

Public Hearing of Council

Agenda Item: 7.2.7



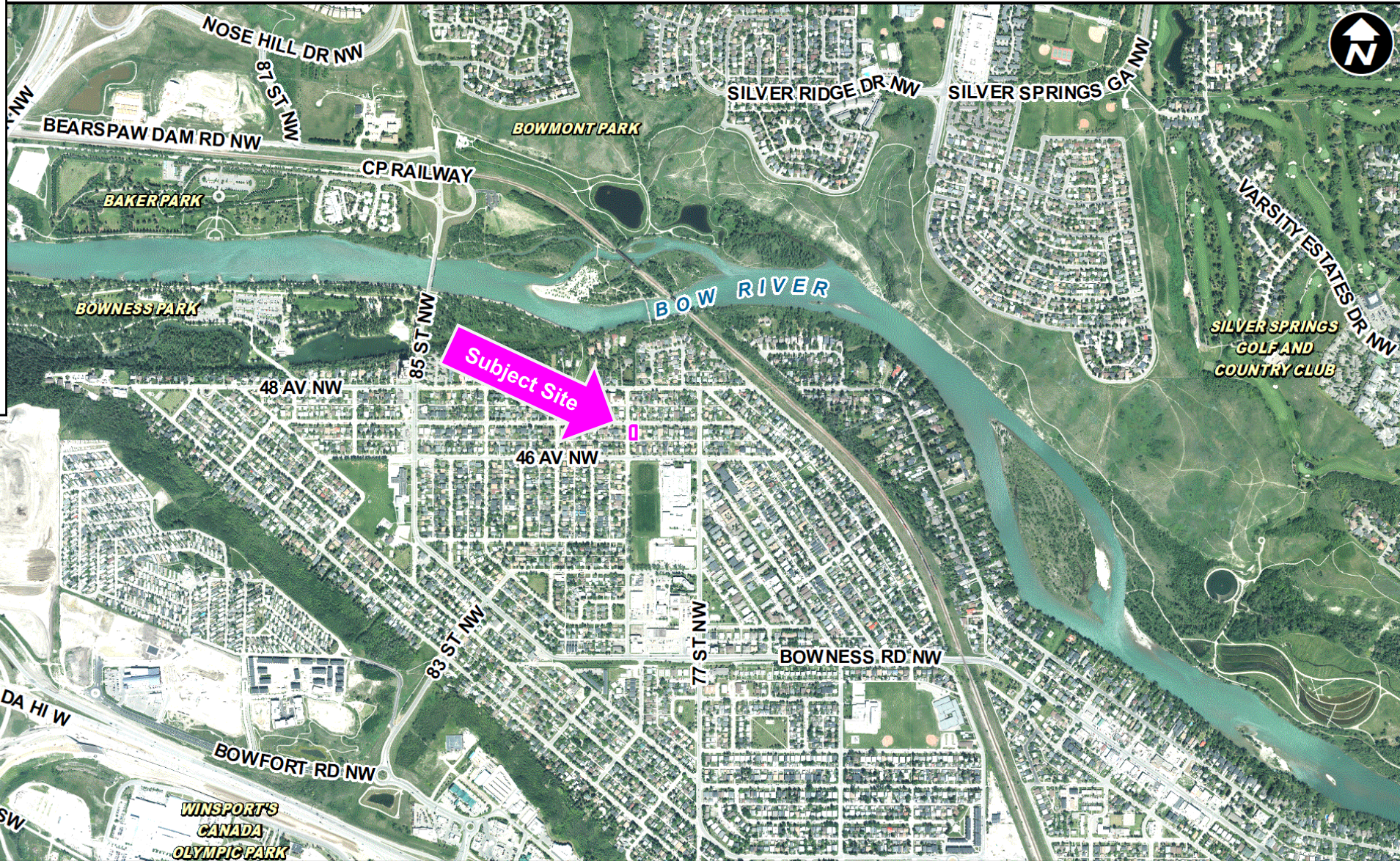
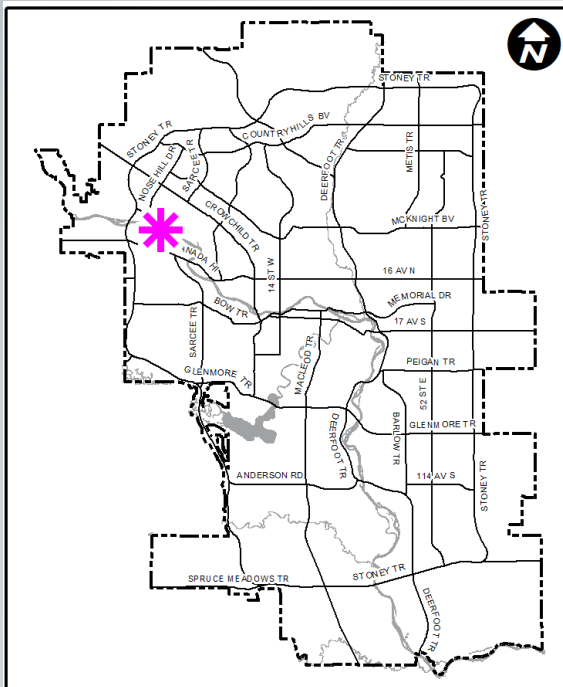
LOC2023-0389 / CPC2024-0149
Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 128D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7947 – 47 Avenue NW (Plan 2660AP, Block 7, Lot 1) 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

