



Calgary Planning Commission
Agenda Item: 7.2.1

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LOC2019-0165
Land Use Amendment

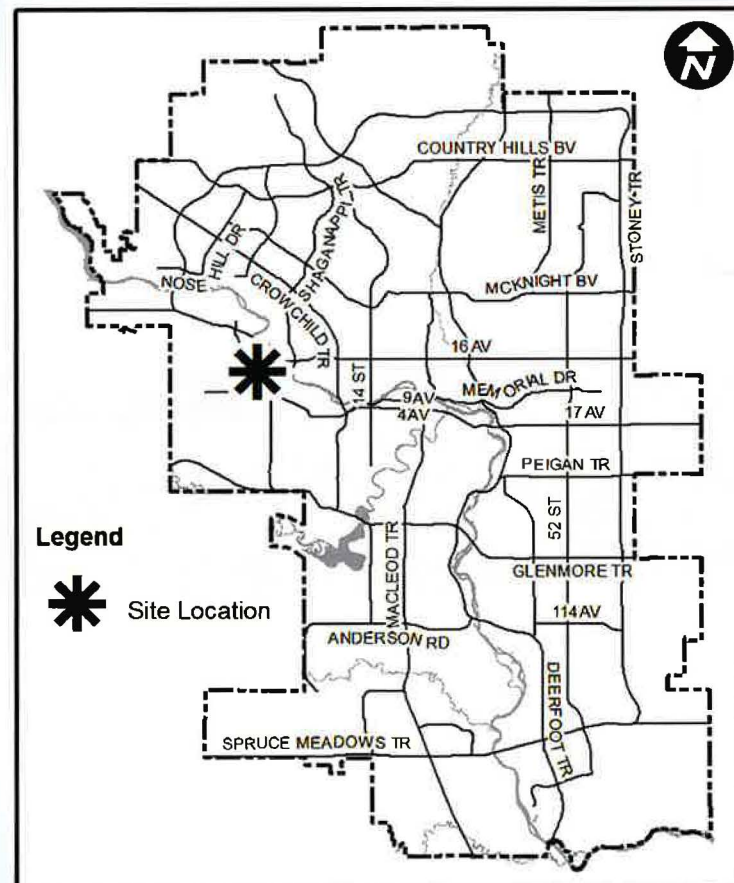
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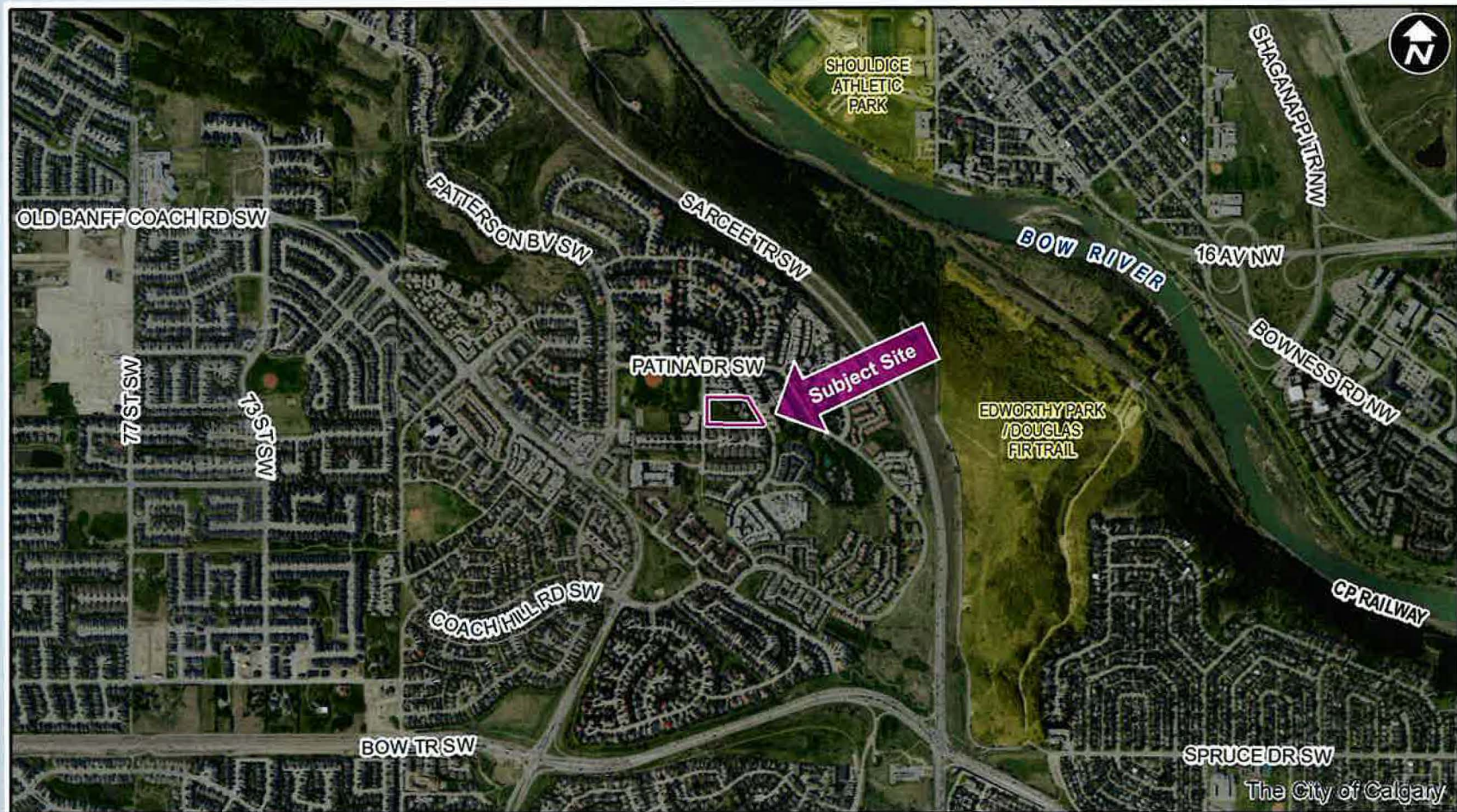
April 16, 2020

