



Public Hearing of Council

Agenda Item: 6.1.1



LOC2022-0167 / CPC2022-1308 Policy and Land Use Amendment

February 7, 2023

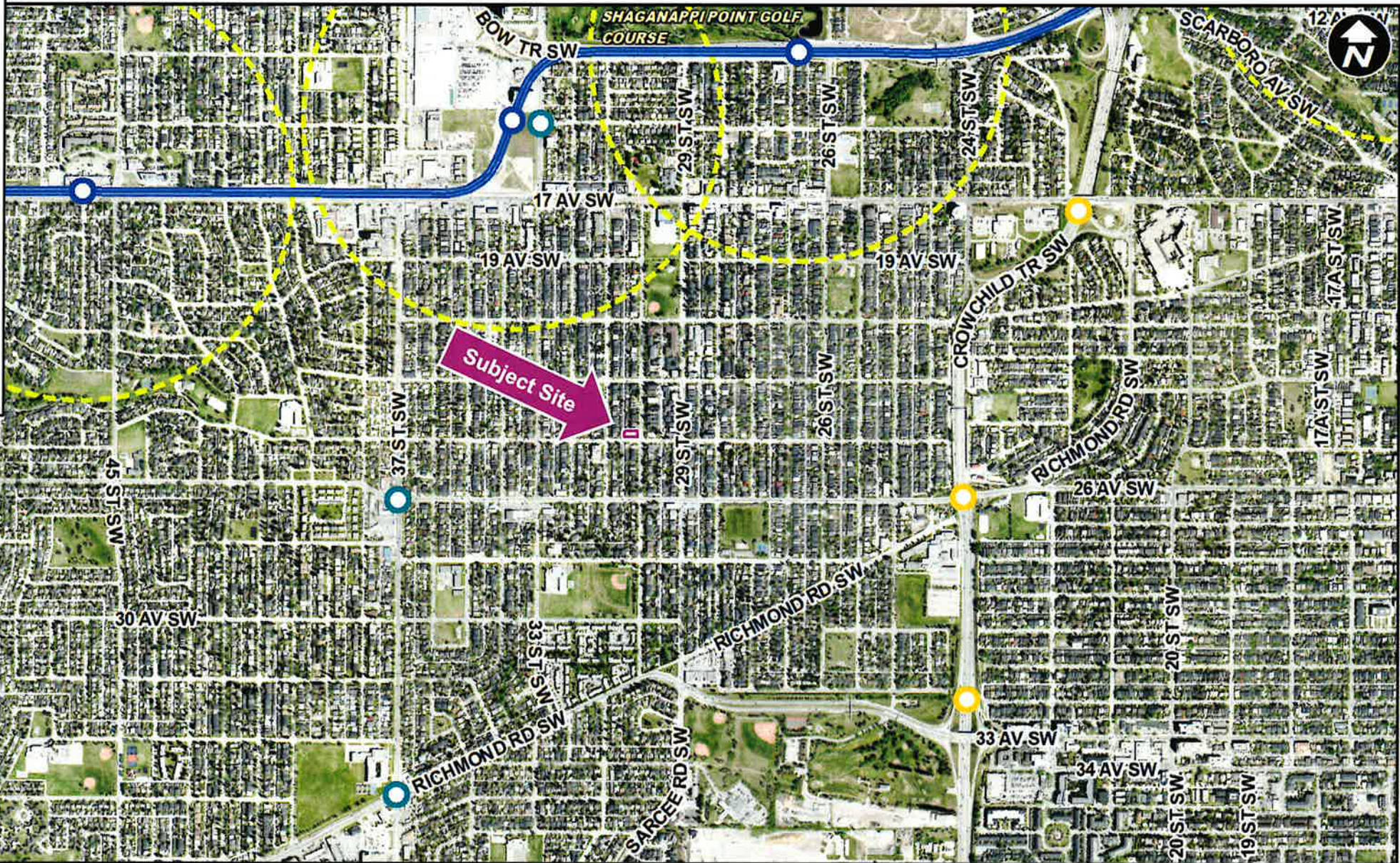
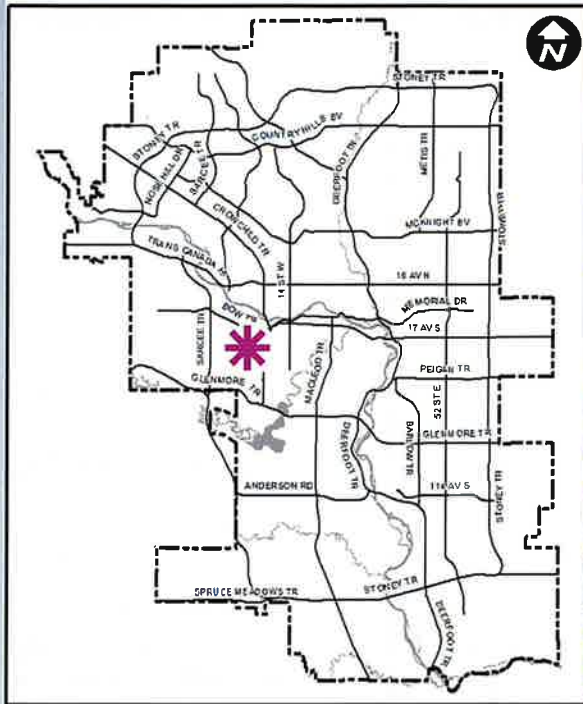
CITY OF CALGARY
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FEB 07 2023
ITEM: #6.1.1 CPC2022-1308
Distribution
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 9P2023** for the amendment to the Killarney/Glengarry Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 17D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3104 – 25 Avenue SW (Plan 1855W, Block 7B, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-CG) District



