



Public Hearing of Council

Agenda Item: 7.2.2



LOC2023-0333 / CPC2024-0240

Land Use Amendment

May 7, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

MAY 07 2024

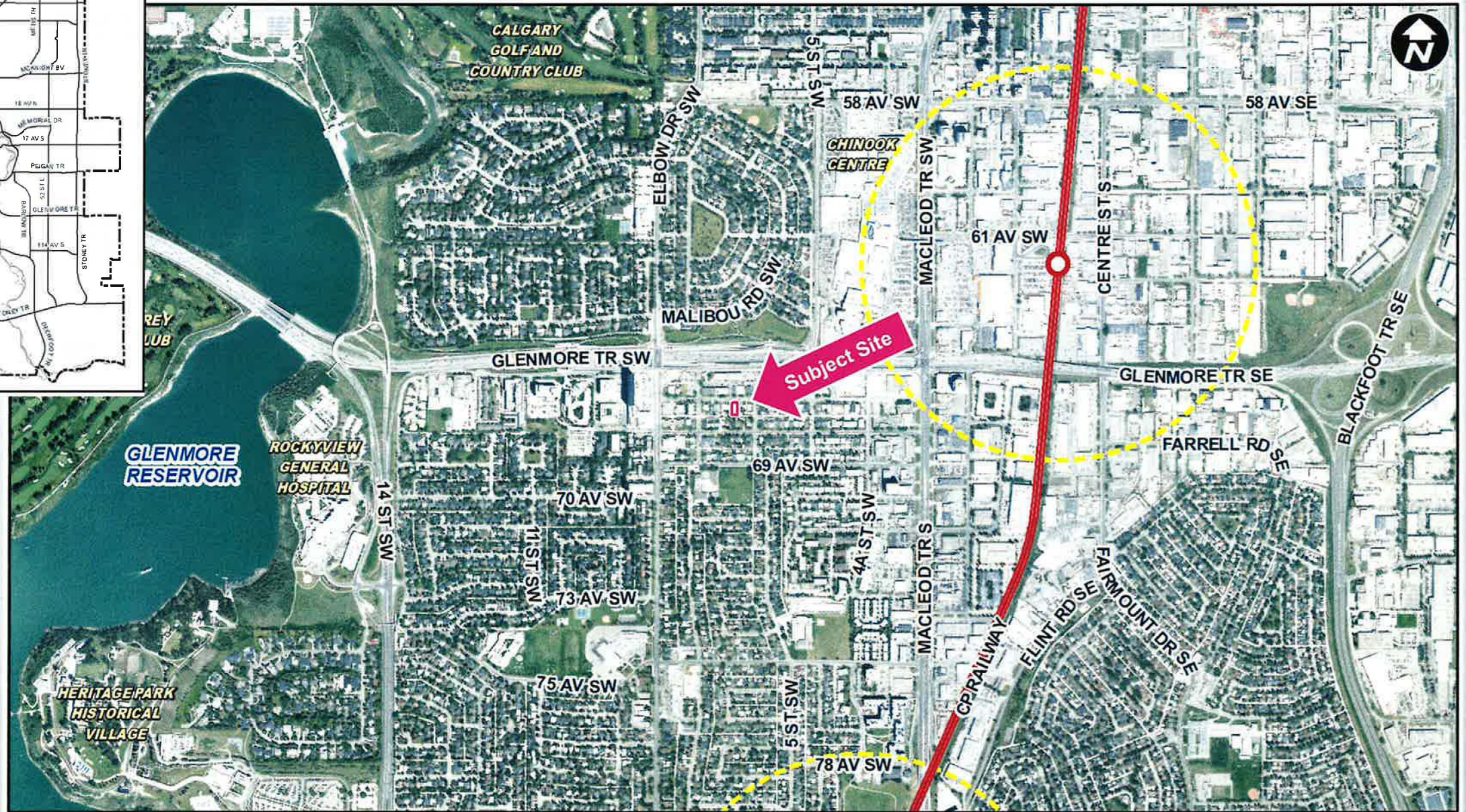
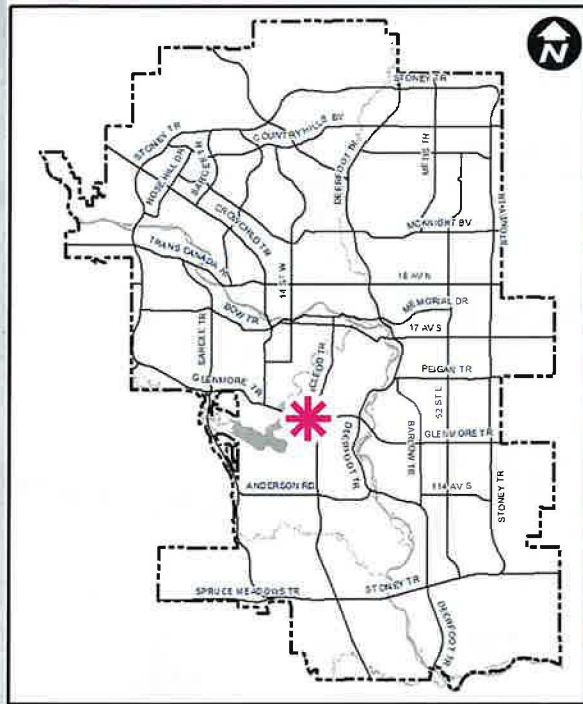
ITEM: 7.2.2 CPC2024-0240
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:



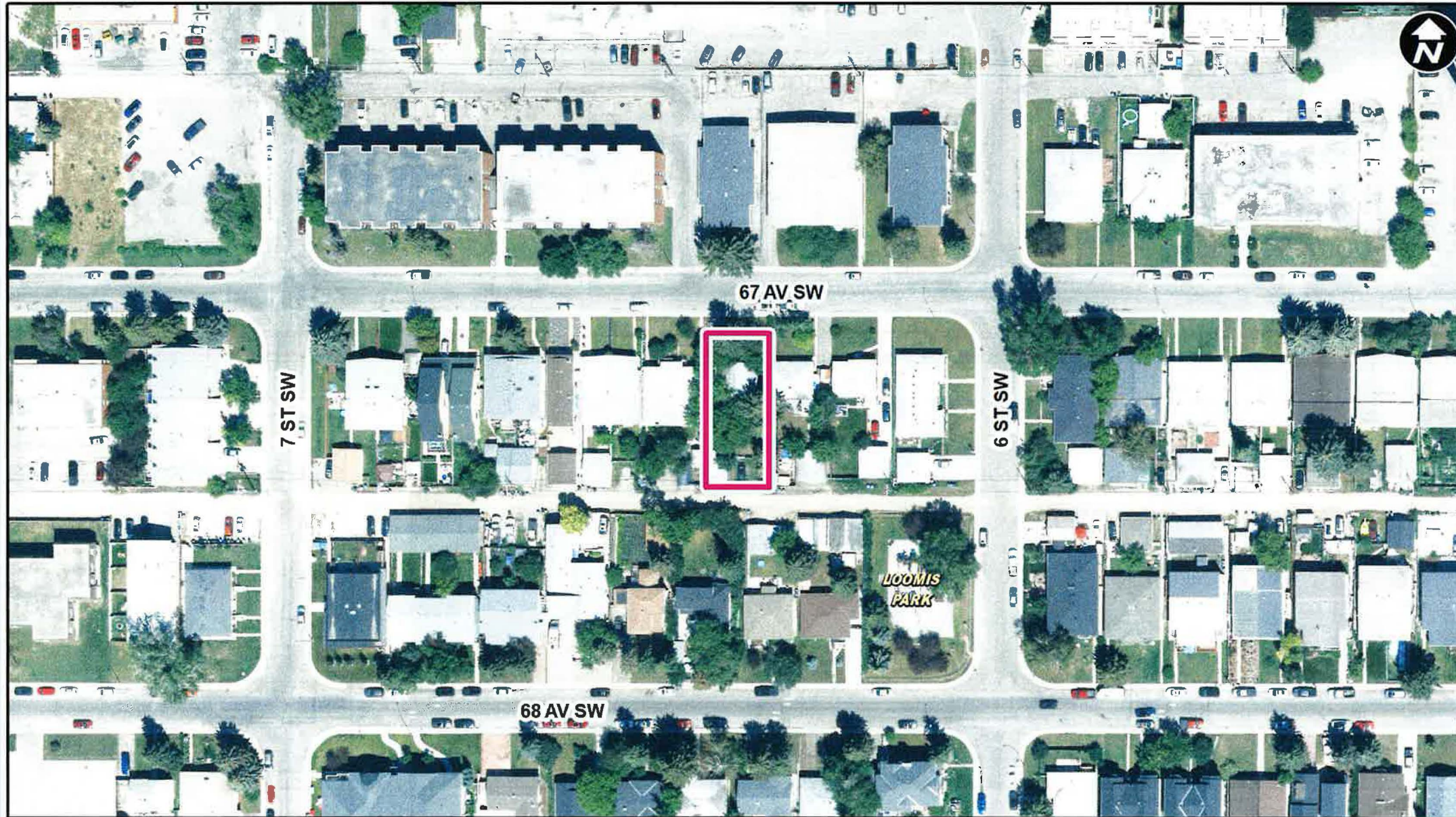
That Council:

Give three readings to **Proposed Bylaw 134D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 813 – 67 Avenue SW (Plan 4910AK, Block 9, Lots 13 and 14) 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

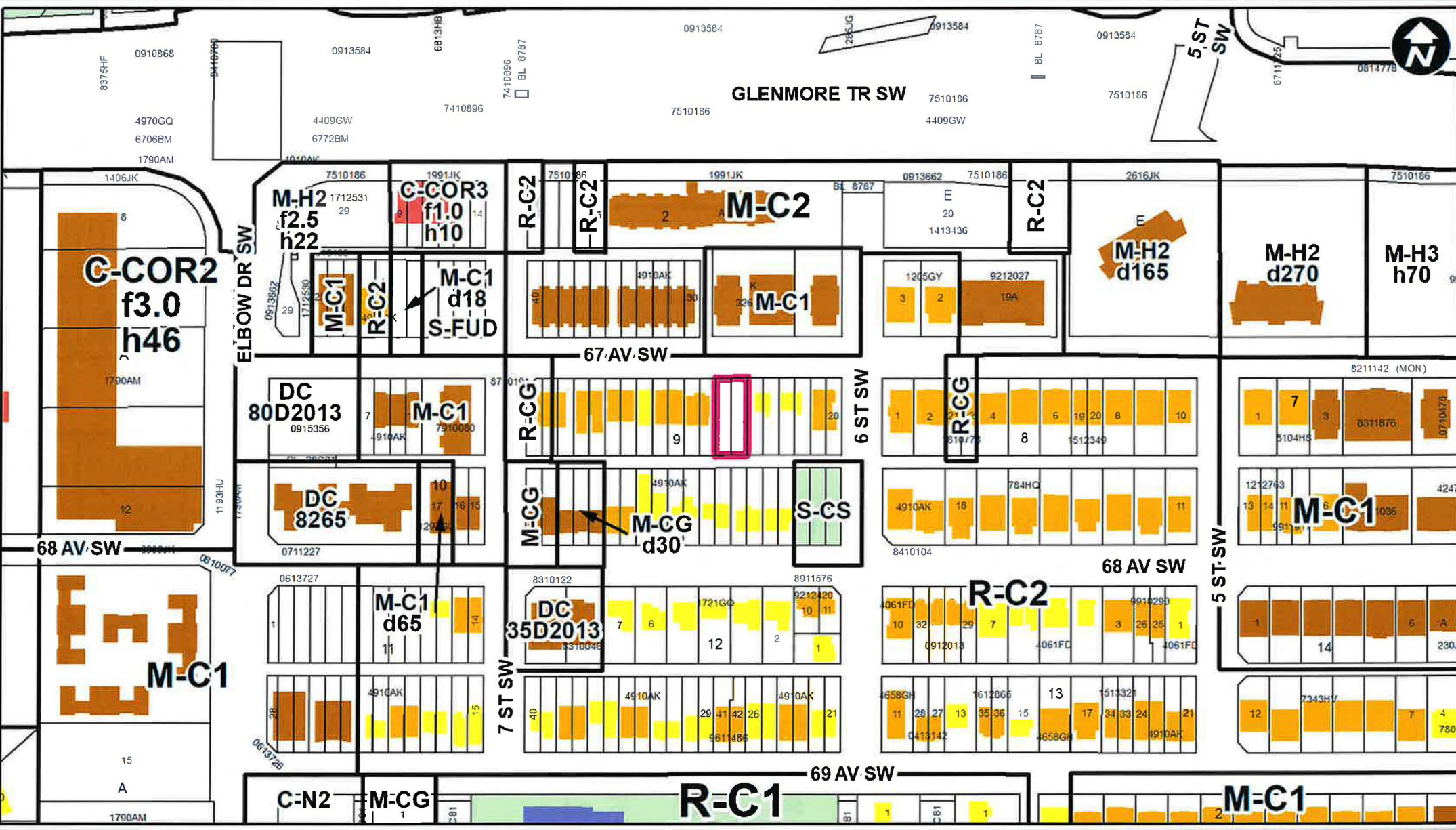


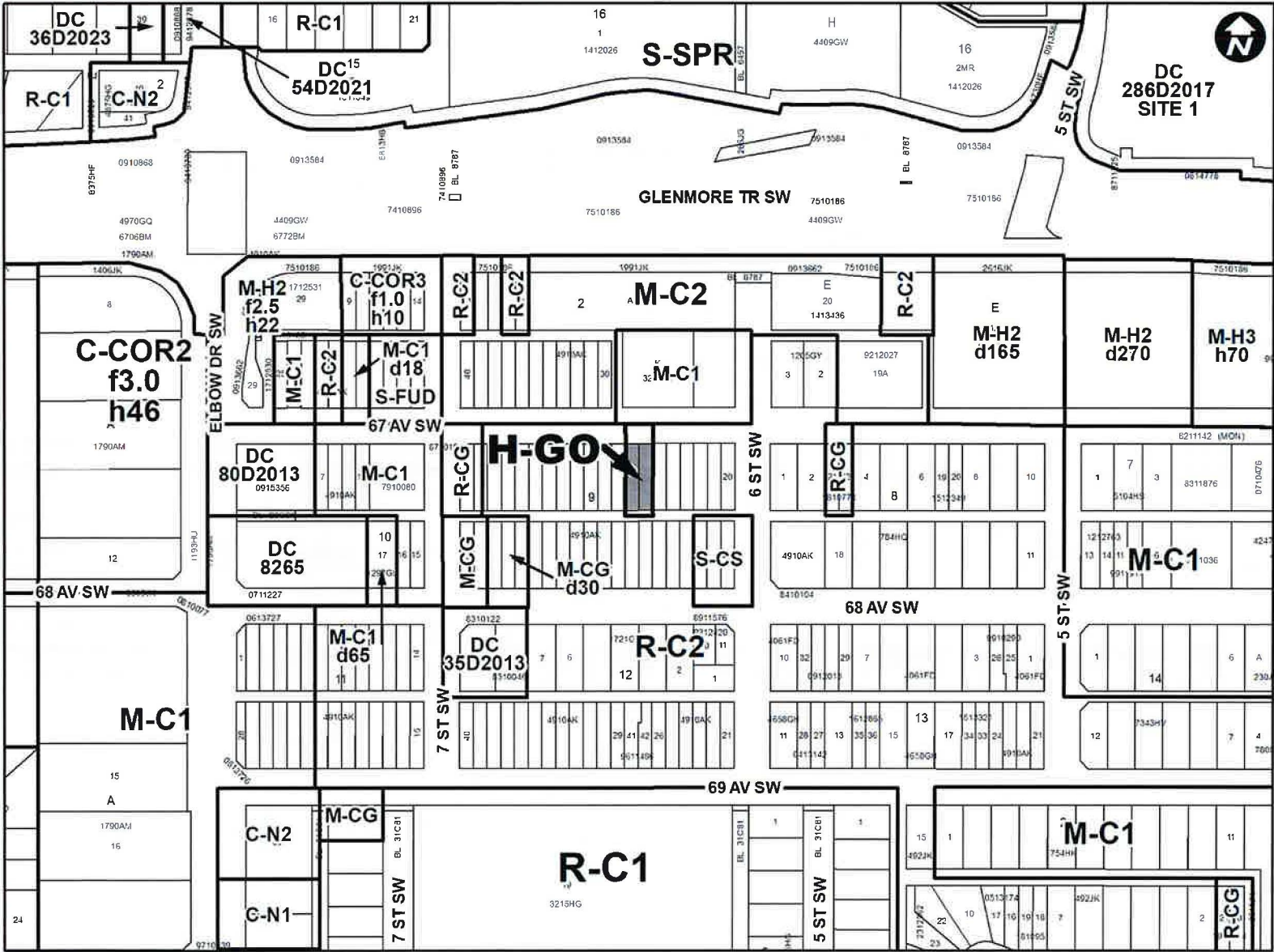
Parcel Size:

