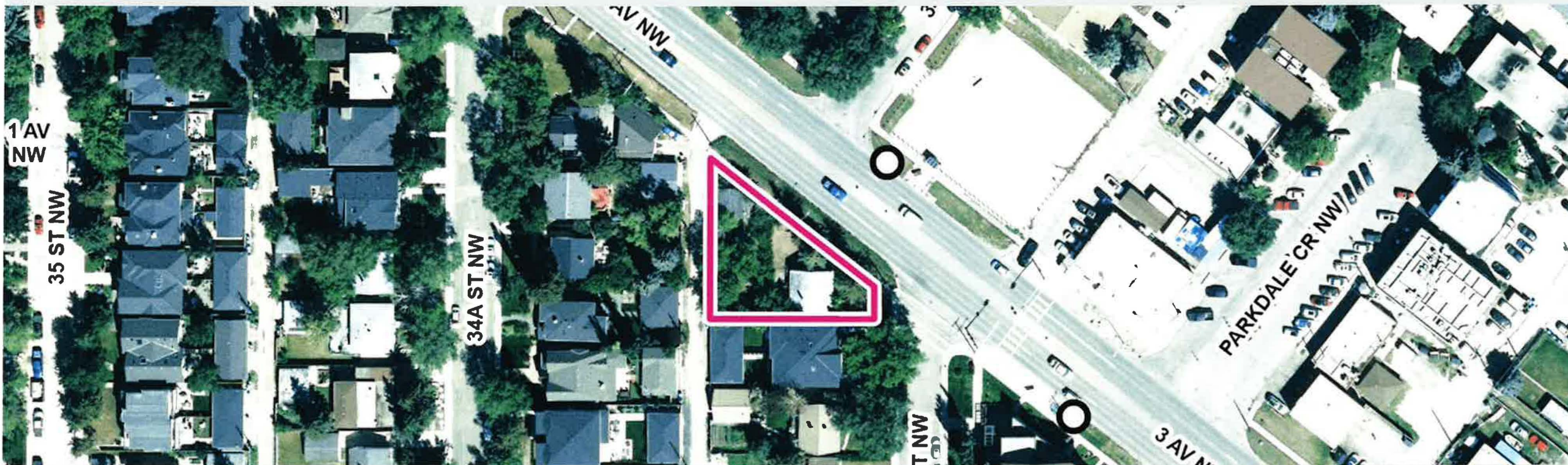


# Public Hearing of Council

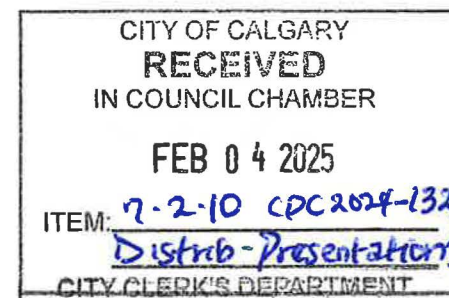
Agenda Item: 7.2.10



**LOC2024-0201 / CPC2024-1321**

**Land Use Amendment**

February 4, 2025



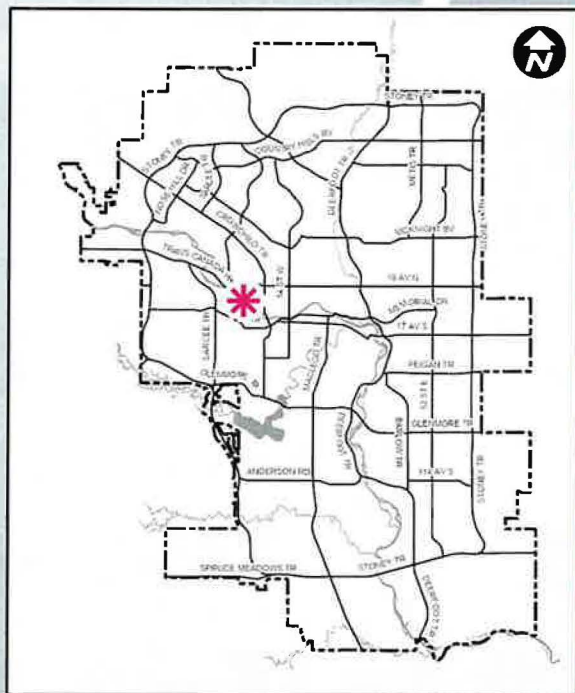


## Calgary Planning Commission's Recommendation:

That Council:

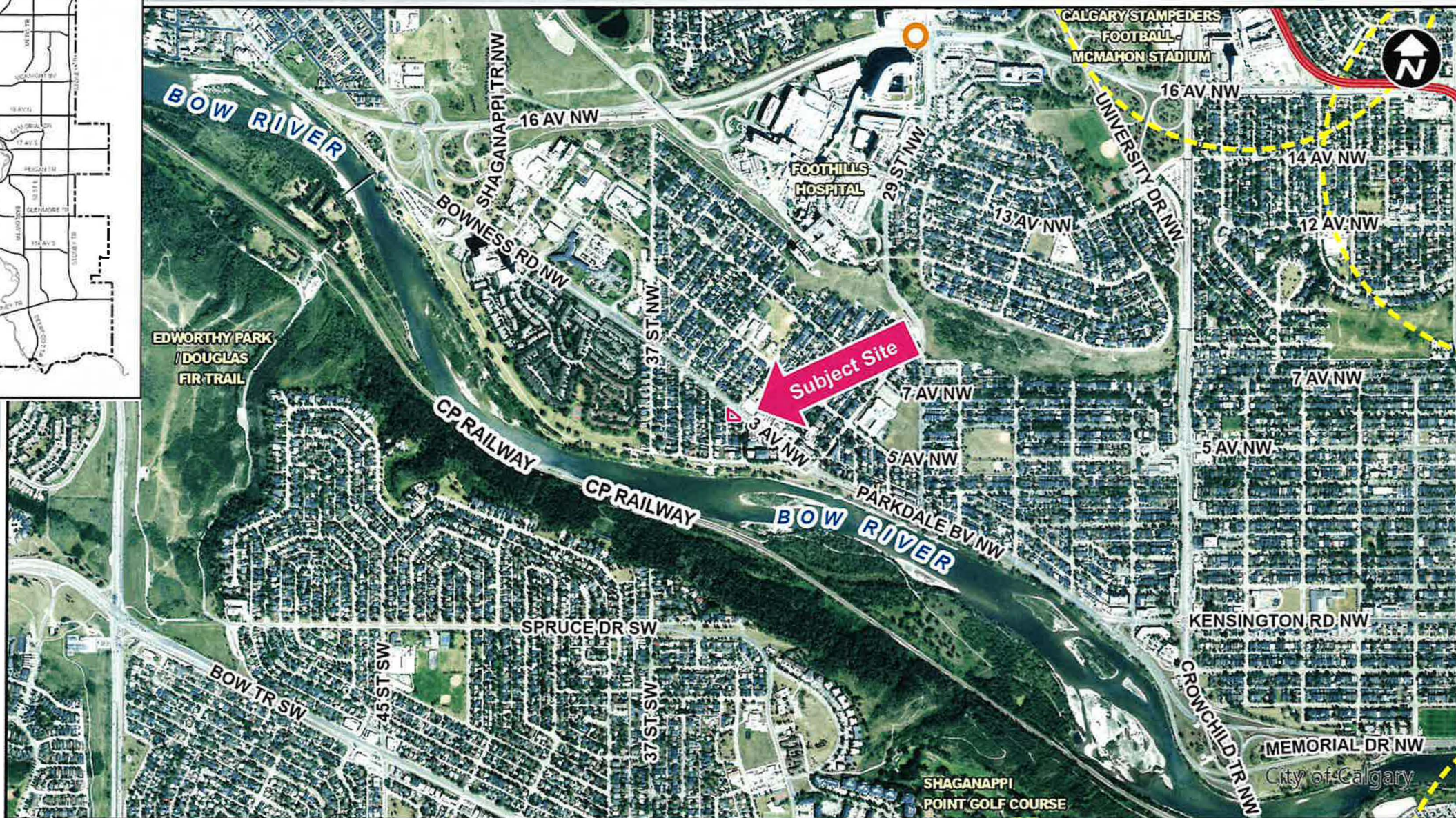
Give three readings to **Proposed Bylaw 31D2025** for the redesignation 0.08 hectares  $\pm$  (0.2 acres  $\pm$ ) located at 3407 – 3 Avenue NW (Plan 2573GE, Block 31, Lot A) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





