



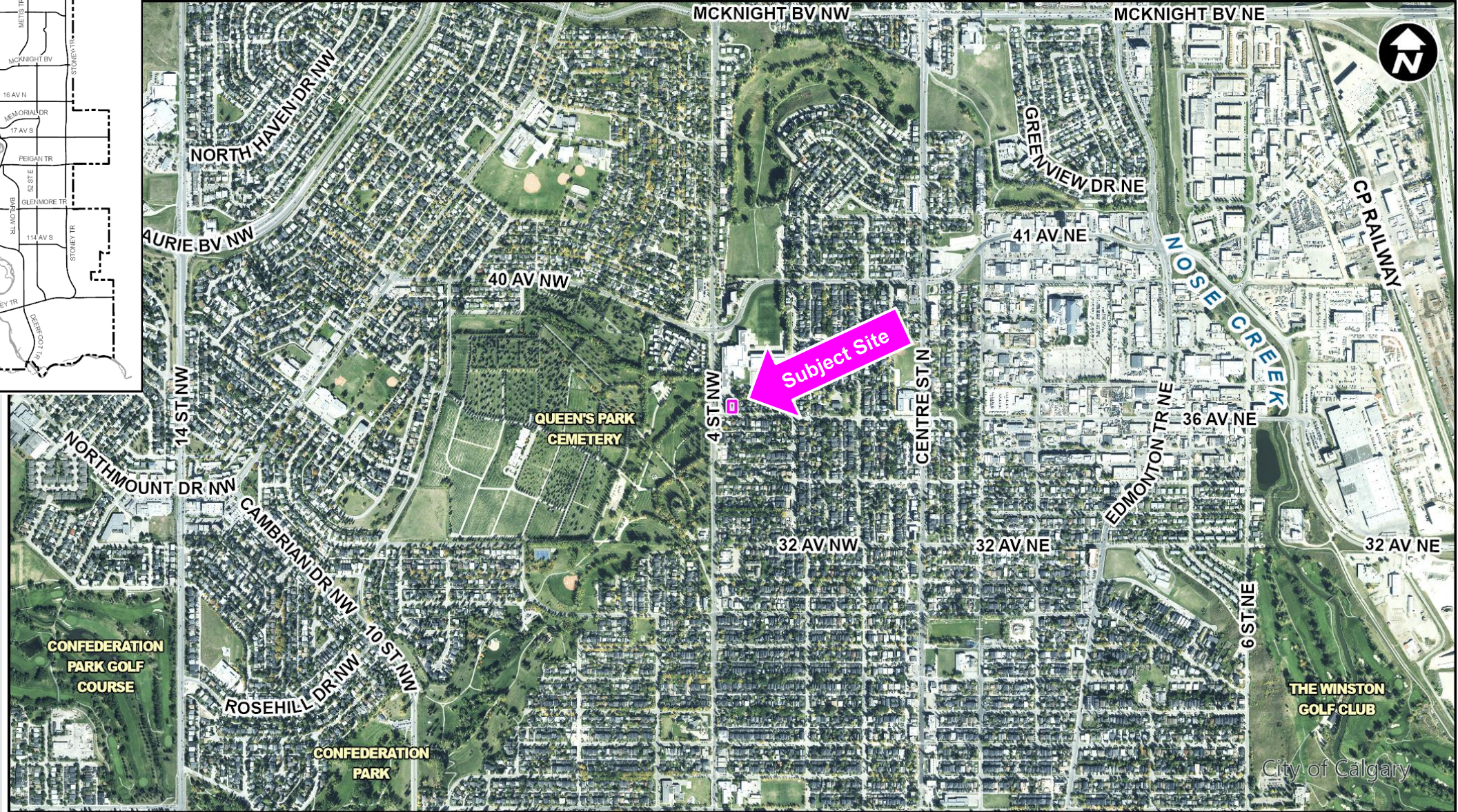
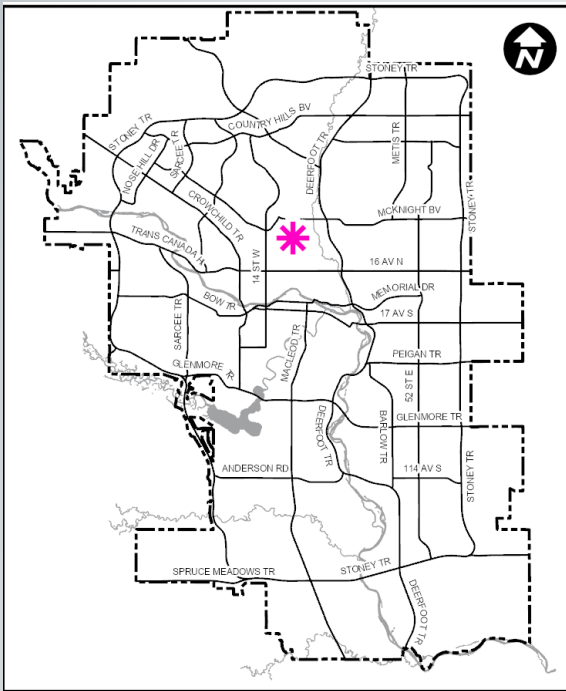
LOC2024-0216 / CPC2024-1177 Land Use Amendment

