



Public Hearing of Council

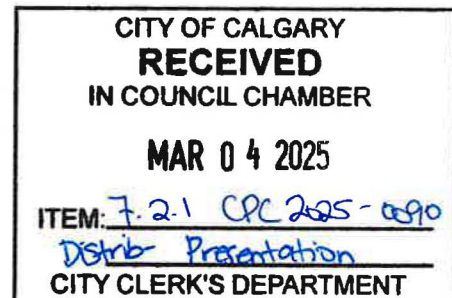
Agenda Item: 7.2.1



LOC2024-0187 / CPC2025-0090

Land Use Amendment

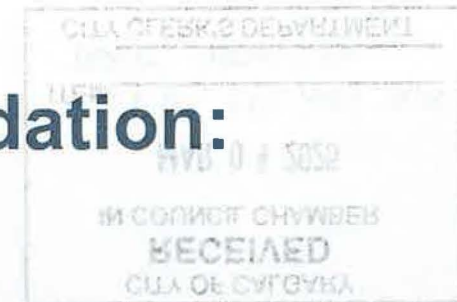
March 4, 2025

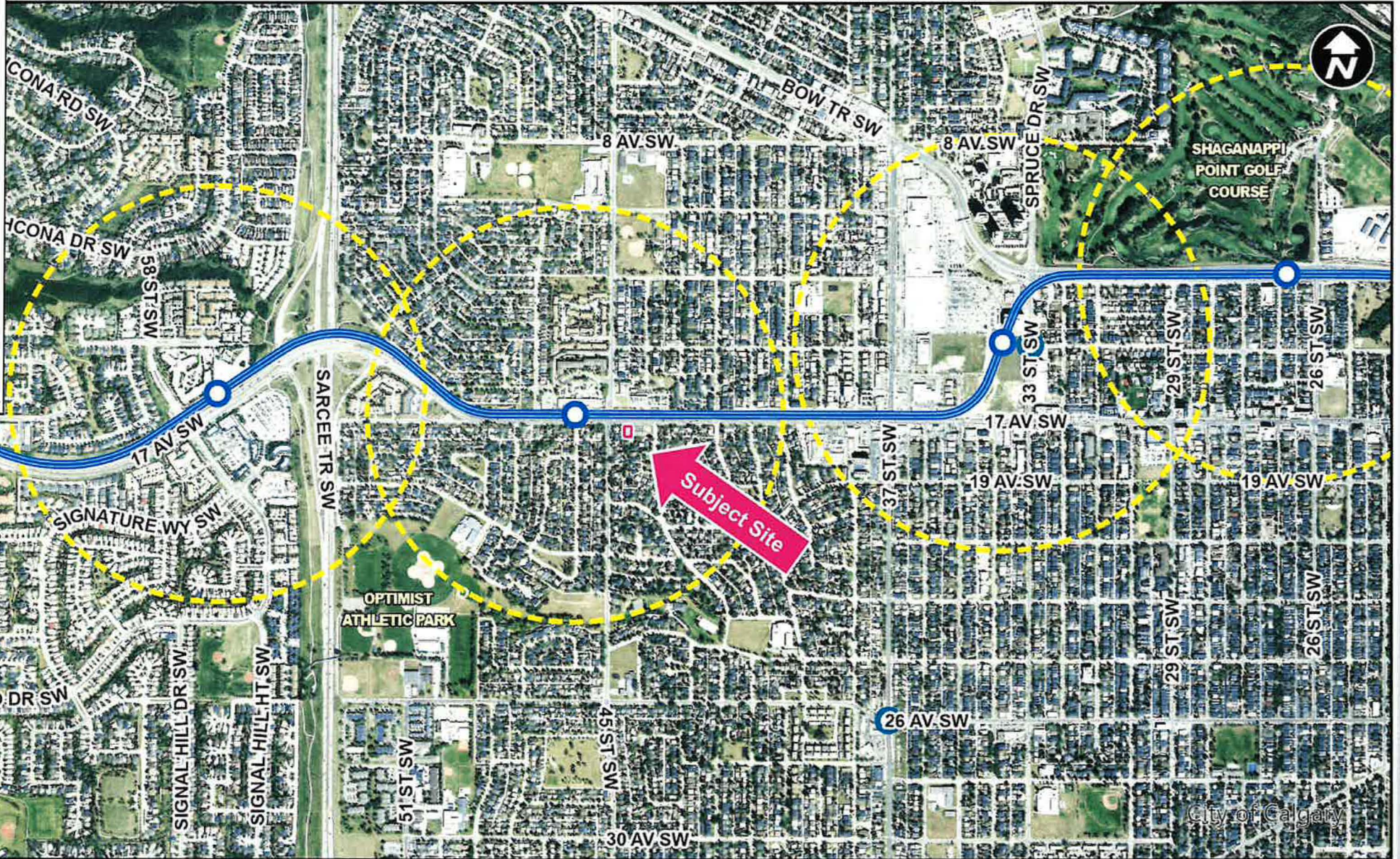


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 40D2025** for the