



Public Hearing of Council

Agenda Item: 7.2.25



LOC2023-0170 / CPC2023-1034

Land Use Amendment

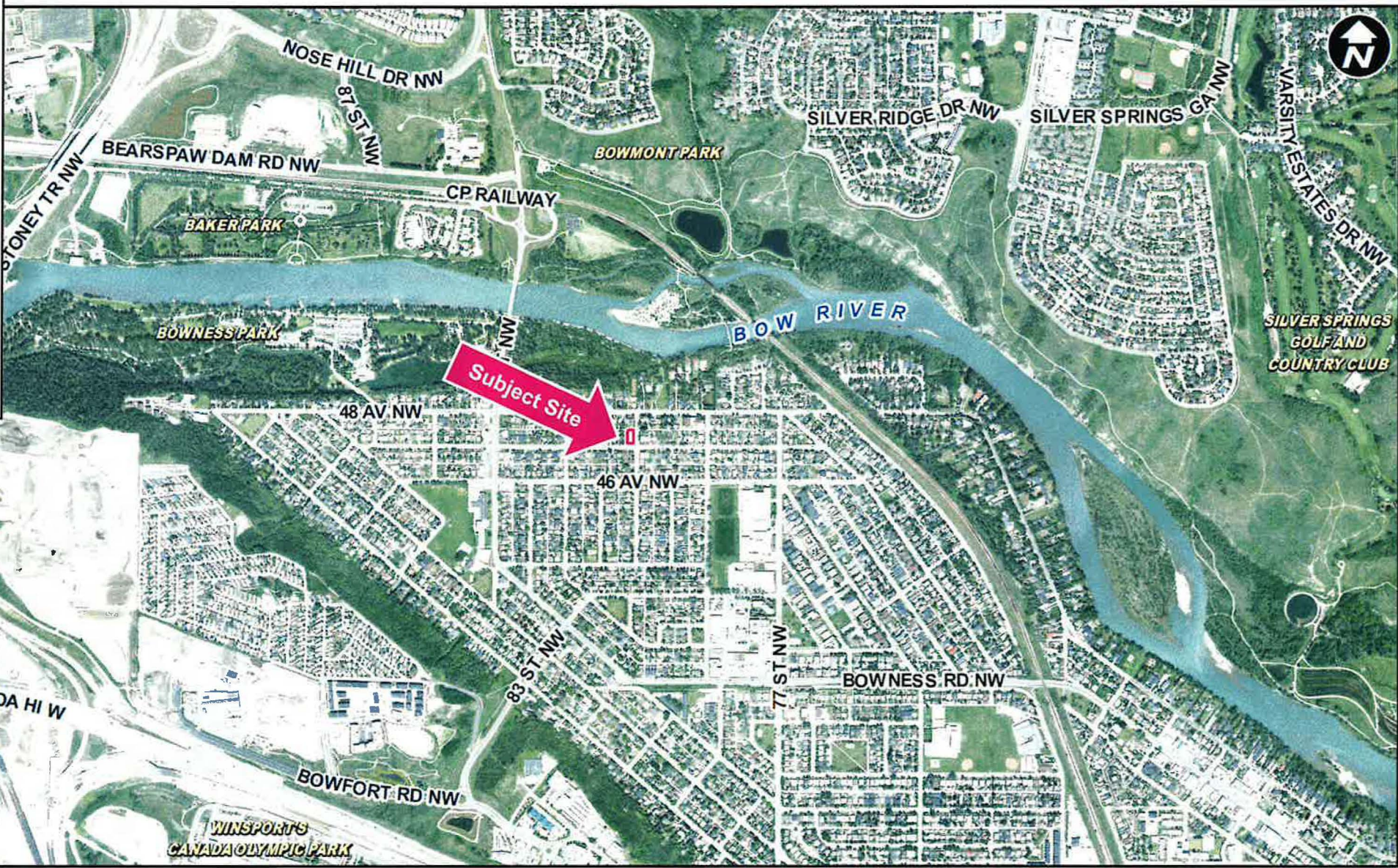
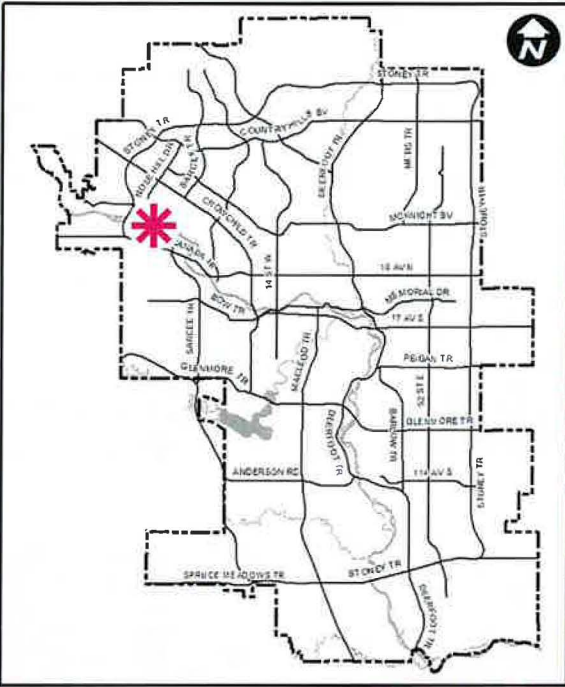
December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7.2.25 CPC 2023-1034
Distrib-Presentation I
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

