

# Public Hearing of Council

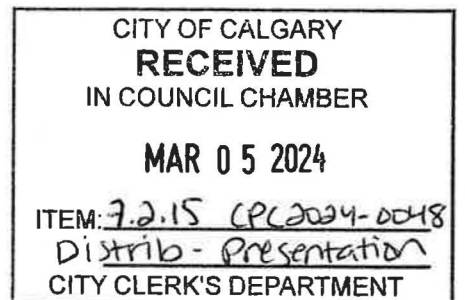
Agenda Item: 7.2.15

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## LOC2023-0285 / CPC2024-0048 Land Use Amendment

March 5, 2024



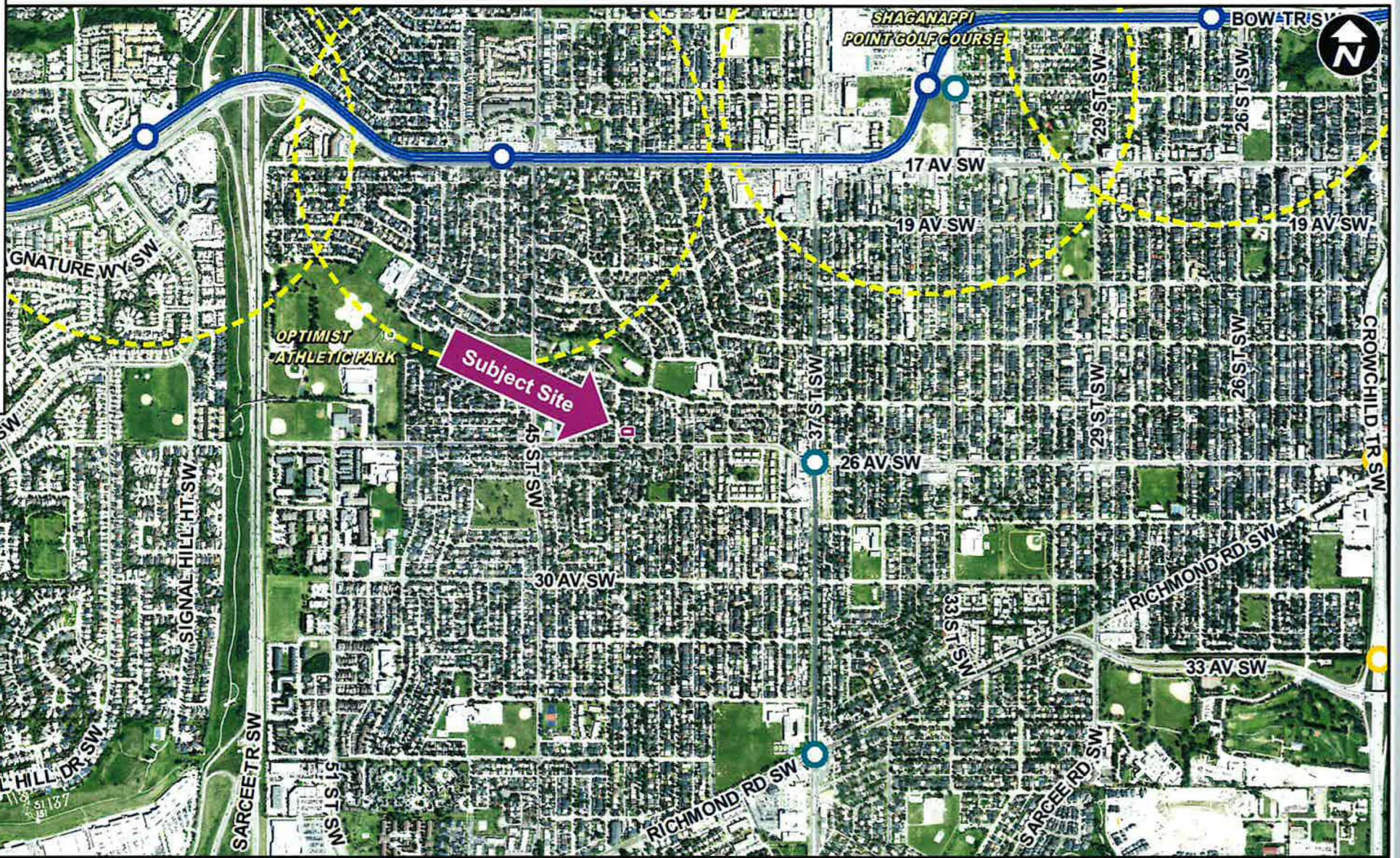
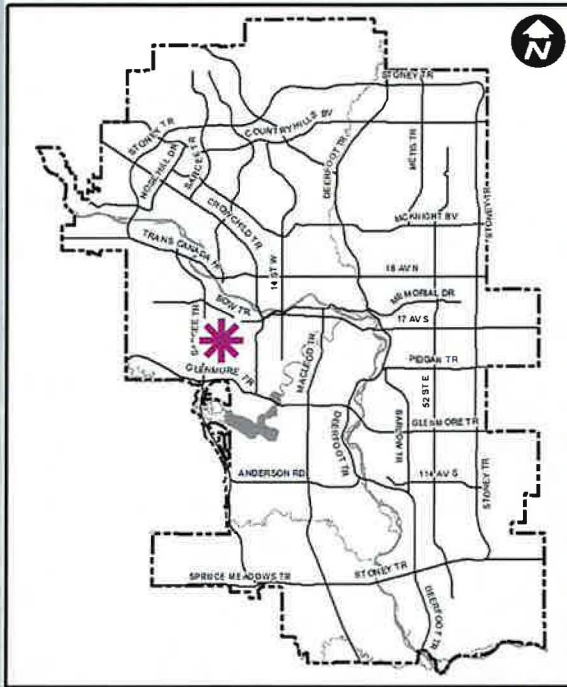


