



Public Hearing of Council

Agenda Item: 7.2.14



LOC2024-0101 / CPC2024-0684

Land Use Amendment

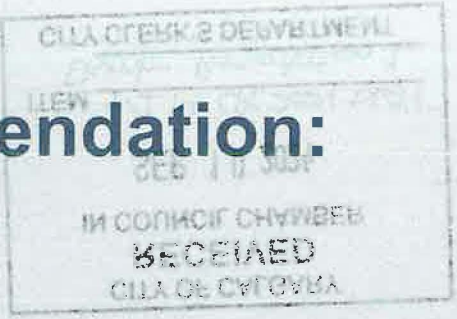
September 10, 2024

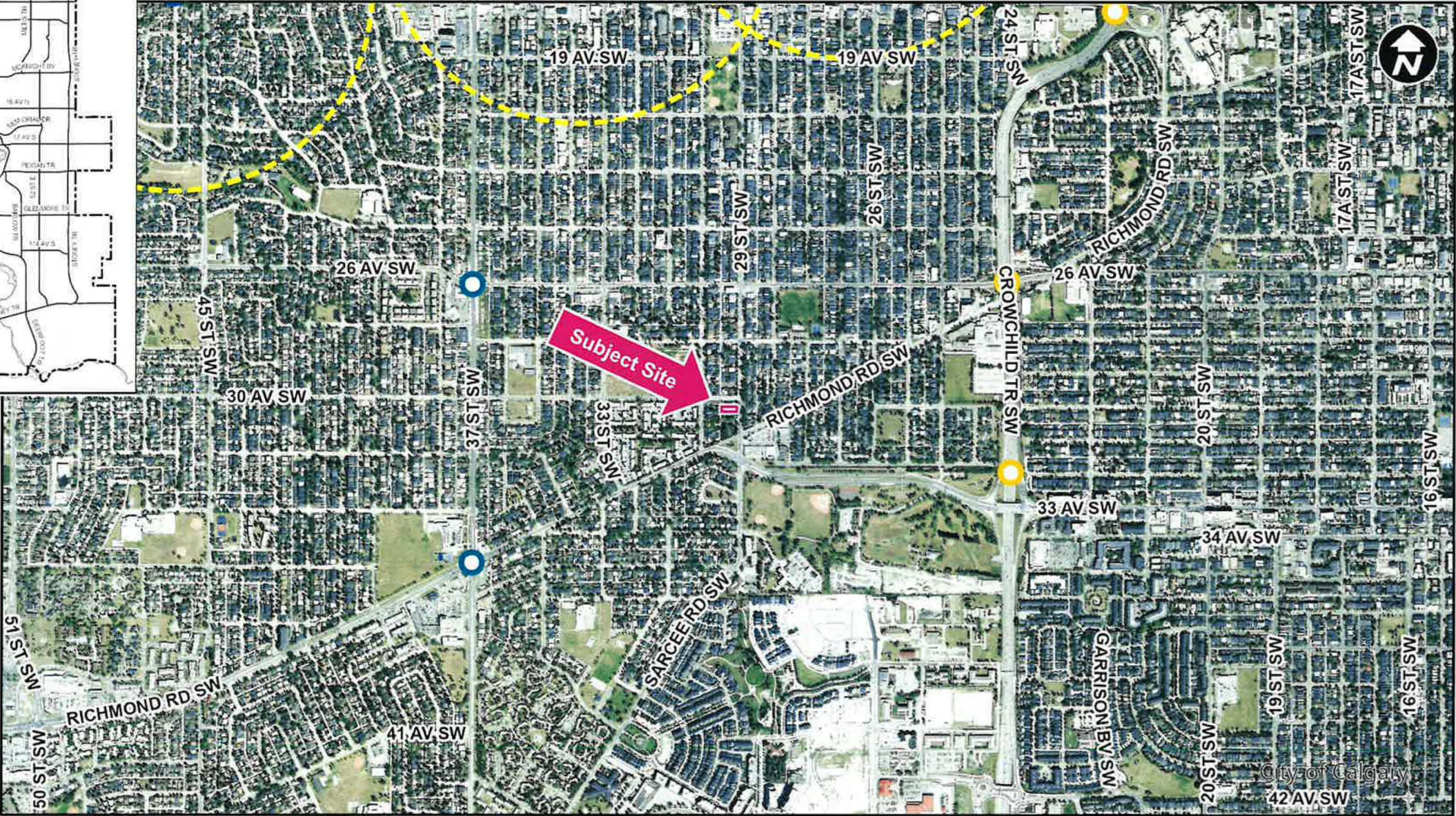
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP. 10 2024
ITEM: 7.2.14 CPC 2024-0684
Distrib- Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

