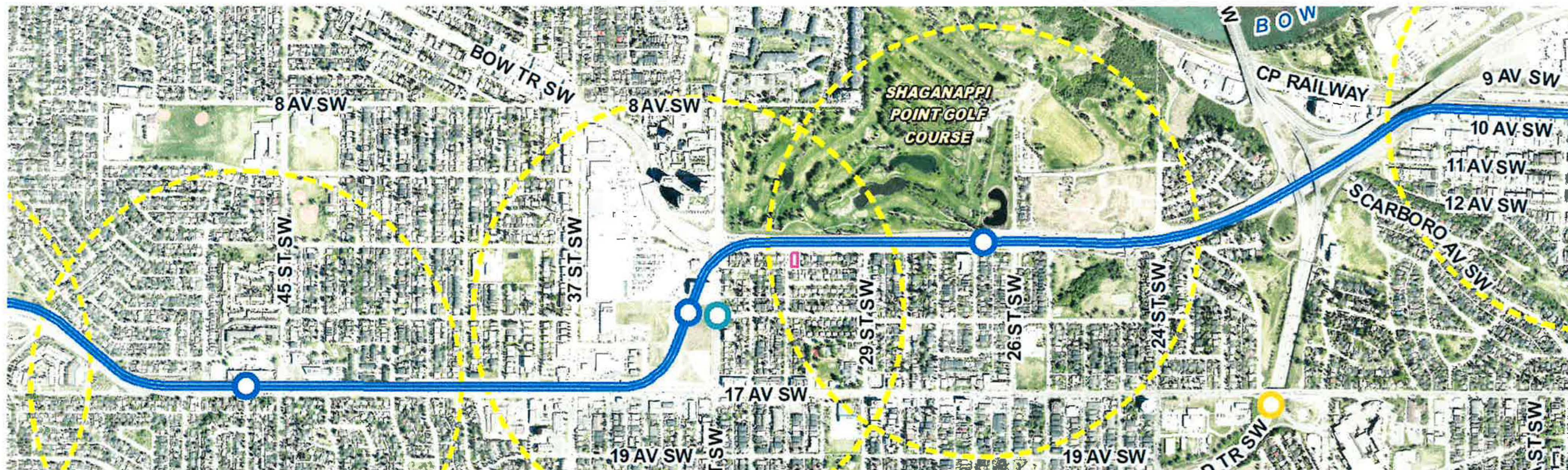


Public Hearing of Council

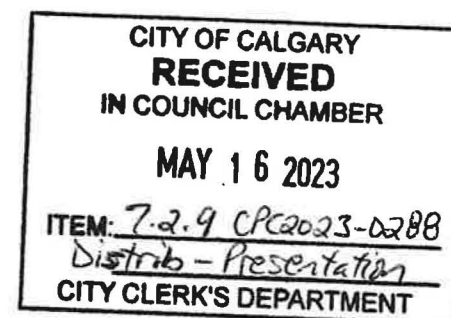
Agenda Item: 7.2.9

1



LOC2022-0207 / CPC2023-0288 Land Use Amendment

May 16, 2023

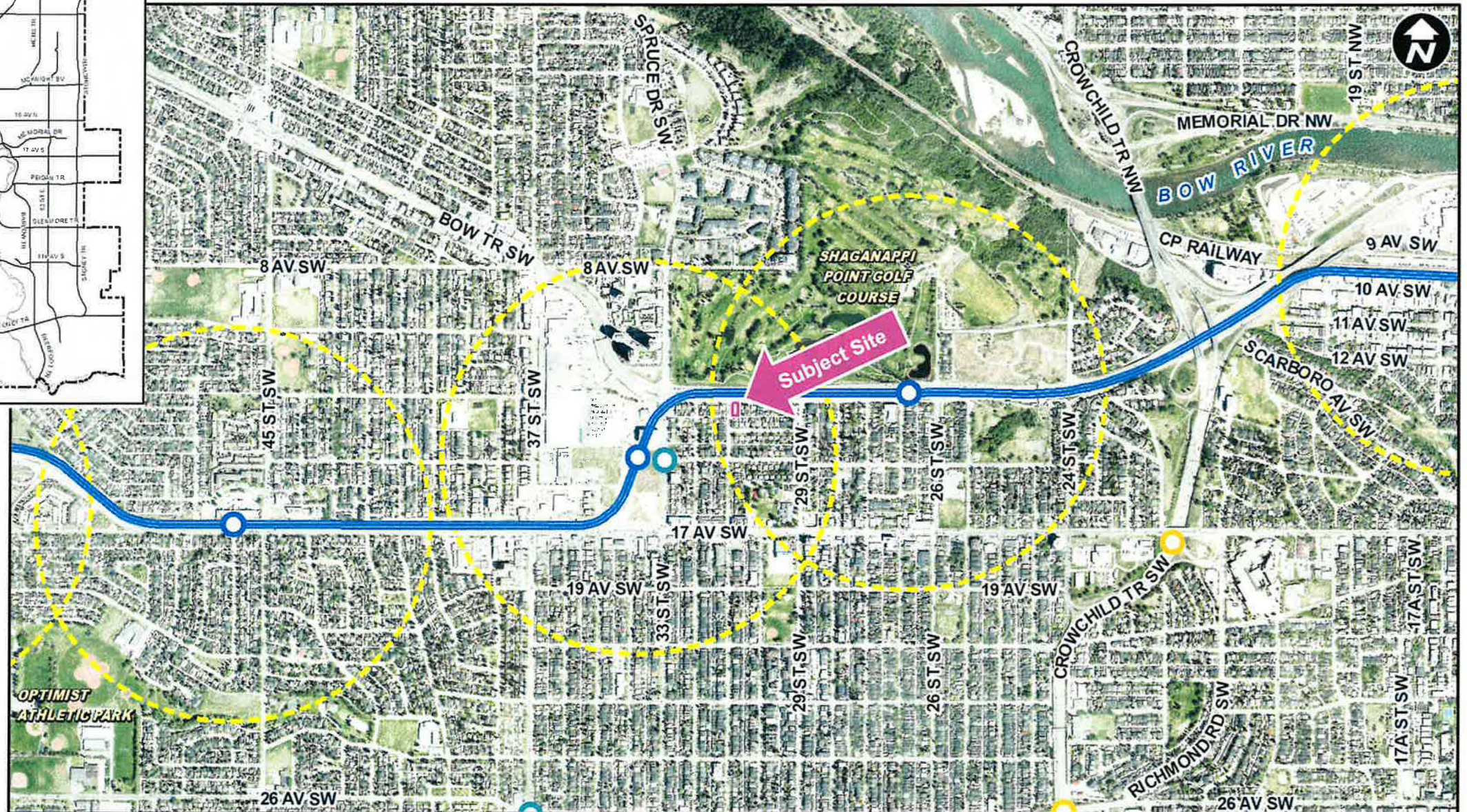
