



Calgary Planning Commission

Agenda Item: 7.2.3

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

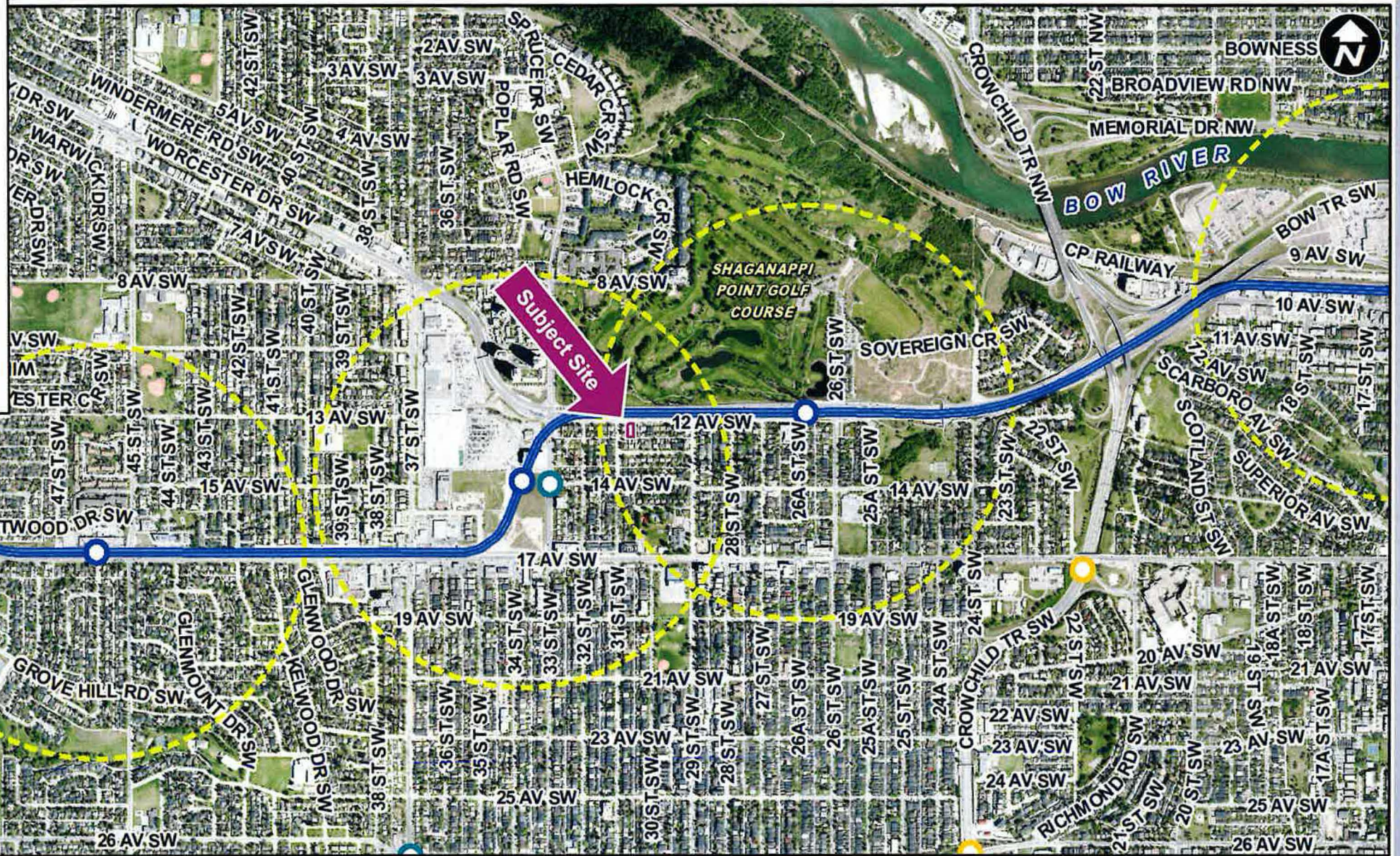
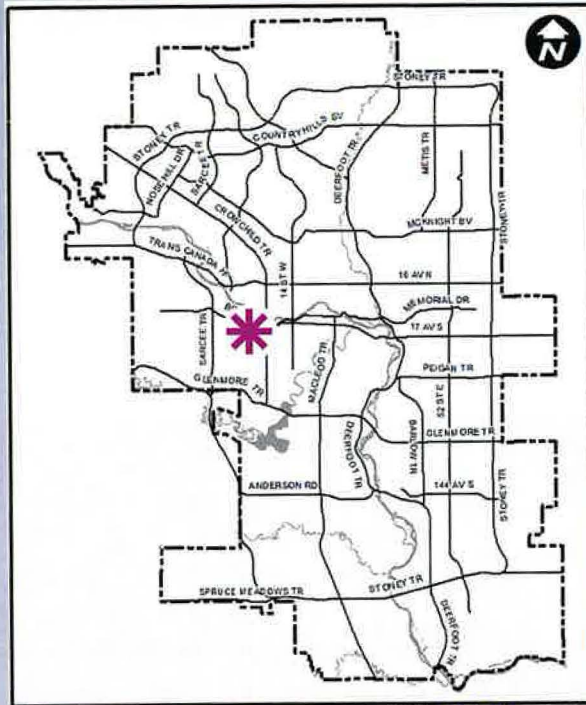
DEC 01 2022

