



Public Hearing of Council

Agenda Item: 7.2.4



LOC2024-0087 / CPC2024-0705

Land Use Amendment

September 10, 2024

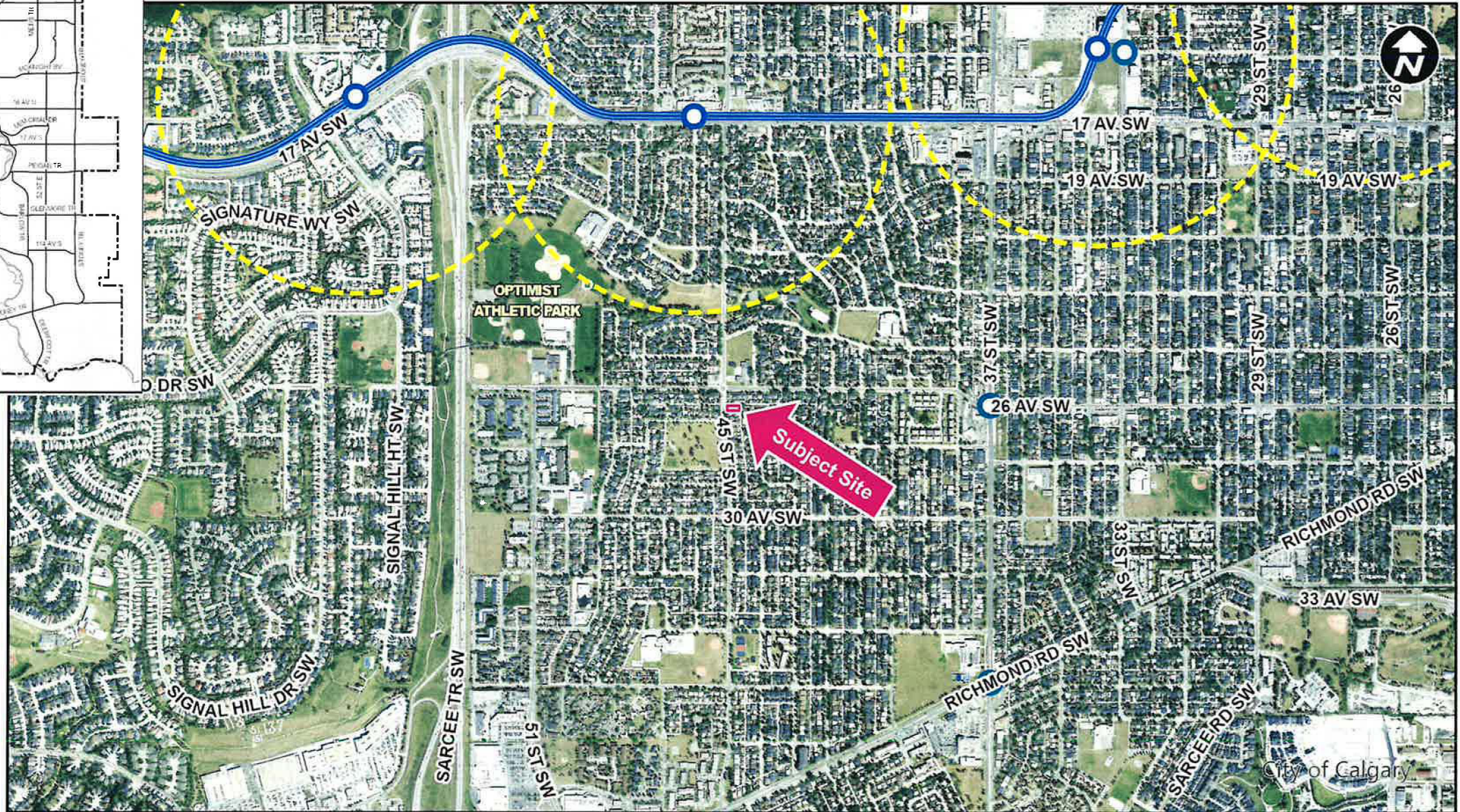
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 10 2024
ITEM: 7.2.4 CPC2024-0705
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

