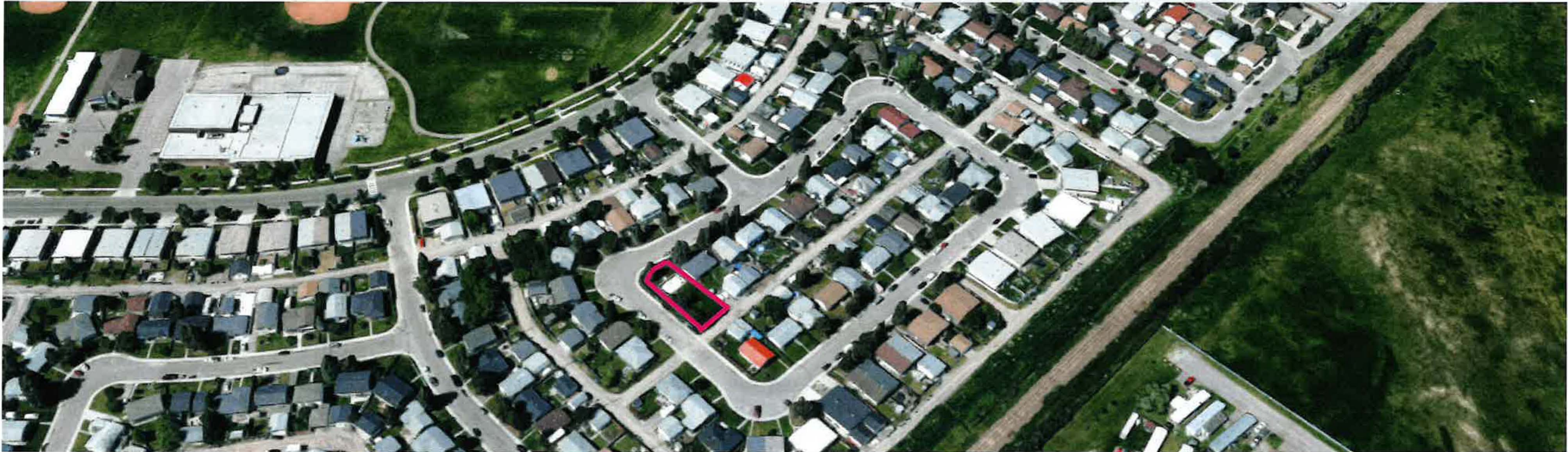




Public Hearing of Council

Agenda Item: 7.2.10



LOC2023-0229 / CPC2023-1198 Land Use Amendment

February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

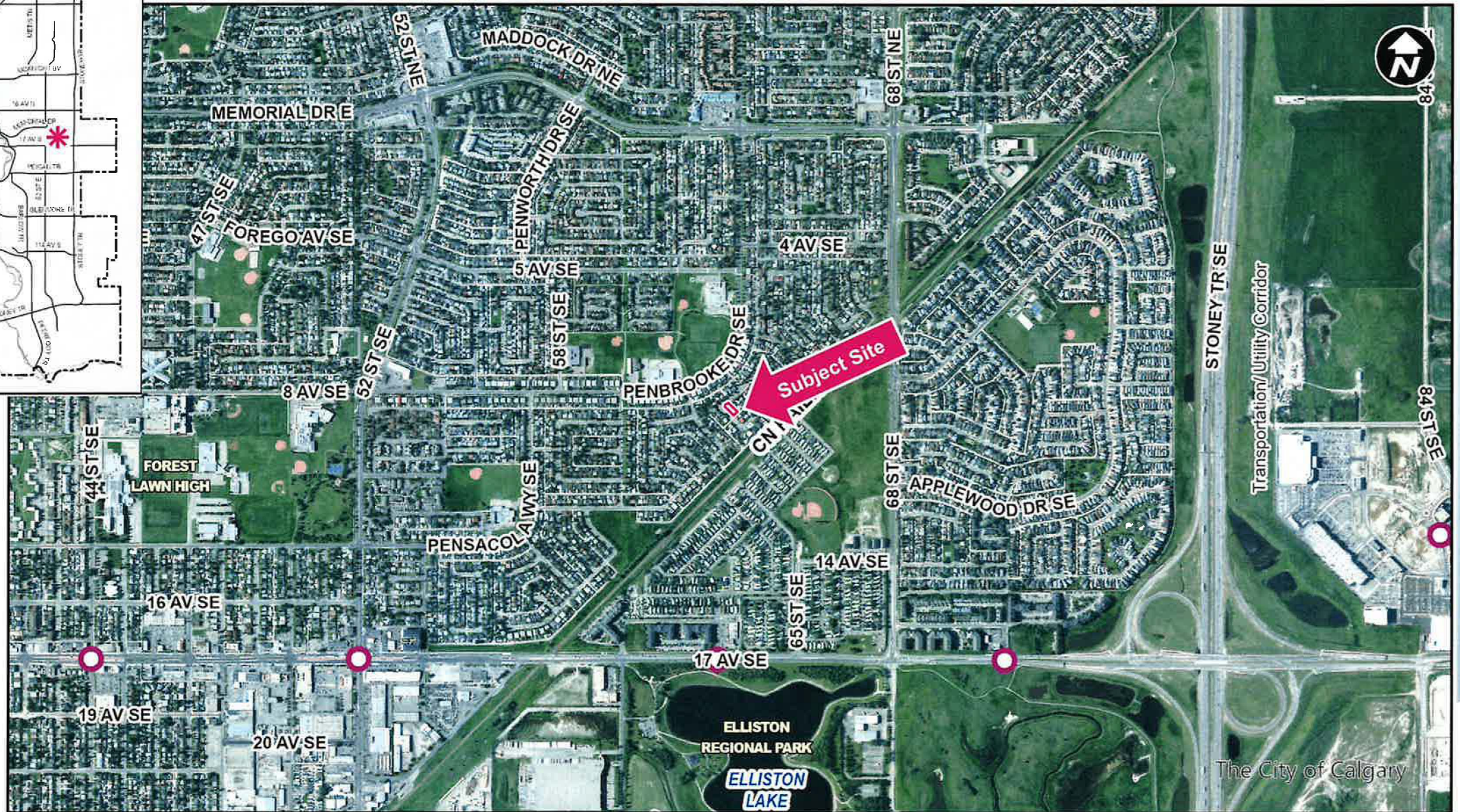
FEB 06 2024
ITEM: *7.2.10 CPC2023-1198*
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

