



LOC2024-0125 / CPC2024-1055

Land Use Amendment

December 3, 2024

Calgary Planning Commission's Recommendation:

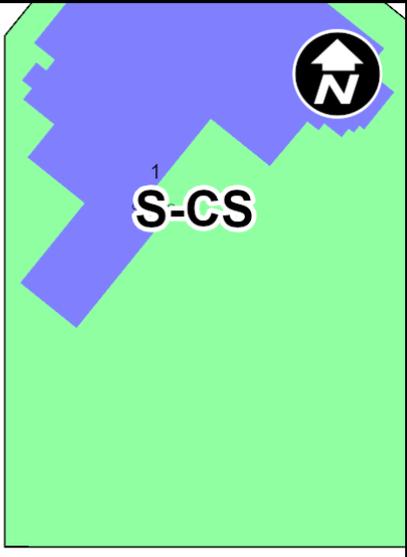
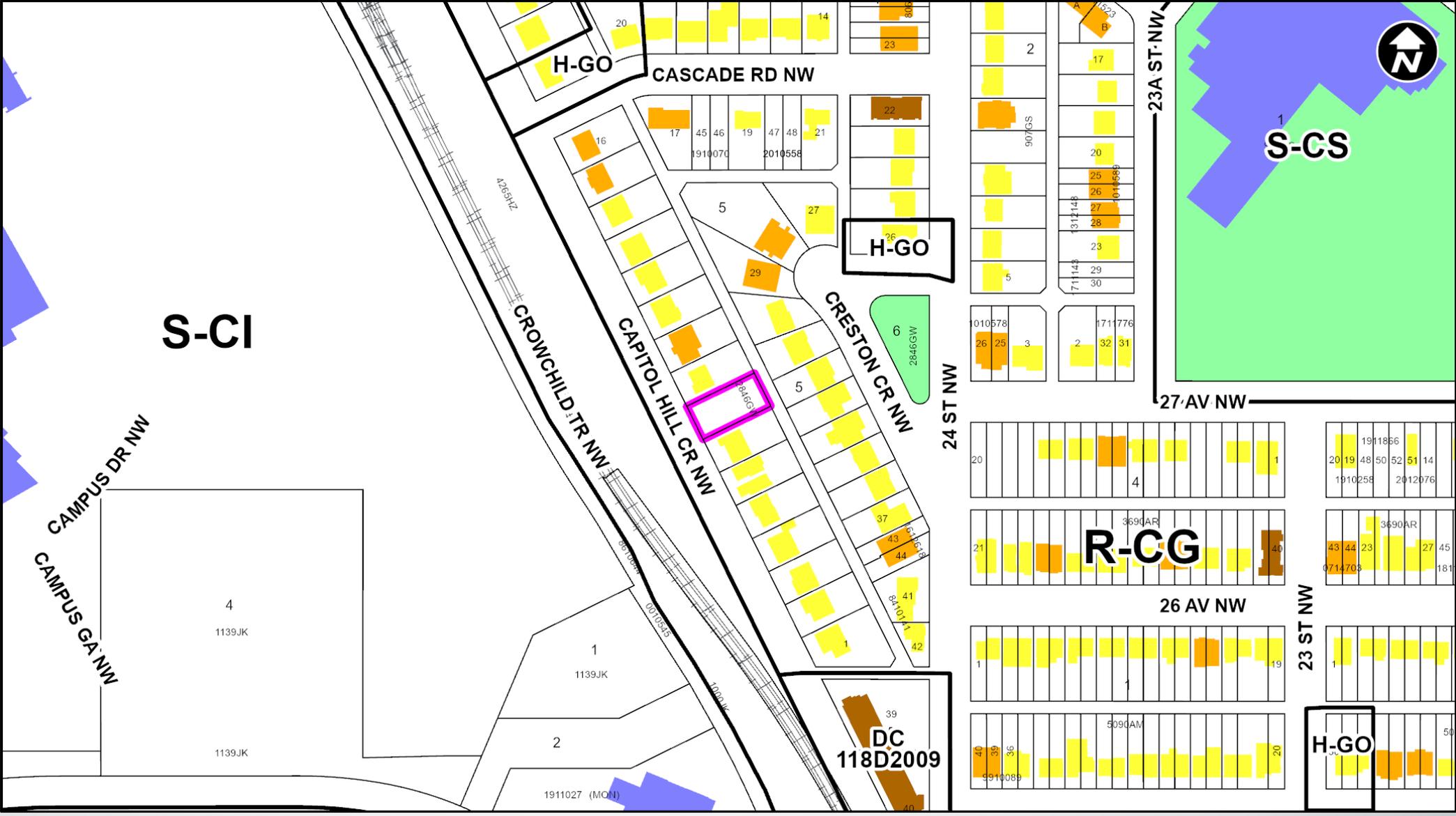
That Council:

Give three readings to **Proposed Bylaw 283D2024** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 2640 Capitol Hill Crescent NW (Plan 2846GW, Block 5, Lot 8) from Residential – Grade-Oriented Infill (R-CG) District **to** Housing – Grade Oriented (H-GO) District.

