



Public Hearing of Council

Agenda Item: 7.2.5



LOC2024-0125 / CPC2024-1055

Land Use Amendment

December 3, 2024

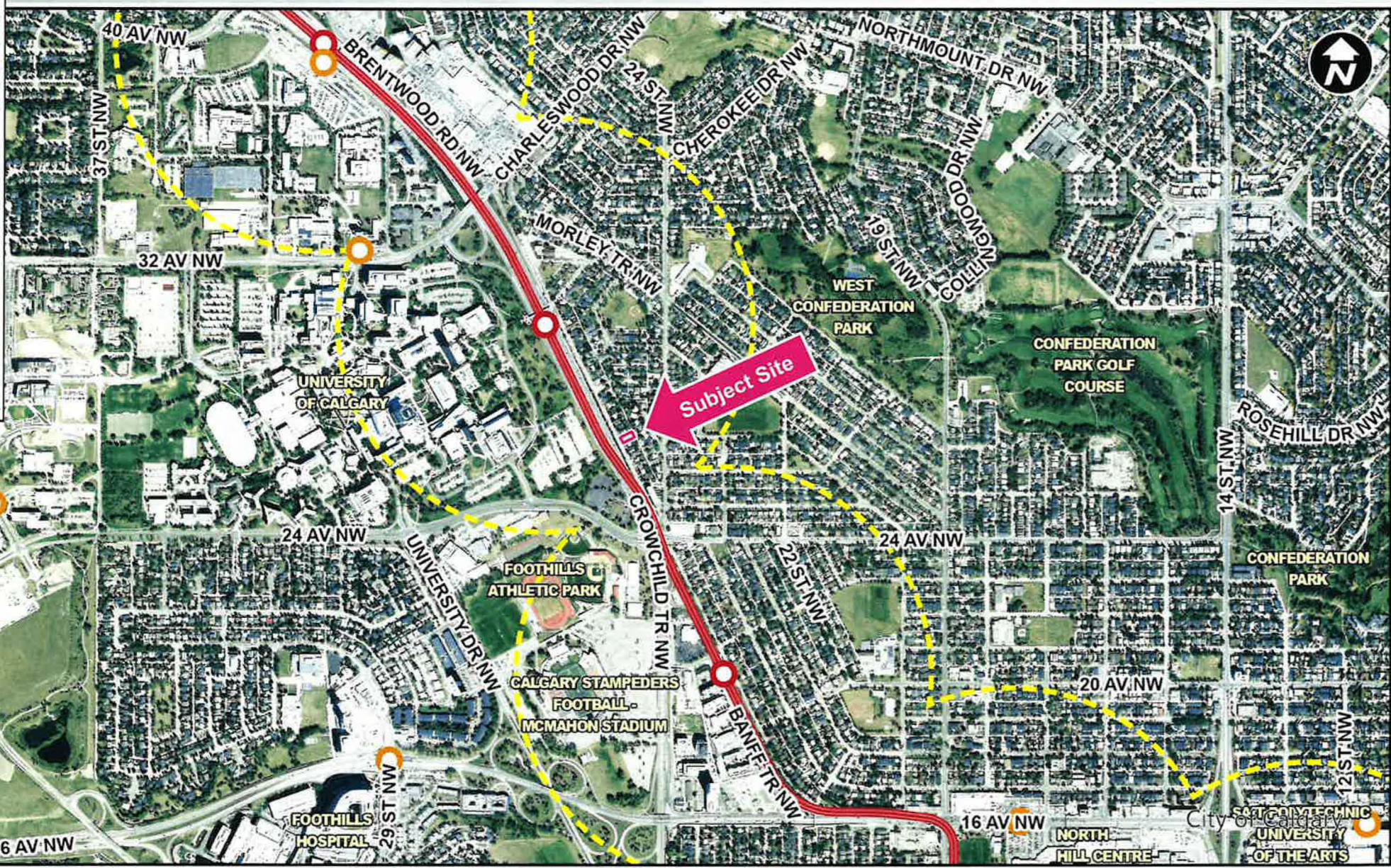
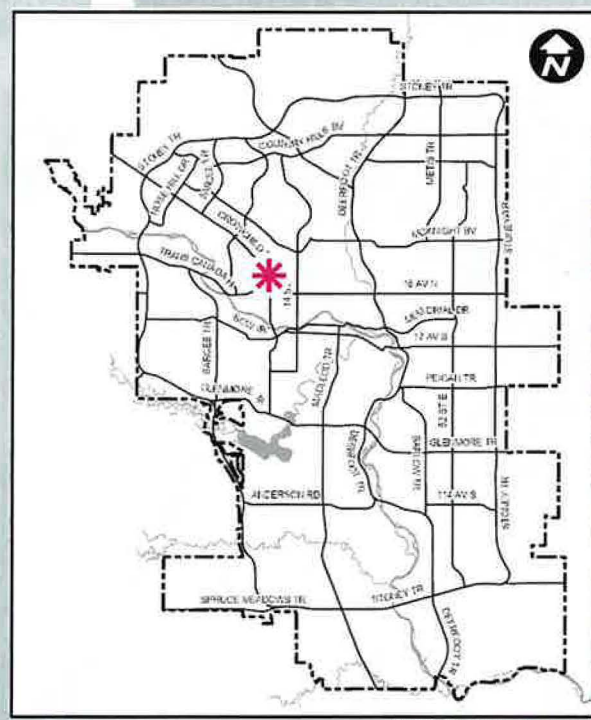
CITY OF CALGARY
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IN COUNCIL CHAMBER
DEC 05 2024
ITEM: 7.2.5 CPC2024-1055
Distrib- Presentation
CITY CLERK'S DEPARTMENT

