

Public Hearing of Council

Agenda Item: 7.2.22



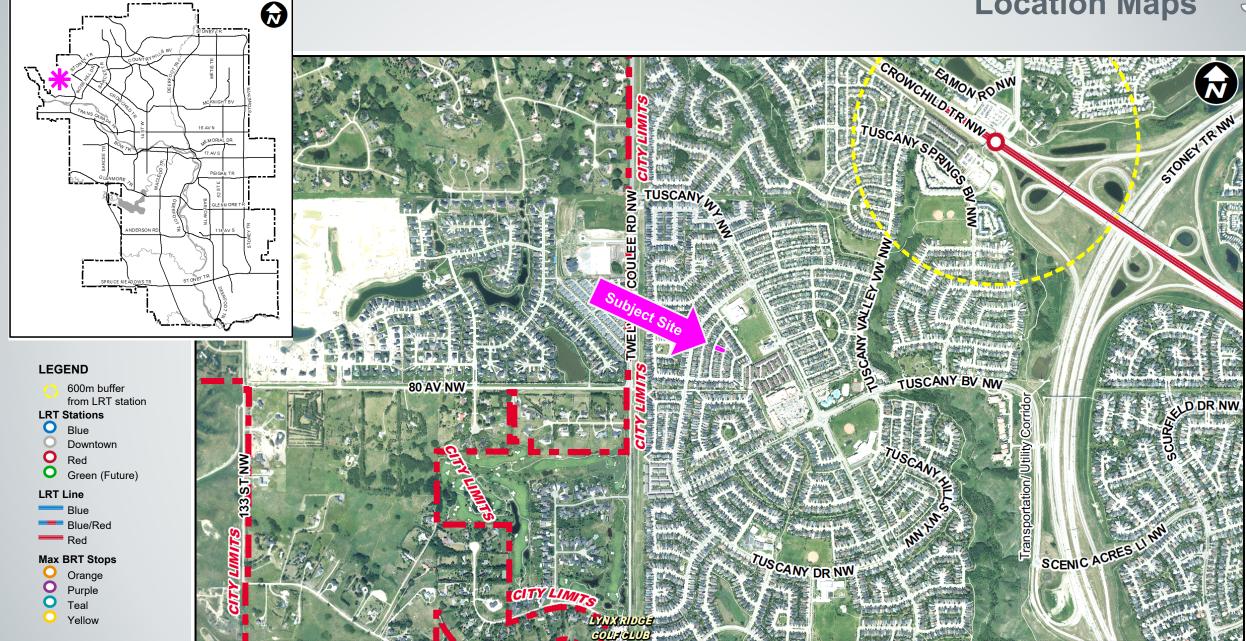
LOC2023-0194 / CPC2023-1277 Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 31D2024** for the redesignation of 0.03 hectares ± (0.08 acres ±) located at 65 Tuscany Ridge Way NW (Plan 0414467, Block 76, Lot 16) from Direct Control (DC) District **to** Residential –Contextual Narrow Parcel One Dwelling (R-C1N) District.





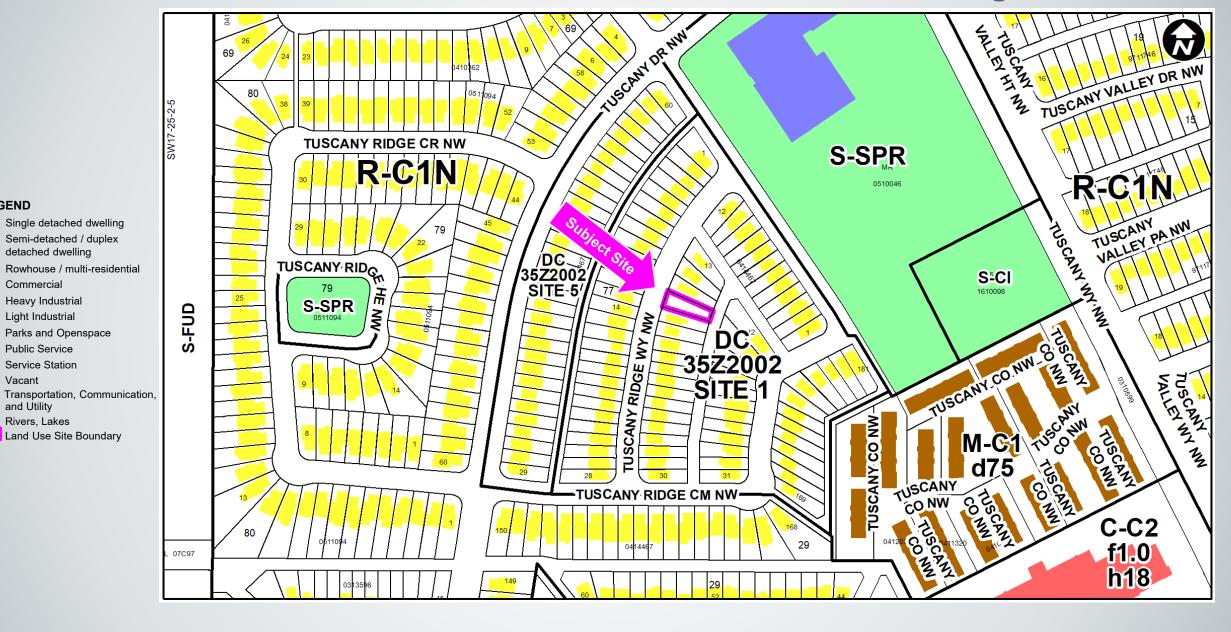
Legend:

O Bus Stop

Parcel Size:

0.03 ha 9.5m x 33m

Surrounding Land Use



LEGEND

Semi-detached / duplex detached dwelling

Commercial

Heavy Industrial

Parks and Openspace Public Service

Land Use Site Boundary

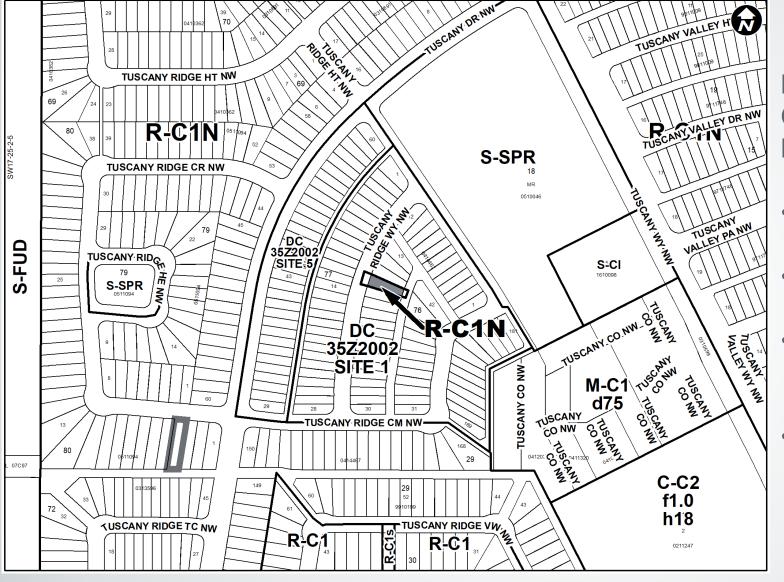
Light Industrial

Service Station

Vacant

and Utility

Rivers, Lakes



Proposed Residential – **Contextual Narrow Parcel One Dwelling (R-C1N) District:**

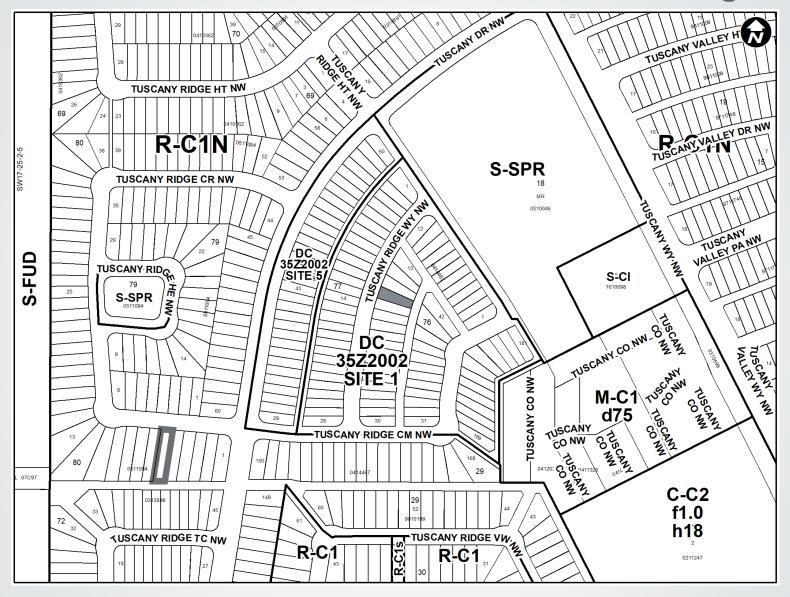
- Maximum of one Dwelling Unit
- **Includes Secondary Suites**
- Maximum height of 10 metres (3) storeys)
- Minimum width 7.5 metres

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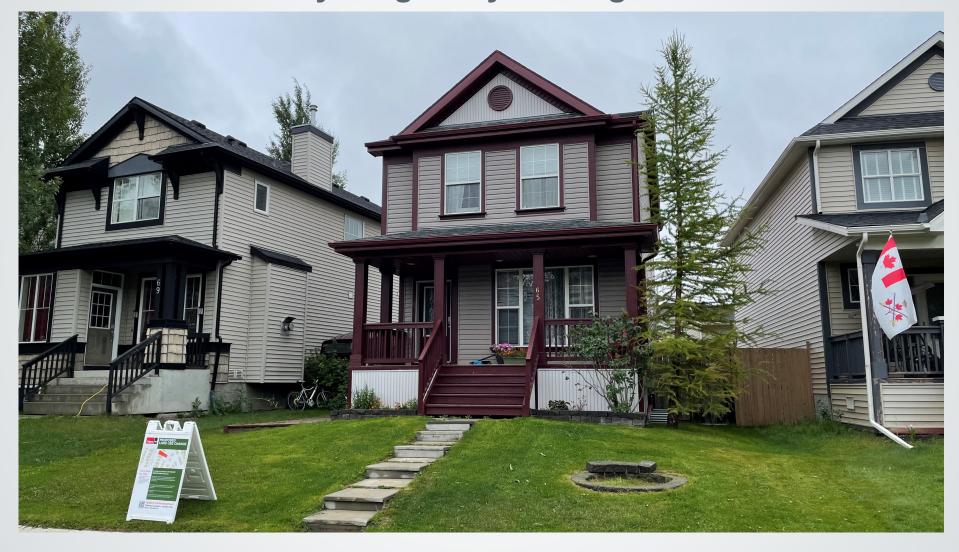
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Supplementary Slides



View from Tuscany Ridge Way looking east.



View of rear lane looking west.

