



**LOC2024-0136 / CPC2024-0905**

**Land Use Amendment**

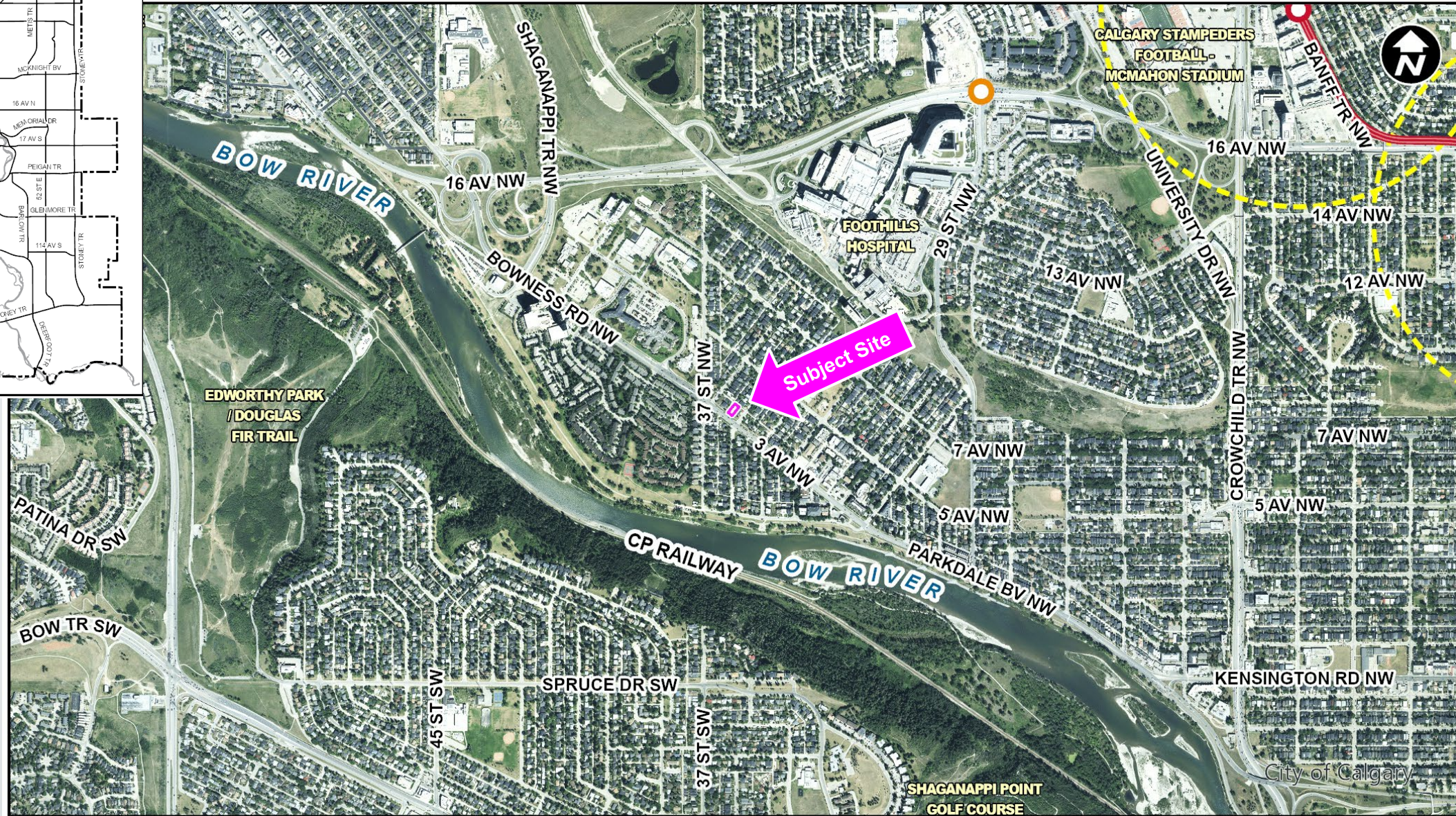
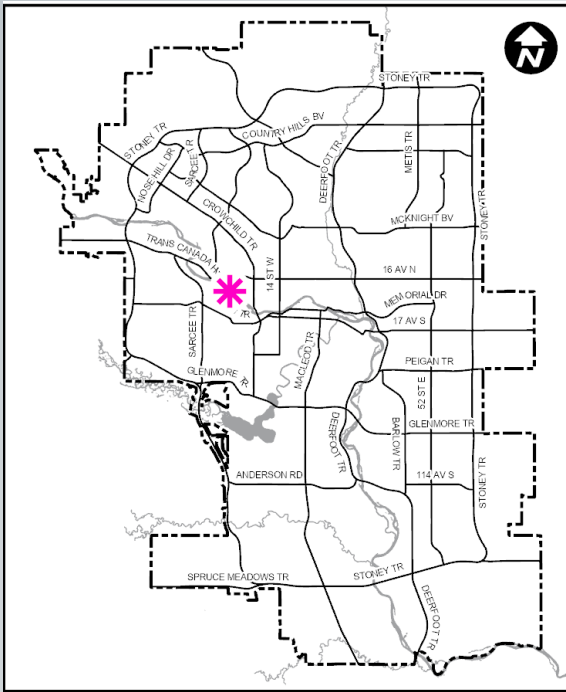
October 8, 2024

