

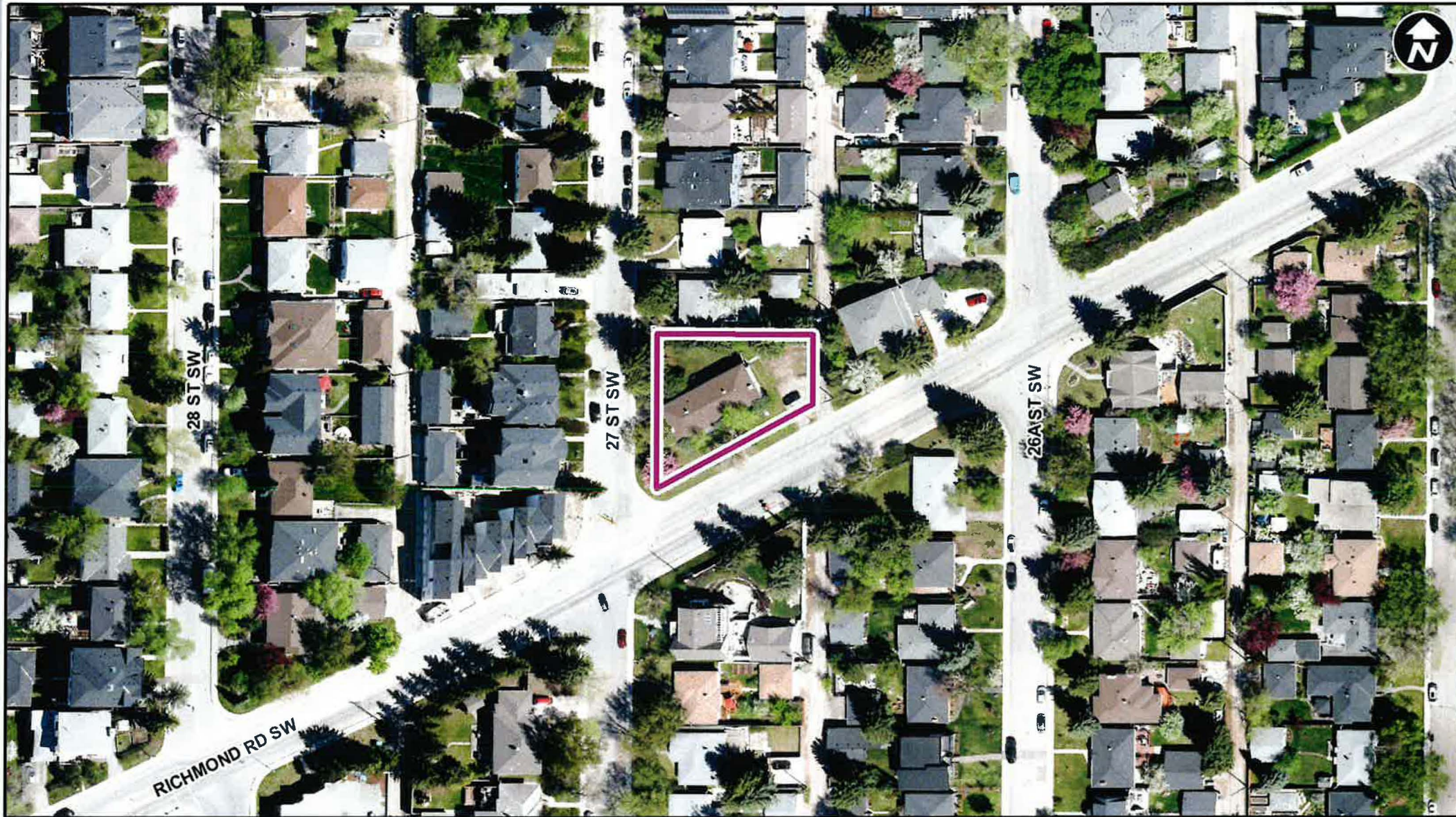


Calgary Planning Commission

Agenda Item: 7.2.3



LOC2022-0033
Policy Amendment and Land Use Amendment
August 4, 2022



Parcel Size:
0.1 ha (0.25 ac)



Views Looking East



Views Looking North



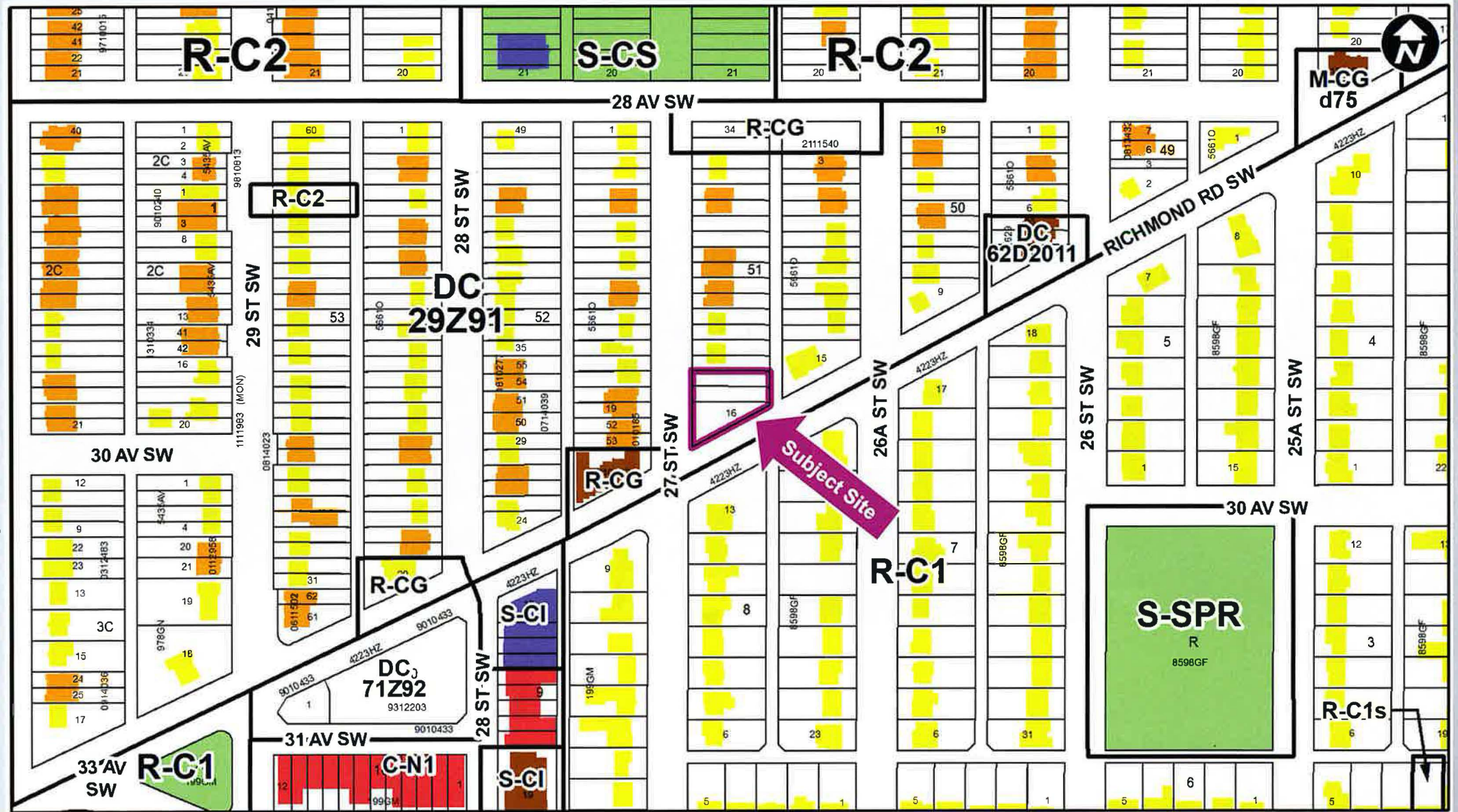
Views Looking West



Views Looking Southeast

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





