



Public Hearing of Council

Agenda Item: 7.2.3



LOC2024-0129 / CPC2024-0862

Land Use Amendment

October 8, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

OCT 08 2024

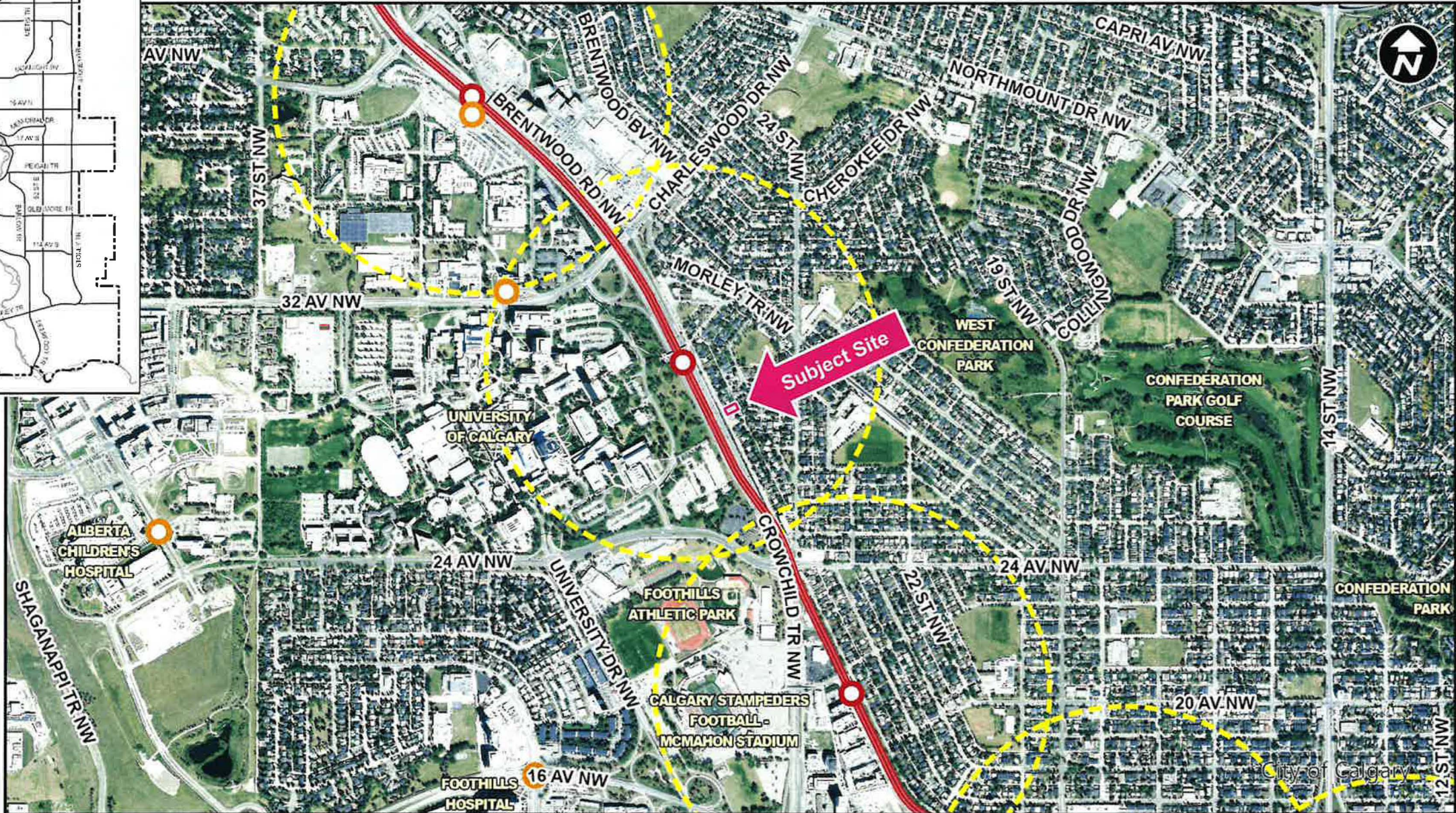
ITEM: 7.2.3 CPC2024-0862
Distrib Presentation 1
CITY CLERK'S DEPARTMENT



