



Public Hearing of Council

Agenda Item: 7.2.30



LOC2023-0043 / CPC2023-0784

Land Use Amendment

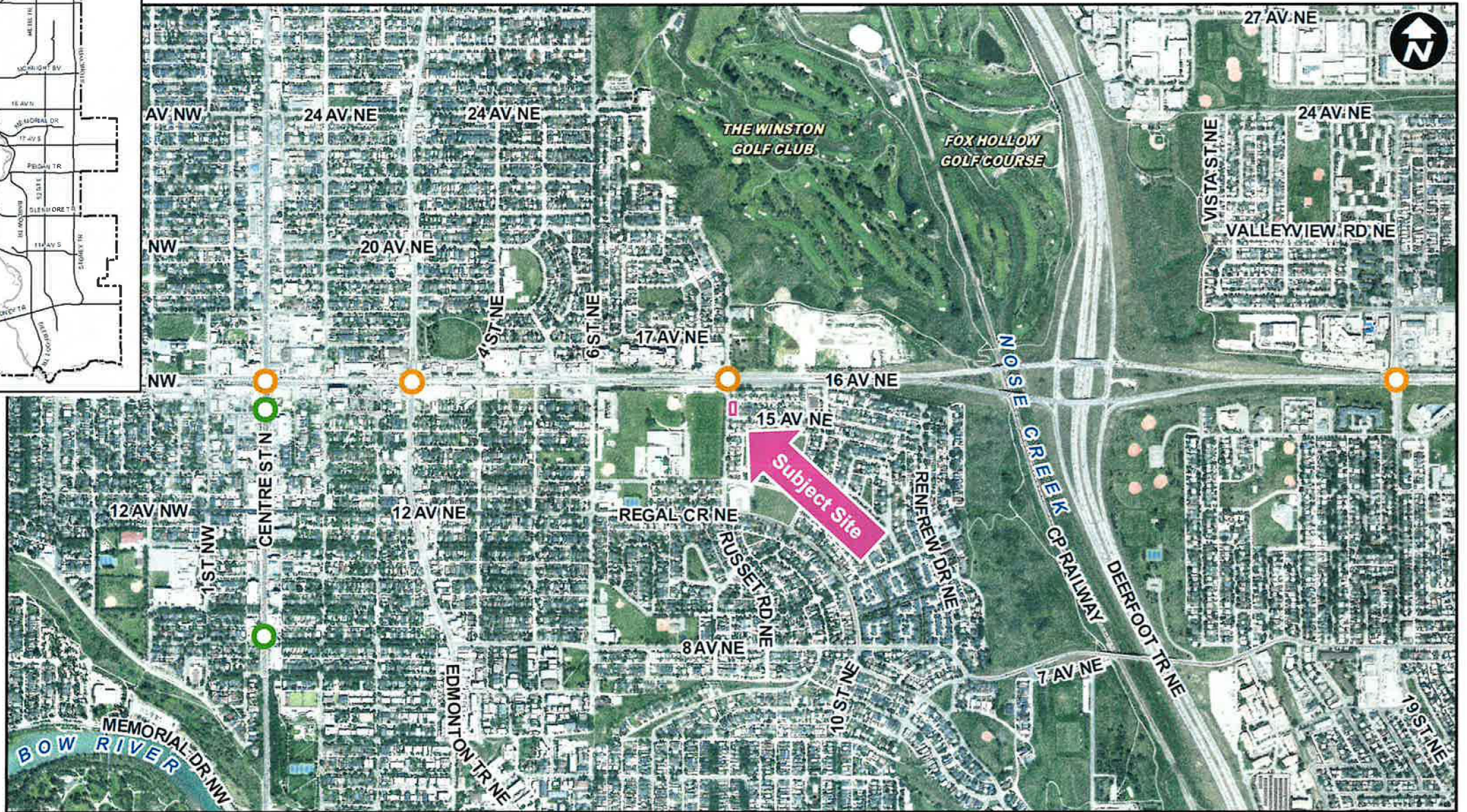
September 19, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 19 2023
ITEM: 7.2.30 - CPC2023-0784
Distribution - Presentation 2
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 153D2023** for the redesignation of 0.07 hectares \pm (0.16 acres \pm) located at 1606 Russet Road NE (Plan 4221GL, Block 25, Lot 24) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.



