

Public Hearing of Council

Agenda Item: 7.2.1



LOC2024-0168 / CPC2025-0356

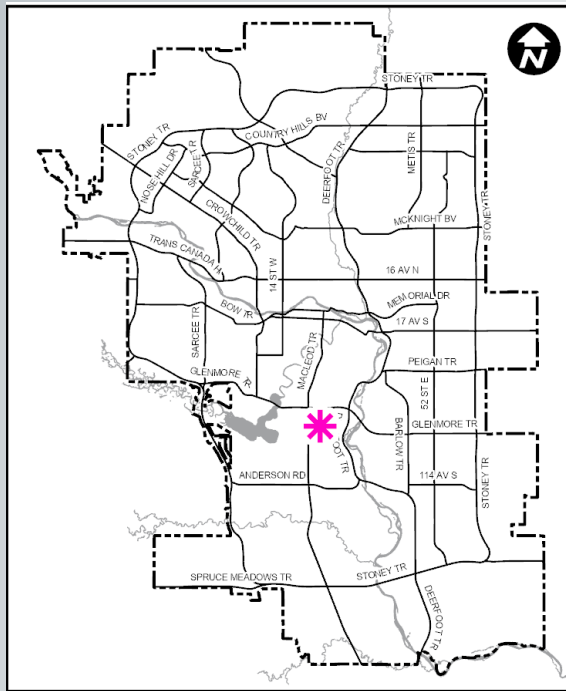
Land Use Amendment

July 15, 2025

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 98D2025** for the redesignation of 0.07 hectares $\pm$ (0.18 acres $\pm$) located at 8003 Fairmount Drive SE (Plan 3323HR, Block 10, Lot 16) from Housing – Grade Oriented (H-GO) District **to** Direct Control (DC) District.



