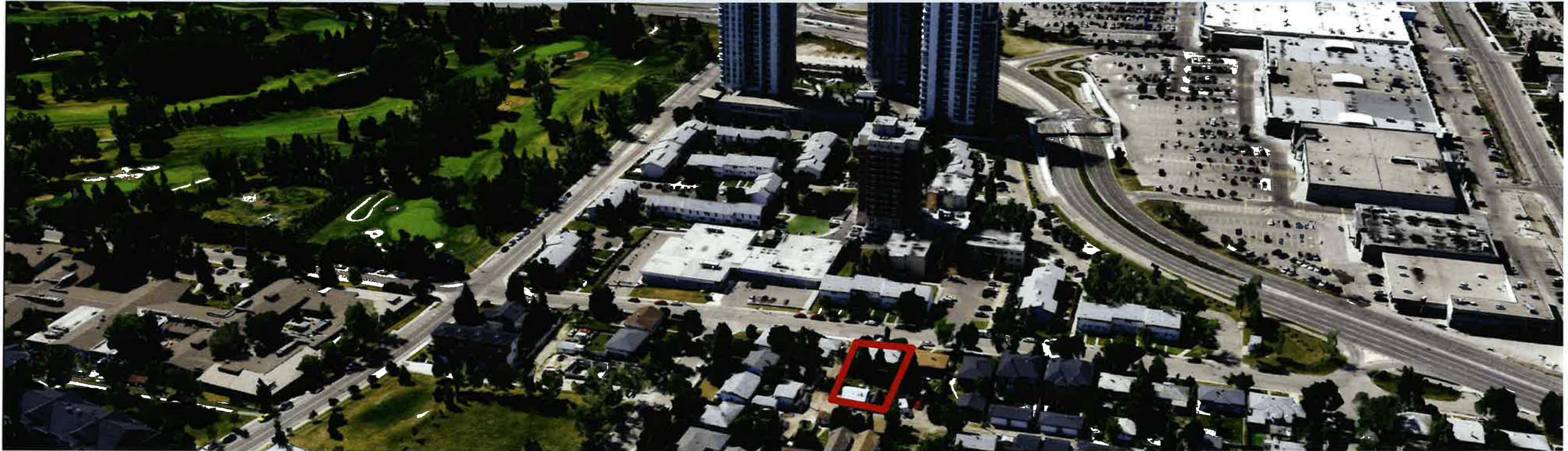




# Public Hearing of Council

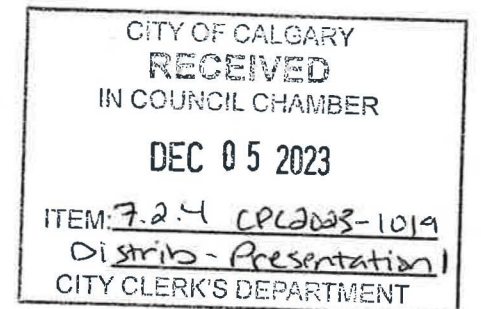
## Agenda Item: 7.2.4



# LOC2023-0147 / CPC2023-1019

## Land Use Amendment

December 5, 2023



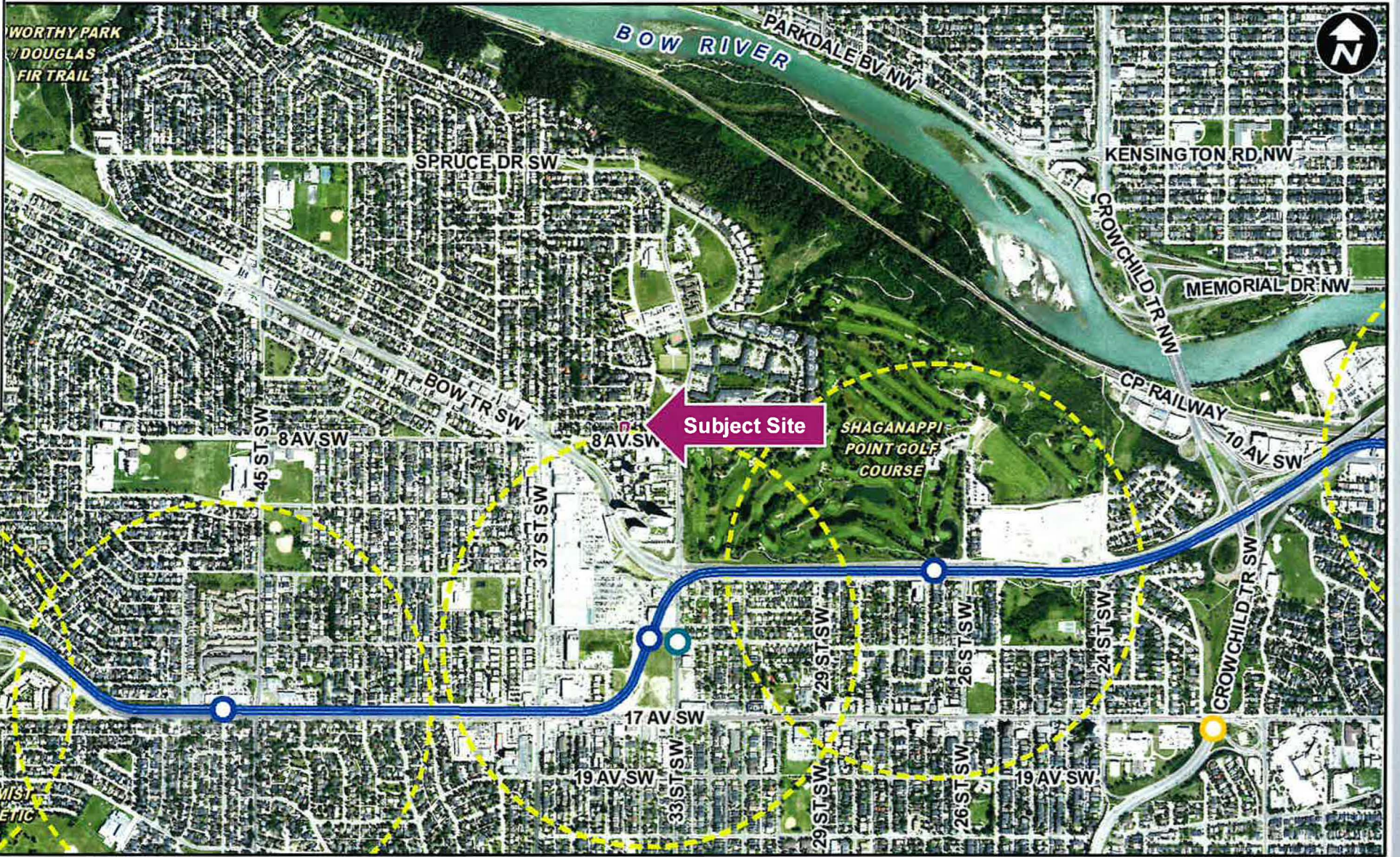