LEGEND

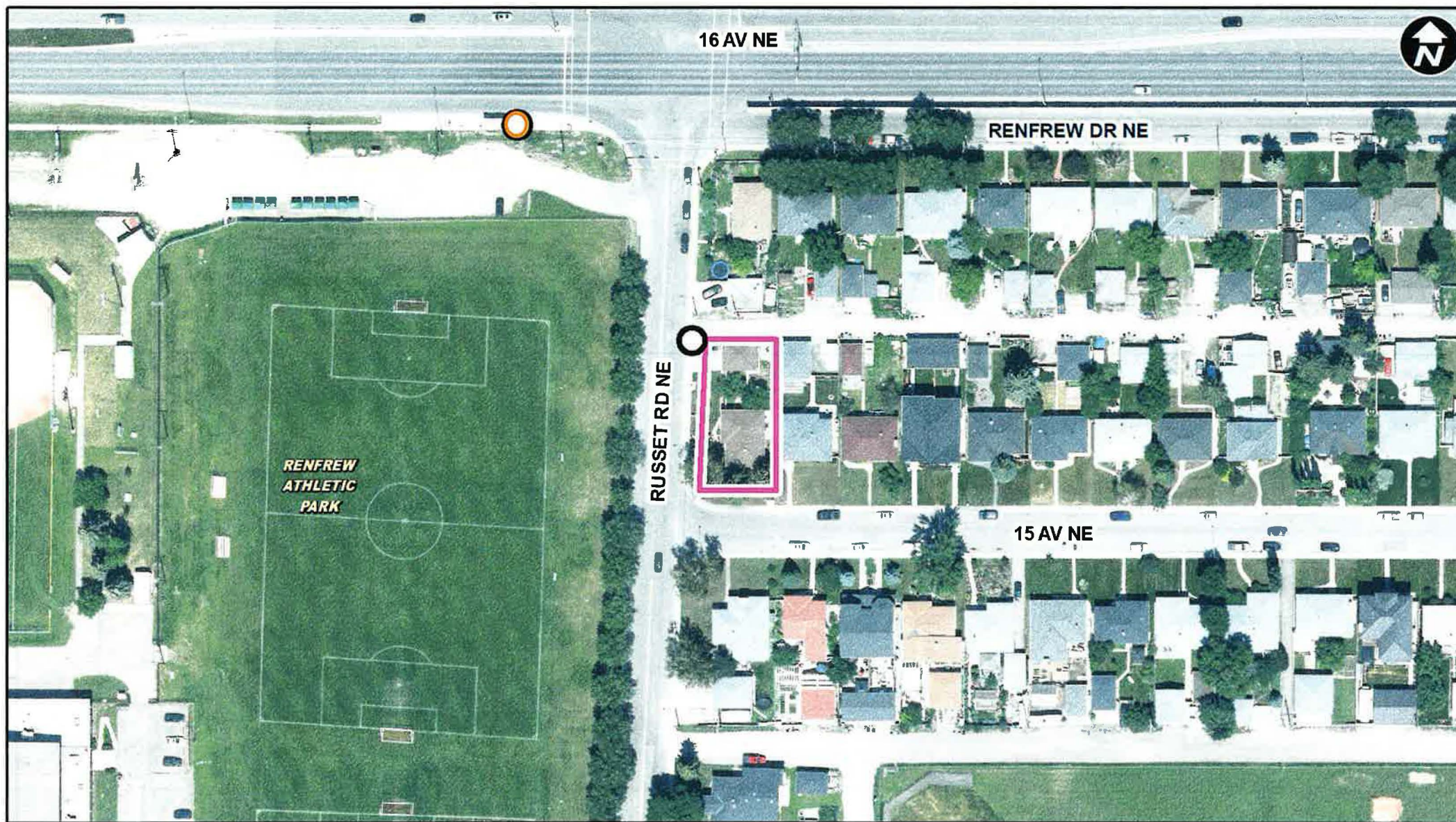
Future LRT Stations

Green (Future)

