



# Calgary Planning Commission

## Agenda Item: 7.2.1



# LOC2023-0236

## Land Use Amendment

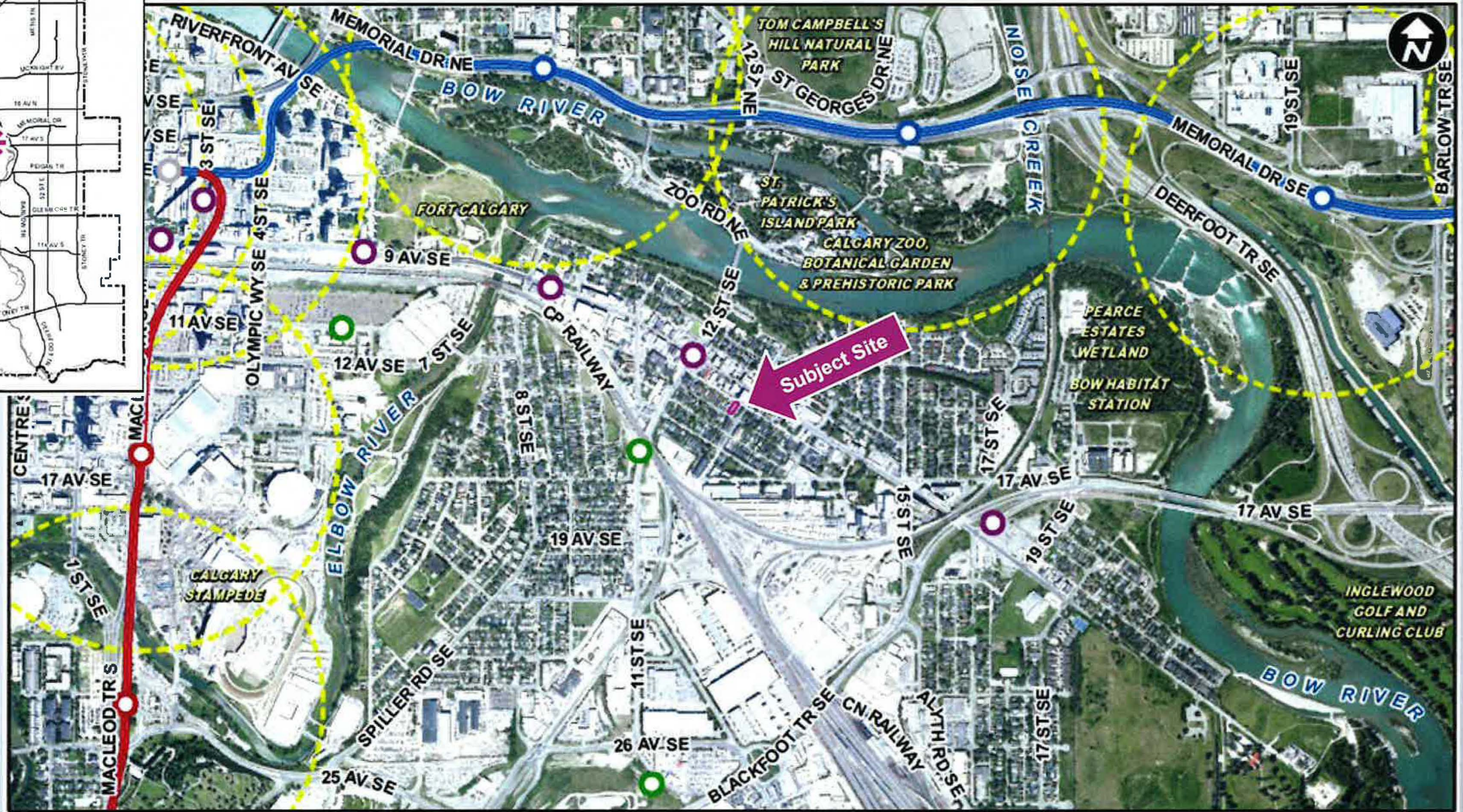
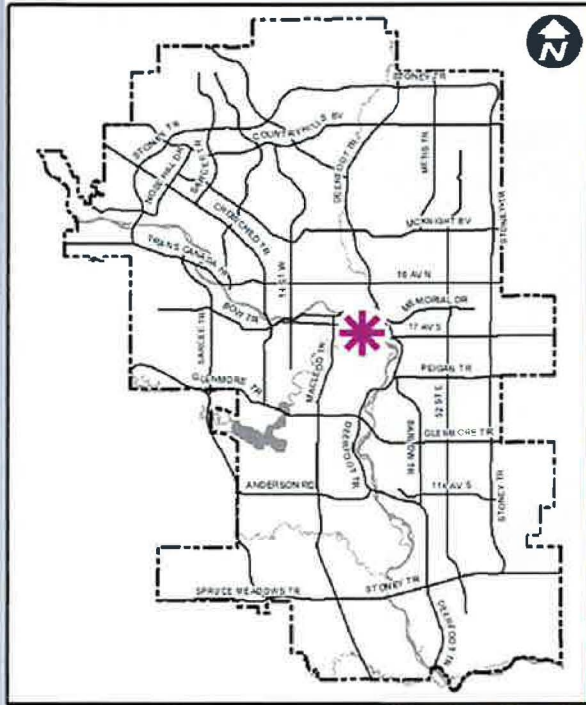
December 7, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 07 2023  
ITEM: 7.2.1 CPC2023-1278  
DISTRIB-PRESENTATION  
CITY CLERK'S DEPARTMENT

## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1336 – 10 Avenue SE (Plan A3, Block 6, Lot 33 and the west half of Lot 34) 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:

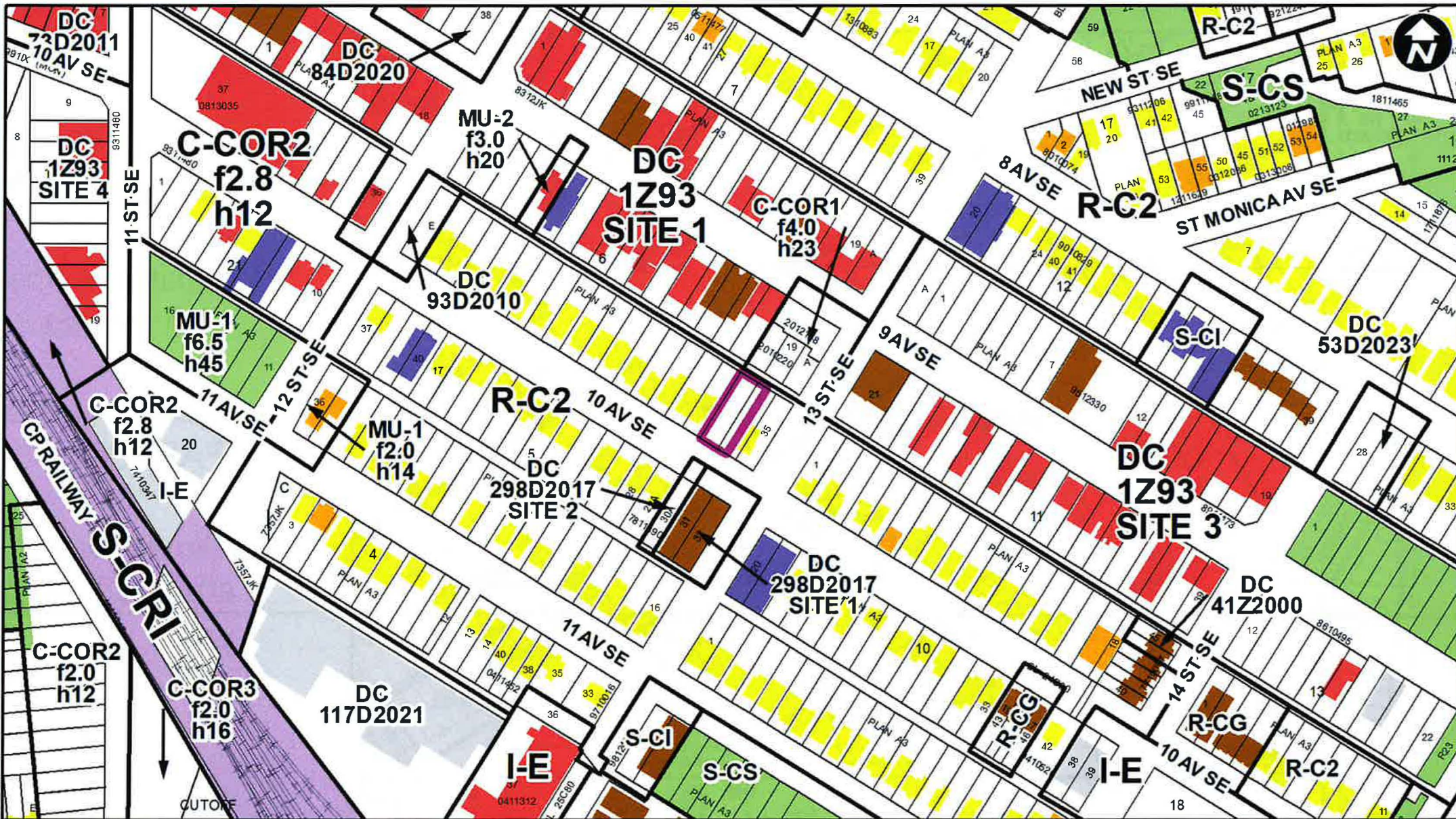
