



# Public Hearing of Council

## Agenda Item: 7.2.1



## LOC2024-0289 / CPC2025-0233

### Land Use Amendment

May 6, 2025

ISC: Unrestricted

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

MAY 06 2025

ITEM: 7.2.1 CPC2025-0233  
Distrib- Presentation  
CITY CLERK'S DEPARTMENT



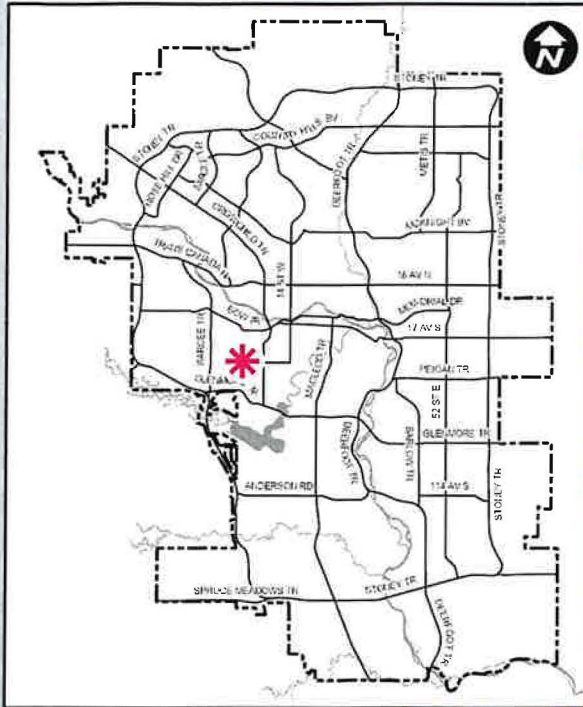
## Calgary Planning Commission's Recommendation:

That Council:


Give three readings to **Proposed Bylaw 71D2025** for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 3227 Kenmare Crescent SW (Plan 732GN, Block 1, Lot 45) from Direct Control (DC) District to Residential – Grade Oriented Infill (R-CG) District.







## LEGEND

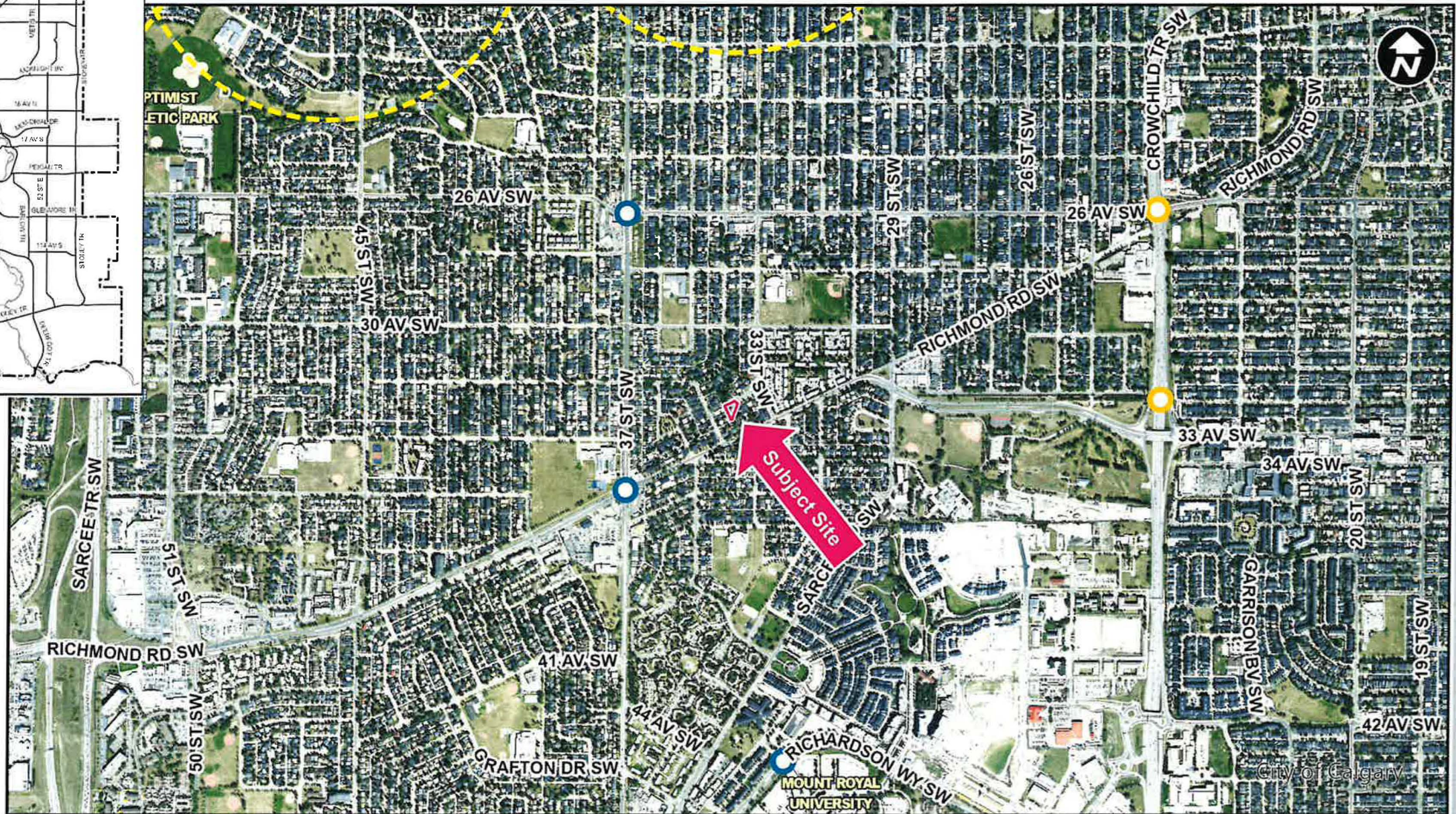
 600m buffer from LRT station

## Max BRT Stops

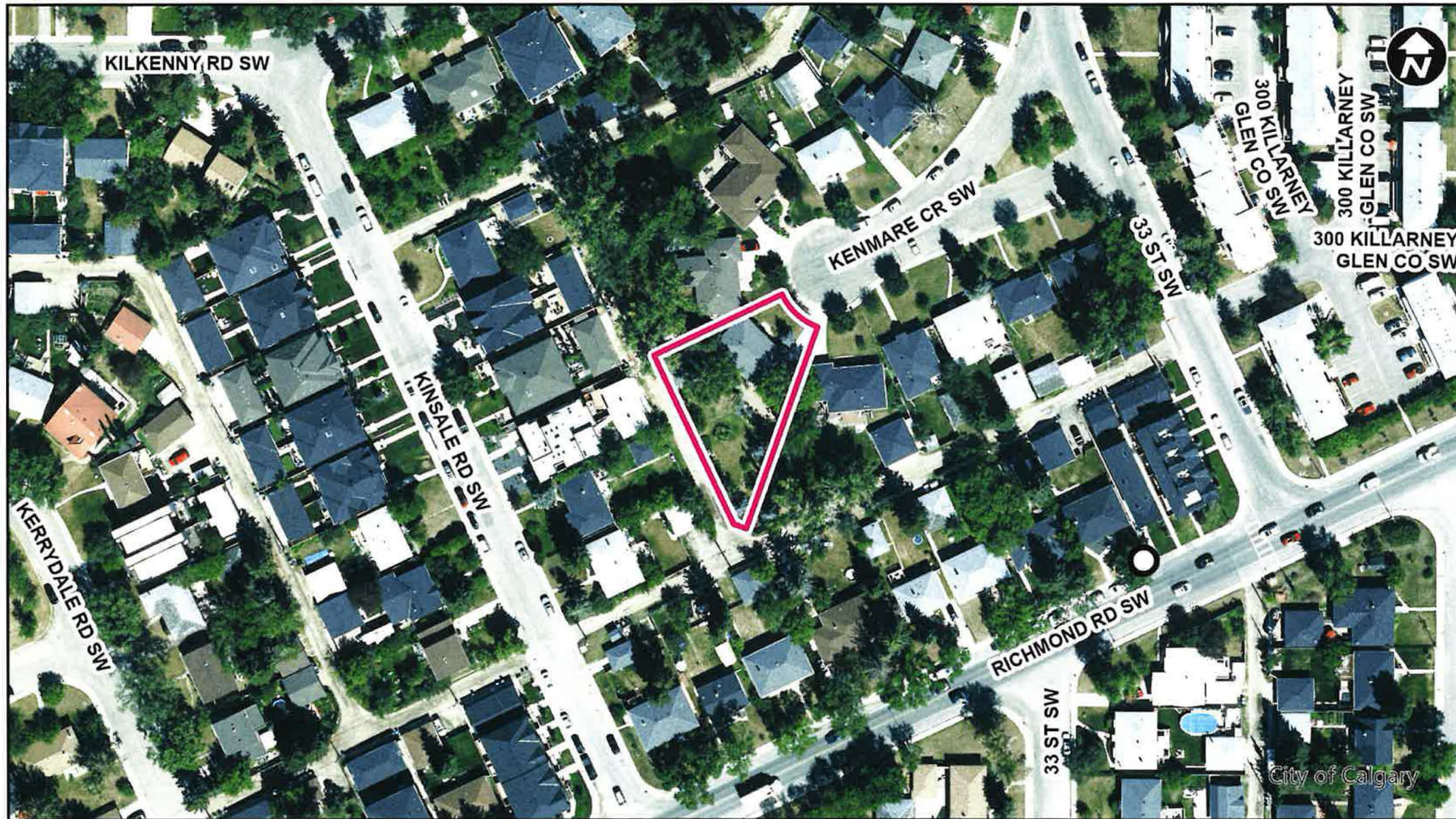
 Teal  
 Yellow

## LRT Line

 Blue





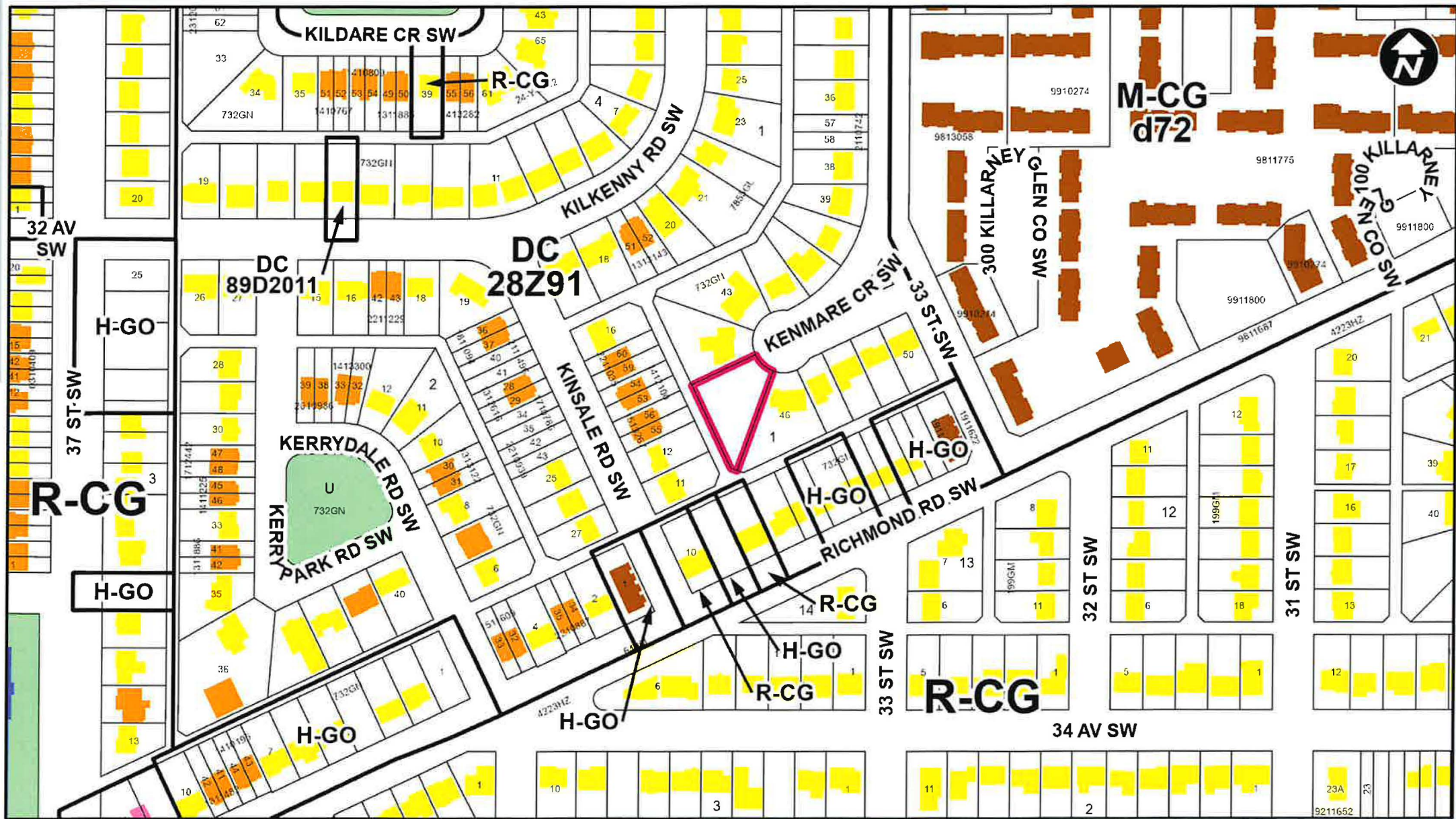


Parcel Size:  
0.11 ha



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









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## Supplementary Slides











## Limited Scale Policies

The policies in this section only apply to Neighbourhood Local Areas that have the Limited Scale modifier. Limited Scale policies recognize that single-detached housing is, and will continue to be, a desirable housing form and may be developed anywhere within Neighbourhood Local, Limited Scale areas. Secondary suites will continue to be allowed where they are currently permitted by the **Land Use Bylaw** and do not form part of the unit count when considering the following policies.

### Policy

- a. Secondary suites are supported where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported on parcels with rear lanes in the following areas:
  - i. within transit station area Core Zones and Transition Zones;
  - ii. along a street identified as a Main Street or separated by a lane from a parcel along a Main Street;
  - iii. on corner parcels; or,
  - iv. adjacent to or separated by a road or lane from a school, park or open space greater than 0.4 hectares.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
  - i. access to sunlight and shade on adjacent parcels; and,
  - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.



# Existing Land Use Map 12

