

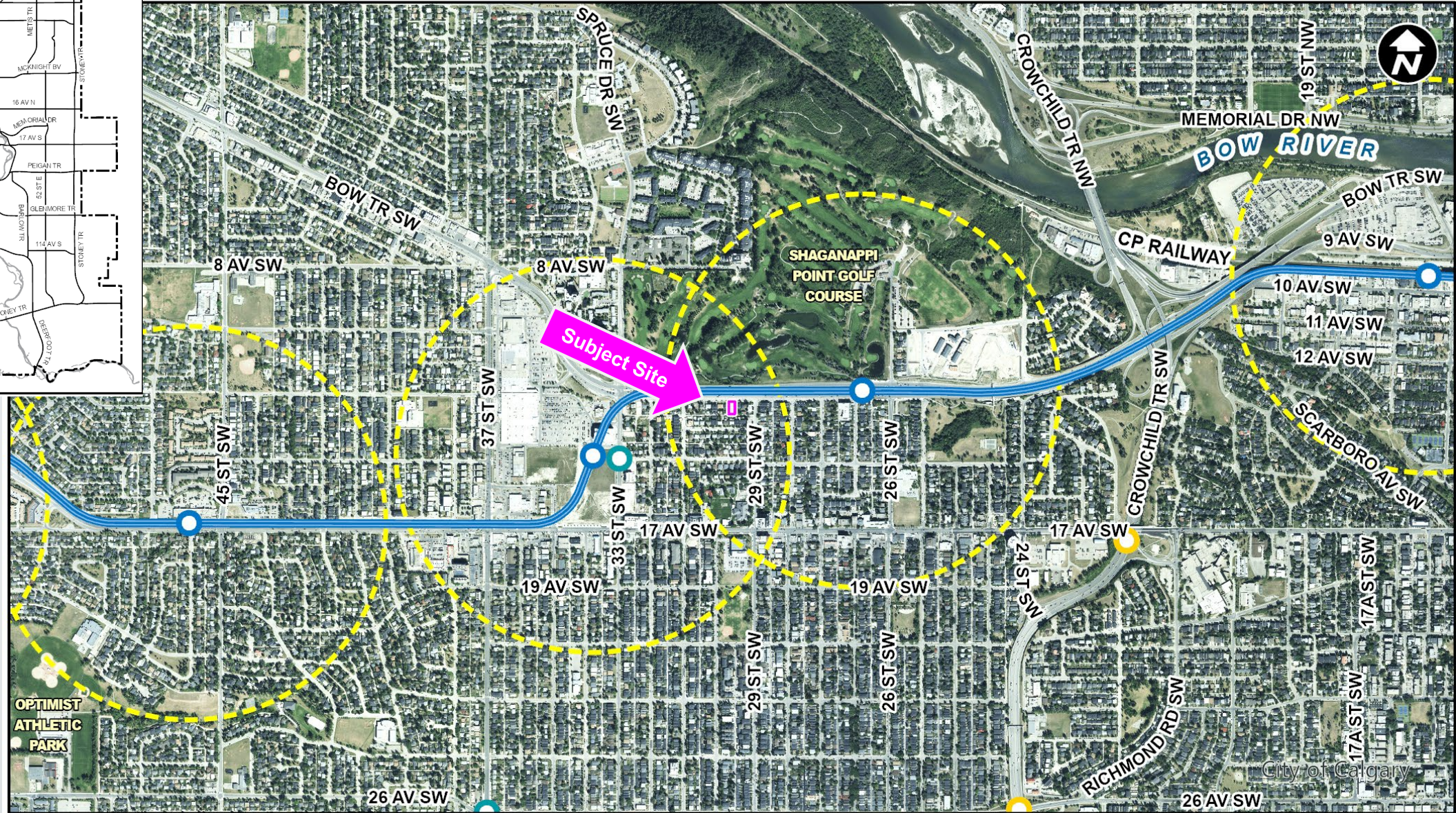
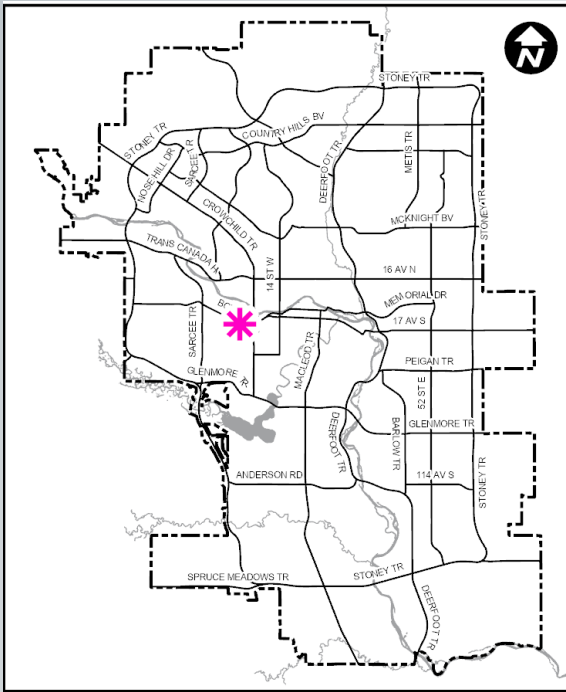
LOC2024-0189 / CPC2024-1084 Land Use Amendment

