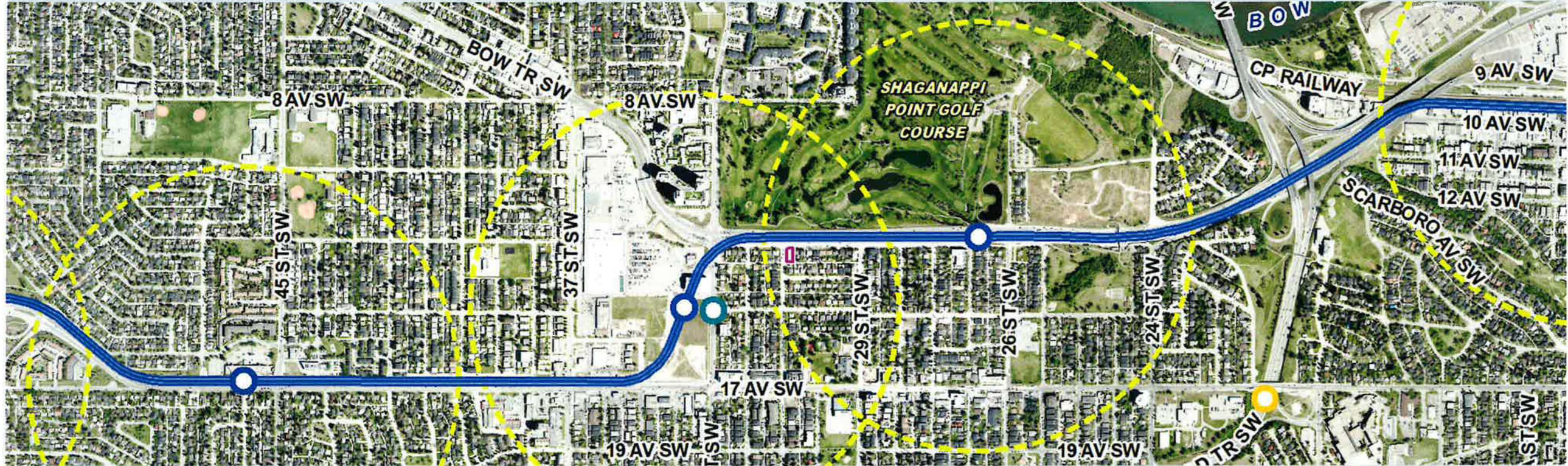




Calgary Planning Commission

Agenda Item: 7.2.3



LOC2022-0207 / CPC2023-0288

Land Use Amendment

March 23, 2023

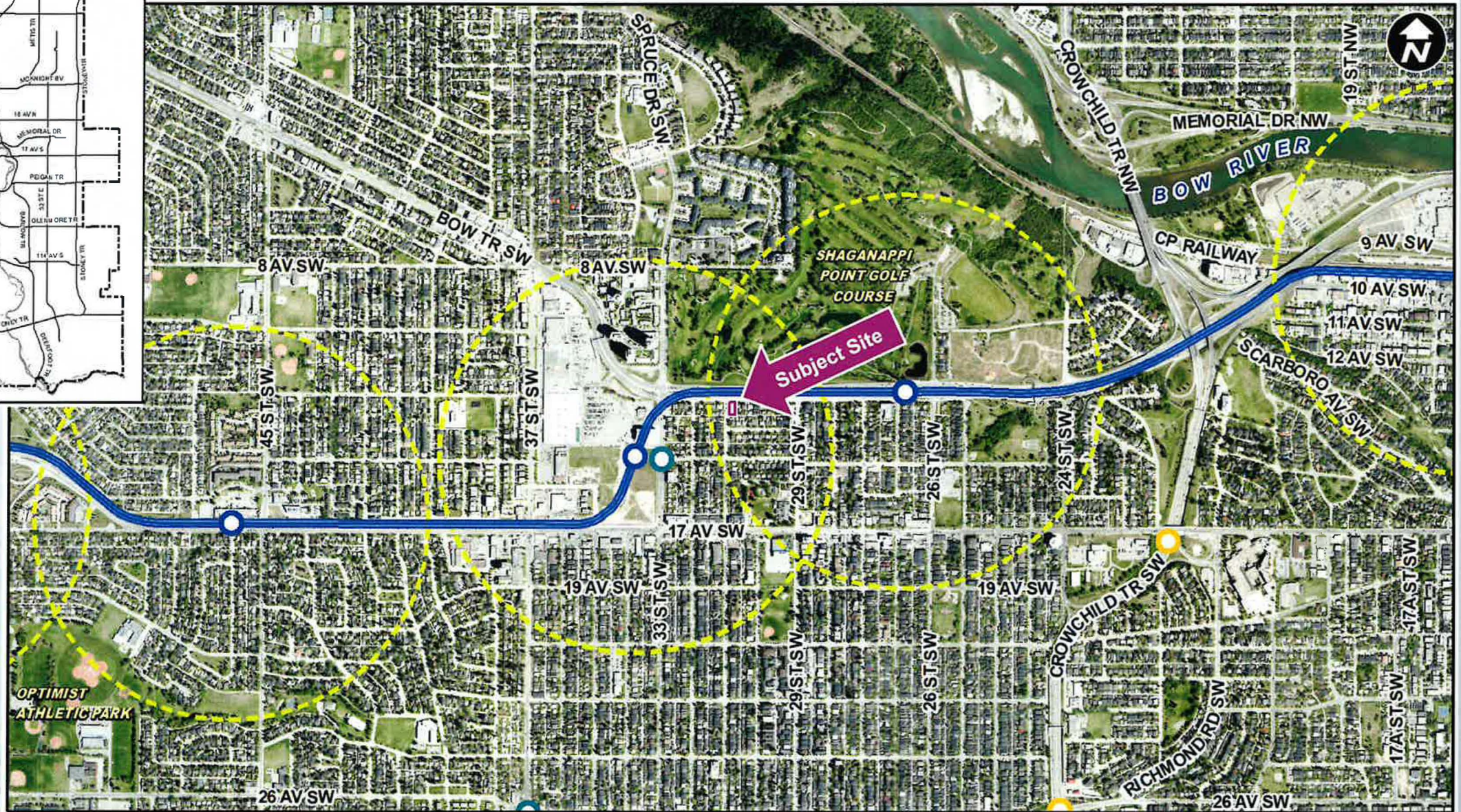
