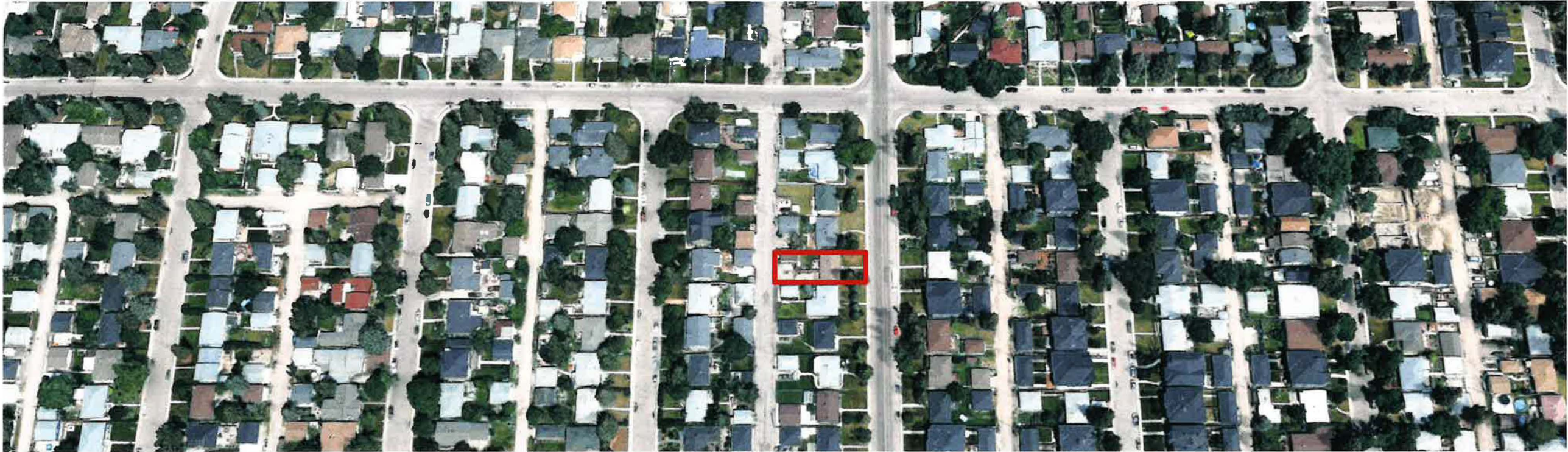




Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0233 / CPC2023-1077

Land Use Amendment

January 16, 2024

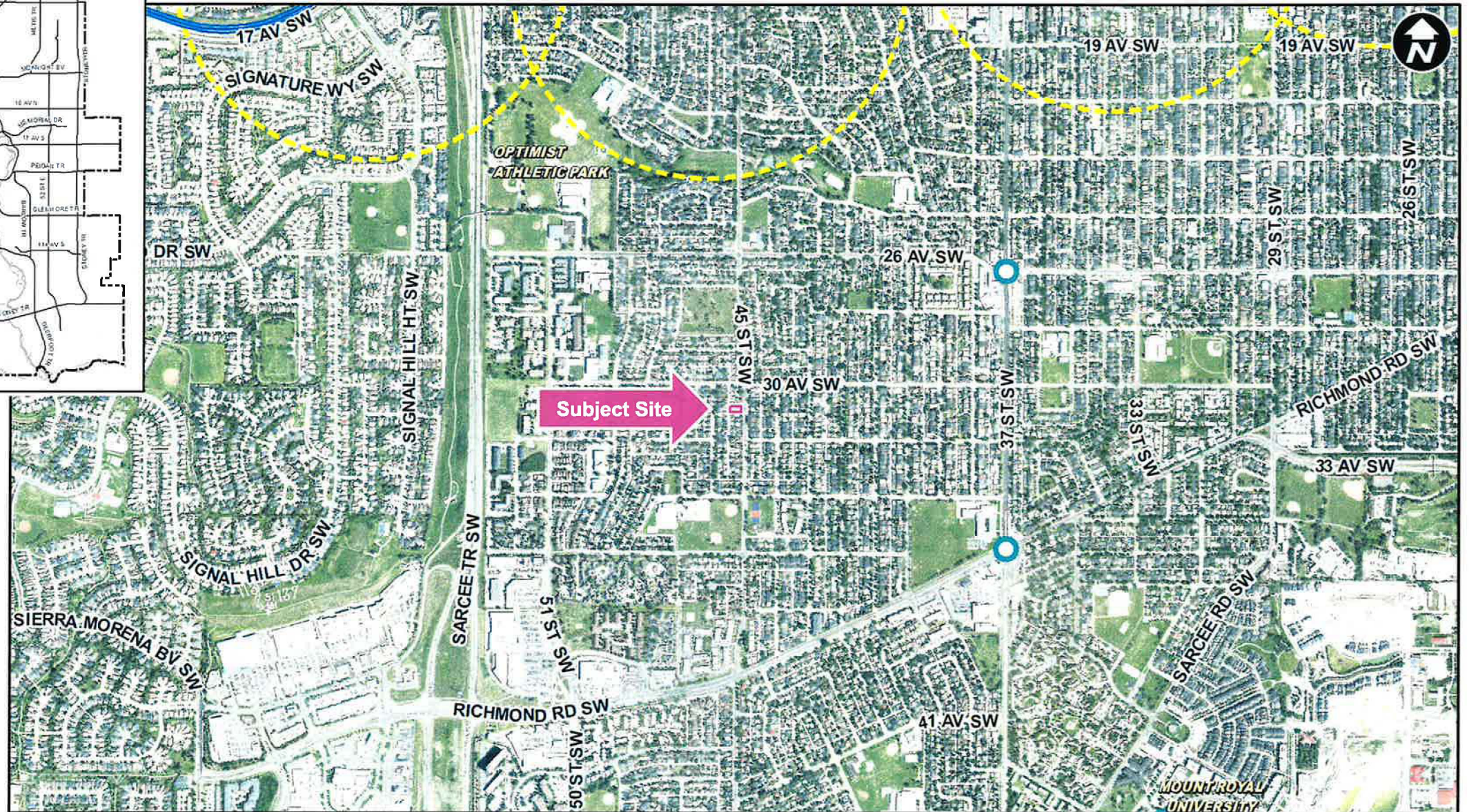
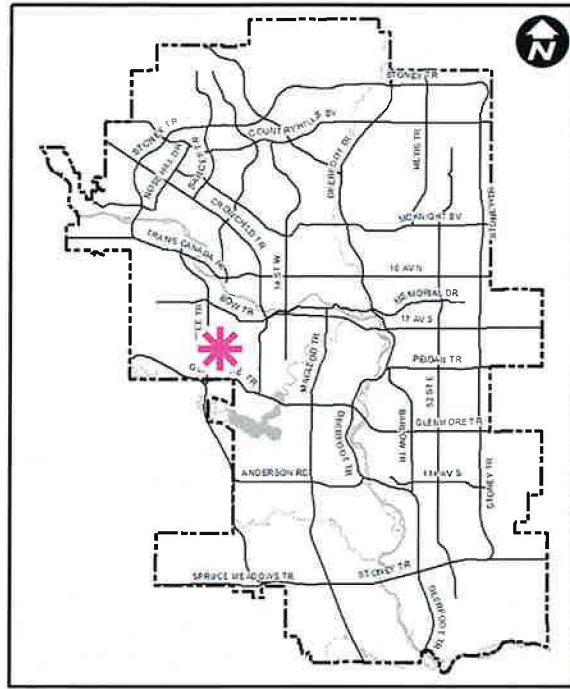
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 16 2024
ITEM: 7.2.21-CPC2023-1077
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



That Council:

Give three readings to **Proposed Bylaw 15D2024** for the redesignation of 0.05 hectares ± (0.12 acres ±) located at 3119 – 45 Street SW (Plan 5709HL, Block 41, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.



