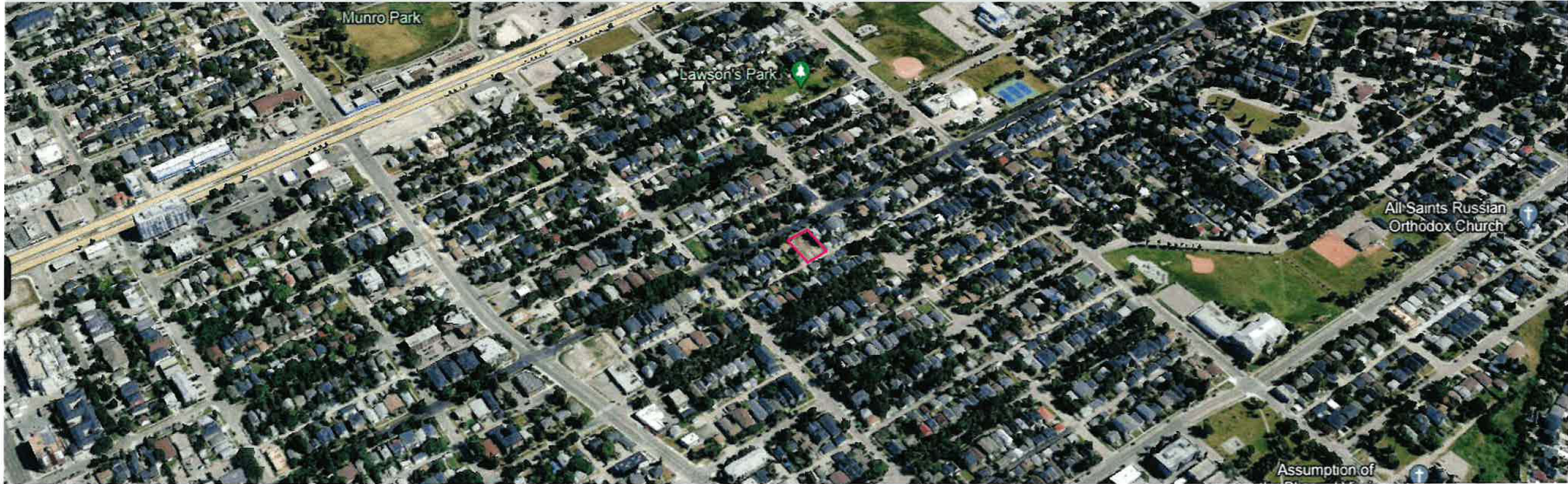




Public Hearing of Council

Agenda Item: 7.2.30



LOC2023-0398 / CPC2024-0333

Land Use Amendment

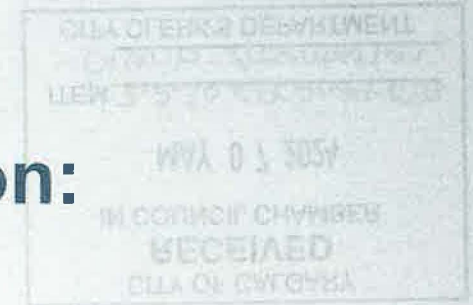
May 7, 2024