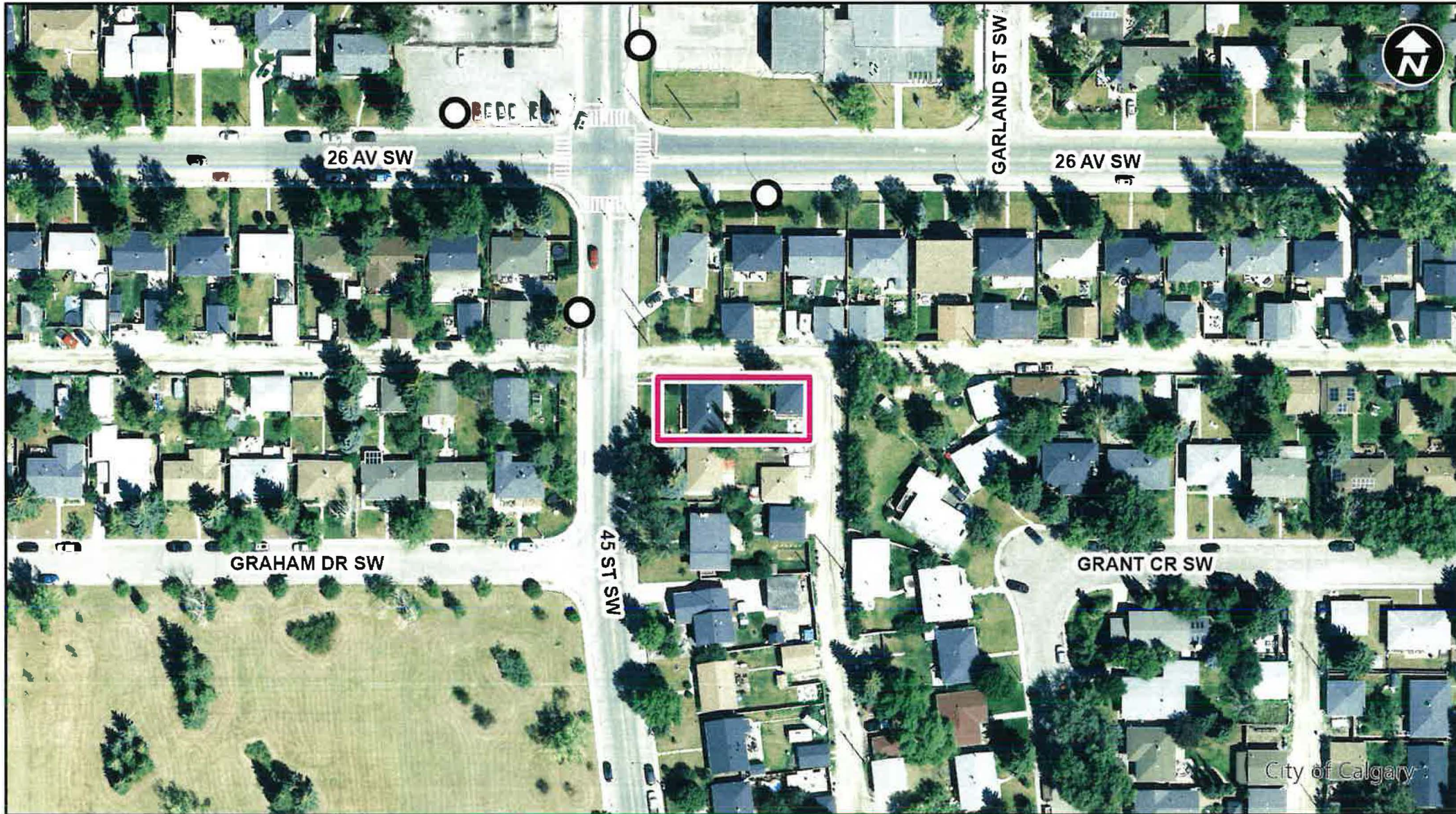
Give three readings to **Proposed Bylaw 231D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2712 – 45 Street SW (Plan 2736HS, Block 2, Lot 14) from Housing – Grade Oriented (H-GO) District to Housing – Grade Oriented (H-GO) District.





