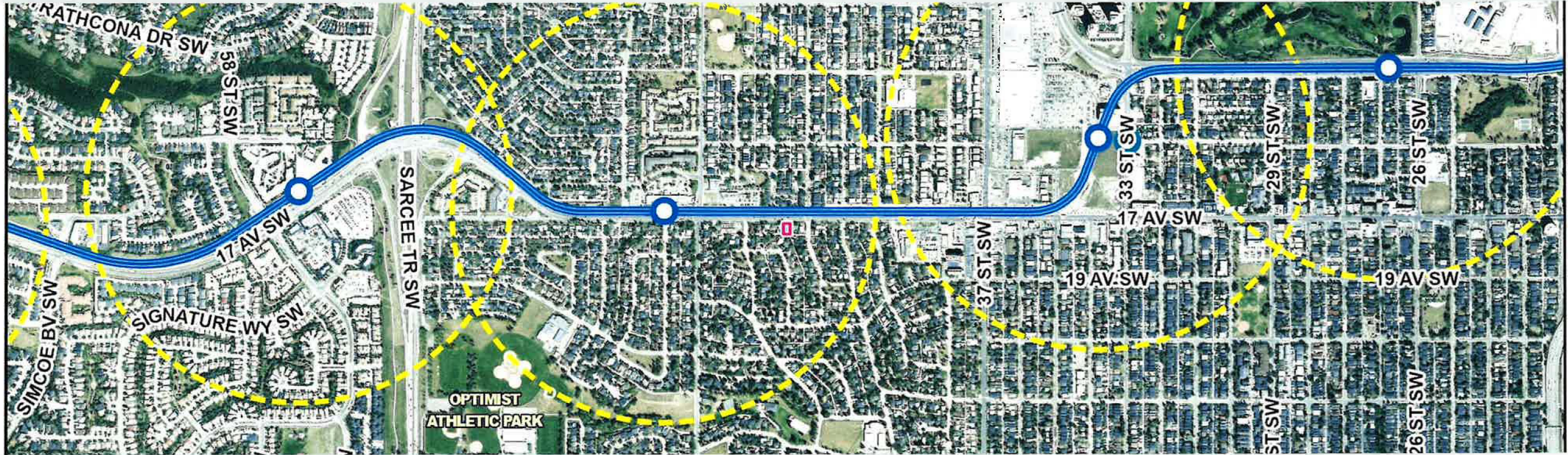




# Public Hearing of Council

## Agenda Item: 7.2.4

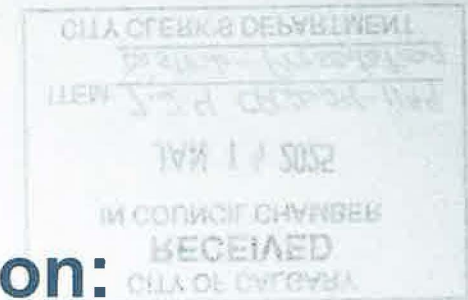


# LOC2024-0214 / CPC2024-1199

## Land Use Amendment

January 14, 2025