0.06 ha
14 m x 36 m

Surrounding Land Use

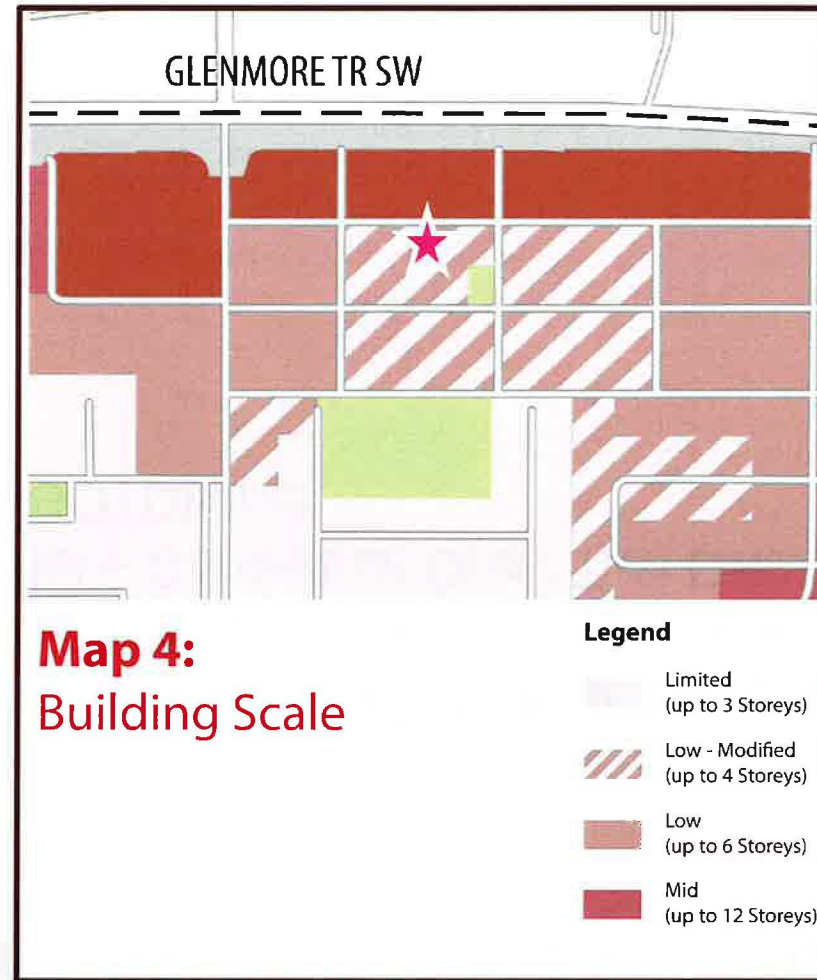
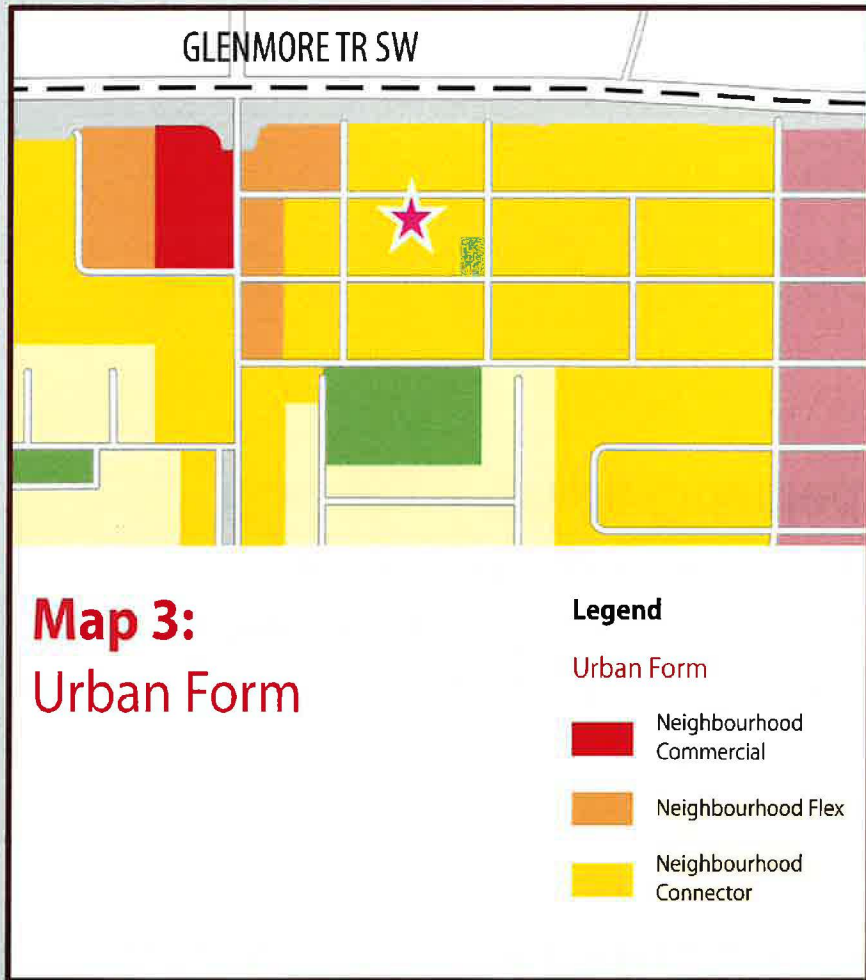
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - 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;
- a maximum floor area ratio (FAR) of 1.5; and
- a maximum building height of 12.0 metres.



