

Public Hearing of Council

Agenda Item: 7.2.2



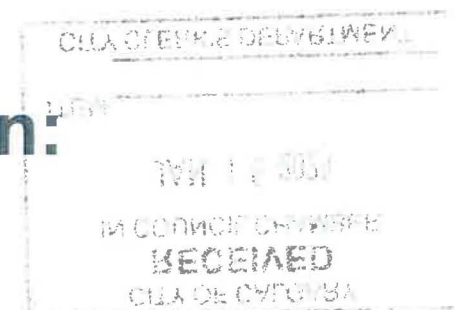
LOC2023-0208 / CPC2023-0946

Land Use Amendment

January 16, 2024

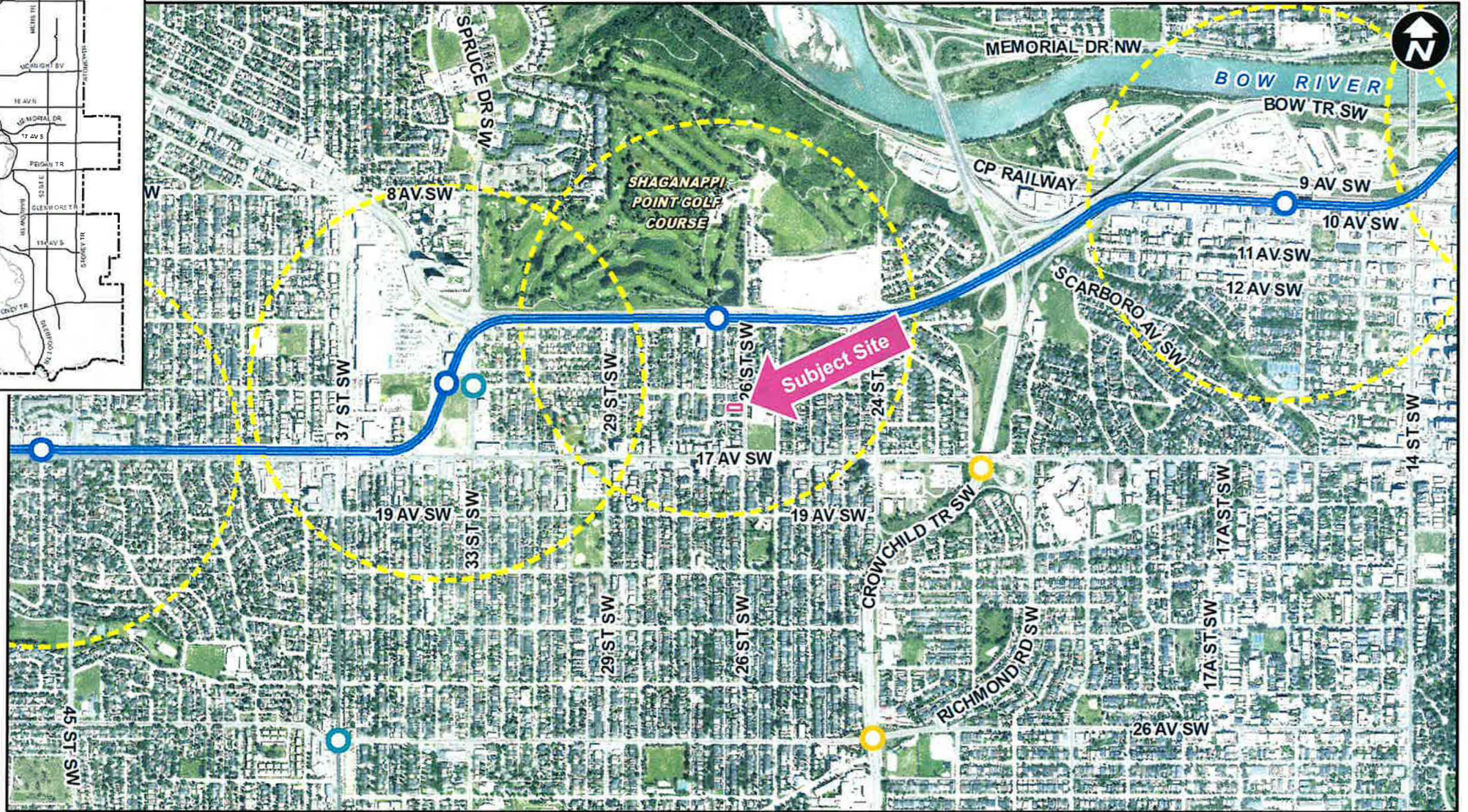
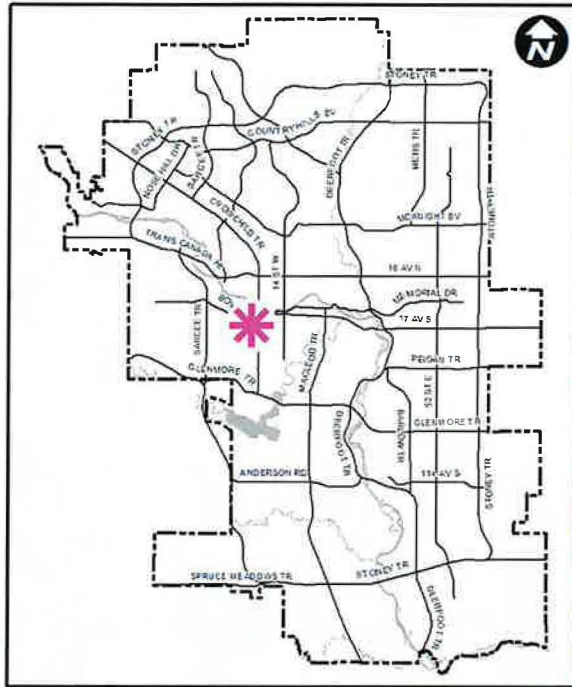
CITY OF CALGARY
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IN COUNCIL CHAMBER
JAN 16 2024
ITEM: 7.2.2 - CPC2023-0946
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 7D2024** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1711 – 26 Street SW (Plan 960GB, Block E, Lot 3) 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:

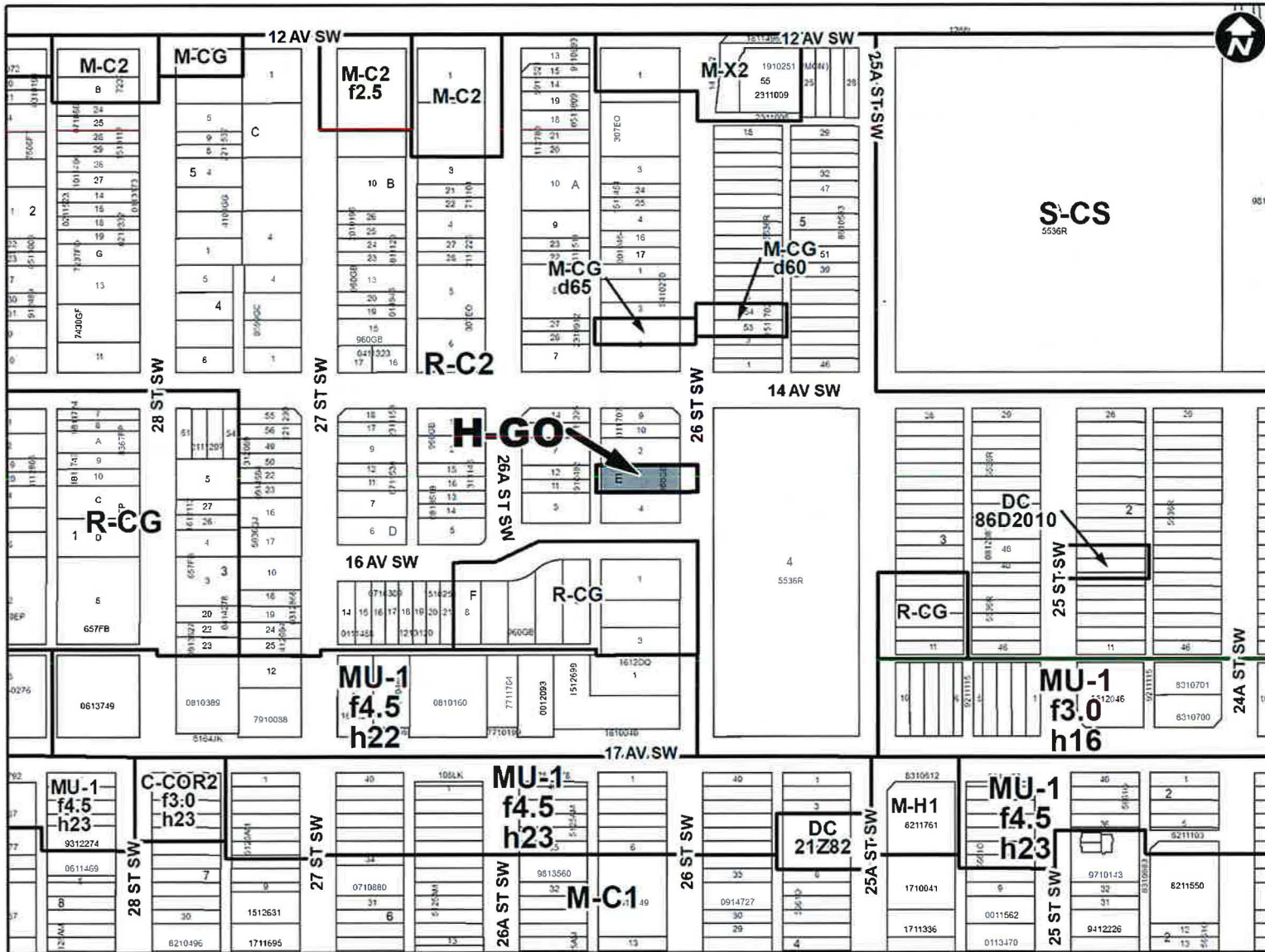
0.07 ha

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



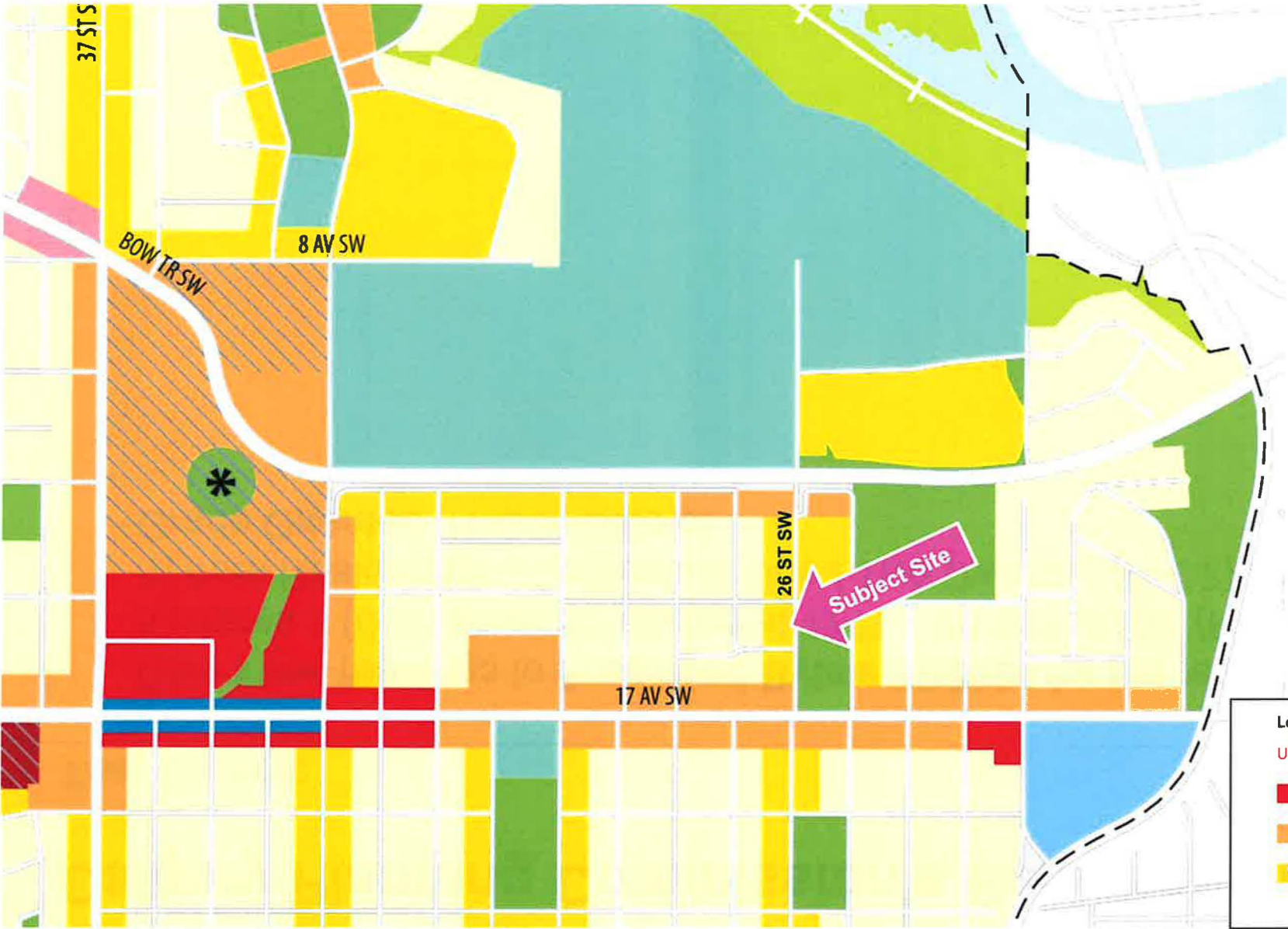
Proposed Land Use Map



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

Housing – Grade Oriented (H-GO) Locational Criteria



Westbrook Communities Local Area Plan:

- Within the Neighbourhood Connector Urban Form Category



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Supplementary Slides







Policy Alignment

This application is in alignment with the:

- Municipal Development Plan
- Westbrook Communities Local Area Plan



Westbrook Communities Local Area Plan:

- Within a Low (up to 6 Storeys) area



Legend	
Limited (up to 3 Storeys)	High (up to 26 Storeys)
Low - Modified (up to 4 Storeys)	No Scale Modifier
Low (up to 6 Storeys)	Parks, Civic and Open Space
Mid (up to 12 Storeys)	Plan Area Boundary



Still under review

Two buildings:

- Five units
- Five suites
- Carport at rear
- Middle amenity space