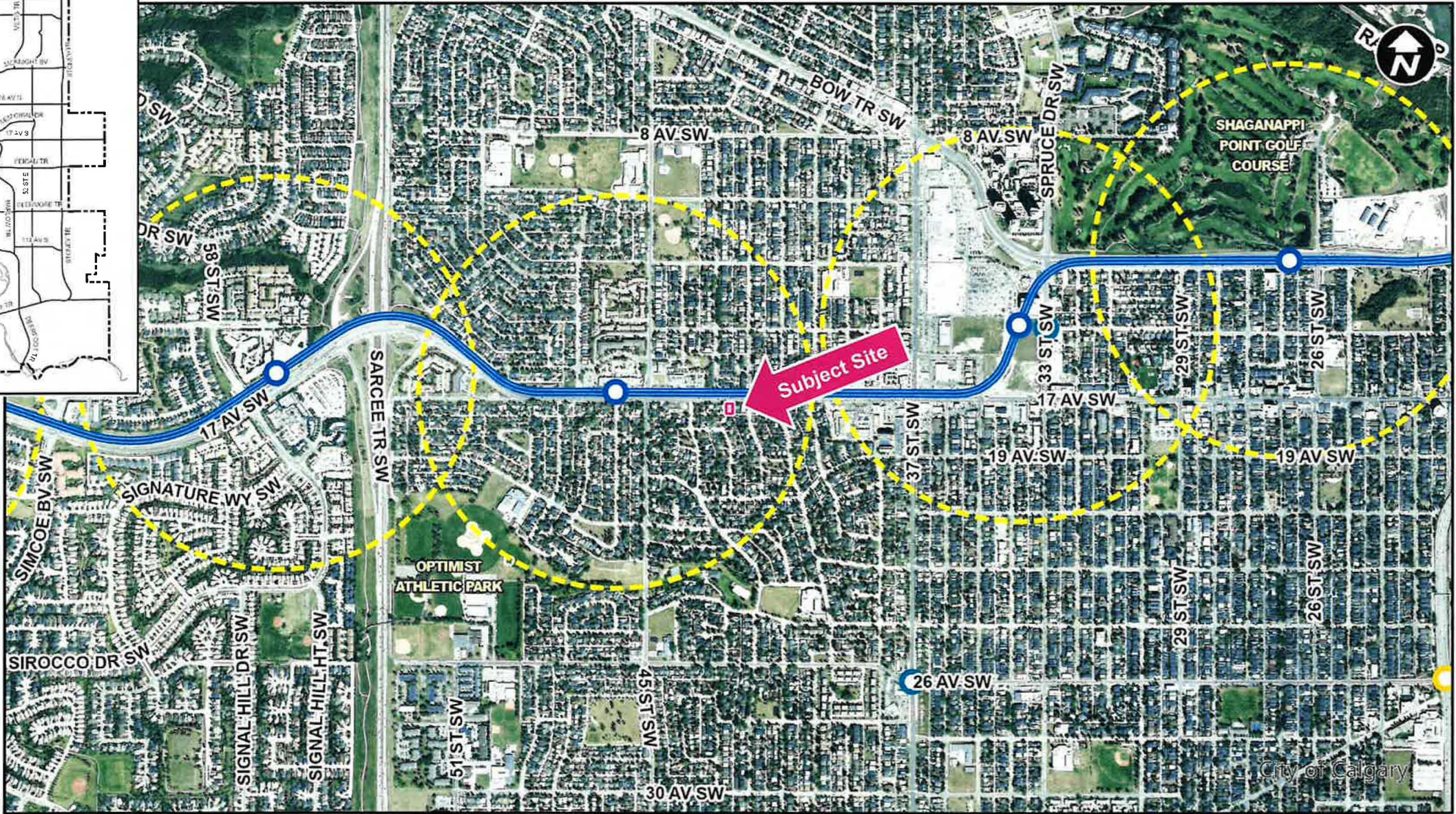
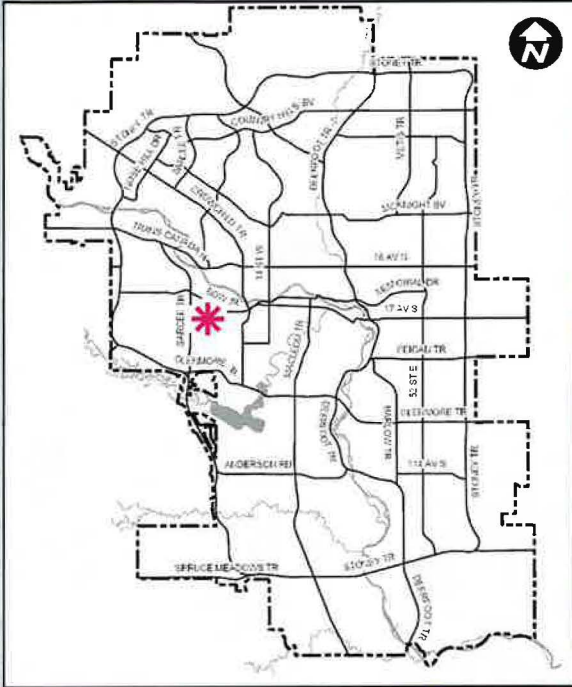
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 14 2025  
ITEM: *7.2.4 CPC2024-1199*  
*Distrib - Presentation*  
CITY CLERK'S DEPARTMENT



