



Public Hearing of Council

Agenda Item: 7.2.4



LOC2023-0238 / CPC2024-0133

Land Use Amendment

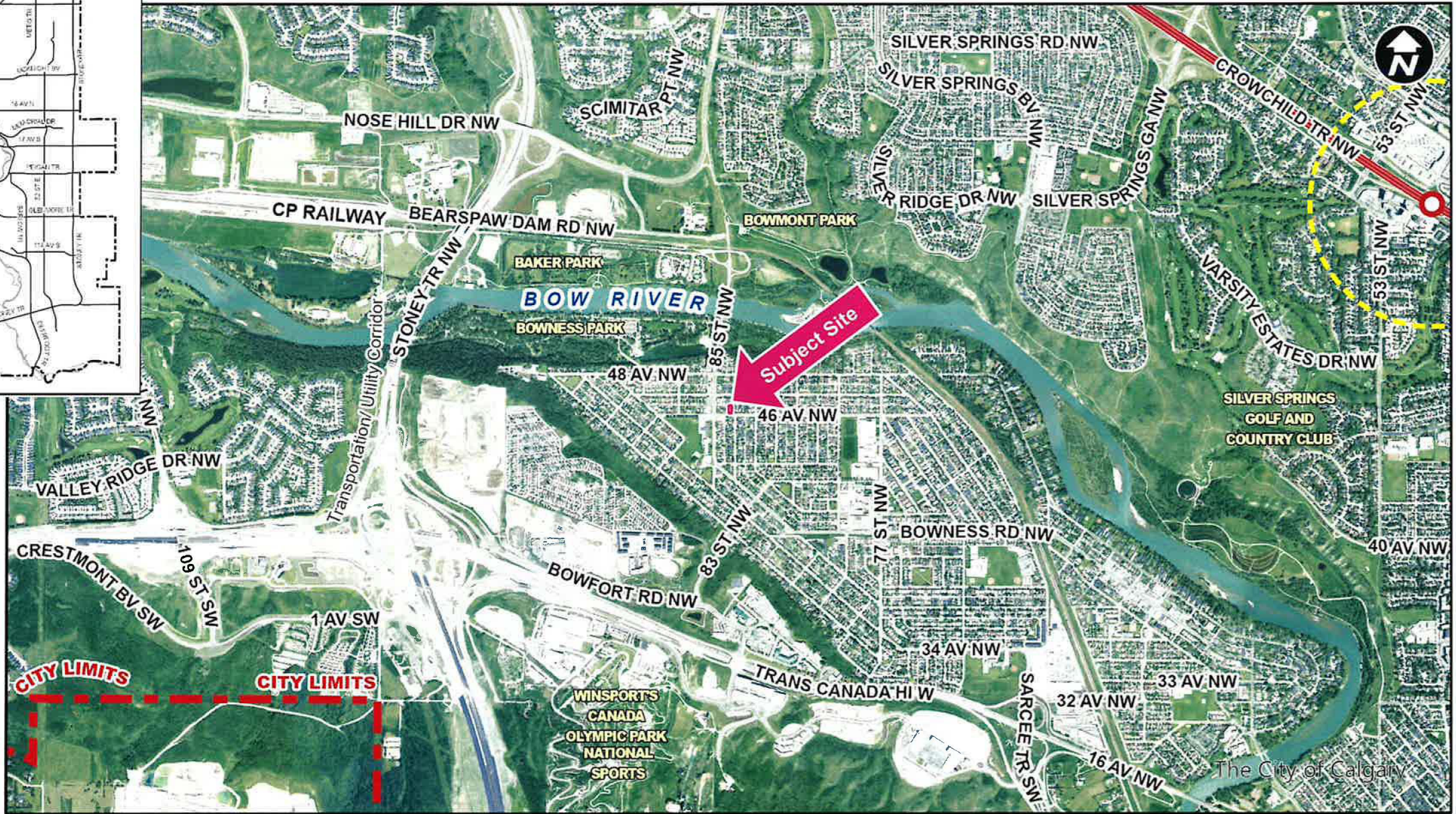
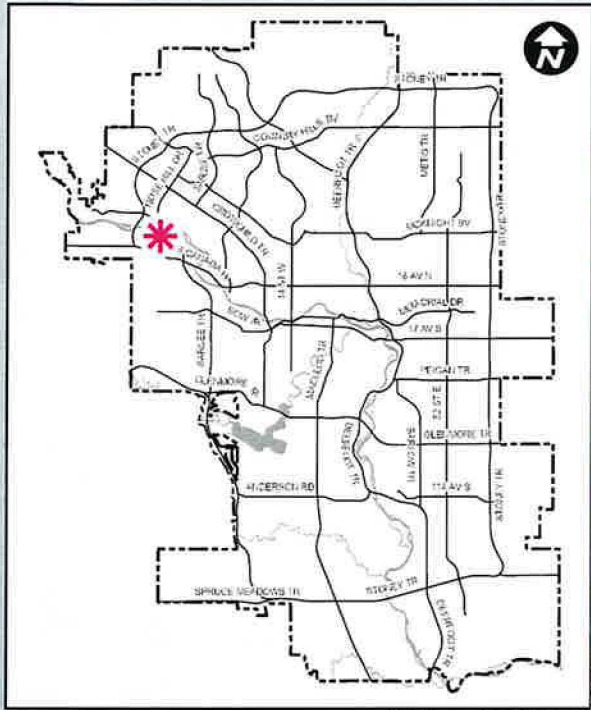
April 9, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.4 CPC2024-0133
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