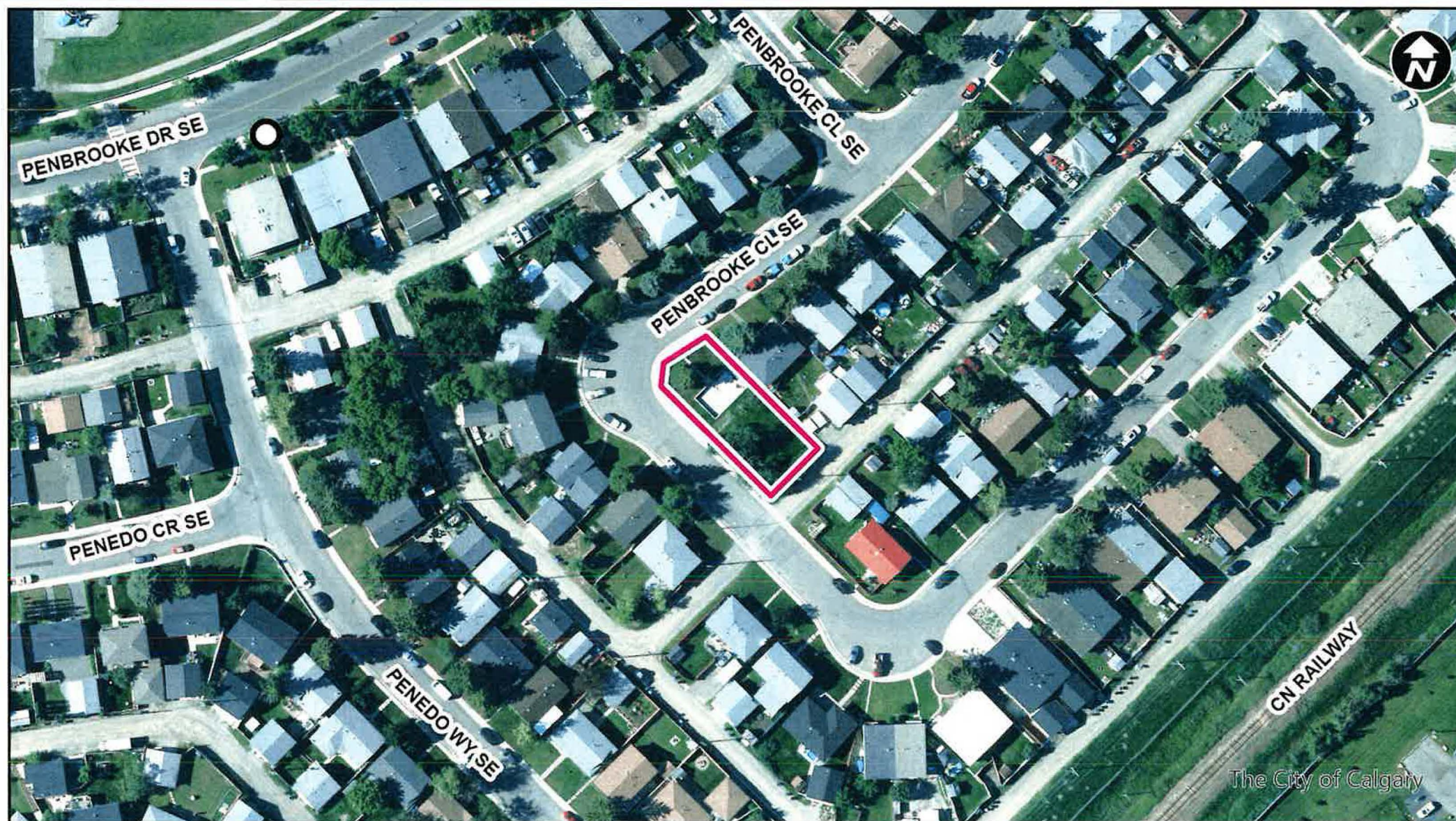
Give three readings to **Proposed Bylaw 29D2024** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 124 Penbrooke Close SE (Plan 470LK, Block 23, Lot 1) from Residential – Contextual One Dwelling (R-C1) District **to** Residential – Grade-Oriented Infill (R-CG) District.





