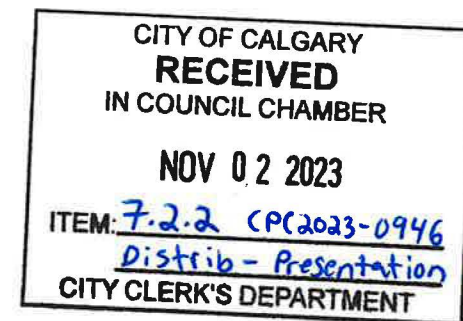




LOC2023-0208 Land Use Amendment

November 2, 2023

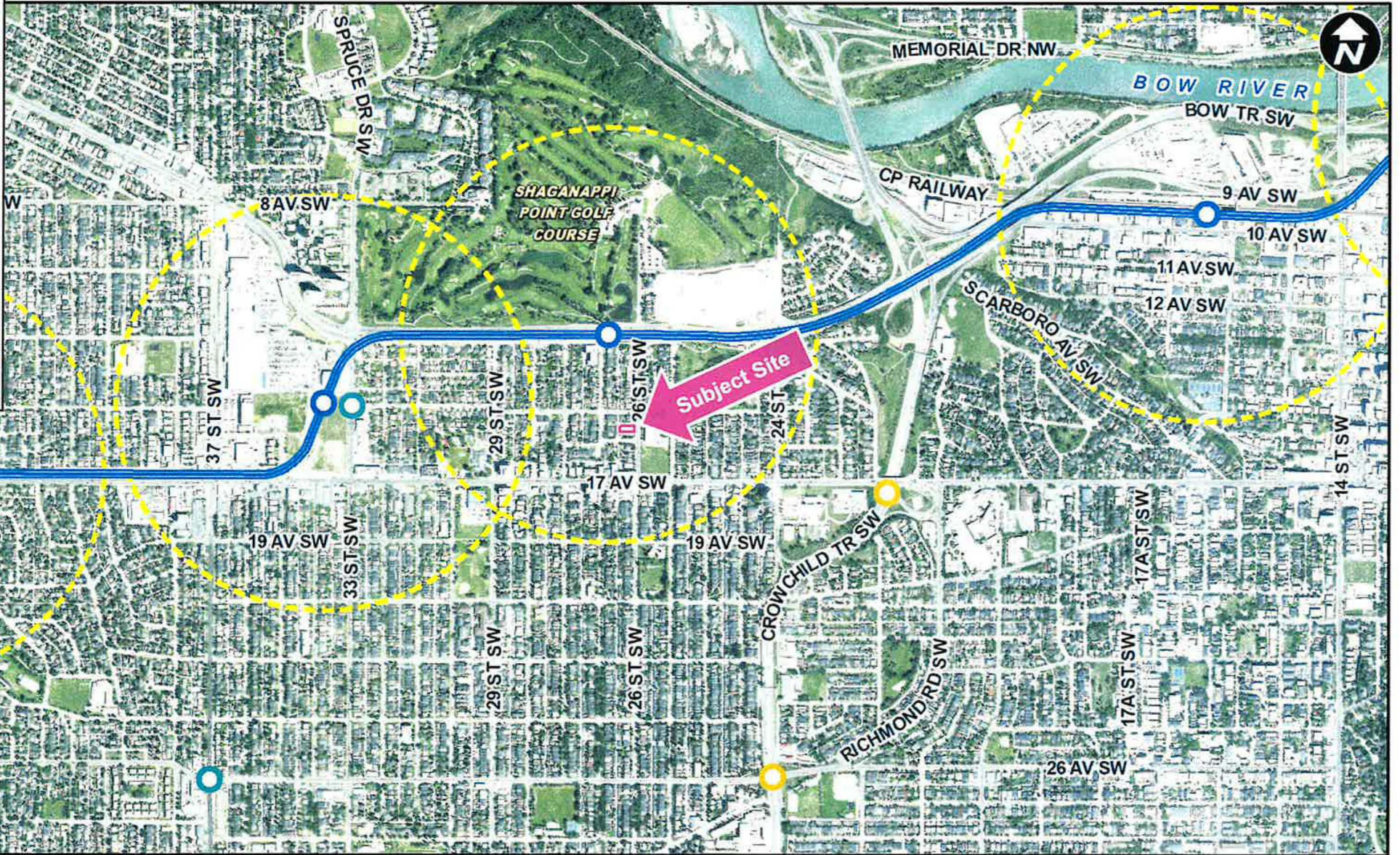
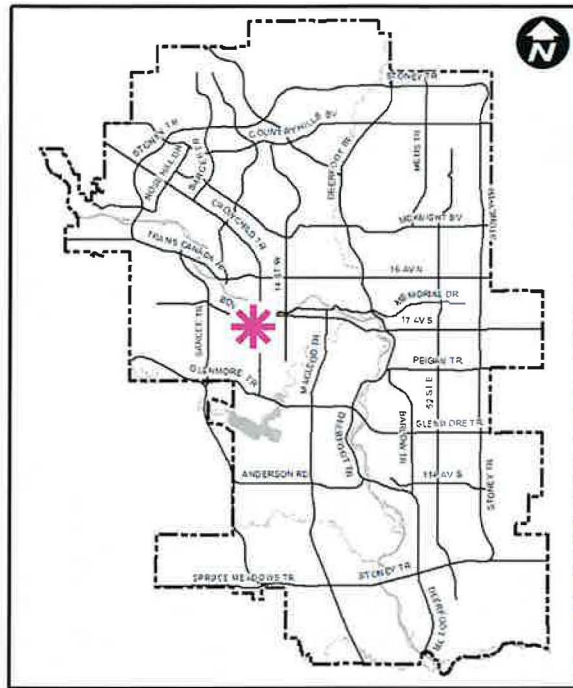