Max BRT Stops

Orange

Land Use Site Boundary



Max BRT Stops

Orange

Bus Stop

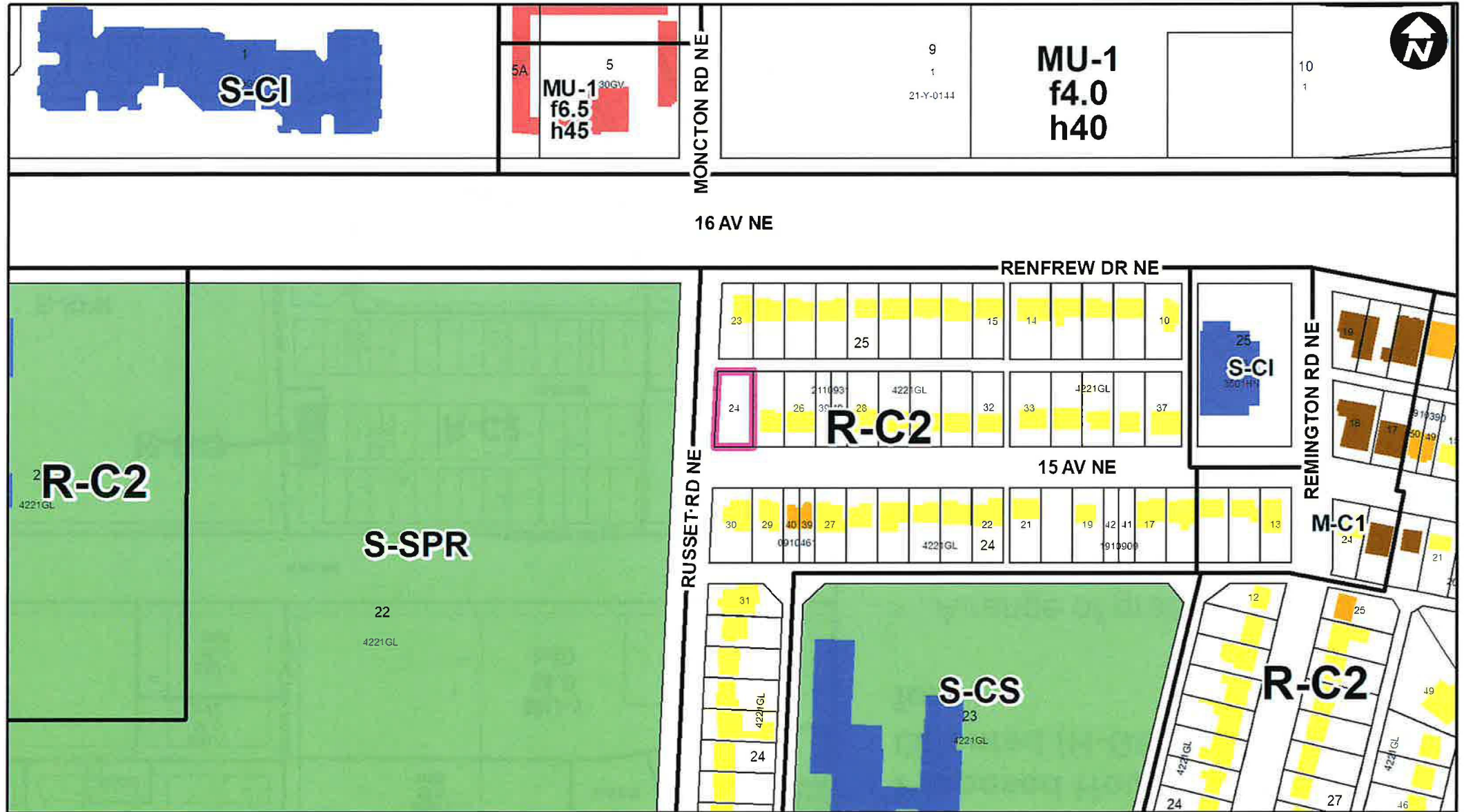
Land Use Site Boundary

Parcel Size:

0.06 ha

18m x 36m

Surrounding Land Use

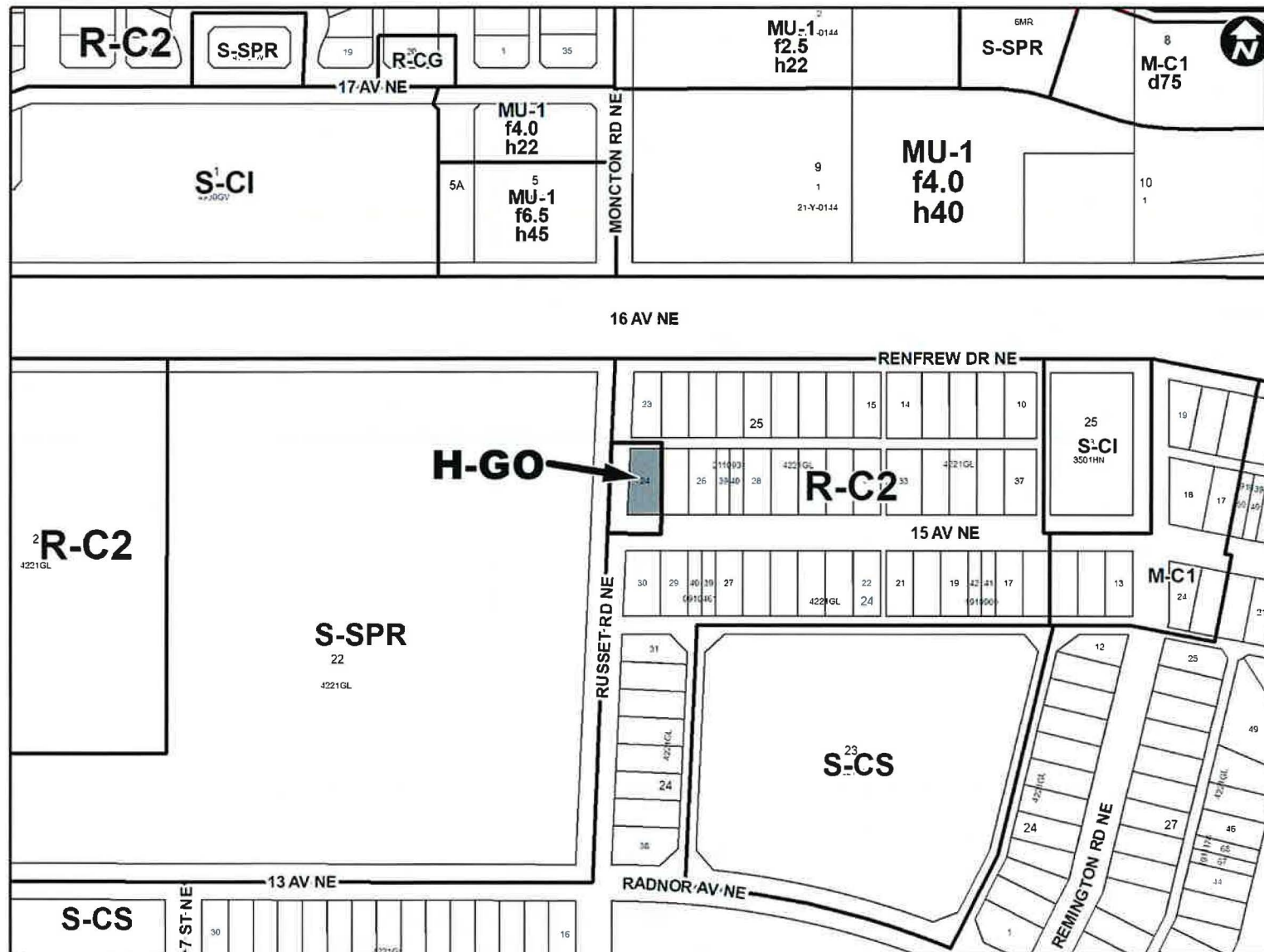


LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary

Proposed Land Use Map

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Proposed Housing – Grade Oriented (H-GO) District allows for:

- A range of grade-oriented building forms
- Maximum Floor Area Ratio (FAR) of 1.5
- Maximum building height of 12 metres
- Minimum of 0.5 parking stalls per unit or suite

