



LOC2023-0249 / CPC2023-1288

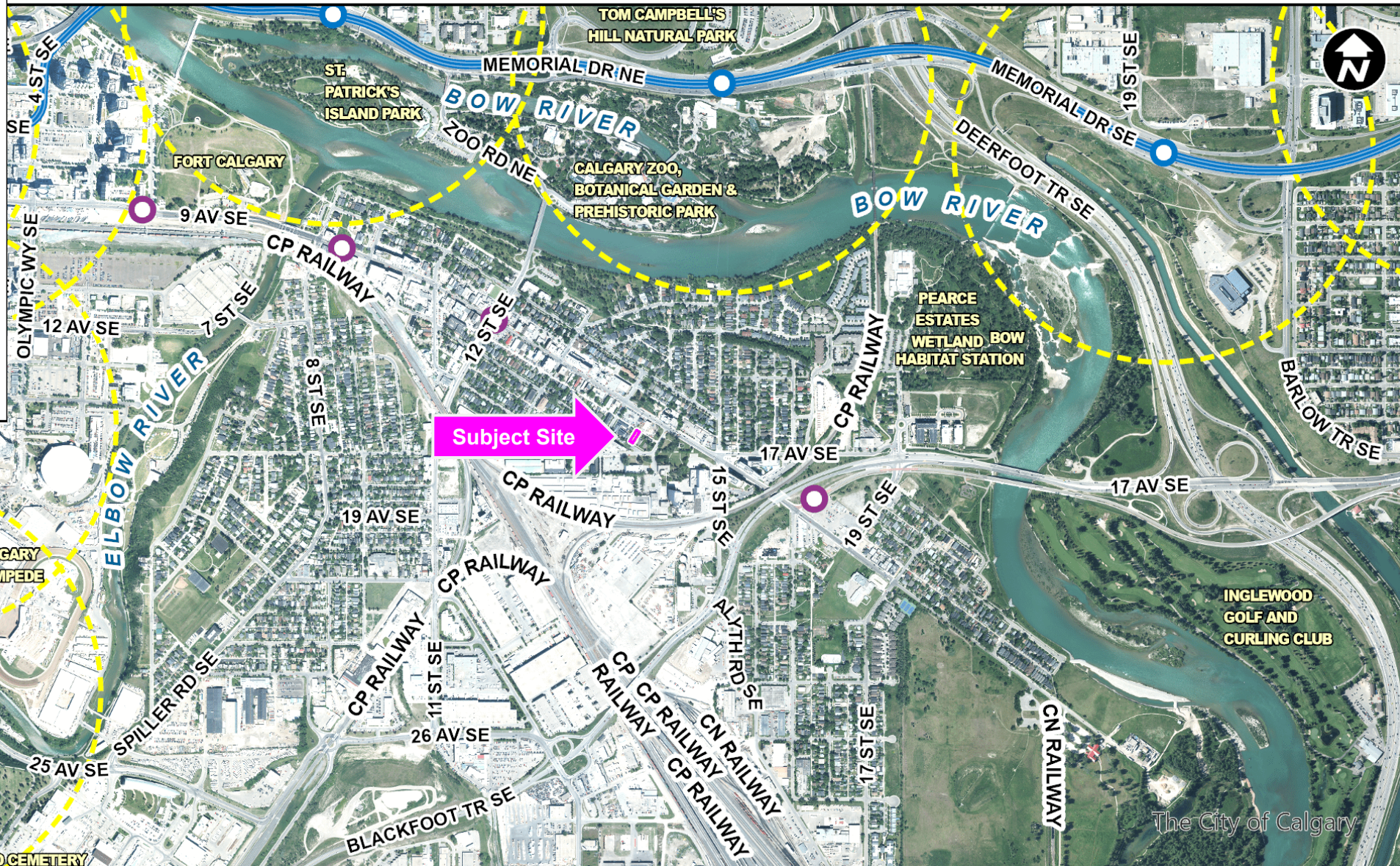
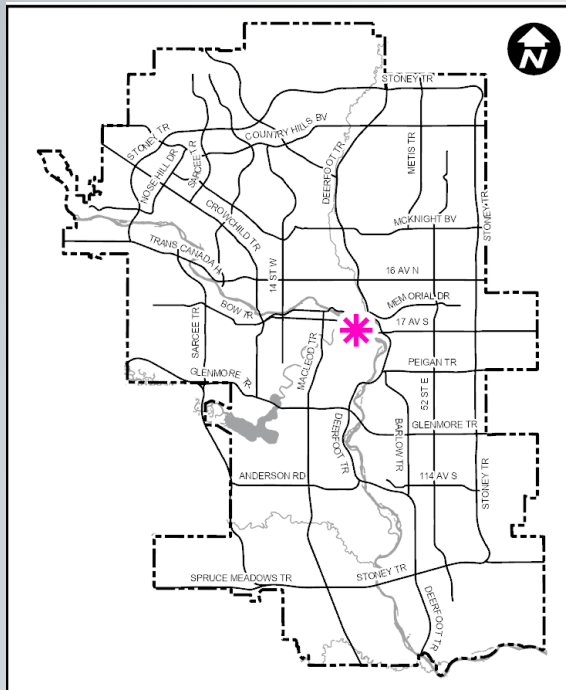
Land Use Amendment

