



# Public Hearing of Council

Agenda Item: 7.2.10



## LOC2024-0194 / CPC2024-1154

### Policy Amendment, Road Closure and Land Use Amendment

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JAN 14 2025  
ITEM: 7.2.10 CPC2024-1154  
Distrib-Presentation 1  
CITY CLERK'S DEPARTMENT

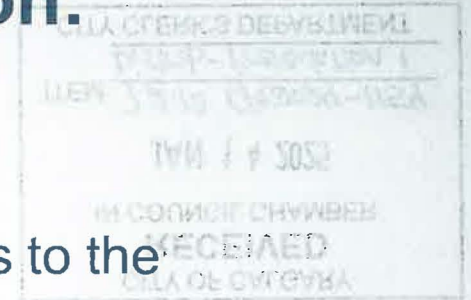
January 14, 2025



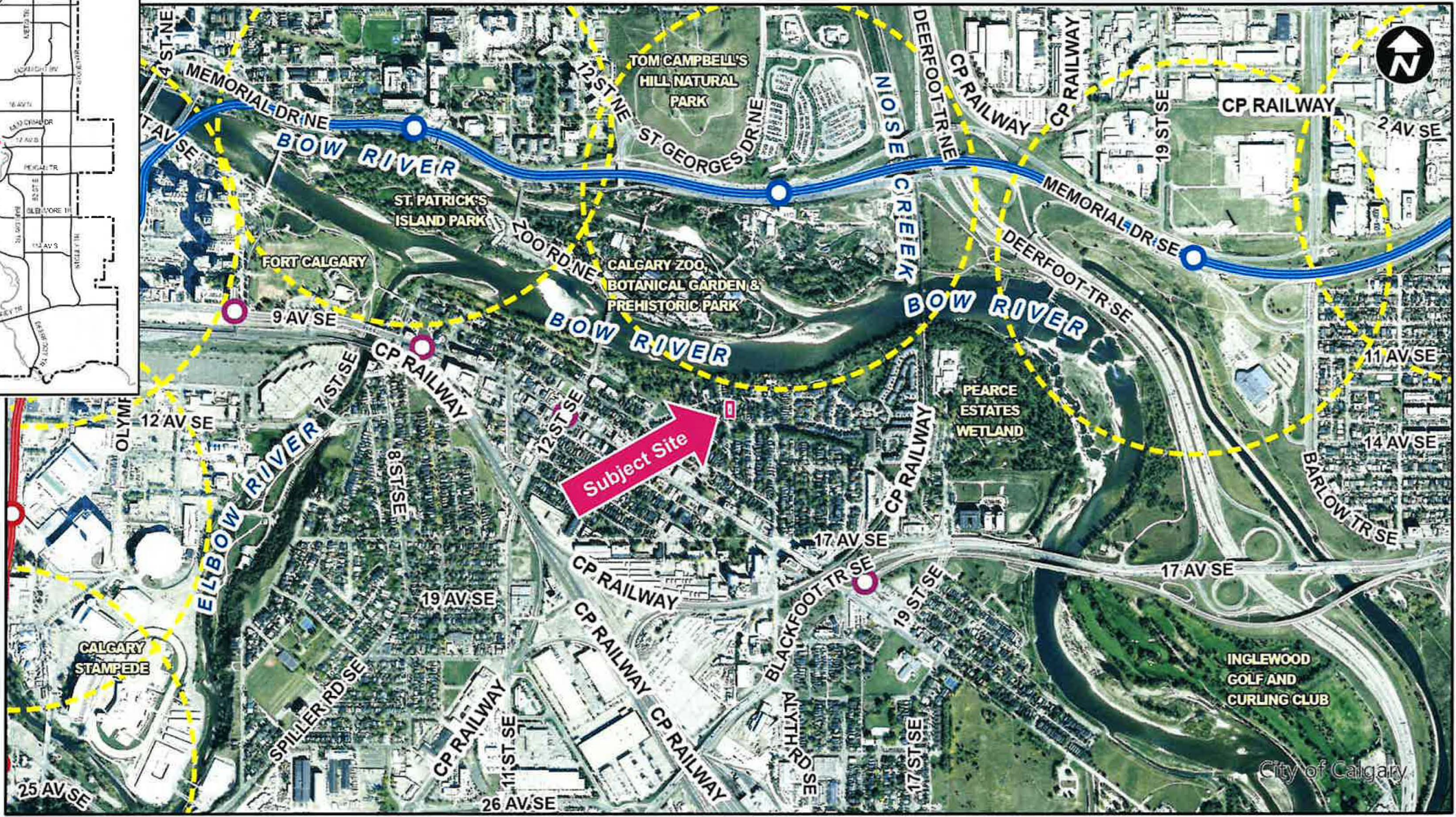
## Calgary Planning Commission's Recommendation:

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.





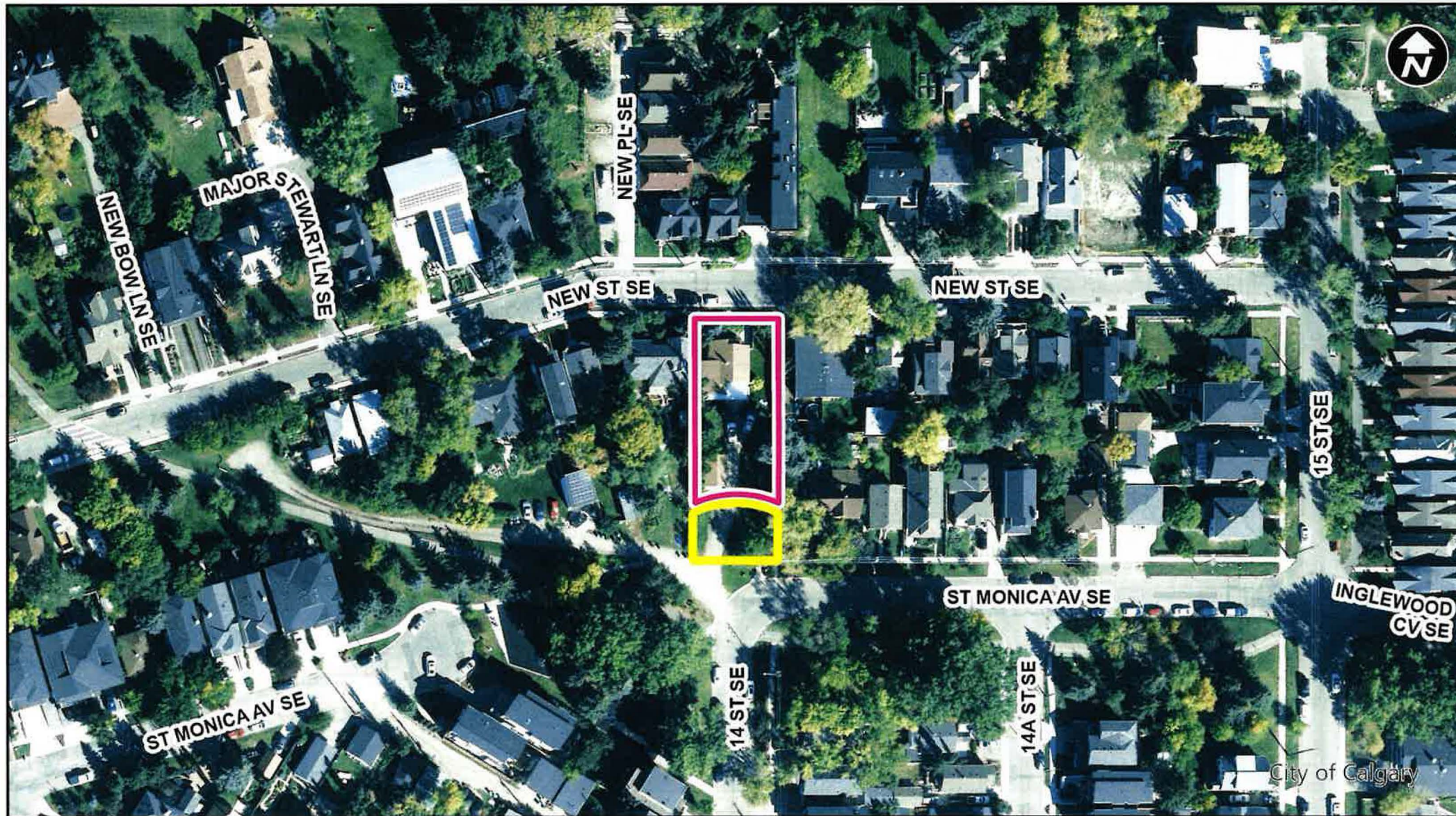


LEGEND

