



# Public Hearing of Council

Agenda Item: 7.2.18



## LOC2023-0154 / CPC2023-1142 Land Use Amendment

January 16, 2024

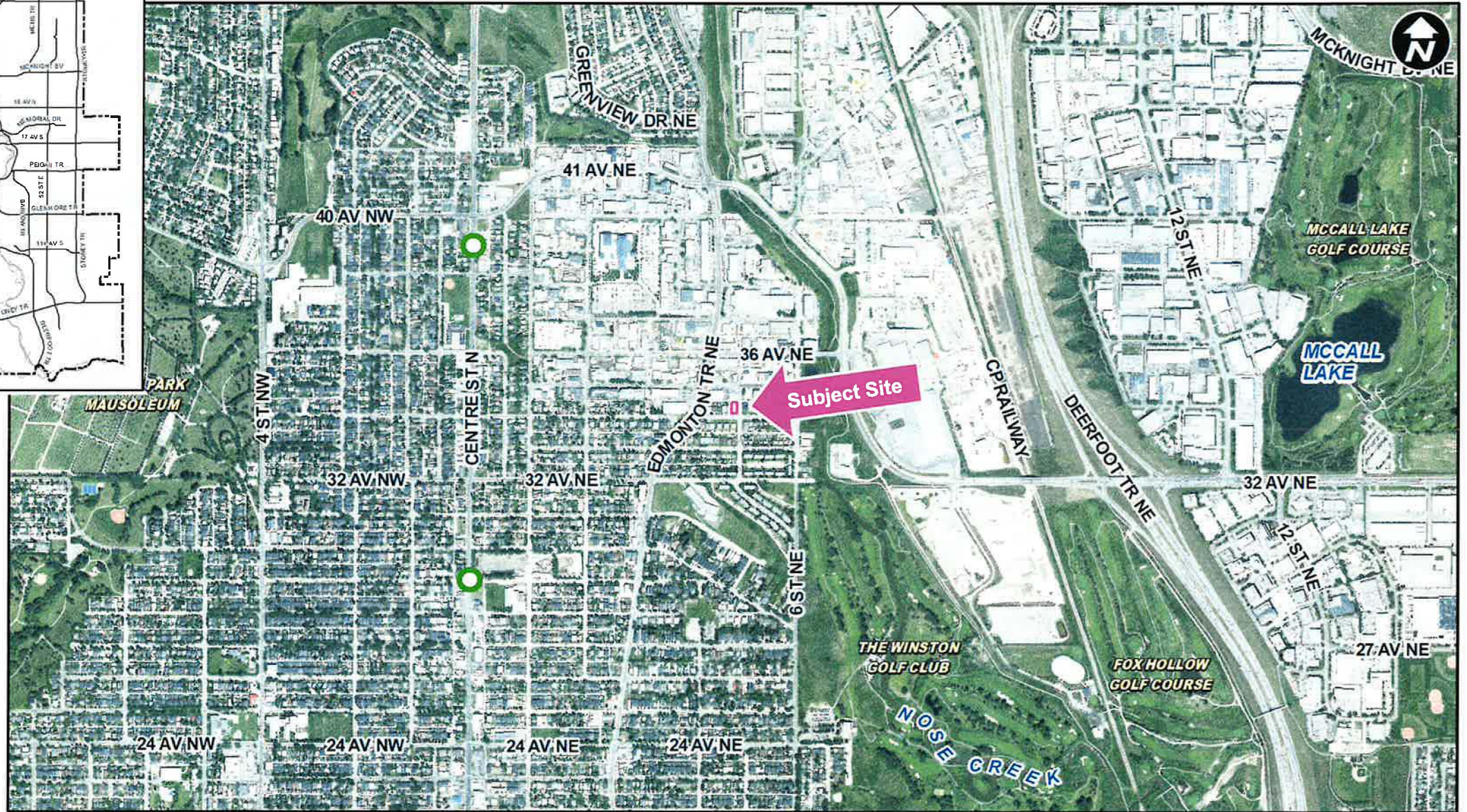
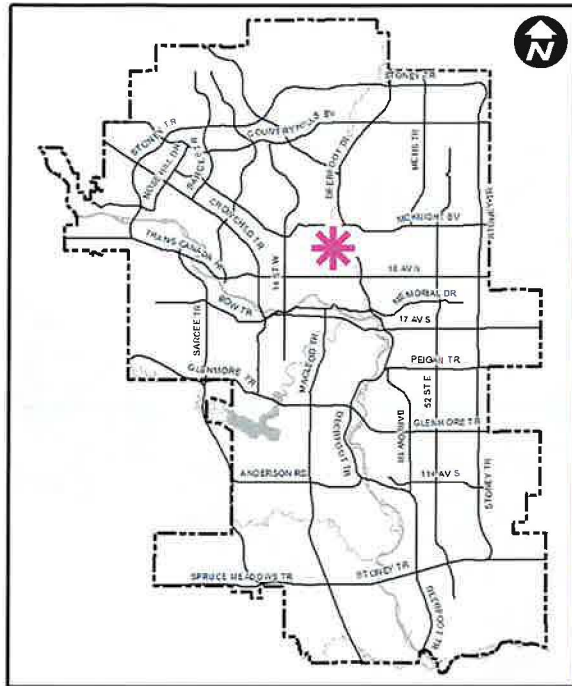
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
JAN 16 2024  
ITEM: 7.2.18-CPC2023-1142  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:













That Council:

Give three readings to **Proposed Bylaw 5D2024** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 532 – 34 Avenue NE (Plan 5942AD, Block 10, Lots 1 and 2) 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



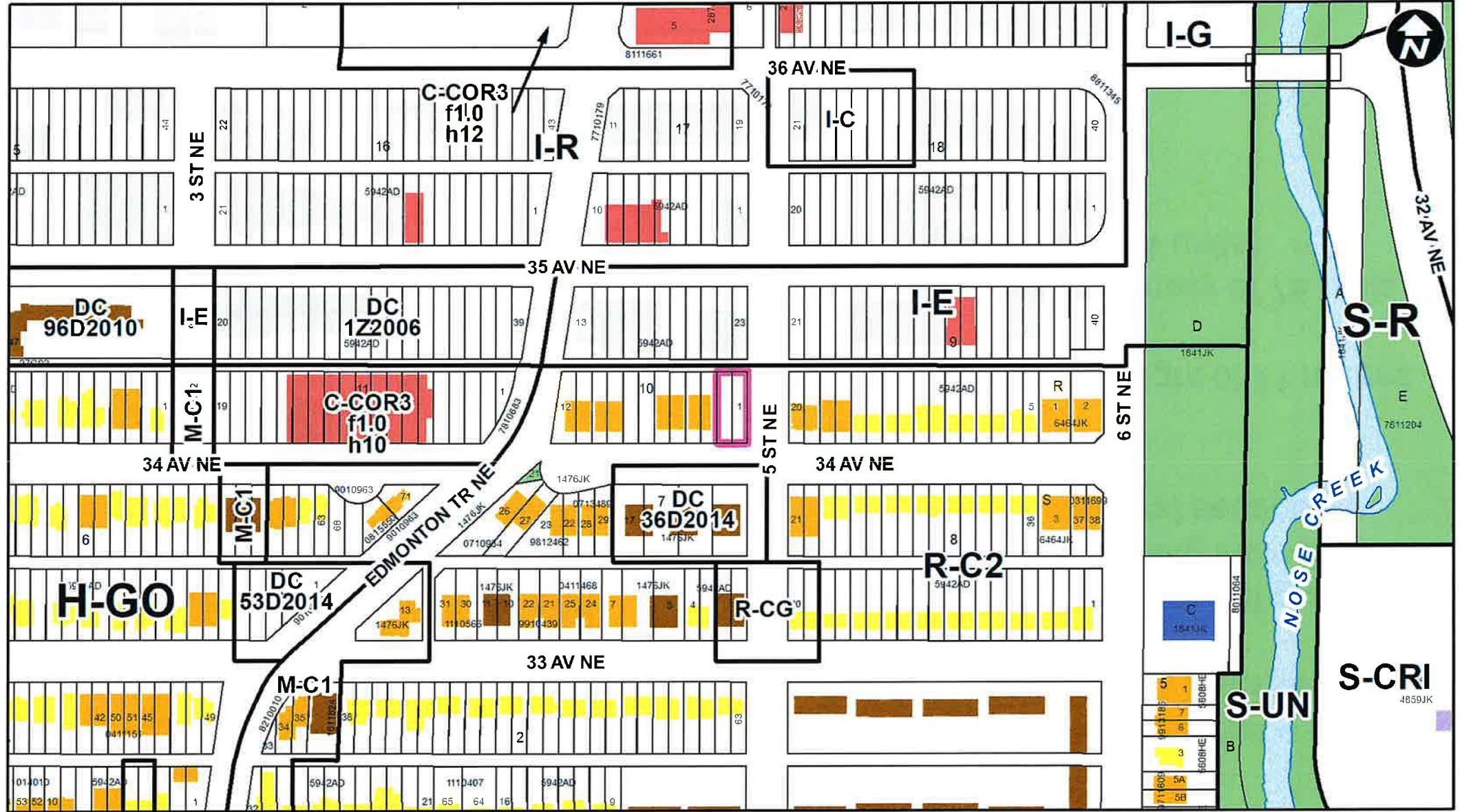
○ Bus Stop

Parcel Size:

0.05 ha  
14m x 35m

# 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

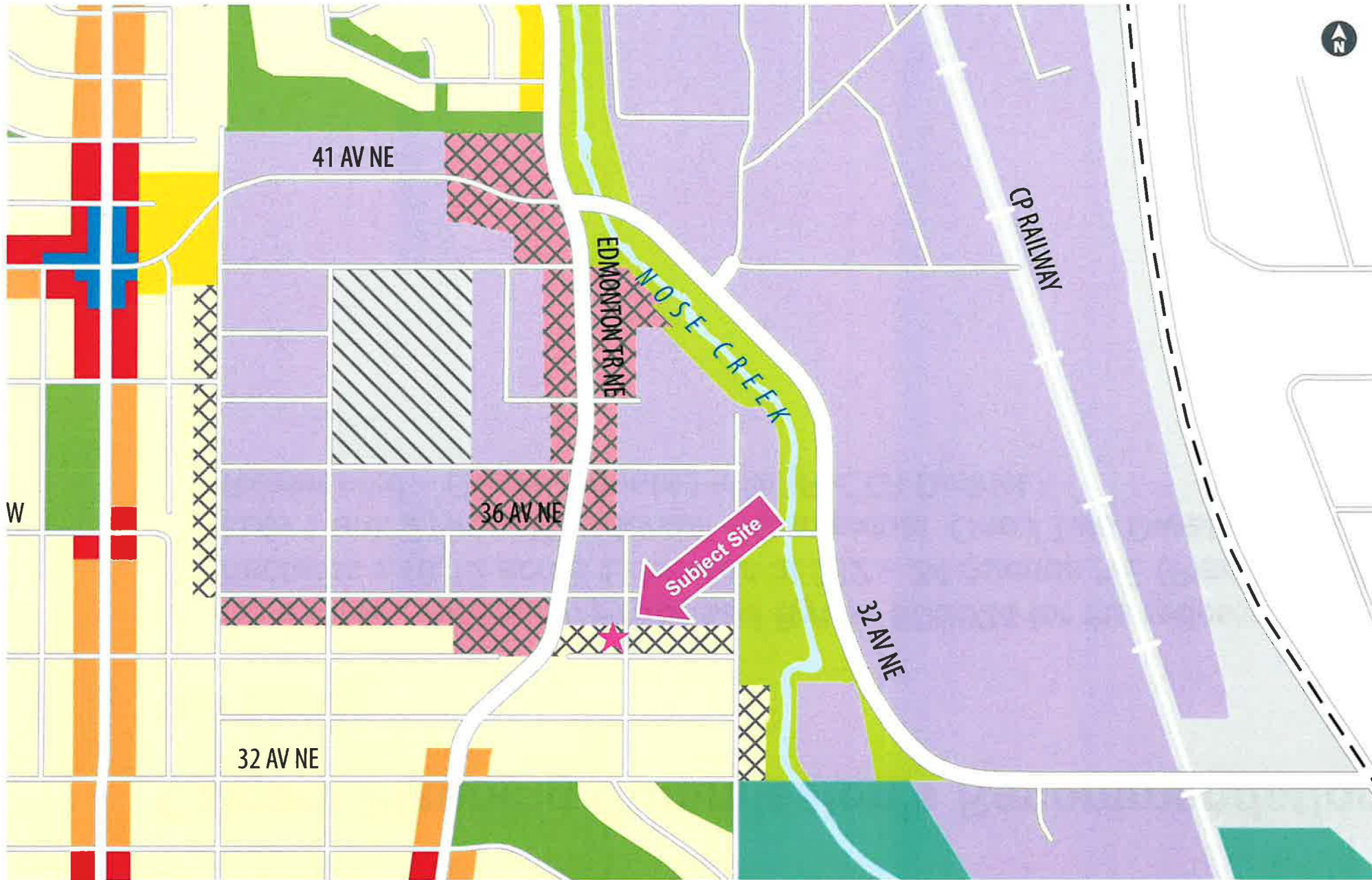


# Proposed Land Use Map



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

- allows for a range of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- maximum density of 75 units per hectare (4 units)



### Legend

#### Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

#### Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary

Approved: 16P2020  
Amended: 63P2022

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## Supplementary Slides

View from 34 Avenue NE



View of lane from 5 Street NE