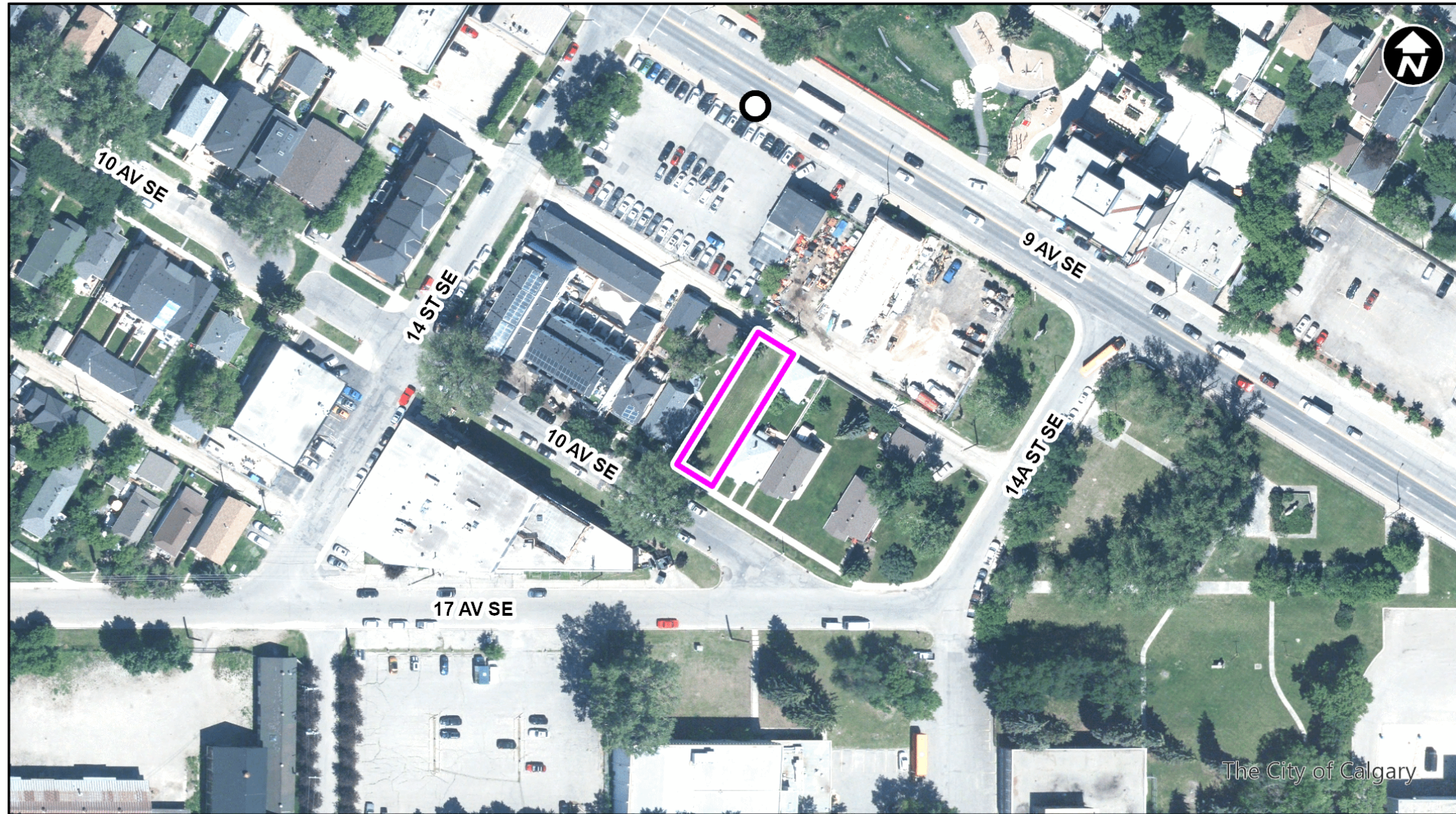
February 6, 2024

Calgary Planning Commission's Recommendation:

That Council:

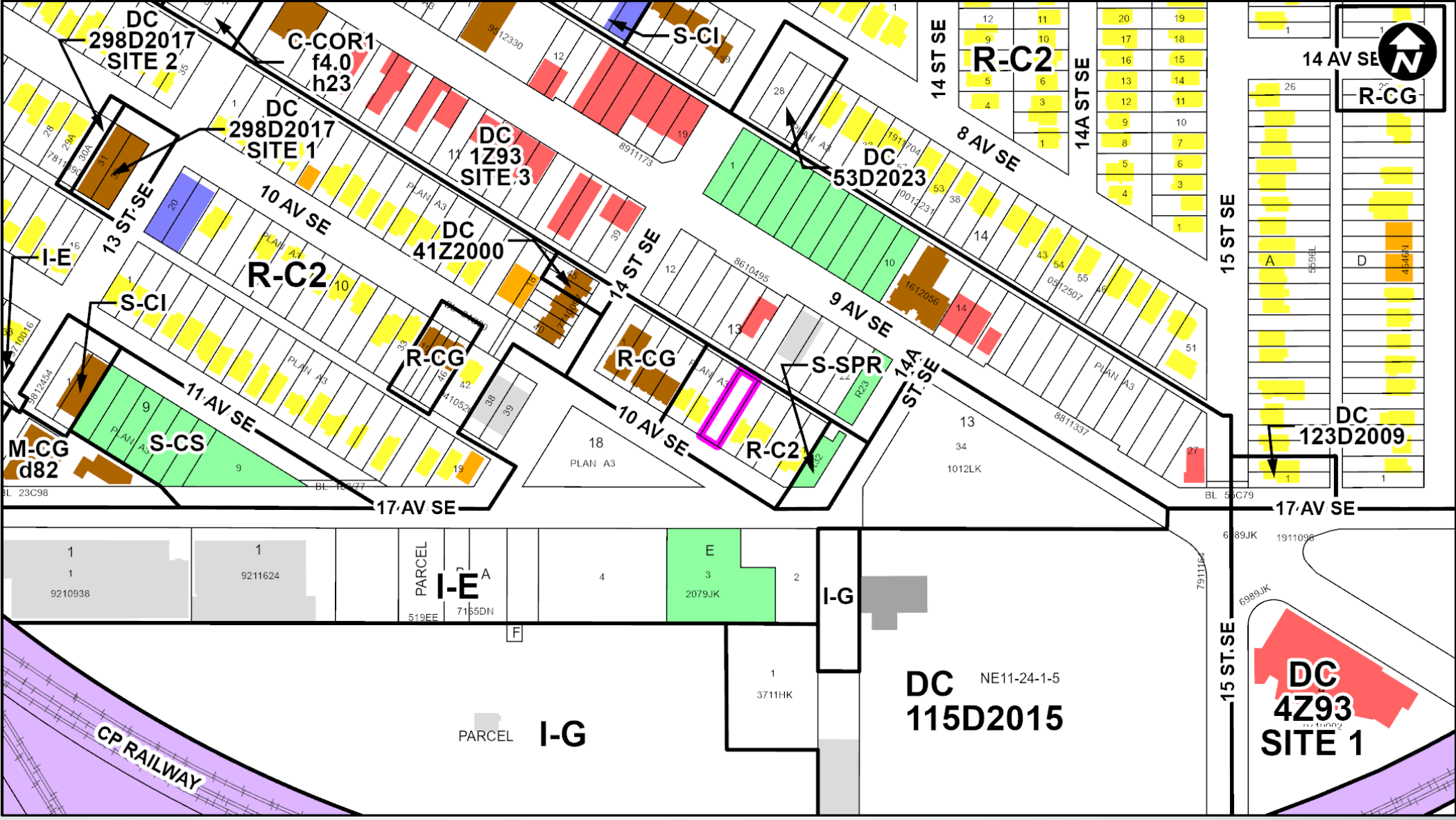
Give three readings to **Proposed Bylaw 52D2024** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1514 – 10 Avenue SE (Plan A3, Block 13, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.



