



Public Hearing of Council

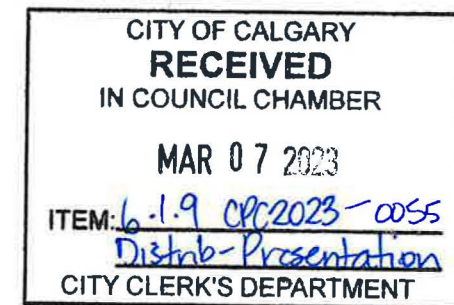
Agenda Item: 6.1.9



LOC2022-0113 / CPC2023-0055

Land Use Amendment

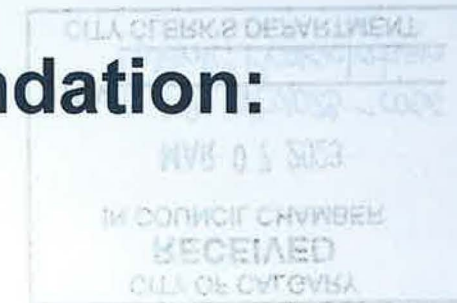
March 7, 2023

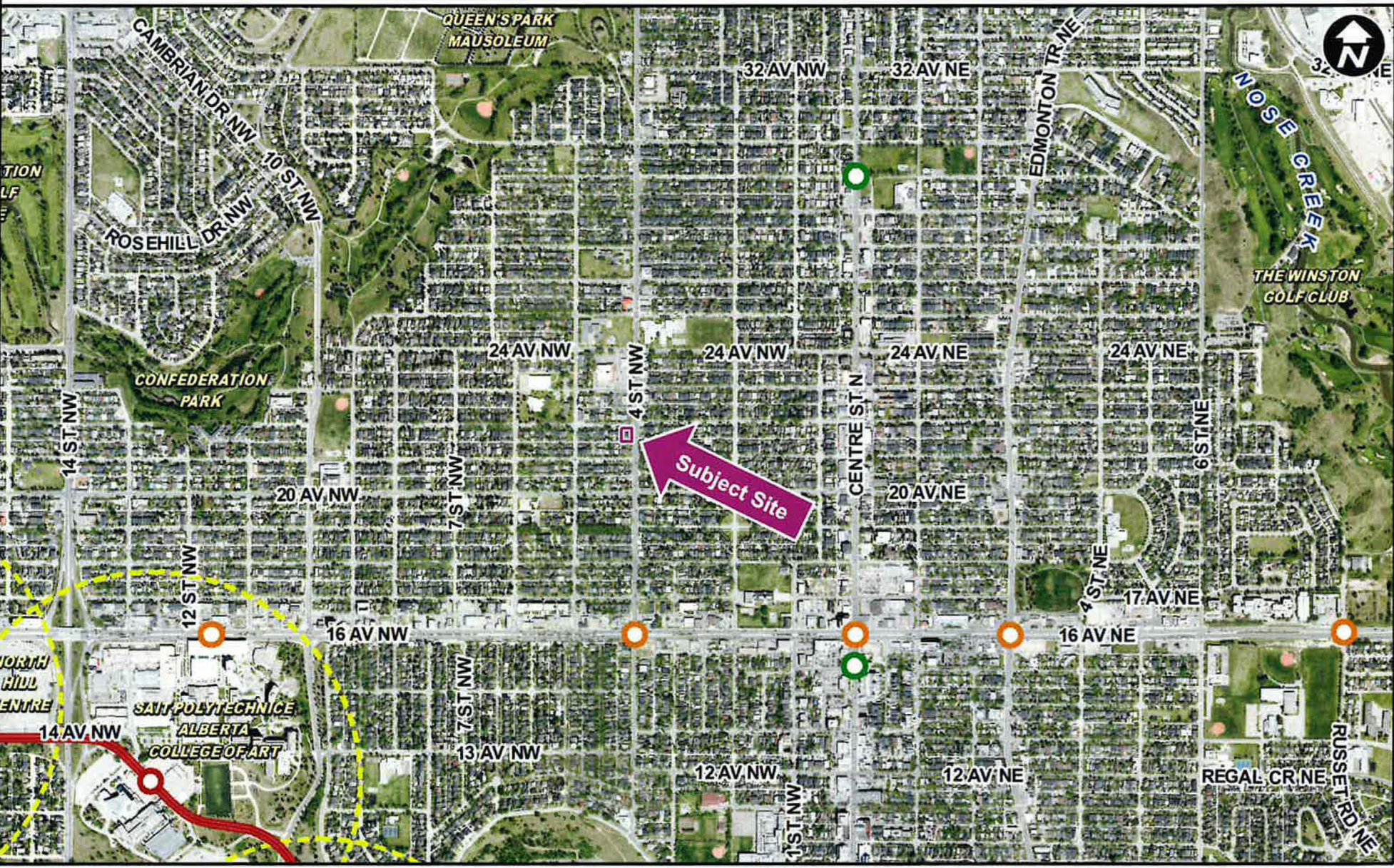
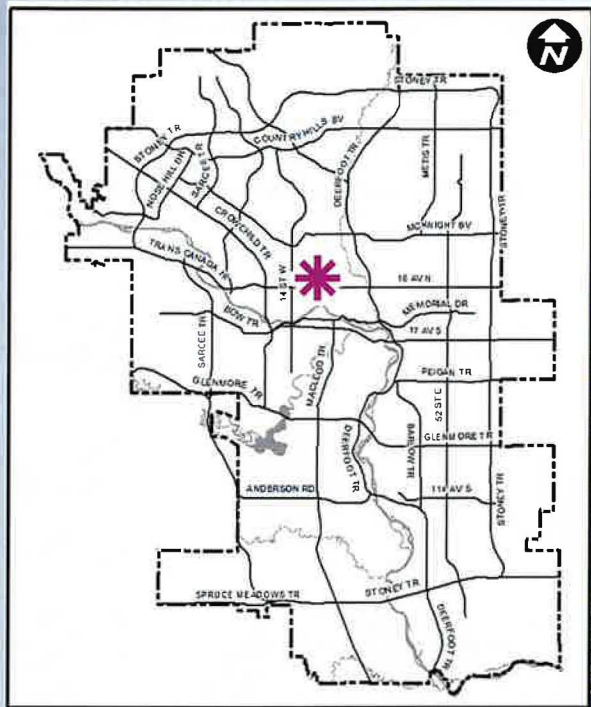


Calgary Planning Commission's Recommendation:

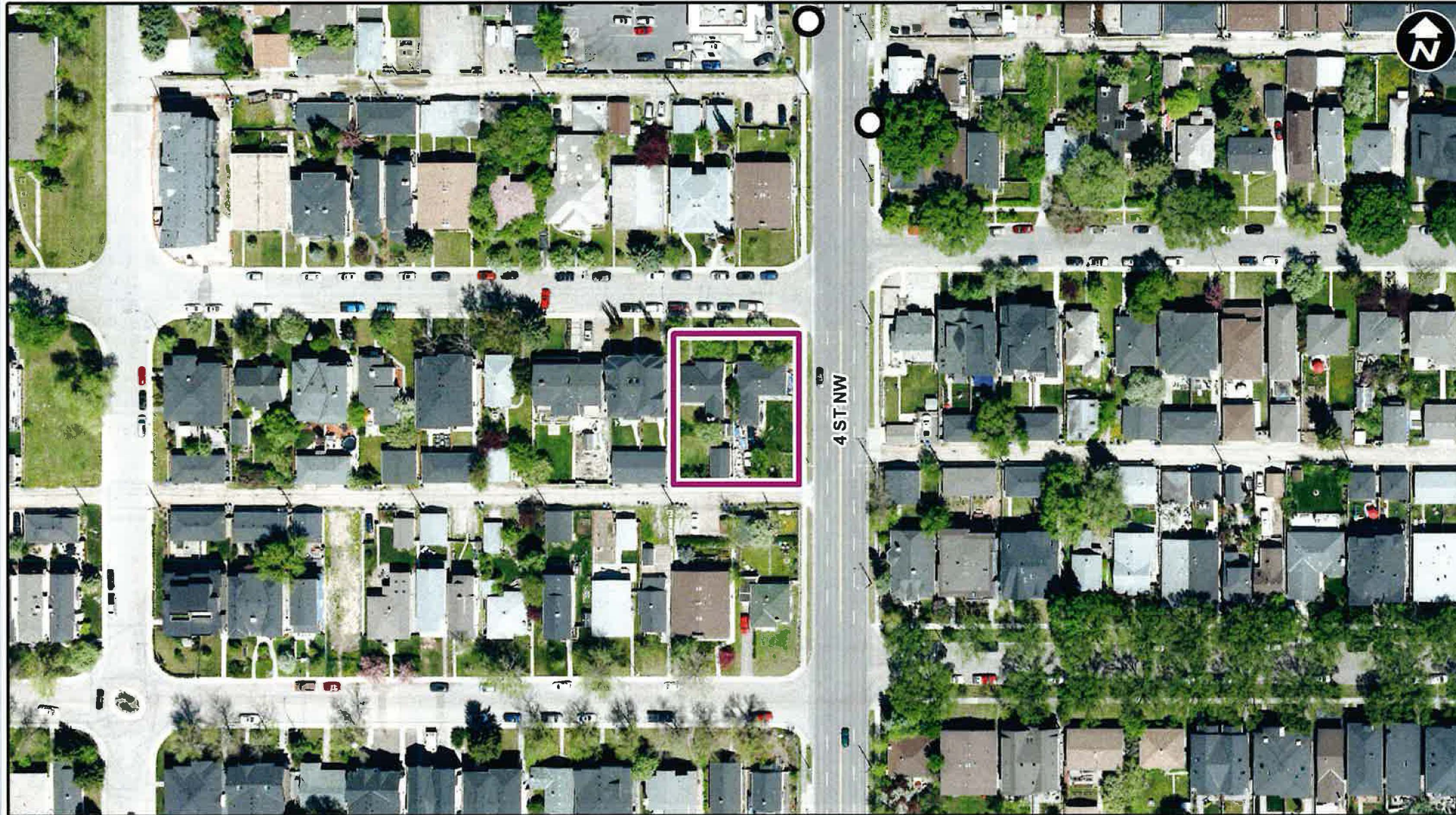
That Council:

Give three readings to **Proposed Bylaw 29D2023** 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



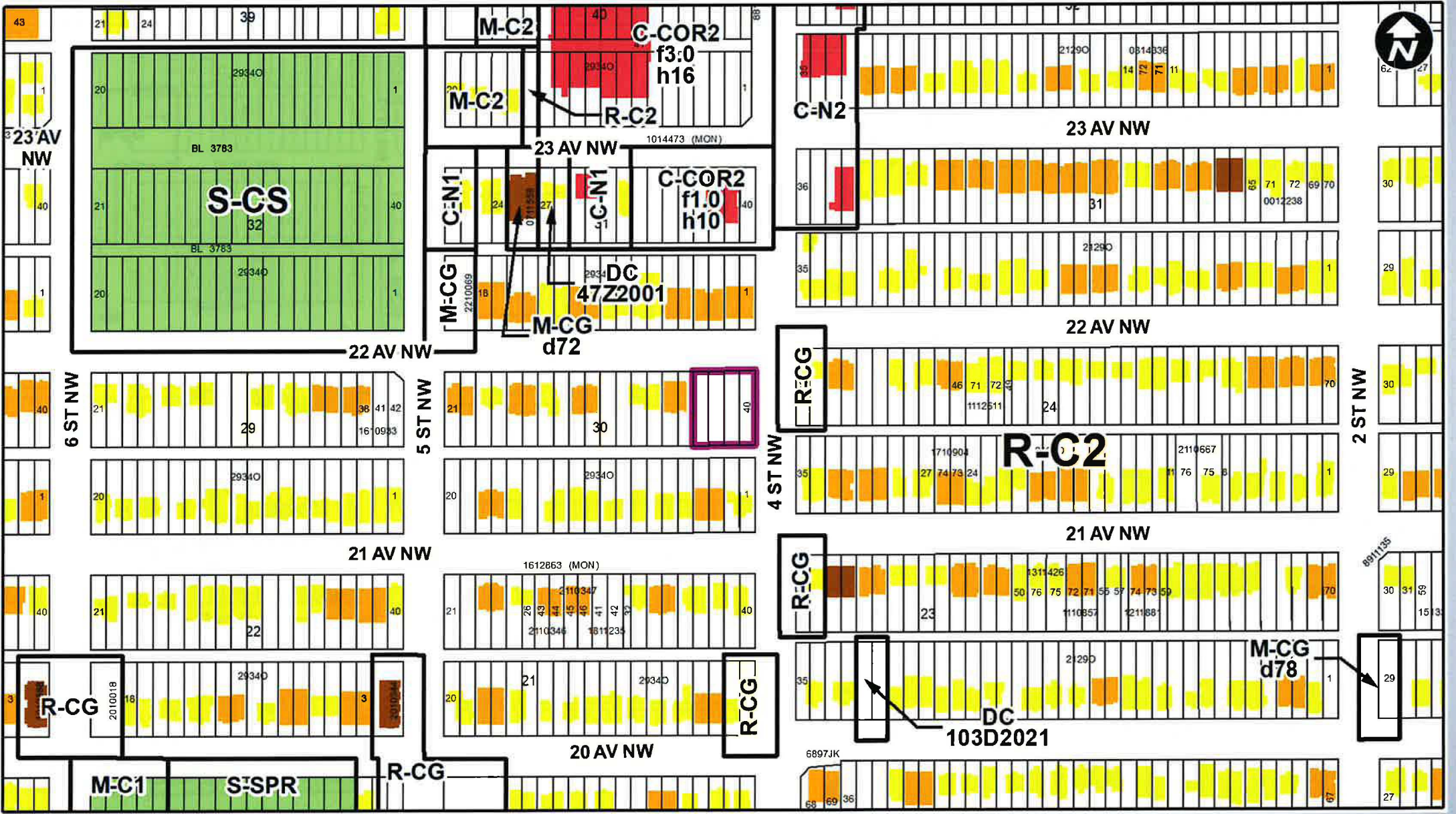
LEGEND

○ Bus Stop

Parcel Size:

**0.11 ha
30m x 37m**

- LEGEND
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - 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

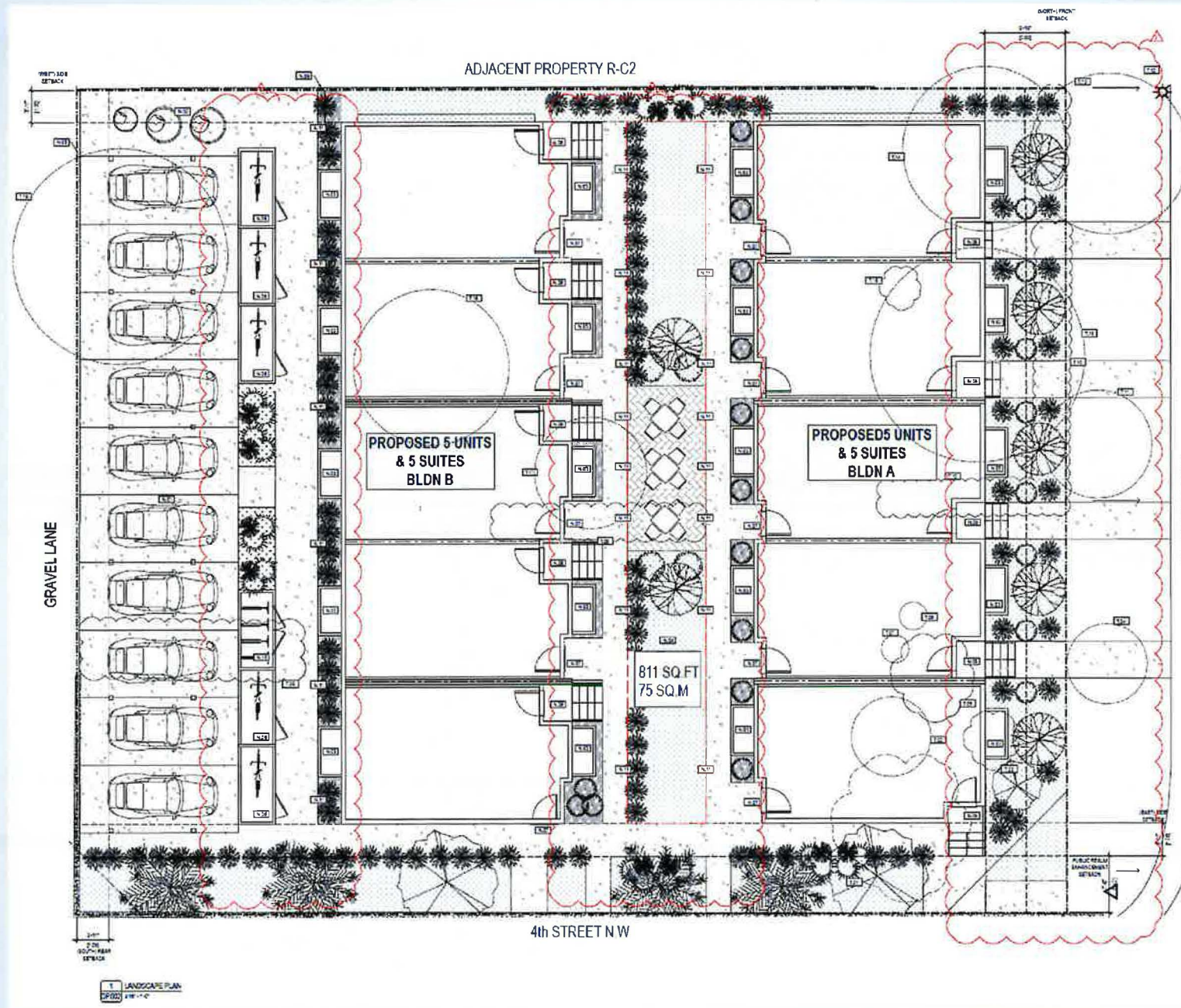
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Supplementary Slides





Existing Land Use Map 11



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