LEGEND

- 600m buffer from LRT station
- LRT Line
- Red
- Max BRT Stops
- Orange







## LEGEND

○ Bus Stop

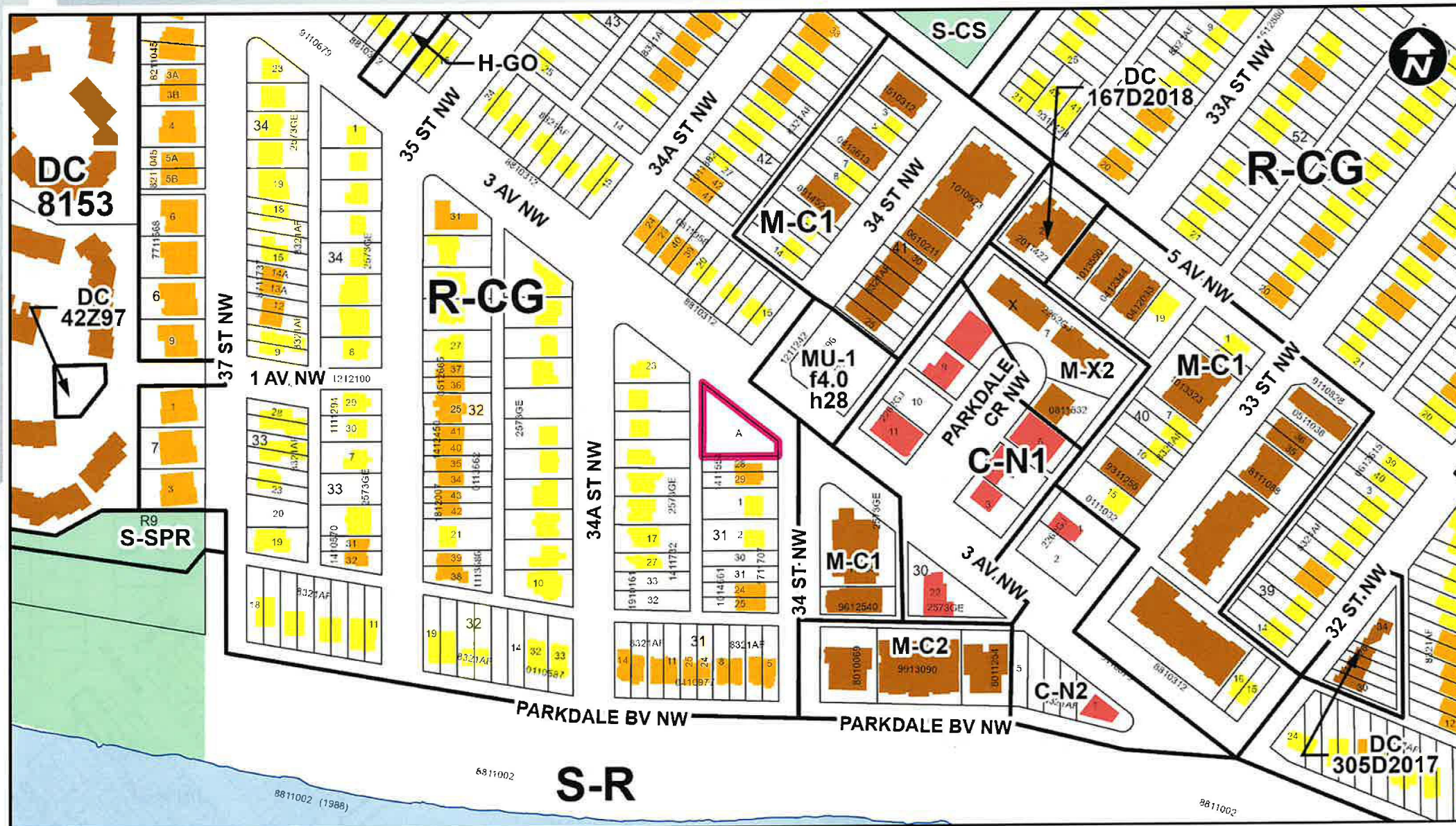
## Parcel Size:

0.08 ha  
 36 m x 36 m  
 (west)  
 36 m x 7m  
 (east)



## LEGEND

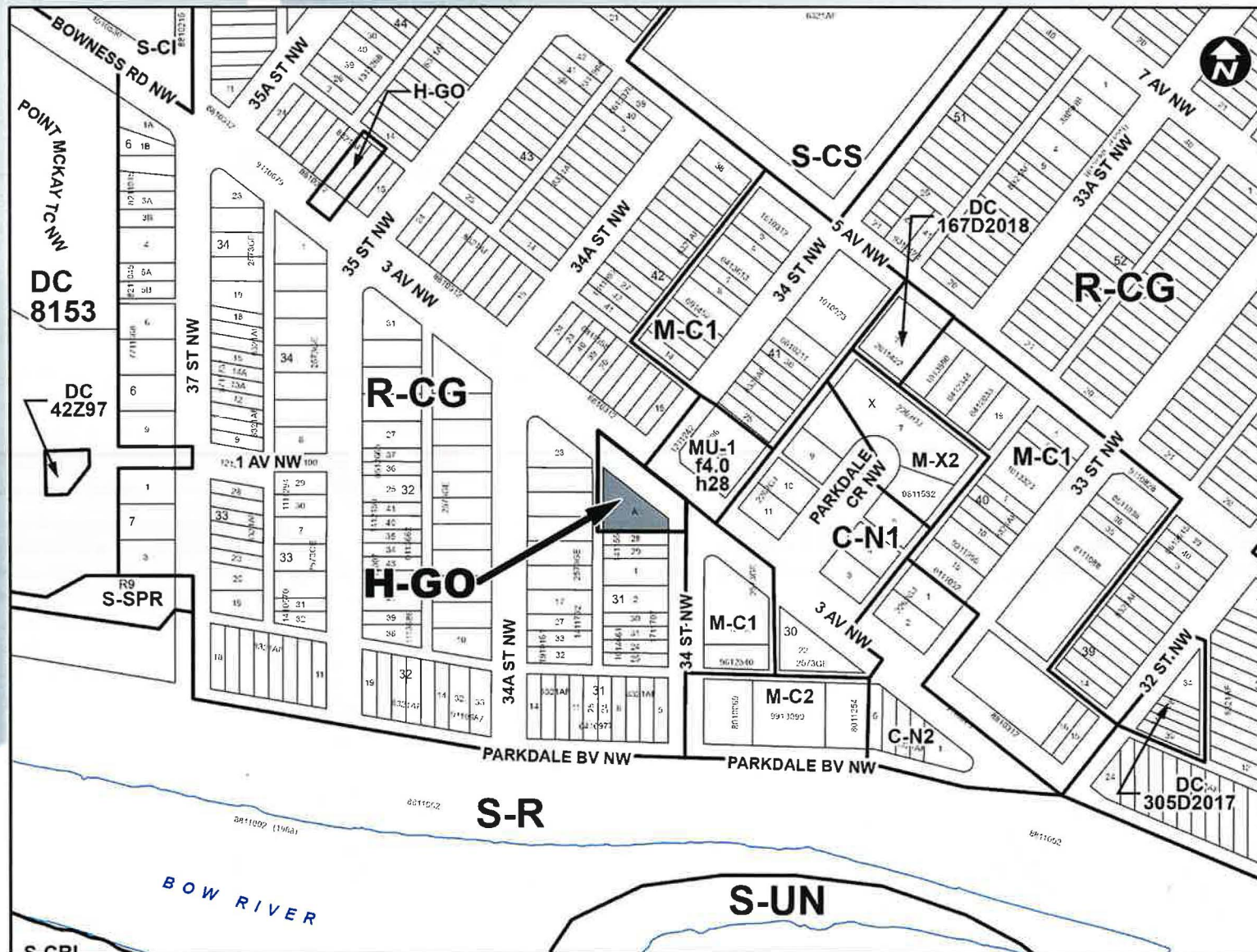
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