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



# 45 New Street SE – Location Map

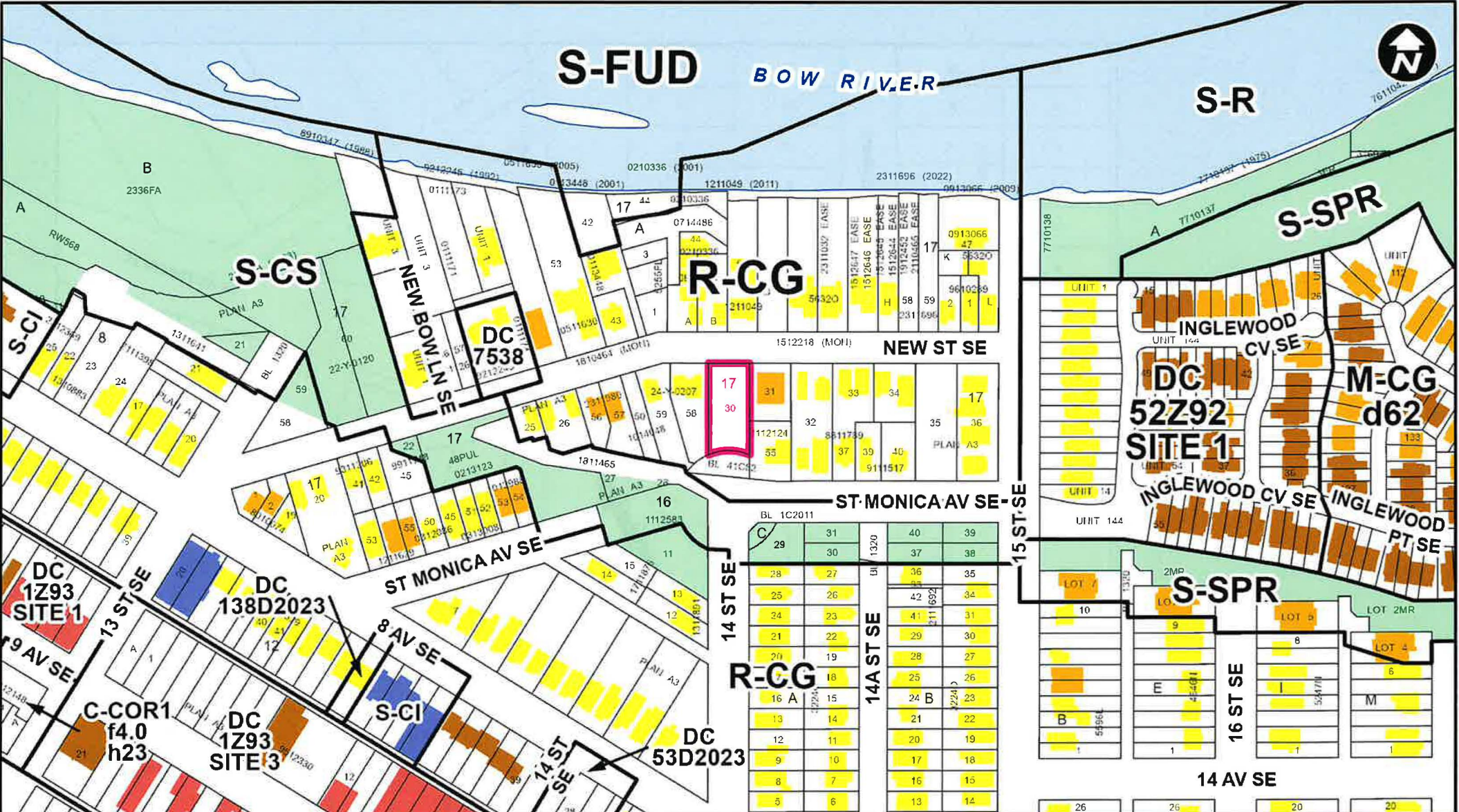


Existing  
Parcel Size:

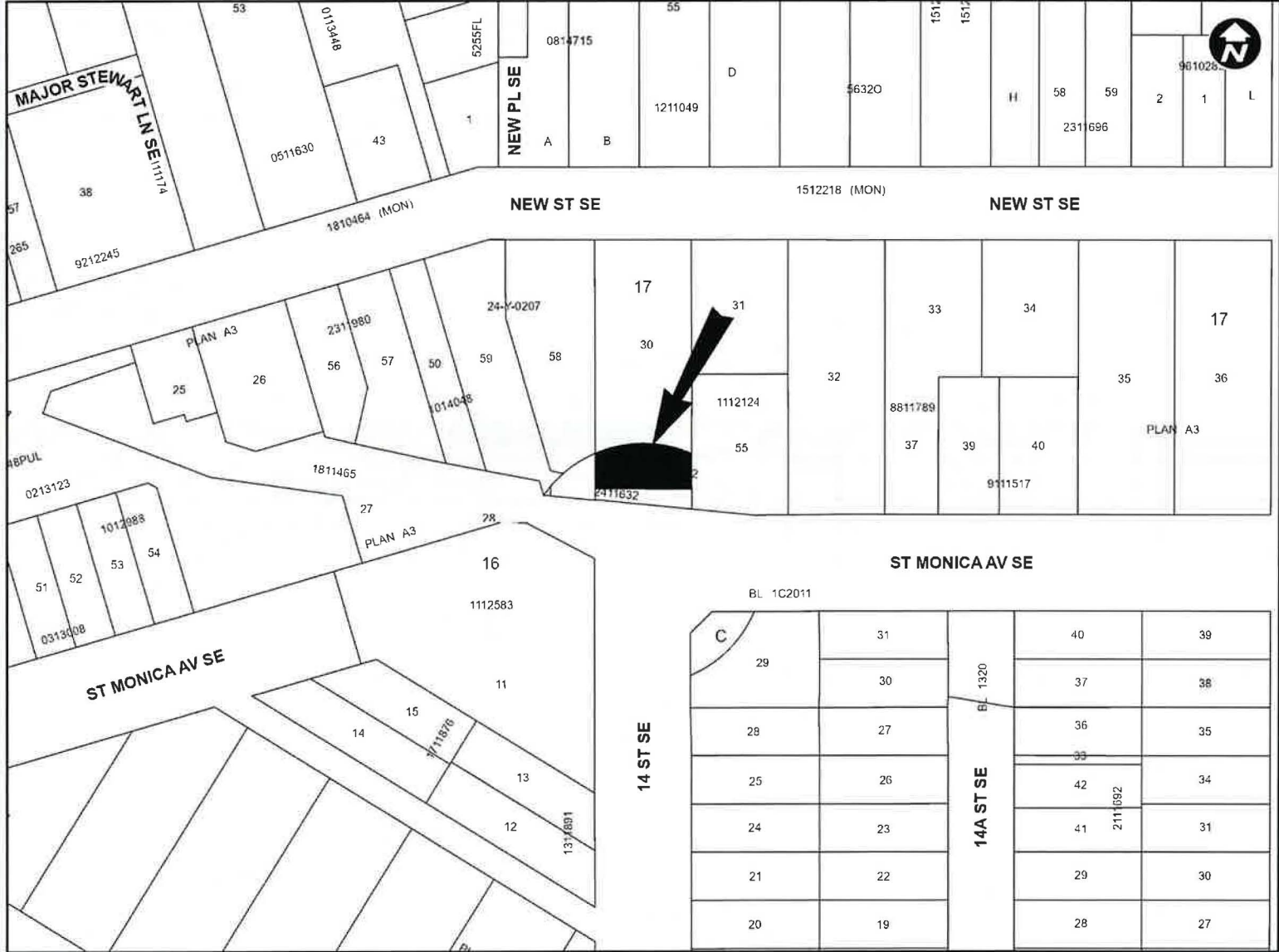
0.09 ha  
~20m x 55m



- 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

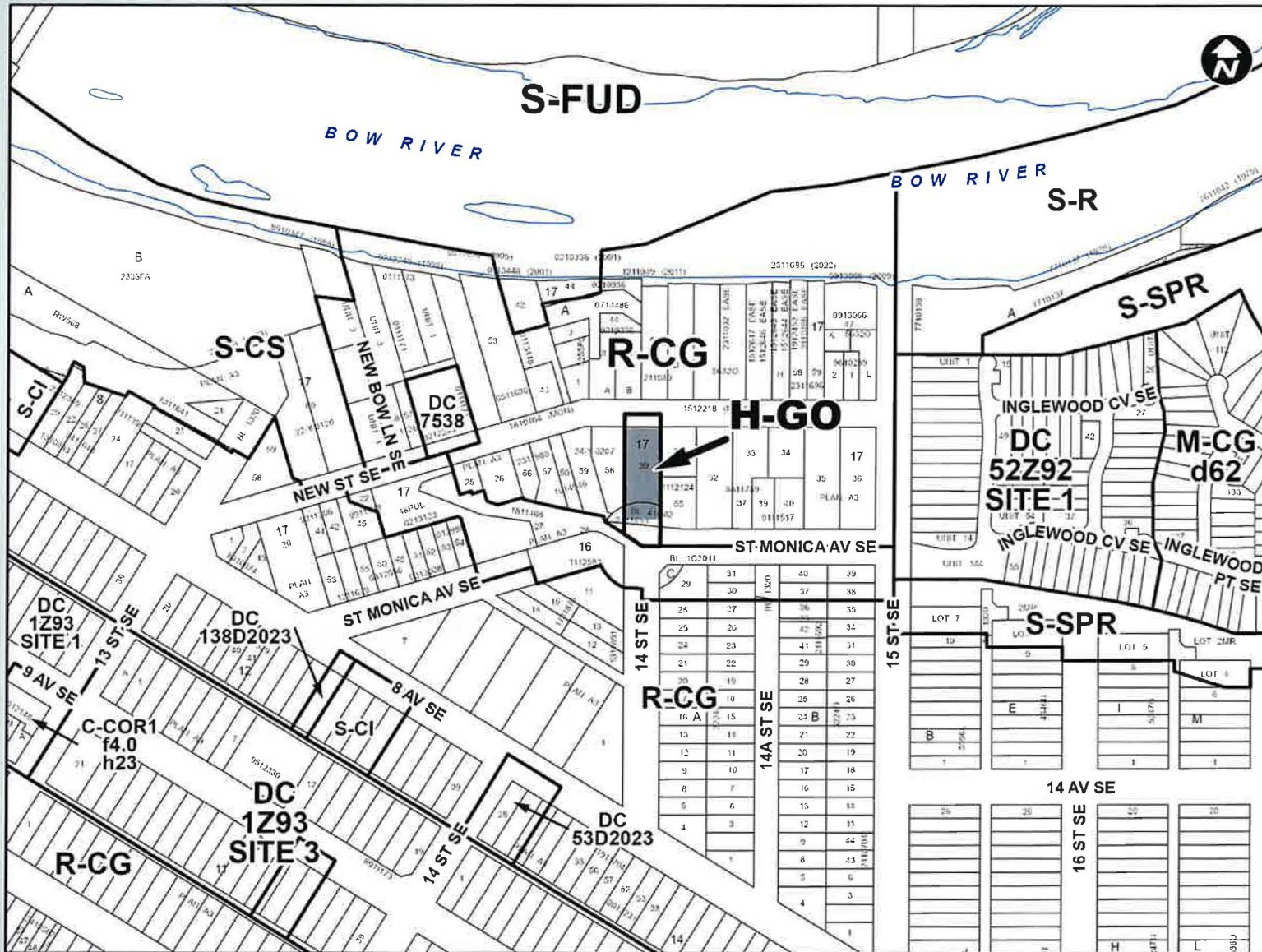