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Supplementary Slides



From Russet Road NE



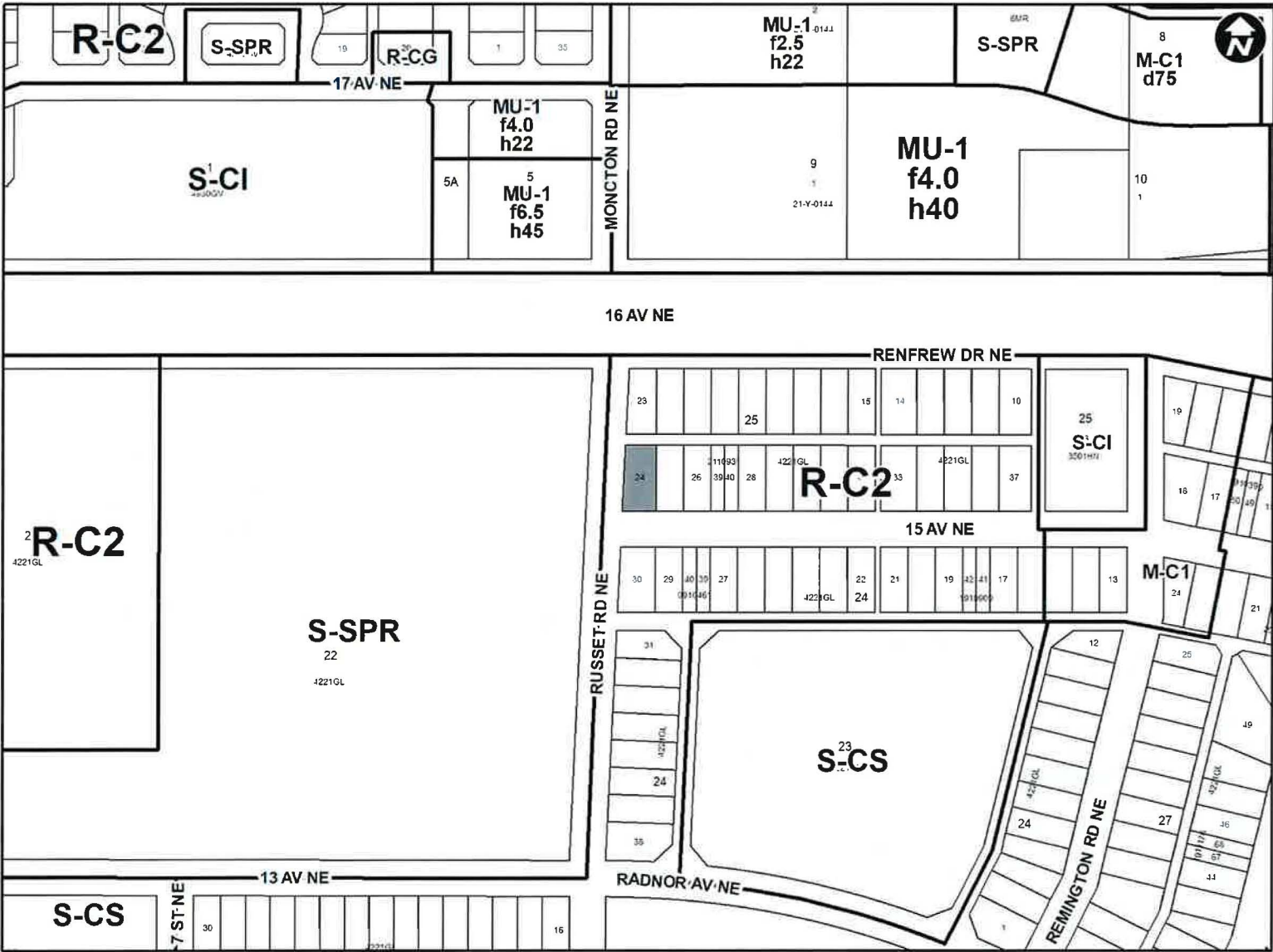
From 15 Avenue NE



From Russet Road NE (Lane access)



