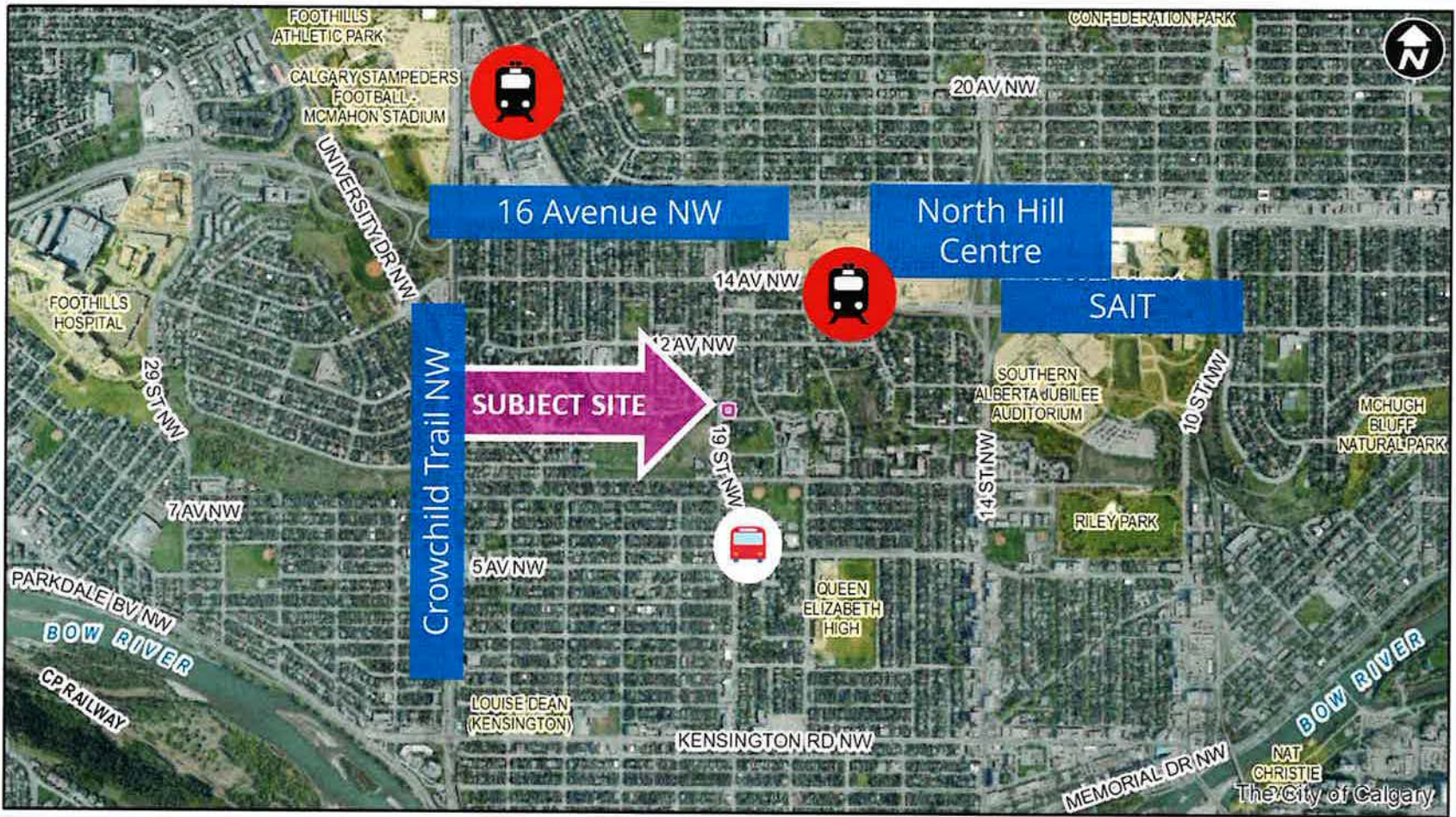




Public Hearing of Council
Agenda Item: 8.1.5

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 20 2020
ITEM: #8.1.5 CPC 2020-0596
Public
CITY CLERK'S DEPARTMENT

