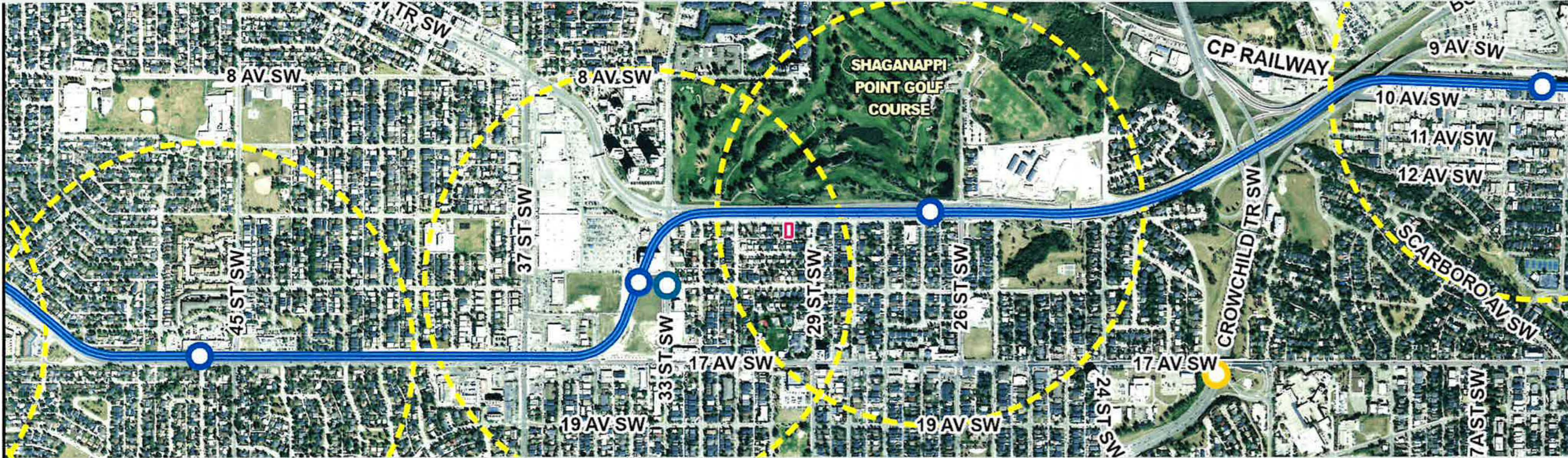




Public Hearing of Council

Agenda Item: 7.2.15



LOC2024-0189 / CPC2024-1084

Land Use Amendment

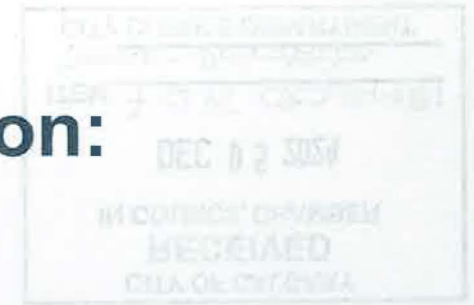
December 3, 2024

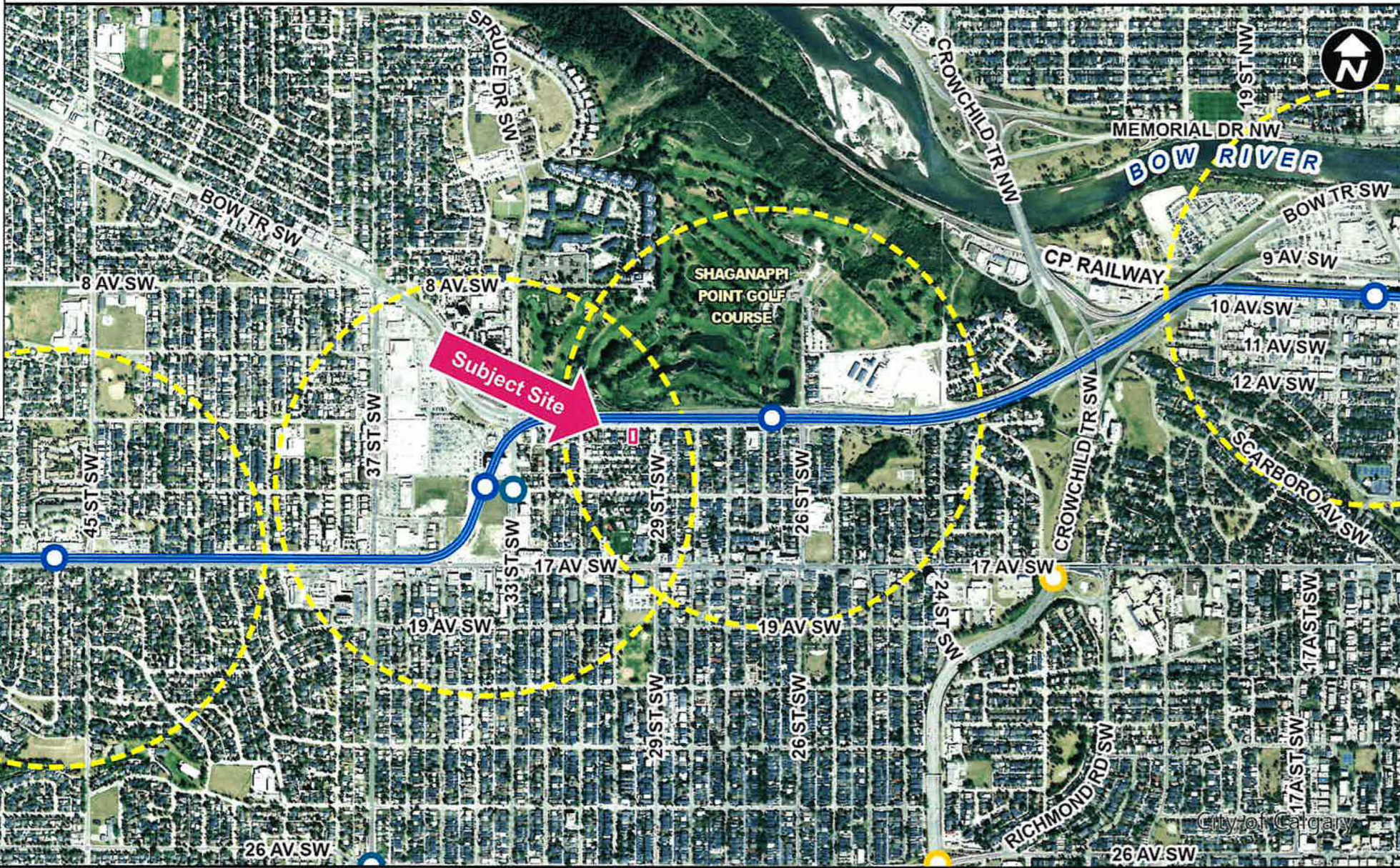
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2024
ITEM: 7.2.15 CPC2024-1084
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 284D2024** for the redesignation of 0.07 hectares \pm (0.17 acres \pm) located at 3011 – 12 Avenue SW (Plan 8033FW, Lot 8) 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



