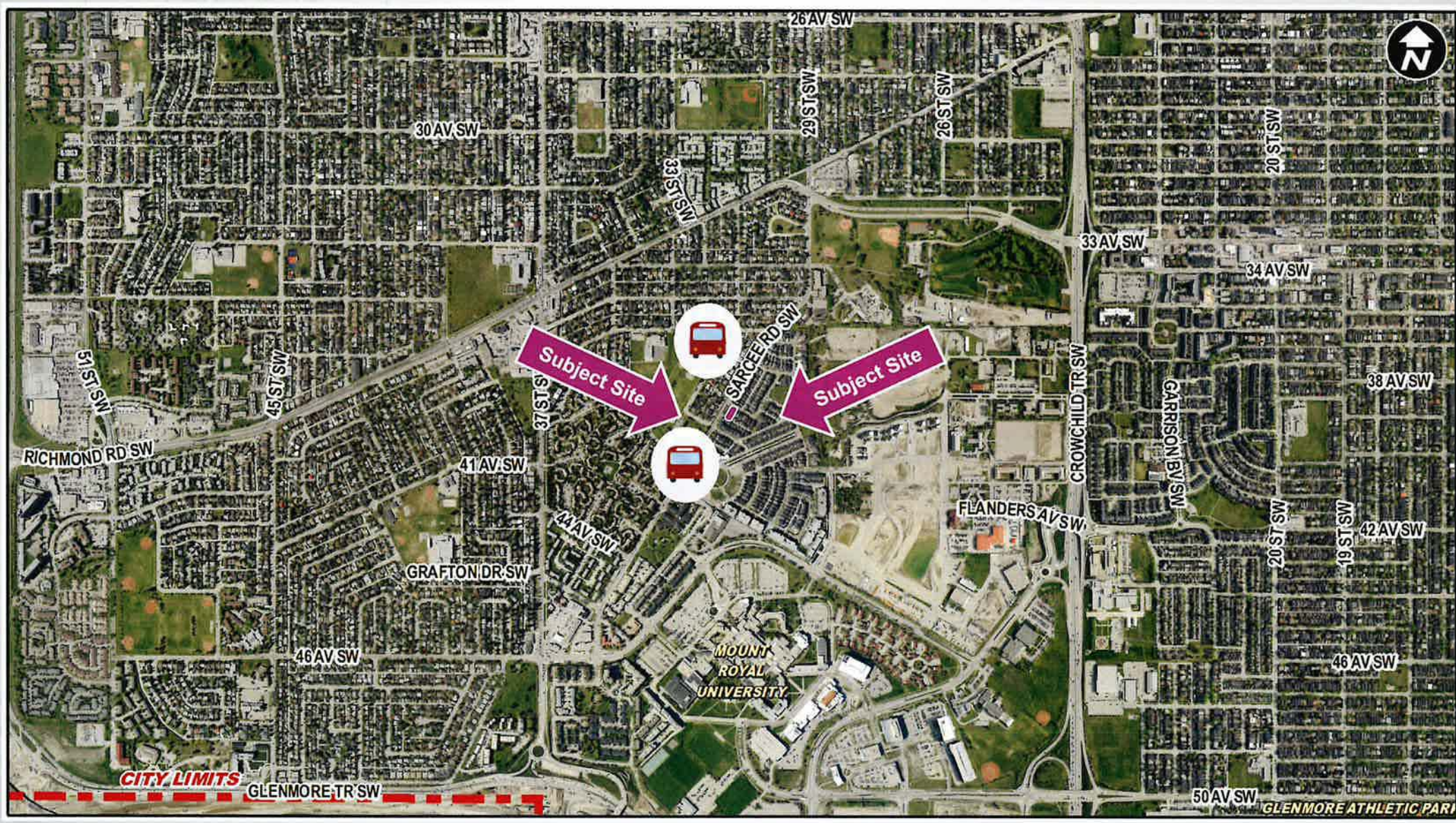




Public Hearing of Council Agenda Item: 8.1.9

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 02 2020
ITEM: #8.1.9 CPL 2020-0910
Public
CITY CLERK'S DEPARTMENT

