



Public Hearing of Council

Agenda Item: 7.2.7



LOC2023-0249 / CPC2023-1288

Land Use Amendment

February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

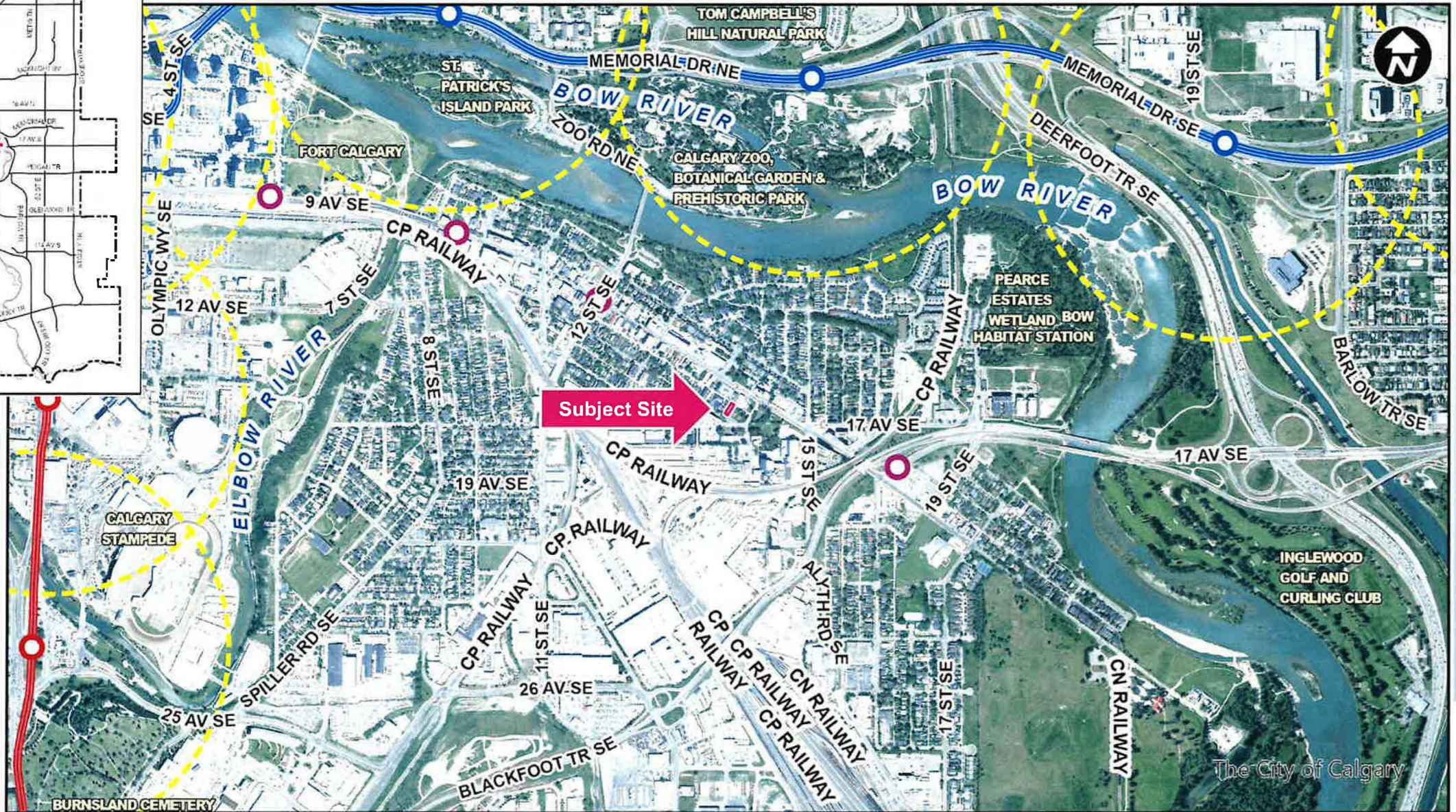
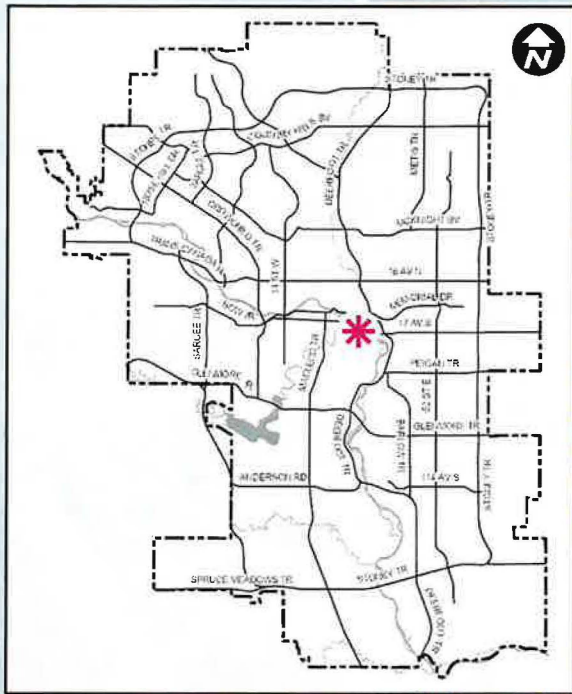
FEB 06 2024
ITEM: 7.2.7 CPC2023-1288
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

