



Public Hearing of Council

Agenda Item: 7.2.23



LOC2023-0324 / CPC2023-1299

Land Use Amendment

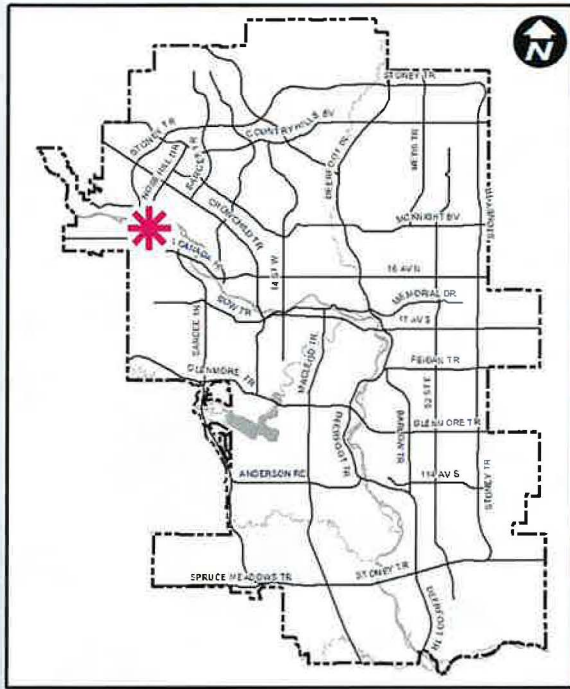
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: <u>7.2.23-CPC2023-1299</u>
<u>Distrib-Presentation</u>
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 47D2024** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 8831 – 47 Avenue NW (Plan 4960AP, Block 5, Lot 3) 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
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



LEGEND

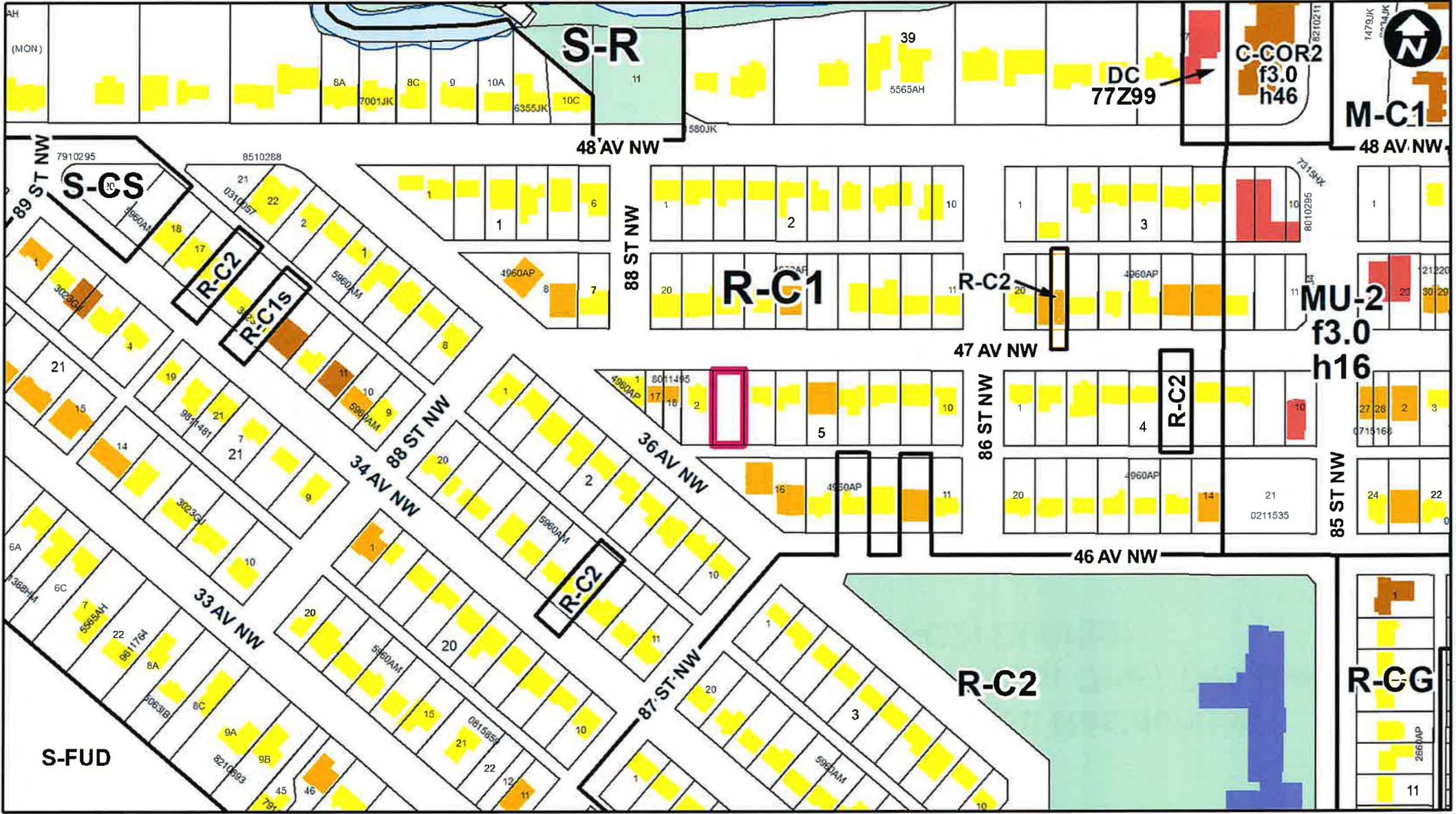
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Parcel Size:

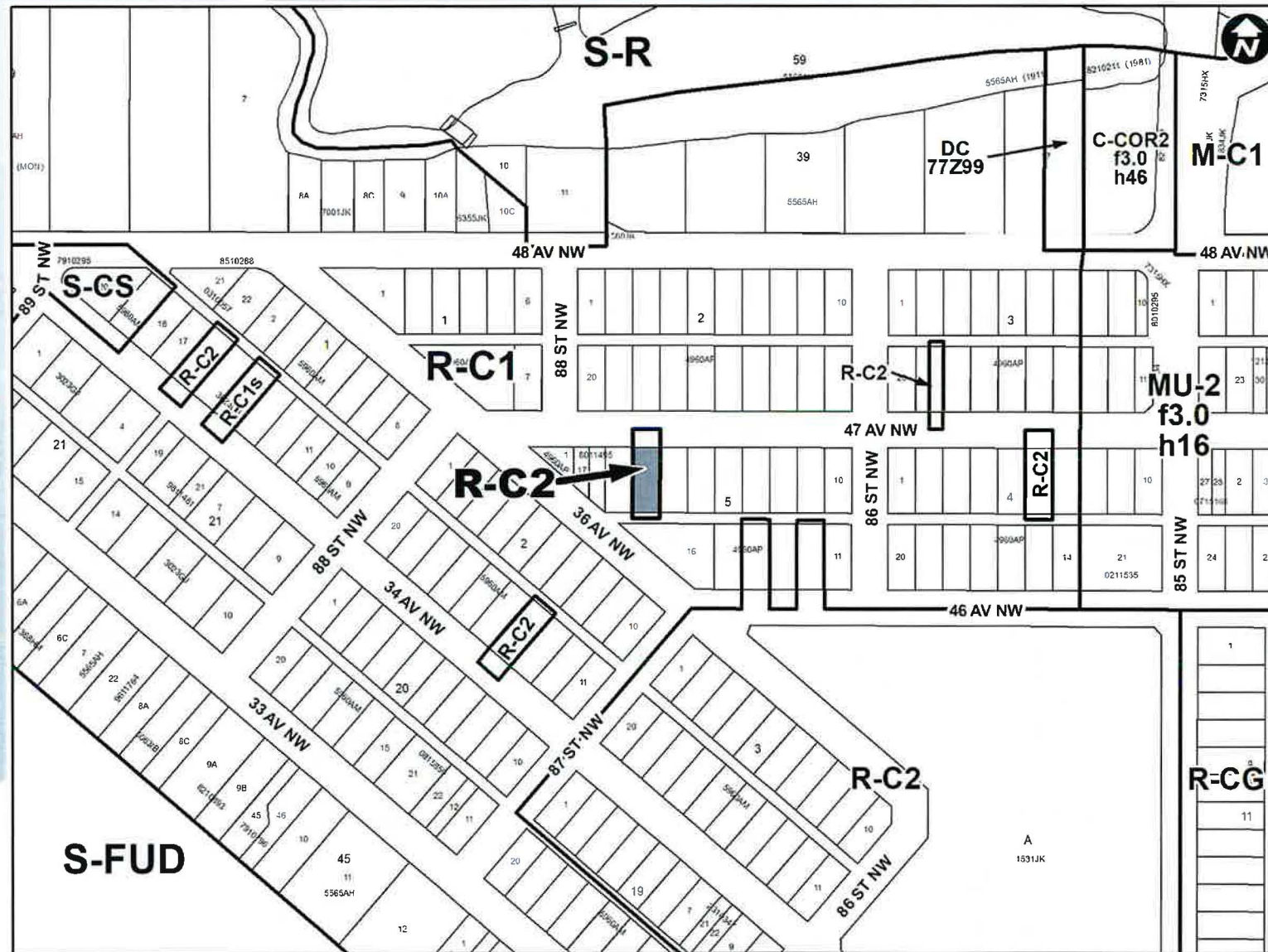
0.06 ha
15m x 37m

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

- semi-detached, duplex homes and suites in addition to single detached dwellings;
- potential future subdivision into 2 individual lots;
- a maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit).