LEGEND

600m buffer from LRT station

LRT Stations

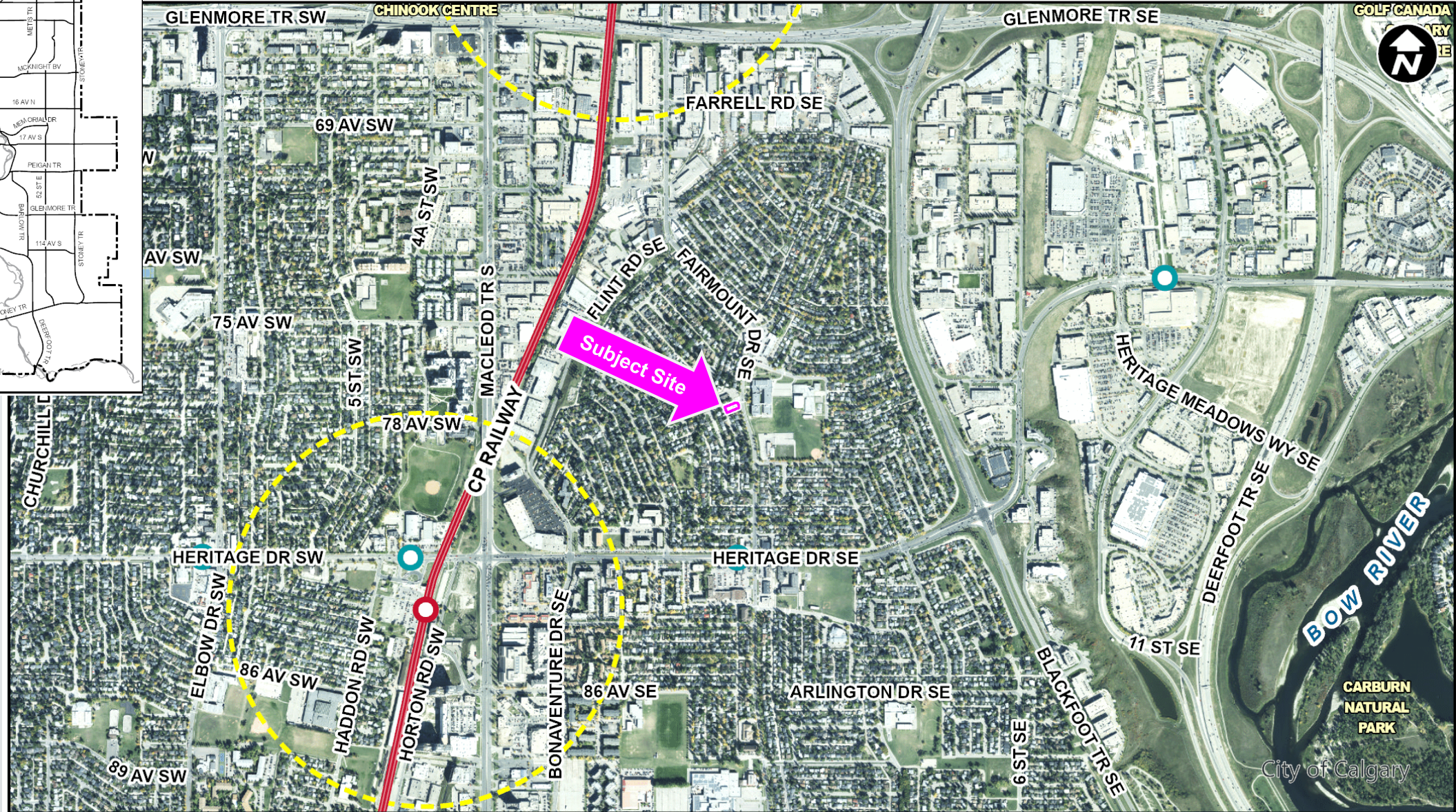
Red

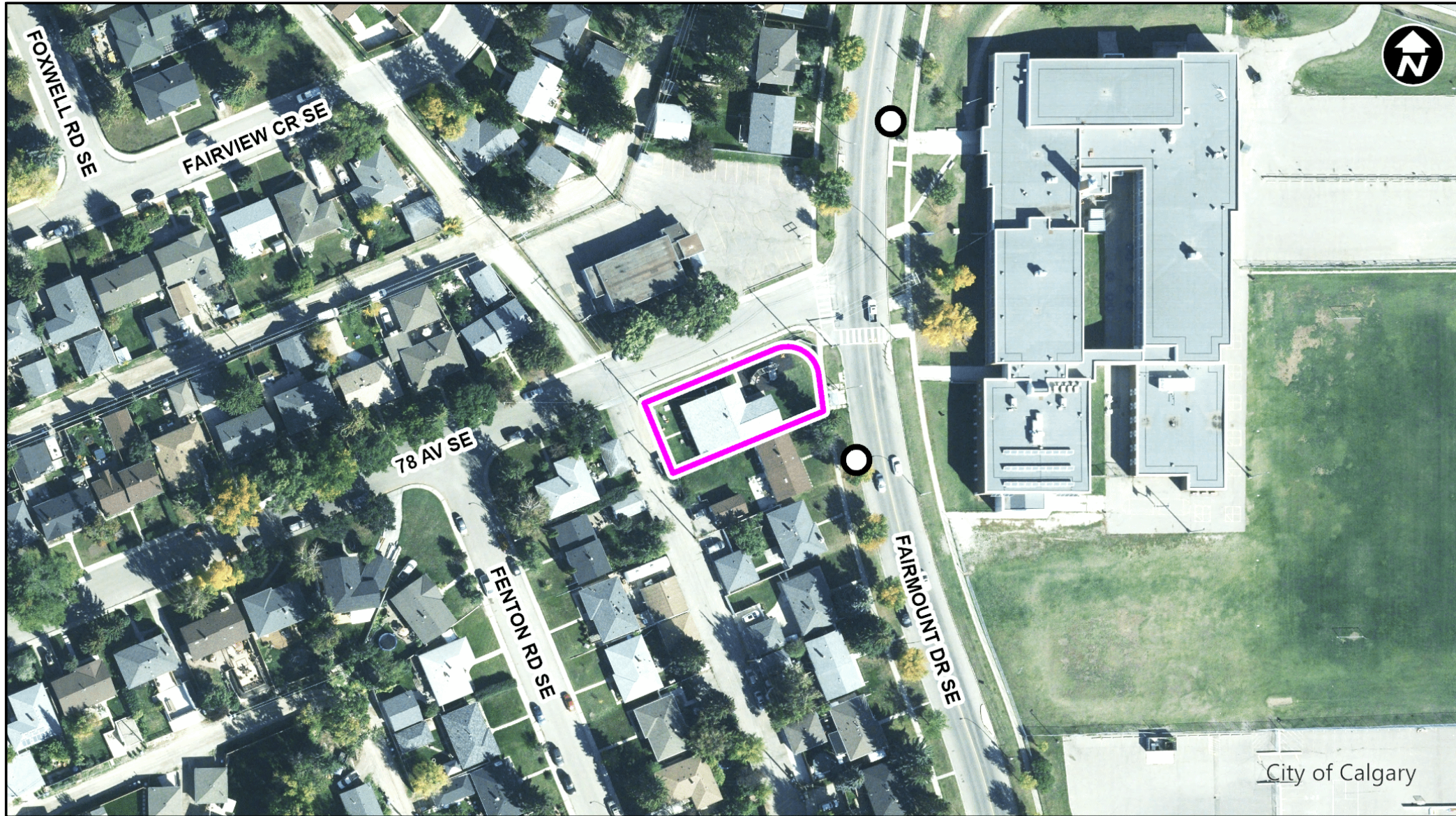
LRT Line

Red

Max BRT Stops

Teal