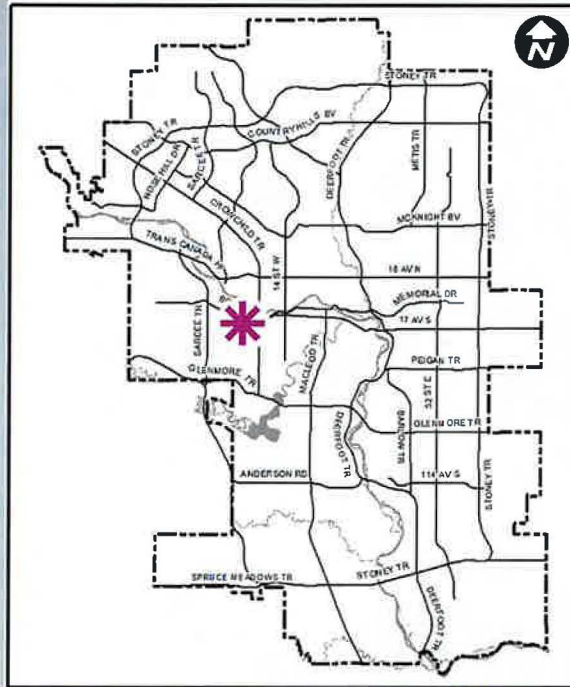
CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 MAR 23 2023
 ITEM: # 7.2.3 CPC2023-0288
D. Stronach
 CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