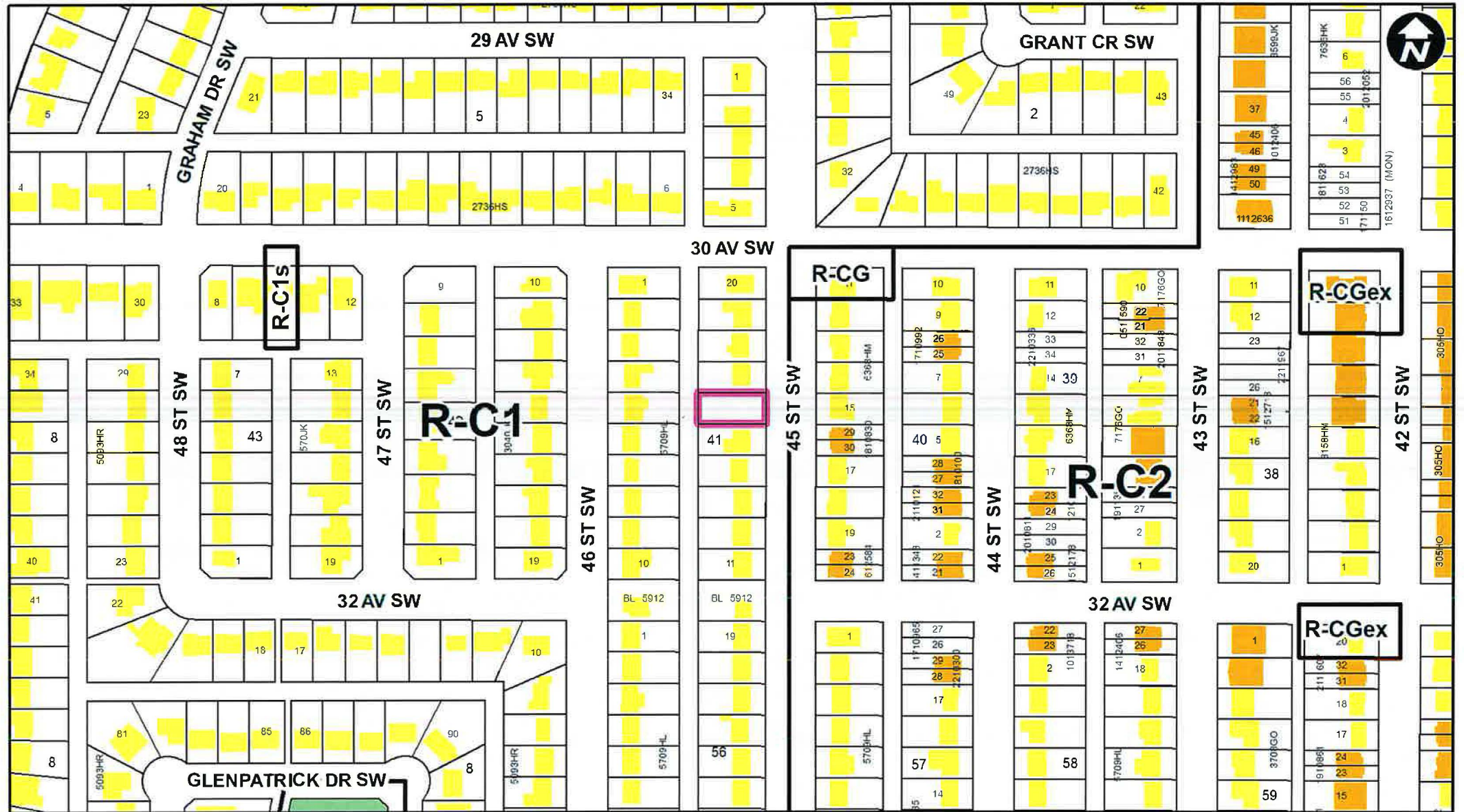
LEGEND

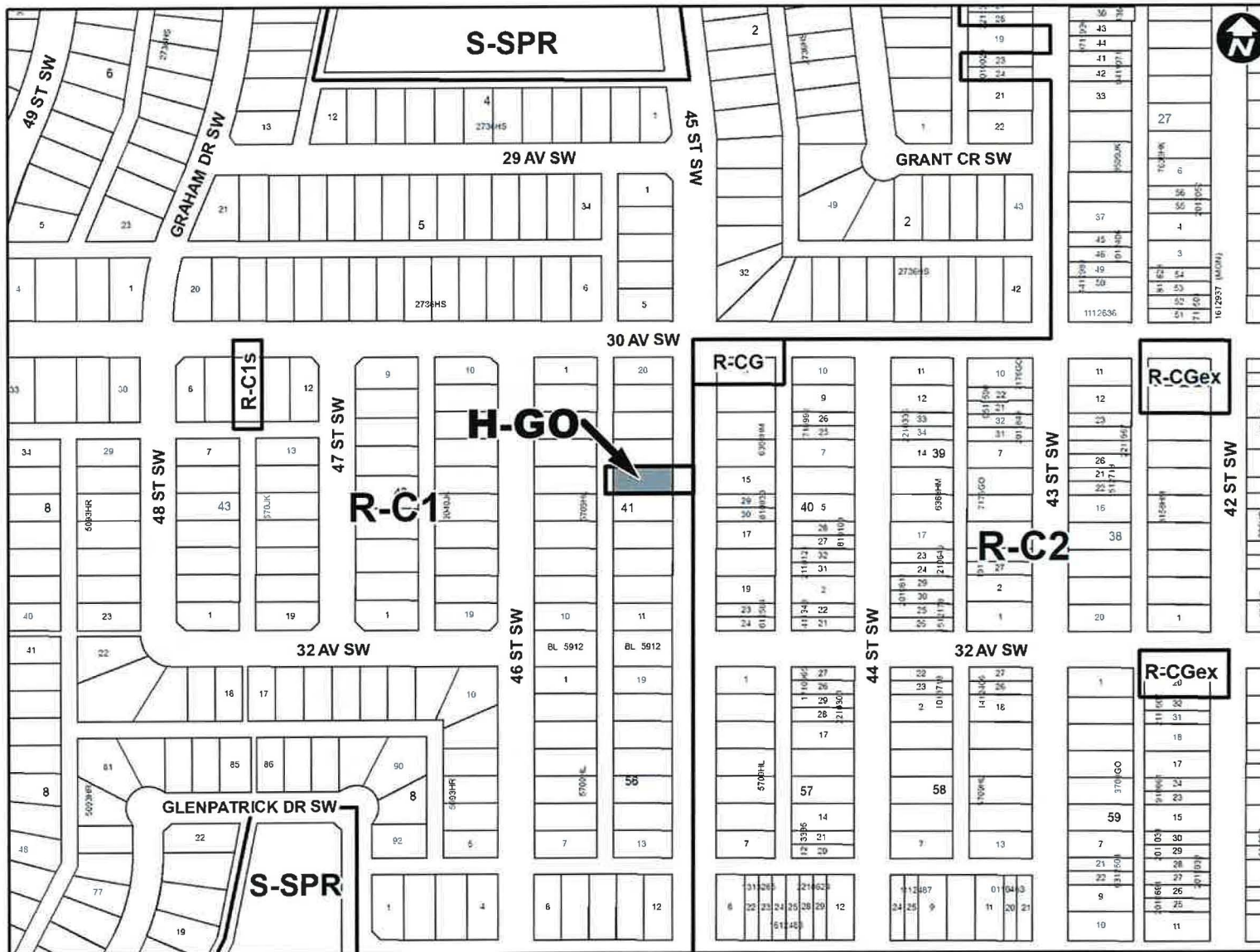
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