ITEM: 7.2.3 CPC2022-1156

Distrib-Presentation

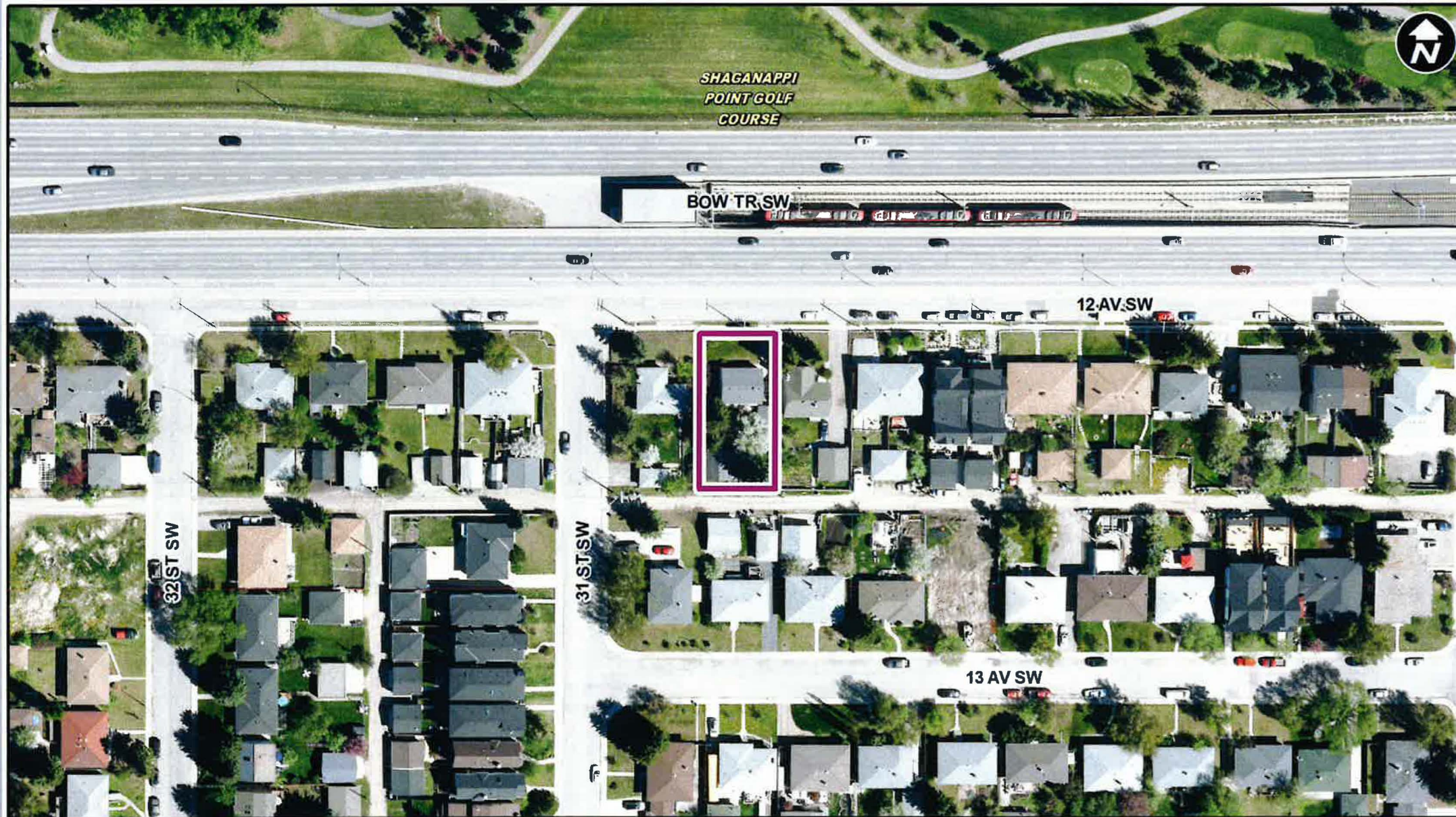
CITY CLERK'S DEPARTMENT

LOC2022-0079
Land Use Amendment
December 1, 2022



LEGEND

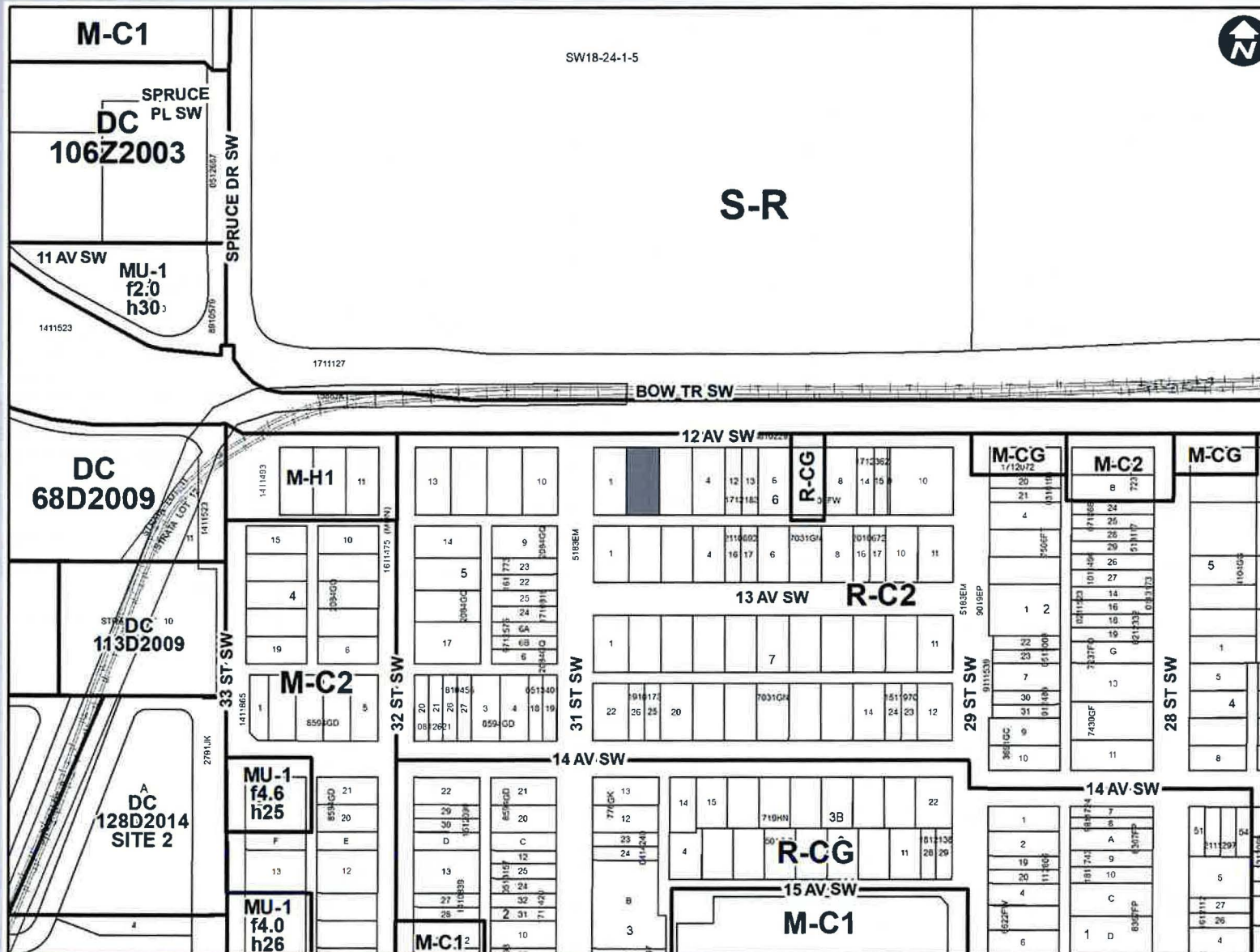
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Parcel Size:

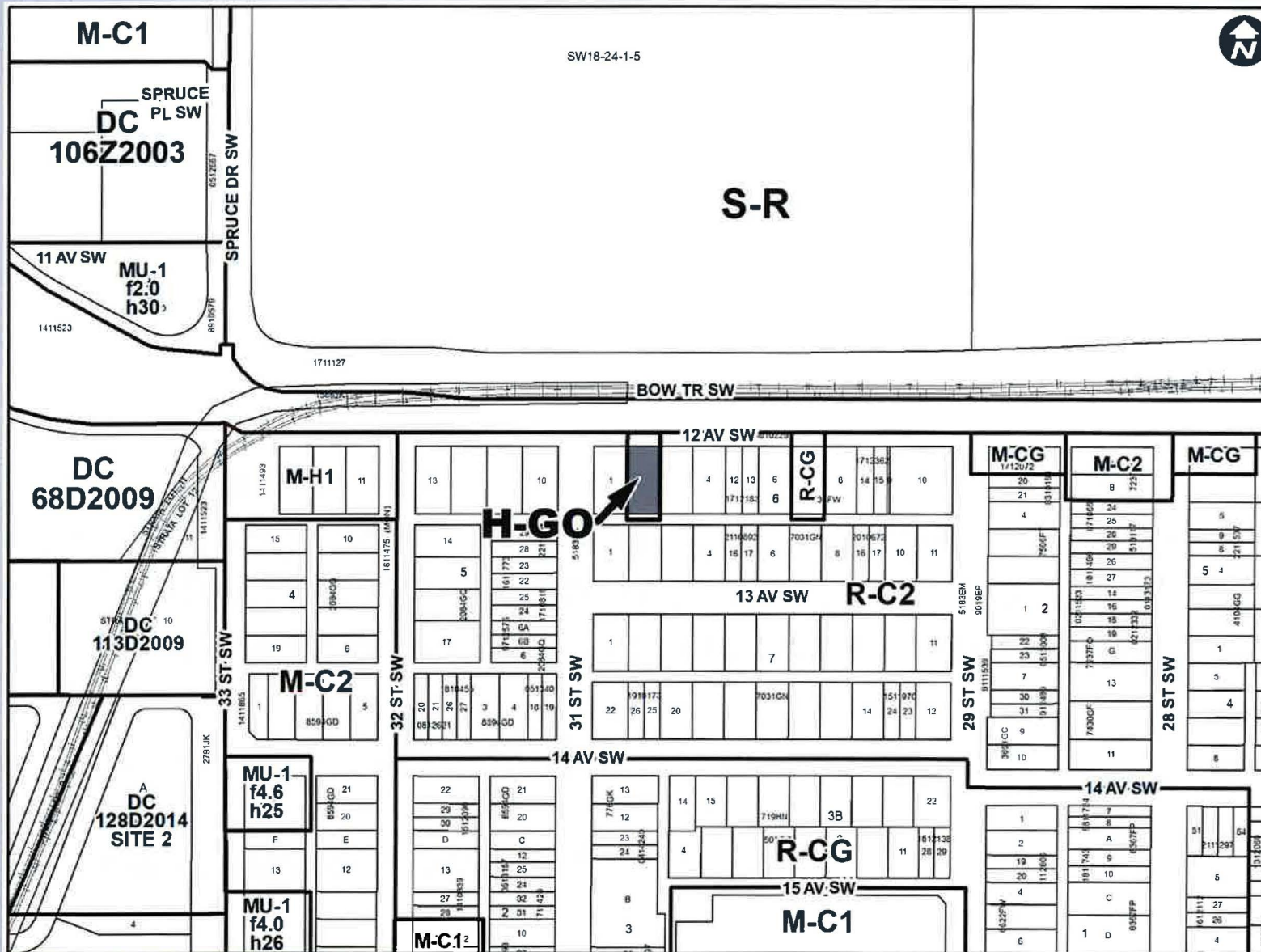
0.07 ha
18m x 38m





Existing Land Use District:

- Residential – Contextual One/Two Dwelling (R-C2) District
- Max height of 8.6m to 10m



Proposed H-GO District:

- Approved by Council as a new District on Oct 5/22 (becomes effective Jan 2/23)
- Allows for grade-oriented development in attached or stacked forms, in a form & scale consistent with low density residential districts
- Max 1.5 FAR
- Max height of 12m
- Min 0.5 stalls per unit/suite

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

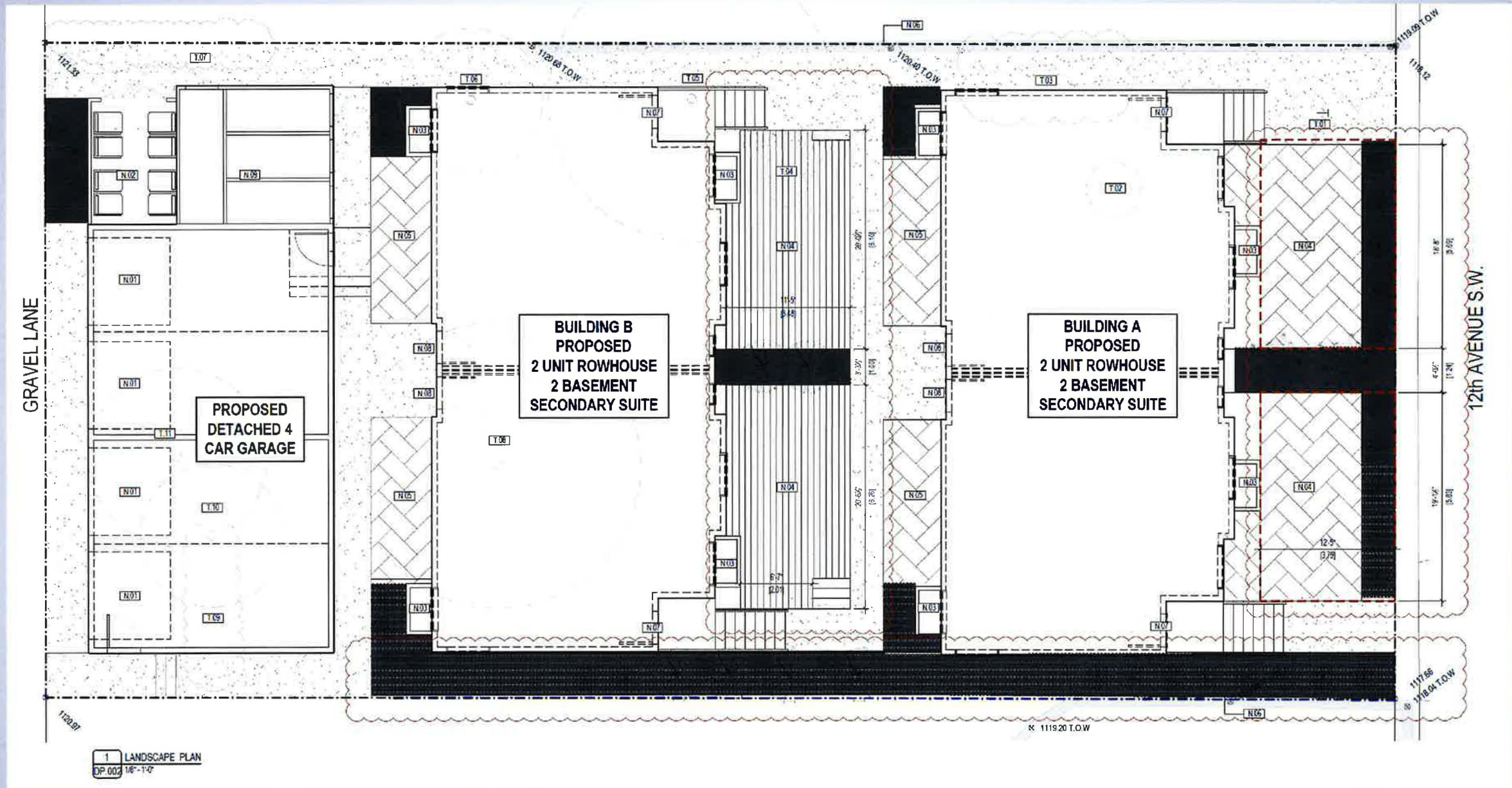
Give three readings to the proposed bylaw for the redesignation of 0.07 hectares $\pm$ (0.17 acres $\pm$) located at 3115 – 12 Avenue SW (Plan 8033FW, Lot 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.

