



Calgary Planning Commission

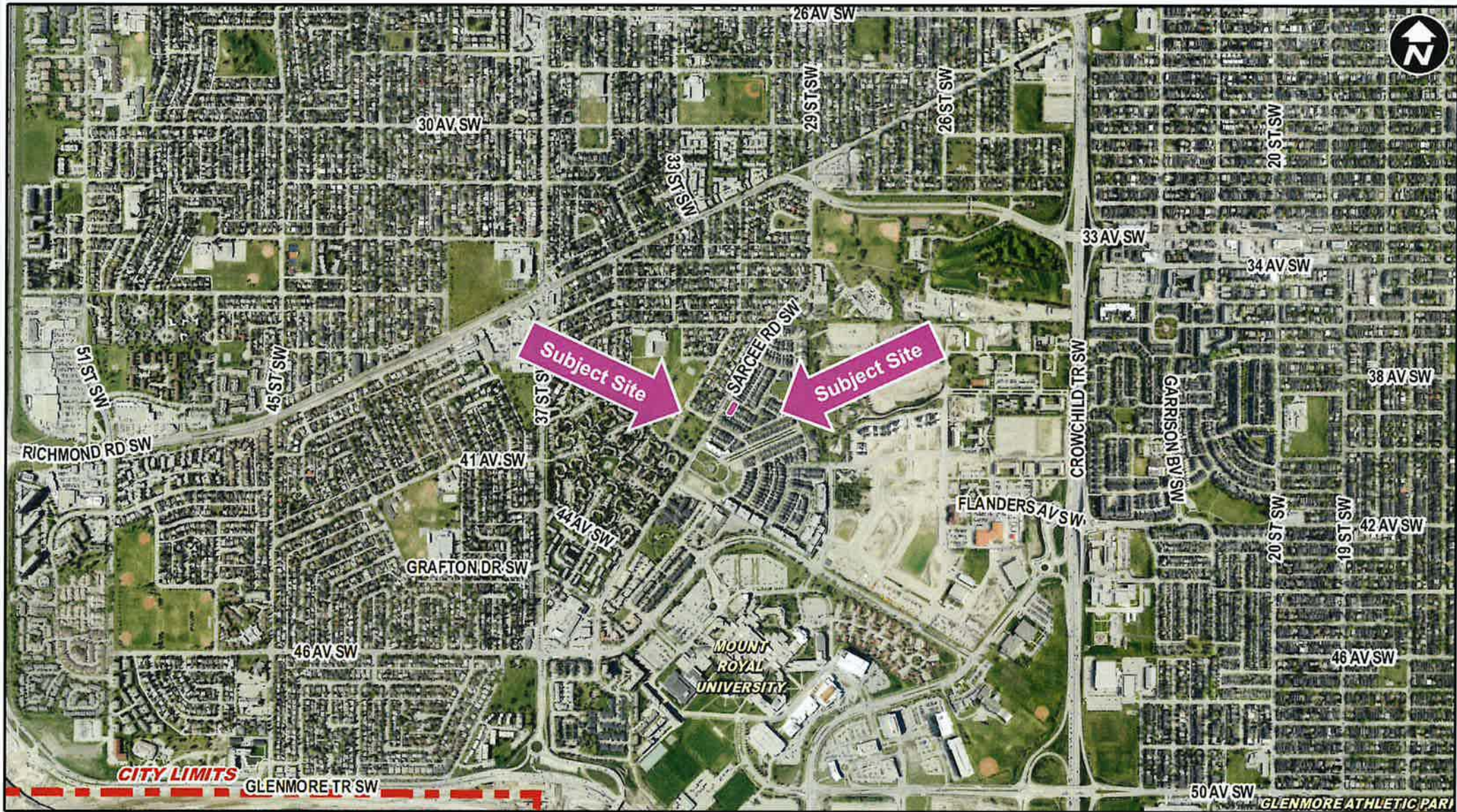
Agenda Item: **XXX**

1

LOC2020-0056 Land Use Amendment





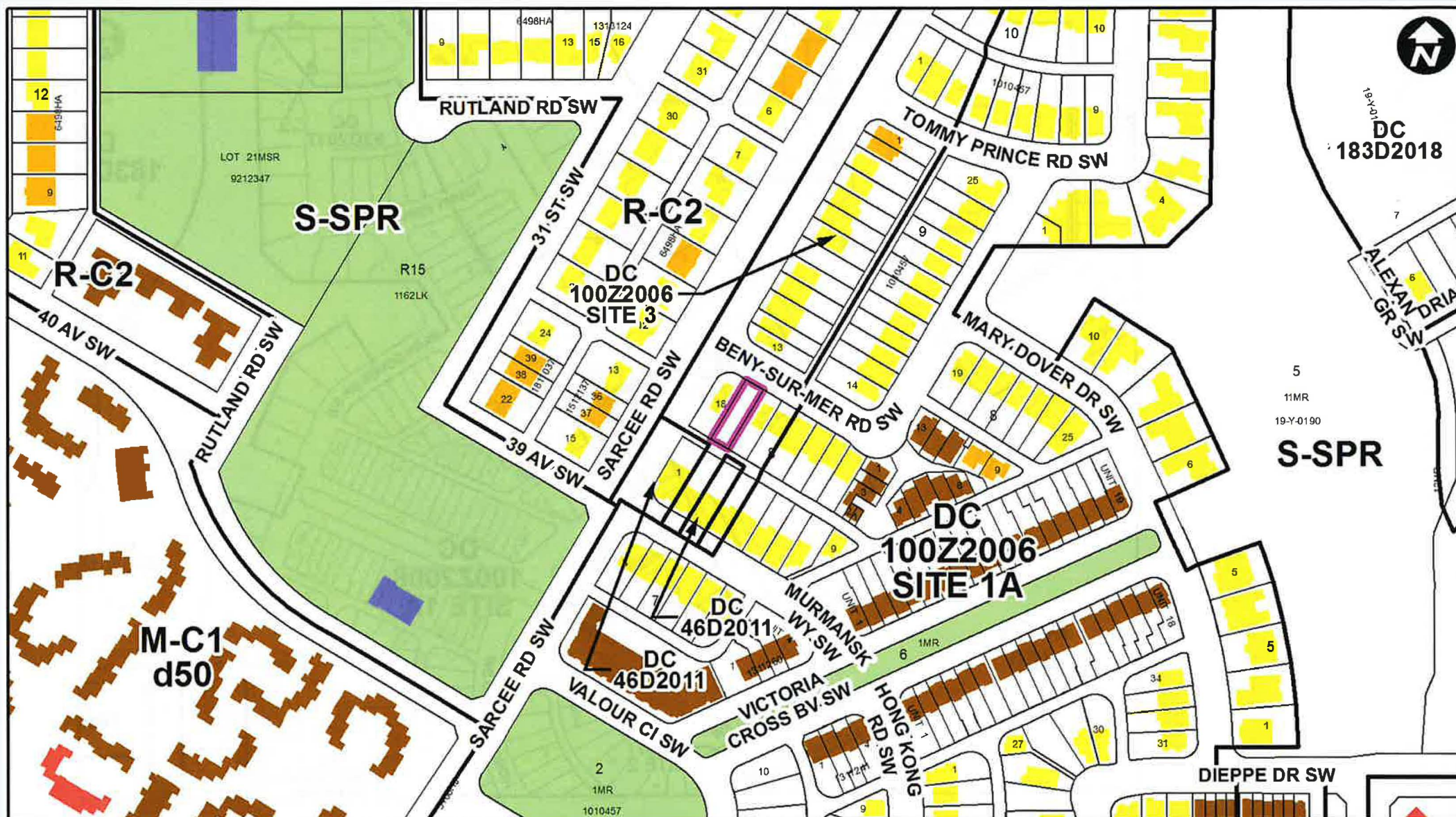


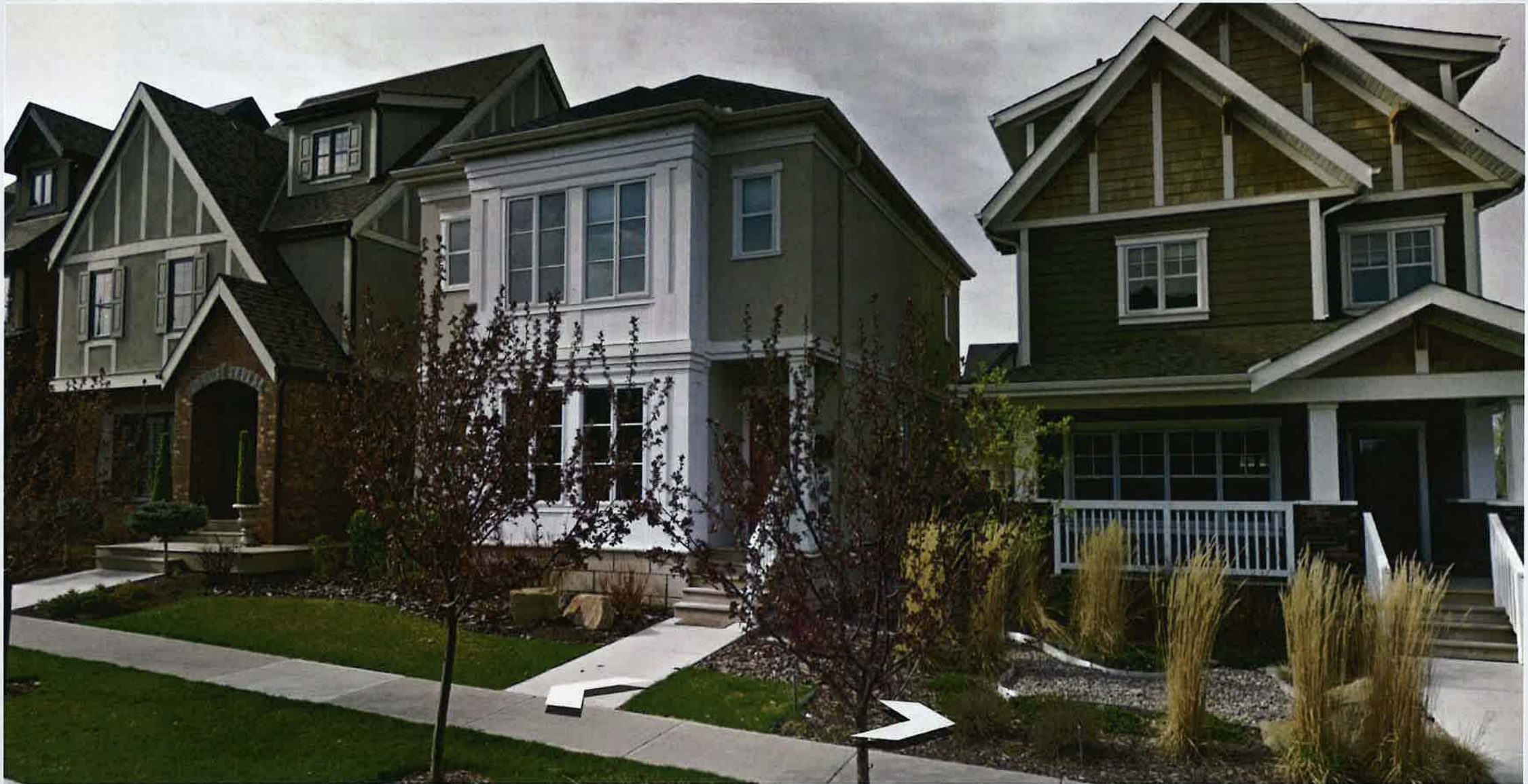




LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary









Administration's Recommendation

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

1. ADOPT, by bylaw, the proposed land use redesignation of 0.03 hectares $\pm$ (0.08 acres $\pm$) located at 96 Beny-Sur-Mer Road SW (Plan 1010457, Block 8, Lot 17) from DC Direct Control District to DC Direct Control District to allow for the additional use of Garage Suite, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw

	<u>DC Site 3</u>	<u>R-C2</u>
PARCEL		
Max Lot Coverage	60% incl. Accesory Bldg	45% (by definition incl. Accessory Bldg)
HOUSE		
Max Density	n/a	1 unitper parcel
Max Height	3 storeys (~9m)	10m
F setback	1m	Greater of context or 3m
S setback	0-1.2m	0-3m
R setback	1.5m	8.6-10m
Min Parking	1 per unit	2 per unit
Accessory Building (detached)		
F setback	n/a (not allowed in front)	n/a (not allowed in front)
S setback	0-0.6m	0-1.2m
R setback	0-0.6m	0-1.2m
Min setback from hou	3m	1m
Max Height	1 storey (6.5m) excl suite	4.6
SUITE	GARAGE suite	Backyard Suite (R-C2)
max height	1 additional storey (~6.5m)	7-11m context
parking	1 stall	1 stall
R Setback	1.5m	0.6m (garage portion), 1.5m (Suite use)
S Setback	1.2	1.2m
Min setback from hou	3m	1.5m-5m

