



# Public Hearing of Council

## Agenda Item: 7.2.17



# LOC2024-0180 / CPC2024-1100

## Land Use Amendment

December 3, 2024

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 05 2024  
ITEM: 7.2.17 CPC2024-1100  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 294D2024** for the redesignation of 0.07 hectares  $\pm$  (0.18 acres  $\pm$ ) located at 2715 – 19 Avenue SE (Plan 5954GK, Block 13, Lot 15) 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

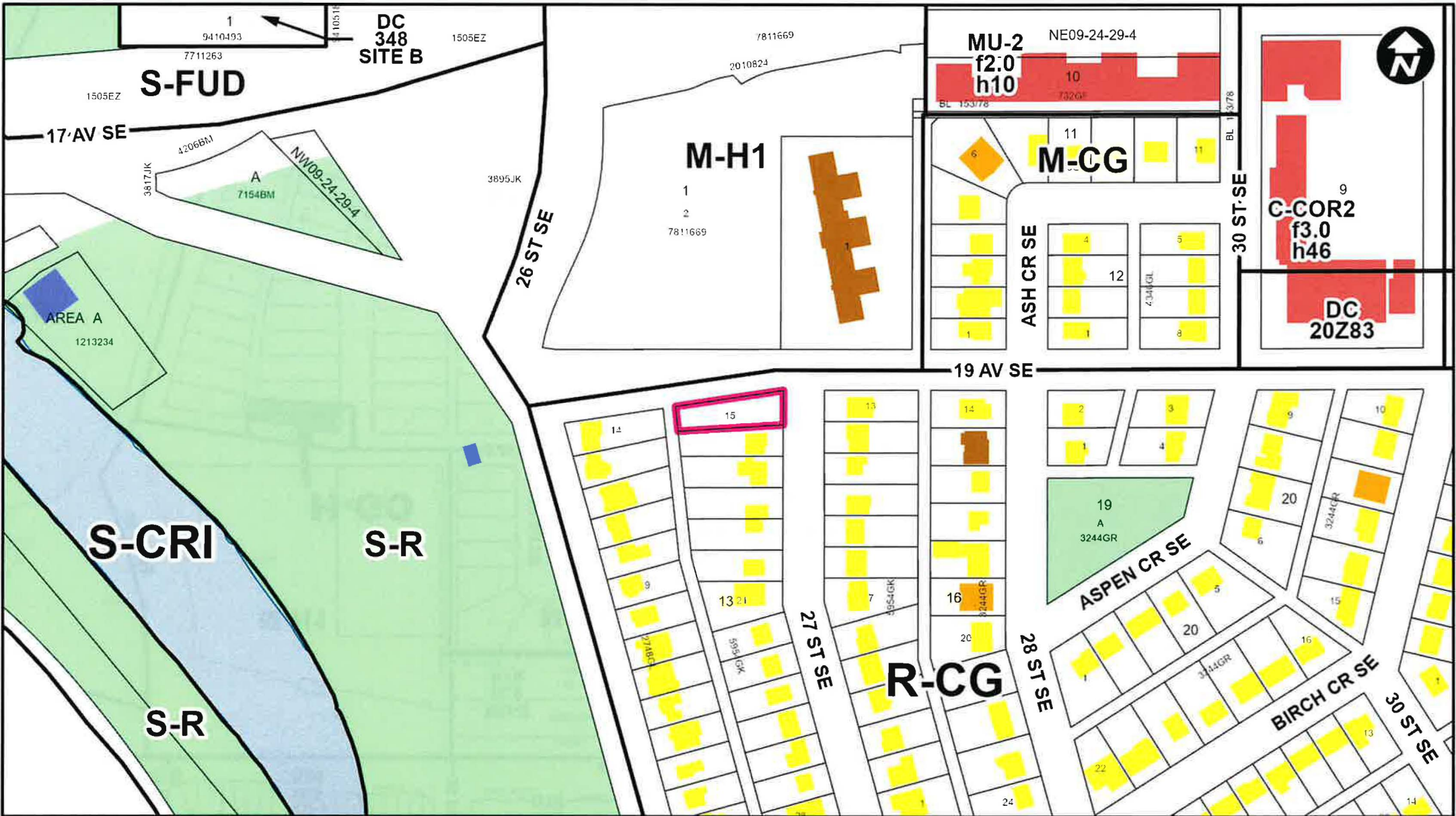


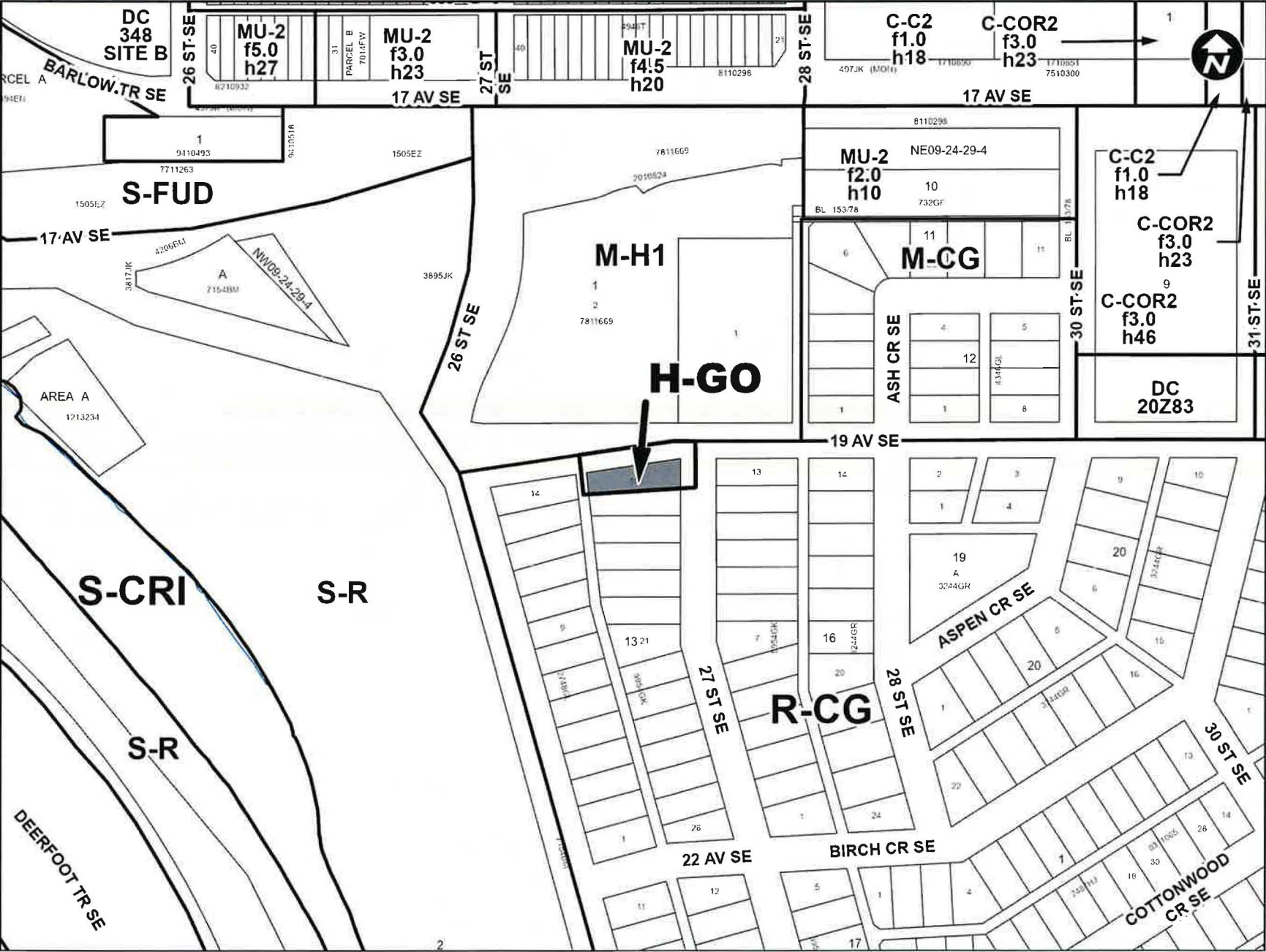
Parcel Size:

0.07 ha  
17m x 53m

# 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 H-GO District:

- Maximum floor area ratio (FAR) of 1.5

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## Supplementary Slides





