



# Calgary Planning Commission

## Agenda Item: 7.2.3



# LOC2023-0088

## Land Use Amendment

June 22, 2023

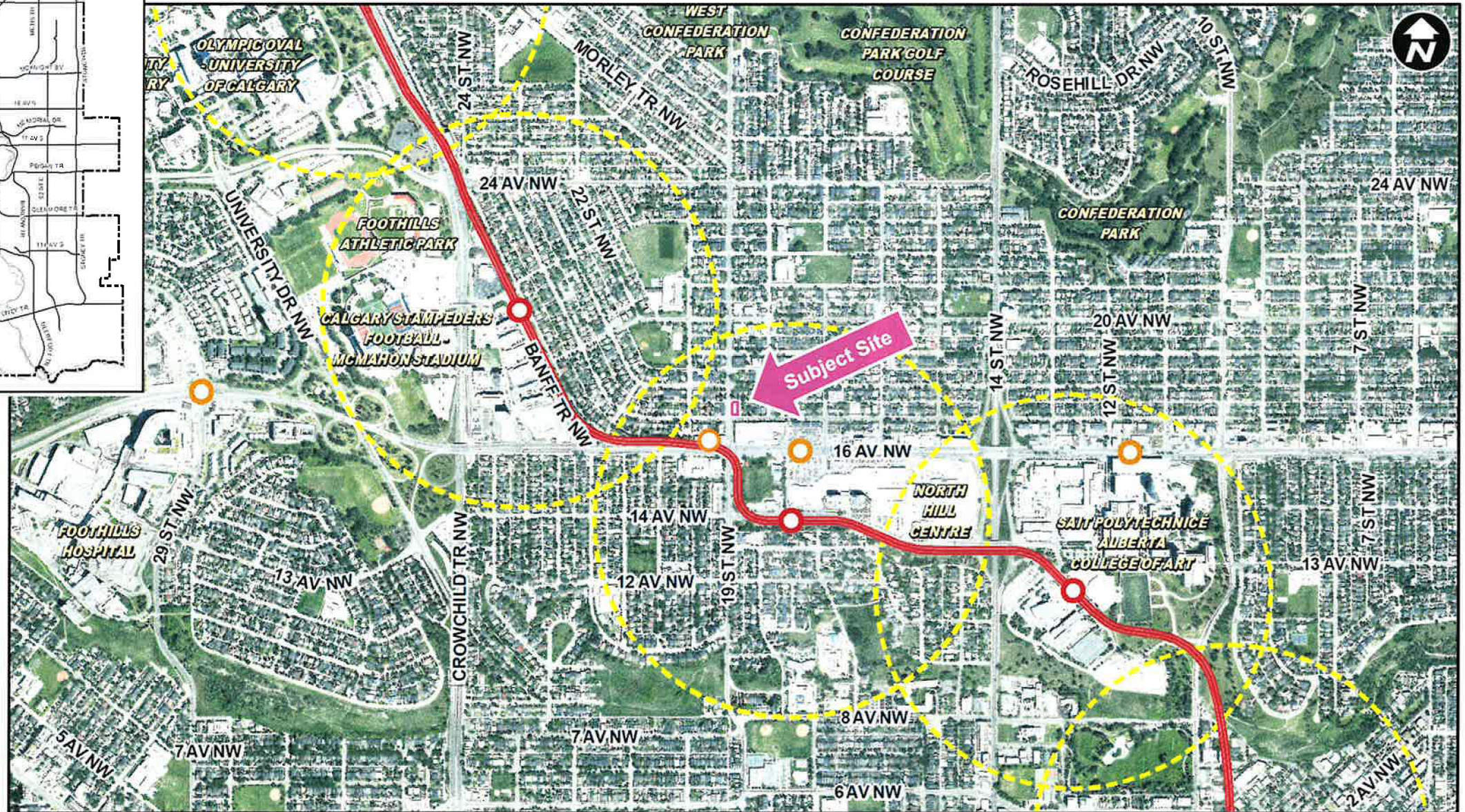
