



Public Hearing of Council

Agenda Item: 8.2.2

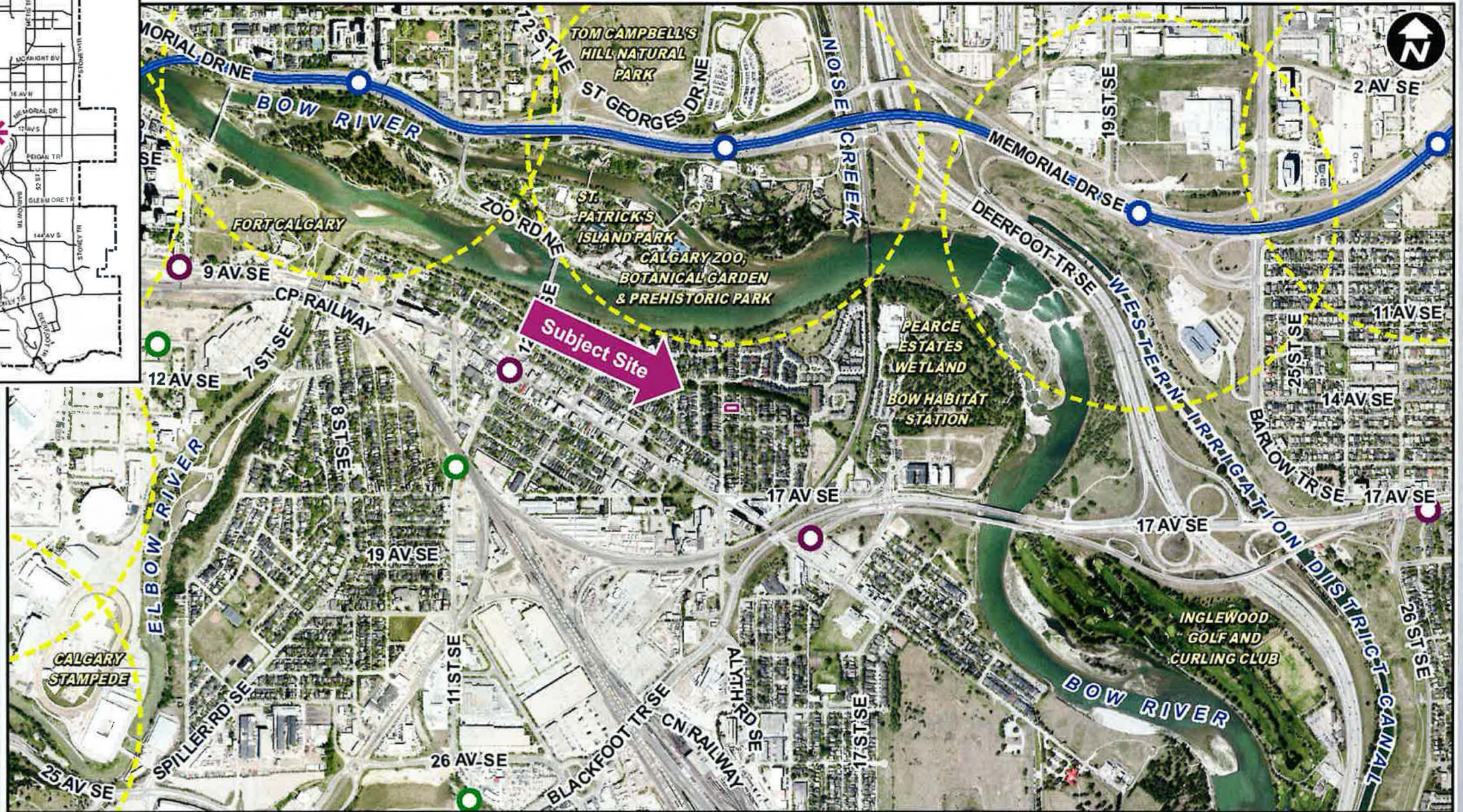
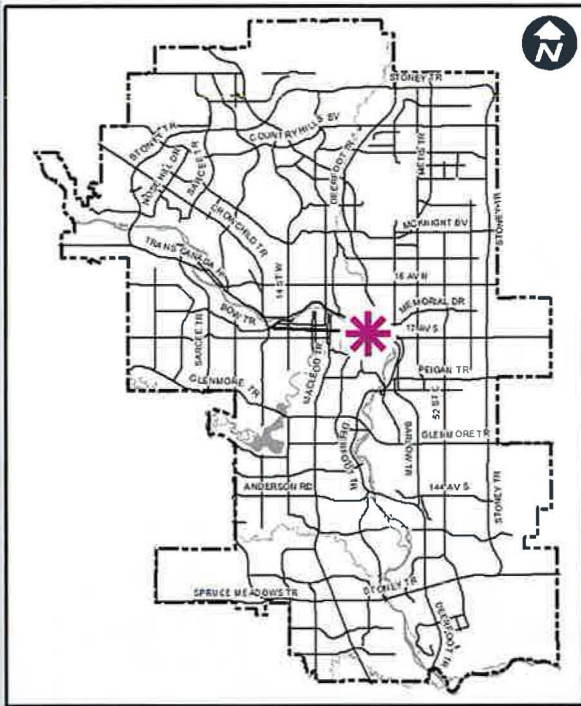


