



# Public Hearing of Council

Agenda Item: 7.2.28



## LOC2023-0395 / CPC2024-0322

### Land Use Amendment

May 7, 2024

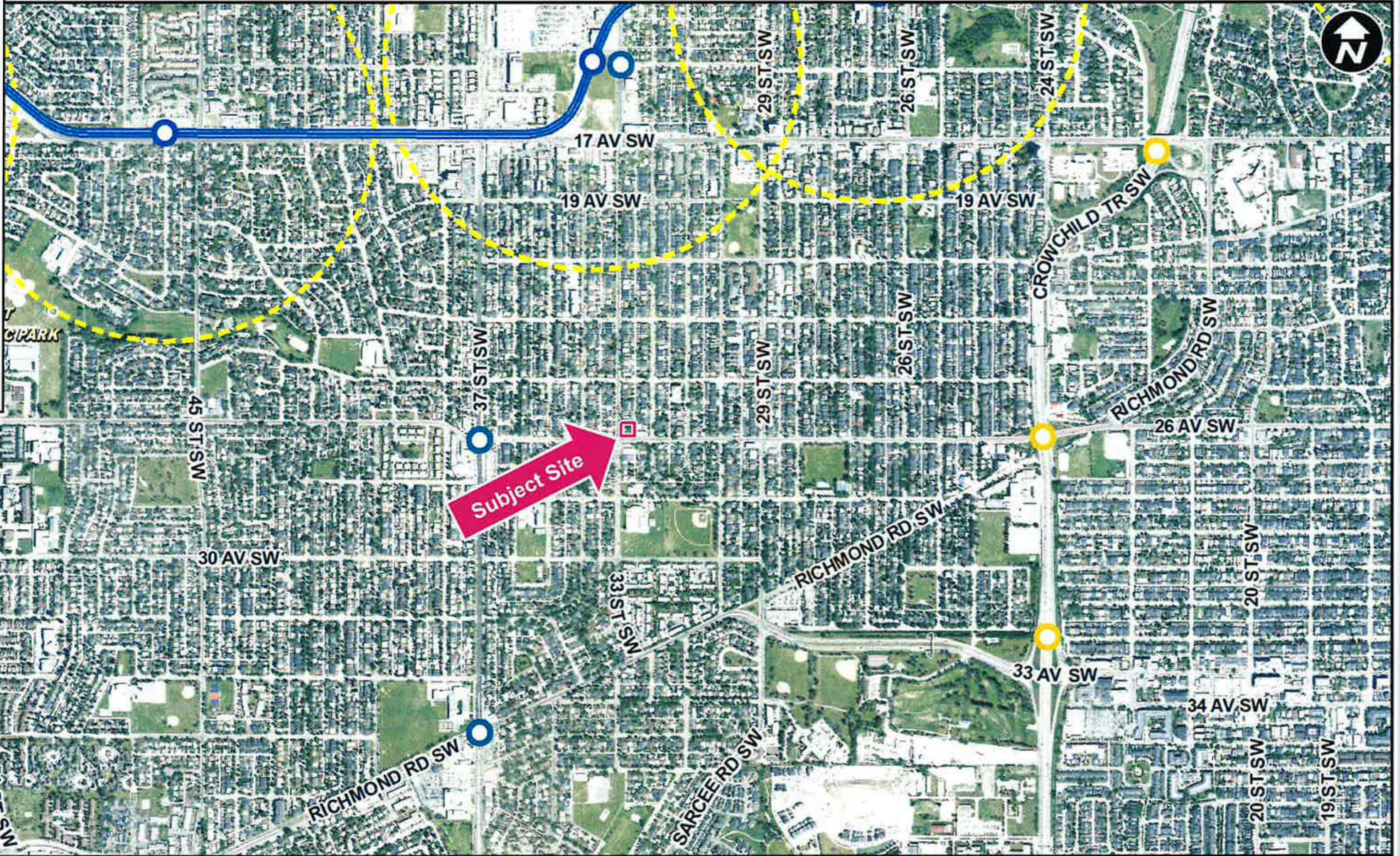
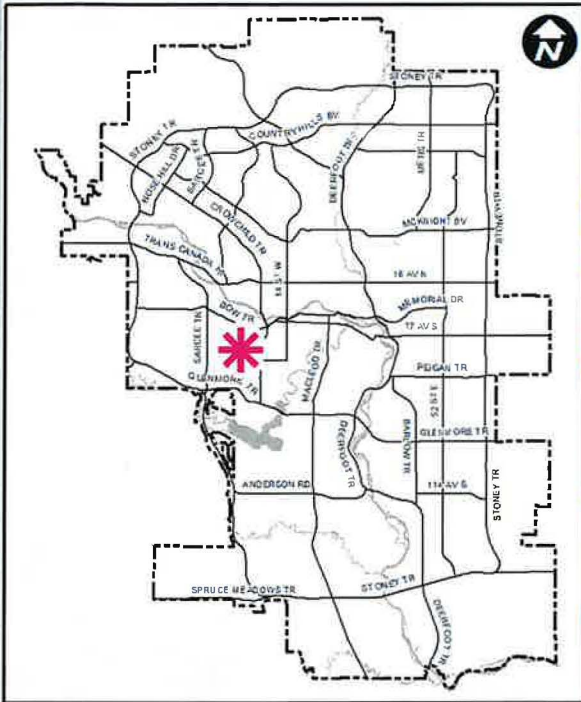
CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 MAY 07 2024  
 ITEM: 7.2.28, (P2024-0322)  
 Distrib - presentation  
 CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