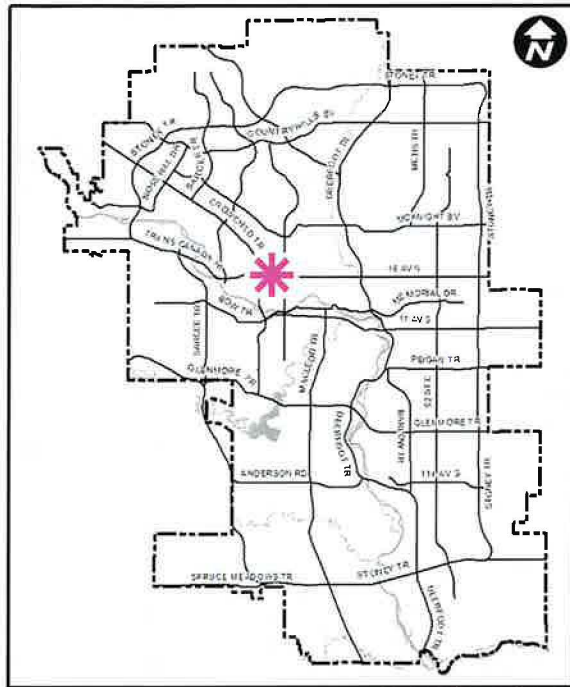
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUN 22 2023  
ITEM: #7.2.3 CPC 20230663  
*Distrib-Presentation*  
CITY CLERK'S DEPARTMENT

