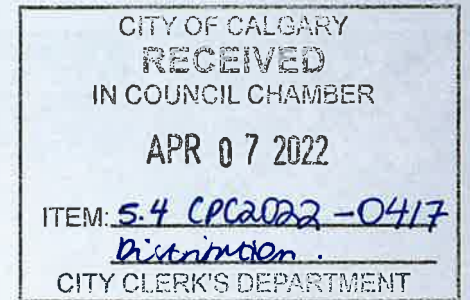


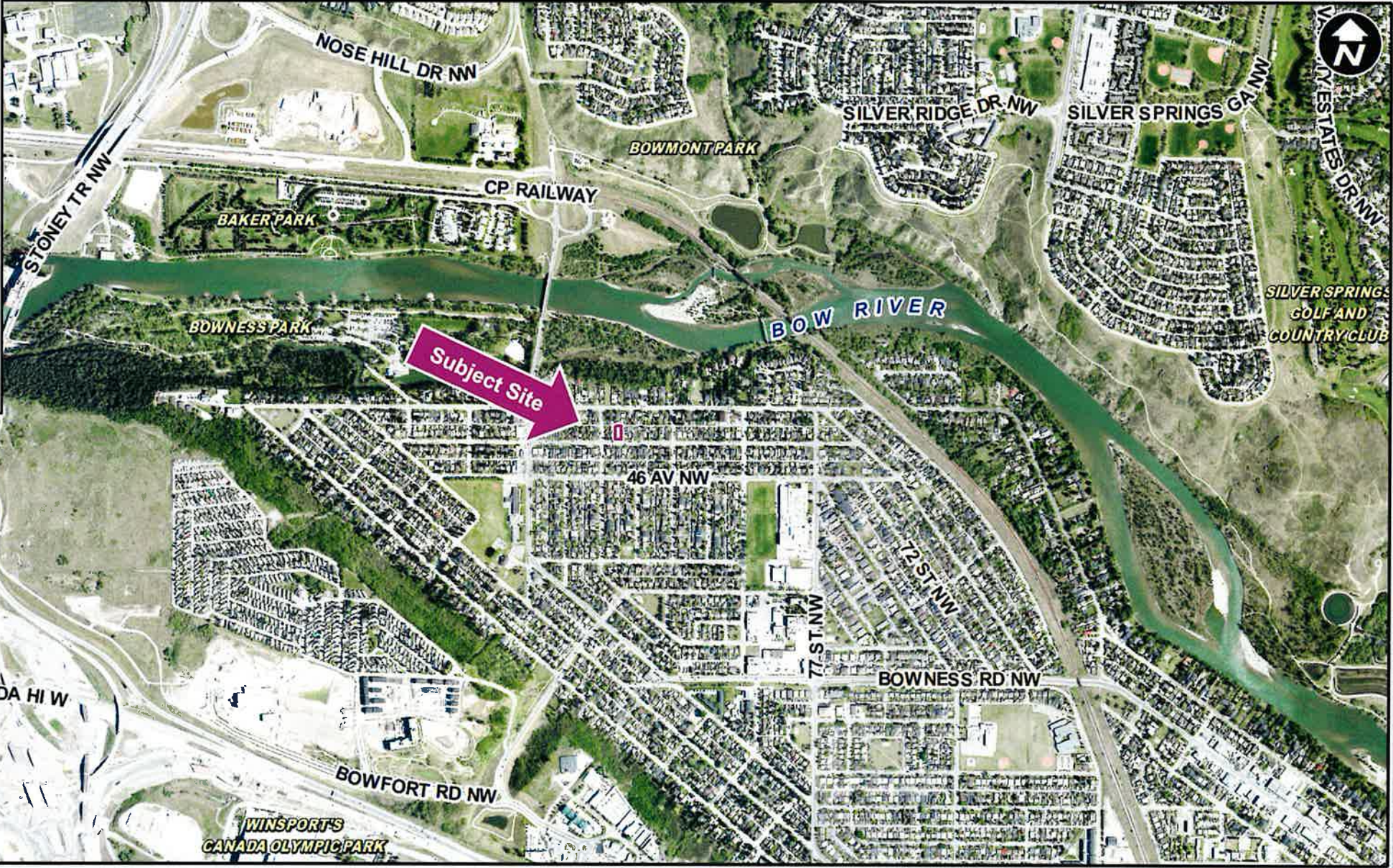
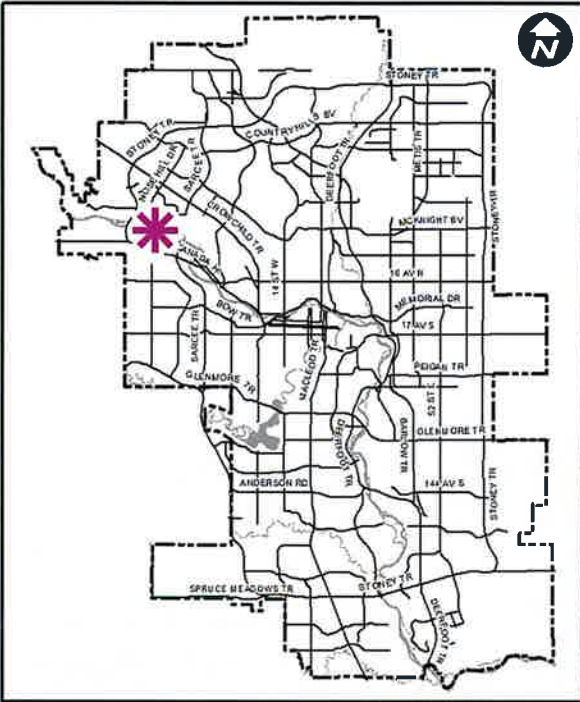