**LOC2020-0056
Land Use Amendment
DC to DC**

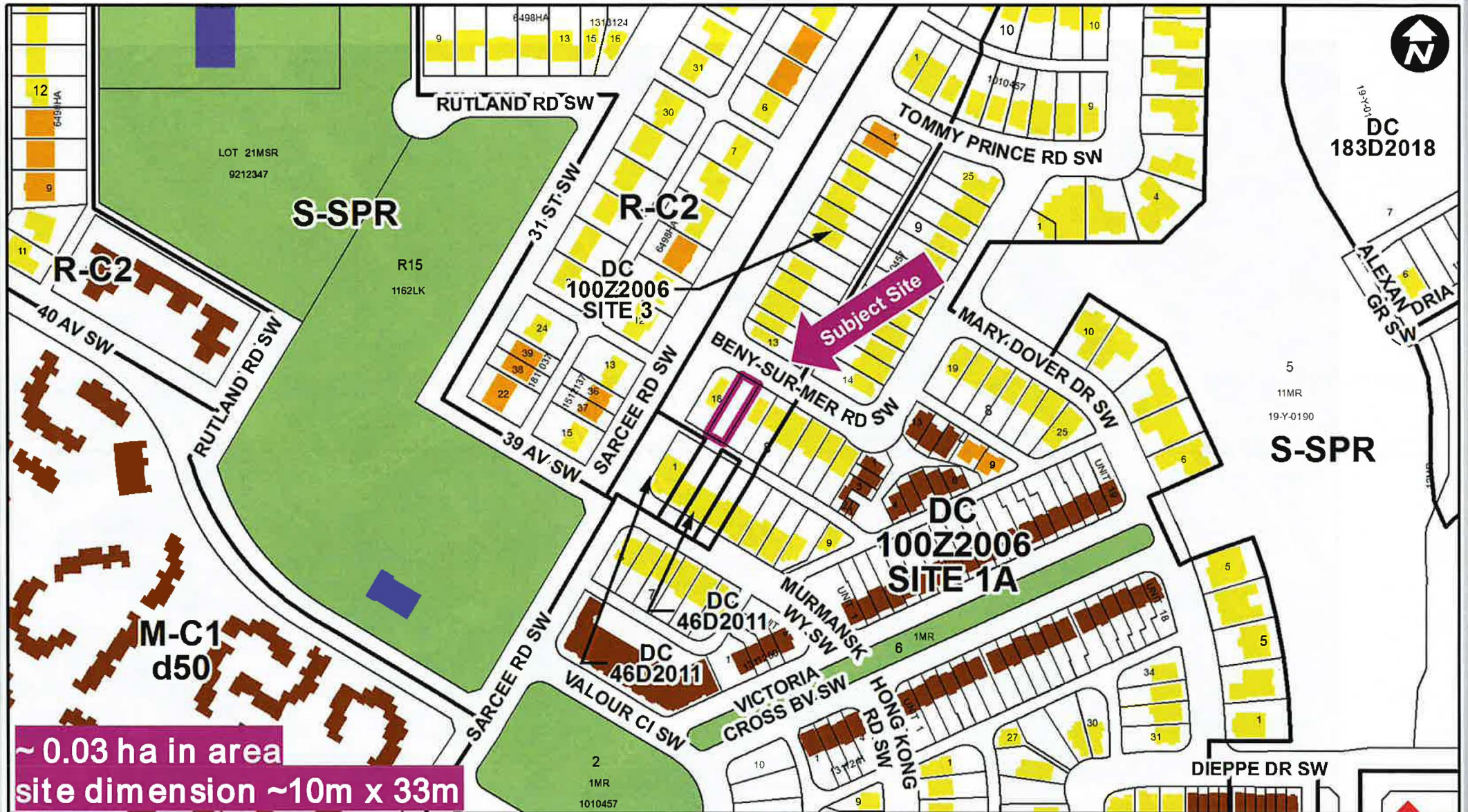




~ 0.03 ha in area
site dimension ~10m x 33m

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



~ 0.03 ha in area
 site dimension ~10m x 33m





District and a DC Direct
Control District
(Based on R-2 2P80)
to
DC Direct Control District

Allows for:

- the additional use of Garage Suite.
- specific design guidelines from the existing DC District.

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed 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 143D2020**.

Supplementary Slides

PARCEL	<u>DC Site 3</u>	<u>R-C2</u>
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