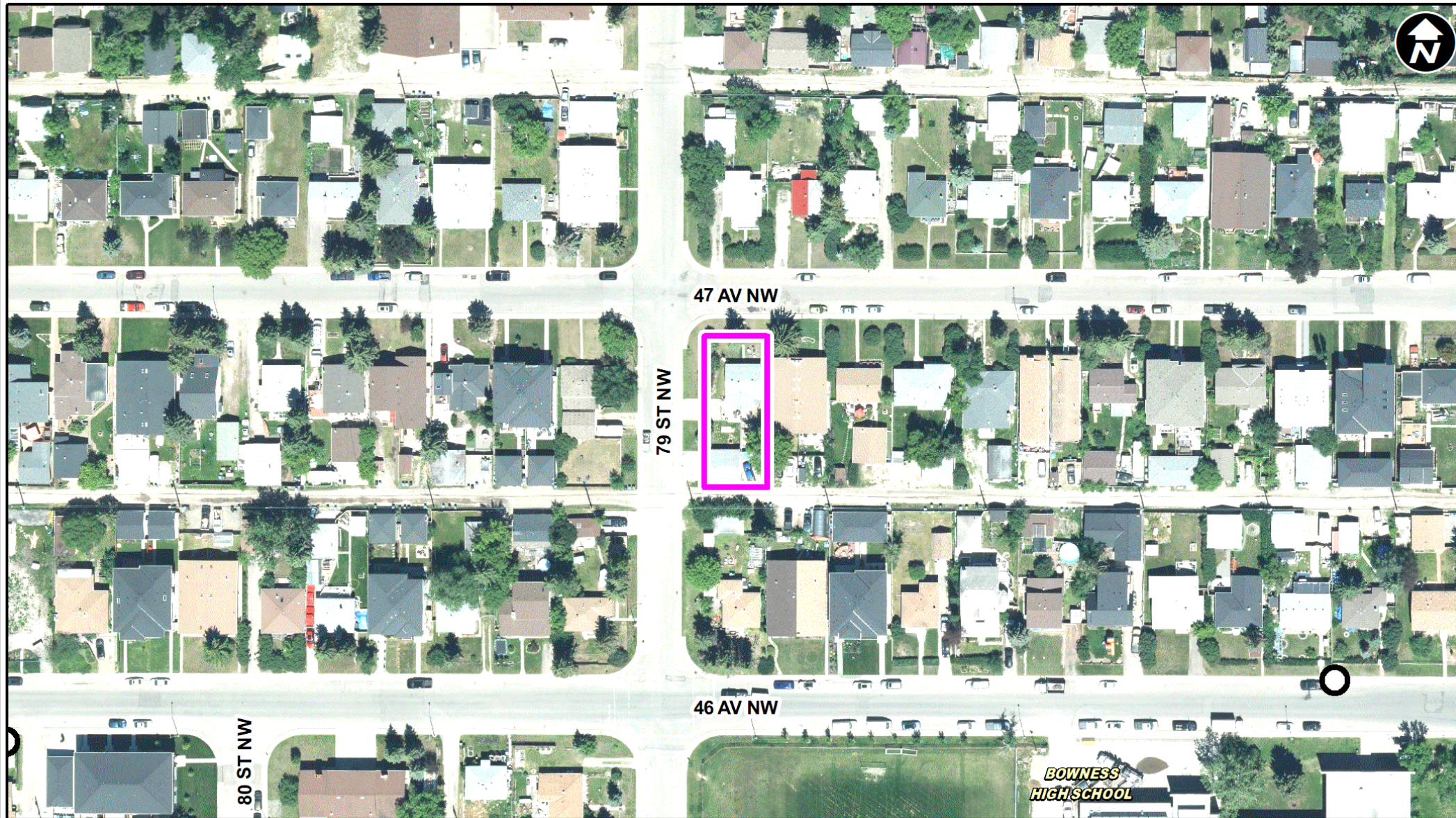
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

