



Calgary Planning Commission

Agenda Item: 7.2.5



LOC2024-0056 / CPC2024-0838

Land Use Amendment

September 5th, 2024

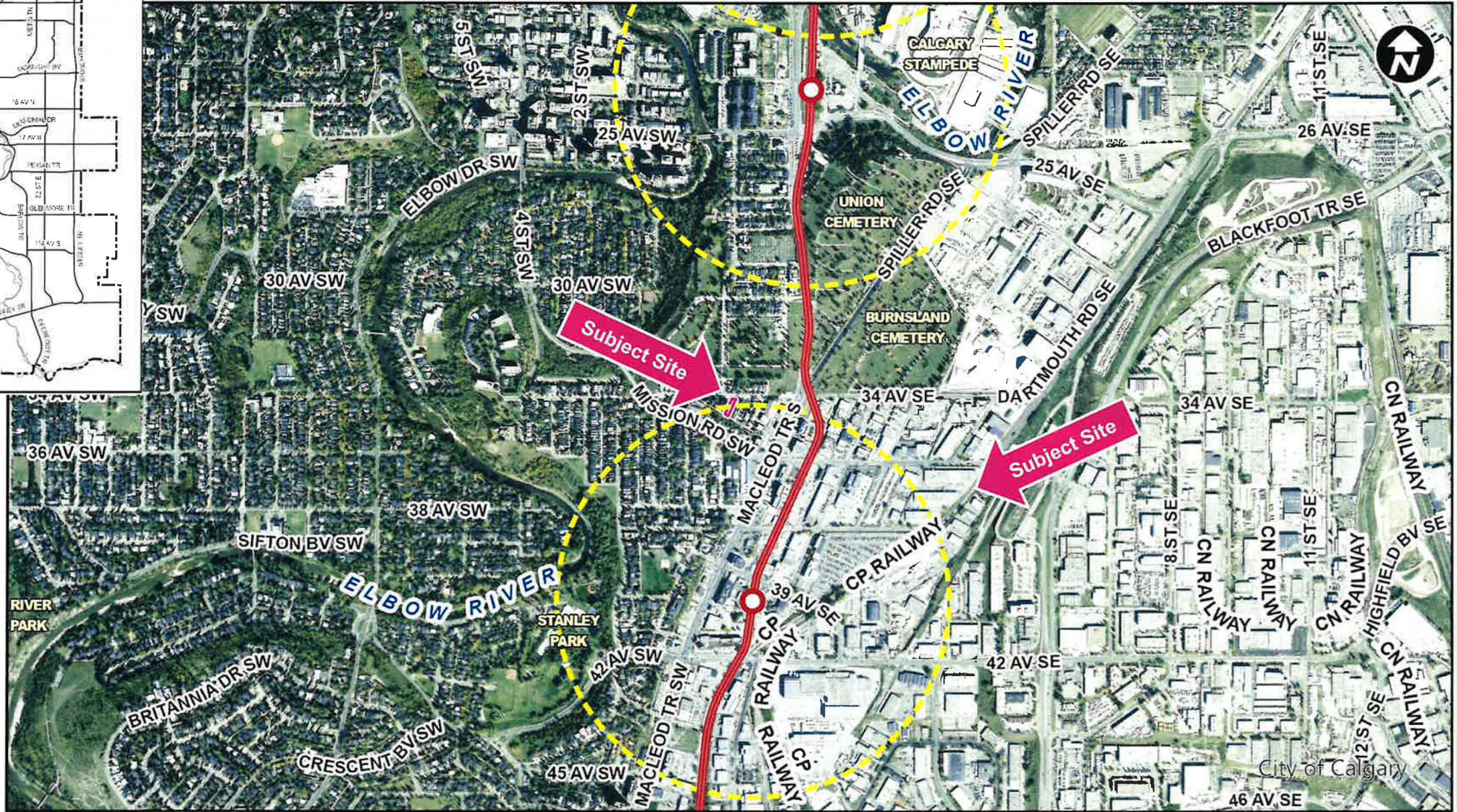
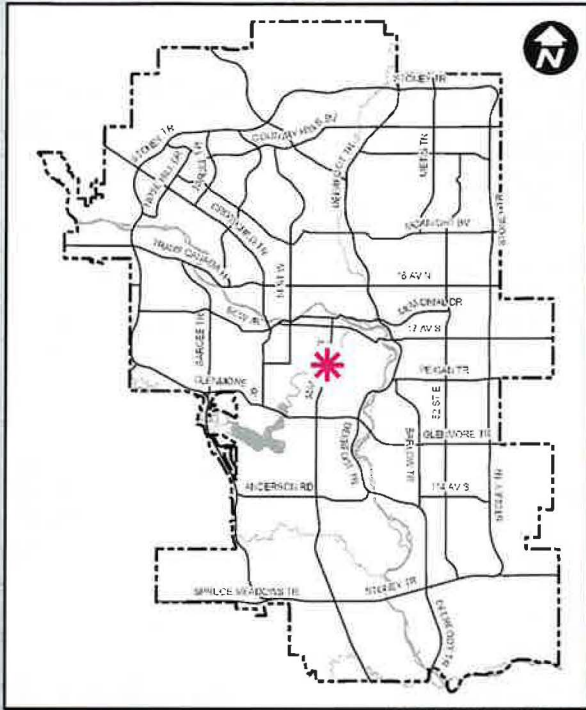
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 05 2024
ITEM: 7.2.5 CPC 2024-0838
Distrib- Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

