



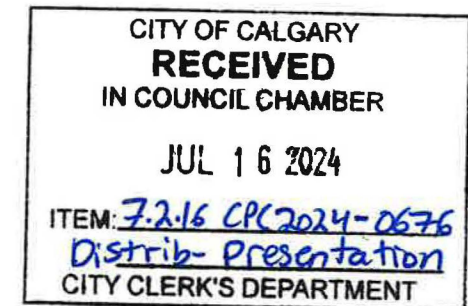
Public Hearing of Council

Agenda Item: 7.2.16



LOC2024-0079 / CPC2024-0676 Land Use Amendment

July 16, 2024

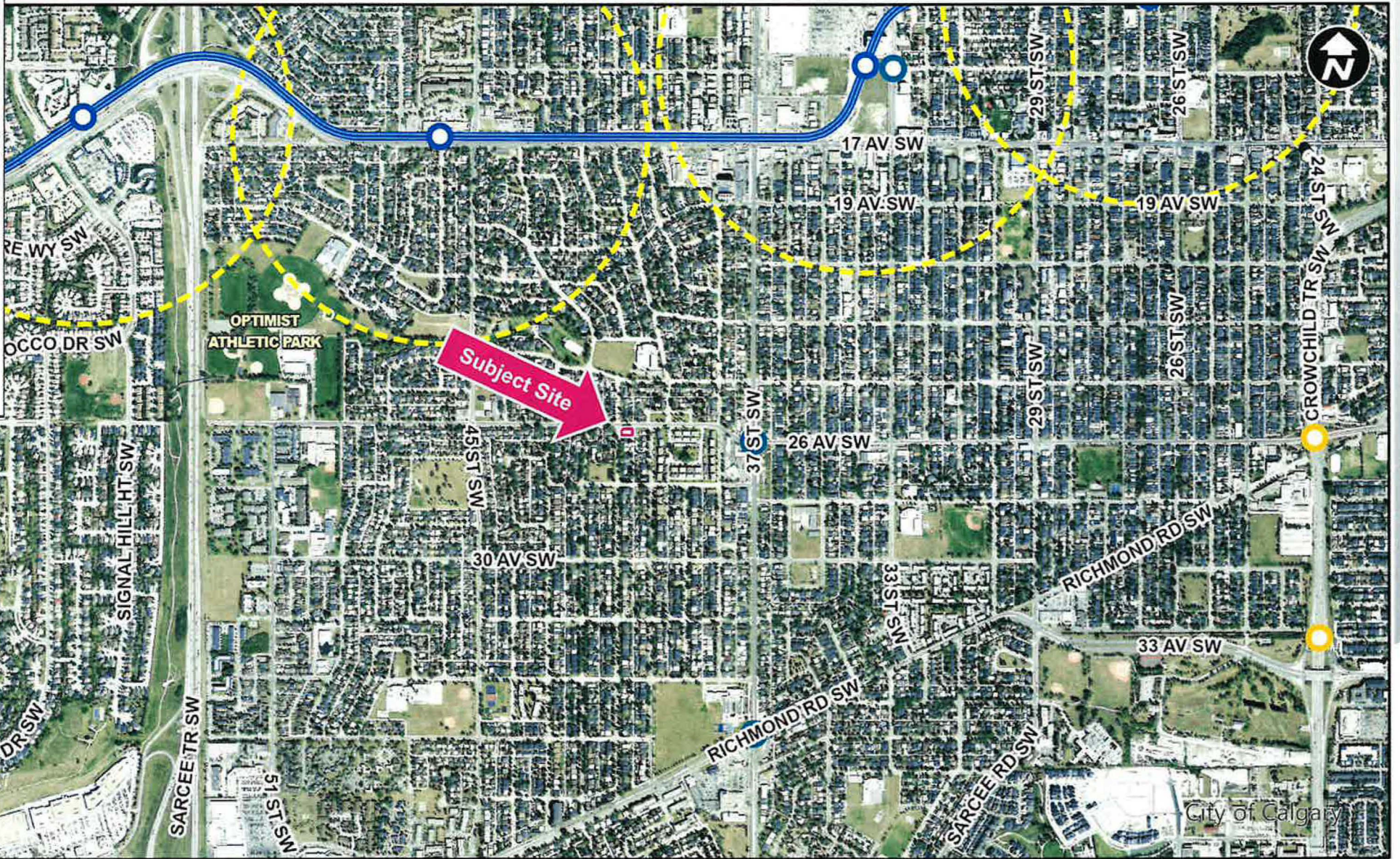
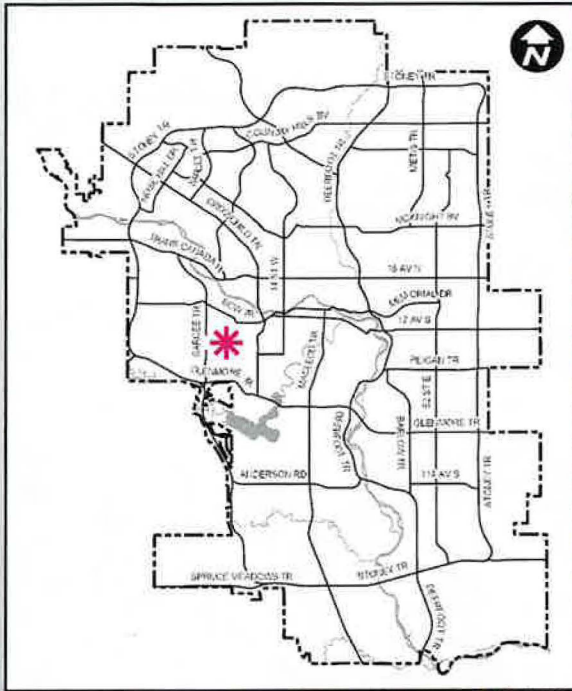