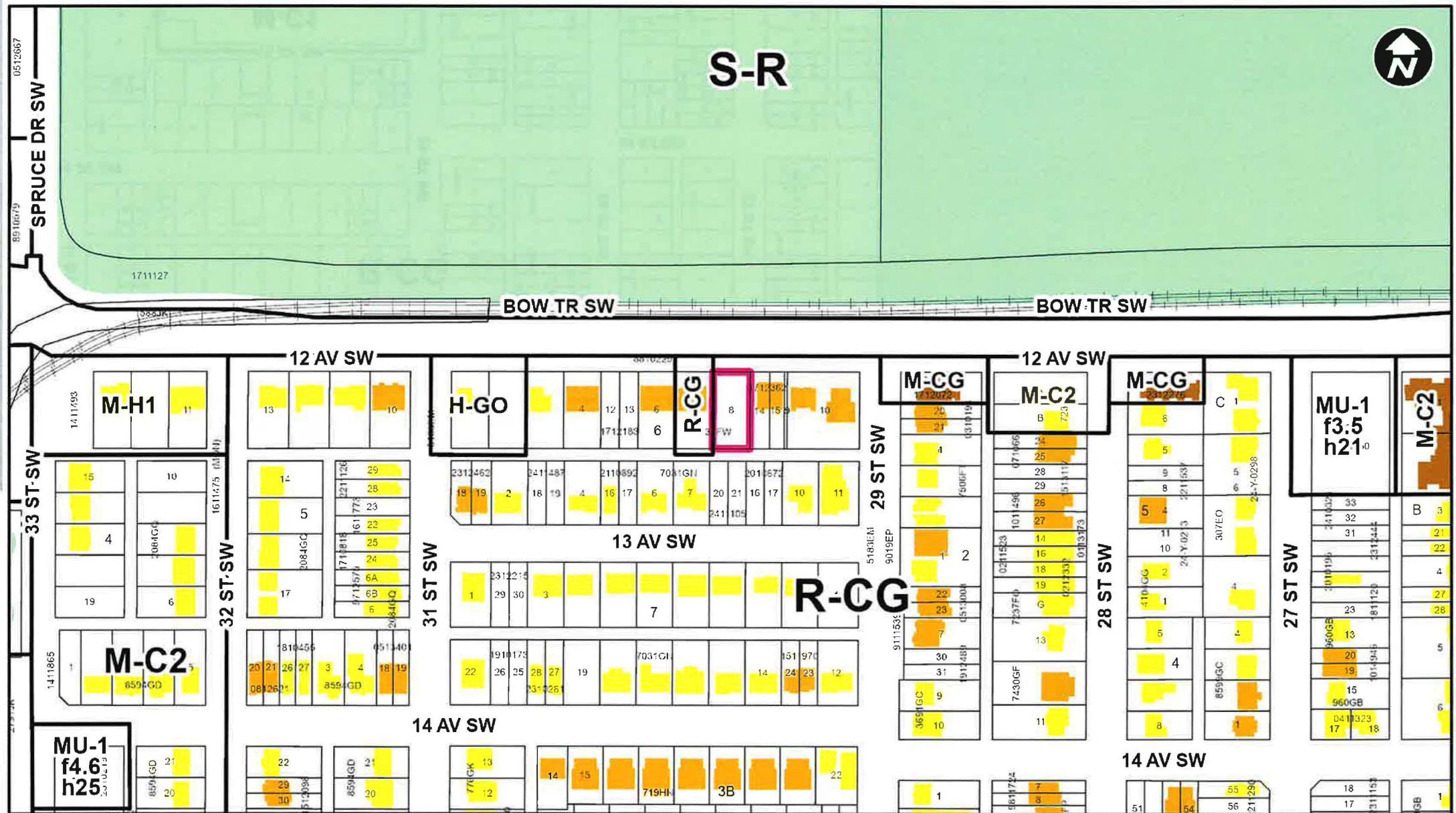
Parcel Size:

0.07 ha
18m x 38m

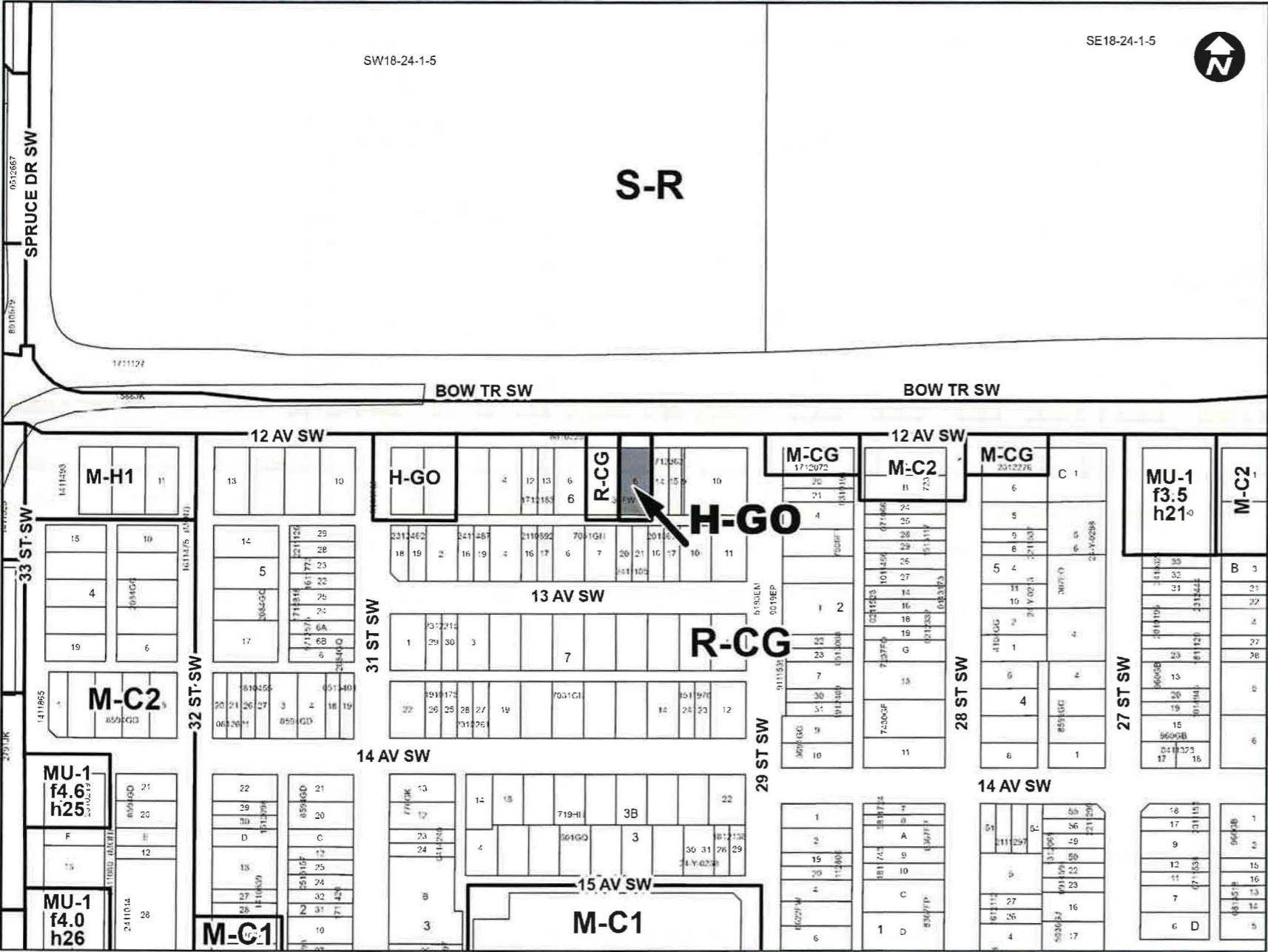
Surrounding Land Use

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



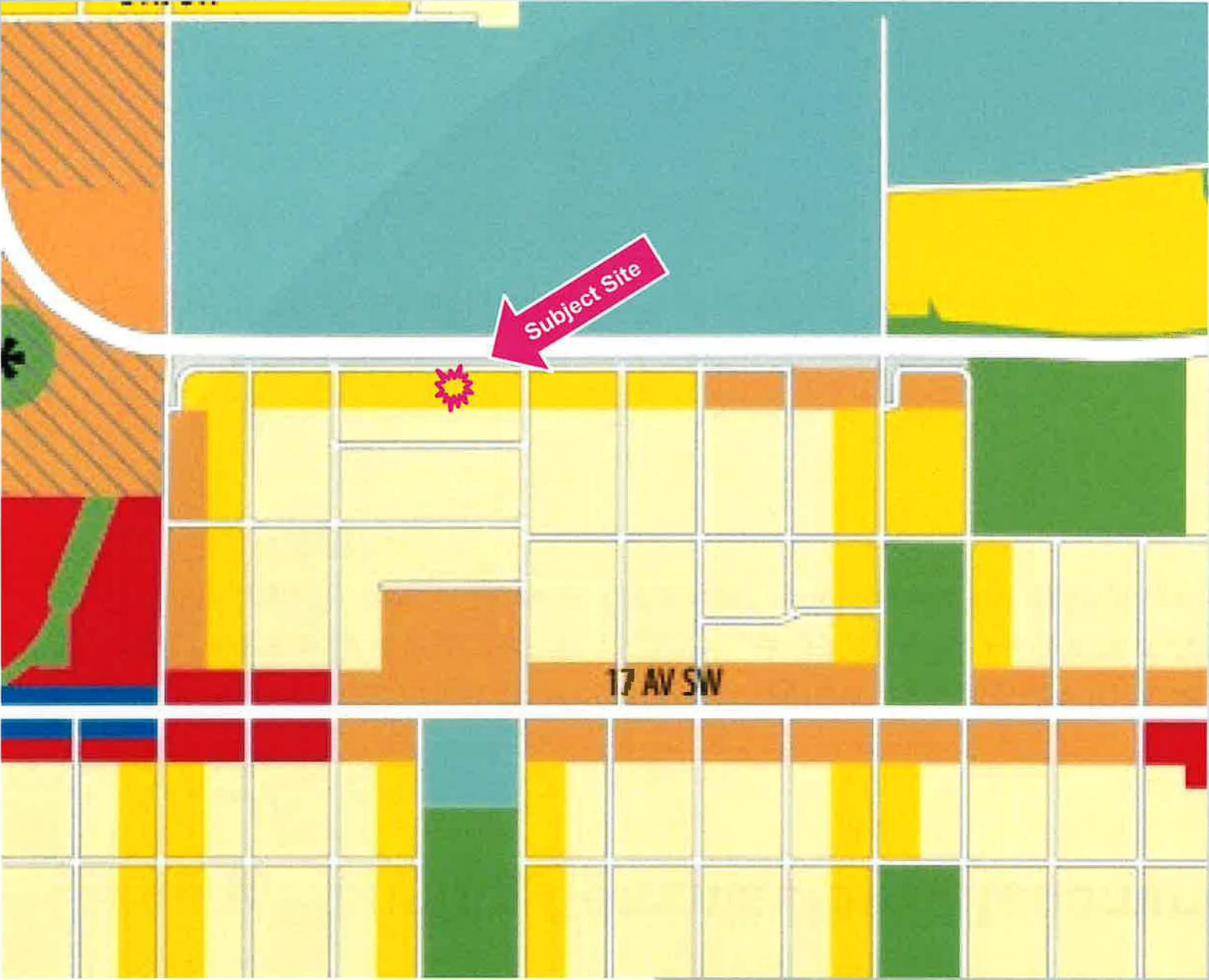
Proposed Land Use Map



Proposed Housing – Grade Oriented (H-GO) District:

- Maximum building height = 12.0 metres
- Maximum floor area ratio = (FAR) of 1.5

Housing – Grade Oriented (H-GO) Locational Criteria



Westbrook Communities Local Area Plan:

- Within the Neighbourhood Connector Urban Form Category.

Map 3:
Urban Form

Legend		
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

