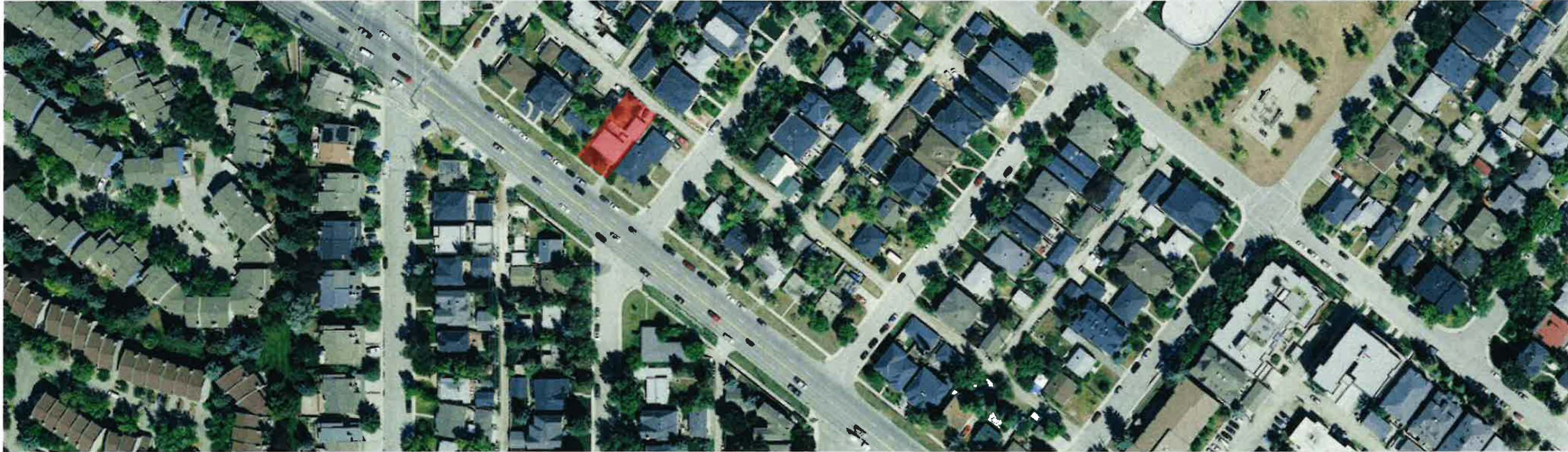




Public Hearing of Council

Agenda Item: 7.2.4



LOC2024-0136 / CPC2024-0905

Land Use Amendment

October 8, 2024

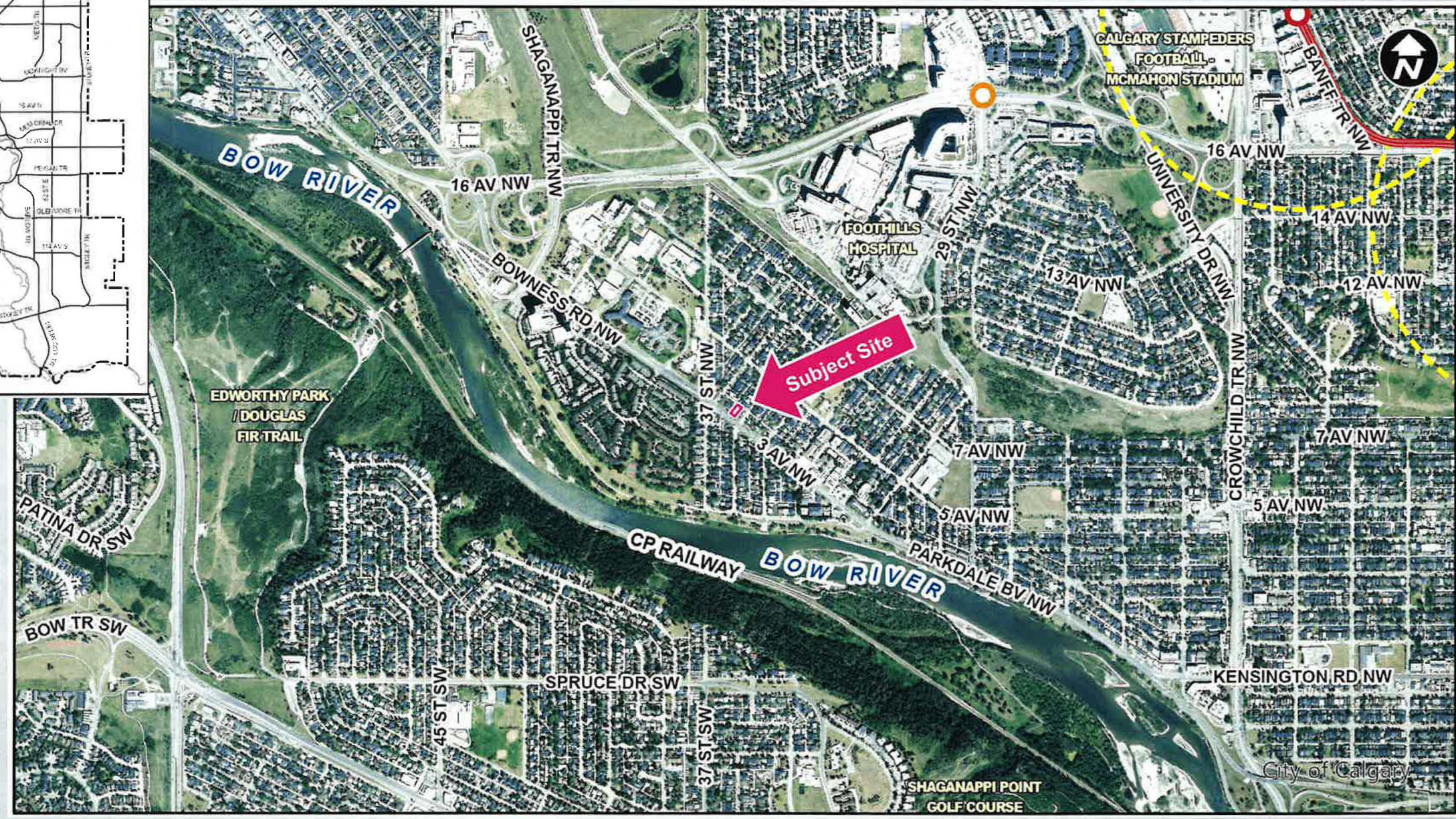
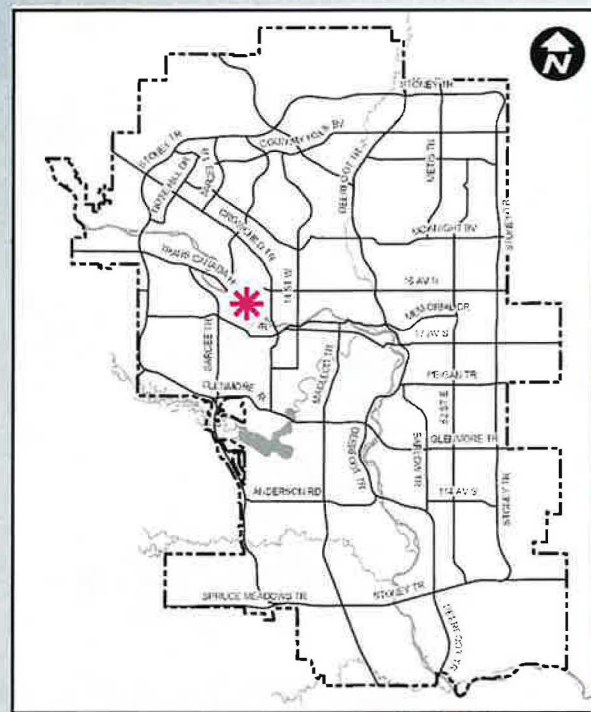
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2024
ITEM: 7.2.4 CPC2024-0905
Distrub - Presentation
CITY CLERK'S DEPARTMENT



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 255D2024** for the redesignation of 0.05 hectares ± (0.13 acres ±) 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

