



Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0077 / CPC2023-0472

Land Use Amendment

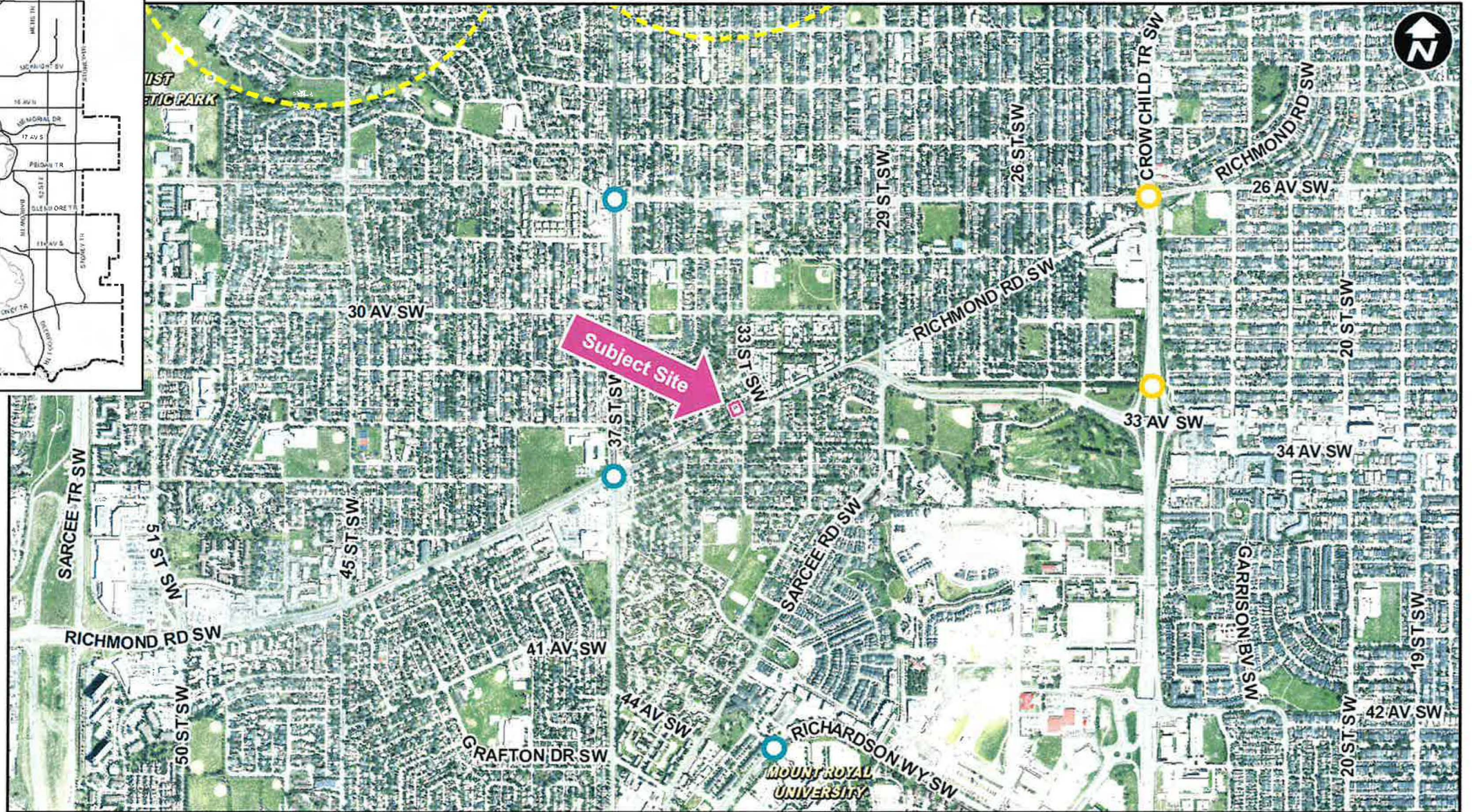
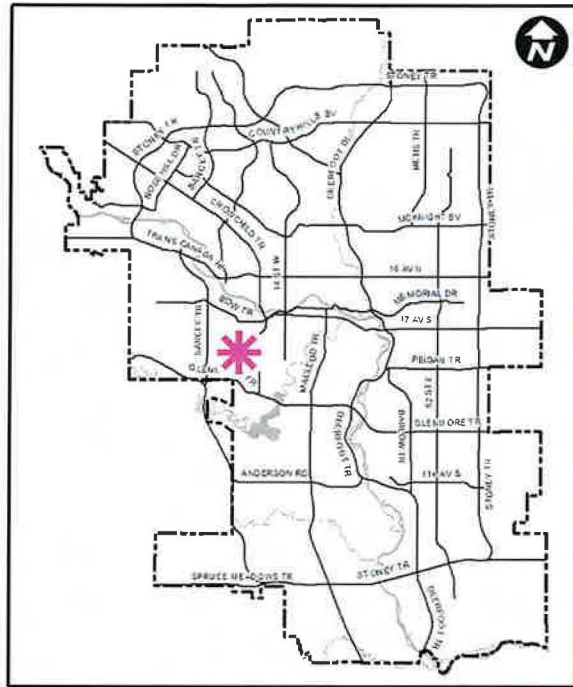
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.21 - CPC2023-0472
Distribution - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 136D2023** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 3418 and 3422 Richmond Road SW (Plan 732GN, Block 1, Lot 4 and a portion of Lot 5 and Plan 732GN, Block 1, Lot 5 and a portion of Lot 6) from Direct Control (DC) District to Residential – Contextual One / Two Dwelling (R-C2) 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

