



Public Hearing of Council

Agenda Item: 8.1.4



LOC2022-0134 / CPC2022-1027 Land Use Amendment

December 6, 2022

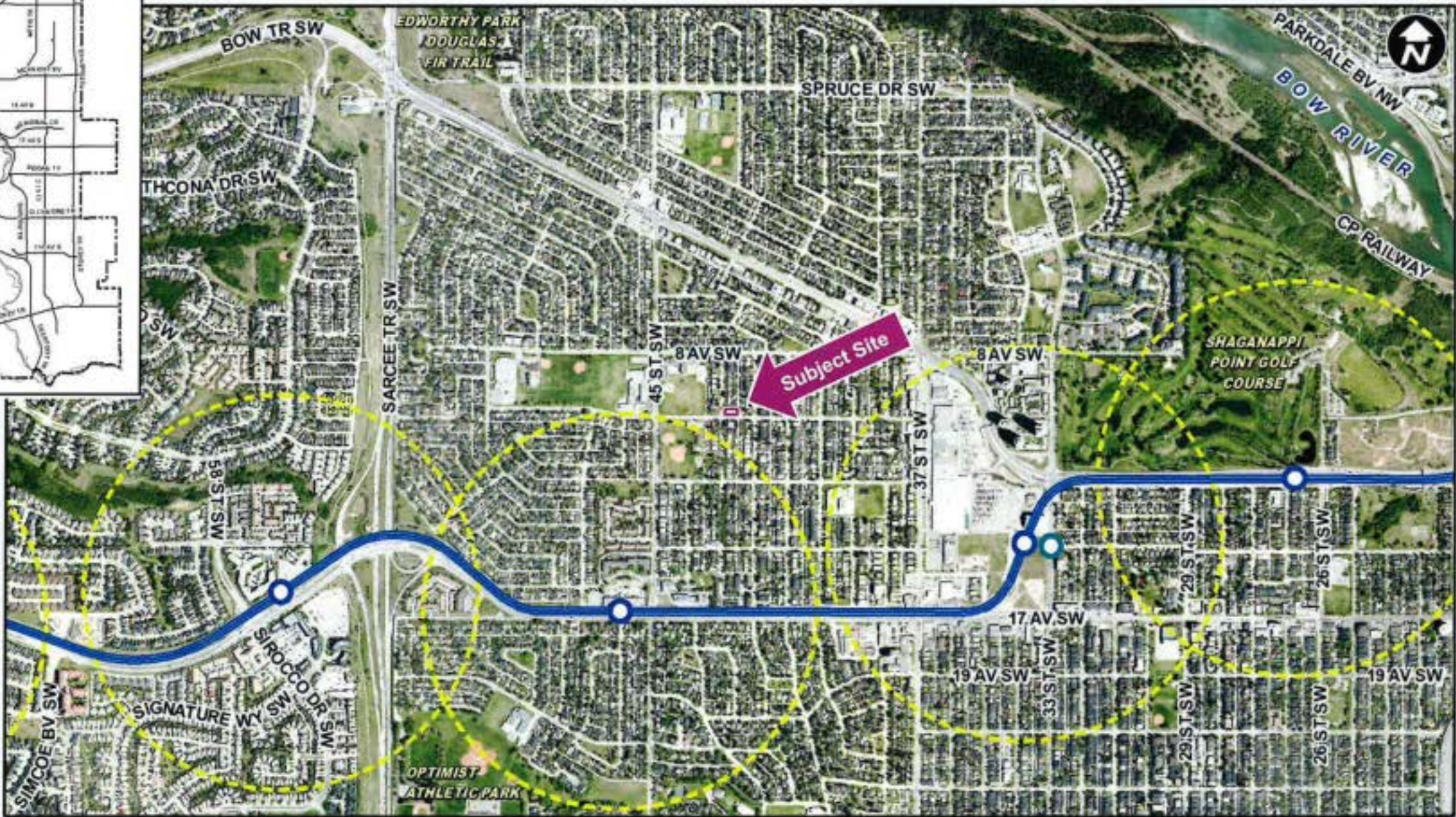




Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 176D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 4316 – 10 Avenue SW (Plan 7289HJ, Block 6, Lot 24) 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
38m x 15m

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-CG District:

- Up to 4 dwelling units
- Maximum building height of 11 metres (approx. 3 storeys)
- Secondary suites are a permitted use

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