**LEGEND**

○ Bus Stop

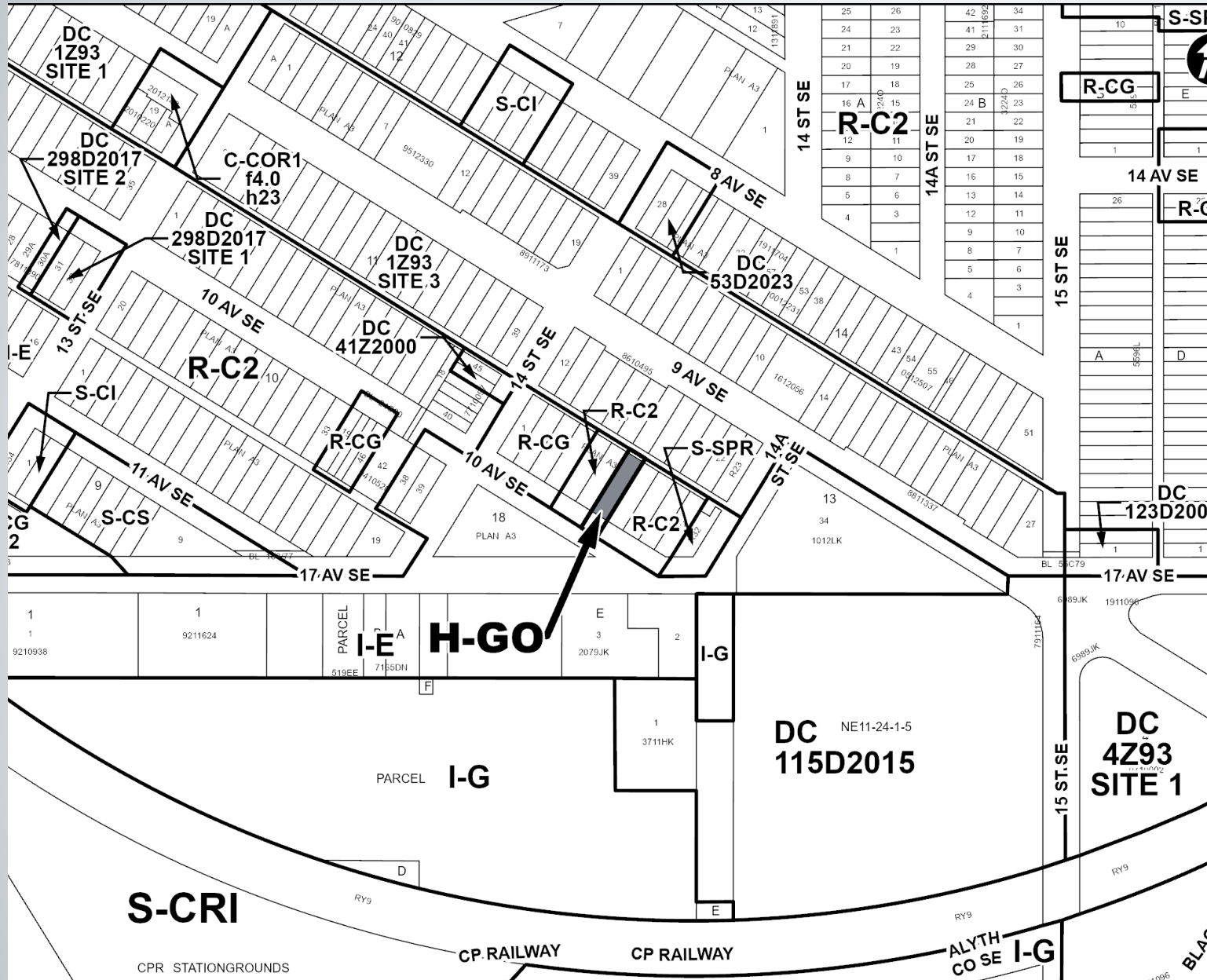
Parcel Size:**0.04 ha
10m x 37m**



- 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 Land Use Map

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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

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That Council:

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Supplementary Slides

Should only be designated on parcels located within:

- ☒ the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and within one or more of the following:
- ☒ a) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - ☒ b) 600 metres of an existing or capital-funded LRT platform;
 - ☐ c) 400 metres of an existing or capital-funded BRT station; or
 - ☒ d) 200 metres of primary transit service.



