



Public Hearing of Council

Agenda Item: 7.2.1



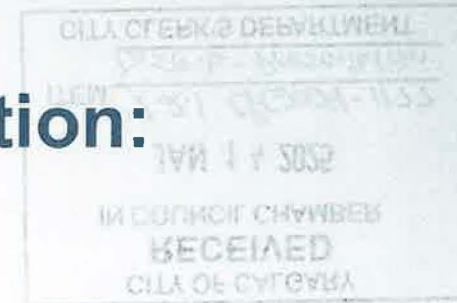
LOC2024-0216 / CPC2024-1177

Land Use Amendment

January 14, 2025

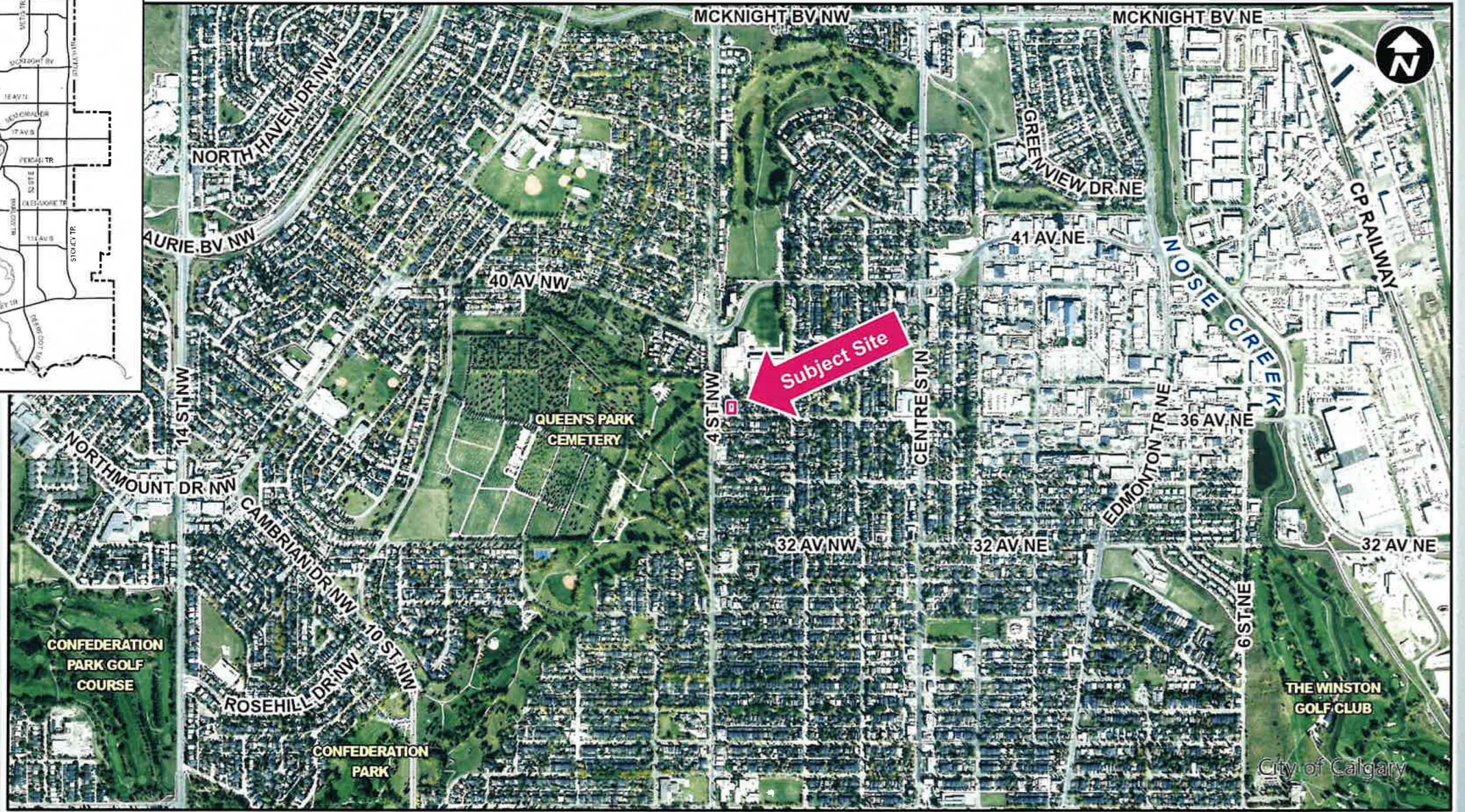
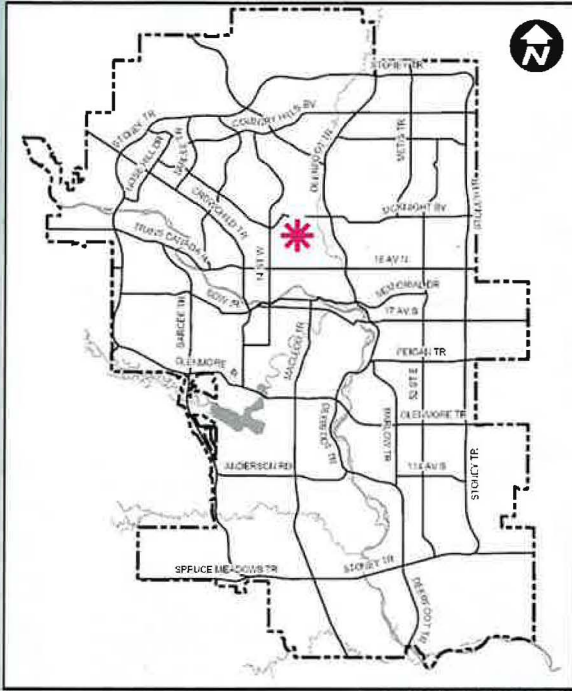
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: *7.2.1 CPC2024-1177*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