## RECOMMENDATION

That Calgary Planning Commission recommend that Council:

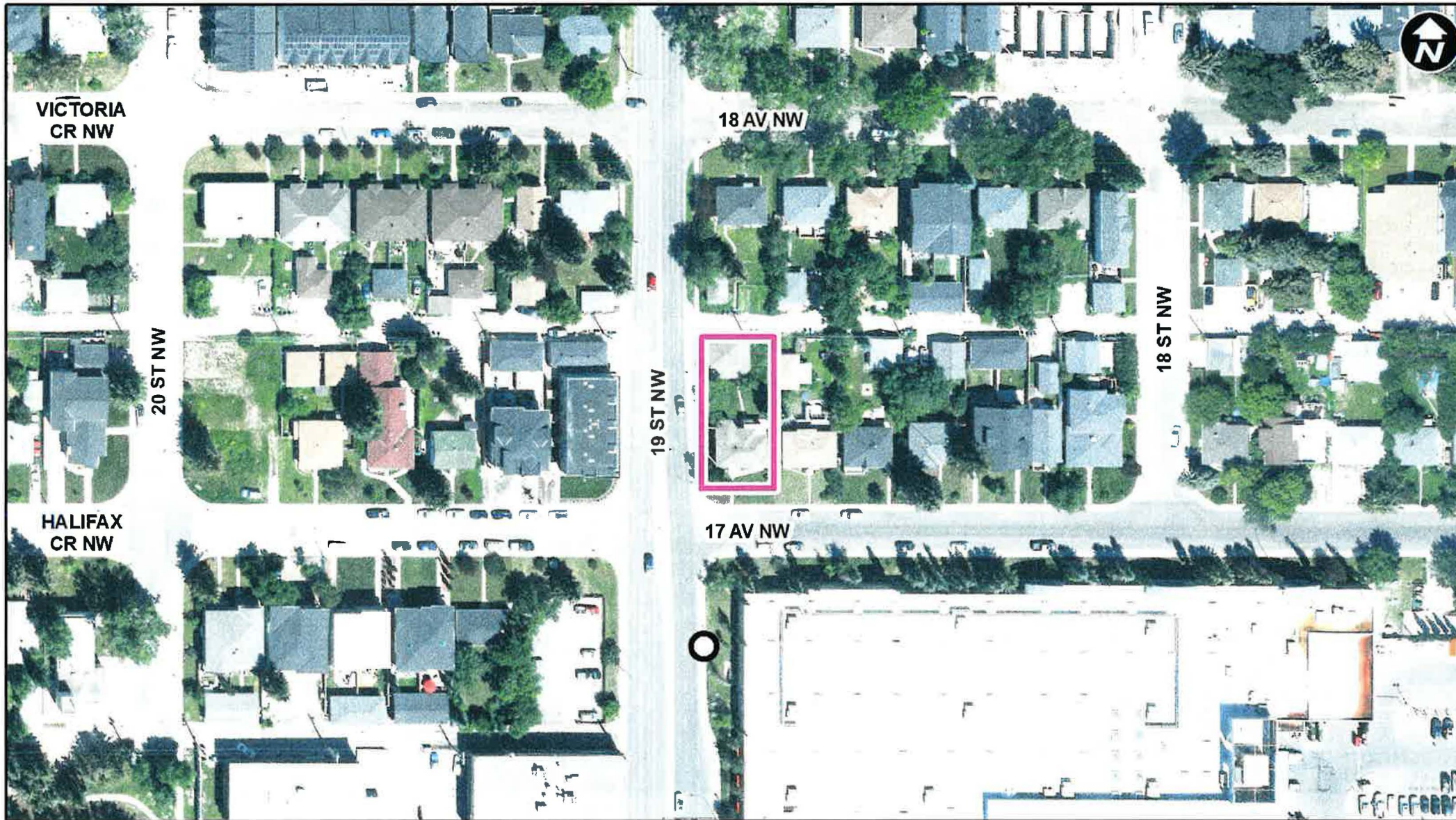
Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 1926 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented District (H-GO) District.





**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:

0.06 ha

17m x 36m



View to the north from 17 Avenue NW



View to the south from the rear lane



View to the south of 17 Avenue NW



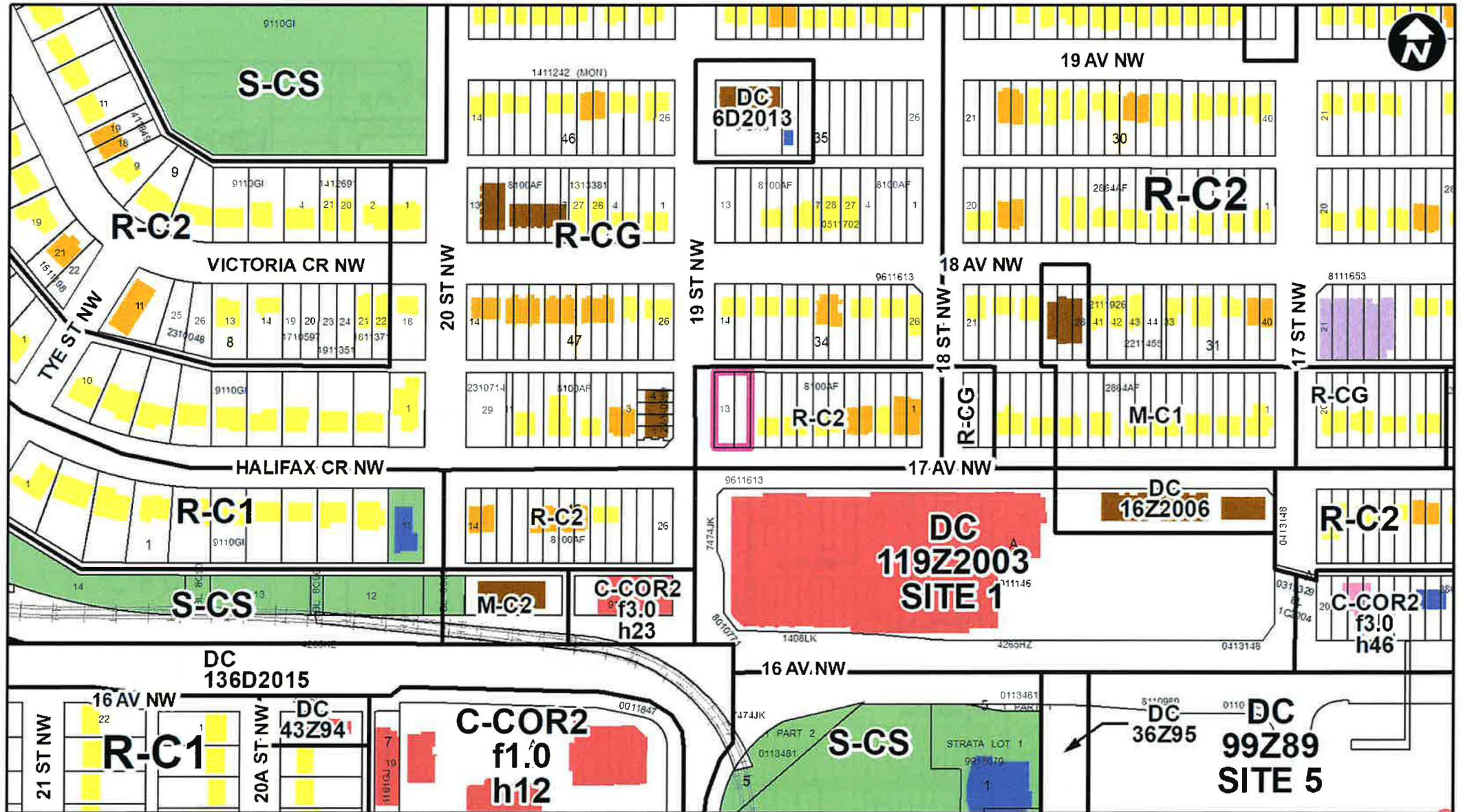
View to the west across 19 Street NW



View to the east along 17 Avenue NW

# 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





# Proposed Land Use Map



## Proposed H-GO District:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Max height of 12.0 m
- Max 1.5 FAR
- Min 0.5 parking stall per unit/suite and alternate mobility storage for every unit not provided a parking stall

**Site Selection Criteria for Housing – Grade Oriented District**

Within the Centre City or Inner City areas identified on the Urban Structure Map of the MDP;



**and within one or more of the following:**

200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the MDP



600 metres of an existing or capital-funded LRT platform;



