



Public Hearing of Council

Agenda Item: 7.2.10



LOC2023-0088 / CPC203-0663

Land Use Amendment

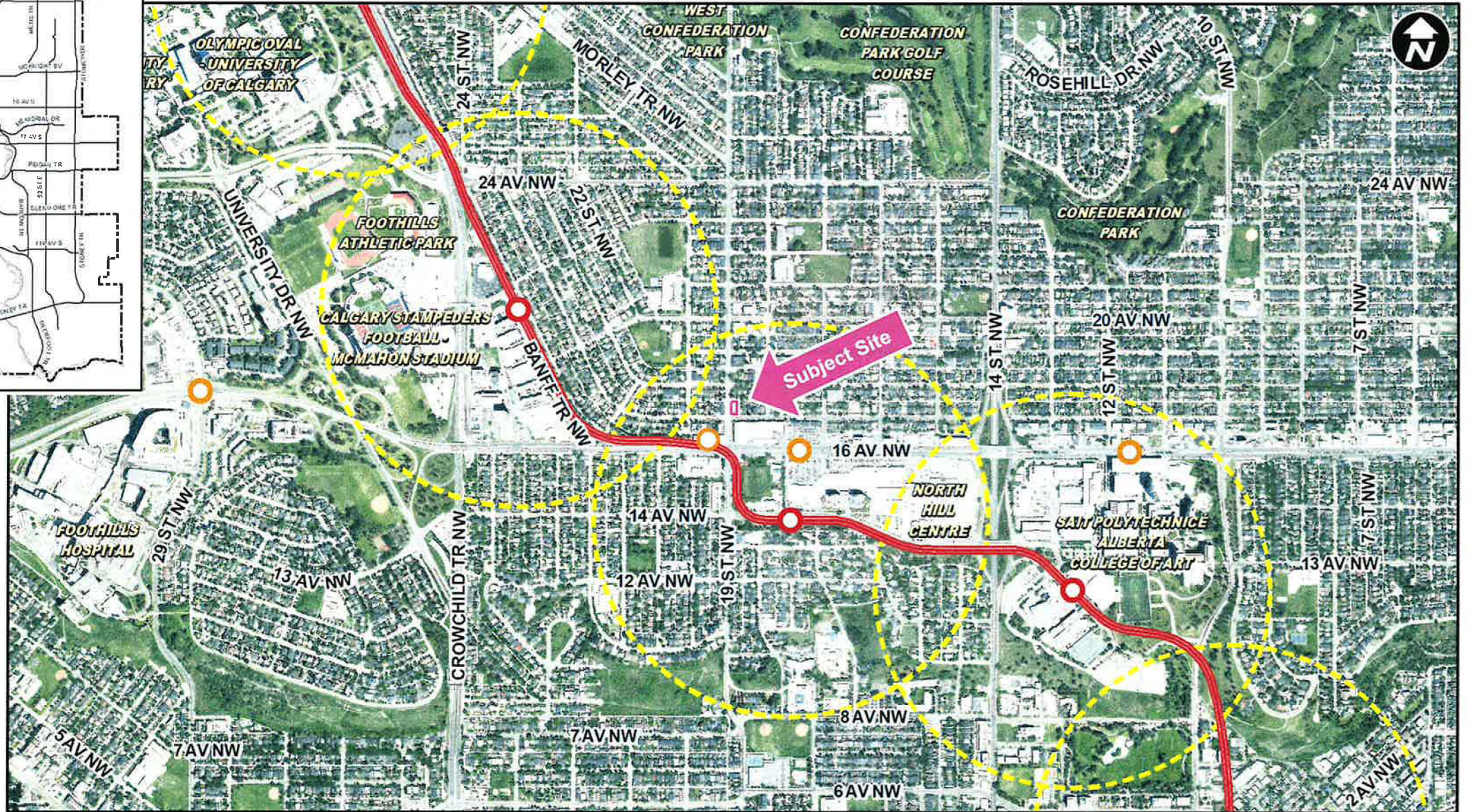
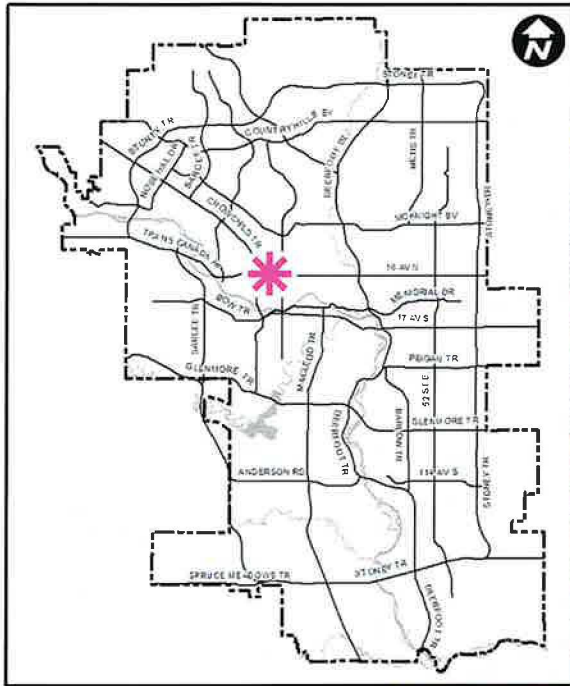
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.10 CPC2023-0663
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