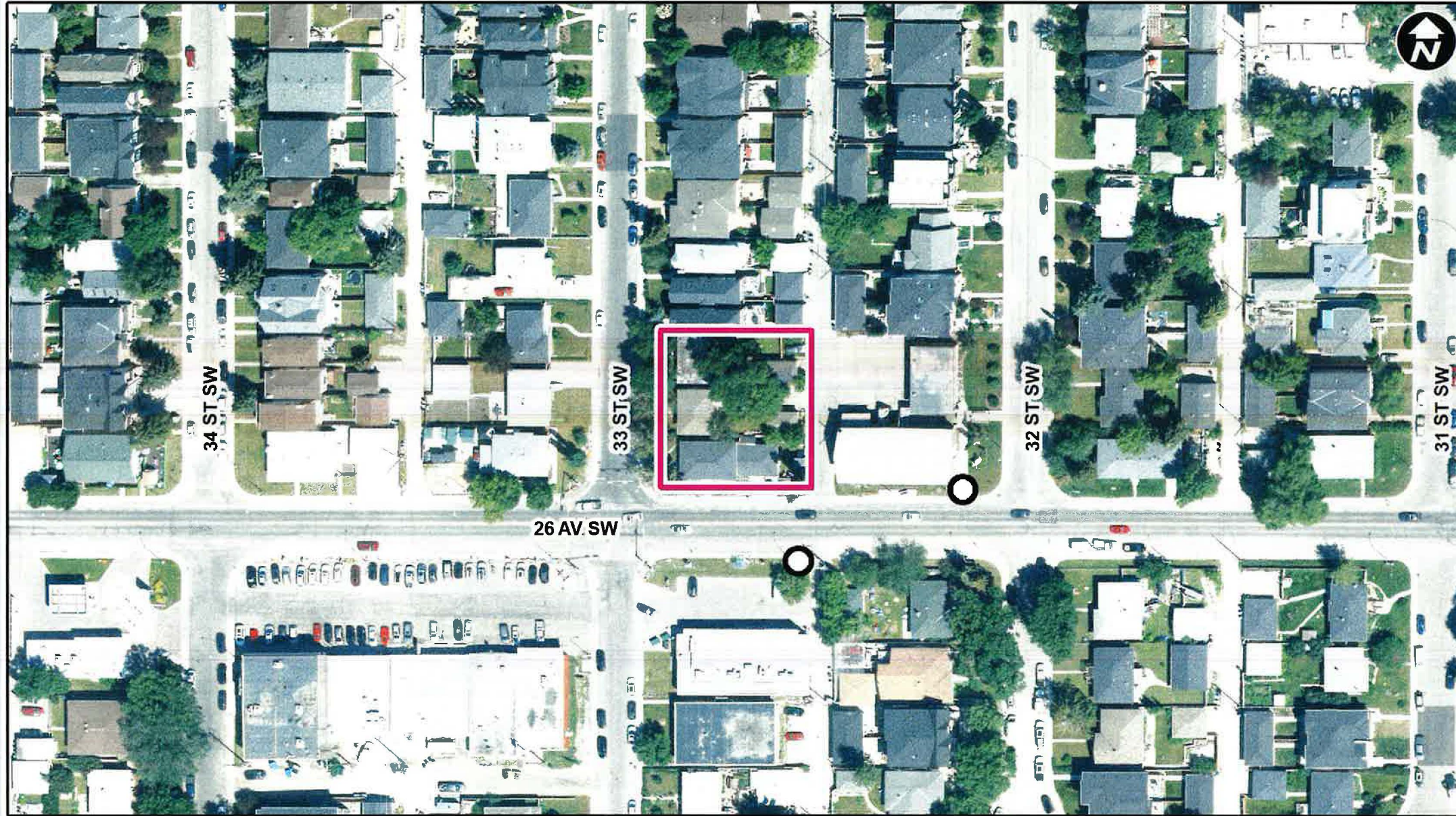
That Council:

Give three readings to **Proposed Bylaw 138D2024** for the redesignation of 0.14 hectares  $\pm$  (0.34 acres  $\pm$ ) located at 3308 – 26 Avenue SW, 2632 and 2636 – 33 Street SW (Plan 1855W, Block 4B, Lots 36 to 40) 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



Legend

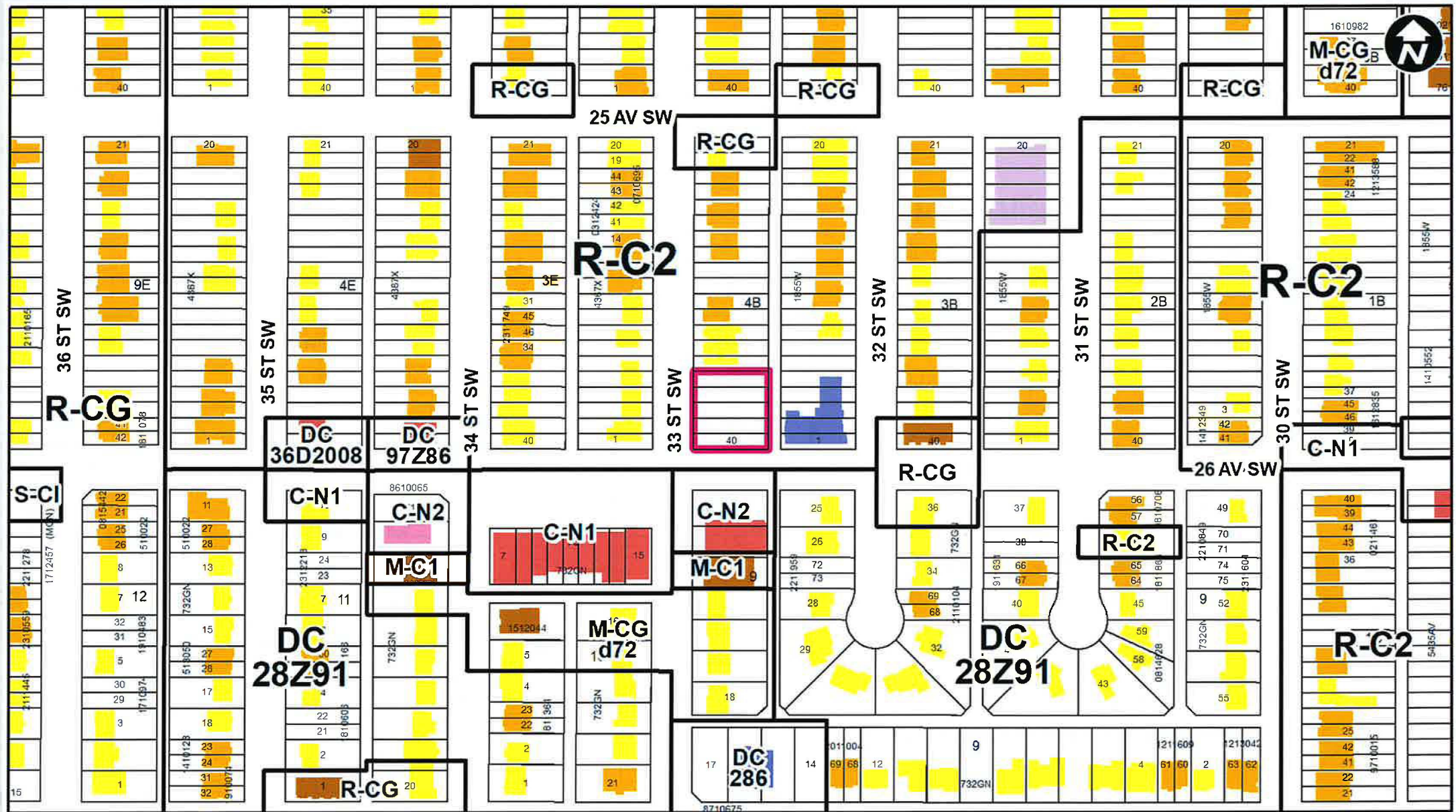
● Bus Stop

Parcel Size:

0.14 ha  
37 m x 38 m

# Surrounding Land Use

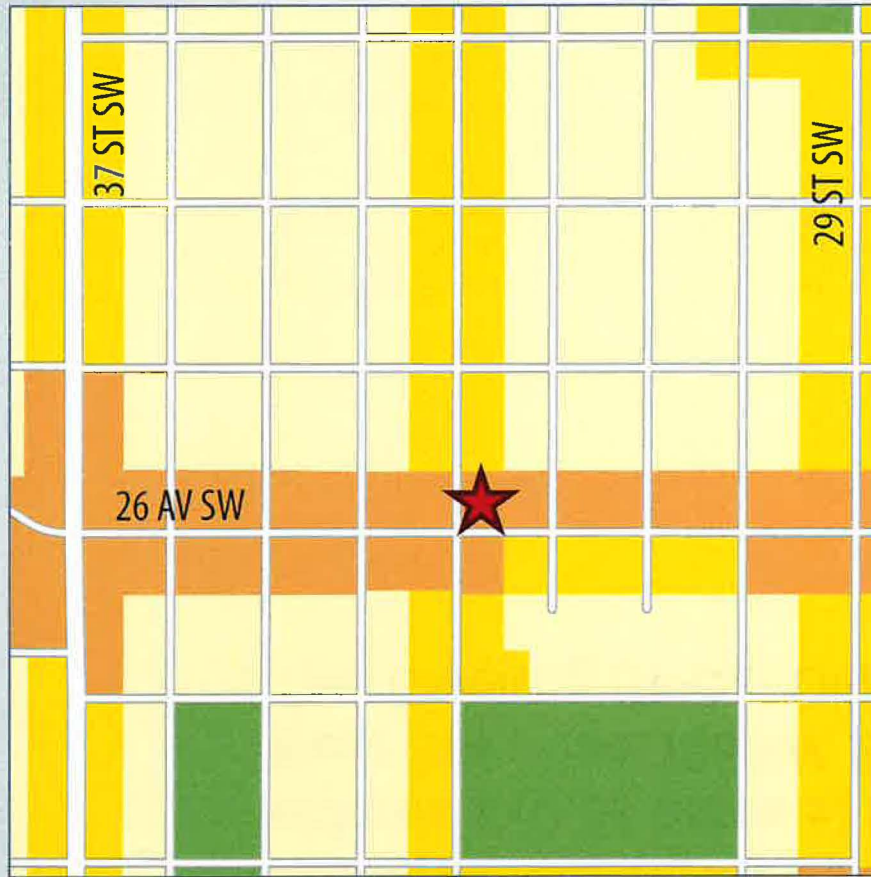
- LEGEND**
- Single detached dwelling
  - Semi-detached / duplex detached dwelling
  - Rowhouse / multi-residential
  - Commercial
  - Heavy Industrial
  - Light Industrial
  - Parks and Openspace
  - Public Service
  - Service Station
  - Vacant
  - Transportation, Communication, and Utility
  - Rivers, Lakes
  - Land Use Site Boundary





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

- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- maximum floor area ratio (FAR) of 1.5; and
- maximum building height of 12.0 metres.