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 206D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 4115 – 26 Avenue SW (Plan 4216HE, Block 3, Lot 9) 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



○ Bus Stop

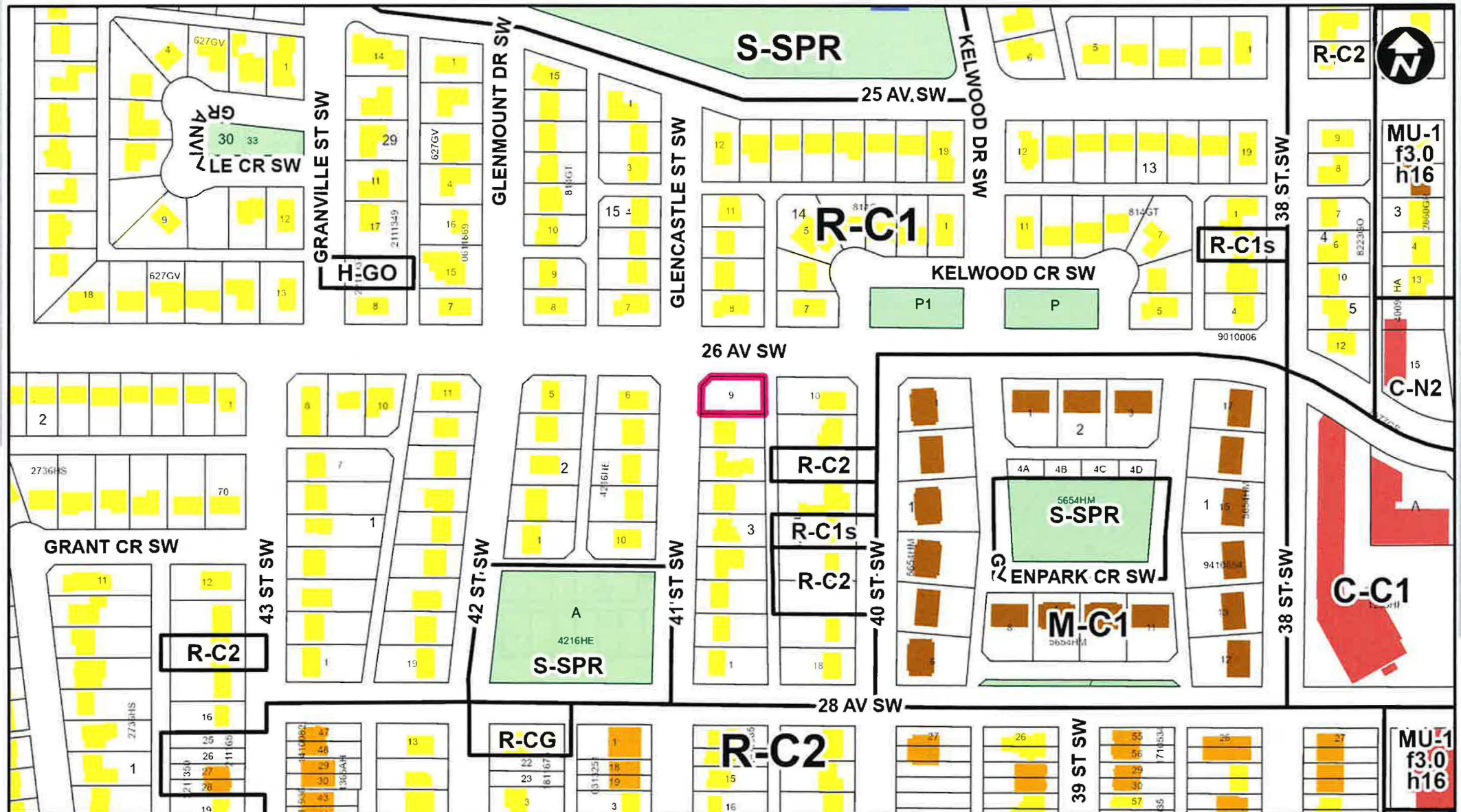
Parcel Size:

0.06 ha
18m x 31m

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:

- Maximum Height of 12 metres or 3 storeys
- Maximum 1.5 floor area ratio (FAR)
- Maximum 60% Parcel Coverage
- Minimum 6.5 metre courtyard depth

