

## LOC2023-0324 / CPC2023-1299 Land Use Amendment

February 6, 2024

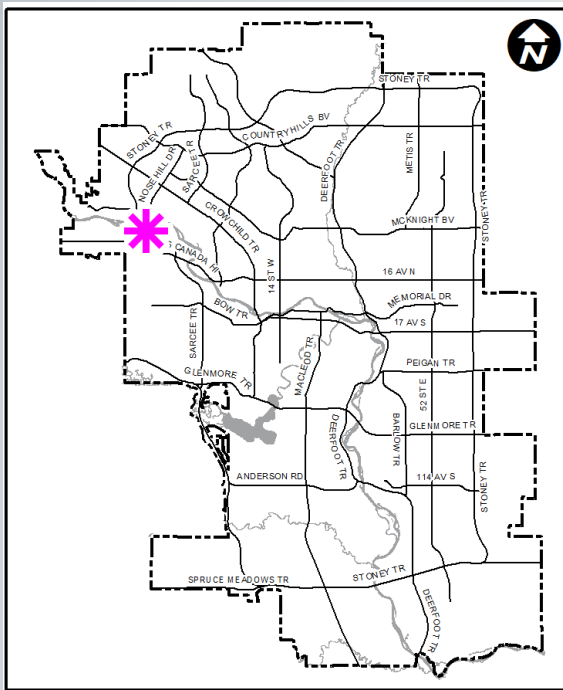


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 47D2024** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 8831 – 47 Avenue NW (Plan 4960AP, Block 5, Lot 3) 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

