



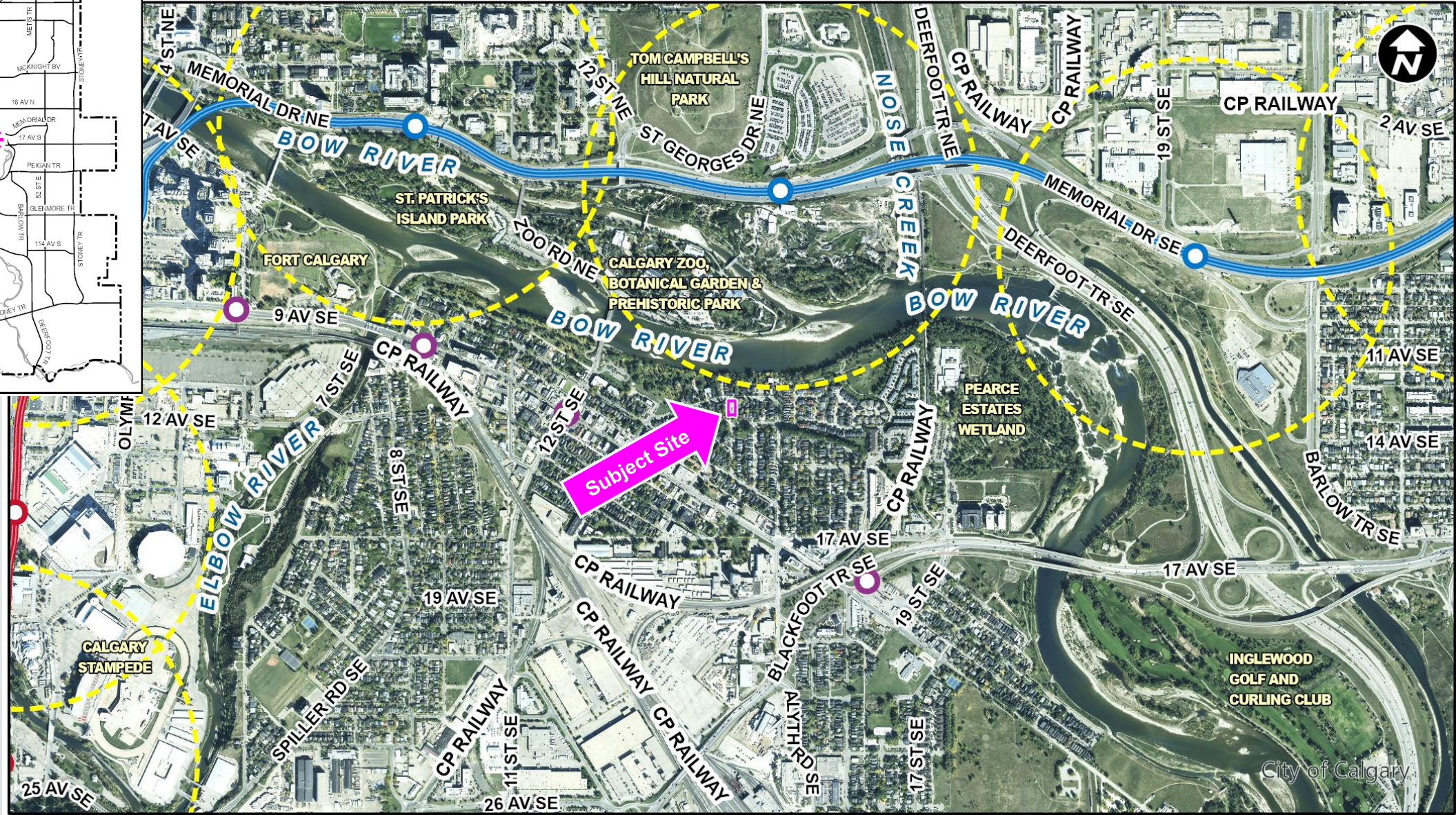
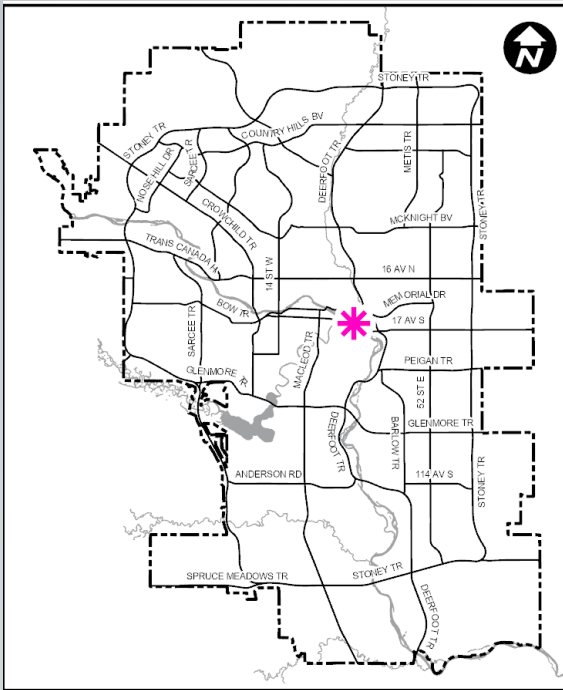
LOC2024-0194 / CPC2024-1154 Policy Amendment, Road Closure and Land Use Amendment

