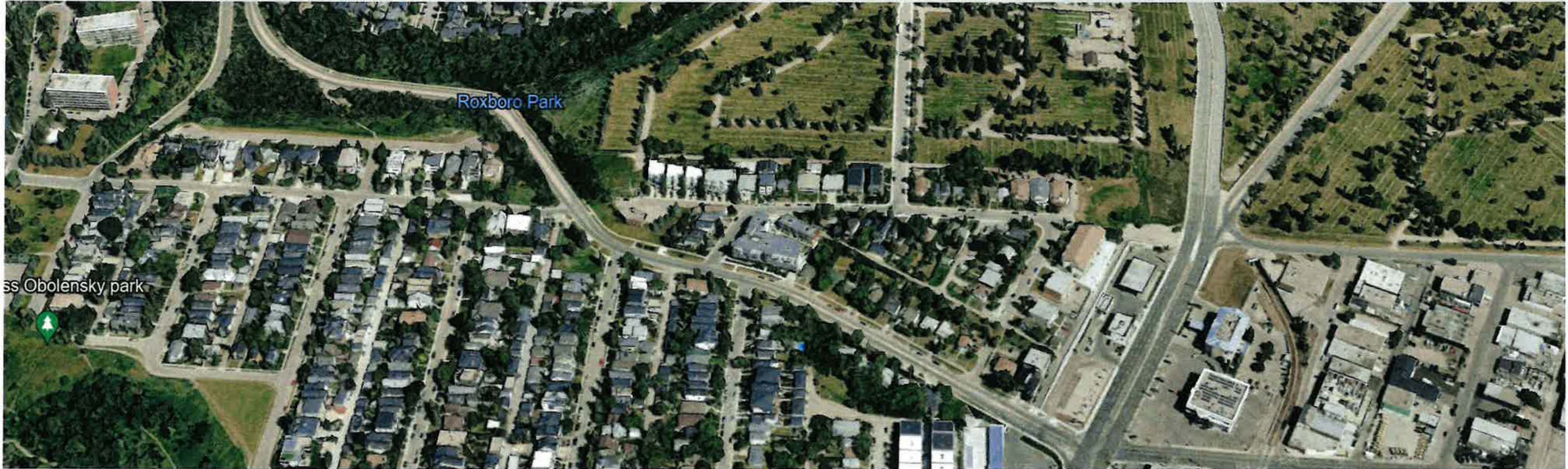




Public Hearing of Council

Agenda Item: 7.2.35



LOC2023-0385 / CPC2024-0406 Policy and Land Use Amendment

July 16, 2024