400 metres of an existing or capital-funded BRT station



200 metres of primary transit service



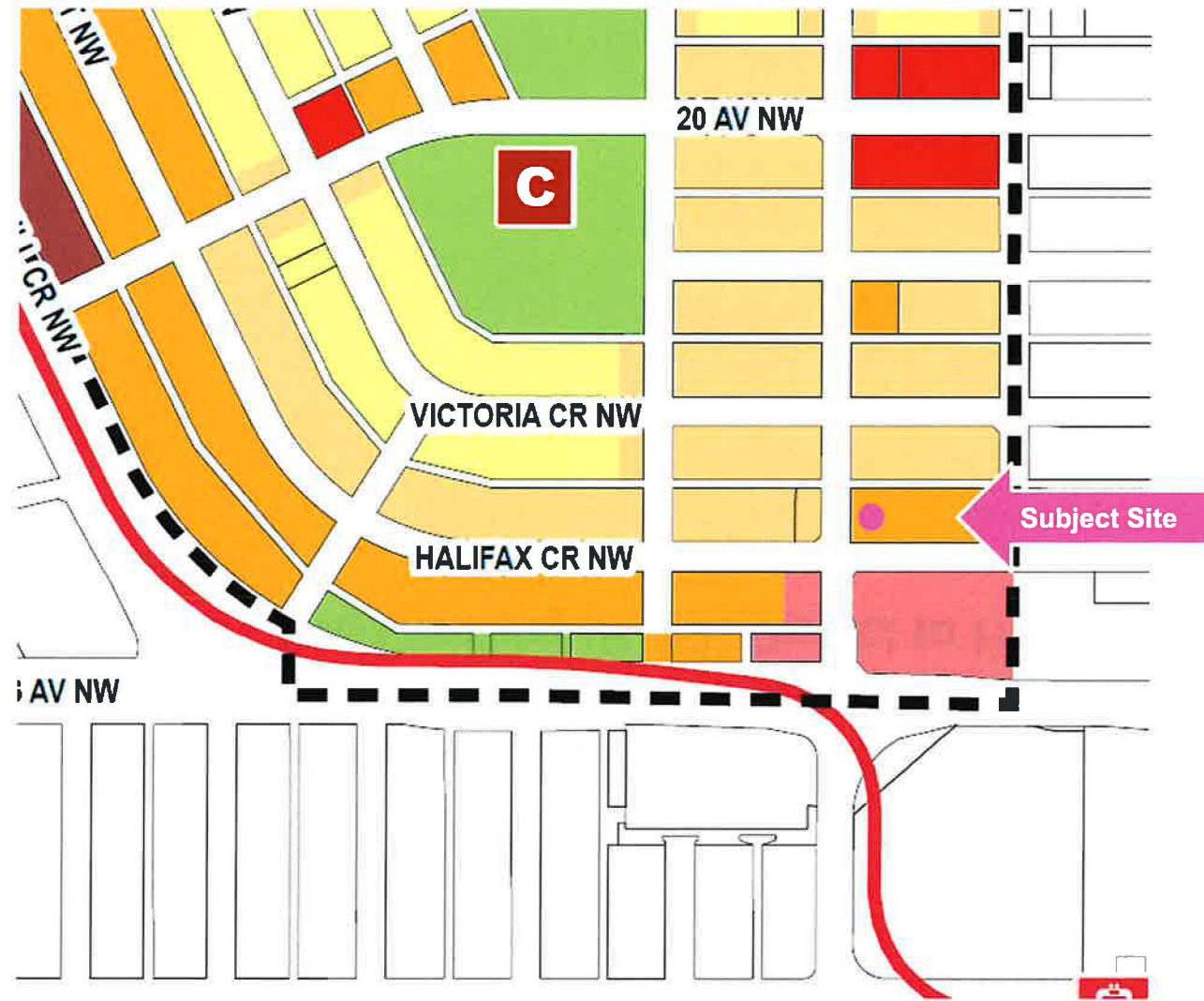
**Banff Trail  
Area Redevelopment Plan**

Figure 2

**Land Use Plan**

**Legend**

-  LRT Station
-  LRT Line
-  Plan Area Boundary
-  Community Centre
-  Low Density Residential
-  Low Density Rowhouse
-  Medium Density Low-Rise
-  Medium Density Mid-Rise
-  Local Commercial
-  General Commercial
-  Park, Community Facility or School



## RECOMMENDATION

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 1926 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented District (H-GO) District.

## Supplementary Slides

## PART 15: HOUSING DISTRICTS

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

#### Purpose

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

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.

