



Public Hearing of Council

Agenda Item: 7.2.6



LOC2022-0206 / CPC2024-0185

Land Use Amendment

April 9, 2024

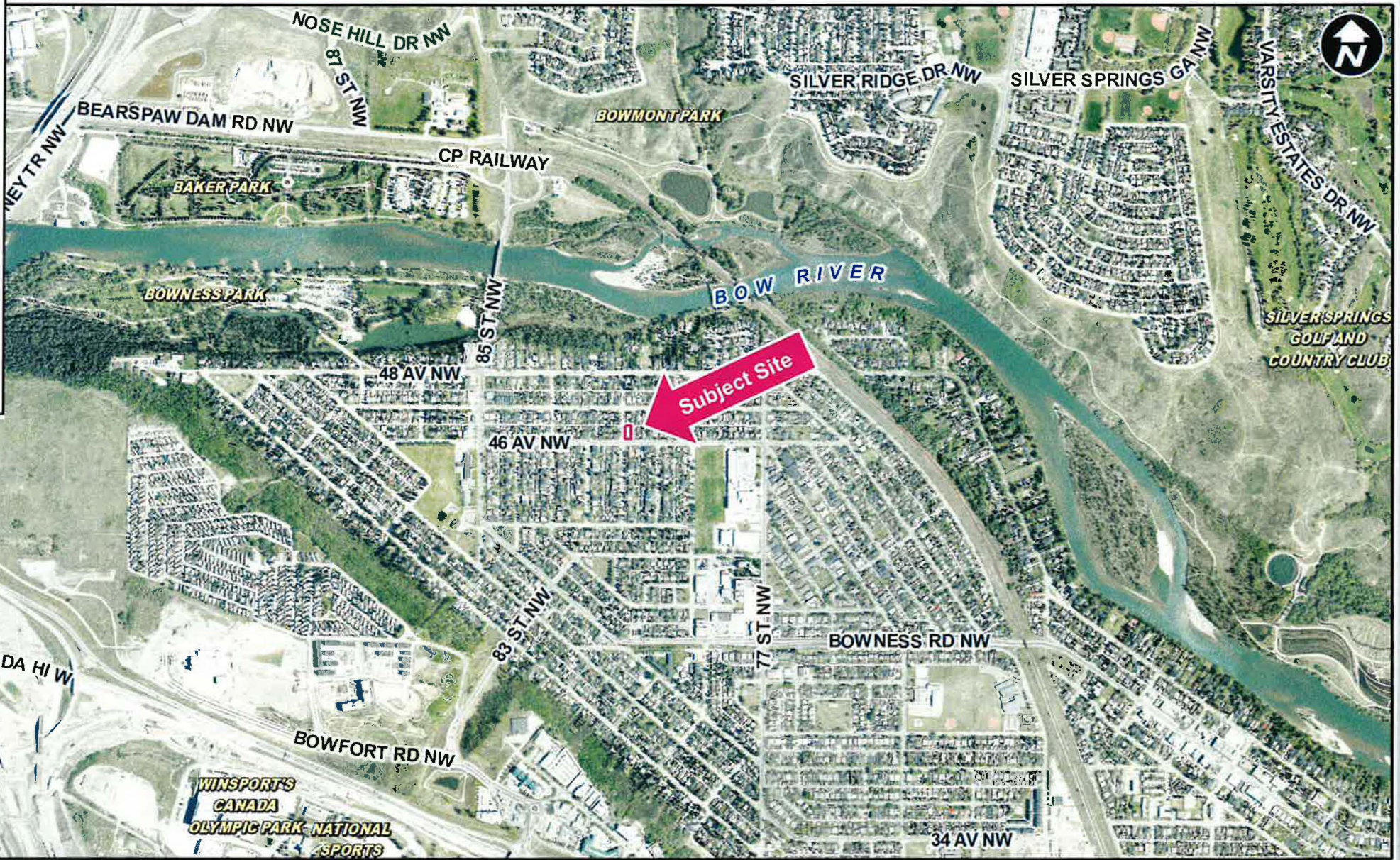
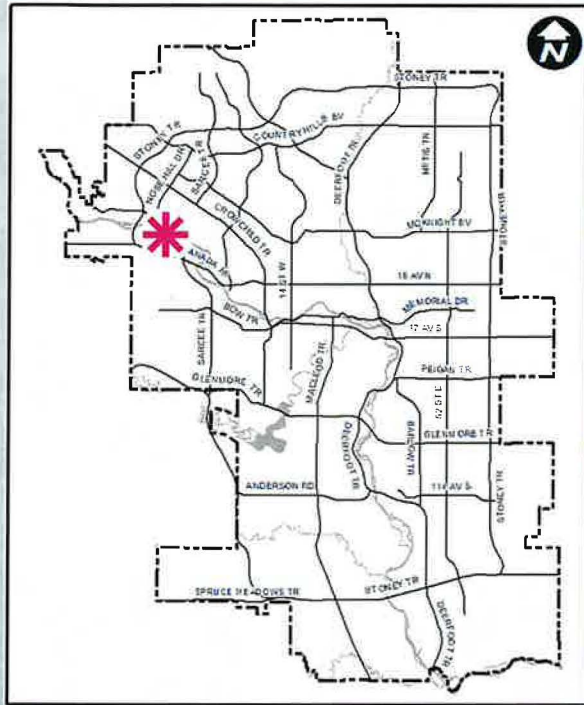
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.6 CPC2024-0185
DISTRIB- PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:













That Council:

Give three readings to **Proposed Bylaw 109D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 8148 – 46 Avenue NW (Plan 2660AP, Block 8, Lot 24) 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:

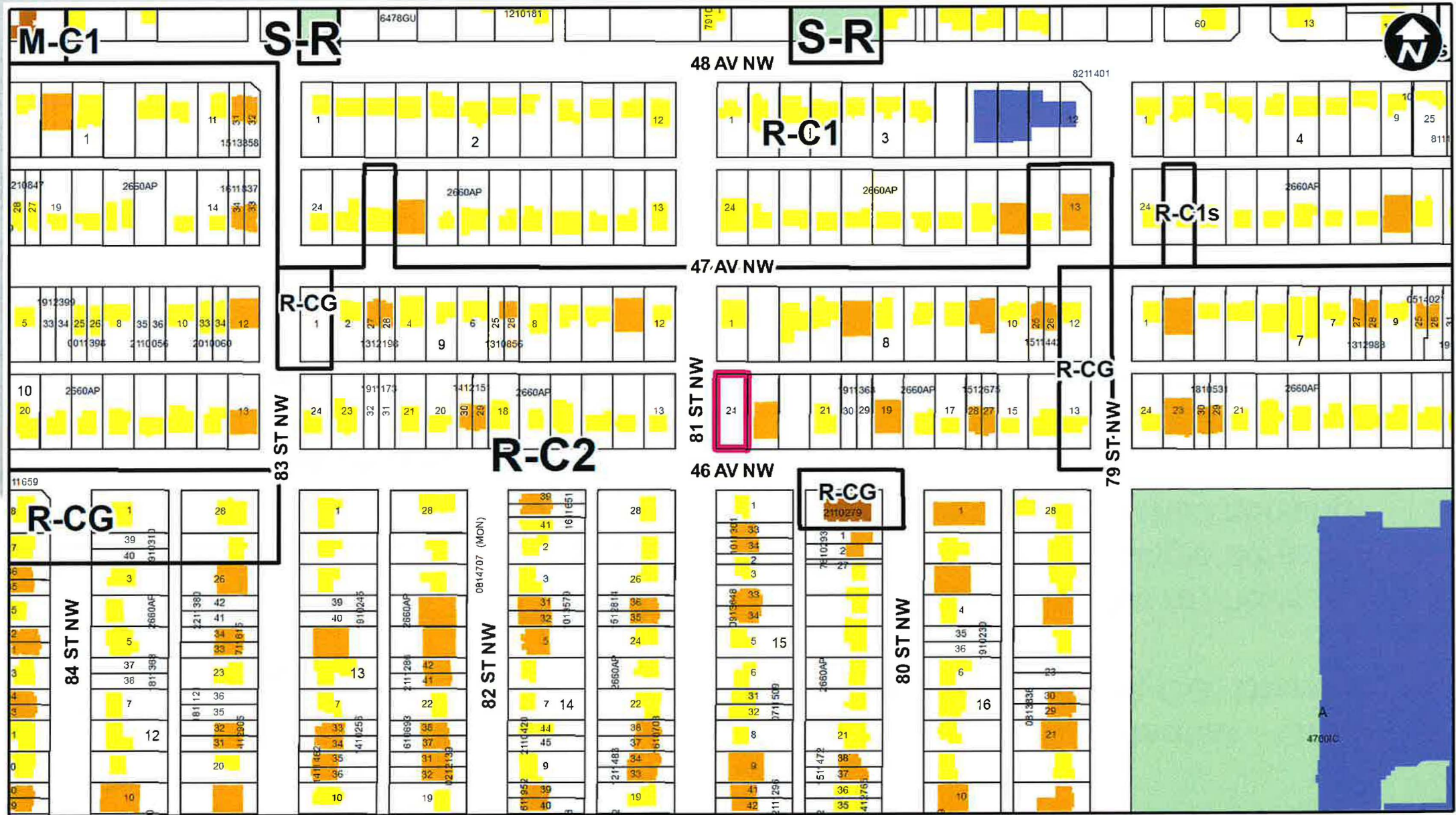
0.06 ha

37m x 15m

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:

- 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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Supplementary Slides

Existing Land Use Map