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:

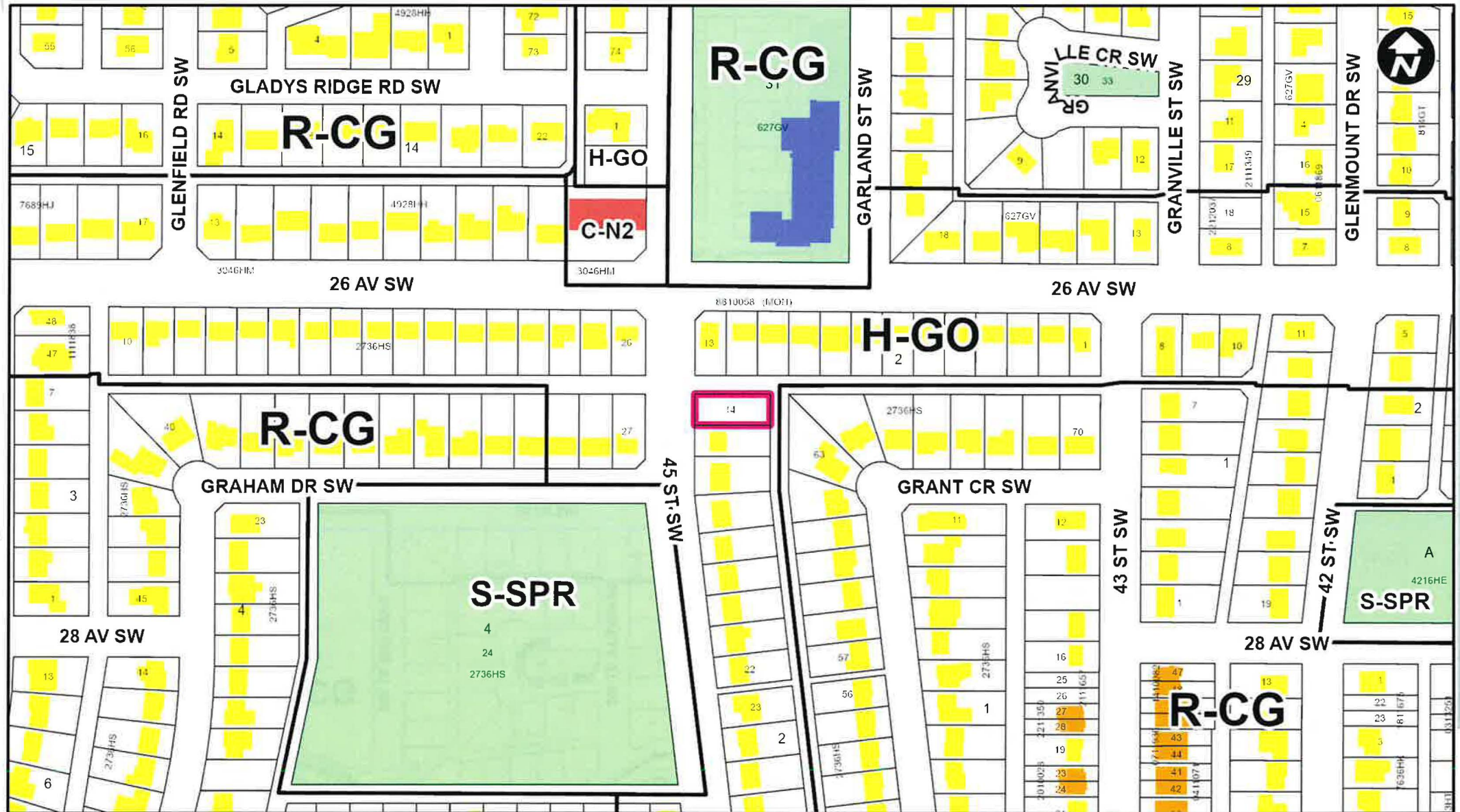
0.6 ha
15 m x 36 m

City of Calgary

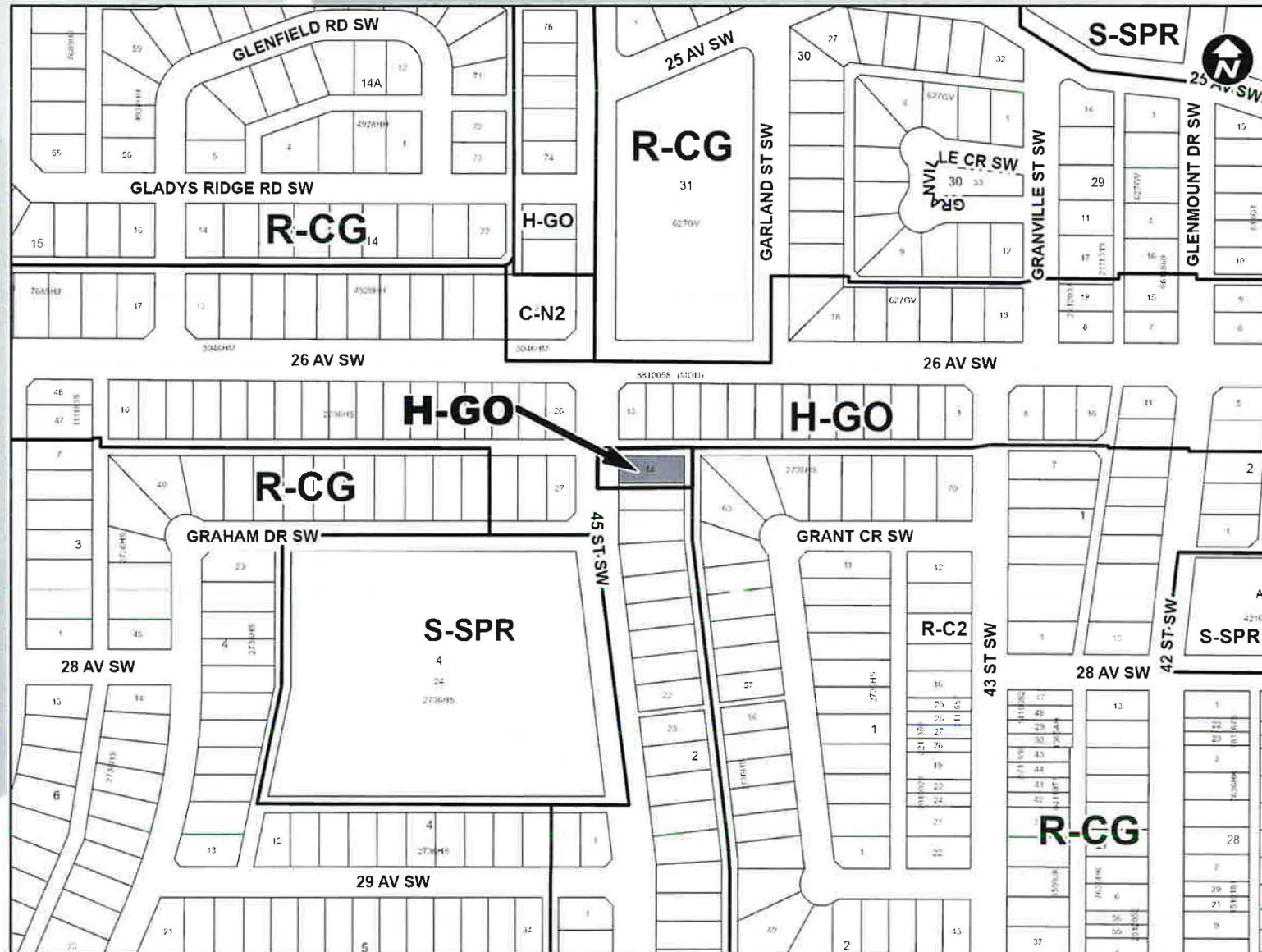
Surrounding Land Use

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:

- accommodates grade-oriented housing in a variety of attached, stacked or clustered forms
- maximum building height of 12 metres (approx. 3 storeys)
- maximum floor area ratio (FAR) of 1.5

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides





