

# **Public Hearing of Council**

Agenda Item: 7.2.10



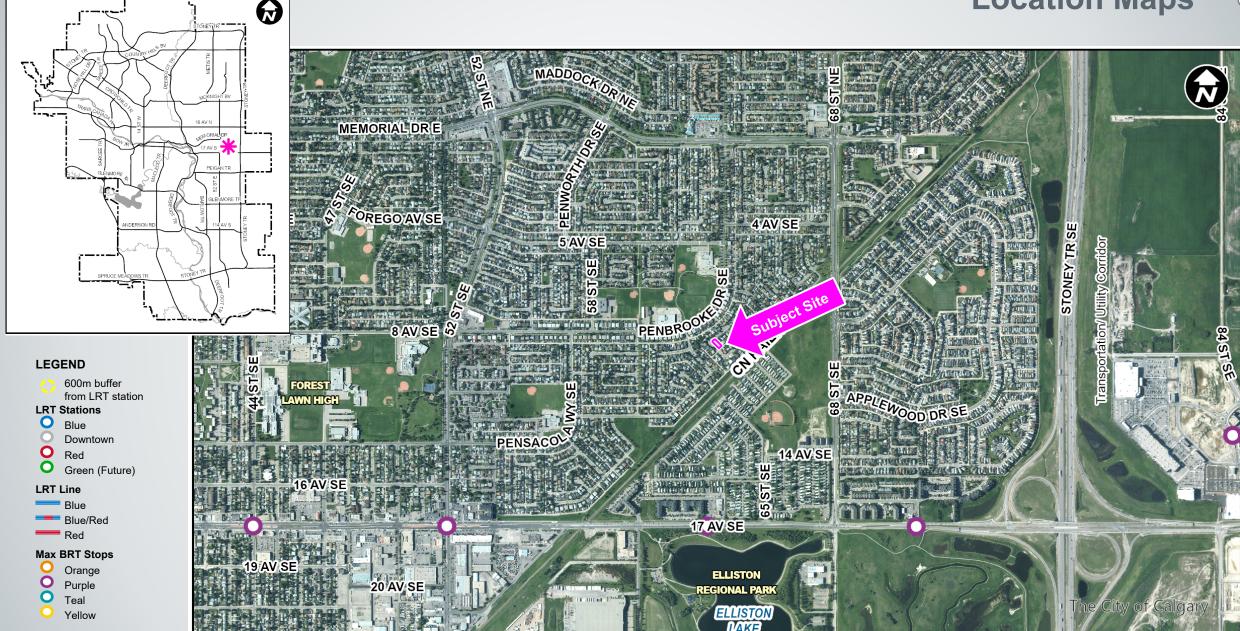
# LOC2023-0229 / CPC2023-1198 Land Use Amendment