# Proposed Land Use Map

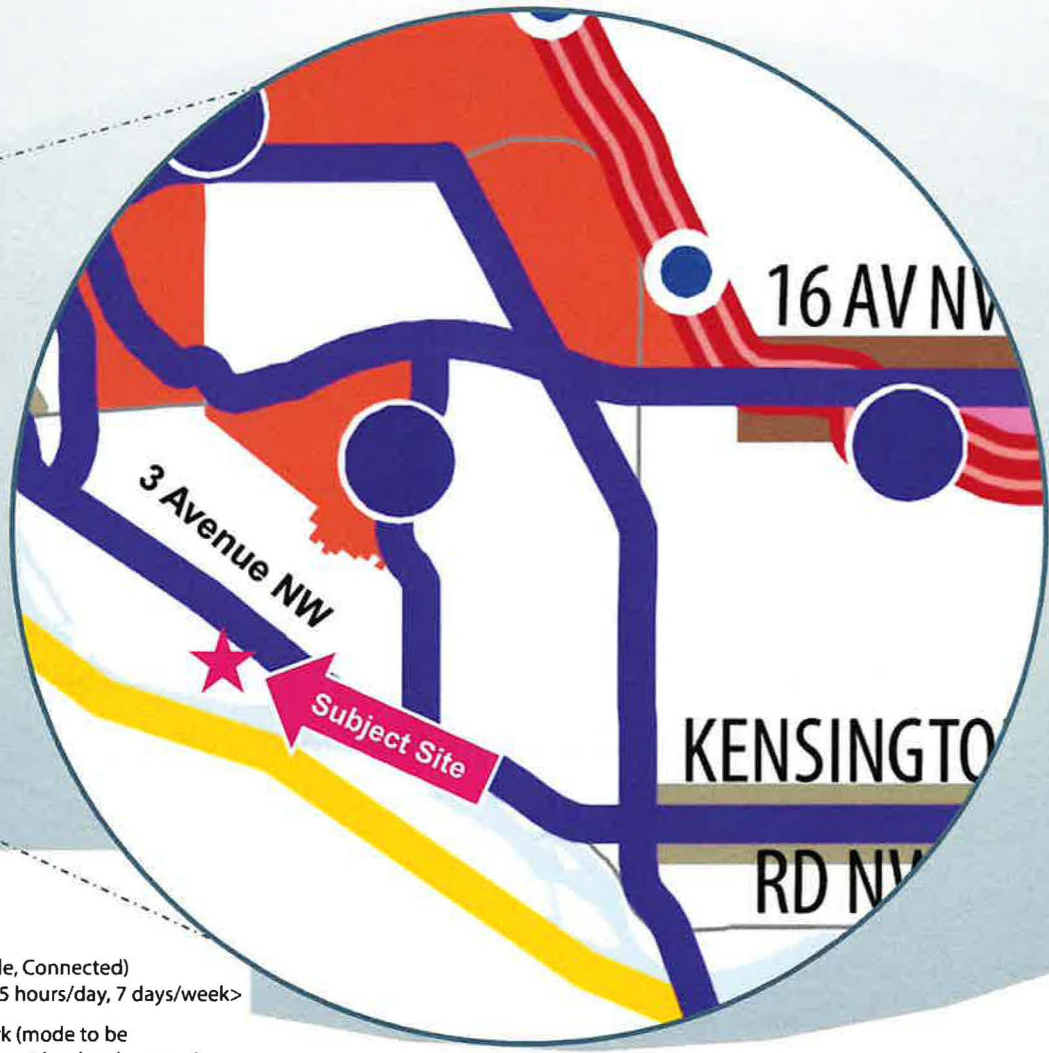
