



Public Hearing of Council

Agenda Item: 7.2.16



LOC2023-0266 / CPC2023-1213

Land Use Amendment

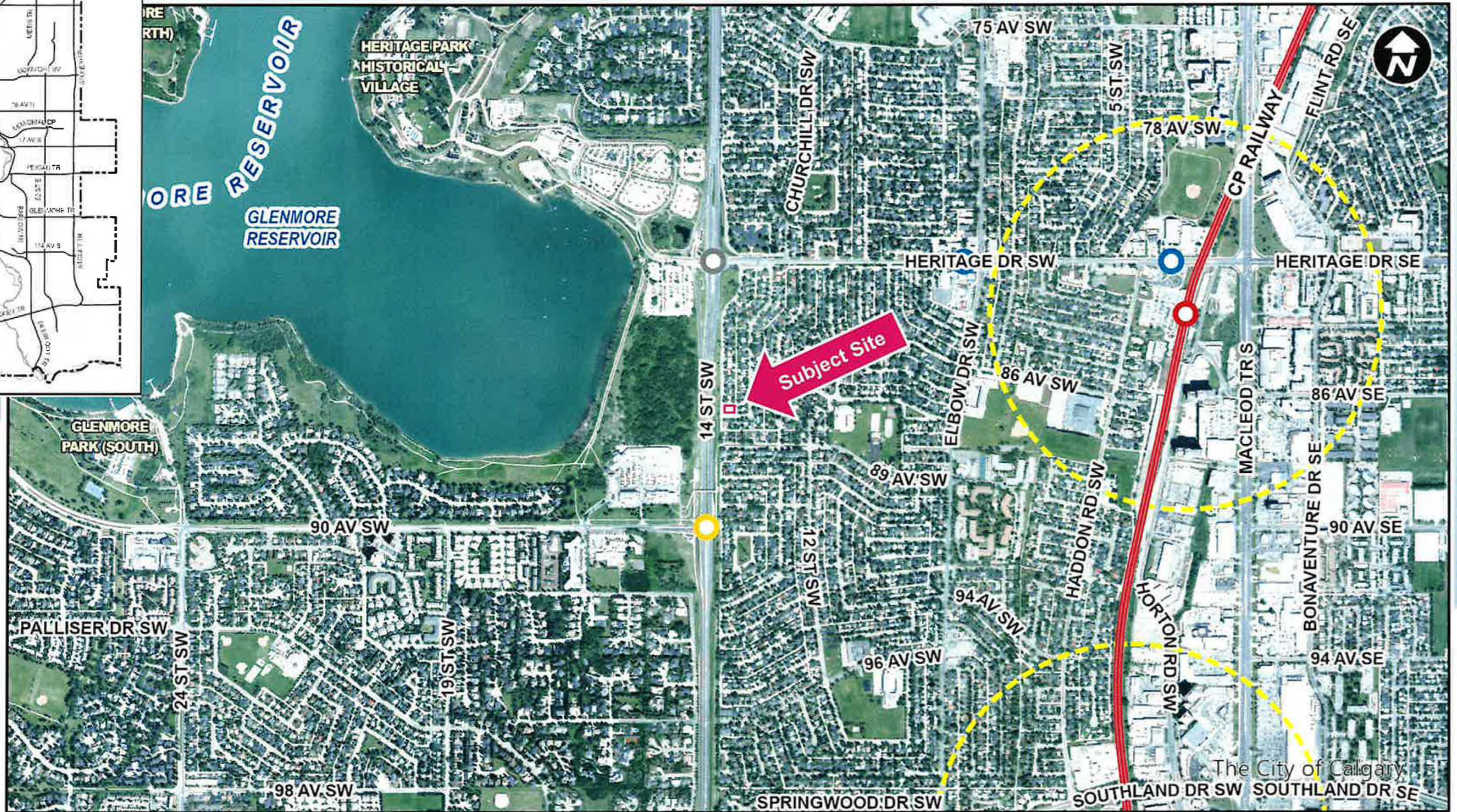
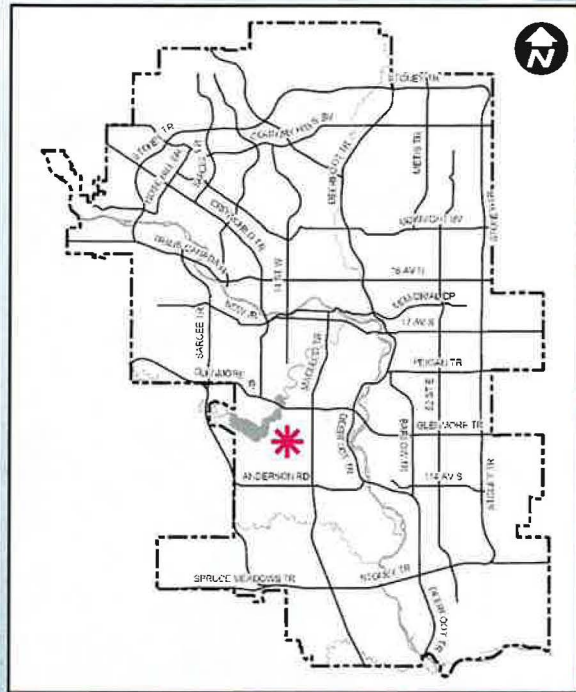
February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 06 2024
ITEM: 7.2.16 - CPC2023-1213
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 50D2024** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 124 Haysboro Crescent SW (Plan 311HN, Block 8, Lot 25) from Residential – Contextual One Dwelling (R-C1) District to Residential – Contextual One / Two Dwelling (R-C2) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



