



Public Hearing of Council

Agenda Item: 7.2.17



LOC2024-0036 / CPC2024-0547

Land Use Amendment

July 16, 2024

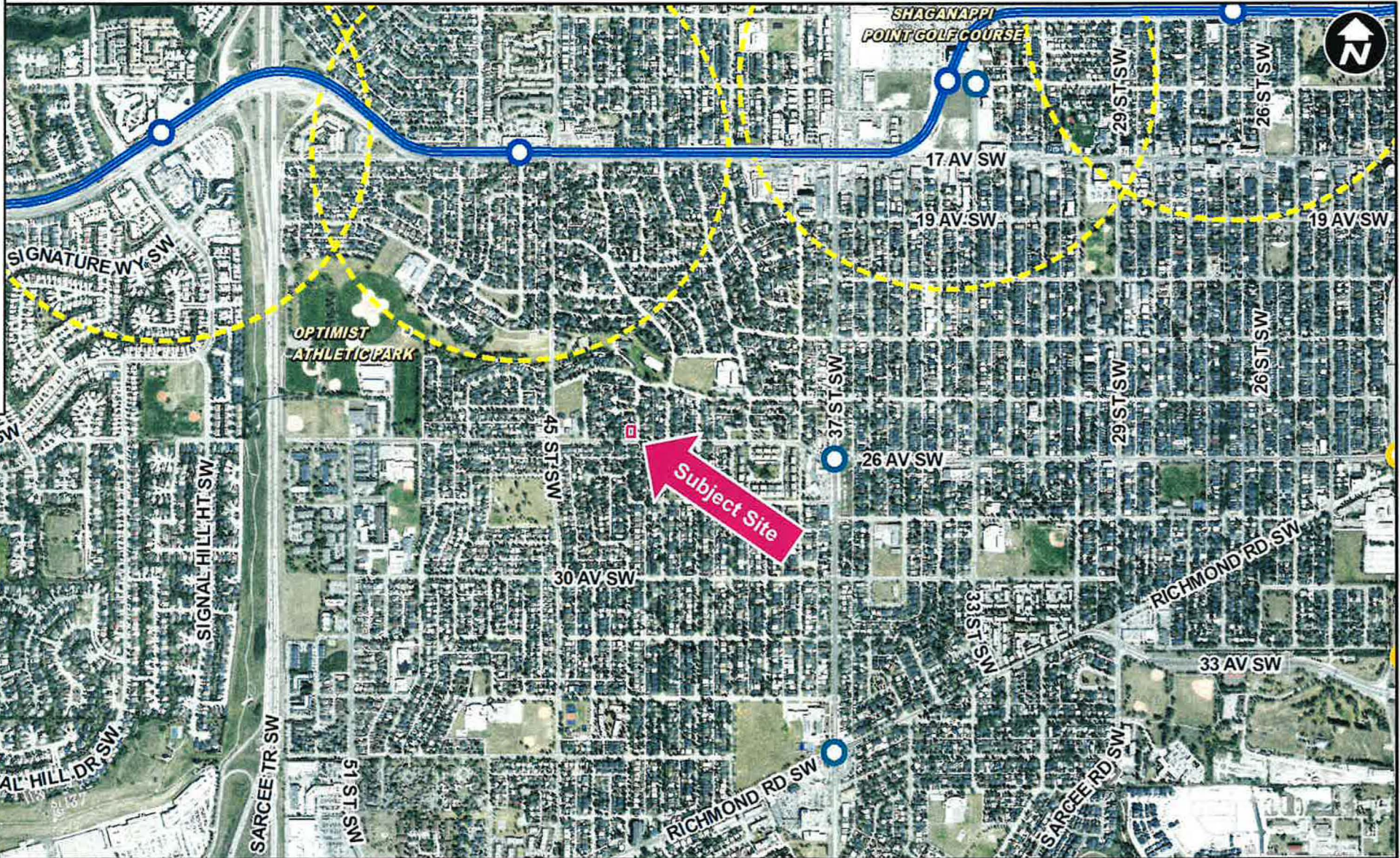
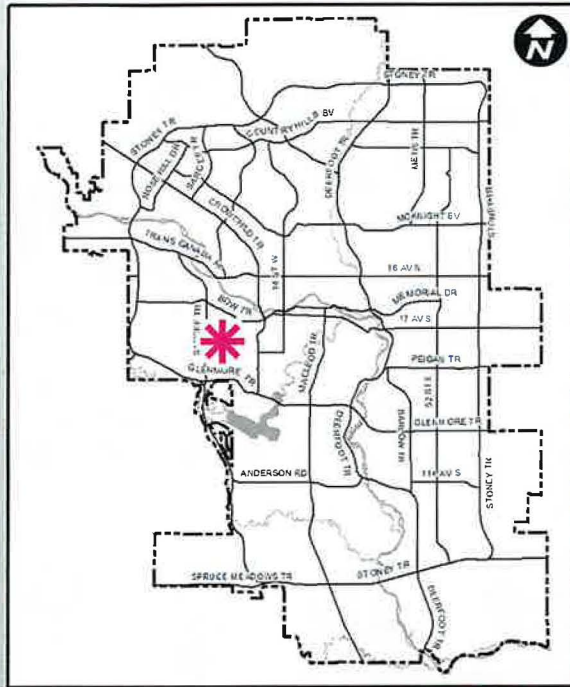
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.17 CPC2024-0547
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 193D2024** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 2627 Granville Street (Plan 627GV, Block 30, Lots 13) 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