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 255D2024** for the redesignation of 0.05 hectares  $\pm$  (0.13 acres  $\pm$ ) located at 3528 – 3 Avenue NW (Plan 8321AF, Block 44, portions of Lots 17 and 18) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade-Oriented (H-GO) District.

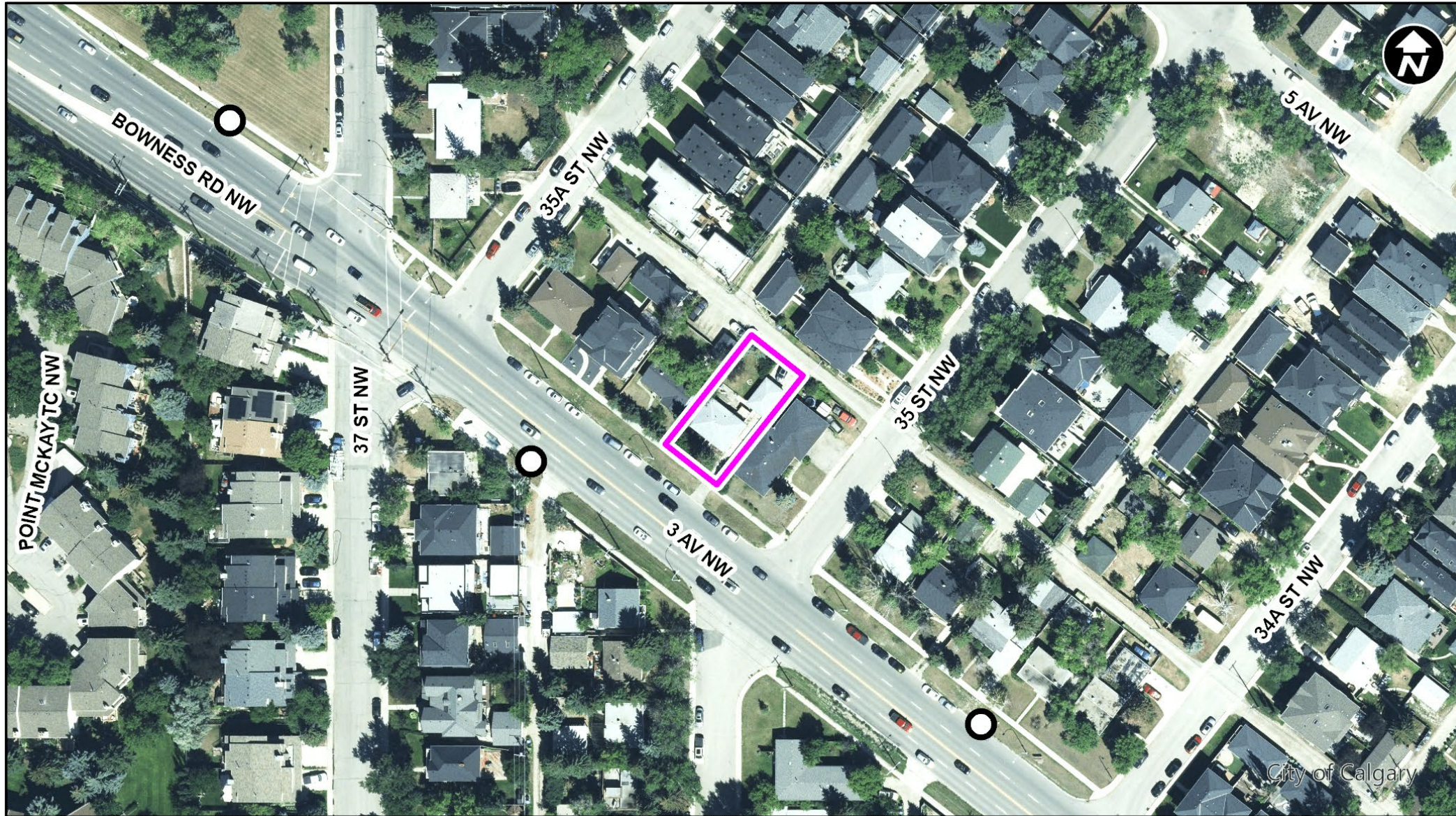




### LEGEND

- 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





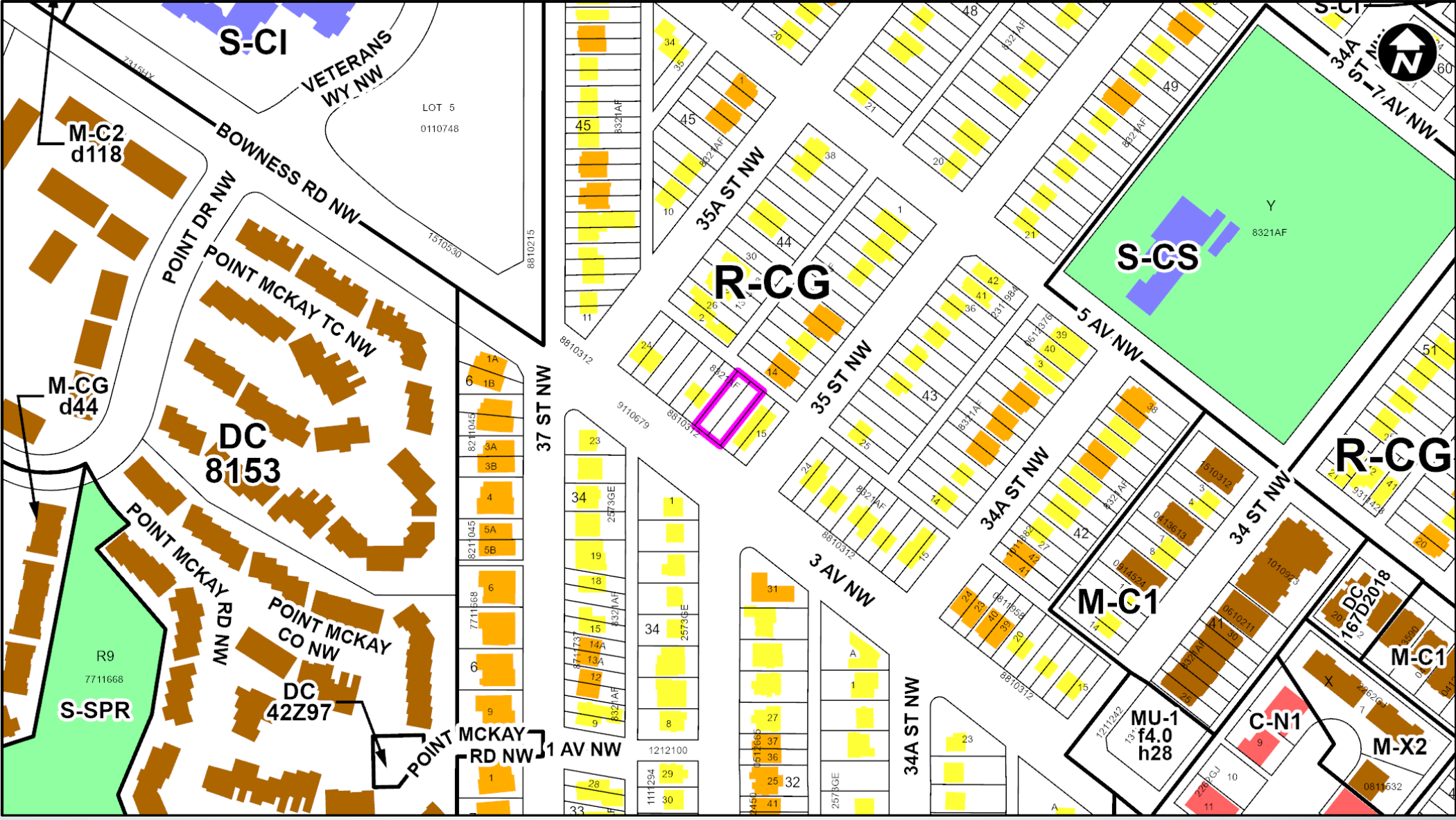
### LEGEND

○ Bus Stop