redesignation of 0.06 hectares $\pm$ (0.15 acres $\pm$) located at 4515 – 17 Avenue SW (Plan 2002GS, Block 24, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





LEGEND

600m buffer from LRT station

LRT Stations

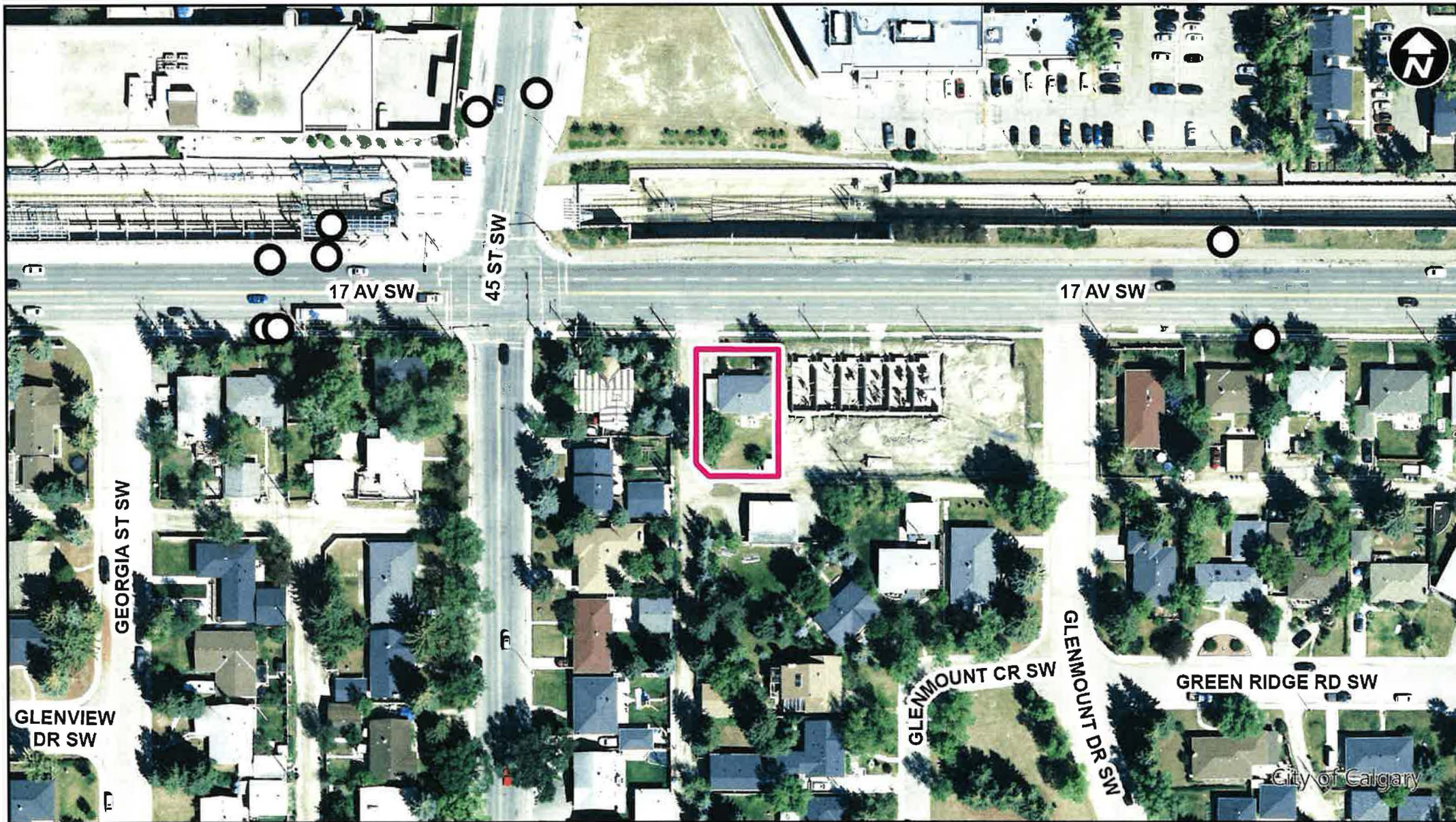
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