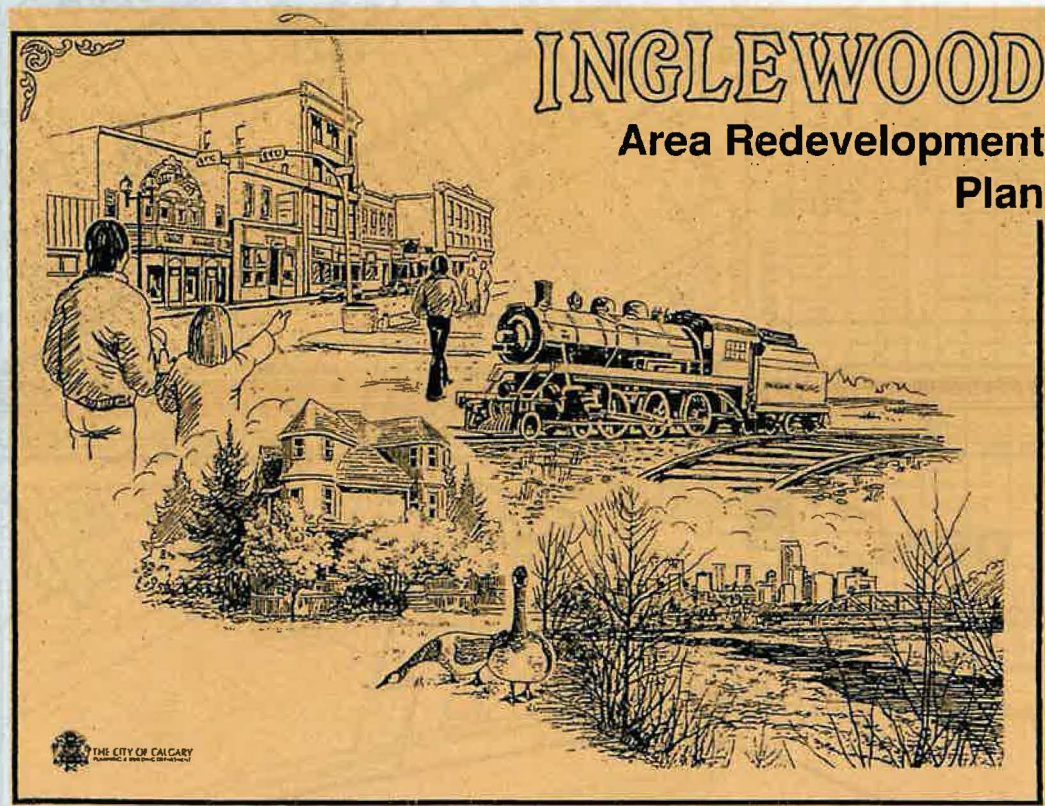
# Proposed Land Use Map 7



## 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



## 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.



## Supplementary Slides





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







# H-GO Site Selection Criteria – Map & Distance Depiction 13

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.**