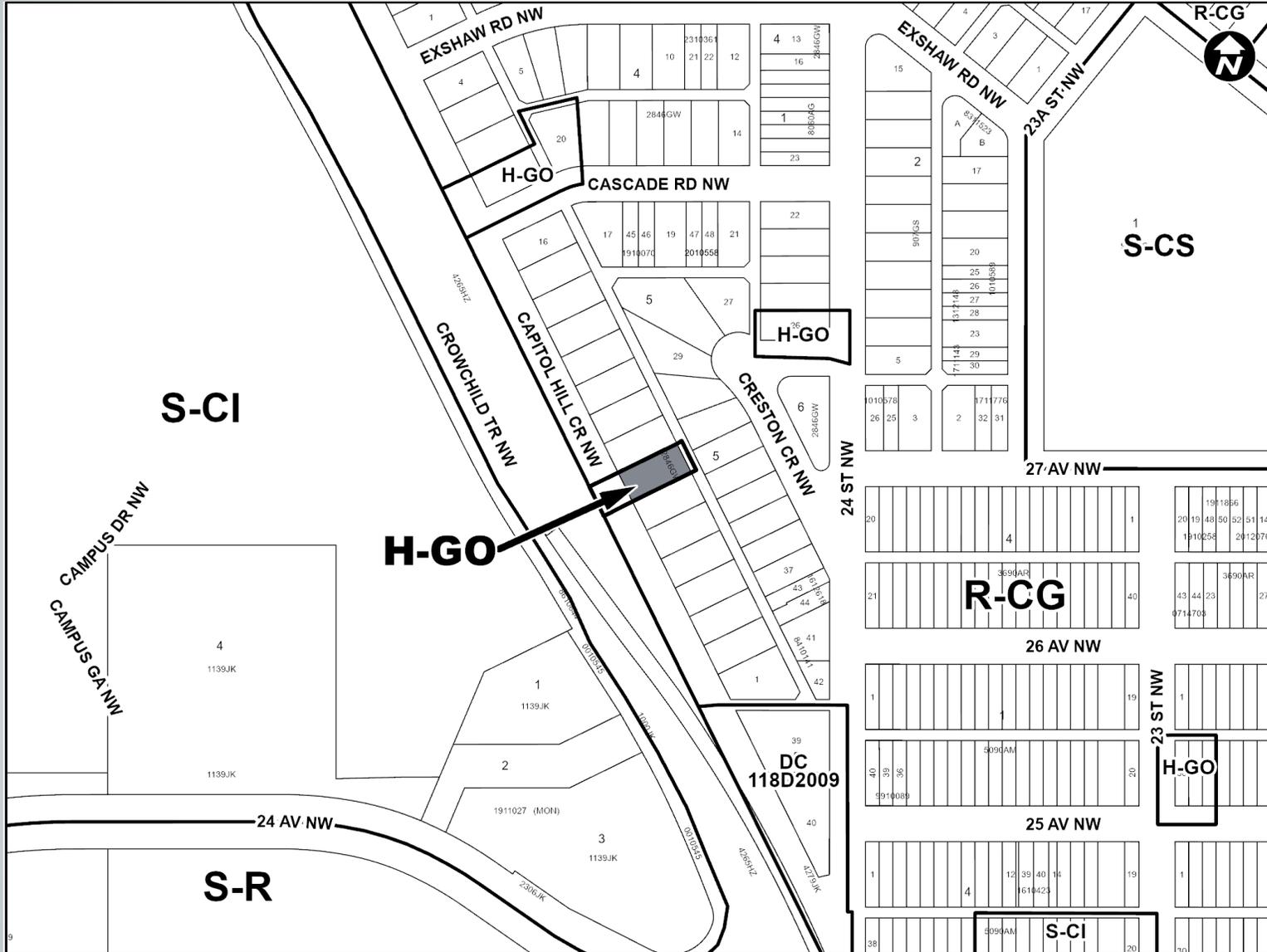


Parcel Size:

0.07 ha
18m x 37m



- 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:

- allows for grade-oriented housing in a variety of attached, stacked or clustered forms;
- maximum floor area ratio (FAR) of 1.5; and
- maximum building height of 12 metres.