LOC2019-0160
Land Use Amendment
R-C1 to R-C1N





~ 0.09 ha in area
site dimension ~31m x 31m

The City of Calgary

LEGEND

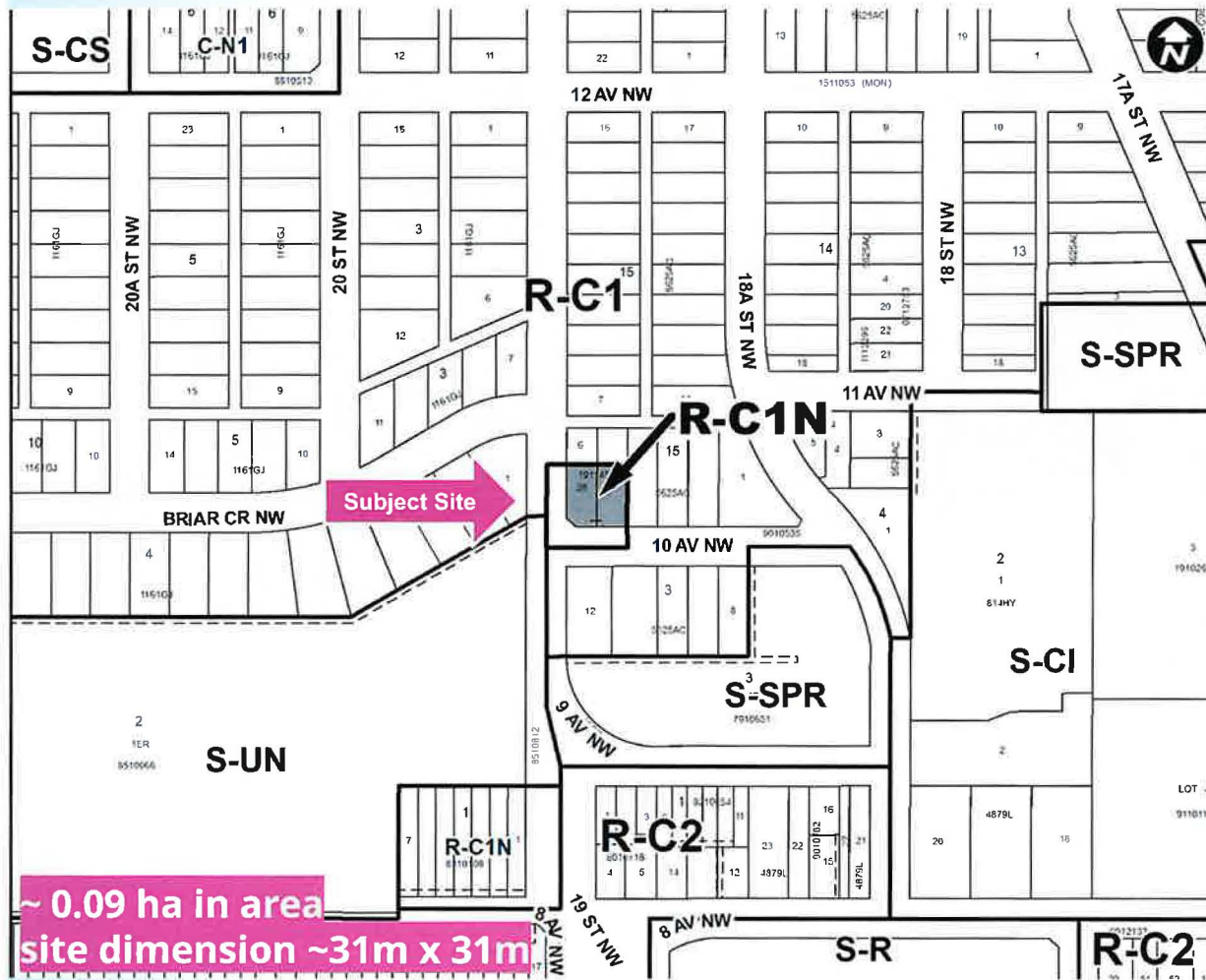
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





July 22, 2020

LOC2019-0160



Residential – Contextual One Dwelling (R-C1) **to** Residential – Contextual Narrow Parcel One Dwelling (R-C1N)

Allows for:

- single, secondary suite.

*Subdivision Application currently under review to create 3 lots, from the existing 2 lots.

Comparison of Land Use Bylaw Rules

Residential – Contextual One Dwelling (R-C1) District and

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

Land Use Bylaw (1P2007) Rules	R-C1	R-C1N
Maximum number of main residential buildings on a parcel	1	1
Minimum parcel width	12.0 metres	7.5 metres
Minimum parcel depth	22.0 metres	22.0 metres
Minimum parcel area	330.0 sq. metres	233.0 sq. metres
Maximum parcel coverage	45% of the parcel	45% of the parcel
Minimum building setback from front property line	3.0 metres	3.0 metres
Minimum building setback from side property line	1.2 metres	1.2 metres
Minimum building setback from rear property line	7.5 metres	7.5 metres
Maximum building height	10.0 metres	10.0 metres
Single detached dwelling minimum parking requirement	1.0 parking stall	1.0 parking stall

Proposed Amendment to the Hounsfield Heights/Briar Hill Area Redevelopment Plan

1. The Hounsfield Heights/Briar Hill Area Redevelopment Plan attached to and forming part of Bylaw 15P89, as amended, is hereby further amended as follows:
 - (a) Under section 2.1.3.4, delete the last sentence and replace it with the following:

“Lands located at 1616 - 11 Avenue NW and 1922 and 1924 - 10 Avenue NW may be appropriate for subdivision.”

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendment to Hounsfield Heights/Briar Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the **Proposed Bylaw 29P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.09 hectares \pm (0.23 acres \pm) located at 1922 and 1924 – 10 Avenue NW (Plan 1911453, Block 15, Lots 27 and 28) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Contextual Narrow Parcel One Dwelling (R-C1N) District; and
4. Give three readings to the **Proposed Bylaw 83D2020**.