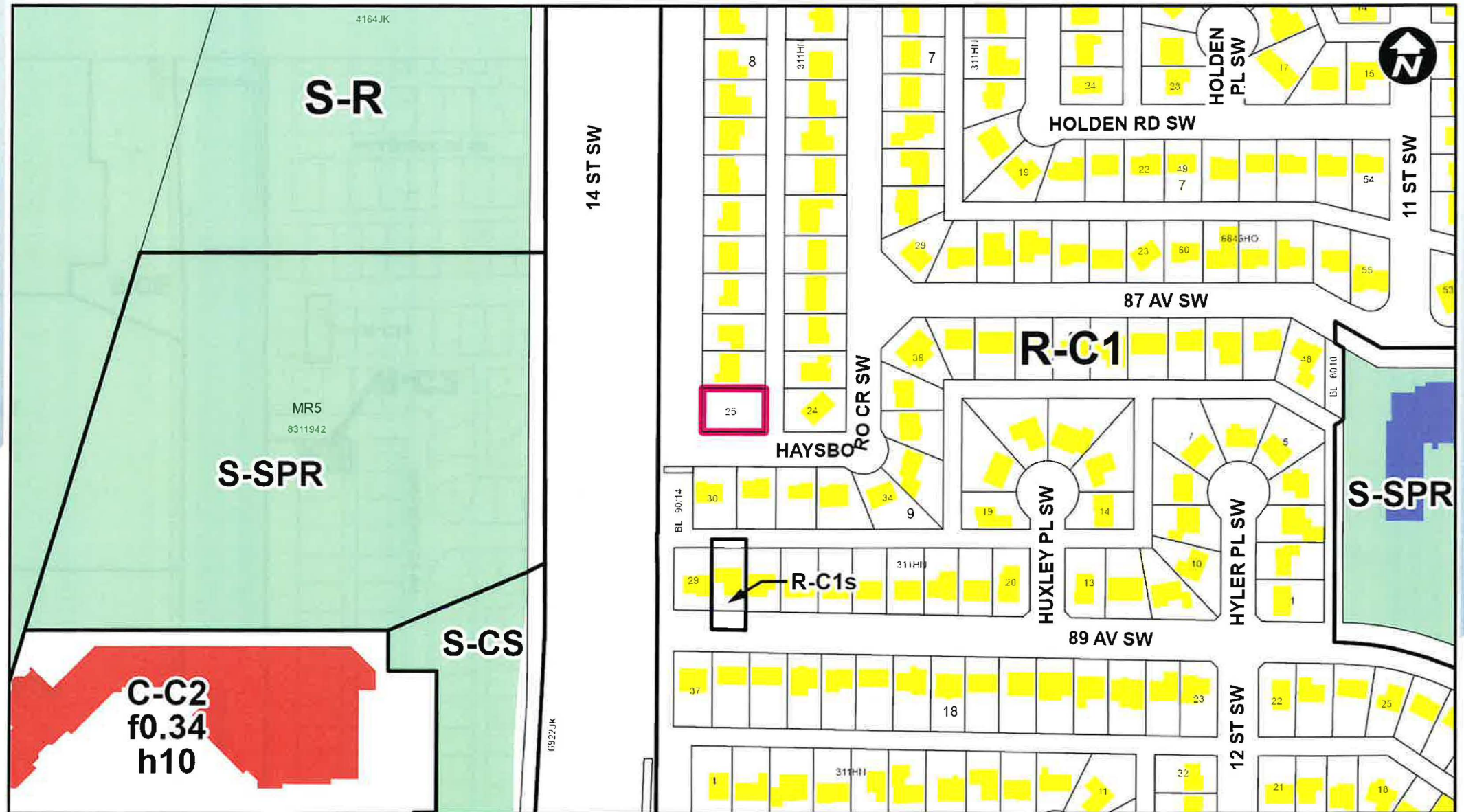
Parcel Size:

0.07 ha
21m x 30m

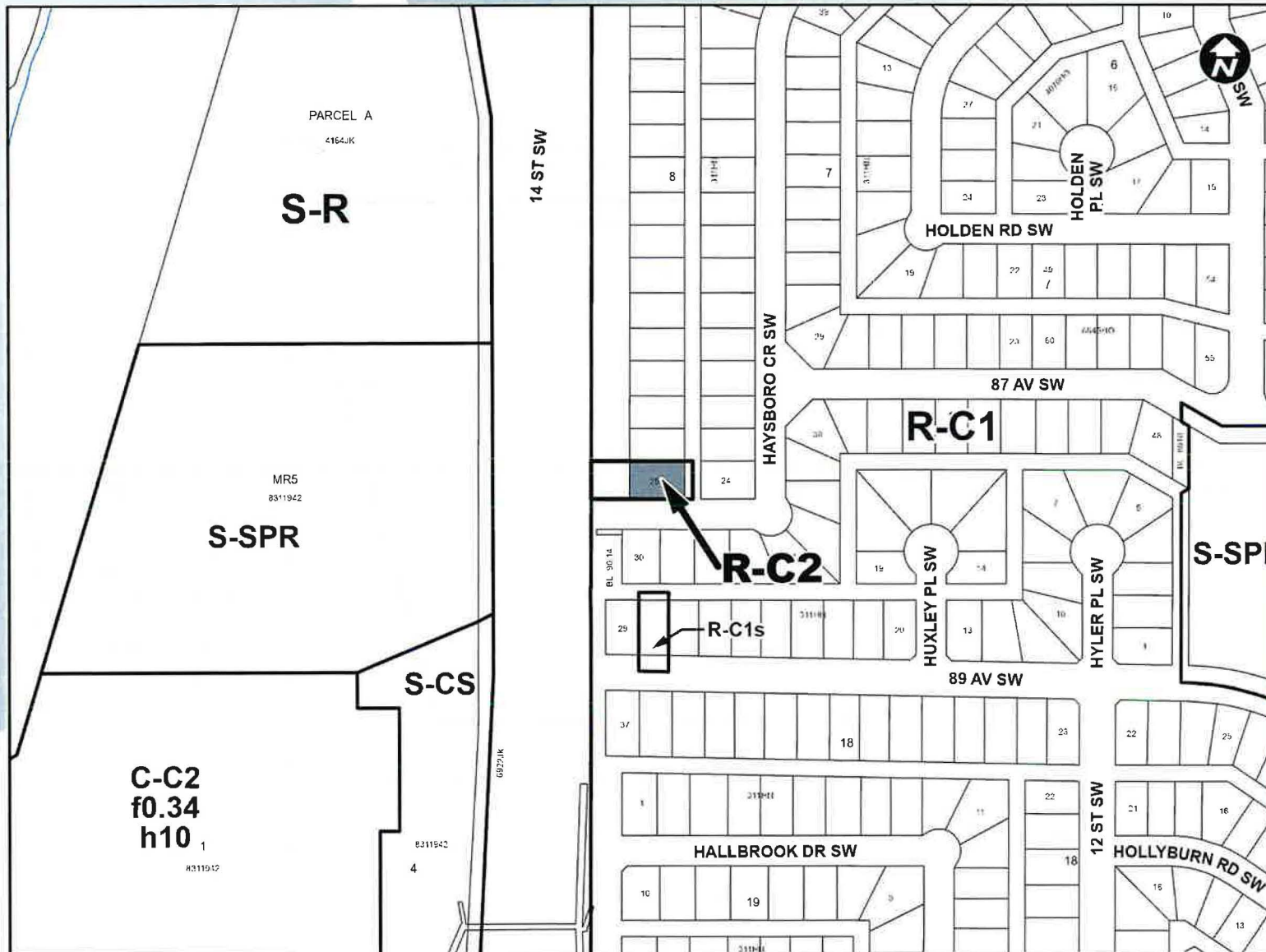
Surrounding Land Use

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:

- Allows semi-detached, duplex homes and suites in addition to single detached dwellings
- Potential future subdivision into 2 individual lots
- Maximum of 2 dwelling units (an increase from the current maximum of 1 dwelling unit)

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Supplementary Slides

Picture looking
North from
Haysboro
Crescent SW

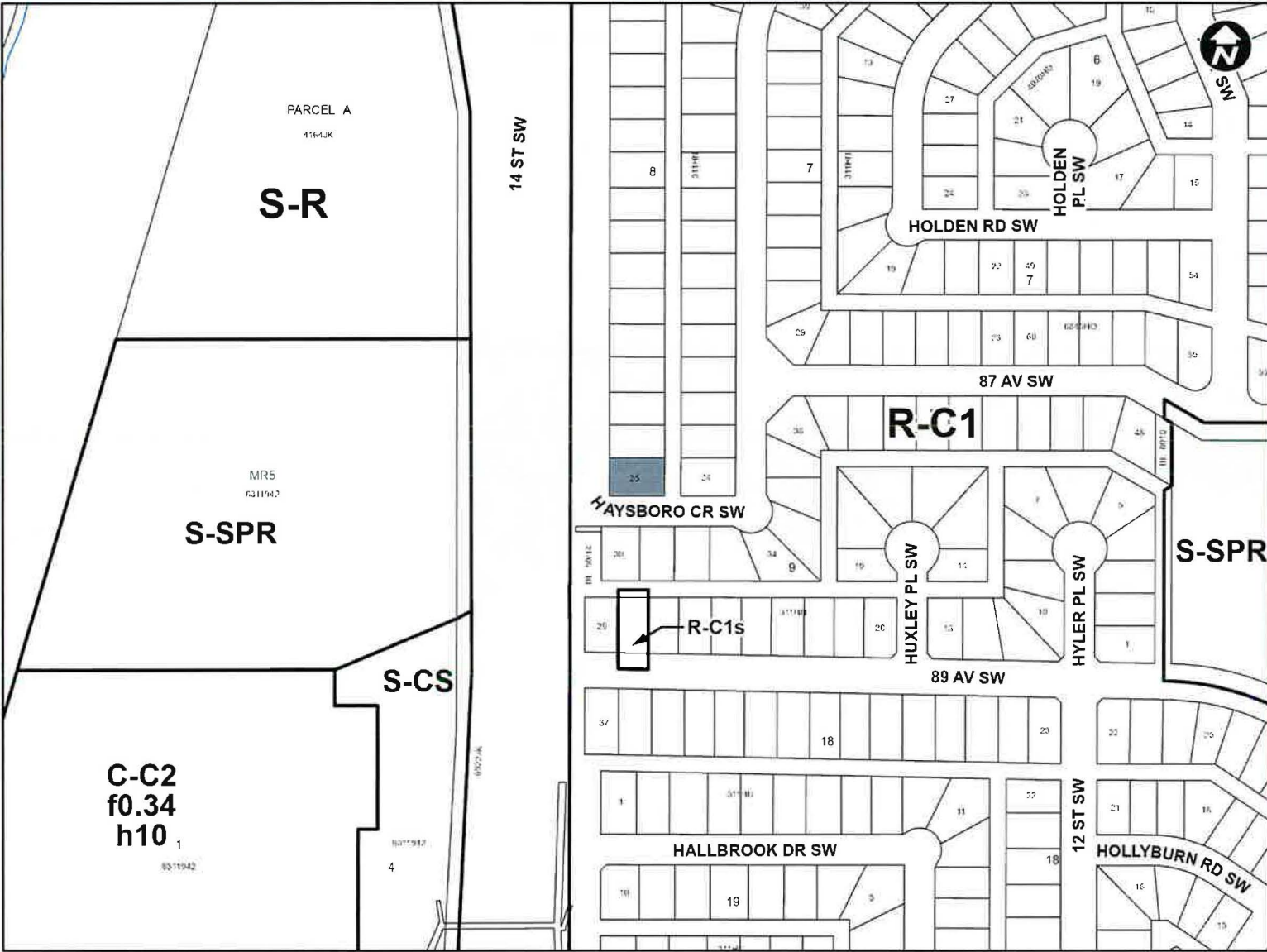


Picture looking North-
West from Haysboro
Crescent SW



Looking
south from Haysboro
Crescent SW





Existing Residential – Contextual One Dwelling (R-C1) District:

- Allows for single detached, secondary suite and accessory residential building;
- Maximum of 1 dwelling unit.



Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- Regional Campus
- No Urban Form Category