

Public Hearing of Council

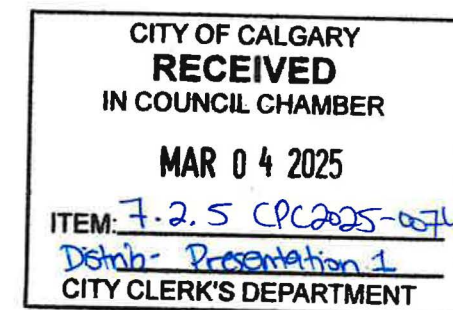
Agenda Item: 7.2.5



LOC2024-0223 / CPC2025-0074

Land Use Amendment

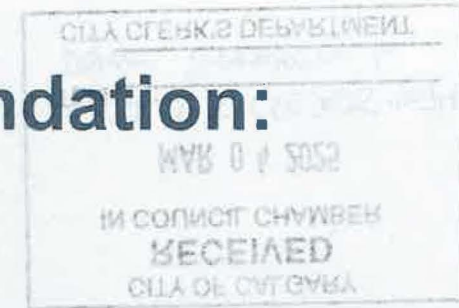
March 4, 2025

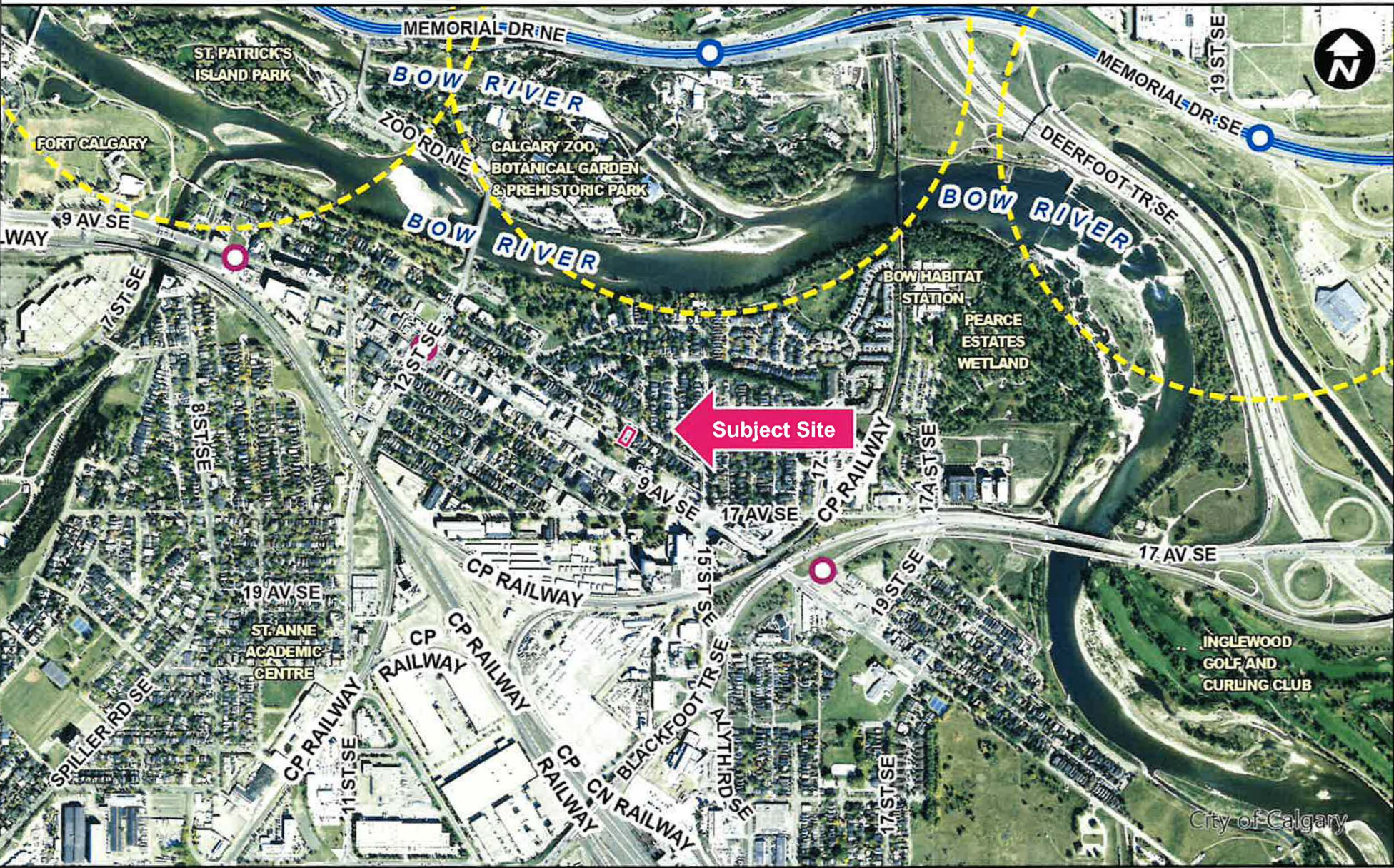


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 48D2025** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) 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:

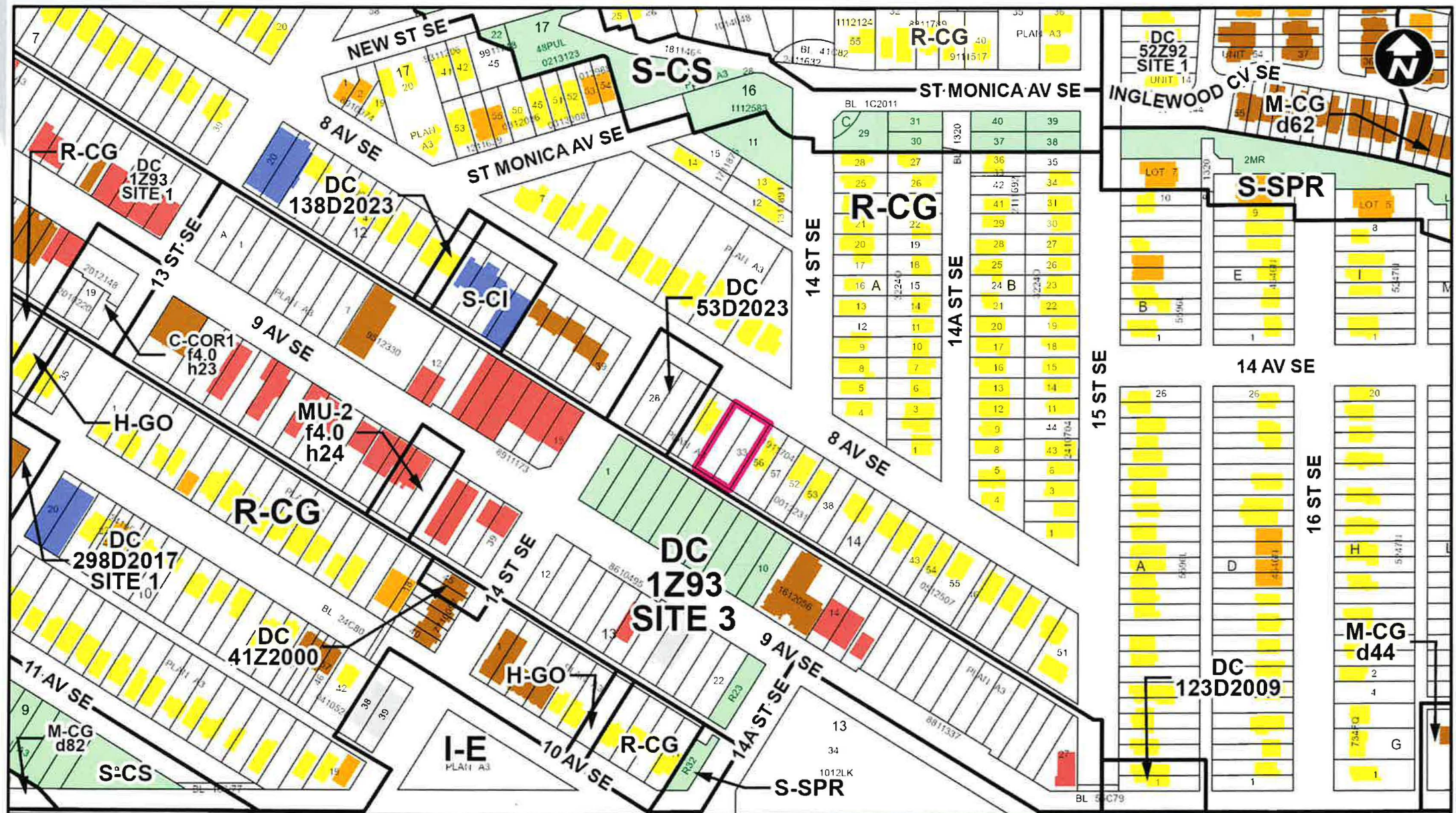
0.08 ha
21m x 38m

Surrounding Land Use

5

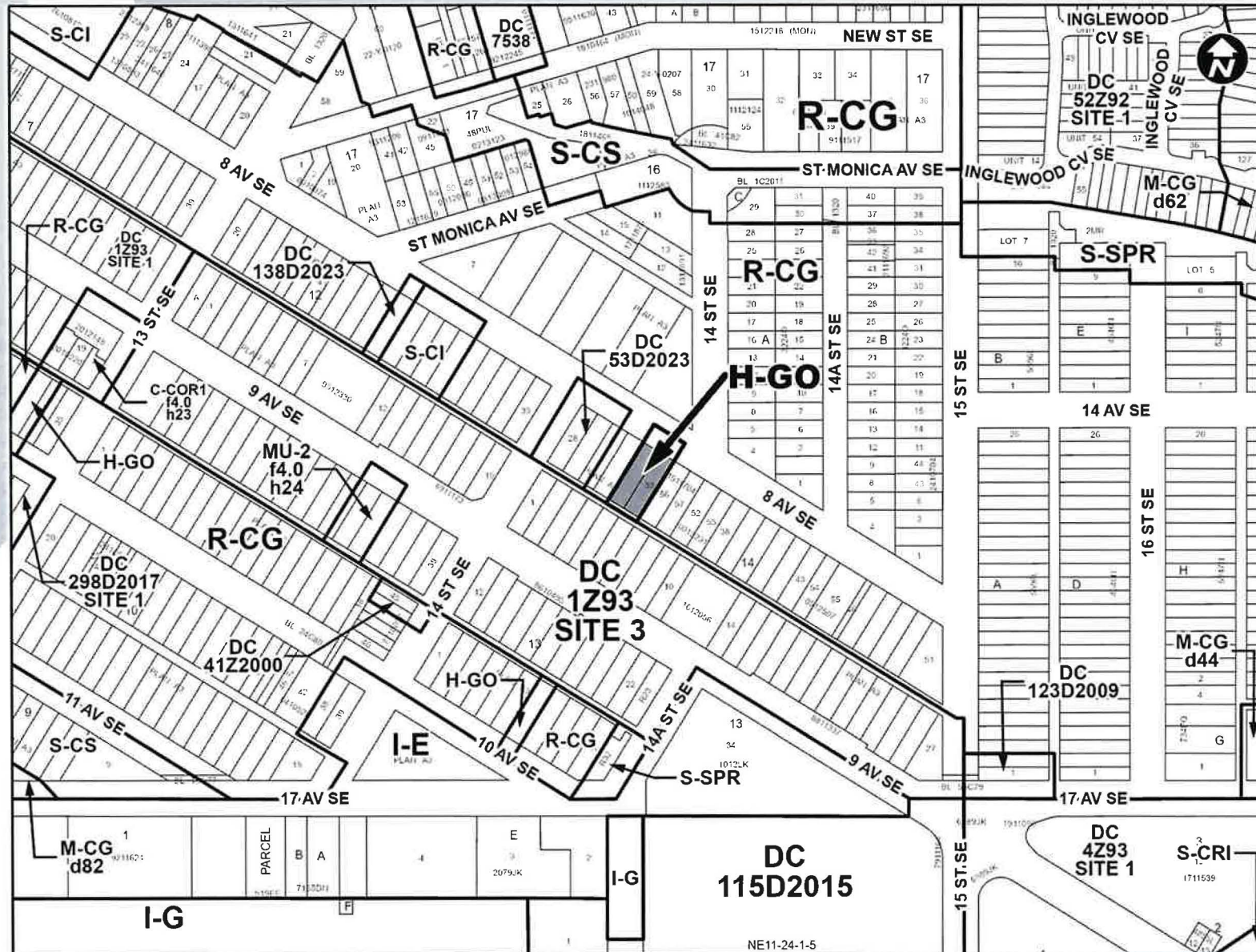
LEGEND

- 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



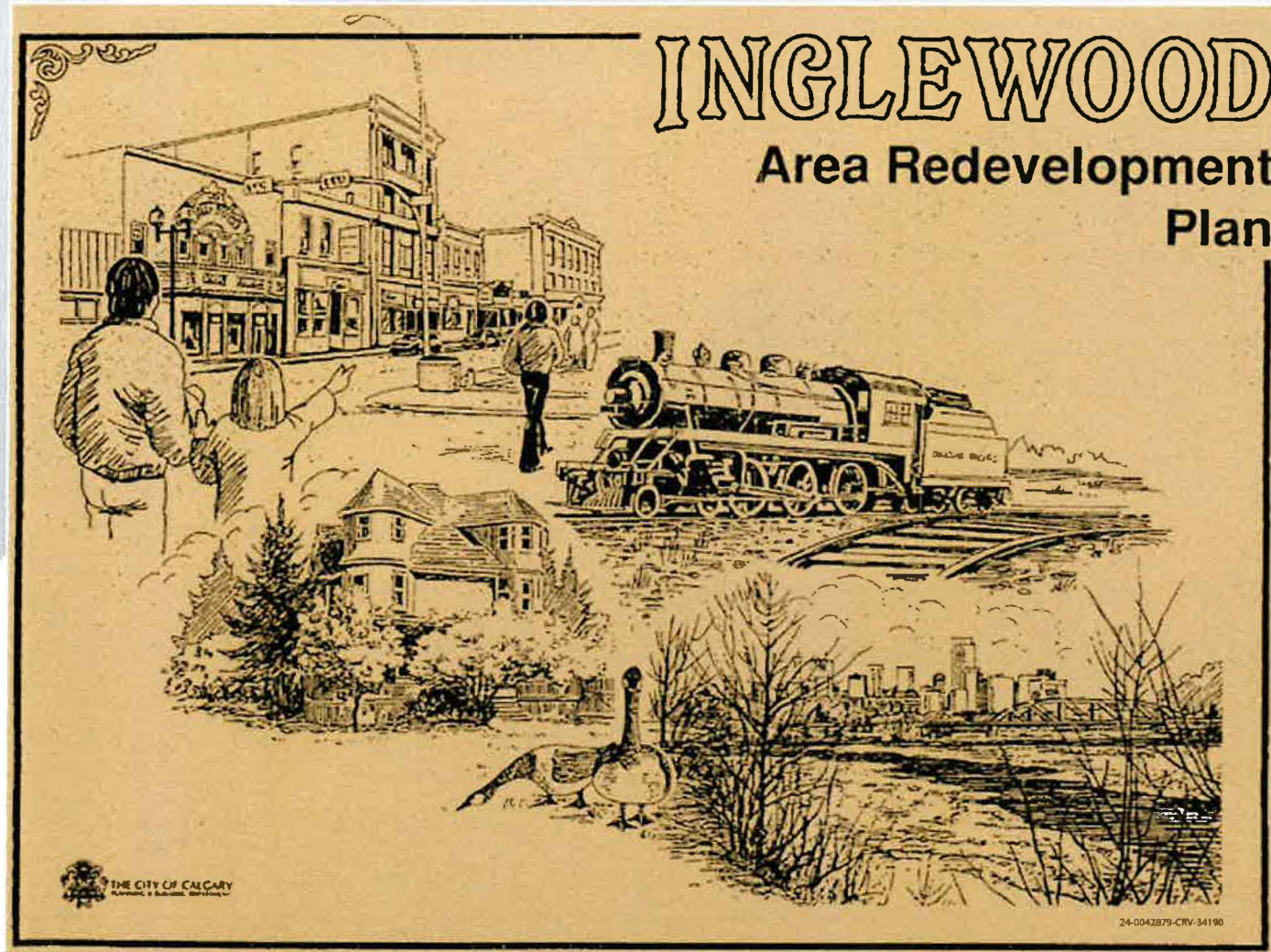
Proposed Land Use Map

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Proposed 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
- Meets location criteria:
 - Within 200m of a Main Street



The proposed H-GO District is in alignment with the Inglewood Area Redevelopment Plan, which encourages development in the range of **12 to 30 units per acre** with a **3 storey** maximum height (Policy 2.3.6).

Calgary Planning Commission's Recommendation:

That Council:

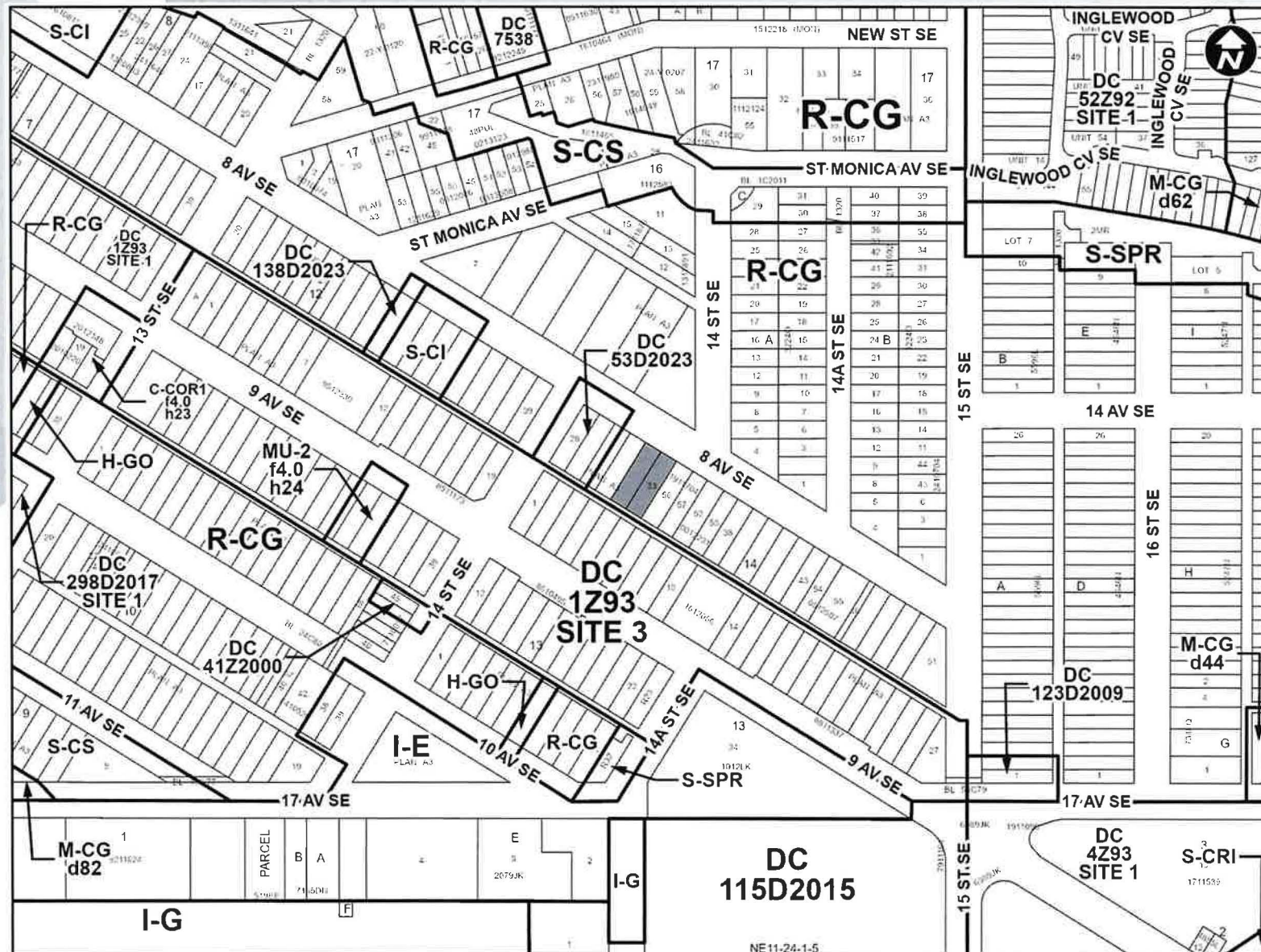
Give three readings to **Proposed Bylaw 48D2025** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1511 – 8 Avenue SE (Plan A3, Block 14, Lot 33 and a portion of Lot 32) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Existing Land Use Map 10

