



# Public Hearing of Council

## Agenda Item: 7.2.13



# LOC2023-0048 / CPC2023-0553

## Land Use Amendment

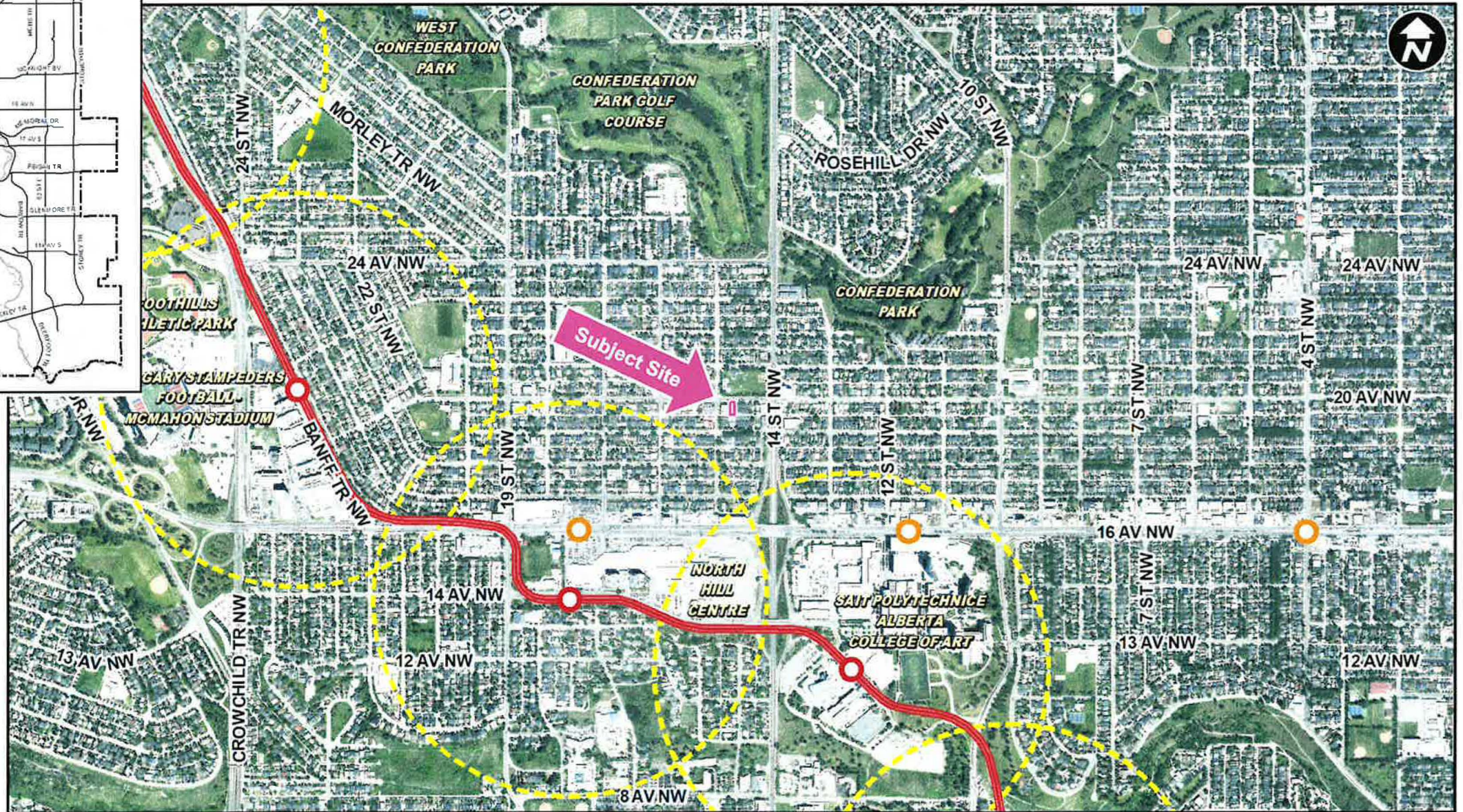
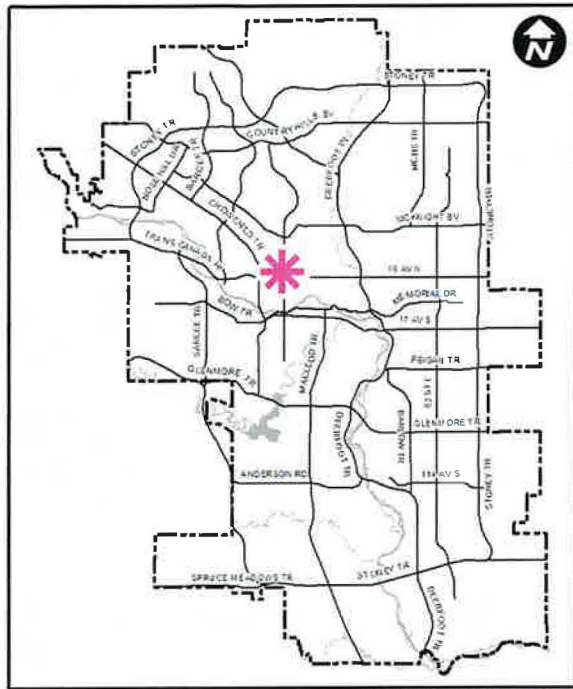
July 25, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
JUL 25 2023  
ITEM: 7.2.13 CPC2023-0553  
*Distrib - Presentation 1*  
CITY CLERK'S DEPARTMENT

