

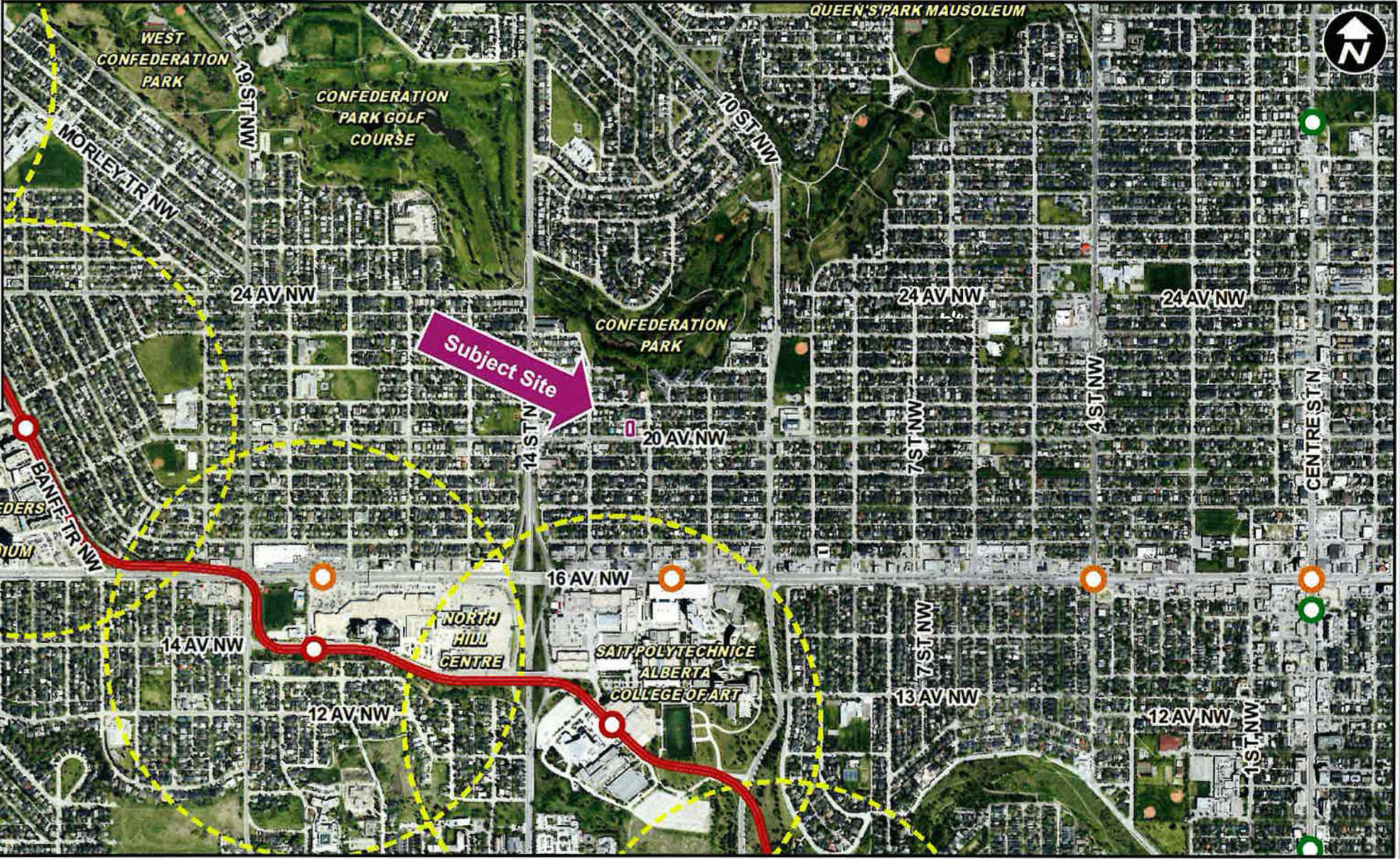
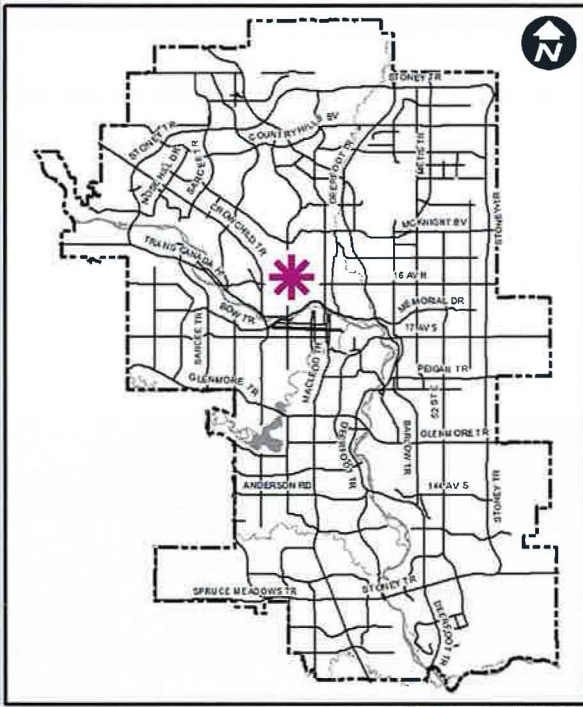