Map 3:  
Urban Form



✓ *H-GO is supported on sites designated “Neighbourhood Flex” or “Neighbourhood Connector” by a Local Area Plan*



Map 4:  
Building Scale



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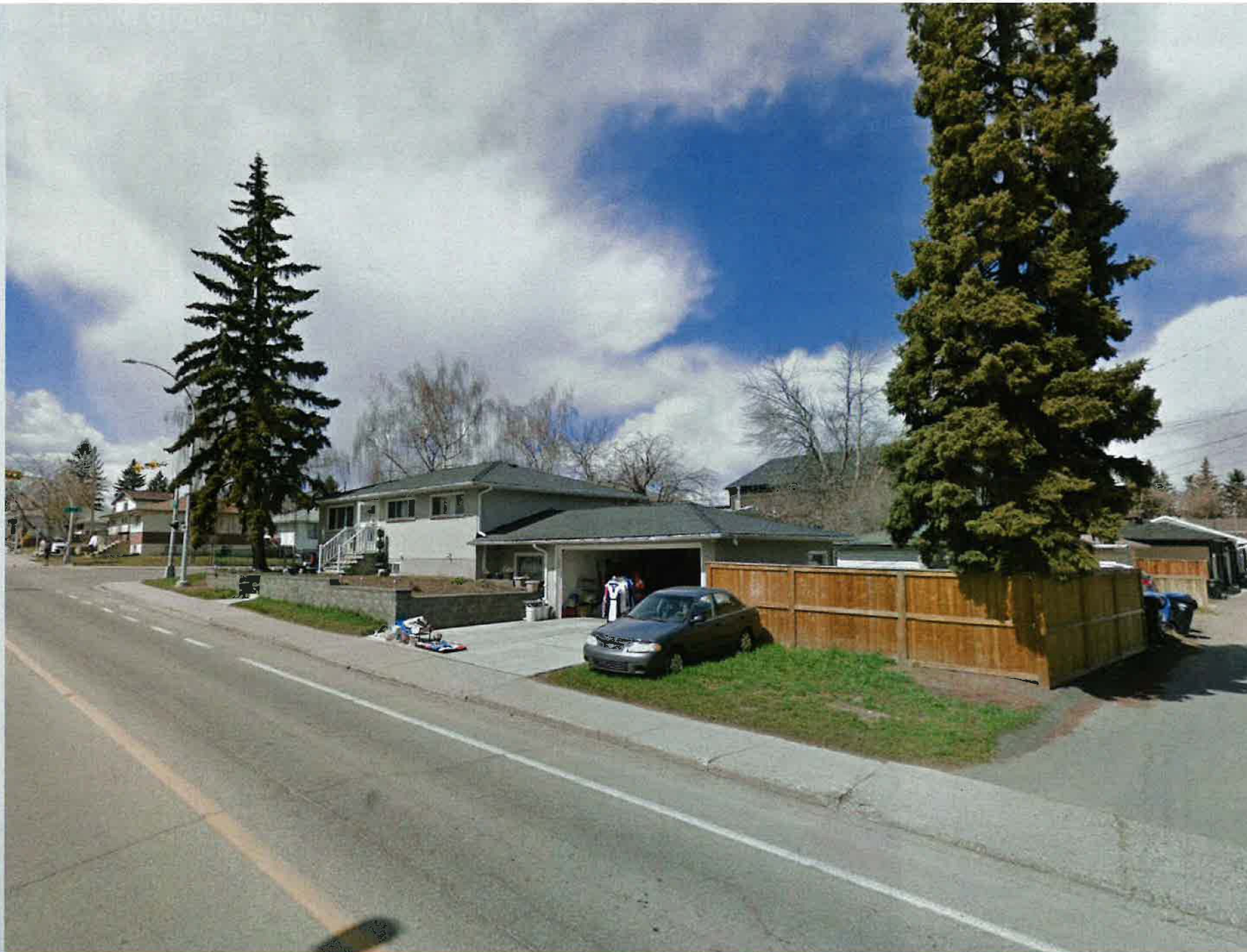
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## Supplementary Slides





View from 26 Avenue SW  
looking northbound onto  
corner parcel



View from 33 Street SW looking northbound along the frontages of all three sites



View from rear lane looking north/westbound, depicting the two demolished lots adjacent to the corner lot (left side of image)