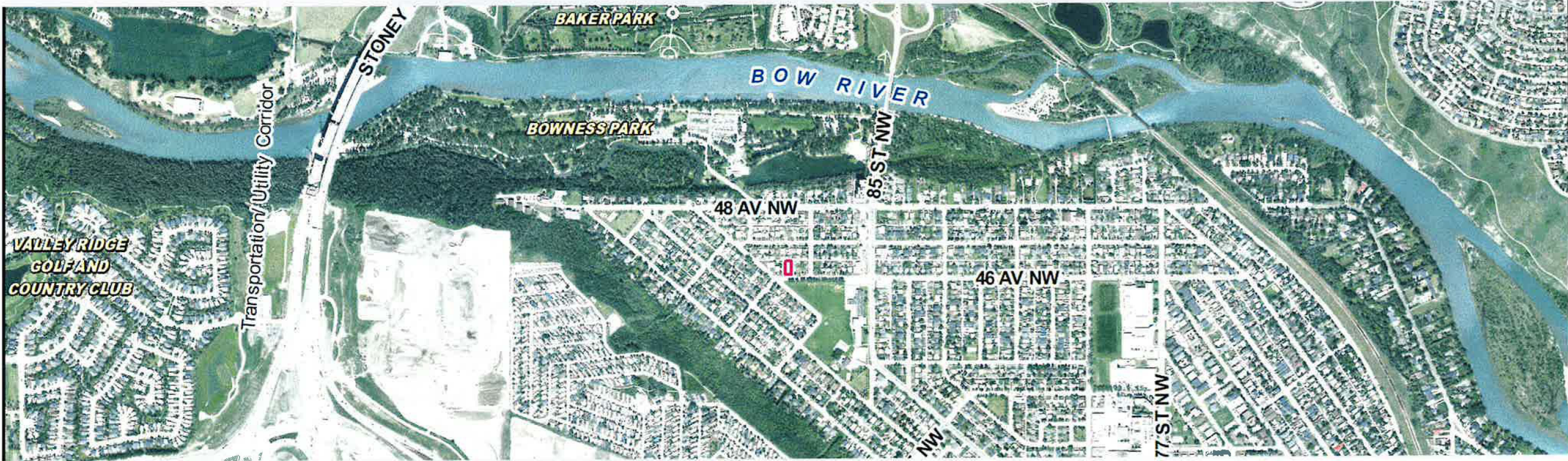




Public Hearing of Council

Agenda Item: 7.2.28



LOC2023-0115 / CPC2023-0792

Land Use Amendment

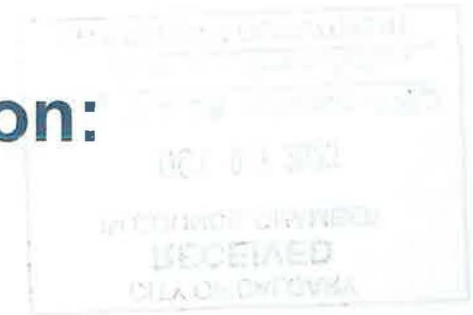
October 3, 2023

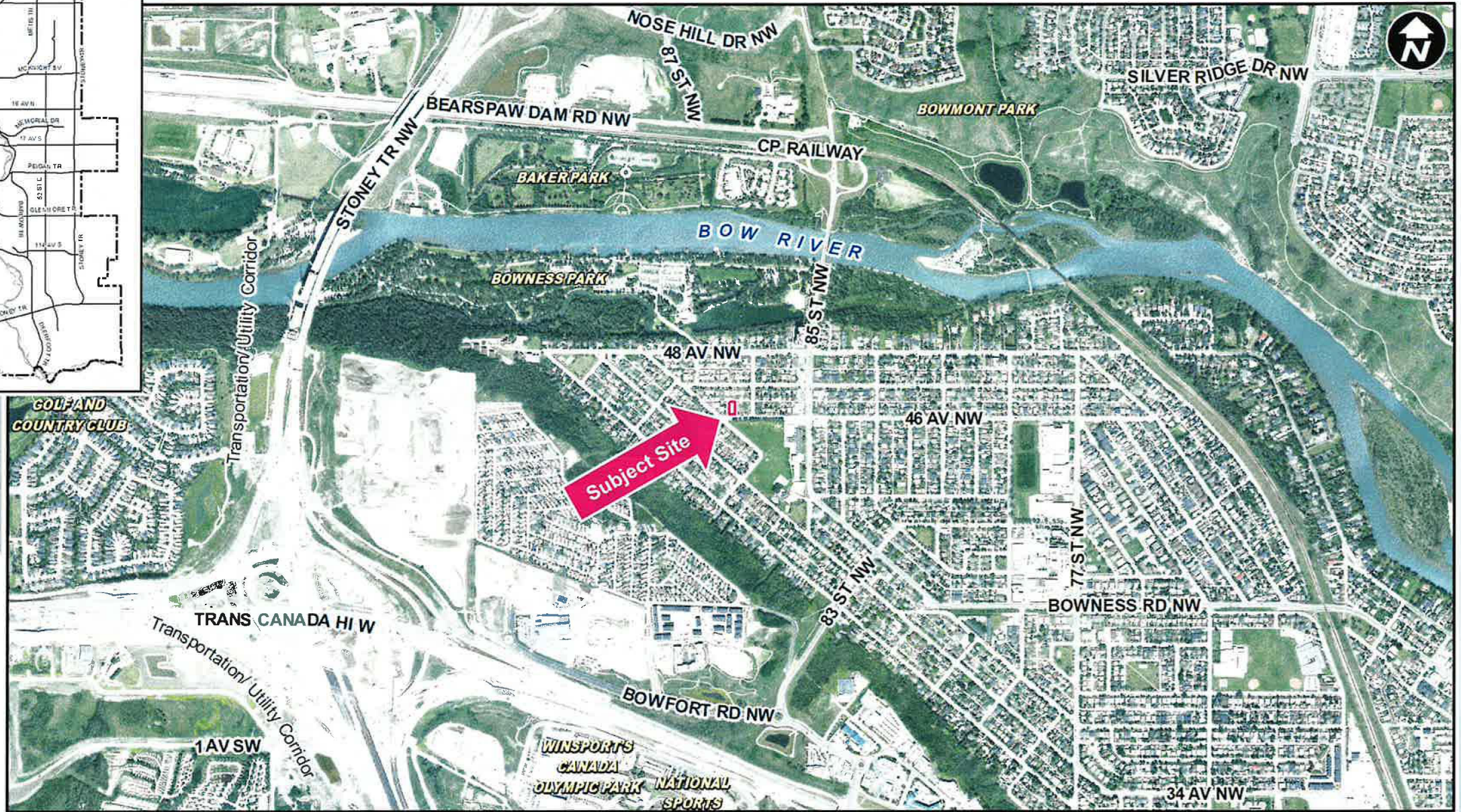
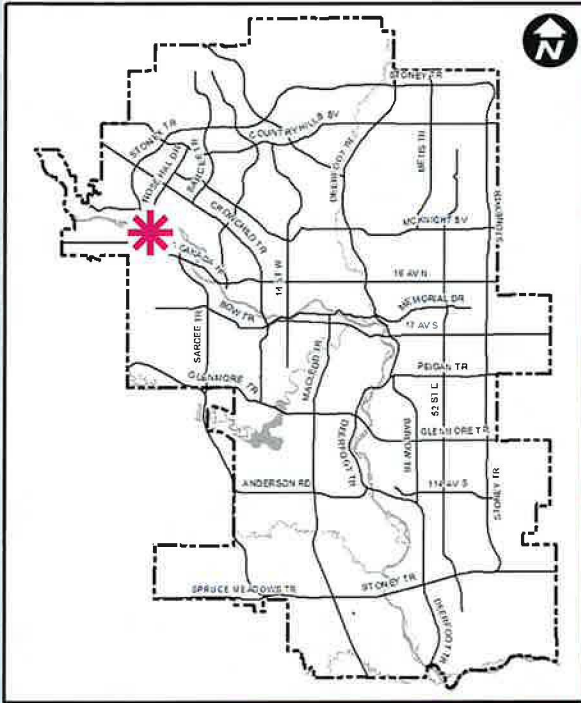
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.28 CPC2023-0792
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 163D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8816 – 46 Avenue NW (Plan 4960AP, Block 5, Lot 14) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) 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