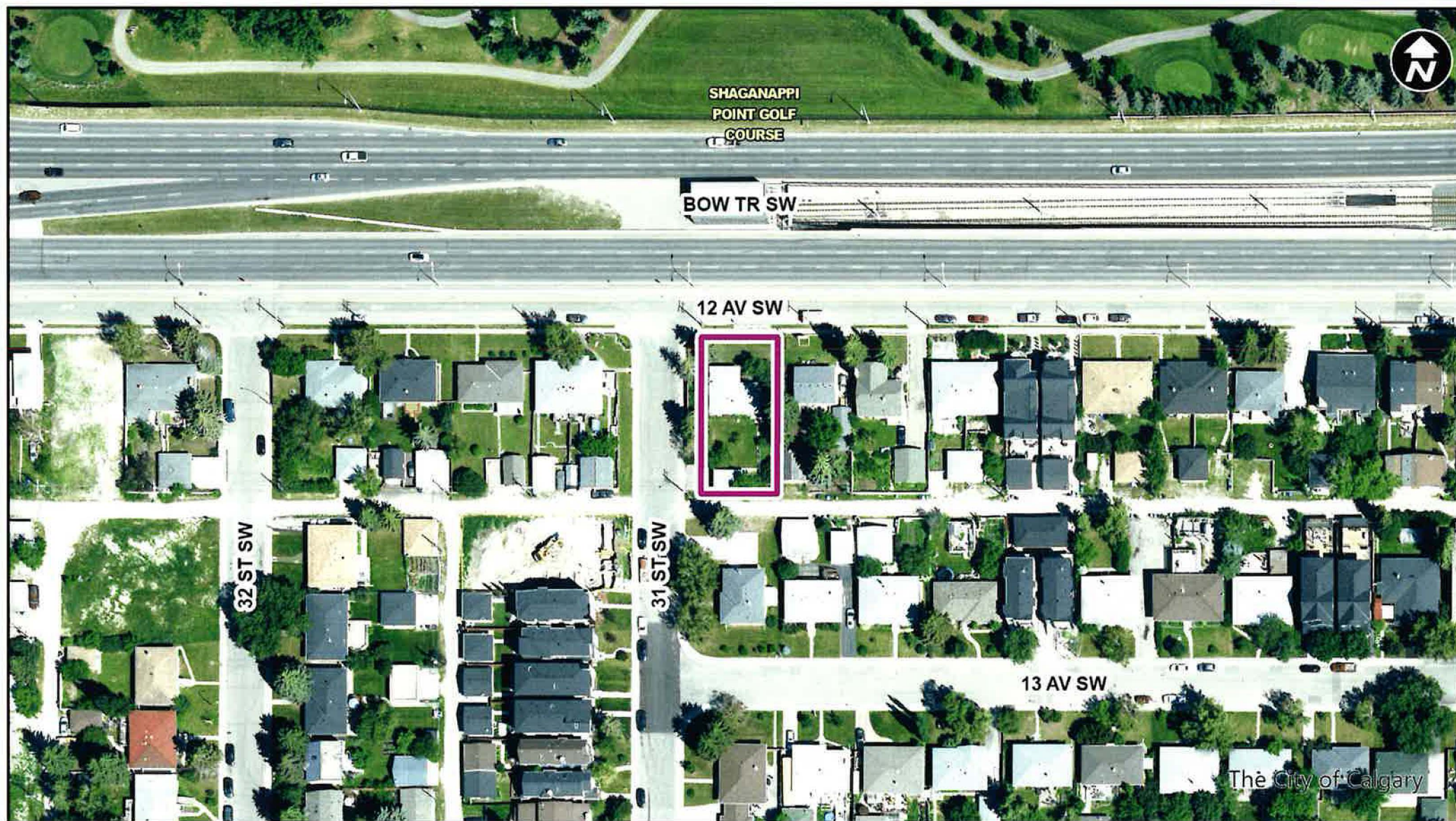
Give three readings to the proposed bylaw for the redesignation of 0.07 hectares ± (0.17 acres ±) located at 3119 – 12 Avenue SW (Plan 8033FW, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.