0.06 ha

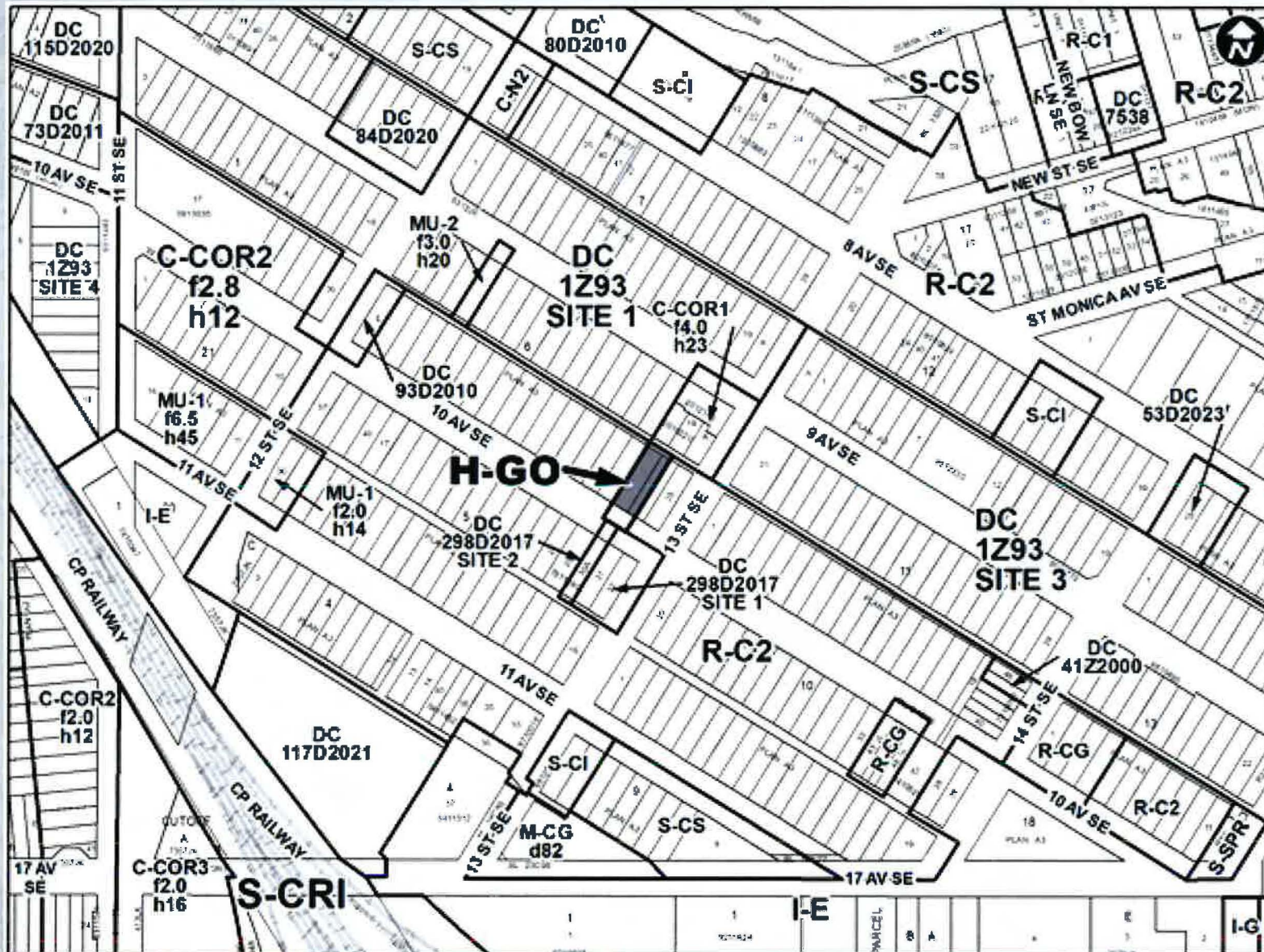




# Surrounding Land Use

- 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 policies in:

- the Municipal Development Plan and
- the Inglewood Area Redevelopment Plan.

