



Public Hearing of Council

Agenda Item: 8.1.6

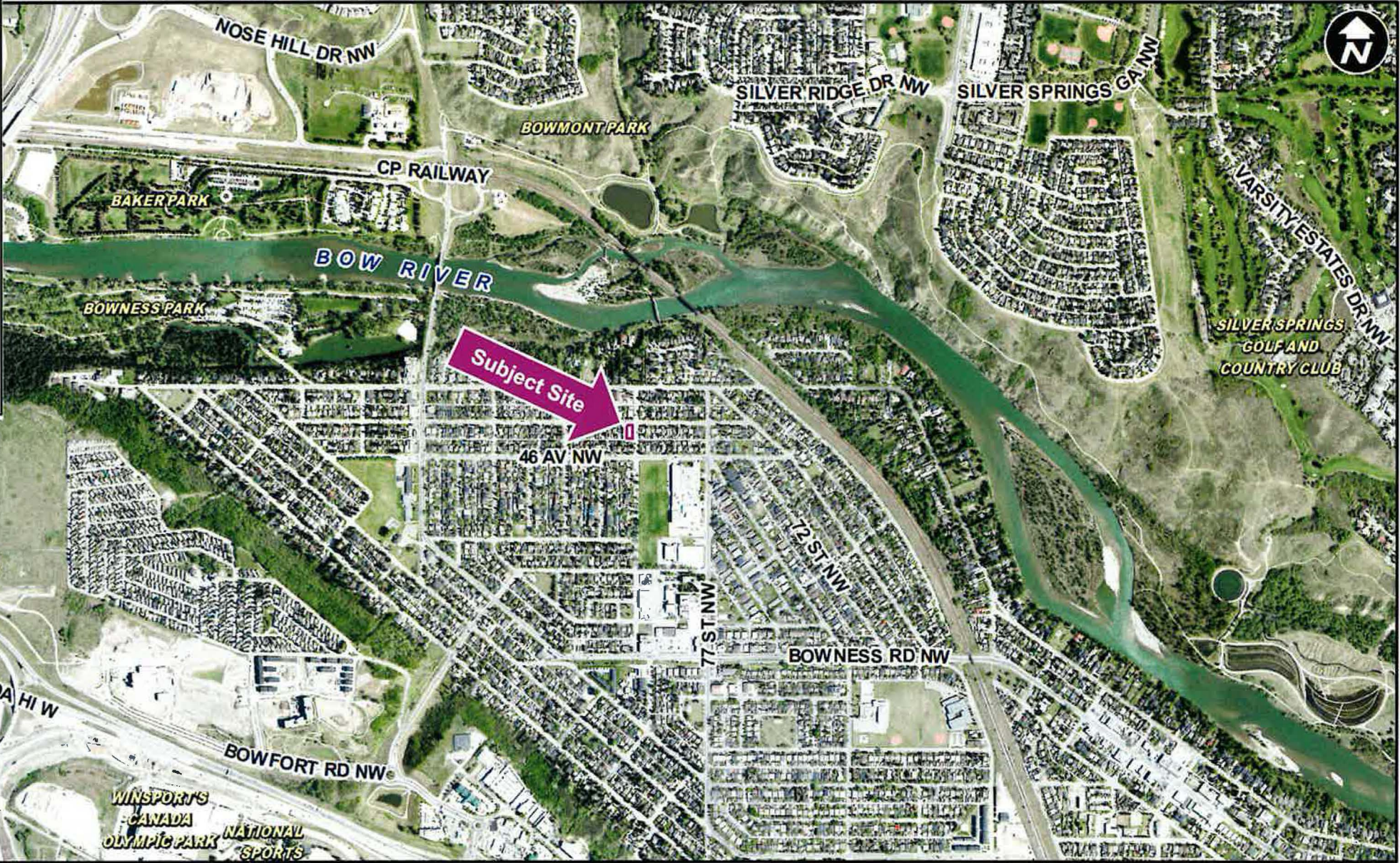
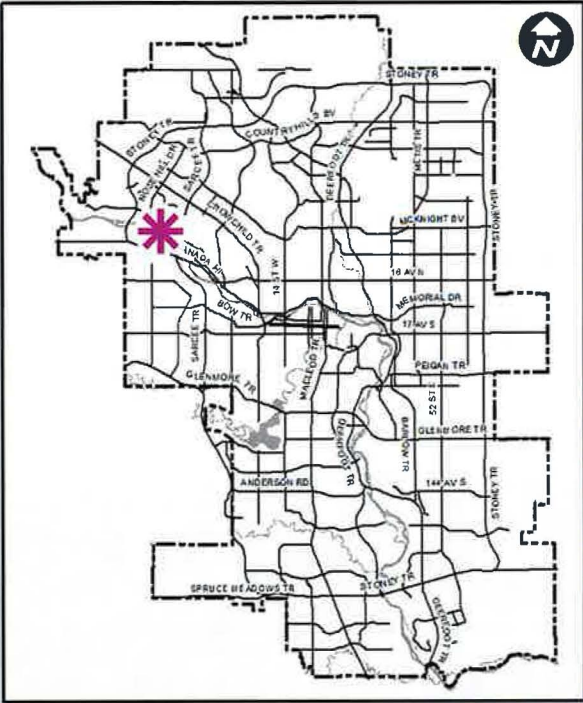