**Urban Structure**

(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

Balanced Growth Boundary

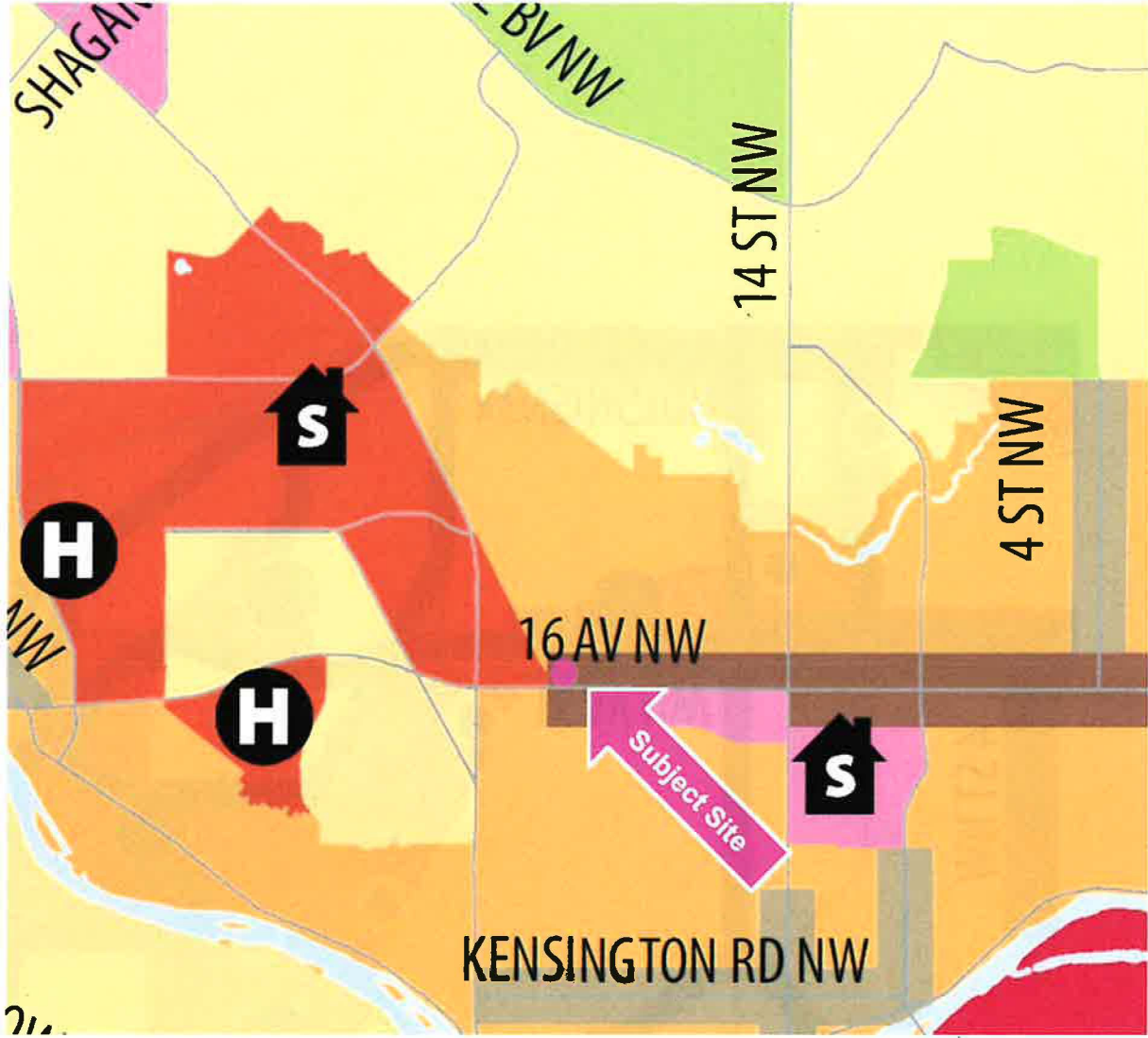
**Developed Residential**

- Inner City
- Established

**Developing Residential**

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield


- H Hospital
- S University




**Legend**

**Primary Transit Network**

(Frequent, Fast, Reliable, Connected)  
 <10 min. Frequency, 15 hours/day, 7 days/week>

 Primary Transit Network (mode to be determined based on corridor development)

 Primary Transit Network (dependent on supportive land use)