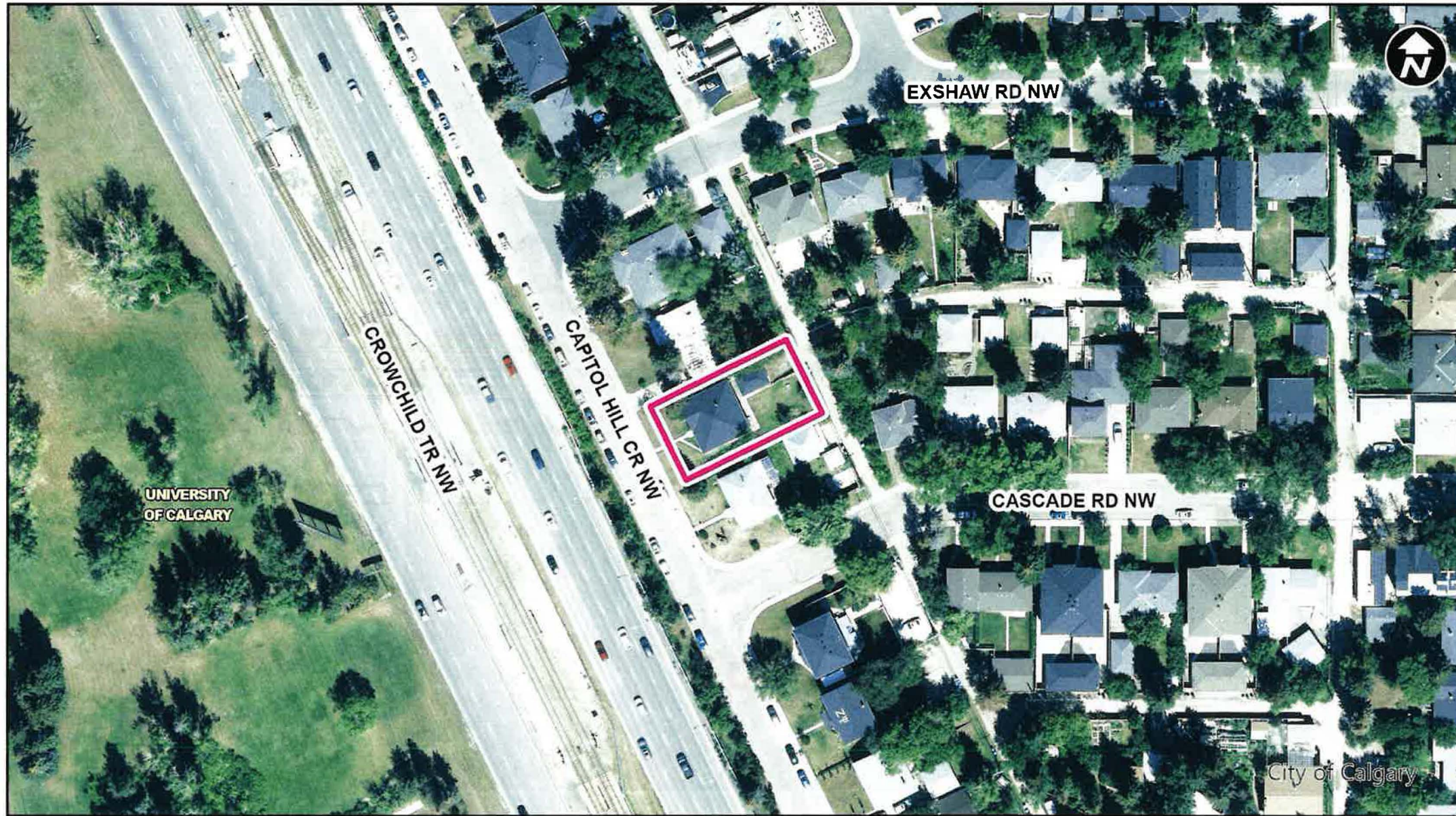
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 253D2024** for the redesignation of 0.07 hectares ± (0.18 acres ±) 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

