

Limited Scale Map

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CITY OF CALGARY
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Attachment 9

- 1 In communities such as Wildwood, due to longer blocks and different road patterns, there are few corner lots, and therefore, fewer places that allow 3 or more unit developments.
- 2 Current zoning allows up to three storey buildings in all these communities. New semi-detached homes are allowed to be no larger than new single-detached homes.
- 3 The majority of areas with a neighbourhood local urban form and limited scale modifier allow for up to two dwellings on a parcel (plus secondary suites). These areas will see gradual growth of semi-detached dwellings, but also new single-detached dwellings.
- 4 Park spaces smaller than 0.4 hectares (1.0 acres) do not allow for 3 or more unit dwellings, but there may be corner parcels nearby that do.
- 5 Areas around transit stations allow for three or more unit homes on the ground level, such as rowhouses. Maps for each station can be found in section 2.5.2 of the Plan.
- 6 Streets backing onto a Main Street (such as 36 street between 19 avenue to 26 avenue) allow for 3 or more unit development.
- 7 Three or more unit homes are also allowed on corner lots. In communities like Killarney, where corner lots face the avenues, this creates streets with a consistent character of rowhouses.
- 8 Parks greater than 0.4 hectares (1.0 acres) also allow 3 or more unit homes.



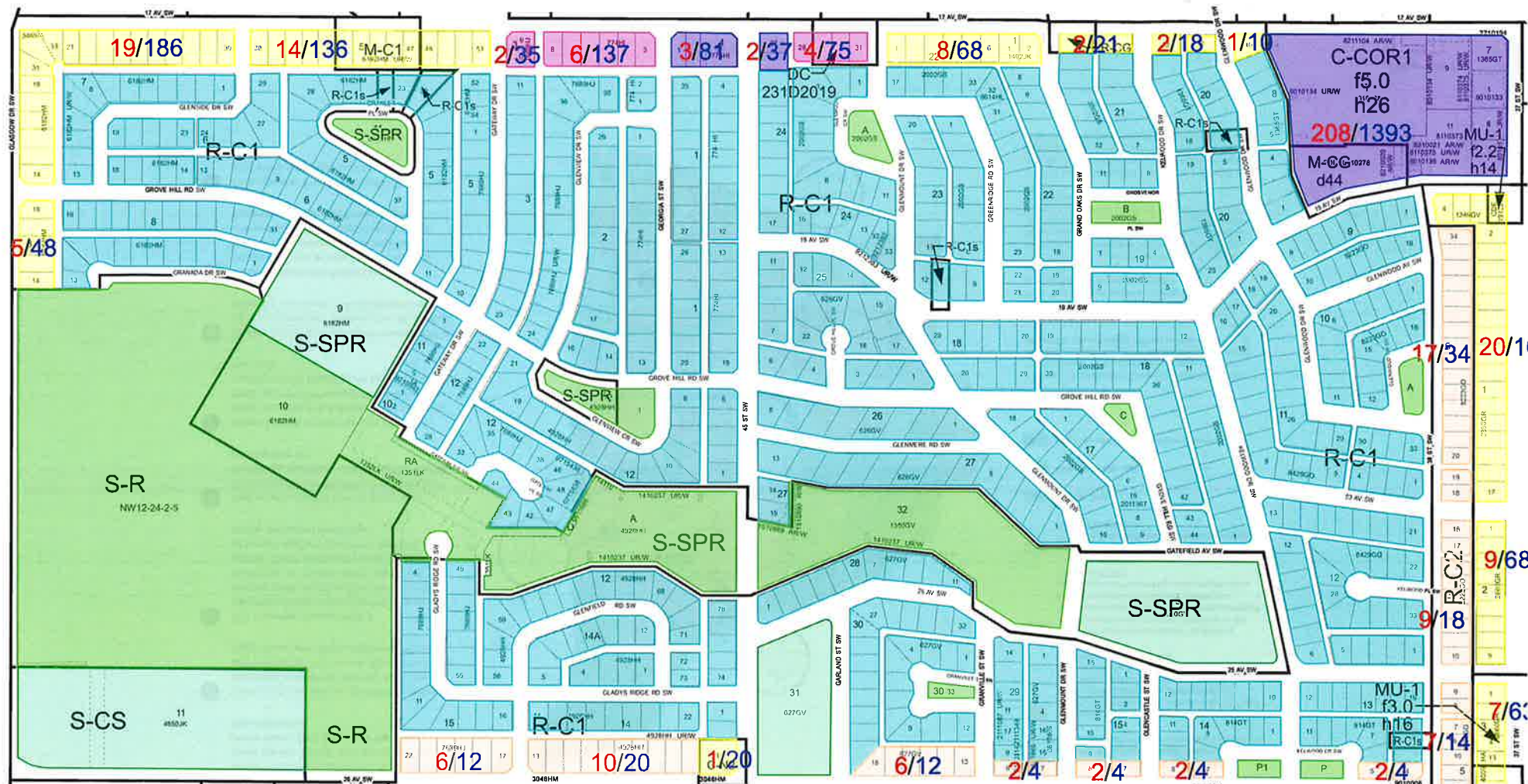
Legend

- Areas that support development up to two ground-oriented homes (single detached homes, semi detached homes and secondary suites) (R-C2)
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yard may be up to 2 storeys, but may not include secondary suites (single-detached homes, semi detached homes, rowhouses, townhouses and secondary suites) (R-CG)
- Areas that support development of three or more ground-oriented homes. Buildings in the rear yards may be up to 3 storeys (single detached homes, semi-detached homes, rowhouses, townhouses and secondary suites may be up to 3 storeys) (H-GO)
