



Public Hearing of Council

Agenda Item: 7.2.9



LOC2024-0159 / CPC2024-1133

Land Use Amendment

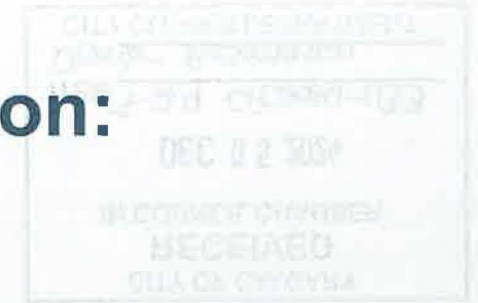
December 3, 2024

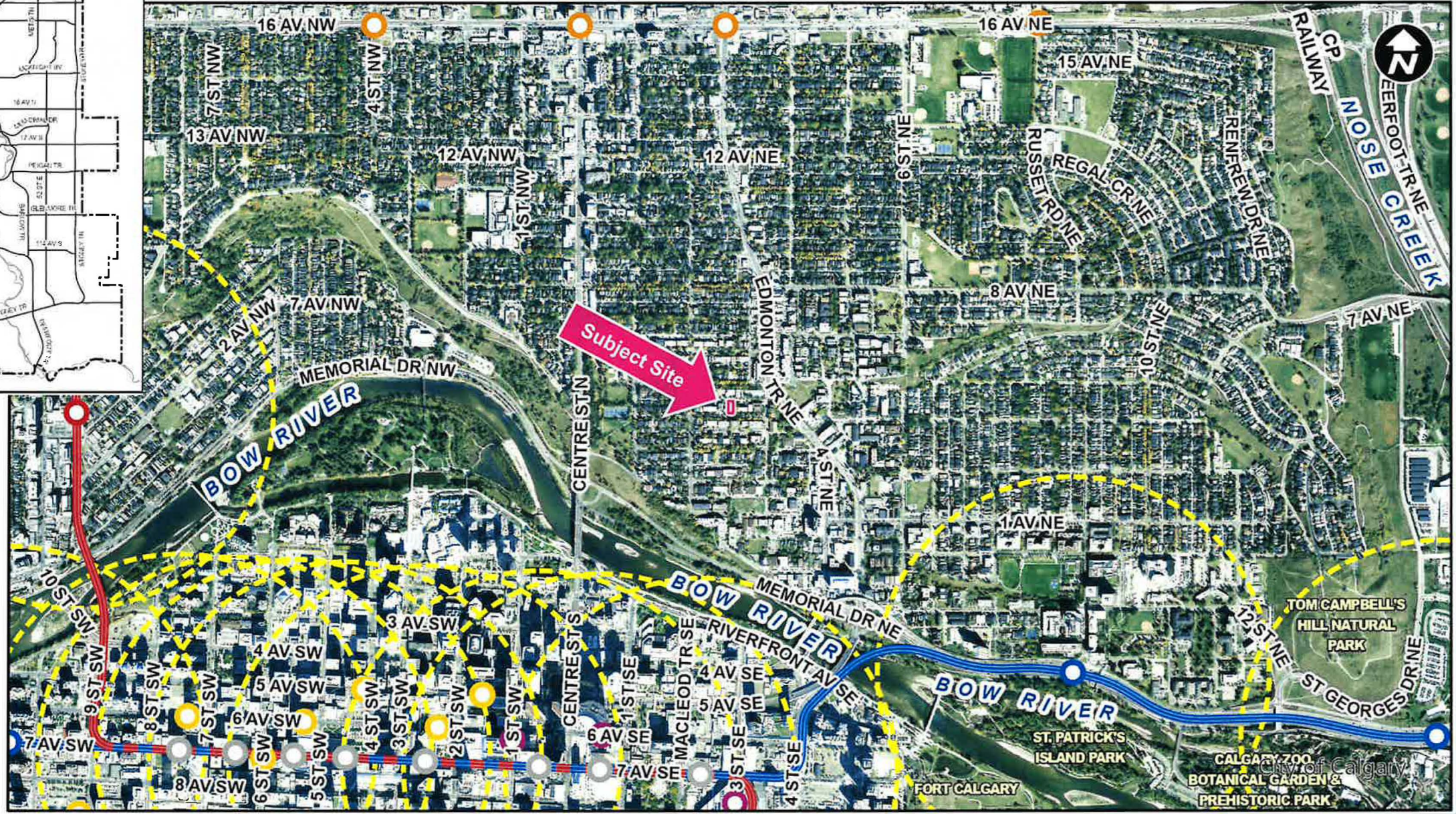
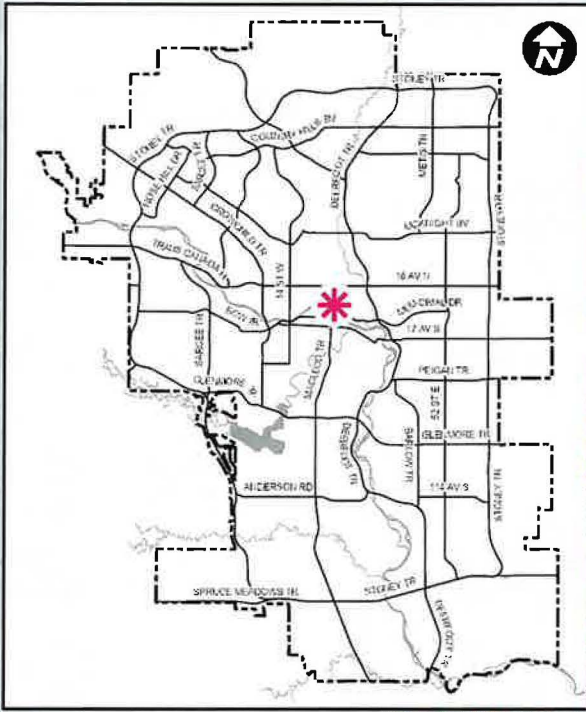
CITY OF CALGARY
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ITEM: 7.2.9 CPC2024-1133
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CITY CLERK'S DEPARTMENT