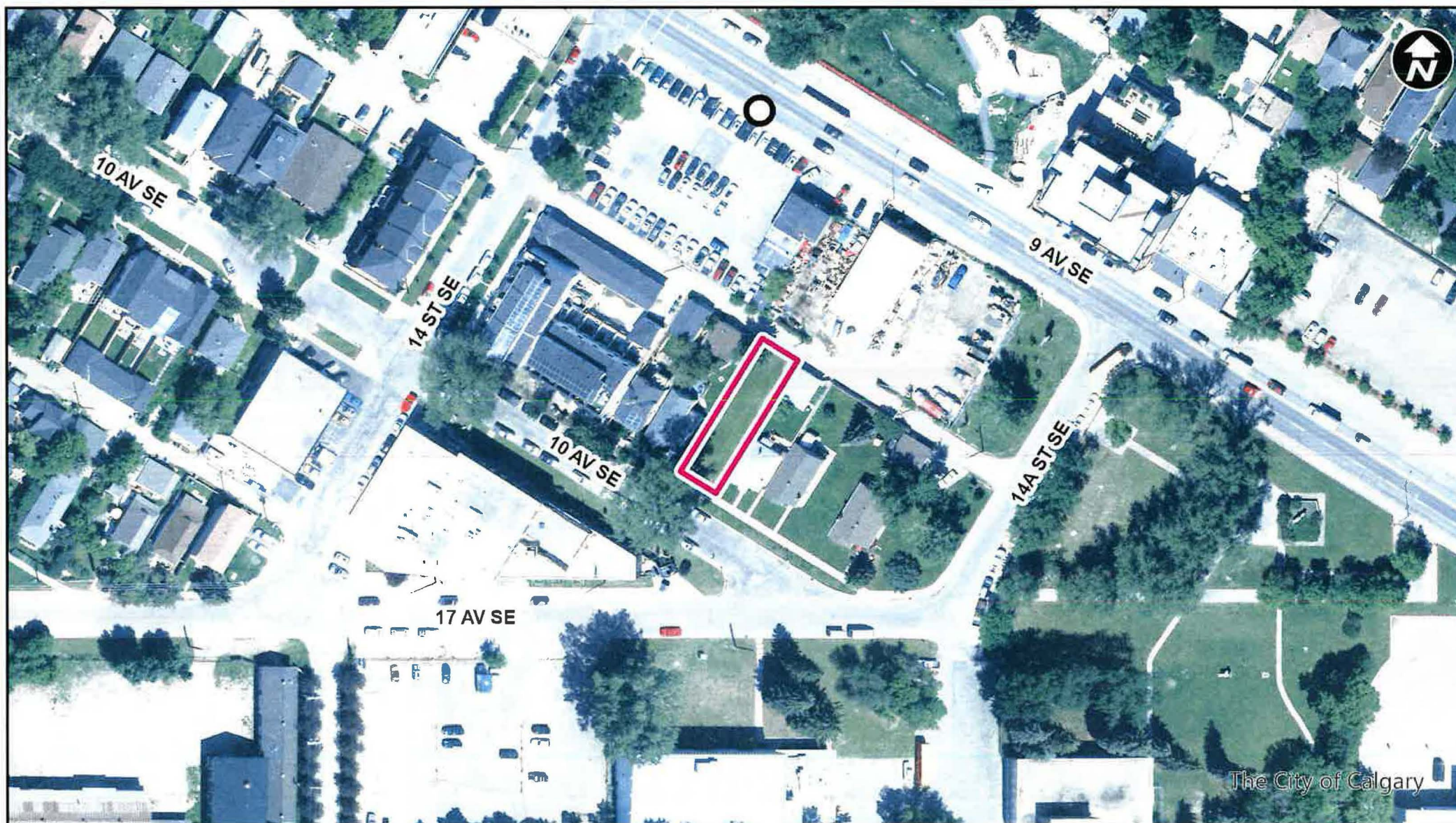
Give three readings to **Proposed Bylaw 52D2024** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1514 – 10 Avenue SE (Plan A3, Block 13, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.