2024 October 17

RECOMMENDATION:

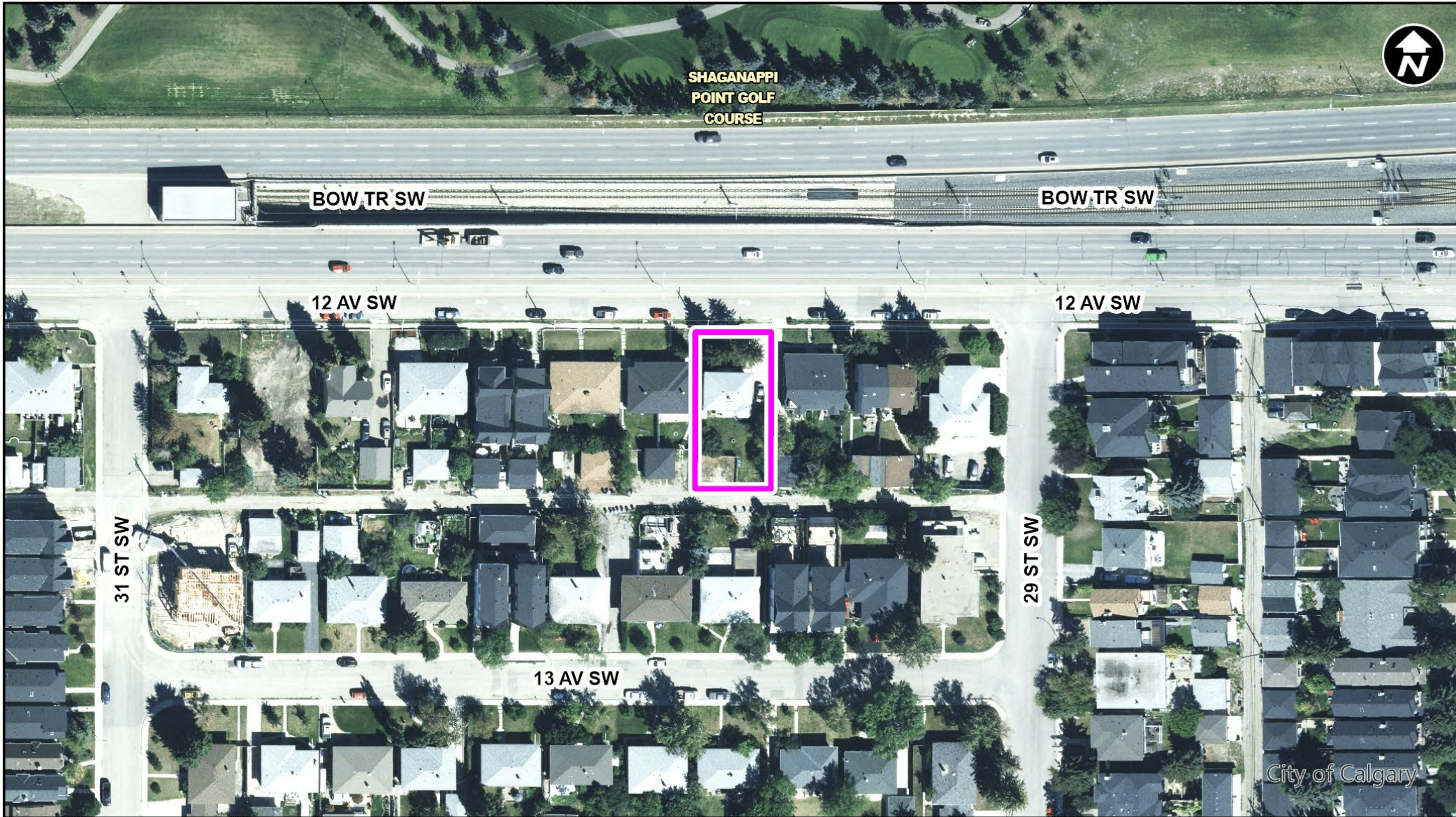
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3011 – 12 Avenue SW (Plan 8033FW, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.