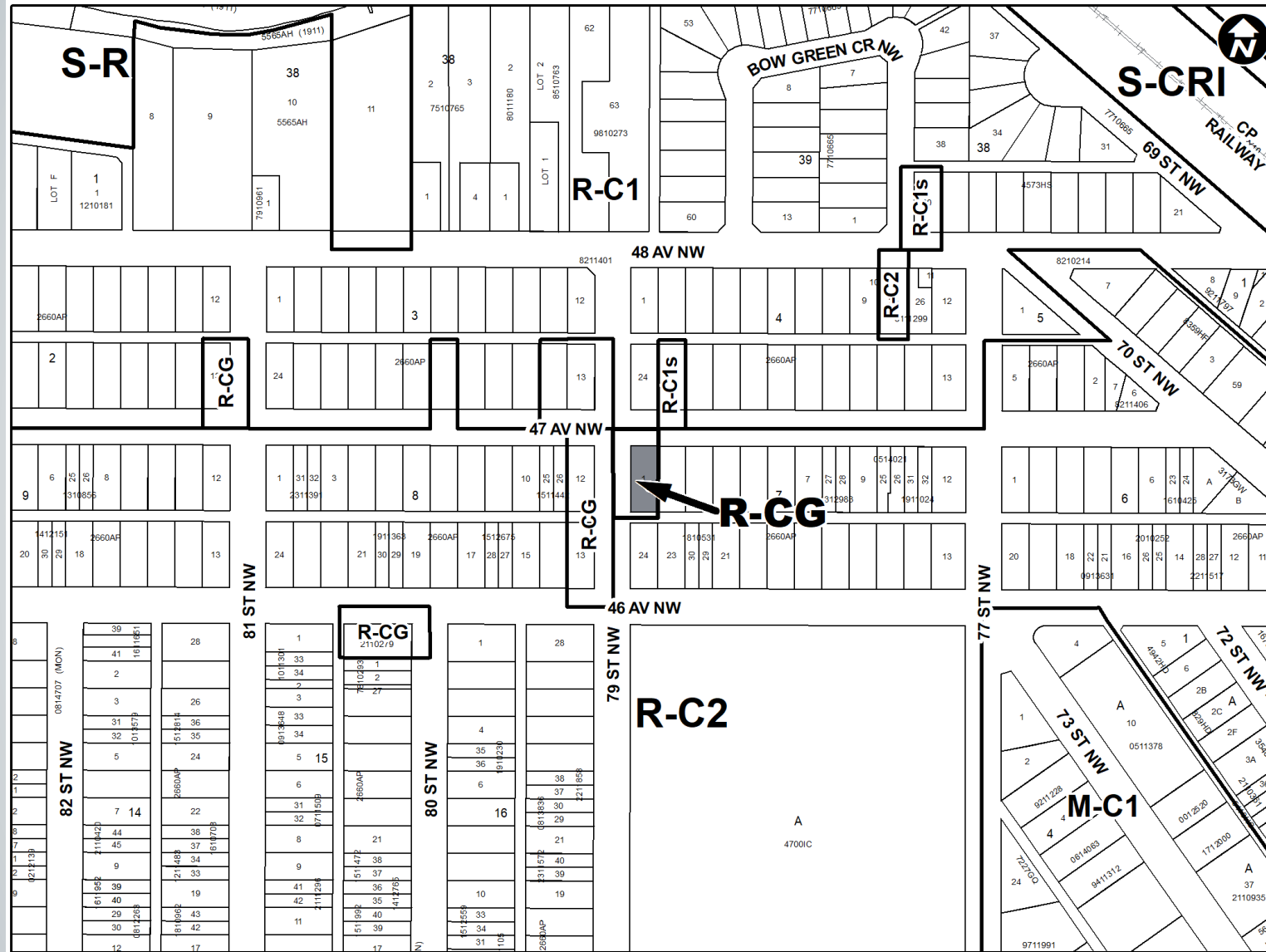
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