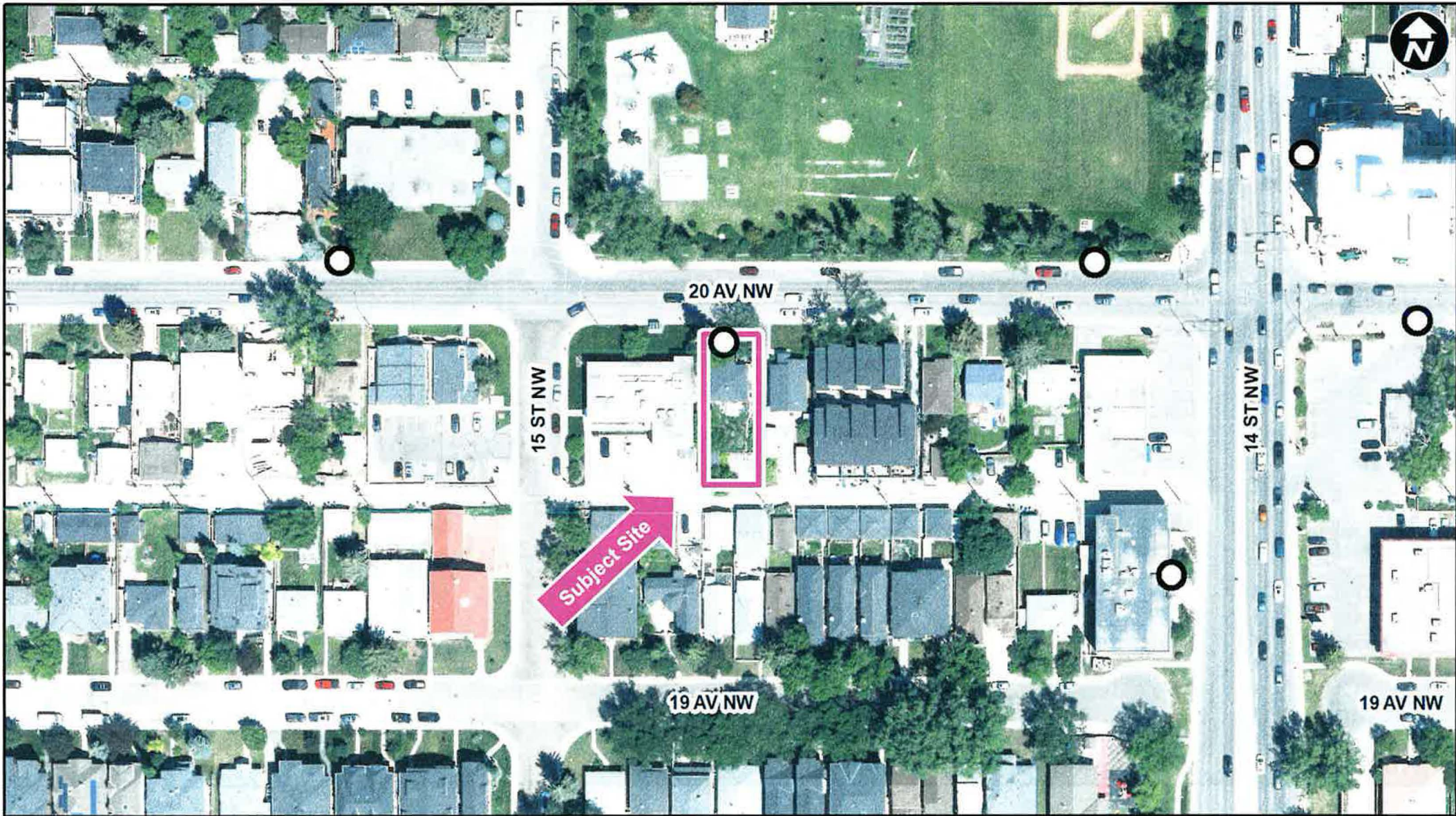
## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 114D2023** for the redesignation of 0.05 hectares  $\pm$  (0.12 acres  $\pm$ ) located at 1531 – 20 Avenue NW (Plan 2864AF, Block 4, Lot 25 and a portion of Lot 26) 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