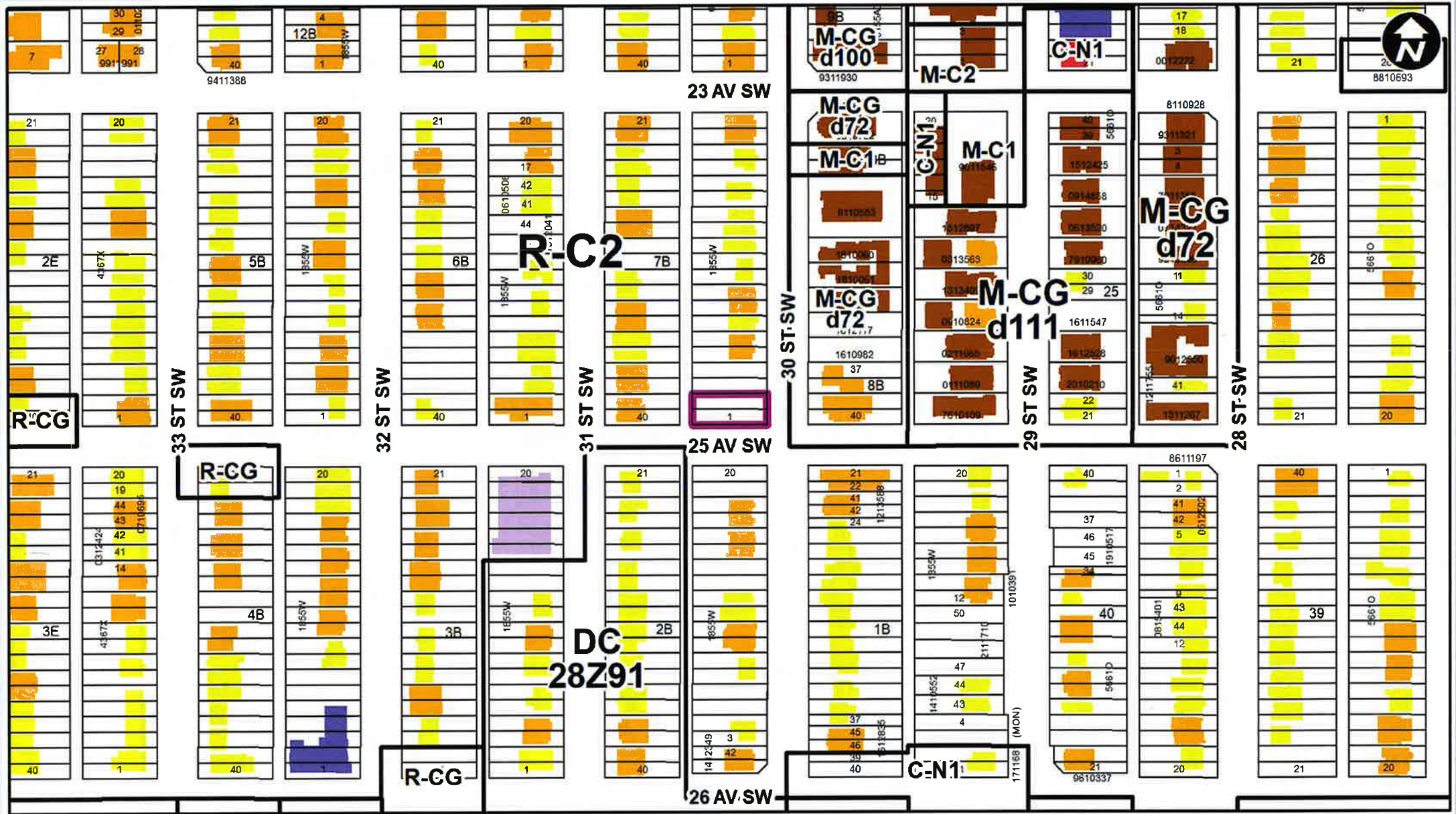


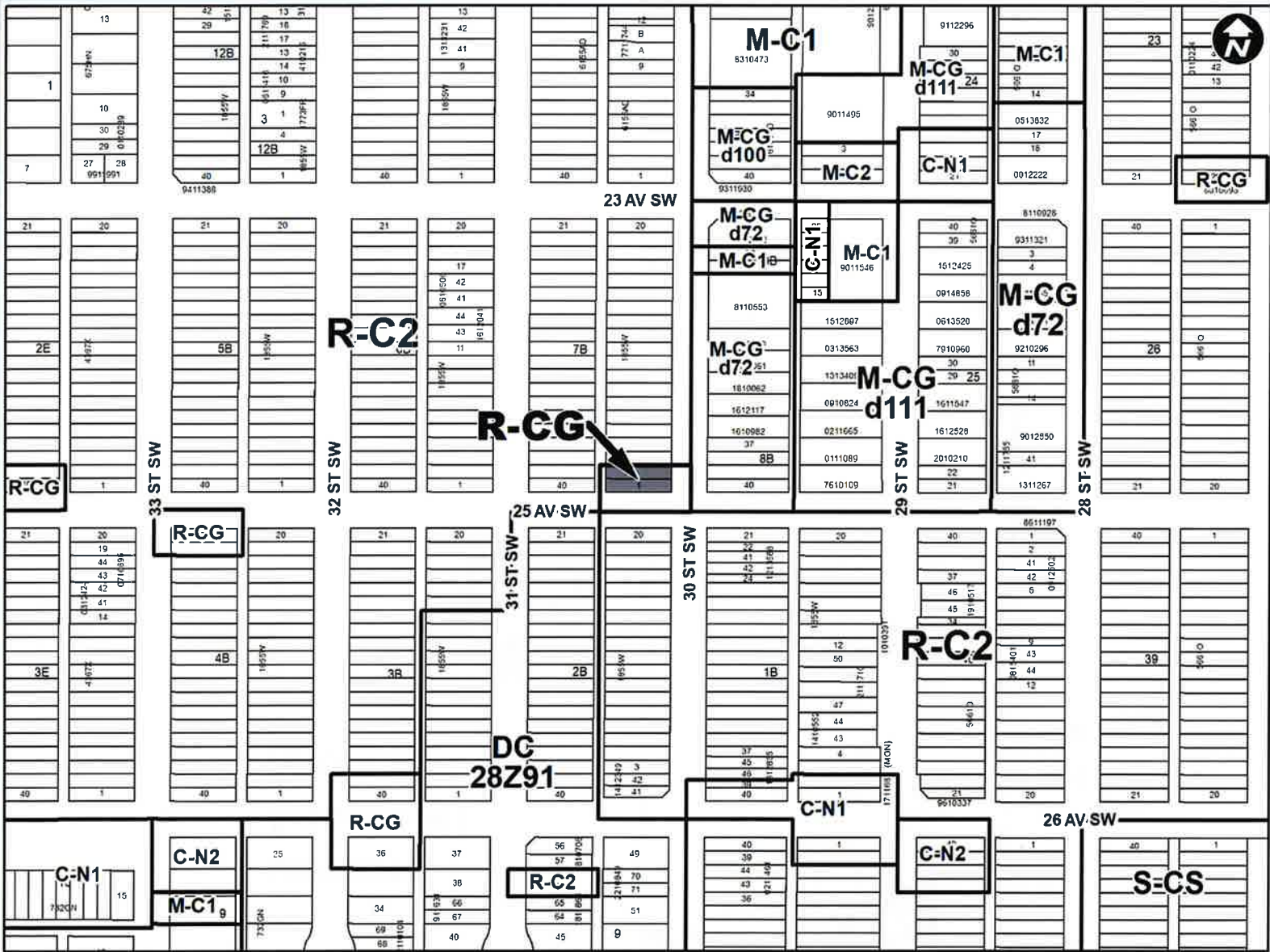
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

Surrounding Land Use

LEGEND

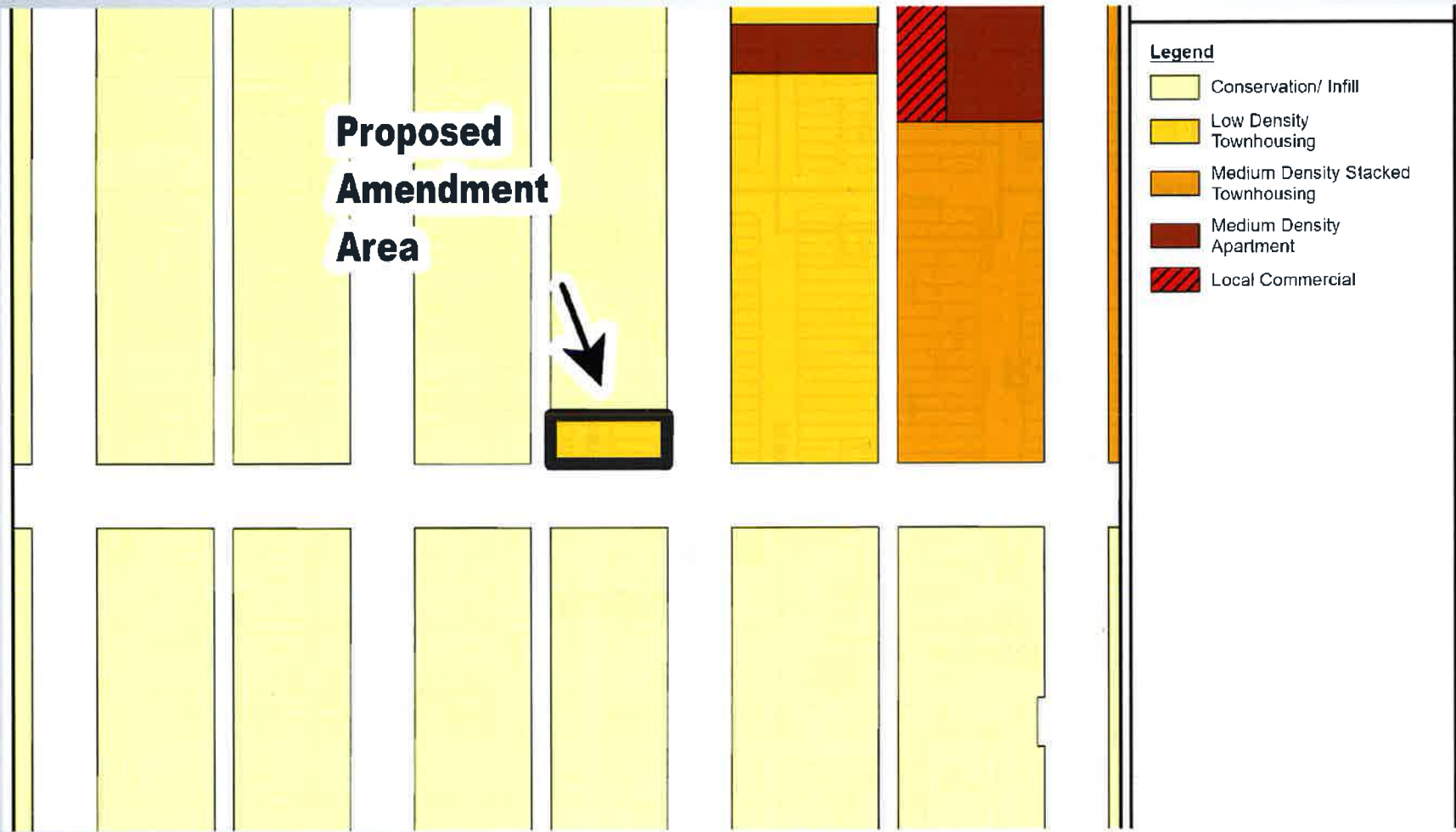
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed R-CG District:

- Accommodates rowhouse, semi-detached, duplex dwellings, cottage housing clusters and secondary suites
- Maximum height of 11 metres
- Maximum of 4 units plus secondary suites



Proposed Amendment to the Killarney/ Glengarry Area Redevelopment Plan:

- Conservation/ Infill to Low Density Townhousing

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Supplementary Slides



Parcel Size:

**0.06 ha
15m x 36m**





3104 25 Ave SW - Front View - Subject Lot



3104 25 Ave SW - Lane View - Subject Lot