Supplementary Slides

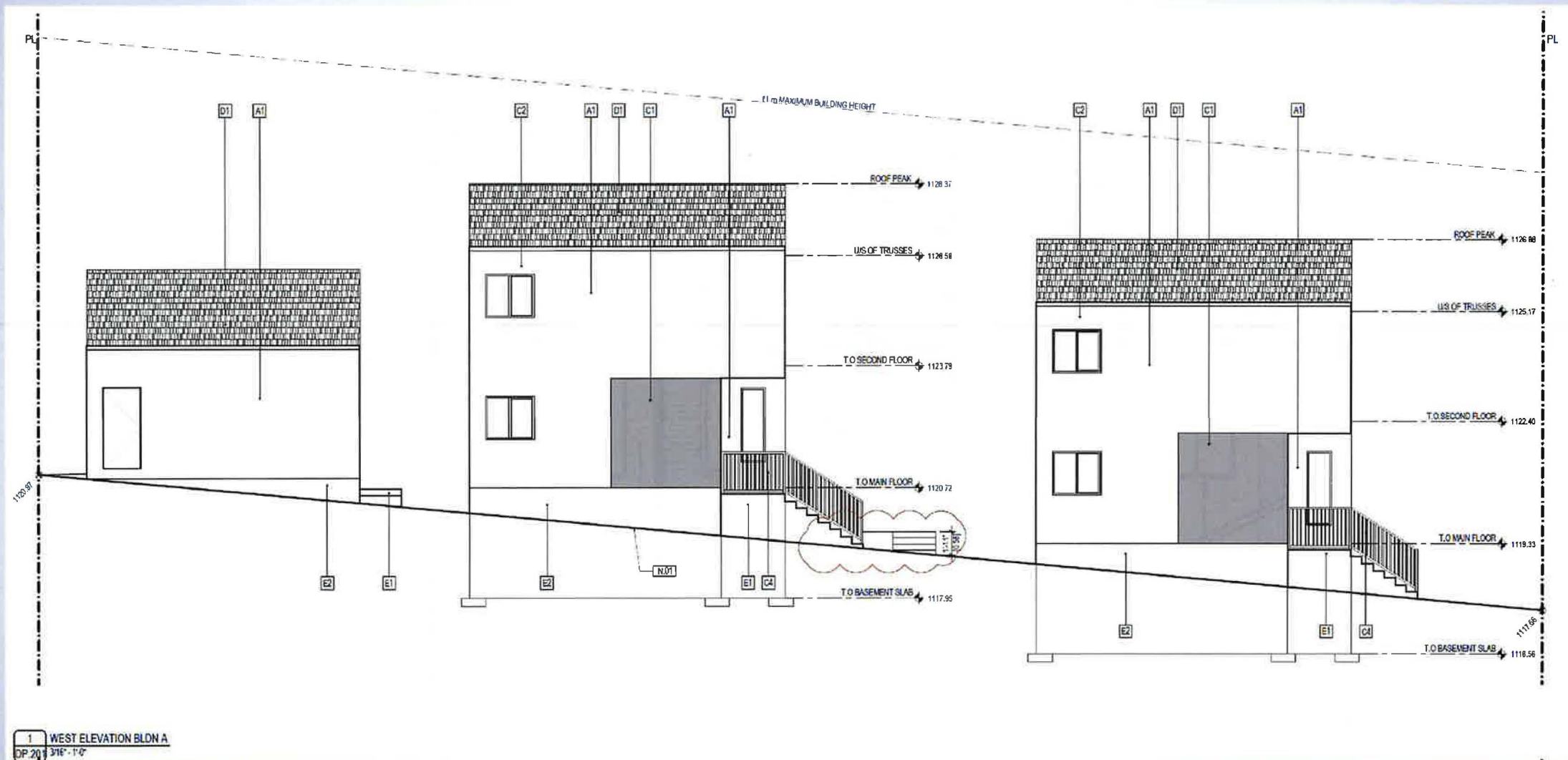


Existing & Proposed Streetscape









PART 15

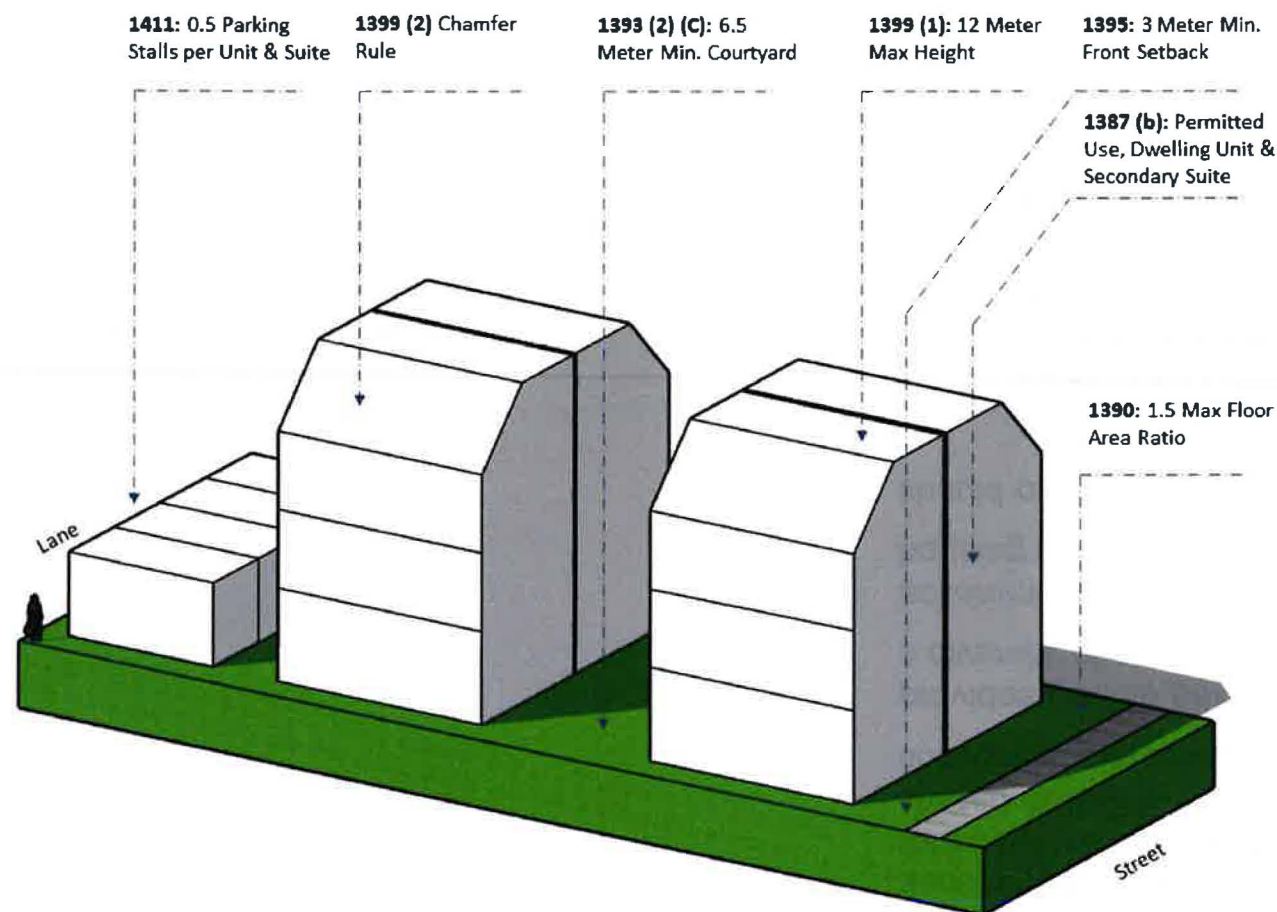
Division 1: Housing – Grade Oriented (H-GO) District

Purpose

1386 The Housing – Grade Oriented (H-GO) District:

- (a) accommodates grade-oriented development in a range of housing forms where the **Dwelling Units** may be attached or stacked within a shared **building** or cluster of **buildings** in a form and at a scale that is consistent with **low density residential districts**;
- (b) provides flexible **parcel** dimensions and **building setbacks** that allow a diversity of grade-oriented housing;
- (c) accommodates site and **building** design that is adaptable to evolving housing needs;
- (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
 - (ii) 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**.

H-GO District Diagram



R-CG District Mid-block Diagram (4 Townhouse Units & 4 Basement Suites)