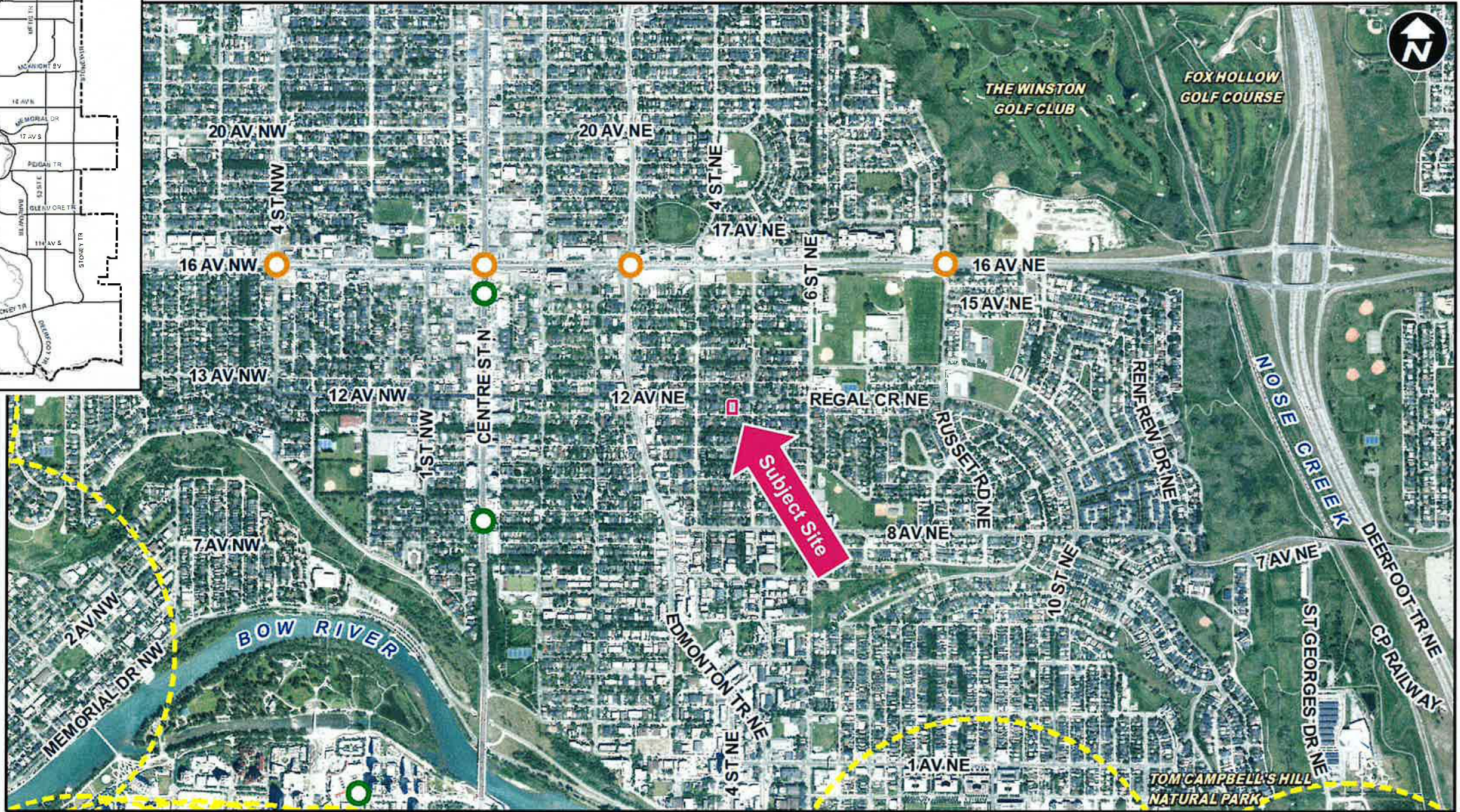
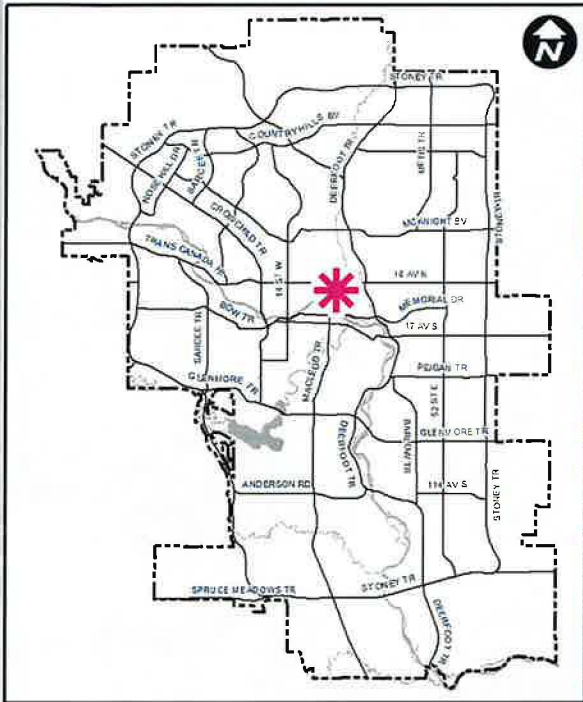
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.30, CPC2024-0333
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