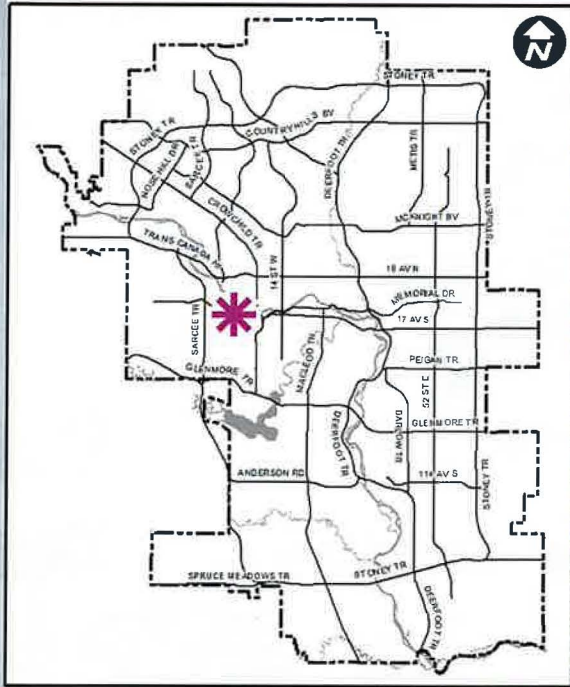


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 253D2023** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3508 – 8 Avenue SW (Plan 2566GQ, Block 16, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.