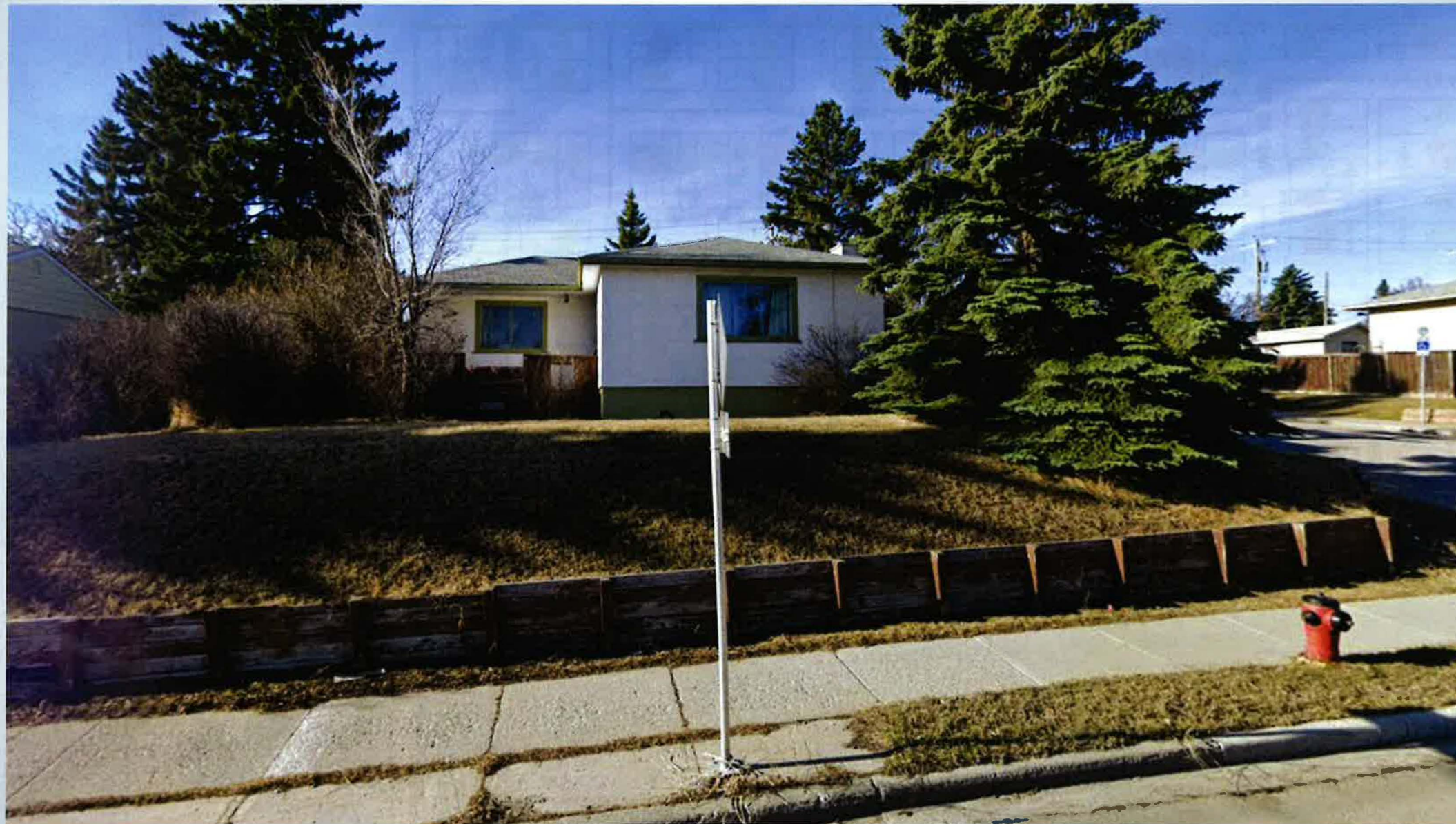
LEGEND

- 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



Parcel Size:

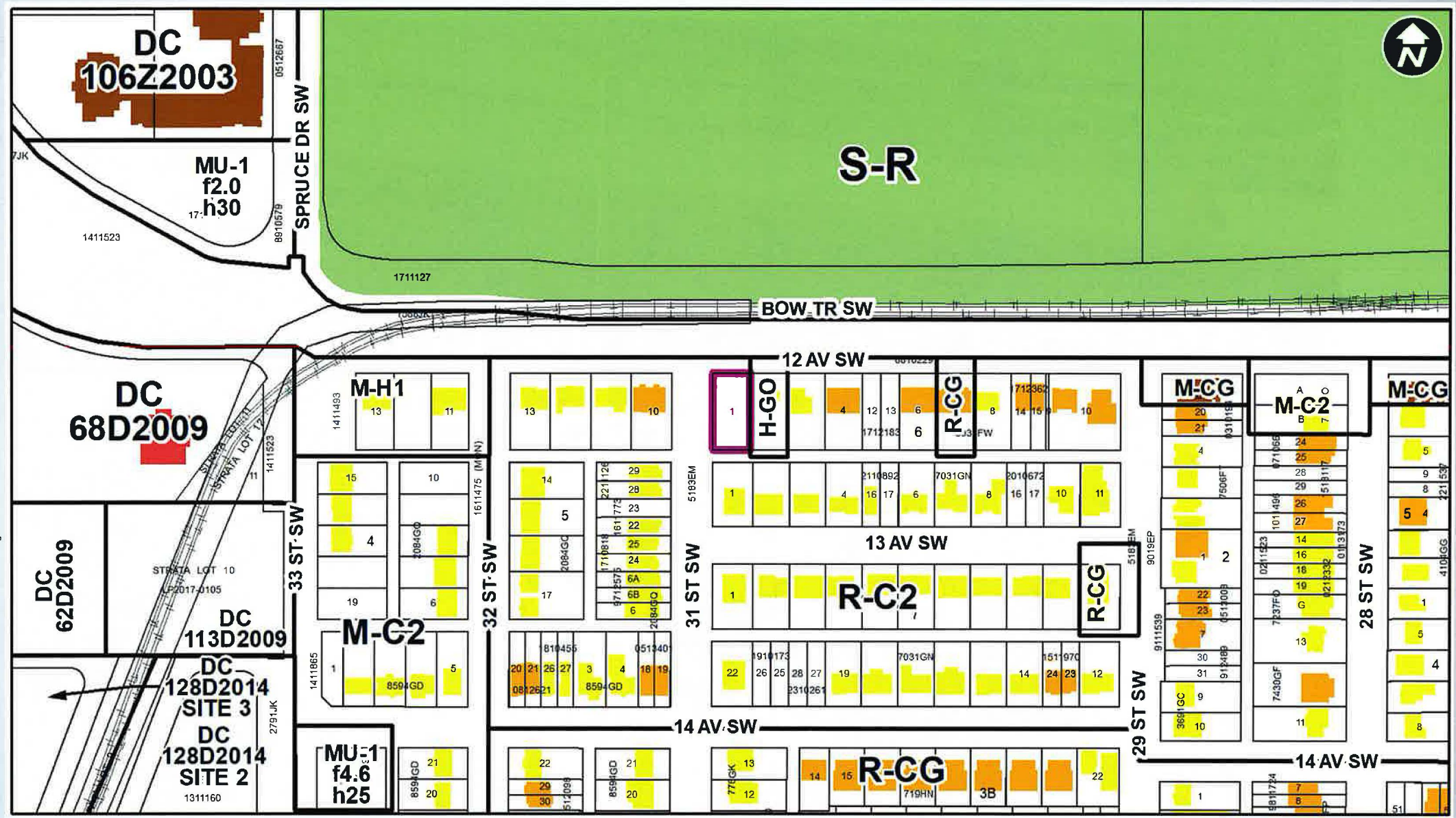
**0.07 ha
18m x 38m**



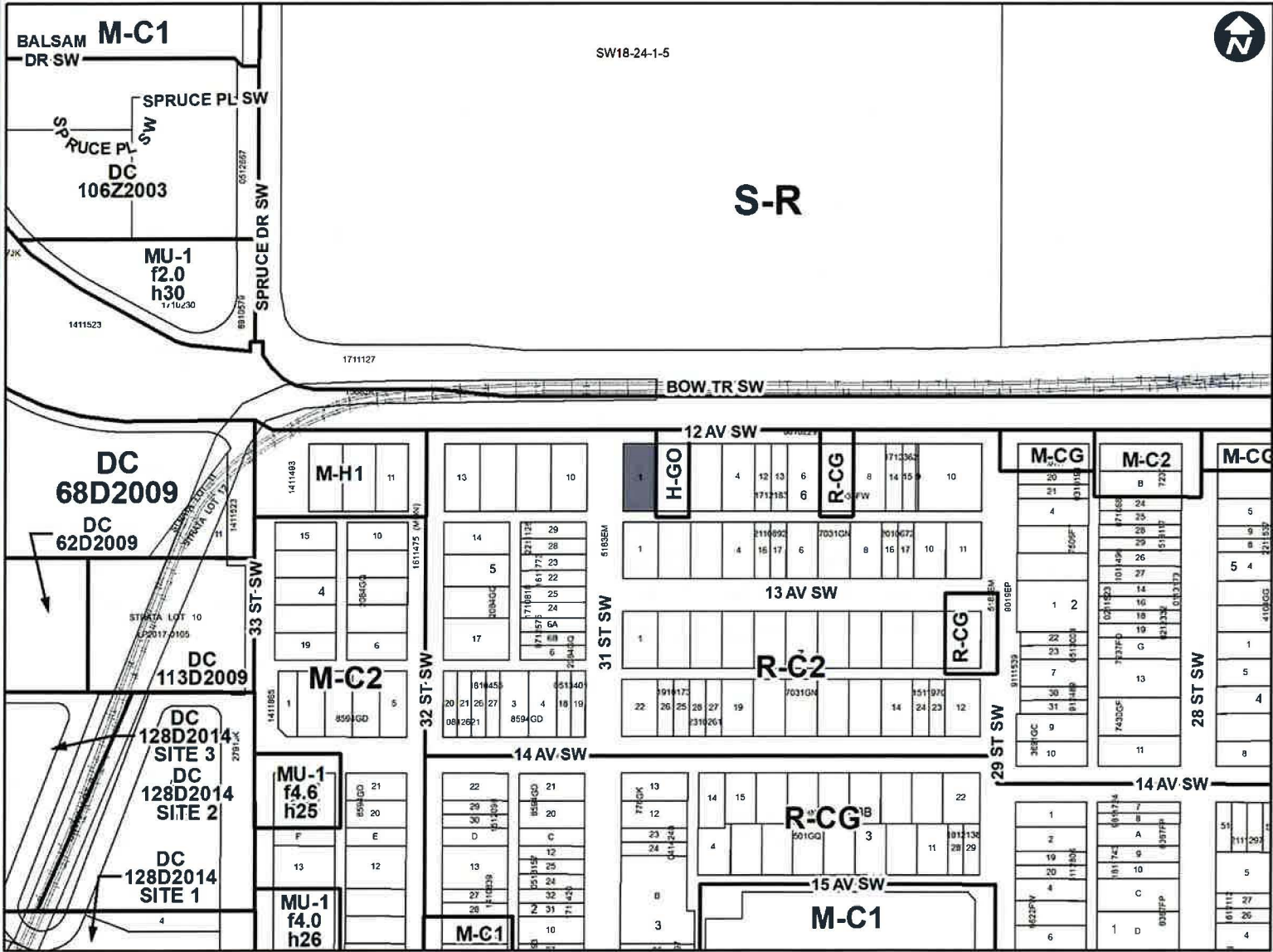
Surrounding Land Use



- 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

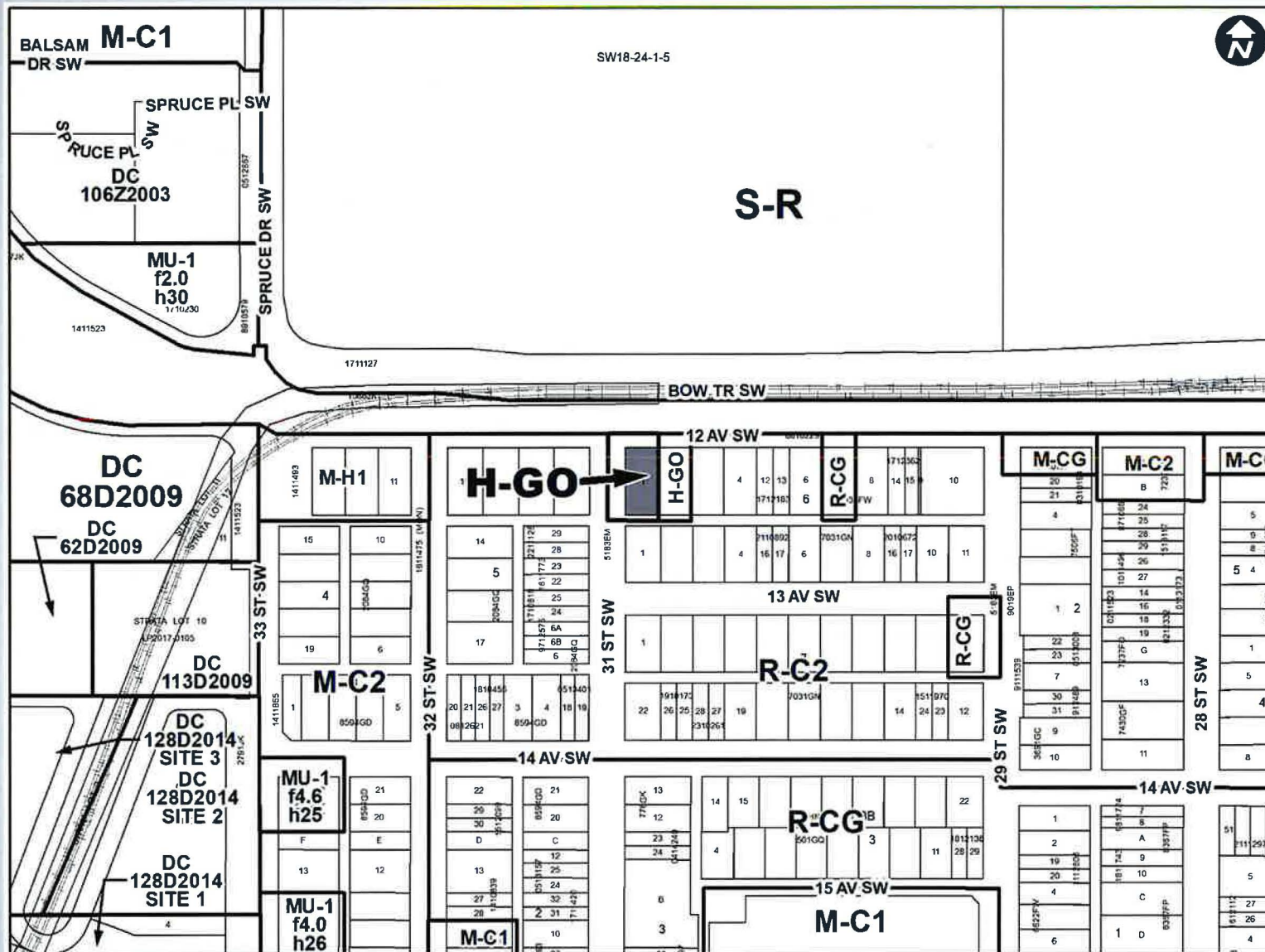


Existing Land Use Map



Existing Land Use District:

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