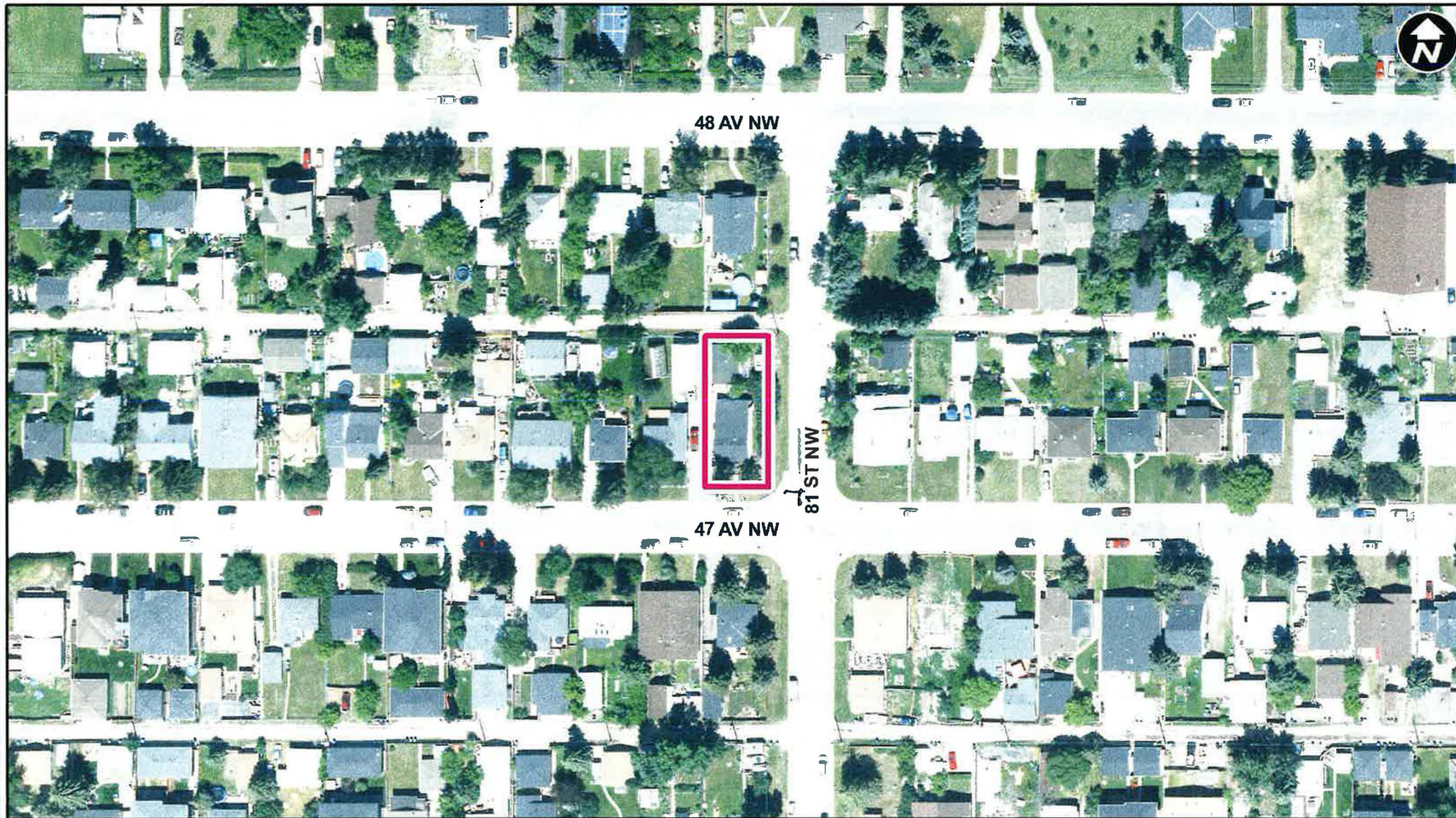
That Council:

Give three readings to **Proposed Bylaw 242D2023** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 8304 – 47 Avenue NW (Plan 2660AP, Block 2, Lot 13) from Residential – Contextual One Dwelling (R-C1) 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

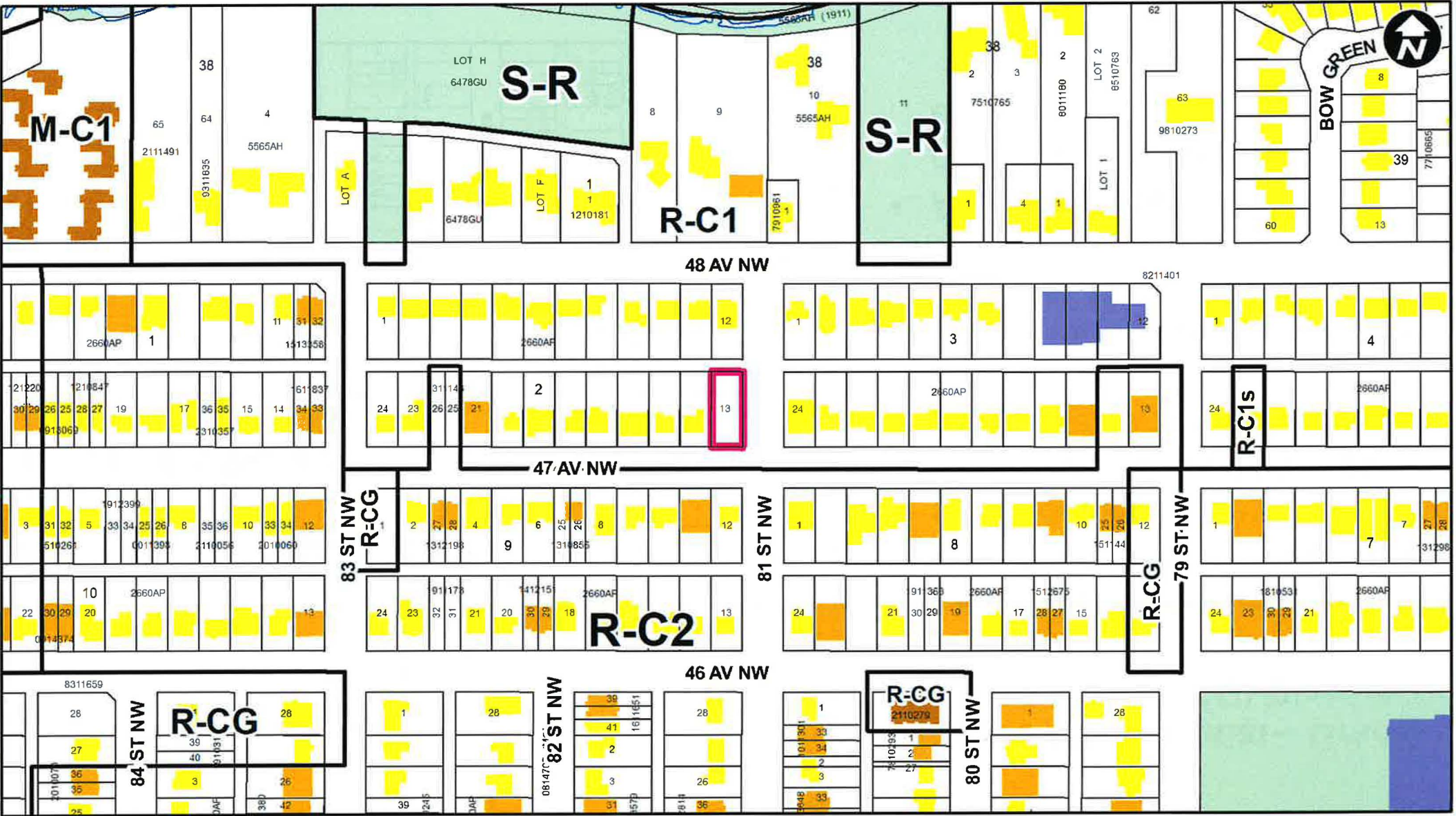


Parcel Size:

0.06 ha
15m x 36m

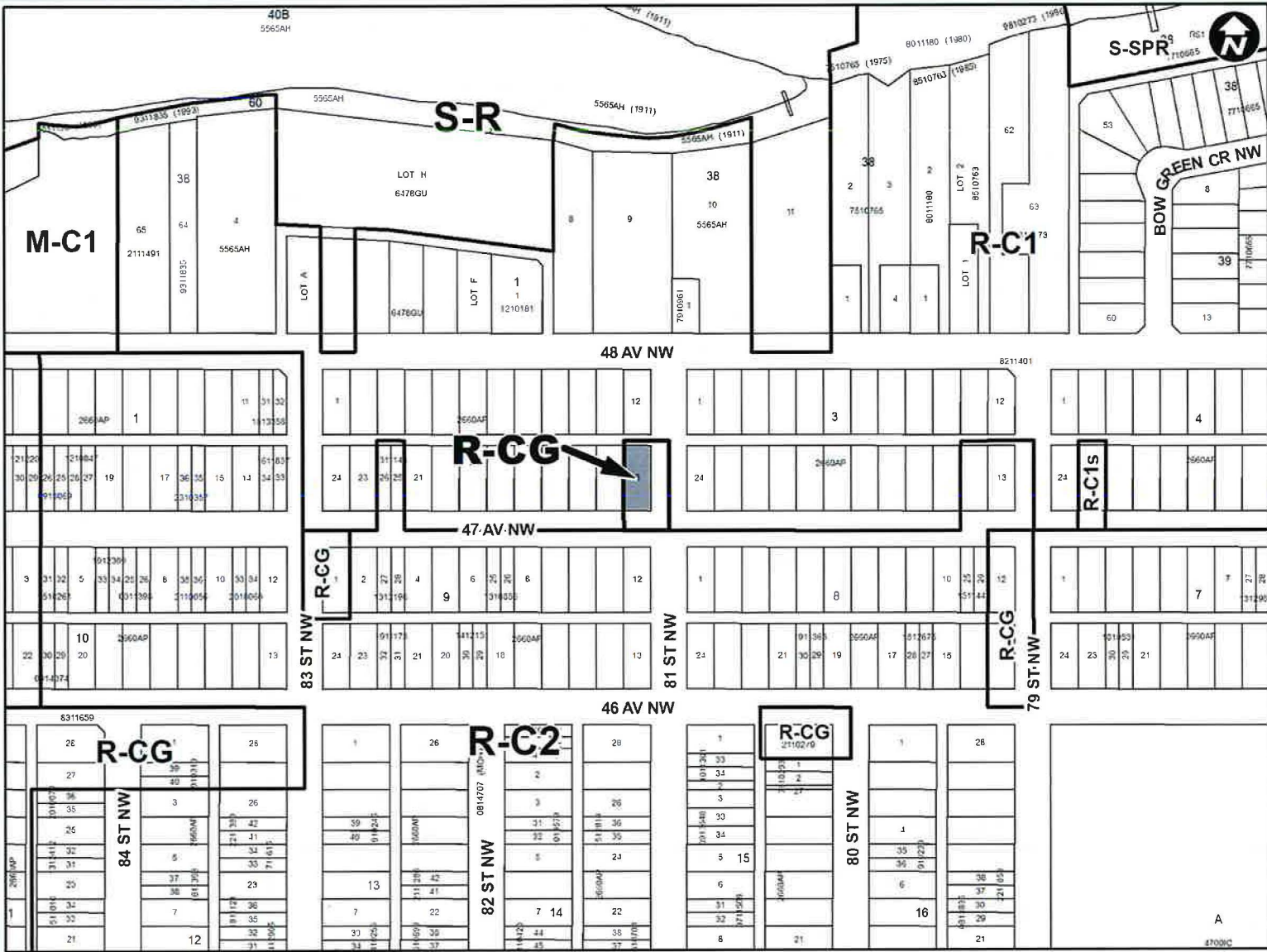
Surrounding Land Use

- 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 – Grade-Oriented Infill (R-CG) District:

- Allows for a range of low-density housing forms such as single detached, semi-detached, duplex dwellings, rowhouses and townhouses
- Allows for a maximum building height of 11 metres
- Allows a maximum of 75 dwelling units per hectare (4 dwelling units).

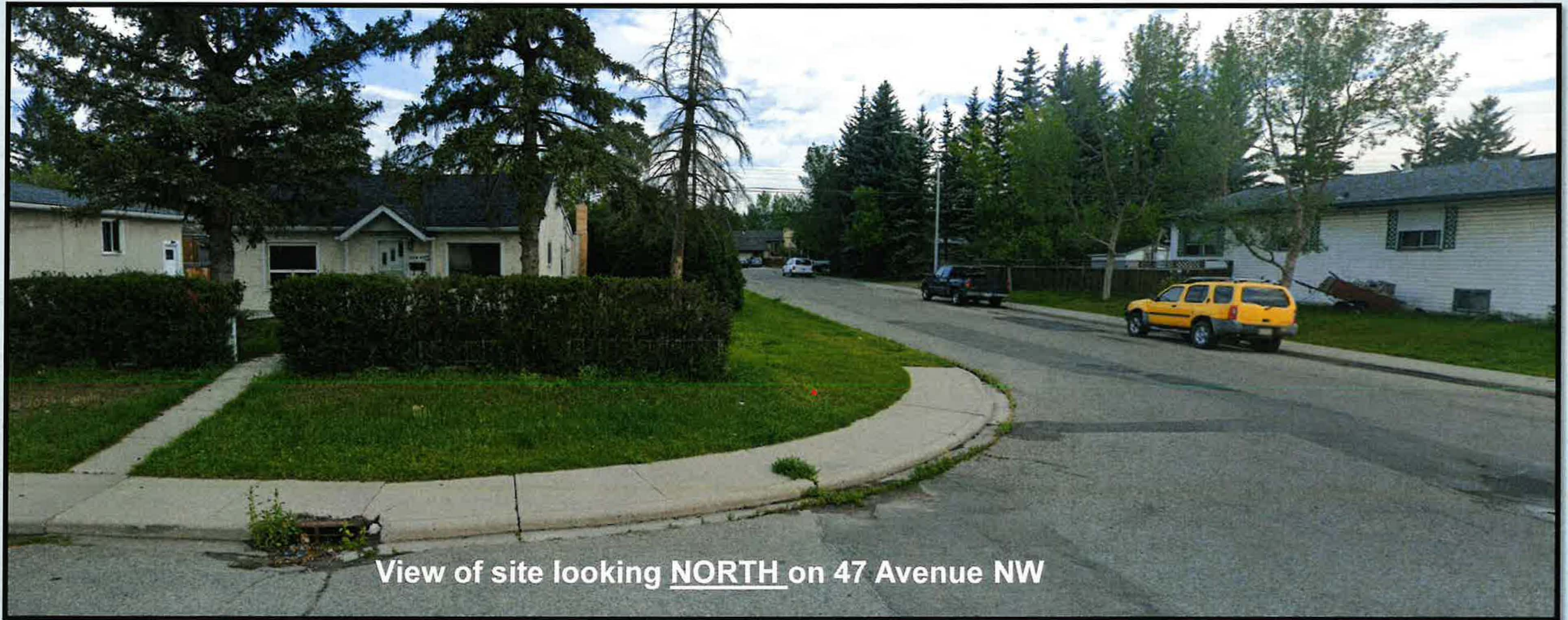


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Supplementary Slides



View of site looking NORTH on 47 Avenue NW



View of site looking WEST on 47 Avenue NW

Existing Land Use Map 11

