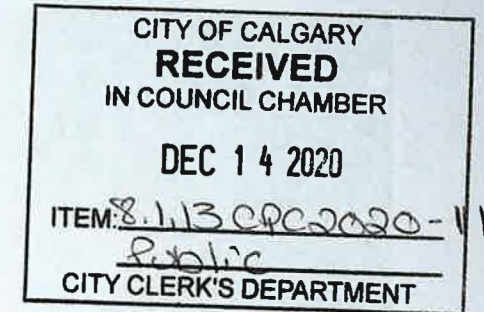


Calgary Planning Commission

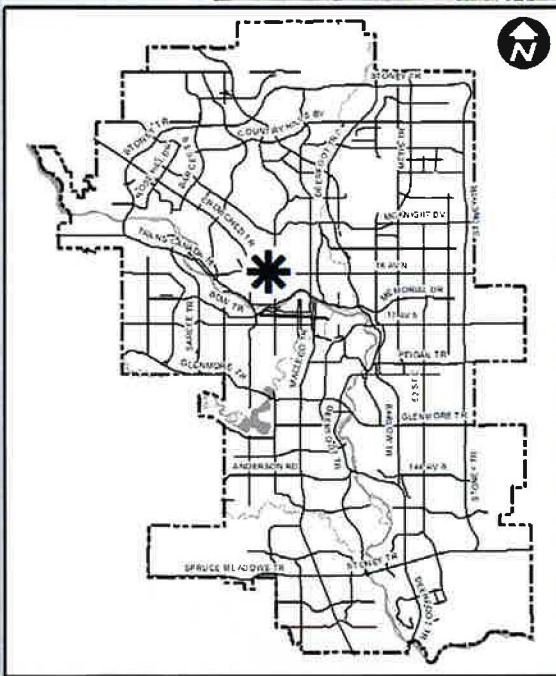
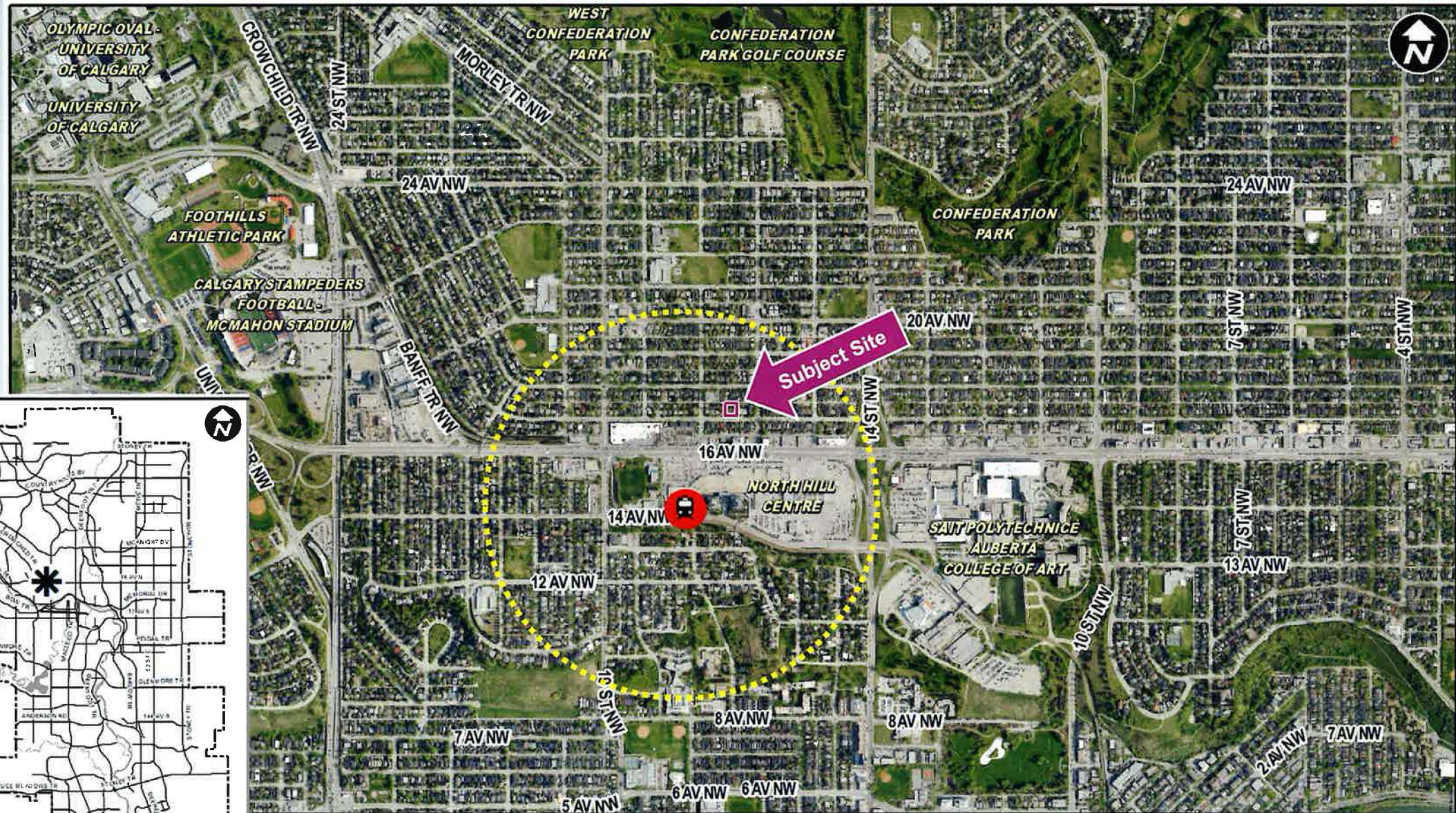
Agenda Item: 8.1.13

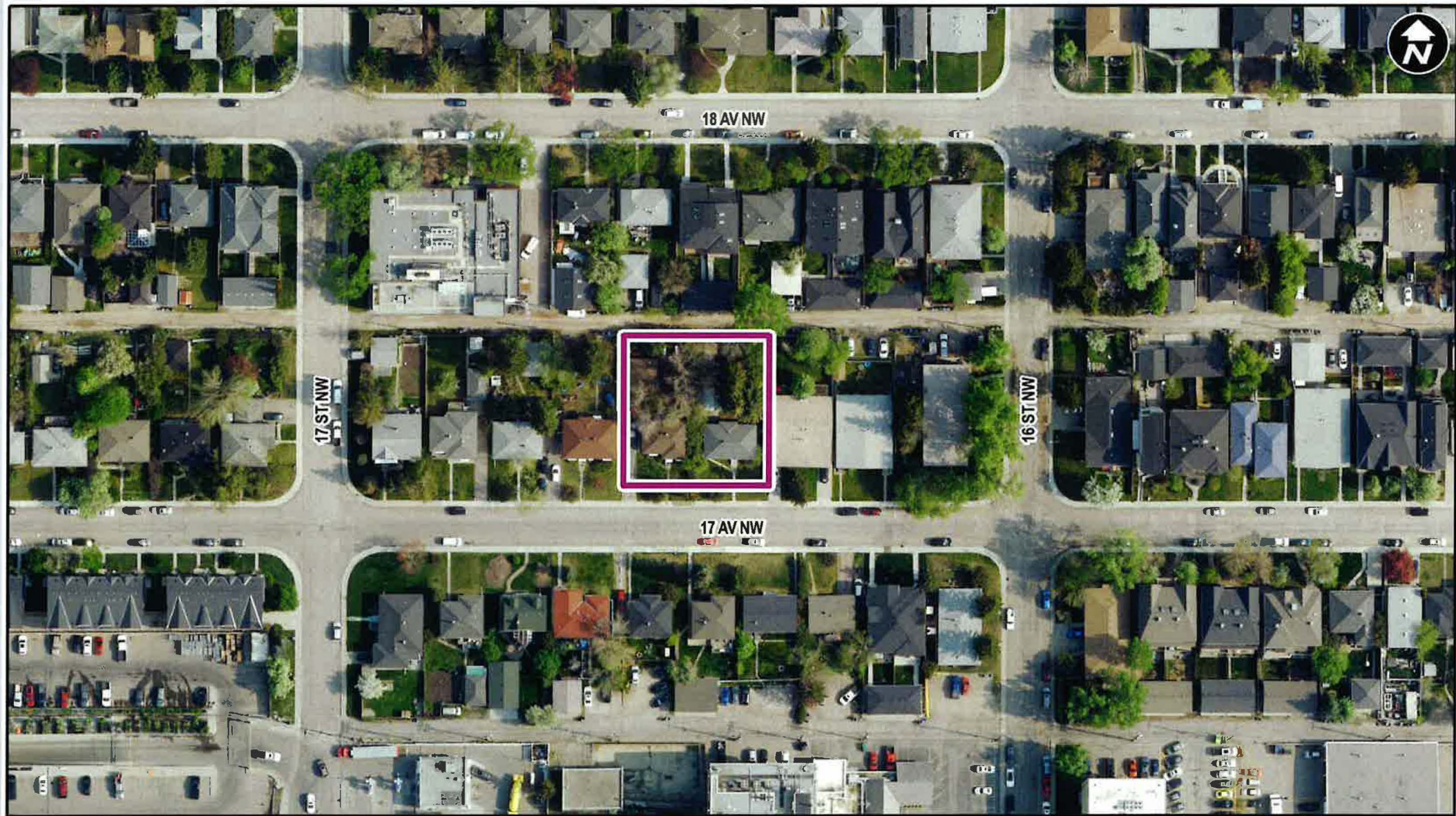
1



LOC2020-0052

Policy Amendment and Land Use Amendment (R-CG to DC/M-CG)

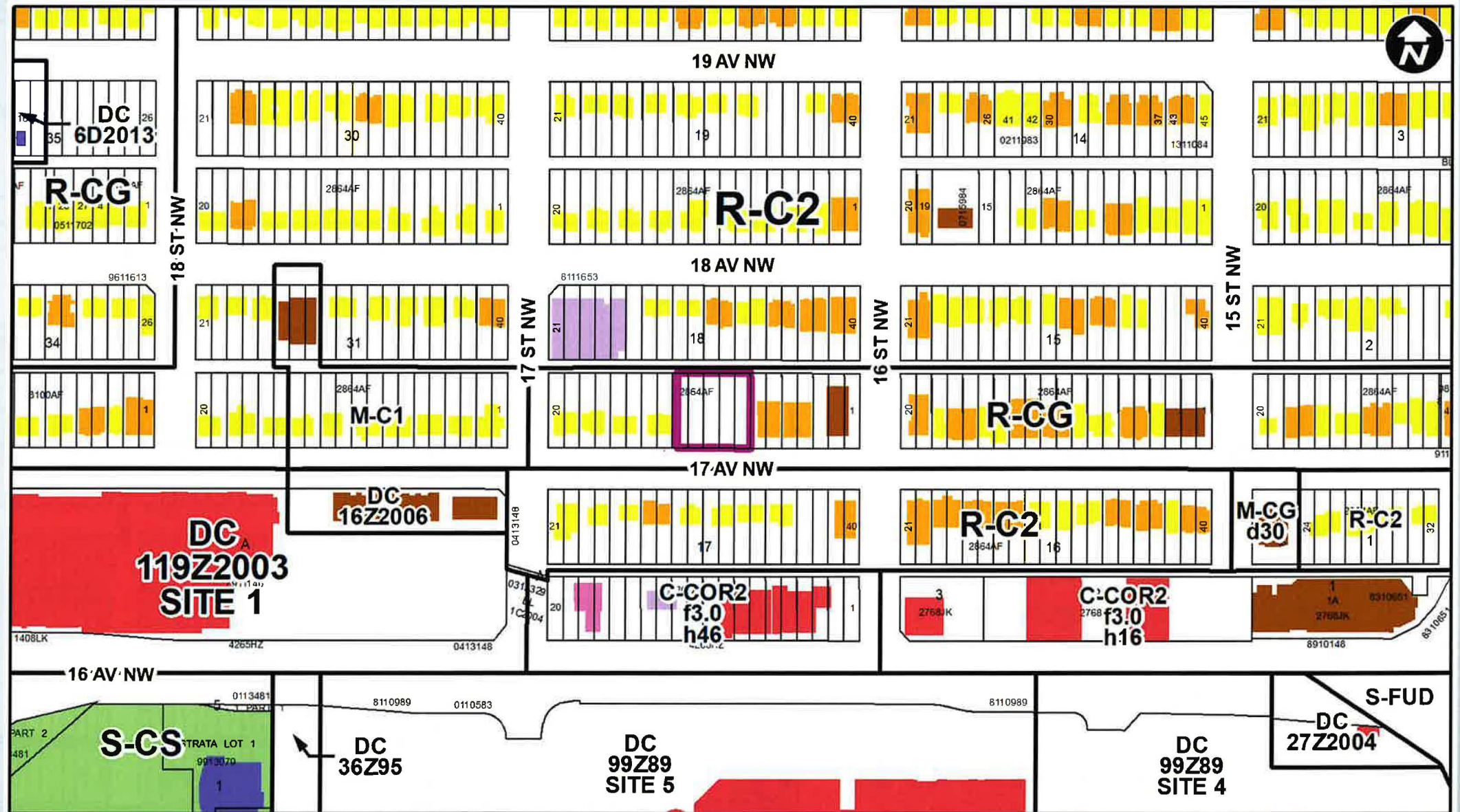


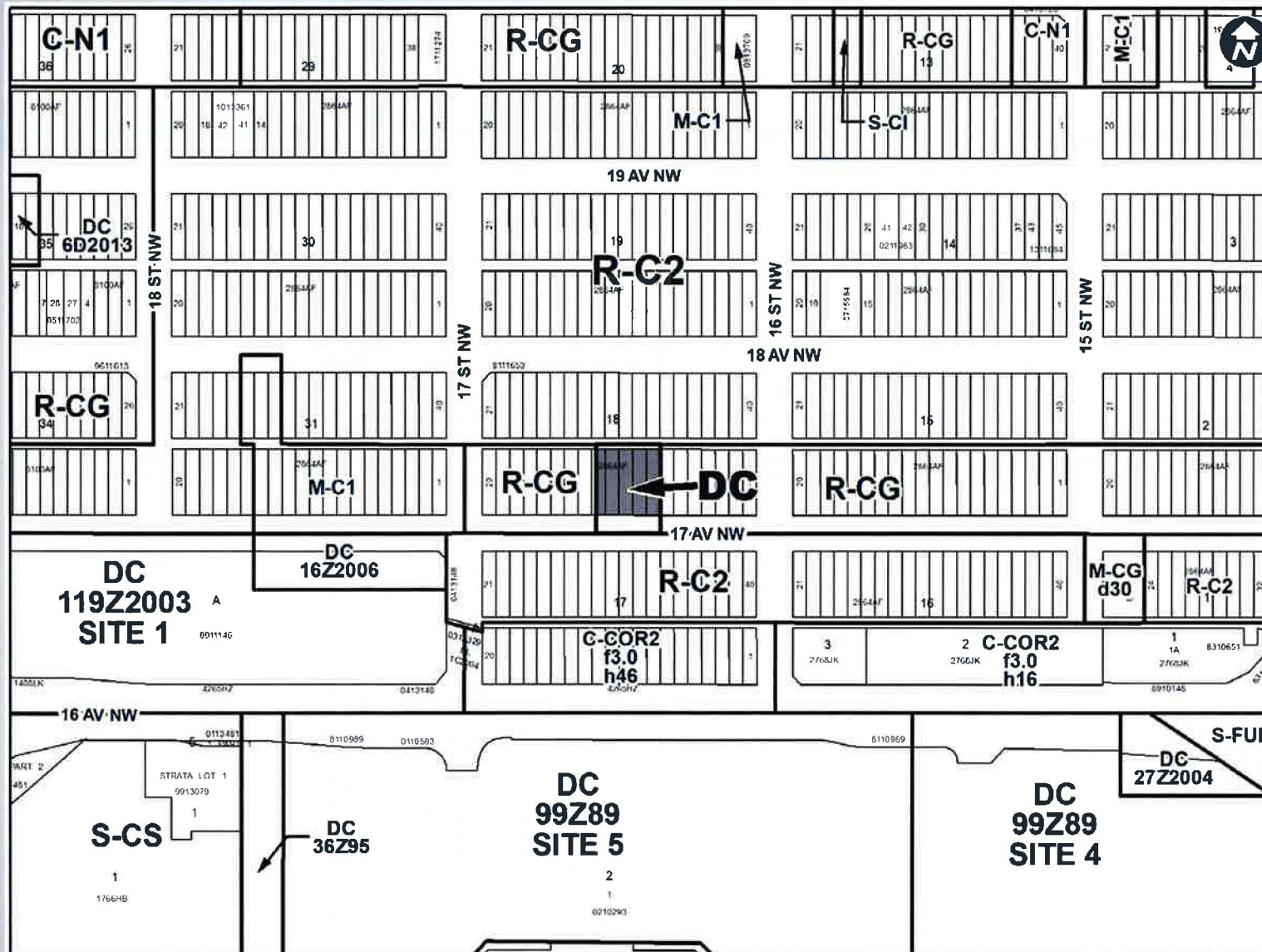




LEGEND

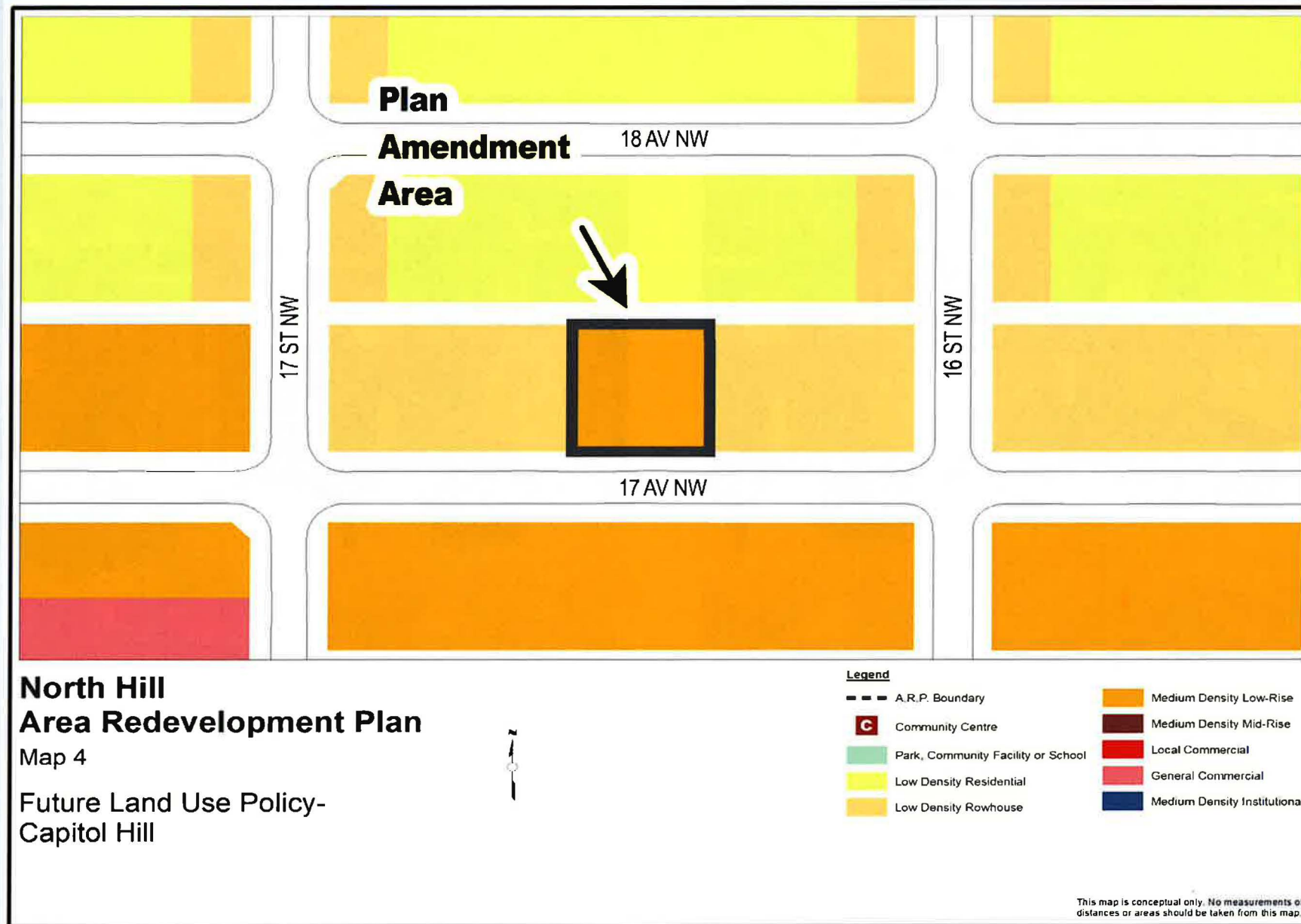
- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





DC Direct Control District

- Based on the R-CG District
- Accommodate a range of mid-block grade-oriented residential building forms
- May include secondary suites
- Density modifier of 78 units per hectare (max 10 dwelling units)
- Maximum building height of 11 metres
- Addition of new defined uses





Calgary Planning Commission's Recommendation:

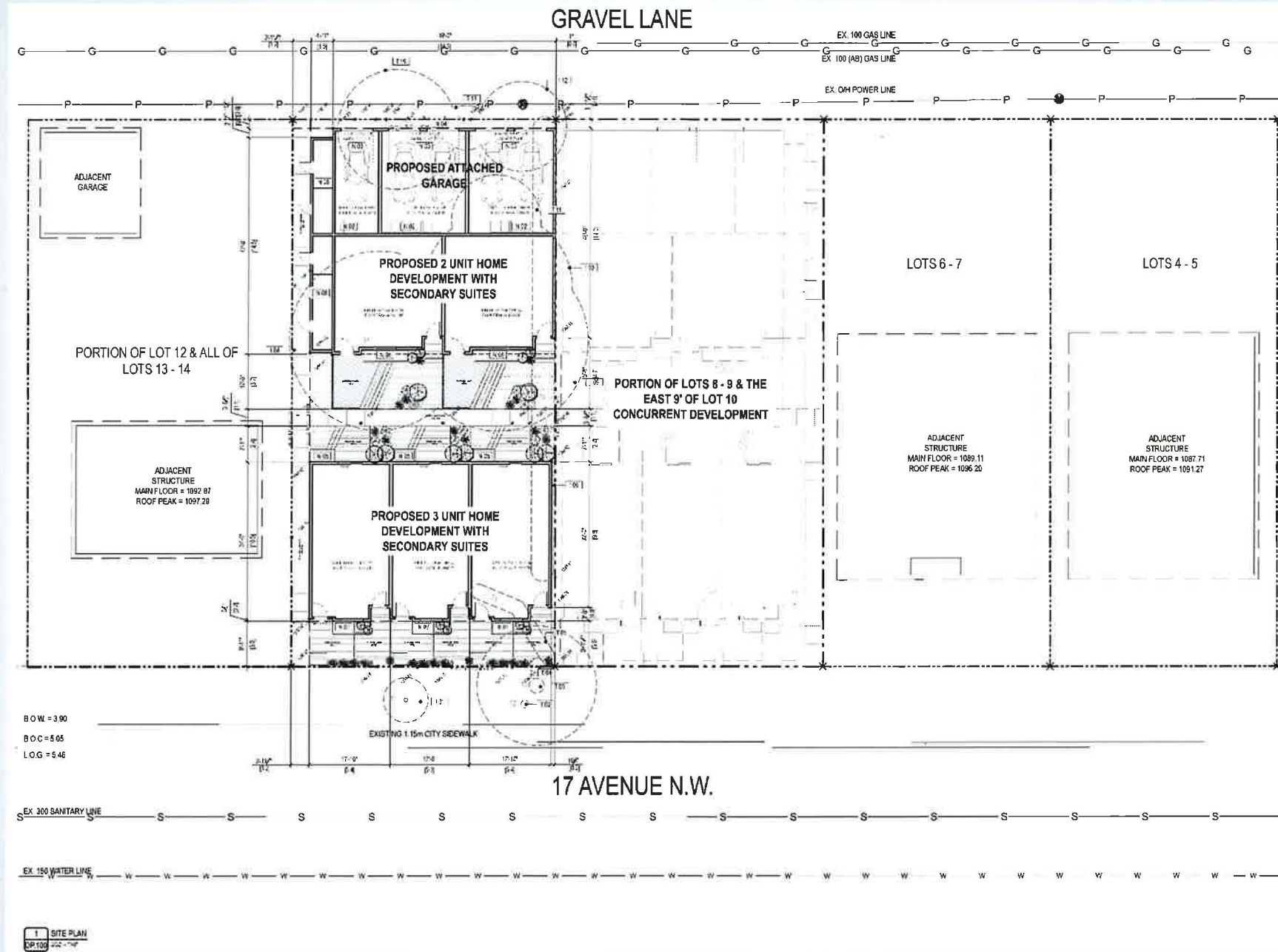
That Council hold a Public Hearing; and

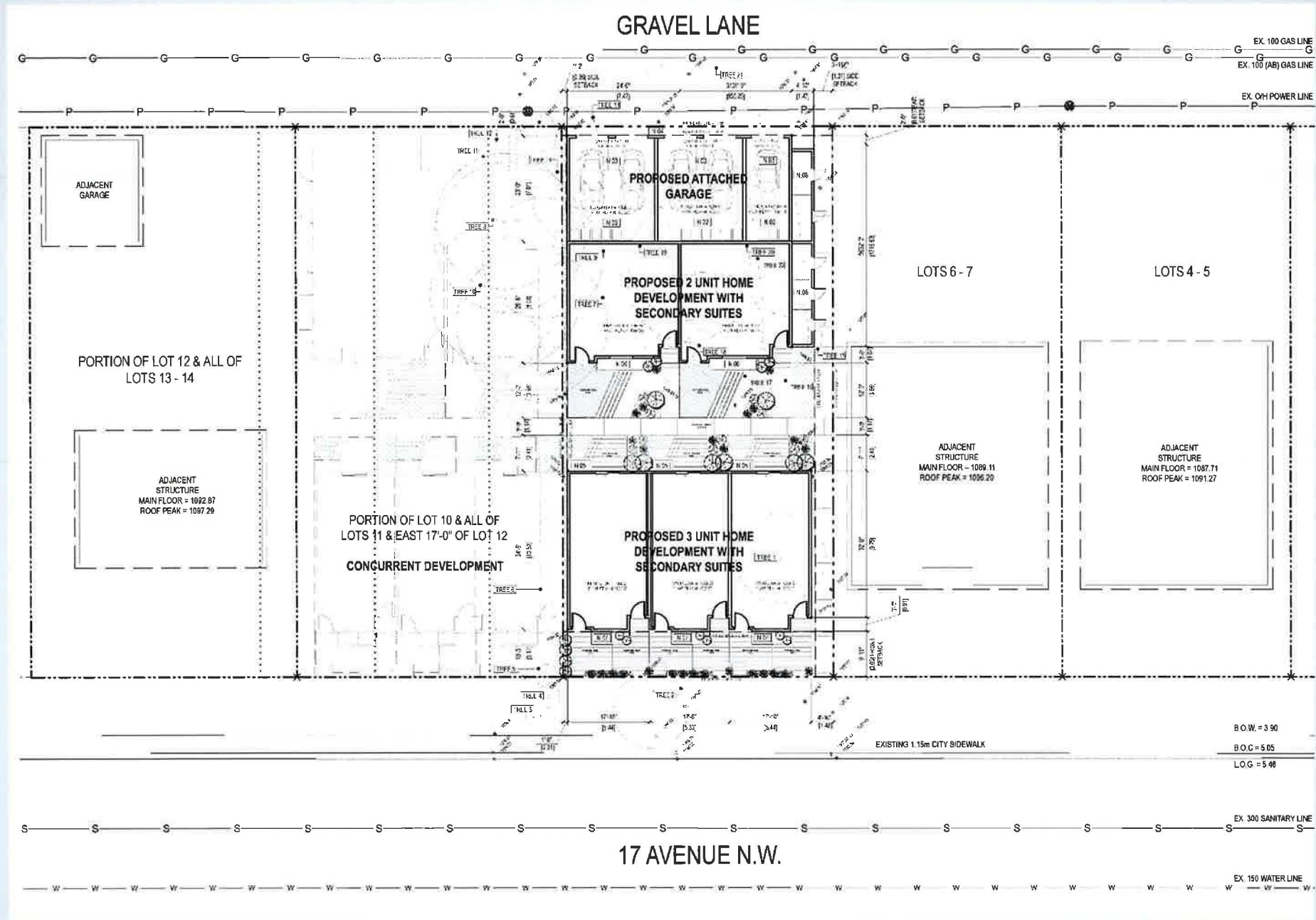
1. **ADOPT**, by bylaw, the proposed amendments to the North Hill Area Redevelopment Plan (Attachment 3); and
2. Give three readings to the **Proposed Bylaw 58P2020**.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.13 ± hectares (0.32 acres ±) at 1718 and 1722 – 17 Avenue NW (Plan 2864AF, Block 18, Lots 8 to 12) from Residential – Contextual One / Two Dwelling (R-C2) District to a DC Direct Control District, with guidelines (Attachment 2); and
4. Give three readings to the **Proposed Bylaw 168D2020**.

Supplementary Slides



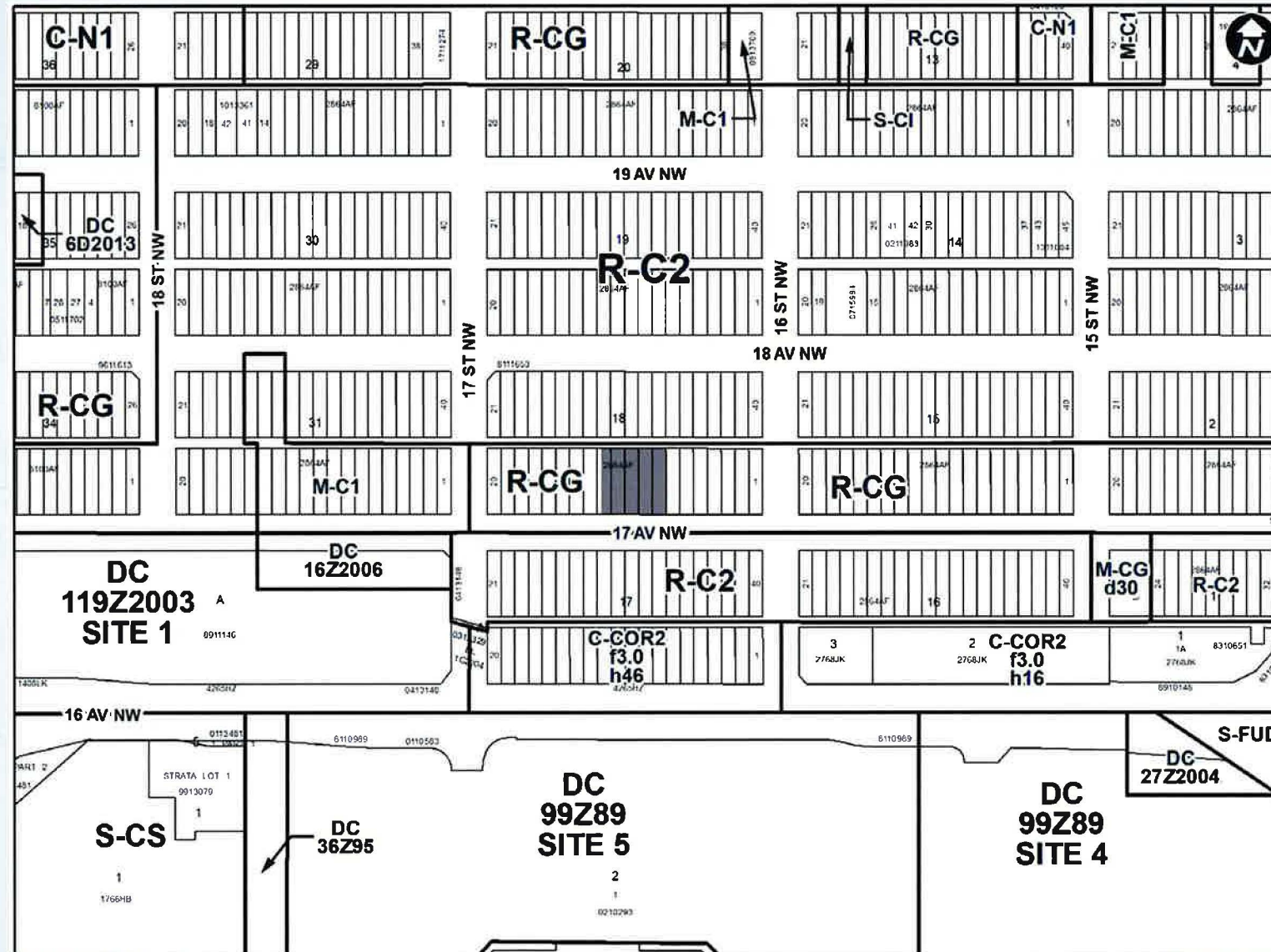






Public Response:

- Seven letters of objection received by Administration
- Petition with 56 signatures received
- No response received by the Capitol Hill Community Association
- No public meetings were held by the applicant or Administration



Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits

★ Subject Parcel

