

Community Meeting

July 14, 2022

6:00pm to 7:00 pm

LOC2022-0040

# LOC2022-0040 Application

Land Use Redesignation ×

Refer to the status tab for more information.

[Summary](#) [About](#) [Status](#) [Contact Us](#)

### Existing Designations

**Residential - Contextual One / Two Dwelling District, (R-C2)** ▲

R-C2 is a residential designation in developed areas that is primarily for single detached, side-by-side and duplex homes. Single detached and side-by-side homes may include a secondary suite.

### Proposed Designations

**Residential - Grade-Oriented Infill District, (R-CG)** ▲

R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.









- From City of Calgary
- 



- <https://developmentmap.calgary.ca/>

# Conceptual Plan



# Neighbors and Community Concerns: Density

- Proposed Plan and Community

[Sq-m]	Area	Area for Duplex Units W/O SS	Area for Duplex Units W SS or Fourplex
Standard Lot in Community	561.5	280.5	<b>140.4</b>
West two Neighbors (single family Houses)	403	403	<b>202</b>
2327 48 St NW	805.5	<b>268.5</b>	

- The proposed plan is less dense than all neighbors or community options.



# Neighbors and Community Concerns: Community Character



Width:  $7.61 - 2 \times 1.2 = 5.41$  m  
Coverage 40%: 112 Sqm



Width:  $27.46 - 2 \times 1.2 = 25.26$   
 $25.26 / 3 = 8.42$  m  
Coverage: + 130 sqm



# Neighbors and Community Concerns: **Traffic Impacts**

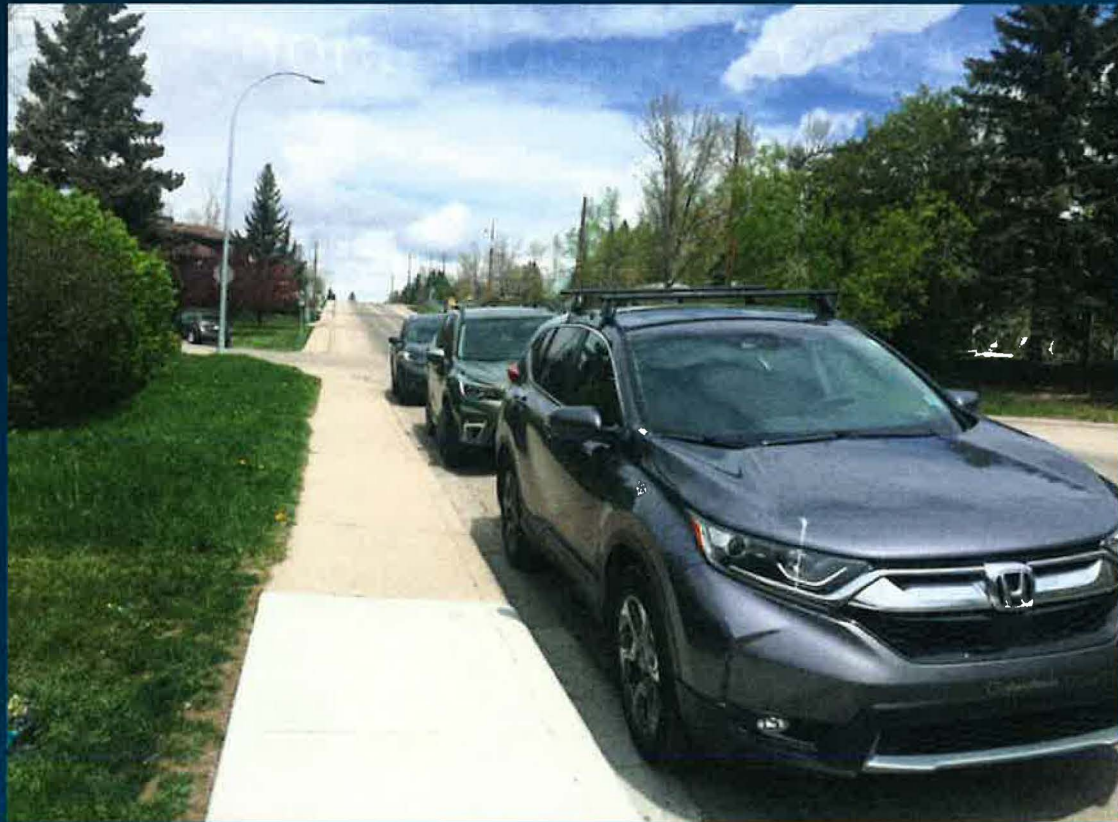
- No impact on the traffic as long as the area is low density residential area.
- The area is low-density area, the proposed application does not impact the area density
- The proposed plan has the same level of density as the neighbours and area has.