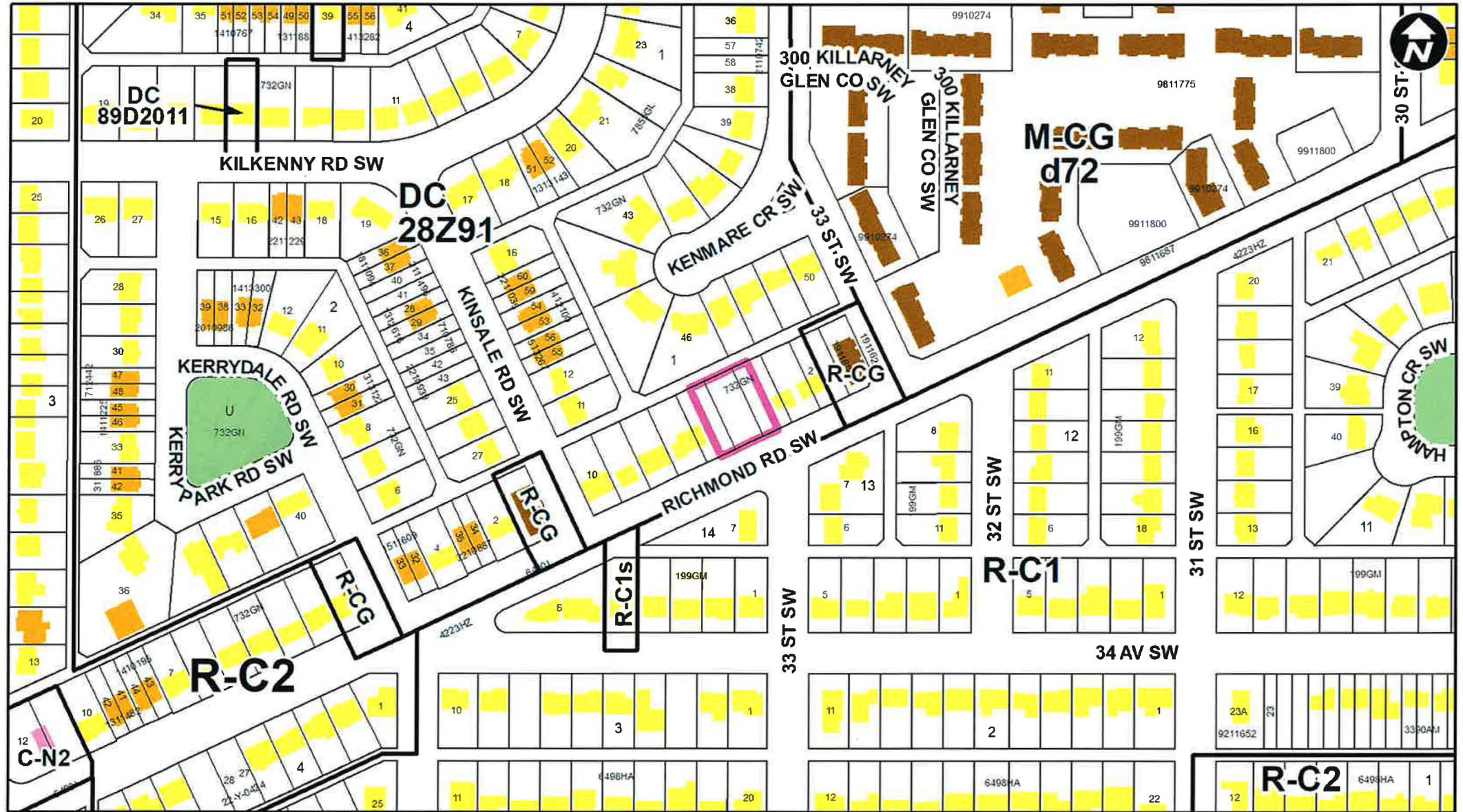


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- 600m buffer from LRT station
 - LRT Stations**
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 - Max BRT Stops**
 - Orange
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 - Yellow
 - Bus Stop