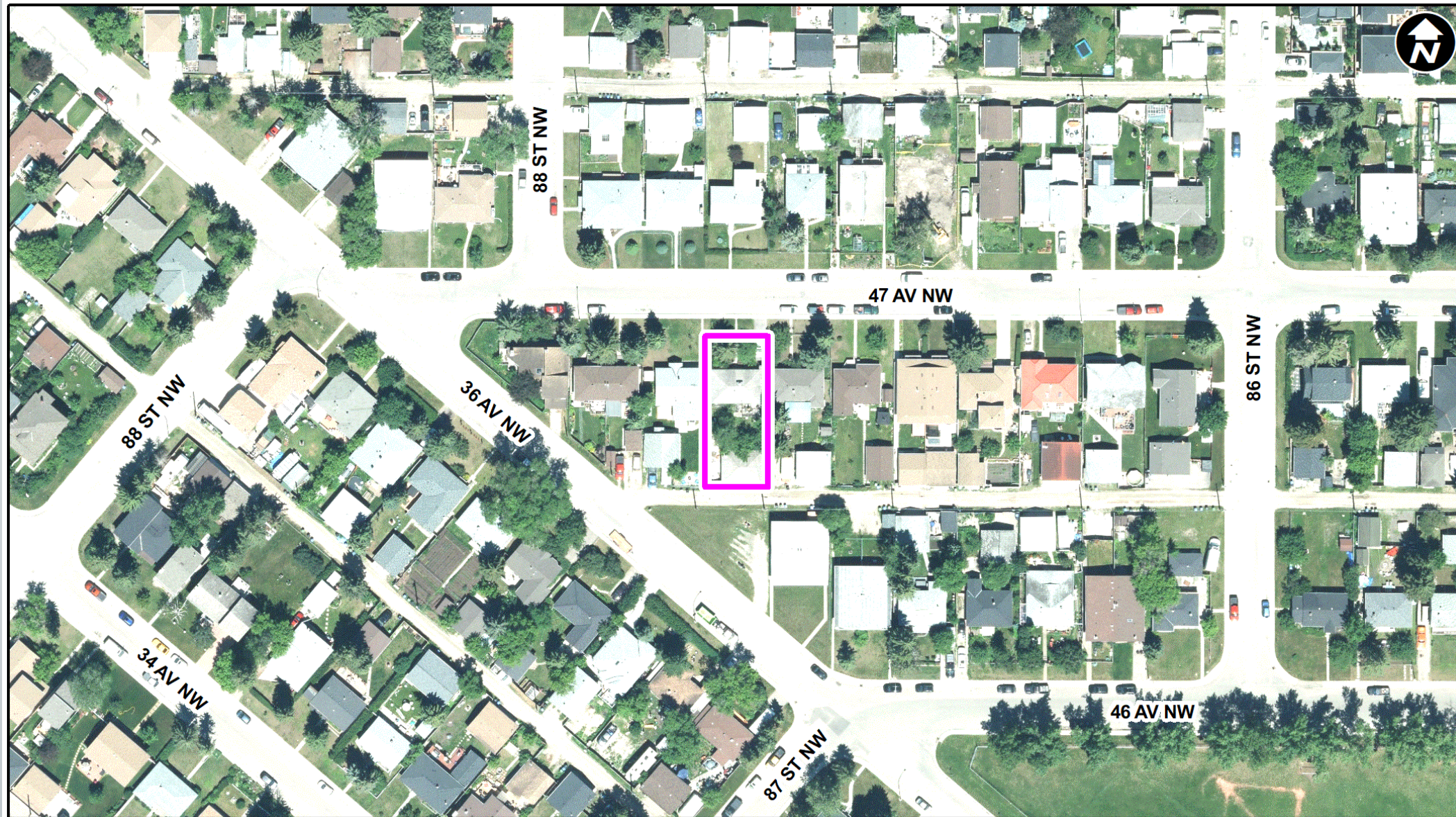
- Blue
- Blue/Red
- Red

## Max BRT Stops

- Orange
- Purple
- Teal
- Yellow





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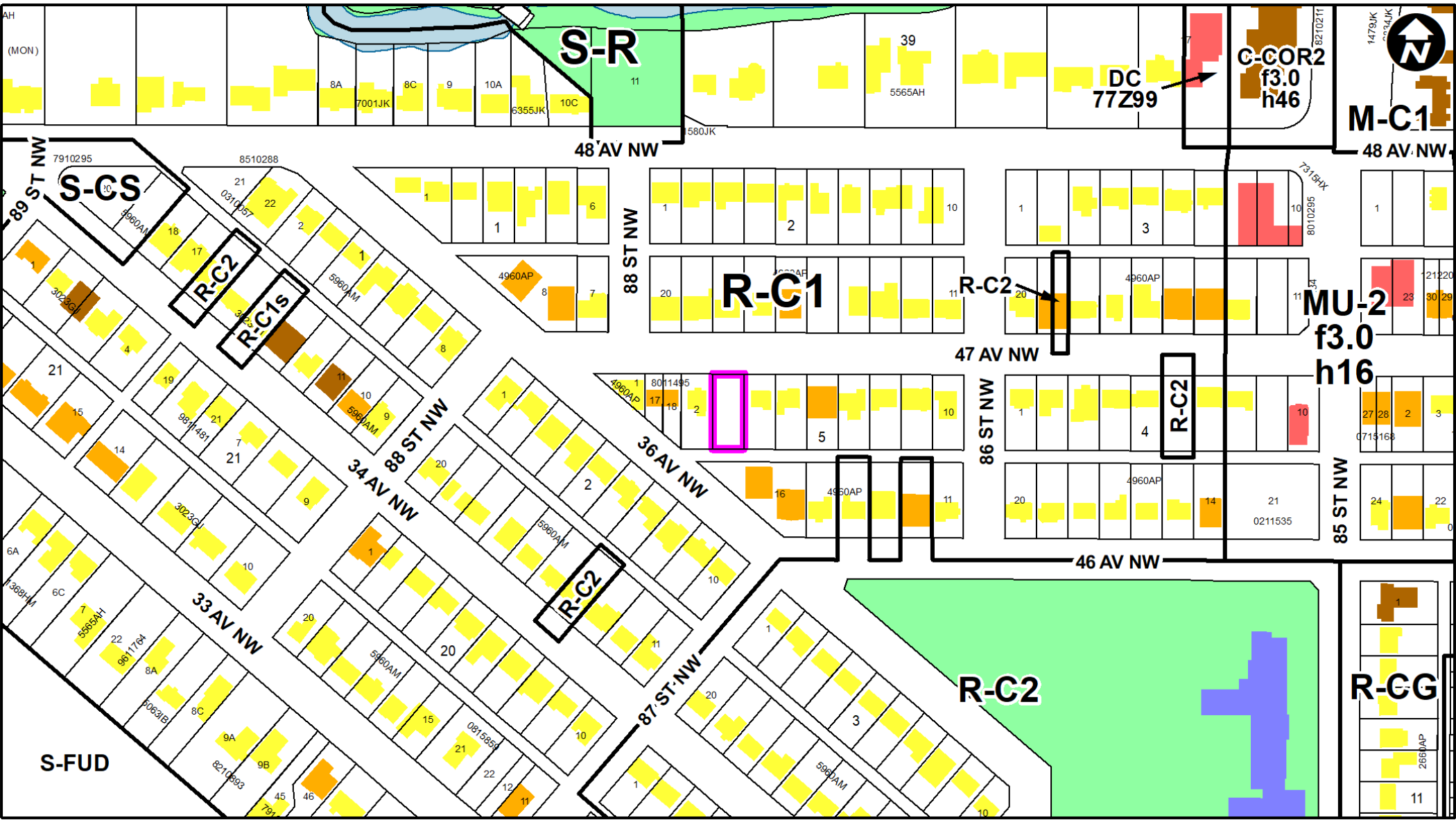
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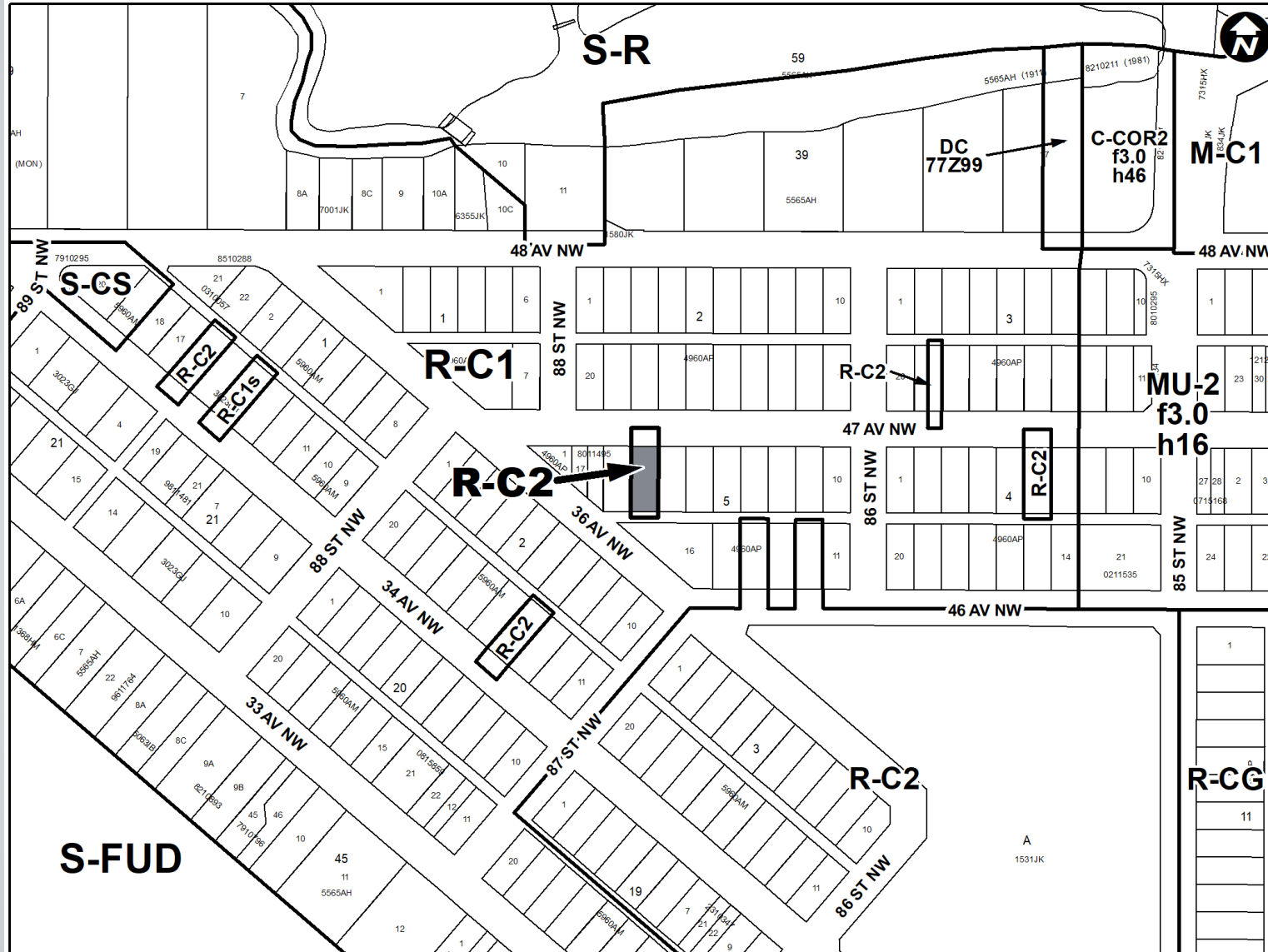
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Parcel Size:

0.06 ha  
15m x 37m







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

- semi-detached, duplex homes and suites in addition to single detached dwellings;
- potential future subdivision into 2 individual lots;
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit).