LOC2019-0165

PLAN View

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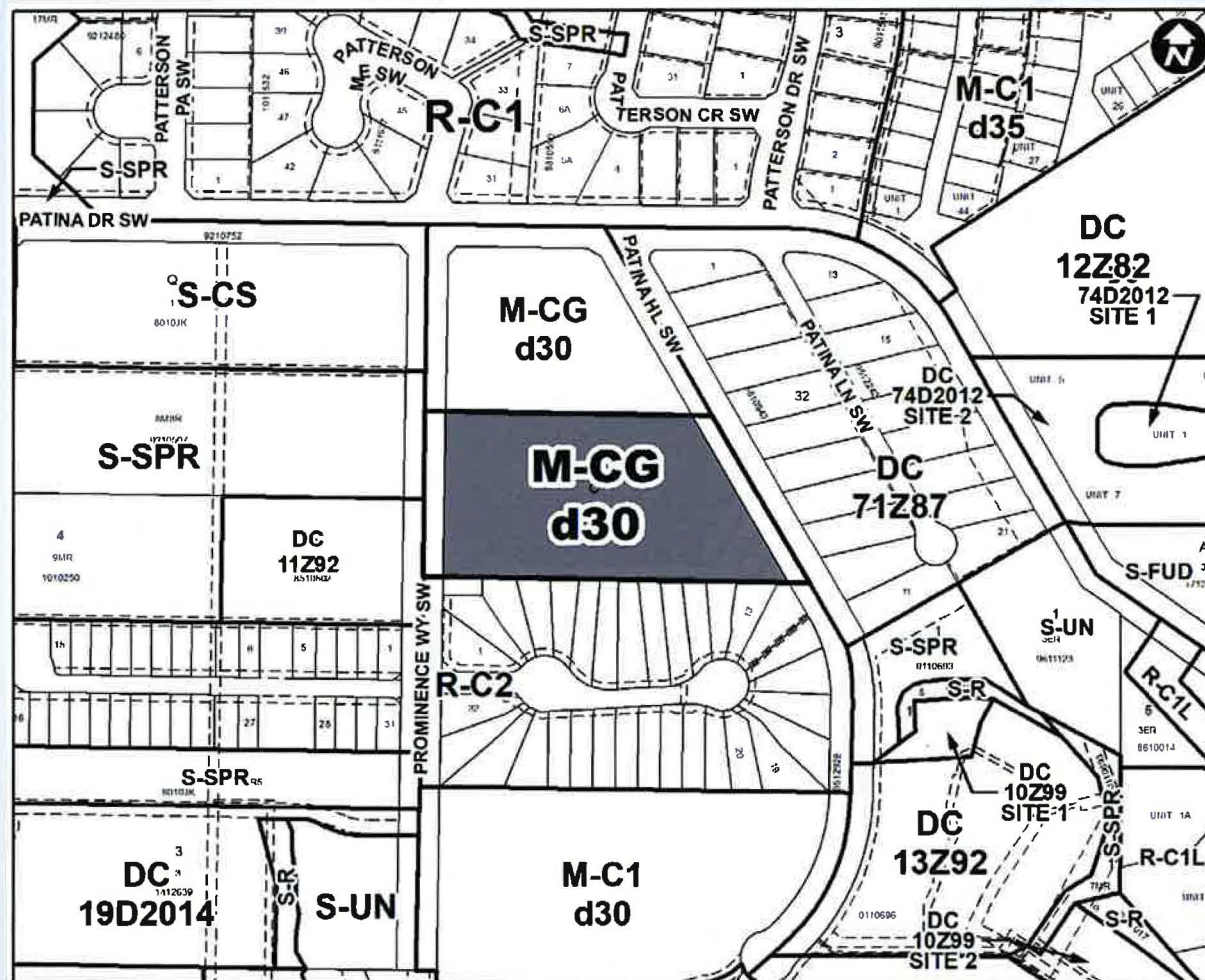
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EXISTING Land Use

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Proposed M-CG District allows for:

- rowhouse and townhouse buildings;
- a maximum building height of 12.0 metres (an increase from the current maximum of 10.0); and
- a maximum of 37 dwelling units (based on a density of 30 units per hectare).

