



Public Hearing of Council

Agenda Item: 8.1.5



LOC2022-0093 / CPC2022-1059

Land Use Amendment

December 6, 2022

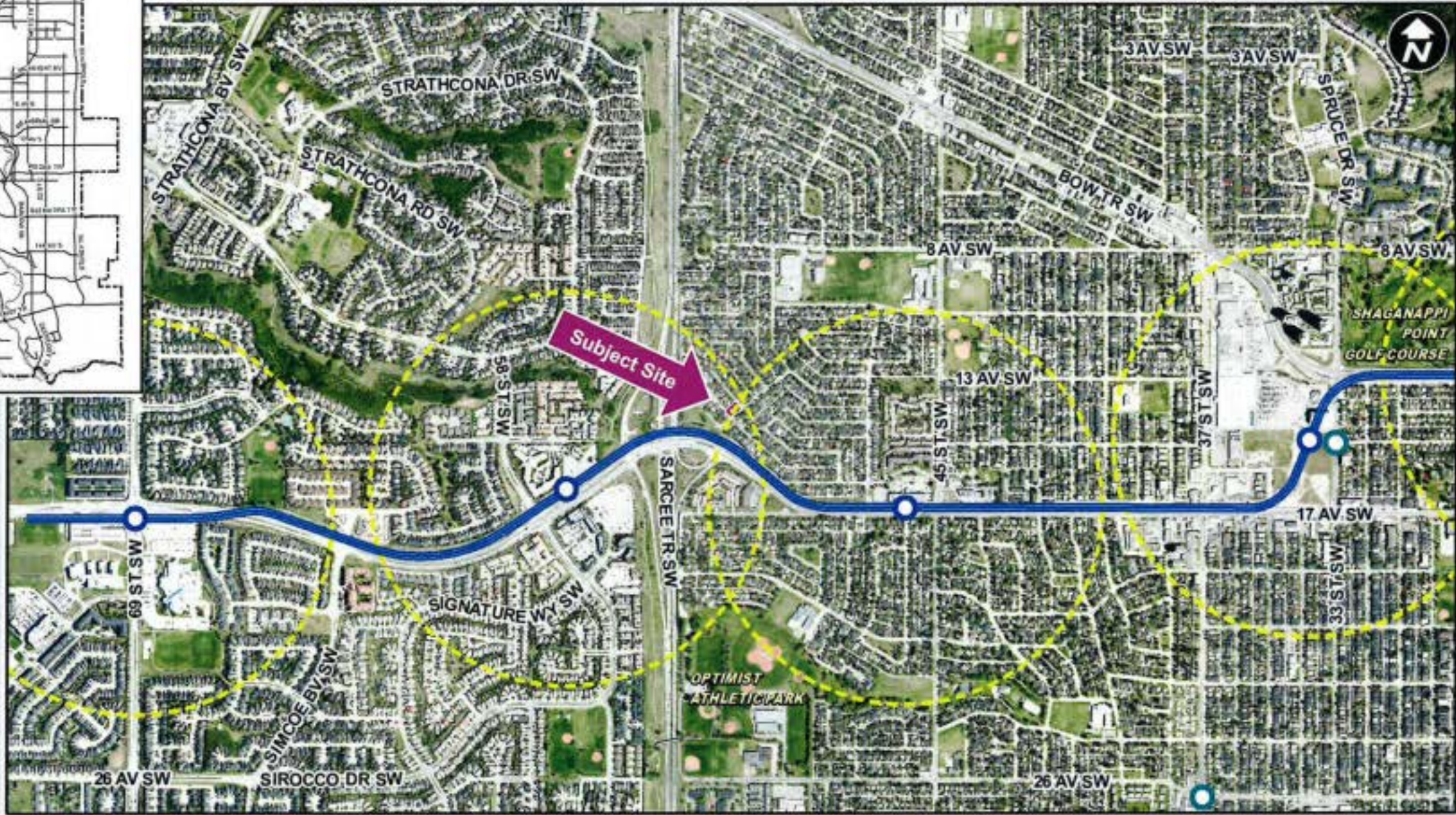




Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 165D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 44 Wheatland Avenue SW (Plan 4994HN, Block 4, Lot 81) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CGex) 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
Approx.
18.7m x 33.5m



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 R-CGex District:

- Up to 4 dwelling units
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are not allowed

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Supplementary

