



Public Hearing of Council

Agenda Item: 7.2.22



LOC2023-0194 / CPC2023-1277 Land Use Amendment

February 6, 2024

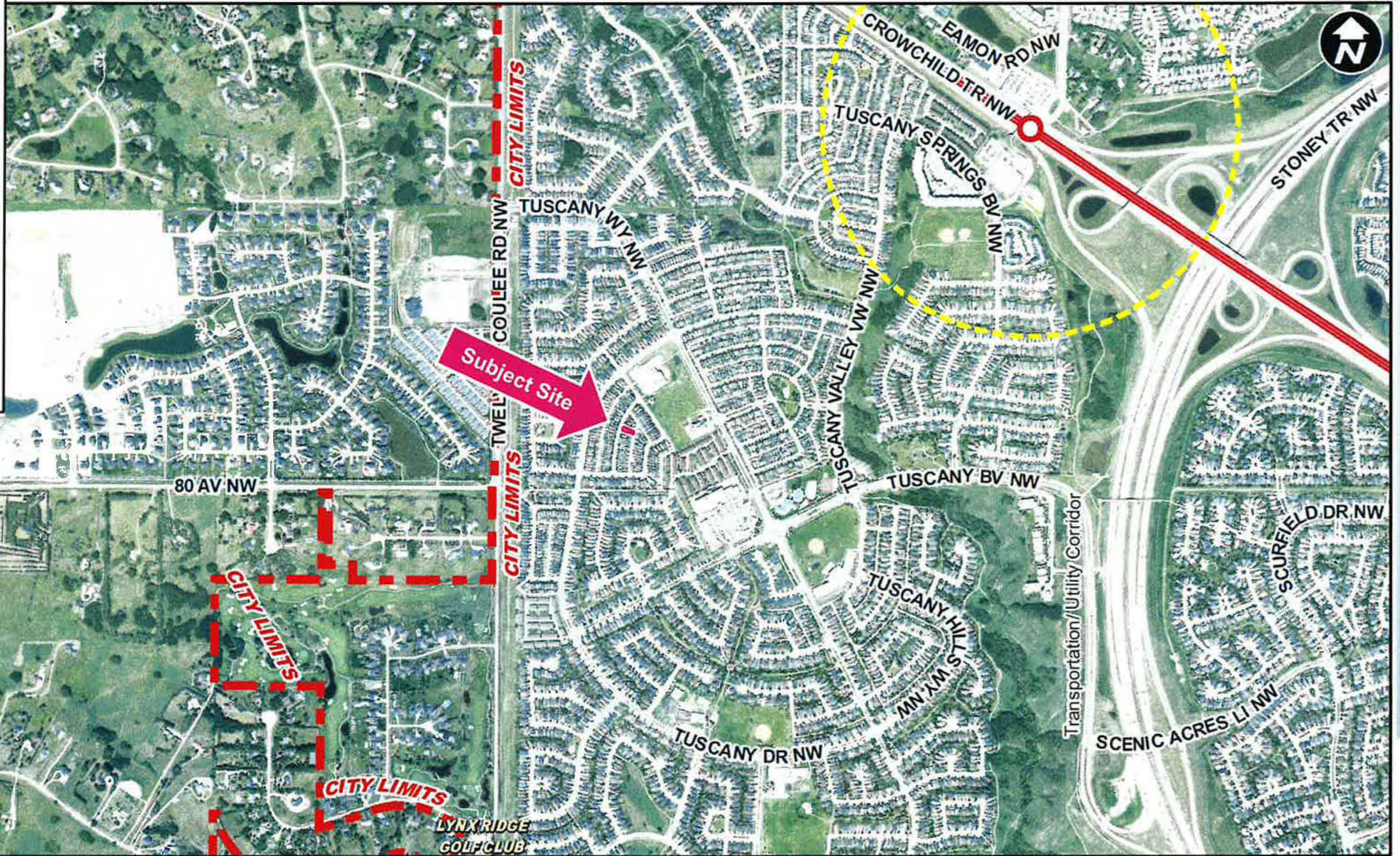
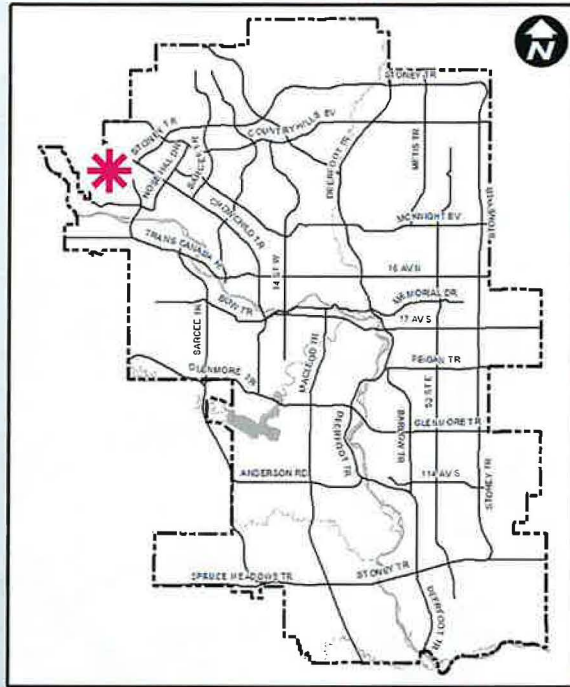
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.22-CPC2023-1277
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