- Areas that support development that is four storeys or greater (see building scale map for allowable building heights)
- Natural Areas
- Parks and Open Space
- City Civic and Recreation Natural Areas

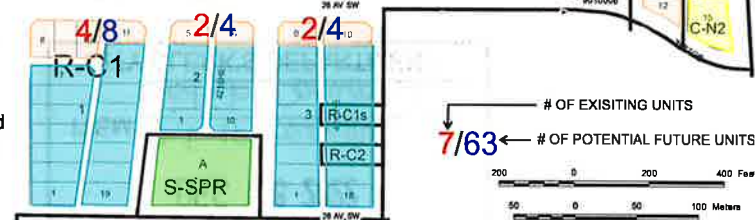
This map is intended to help visually explain the Limited Scale Policy direction included within the Westbrook Communities Local Area Plan, but is not an official map included within the Plan itself.

It is important to keep in mind that this visually represents the visionary direction outlined within the Plan. The current land use designation or zoning that exists will remain as it is today. The designation or zoning on a parcel contained within the Land Use Bylaw can only be changed if a formal Land Use Redesignation (rezoning) or Land Use Bylaw amendment is proposed by a landowner or The City and approved by Council, both of which require public notification and opportunities for public involvement.

A Local Area Plan can be updated or amended over time as local conditions or circumstances change in alignment with Council approved amendments or in alignment with future strategic policy updates.



Note:
All area calculations are based of The City of Calgary land-use by-law map for the Glendale Community. Approximate unit numbers and lot densities are based off a potential future rezoning of existing lots. All calculations noted within this document would need to be verified, off of a legal land-use survey and the approved Land use for each individual lot.



- 774 Lots to Remain RC-1
- 71 Existing units (71 lots) - 142 Potential units - RC-2
- 88 Existing units (88 lots) - 800 Potential units - M-C1 - (148 Units/ha) (3 Stories)
- 12 Existing units (12 lots) - 247 Potential units (1,000SQFT) - MU-1 F3 H16 (4 Stories)
- 213 Existing units (13 lots) - 1,511 Potential units (1,000SQFT) - C-COR1 F3 H26 (6 Stories)
- 1158 - Existing units (958 Existing lots) - 3,474 - Potential total units within Glendale
- 300% - Potential increase in unit density within Glendale

Westbrook Communities Local Area Plan Glendale CA Working Group - Proposed Option for Density