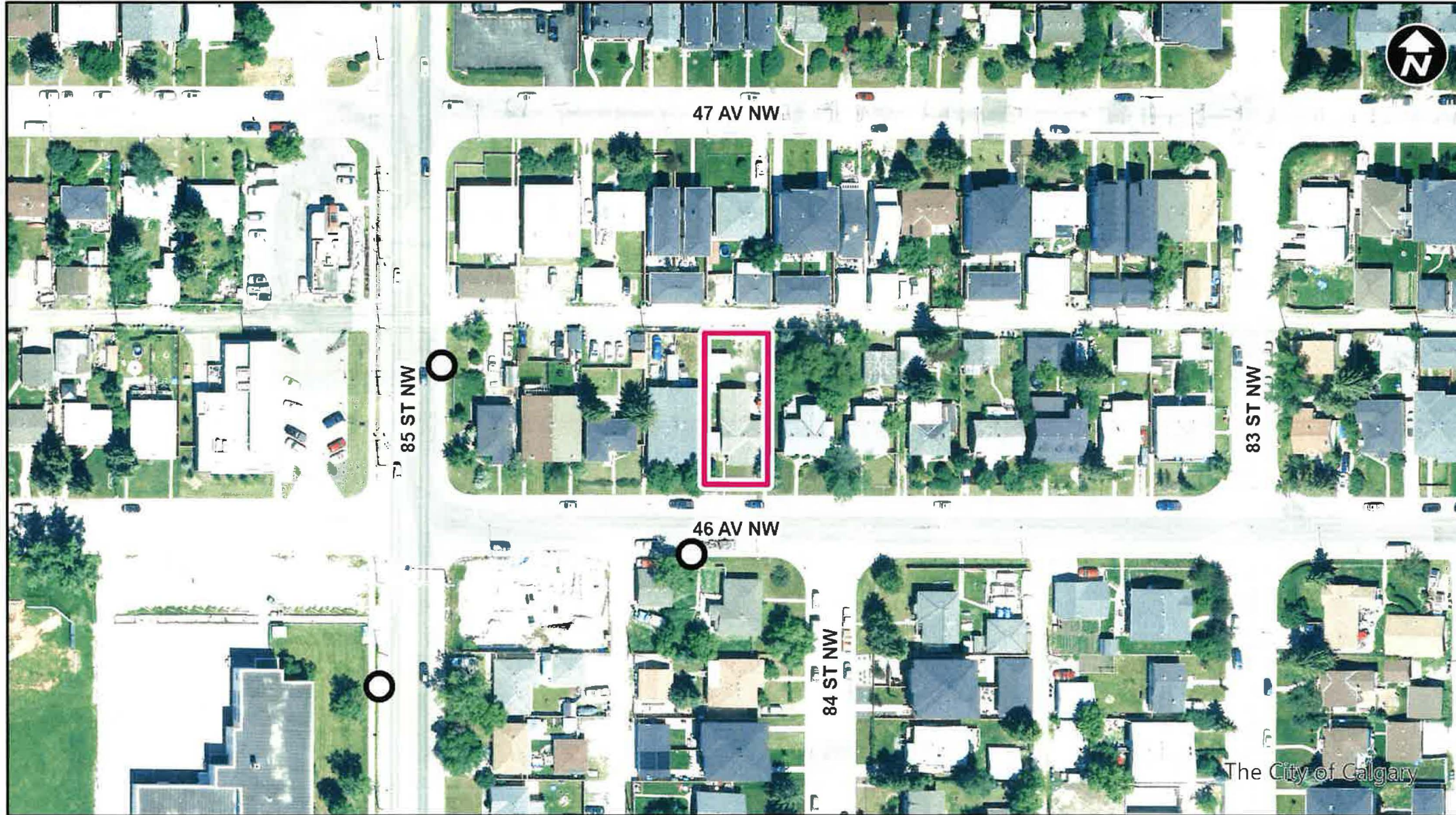
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 93D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8532 – 46 Avenue NW (Plan 2660AP, Block 10, Lot 20) from Residential – Contextual One / Two Dwelling (R-C2) 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



LEGEND

○ Bus Stop

Parcel Size:

0.06 ha
15m x 36m

The City of Calgary

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 Land Use Map



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

- Accommodates rowhouses, townhouses, single detached and semi-detached housing
- Maximum building height of 11 metres (approximately 3 storeys)
- Maximum density of 75 units per hectare (4 units), plus secondary suites

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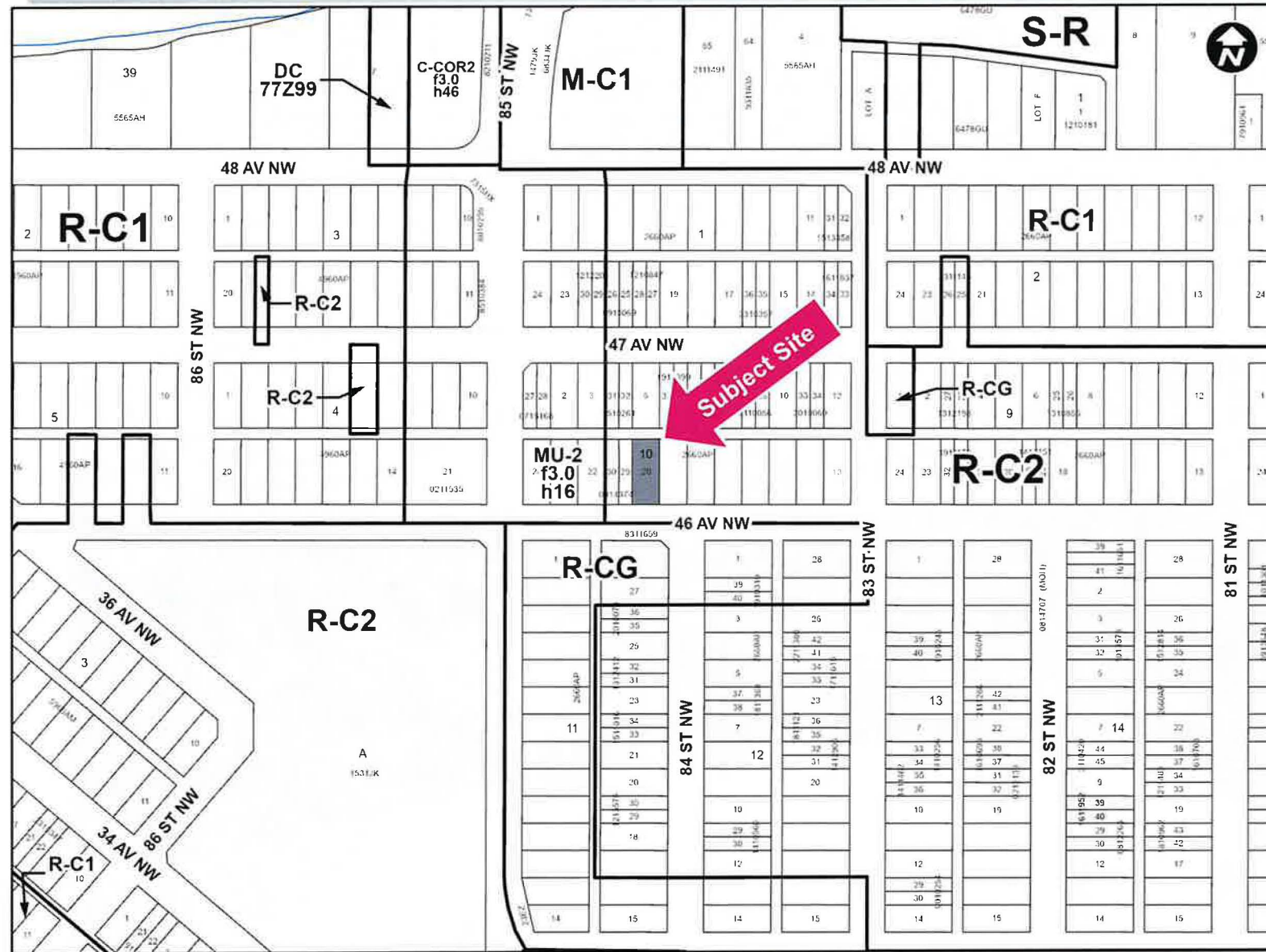
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Supplementary Slides

Existing Land Use Map

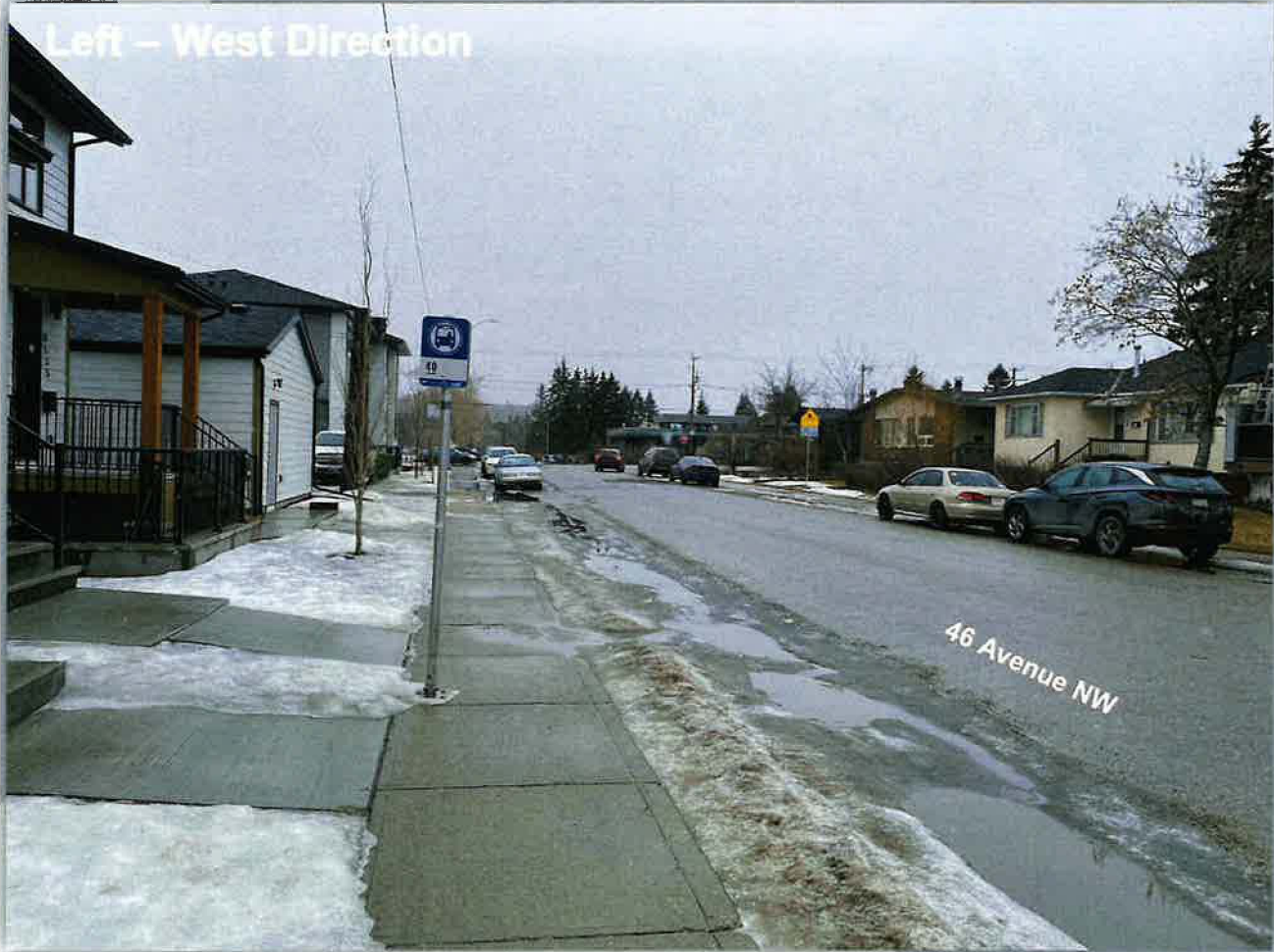
Existing R-C2 District:

- Maximum height = 10.0 metres
- Maximum of 2 dwelling units





Site Photo – Along Adjacent Street 11



Site Photo – South Along Adjacent Street 12

