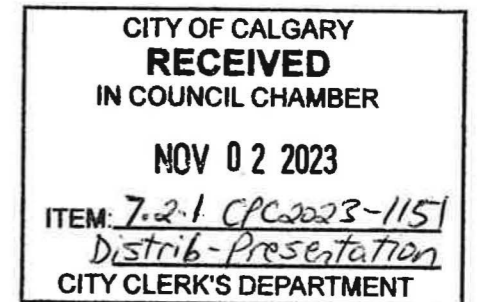




LOC2023-0223 / CPC2023-1151 Land Use Amendment

November 2, 2023

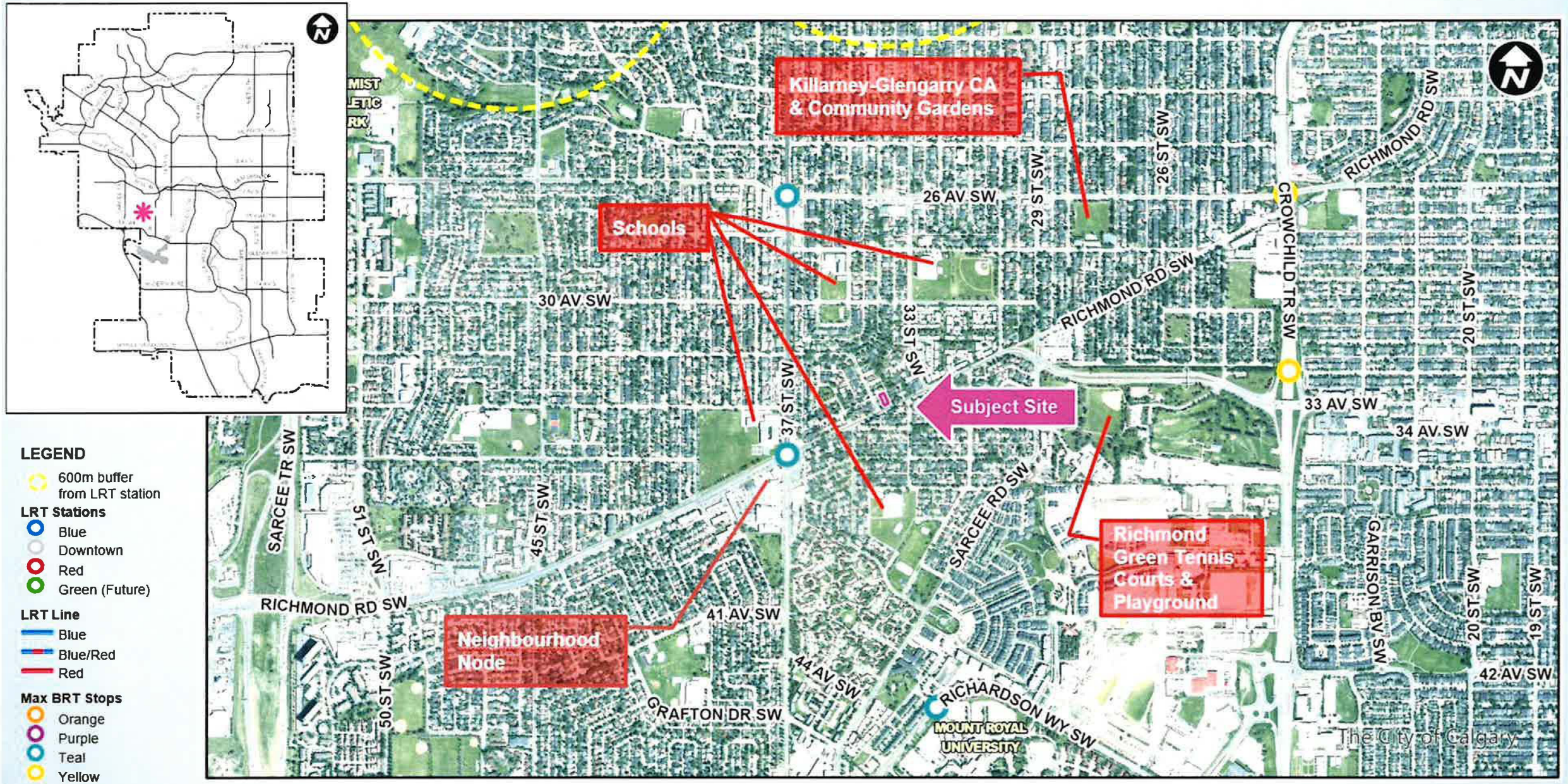


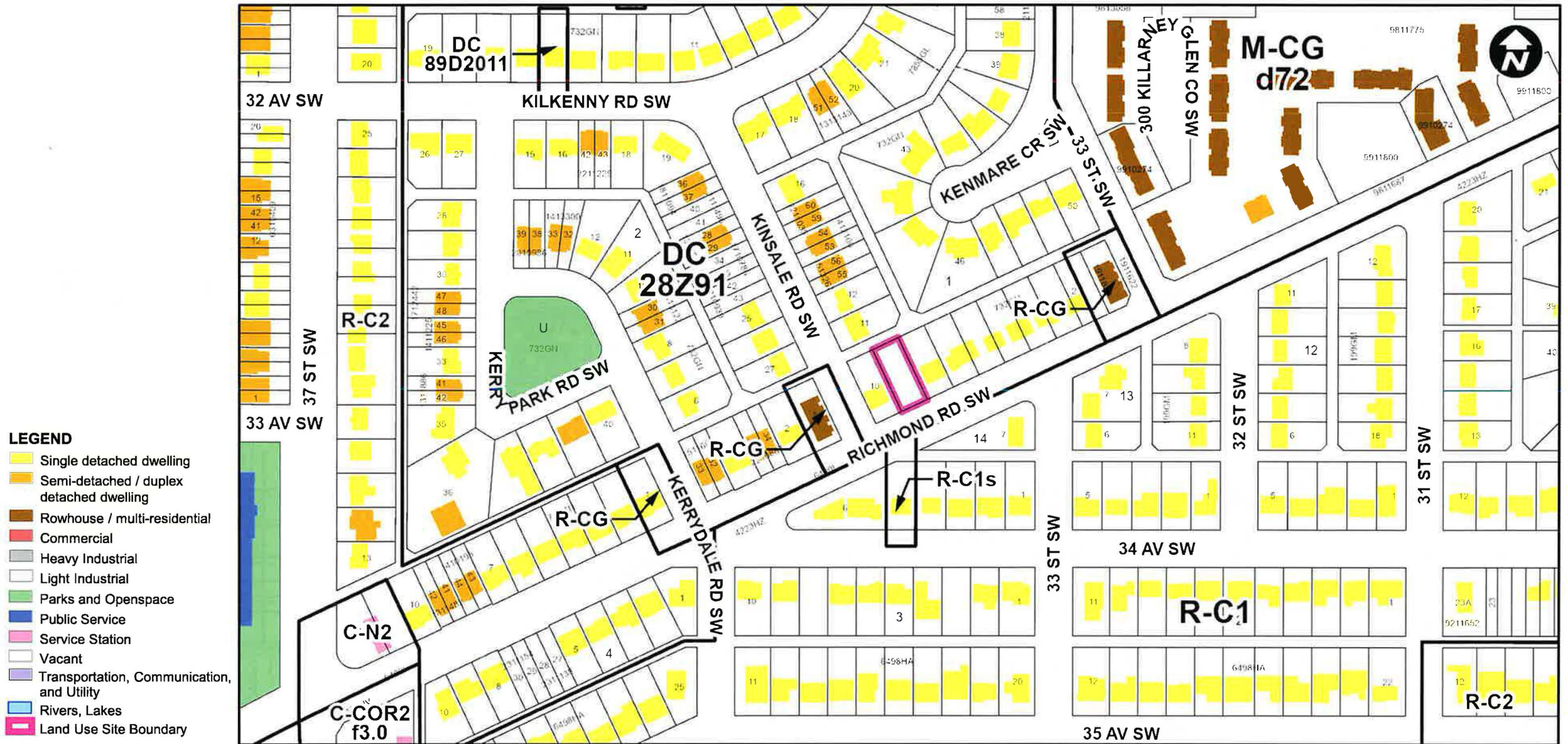


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3436 Richmond Road SW (Plan 732GN, Block 1, Lot 9 and from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.