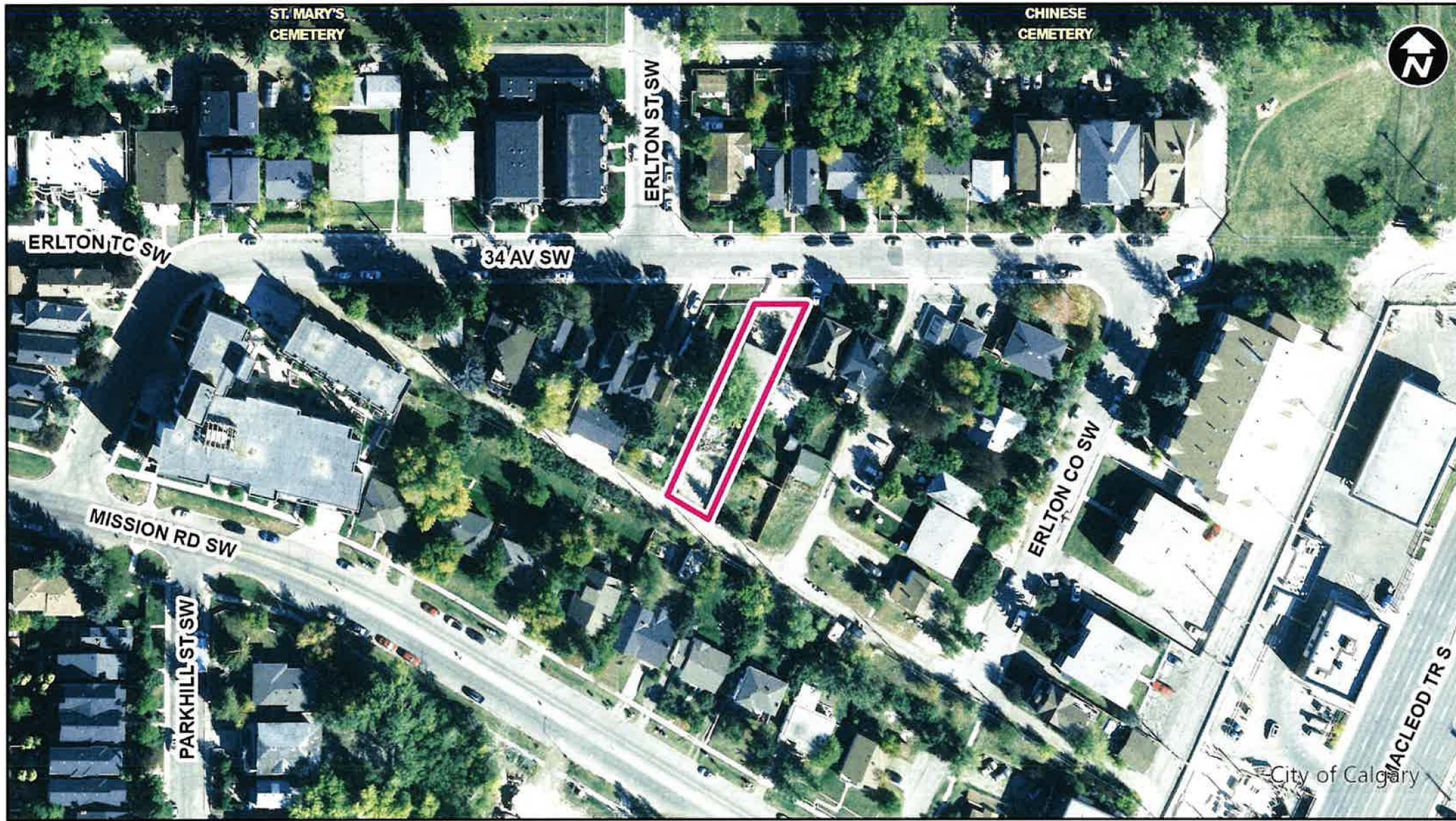
1. Give three readings to the proposed bylaw for the amendments to the Parkhill/Stanley Park Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 43 – 34 Avenue SW (Plan 5793U, Block 7, Lot 35 and a portion of Lot 36) from Residential – Grade-Oriented Infill (R-CG) 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