LOC2022-0015 / CPC2022-0413

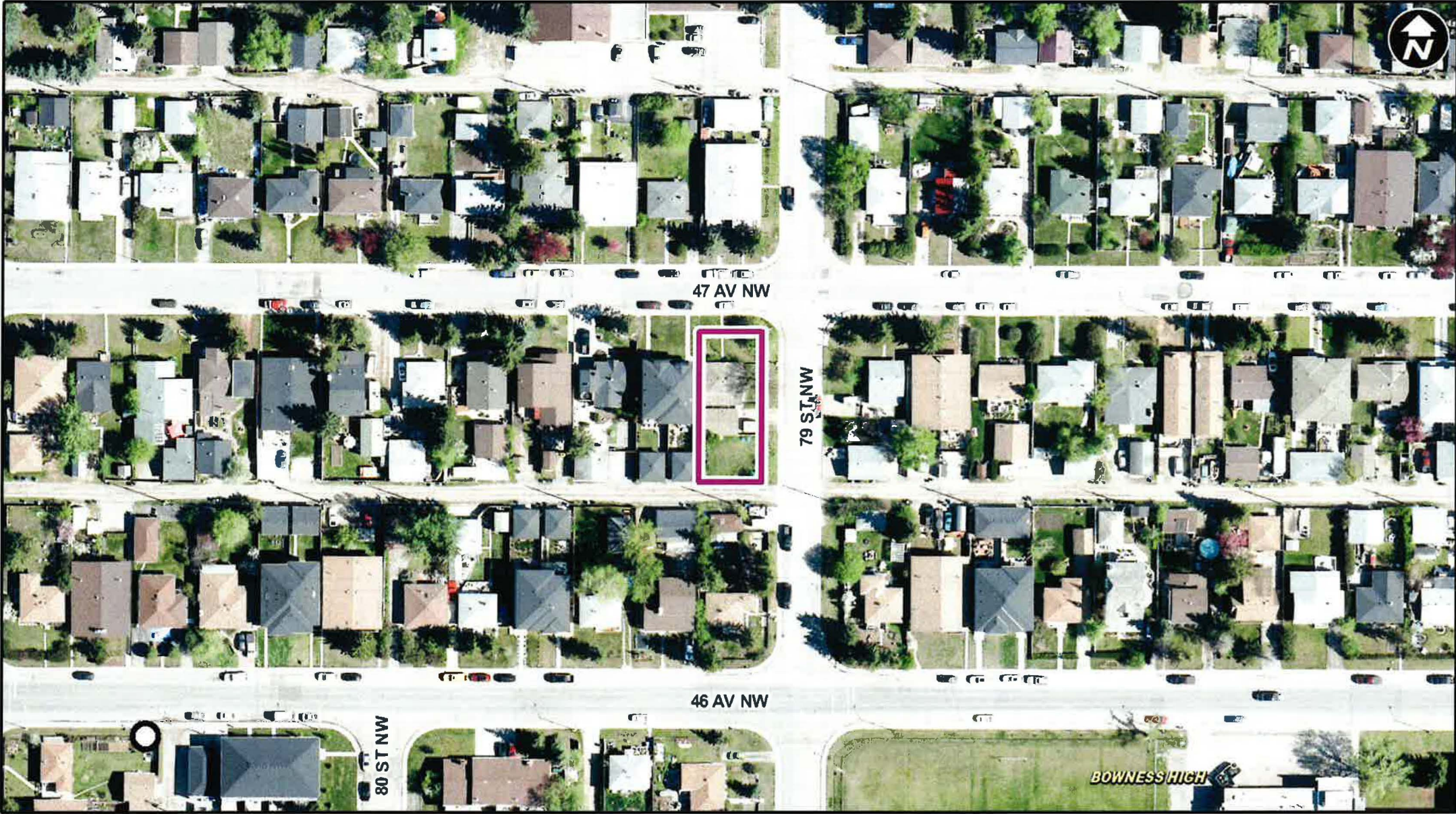
Land Use Amendment

June 7, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 07 2022
ITEM: #8.1.6 CPC2022-0413
Distribution
CITY CLERK'S DEPARTMENT