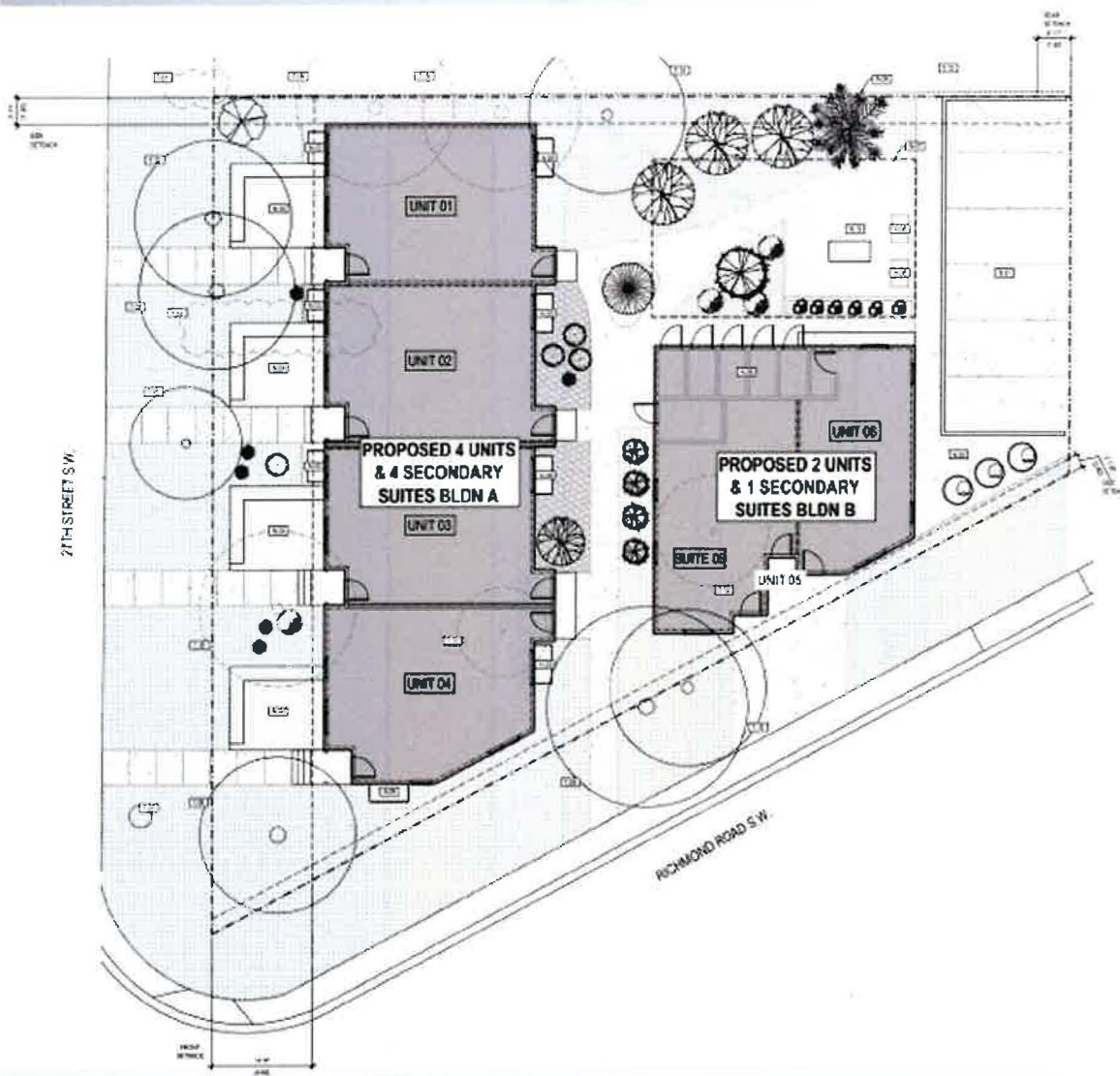
Existing DC District:

- Based on R-2 district in LUB 2P80
- Maximum height = 10-metres
- Maximum of two dwelling units
- No maximum density

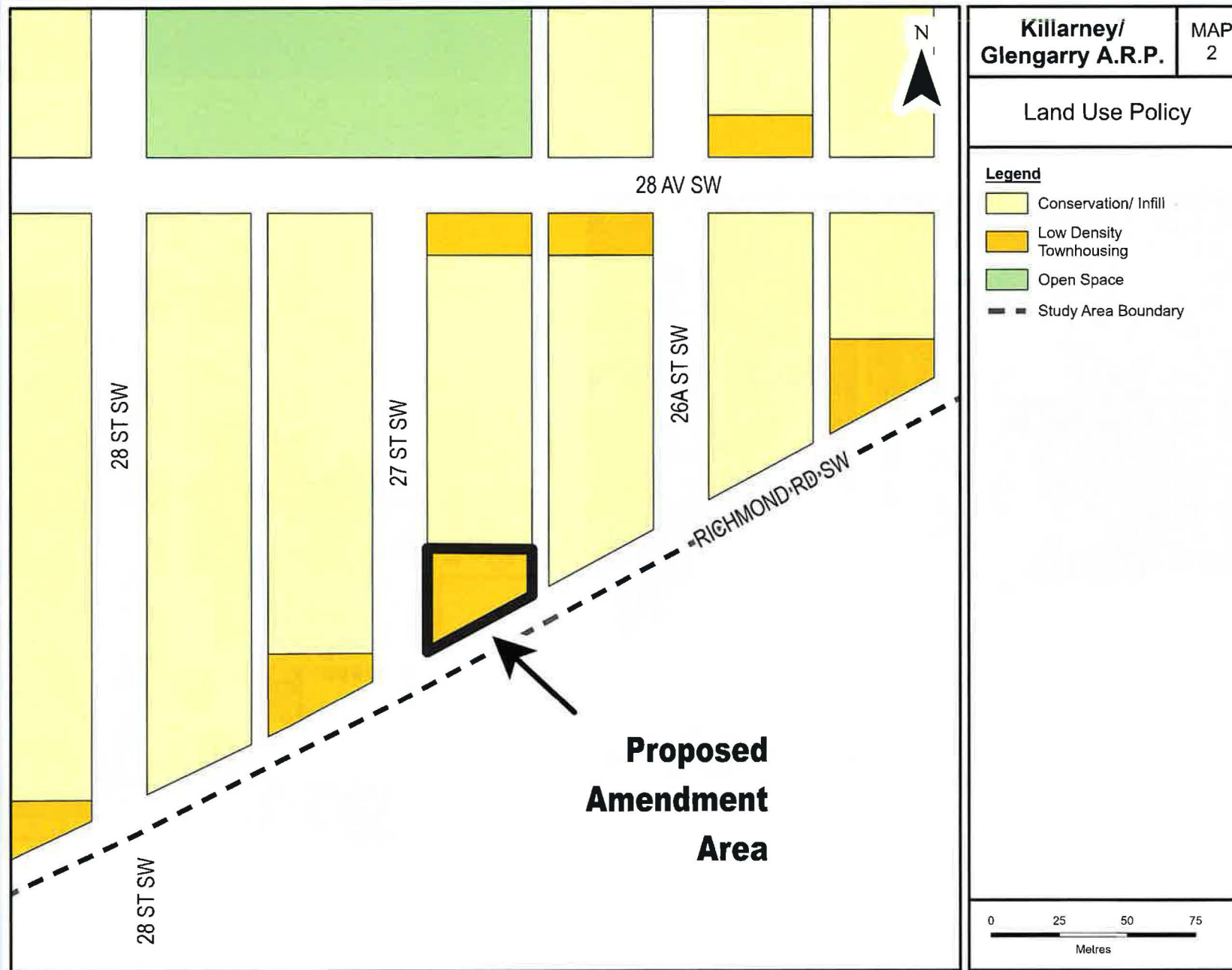


Proposed DC District:

- Based on R-CG
- Combination of common and private amenity space
- Secondary suites with reduced motor vehicle parking requirements
- Waste management rules



Southwest elevation



RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.10 hectares \pm (0.25 acres \pm) located at 2734 Richmond Road SW (Plan 5661O, Block 51, Lots 16 to 18) from Direct Control (DC) District to Direct Control (DC) District to accommodate the additional use of rowhouse building, with guidelines (Attachment 3).