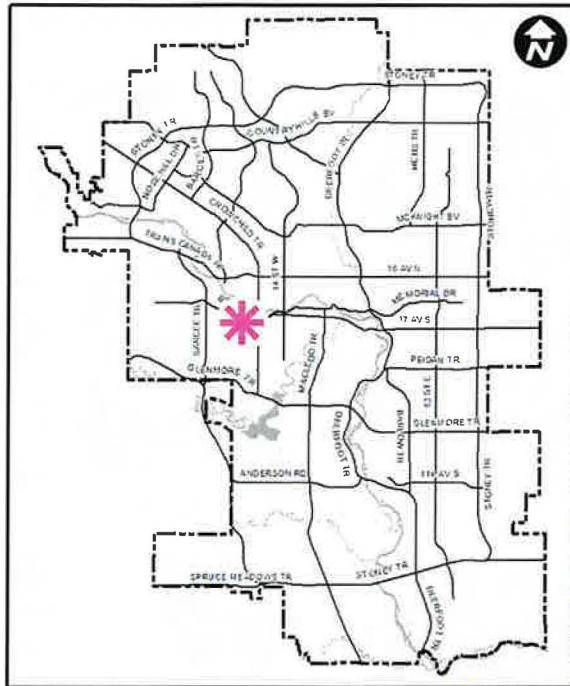


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 64D2023** for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3119 – 12 Avenue SW (Plan 8033FW, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.