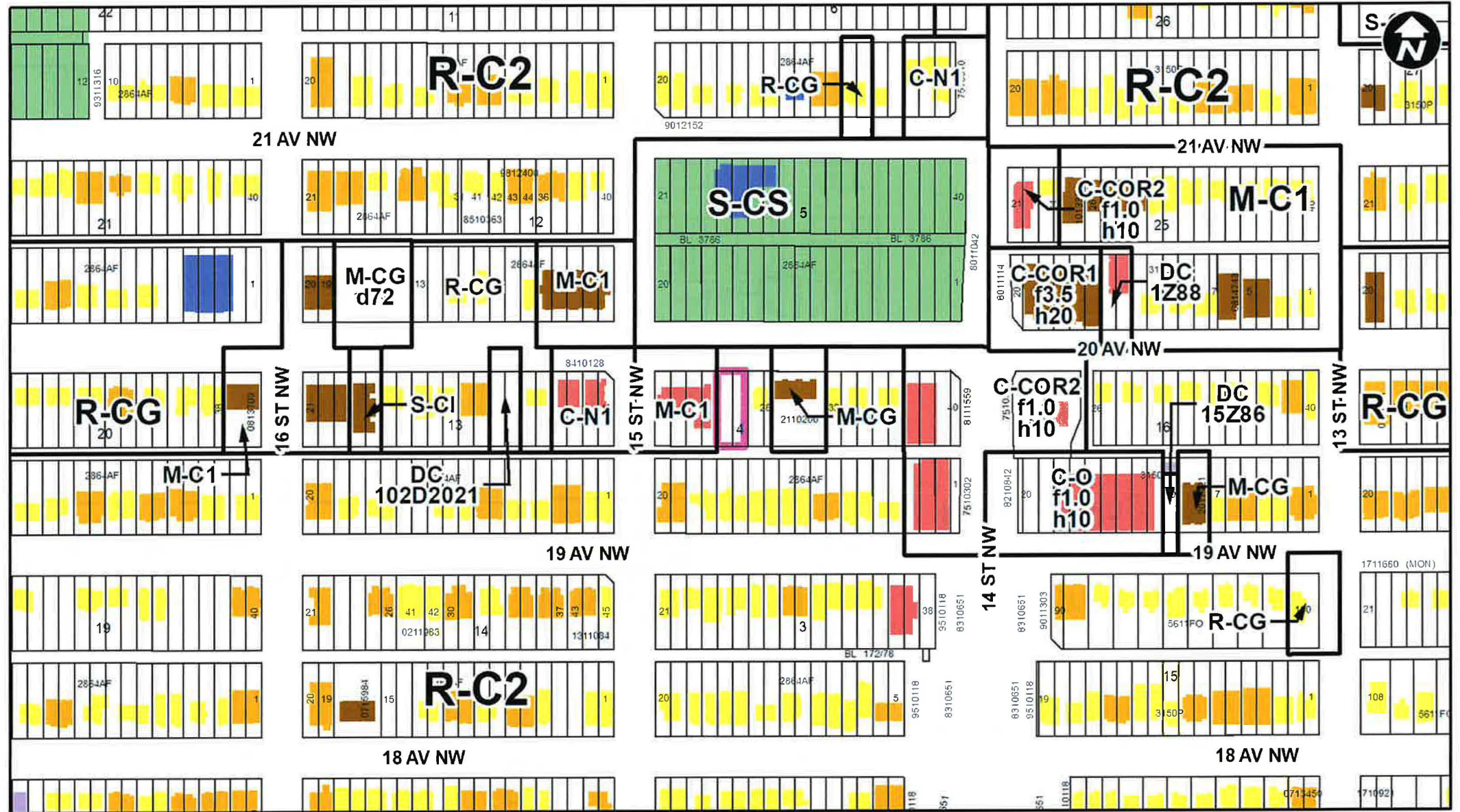
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  - LRT Stations**
    - Blue
    - Downtown
    - Red
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  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow
  - Bus Stop

**Parcel Size:**  
0.05 ha  
13 m x 36 m

# 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





## Proposed H-GO District:

- Attached or stacked development
- Max building height: 12 m
- Max FAR: 1.5

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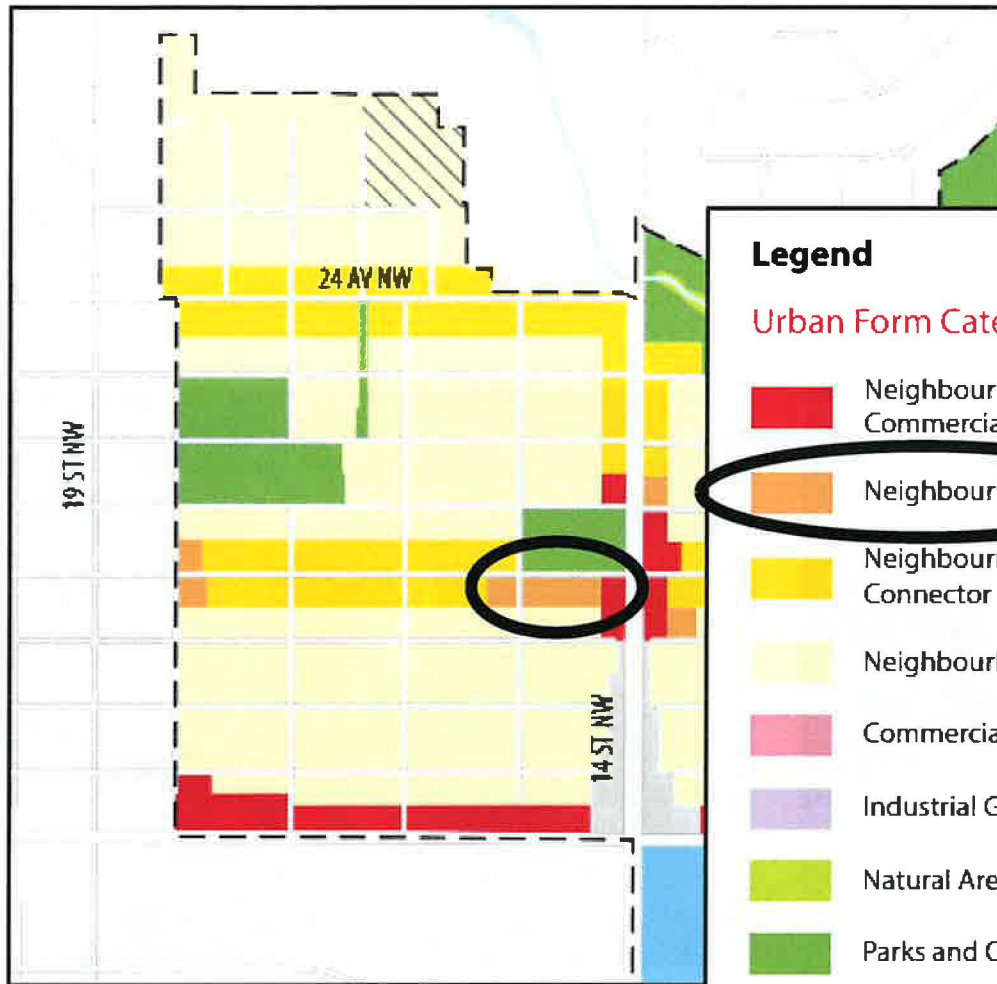
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## Supplementary Slides



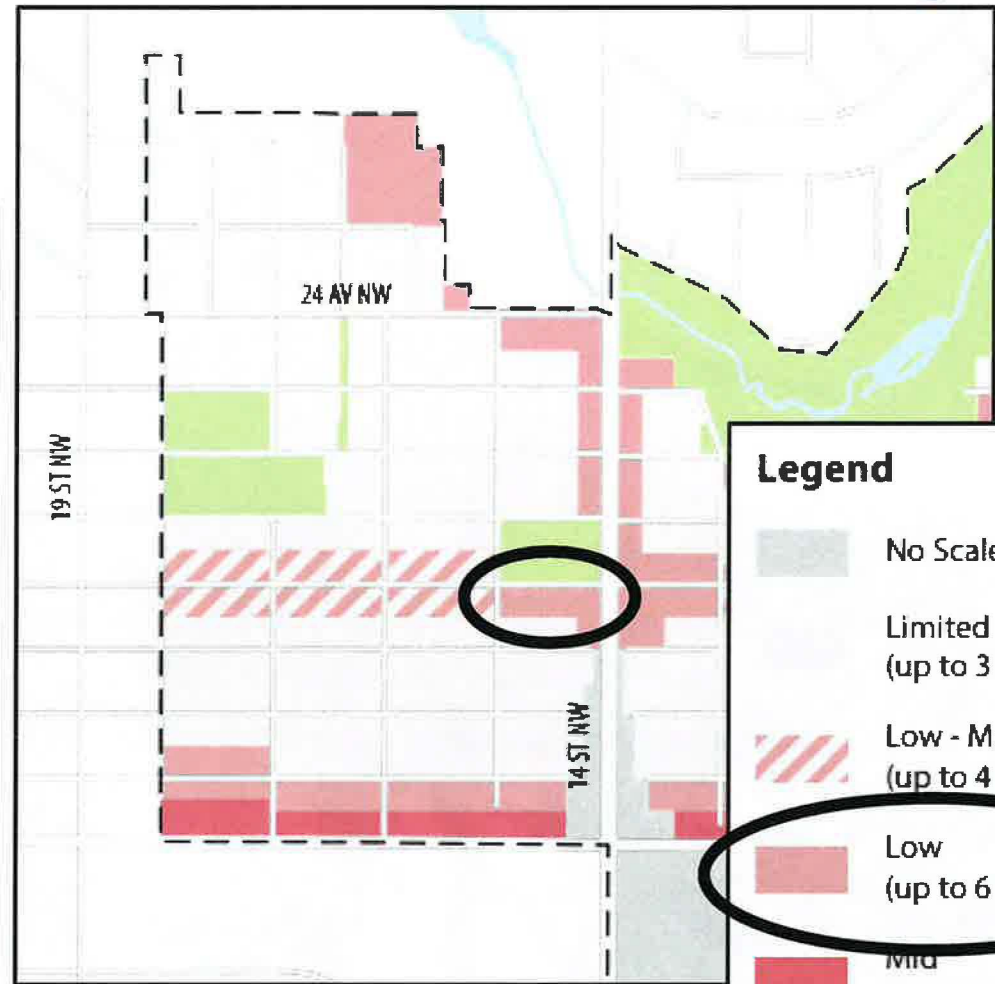
# North Hill Communities Local Area Plan – Urban Form and Building Scale



**Legend**

**Urban Form Categories**

- Neighbourhood Commercial
- Neighbourhood Flex**
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



