

Calgary



# Calgary Planning Commission

## Agenda Item: 7.2.3

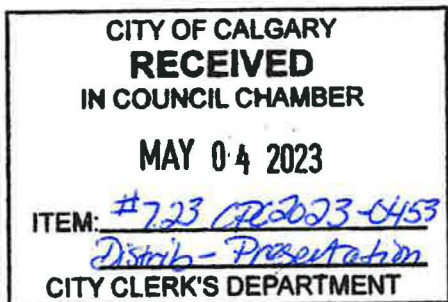
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# LOC2023-0046 / CPC2023-0453

## Land Use Amendment

May 4, 2023

ISC: Unrestricted



## 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 acres  $\pm$ ) located at 1224 – 20 Avenue NW (Plan 3150P, Block 23, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.









## Location Map 4



### LEGEND

○ Bus Stop

**Parcel Size:**

**0.06 ha  
15m x 37m**

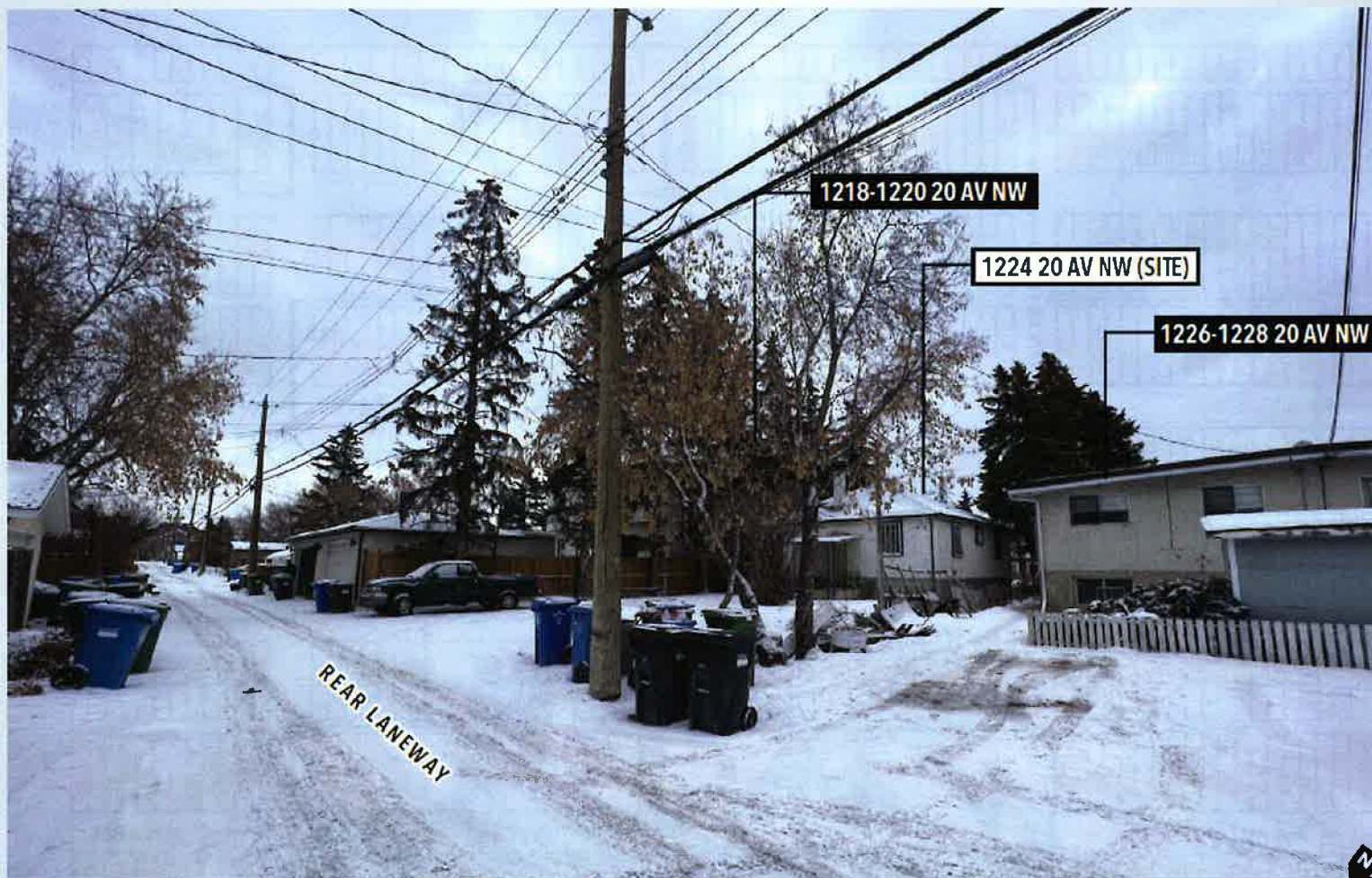














# Surrounding Land Use

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## LEGEND

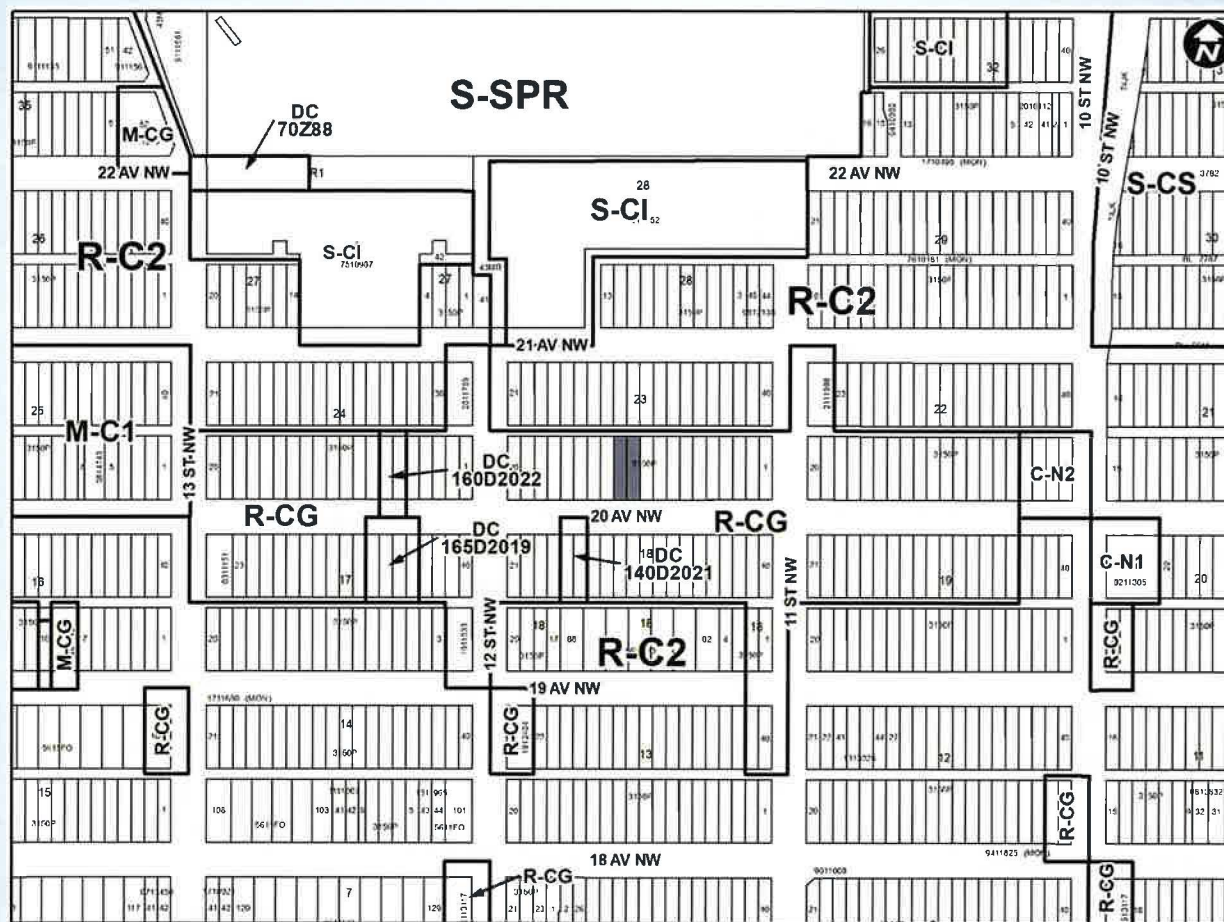
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





# Existing Land Use Map

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## Proposed Land Use Map 10



### 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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