RECOMMENDATION:













That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1711 – 26 Street SW (Plan 960GB, Block E, Lot 3) 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:

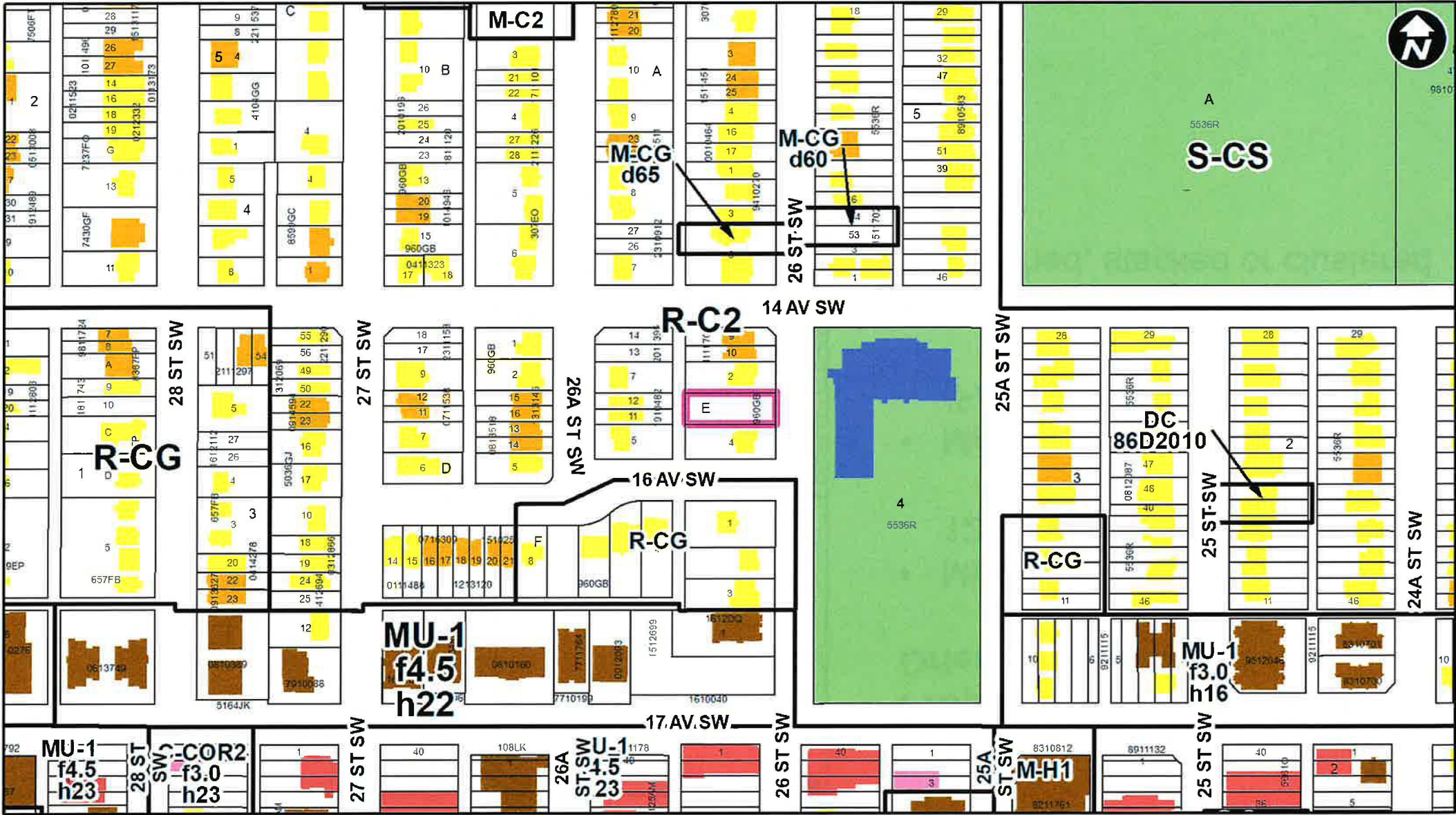
0.07 ha

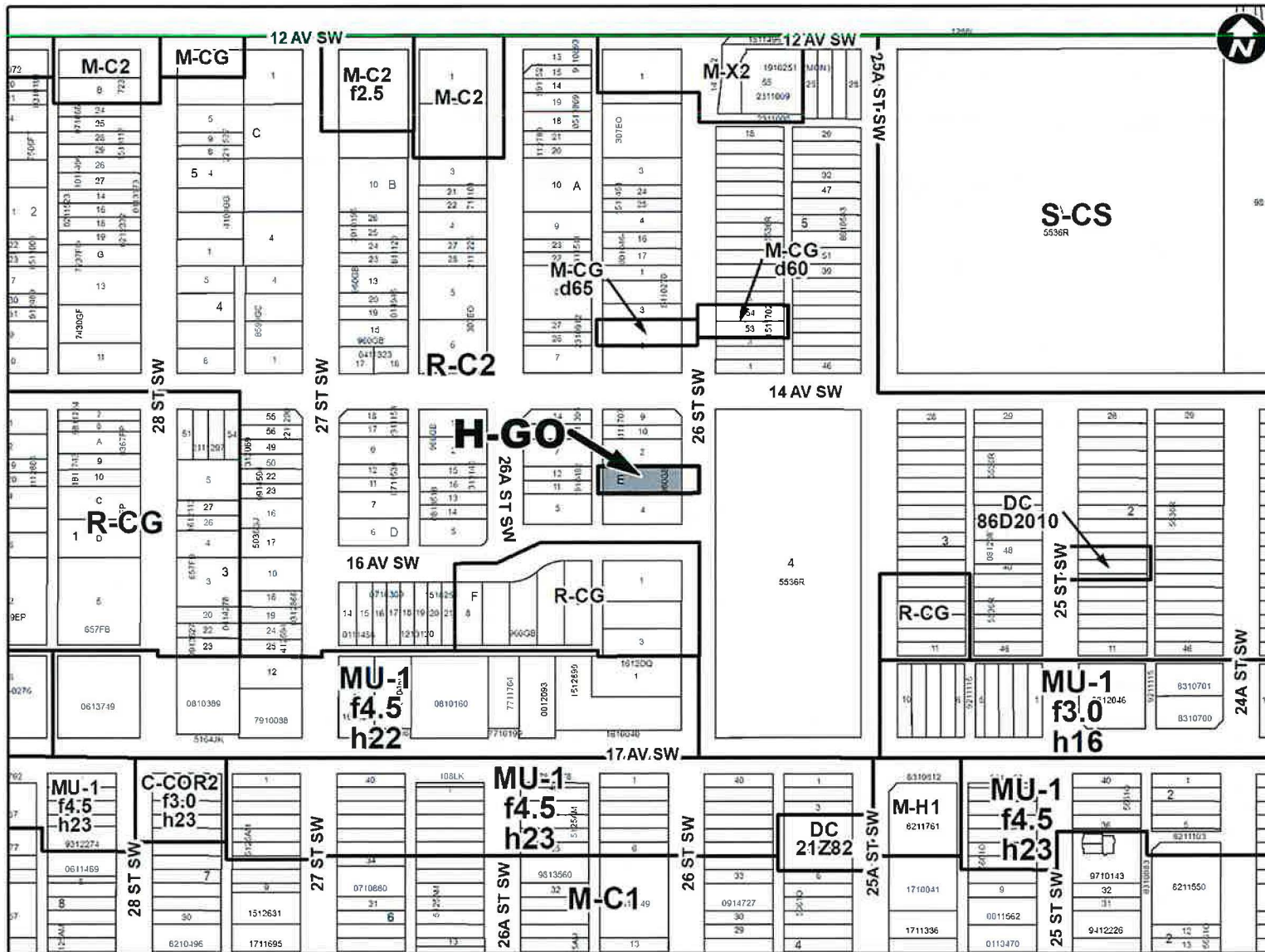




Surrounding Land Use

- 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 Housing – Grade Oriented (H-GO) District:

- Maximum building height of 12.0 metres
- Maximum floor area ratio (FAR) of 1.5
- Allows for a variety of attached, stacked or clustered units.

Policy Alignment

This application is in alignment with the:

- Municipal Development Plan
- Westbrook Communities Local Area Plan

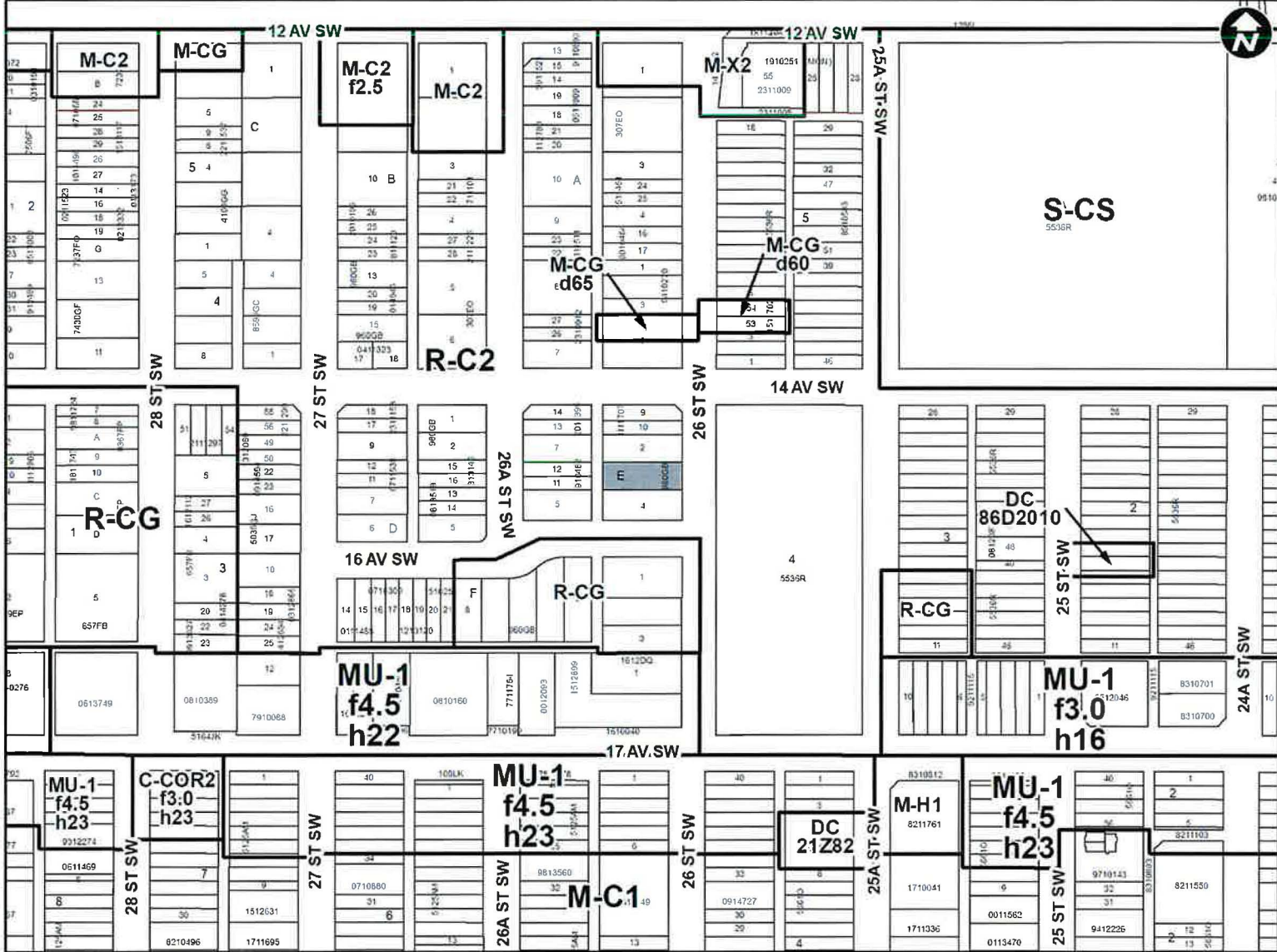


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Supplementary Slides





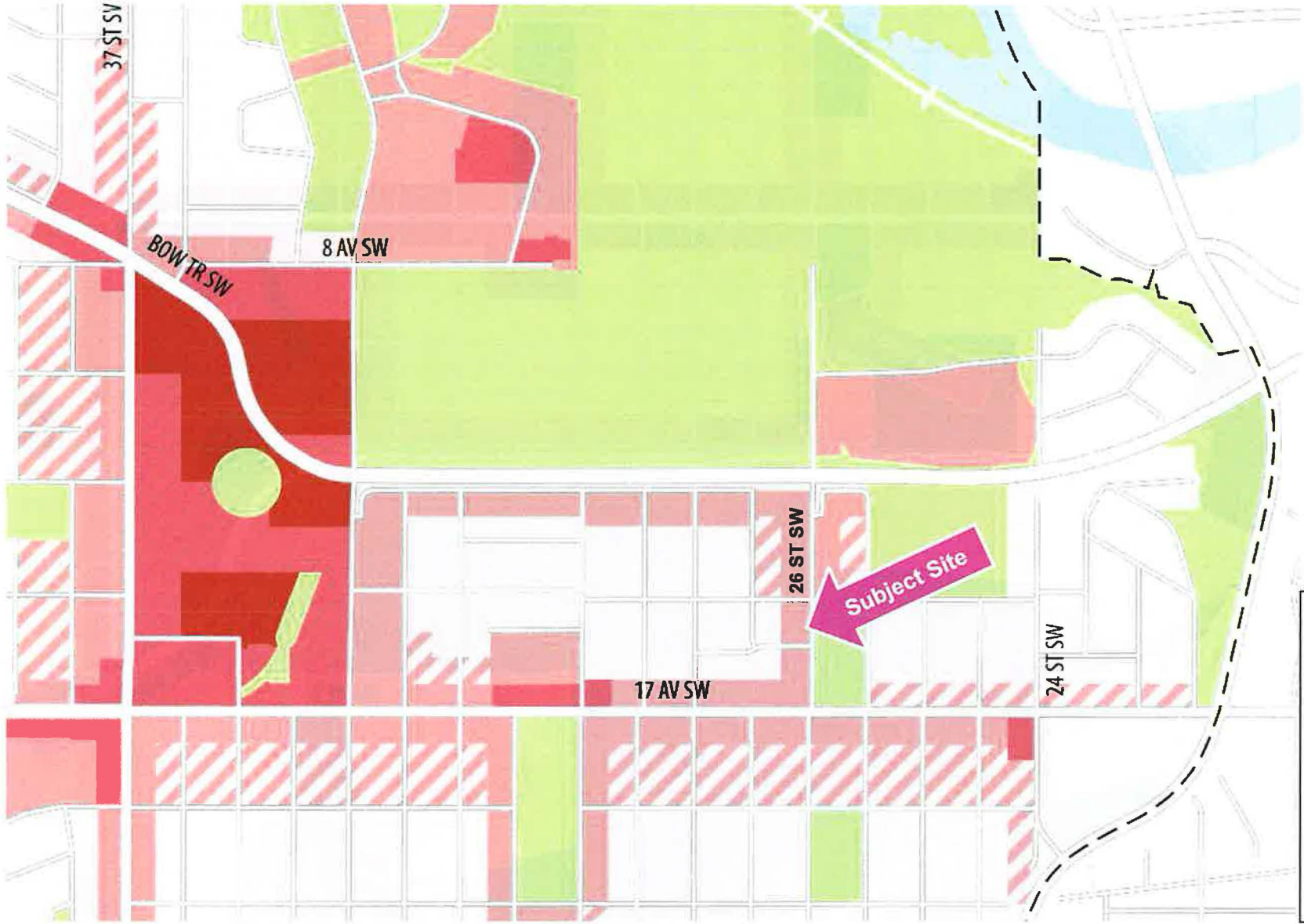
Westbrook Communities Local Area Plan:

- Within a Neighbourhood Connector area

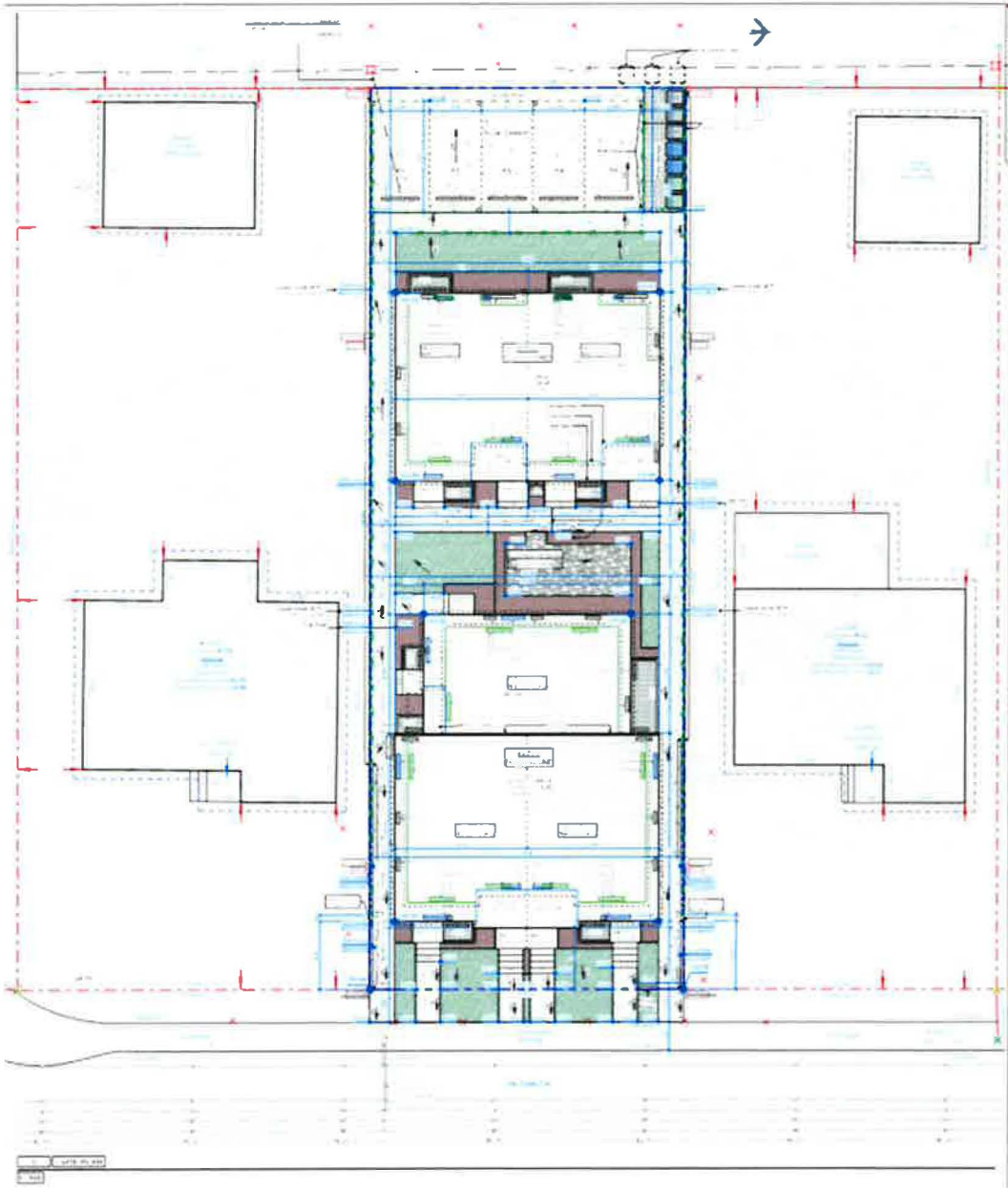


**Westbrook
Communities Local
Area Plan:**

- Within a Low (up to 6 Storeys) area



Legend	
Limited (up to 3 Storeys)	High (up to 26 Storeys)
Low - Modified (up to 4 Storeys)	No Scale Modifier
Low (up to 6 Storeys)	Parks, Civic and Open Space
Mid (up to 12 Storeys)	Plan Area Boundary



Still under review.

Two buildings:

- Five units
- Five suites
- Carport at rear
- Middle amenity space