January 14, 2025

Calgary Planning Commission's Recommendation:

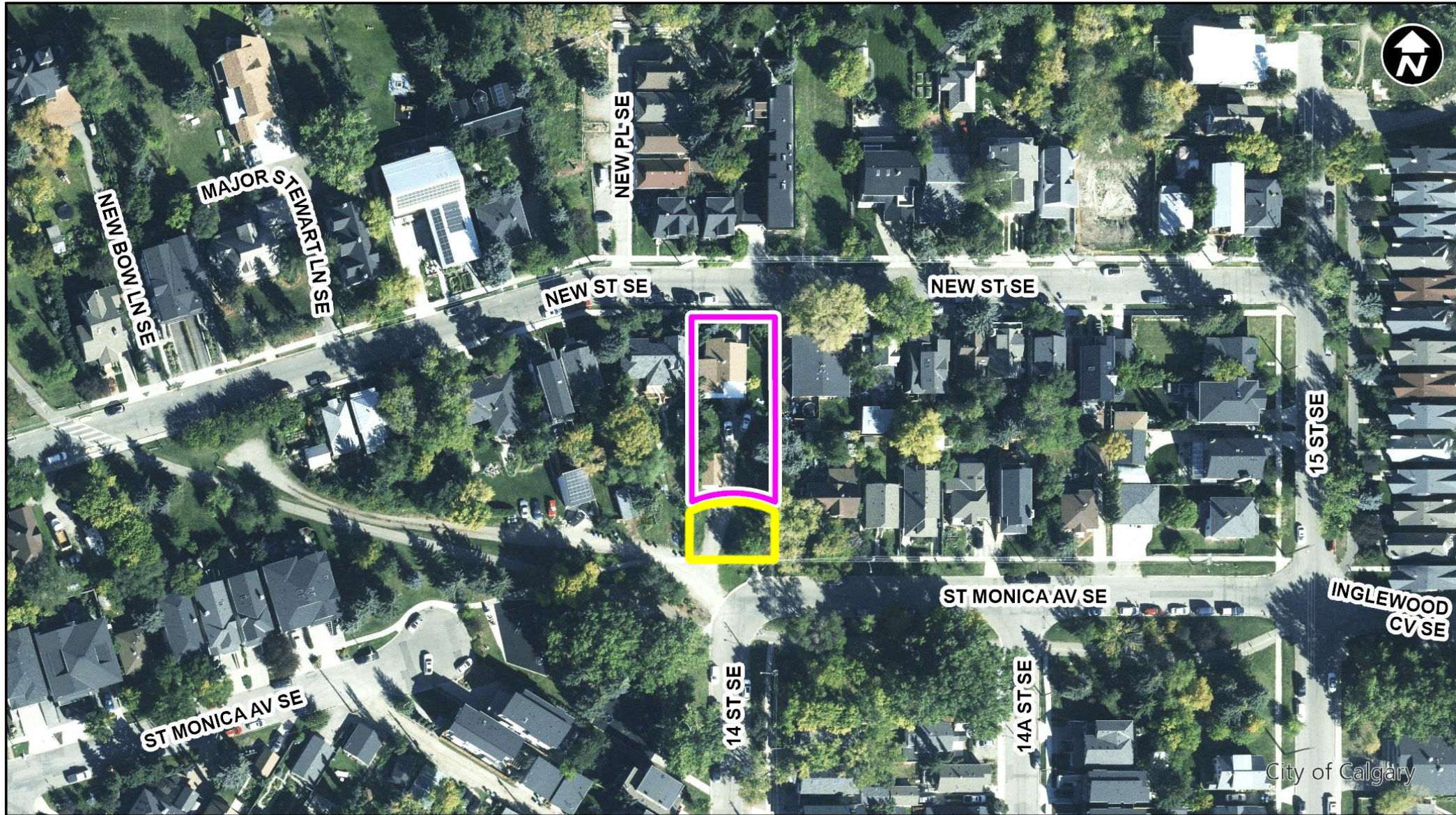
That Council:

1. Give three readings to **Proposed Bylaw 5P2025** for the amendments to the Inglewood Area Redevelopment Plan (Attachment 2);
2. Give three readings to **Proposed Bylaw 1C2025** for the closure of 0.02 hectares \pm (0.04 acres \pm) of road (Plan 2412383, Area A) adjacent to 45 New Street SE, with conditions (Attachment 4); and
3. Give three readings to **Proposed Bylaw 13D2025** for the redesignation of 0.11 hectares \pm (0.25 acres \pm) located at 45 New Street SE and the closed road (Plan A3, Block 17, Lot 30; Plan 2412383, Area A) Residential – Grade-Oriented Infill (R-CG) District and Undesignated Road Right-of-Way to Housing – Grade Oriented (H-GO) District.



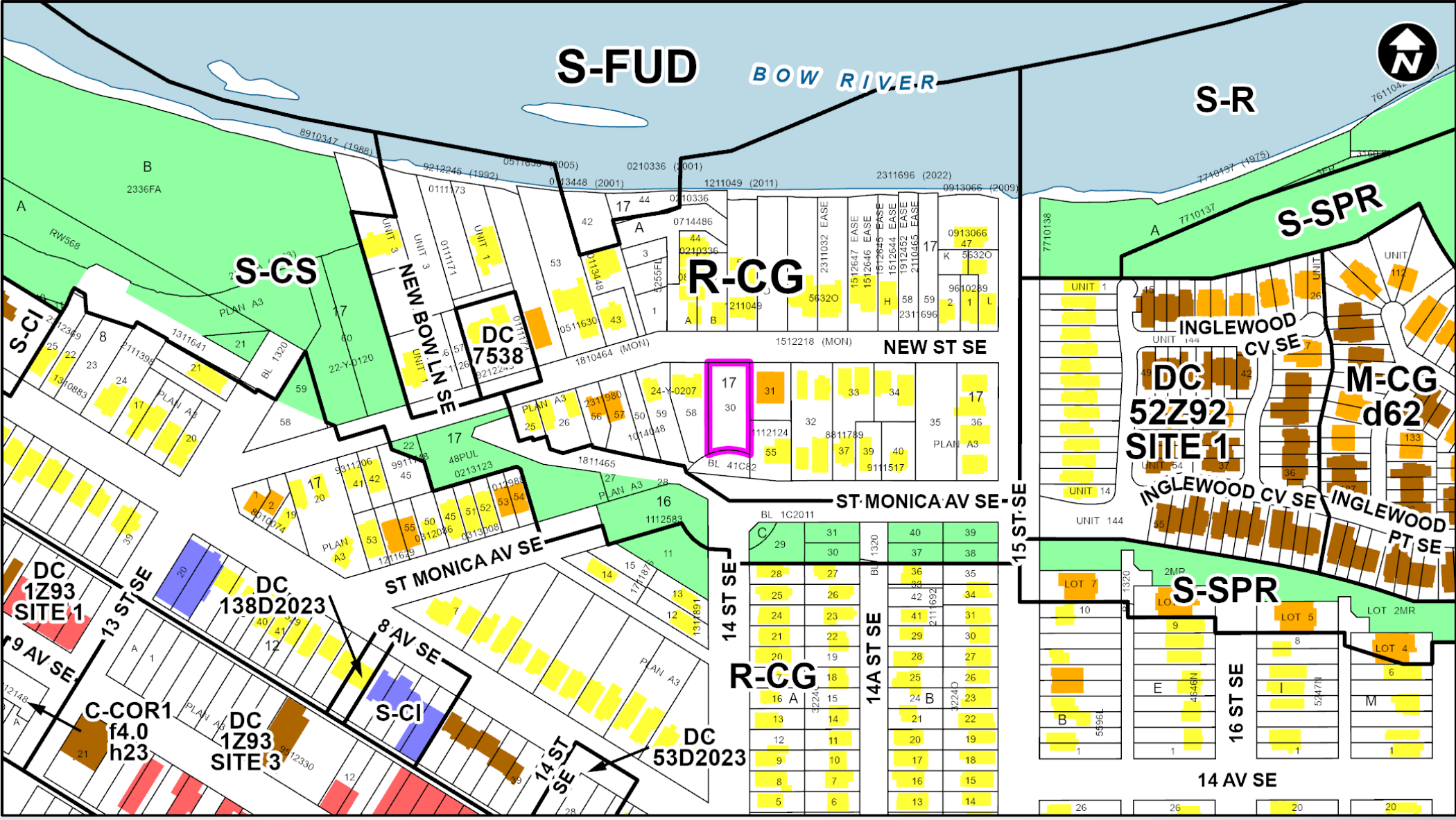
- LEGEND**
- ⬭ 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