LEGEND

- 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



LEGEND

○ Bus Stop

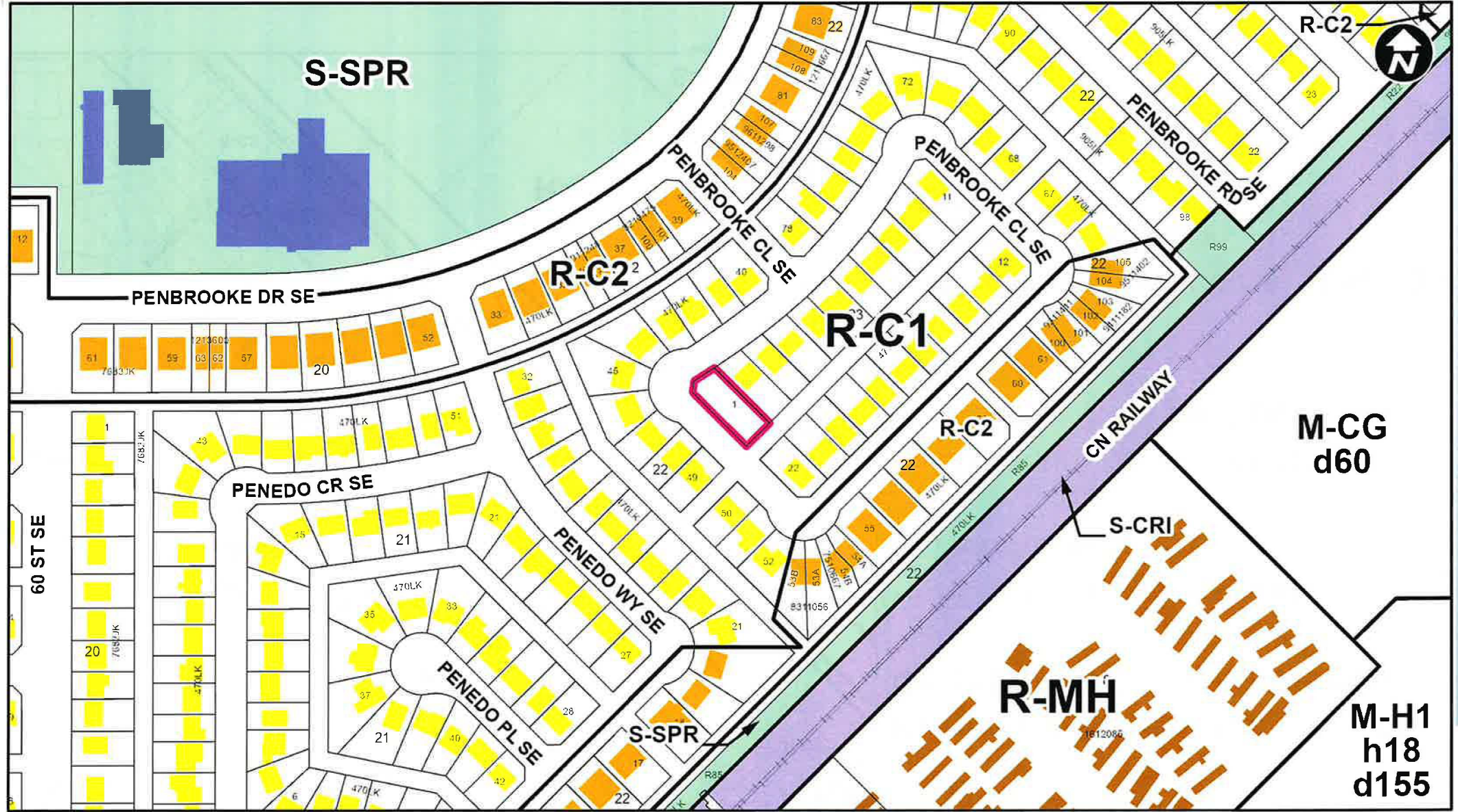
Parcel Size:

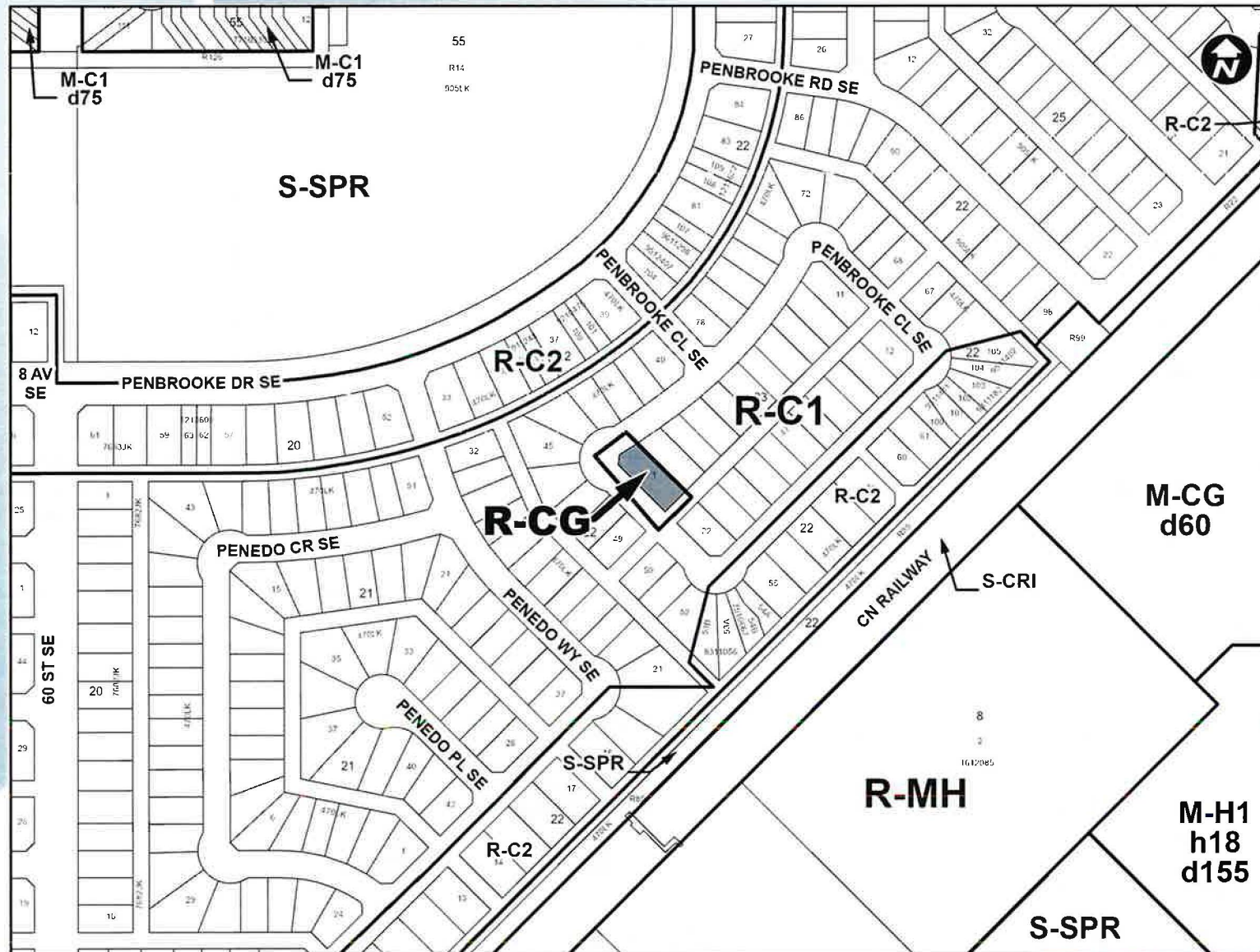
0.06ha ±
16m x 38m ±

The City of Calgary

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 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).