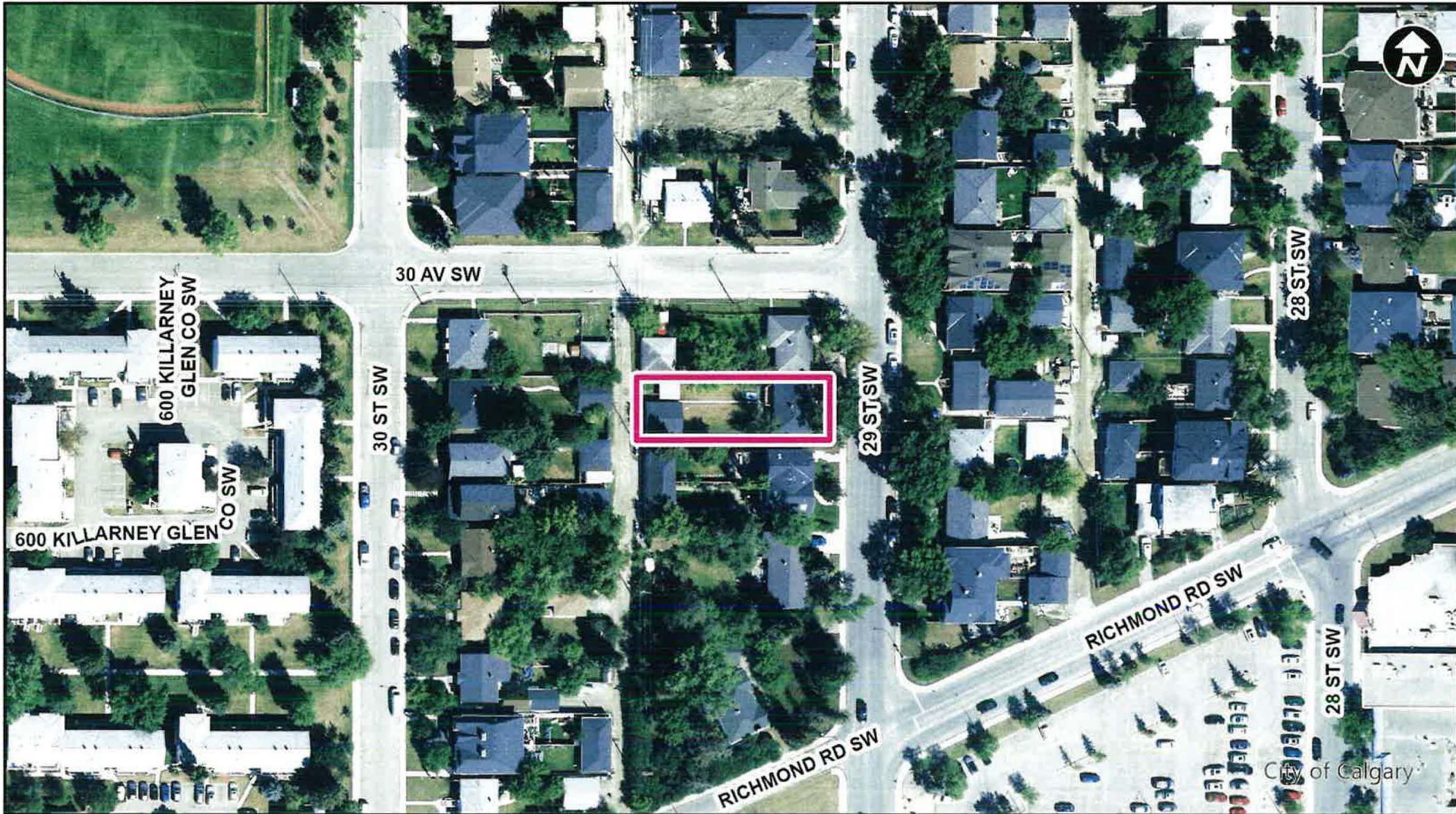
Give three readings to **Proposed Bylaw 241D2024** for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.