LOC2021-0192 / CPC2022-0346

Land Use Amendment

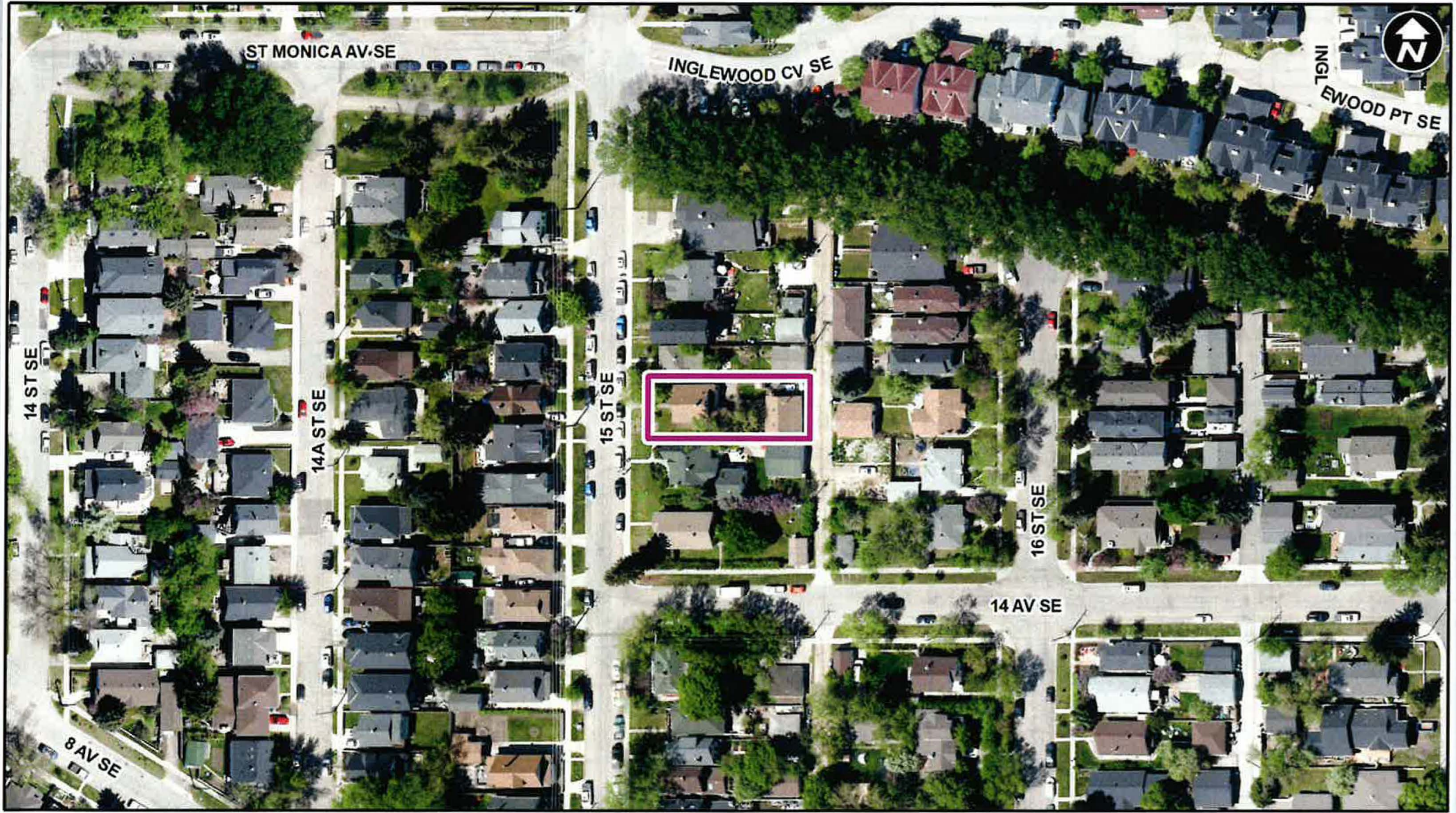
July 5, 2022

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.2.2 CPC2022-0346
