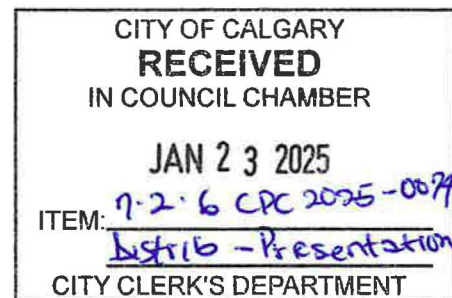




## LOC2024-0223 / CPC2025-0074 Land Use Amendment

2025-01-23



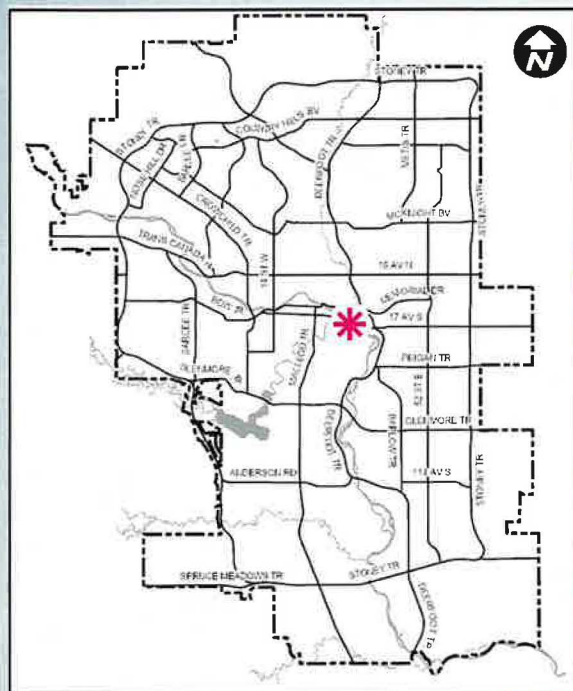


## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 1511 – 8 Avenue SE (Plan A3, Block 14, lot 32 and 33) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





## LEGEND

600m buffer from LRT station

### LRT Stations

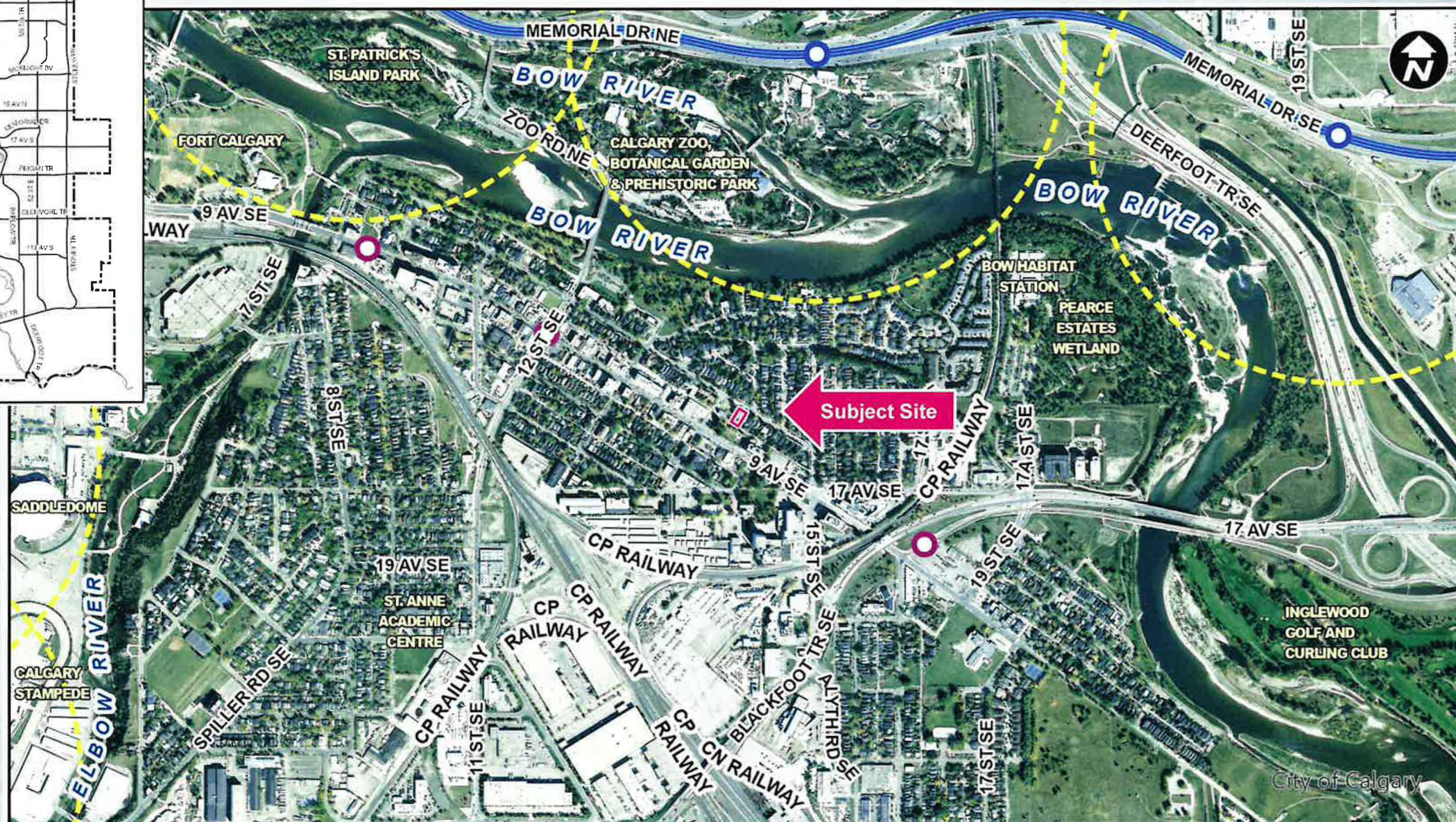
- Blue
- Downtown
- Red
- Green (Future)

