



Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0227 / CPC2023-1202

Land Use Amendment

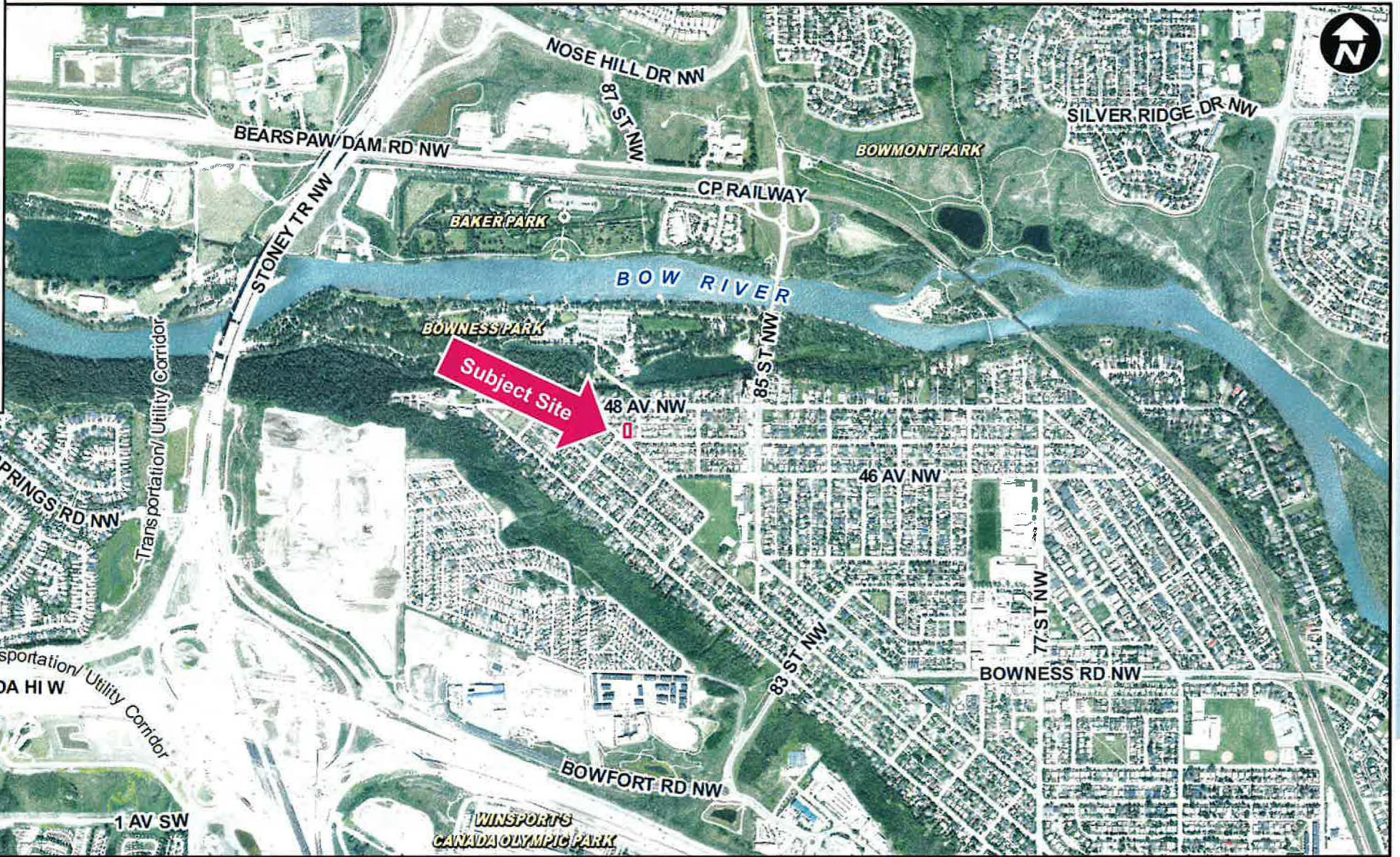
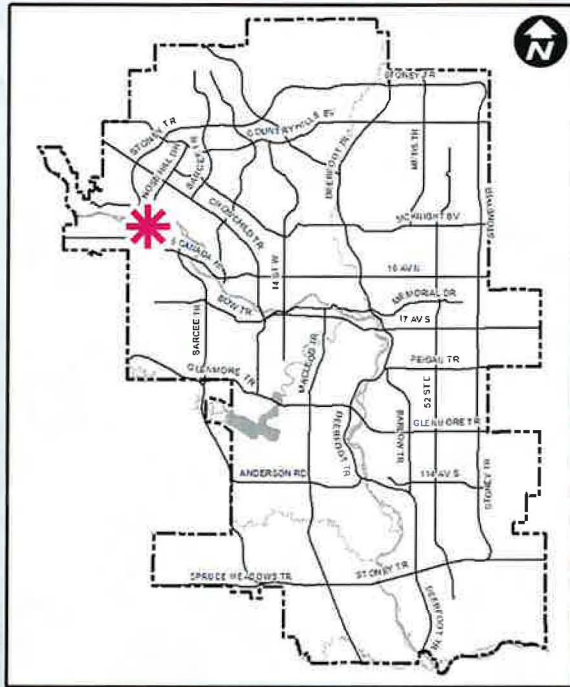
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.24-CPC2023-1202
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

