



Calgary Planning Commission

Agenda Item: 7.2.3



LOC2022-0113

Land Use Amendment

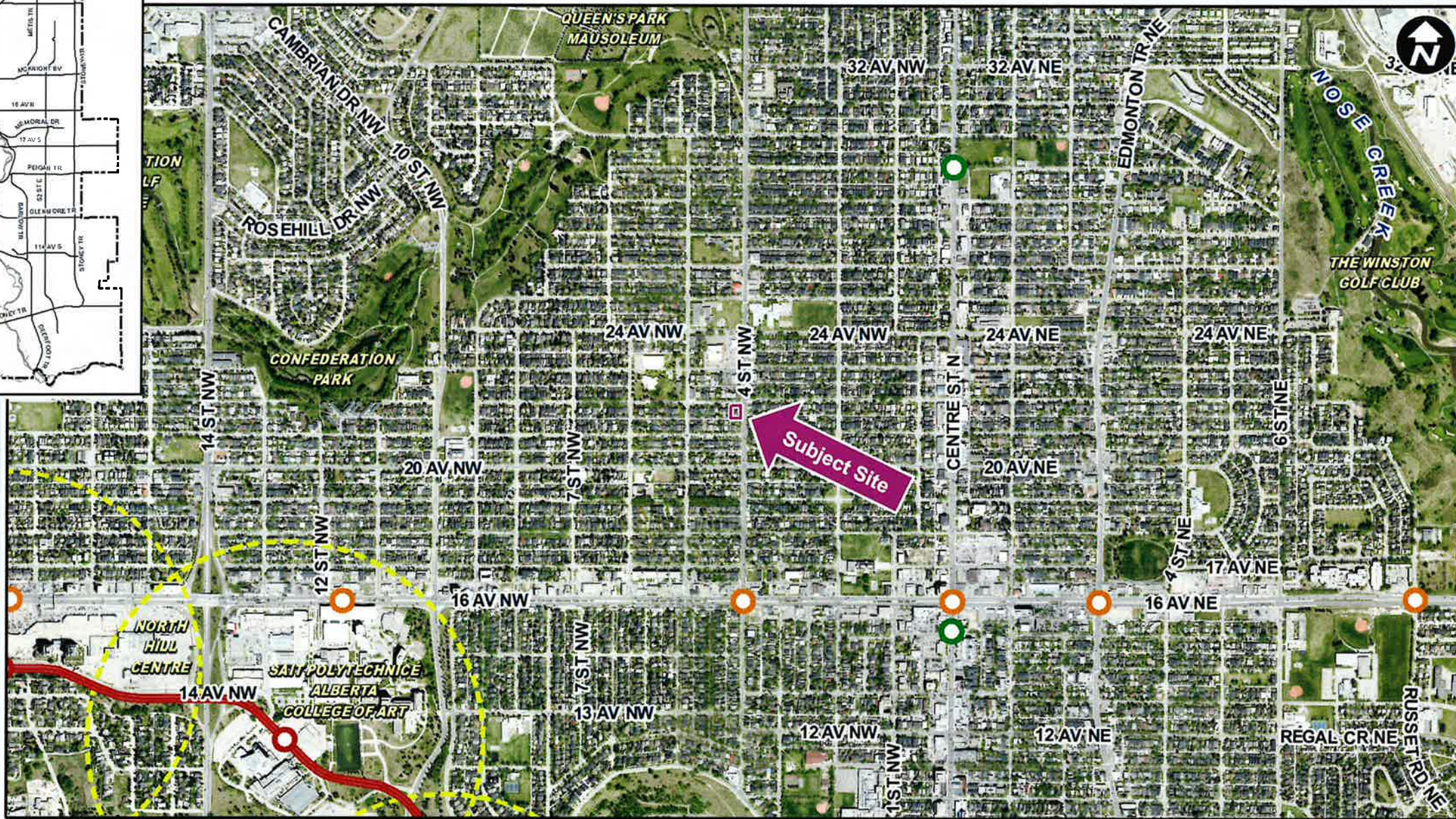
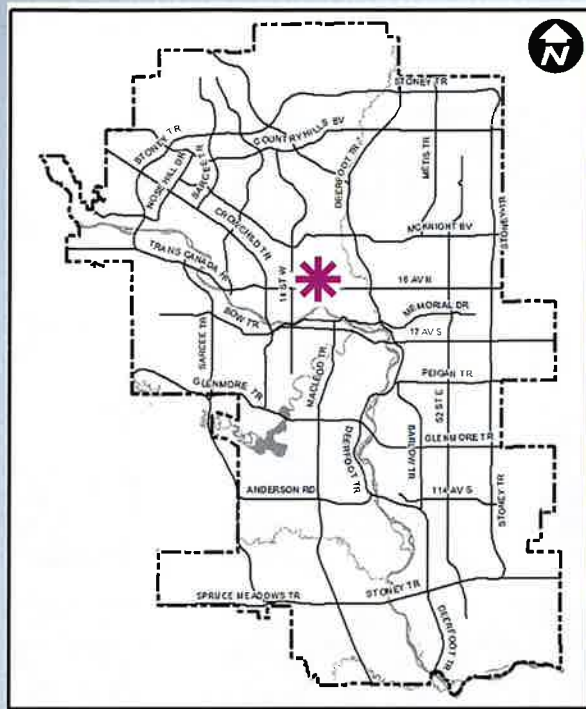
January 26, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 26 2023
ITEM: 7.2.3 CPC2023-0055
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