Calgary Planning Commission

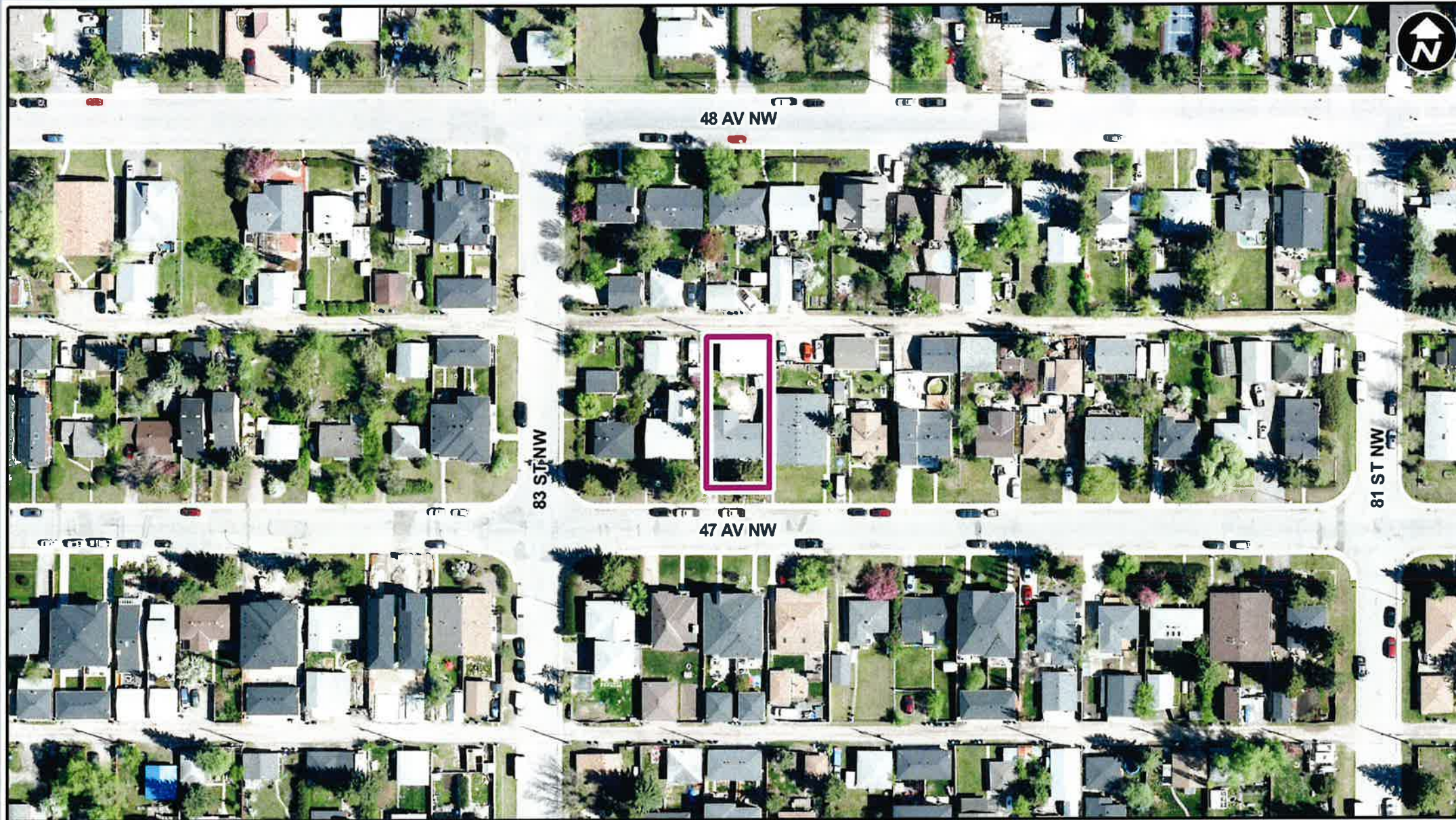
Agenda Item: 5.4



LOC2021-0220
Land Use Amendment
April 7, 2022



- 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:

**0.057 ha
(0.14 acres)**

**(15m x 36m)
or
(49ft x 118ft)**



8340 47 Av NW (Bowness)
Front yard, facing north



8340 47 Av NW (Bowness)
From the lane, facing south



8340 47 Av NW (Bowness)
Rear yard, facing southwest



Proposed R-C2 District:

- Existing R-C1 District
- R-C2 mirrors land use designations across the street (south)
- R-C2 allows for up to two dwelling units
- Proposed R-C2 is compatible with the surrounding area

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.057 hectares $\pm$ (0.14 acres $\pm$) located at 8340 47 Avenue NW (Plan 26660 AP, Block 2, Lot 22) from Residential Contextual One Dwelling (RC-1) District **to** Residential Contextual One/Two Dwelling (RC-2) District.

Questions & Answers:

Is the R-C2 District appropriate for this location?

- The blocks to the west and south (i.e., across 83 Street NW and 47 Avenue NW, respectively) are all R-C2, except for one R-CG lot on the near corner. Properties to the north (across the lane, facing 48 Avenue NW) is R-C1 and beyond that is the last strip of R-C1 prior to an Environmental Reserve area along the Bow River.
- R-C2 does not provide significantly more restrictions regarding built form than R-C1.
- While a comprehensive planning process for Bowness may be preferred, it will likely be several years away and, meanwhile, there is increasing pressure to provide additional housing opportunities in inner-city communities such as Bowness.