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



LEGEND

○ Bus Stop

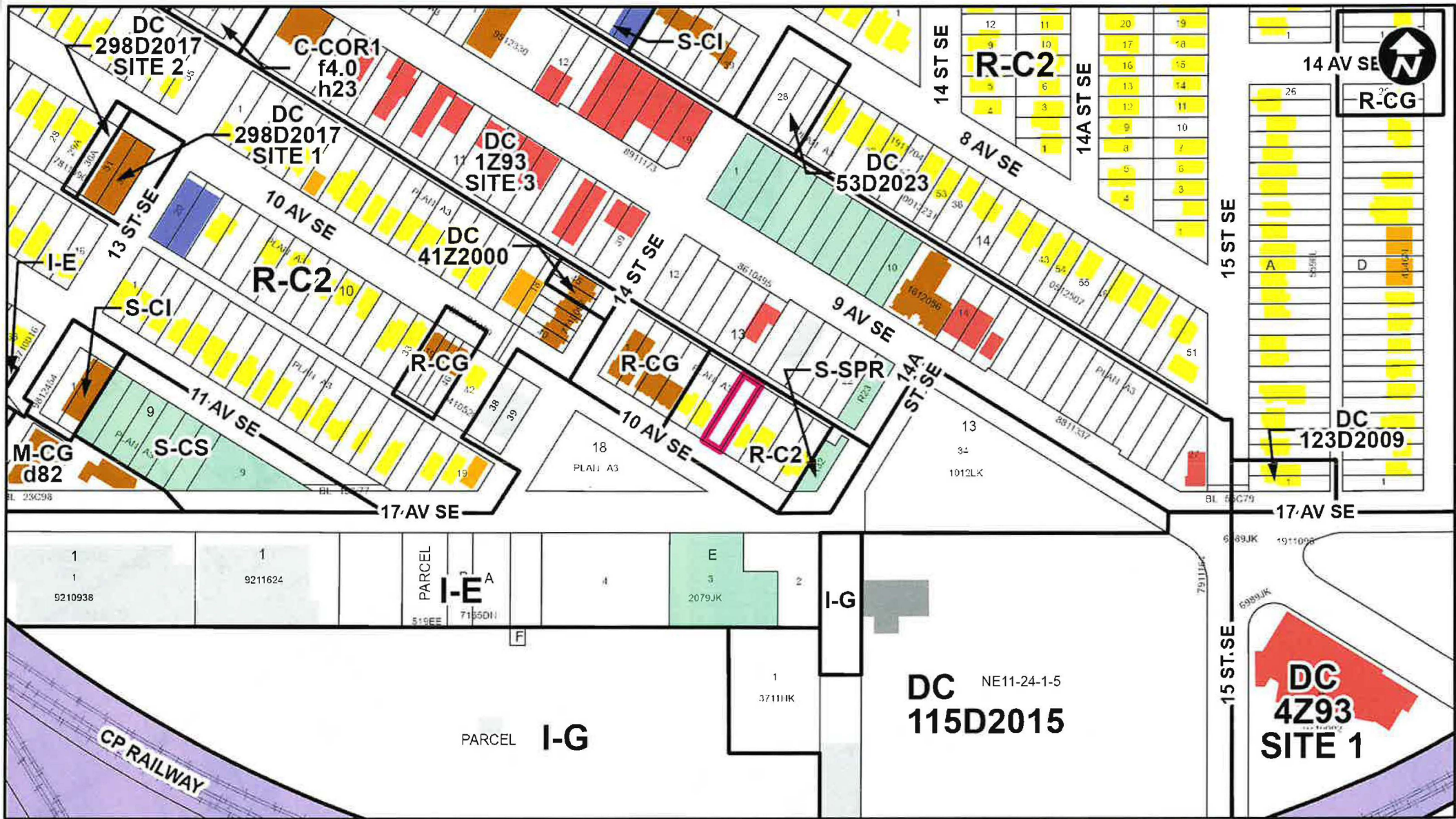
Parcel Size:

0.04 ha

10m x 37m

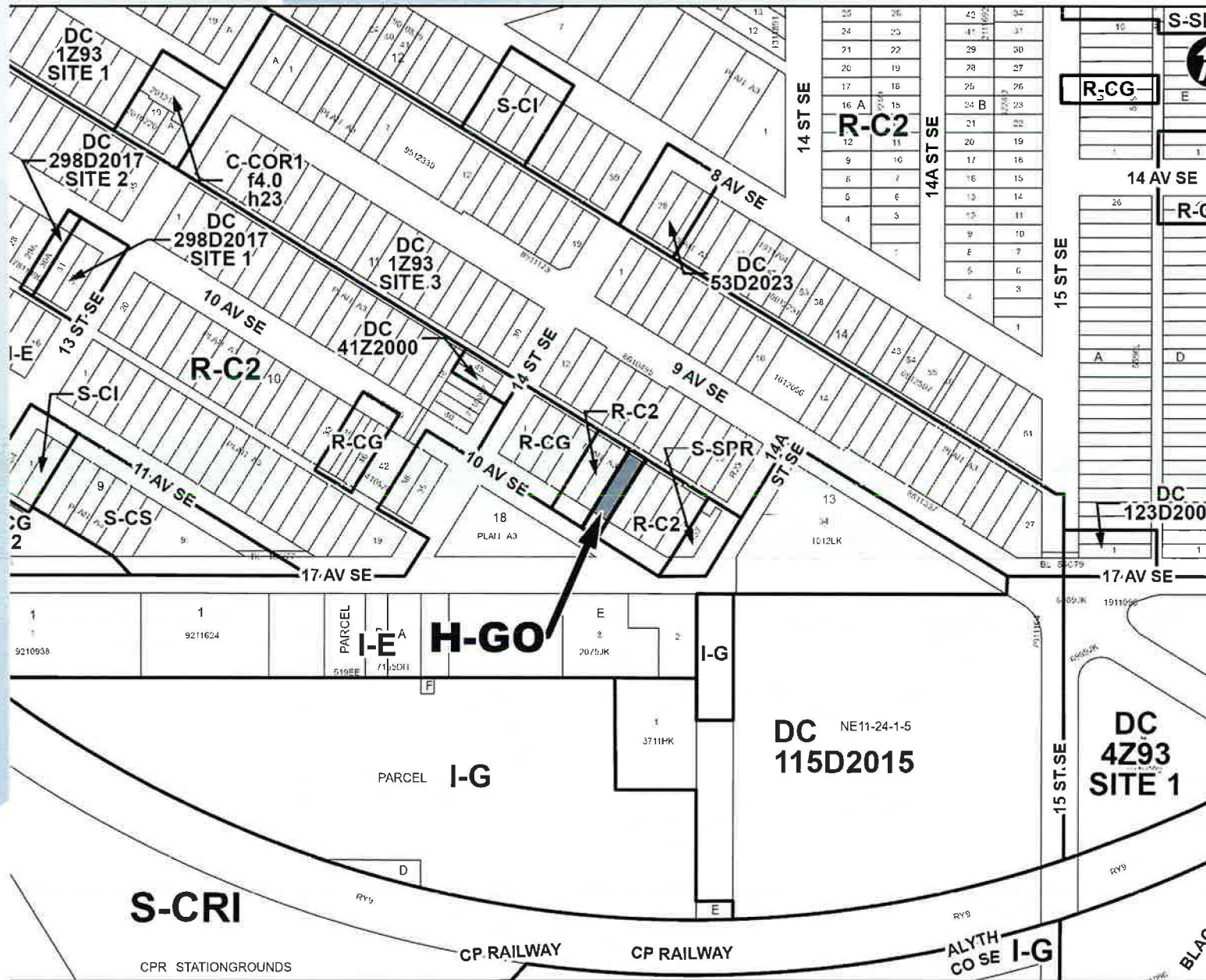
Surrounding Land Use

- 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

6



Housing – Grade Oriented (H-GO) District:

- allows for a variety of attached, stacked or clustered units.
- maximum building height of 12.0 metres
- maximum floor area ratio (FAR) of 1.5

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 52D2024** for the redesignation of 0.04 hectares \pm (0.09 acres \pm) located at 1514 – 10 Avenue SE (Plan A3, Block 13, Lot 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Should only be designated on parcels located within:

- the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and within one or more of the following:
 - a) 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
 - b) 600 metres of an existing or capital-funded LRT platform;
 - c) 400 metres of an existing or capital-funded BRT station; or
 - d) 200 metres of primary transit service.