Proposed H-GO District:

- 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 3119 – 12 Avenue SW (Plan 8033FW, Lot 1) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Shaganappi Point Area Redevelopment Plan

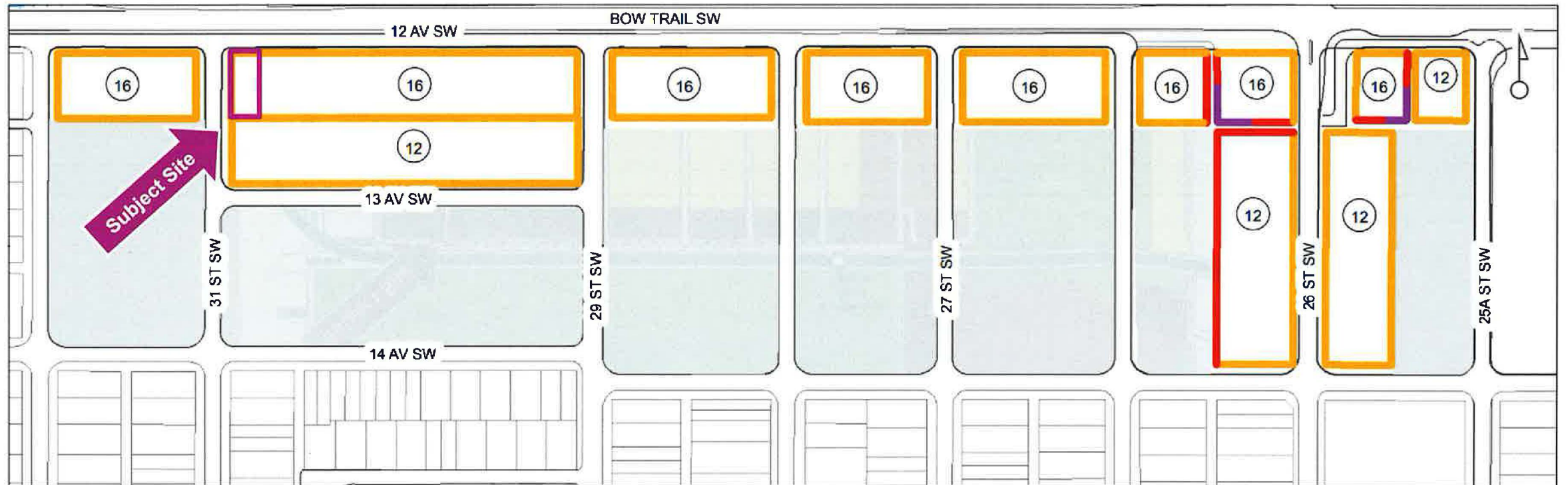
Map 2.1: Land Use Policy Areas



Approved: 16P2014
Amended: 17P2021

Shaganappi Point Area Redevelopment Plan

Figure 3.4 Building Heights and Setbacks



SETBACK

- █ 1.2
- █ 3.0
- █ 8.0

HEIGHTS

- 10 Max Building Height (m)
- as per Land Use Bylaw

This map is conceptual only. No measurements of distances or areas should be taken from this map.

