



# Calgary Planning Commission

Agenda Item: 7.2.6



CITY OF CALGARY  
**RECEIVED**  
IN ENGINEERING TRADITIONS ROOM  
**AUG 17 2023**  
ITEM: 7.2.6 CPC2023-0802  
*Distrib-Presentation*  
CITY CLERK'S OFFICE

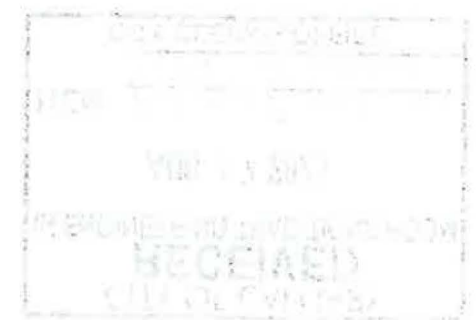
## LOC2023-0042 Land Use Amendment

August 17, 2023

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

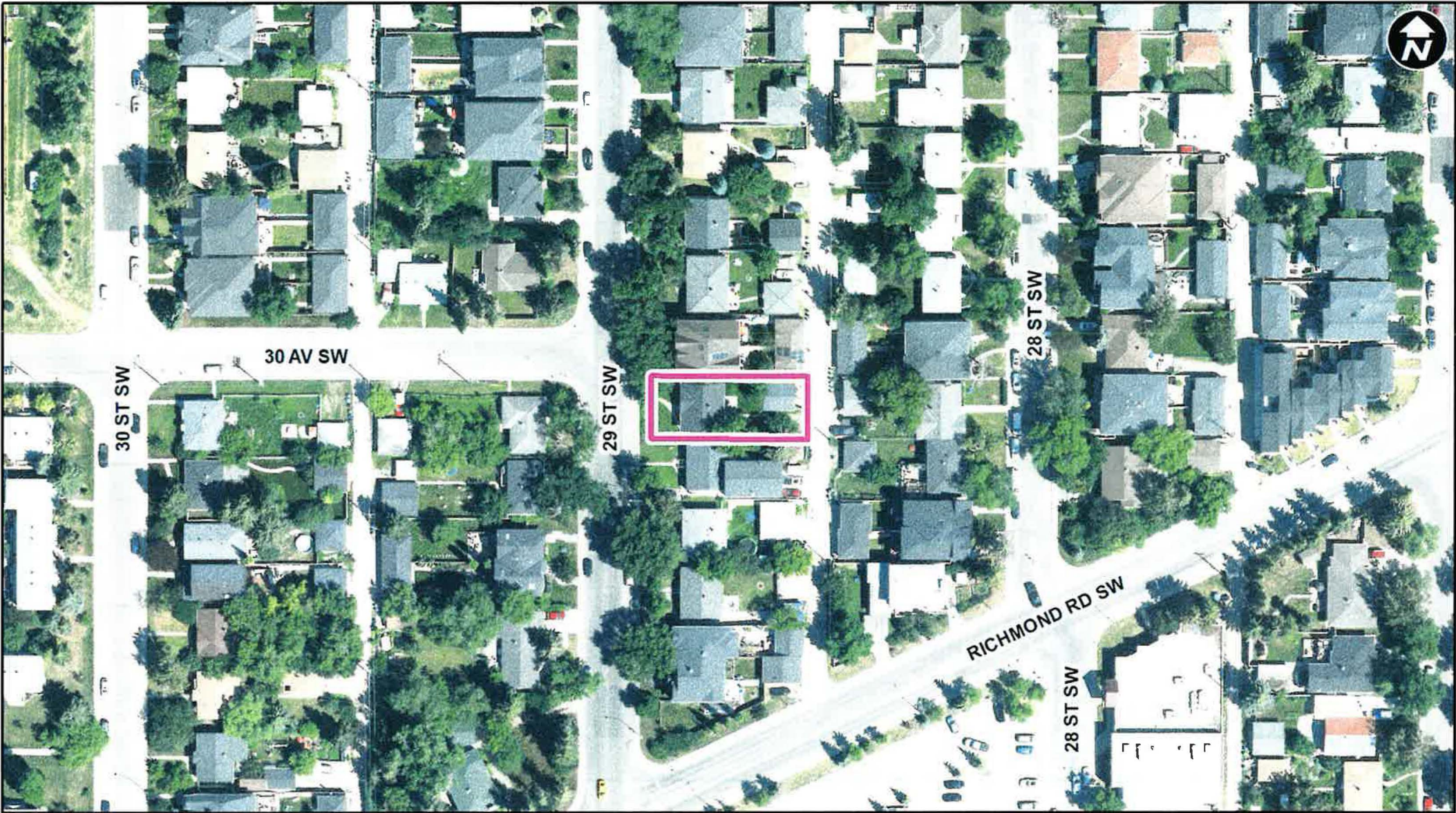
Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 3206 29 Street SW (Plan 5661O, Block 53, Lots 37 and 38) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.











