

# Public Hearing of Council

## Agenda Item: 7.2.6



## LOC2023-0236 / CPC2023-1278

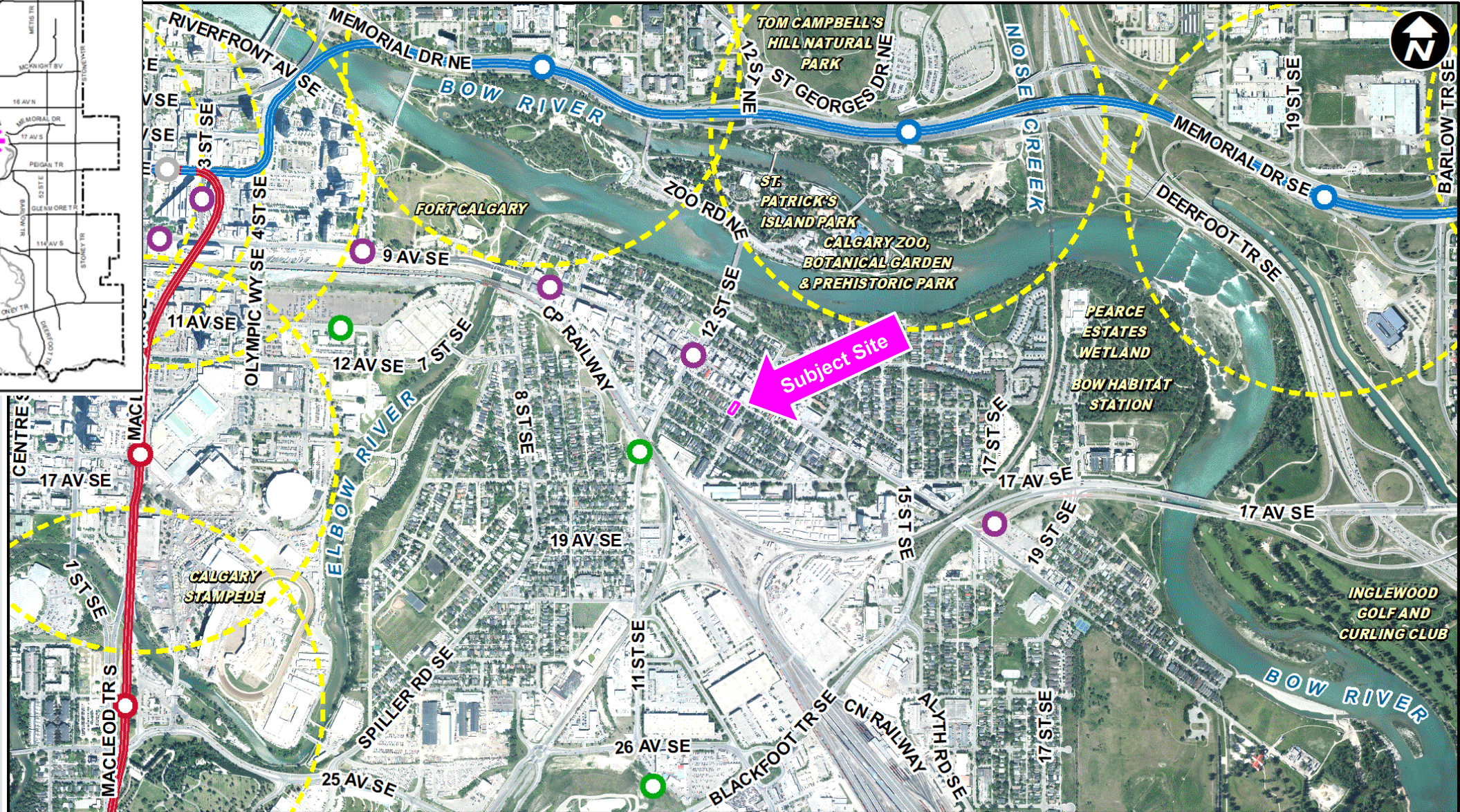
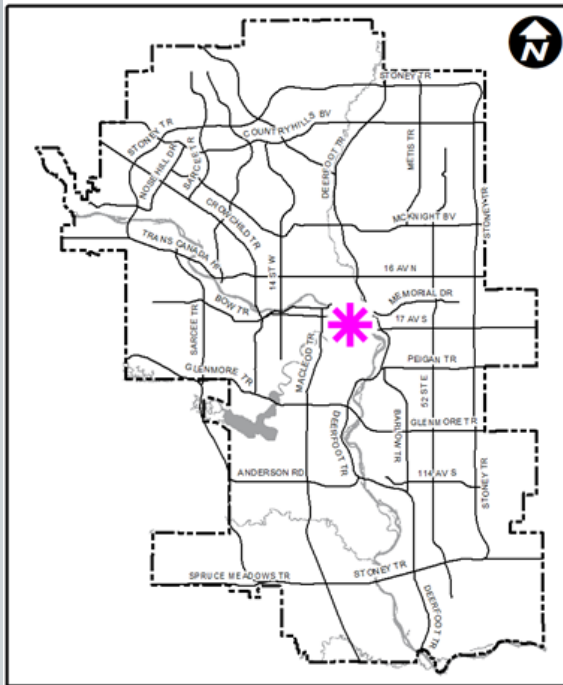
### Land Use Amendment

