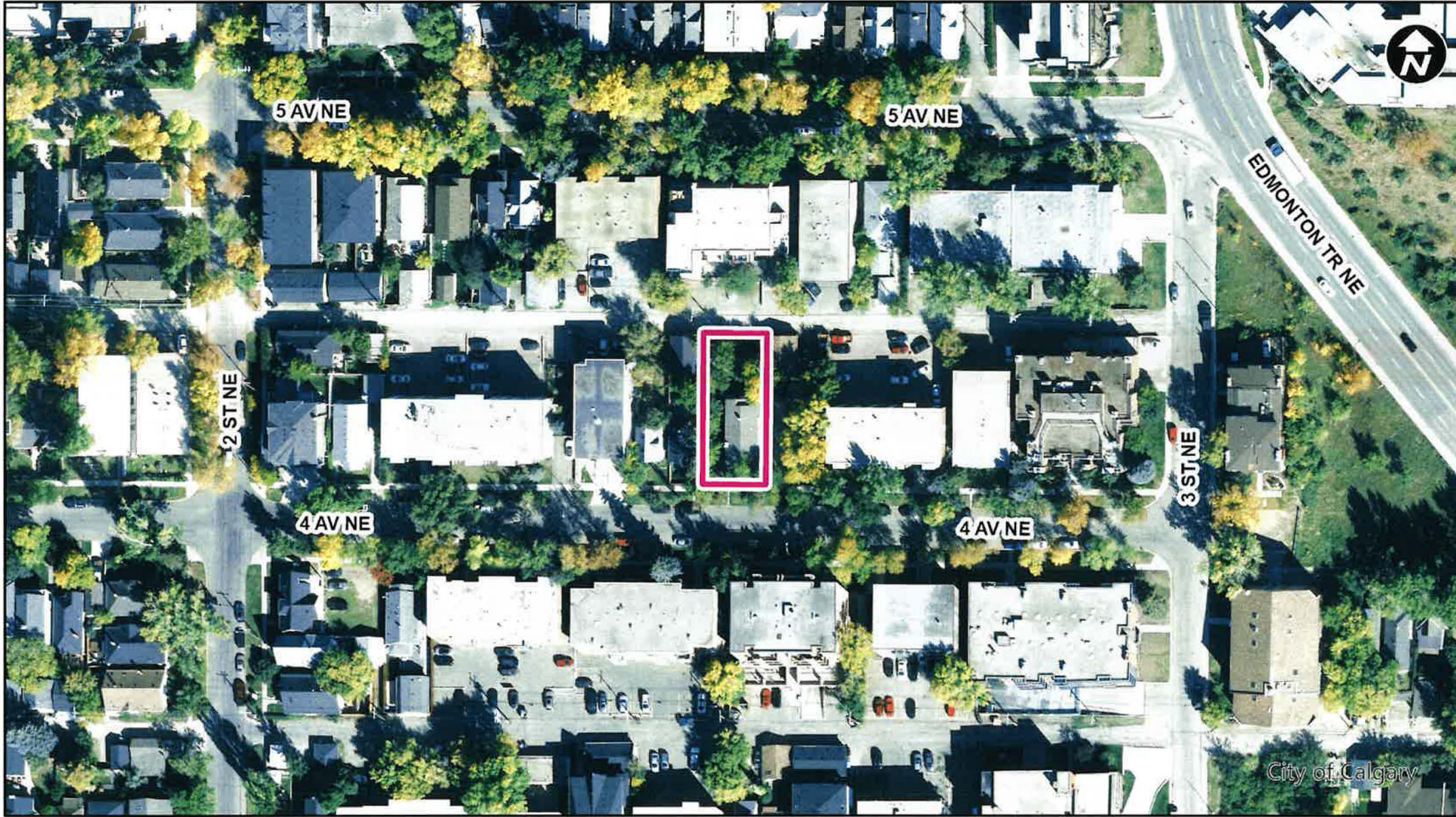
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 330 – 4 Avenue NE (Plan 1332N, Block 8, Lots 13 and 14) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District **to** Multi-Residential – Medium Profile (M-C2) 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 37m