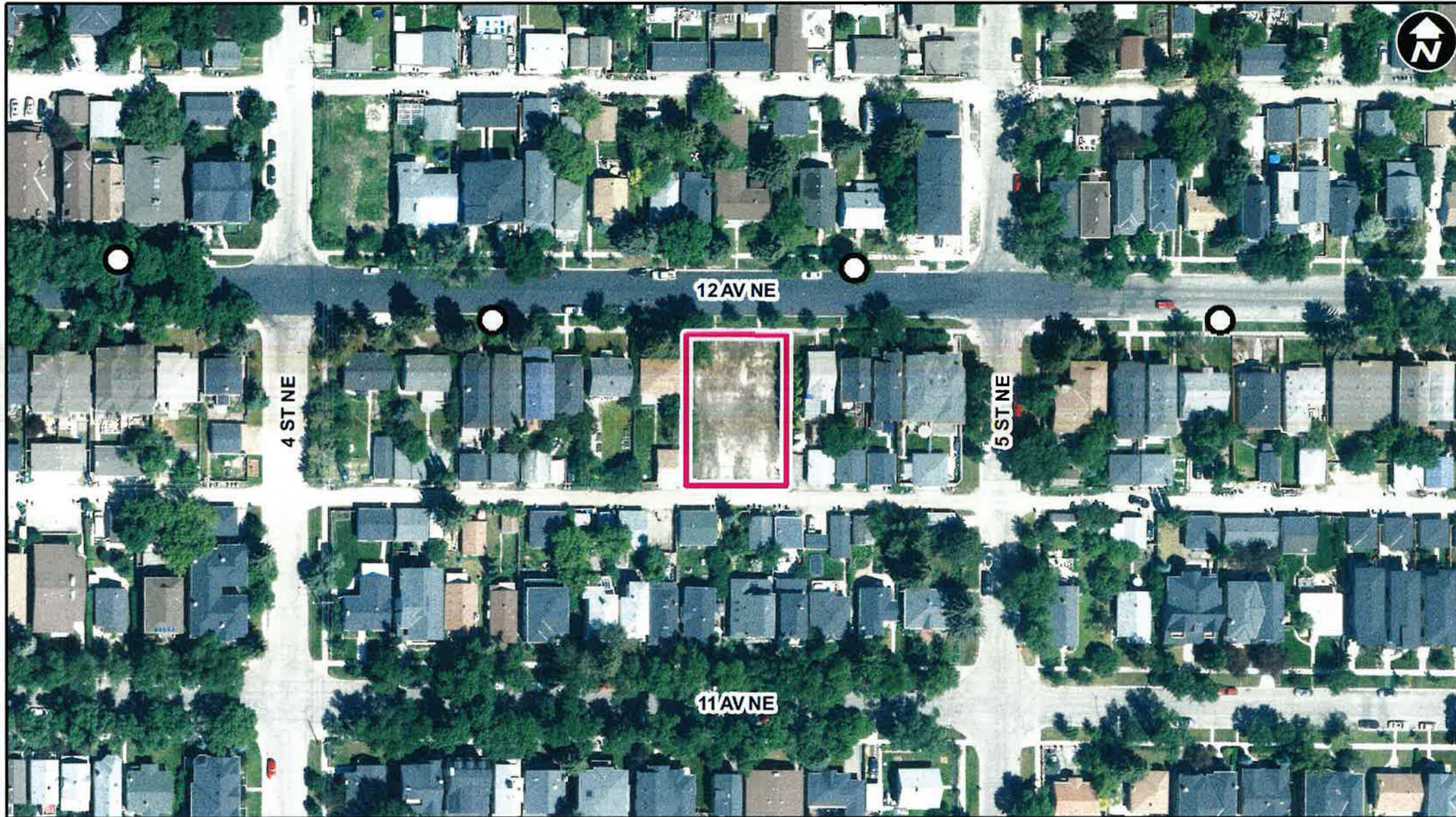
That Council:

Give three readings to **Proposed Bylaw 131D2024** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 525, 527 and 529 – 12 Avenue NE (Plan 2310226, Block 46, Lots 41 to 43) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.





- LEGEND**
- 600m buffer from LRT station
 - LRT Stations
 - Green (Future)
 - Max BRT Stops
 - Orange



