



Public Hearing of Council

Agenda Item: 7.2.4



LOC2022-0098 / CPC2023-0650

Land Use Amendment

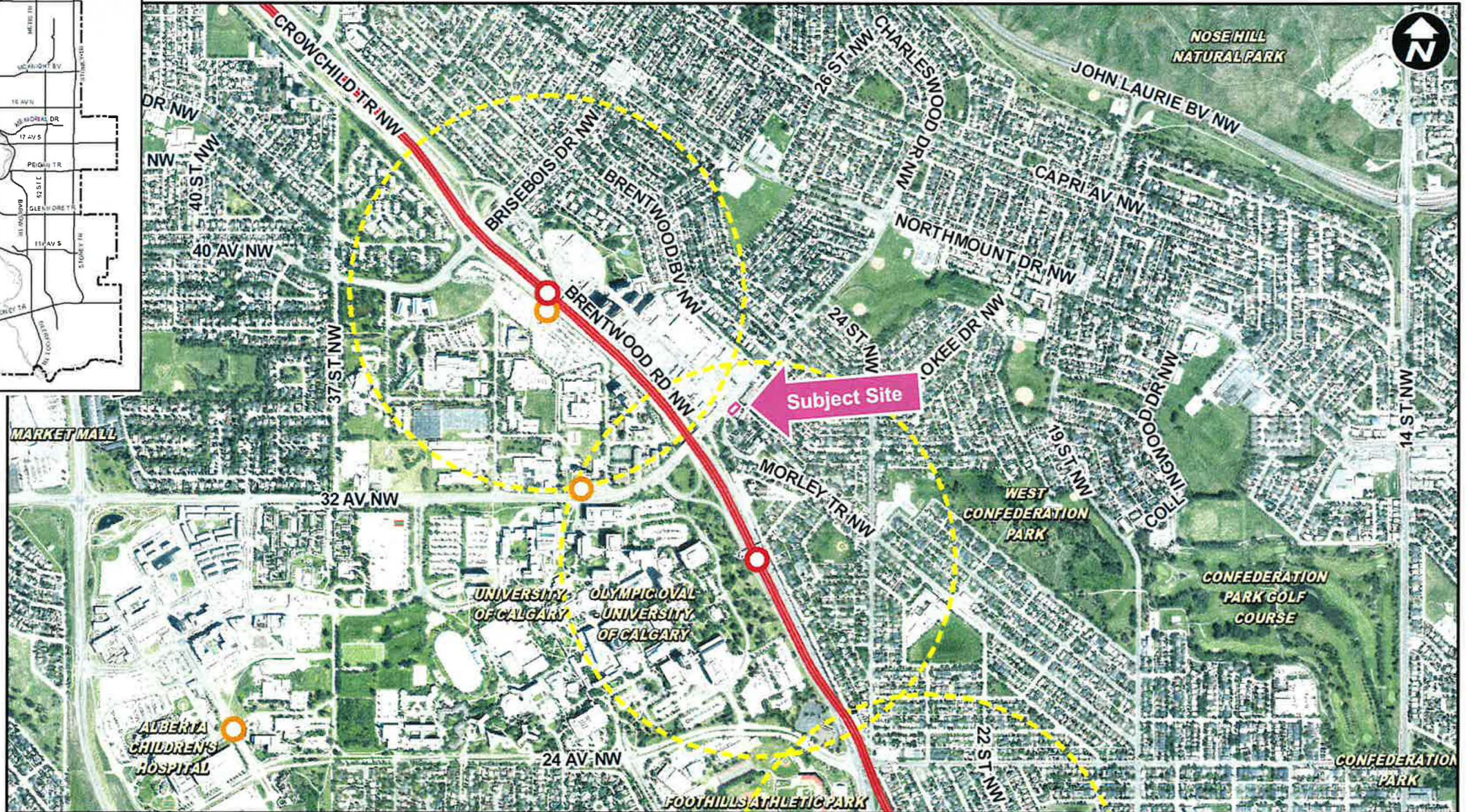
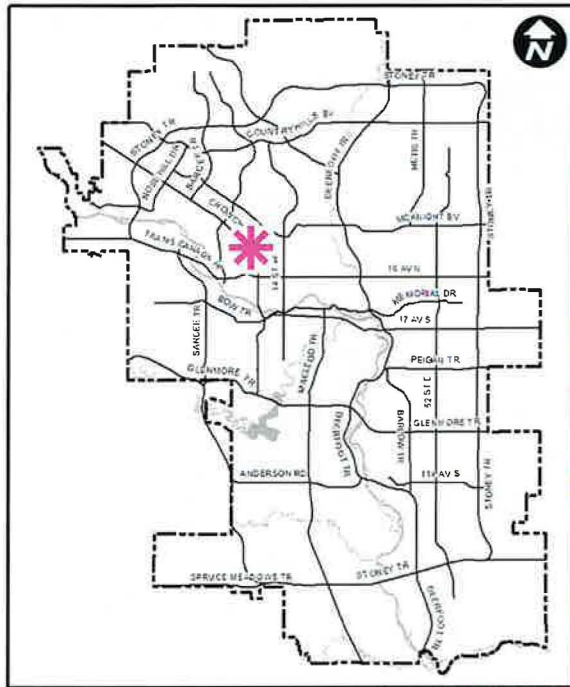
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.4 CPC2023-0650
Distrib-Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 156D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 3502 Charleswood Drive NW (Plan 8172HS, Block 3, Lot 45) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.