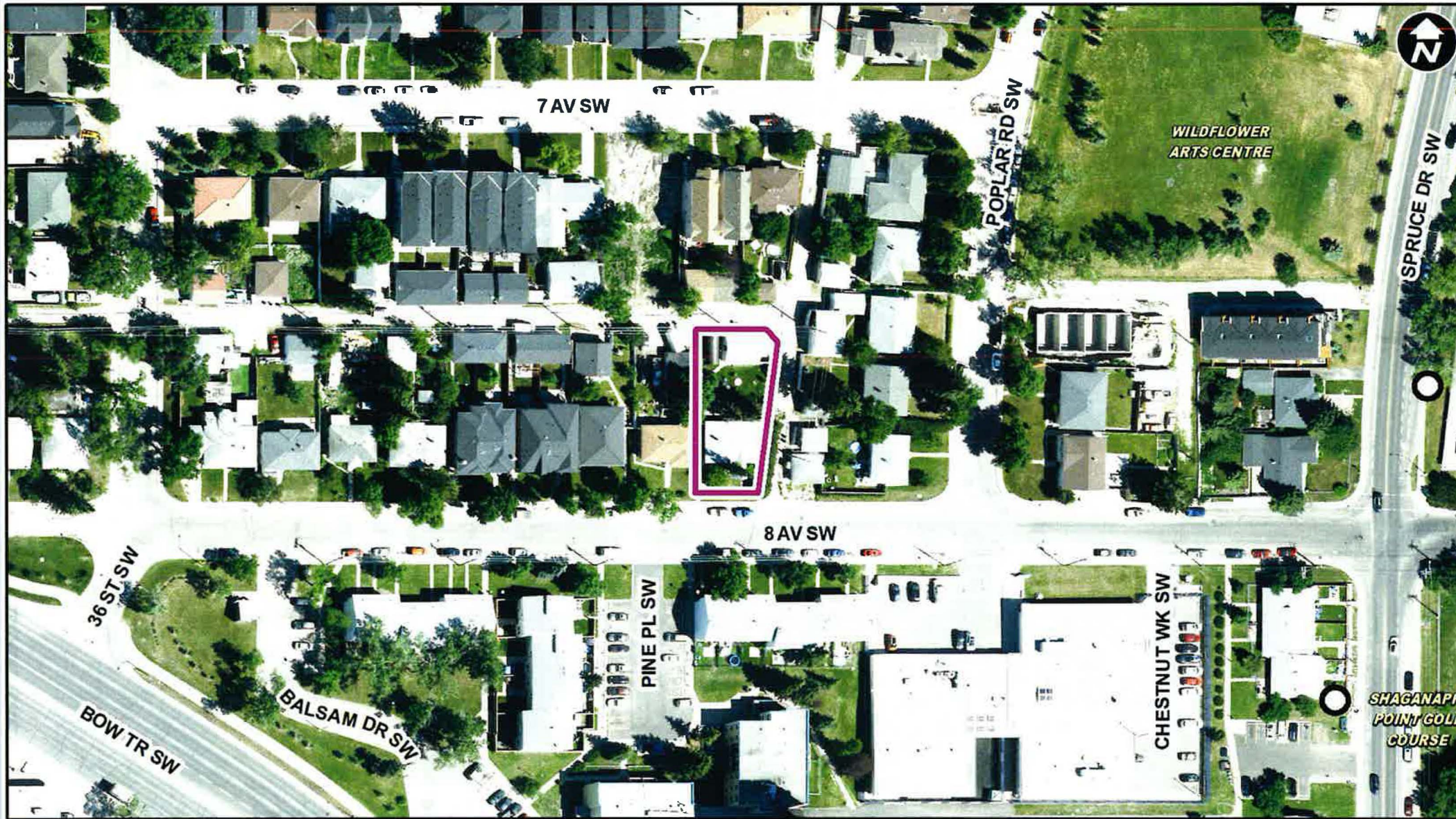




**LEGEND**

- 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





