



Calgary Planning Commission

Agenda Item: 7.2.5



LOC2023-0285

Land Use Amendment

January 25th, 2024

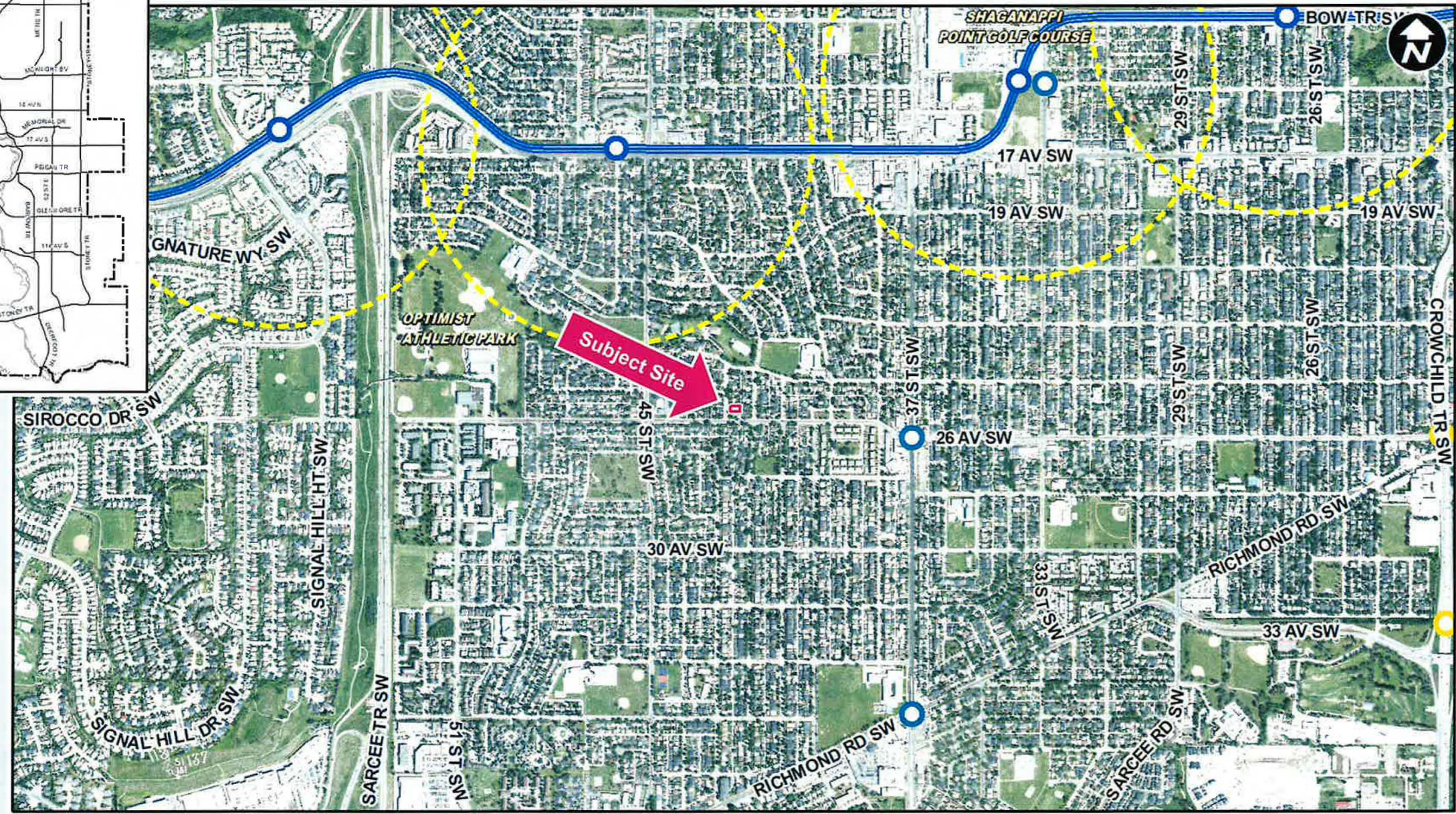
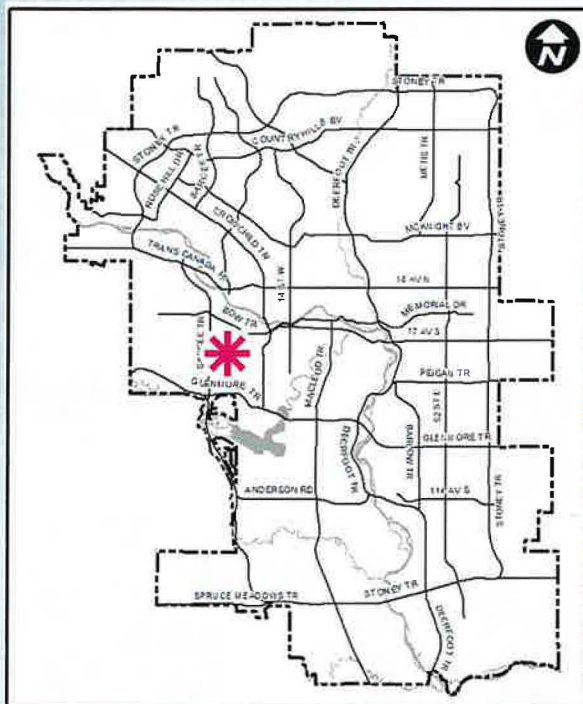
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 25 2024
ITEM: 7.2.5 C/2024-0048
Distrib: Presentation
CITY CLERK'S DEPARTMENT



RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.11 acres ±) located at 2624 Granville Street SW (Plan 2212037, Block 29, Lot 18) from Residential – Contextual One Dwelling (R-C1) 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



Legend

○ Bus Stop

Parcel Size:

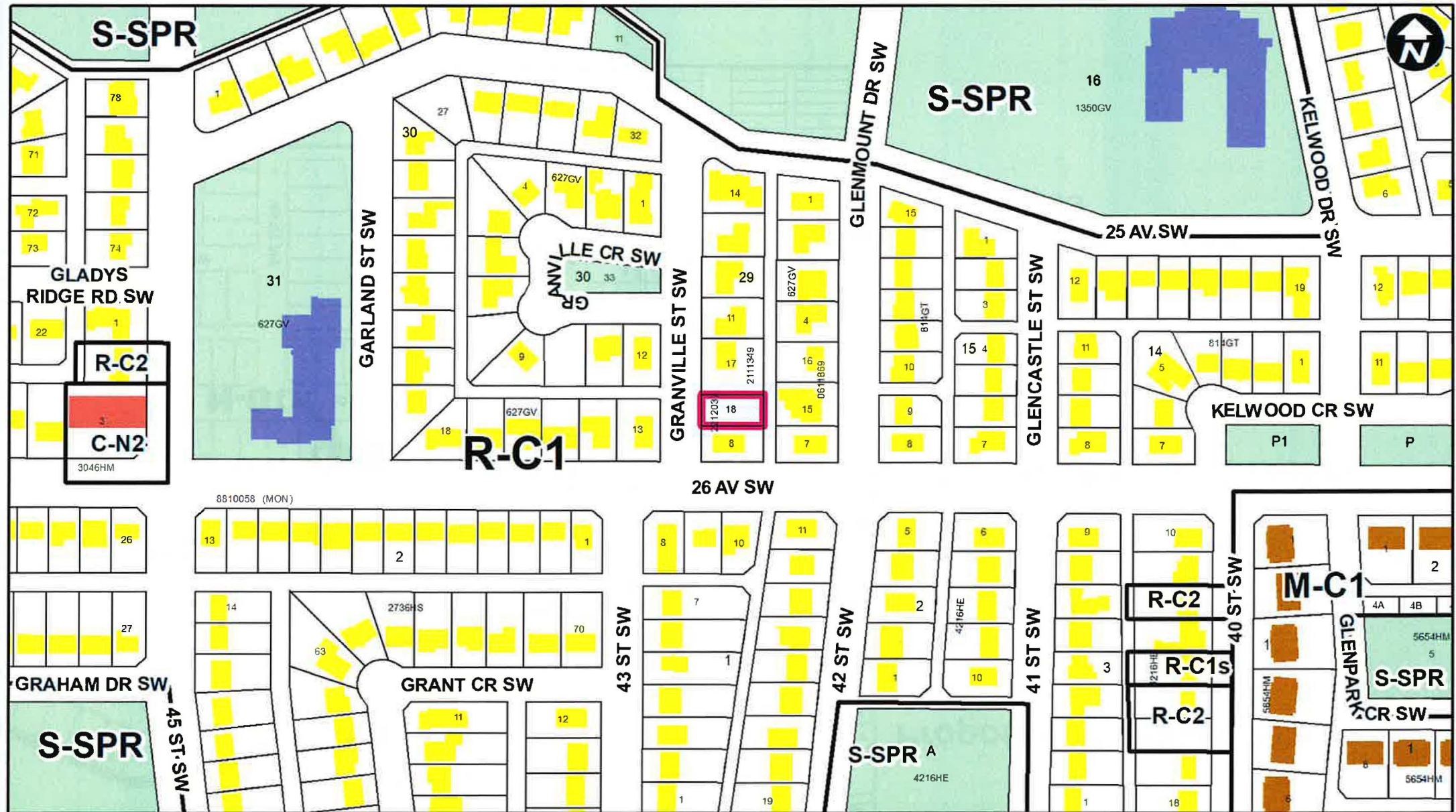
0.05 ha
15 m x 30 m

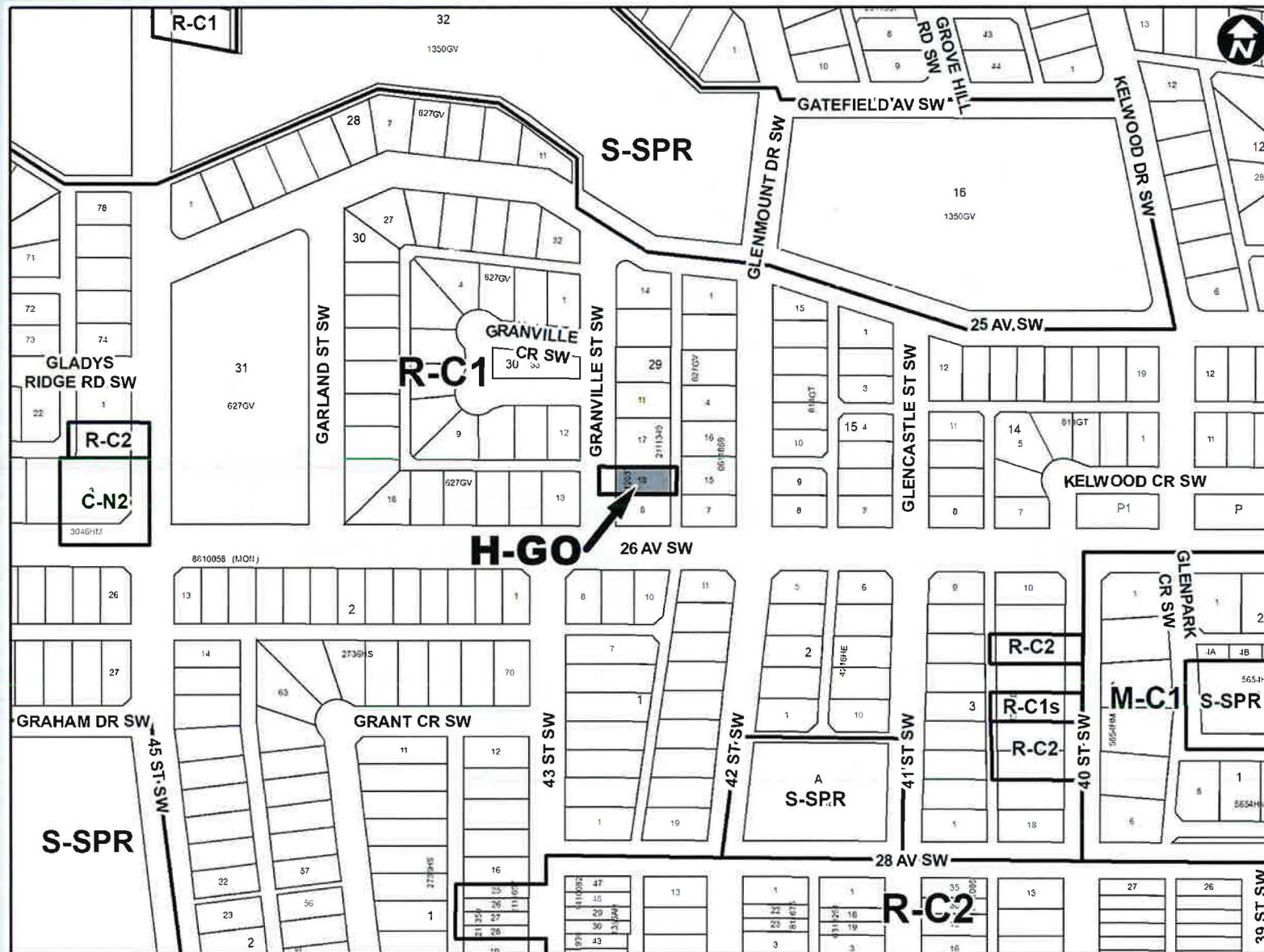




Surrounding Land Use

- 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 H-GO District:

- Allows for a variety of attached, stacked or clustered units
- Max height of 12.0 metres
- Max floor area ratio (FAR) of 1.5
- Min 0.5 parking stall per unit/suite

Policy Alignment

This application is in alignment with the policies in:

- the Municipal Development Plan; and
- the Westbrook Communities Local Area Plan.

H-GO Location Criteria

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

- **an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector Urban Form Category.**

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.05 hectares \pm (0.11 acres \pm) located at 2624 Granville Street SW (Plan 2212037, Block 29, Lot 18) from Residential – Contextual One Dwelling (R-C1) District **to** Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Map 3:
Urban Form



Westbrook Communities Local Area Plan Interpretation

Map Interpretation - 4.2.g

- Where the Neighbourhood Connector urban form category, as indicated on Map 3: Urban Form, is shown within the limited building scale area, as indicated on Map 4: Building Scale, **the Neighbourhood Connector urban form category should be interpreted to extend for a distance of 41 metres (approximately two parcels) from the property line along the road identified as a Neighbourhood Connector**, unless the boundary of the Neighbourhood Connector urban form category is clearly delineated by a lane.



H-GO Location Criteria:

- In areas subject to an approved Local Area Plan (LAP) the H-GO District is to be considered in Neighbourhood Connector urban form category.
- Measured from the property line along the road identified as a Neighbourhood Connector (26 Avenue SW).