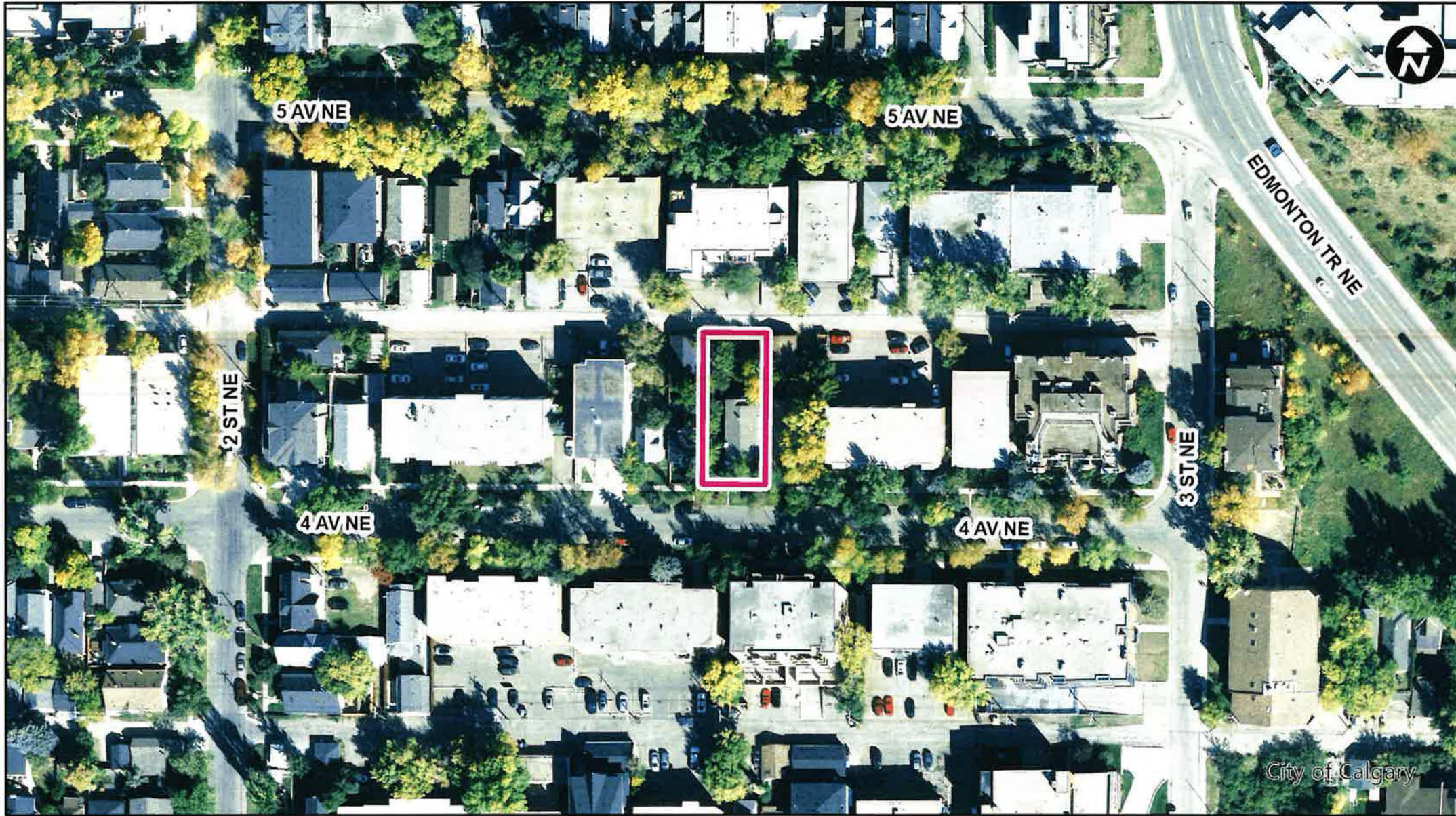
Calgary Planning Commission's Recommendation:

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.







Parcel Size:

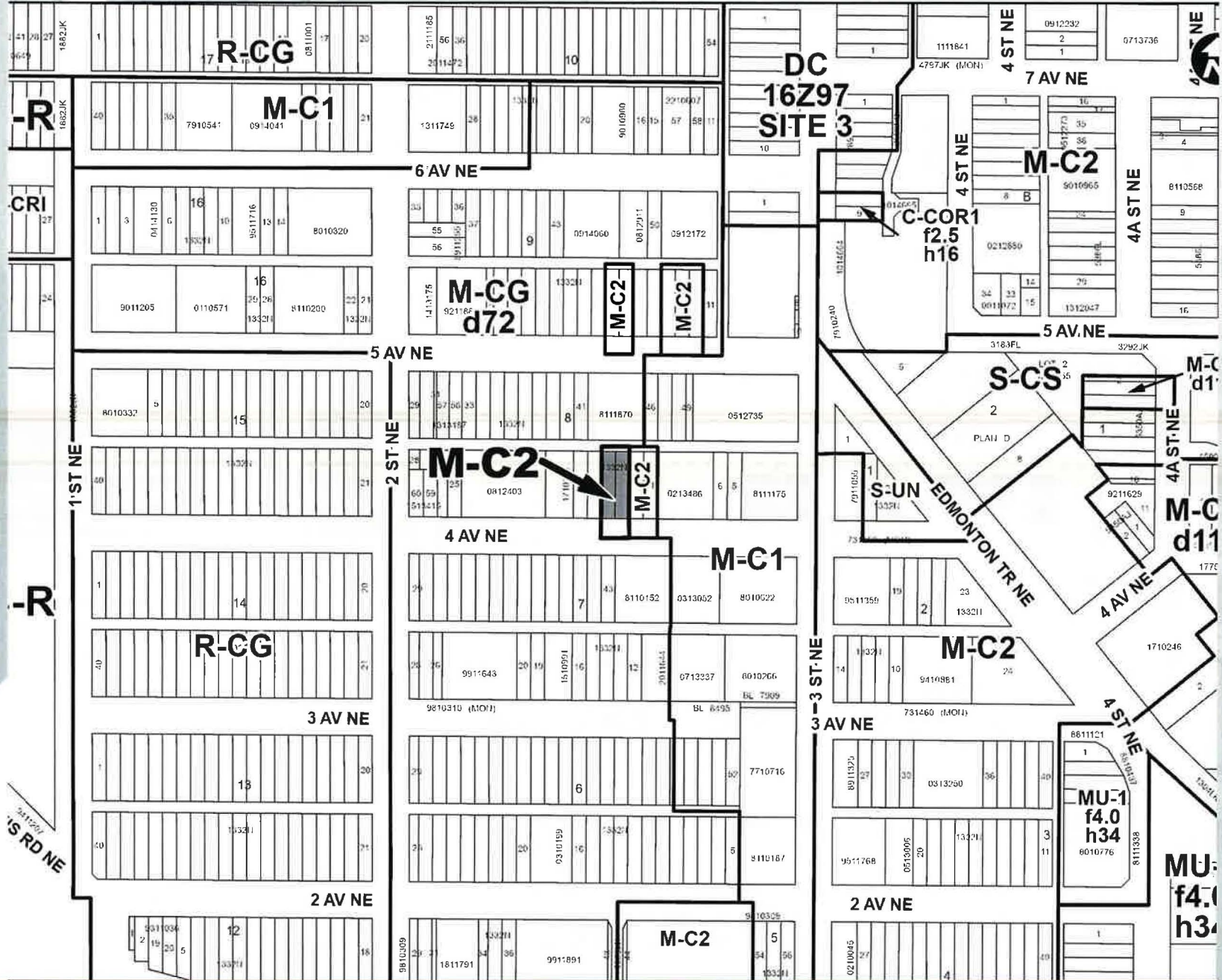
0.06 ha
15m x 37m

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 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