LEGEND

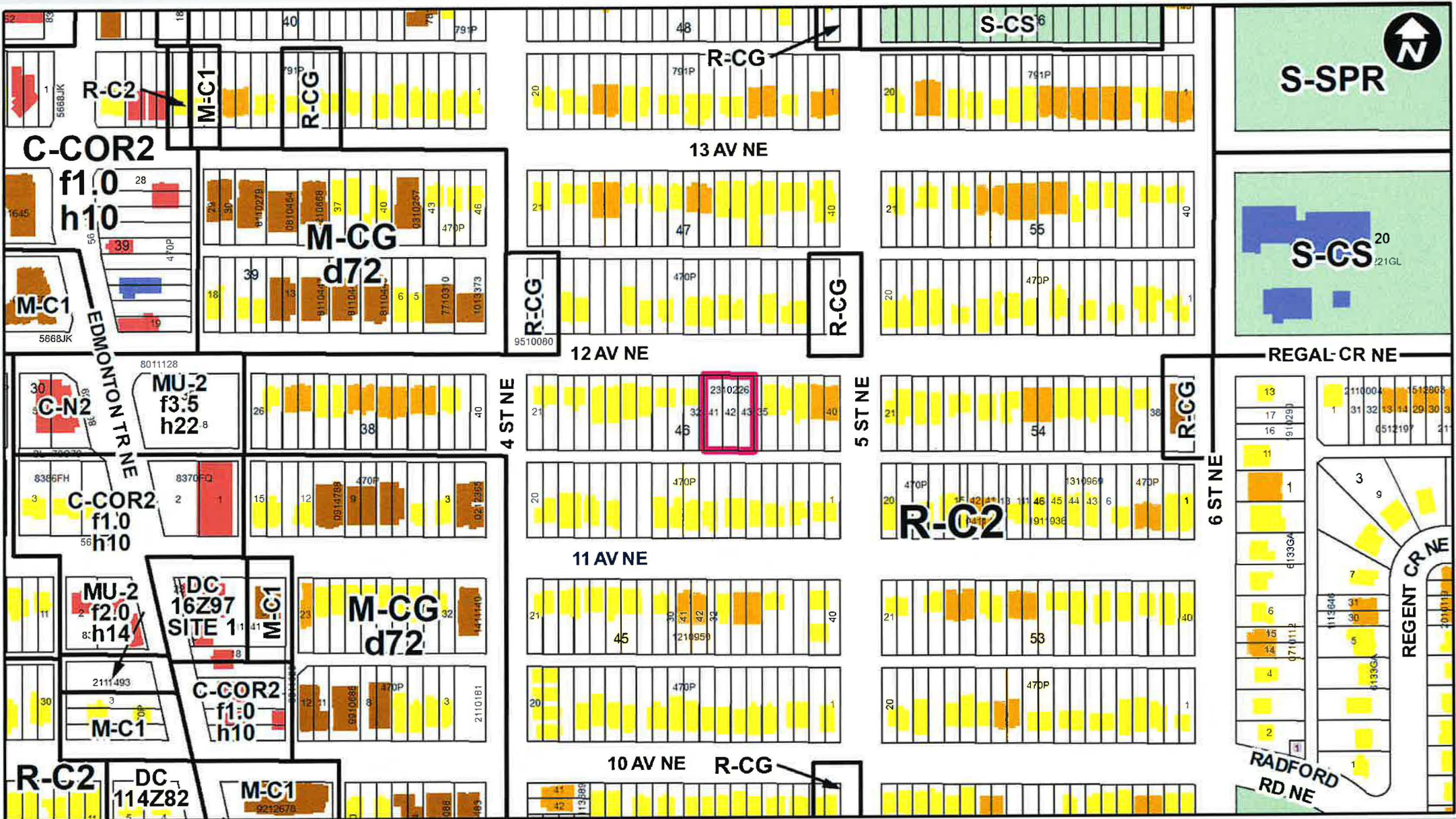
○ Bus Stop