0.06 ha
15 m x 37 m

○ Bus Stop



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

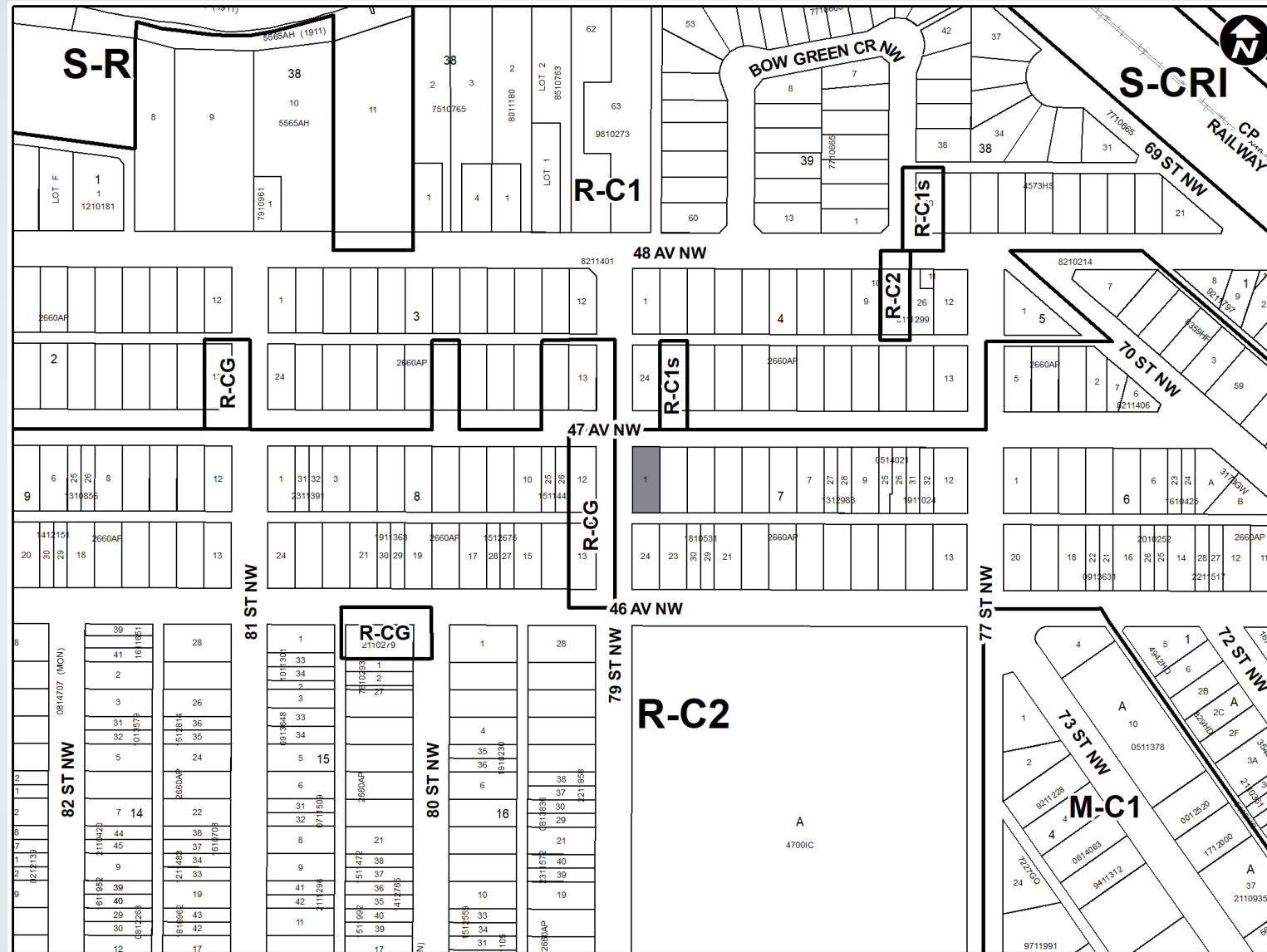
- allows for a range of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- maximum density of 75 units per hectare (4 dwelling units, plus suites)