- 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

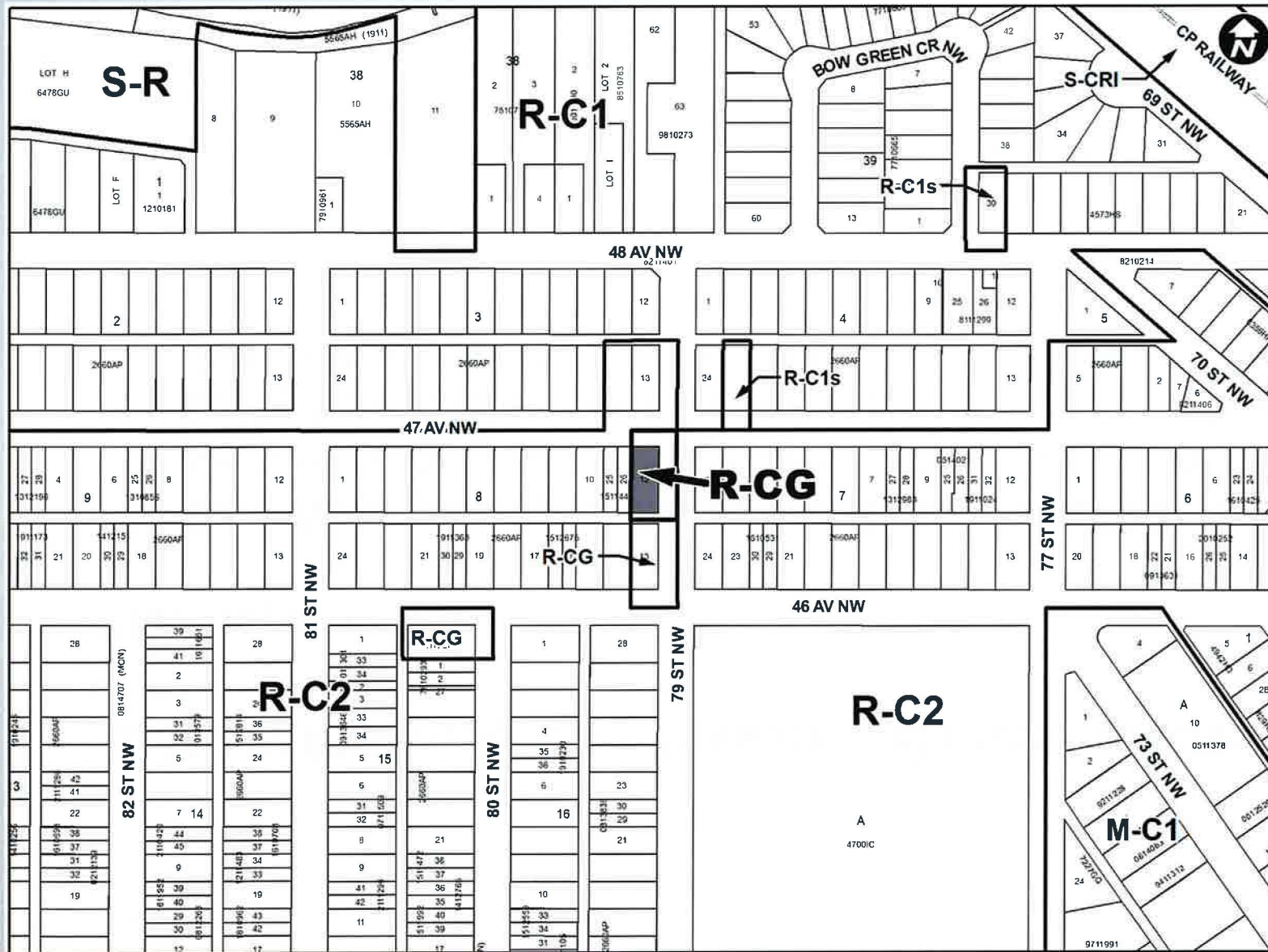


Parcel Size:

0.06 ha
15m x 36m

- 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:

- allows for a maximum building height of 11 metres; and
- allows for a maximum density of 75 units per hectare (4).

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 77D2022** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8103 – 47 Avenue NW (Plan 2660AP, Block 8, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides



View of the subject site looking SOUTH on 47 Avenue NW



View from the subject site looking NORTH on 47 Avenue NW