

LOC2024-0214 / CPC2024-1199

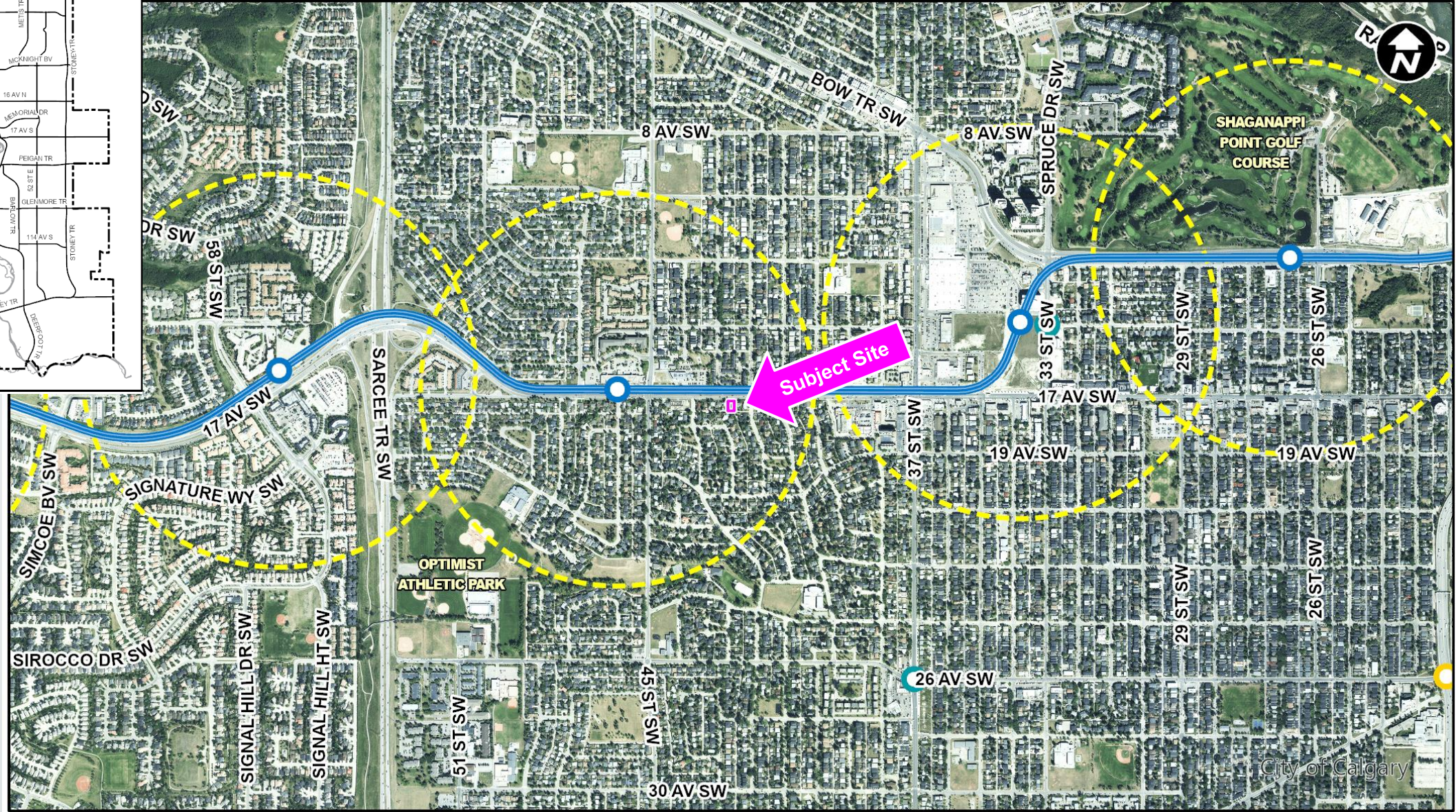
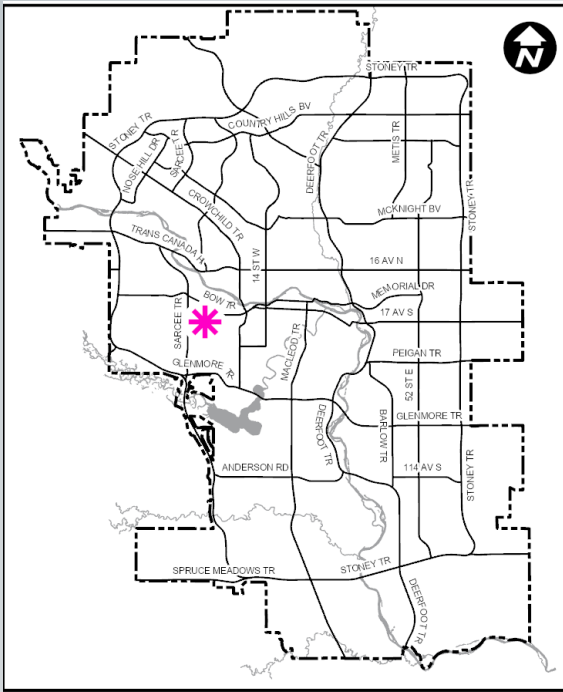
Land Use Amendment

