



LOC2021-0004

Land Use Amendment

June 3, 2021



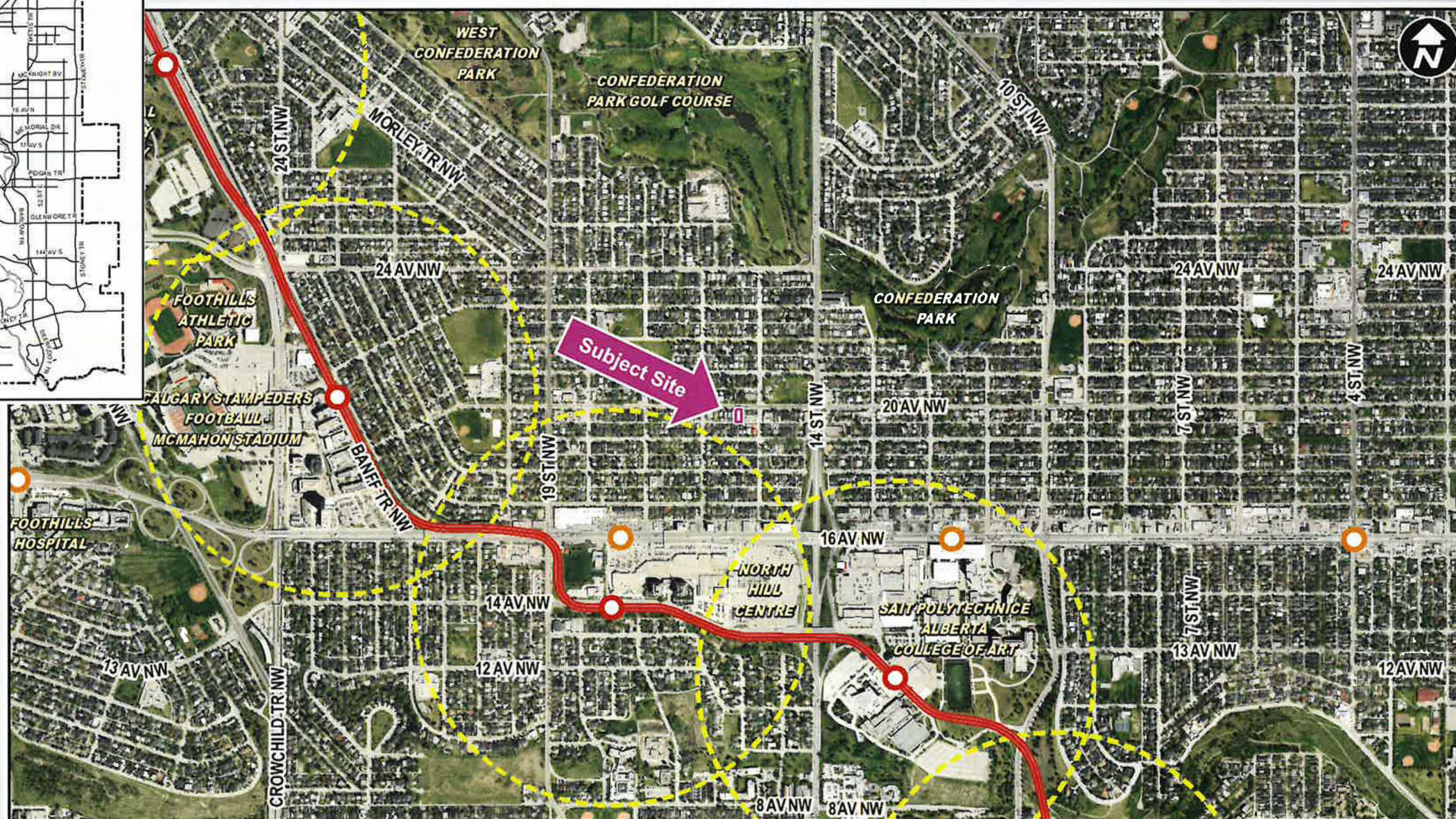
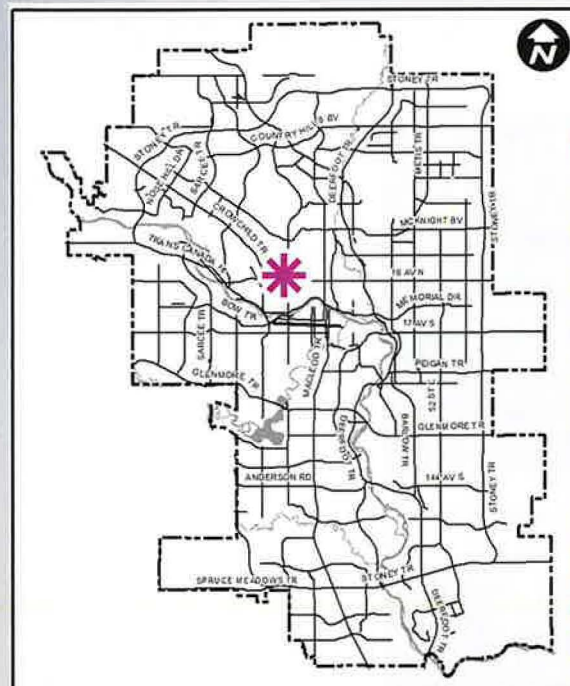
Revision to Direct Control District:

17 (1) A minimum of 2.0 trees must be provided for each **unit**.

to

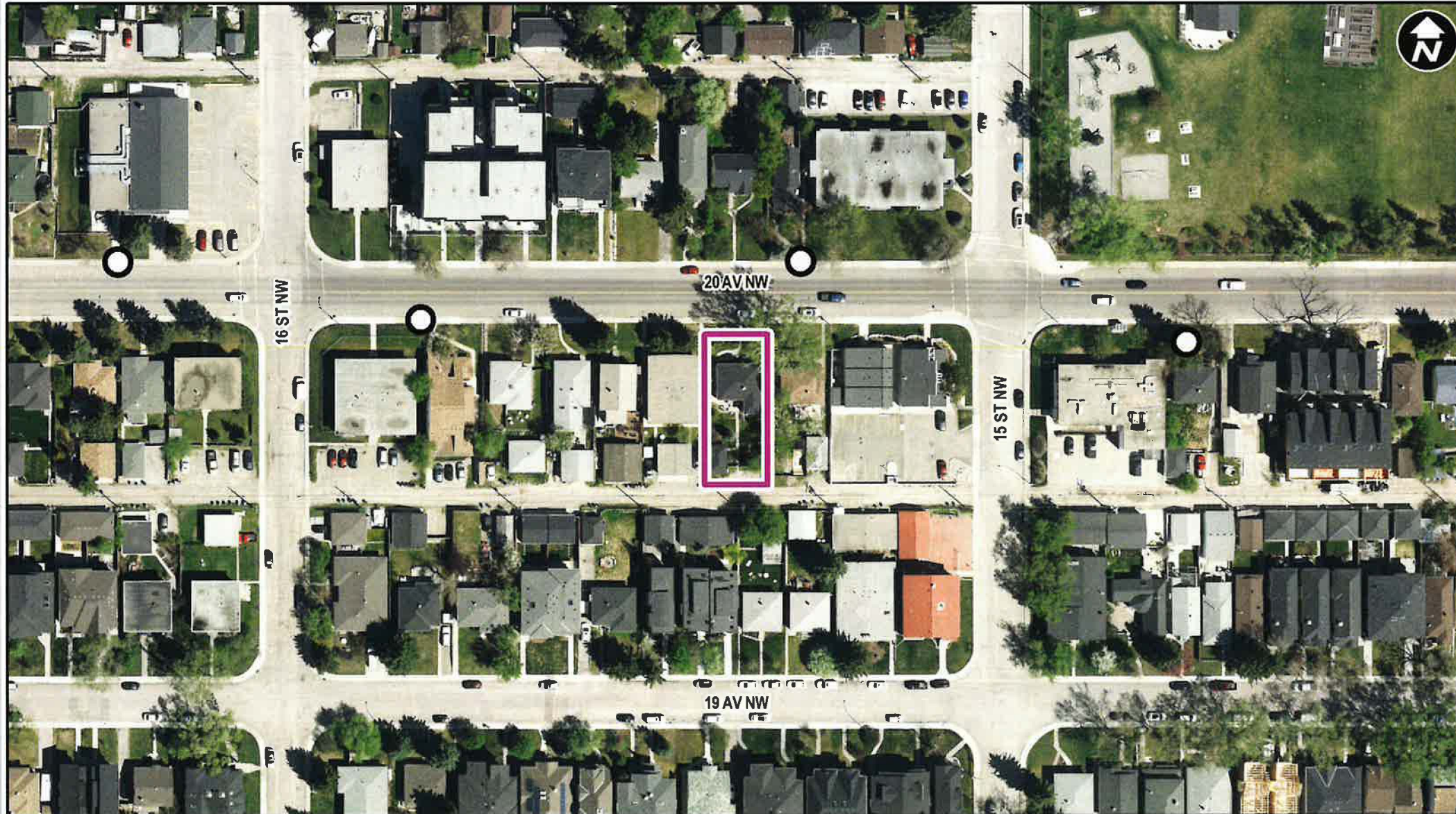
17 (1) A minimum of 2.0 trees must be provided for each **unit** in a **Grade-Oriented Rowhouse**.





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



Parcel Size:

0.55 ha
15m x 38m







Proposed DC District:

- Base District of Residential Contextual – Grade Oriented District (R-CG)
- Defines two new uses: Grade-Oriented Rowhouse and Basement Secondary Suite
- Density remains 75 units per hectare

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

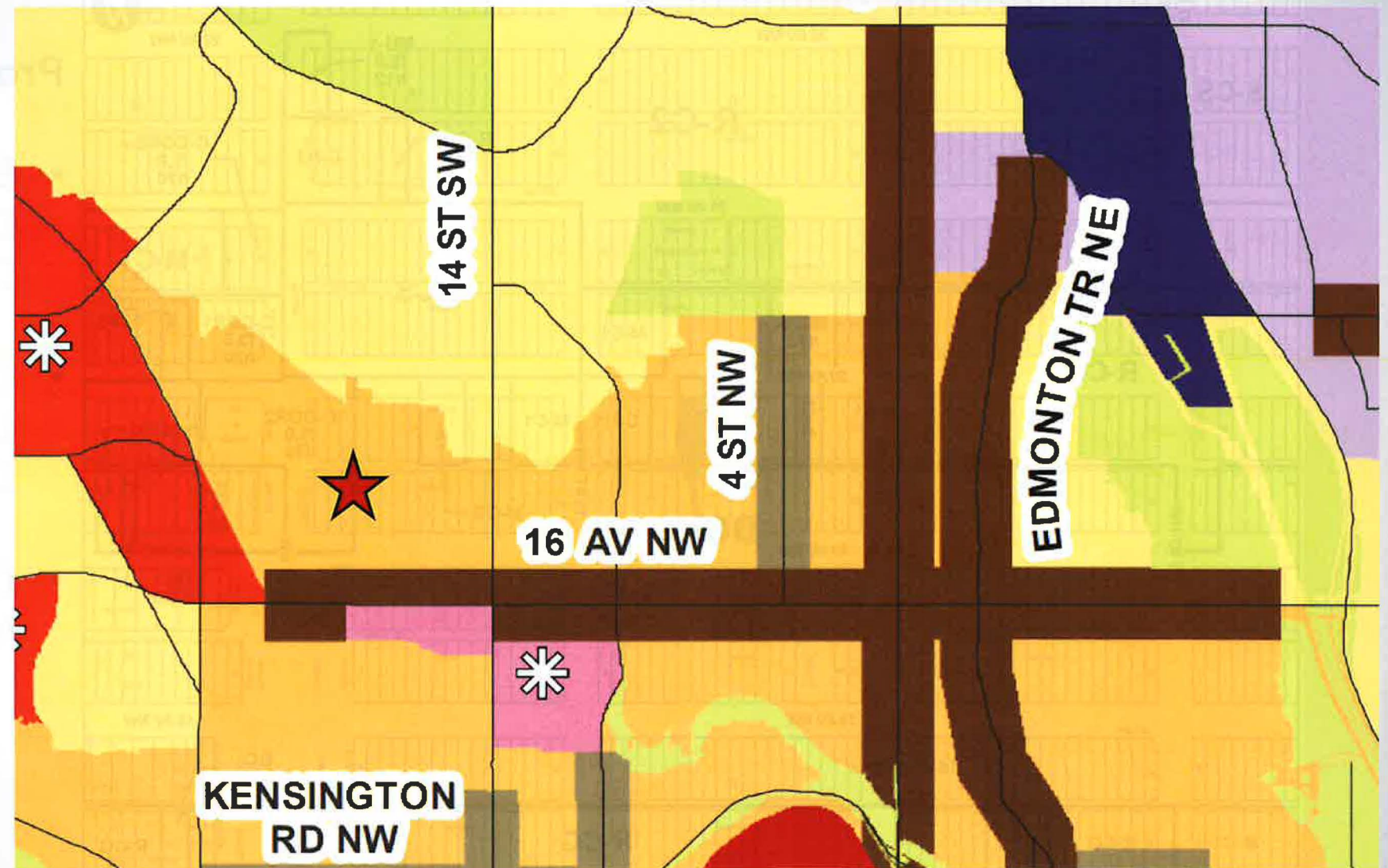
- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits



Subject Site

RECOMMENDATION:

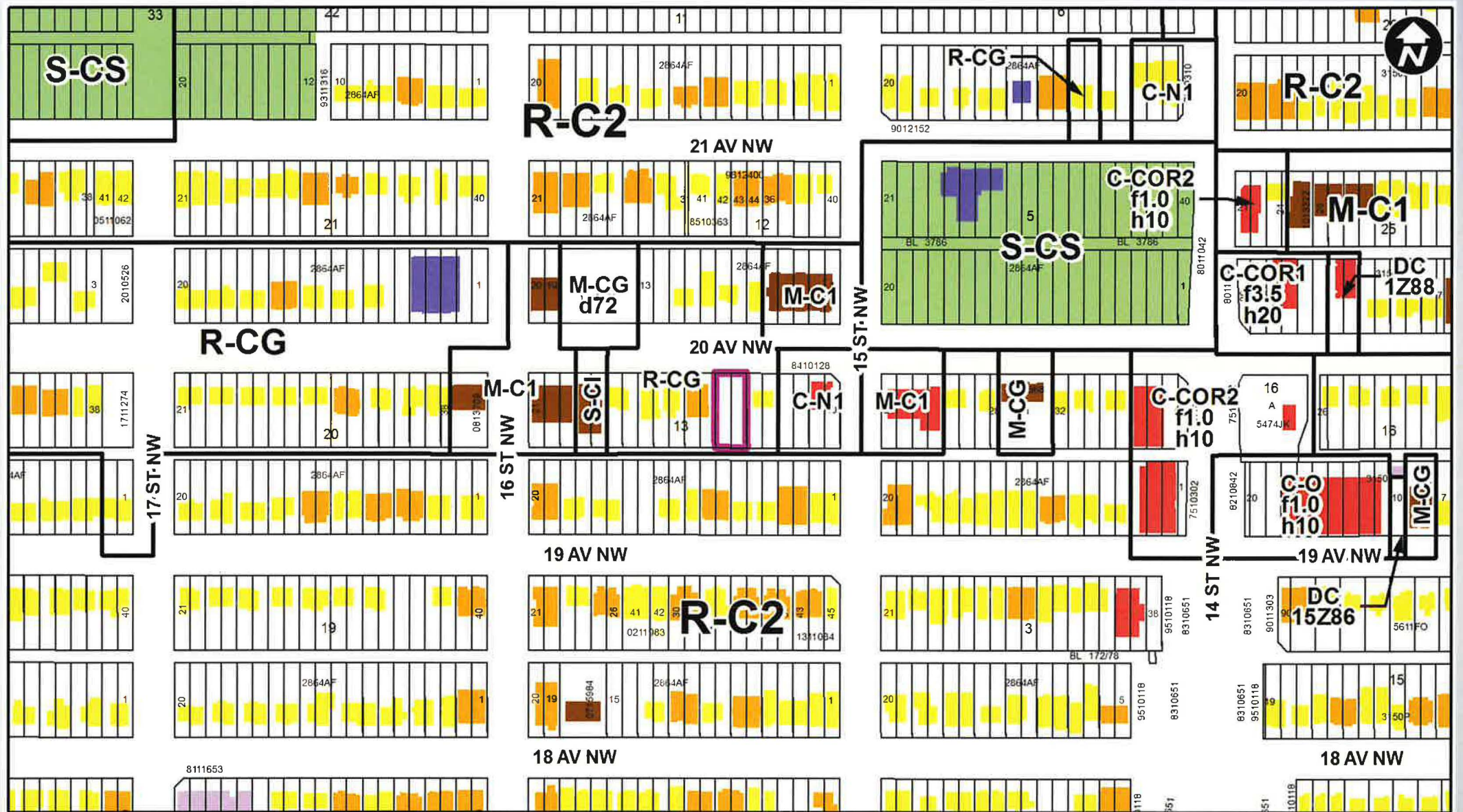
That Calgary Planning Commission recommend that Council:

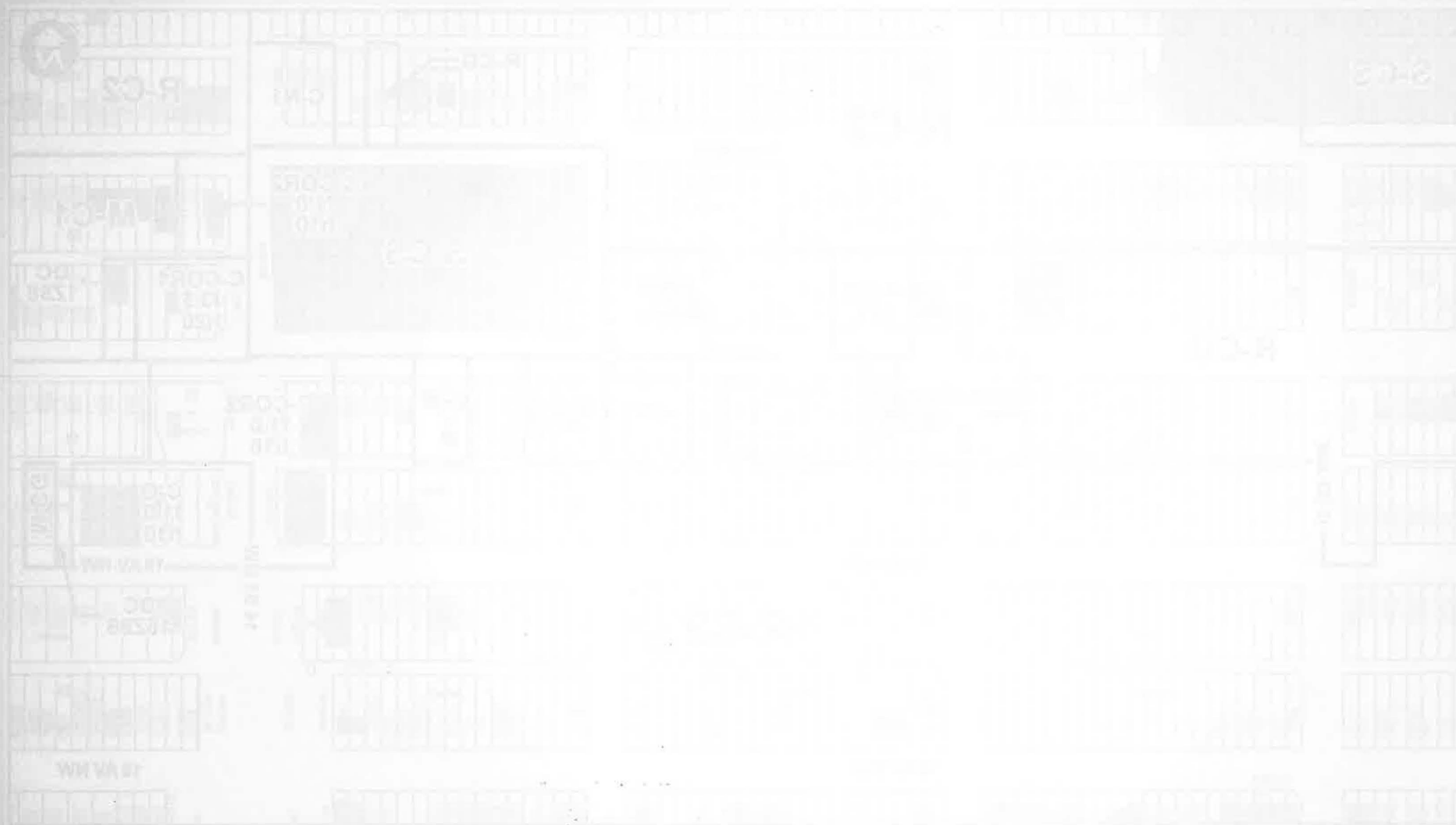
1. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares $\pm$ (0.13 acres $\pm$) located at 1615 – 20 Avenue NW (Plan 2864AF, Block 12, Lots 33 and 34) from Residential – Grade-Oriented Infill (R-CG) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 2).

Supplementary Slides

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





1. The proposed development is located within the City of Calgary's Urban Service Area (USA) and is subject to the City's Land Use Bylaw (LUB).

2. The proposed development is a multi-story residential building with a total floor area of approximately 10,000 square meters.

3. The proposed development is located on a lot that is currently zoned for residential use.

4. The proposed development is consistent with the City's Land Use Bylaw (LUB) and the City's Official Development Plan (ODP).

5. The proposed development is consistent with the City's Official Development Plan (ODP) and the City's Official Community Plan (OCP).

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