Calgary Planning Commission

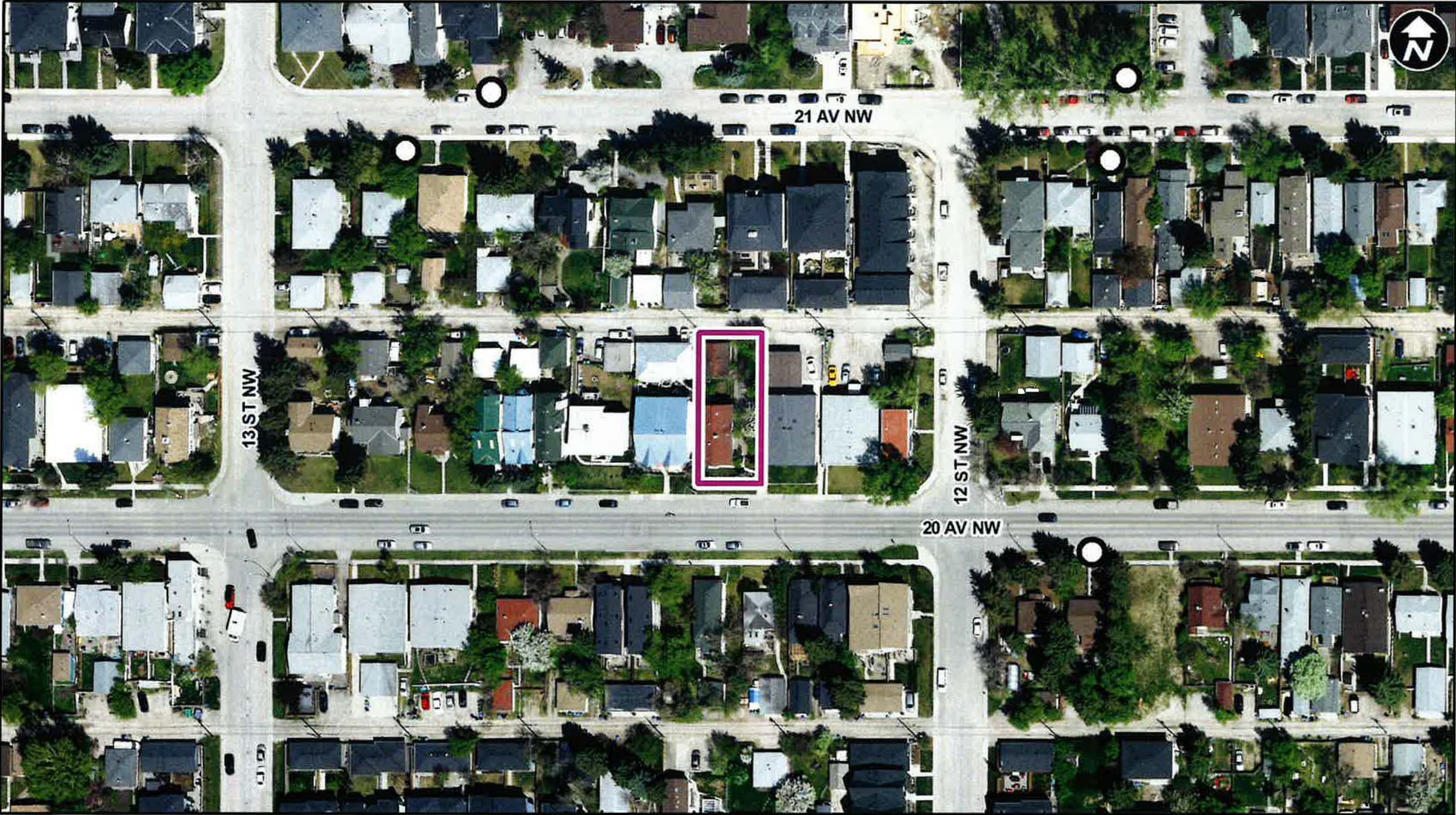
Agenda Item: 7.2.4



LOC2021-0176
Land Use Amendment