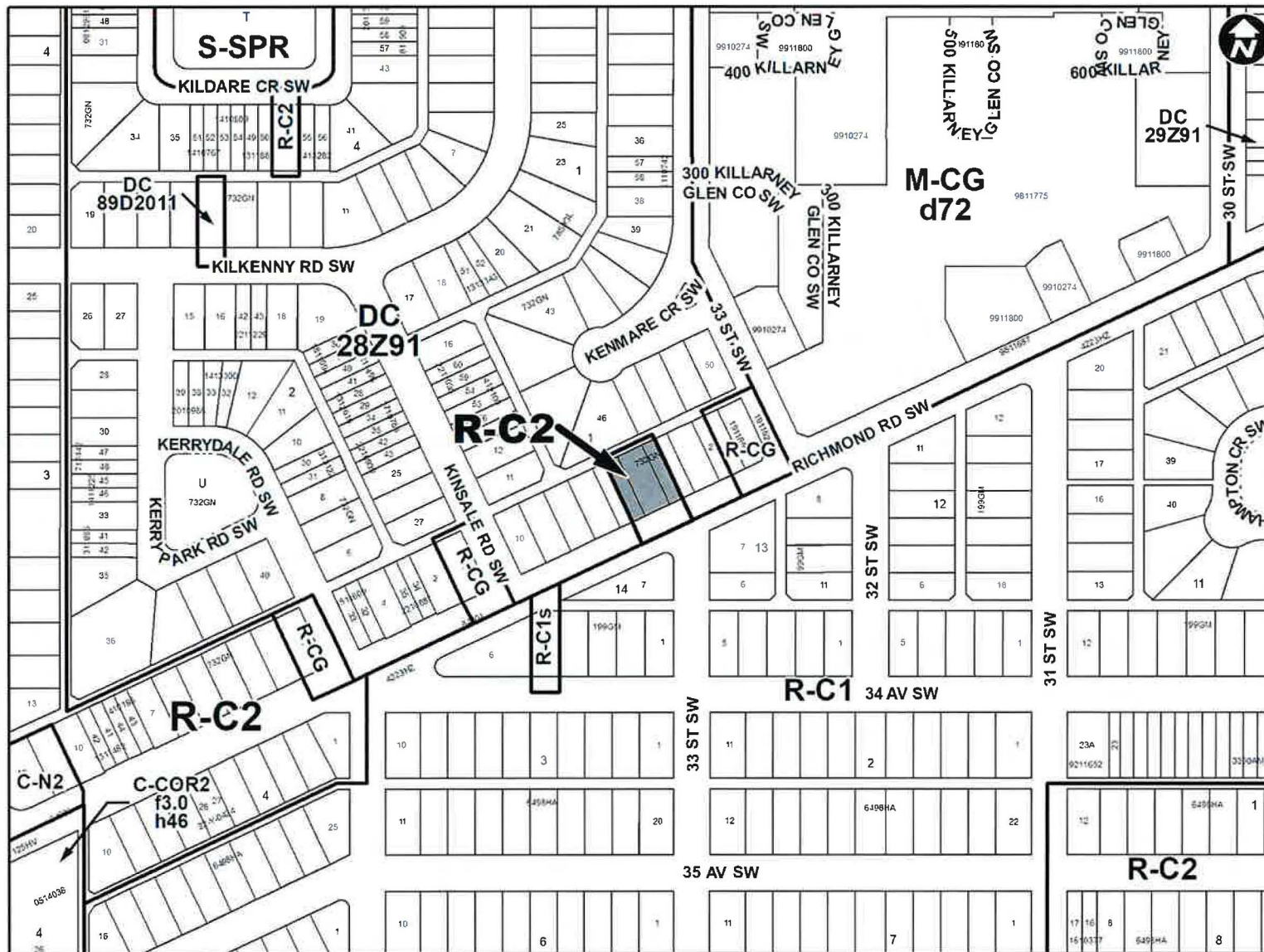
Parcel Size:
0.06ha
16.6m x 36.5m

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 Land Use Map



Proposed Residential – Contextual One / Two Dwelling (R-C2) District:

- Primarily duplex dwellings, semi-detached dwellings, and single detached dwellings
- A maximum building height of 10 metres
- A maximum of two dwelling units on the parcel

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Supplementary Slides



3418 Richmond Road SW



3422 Richmond Road SW



3418 Richmond Road SW



3422 Richmond Road SW