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.





- 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:

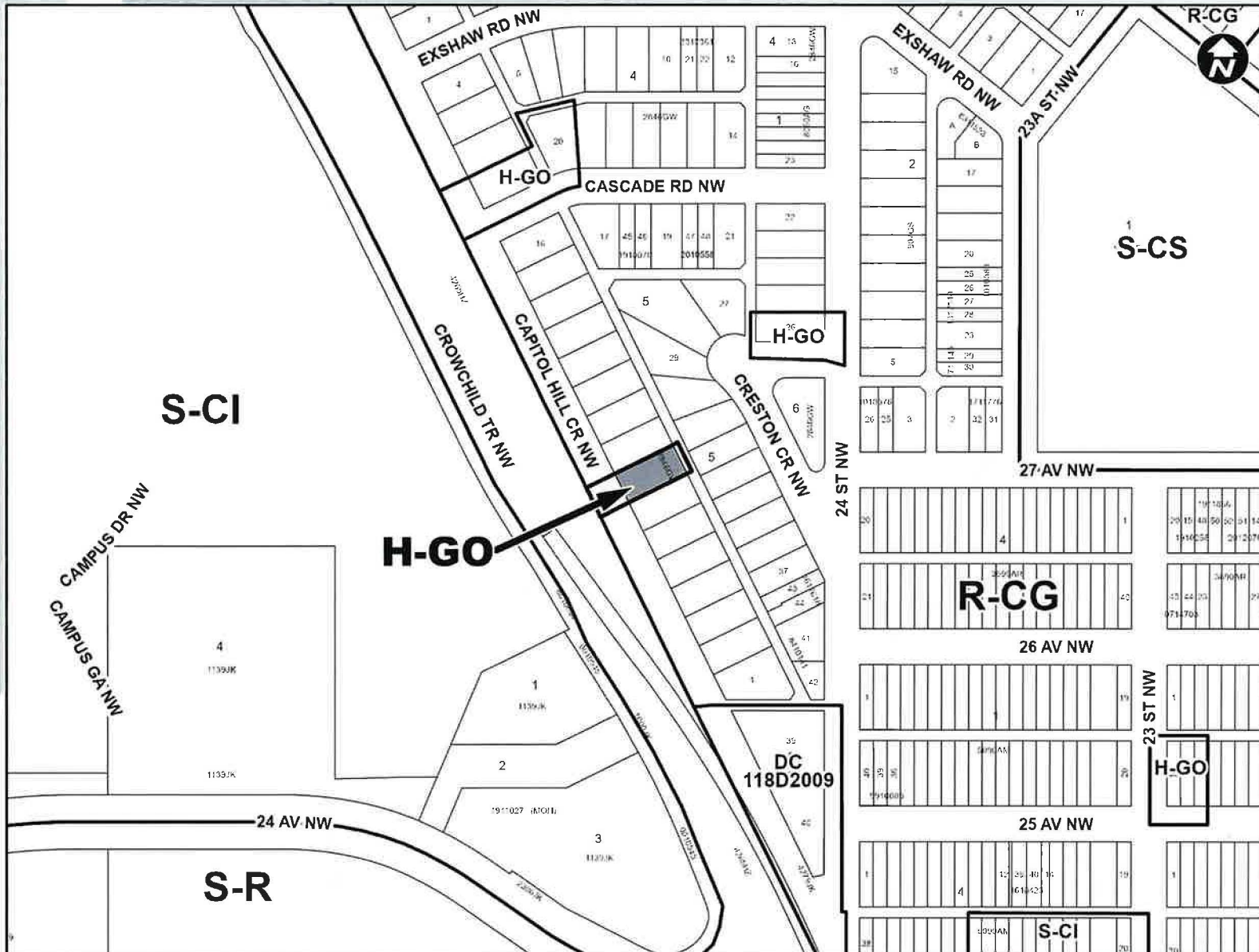
0.07 ha
18m x 37m

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 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:

That Council:

1. 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.

Supplementary Slides