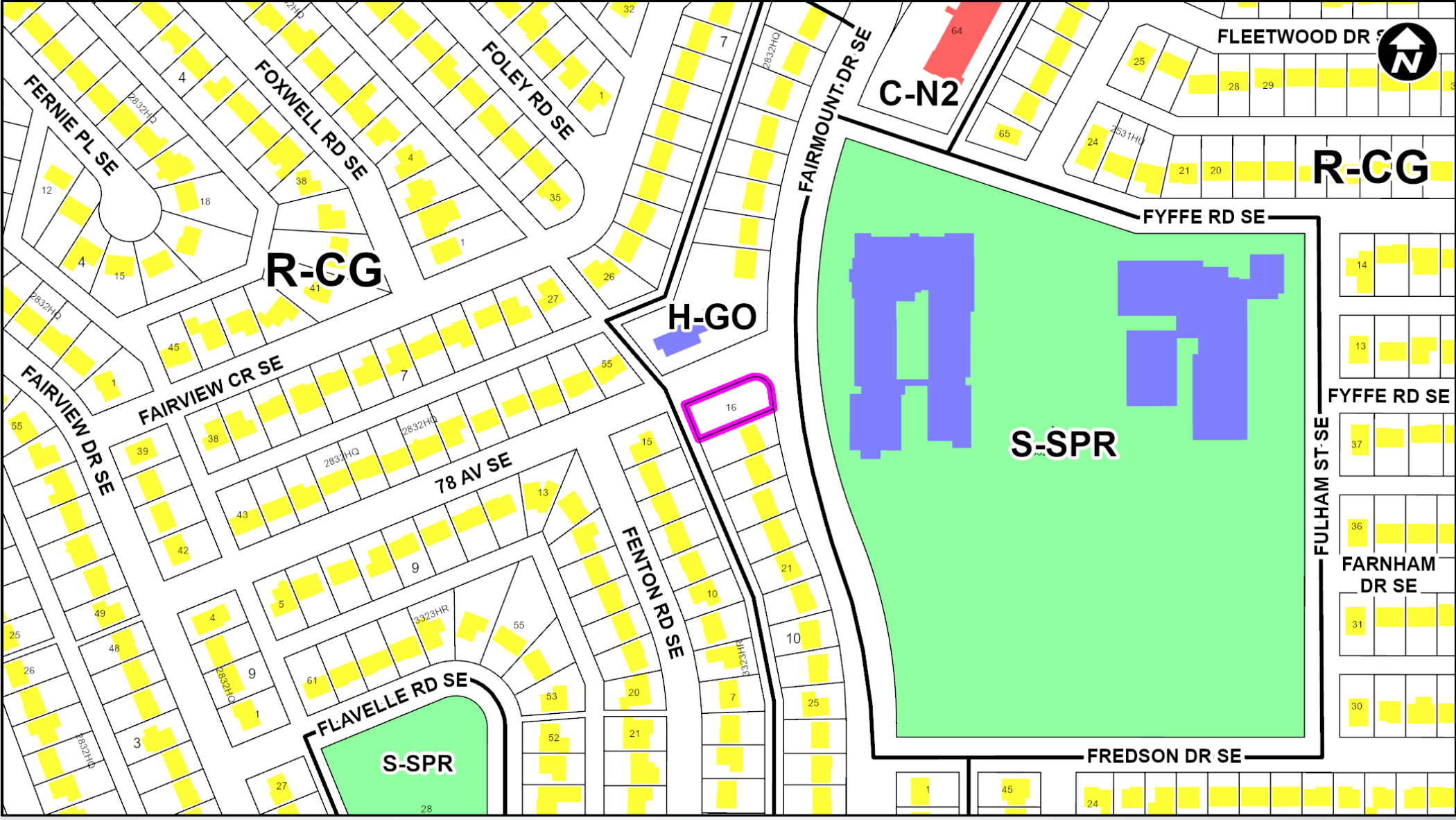


LEGEND

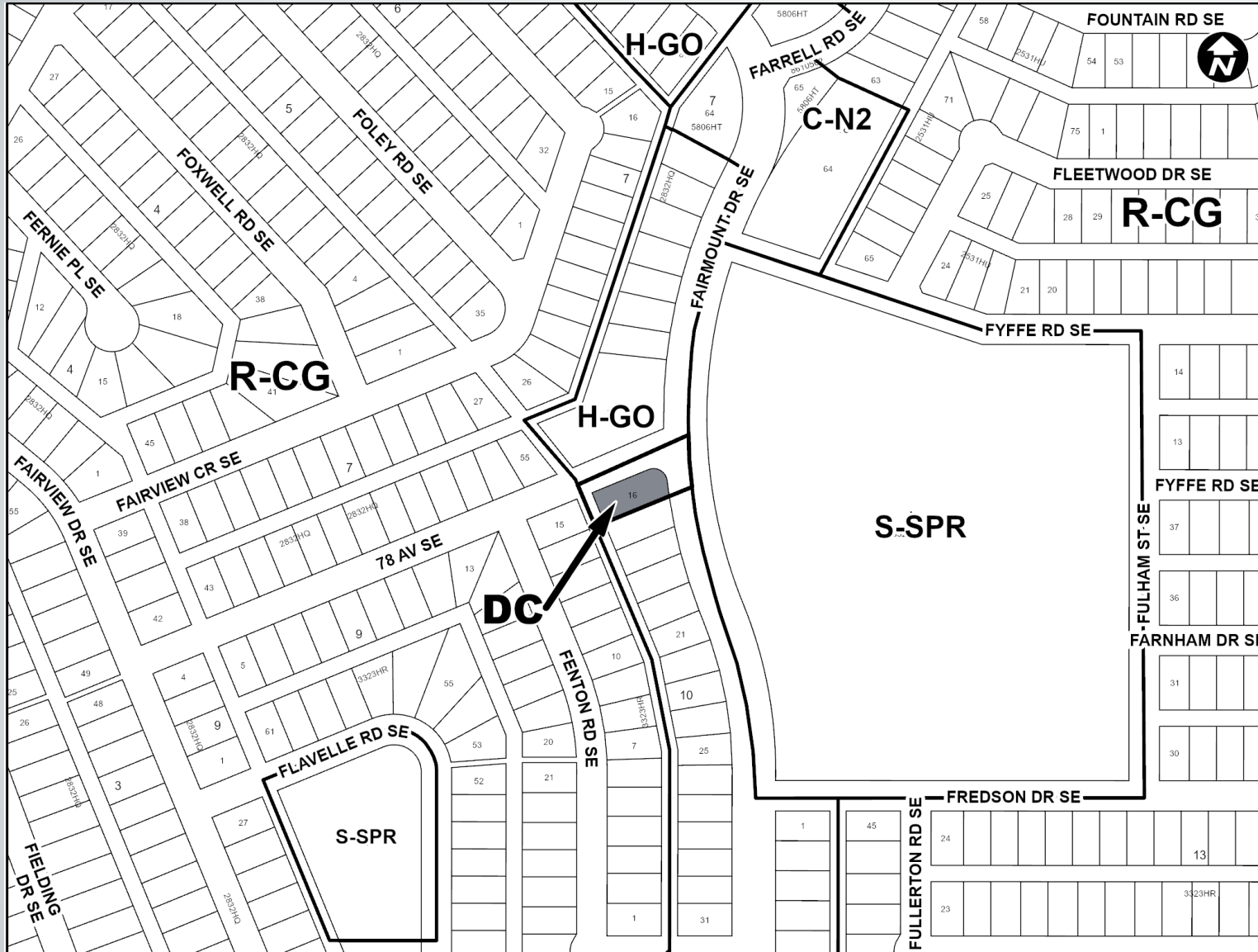
○ Bus Stop

Parcel Size:

0.07 ha
18m x 39m



- 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 Direct Control District:

- Based on the Housing – Grade Oriented (H-GO) District
- Maintains maximum building height of 12.0 metres or approximately three storeys
- Maintains maximum floor area ratio (FAR) of 1.5