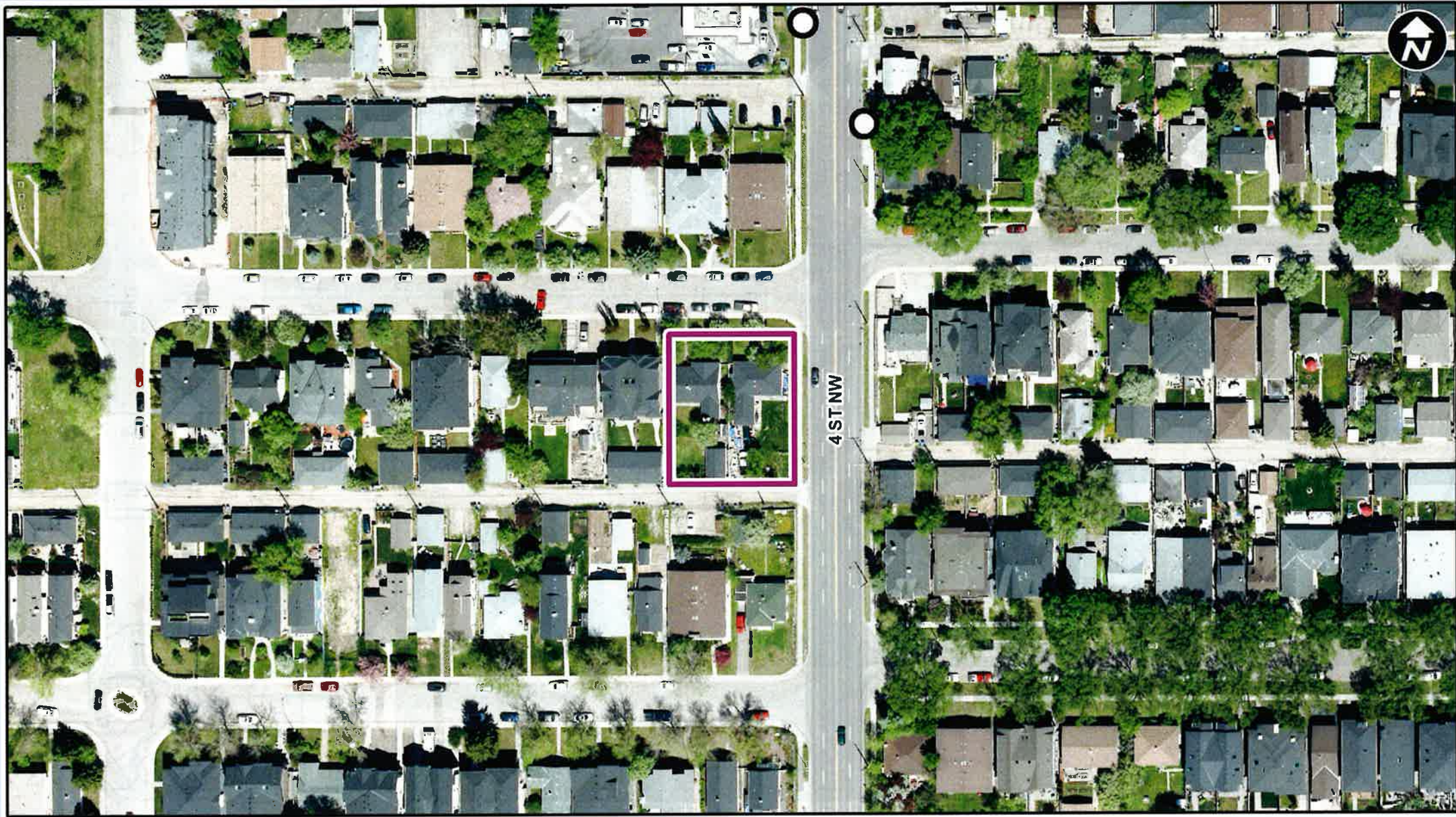
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 501 and 507 – 22 Avenue NW (Plan 2934O, Block 30, Lots 37, 38, 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) 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