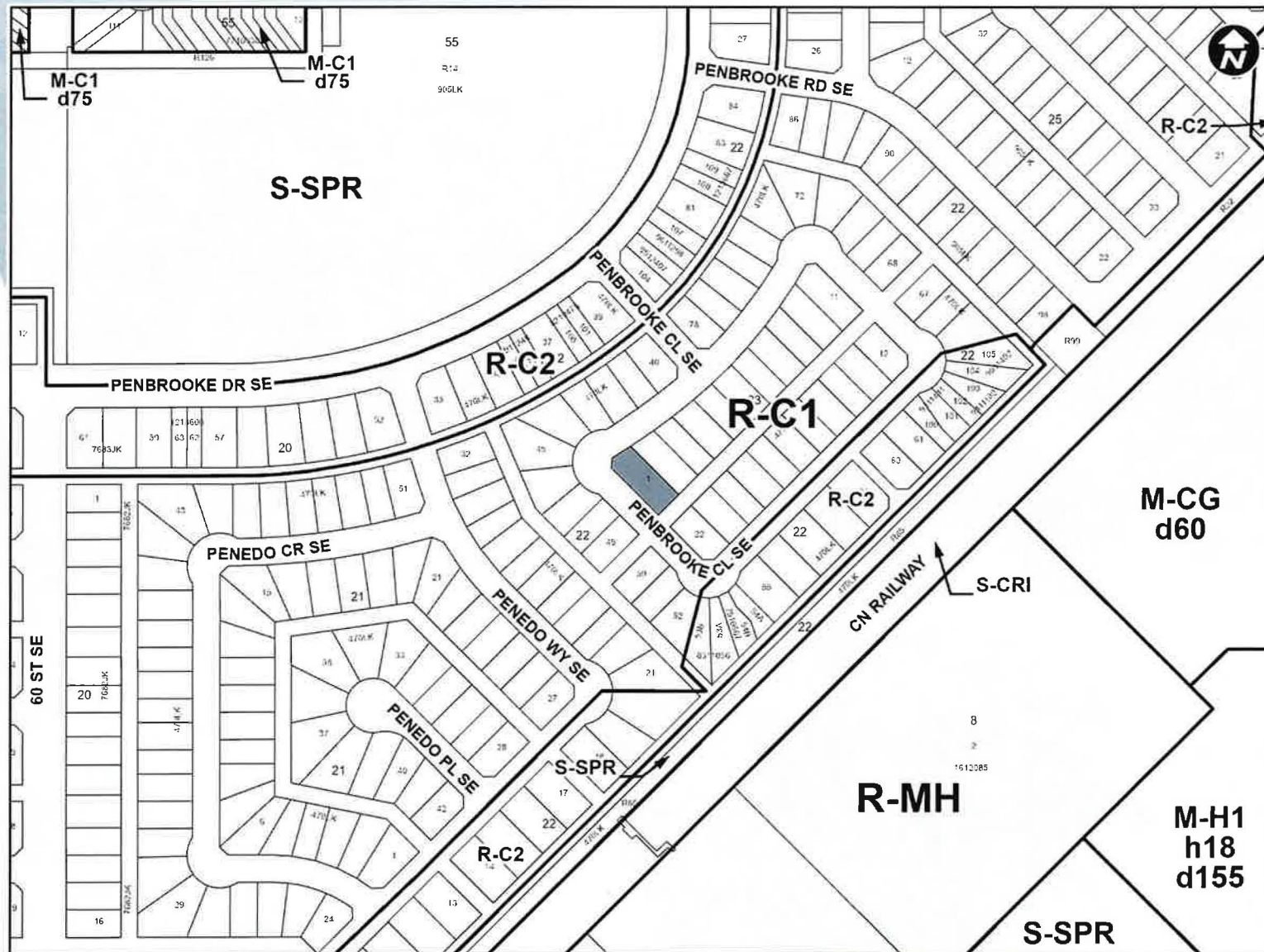
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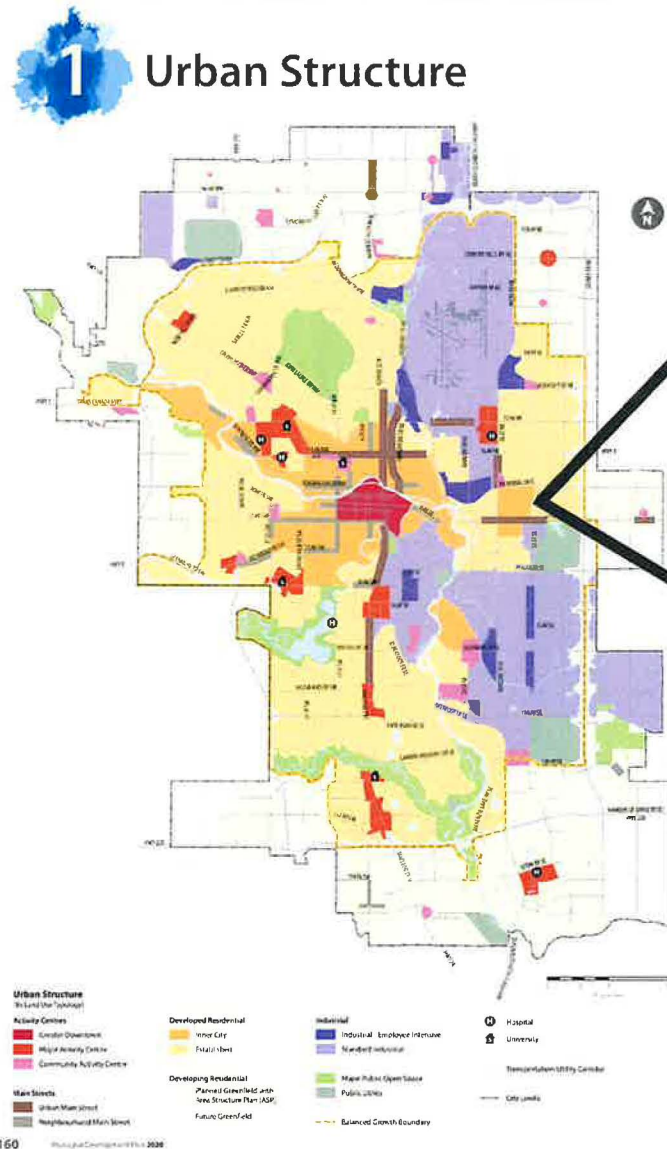
Supplementary Slides

Existing Land Use Map





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.