January 14, 2025

Calgary Planning Commission's Recommendation:

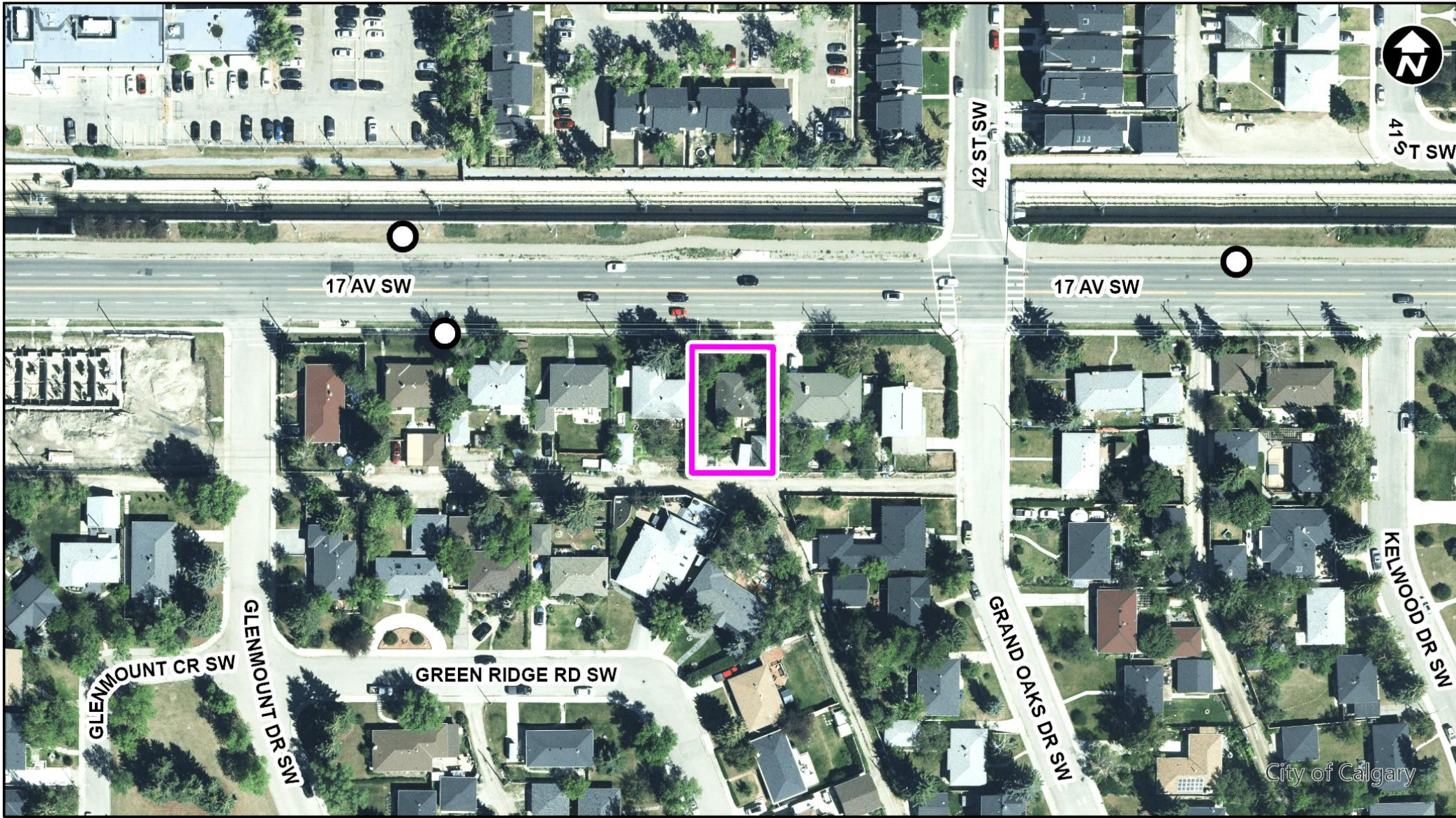
That Council:

Give three readings to **Proposed Bylaw 7D2025** for the redesignation of 0.06 hectares \pm (0.15 acres \pm) located at 4307 – 17 Avenue SW (Plan 2002GS, Block 22, Lot 6) 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

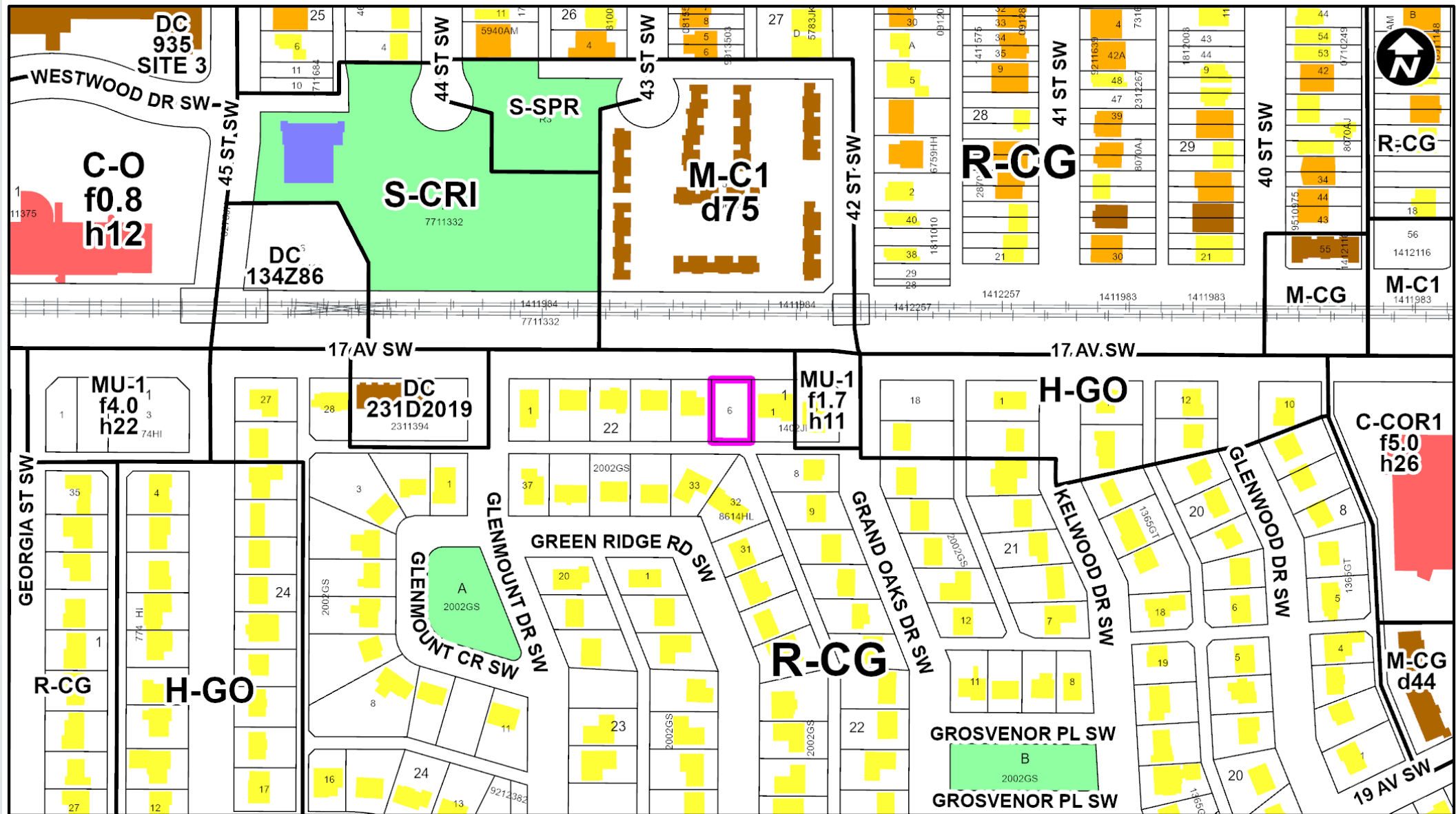
City of Calgary



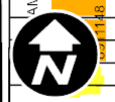
○ Bus Stop

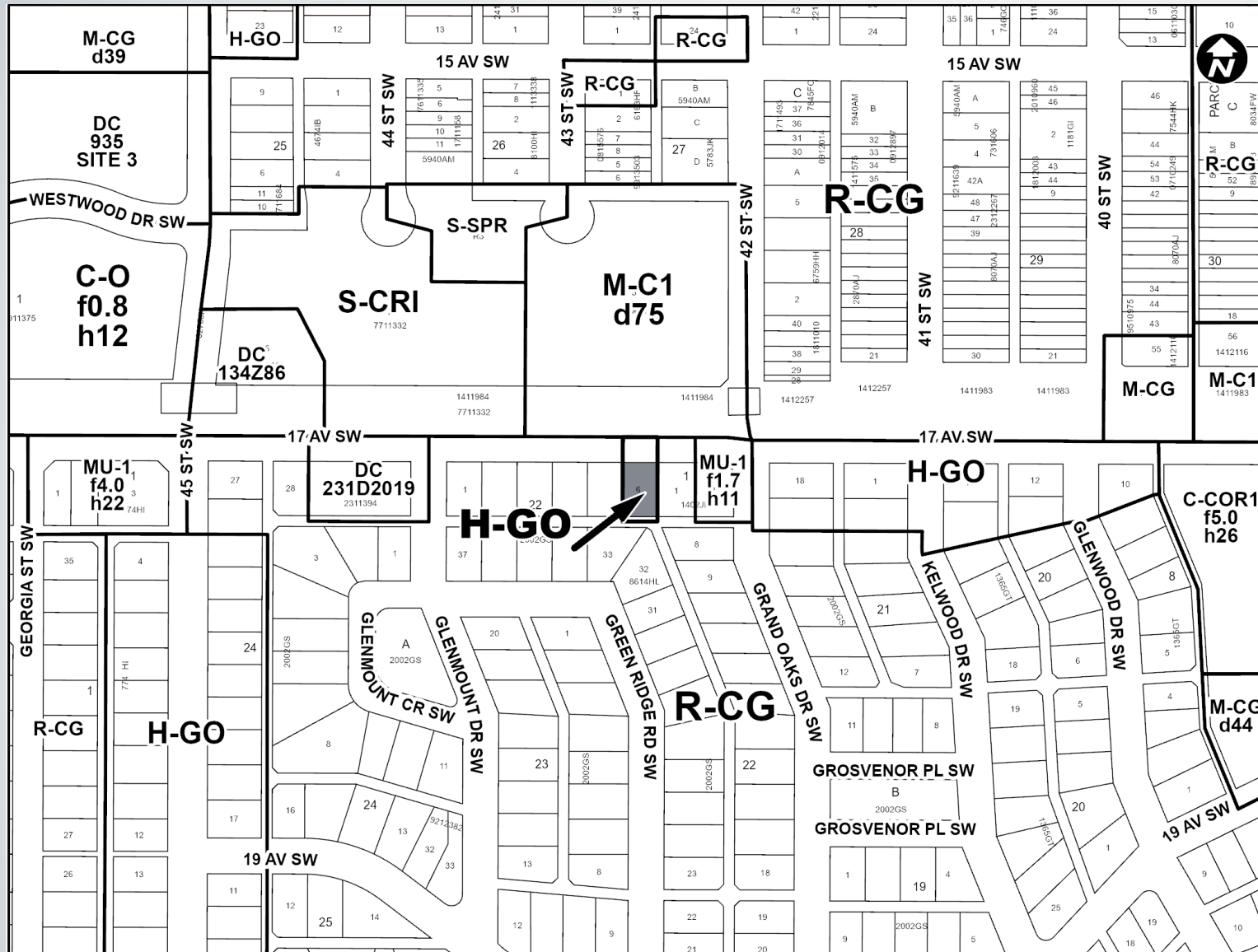
Parcel Size:

0.06 ha
19m x 30m



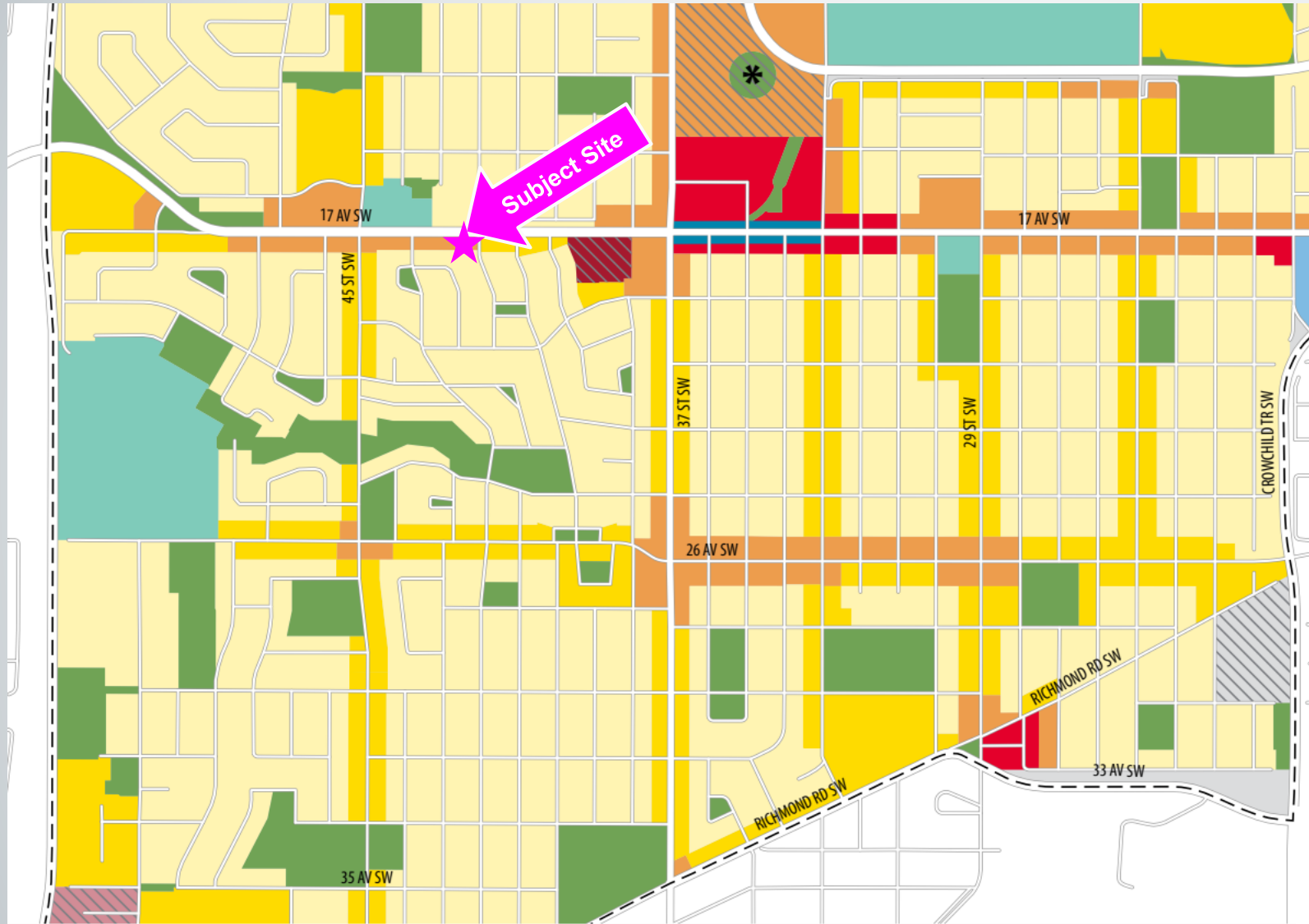
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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



Meets the Housing – Grade Oriented (H-GO) District criteria:

- Urban Form Category – Neighbourhood Flex

Map 3:
Urban Form

Legend		
Urban Form		
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