September 15, 2022



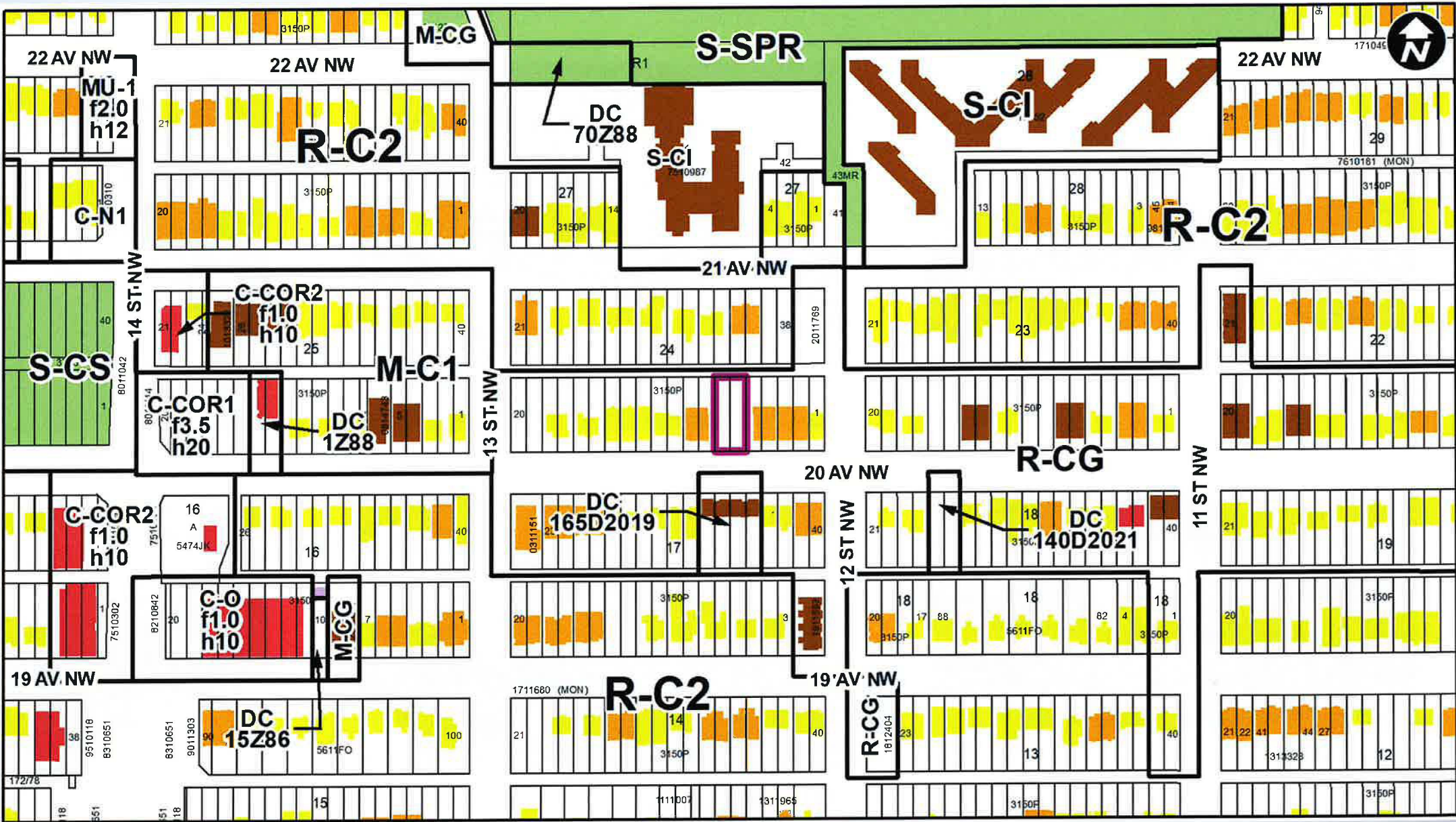
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