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



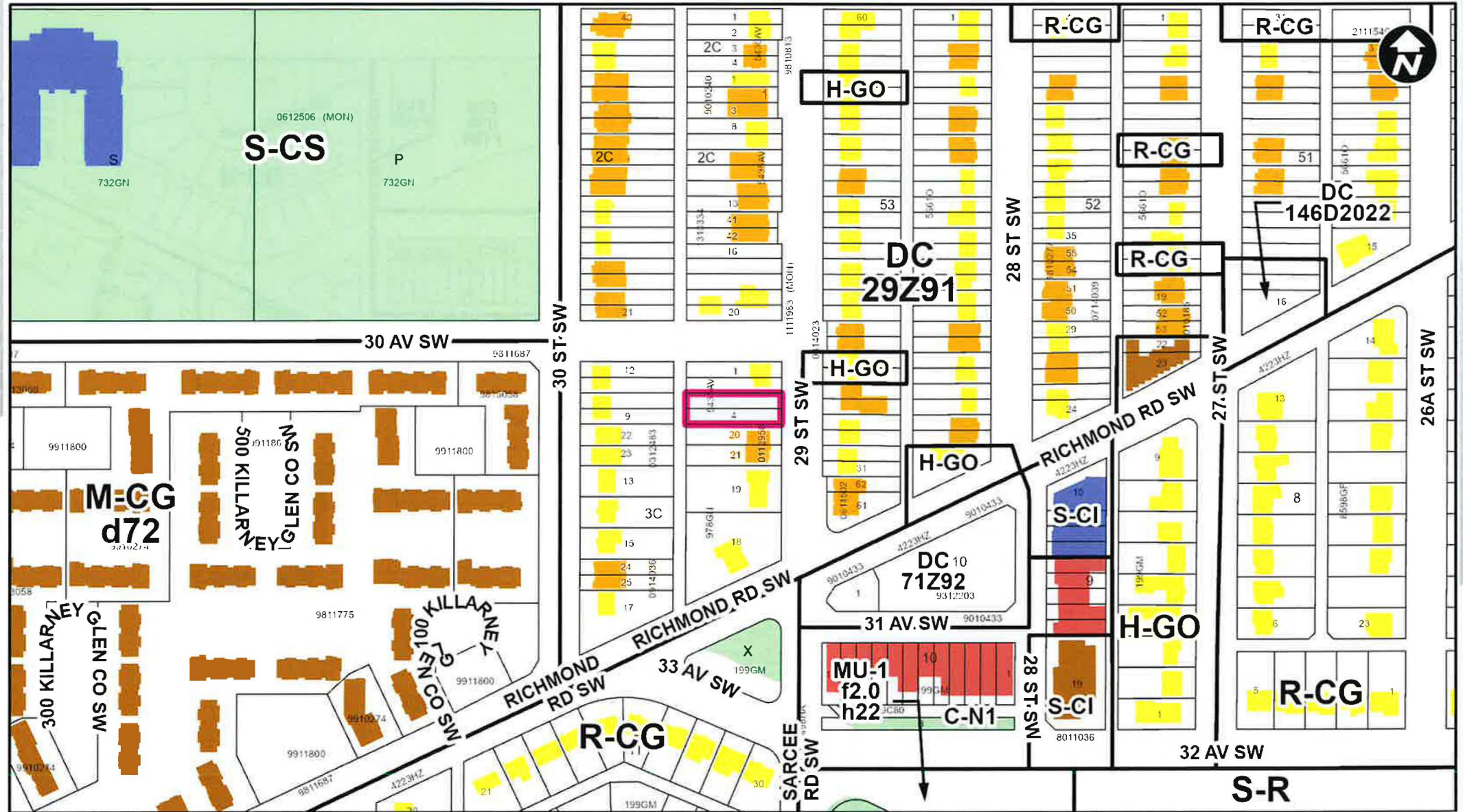
Parcel Size:

0.07 ha
15m x 46m

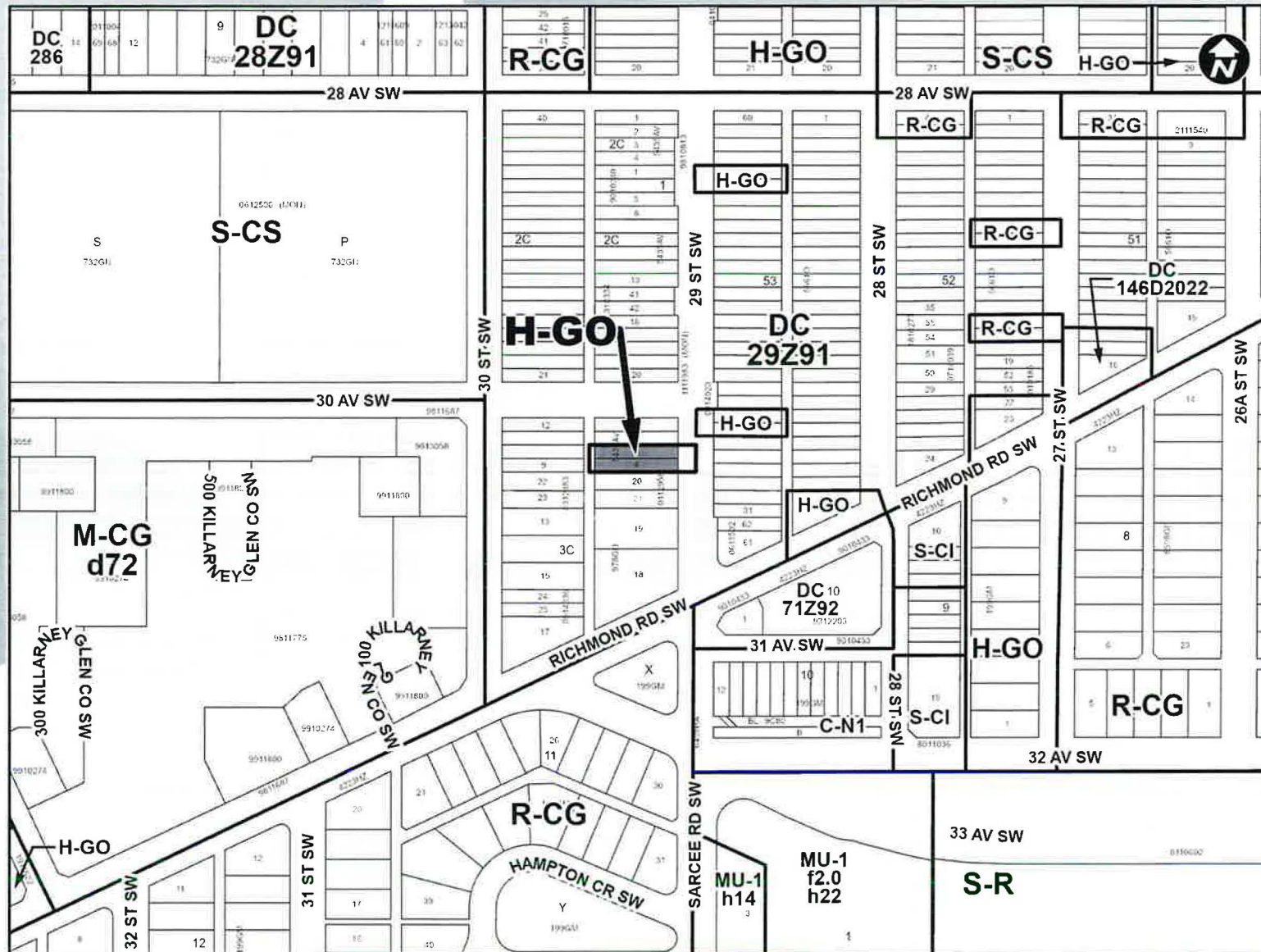
Surrounding Land Use

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

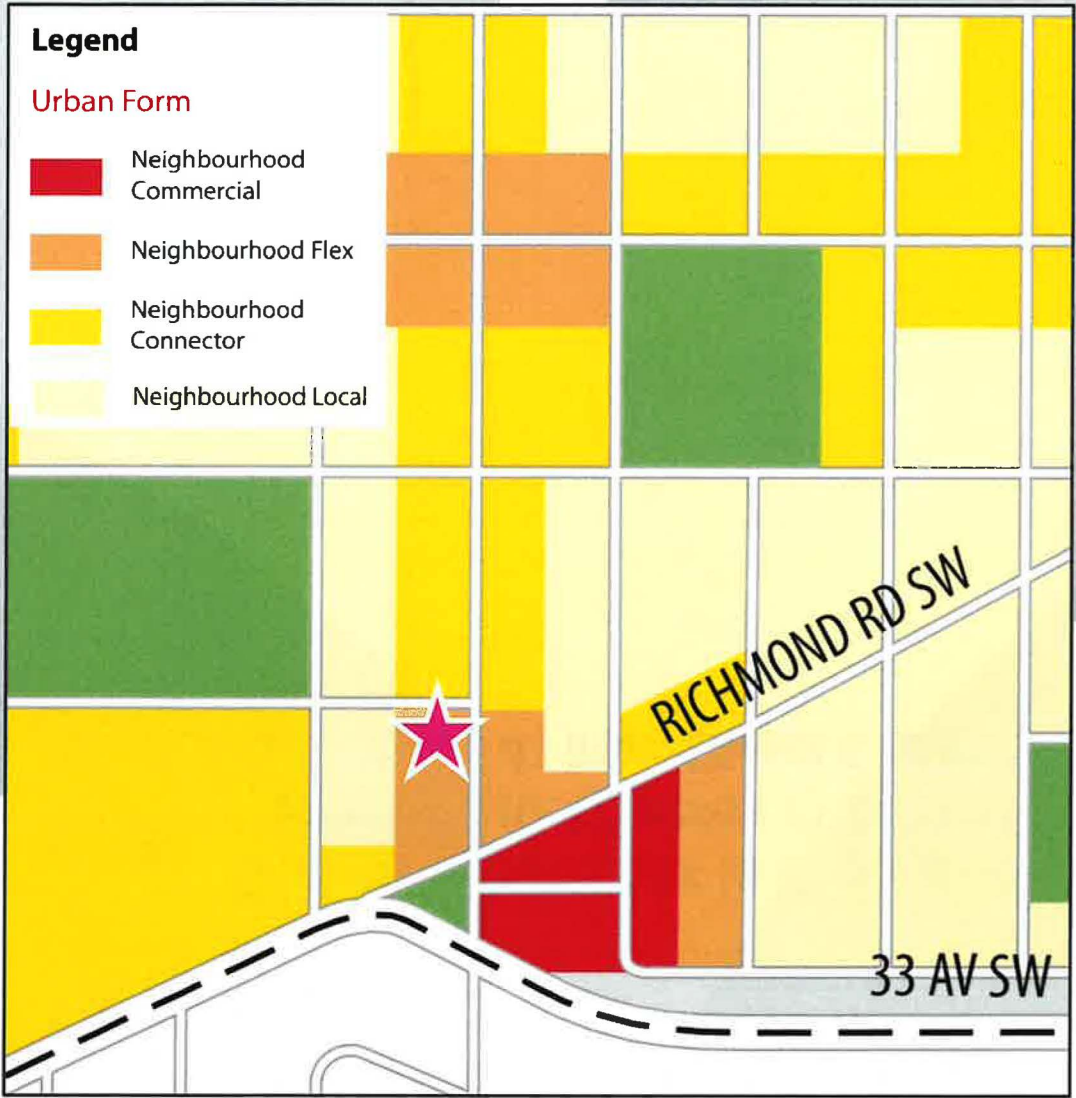


Proposed Land Use Map

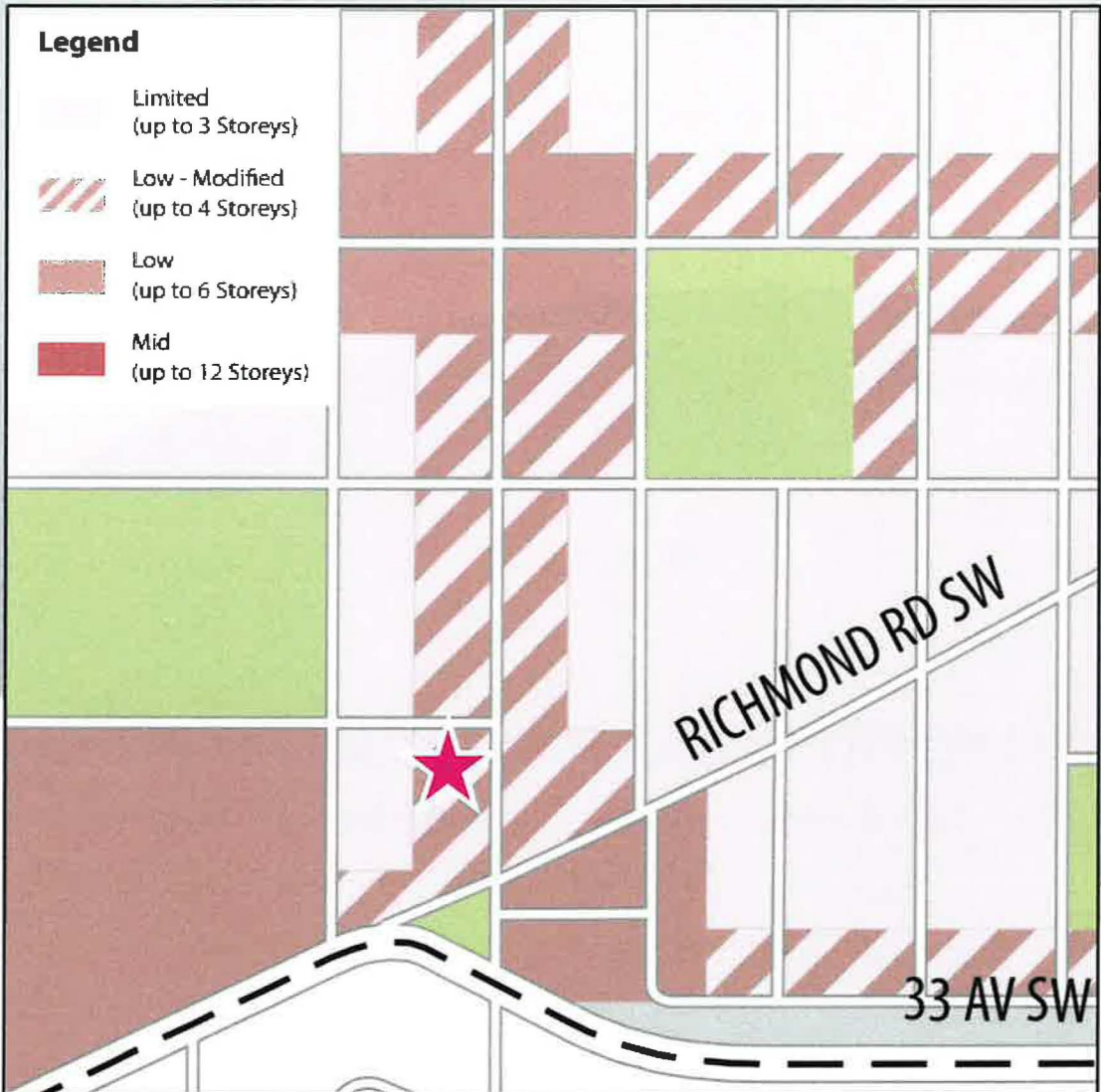


Proposed Housing – Grade Oriented (H-GO) District:

- Allows for grade oriented development in a range of housing forms
- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 12.0 metres
- Minimum requirement of 0.5 motor vehicle parking stalls per unit and suite



Map 3:
Urban Form



Map 4:
Building Scale

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 241D2024** for the redesignation of 0.06 hectares \pm (0.17 acres \pm) located at 3207 – 29 Street SW (Plan 5435AV, Block 3C, Lots 3 and 4) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