February 6, 2024

## Calgary Planning Commission's Recommendation:

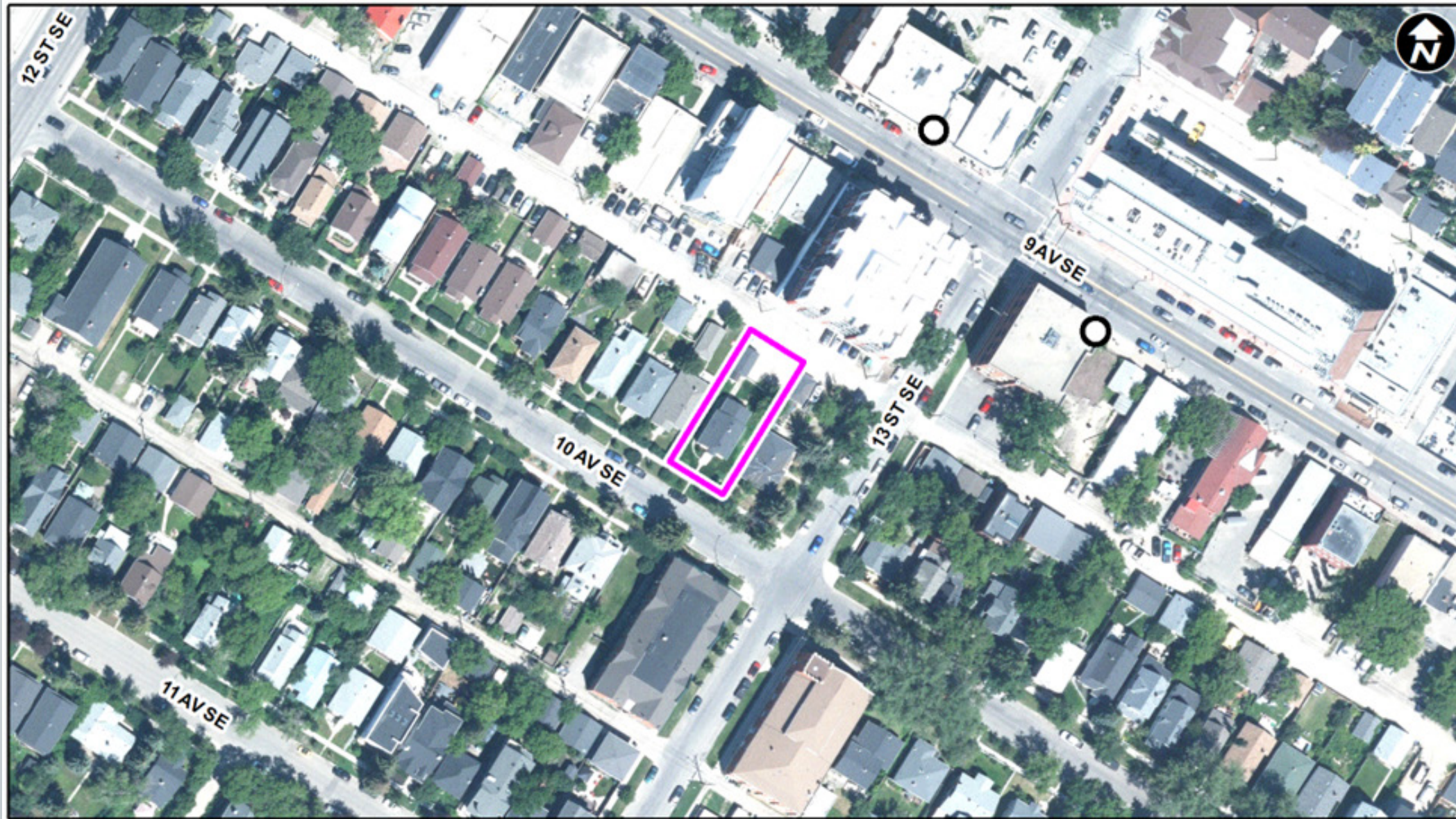
That Council:

Give three readings to **Proposed Bylaw 34D2024** 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

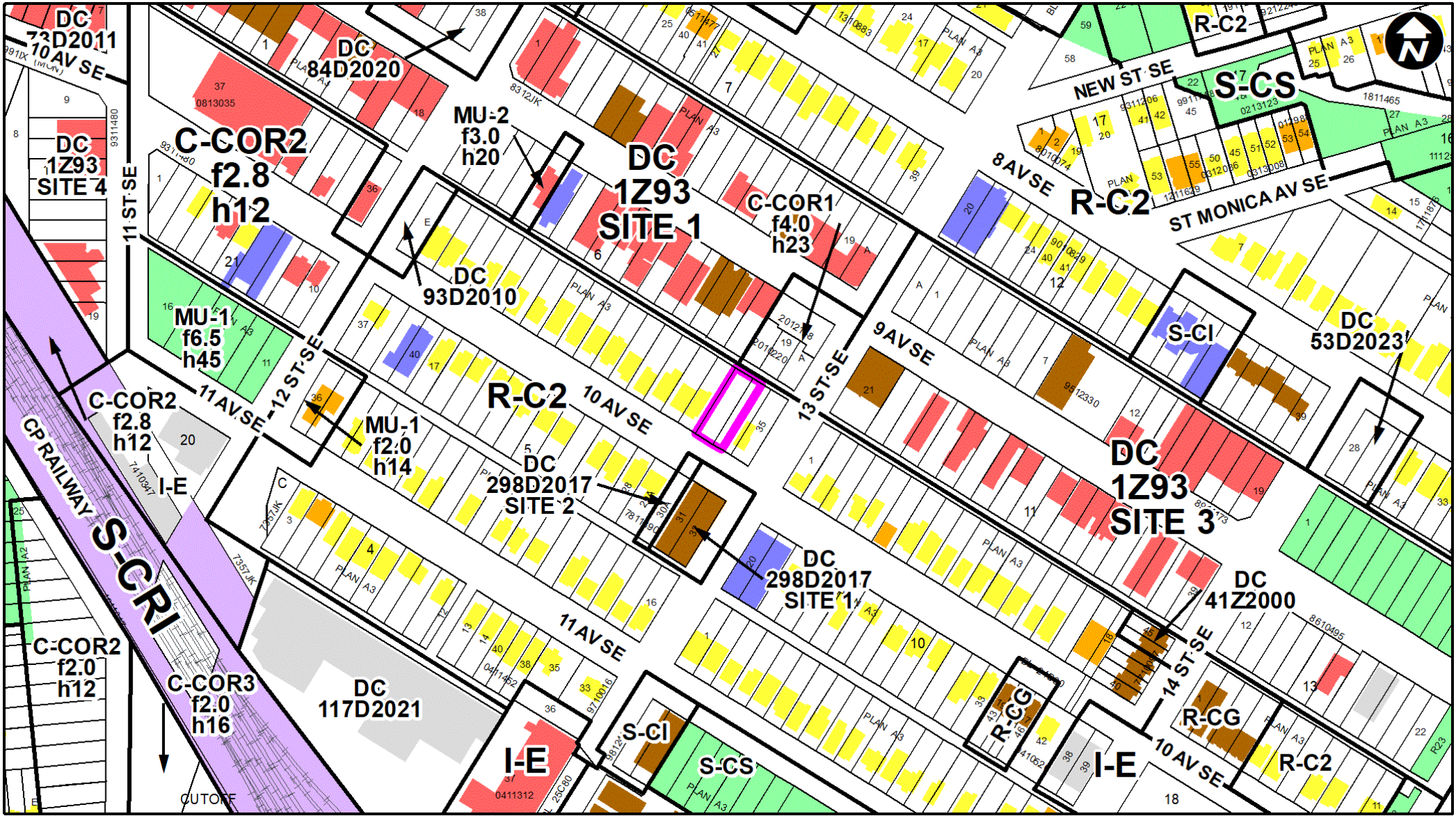
- 600m buffer from LRT station
- LRT Stations**
  - Blue
  - Downtown
  - Red
  - Green (Future)
- LRT Line**
  - Blue
  - Blue/Red
  - Red
- Max BRT Stops**
  - Orange
  - Purple
  - Teal
  - Yellow