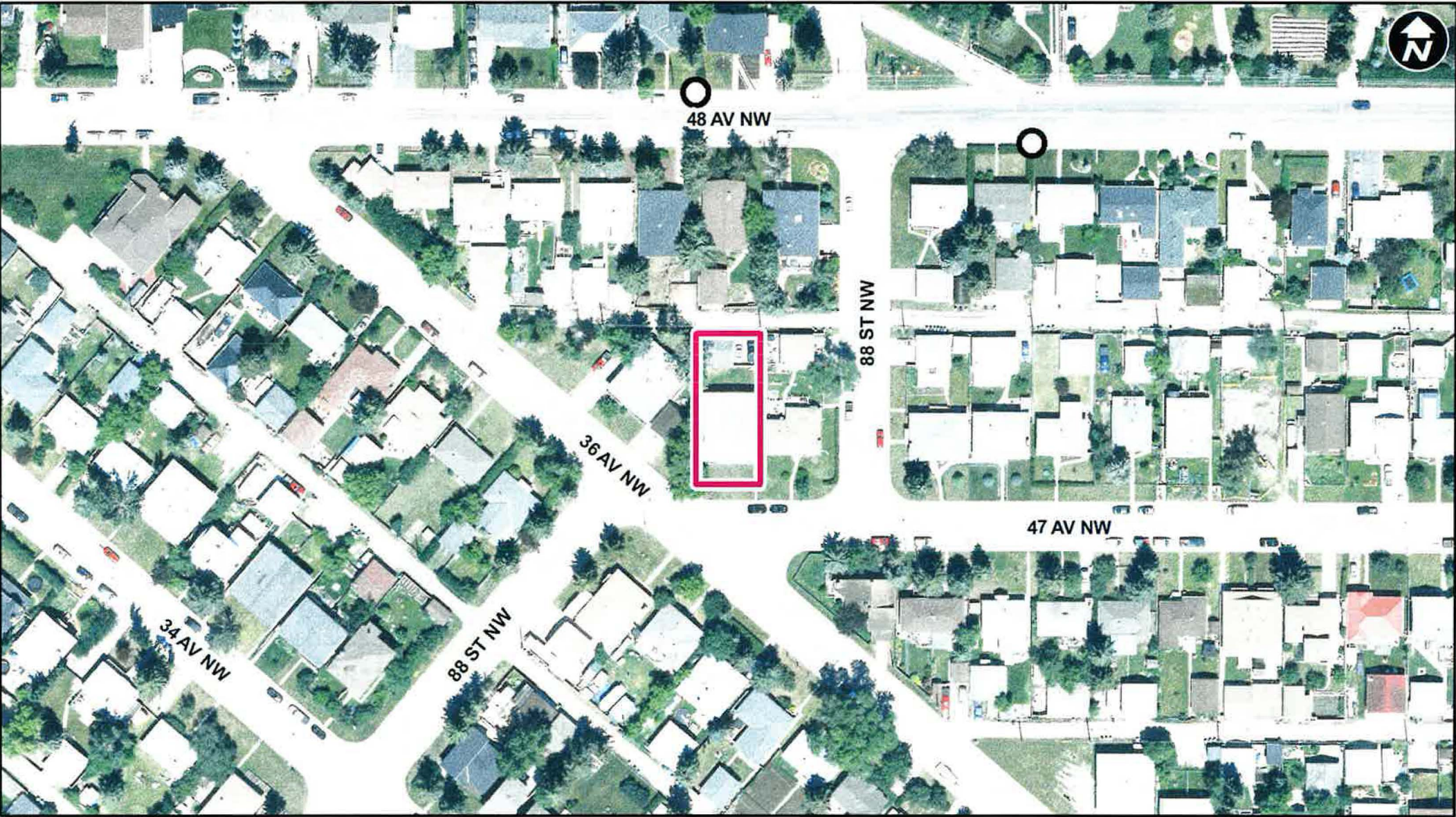
That Council:

Give three readings to **Proposed Bylaw 24D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 8908 – 47 Avenue NW (Plan 4960AP, Block 1, Lot 8) 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
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Legend

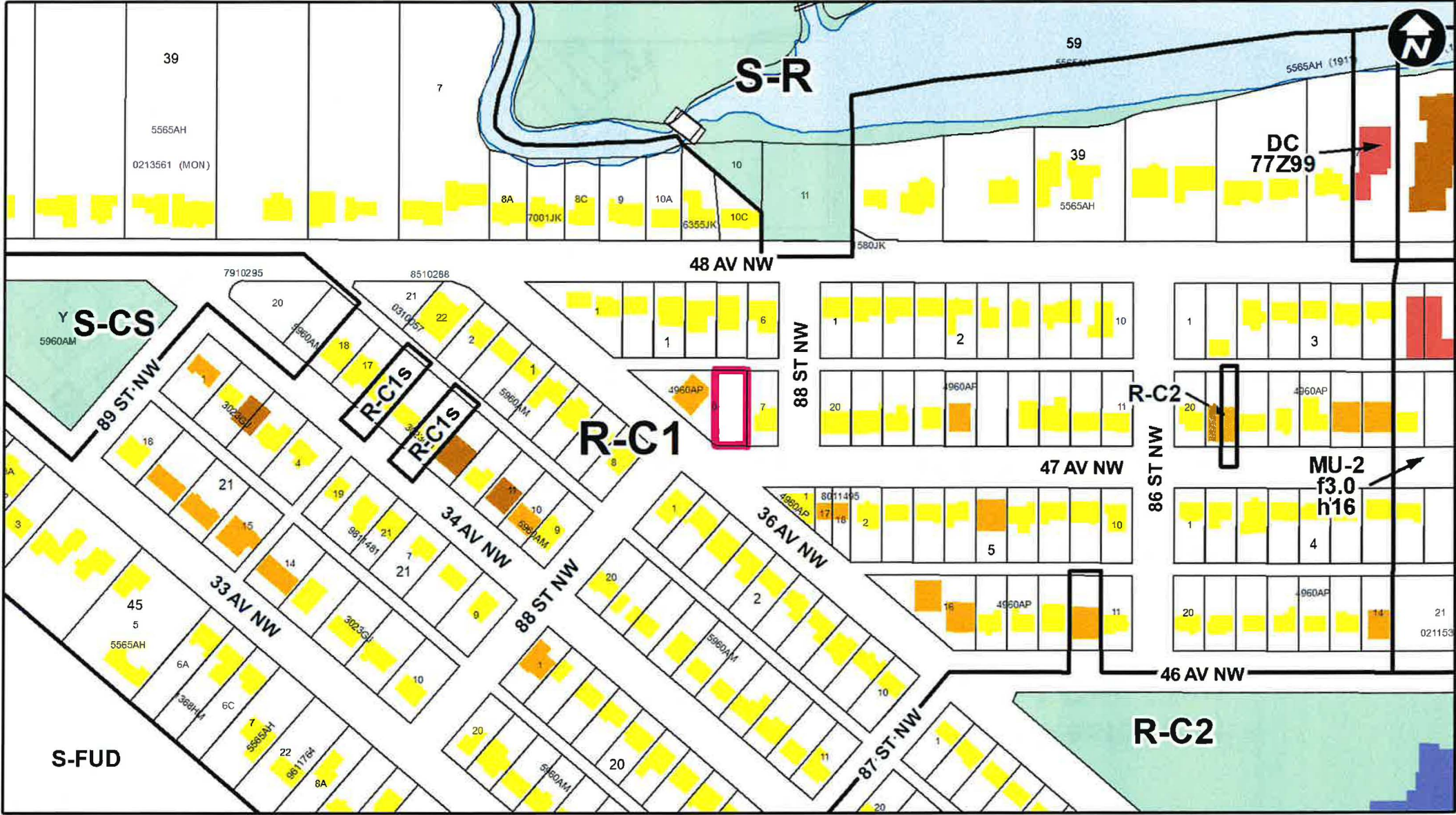
○ Bus Stop

Parcel Size:

0.06 ha
16 m x 36 m

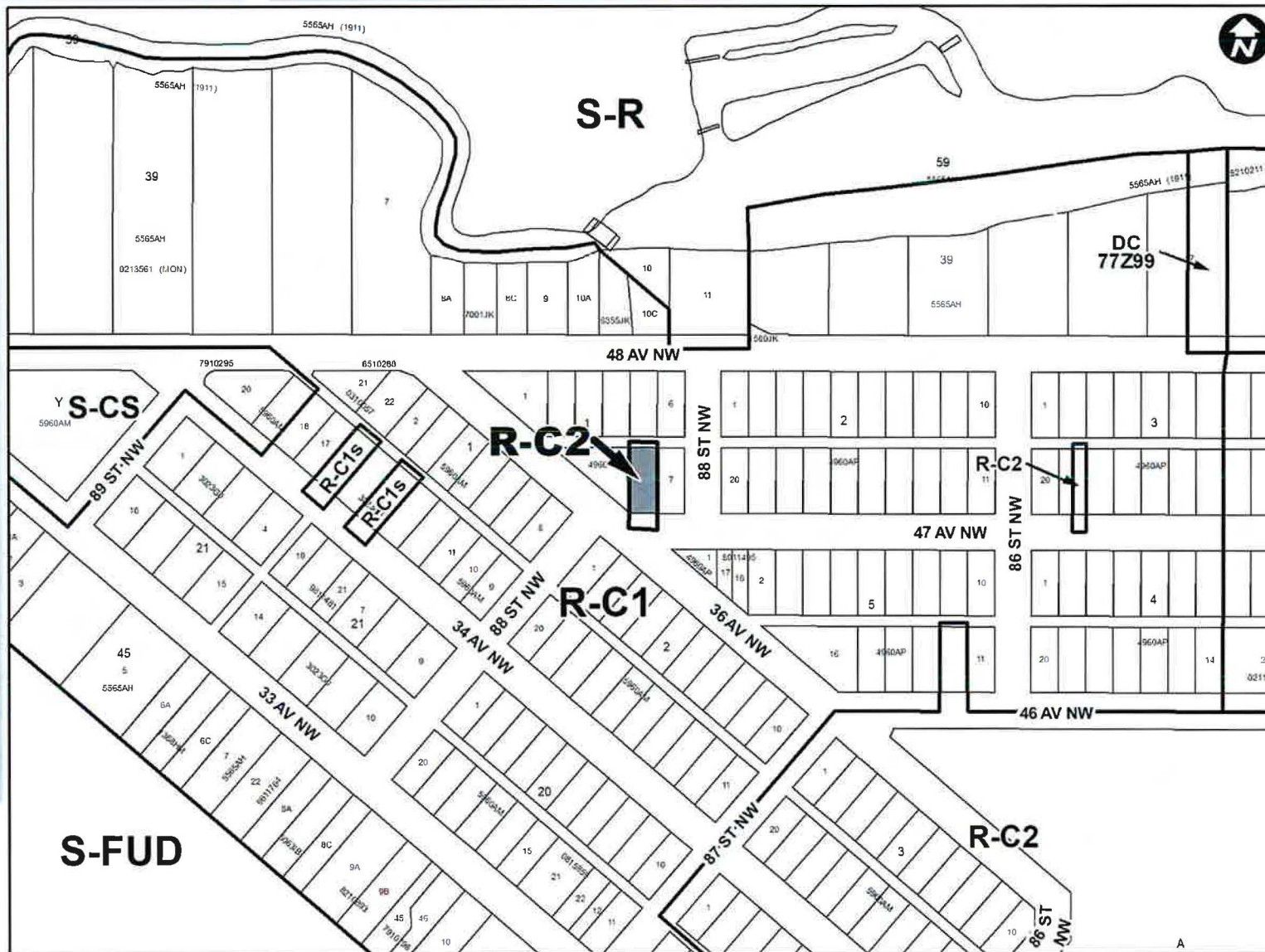
Surrounding Land Use

- 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

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

- primarily duplex dwellings, semi-detached dwellings, and single detached dwellings
- a maximum building height of 10 metres
- a maximum of two dwelling units on the parcel

Calgary Planning Commission's Recommendation:

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Supplementary Slides

Existing Land Use Map