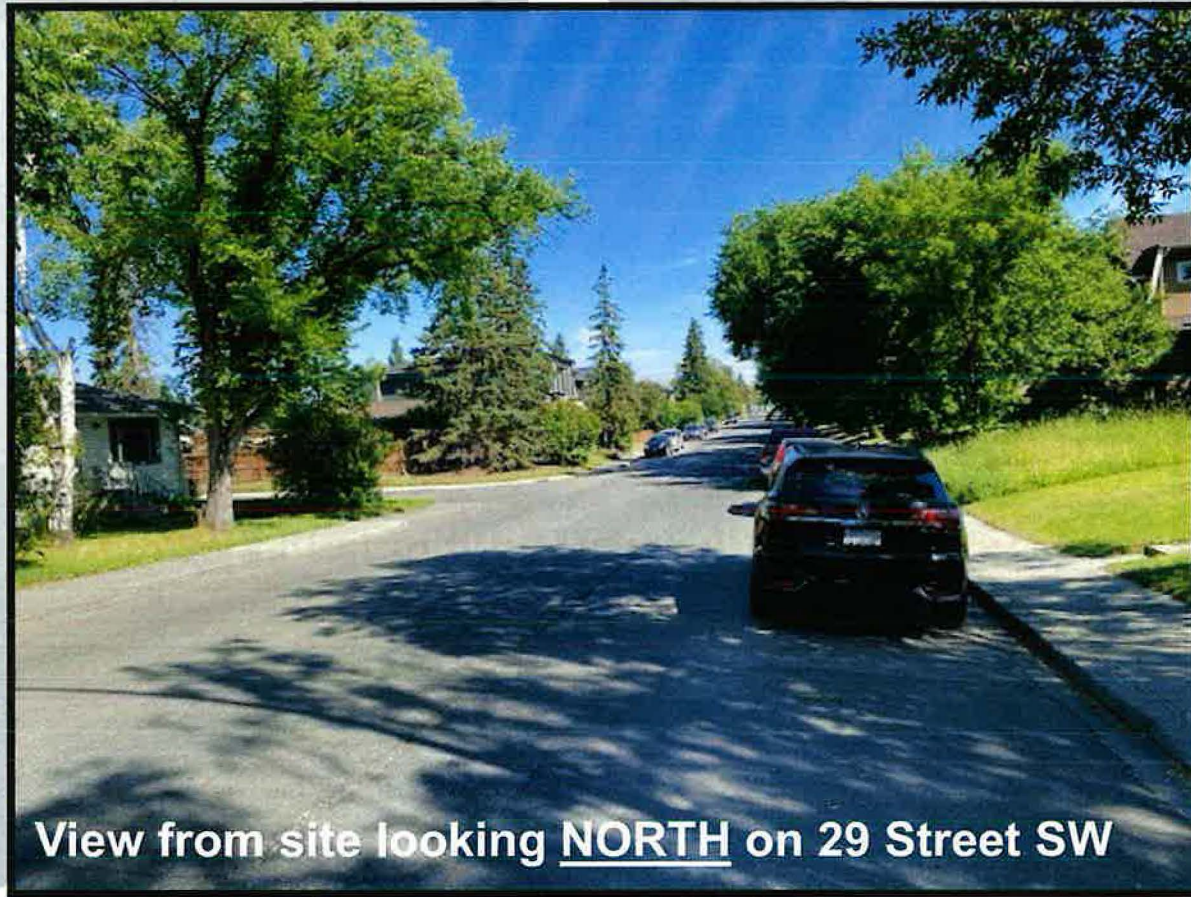




View of site looking WEST on 29 Street SW



View from site looking EAST on 29 Street SW

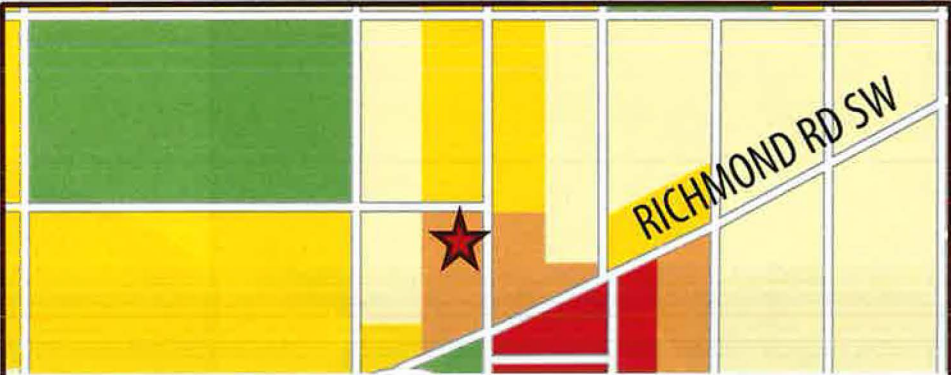


View from site looking NORTH on 29 Street SW



View from site looking SOUTH on 29 Street SW





Map 3:
Urban Form

Legend

Urban Form

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector



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)

★ Subject Site