

# Public Hearing of Council

## Agenda Item: 7.2.24



## LOC2023-0227 / CPC2023-1202

### Land Use Amendment

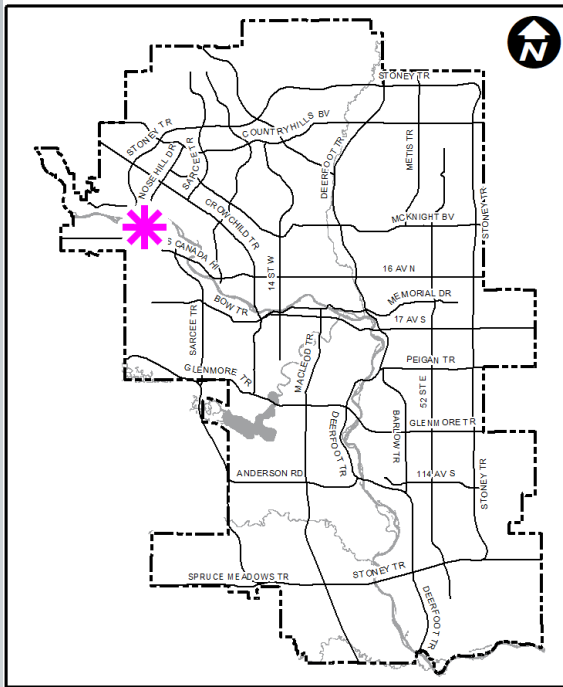
February 6, 2024

## Calgary Planning Commission's Recommendation:

That Council:

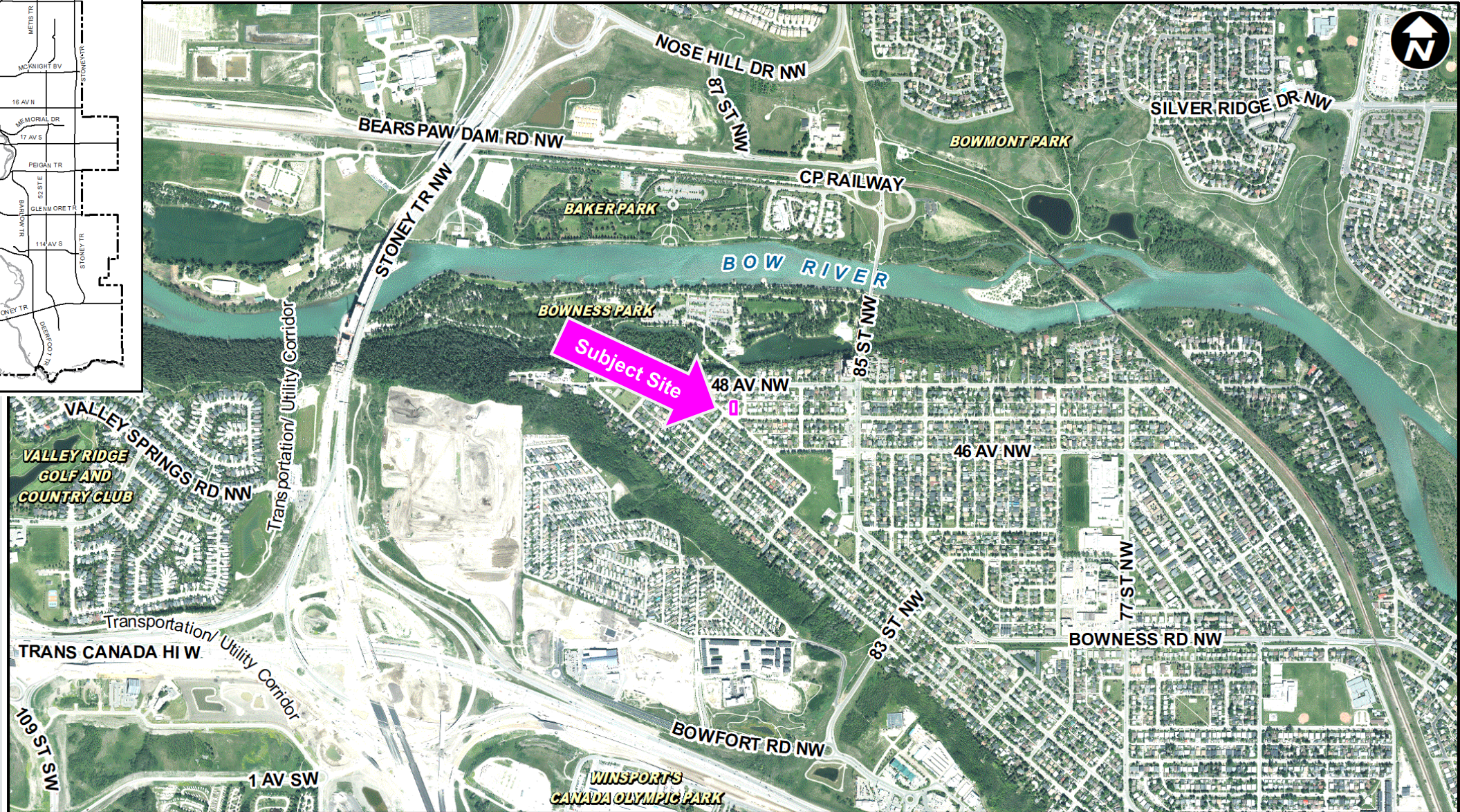
Give three readings to **Proposed Bylaw 24D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 8908 – 47 Avenue NW (Plan 4960AP, Block 1, Lot 8) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual One / Two Dwelling (R-C2) District.