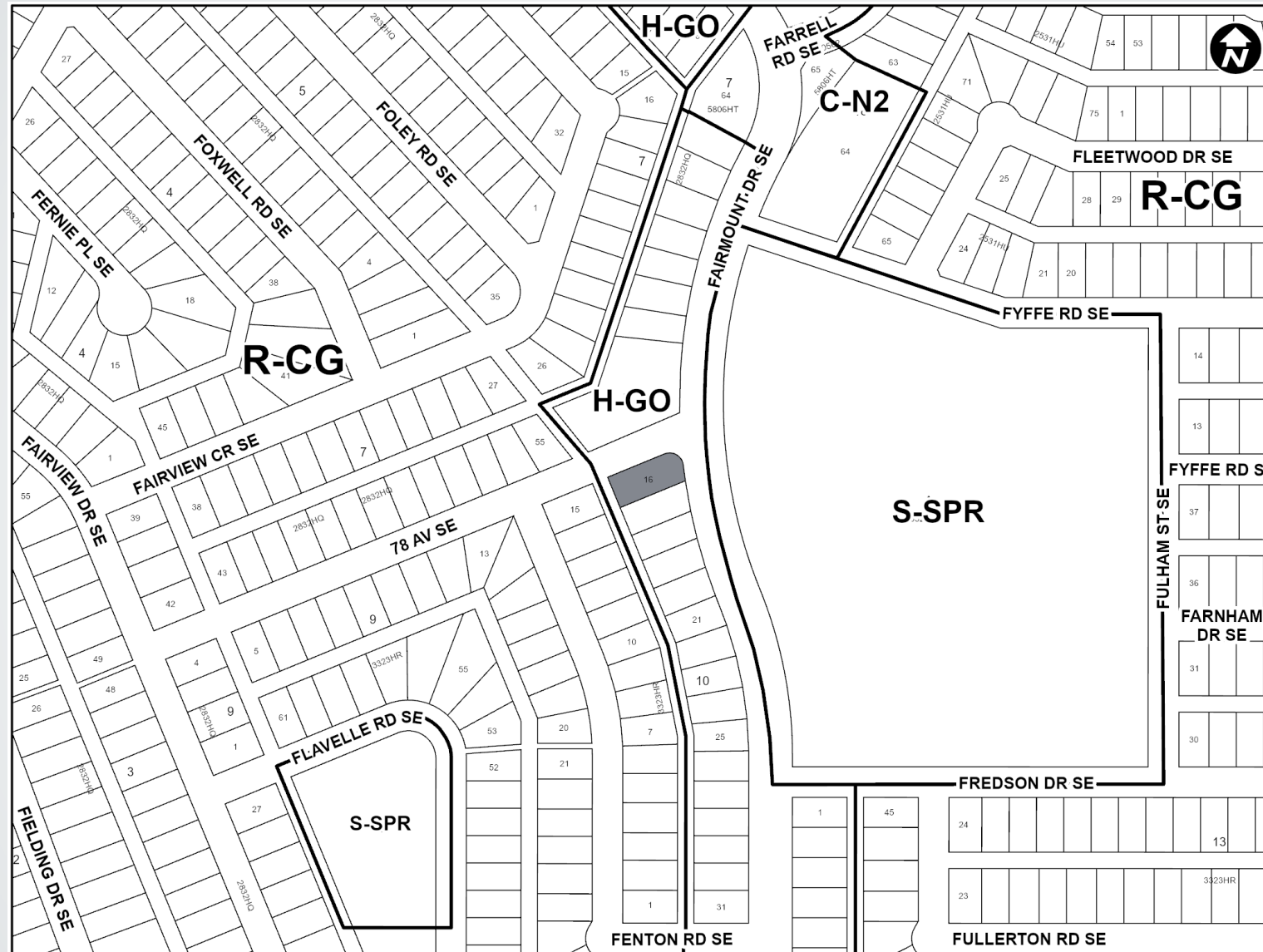
Site Selection Criteria	
located in relationship to activity focused areas such as schools, community centres, recreation facilities, parks and local commercial areas;	
located on a site that can provide sufficient staff parking and pick-up and drop-off parking;	
on sites that can accommodate outdoor play area;	
on a collector street;	
located on a corner parcel (preferred) or a parcel with low impact on adjoining properties;	
concentration of Child Care Services in an area should be avoided.	

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 98D2025** for the redesignation of 0.07 hectares $\pm$ (0.18 acres $\pm$) located at 8003 Fairmount Drive SE (Plan 3323HR, Block 10, Lot 16) from Housing – Grade Oriented (H-GO) District **to** Direct Control (DC) District.

Supplementary Slides





View from Fairmont DR SE



View from 78 AV SE