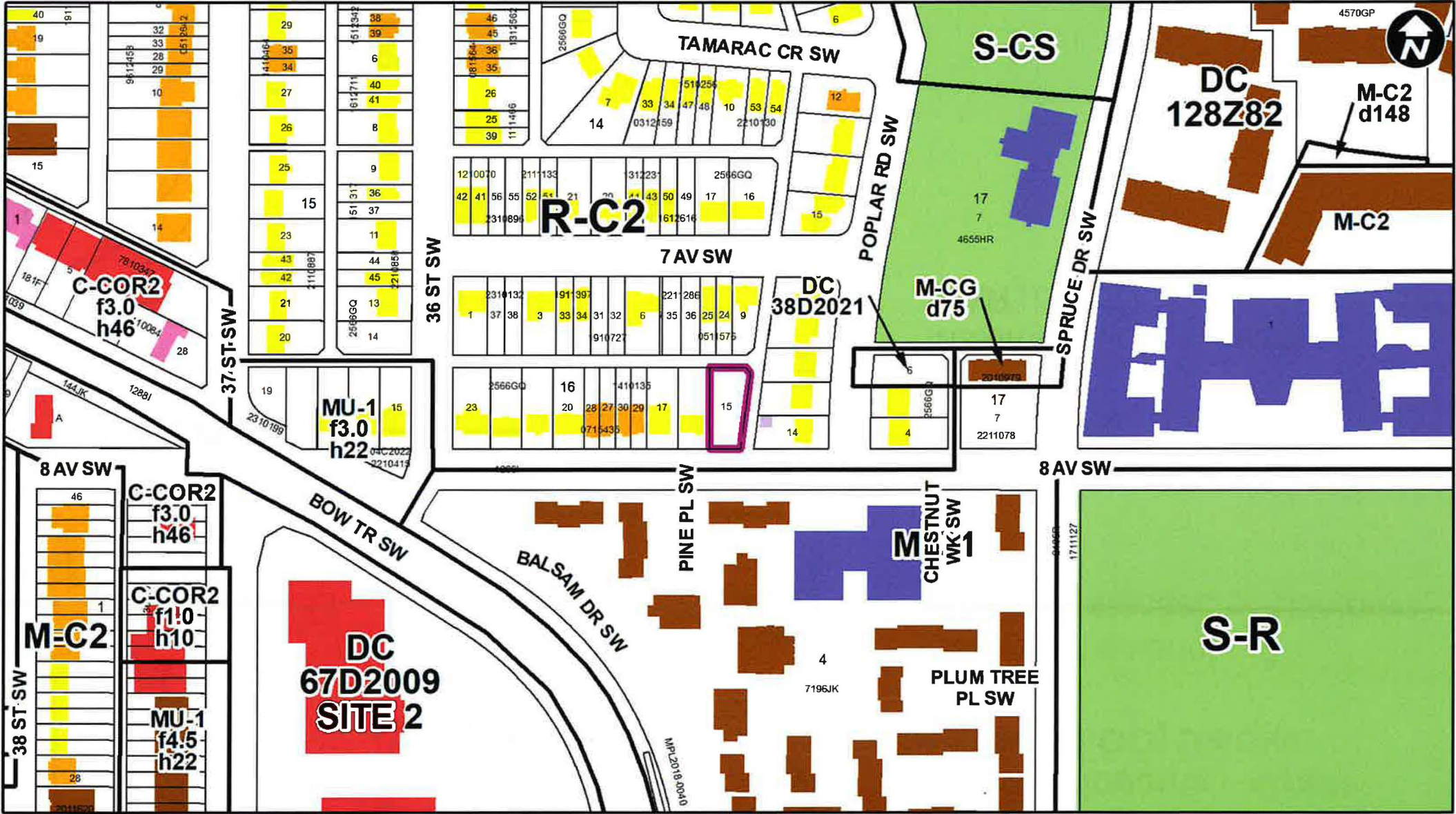
○ Bus Stop

Parcel Size:  
0.07 ha