 Connection to Route in Region

 Regional Commuter Rail Corridor

 High Speed Rail Corridor  
 Calgary - Edmonton

 Primary Transit Hub

 Regional/ Inter City Gateway Hub

 Transit Centres

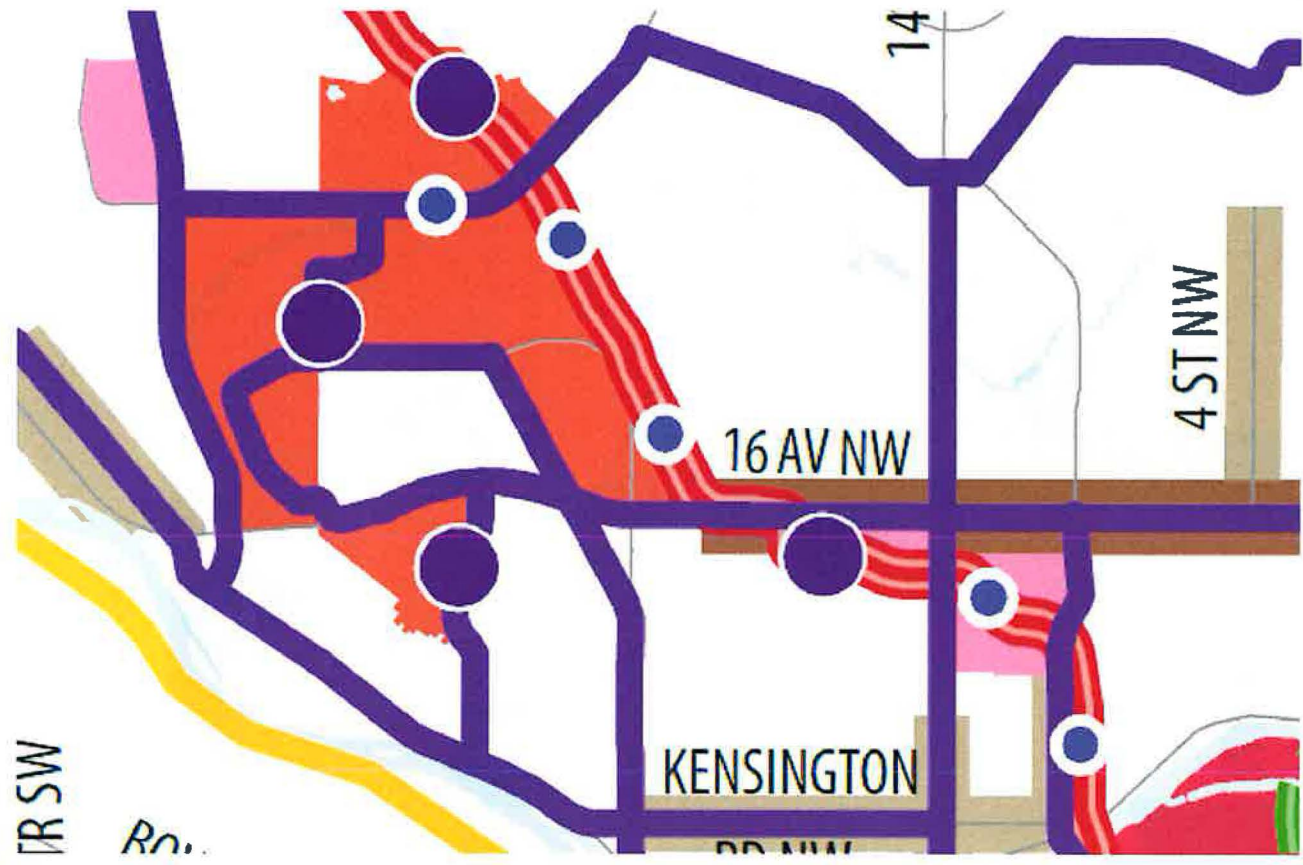
 Red Line LRT

 Blue Line LRT

 Downtown LRT Line

 Future Green Line LRT

 Transportation/Utility Corridor





**Banff Trail  
Area Redevelopment Plan**

Figure 3

**Maximum  
Building Heights**



## Medium Density Low-Rise Policy

“The Medium Density Low-Rise area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area.”