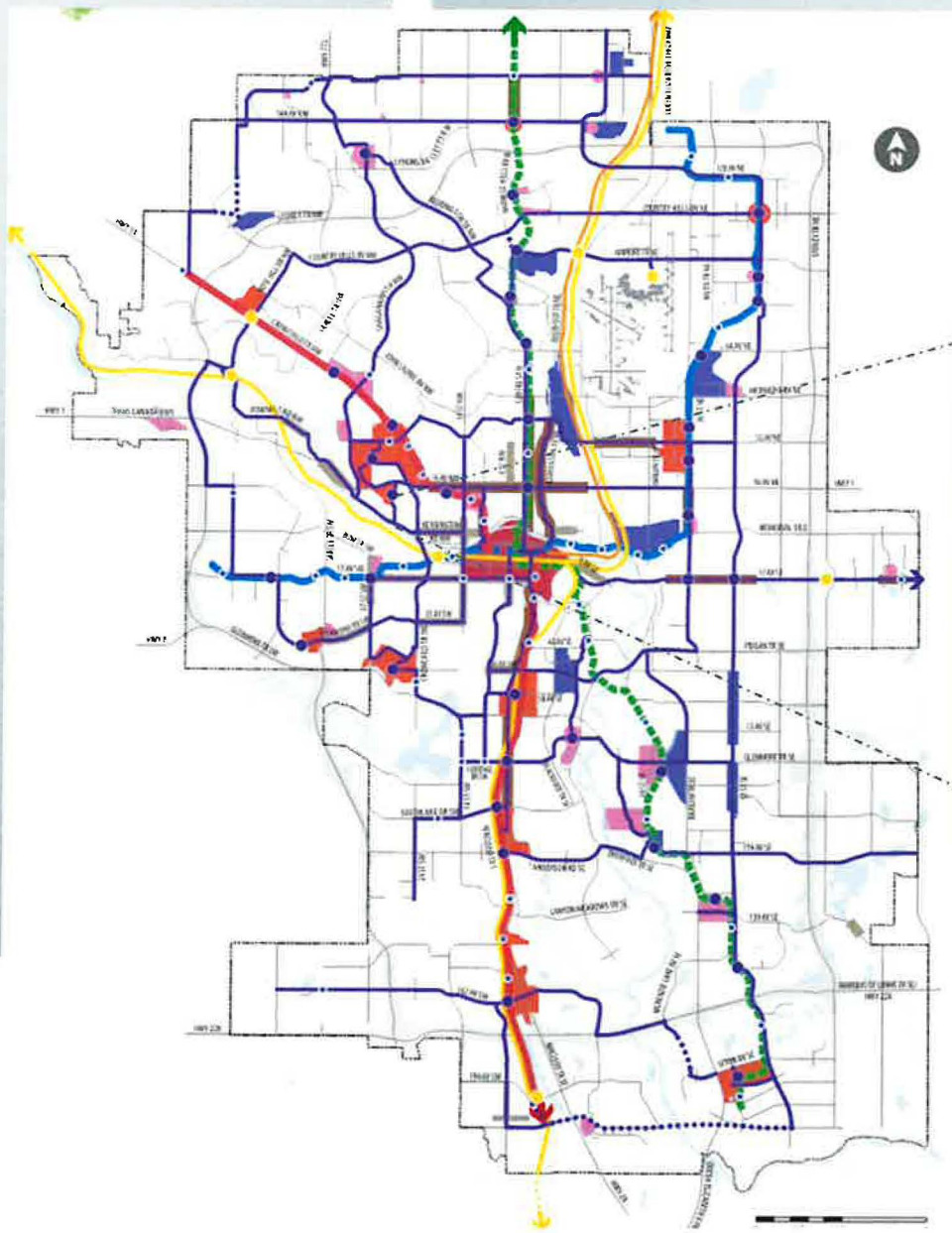
6