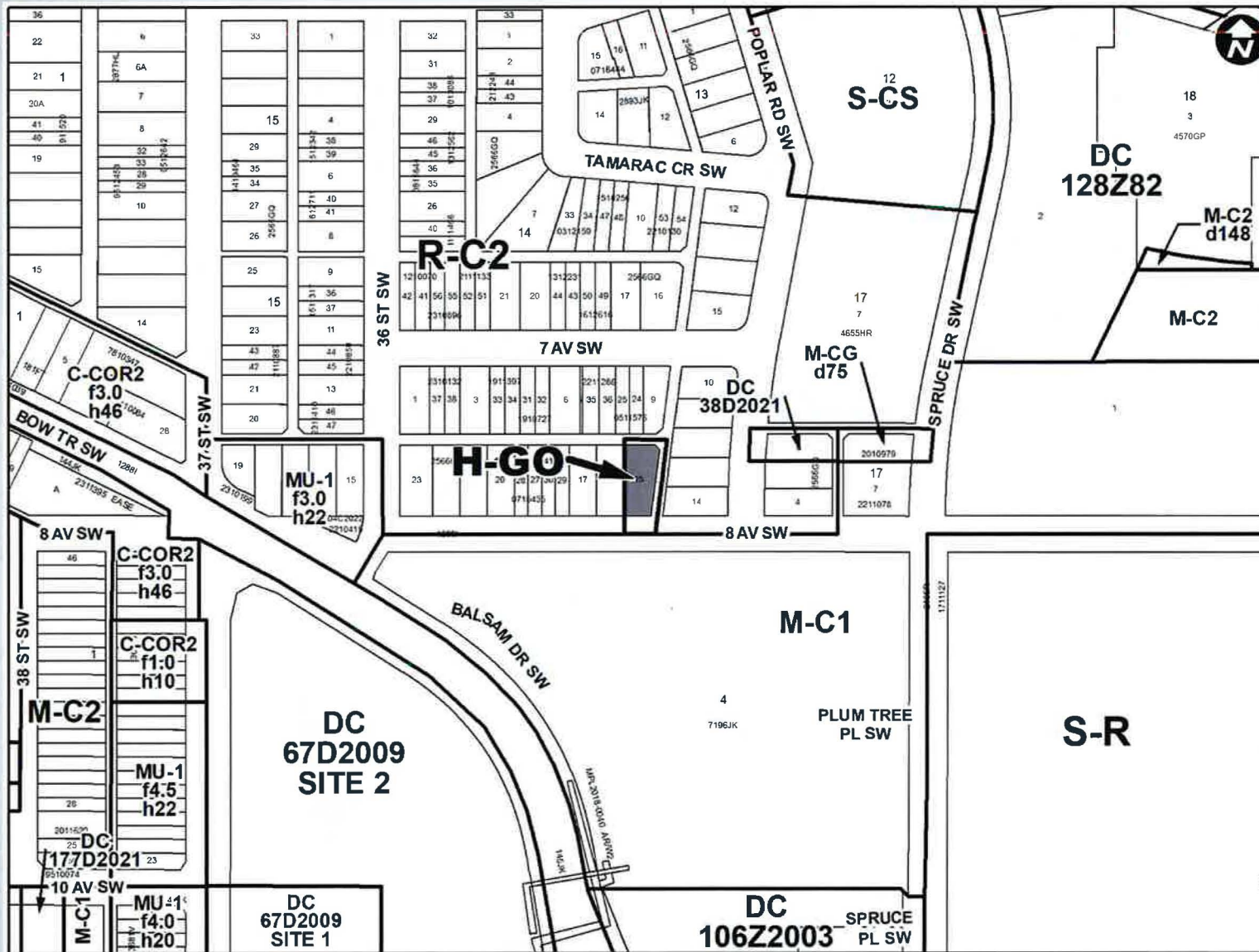


# Surrounding Land Use

- 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:

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

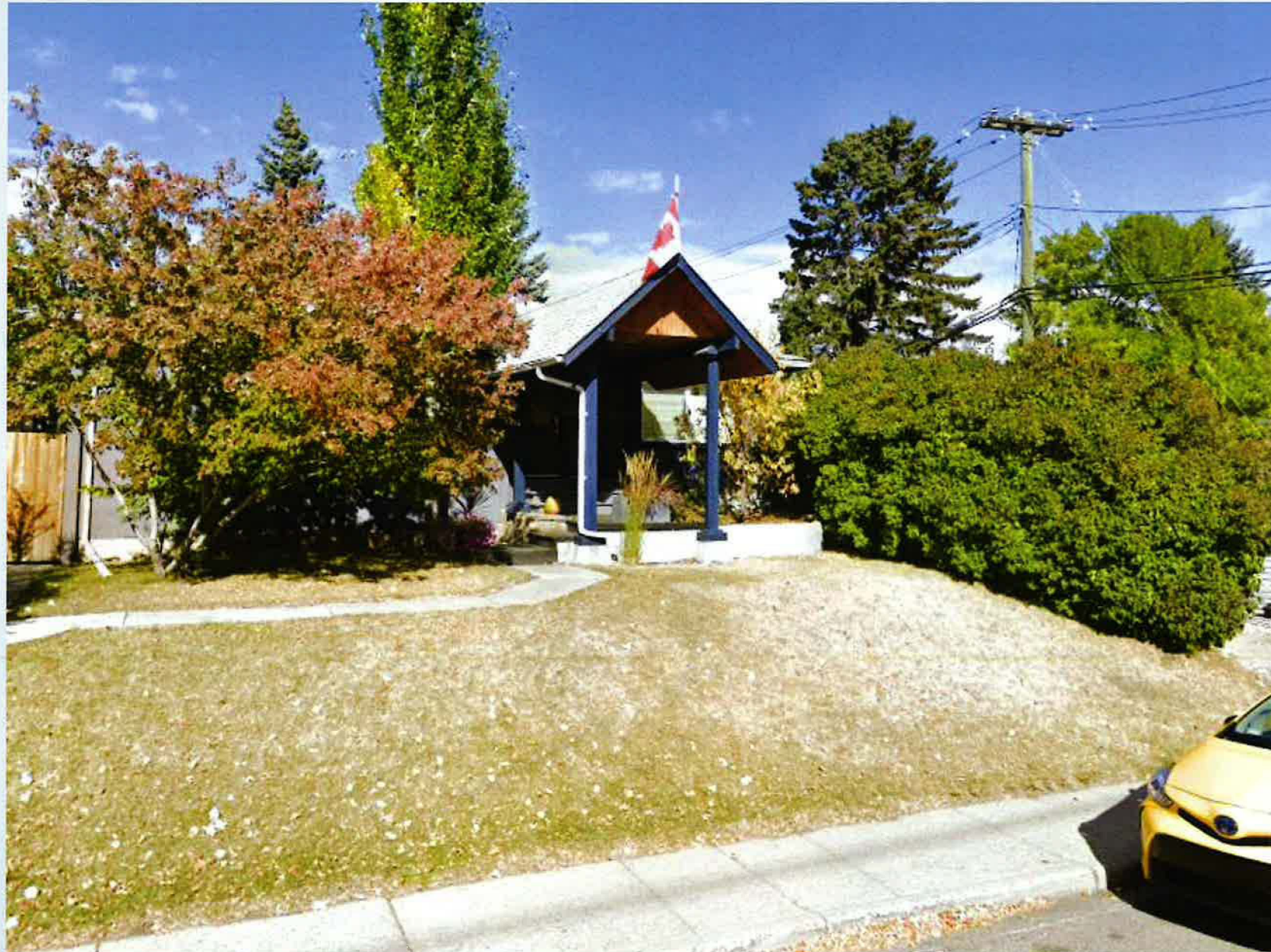
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 253D2023** for the redesignation of 0.07 hectares  $\pm$  (0.17 acres  $\pm$ ) located at 3508 – 8 Avenue SW (Plan 2566GQ, Block 16, Lot 15) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

## Supplementary Slides











# Existing Land Use Map 11