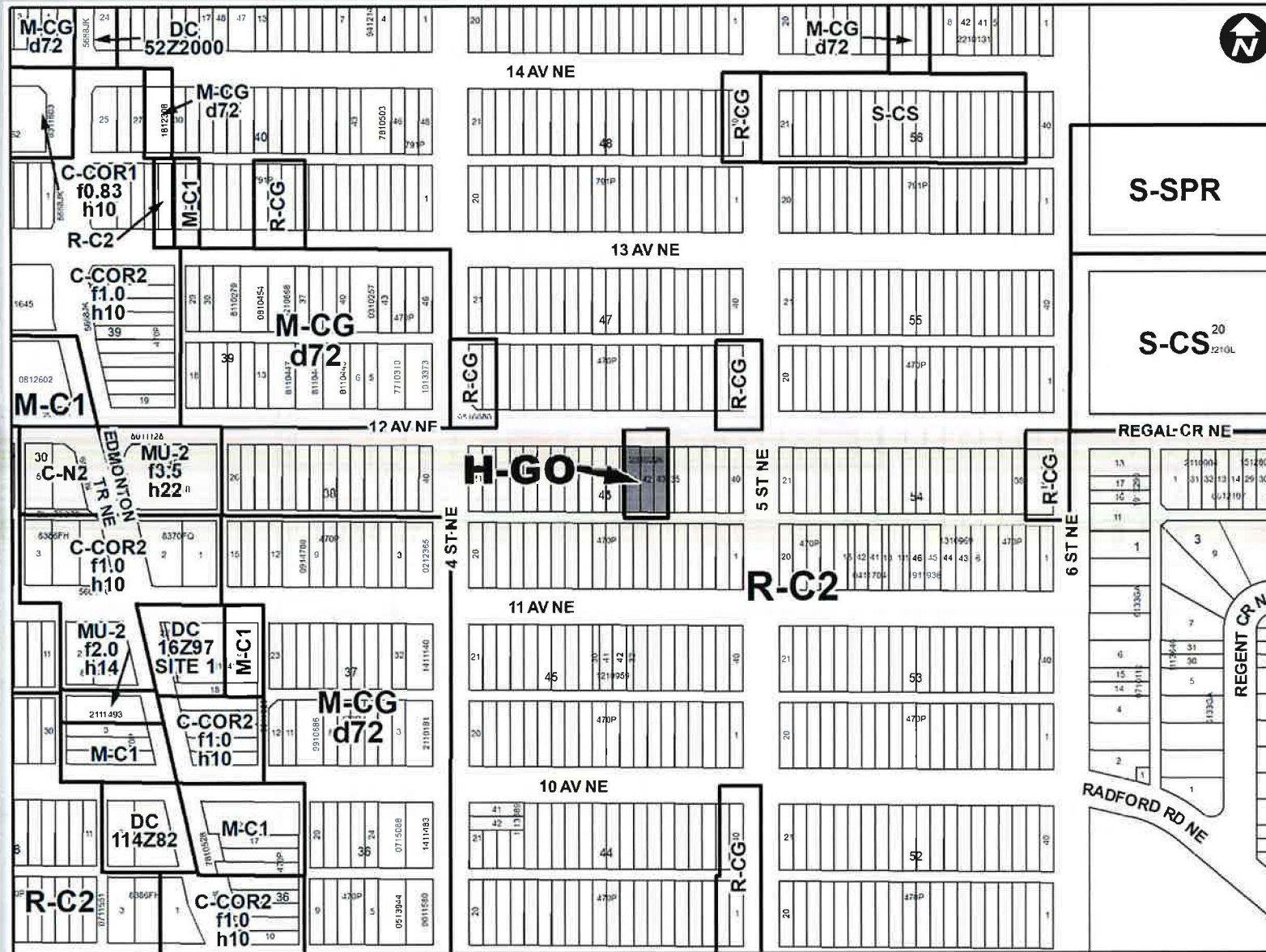
Parcel Size:

0.09 ha
24m x 36m

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

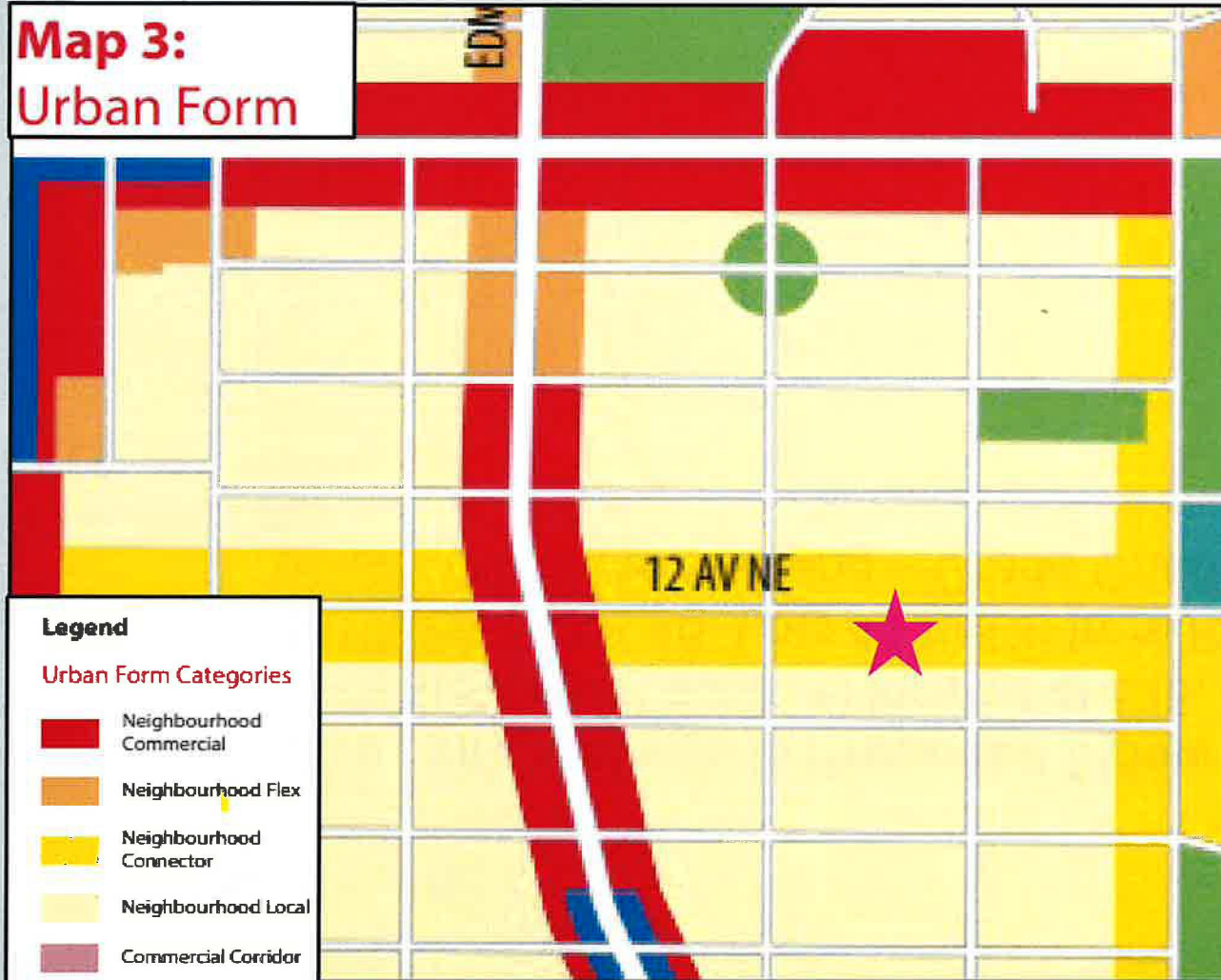




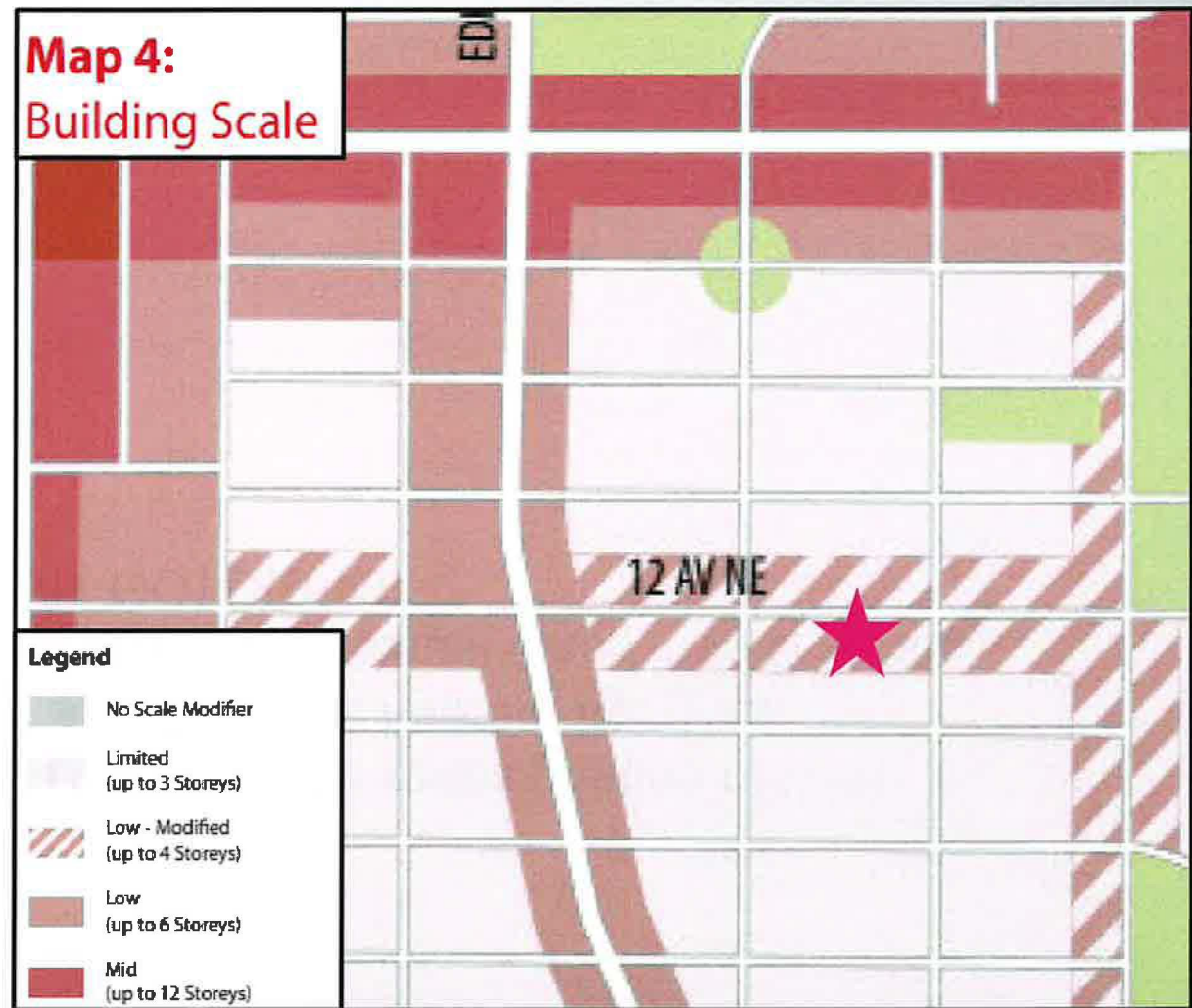
Proposed Housing – Grade Oriented (H-GO) District:

- Accommodates grade-oriented development in attached, stacked or clustered forms
- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 12 metres

Map 3:
Urban Form



Map 4:
Building Scale

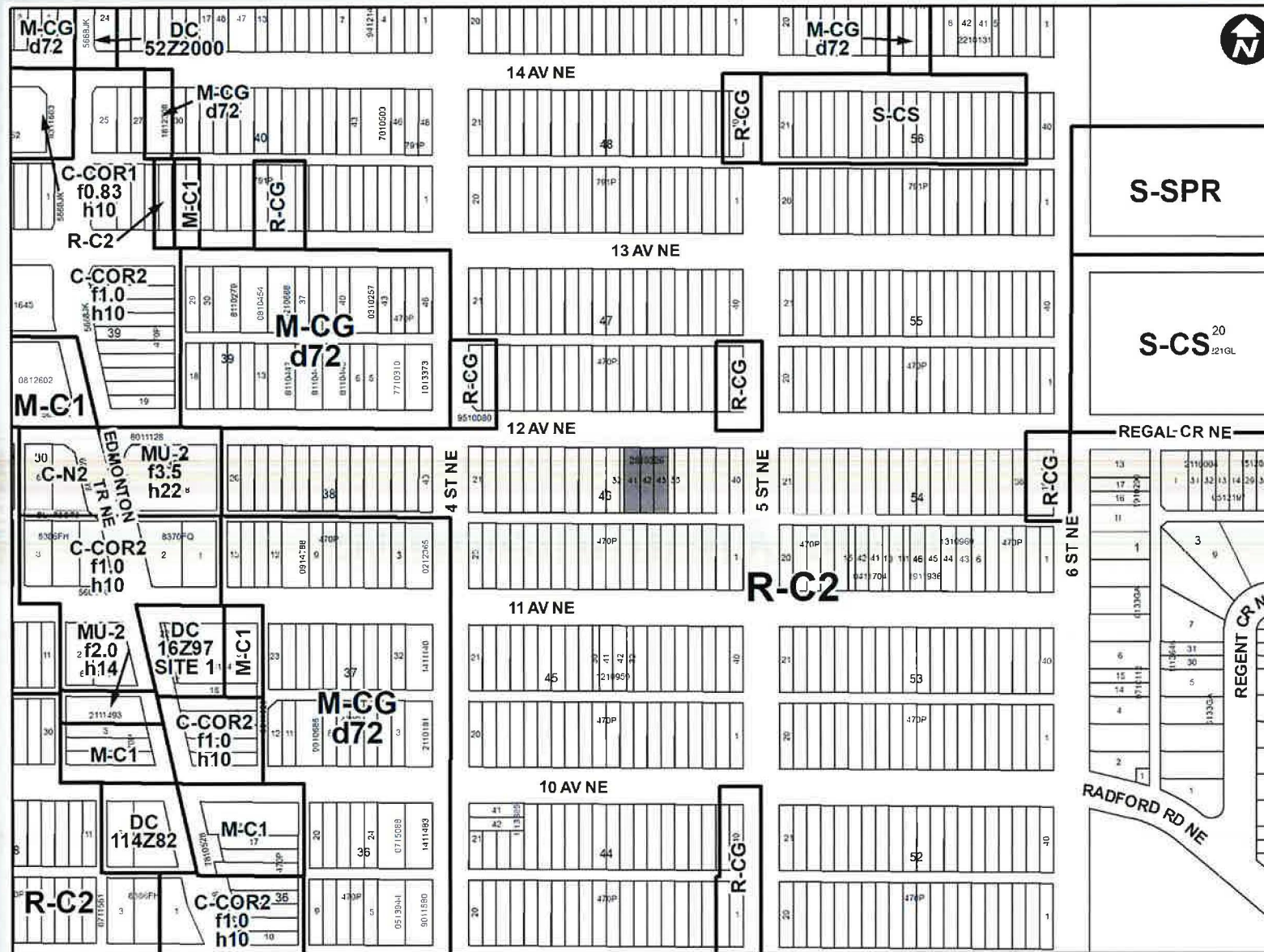


Calgary Planning Commission's Recommendation:

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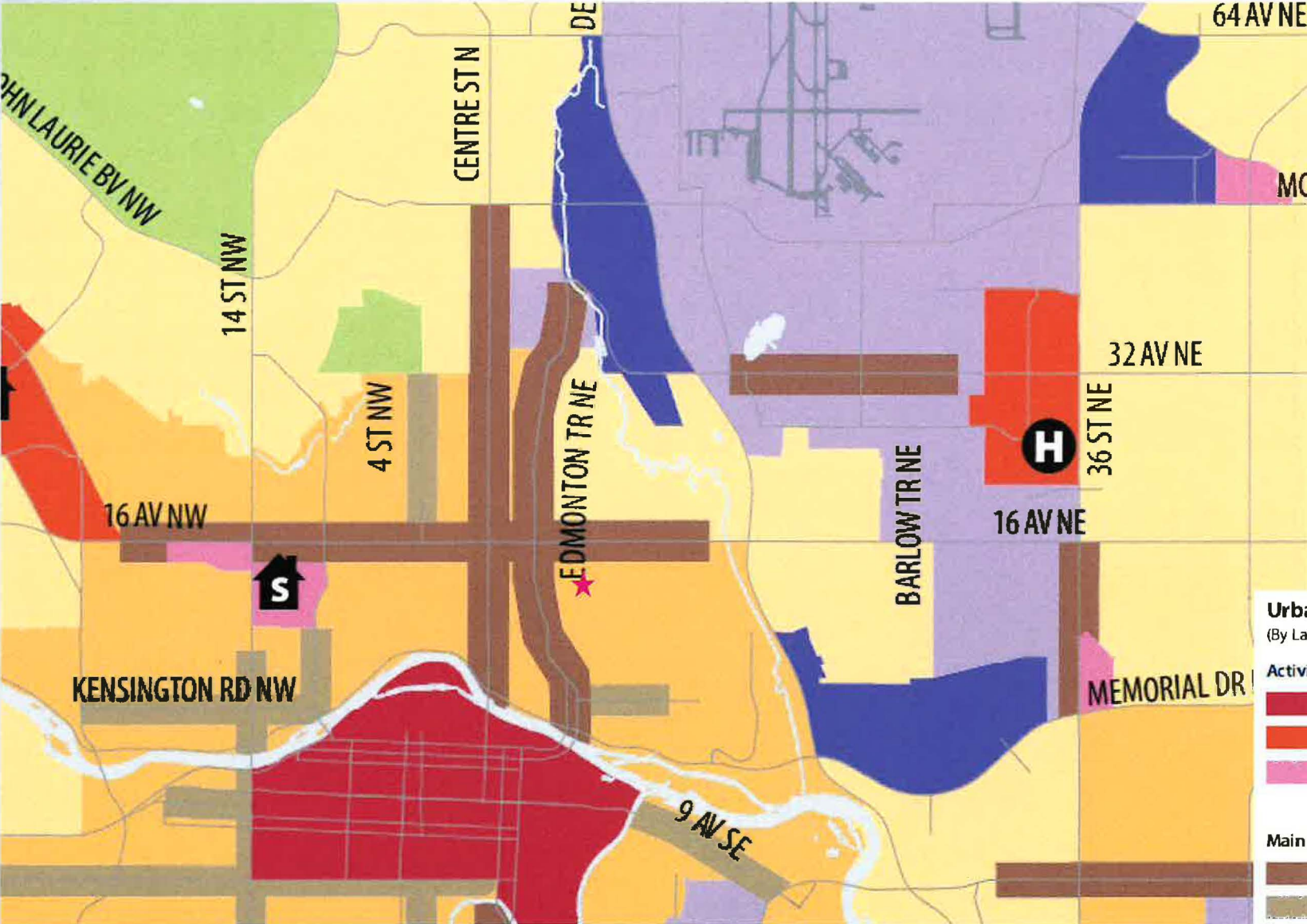
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Supplementary Slides









Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield