



Calgary Planning Commission

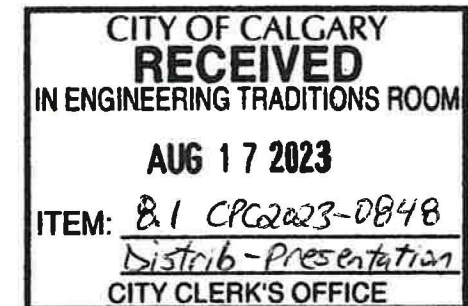
Agenda Item: 8.1



LOC2023-0062

Land Use Amendment

2023 August 17

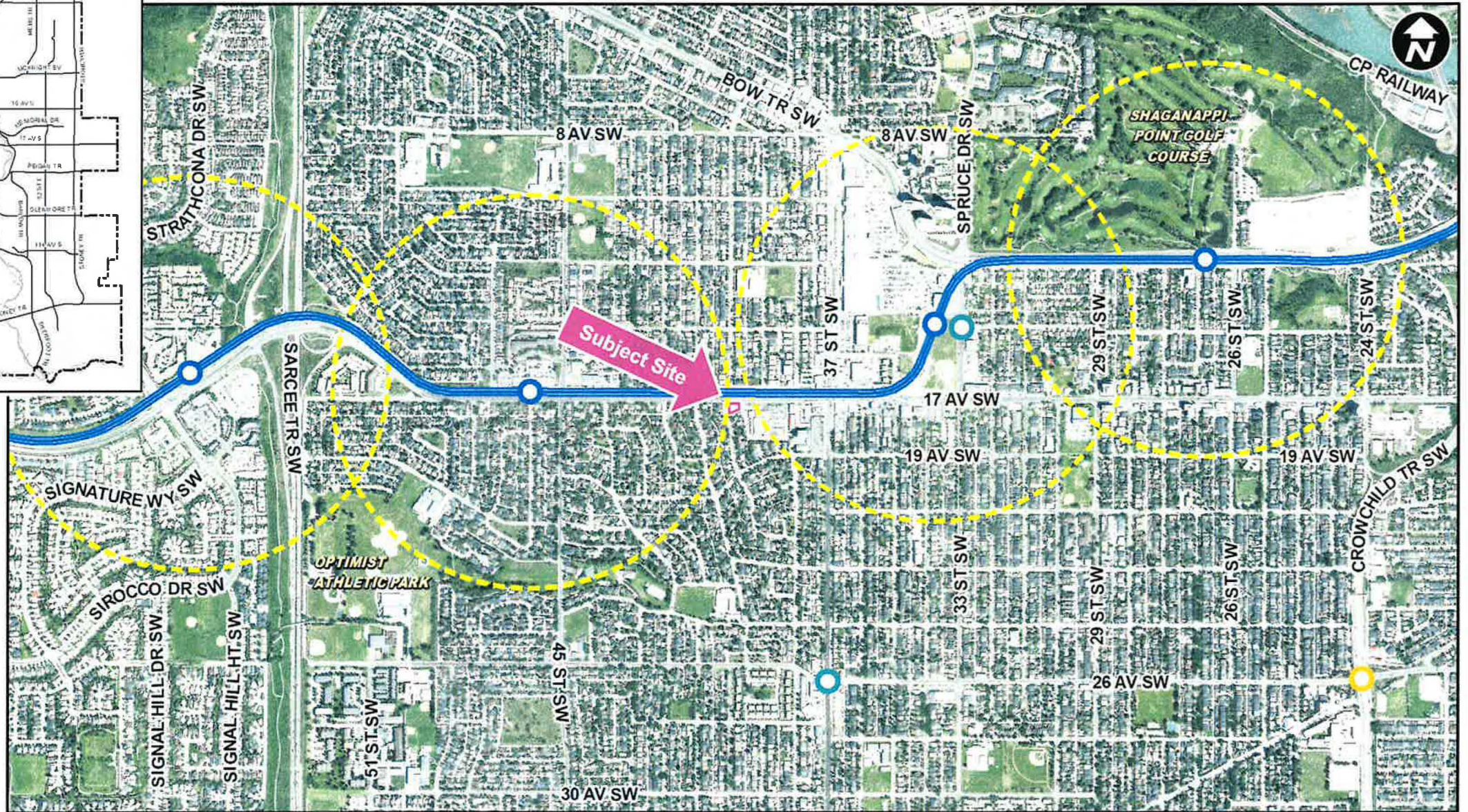
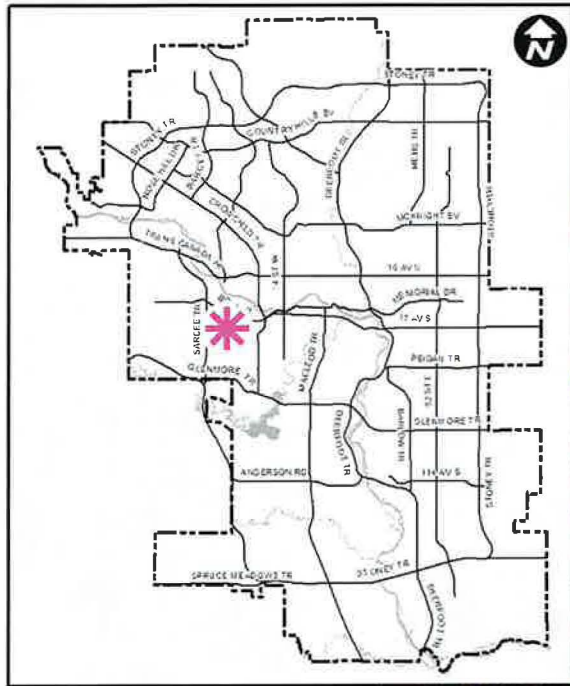


RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

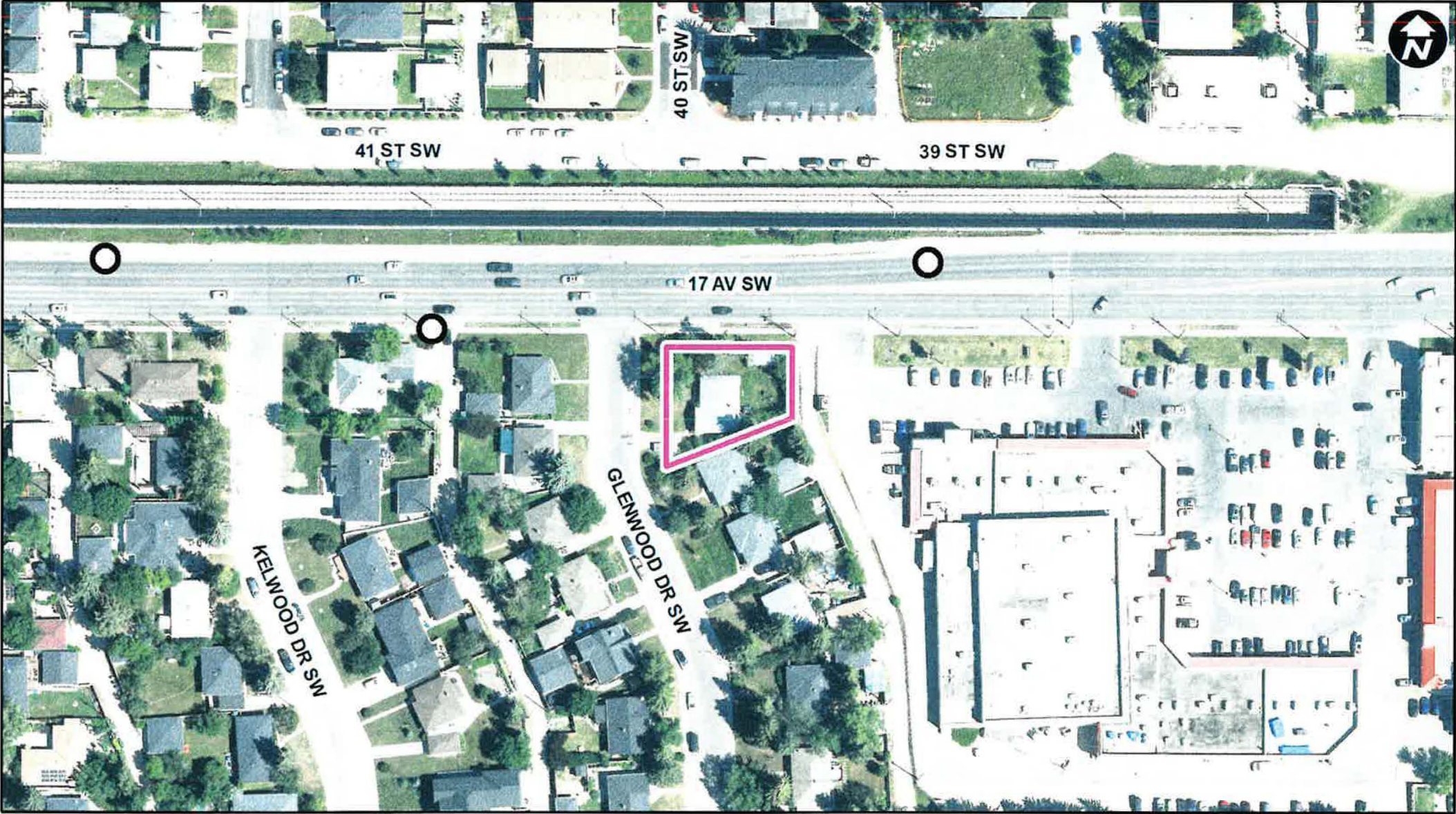
Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 1904 Glenwood Drive SW (Plan 1365GT, Block 8, Lot 10) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.





LEGEND

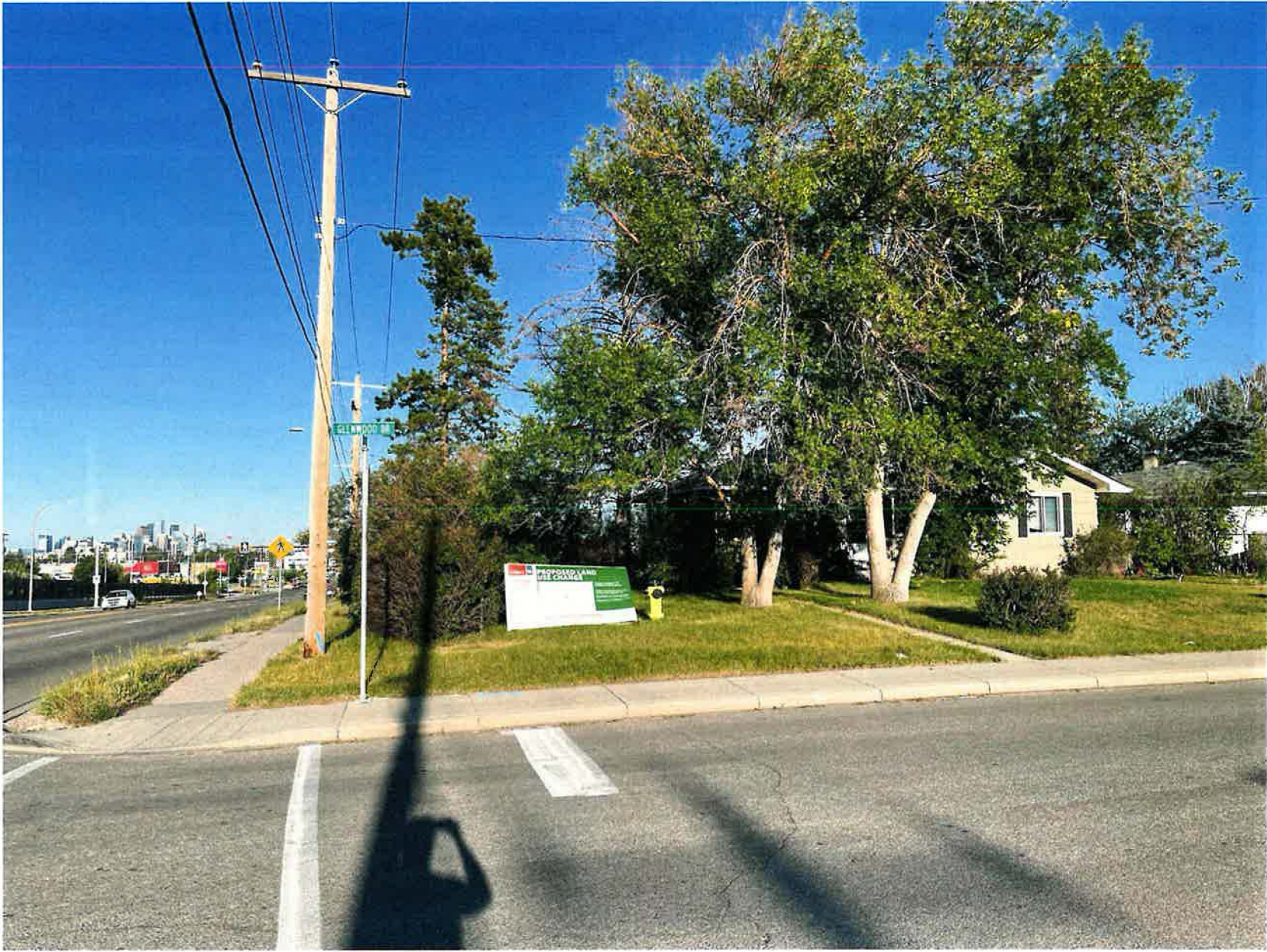
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

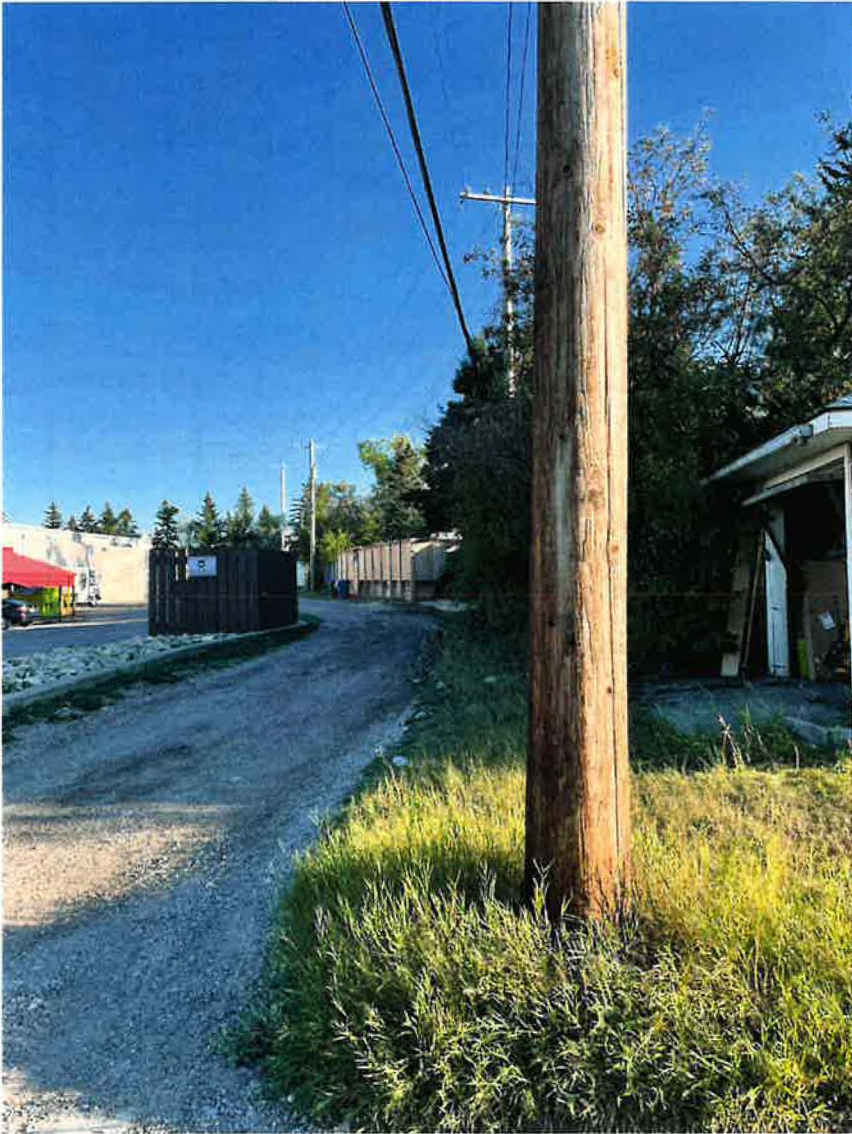


Parcel Size:

0.07 ha
28m x 32m

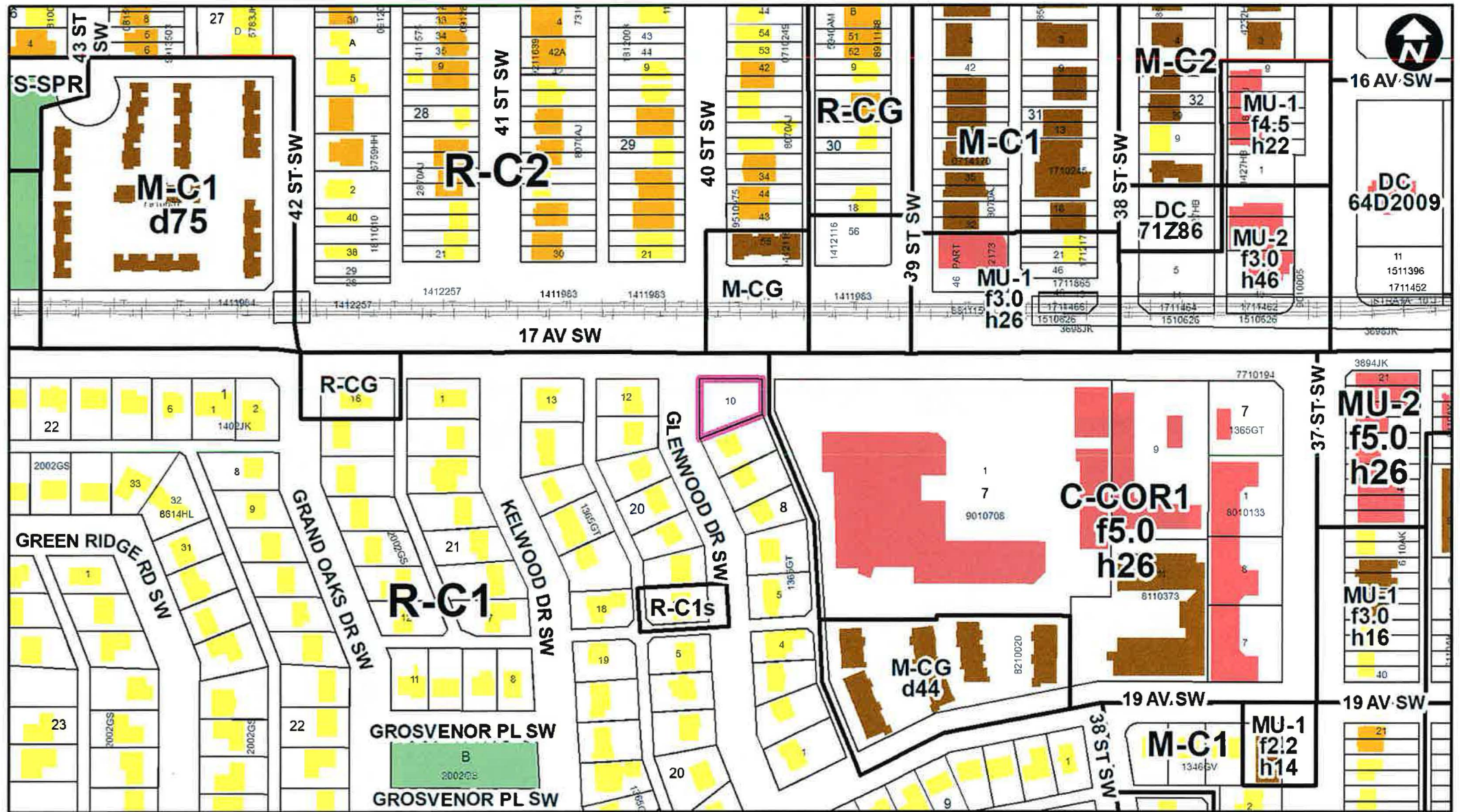




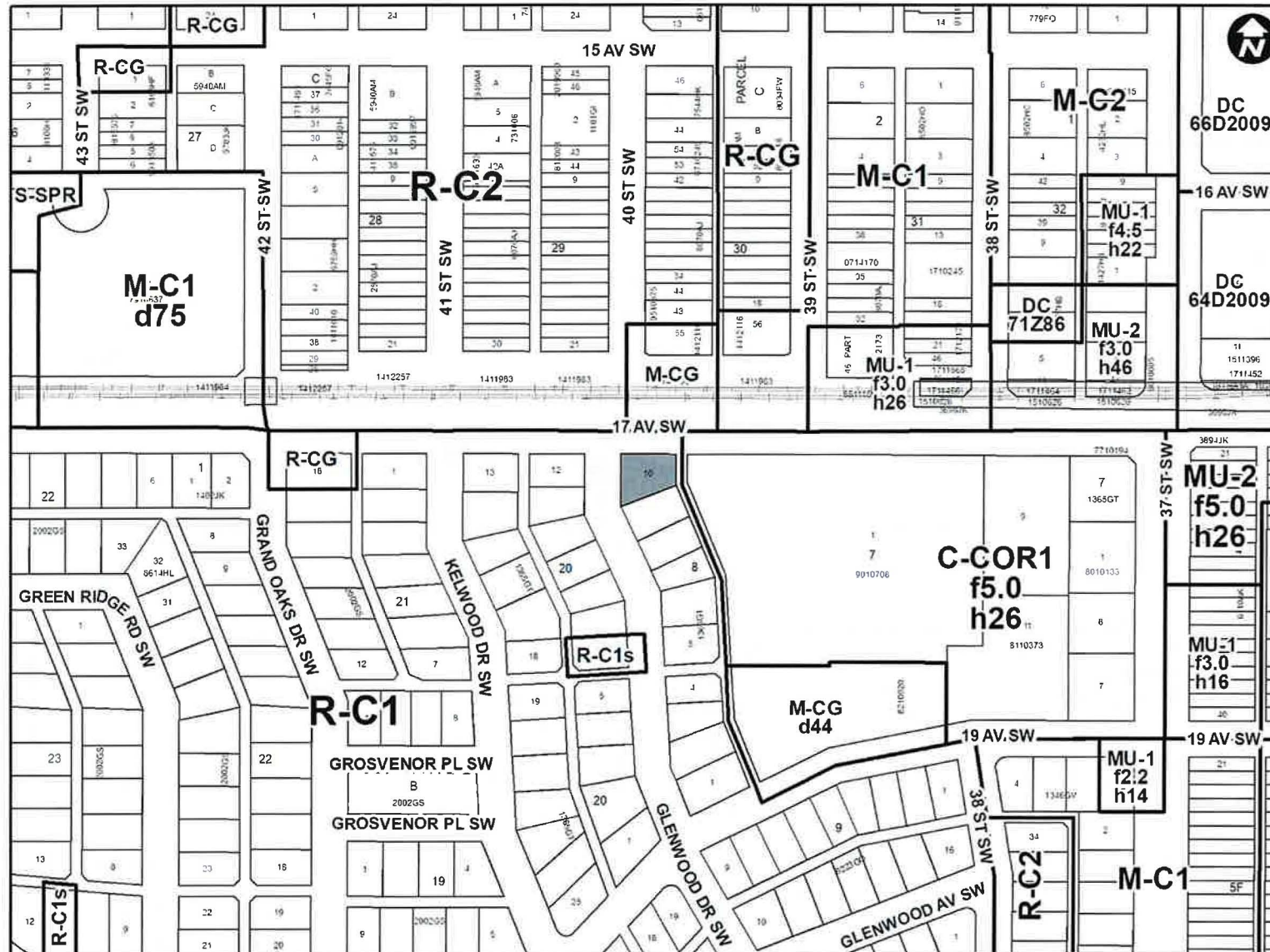


Surrounding Land Use

- 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