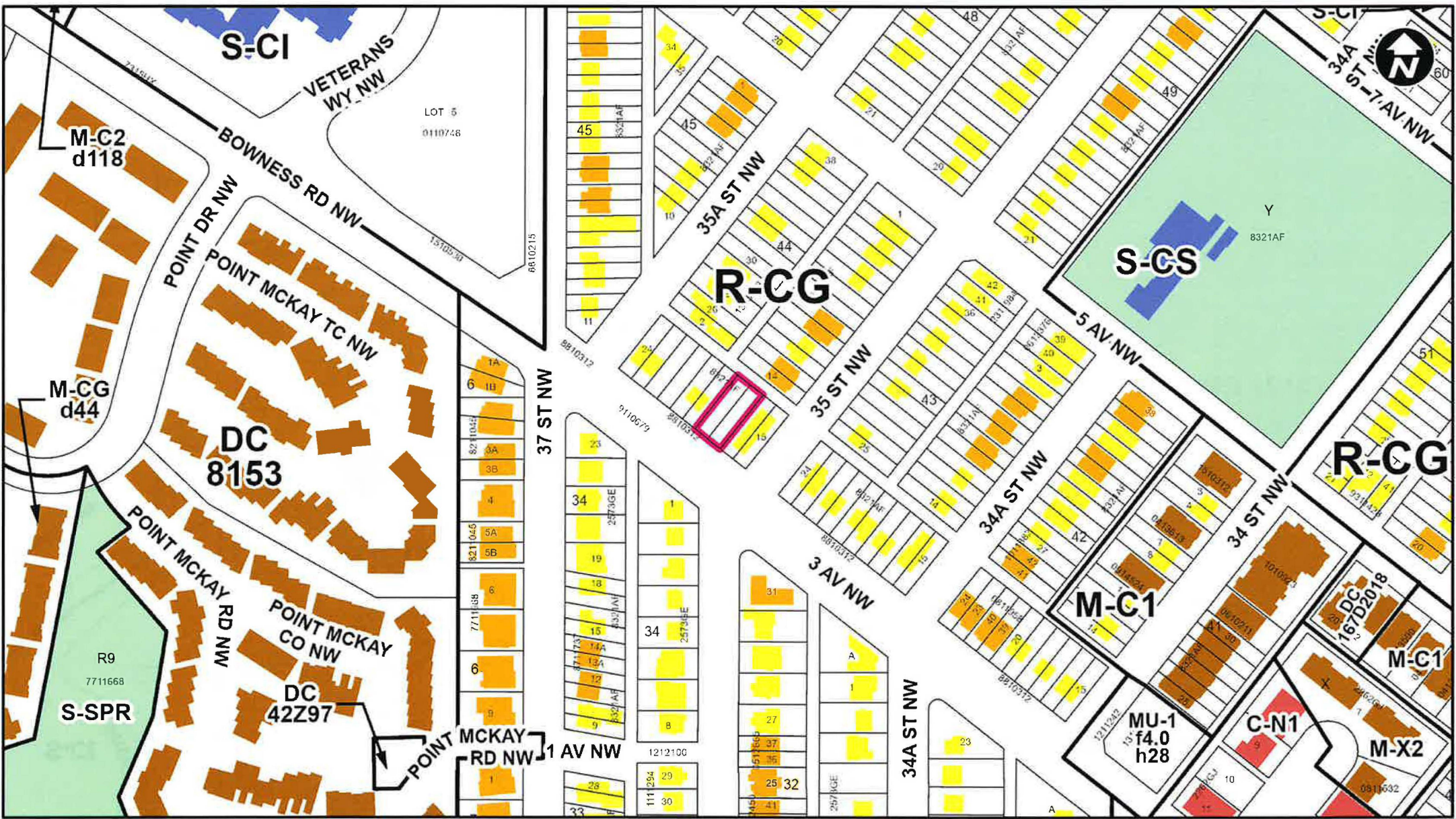
○ Bus Stop

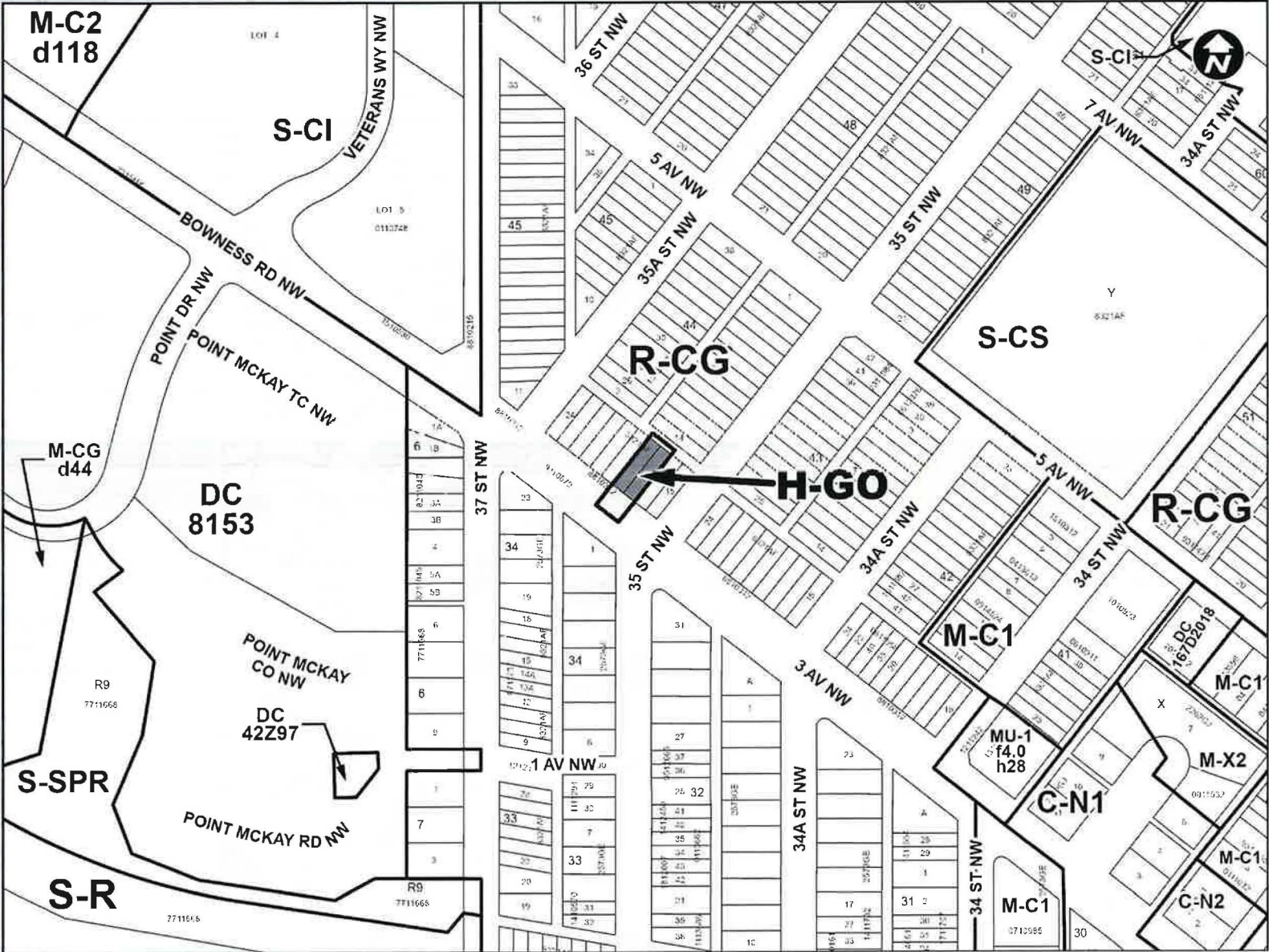
Parcel Size:

0.05 ha
15 m x 34 m

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 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; or	X
The Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following :	✓
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; or	X
D) 200 m of primary transit.	✓

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.

Supplementary Slides