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 82D2024** 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.





## LEGEND

600m buffer from LRT station

### LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

### LRT Line

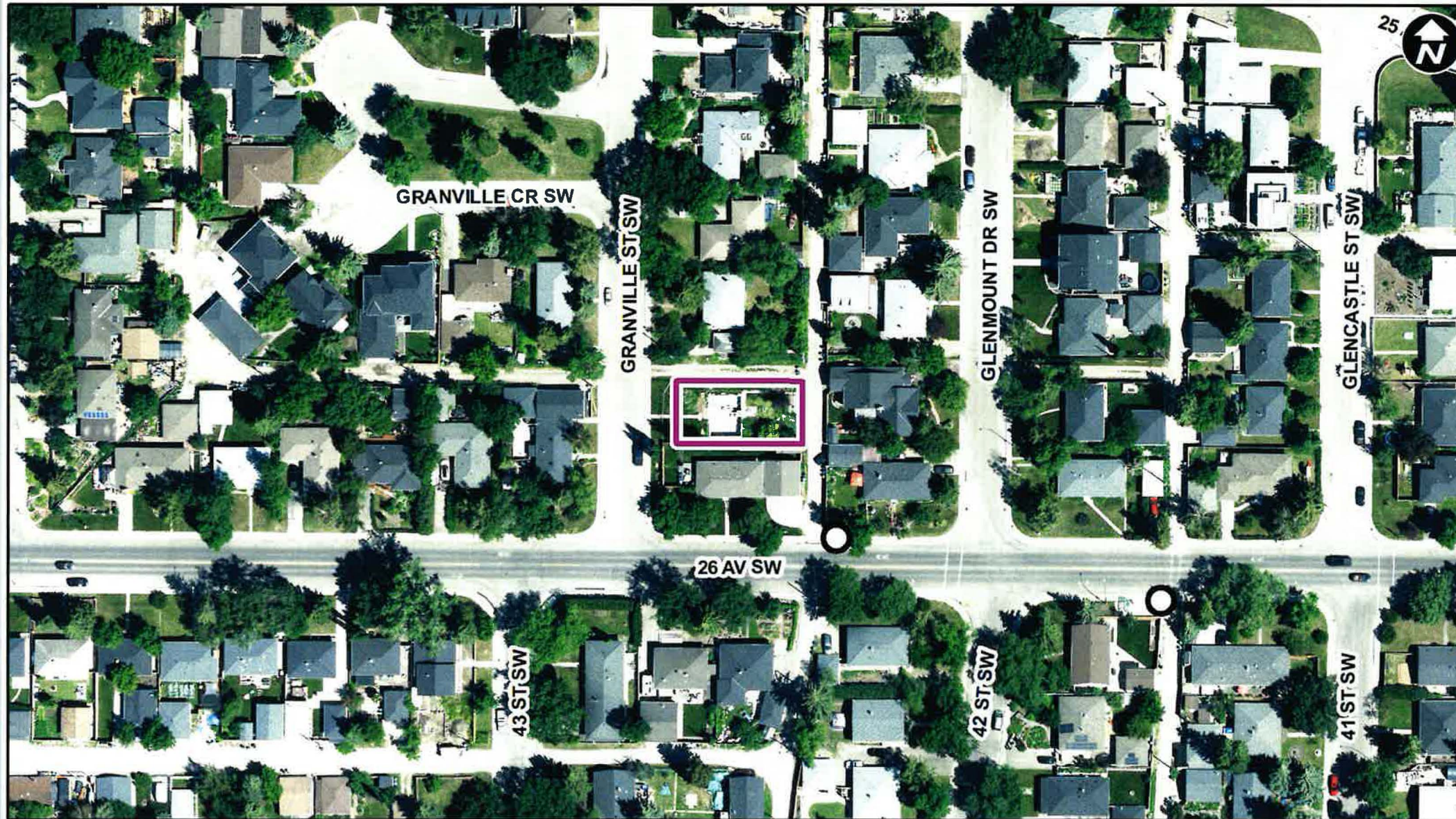
- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
- Purple
- Teal
- Yellow