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
 - Bus Stop

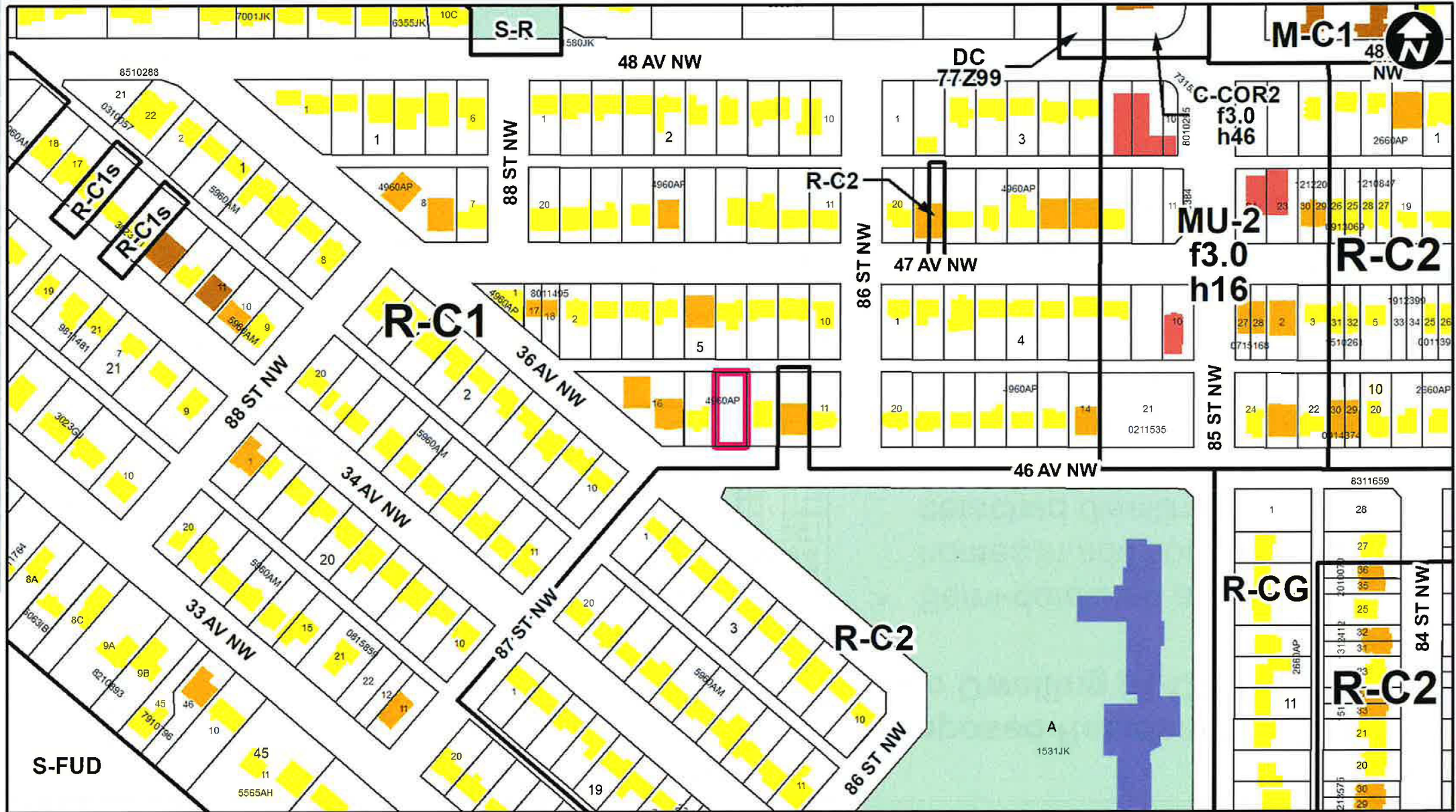
Parcel Size:

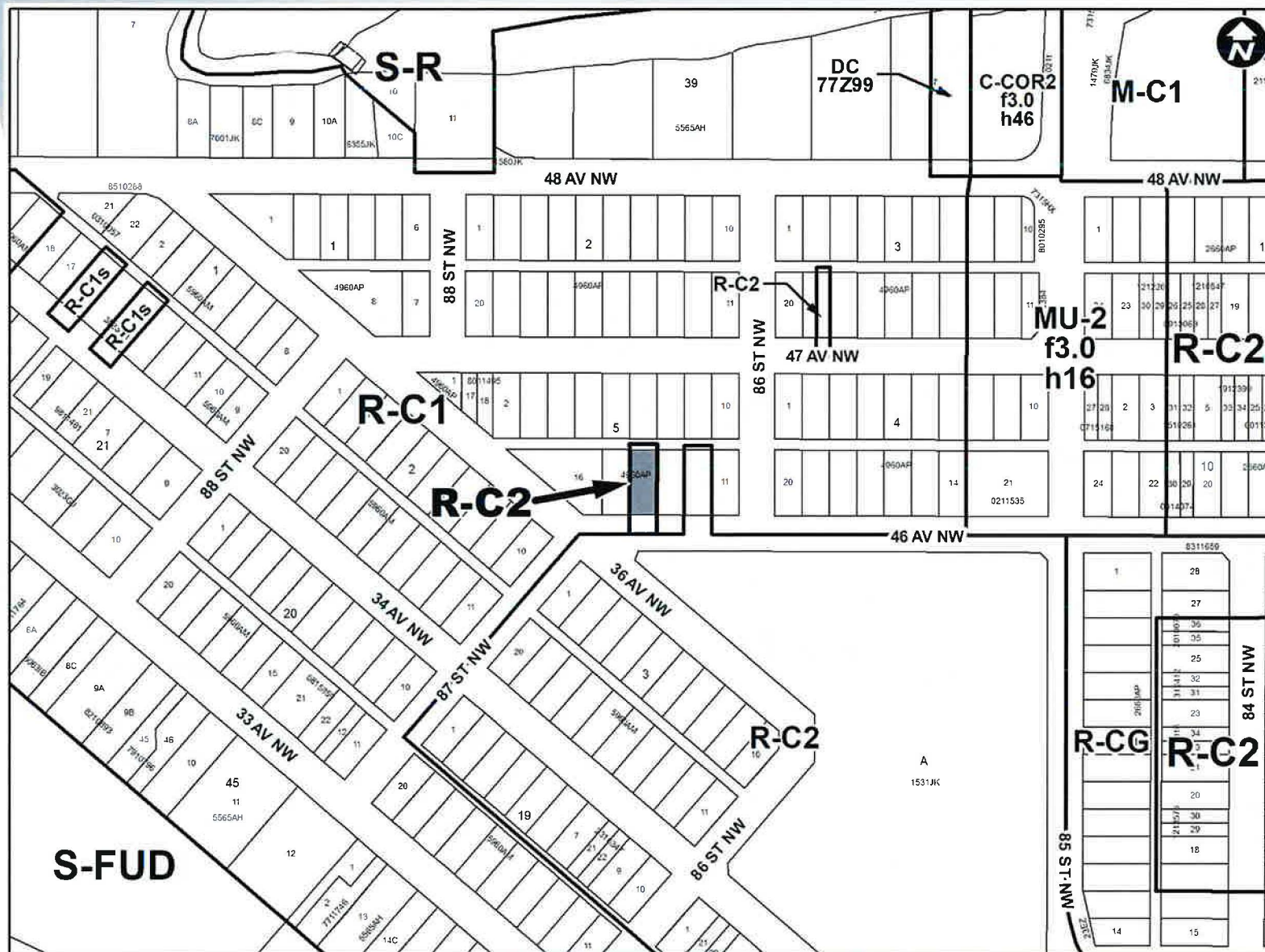
0.06 ha
37m x 15m

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 – One / Two Dwelling (R-C2) District:

- Semi-detached and duplex homes in addition to single detached dwellings
- Potential future subdivision into 2 individual lots
- A maximum of 2 dwelling units (an increase from the current 1 dwelling unit maximum)

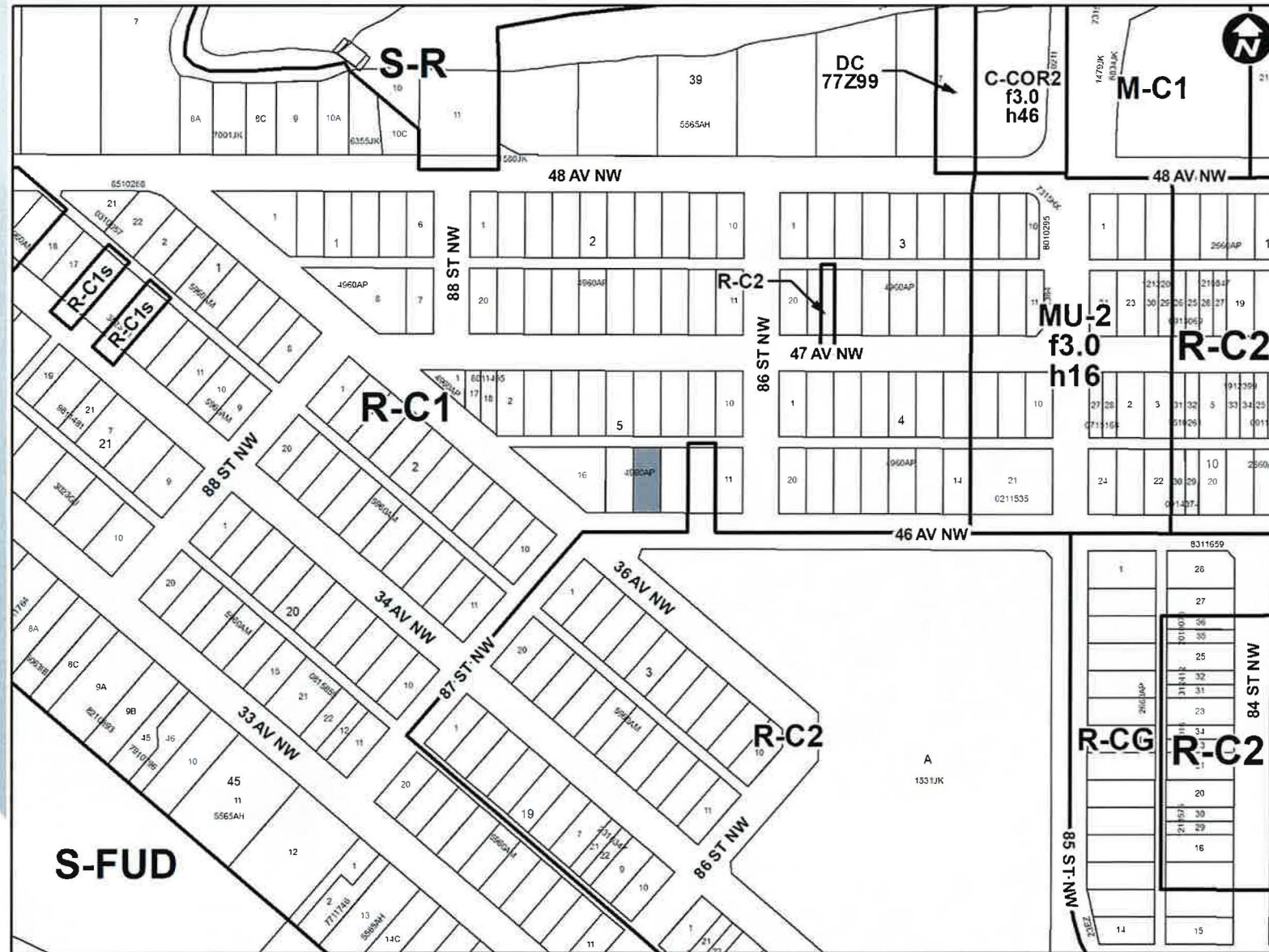
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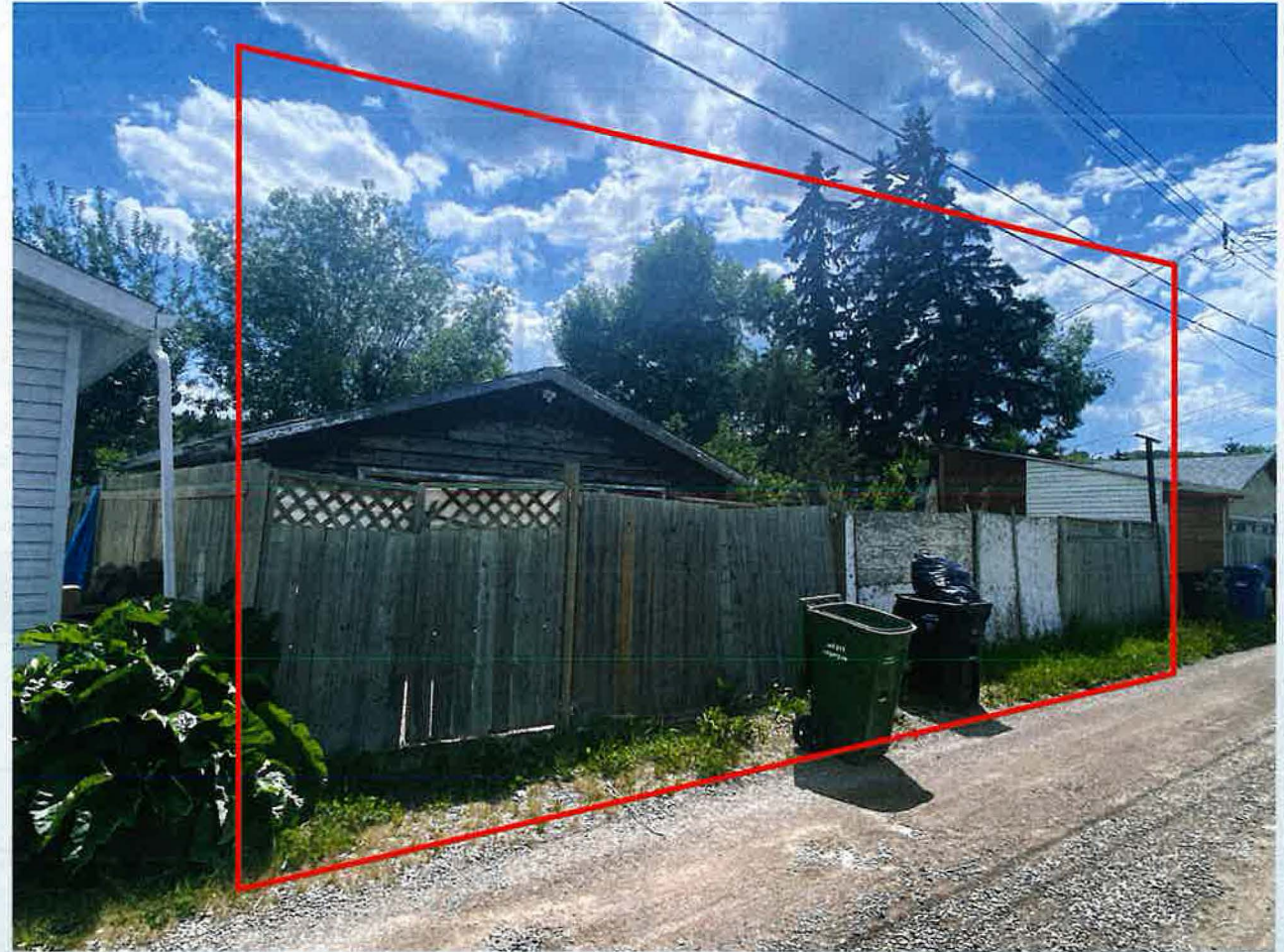
Supplementary Slides

Existing Land Use Map





46 AVE SW



Back Lane