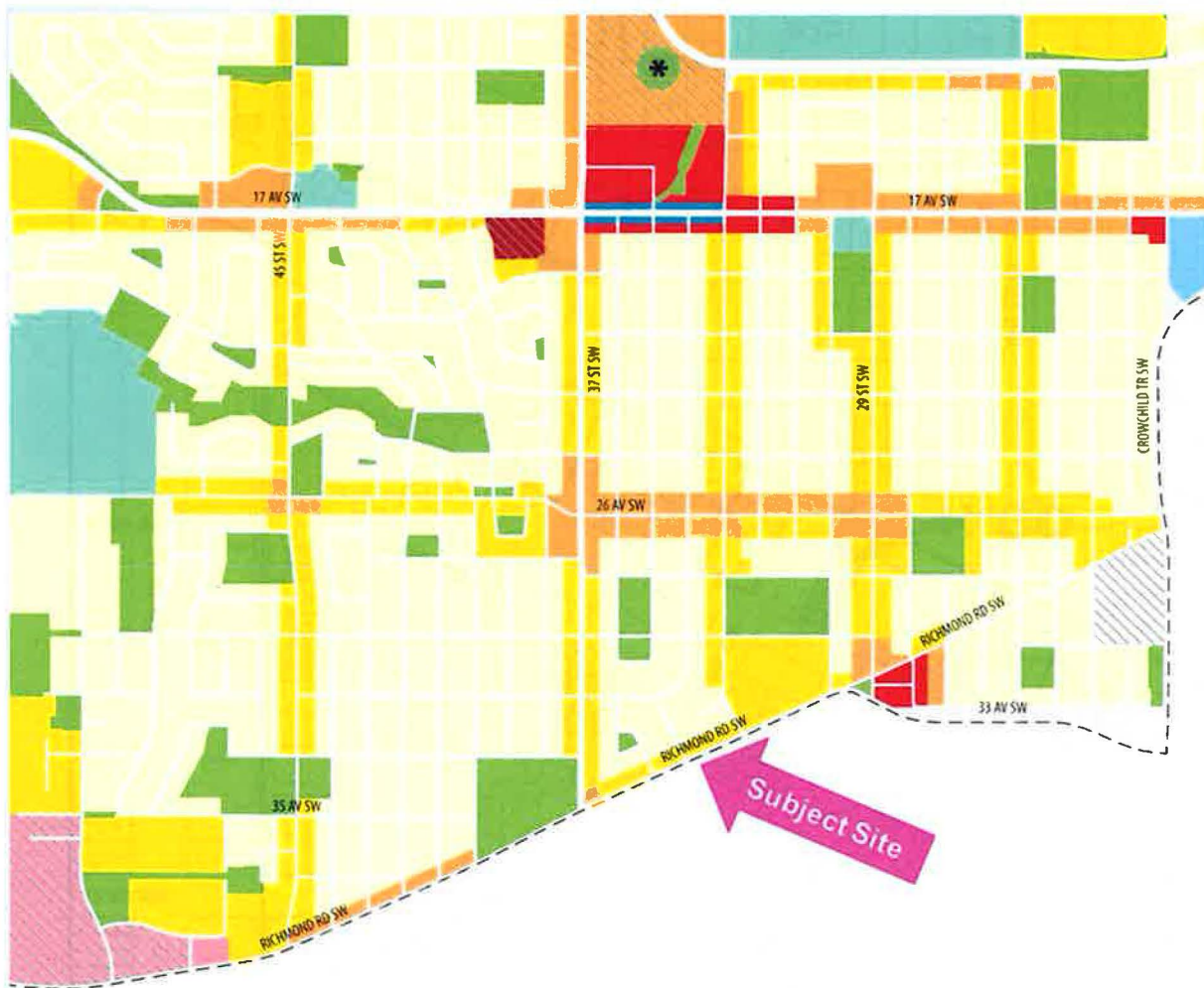




Proposed Housing – Grade Oriented (H-GO) District:

- Allows for a variety of attached, stacked or clustered units
- Maximum height of 12 metres
- Maximum floor area ratio (FAR) of 1.5

Westbrook Communities Local Area Plan



Map 3:
Urban Form

Neighbourhood
Connector



Map 4:
Building Scale

Low - Modified
(up to 4 Storeys)

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 3436 Richmond Road SW (Plan 732GN, Block 1, Lot 9 and from Direct Control (DC) District **to** Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Location Map



- 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
 - Bus Stop

Parcel Size:

0.06 ha

15m wide x **36m** deep



3504 Richmond Rd

Kinsale Rd SW



3440 Richmond Rd

Subject Parcel



Subject Parcel

3432 Richmond Rd



3426 Richmond Rd