# Location Map 4



## Legend

○ Bus Stop

**Parcel Size:**

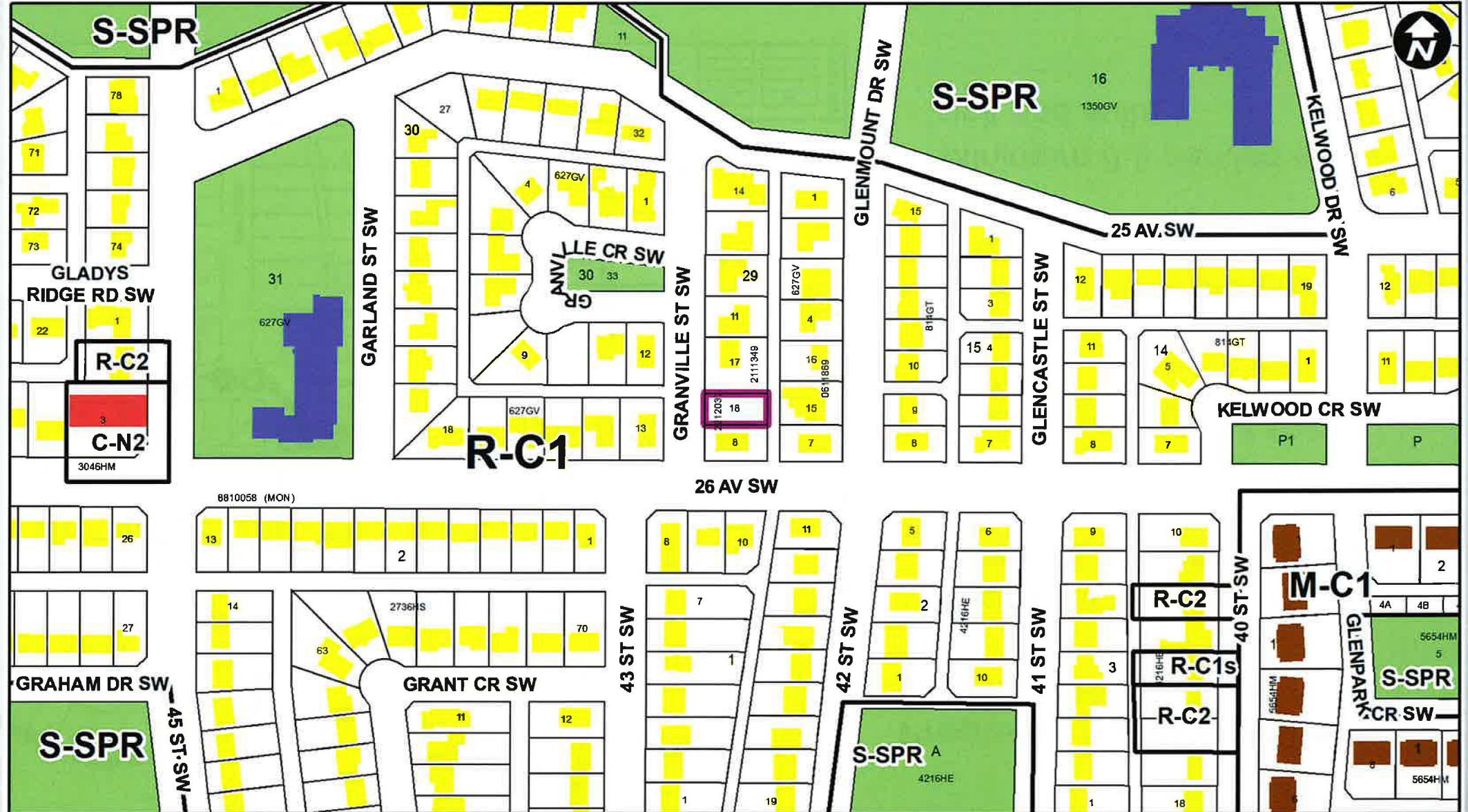
**0.05 ha  
15 m x 30 m**



