



Public Hearing of Council

Agenda Item: 7.2.7



LOC2023-0389 / CPC2024-0149

Land Use Amendment

May 7, 2024

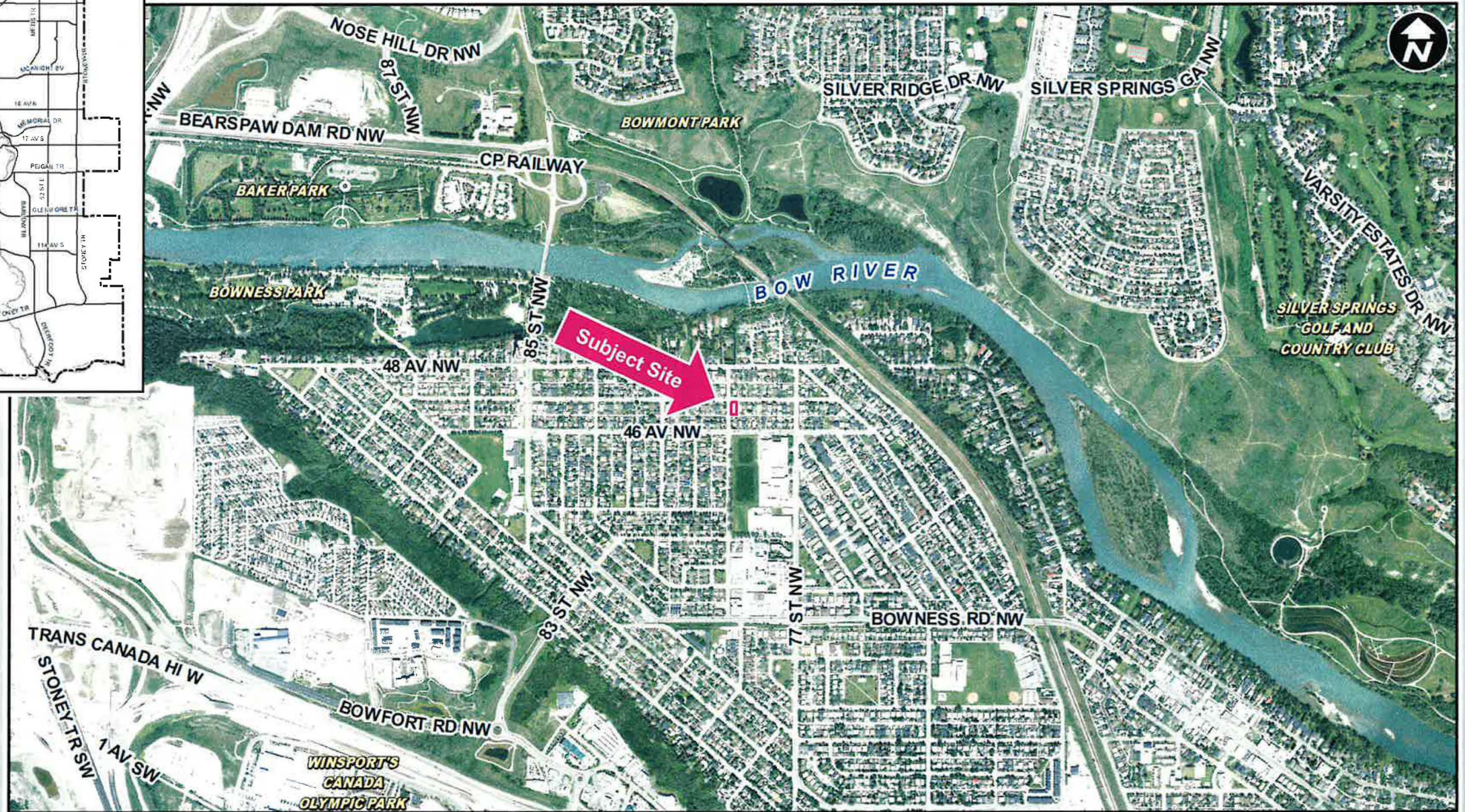
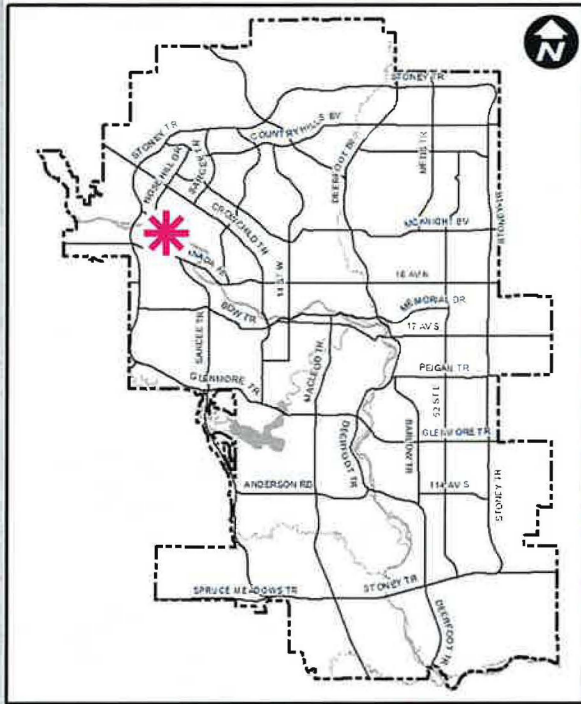
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.7 CPC2024-0149
Distrib Presentation
CITY CLERK'S DEPARTMENT