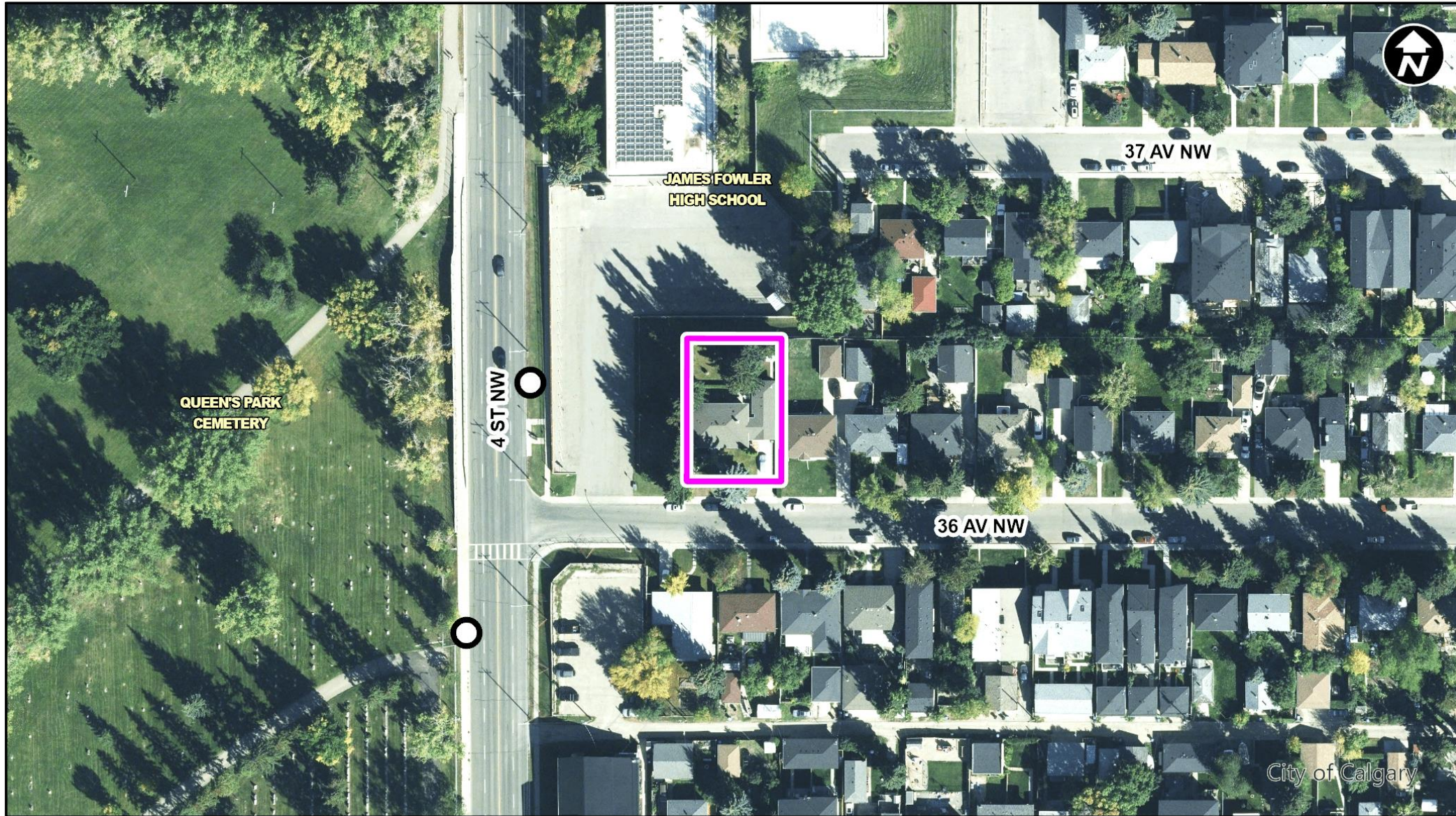
January 14, 2025

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 4D2025** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 448 – 36 Avenue NW (Plan 3674S, Block 23, Lots 5 to 7) from Special Purpose – Community Service (S-CS) District to Residential – Grade-Oriented Infill (R-CG) District.