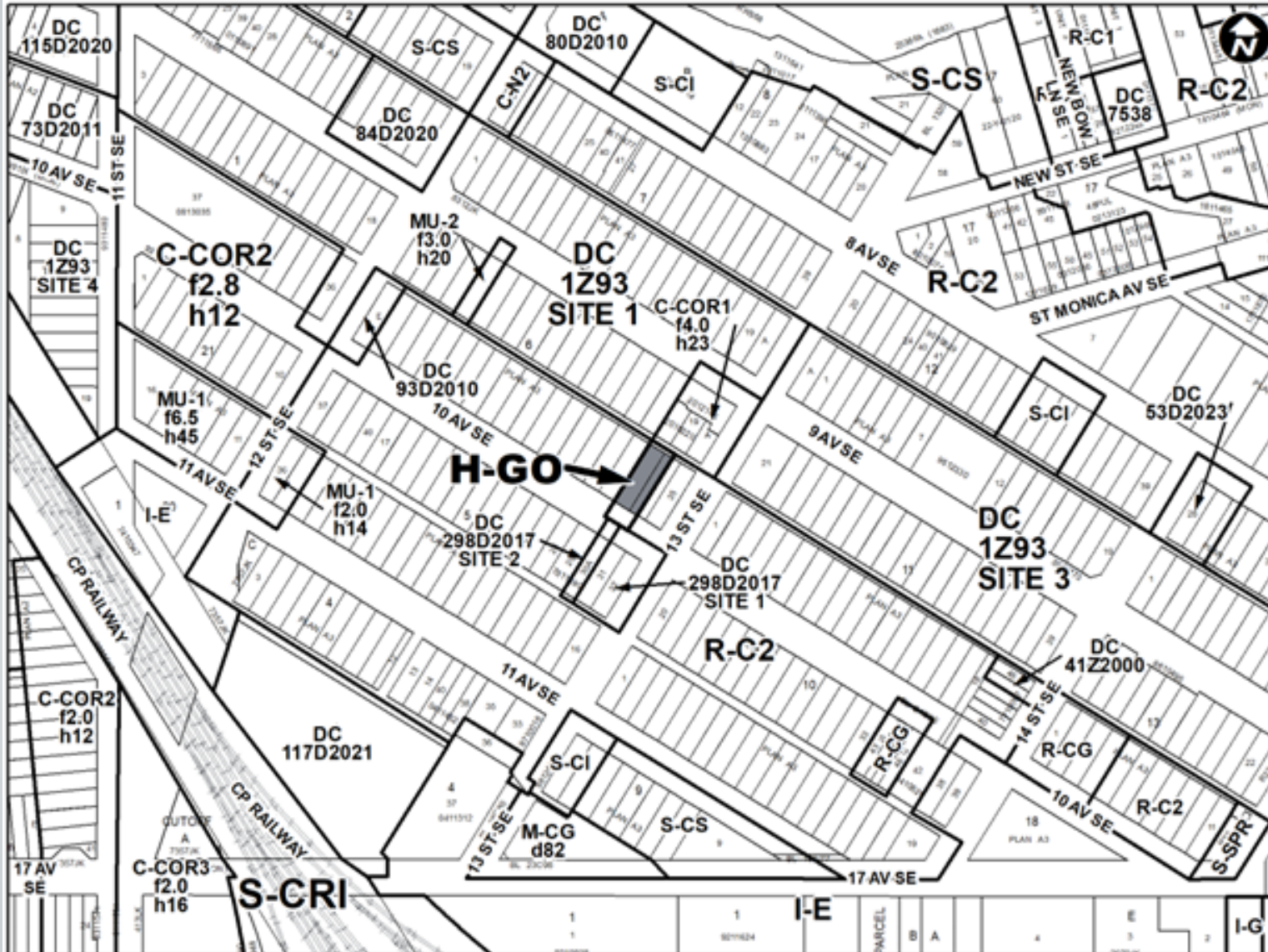


Parcel Size:

0.06 ha

- 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 34D2024** 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







## 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.**

# 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.