0.06 ha
15m x 38m





- 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



2



3



4

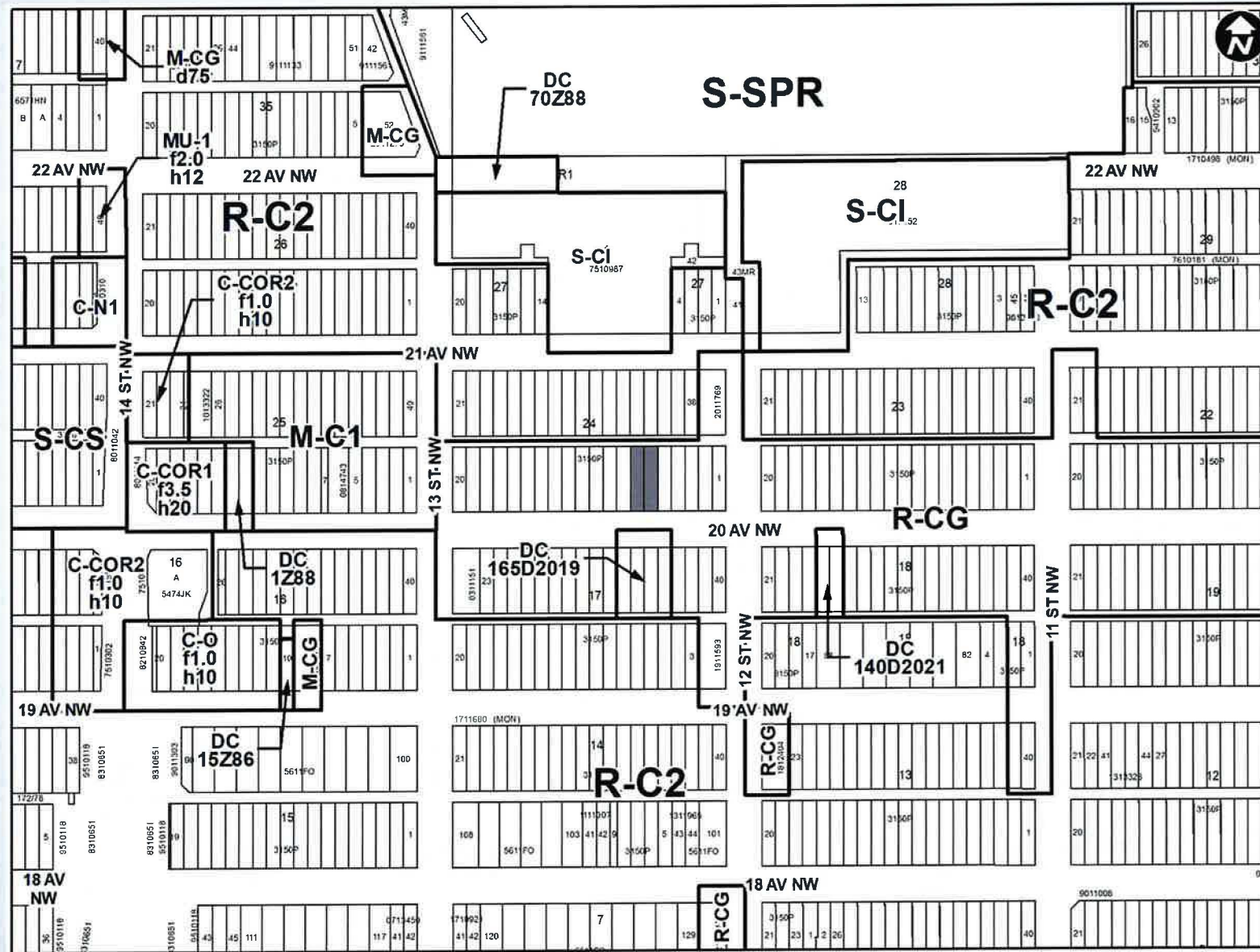