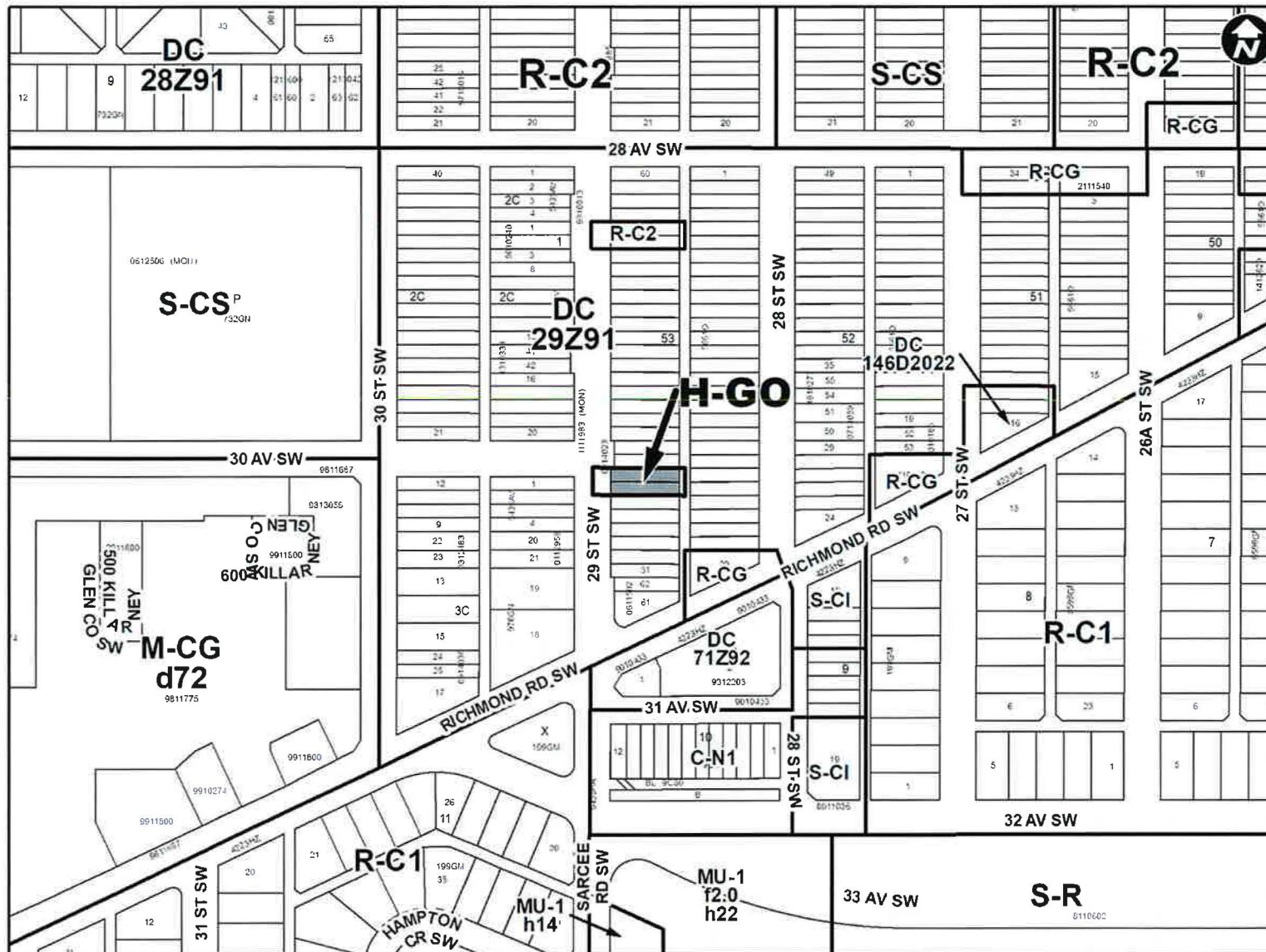
Parcel Size:  
0.06 ha



# Existing Land Use Map



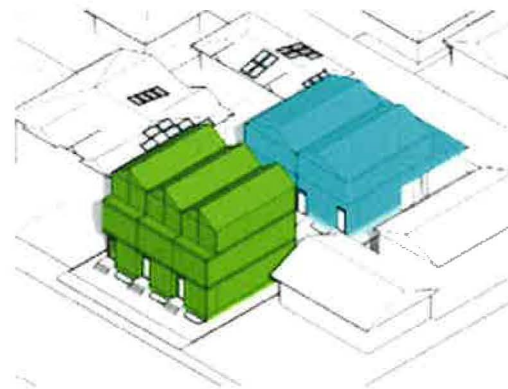
## Proposed H-GO District



## Applicant's intent

This land use amend will allow for:

- Up to 10 dwelling units on the parcel
- Developer intends to construct 2 buildings,
  - 6 units in the front building and
  - 4 units in the building facing a courtyard (DP very recently submitted)





### Public comments

- CA circulated and did not provide a response
- 63 letters of opposition

### Policy alignment

In alignment with:

- Municipal Development Plan
- Westbrook Local Area Plan



## RECOMMENDATION:

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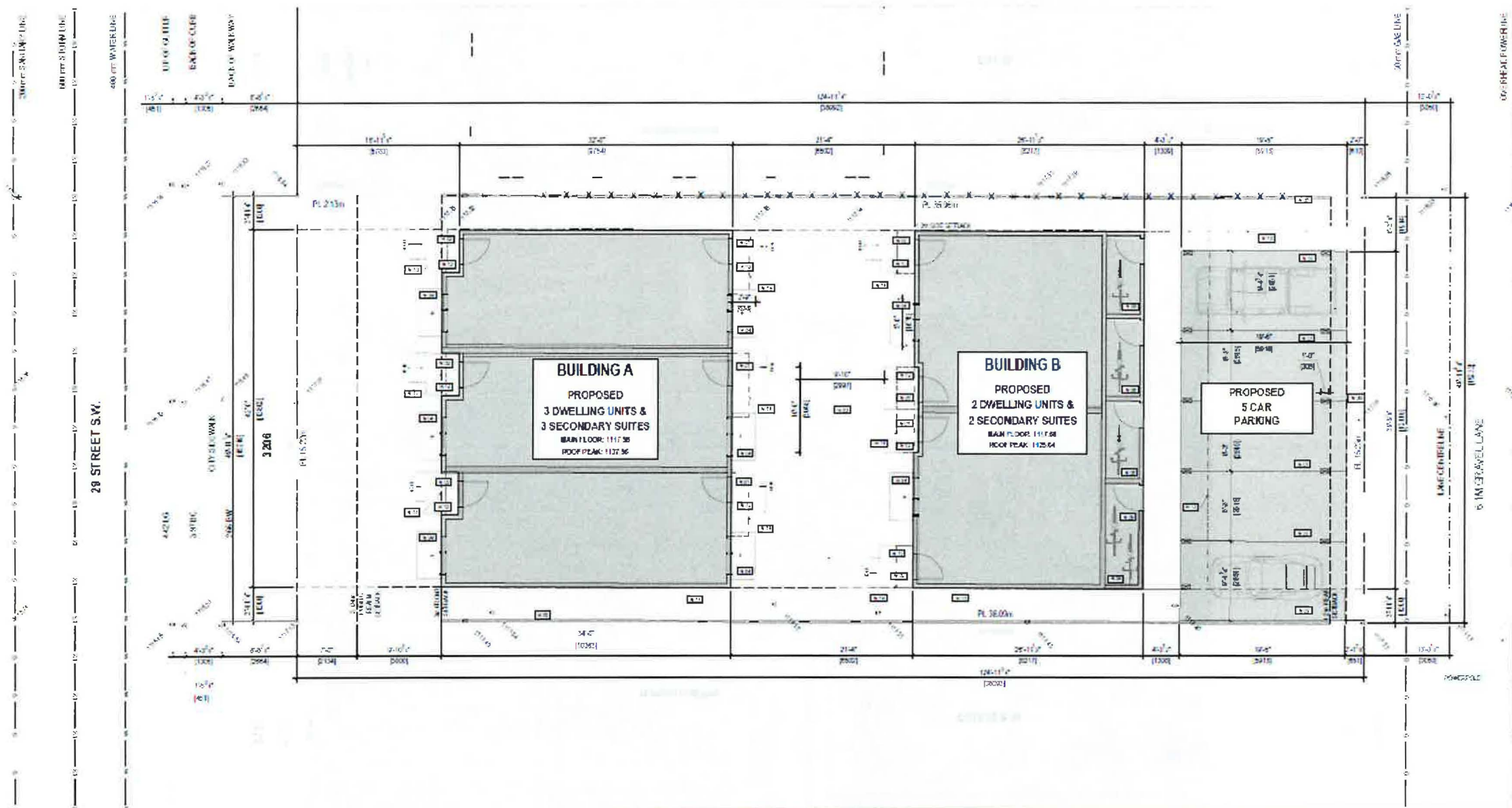
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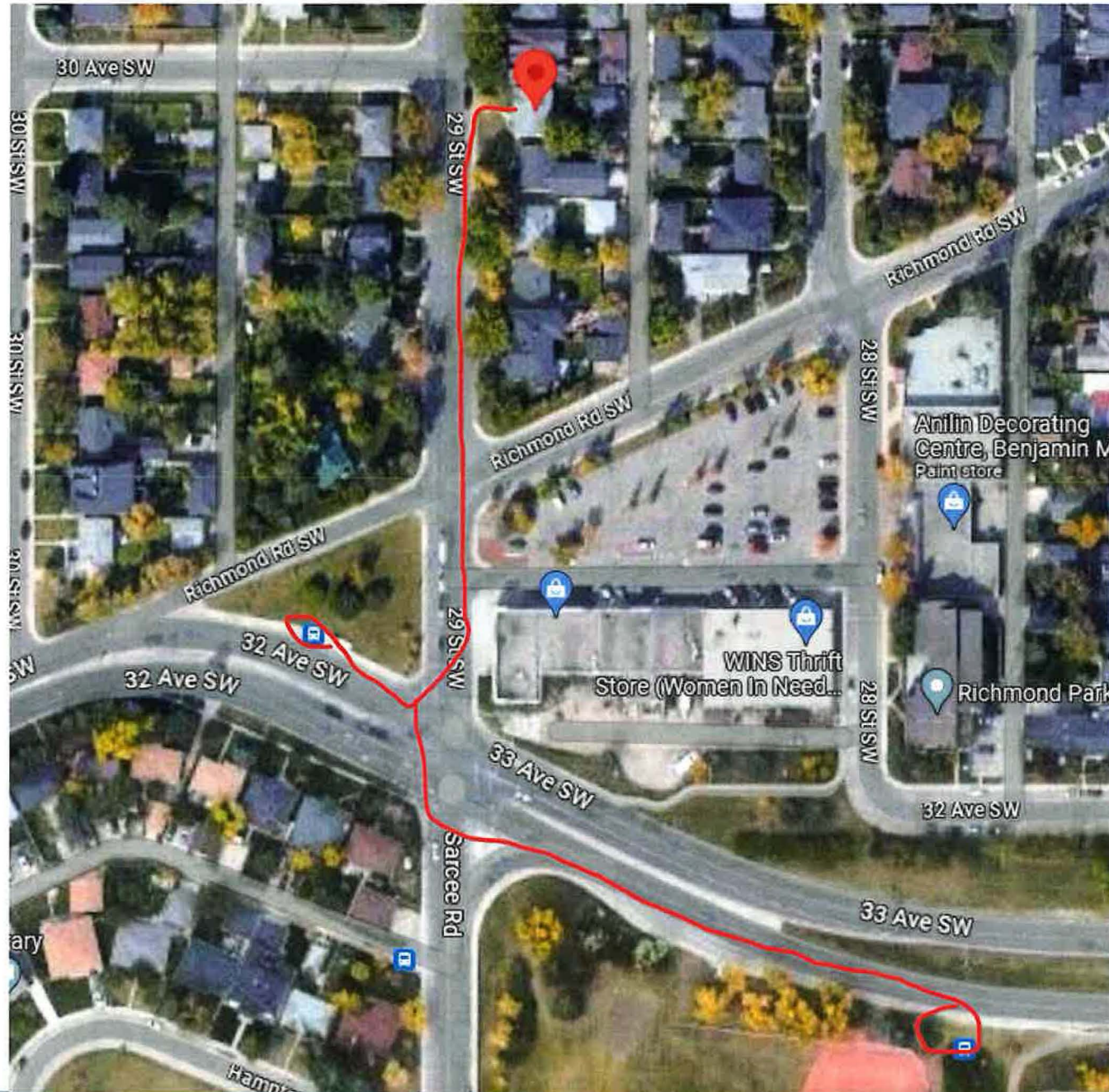
## Supplementary Slides