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) (5 units)
- 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:

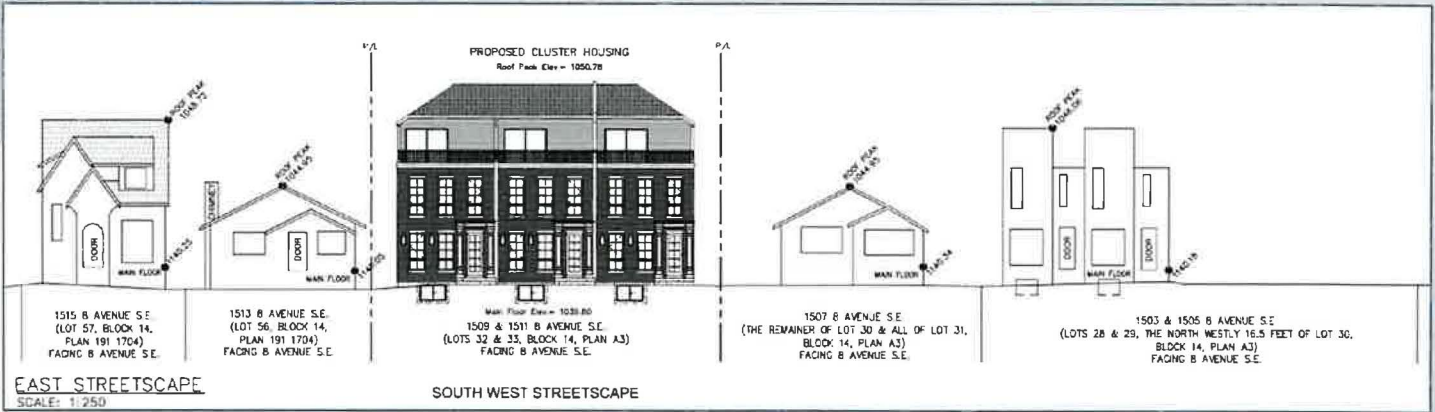
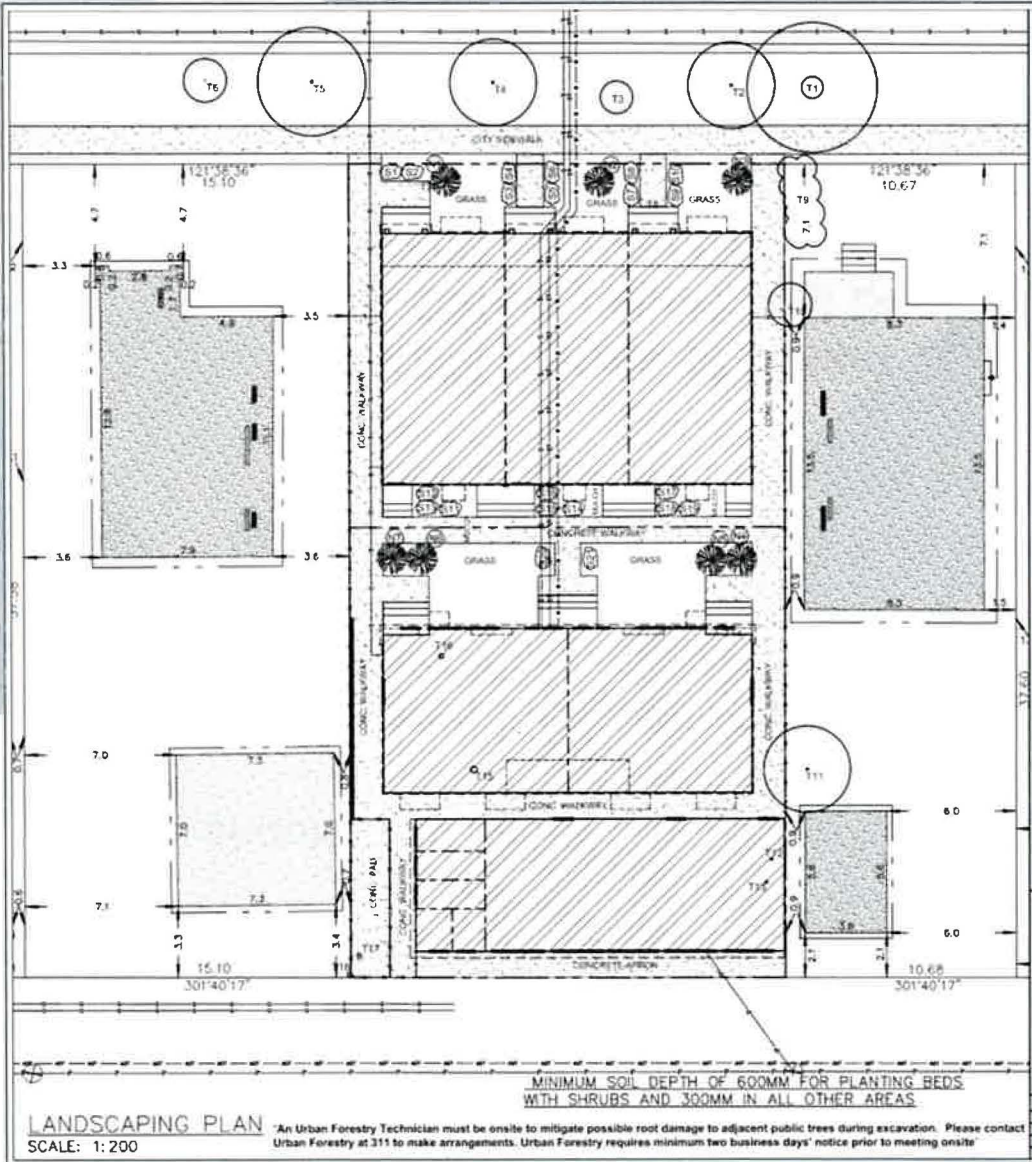
- (i) an area that supports the development form in an approved Local Area Plan as part of the Neighbourhood Connector or Neighbourhood Flex Urban Form Categories; or
- (i) the Centre City or **Inner City** areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also 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.



For information only