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Supplementary Slides



View looking Southeast from 26 Avenue SW



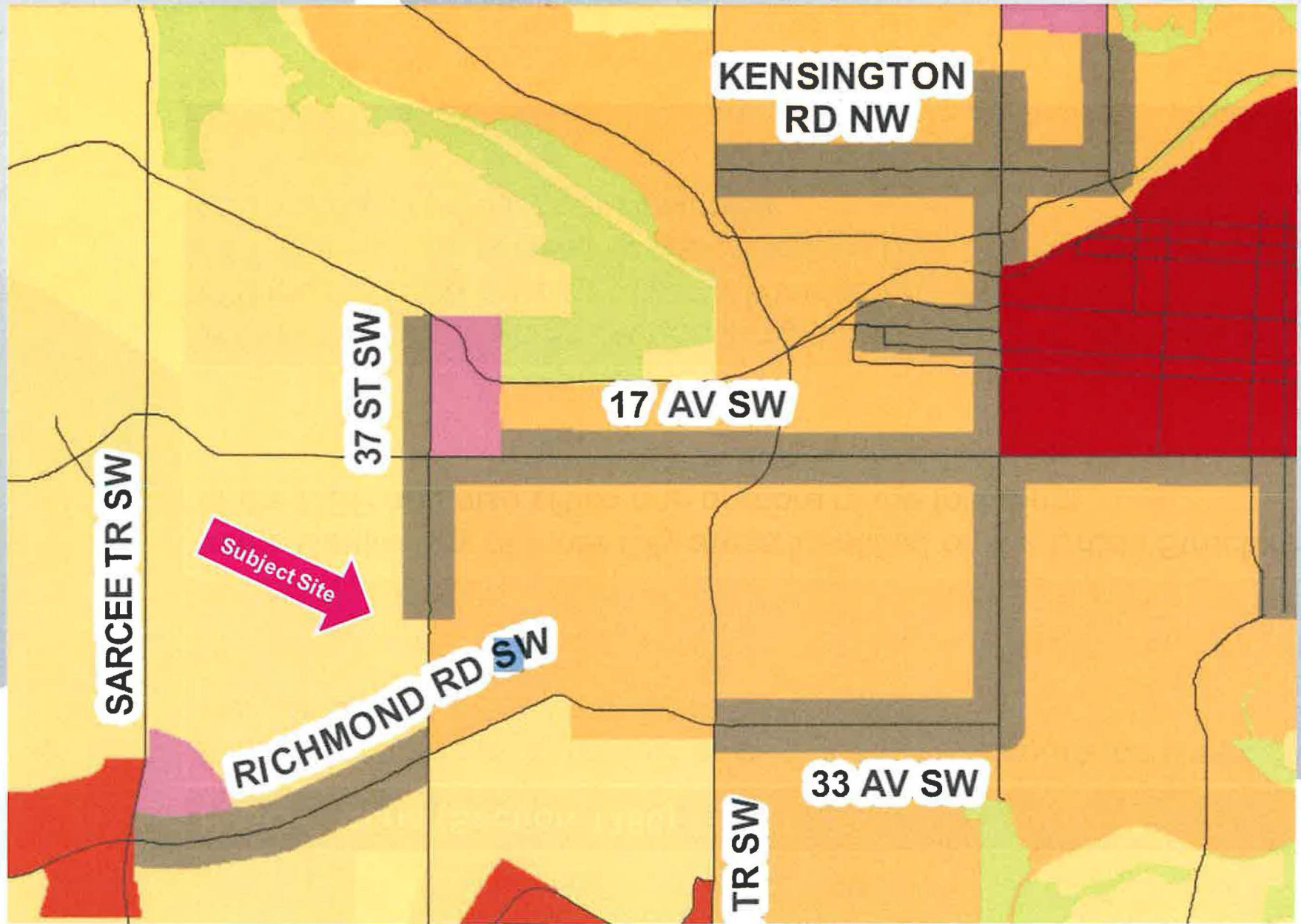
View looking North along 41 Street SW



View looking West from 26 Avenue SW



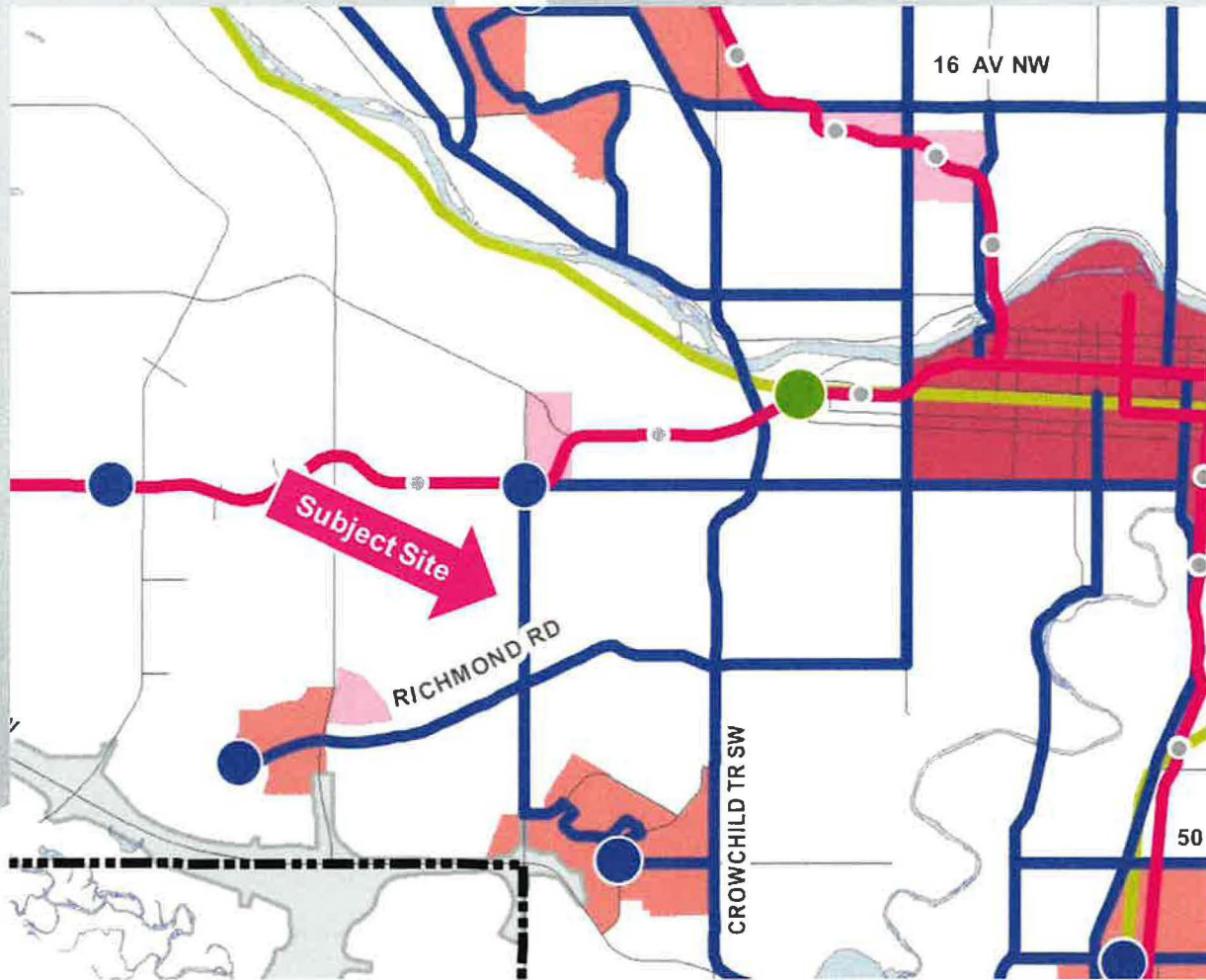
H-GO Criteria (Section 1386)	Met
<p>In an area in an approved LAP as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories</p>	<p>X</p>
<p>In the Centre City or Inner City areas identified on the Urban Structure Map of the MDP and also within one or more of the following:</p>	
<p>200 metres of a Main Street or Activity Centre identified on the MDP; 600 metres of an existing or capital-funded LRT Platform; 400 metres of an existing or capital-funded BRT Station; or 200 metres of primary transit service.</p>	<p>X</p>



Urban Structure
(By Land Use Typology)

Activity Centres	Developed Residential
■ Greater Downtown	■ Inner City
■ Major Activity Centre	■ Established
■ Community Activity Centre	
Main Streets	Developing Residential
■ Urban Main Street	■ Planned Greenfield with Area Structure Plan (ASP)
■ Neighbourhood Main Street	■ Future Greenfield

MDP Map 2 – Primary Transit Network



Primary Transit Network

Primary Transit Network
 (Frequent, Fast, Reliable, Connected)
 <10 min. Frequency, 15 hours/day, 7 days/week

- Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)
- Skeletal Light Rail Transit (LRT) Network
- Light Rail Transit (Dependent on supportive land use)
- Primary Transit Hub
- Regional/Inter City Gateway Hub
- Transit Centres

Regional and Intercity Transit Service

- High Speed Rail Corridor Calgary - Edmonton
- Regional Commuter Rail Corridor
- ⇨ Connection to Route in Region

Urban Structure

- Centre City
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbourhood Main Street
- Industrial - Employee Intensive