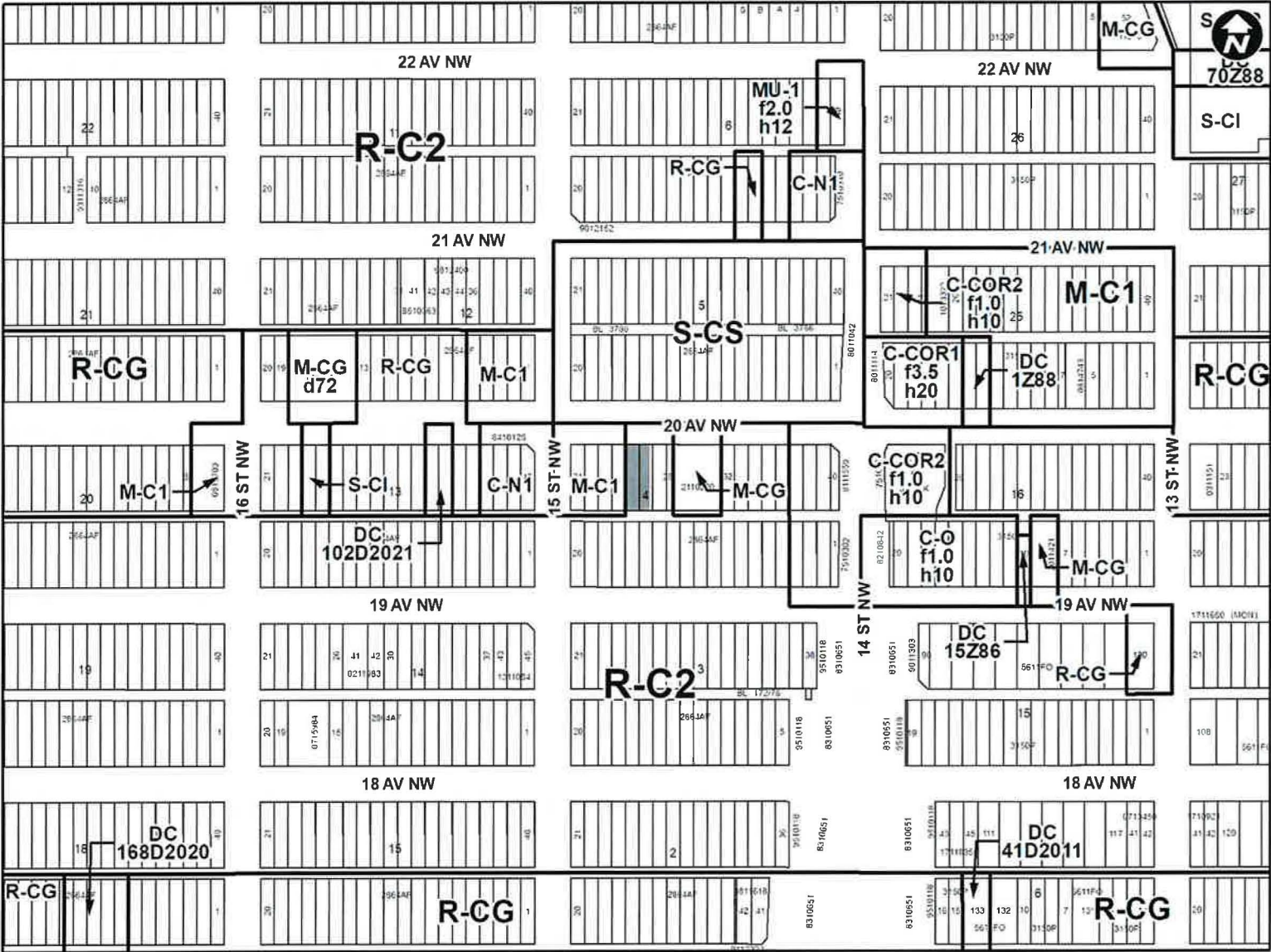
**Legend**

- No Scale Modifier
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)**
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- Parks, Civic and Recreation









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

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 m of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
  - B) 600 m of an existing or capital-funded LRT platform;
  - C) 400 m of an existing or capital-funded BRT station; or
  - D) 200 m of primary transit