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

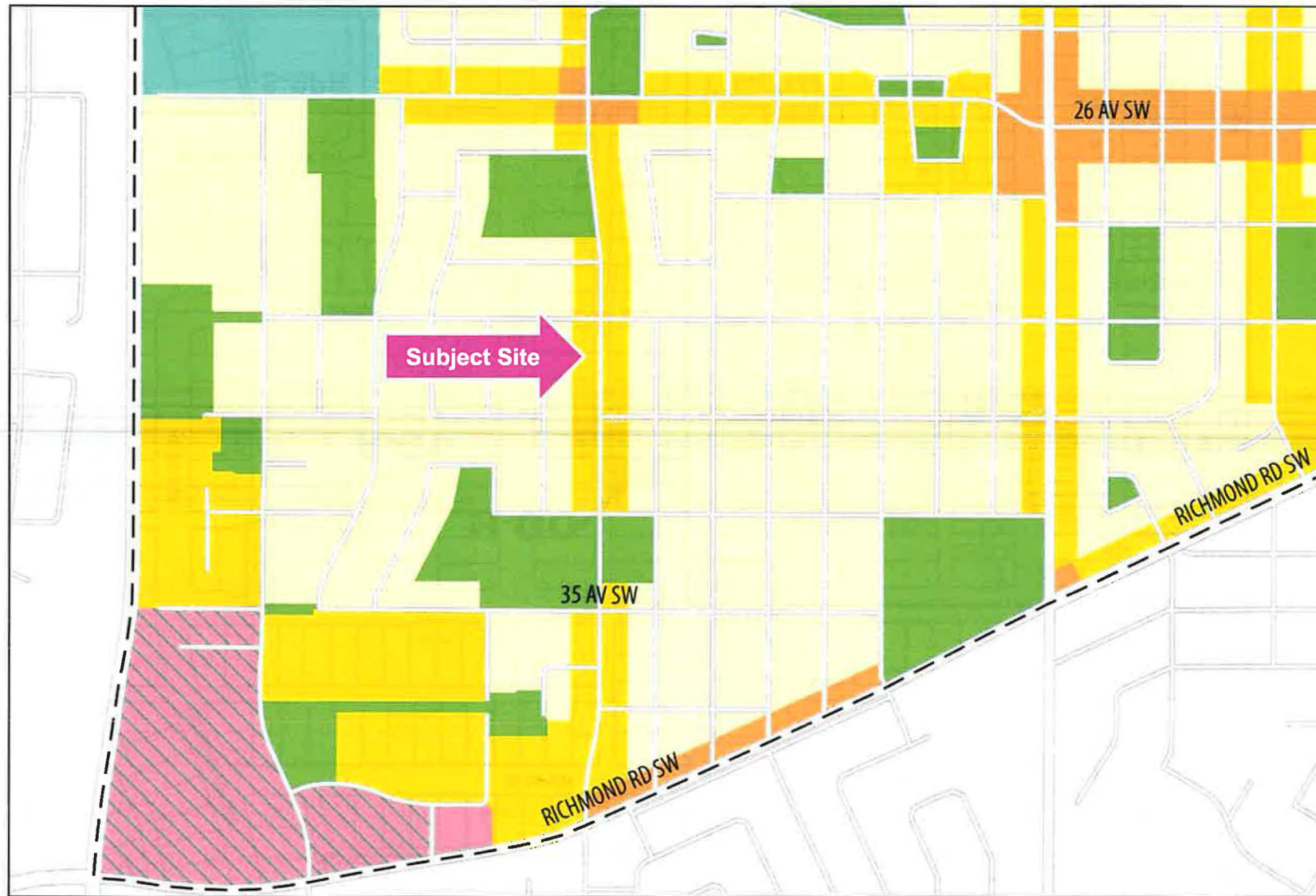




Proposed Housing – Grade Oriented (H-GO) District:

- accommodates grade-oriented development in a variety of attached, stacked or clustered forms
- scale consistent with low-density residential districts
- maximum floor area ratio (FAR) of 1.5

