



LOC2024-0129 / CPC2024-0862

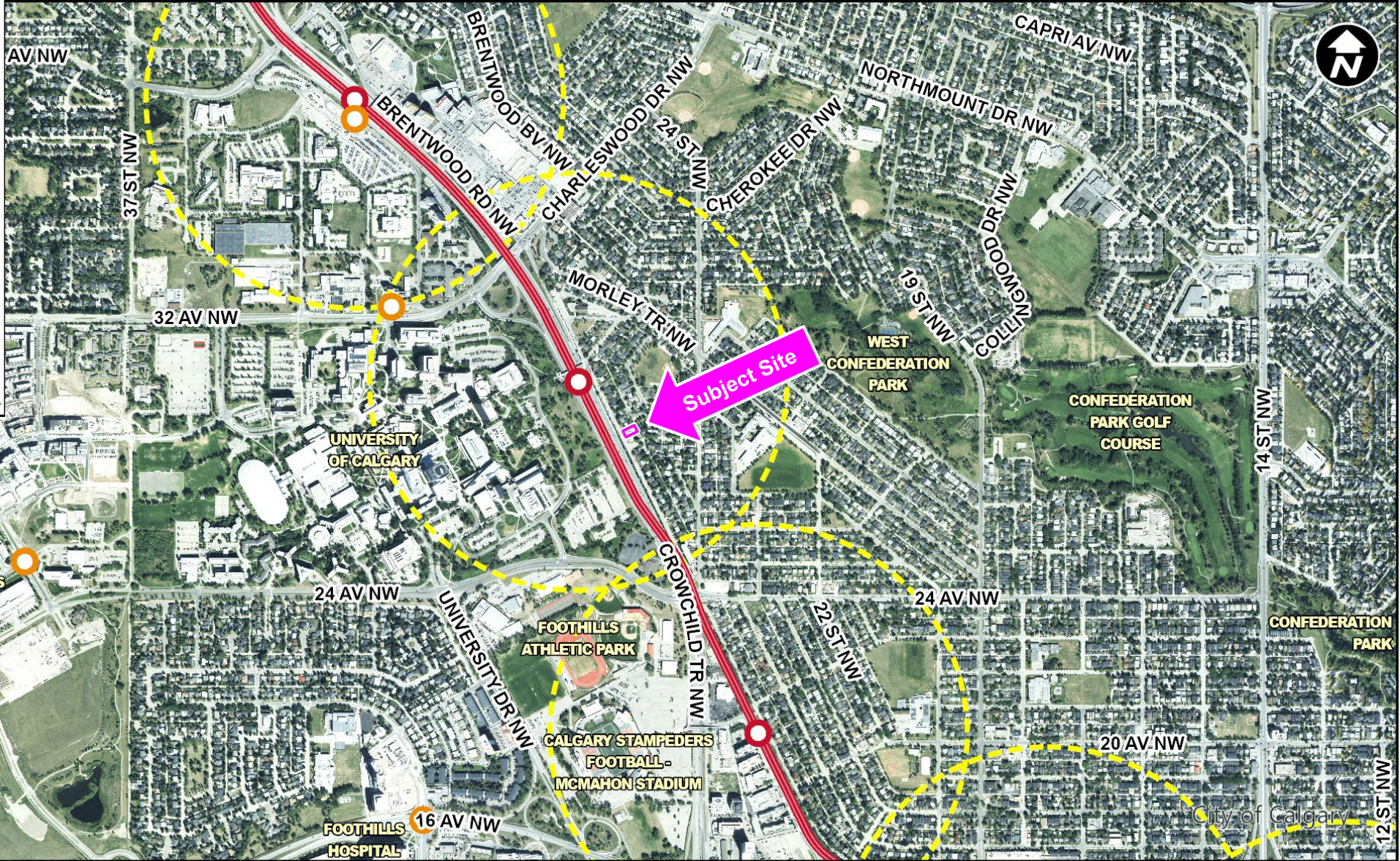
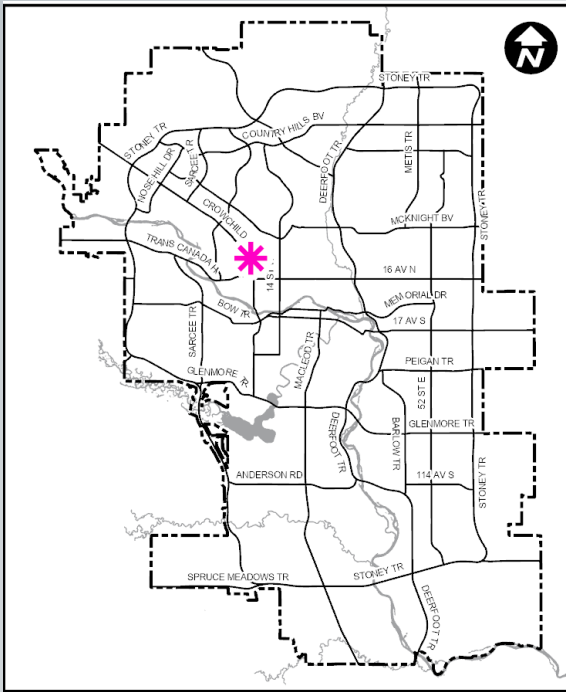
Land Use Amendment

October 8, 2024

Calgary Planning Commission's Recommendation:

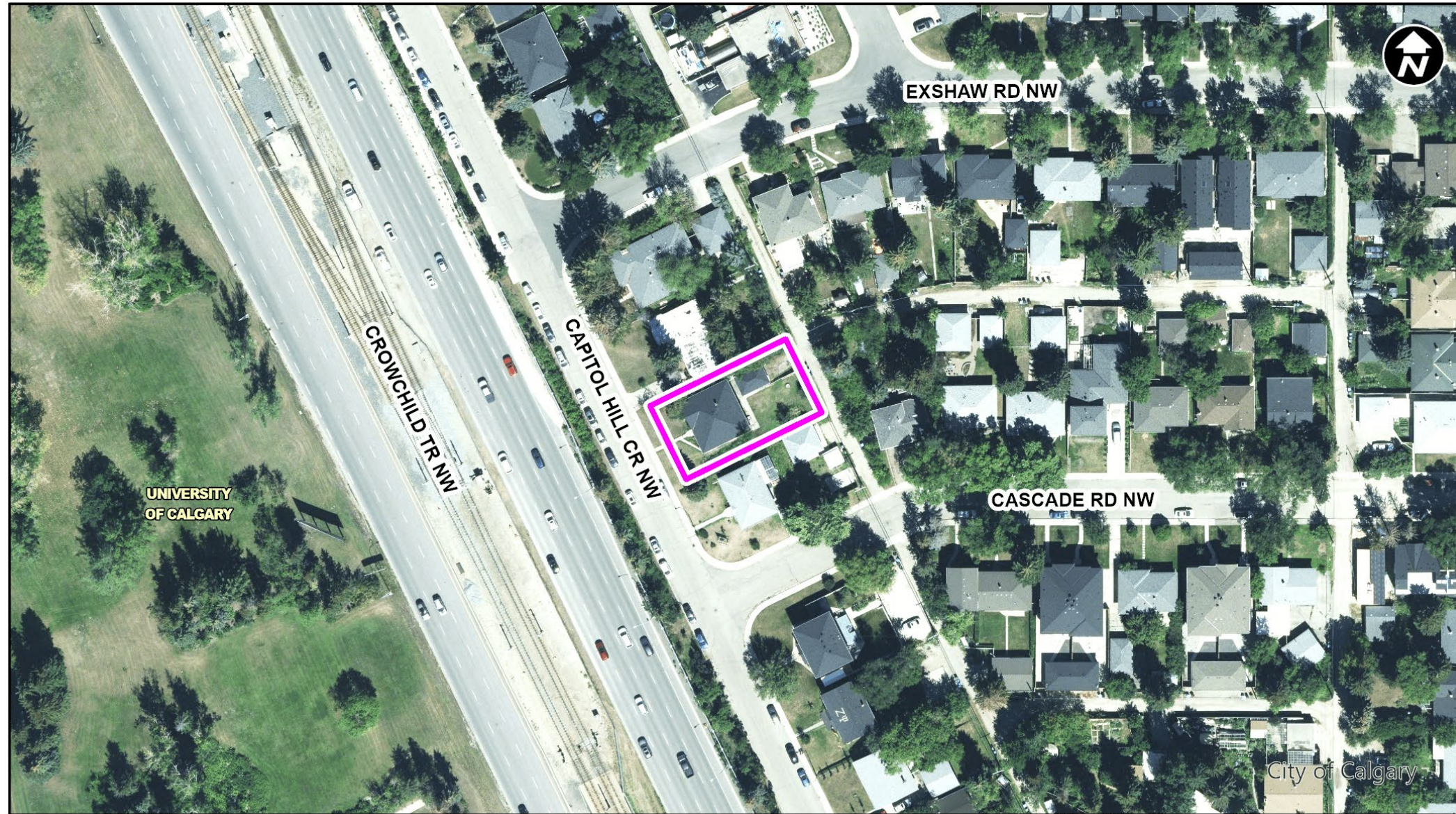
That Council:

Give three readings to **Proposed Bylaw 253D2024** for the redesignation of 0.07 hectares \pm (0.18 acres \pm) located at 2808 Capitol Hill Crescent NW (Plan 2846 GW, Block 4, Lot 2) from Residential – Grade-Oriented Infill (R-CG) District **to** Housing – Grade Oriented (H-GO) District.



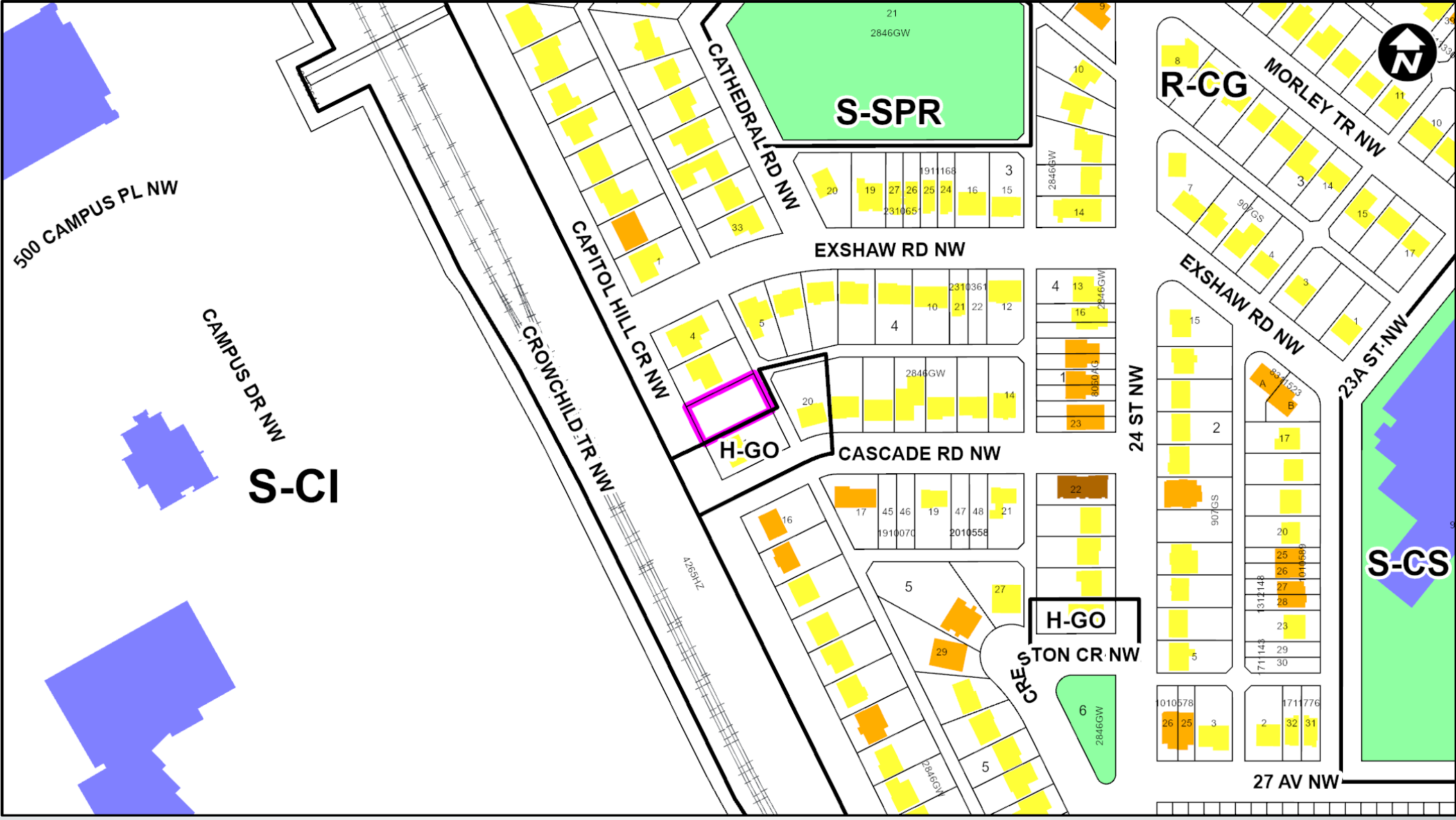
LEGEND

- 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

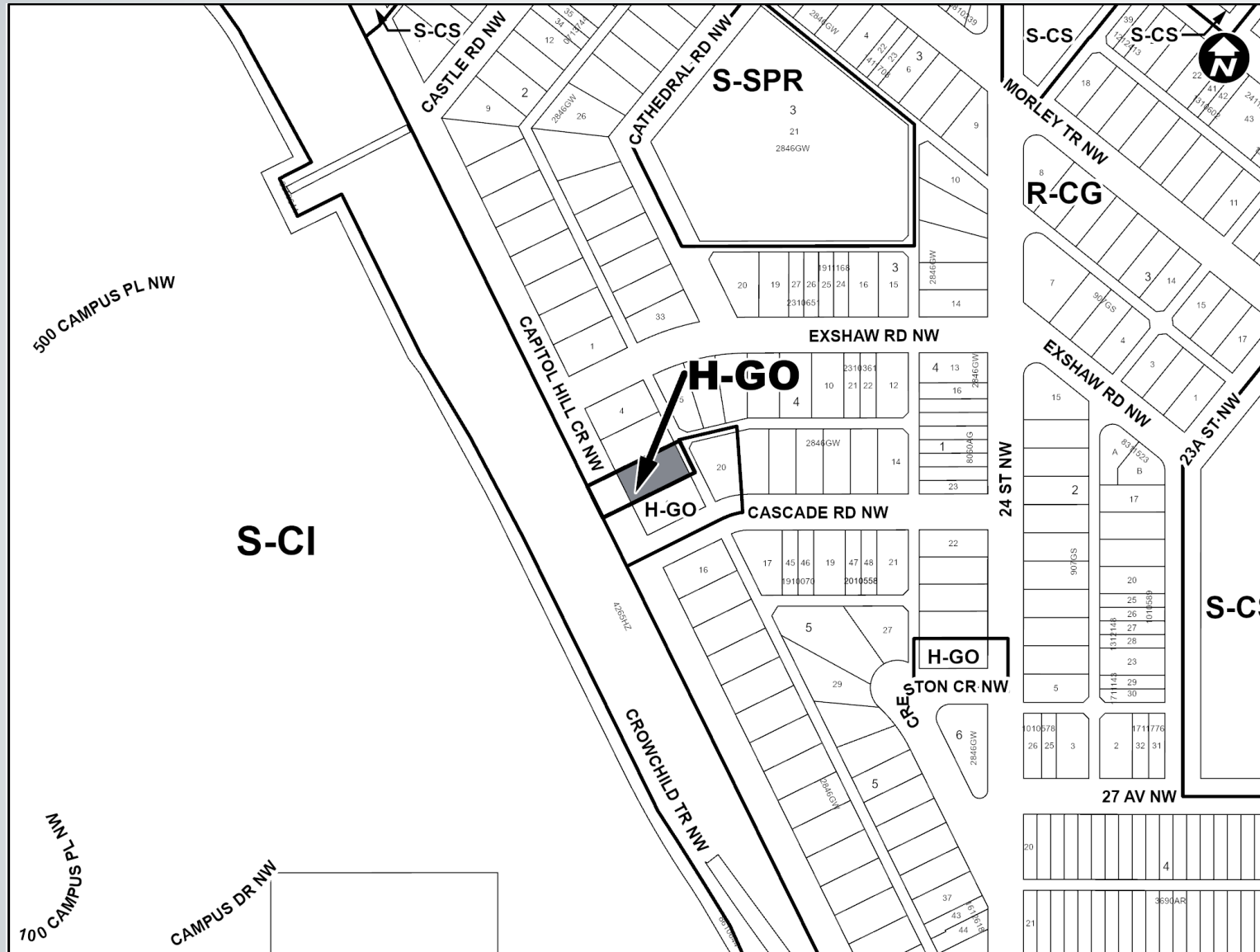


Parcel Size:

0.07 ha
20m x 36m

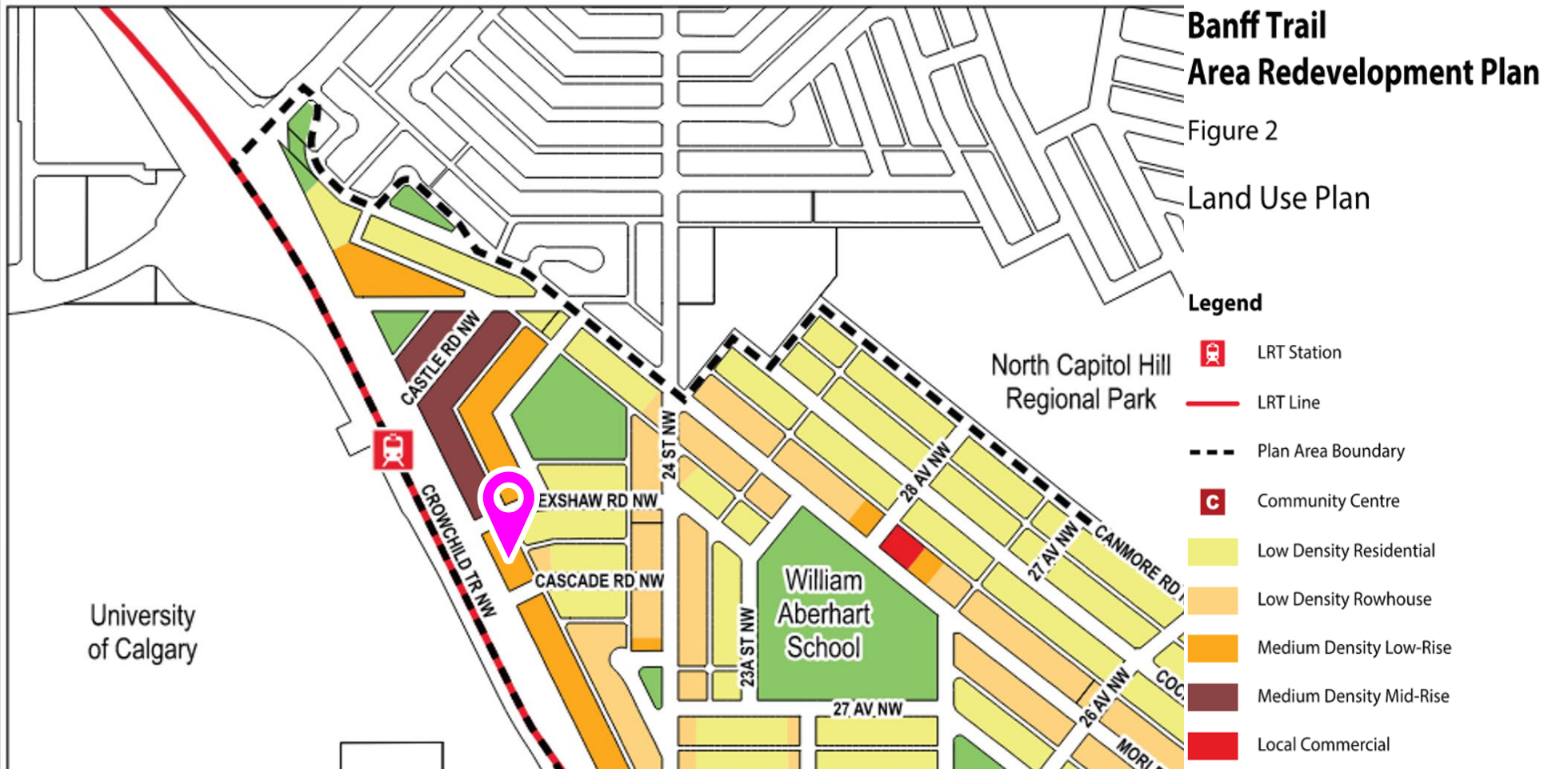


- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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



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

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12.0 metres
- Maximum floor area ratio of 1.5
- Meets the location criteria as it is in the Inner City Area as per the Municipal Development Plan and within 600m of the LRT station



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Supplementary Slides