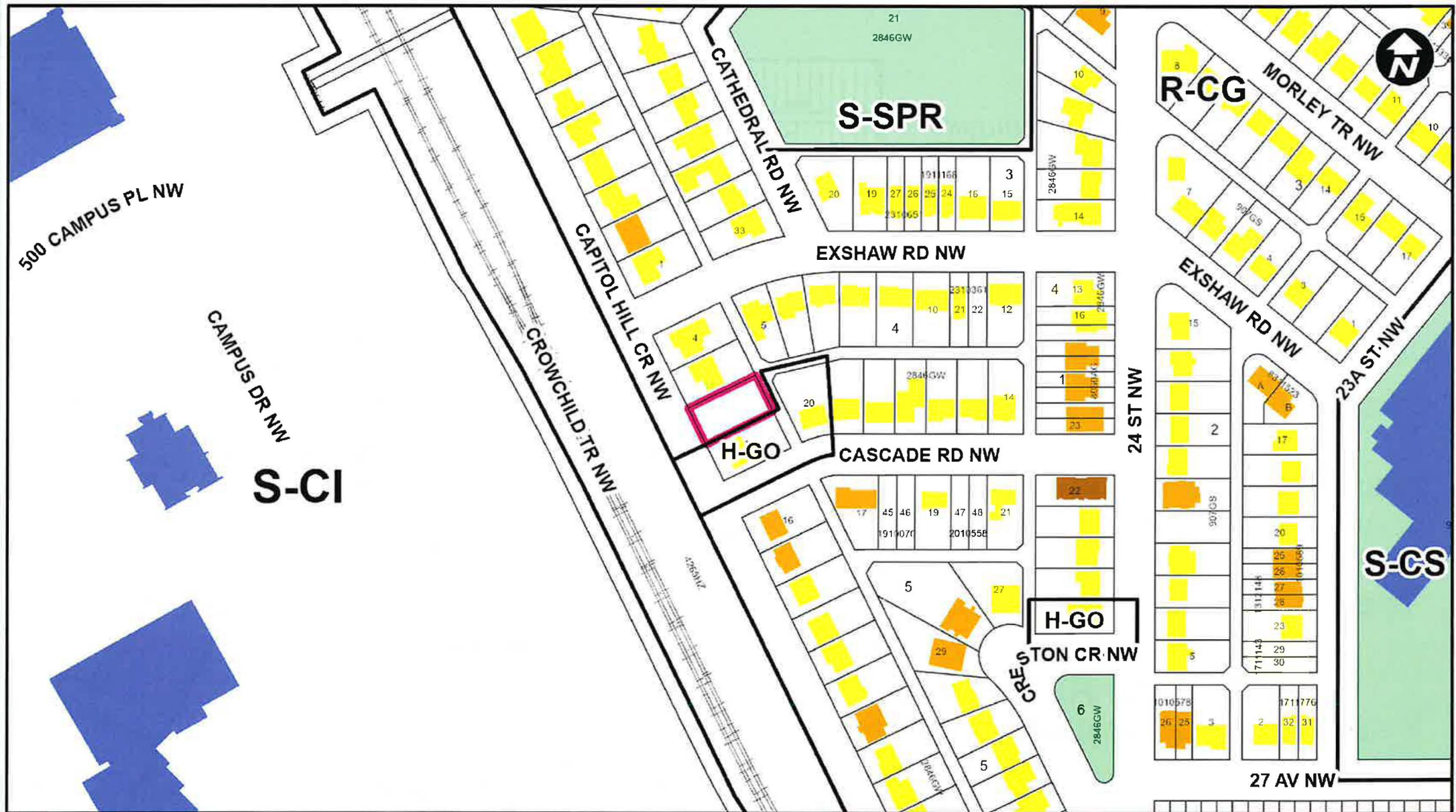


Parcel Size:

0.07 ha
20m x 36m

LEGEND

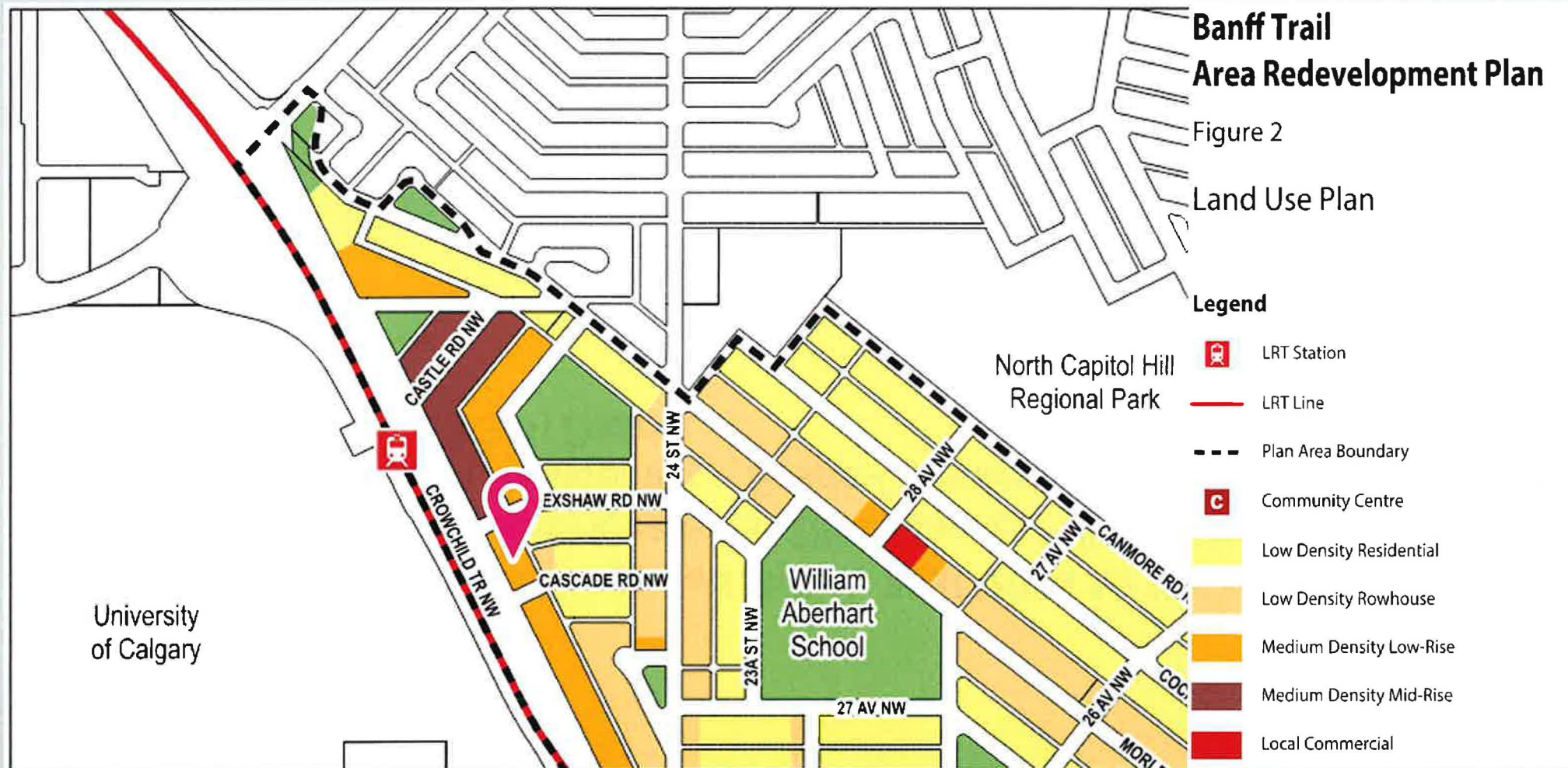
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





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