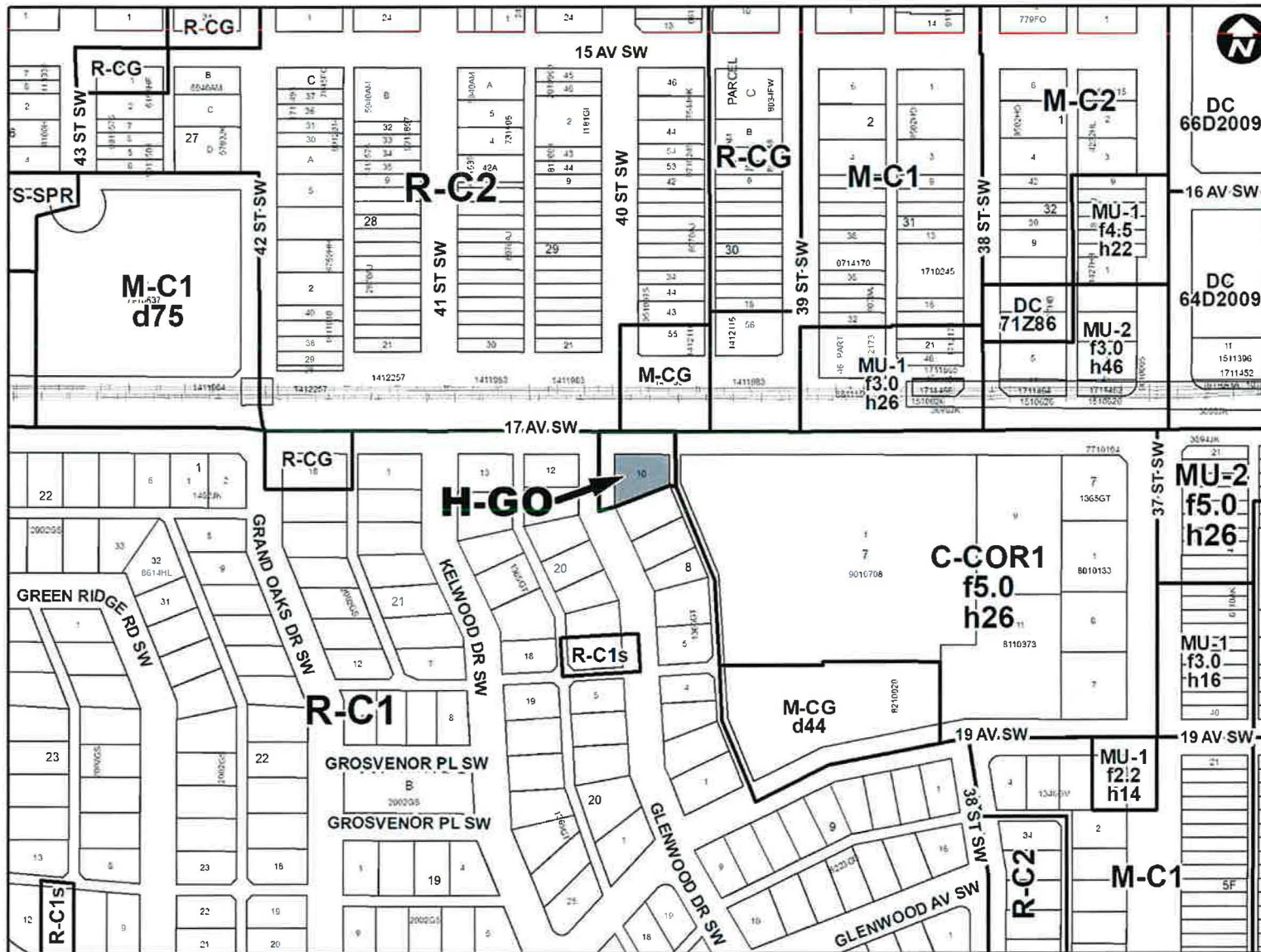


Existing Land Use Map



Existing R-C1 District:

- Existing residential development and contextually sensitive redevelopment in the form of single detached dwellings with the opportunity for secondary suites
- maximum building height of 10m



Proposed H-GO District:

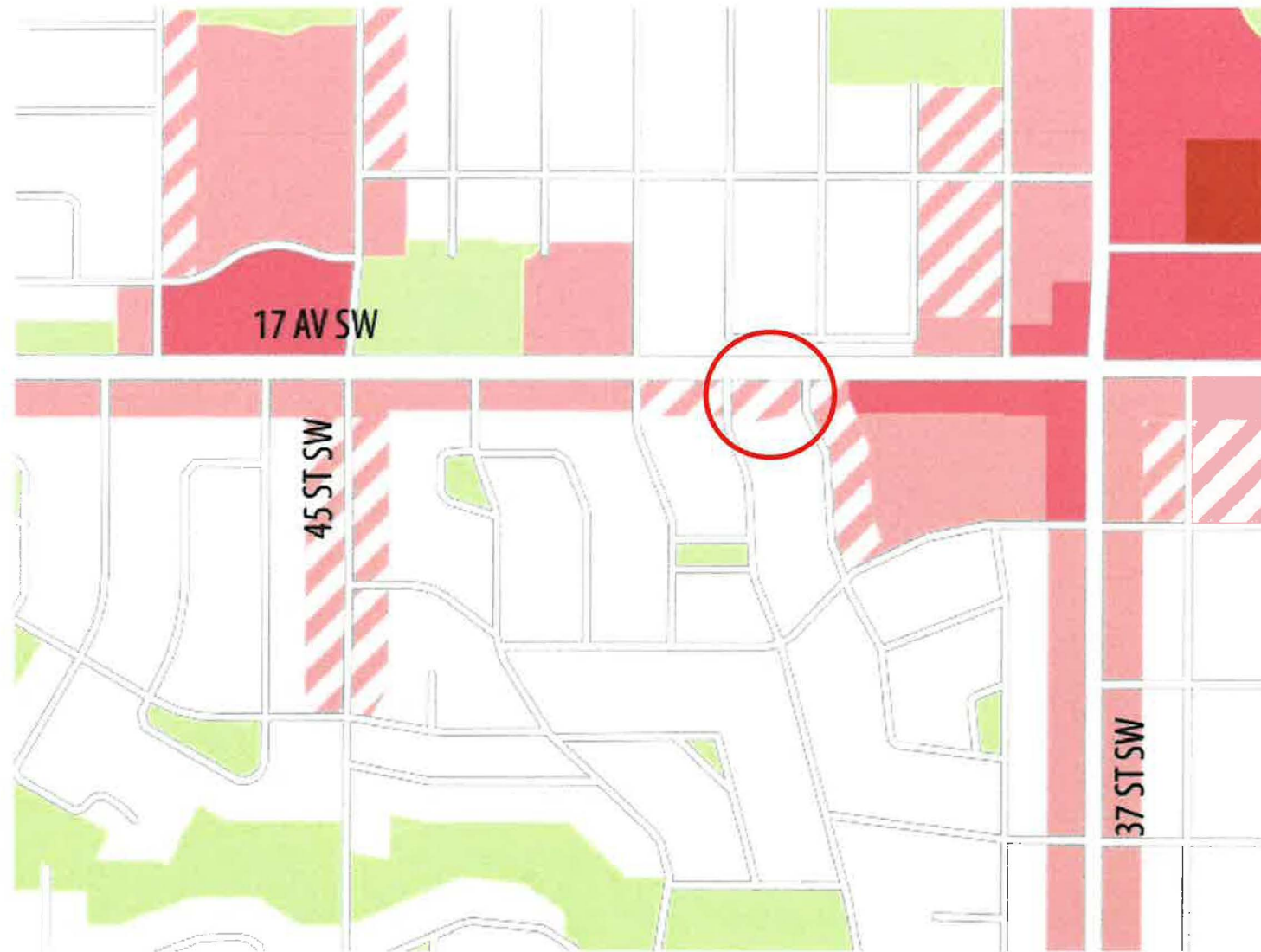
- grade-oriented development where dwelling units may be attached or stacked
- maximum building height of 12m
- maximum FAR of 1.5
- appropriate on parcels located within an LAP as part of a Neighbourhood Connector


RECOMMENDATION:

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Supplementary Slides



 Low - Modified
(up to 4 Storeys)