## H-GO Location Criteria

This application is in alignment with the Land Use Bylaw's H-GO location criteria. It is within:

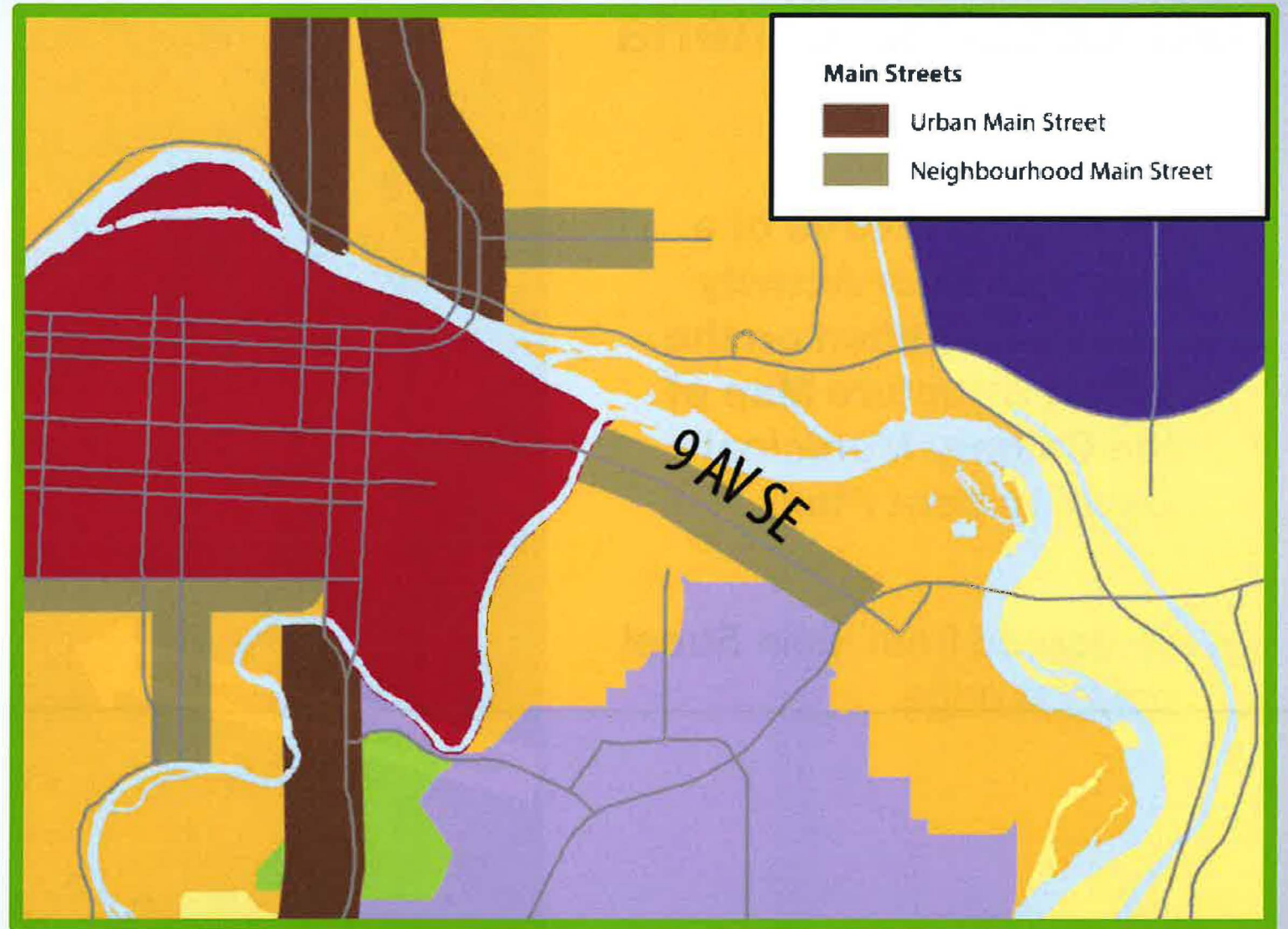
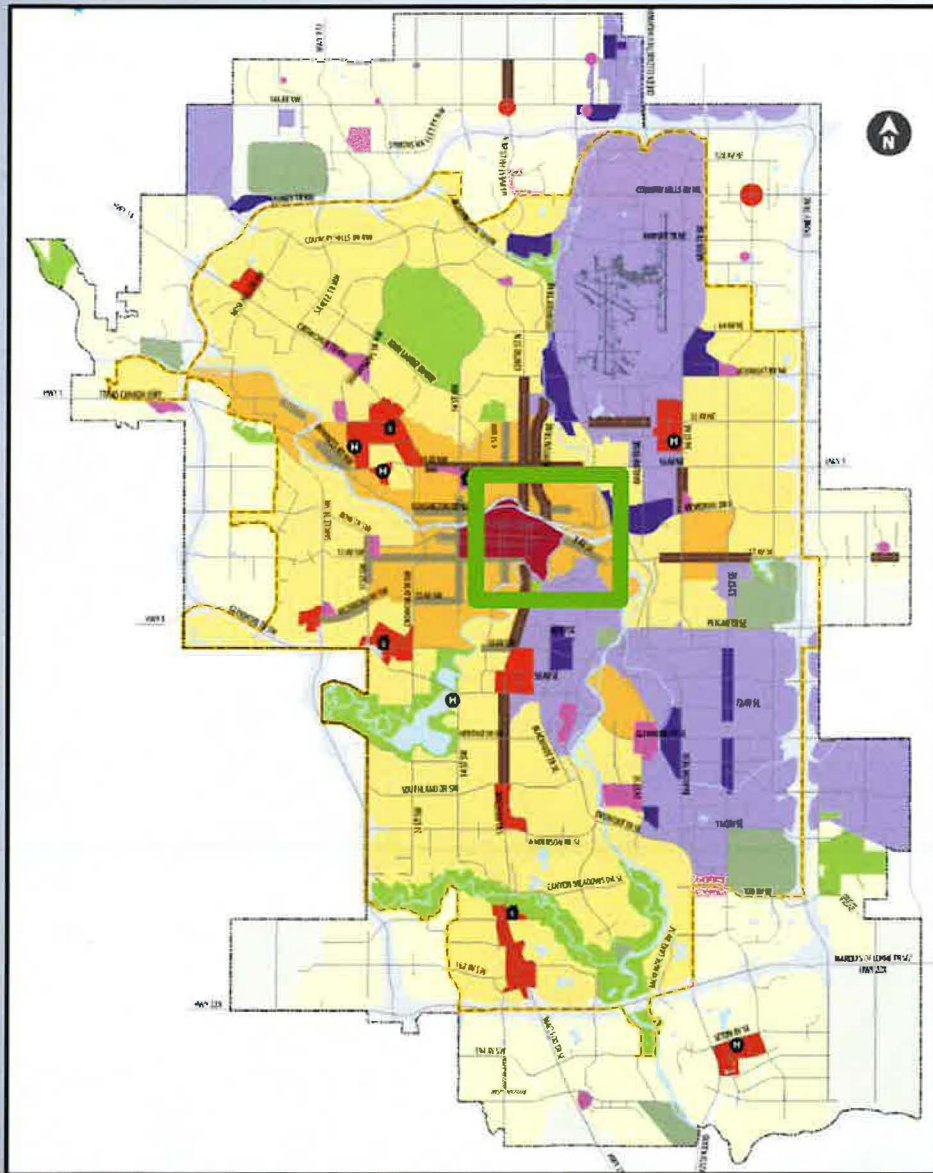
- **200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan,**
- **600 metres of an existing or capital-funded LRT platform, and**
- **400 metres of an existing or capital-funded BRT station.**

## RECOMMENDATION:

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Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1336 – 10 Avenue SE (Plan A3, Block 6, Lot 33 and the west half of Lot 34) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.

# Supplementary Slides



Map 1: Urban Structure, Municipal Development Plan (pg. 160)

## H-GO Location Criteria

- Within 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan.
- Measured from Main Street polygon edge.

