



**LOC2024-0159 / CPC2024-1133**

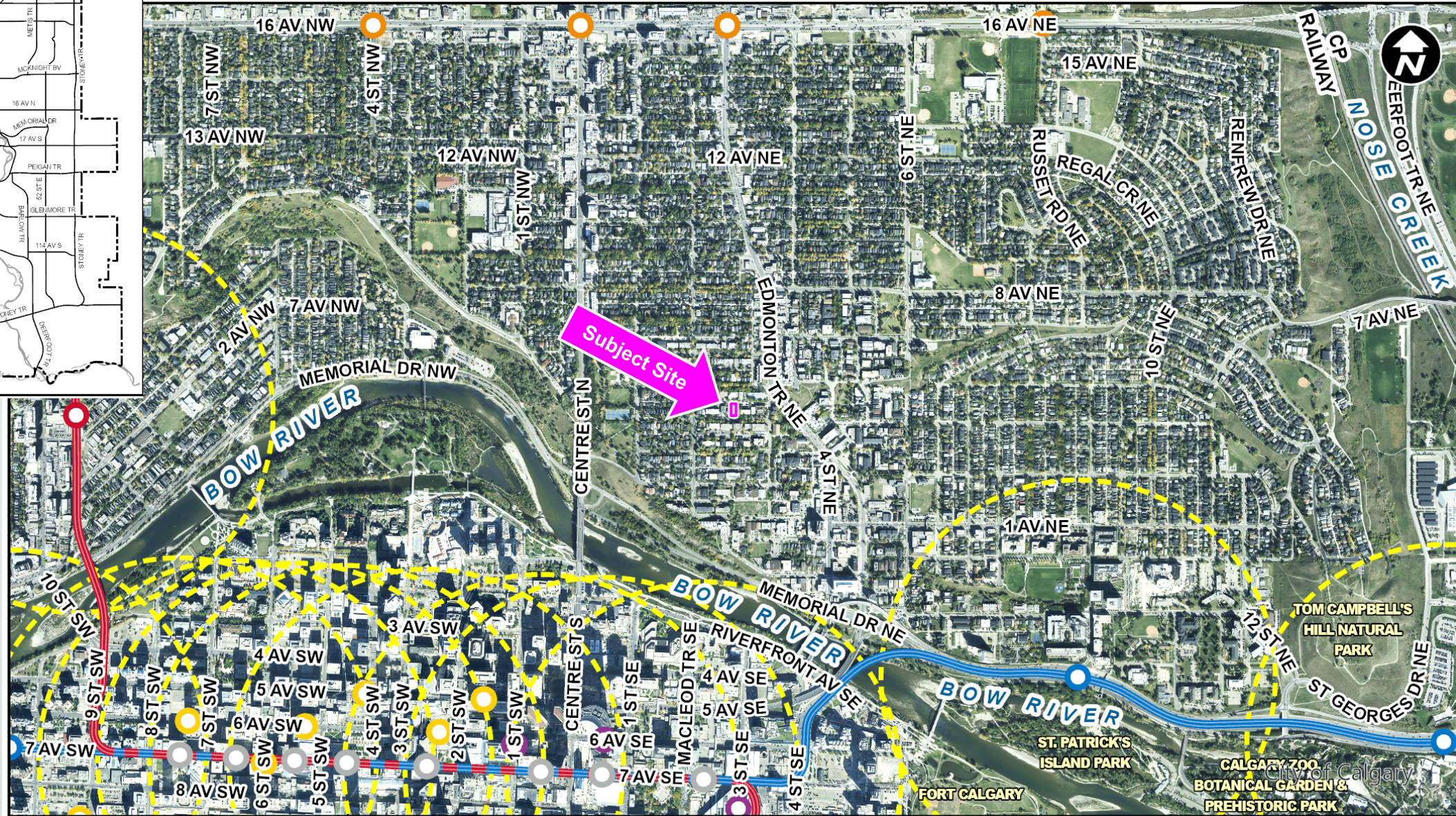
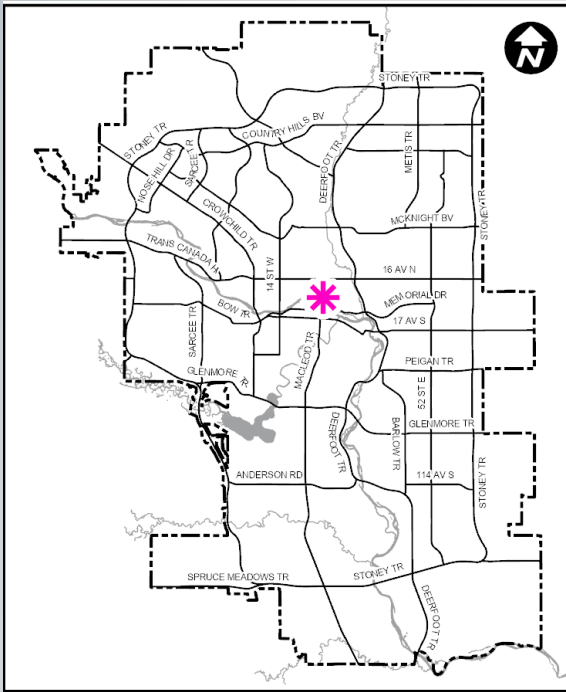
**Land Use Amendment**

December 3, 2024

## Calgary Planning Commission's Recommendation:

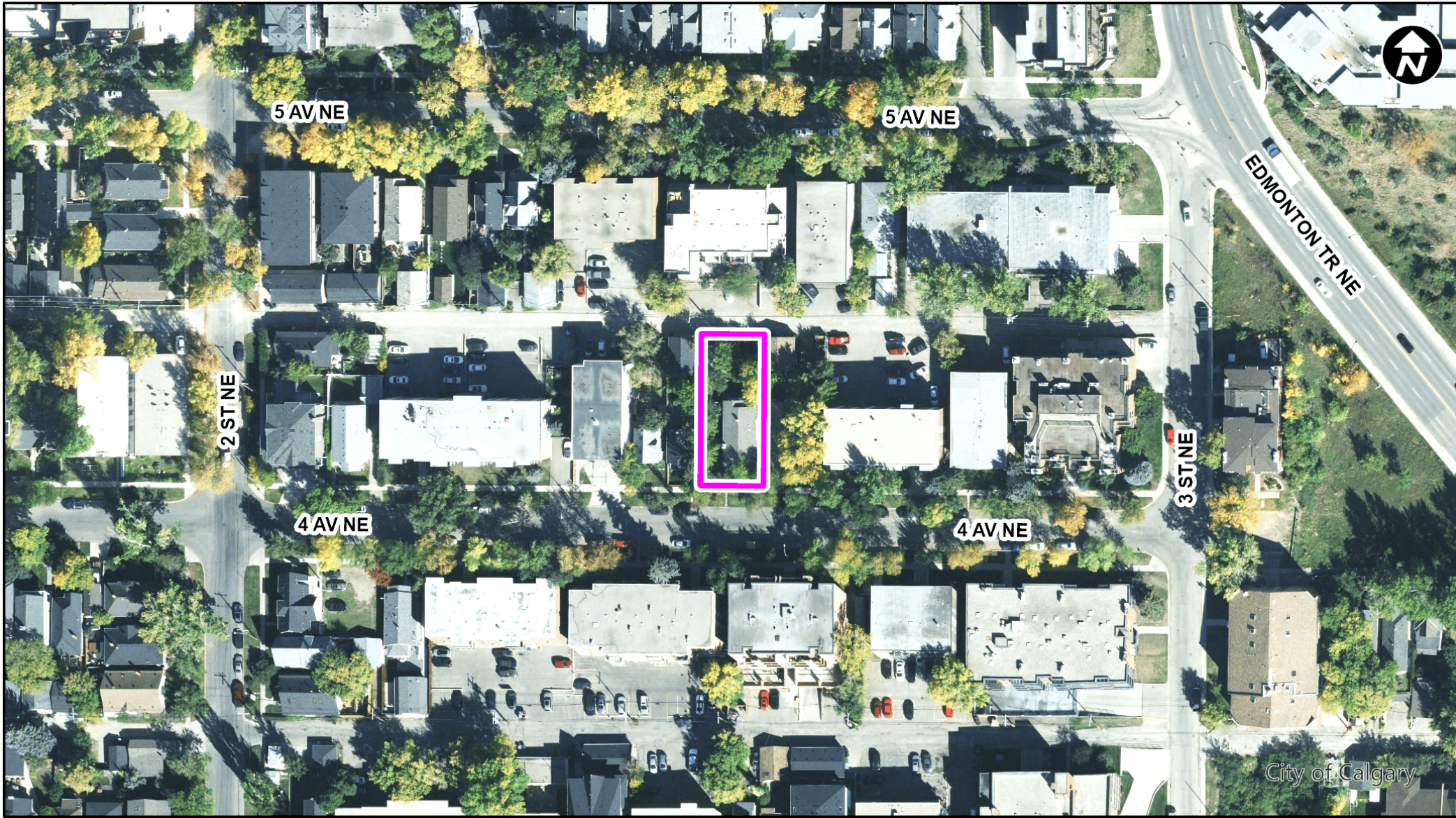
That Council:

Give three readings to **Proposed Bylaw 299D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) 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 – Contextual 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

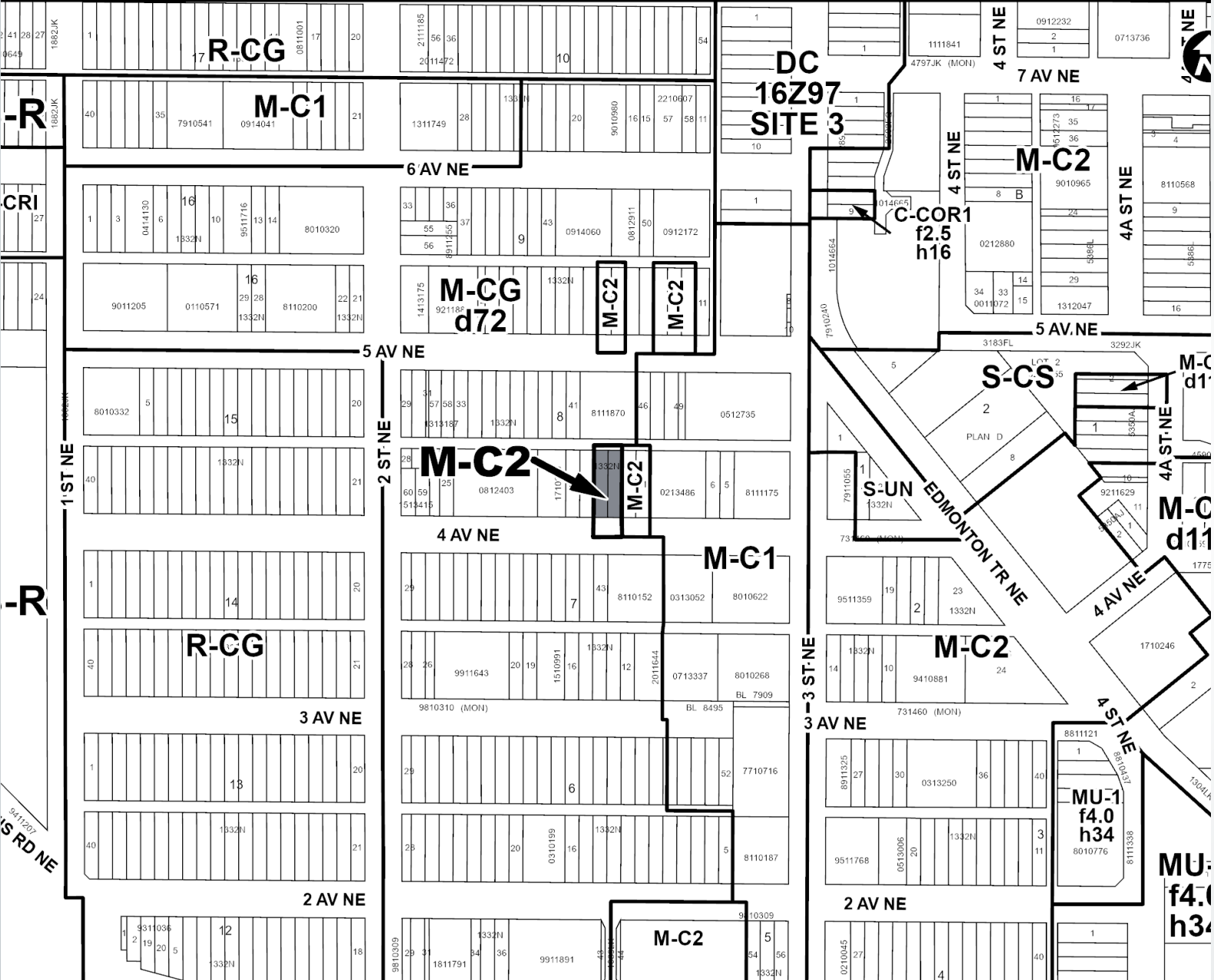


Parcel Size:

0.06 ha  
15m x 37m



- 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





North from 4 Avenue NE



South from rear lane