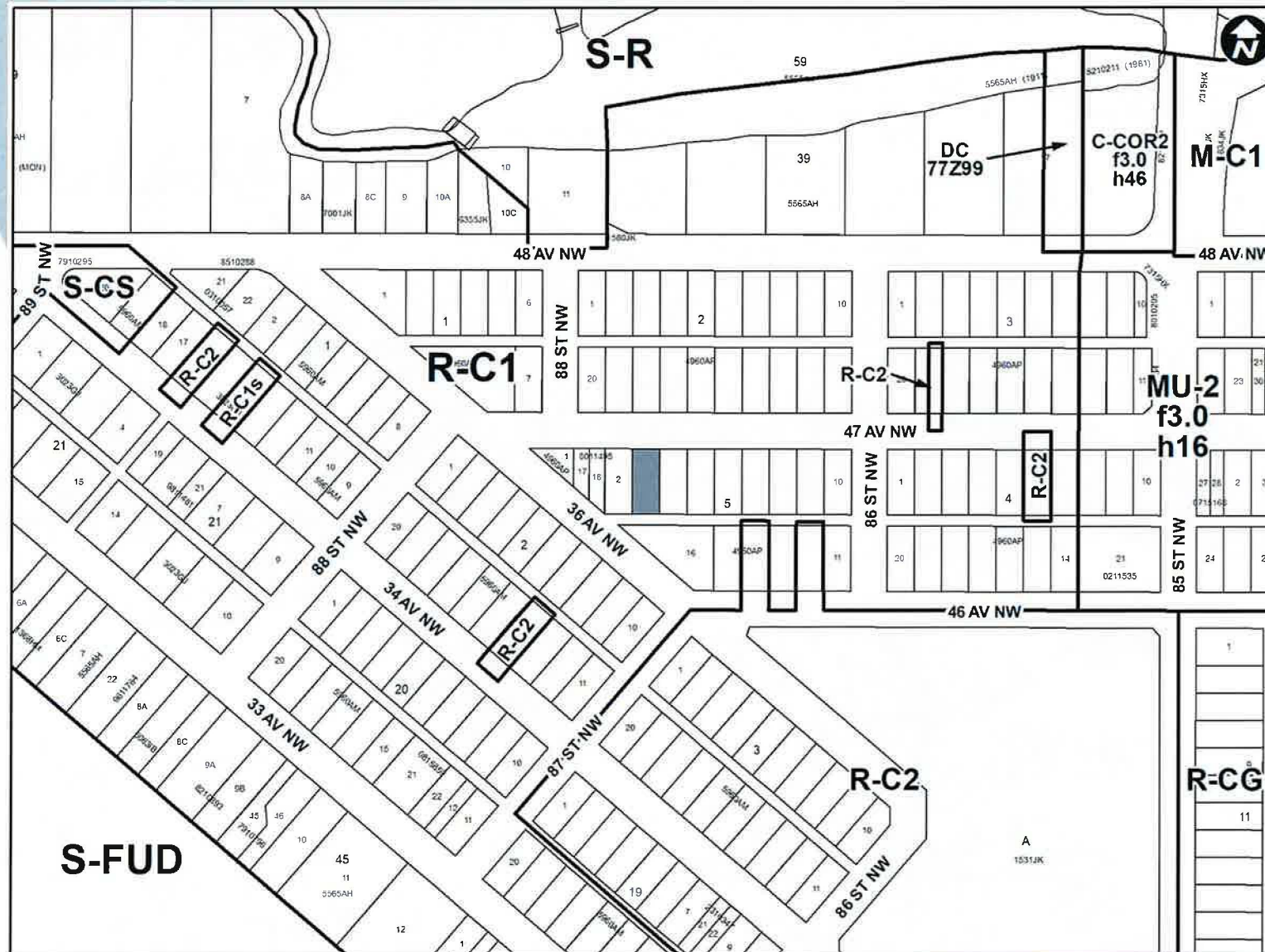
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Supplementary Slides

Existing Land Use Map





47 Avenue NW



Lane