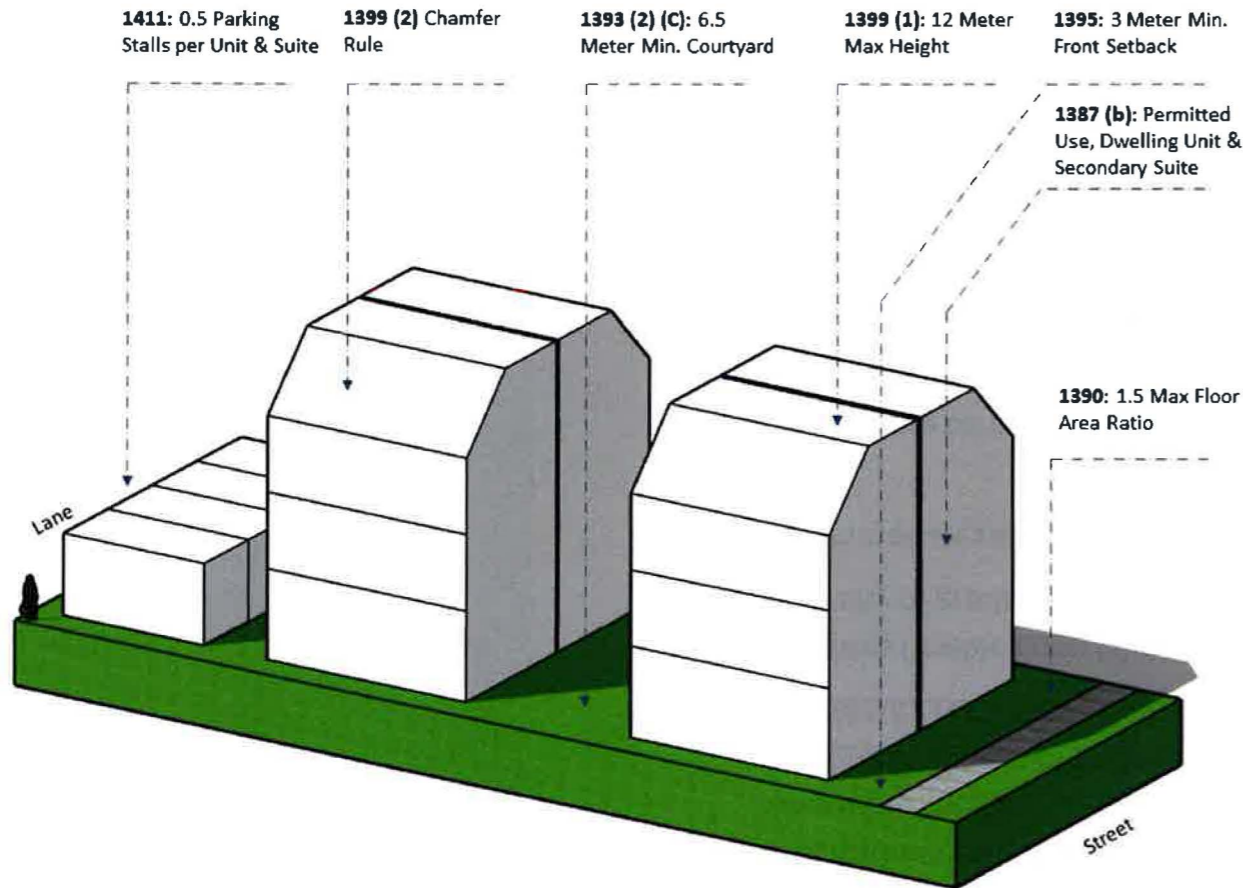
Division 1: Housing – Grade Oriented (H-GO) District

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)