★ Subject Site

Calgary Planning Commission's Recommendation:

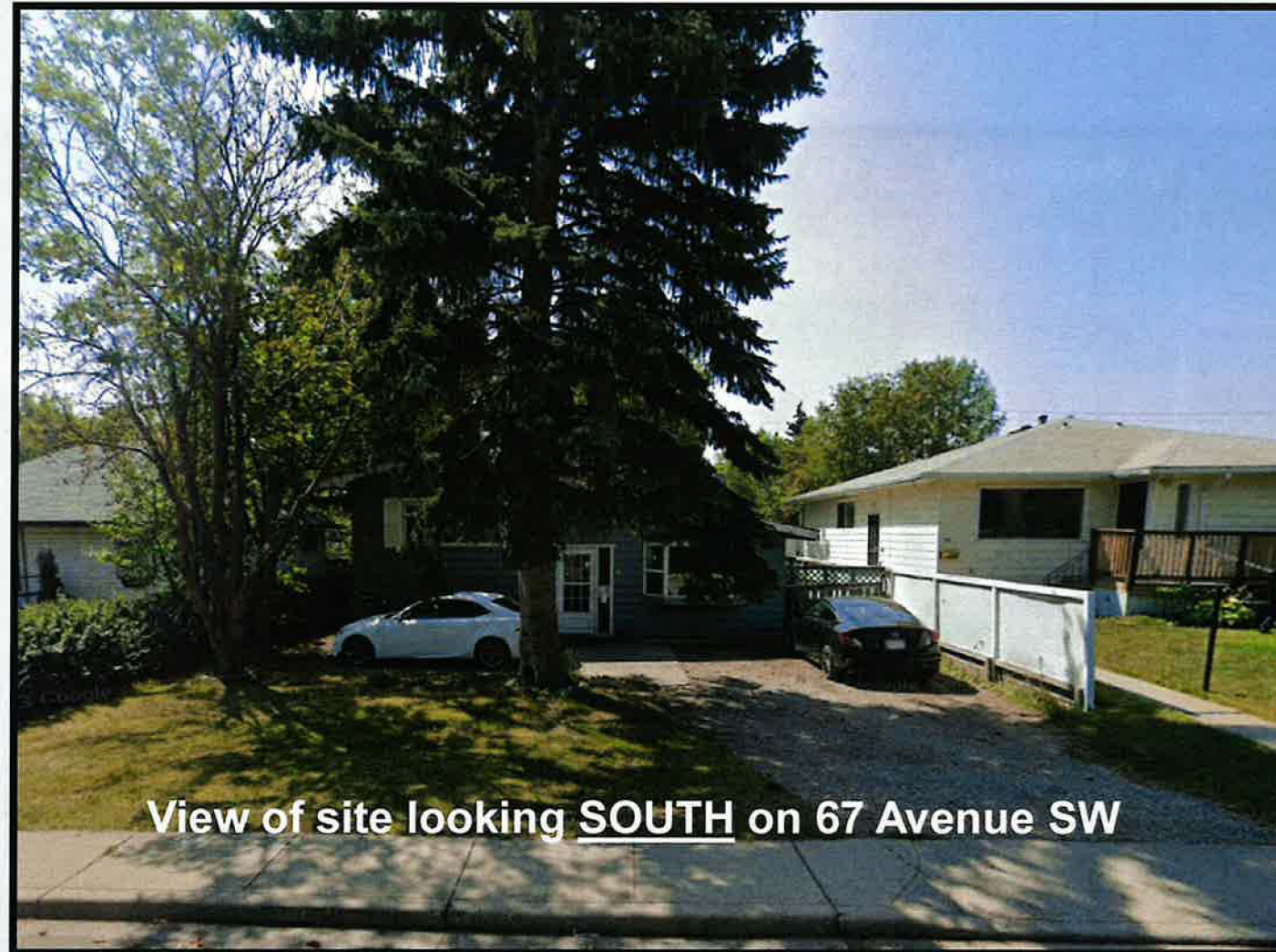
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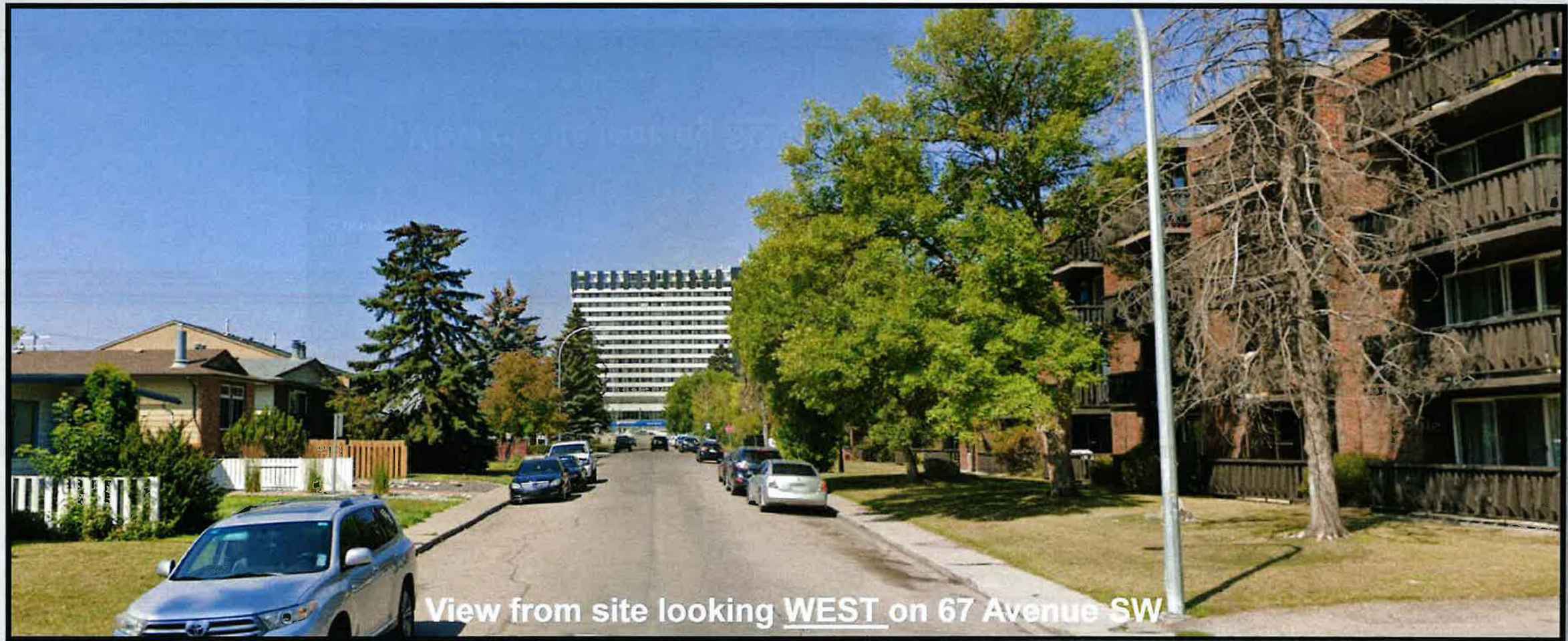
Supplementary Slides

Existing Land Use Map 10





View of site looking SOUTH on 67 Avenue SW



View from site looking WEST on 67 Avenue SW



View from site looking EAST on 67 Avenue SW