Distrib-Presentation
CITY CLERK'S DEPARTMENT



LEGEND

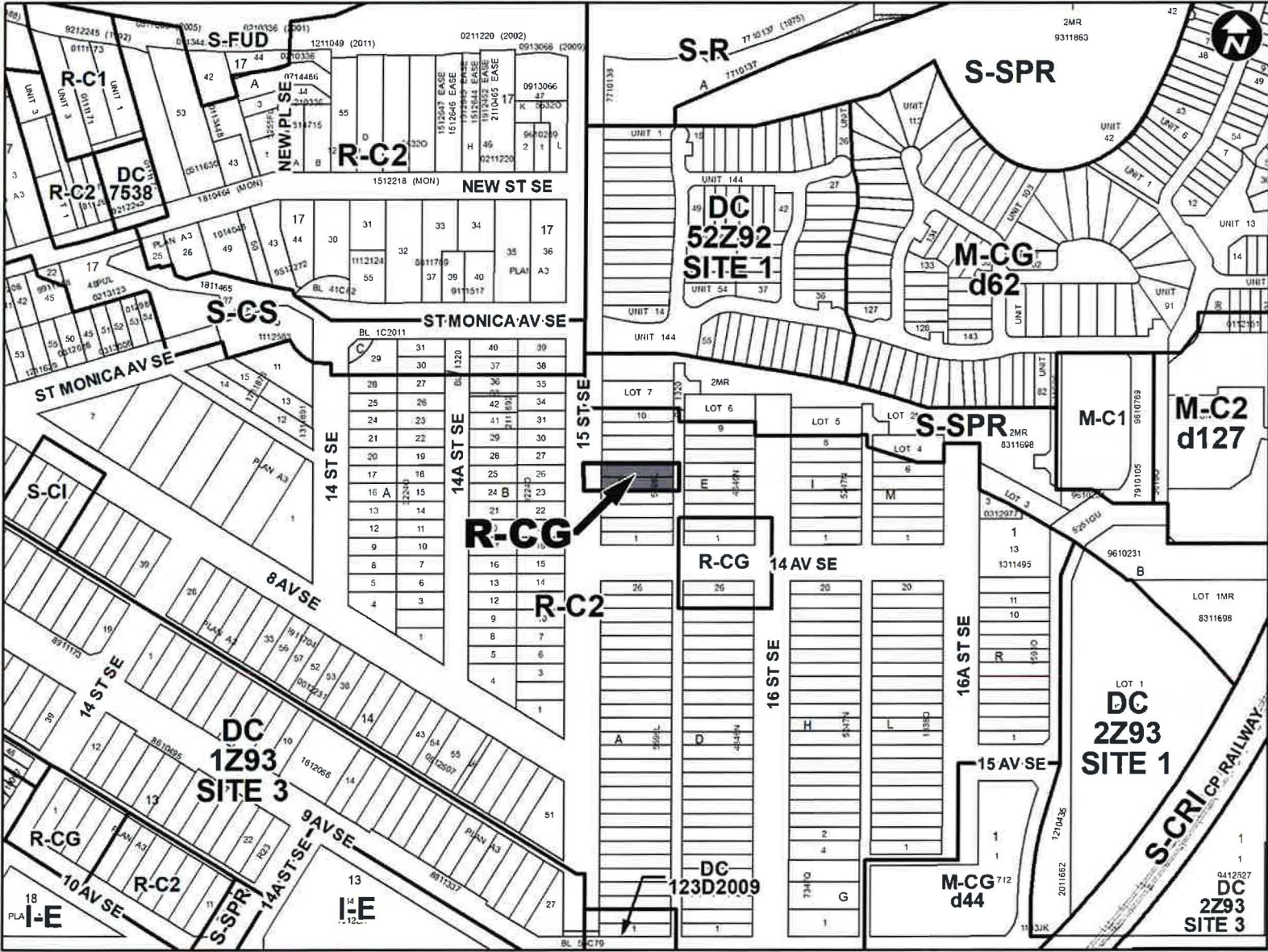
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:
0.06 ha
15.24m x 39.6m

- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary







Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 81D2022** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 1420 – 15 Street SE (Plan 5596L, Block B, Lots 5 and 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade Oriented Infill (R-CG) District

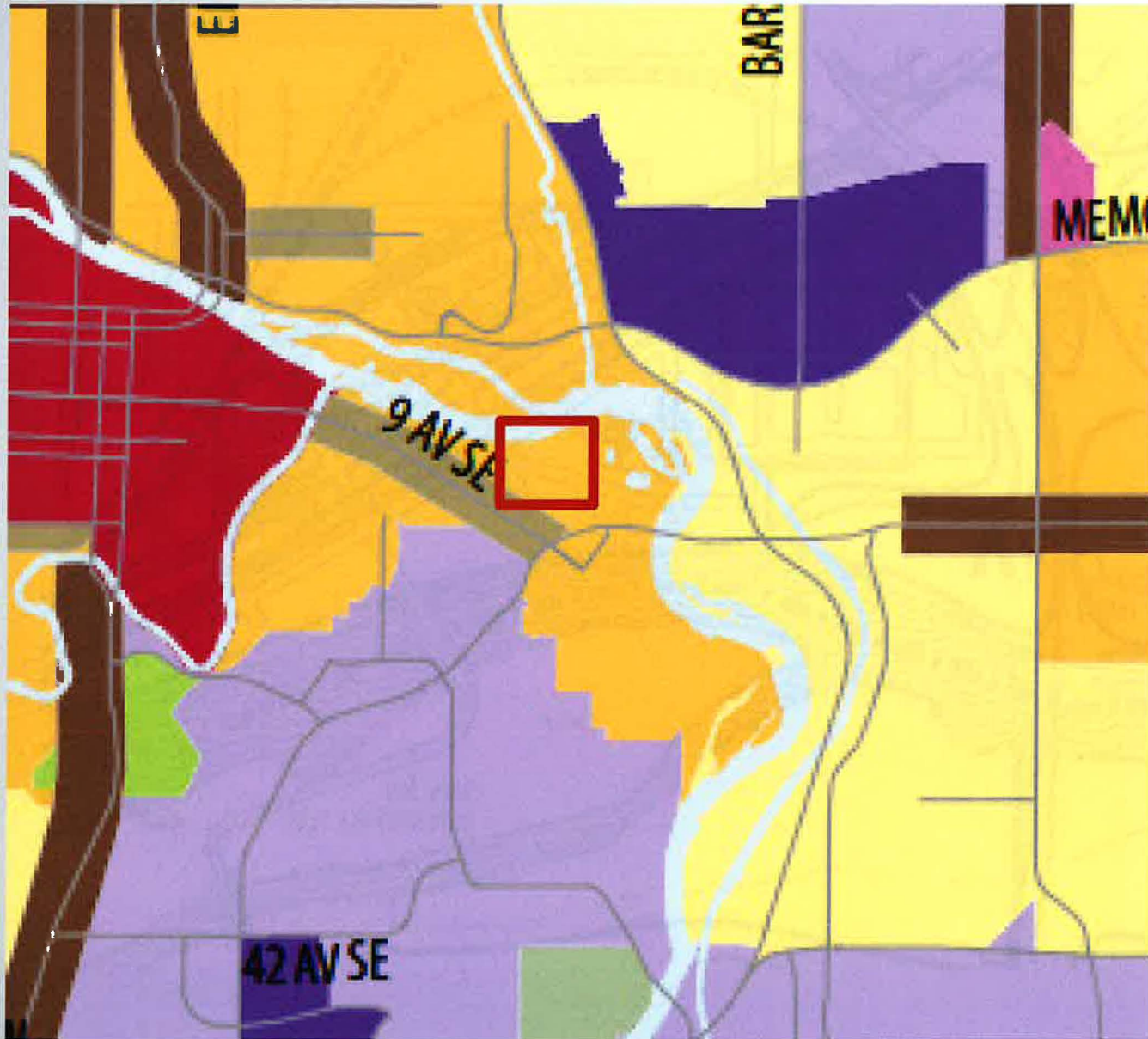
Supplementary Slides



1420 15 Street SE

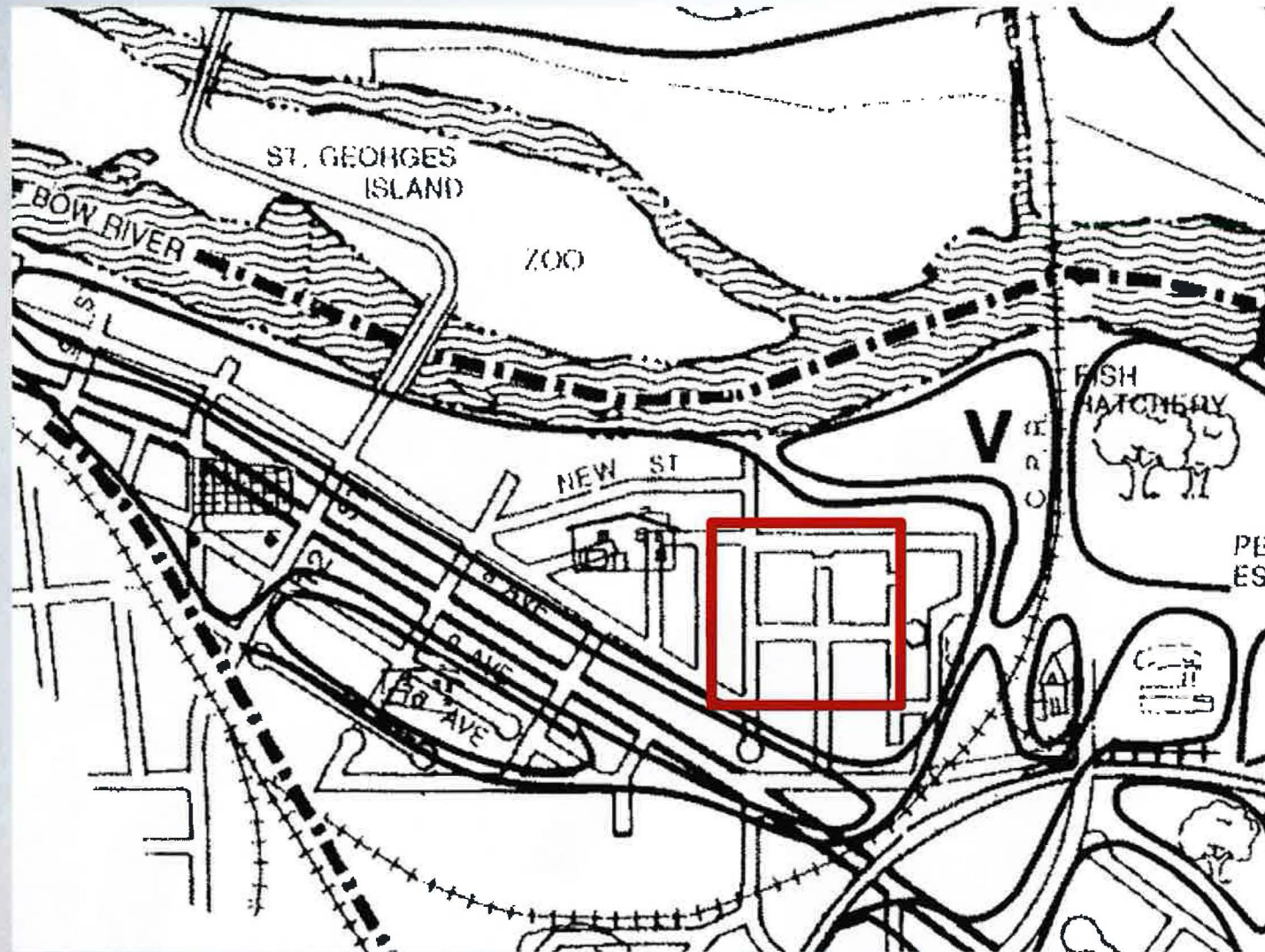


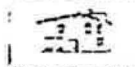

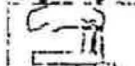



Rear Lane