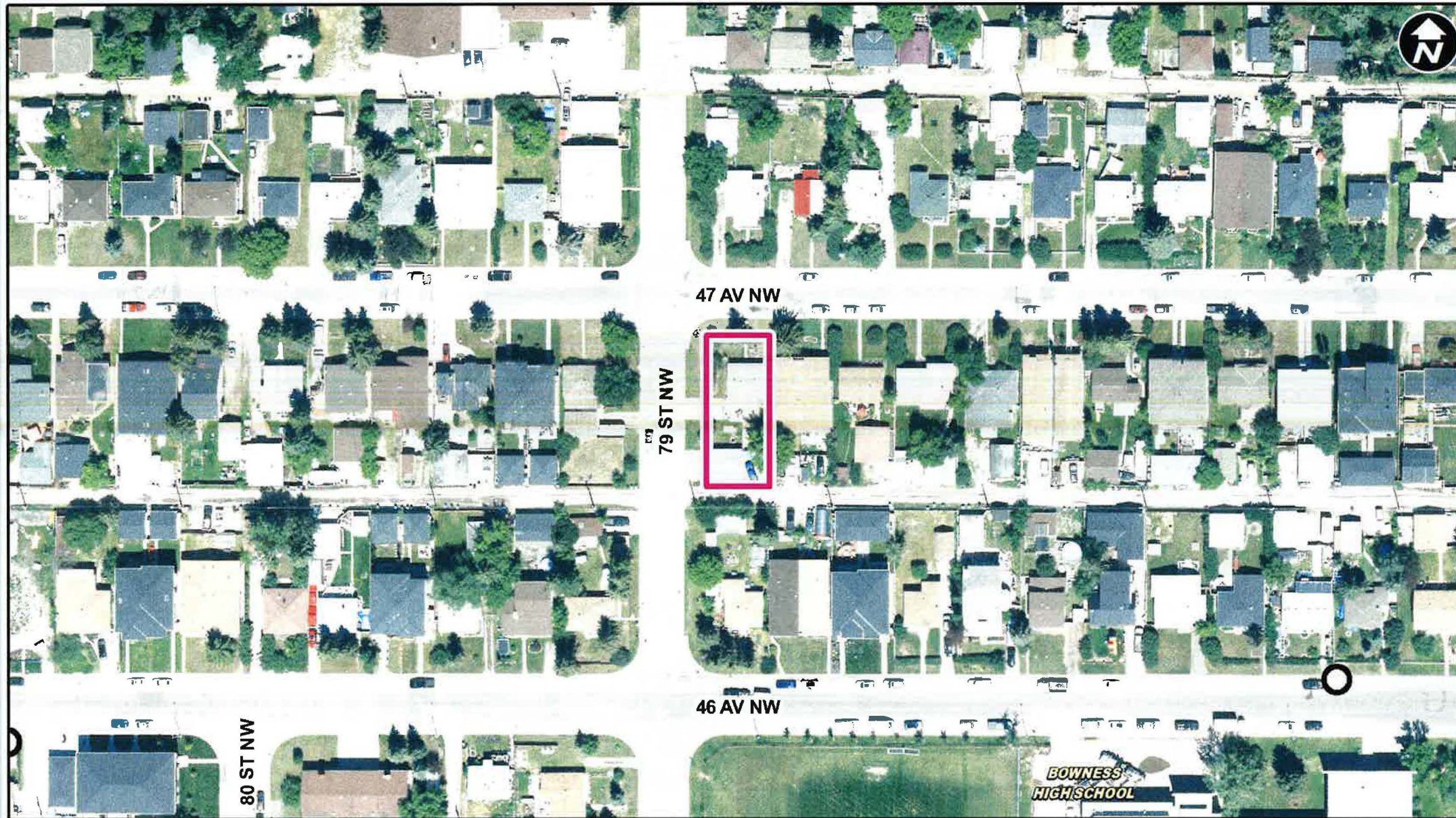
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 128D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7947 – 47 Avenue NW (Plan 2660AP, Block 7, Lot 1) 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