# Surrounding Land Use 5

## 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



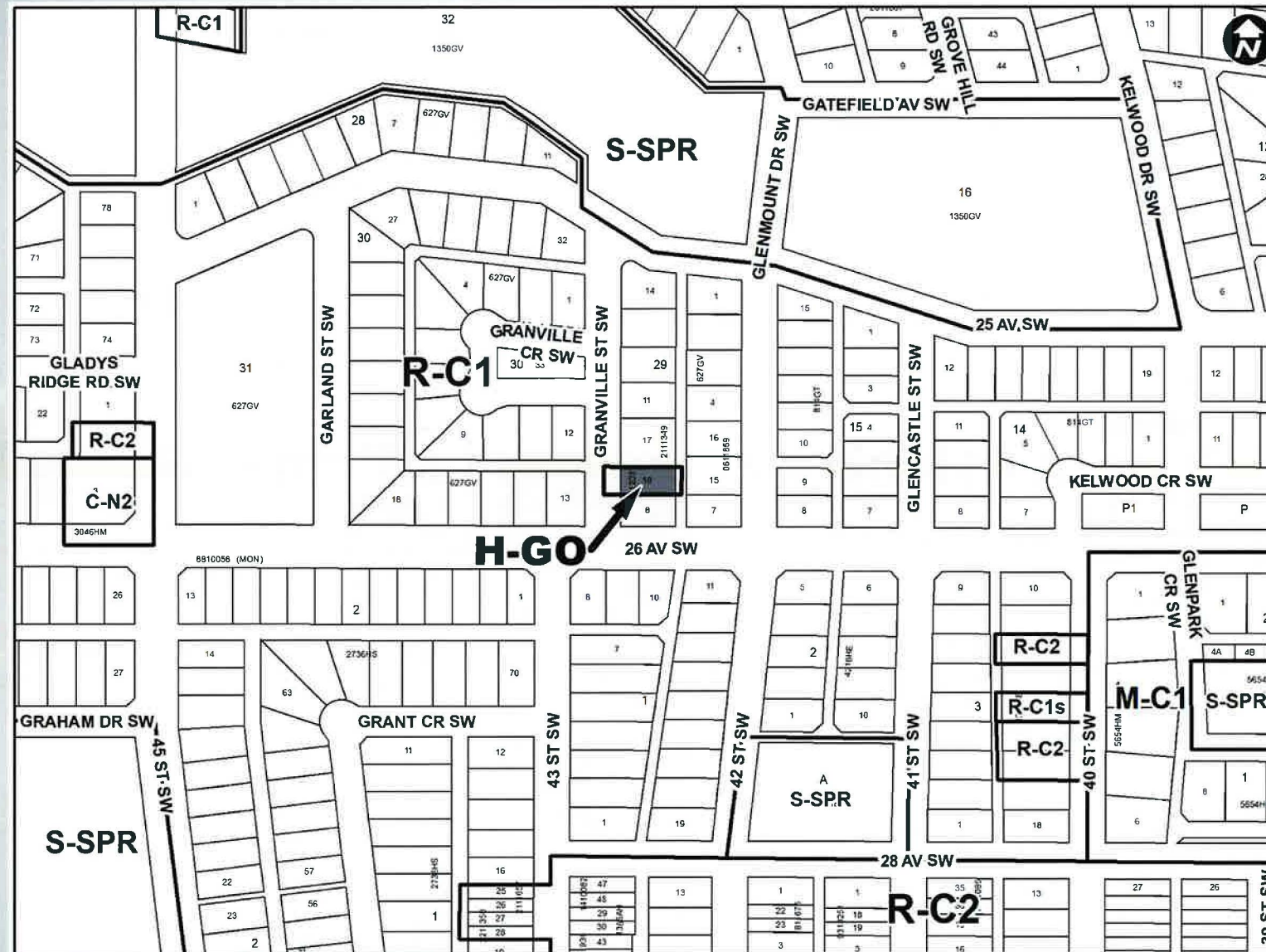


# Proposed Land Use Map