### LRT Line

- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
- Purple
- Teal
- Yellow







○ Bus Stop

Parcel Size:

0.08 ha  
21m x 38m









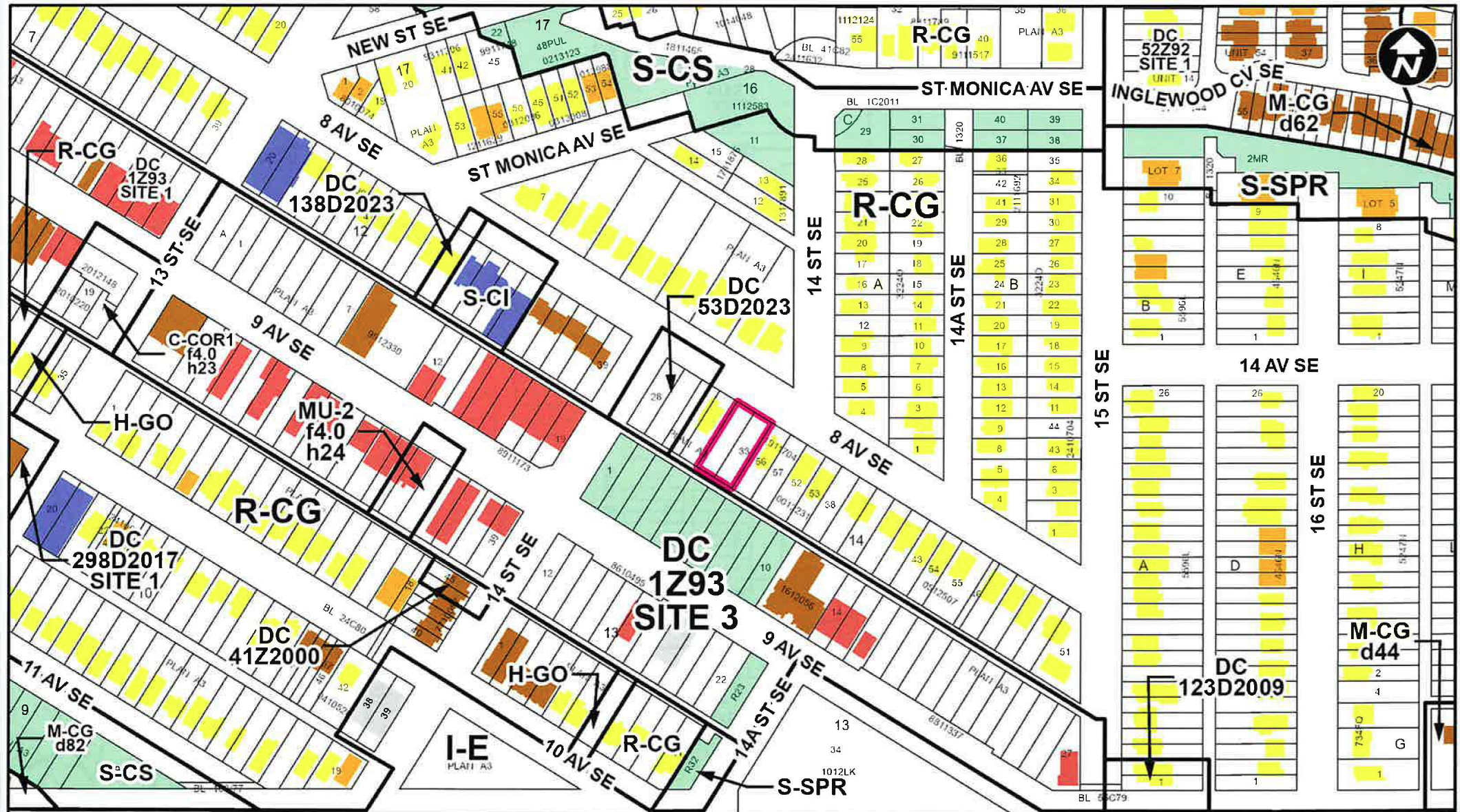


# Surrounding Land Use

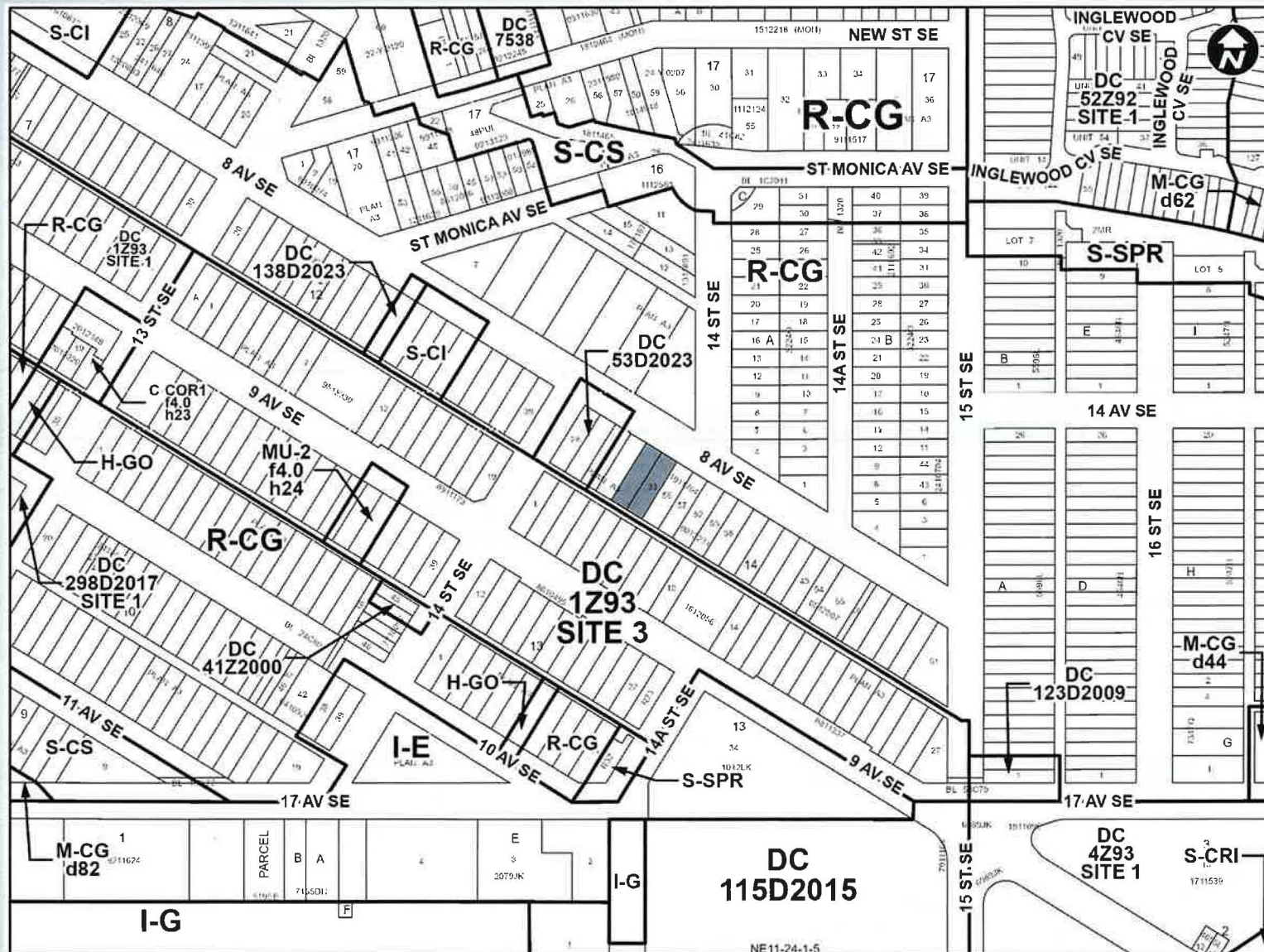
7

## 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





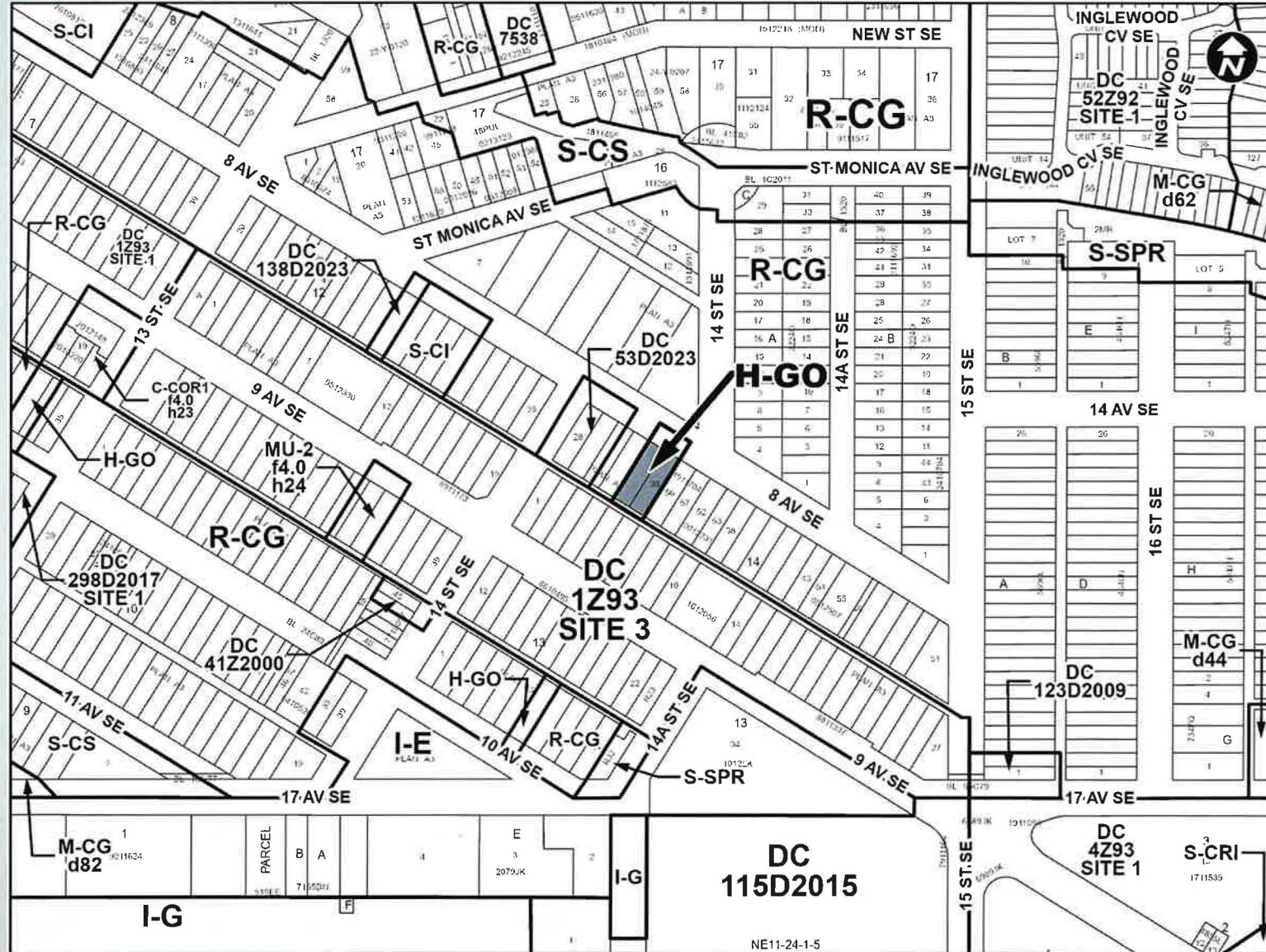


## Residential – Grade-Oriented Infill (R-CG) District:

- maximum building height of 11 metres (approximately 3 storeys)
- maximum density of 75 dwelling units per hectare (uph)
- 0.5 parking stalls per dwelling unit and per secondary suite



# Proposed Land Use Map 9



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

- Maximum building height of 12 metres (approximately 3 storeys)
- Maximum floor area ratio (FAR) of 1.5
- 0.5 parking stalls per dwelling unit and per secondary suite



## H-GO District - Land Use Bylaw 1P2007

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

(d) 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
- (i) 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.