LEGEND

600m buffer from LRT station

LRT Stations

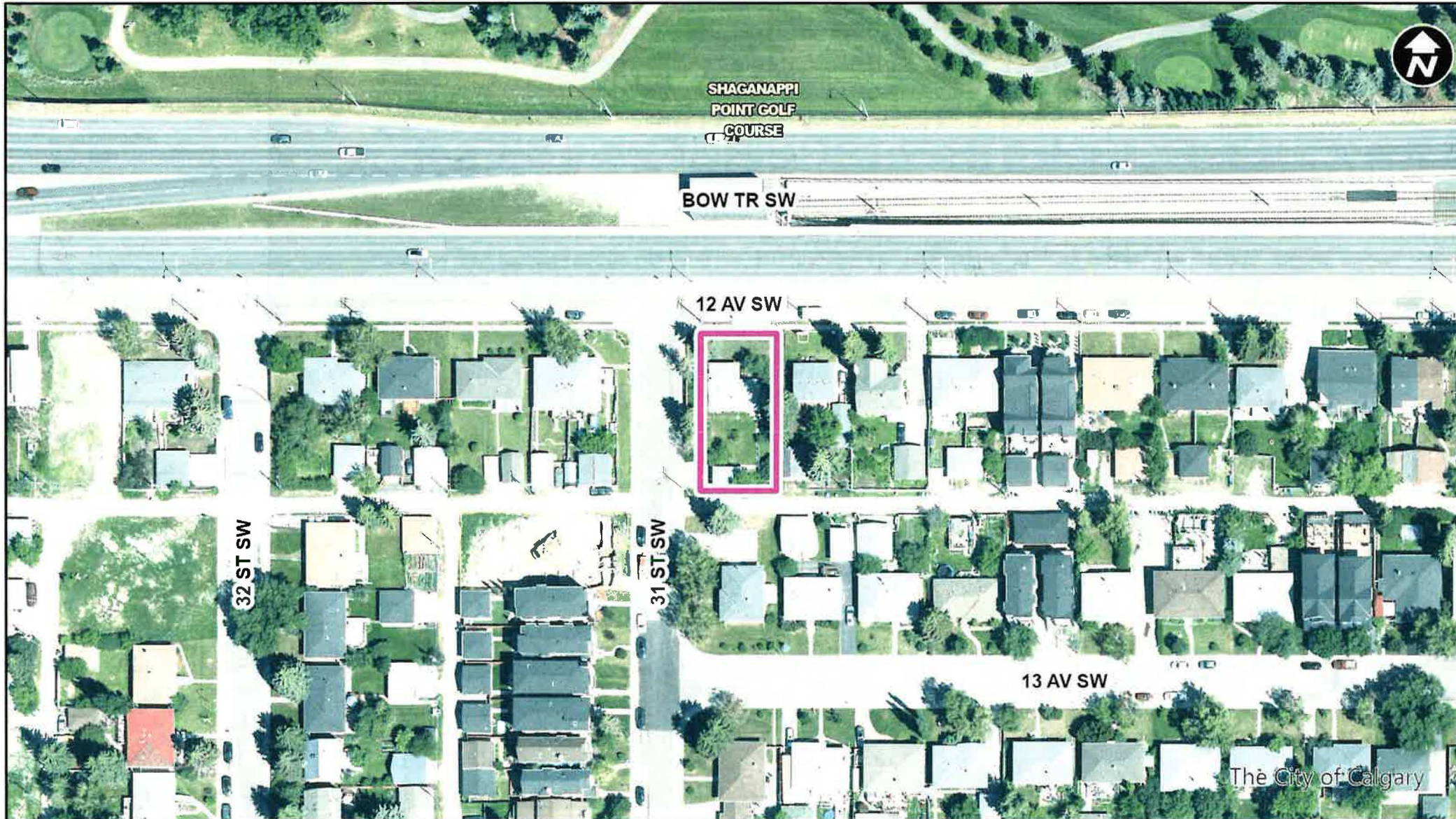
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



Parcel Size:

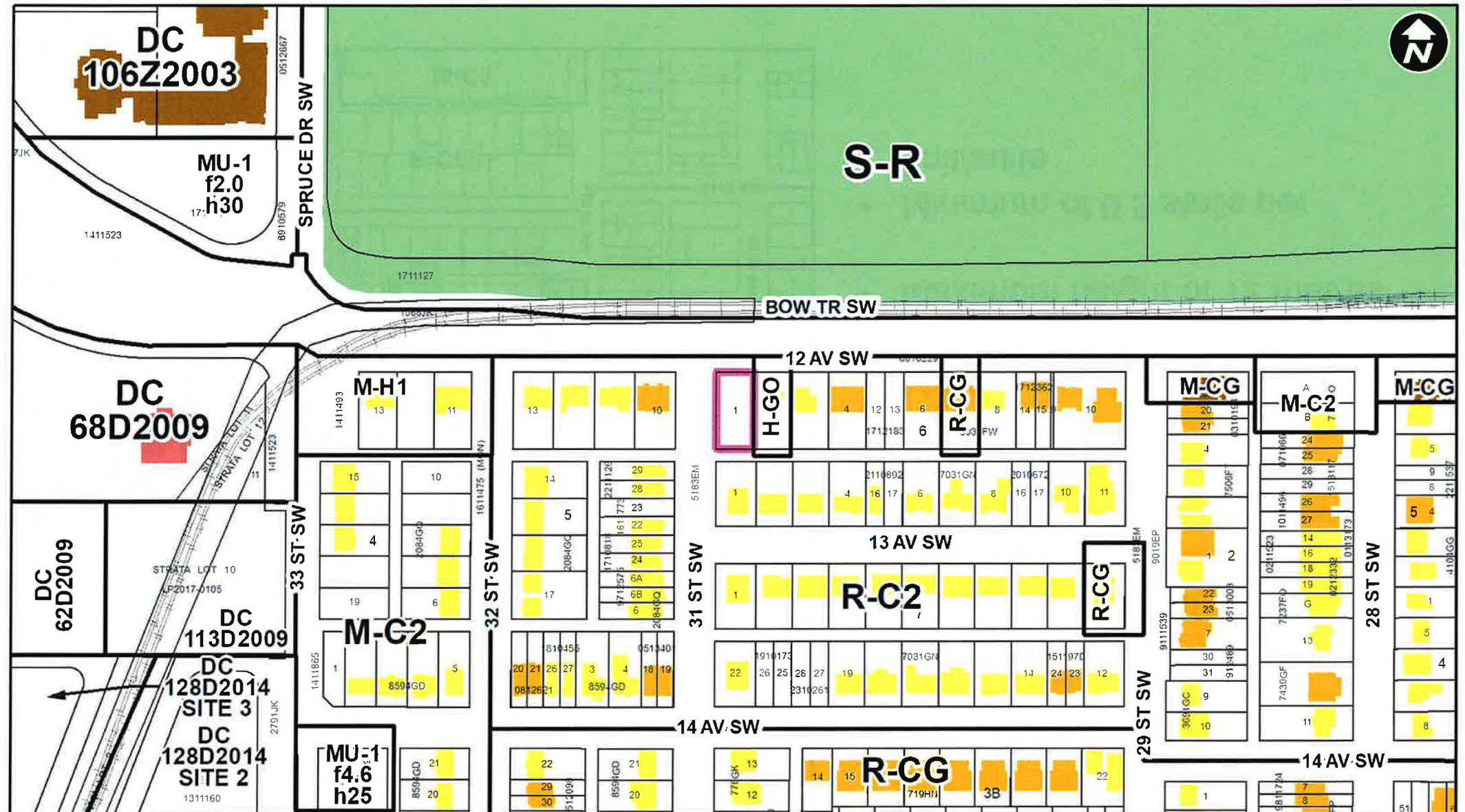
**0.07 ha
18m x 38m**

Surrounding Land Use

5