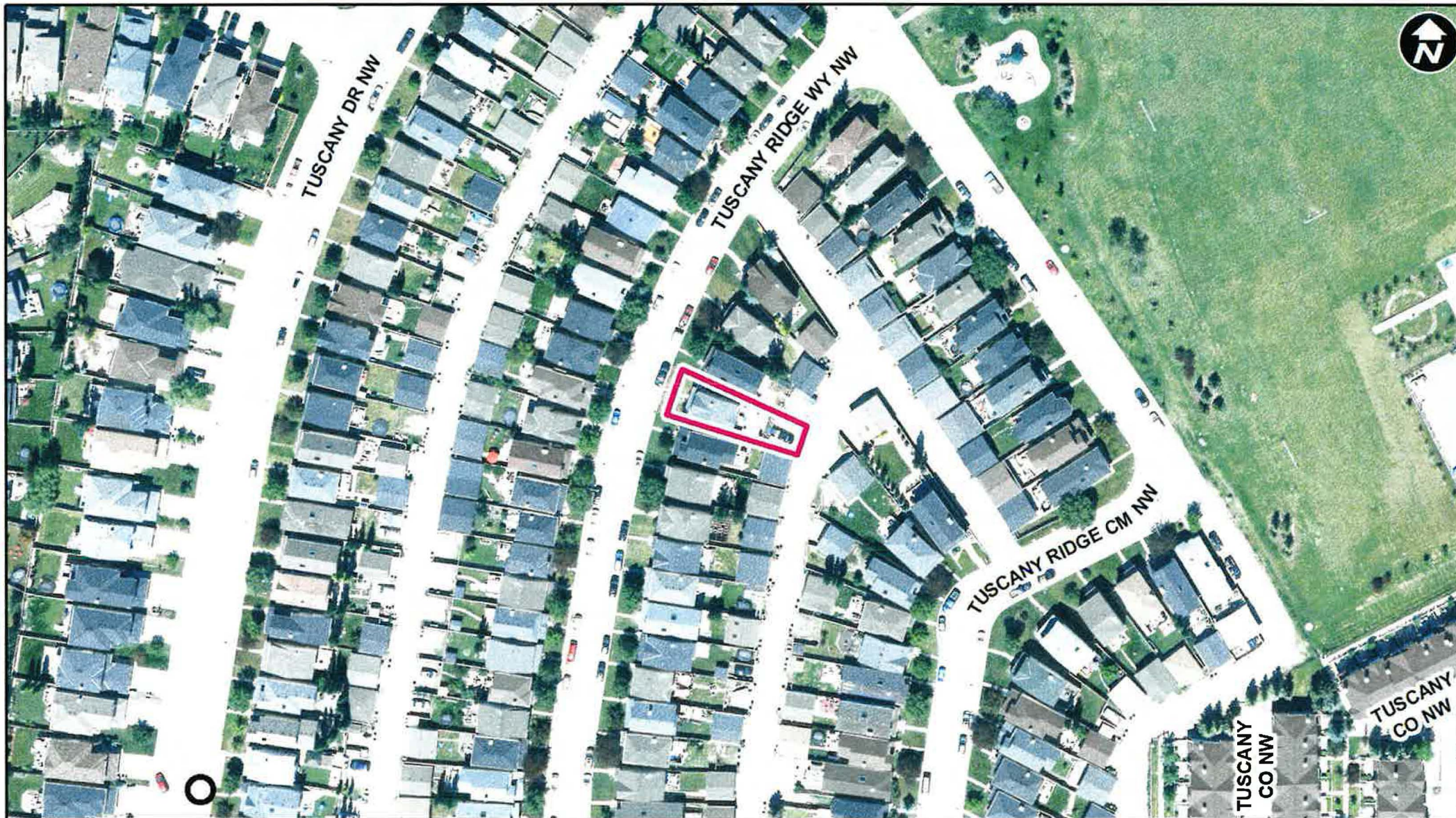
Give three readings to **Proposed Bylaw 31D2024** for the redesignation of 0.03 hectares \pm (0.08 acres \pm) located at 65 Tuscan Ridge Way NW (Plan 0414467, Block 76, Lot 16) from Direct Control (DC) District to Residential –Contextual Narrow Parcel One Dwelling (R-C1N) District.