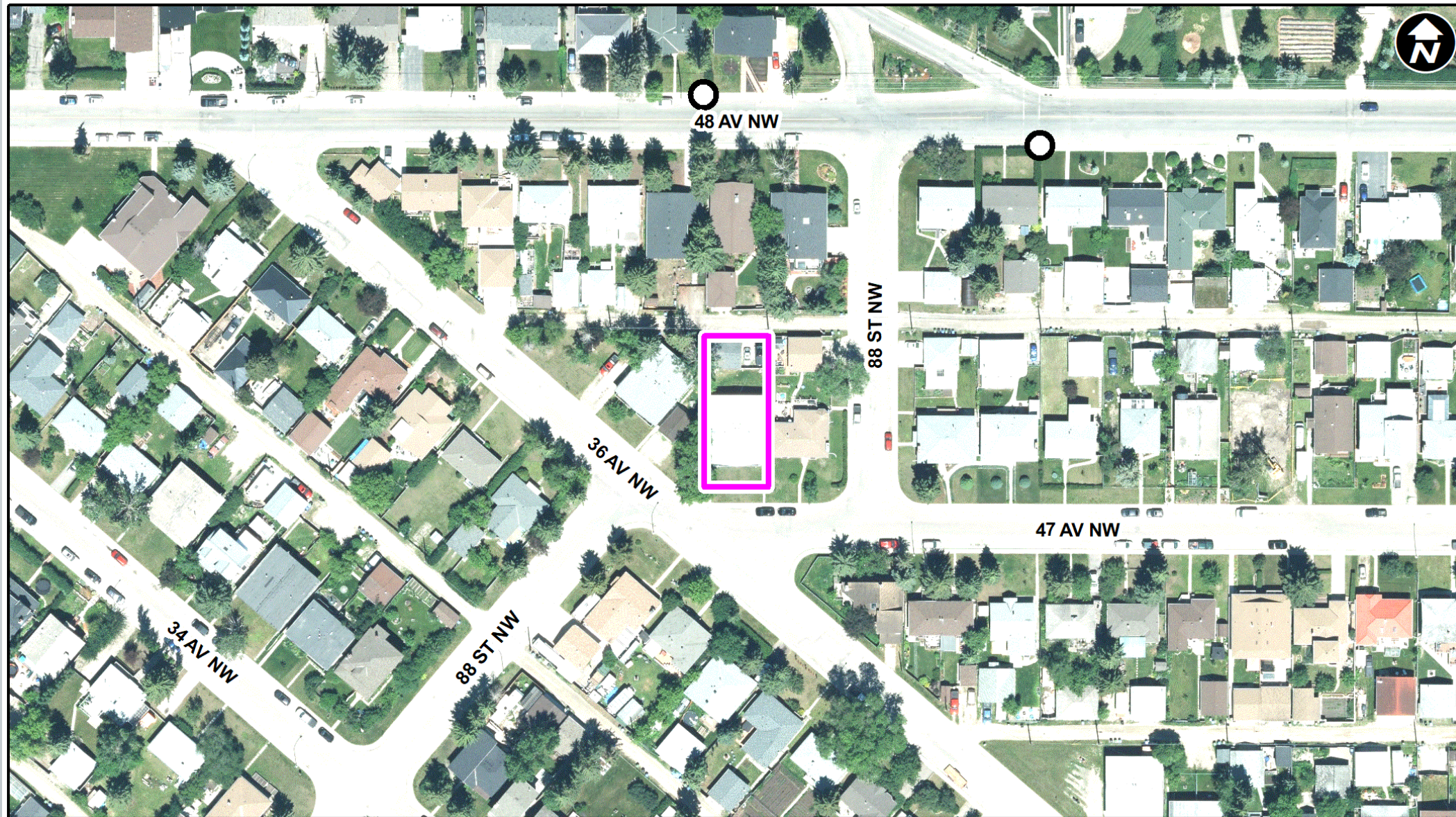


## LEGEND

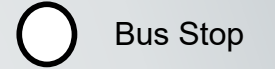
- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow







## Legend

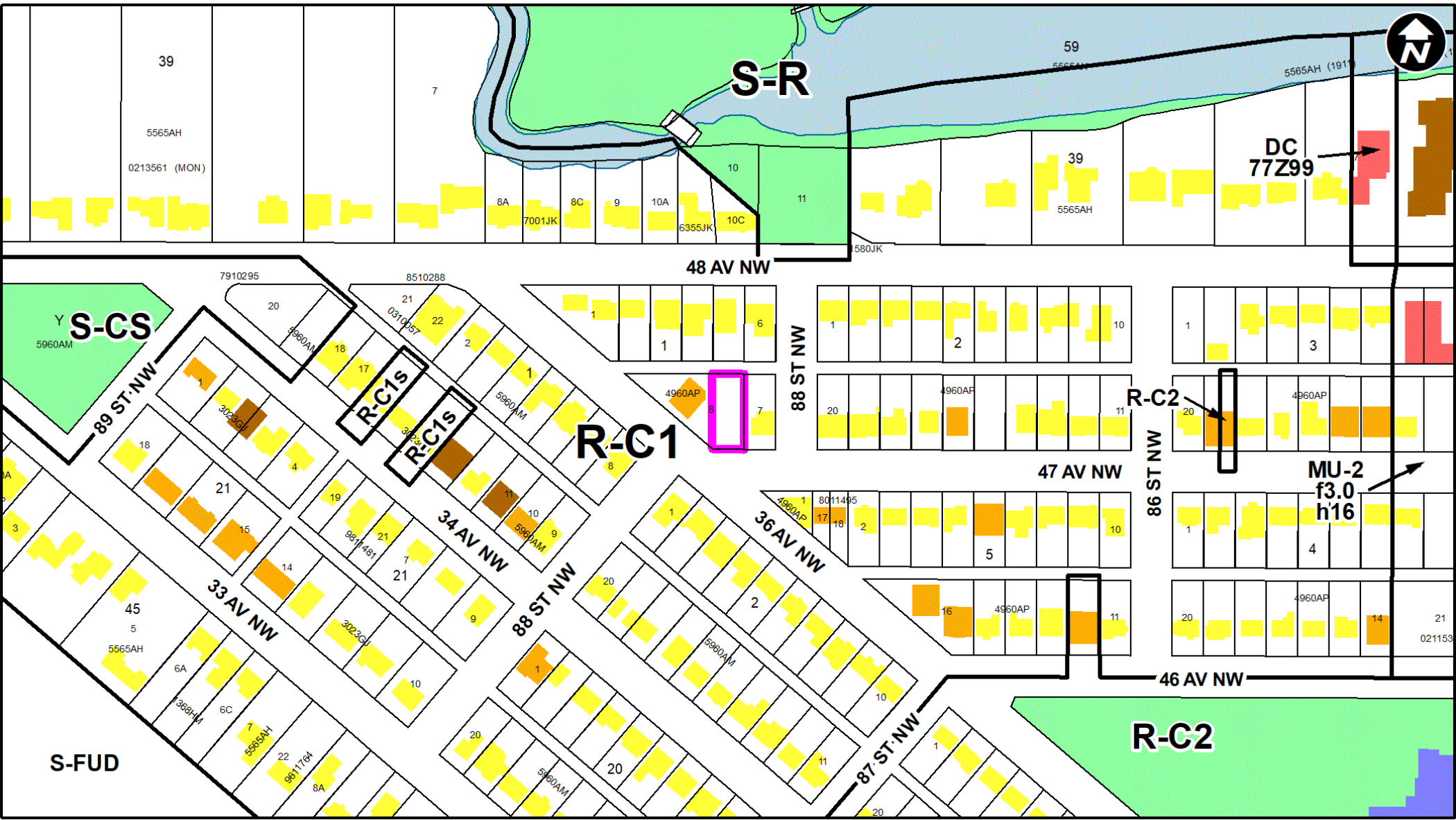


Bus Stop

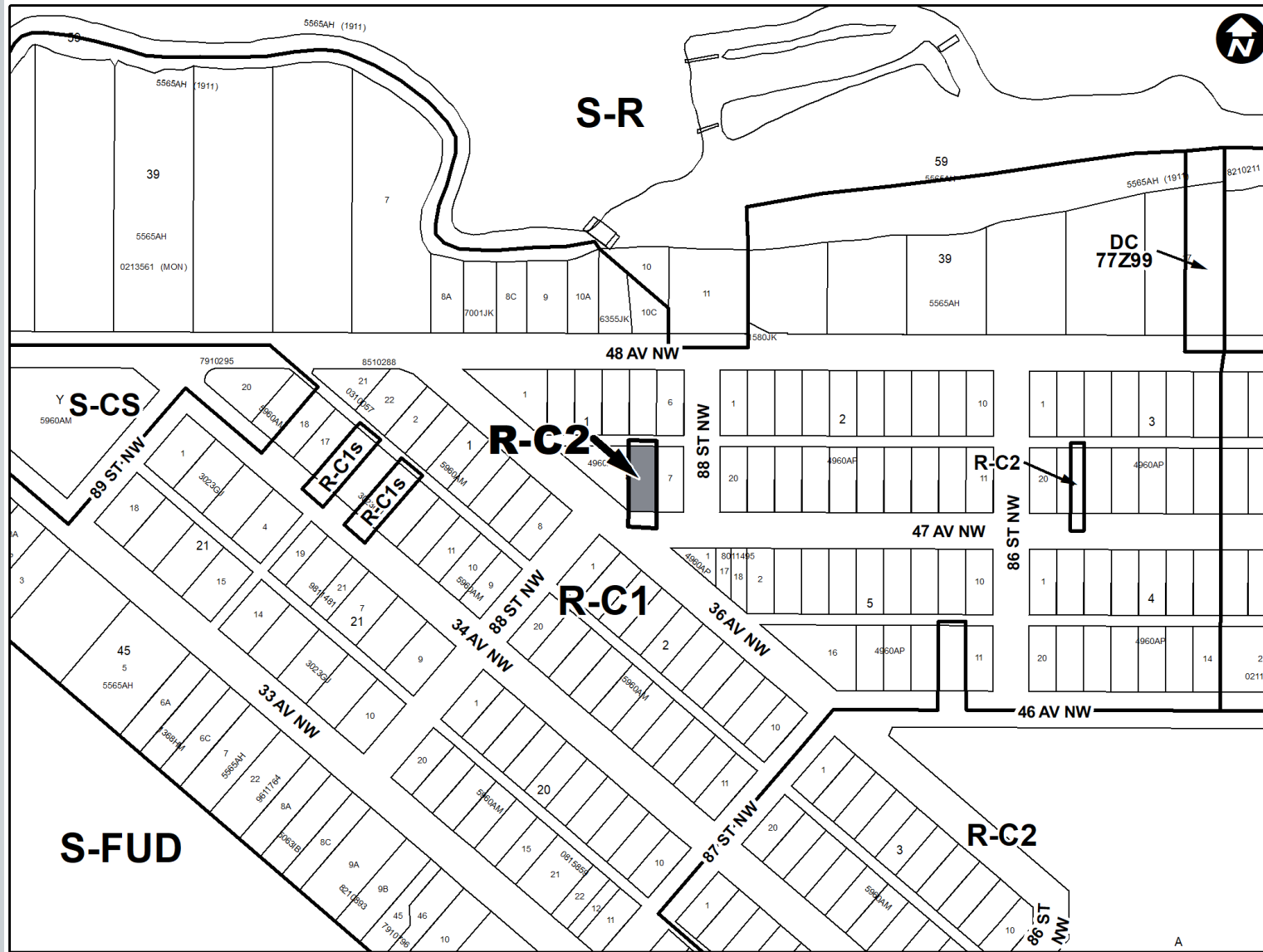
Parcel Size:

0.06 ha  
16 m x 36 m





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

- primarily duplex dwellings, semi-detached dwellings, and single detached dwellings
- a maximum building height of 10 metres
- a maximum of two dwelling units on the parcel

## Calgary Planning Commission's Recommendation:

That Council:

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## Supplementary Slides