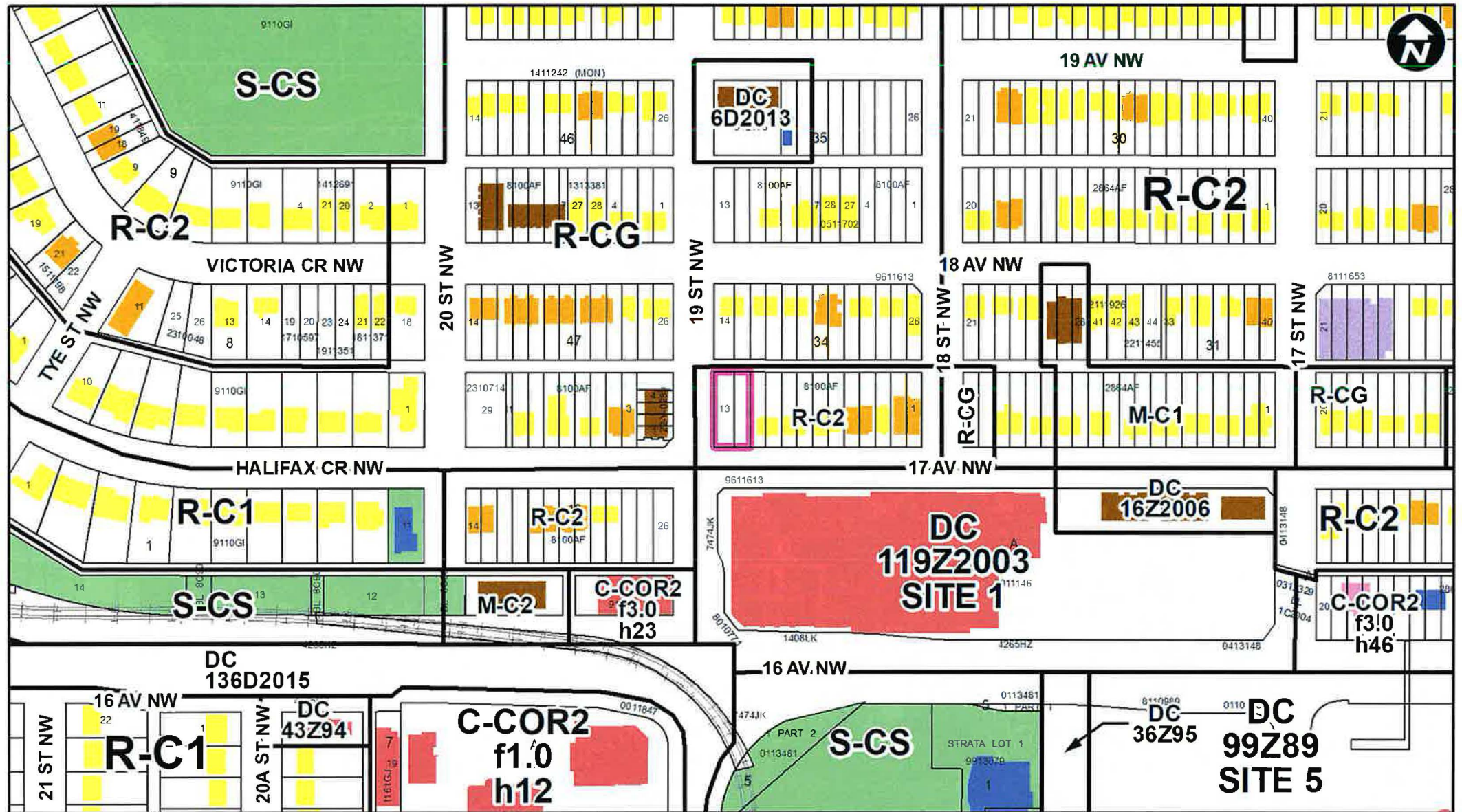
Give three readings to **Proposed Bylaw 126D2023** for the redesignation of 0.06 hectares \pm (0.16 acres \pm) located at 1926 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 12 and 13) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented District (H-GO) District.



LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Blue
- Downtown
- Green (Future)
- LRT Line**
- Blue
- Blue/Red
- Red
- Max BRT Stops**
- Orange
- Purple
- Teal
- Yellow

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

- Accommodates attached, stacked or clustered dwelling units
- Max height of 12.0 m
- Max FAR of 1.5
- Min 0.5 parking stall per unit/suite



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 126D2023** 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



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

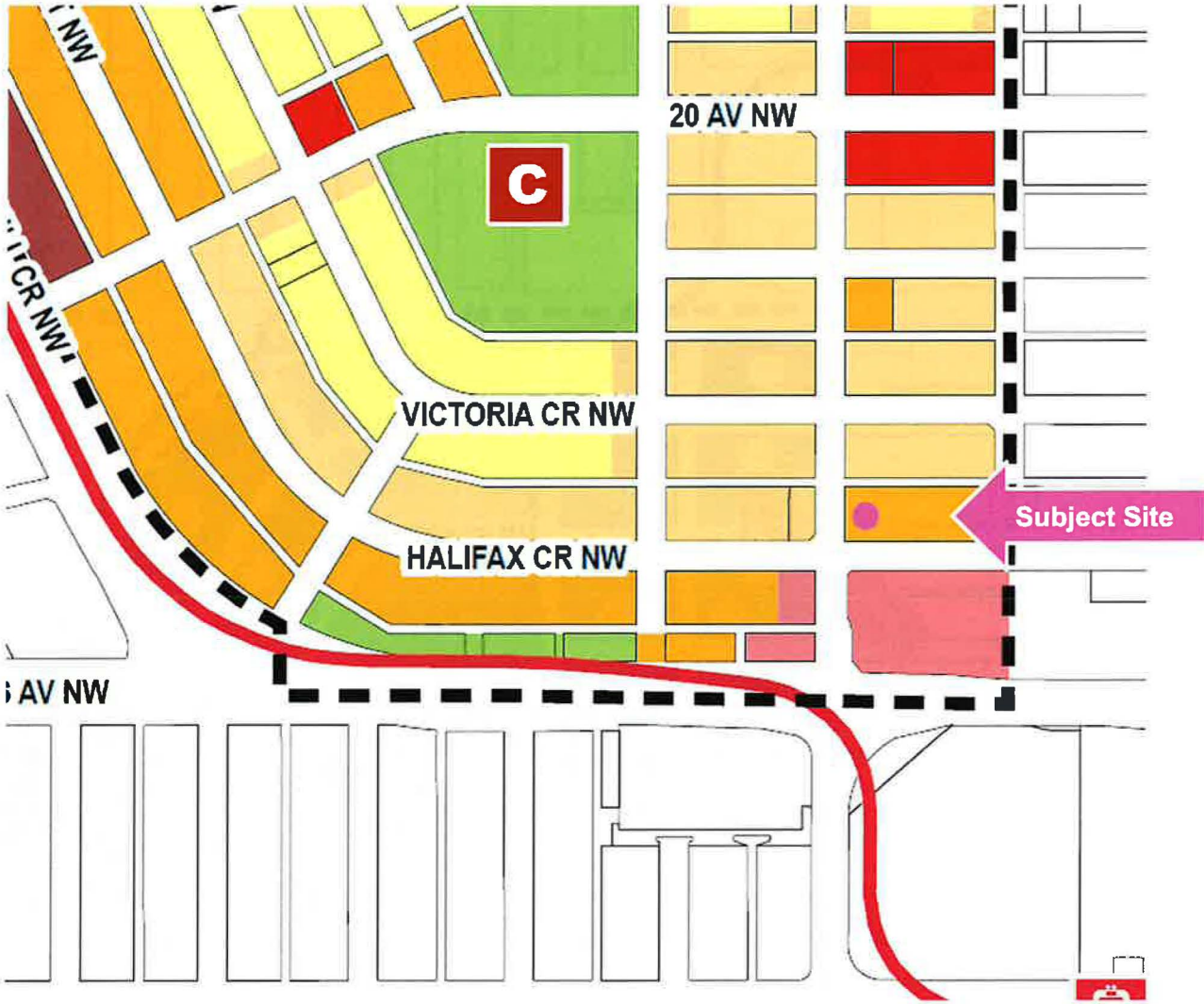
Banff Trail Area Redevelopment Plan

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



**Banff Trail
Area Redevelopment Plan**

Figure 3

**Maximum
Building Heights**