LEGEND

600m buffer from LRT station

LRT Stations

Red

LRT Line

Red

Max BRT Stops

Orange



LEGEND

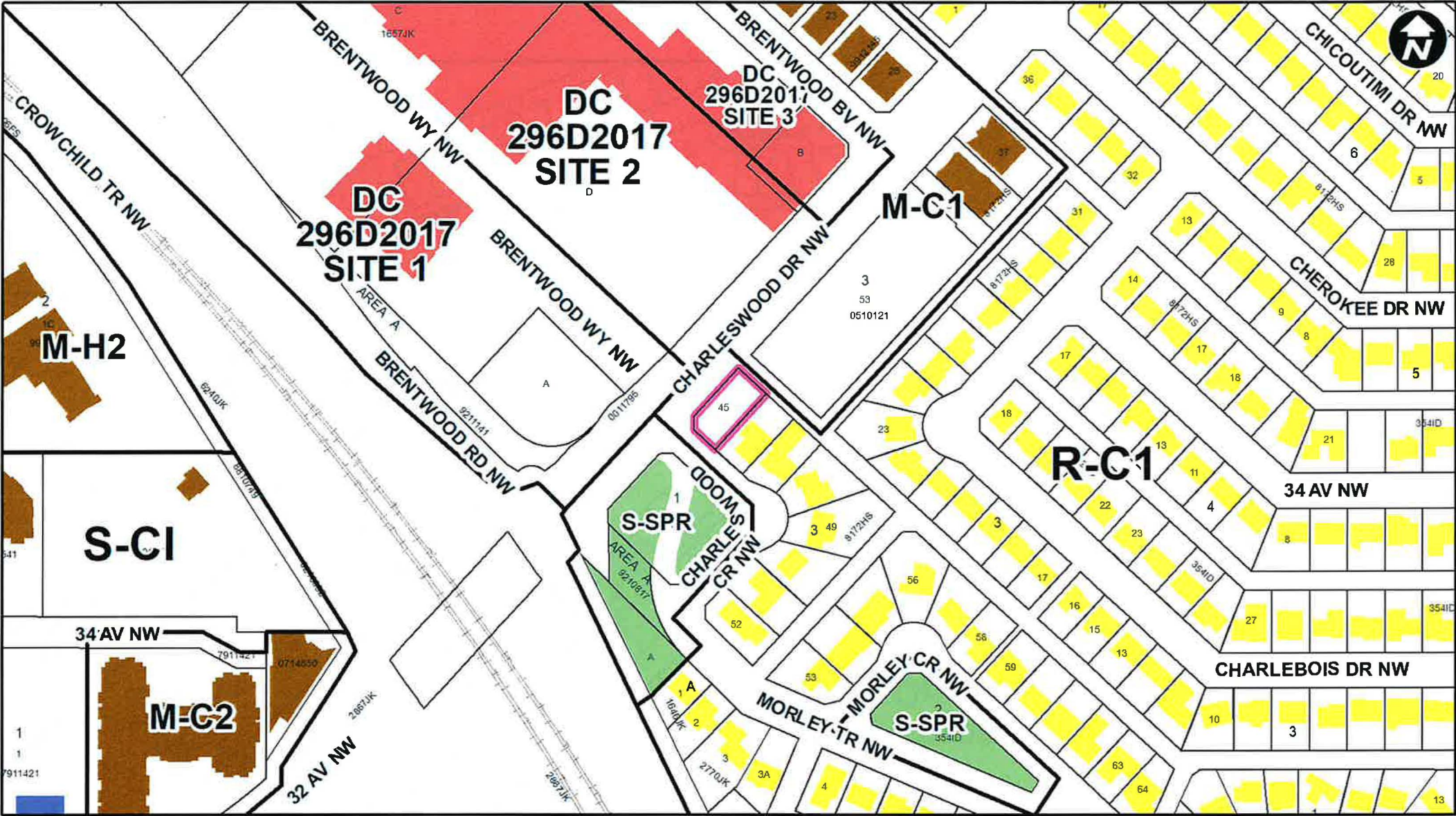
○ Bus Stop

Parcel Size:

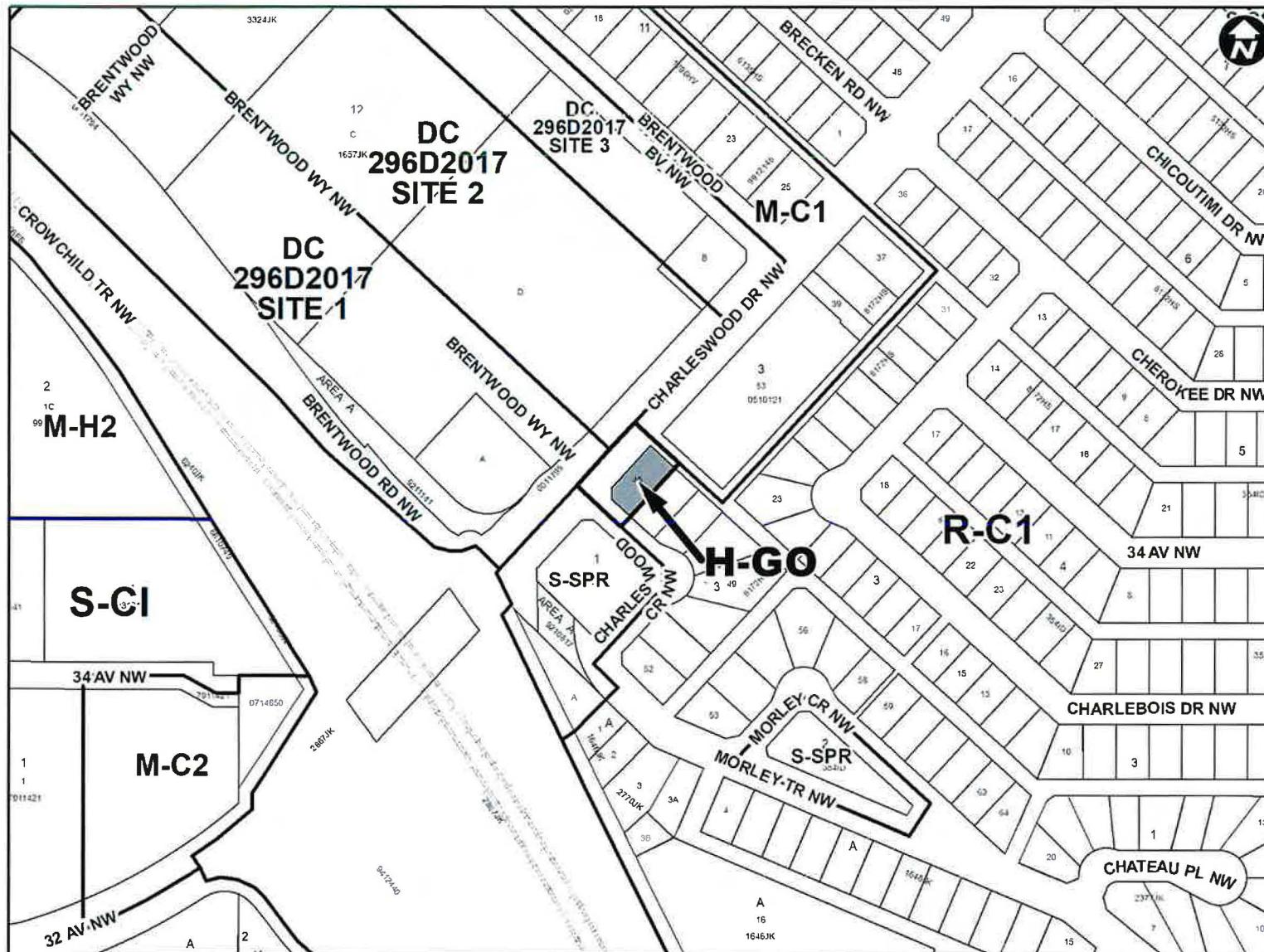
0.07 ha

18m x 37m

- 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 Housing – Grade Oriented (H-GO) District:

- Max FAR of 1.5
- Max Building Height of 12m
- Minimum 0.5 parking stalls per unit or suite

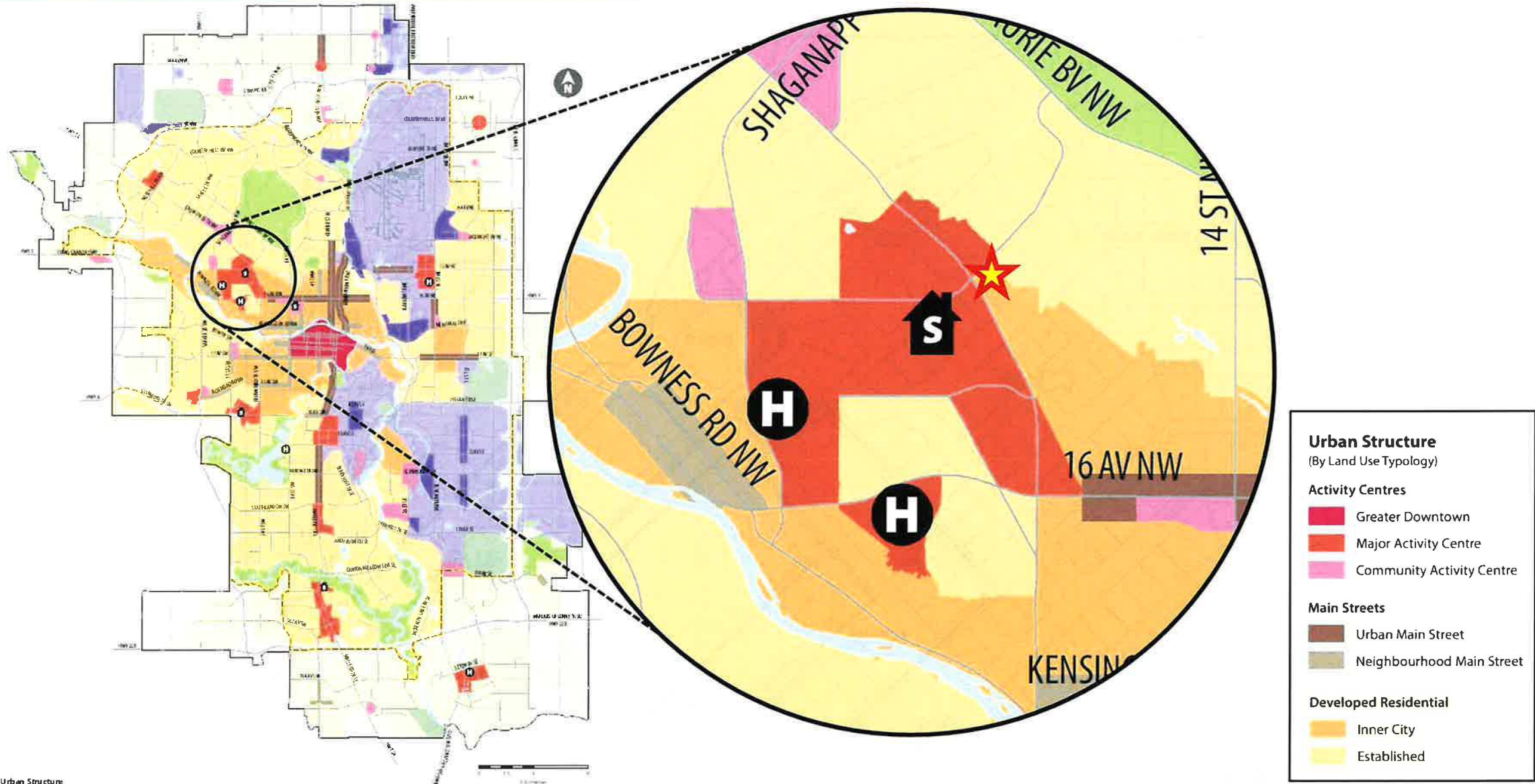
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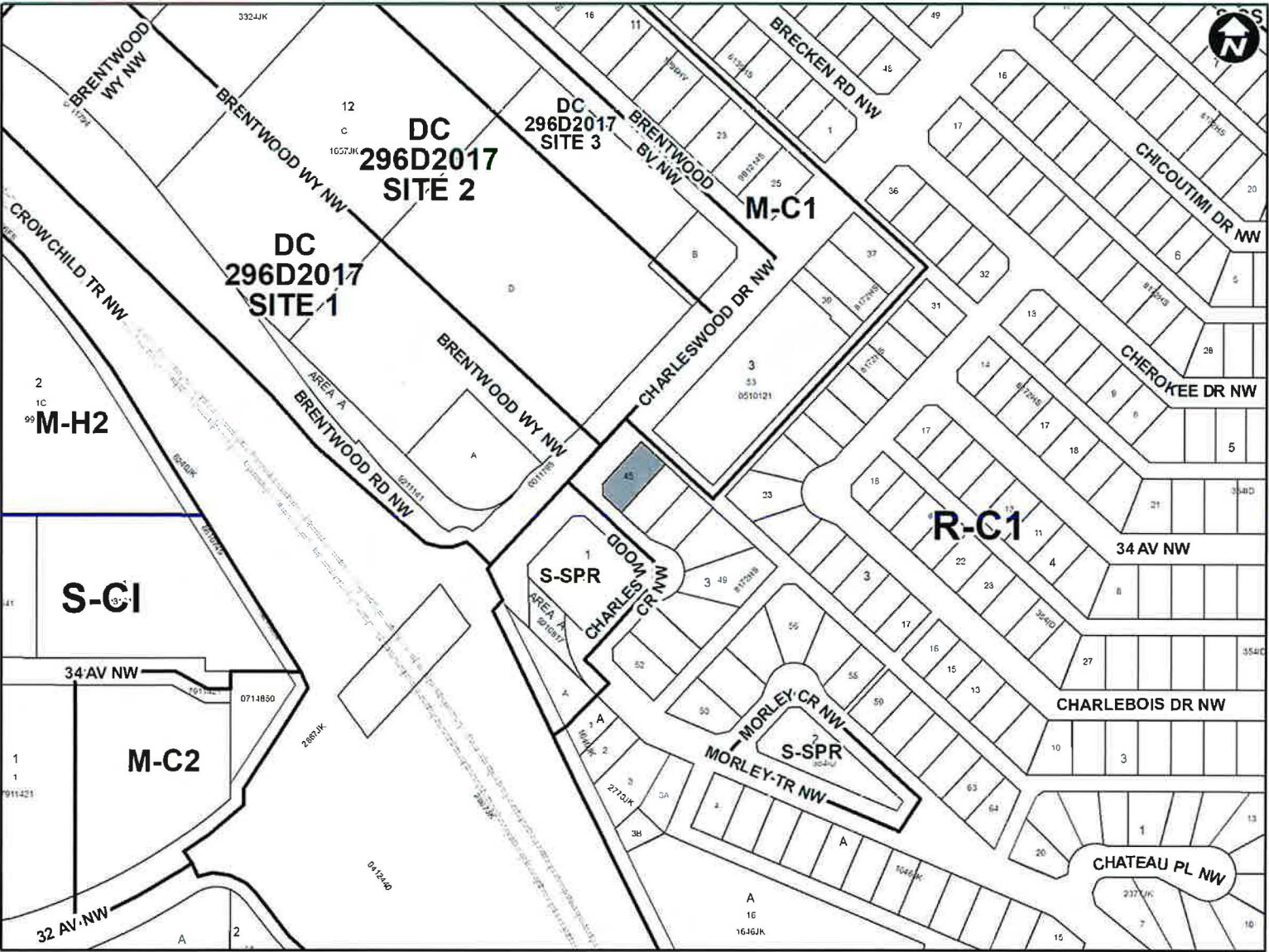
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Supplementary Slides

MAP 1 – Urban Structure



Urban Structure





VIEW FACING MORLEY TR NW



VIEW OF REAR YARD



VIEW OF THE REAR LANE





NO PARKING ZONE ON CHARLESWOOD CR NW





VIEW OF ADJACENT COMMERCIAL CONTEXT