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

- Maximum Building Height 12.0 metres
- Maximum floor area ratio (FAR) 1.5
- 0.5 parking stalls per dwelling unit or suite





**Legend**

- Primary Transit Network**  
(Frequent, Fast, Reliable, Connected)  
<10 min. Frequency, 15 hours/day, 7 days/week>
- Primary Transit Network (mode to be determined based on corridor development)
- Primary Transit Network (dependent on supportive land use)



## Calgary Planning Commission's Recommendation:

That Council:

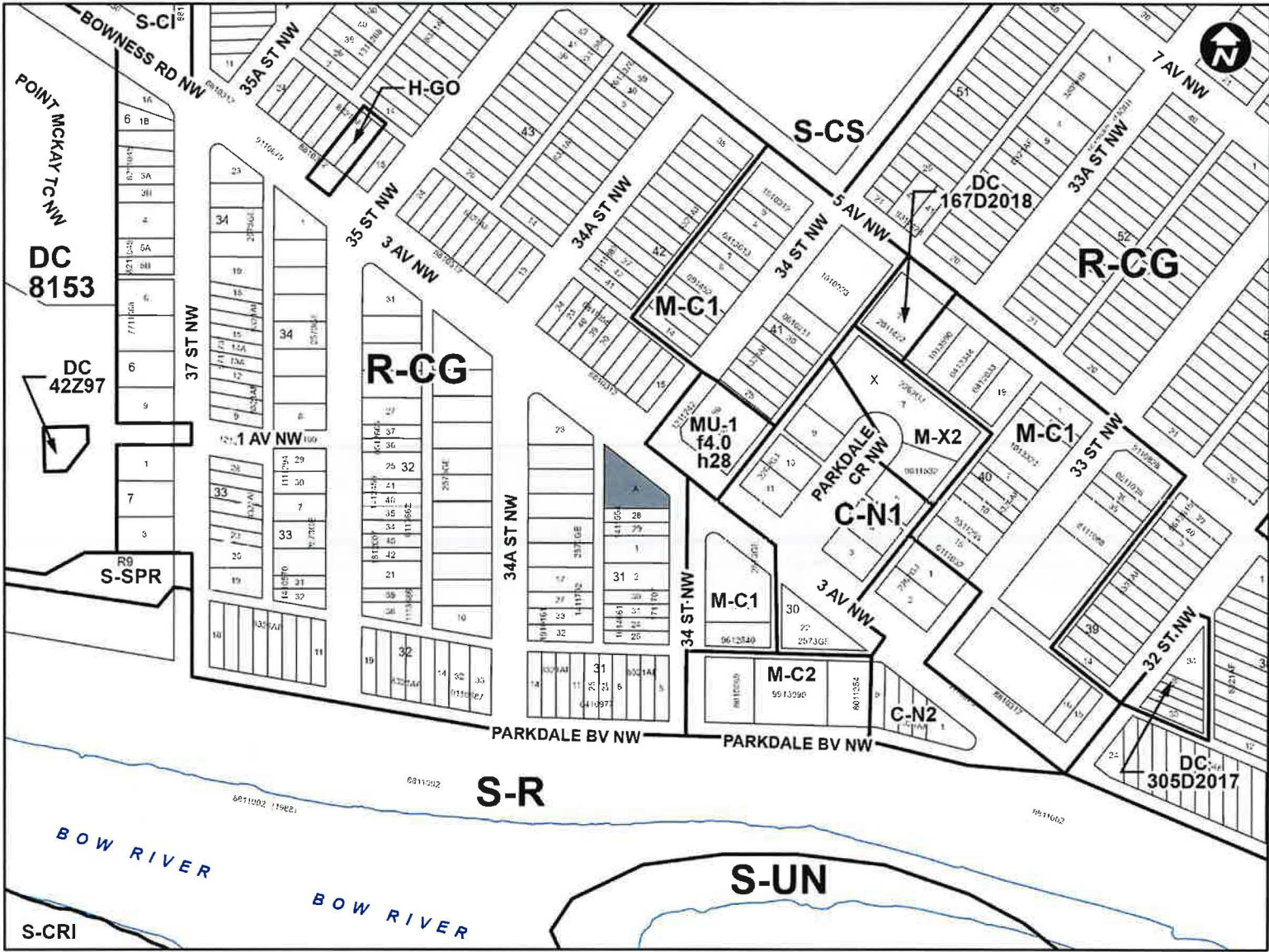
Give three readings to **Proposed Bylaw 31D2025** for the redesignation 0.08 hectares  $\pm$  (0.2 acres  $\pm$ ) located at 3407 – 3 Avenue NW (Plan 2573GE, Block 31, Lot A) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





## Supplementary Slides











### 1386 The Housing – Grade Oriented (H-GO) District:

- a) should only be designated on parcels located within:
- i. 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 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.**