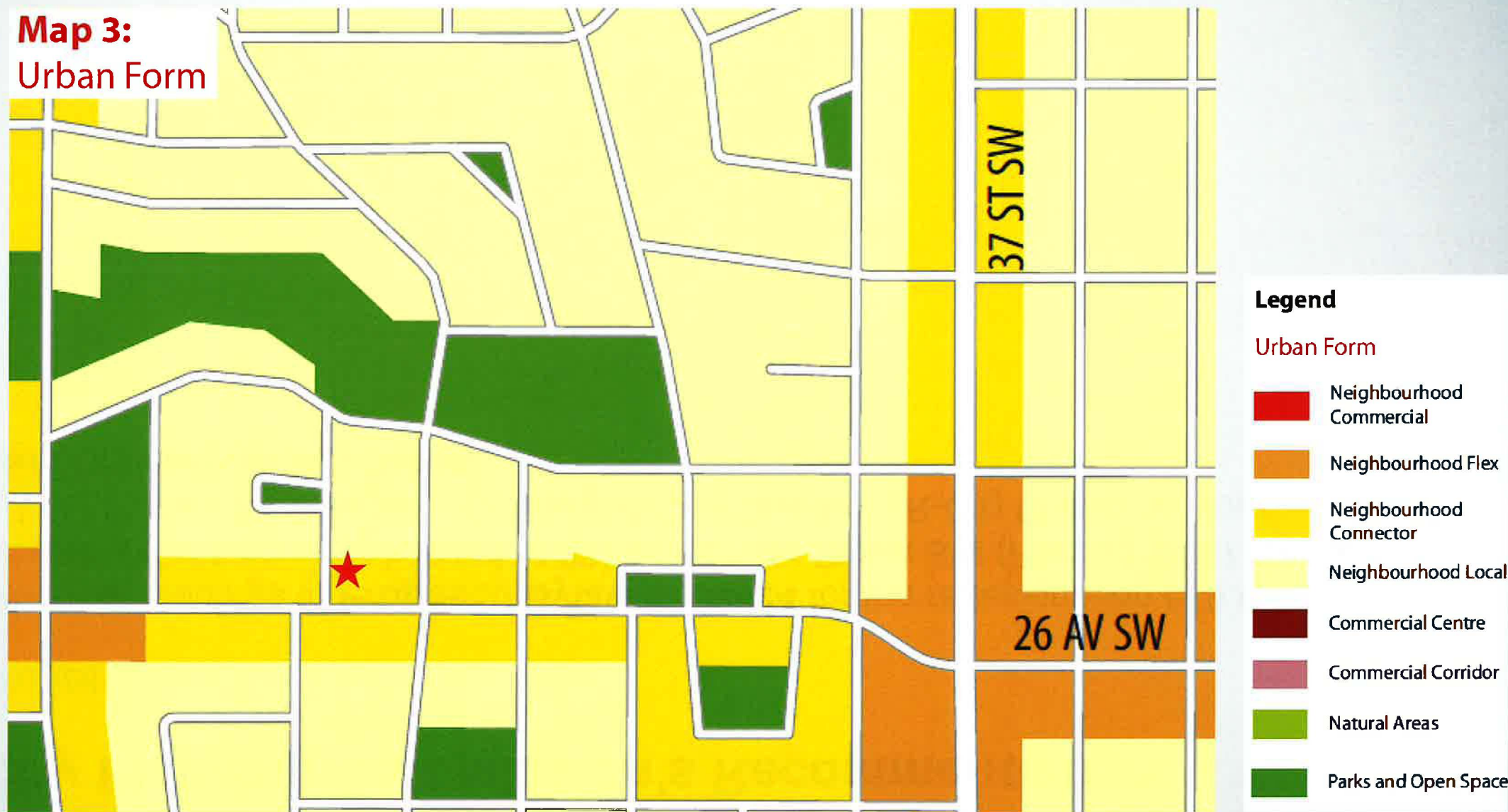
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## Proposed Housing – Grade Oriented (H-GO) District:

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



Map 3:  
Urban Form





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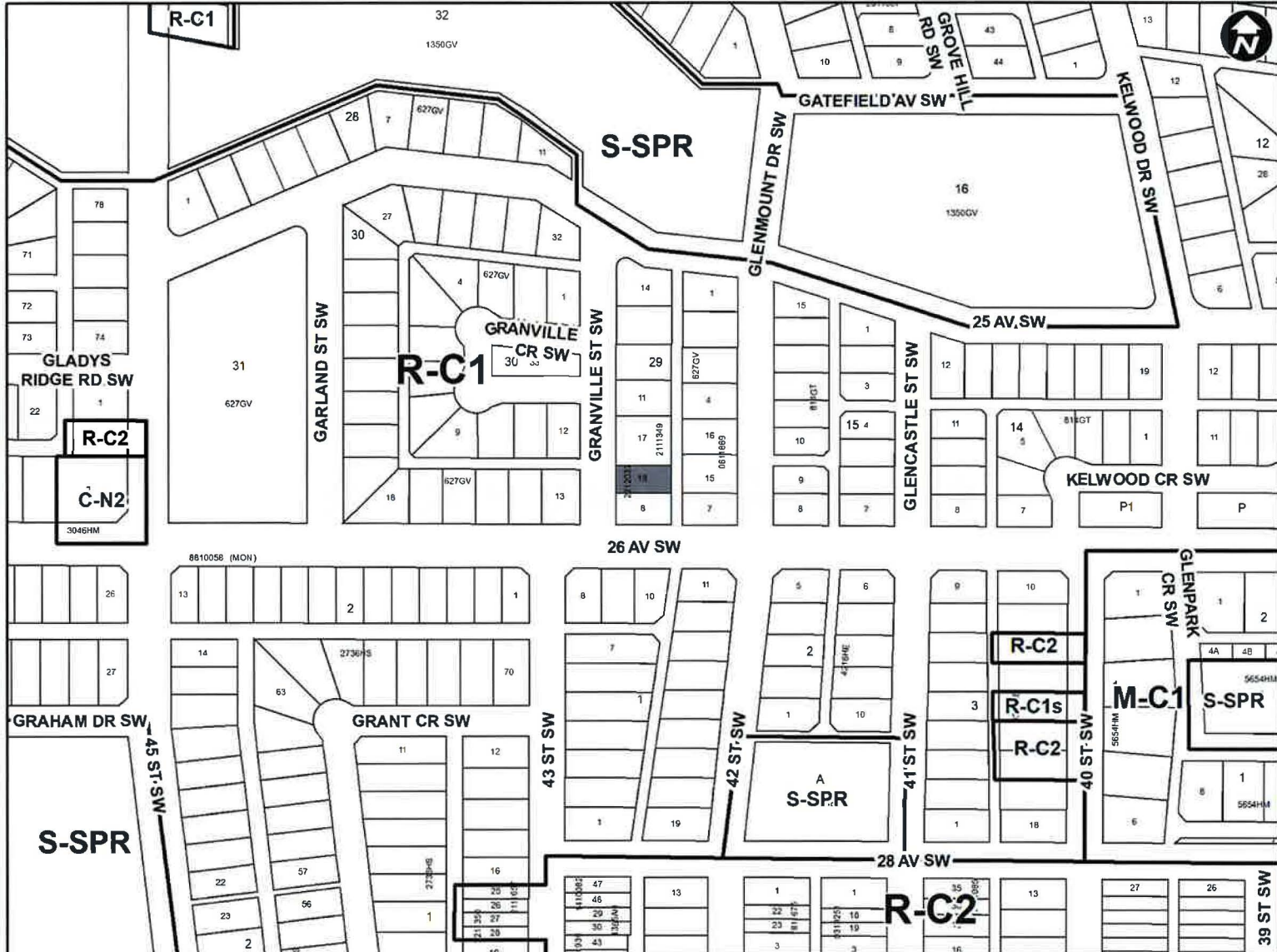
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## Supplementary Slides



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## 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.**



# 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).