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



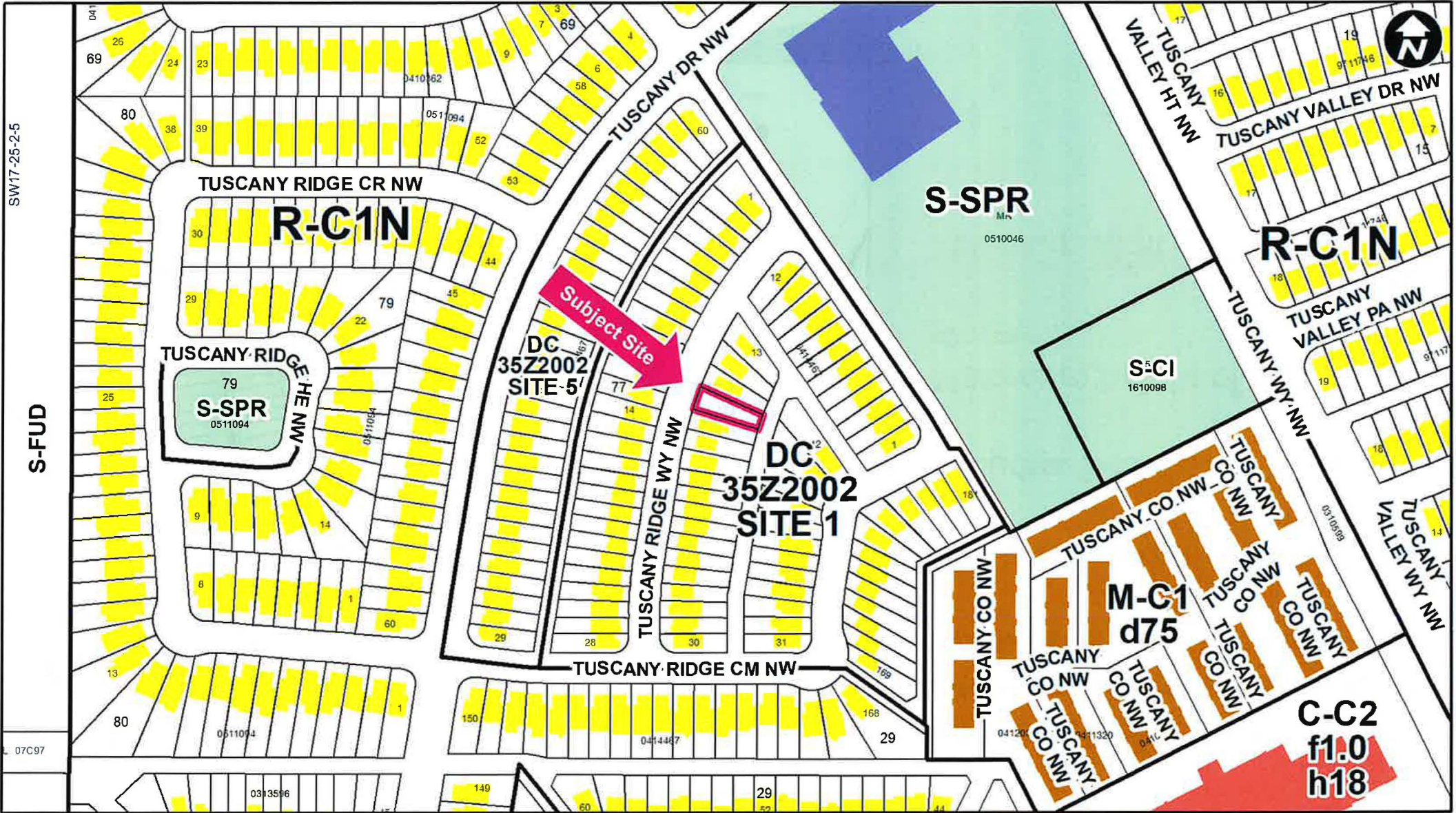
Legend:

○ Bus Stop

Parcel Size:

0.03 ha
9.5m x 33m

- 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 – Contextual Narrow Parcel One Dwelling (R-C1N) District:

- Maximum of one Dwelling Unit
- Includes Secondary Suites
- Maximum height of 10 metres (3 storeys)
- Minimum width 7.5 metres

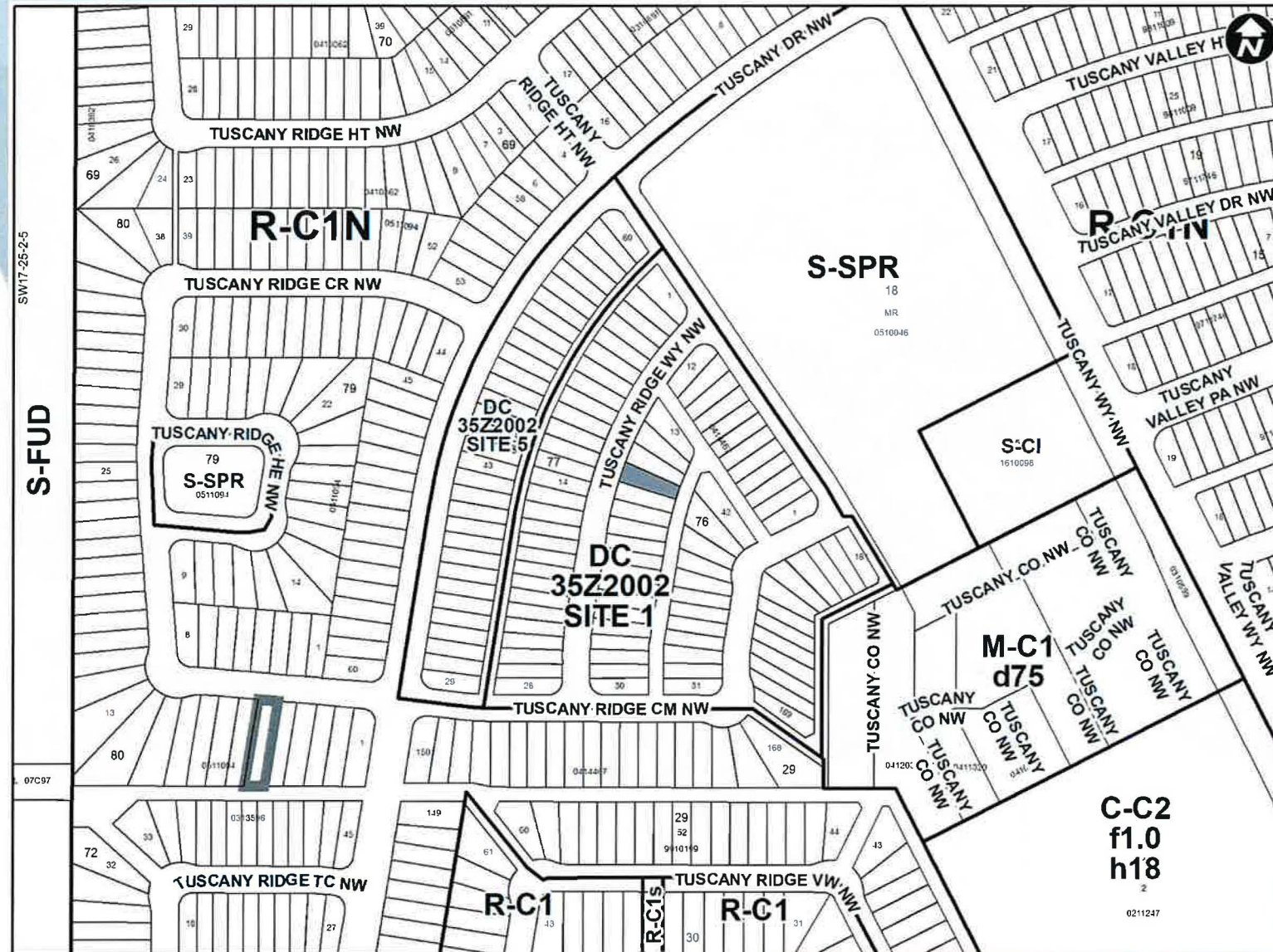
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Supplementary Slides

Existing Land Use Map



View from Tuscany Ridge Way looking east.



View of rear lane looking west.