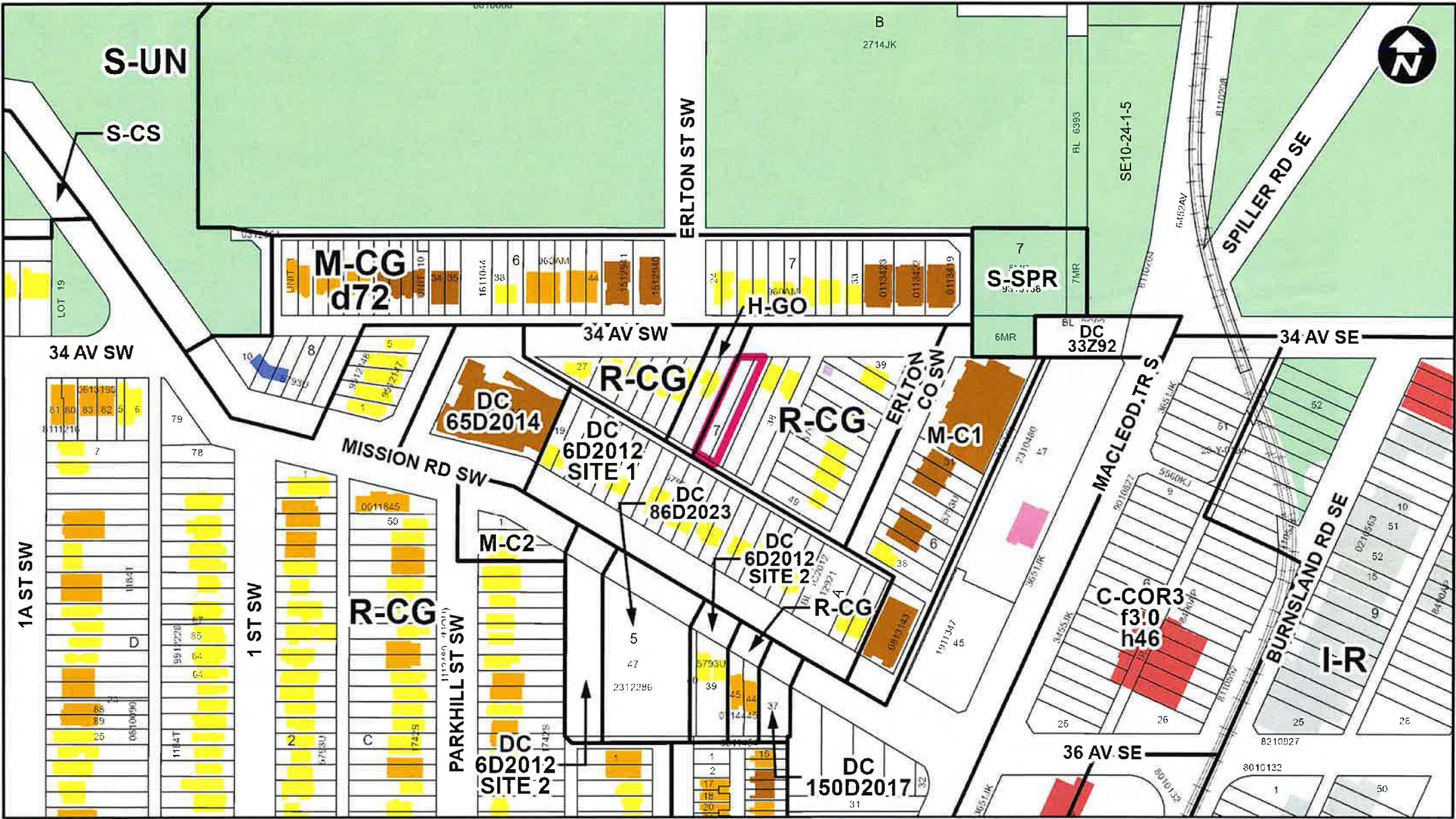
Parcel Size:

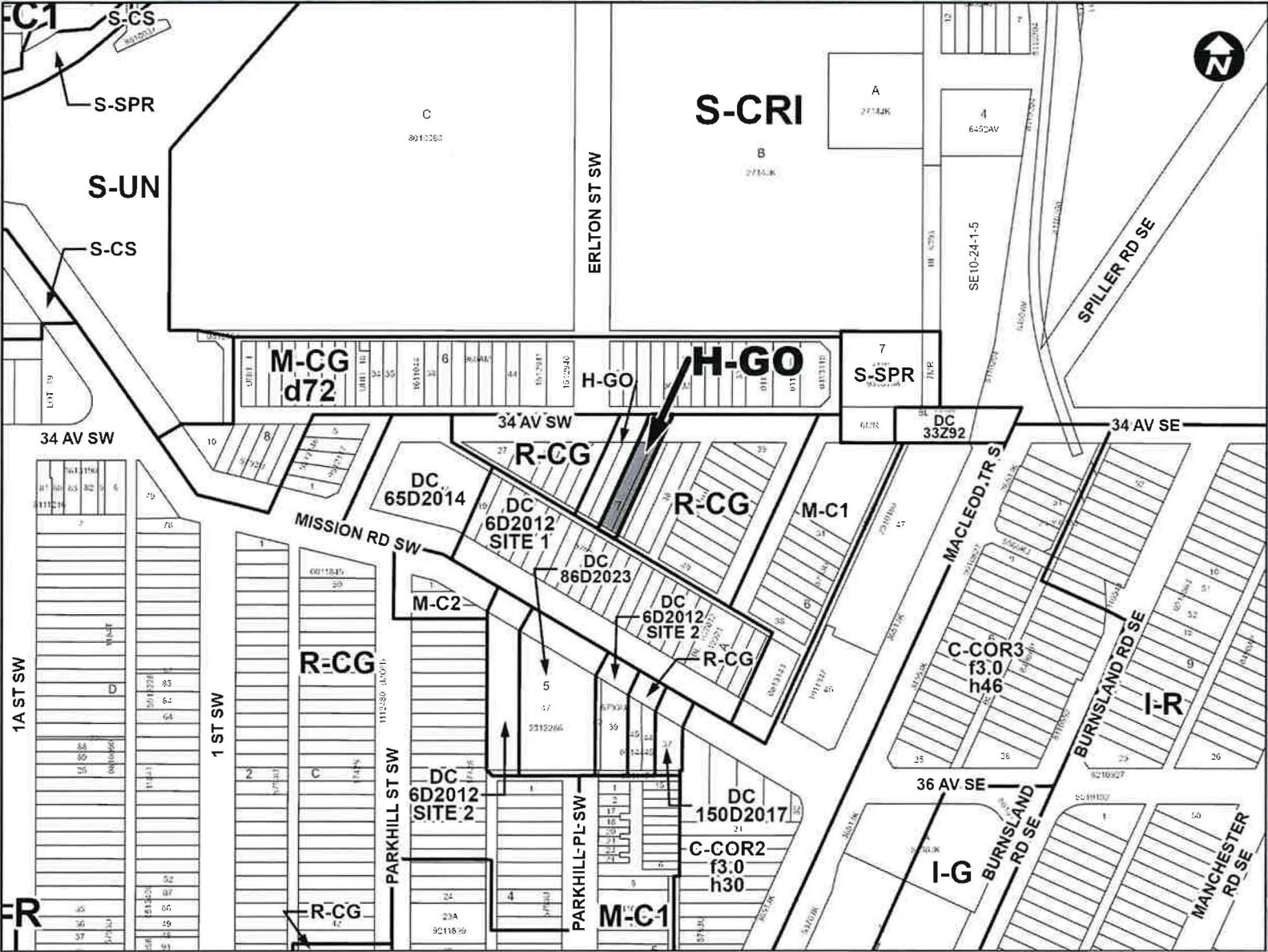
0.06 ha
12 m x 53 m



Surrounding Land Use

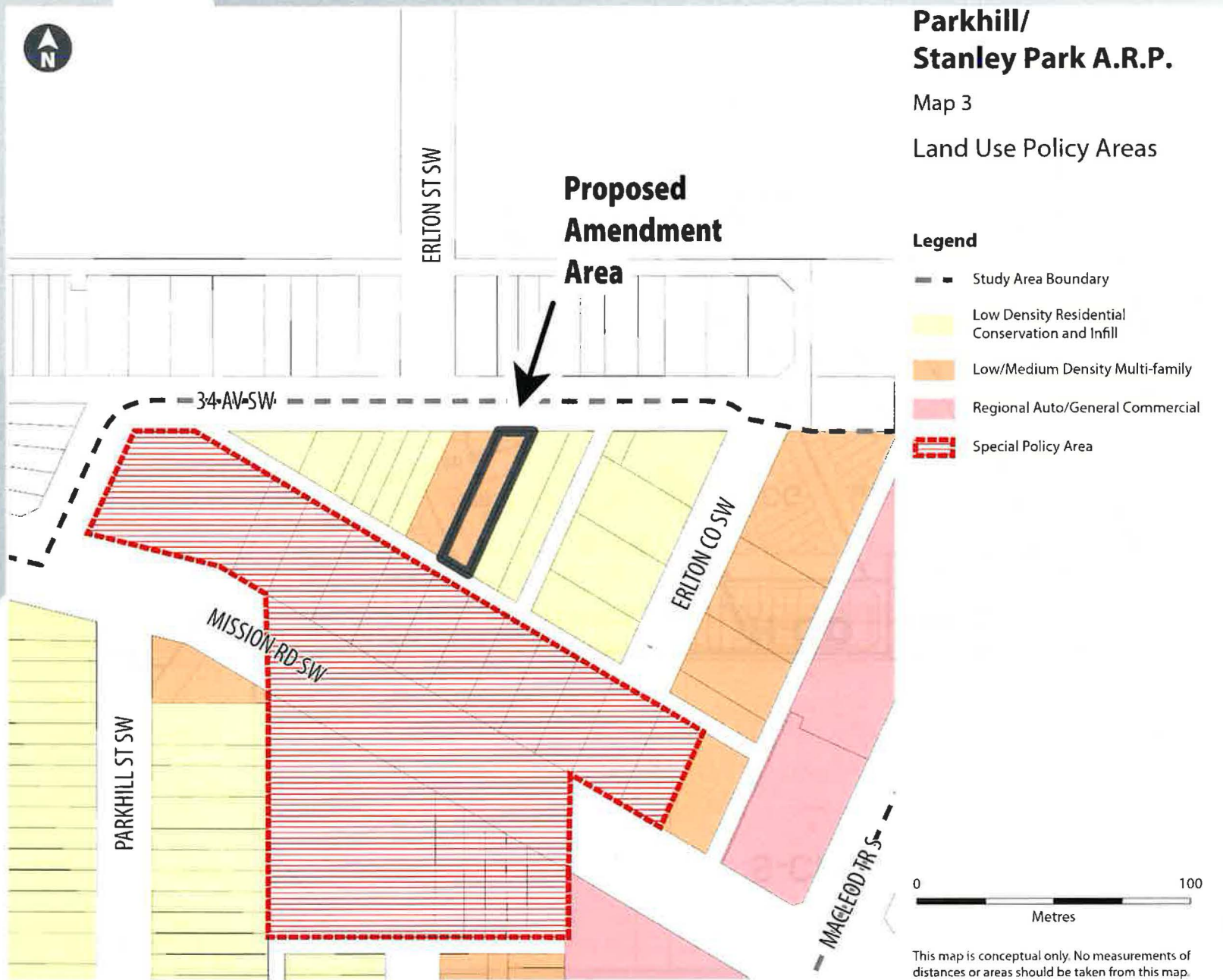
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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





Proposed H-GO District:

- Allows for a variety of attached, stacked or clustered units
- Max height of 12.0 metres
- Max floor area ratio (FAR) of 1.5
- Min 0.5 parking stall per unit/suite



Proposed Amendment:

- To change land use classification from 'Low Density Residential Conservation and Infill' to 'Low/Medium Density Multi-family'

Policy Alignment

- This application is in alignment with the policies in:
- the Municipal Development Plan.

H-GO Location Criteria

- This application is in alignment with the Land Use Bylaw's H-GO location criteria. It is within:
 - **within 200 metres of a Main Street or Activity Centre as identified on the Urban Structure Map of the MDP;**
 - **within 600 metres of an existing LRT platform; and**
 - **within 200 metres of primary transit service.**

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Supplementary Slides