Westbrook Communities Local Area Plan



Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Natural Areas

Additional Policy Guidance

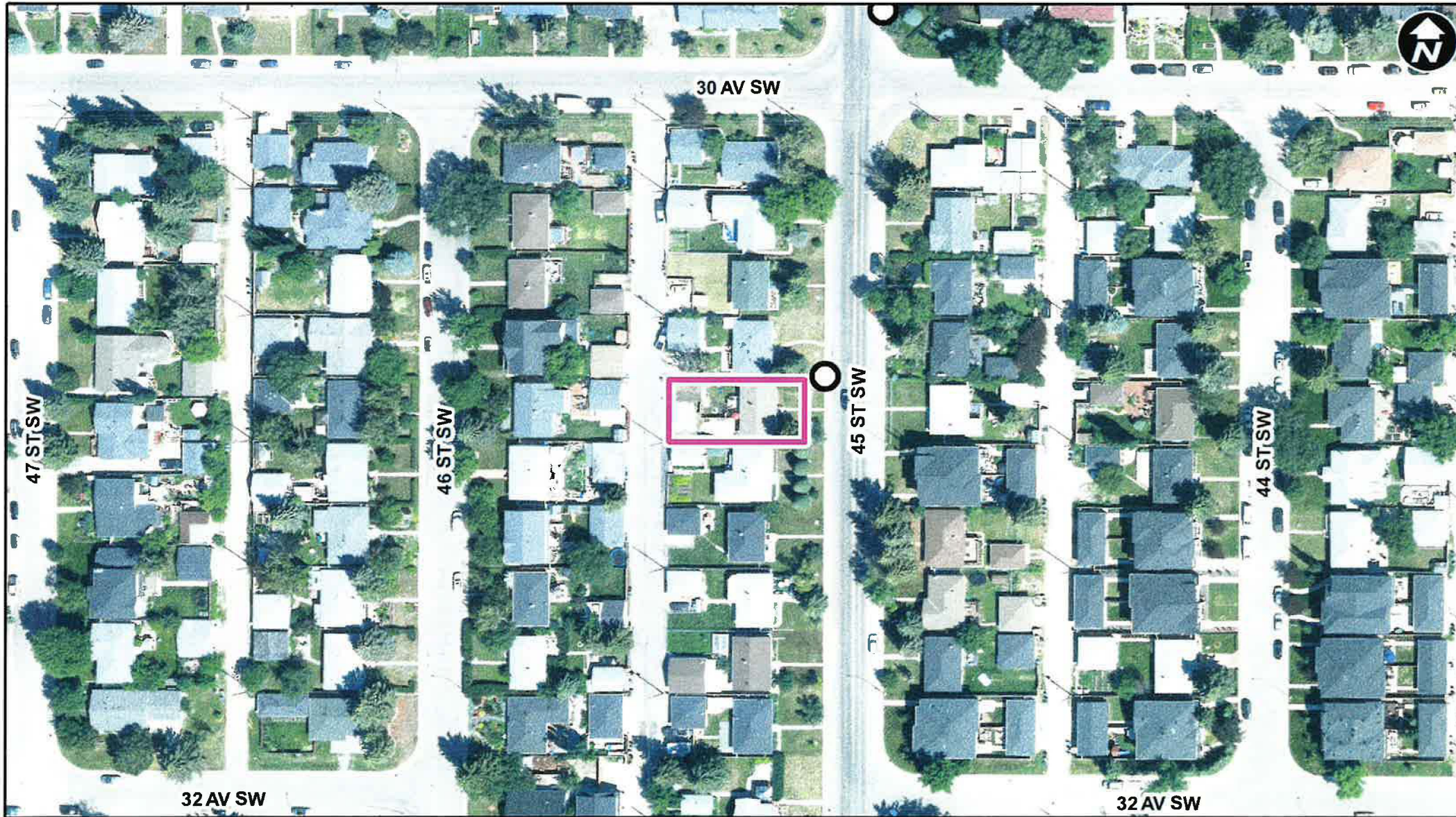
- Active Frontage
- Comprehensive Planning Site
- Plan Area Boundary

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 15D2024** for the redesignation of 0.05 hectares \pm (0.12 acres \pm) located at 3119 – 45 Street SW (Plan 5709HL, Block 41, Lot 16) from Residential – Contextual One Dwelling (R-C1) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
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 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow
- Bus Stop

Parcel Size:
0.05 ha
15 m x 33 m





View from rear lane