## RECOMMENDATION:

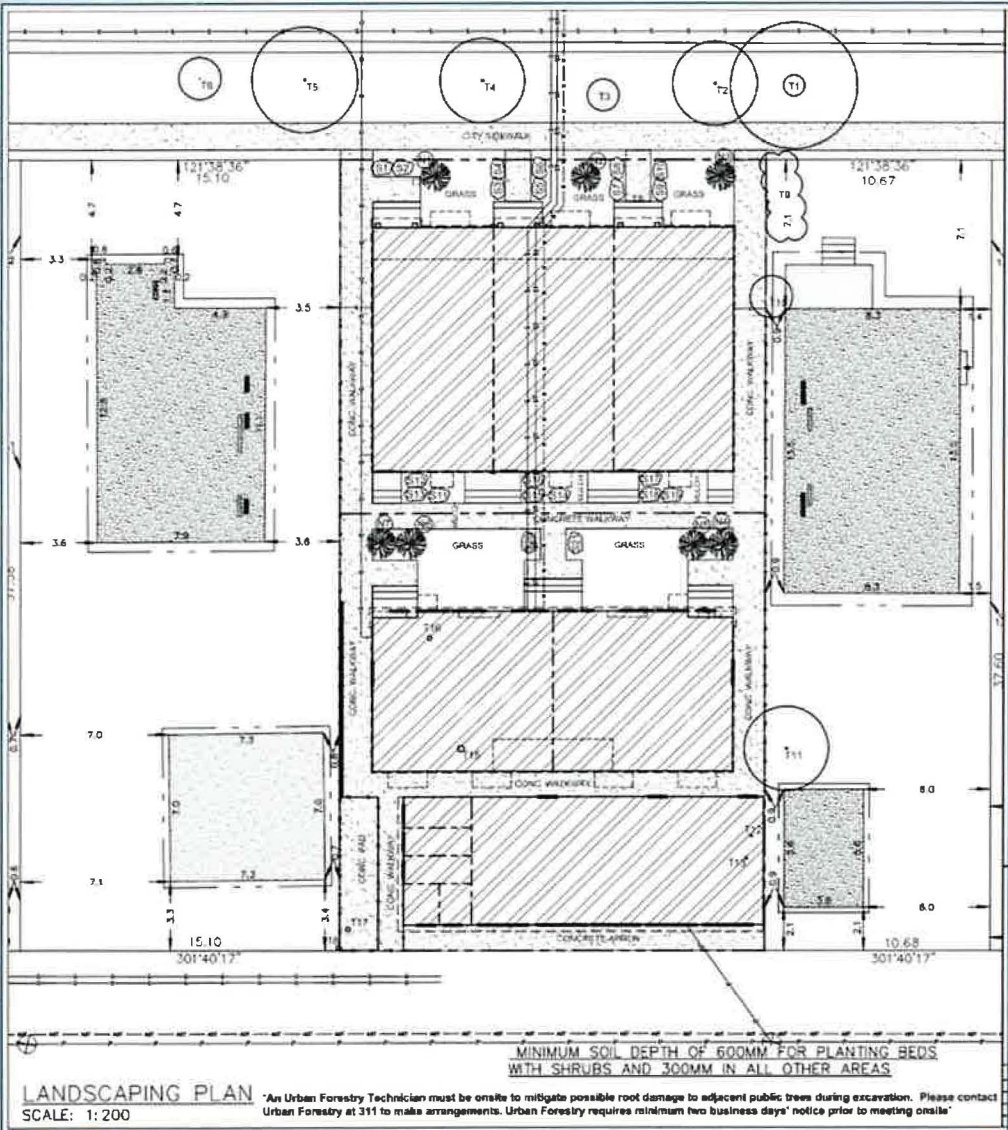
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.08 hectares  $\pm$  (0.19 acres  $\pm$ ) located at 1511 – 8 Avenue SE (Plan A3, Block 14, lot 32 and 33) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.



## Supplementary Slides





For information only