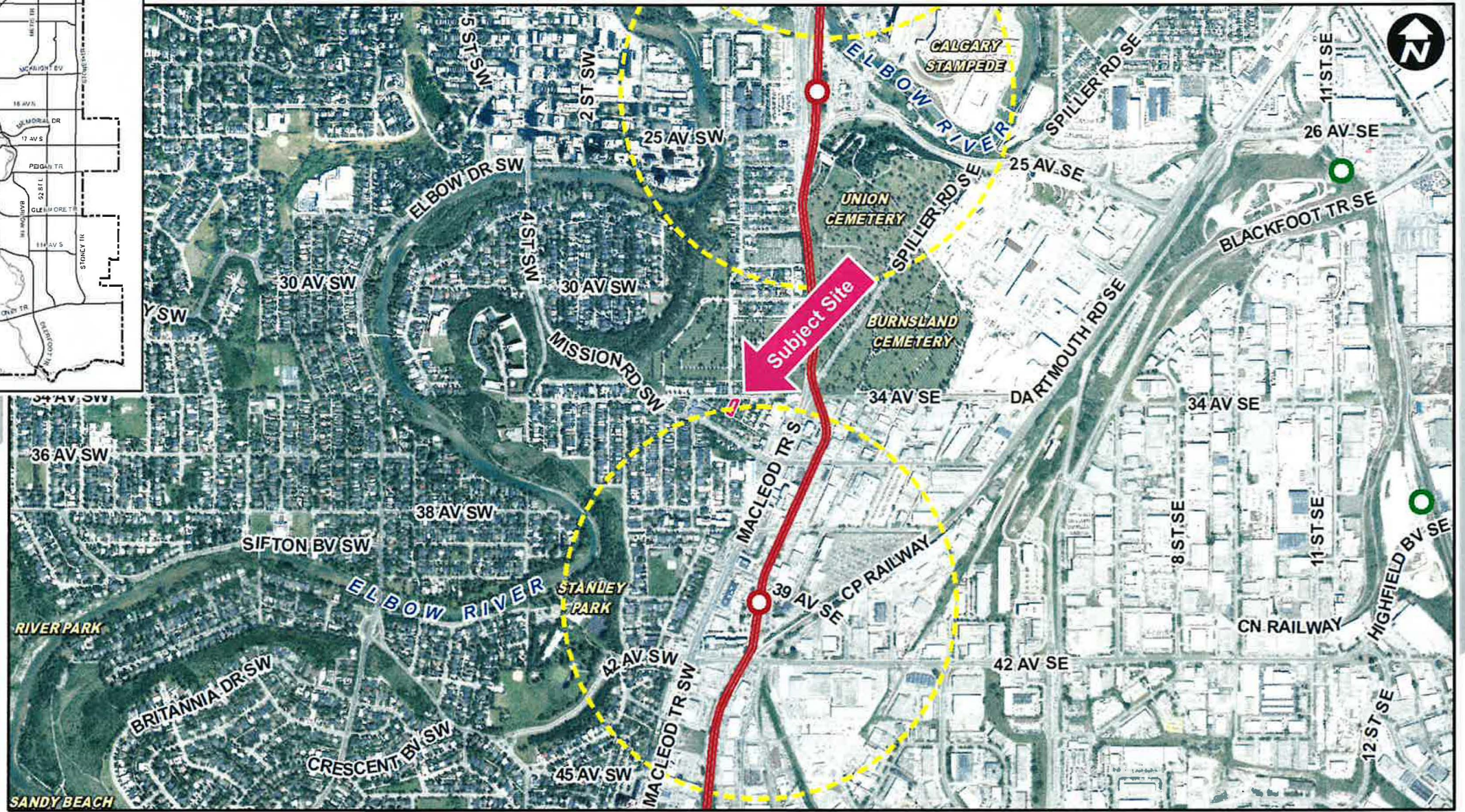
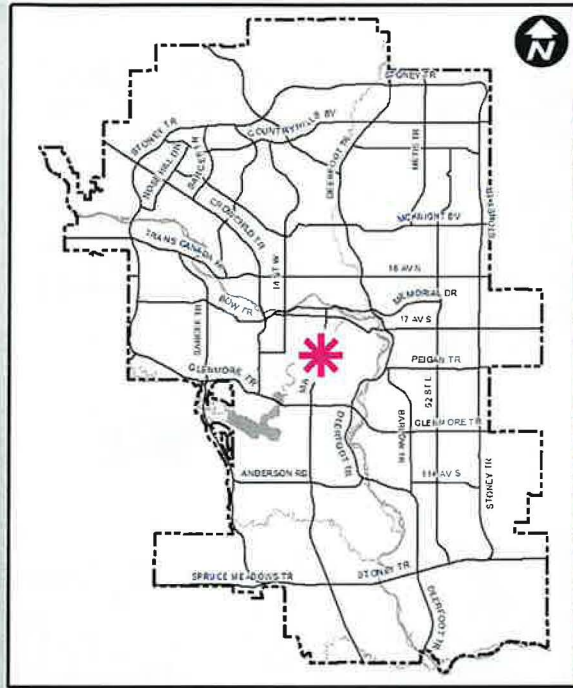
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.35 (CPC2024-0406)
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