# Neighbors and Community Concerns: On street parking congestion

48 St SW, near a stop sign limiting on-street parking

**Neighbors always park in front of the house**





# Neighbors and Community Concerns: **On street parking congestion**

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# Neighbors and Community Concerns: On street parking congestion



Width: 27.46 m

Width on the street: 28.5 m

$28.5 - 5 = 23.5$  m

$23.5 \text{ m} / 3 = 7.83$  m

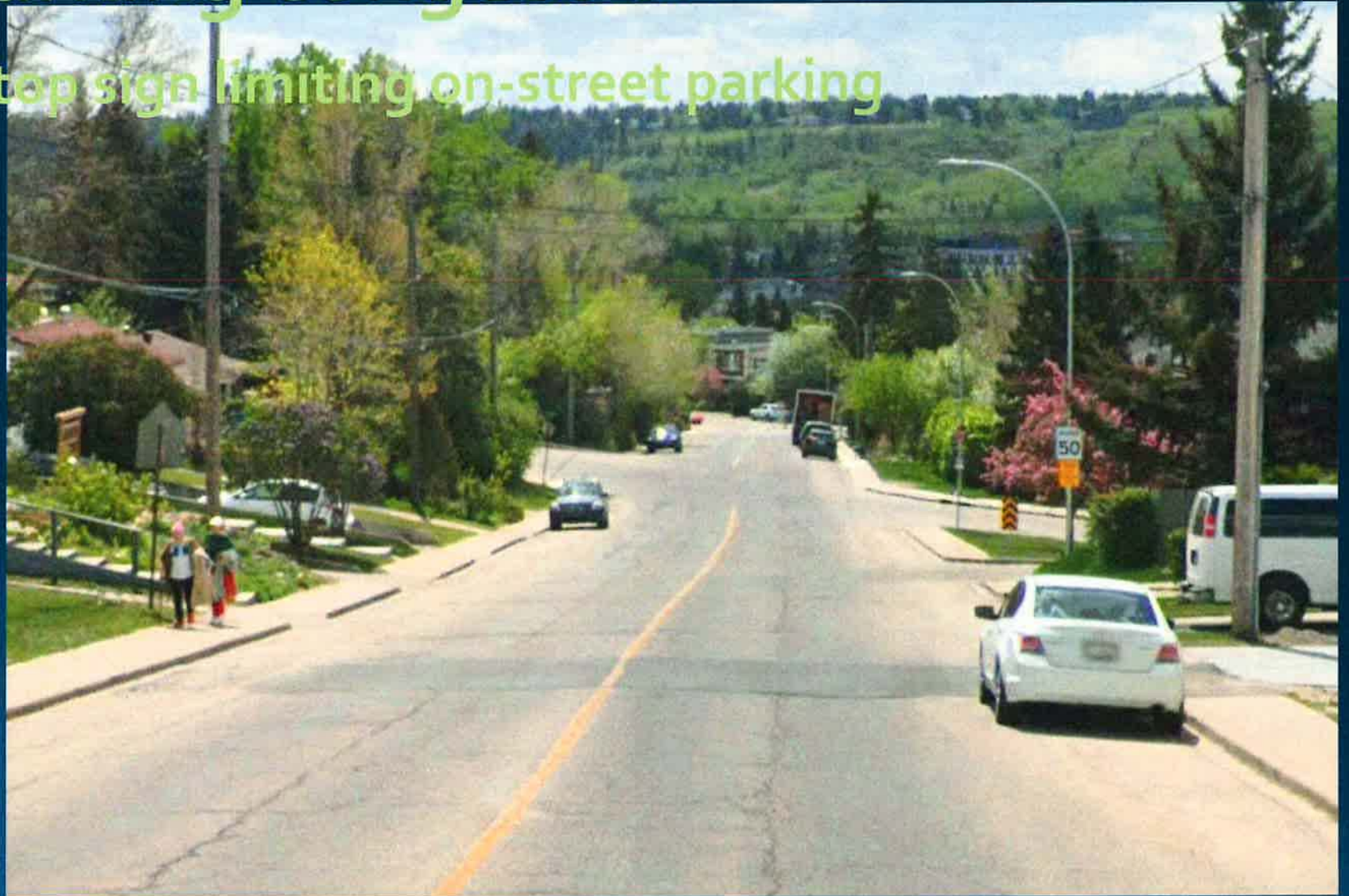
**Each unit has space on the street wider than the duplex units next to this house**