From Russet Road NE & 15 Avenue NE T intersection

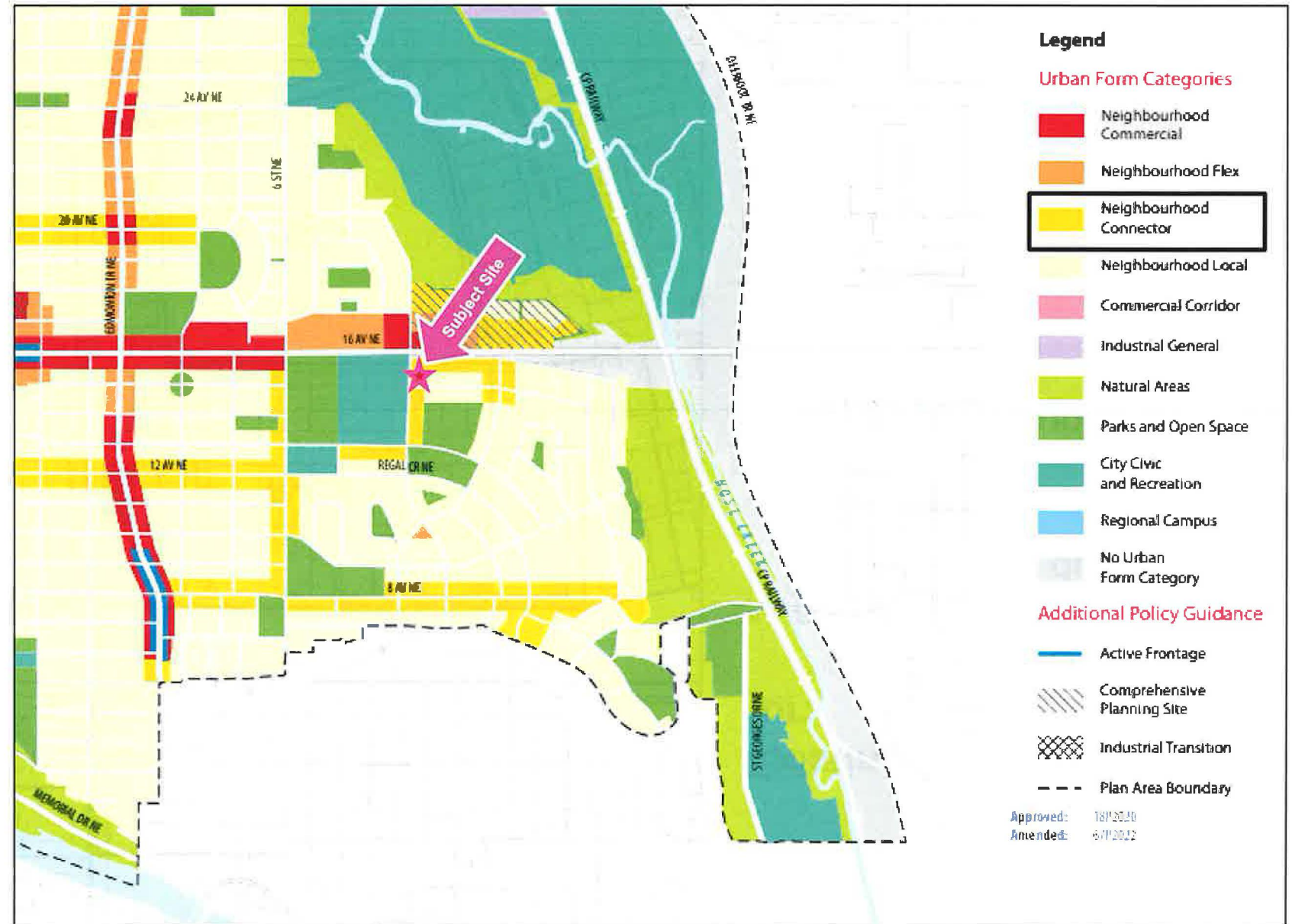


Existing R-C2 District allows for:

- primarily single, semi-detached and duplex dwellings;
- development up to ten metres; and
- maximum of two dwelling units.

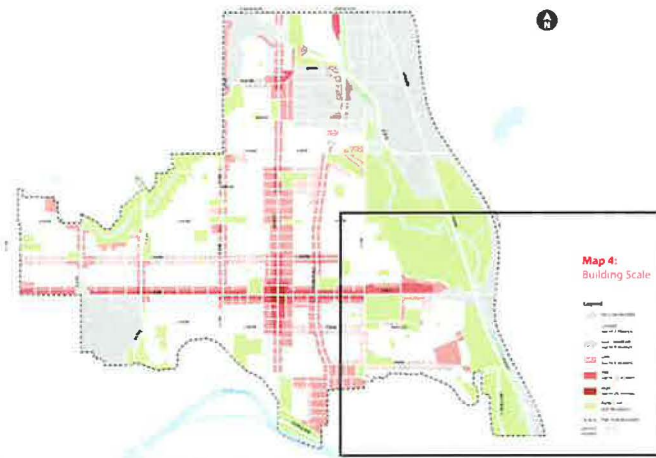
Urban Form Category (UFC) Map

★ Land Use Site Boundary



Building Scale Map

★ Land Use Site Boundary



Map 4: Building Scale

- 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
 - Plan Area Boundary
- Approved: 18P2003
 Amended: 57P3002

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**.

Permitted Uses

1387 The following uses are permitted uses in the Housing – Grade Oriented District:

- (a) **Accessory Residential Building;**
- (b) **Dwelling Unit;**
- (c) **Home Based Child Care – Class 1;**
- (d) **Home Occupation – Class 1;**
- (e) **Park;**
- (f) **Protective and Emergency Service;**
- (g) **Secondary Suite;**
- (h) **Sign – Class A; and**
- (i) **Utilities.**

Discretionary Uses

1388 The following uses are discretionary uses in the Housing – Grade Oriented District:

- (a) **Addiction Treatment;**
- (b) **Assisted Living;**
- (c) **Bed and Breakfast;**
- (d) **Community Entrance Feature;**
- (e) **Custodial Care;**
- (f) **Home Occupation – Class 2;**
- (g) **Live Work Unit;**
- (h) **Place of Worship – Small;**
- (i) **Power Generation Facility – Small;**
- (j) **Residential Care;**
- (k) **Sign – Class B;**
- (l) **Sign – Class C;**
- (m) **Sign – Class E;**
- (n) **Temporary Residential Sales Centre; and**
- (o) **Utility Building.**