LEGEND

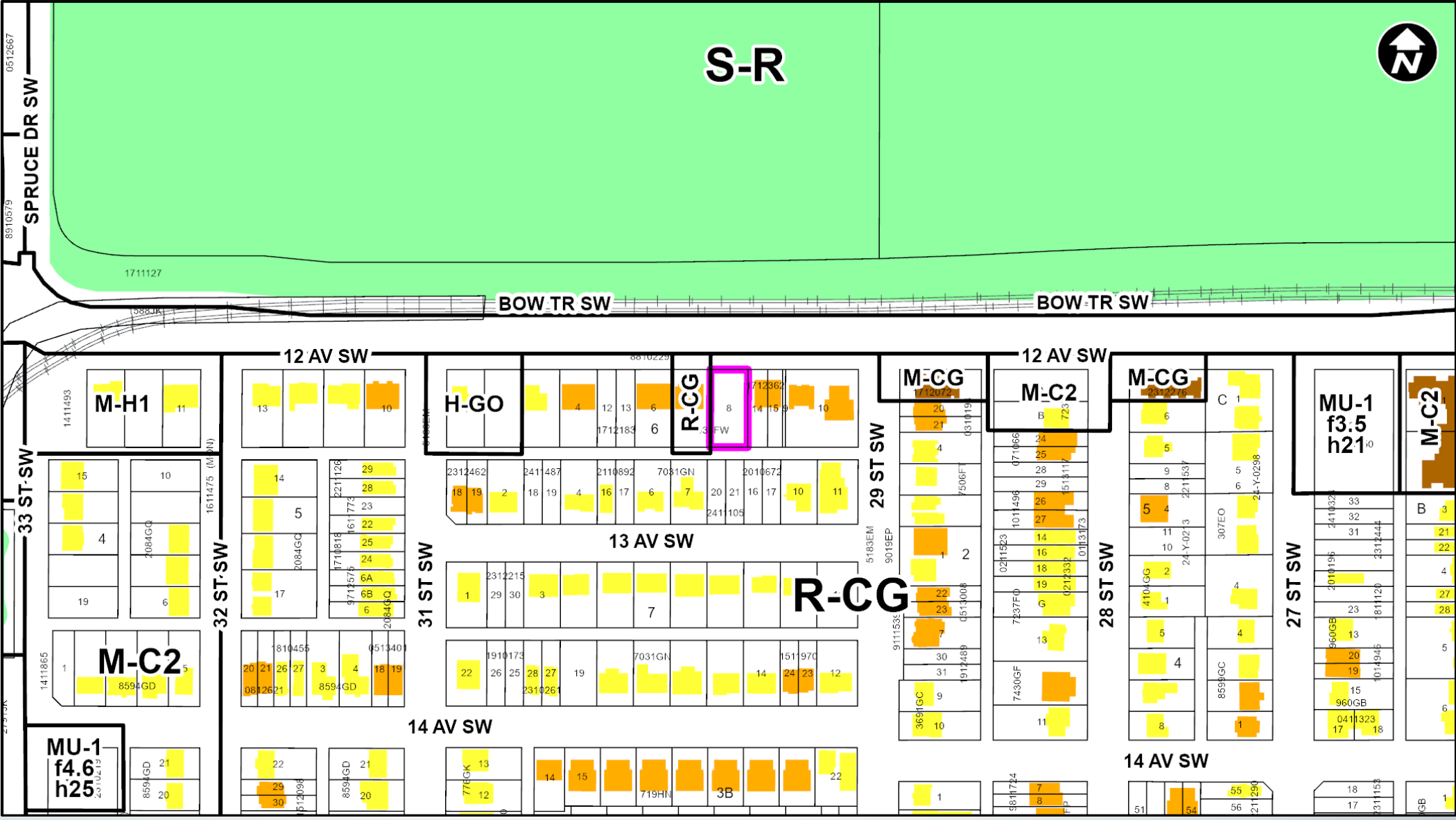
- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Red
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow



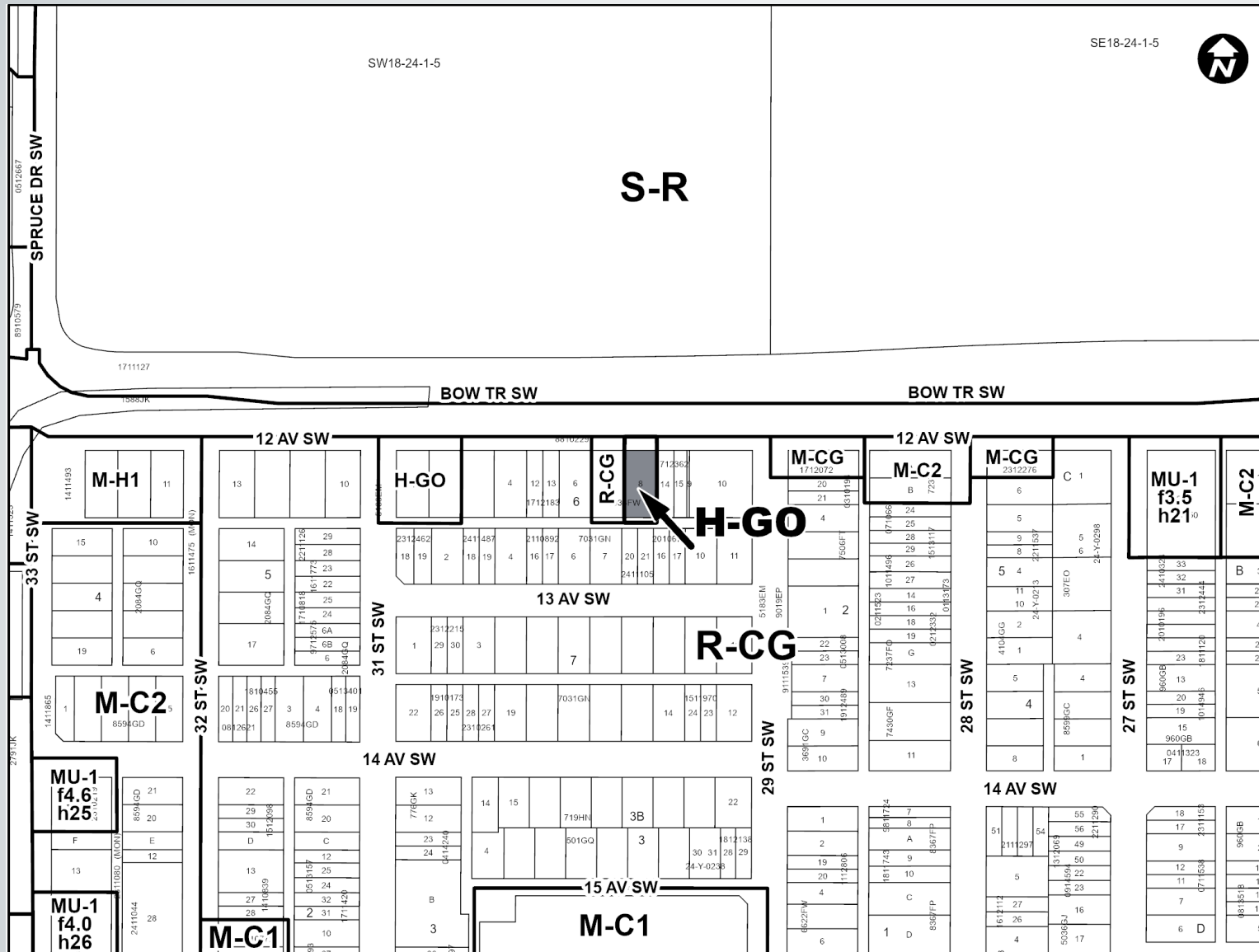
Parcel Size:

0.07 ha
18m x 38m





- 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:

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

Westbrook Communities Local Area Plan:

- Within the Neighbourhood Connector Urban Form Category.



Map 3:
Urban Form

Legend		
Neighbourhood Commercial	Neighbourhood Local	Parks and Open Space
Neighbourhood Flex	Commercial Centre	City Civic and Recreation
Neighbourhood Connector	Commercial Corridor	Regional Campus
	Natural Areas	No Urban Form Category

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Supplementary Slides