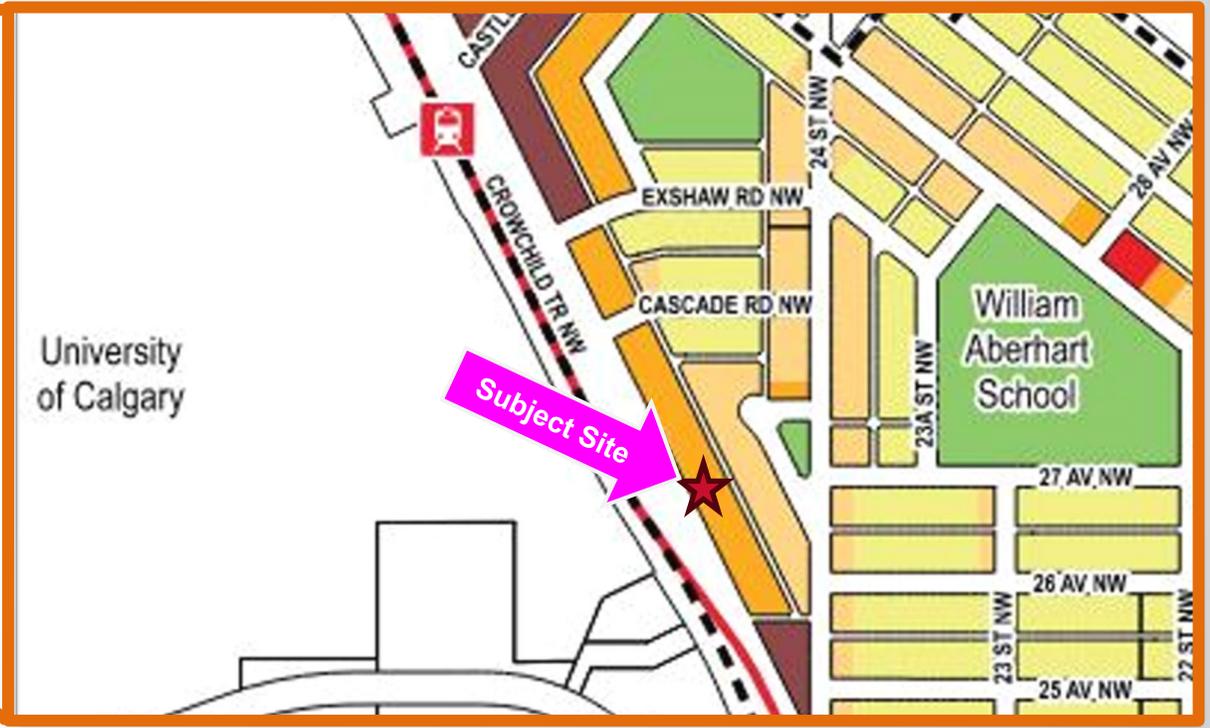
Calgary Planning Commission's Recommendation:

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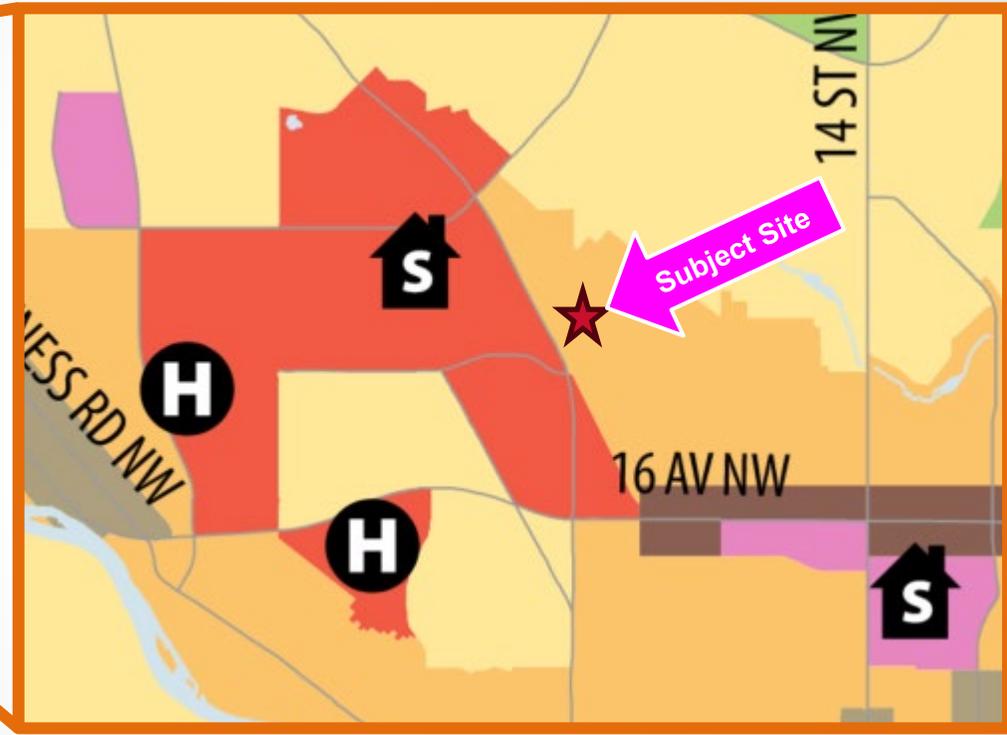
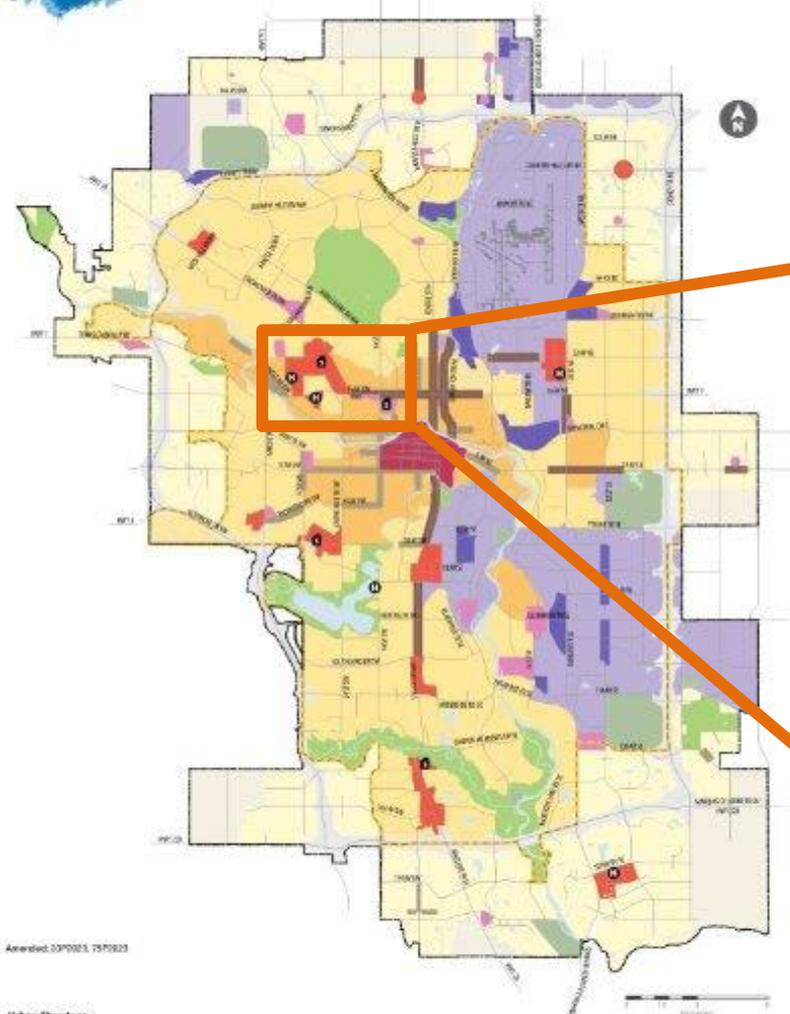
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Supplementary Slides





1 Urban Structure



Amended: 03/08/23, 7/17/2023

- Urban Structure**
By Land Use Category
- Activity Centers**
 - Central Districts
 - Major Activity Centers
 - Community Activity Center
 - Developing Residential**
 - Urban City
 - Urban Suburb
 - Developing Residential**
 - Planned Greenfield with Area Structure Plan (ASP)
 - Urban Greenfield
 - Industrial**
 - Municipal - Employee Services
 - Overland Industrial
 - Water Public Open Space**
 - Public Utility**
 - Waterfront Growth Boundary**
- Main Street**
- Urban Main Street
 - Neighborhood Main Street
- Other**
- Highway
 - University
 - Transit Station/Utility Corridor
 - City Limits