City of Calgary



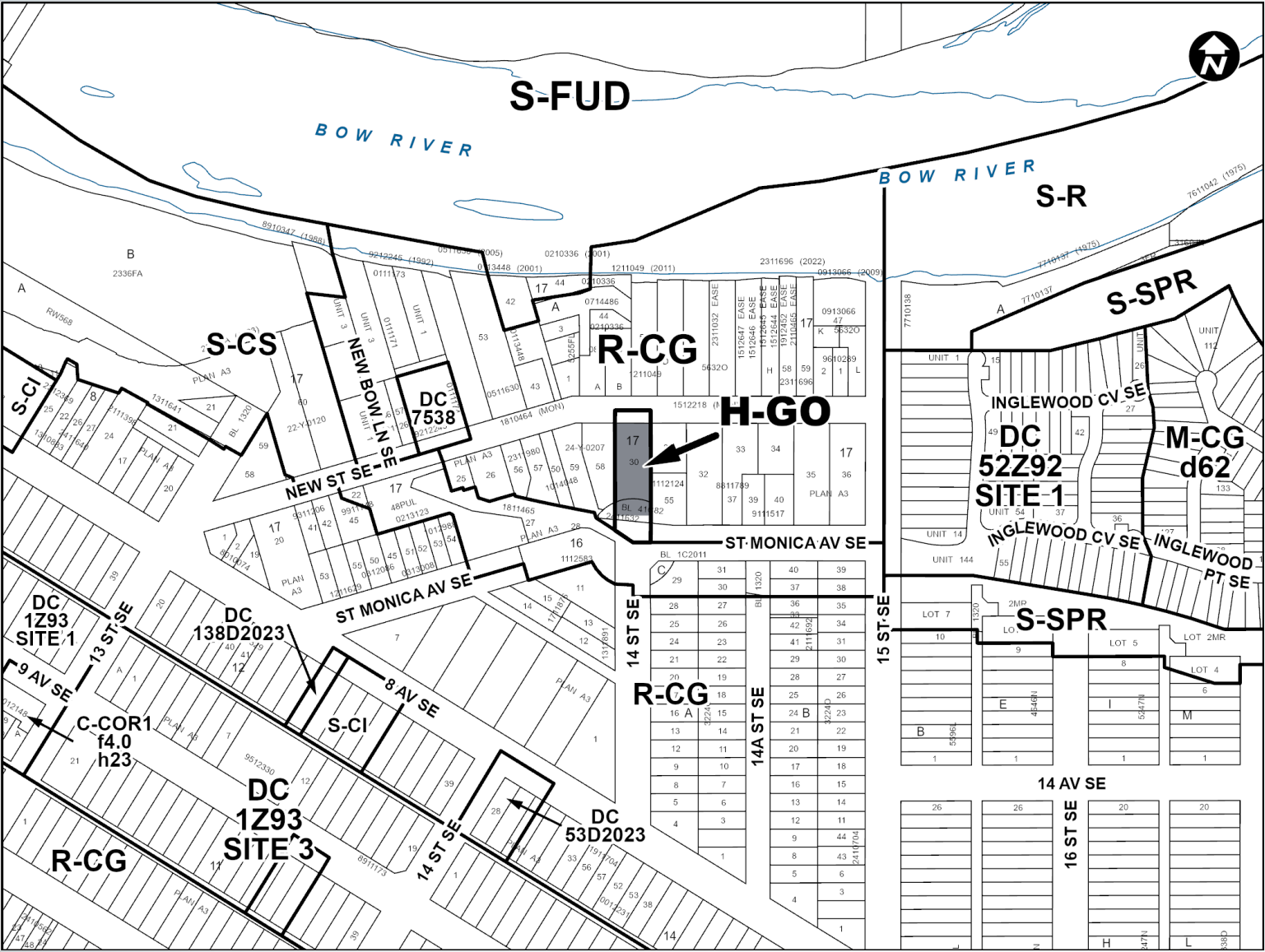
Existing
Parcel Size:

0.09 ha
~20m x 55m



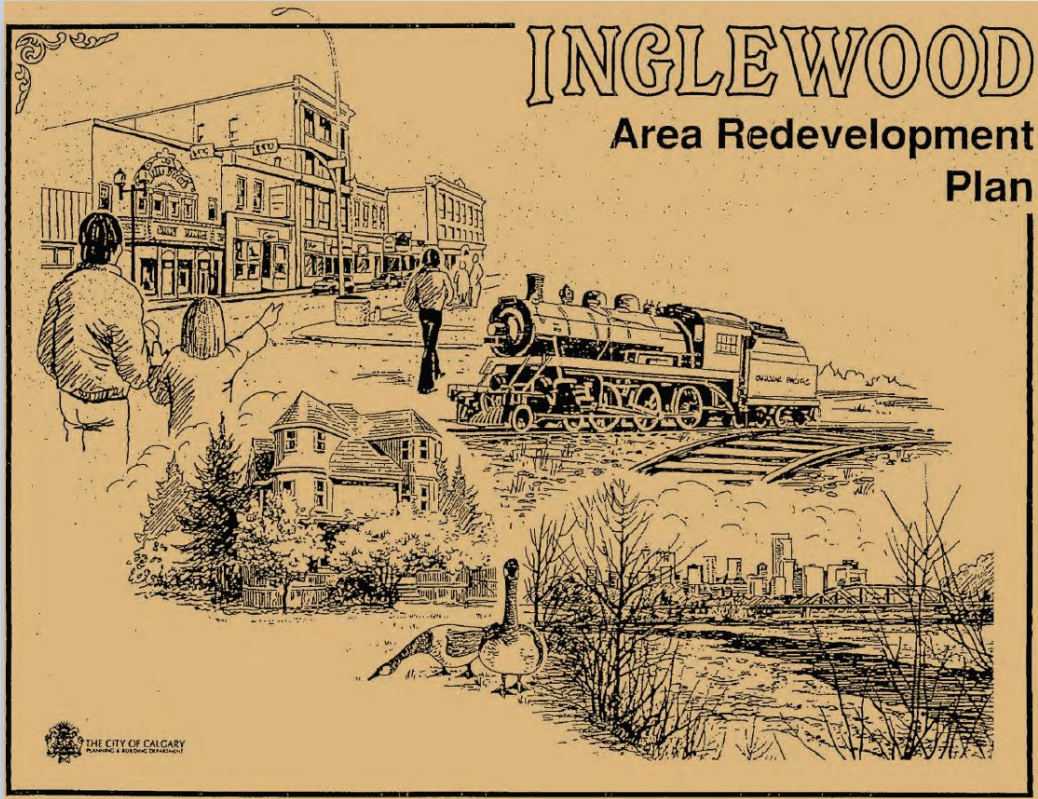
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes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



Inglewood Area Redevelopment Plan

- Amendment to Section 2.3 – Policy 2.3.6 to allow for an FAR of 1.5, in line with the H-GO provisions

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Supplementary Slides



View from New Street
SE facing southbound
onto the front of the site.



H-GO Site Selection Criteria – Land Use Bylaw 1P2007:

Section 1386(d):

[The H-GO District] should only be designated on parcels located within:

(i) 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

(ii) 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 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;

(B) 600 metres of an existing or capital-funded LRT platform;

(C) 400 metres of an existing or capital-funded BRT station; or

(D) 200 metres of primary transit service.