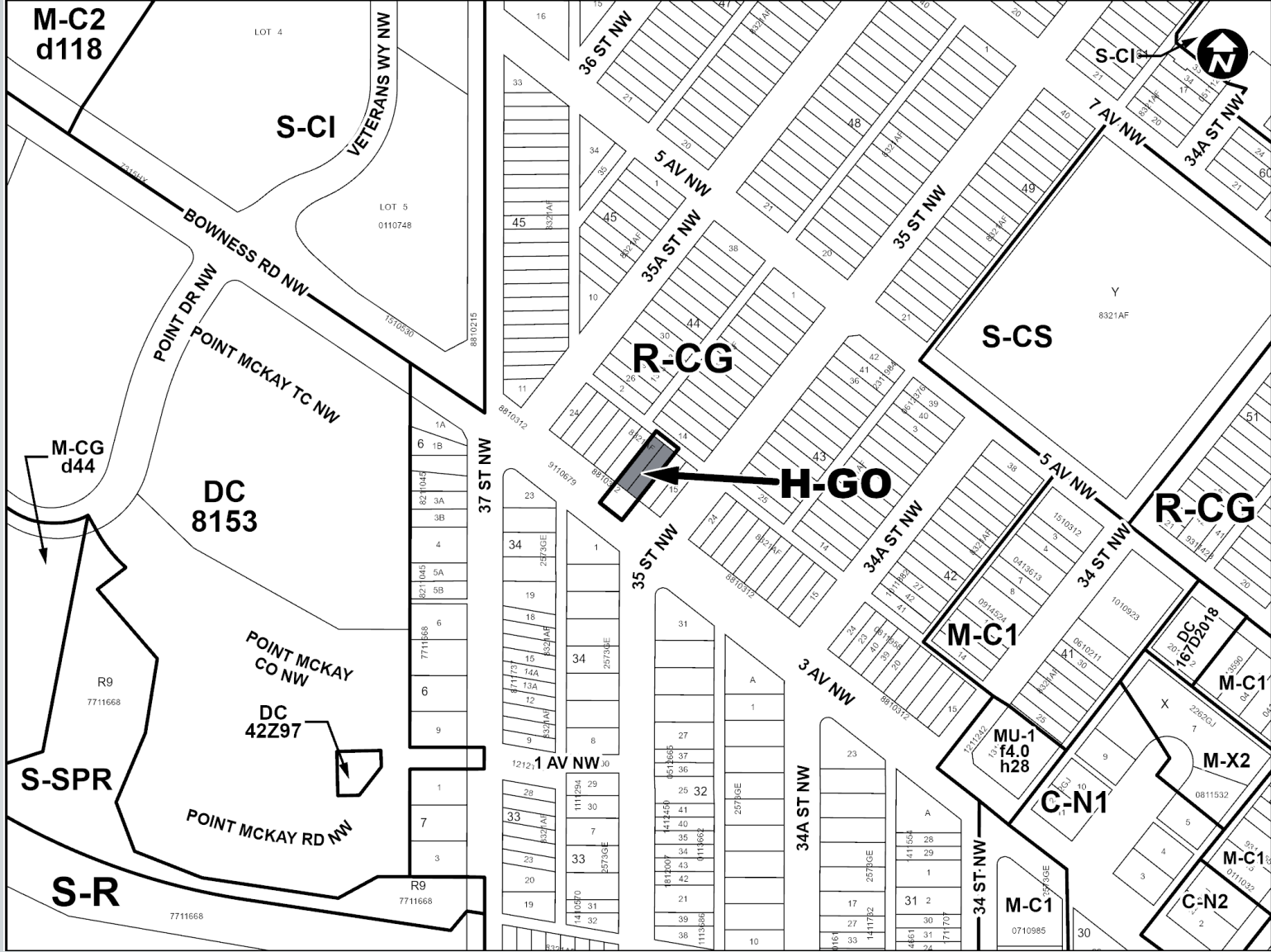
Parcel Size:

0.05 ha  
15 m x 34 m





- 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:

- Units may be attached, stacked or clustered
- Building height: 12 metres
- Maximum floor area ratio: 1.5

# The Housing – Grade-Oriented (H-GO) District:

Should only be designated on parcels located within:	
An area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; <b>or</b>	X
The Centre City or <b>Inner City</b> areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within <b>one or more of the following</b> :	<input checked="" type="checkbox"/>
A) 200 m of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;	X
B) 600 m of an existing or capital-funded LRT platform;	X
C) 400 m of an existing or capital-funded BRT station; <b>or</b>	X
D) 200 m of primary transit.	<input checked="" type="checkbox"/>

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## Supplementary Slides