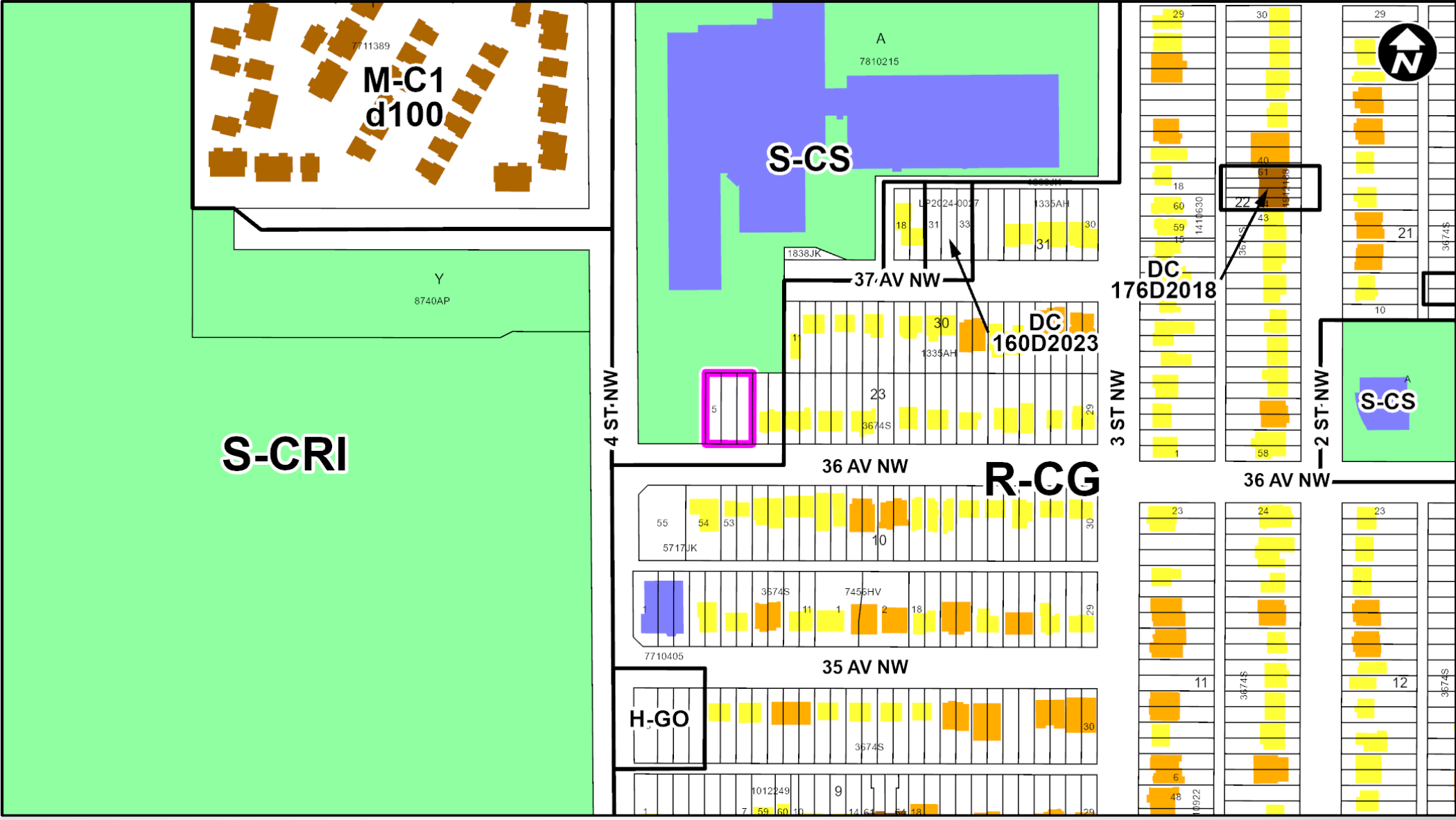


LEGEND

○ Bus Stop

Parcel Size:

0.08 ha
23m x 34m

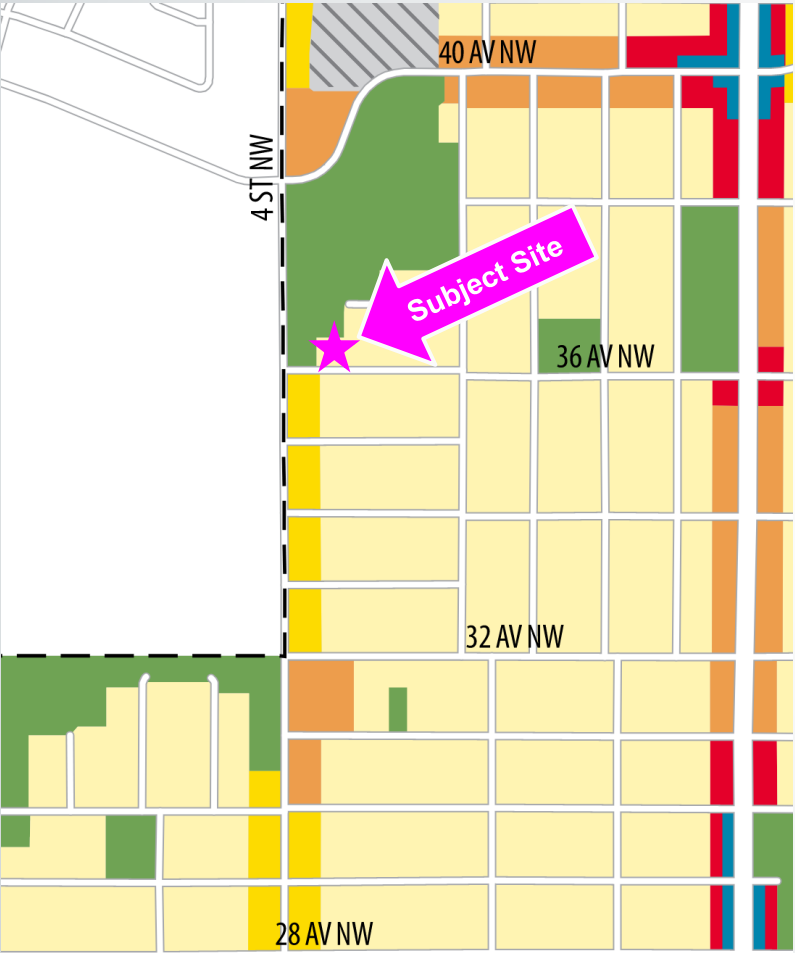


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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



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

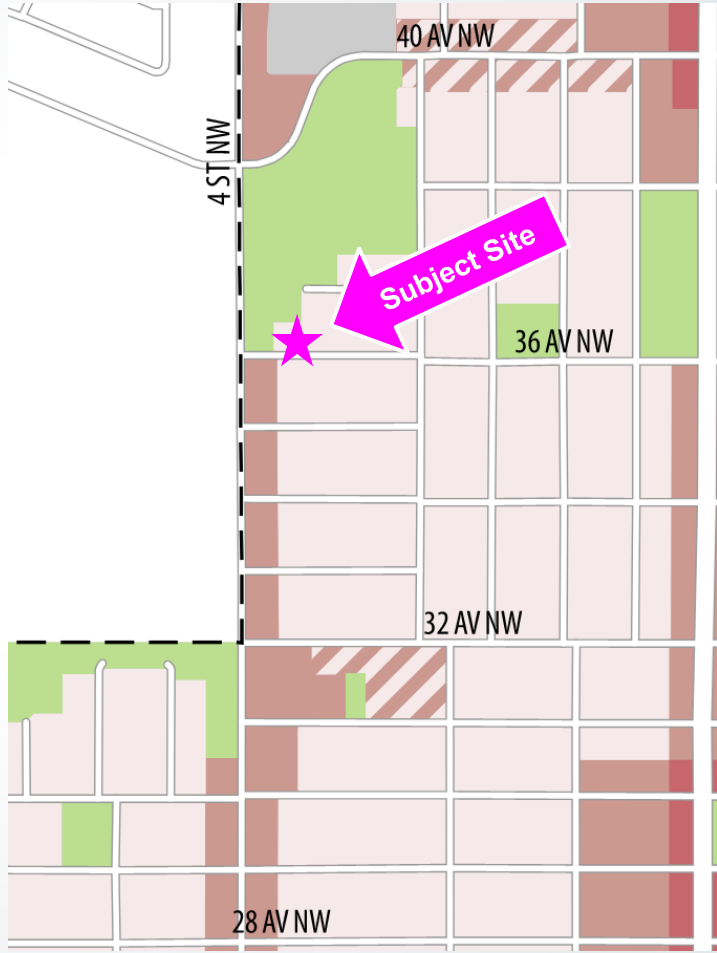
- Maximum Building Height 11.0 metres
- Maximum Density 75 units per hectare (5 units)



Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



Legend

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)

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Supplementary Slides