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

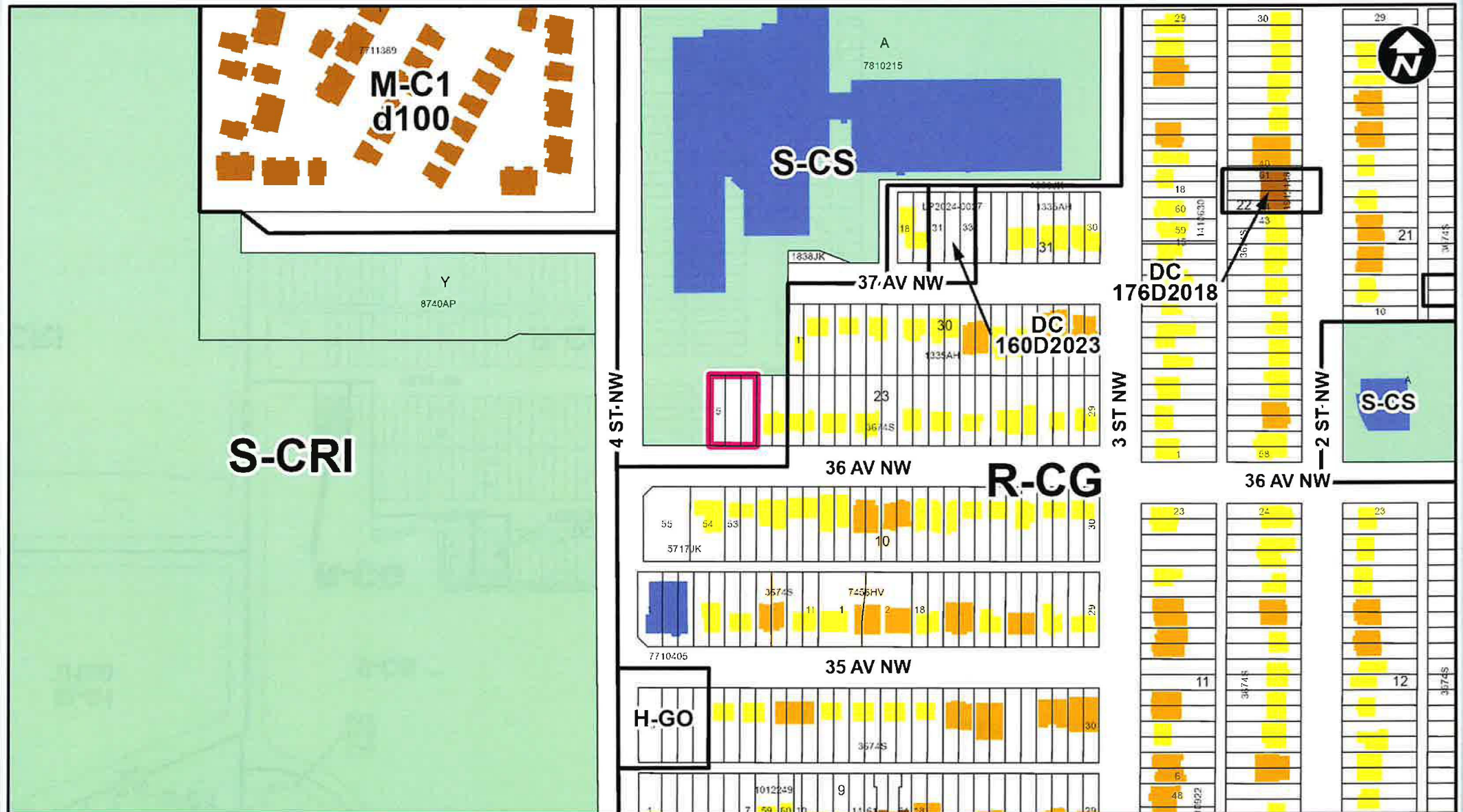
Parcel Size:

0.08 ha
23m x 34m

Surrounding Land Use

LEGEND

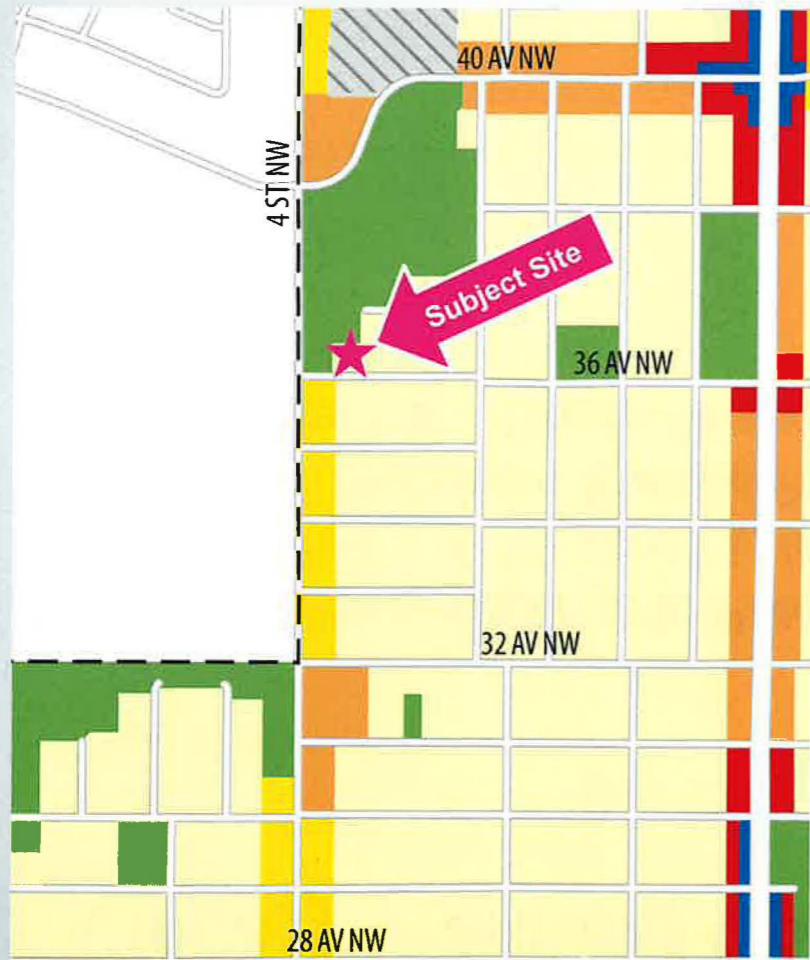
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





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

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



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Supplementary Slides