## Calgary Planning Commission's Recommendation:

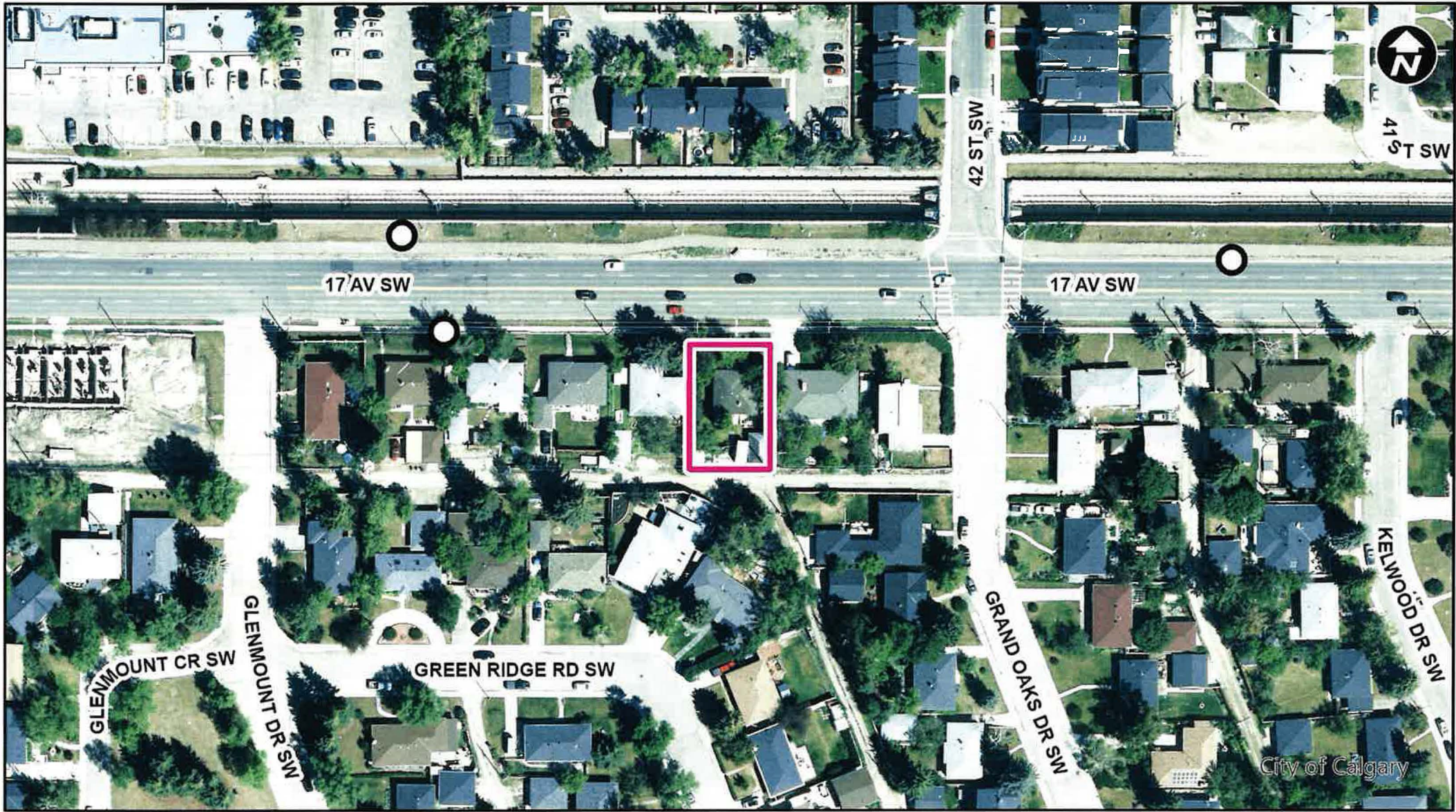
That Council:

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

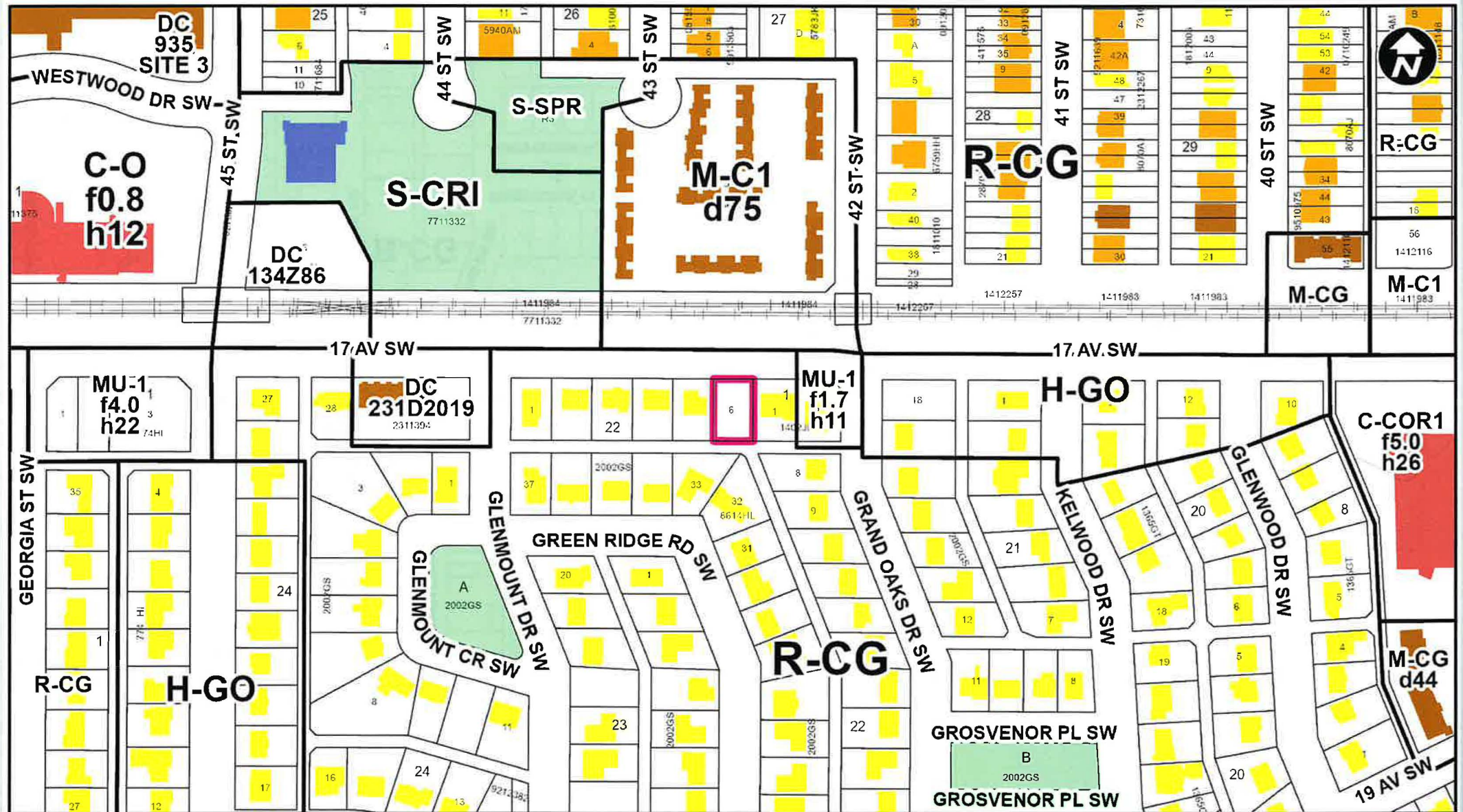
Parcel Size:

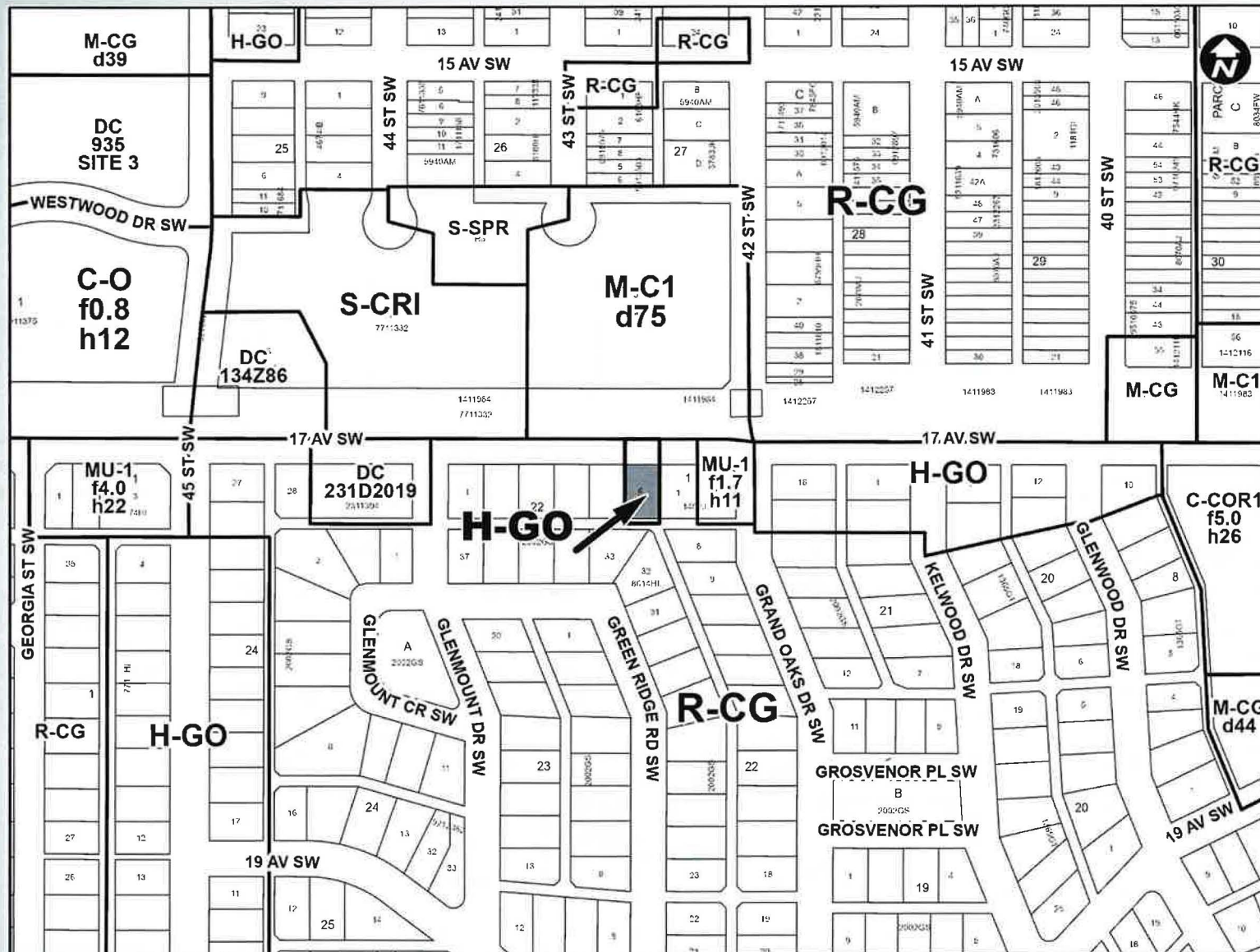
0.06 ha  
19m x 30m

City of Calgary

**LEGEND**

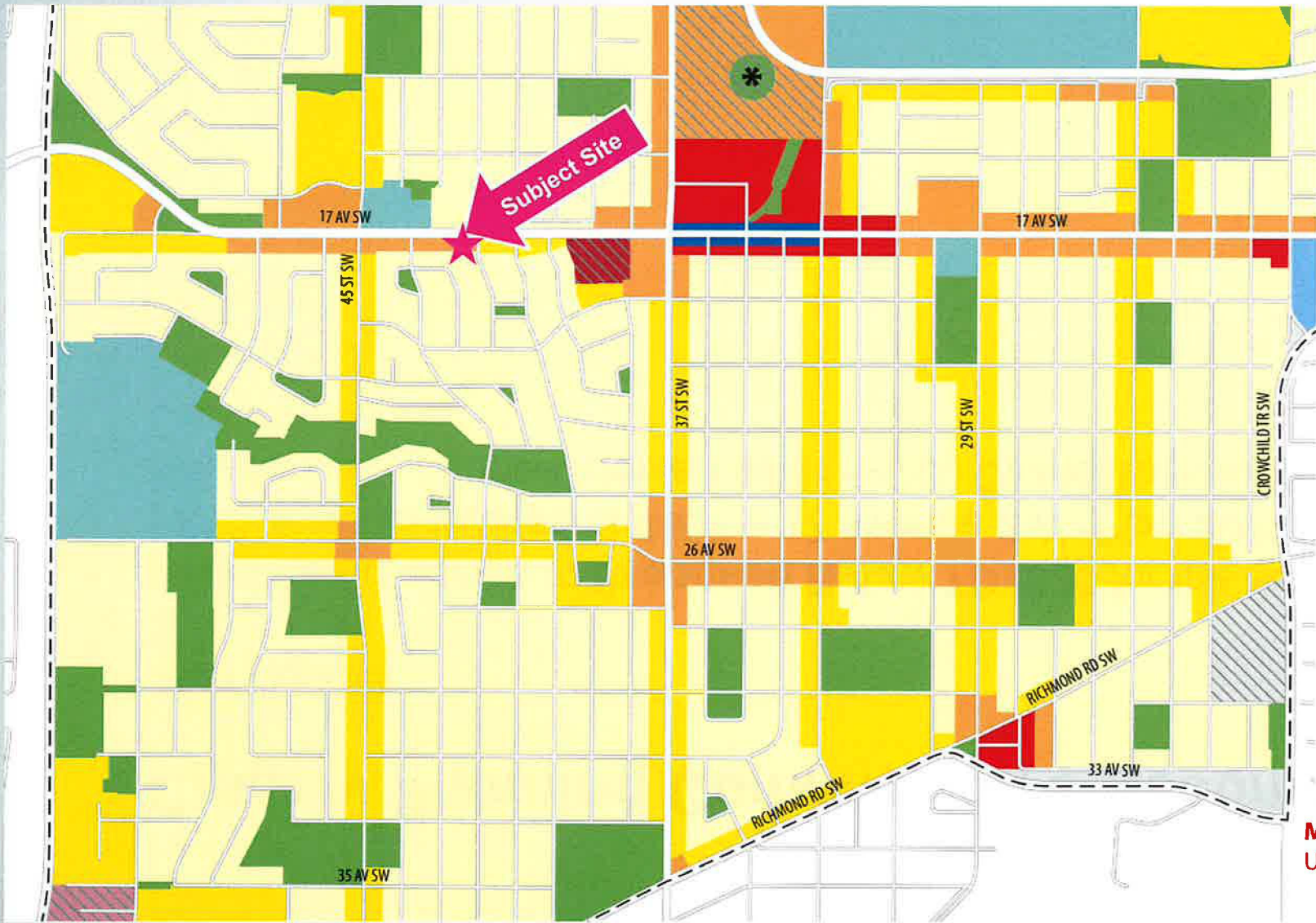
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





## 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		
<b>Urban Form</b>	Neighbourhood Local	Parks and Open Space
Neighbourhood Commercial	Commercial Centre	City Civic and Recreation
Neighbourhood Flex	Commercial Corridor	Regional Campus
Neighbourhood Connector	Natural Areas	No Urban Form Category

## 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.



## Supplementary Slides

# Existing Land Use Map 10