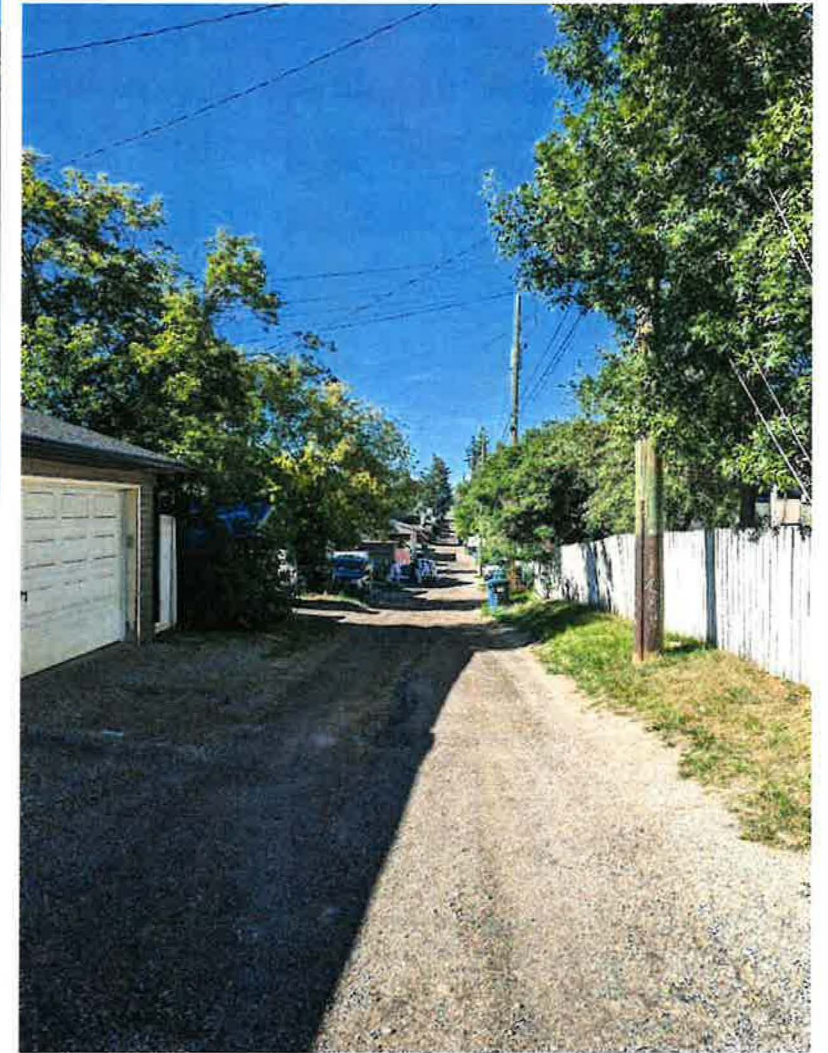
# DP2023-05043 – site plan













- 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