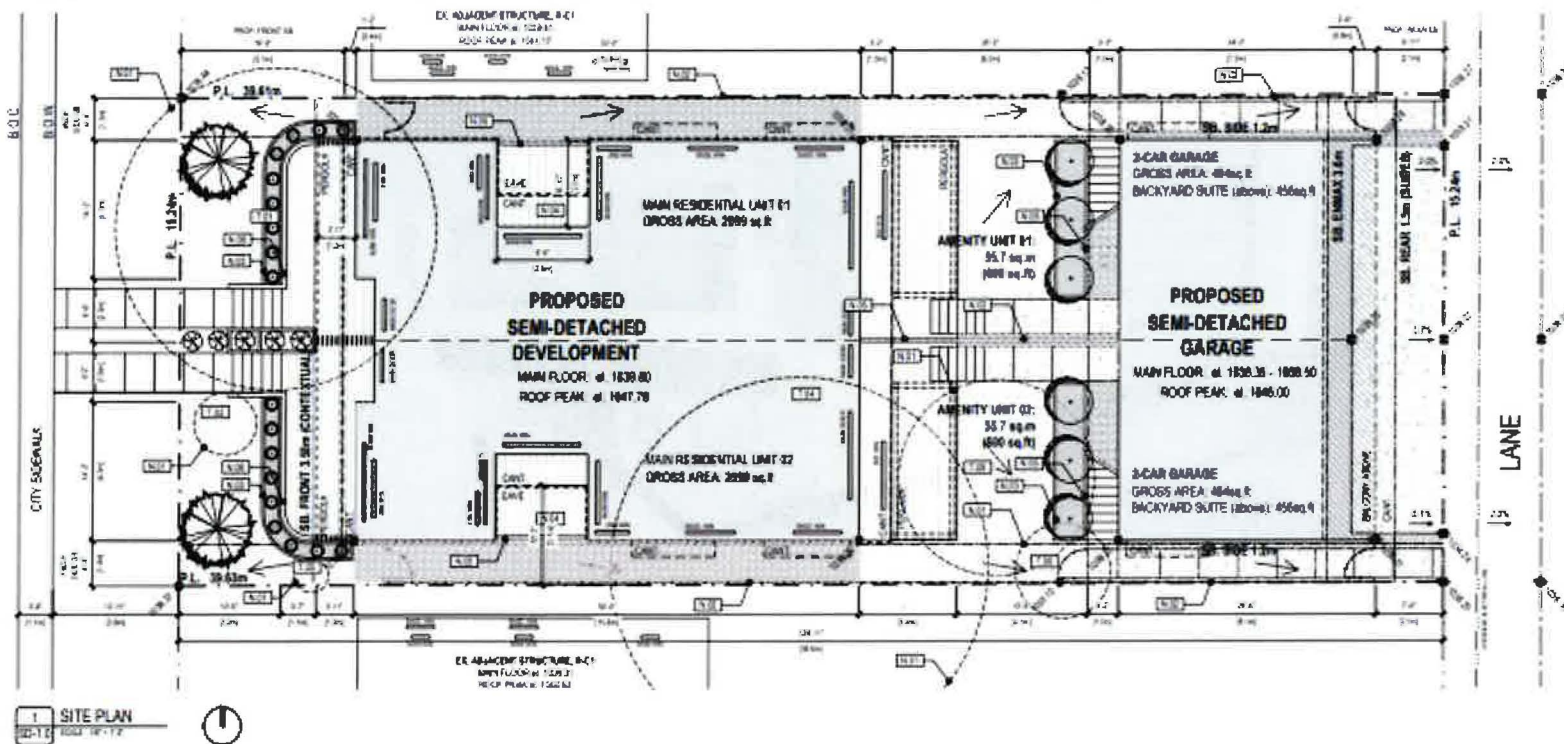
Developed Residential

-  Inner City
-  Established



MAP 5	INGLEWOOD
TITLE: GENERALIZED LAND USE -CURRENT	
LEGEND	
	RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	PARK
	VACANT
	THE CITY OF CALGARY PLANNING & BUILDING DEPARTMENT
DATE March 1992	