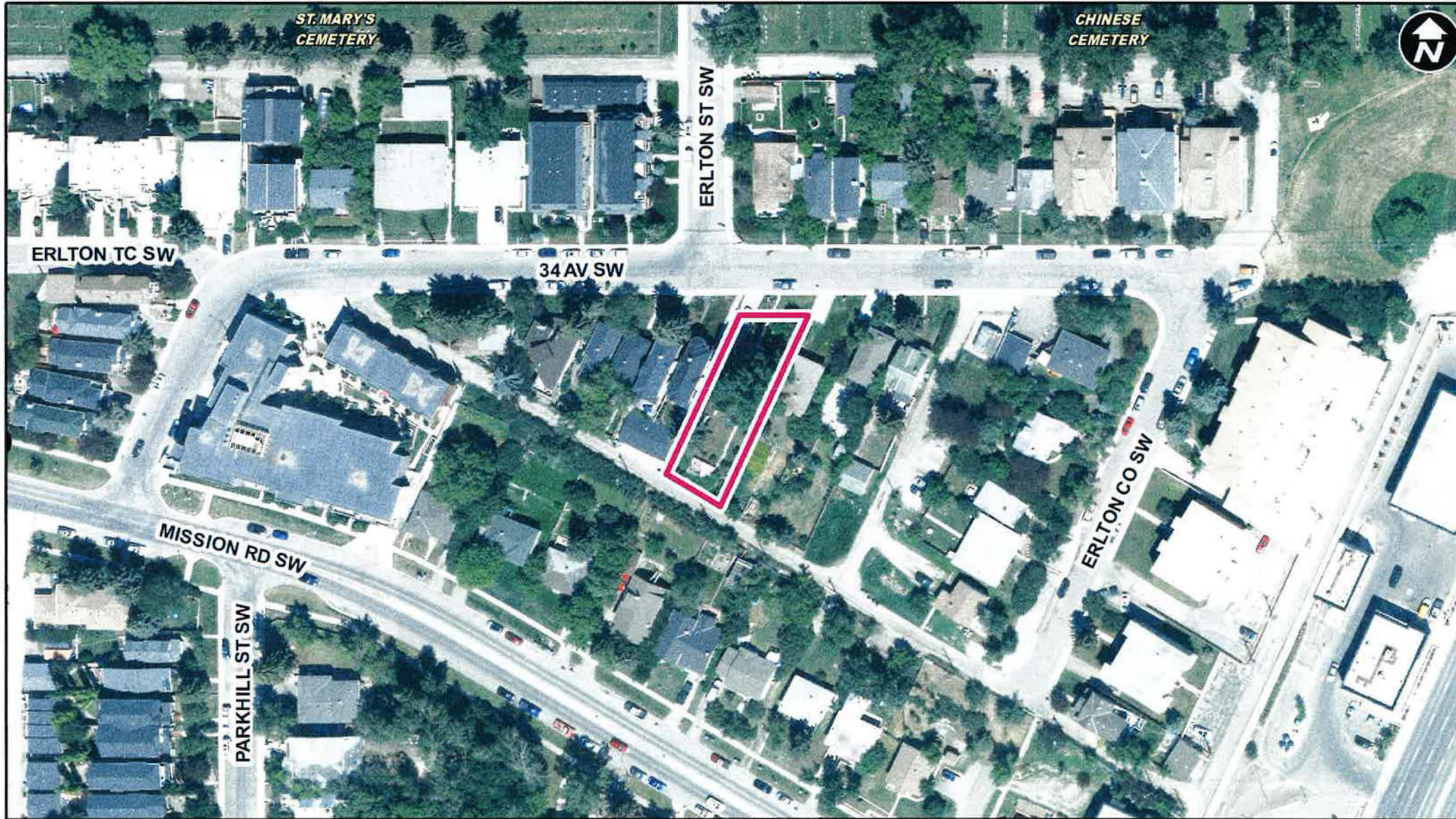
1. Give three readings to **Proposed Bylaw 48P2024** for the amendment to Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 189D2024** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 and 34) 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
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



Parcel Size:

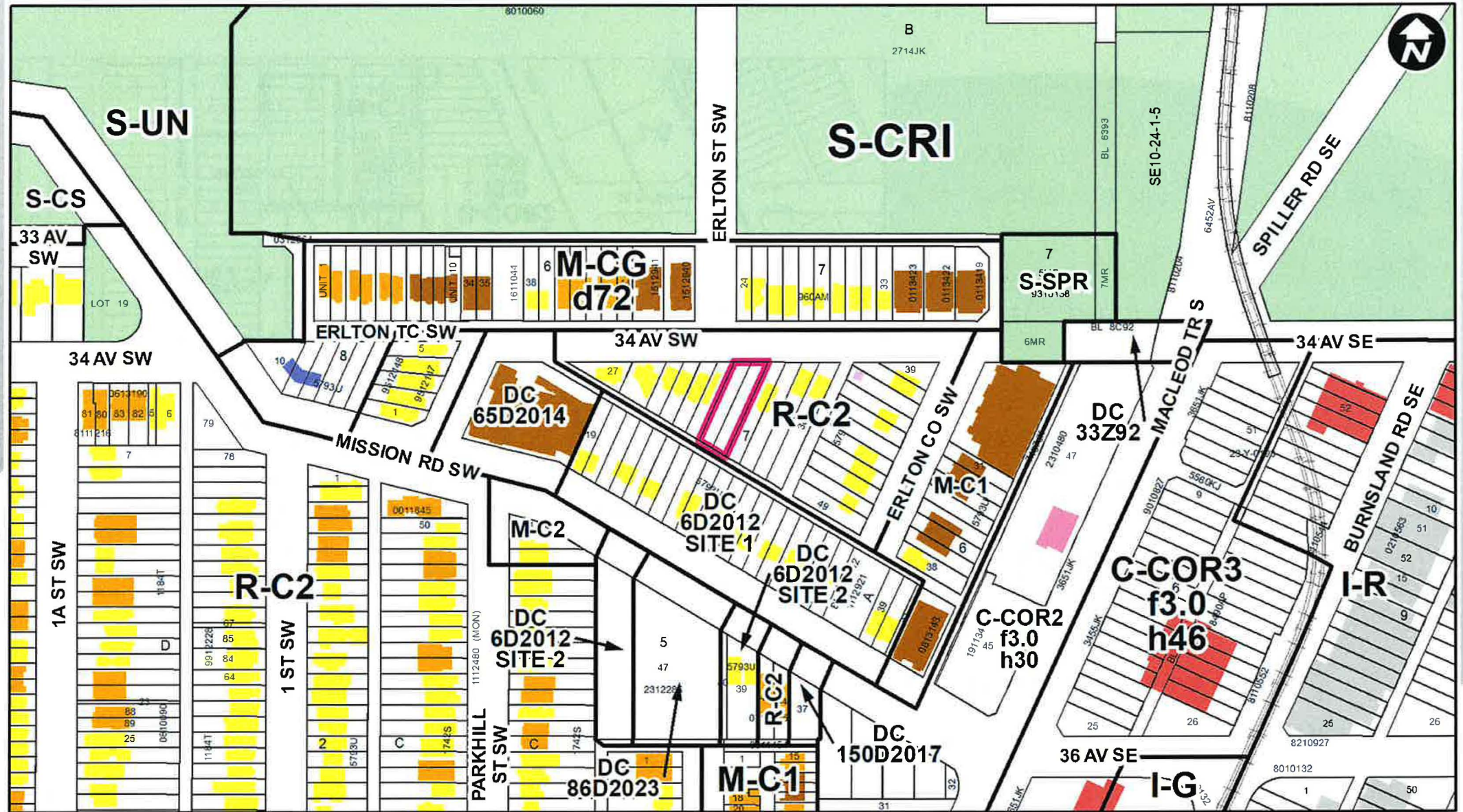
0.07 ha

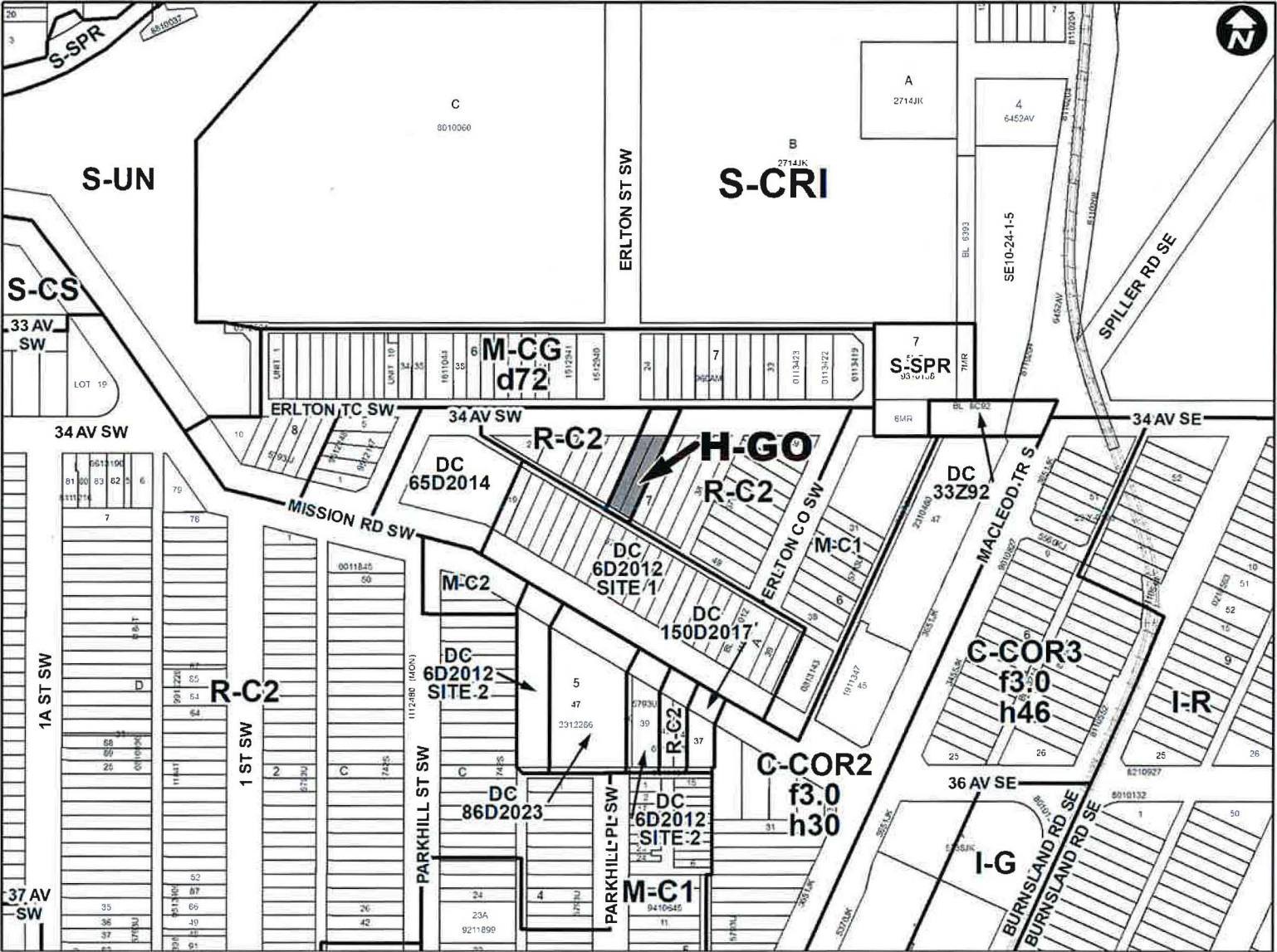
15m x 47m

Surrounding Land Use

LEGEND

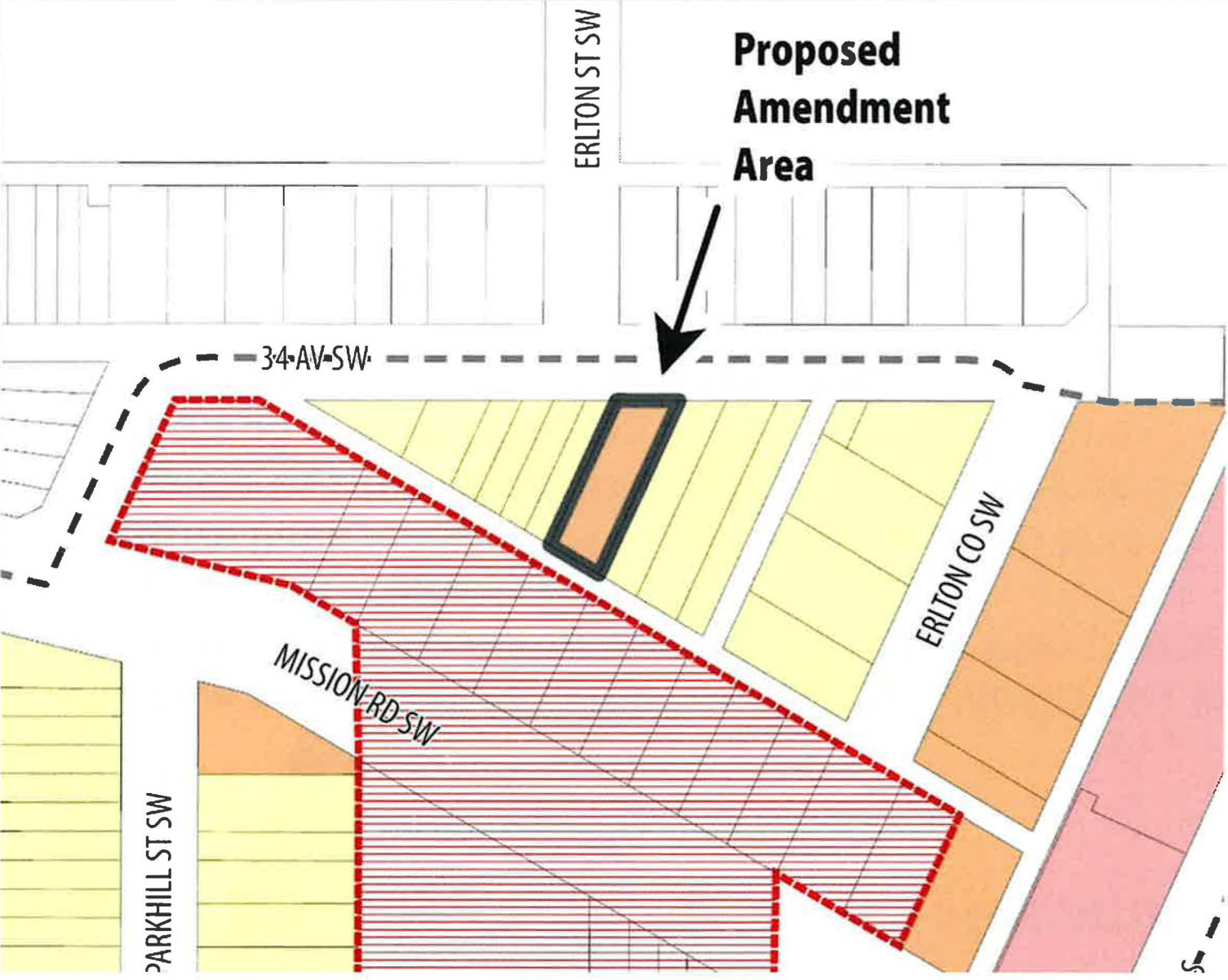
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





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

- Accommodates grade-oriented development
- Dwelling units may be attached or stacked within a building or cluster of buildings
- a maximum floor area ratio (FAR) of 1.5
- A maximum building height of 12 meters



Land Use Policy Areas

Legend

-  Study Area Boundary
-  Low Density Residential Conservation and Infill
-  Low/Medium Density Multi-family
-  Regional Auto/General Commercial
-  Special Policy Area

Calgary Planning Commission's Recommendation:

That Council:

1. Give three readings to **Proposed Bylaw 48P2024** for the amendment to Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 189D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 47 – 34 Avenue SW (Plan 5793U, Block 7, Lots 33 and 34) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Location criteria to qualify for the H-GO District:

- ✓ • **within 200 meters of a Main Street or Activity Center as identified on the Urban Structure Map of the MDP;**
- ✓ • **within 600 meters of an existing or capital funded LRT platform;**
- within 400 meters of an existing or capital-funded BRT station;
- ✓ • **within 200 meters of primary transit service.**