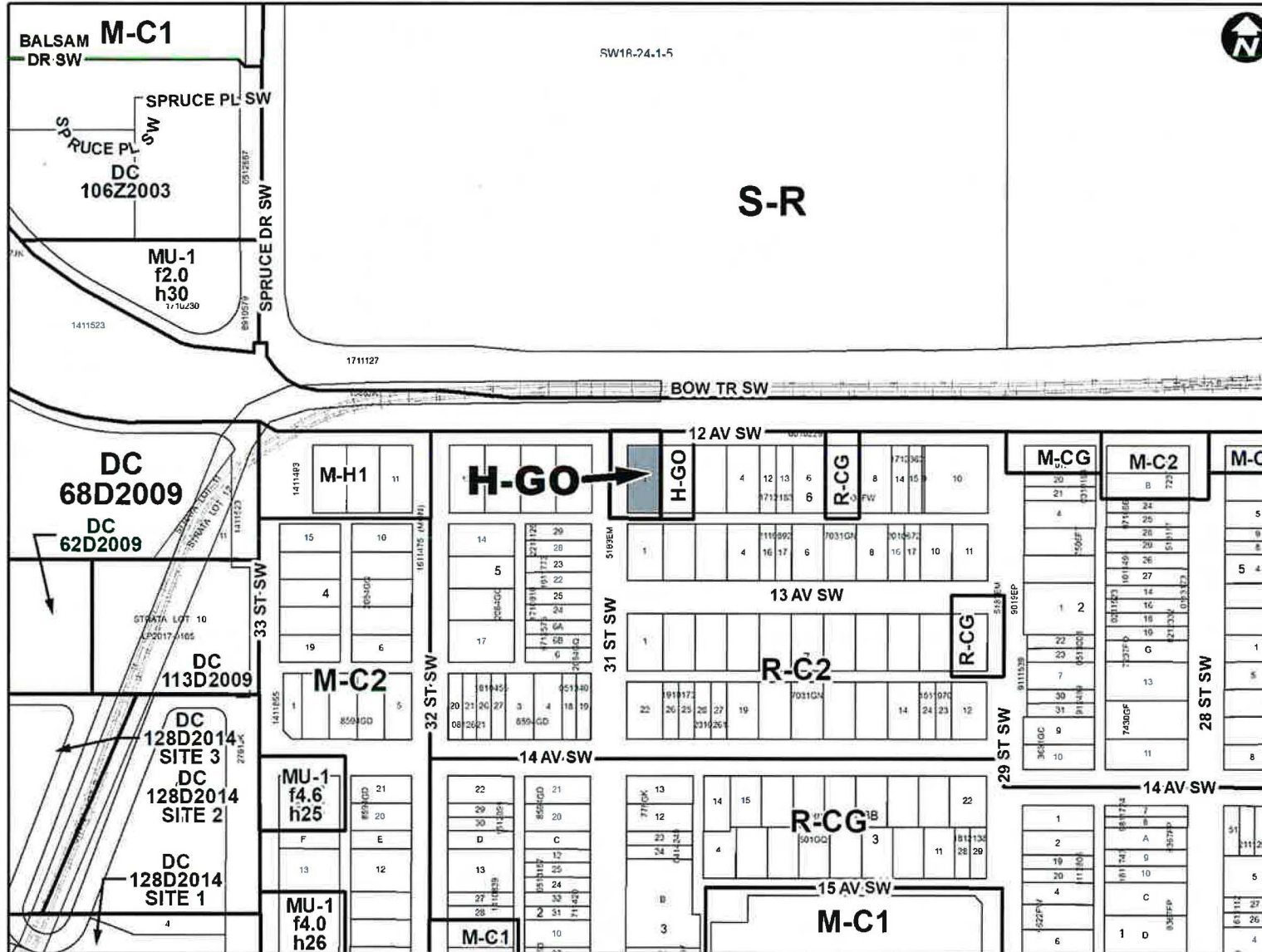
LEGEND

- 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

6



Proposed H-GO District:

- Allows for grade-oriented development in attached or stacked forms, in a form & scale consistent with low density residential districts
- Maximum Floor Area Ratio of 1.5
- Maximum height of 12 metres
- Minimum of 0.5 stalls per unit/suite

Calgary Planning Commission's Recommendation:

That Council:

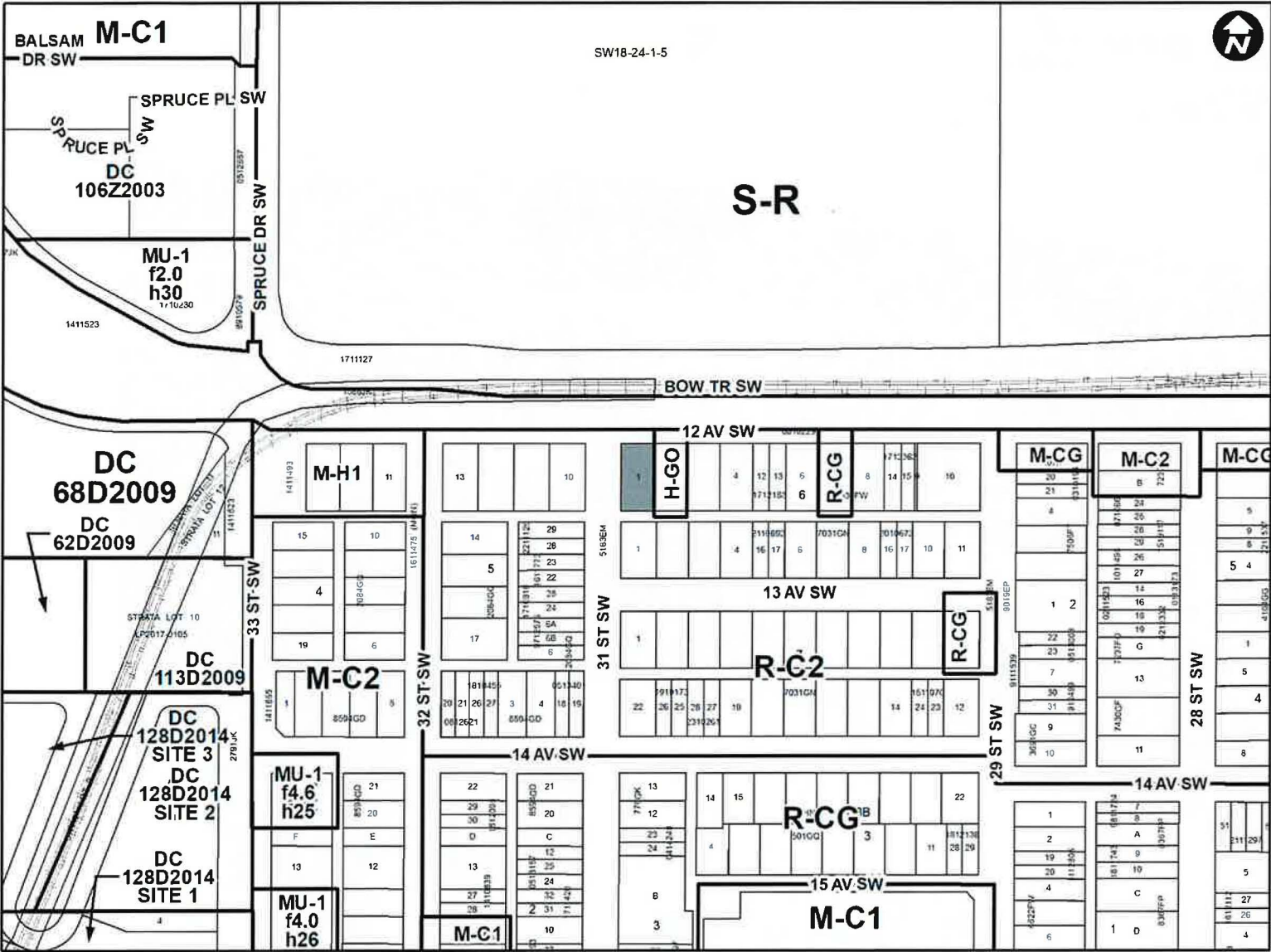
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Supplementary Slides