Legend

○ Bus Stop

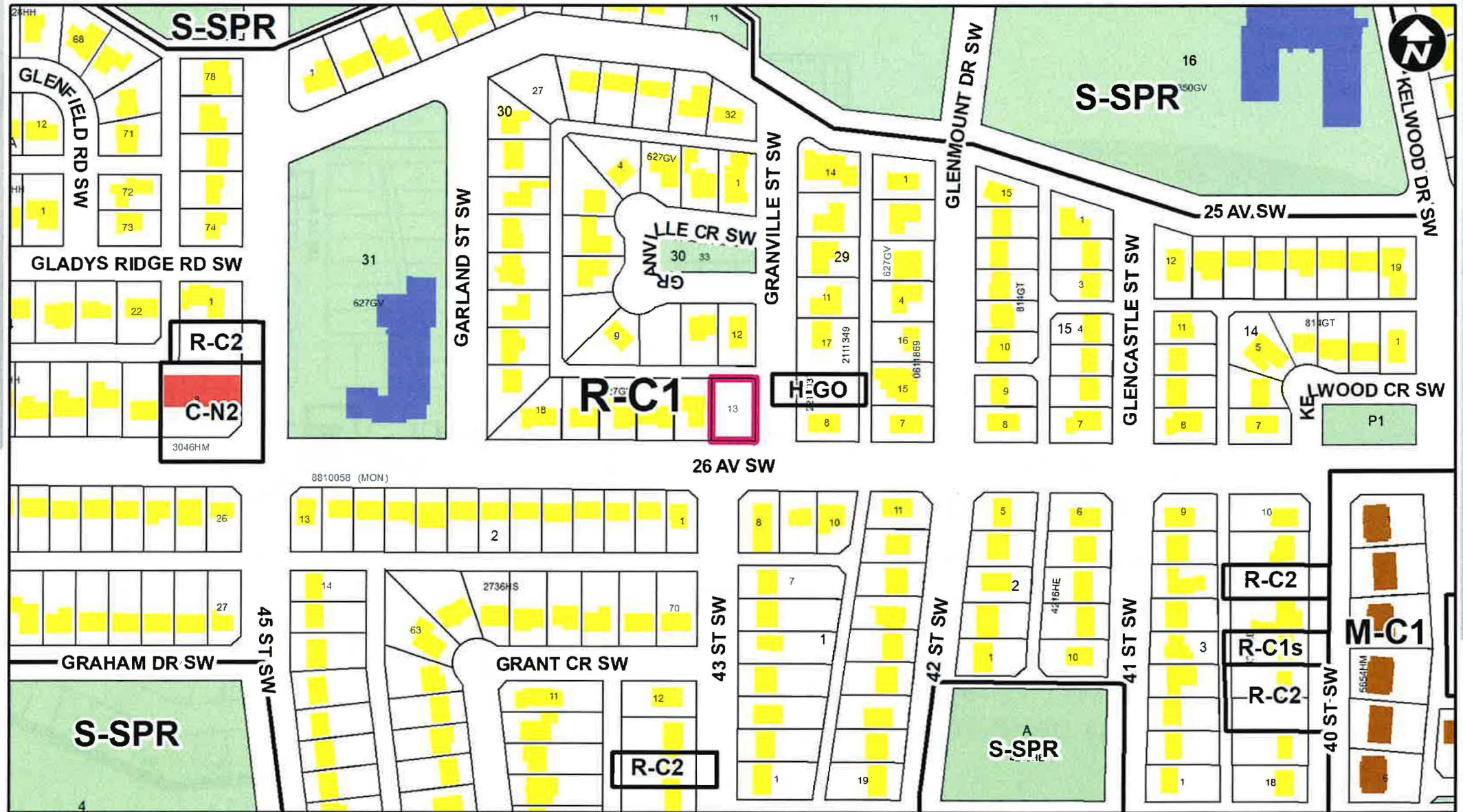
Parcel Size:

0.06 ha
21m x 30m

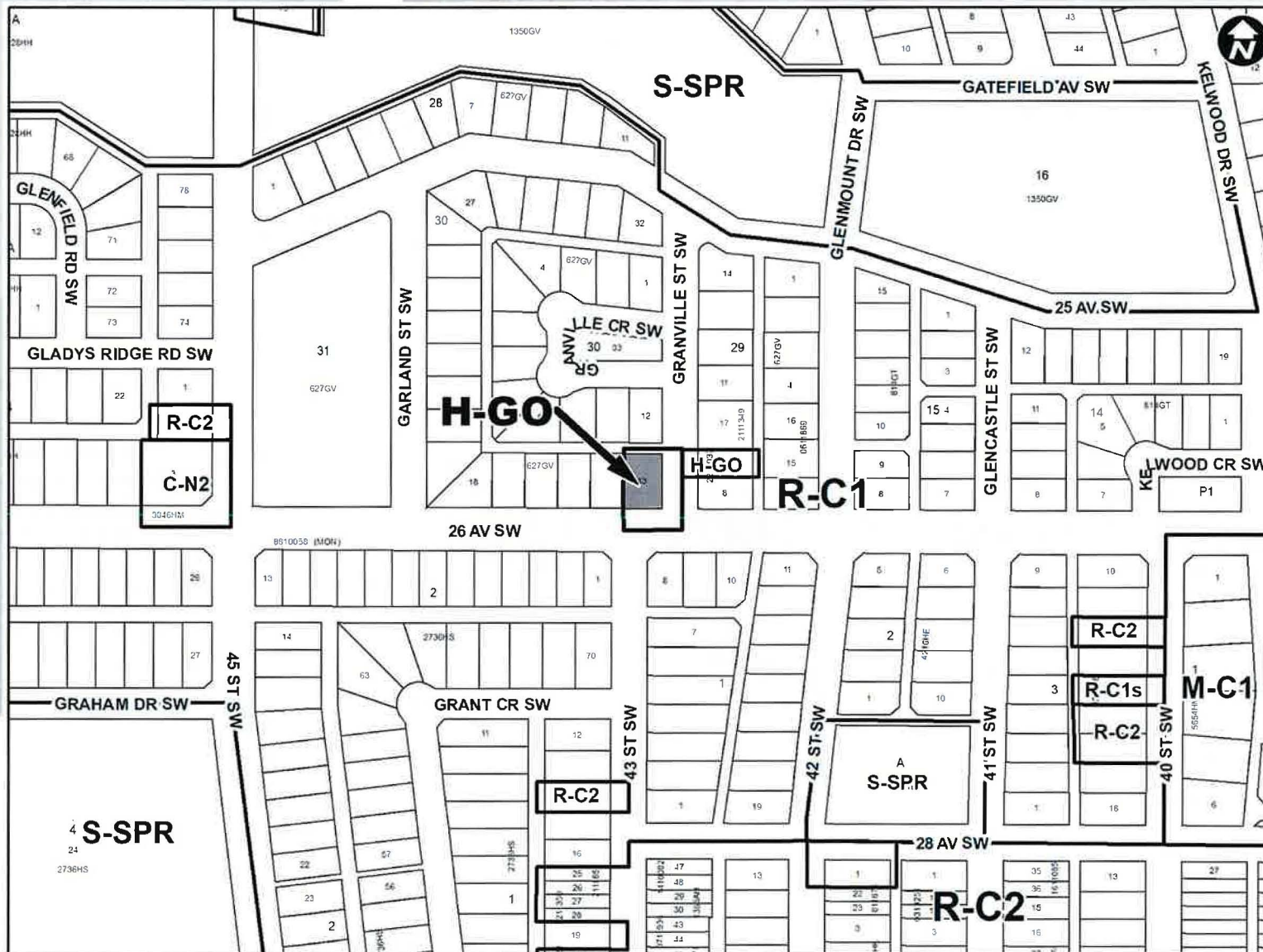
Surrounding Land Use

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 Land Use Map



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

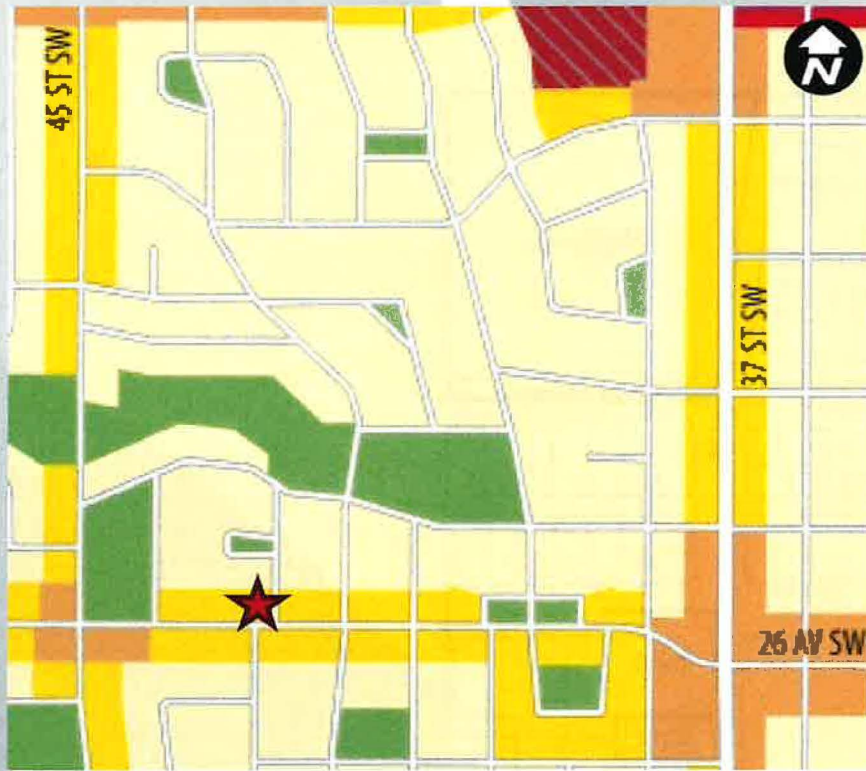
- a minimum requirement of 0.5 motor vehicle parking stalls per dwelling unit and secondary suite;
- A maximum floor area ratio (FAR) of 1.5; and
- A maximum building height of 12.0 metres

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Supplementary Slides



Map 3:
Urban Form

Legend

Urban Form

- Neighbourhood Local
- Neighbourhood Flex
- Neighbourhood Connector
- Parks and Open Space

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

★ SUBJECT SITE



Map 4:
Building Scale

Legend

- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)





**View from
26 Avenue SW**

looking northwest
onto the corner
parcel

**View from
Granville Street SW**

looking southwest
onto the corner parcel,
showing rear lane and
current development
on the subject site





**View from
26 Avenue SW**

looking northbound
showing street view of
Granville Street SW
and subject site.