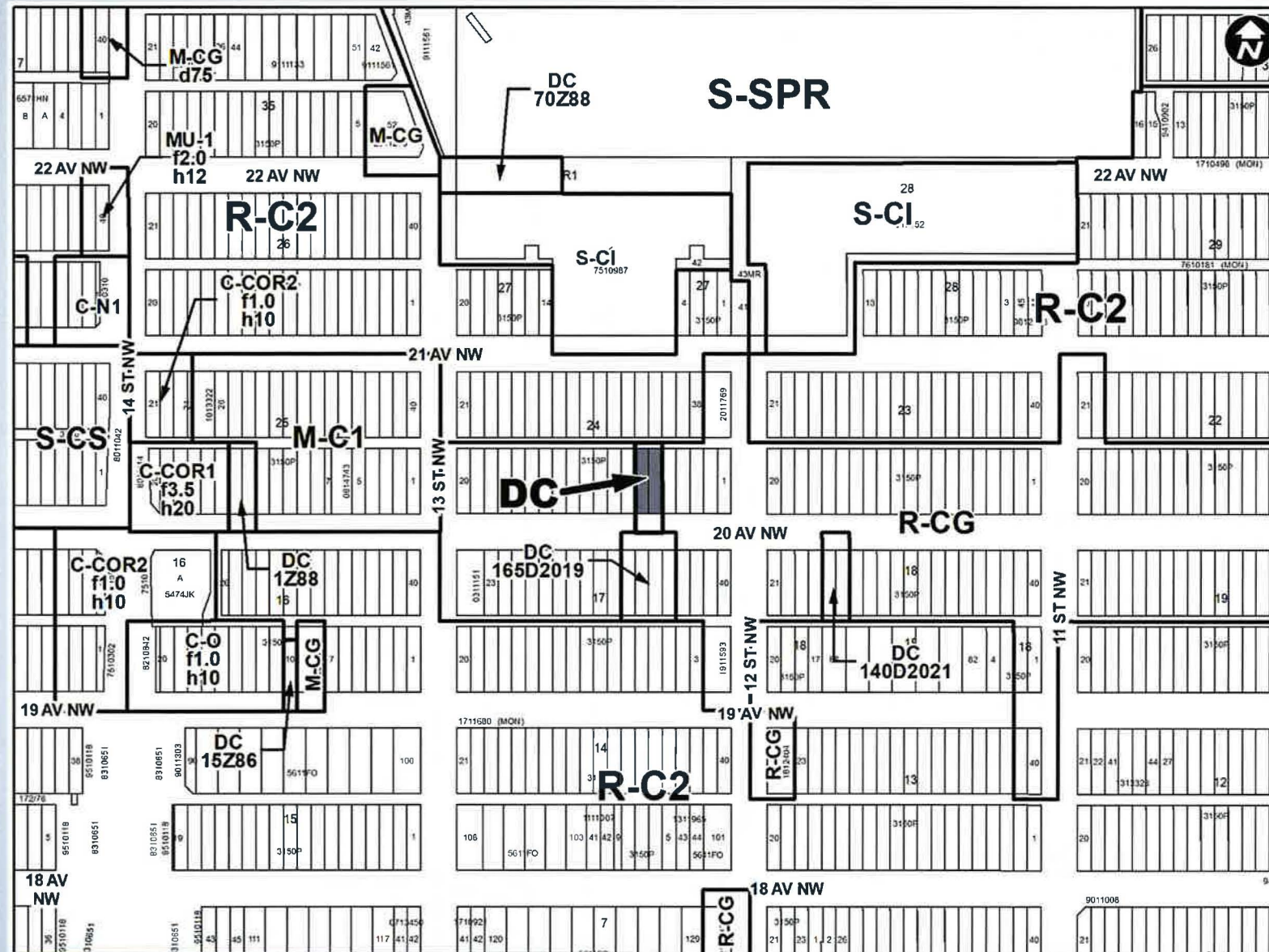
5



6







Proposed DC based on R-CG District:

- 75 dph.
- 50% of units are street oriented, allowing courtyard style development.

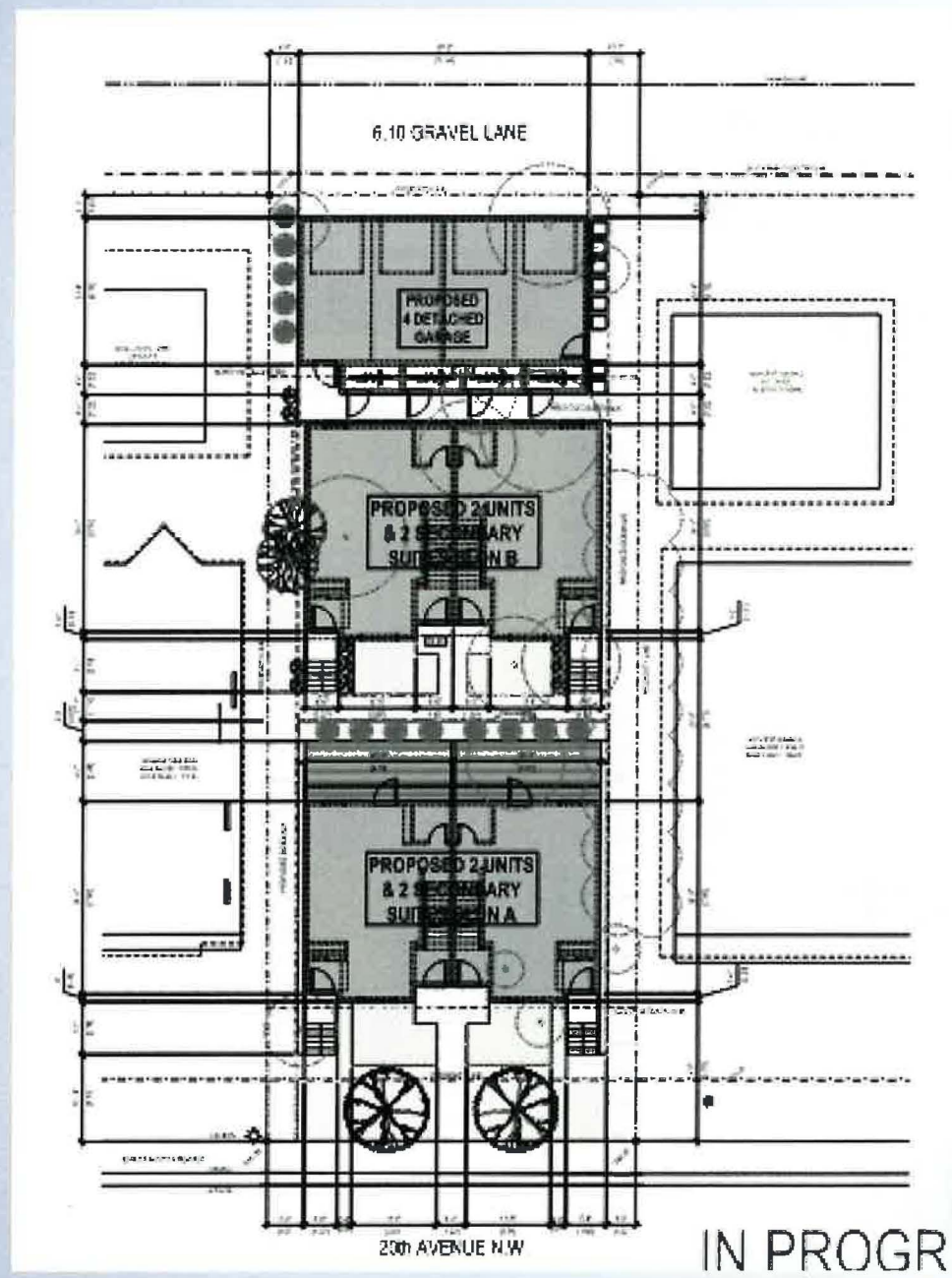
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acre \pm) located at 1314 – 20 Avenue NW (Plan 3150P, Block 24, Lots 6 and 7) from Residential – Grade Oriented Infill (R-CG) District **to** Direct Control (DC) District to accommodate rowhouse development, with guidelines (Attachment 2).