Parcel Size:

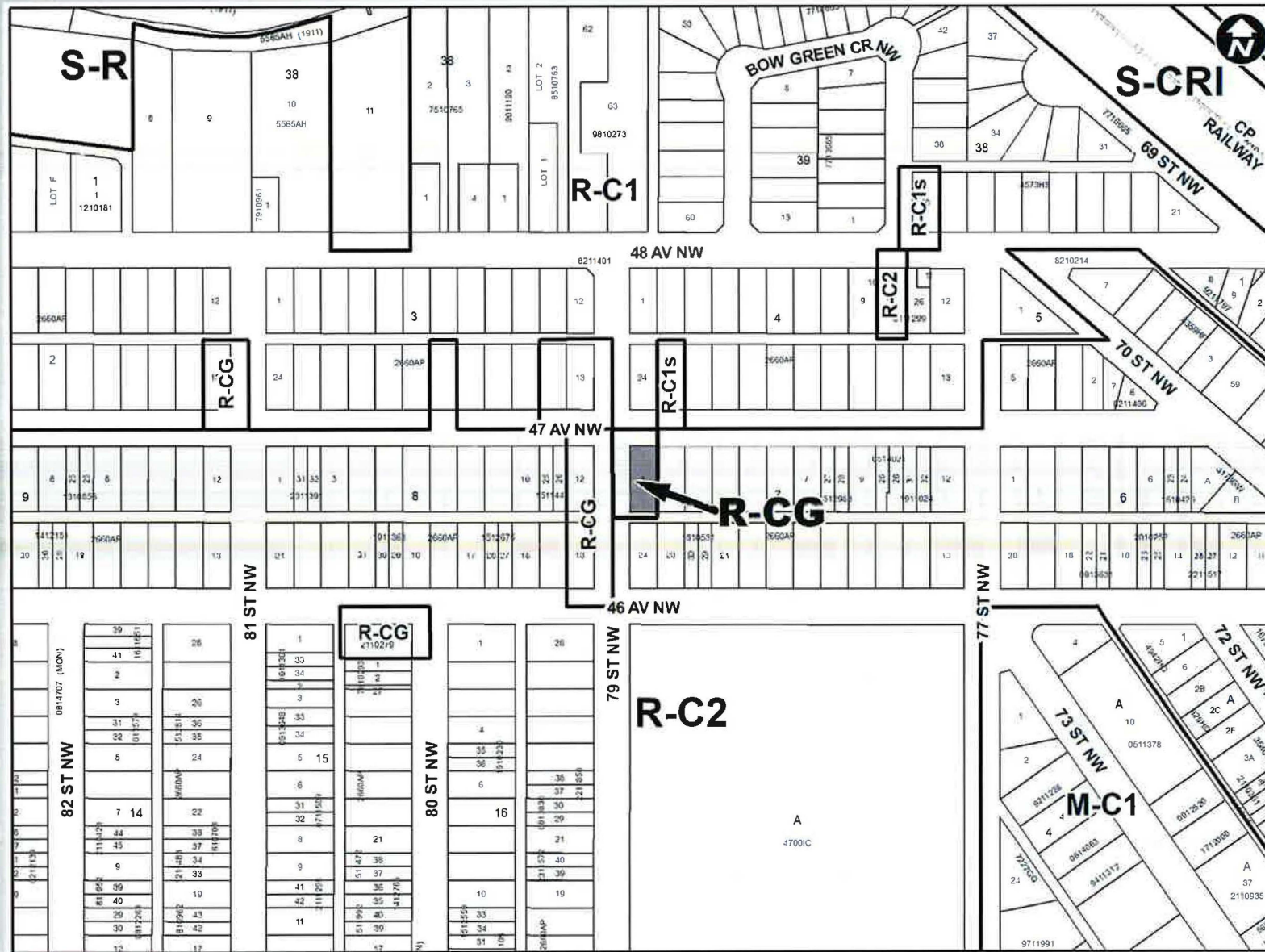
0.06 ha
15 m x 37 m

○ Bus Stop

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:

- allows for a range of grade-oriented housing including rowhouses and secondary suites
- maximum height of 11 metres
- maximum density of 75 units per hectare (4 dwelling units, plus suites)

Calgary Planning Commission's Recommendation:

That Council:

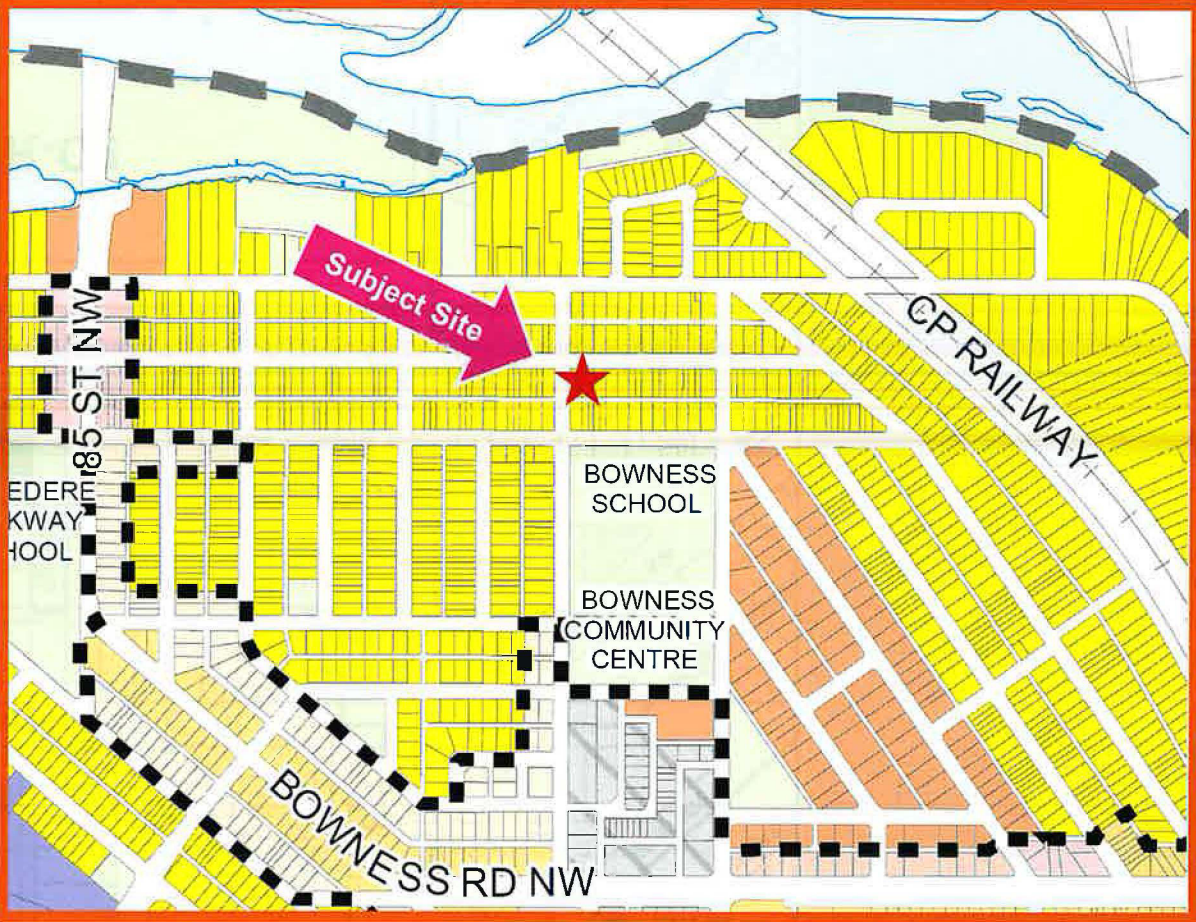
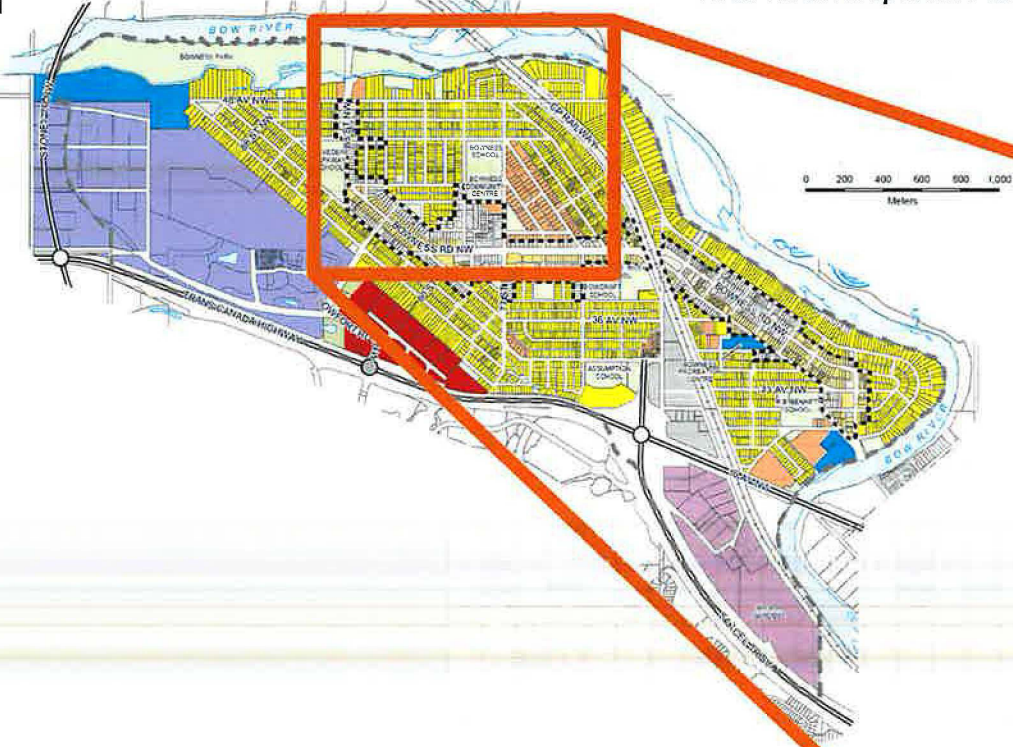
Give three readings to **Proposed Bylaw 128D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 7947 – 47 Avenue NW (Plan 2660AP, Block 7, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.

Supplementary Slides

Existing Land Use Map



Bowness Area Redevelopment Plan



-  Residential: Low Density, Conservation & Infill
-  Residential: Low & Medium Multi-Dwelling



View of the subject site looking south



View of the subject site looking southeast



View of the subject site looking east