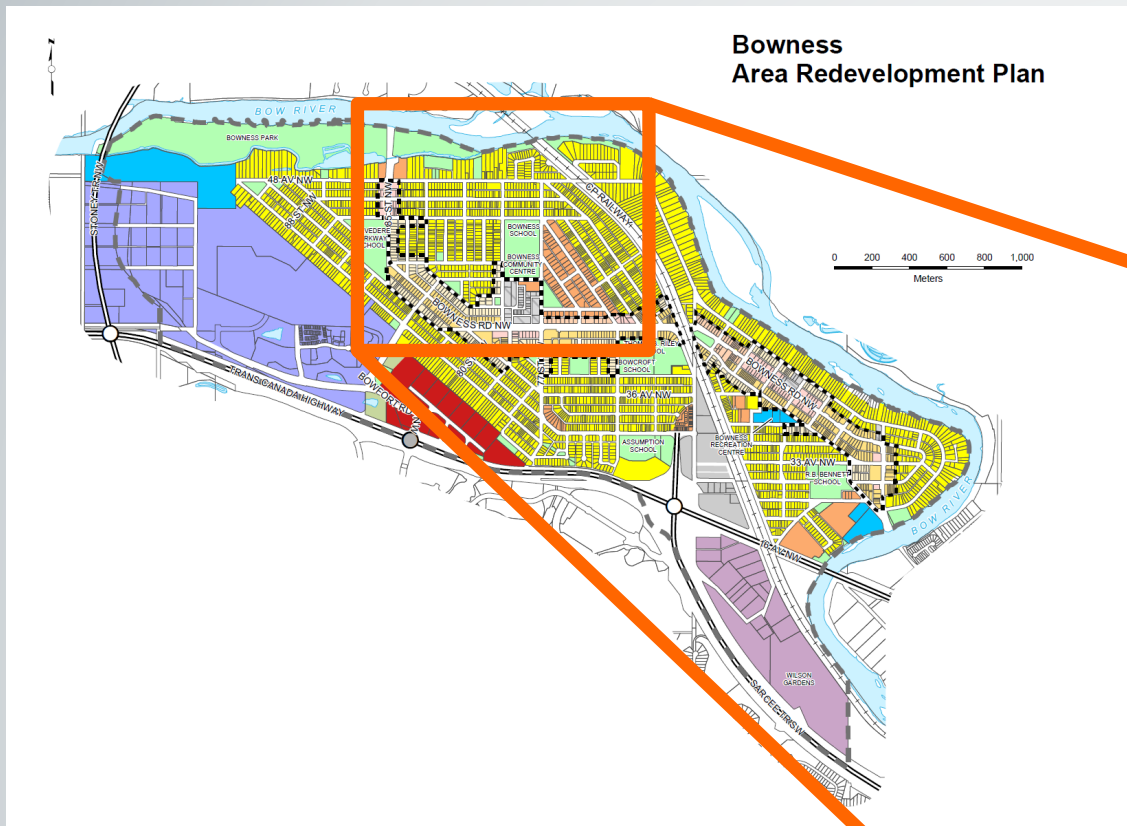
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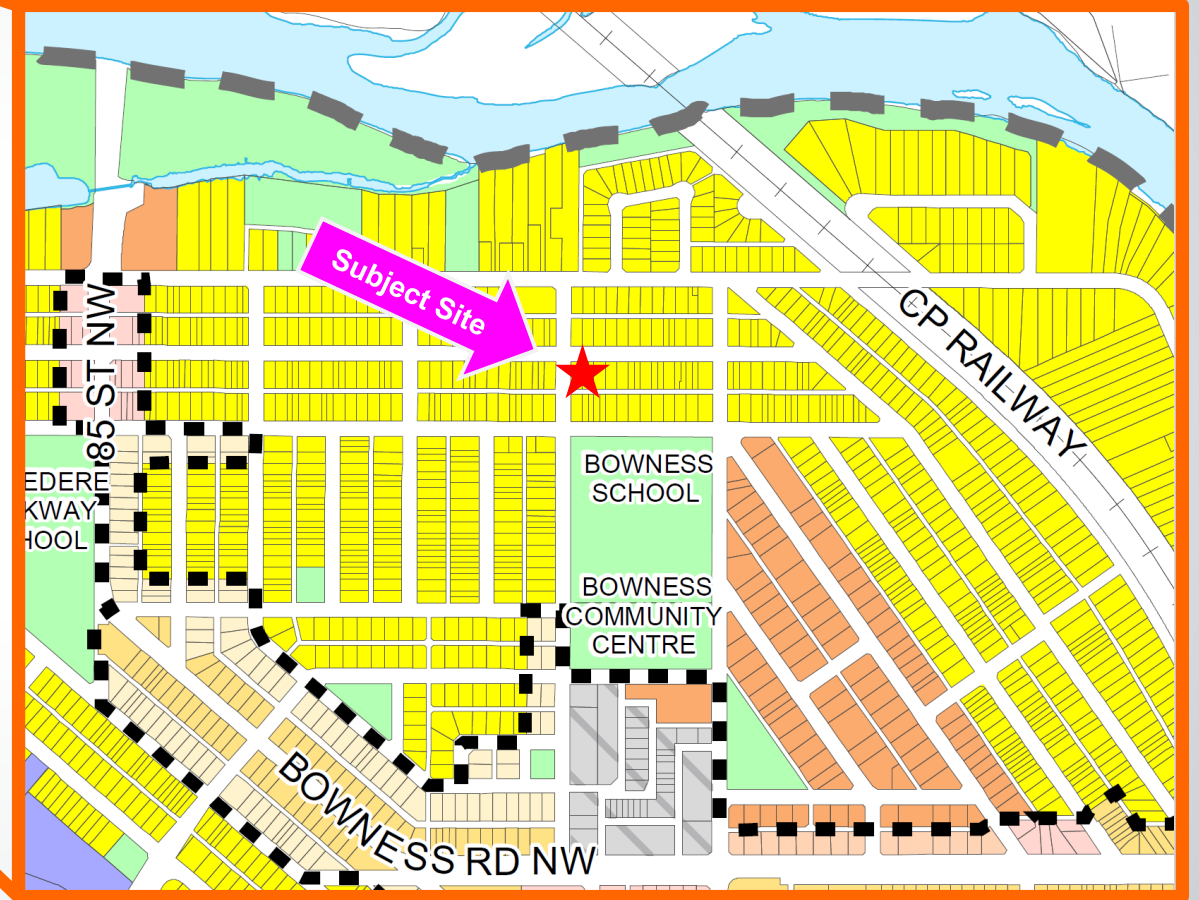
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Supplementary Slides





- Residential: Low Density, Conservation & Infill
- Residential: Low & Medium Multi-Dwelling





View of the subject site looking south



View of the subject site looking southeast



View of the subject site looking east