QUESTIONS

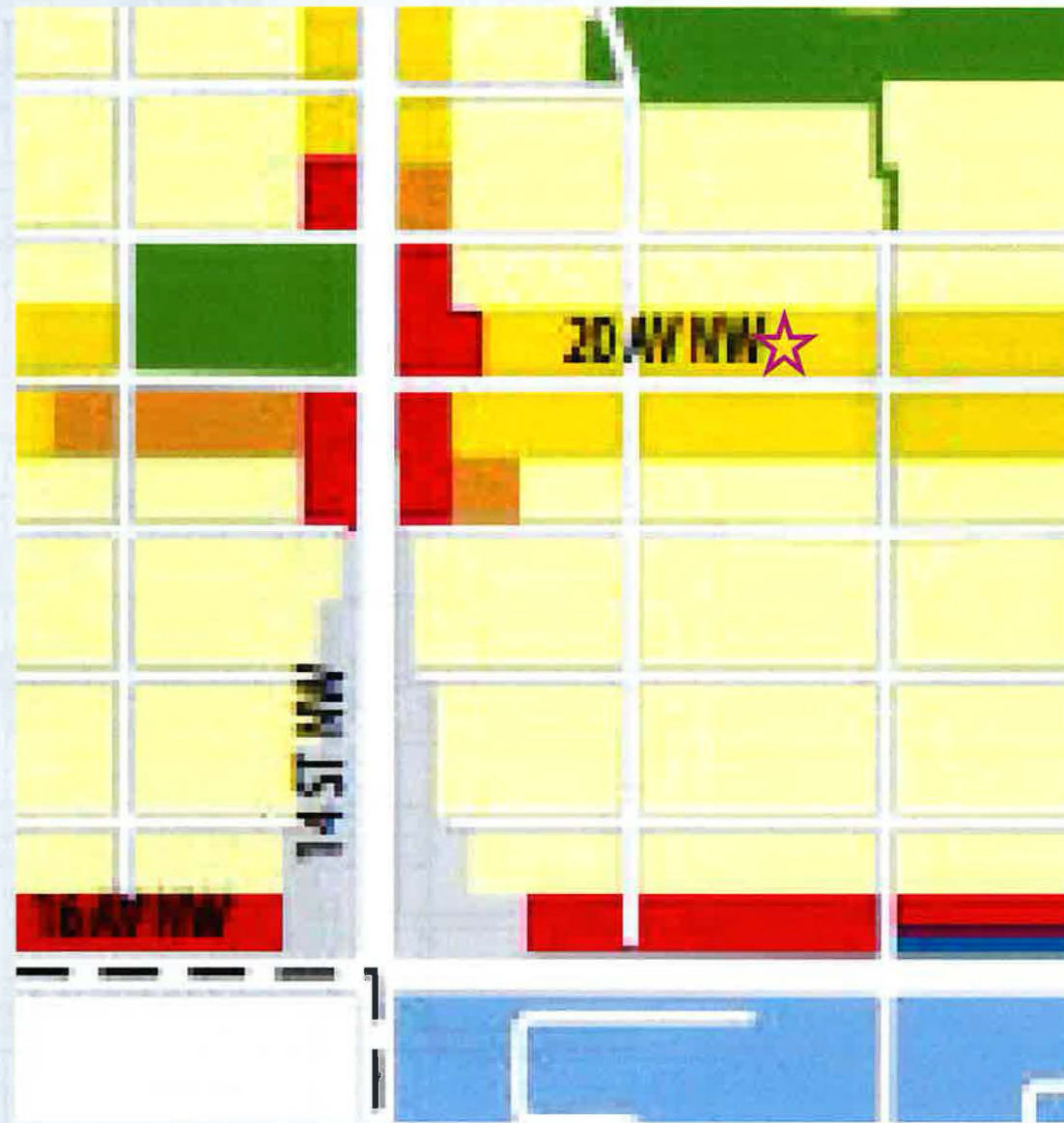


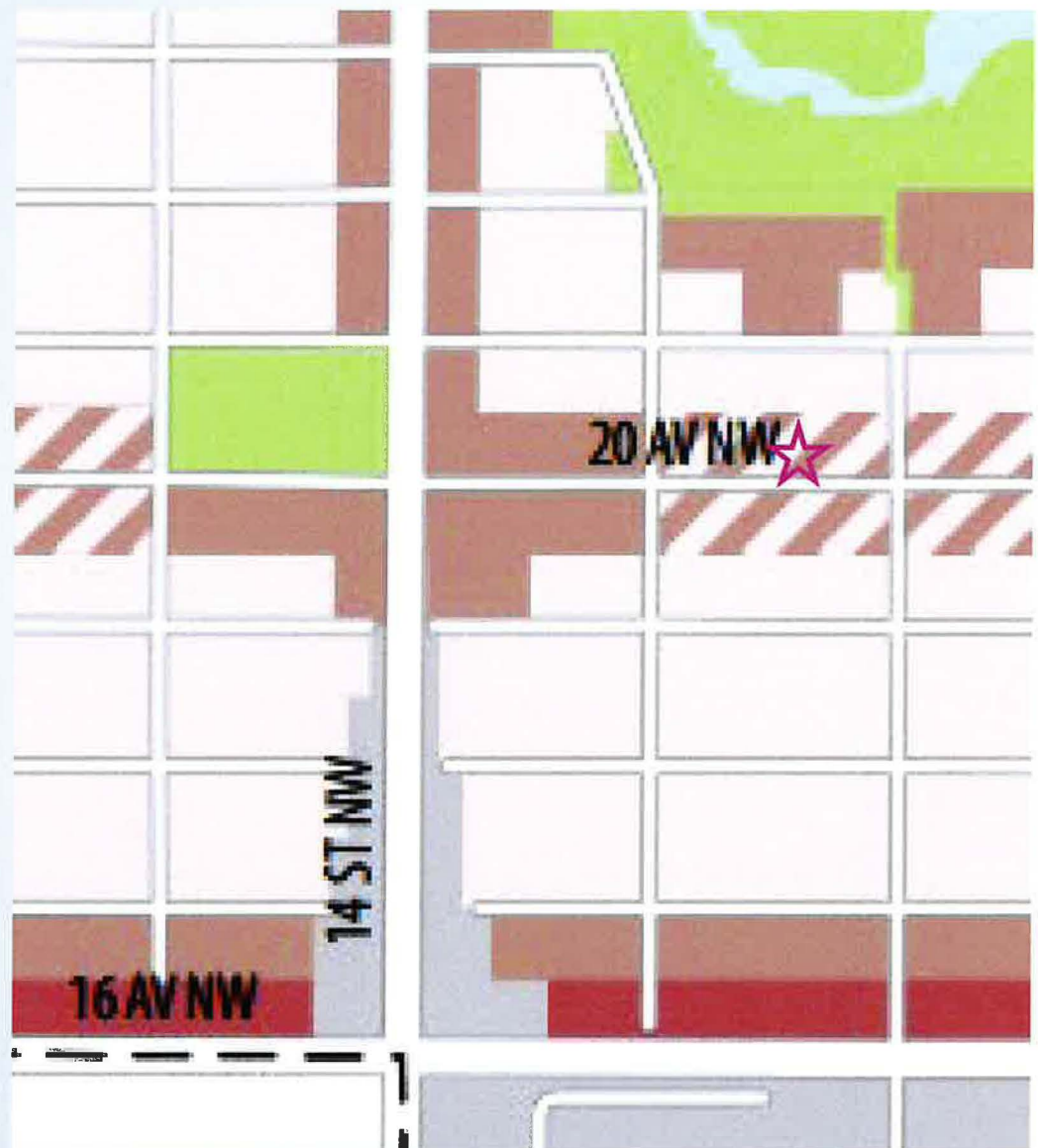
Map 3: Urban Form

Legend

Urban Form Categories

-  Neighbourhood Commercial
-  Neighbourhood Flex
-  Neighbourhood Connector
-  Neighbourhood Local
-  Commercial Corridor
-  Industrial General
-  Natural Areas
-  Parks and Open Space
-  City Civic and Recreation
-  Regional Campus
-  No Urban Form Category





Map 4: Building Scale

Legend

-  No Scale Modifier
-  Limited
(up to 3 Storeys)
-  Low - Modified
(up to 4 Storeys)
-  Low
(up to 6 Storeys)
-  Mid
(up to 12 Storeys)
-  High
(up to 26 Storeys)
-  Parks, Civic
and Recreation
-  Plan Area Boundary