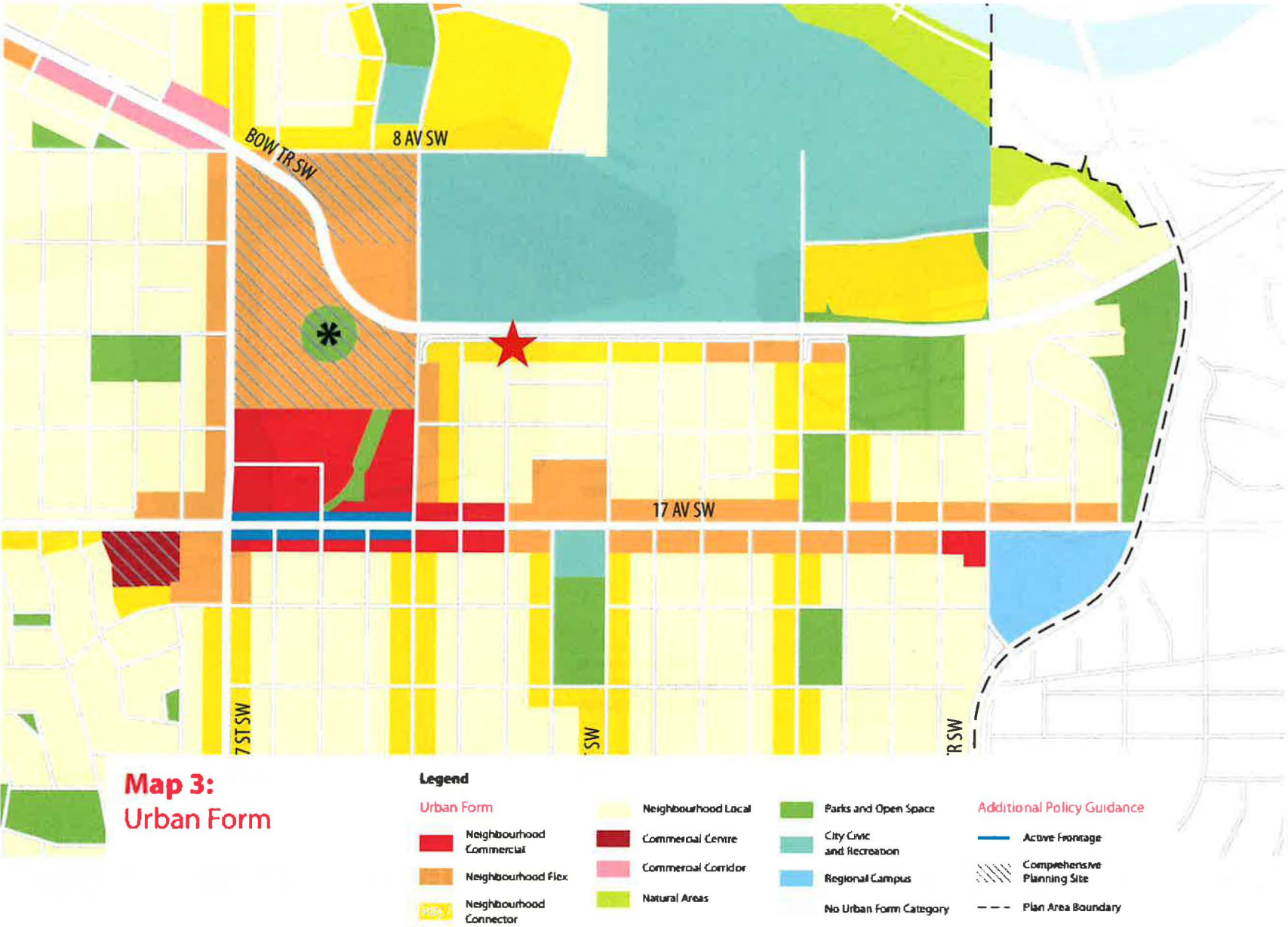
Existing Land Use Map

Existing Land Use District:

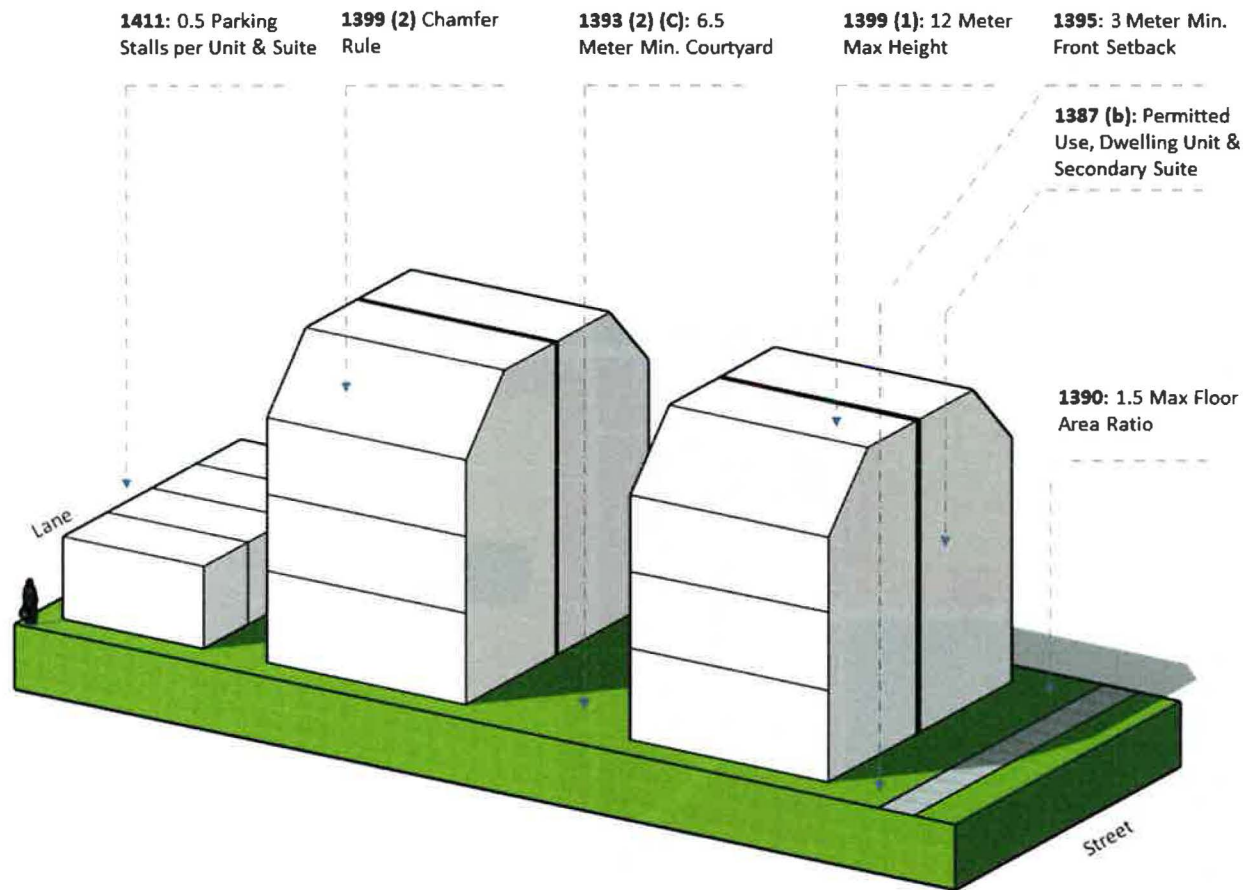
- Residential – Contextual One / Two Dwelling (R-C2) District
- Max height of 8.6m to 10m







H-GO District Diagram



R-CG District Mid-block Diagram (4 Townhouse Units & 4 Basement Suites)