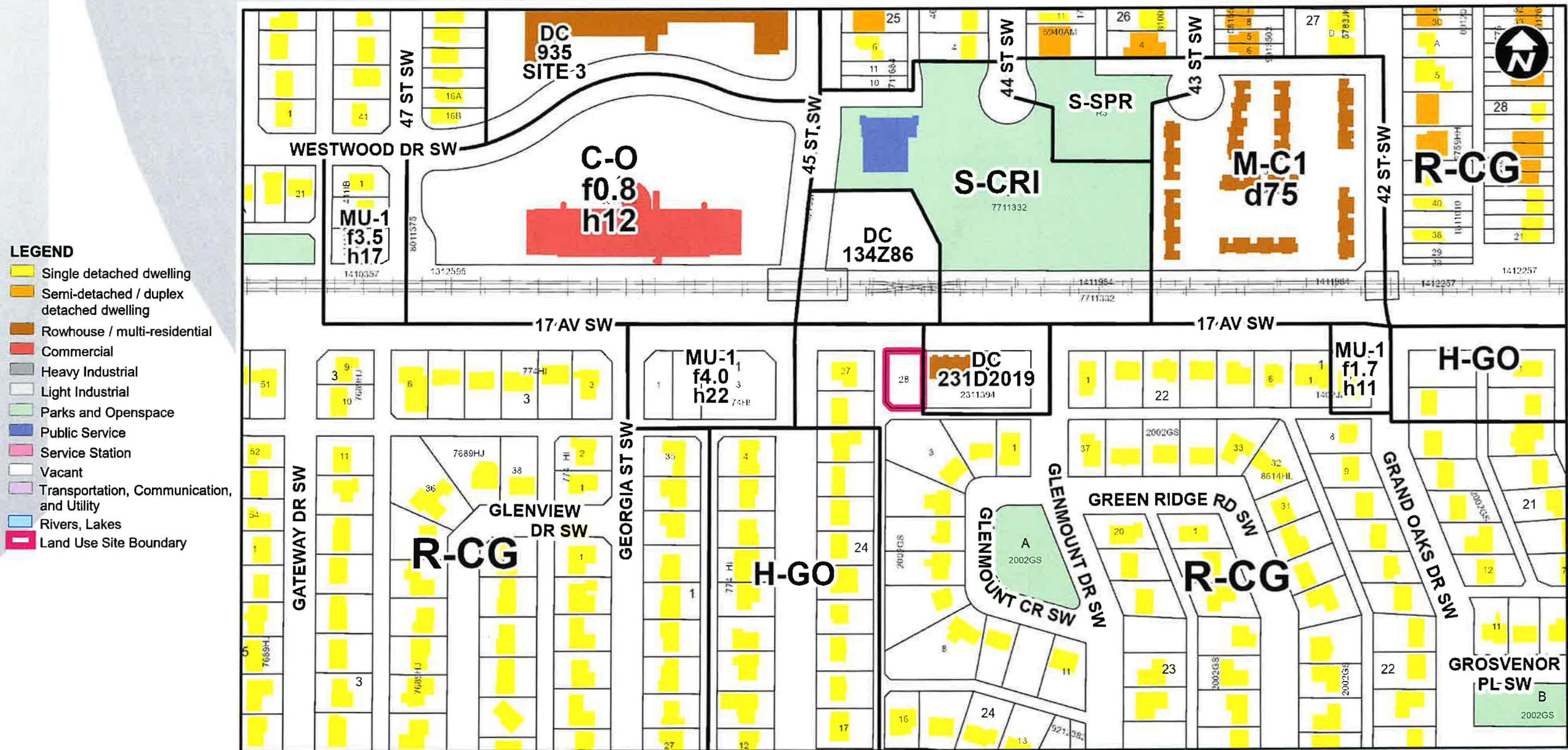


LEGEND

- 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