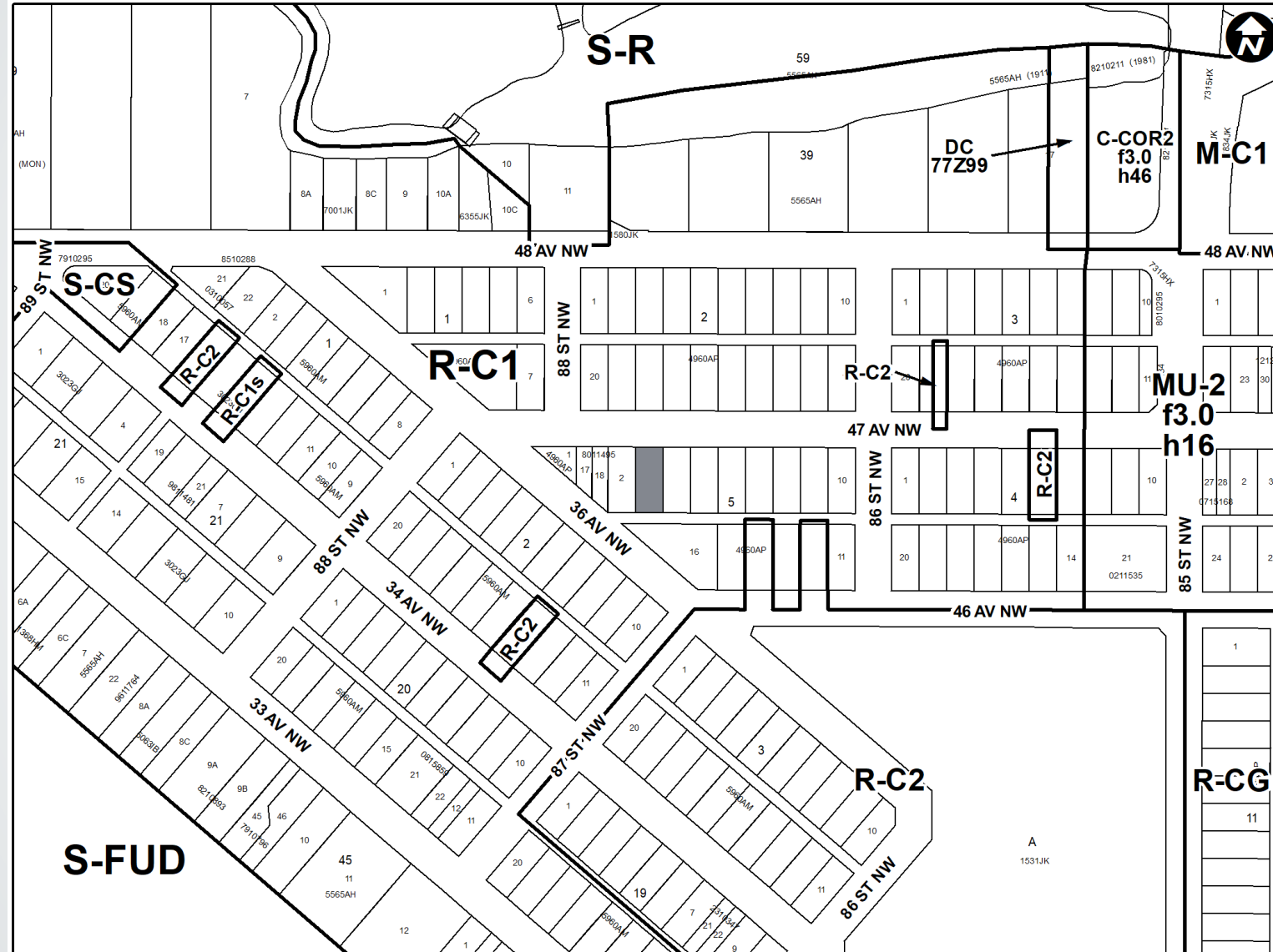
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## Supplementary Slides









47 Avenue NW





Lane