15 STREET SE



1 SITE PLAN
10-12 10-17-17

PROJECT INFORMATION

PARCEL ADDRESS:

1504, 1506 & 1508 1504
1501 STREET SE
WILLOWDALE

ZONING:

EXISTING: R-C2
PROPOSED: R-C2 (BY CONSENT OF THE BOARD)

PARCEL COVERAGE:

SITE AREA: 881.78 sq. m (214,117 sq. ft.)
RESIDENCE FOOTPRINT: 1708 sq. m (417,132 sq. ft.)
GARAGE FOOTPRINT: 817.3 sq. m (181,912 sq. ft.)
TOTAL FOOTPRINT: 2525.3 sq. m (699,044 sq. ft.)

AREA COVERAGE:

EXISTING: 45.7%
PROPOSED: 45.7%

DENSITY:

MAXIMUM ALLOWABLE DENSITY: 75 UNITS/HA
PROPOSED UNITS: 1
PROPOSED DENSITY: 0.1 UNITS/HA

BUILDING HEIGHT:

MAXIMUM ALLOWABLE HEIGHT: 11.8m
PROPOSED BUILDING HEIGHT: 11.8m

SETBACKS (REQD):

EAST REAR SETBACK: 1.5m (EXIST); 2.1m PROP.
3.0m (MINIMUM 1.5m PER L) MEET UP SET
SOUTH SIDE SETBACK: 1.2m PROP.; 1.4m PROP.
NORTH SIDE SETBACK: 1.2m REQD.; 1.4m PROP.
WEST FRONT SETBACK: 2.1m (CITY SIGNALS); 3.0m PROP.

PRIVATE AMENITY SPACE (OUTDOOR):

MINIMUM AREA PER UNIT: 28 sq. m (271 sq. ft.)
PROPOSED AREA PER UNIT: 55.7 sq. m (600 sq. ft.)
MINIMUM AREA PER SUITE: 7.5 sq. m (81 sq. ft.)
PROPOSED AREA PER SUITE: 8.8 sq. m (95 sq. ft.)

PARKING:

PARKING SPACES PROVIDED IN GARAGE (3 PER UNIT) = 12 SPACES

SHEET NOTES:

- (R) EXISTING TREES TO BE REMOVED
- (P) PROPOSED FENCE
- (P) PROPOSED TREATED PAVEMENT
- (P) PROPOSED COURTYARD
- (P) EXISTING PATIO
- (P) EXISTING SUITE (FOR GRASSING WITH CURBING PLANT)
- (X) EXISTING DRIVEWAY
- (P) PROPOSED DRIVEWAY

LANDSCAPE INFORMATION

TREES:

MINIMUM 10 TREES PER UNIT (CLASS 1 & 2) & 10 TREES PER LANE (PROPOSED 4 TREES PER UNIT & 10 TREES)

EXISTING TREES:

ID	TYPE	DBH	HT	COND	STATUS
1	DECIDUOUS TREE	28	4.0	EX	REMOVE
2	SHRUB	10	1.5	EX	REMOVE
3	DECIDUOUS TREE	28	3.5	EX	REMOVE
4	DECIDUOUS TREE	18	2.5	EX	REMOVE
5	DECIDUOUS TREE	18	2.5	EX	REMOVE

PROPOSED PLANTINGS:

ID	TYPE	DBH	HT	COND	STATUS
1	DECIDUOUS TREE	28	4.0	EX	REMOVE
2	SHRUB	10	1.5	EX	REMOVE
3	DECIDUOUS TREE	28	3.5	EX	REMOVE
4	DECIDUOUS TREE	18	2.5	EX	REMOVE
5	DECIDUOUS TREE	18	2.5	EX	REMOVE