# Neighbors and Community Concerns: On street parking congestion

48 St SW, near a stop sign limiting on-street parking

The front of this house is open

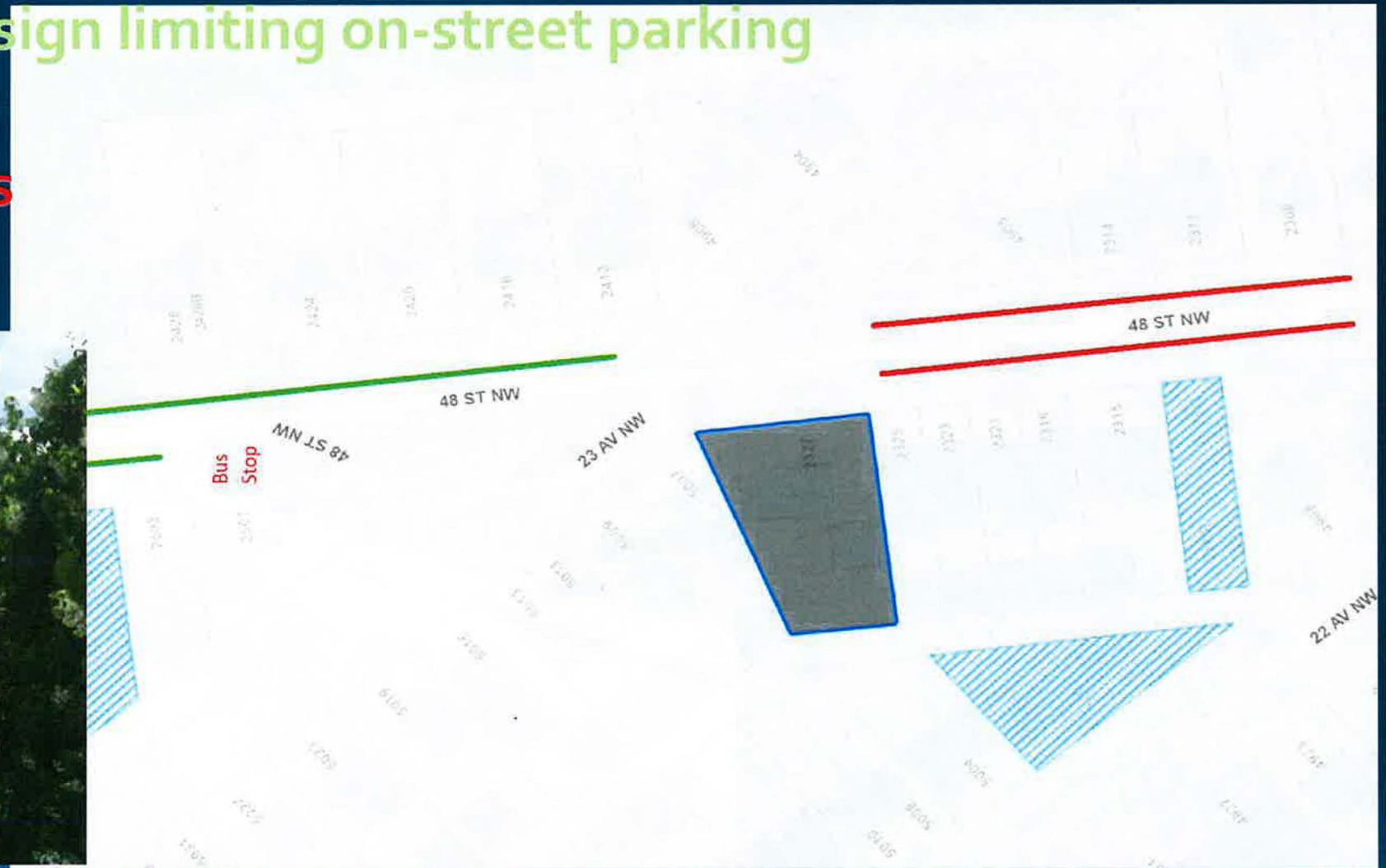




# Neighbors and Community Concerns: On street parking congestion

48 St SW, near a stop sign limiting on-street parking

- Other points on 48 st are more congested than this house





# Neighbors and Community Concerns:

## Back lane safety and accessibility





# Neighbors and Community

## Lack of proper location for garbage bins

- **Bins locations have been considered in the plan**





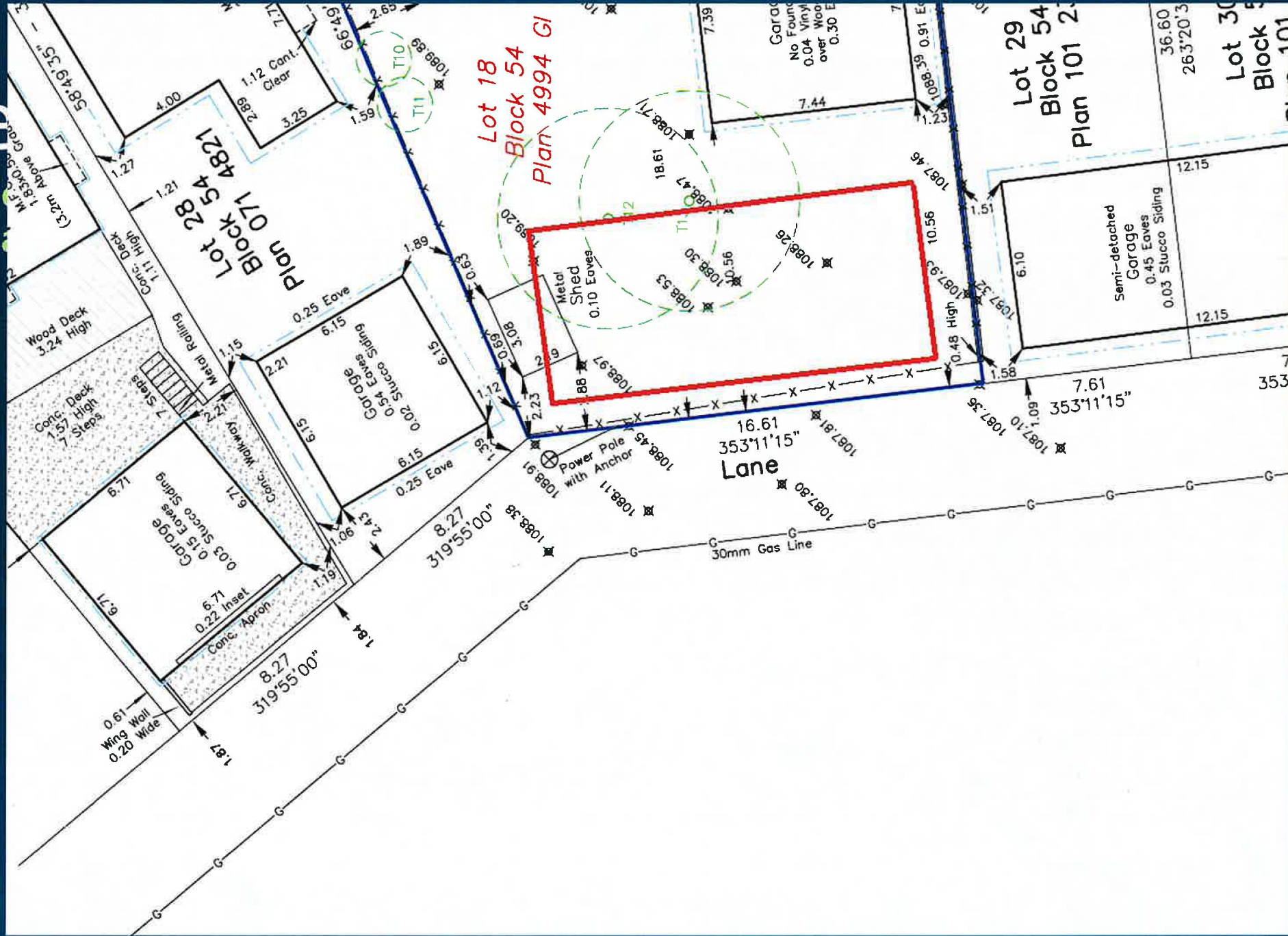
# Neighbors and Community Concerns:

Lack of proper access to garage without interfering with other properties given that the back lane has a sharp curve and significant slope

- The back lane is not Narrow in the front of this property
- Tcurve in the back lane which is in the corner of the property is about 30 degrees curve, not a sharp curve.
- Access to the garages in the proposed plan from the south-east side of the back lane has the same accessibility that back all lane garages have in the straight back lanes (90 degree turn into the garage)
- This property is in the outside of the back lane curve side. Access to the garages from the north-west side of the back lane, gives more accessibility to go into the garages. (only 60 degrees turn into the garage)
- Therefore, the statement is a false statement for this property.



NO  
Lack of  
the bar



that



- Thanks for attending
  - Any questions

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IN COUNCIL CHAMBER

OCT 04 2022

ITEM: #8.1.1 CPC2022-0933

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