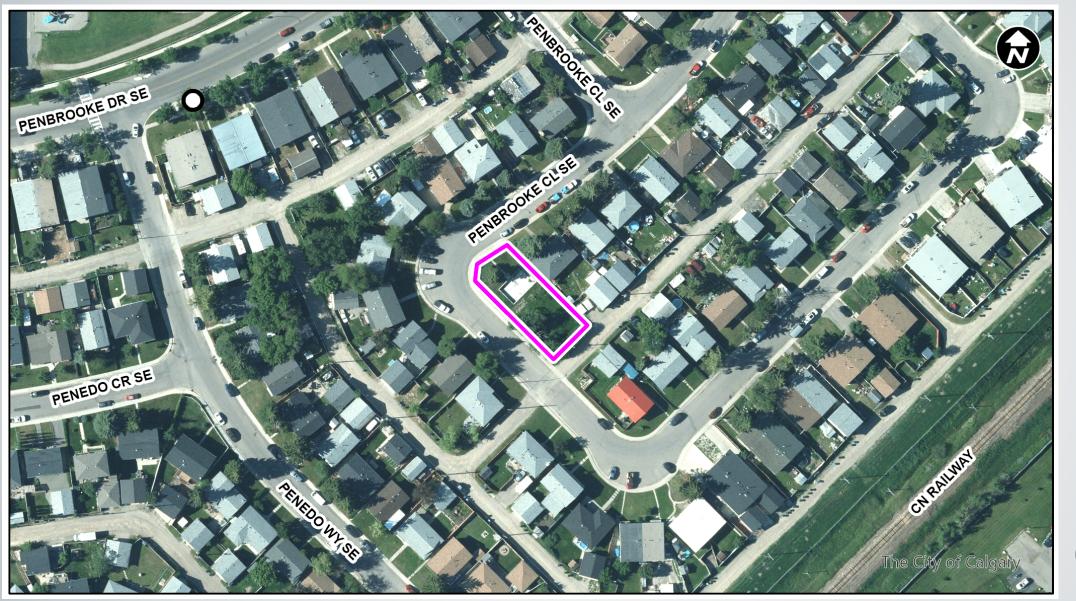
February 6, 2024

## Calgary Planning Commission's Recommendation:

#### That Council:

Give three readings to **Proposed Bylaw 29D2024** for the redesignation of 0.06 hectares ± (0.15 acres ±) located at 124 Penbrooke Close SE (Plan 470LK, Block 23, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District.



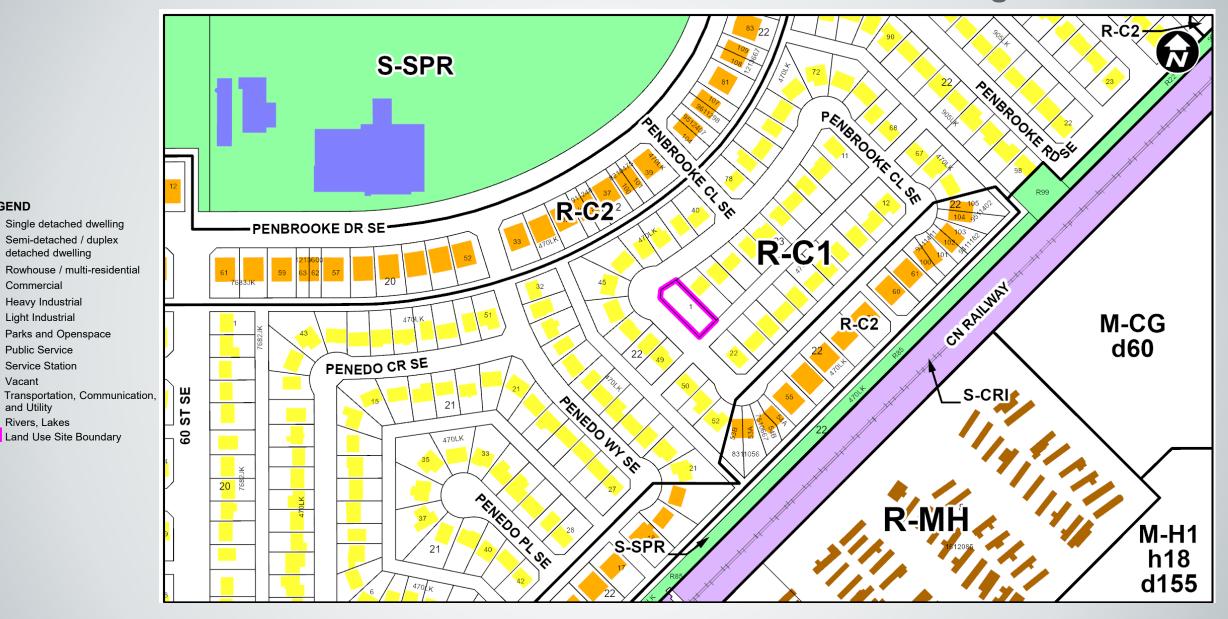


**LEGEND** 

O Bus Stop

**Parcel Size:** 

0.06ha ± 16m x 38m ±



LEGEND

Single detached dwelling

Semi-detached / duplex

Parks and Openspace

Land Use Site Boundary

detached dwelling

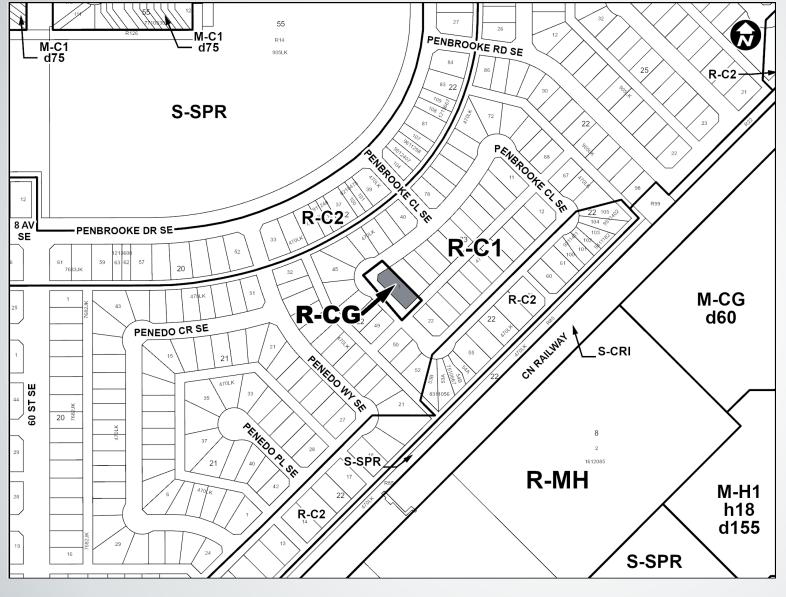
Commercial Heavy Industrial Light Industrial