North from 4 Avenue NE



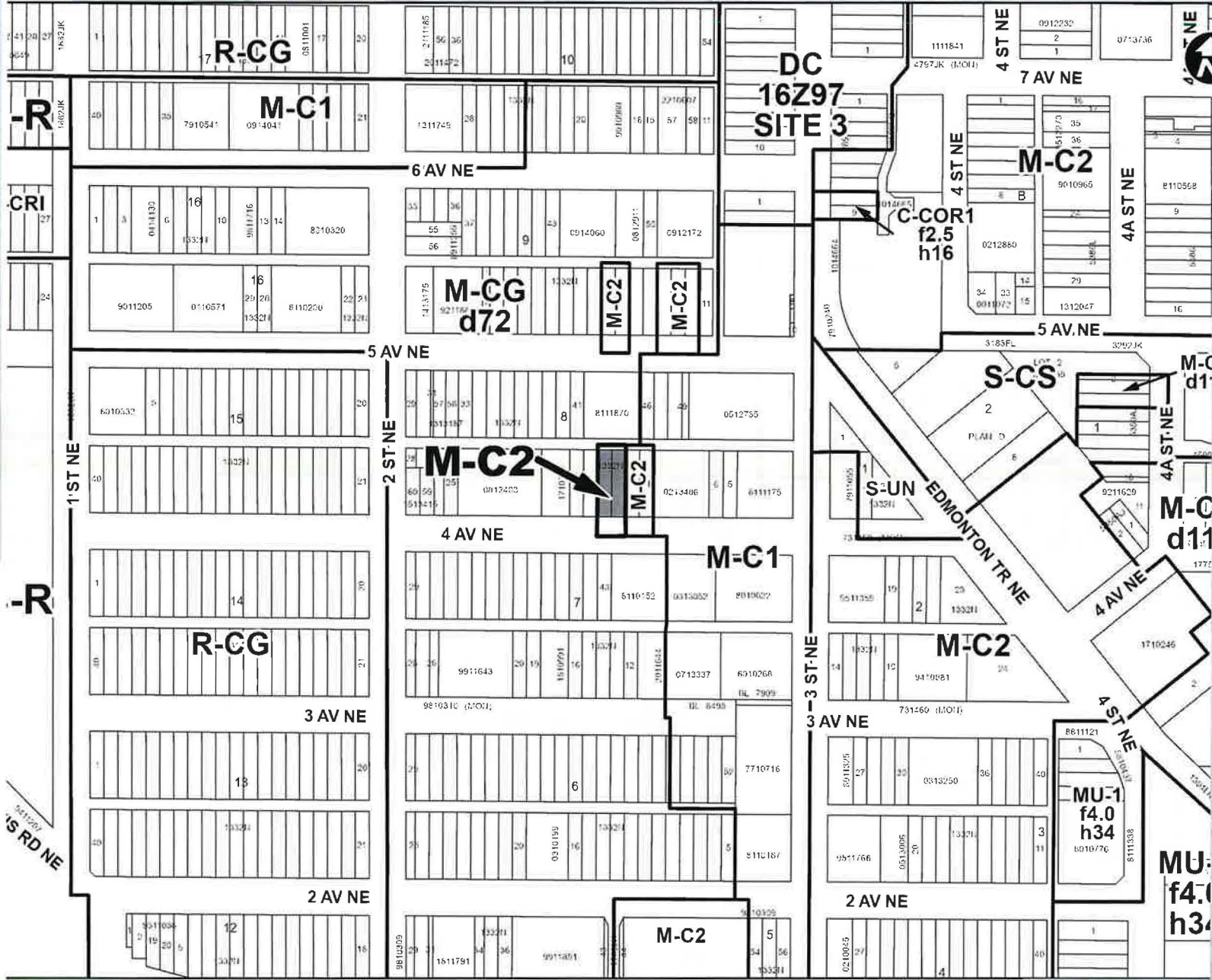
South from rear lane

Surrounding Land Use

LEGEND

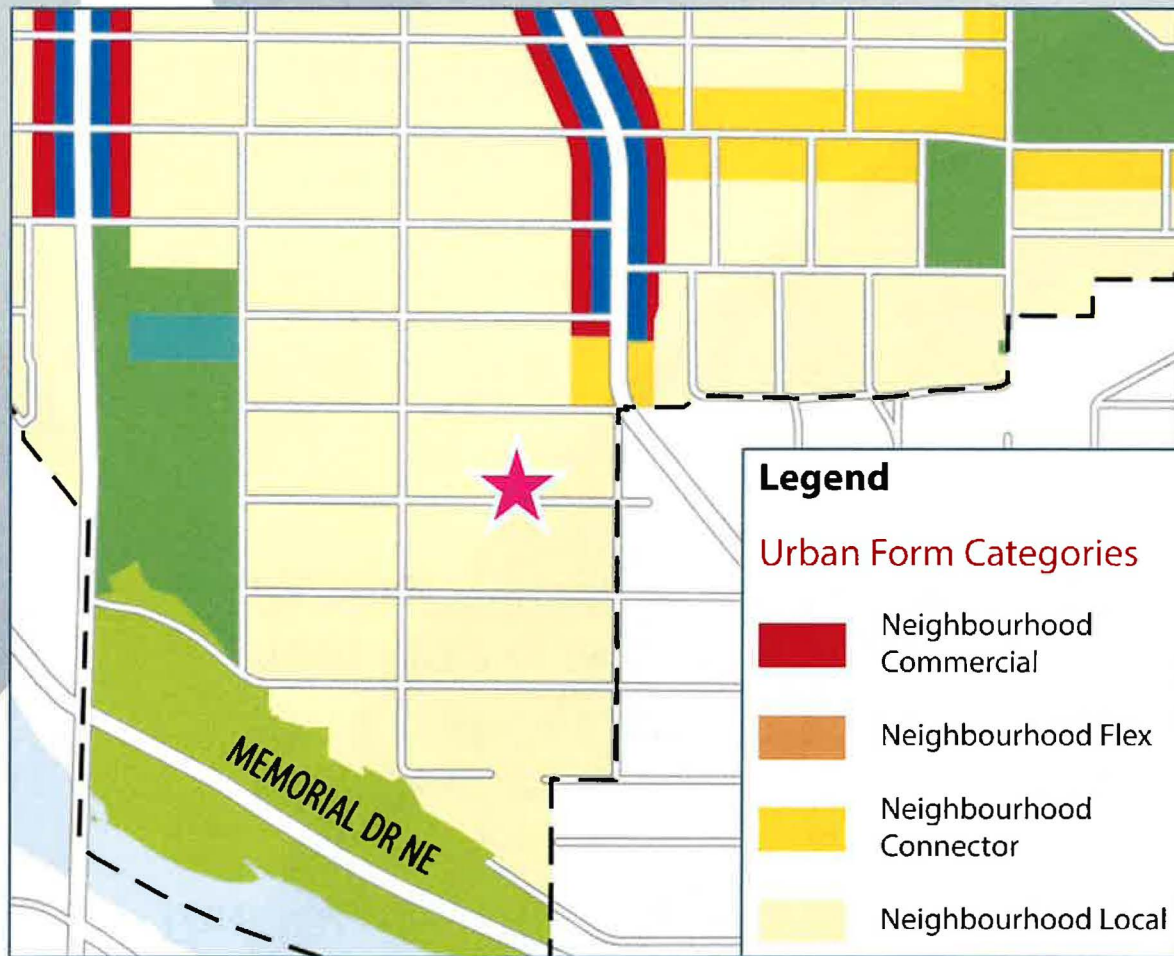
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed M-C2 District:

- Medium height and density
- Maximum building height of 16 metres (approx. 4-5 storeys)
- Maximum floor area ratio (FAR) of 2.5 (approx. 1,393 square metres)



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Supplementary Slides