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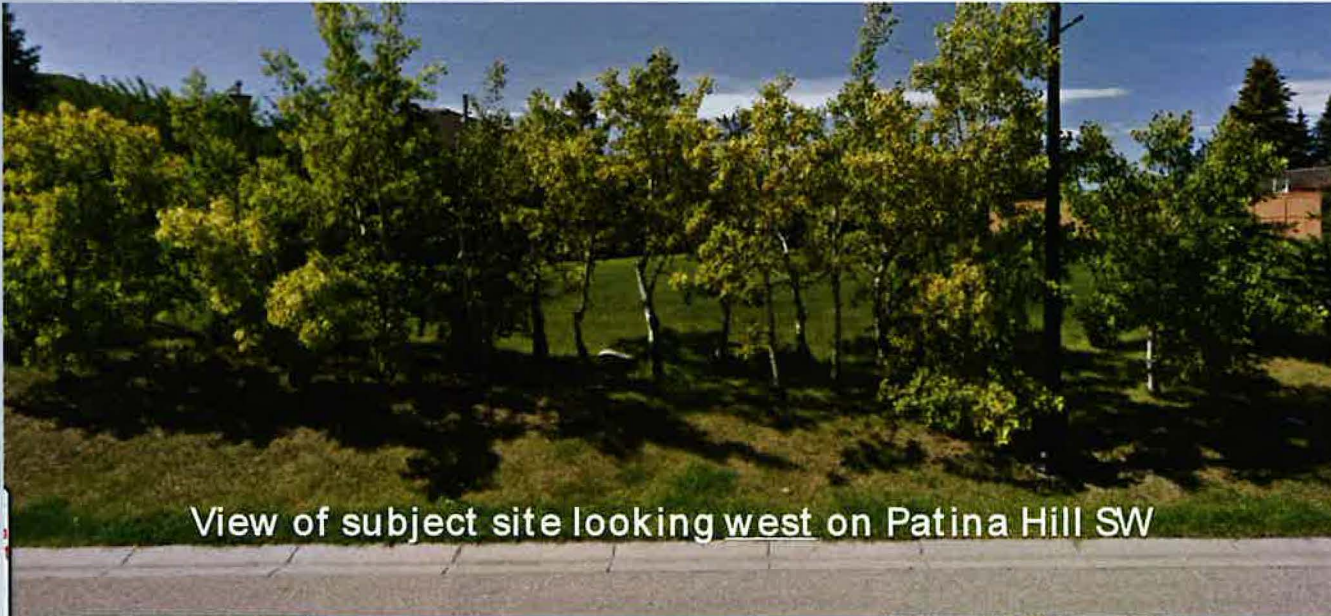
View of subject site looking east on Prominence Way SW



View from the subject site looking west on Prominence Way SW

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View of subject site looking west on Patina Hill SW



View from subject site looking east on Patina Hill SW

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Map 2

Patterson Heights Land Use Concept

Legend

- Low Density Single Family Residential Area (1 - 6 Units/Acre)
- Assisted Living/Residential Care Facility Area
- Low Density Single Family Semi-Detached Area (6 - 8 Units/Acre)
- Low Density Multi Family Residential Area (8 - 10 Units/Acre)
- Low/ Medium Density Multi Family Residential Area (11 - 16 Units/Acre)
- Low/ Medium Density Multi Family Residential Area (19 - 35 Units/Acre)
- Neighbourhood Commercial Area
- Radio/ Television Broadcasting Facility Area
- School, Park, Open Space Area



Reasons for Recommendation of Approval

- the proposal is in keeping with the applicable policies of the *Municipal Development Plan* and the object of the *Patterson Heights (Strathcona Cell "A") Concept Plan*;
- The proposal represents a modest increase in density; and
- the subject site is located within walking distance of transit stops, is in proximity to commercial, non-residential and multi-residential development and is directly across from an existing open space.

ADMINISTRATION RECOMMENDATION:

That the Calgary Planning Commission recommend that council hold a Public Hearing; and

1. **ADOPT**, by resolution, the proposed amendment to the Patterson Heights (Strathcona Cell "A") Concept Plan (Attachment 2); and
2. **ADOPT**, by bylaw the proposed redesignation of 1.24 hectares \pm (3.0 acres \pm) located at 1186 Prominence Way SW (Plan 2038GH, Block O) from Special Purpose – Future Urban Development (S-FUD) District to Multi-Residential – Contextual Grade-Oriented (M-CGd30) District; and
3. Give three reading to the proposed bylaw.