Public Service

Service Station Vacant

and Utility

Rivers, Lakes



**Proposed Residential – Grade-Oriented Infill (R-CG) District:** 

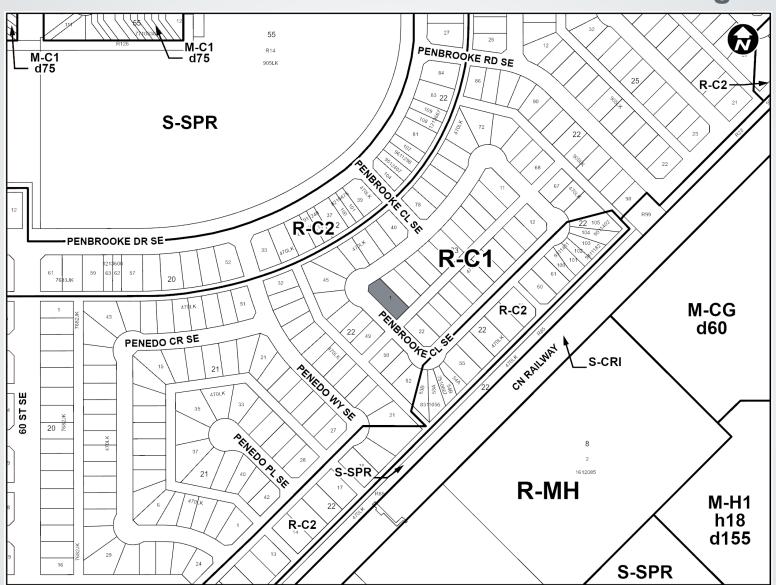
- Allows rowhouses and townhouses.
- Maximum density of 75 dwelling units per hectare (4 units).
- Maximum building height of 11 metres (3 storeys).

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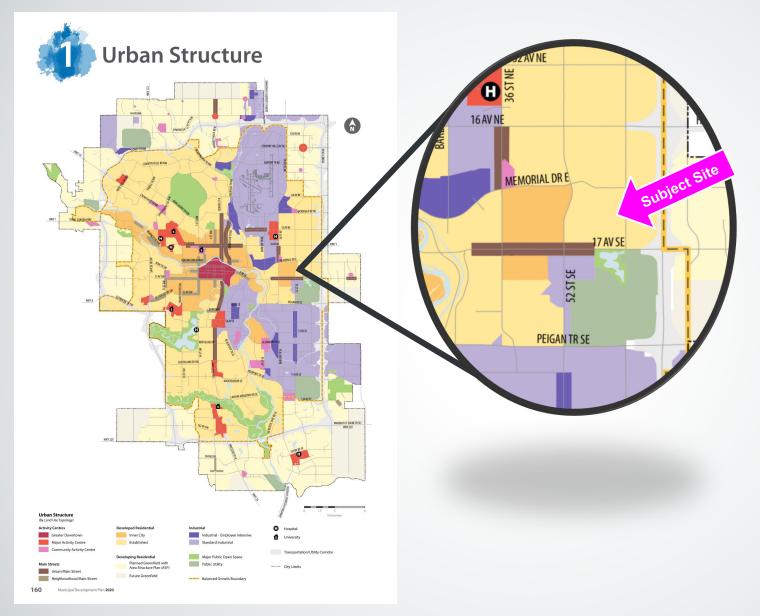
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## **Supplementary Slides**





View of the subject lands on Penbrooke Close SE, facing southeast.



### **Municipal Development Plan**

### **Map 1: Urban Structure**

- Located in the Developed-Established Area.
- Support modest intensification of established communities.