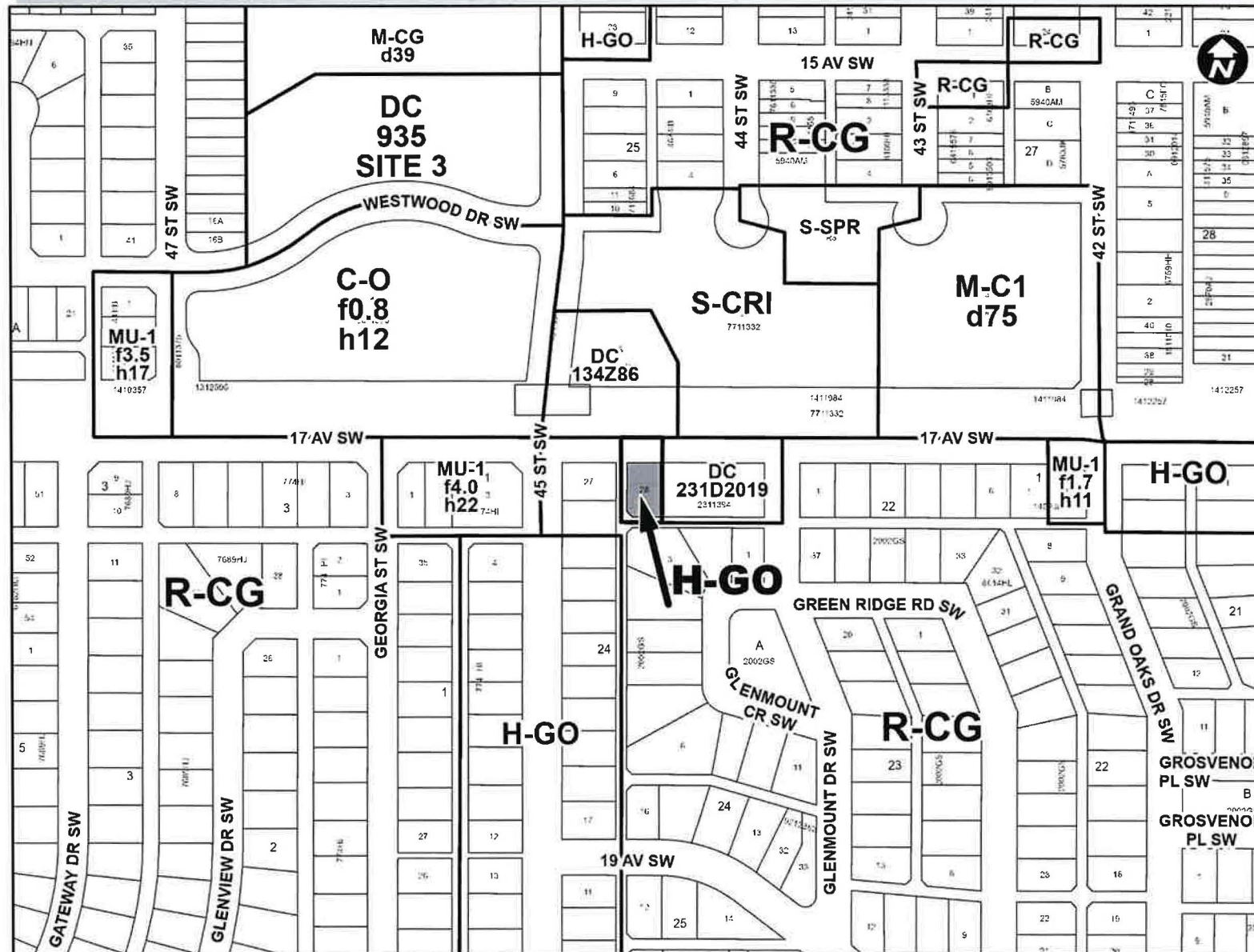
Parcel Size:

0.06 ha
20m x 30m



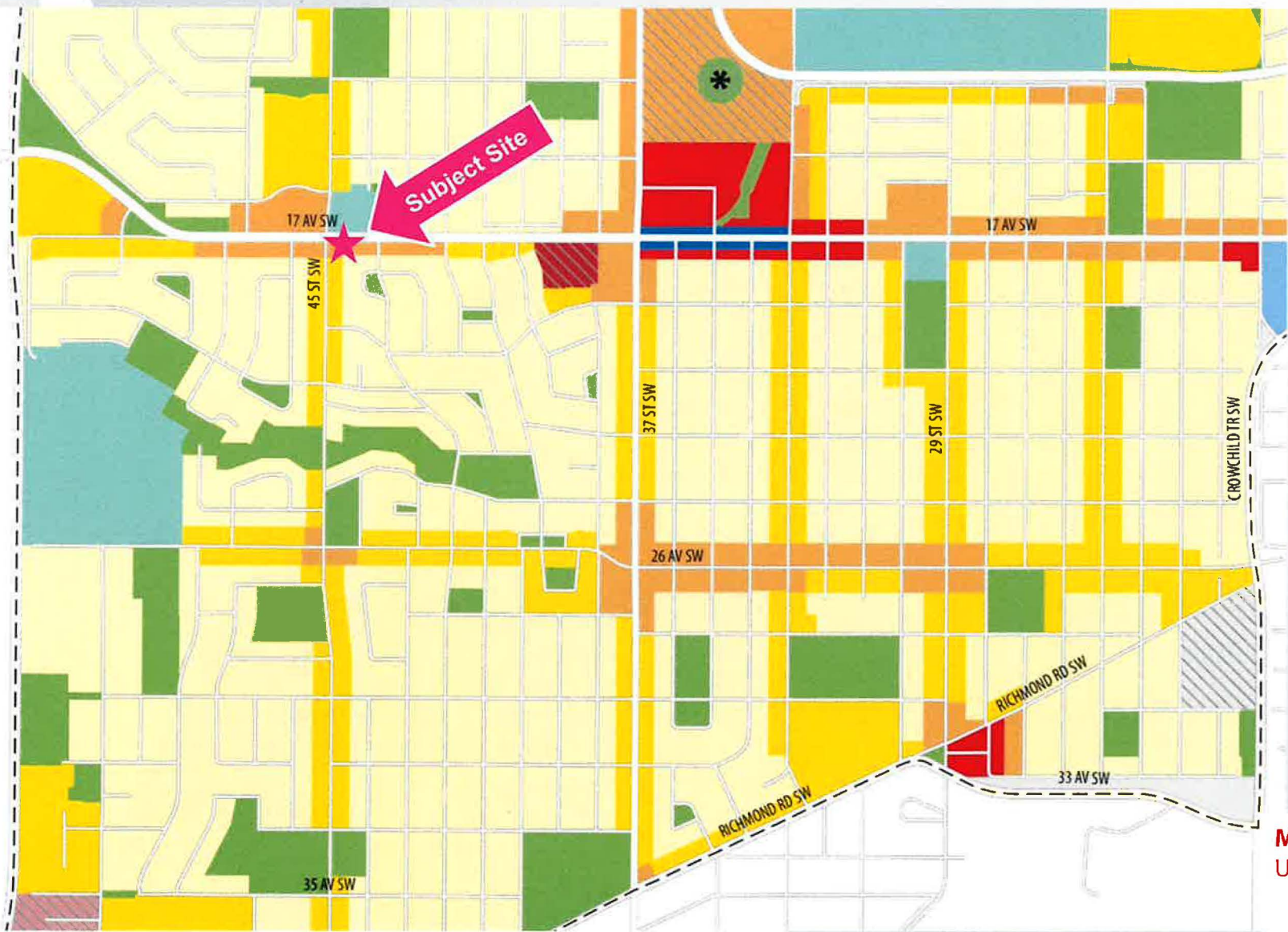
Proposed Land Use Map

6



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

- Maximum floor area ratio of 1.5
- Maximum building height of 12 metres (approx. 3 storeys)
- Secondary suites are a permitted use



Meets the Housing – Grade Oriented (H-GO) District criteria:

- Urban Form Category – Neighbourhood Flex

Map 3:
Urban Form

Legend

Urban Form

Neighbourhood Commercial

Neighbourhood Flex

Neighbourhood Connector

Neighbourhood Local

Commercial Centre

Commercial Corridor

Natural Areas

Parks and Open Space

City Civic and Recreation

Regional Campus

No Urban Form Category

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 40D2025** for the redesignation of 0.06 hectares $\pm$ (0.15 acres $\pm$) located at 4515 – 17 Avenue SW (Plan 2002GS, Block 24, Lot 28) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Existing Land Use Map 10