LEGEND

○ Bus Stop

Parcel Size:

**0.11 ha
30m x 37m**

LOOKING SOUTHWEST AT SUBJECT SITE



LOOKING SOUTH ALONG SUBJECT SITE AND 4 ST NW



LOOKING EAST AT LANEWAY

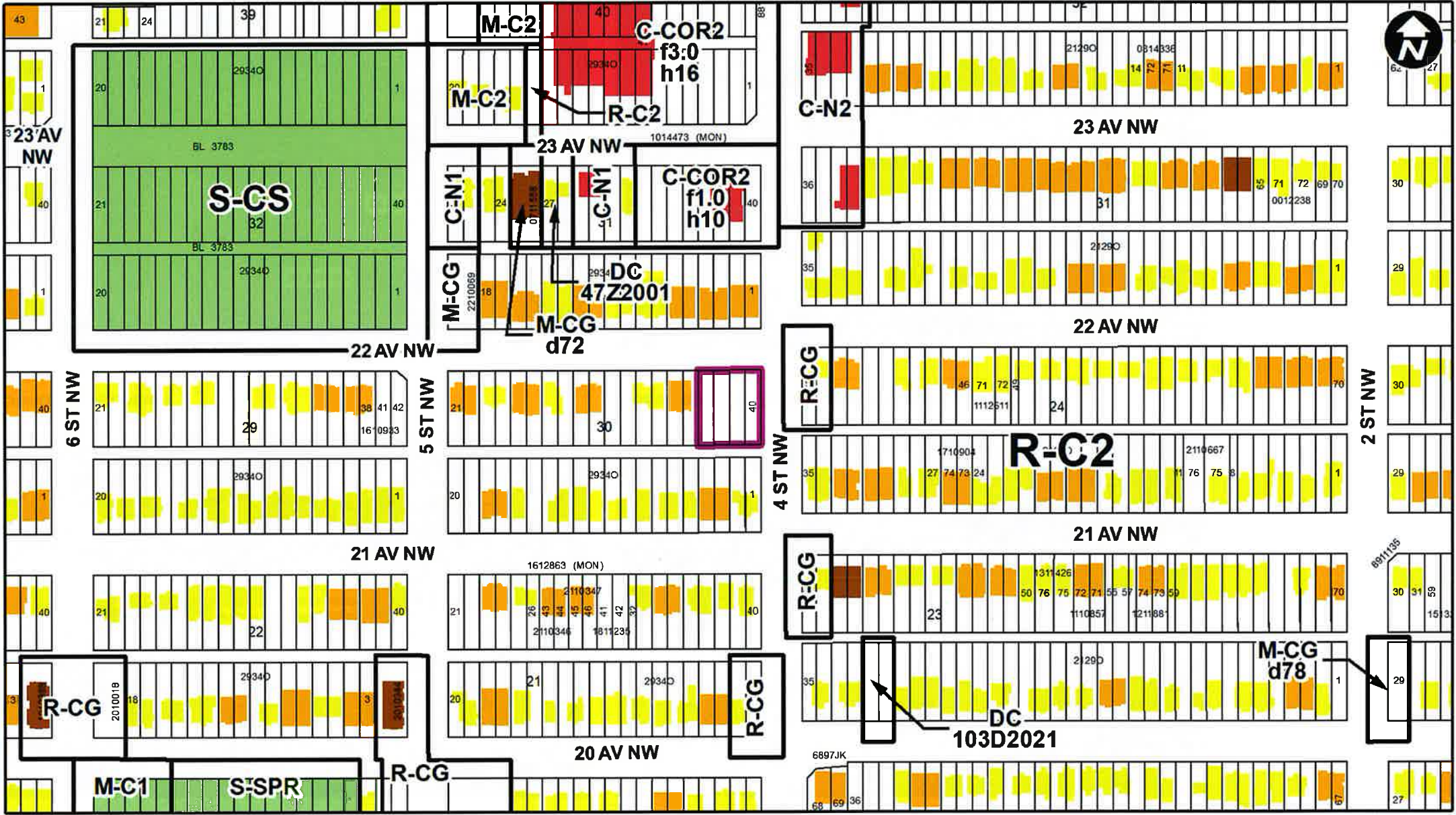


LOOKING NORTHWEST ADJACENT FROM SUBJECT SITE ACROSS 4 ST NW

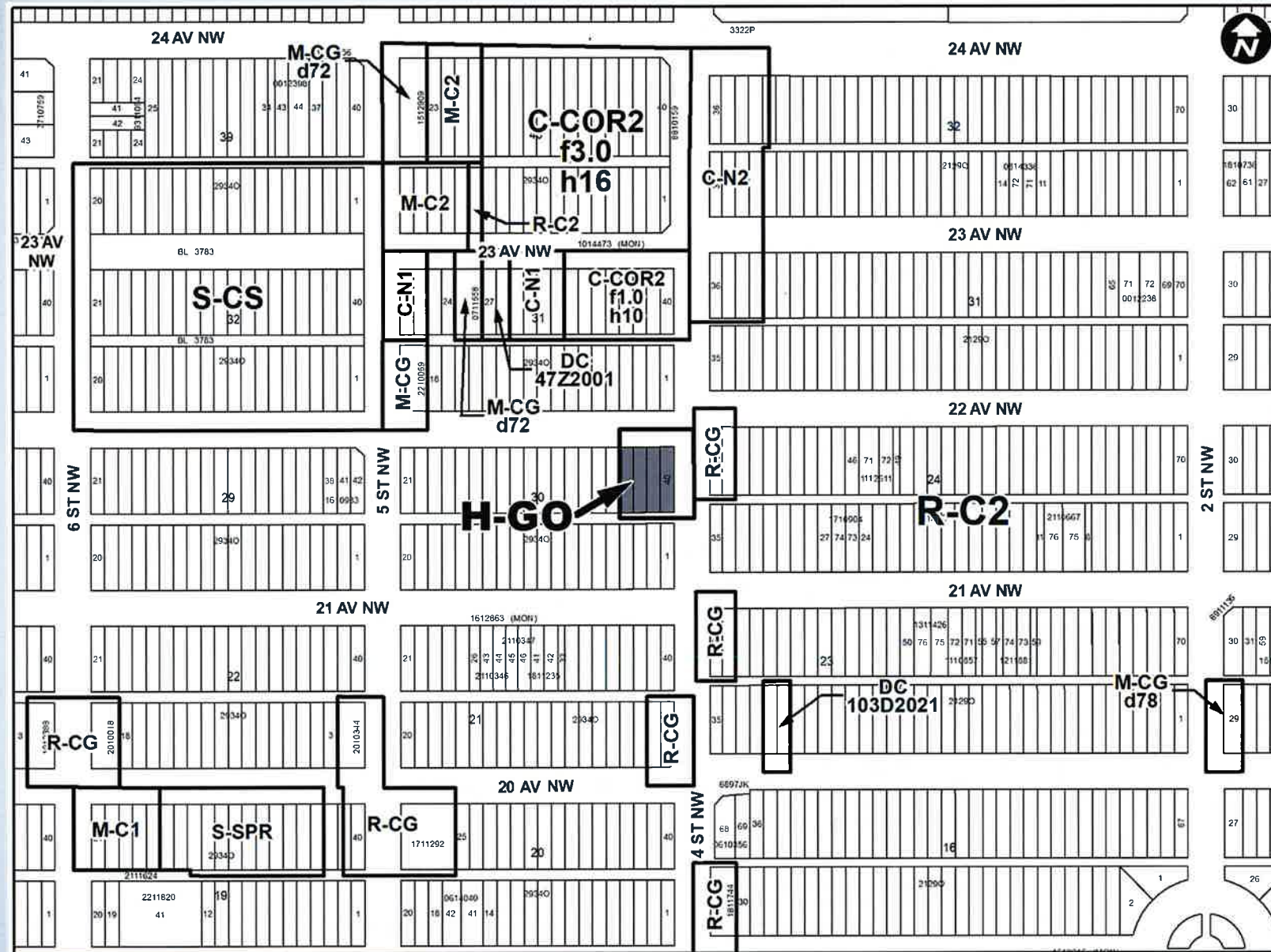


Surrounding Land Use

- 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







Proposed H-GO District:

- Accommodates grade-oriented development in attached or stacked forms, in a form and scale consistent with low density residential districts
- Max 1.5 FAR
- Max height of 12m
- Supported in Neighbourhood Connector Urban Form

RECOMMENDATION:

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Supplementary Slides

