



# Public Hearing of Council

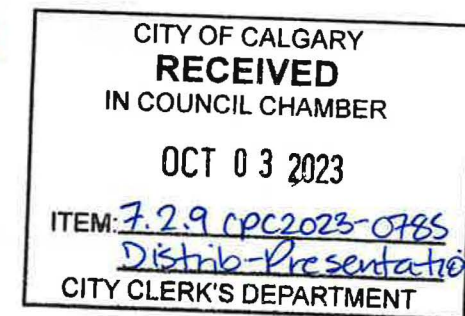
## Agenda Item: 7.2.9



# LOC2023-0050 / CPC2023-0785

## Land Use Amendment

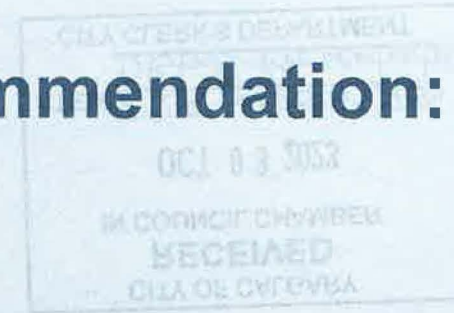
October 3, 2023

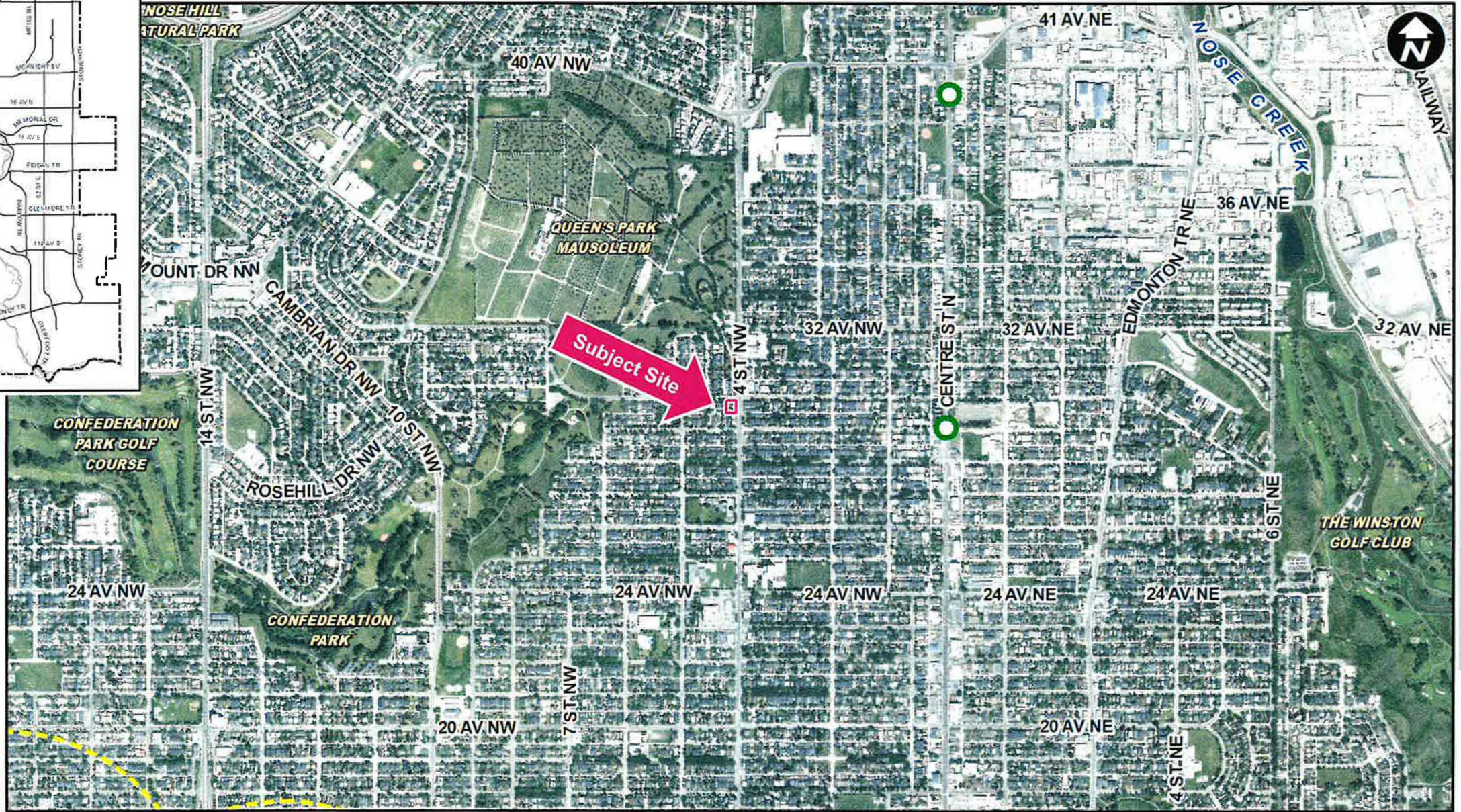
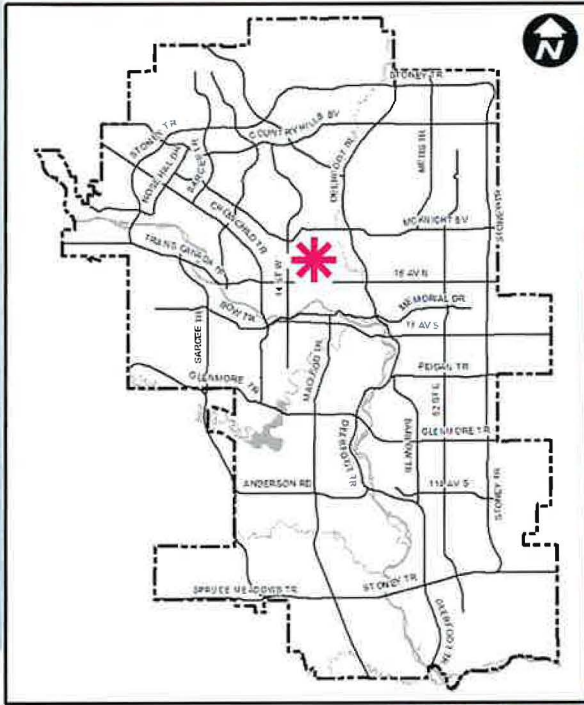


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 170D2023** for the redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 501 and 505 – 30 Avenue NW (Plan 3955R, Block 16, Lots 37 to 40) from Direct Control (DC) District to Housing – Grade Oriented (H-GO) District.





### LEGEND

- 600m buffer from LRT station
- LRT Stations**
- Green (Future)

### 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:

- Maximum floor area ratio (FAR) of 1.5
- Maximum building height of 12 metres
- Minimum 0.5 parking stalls per unit or suite

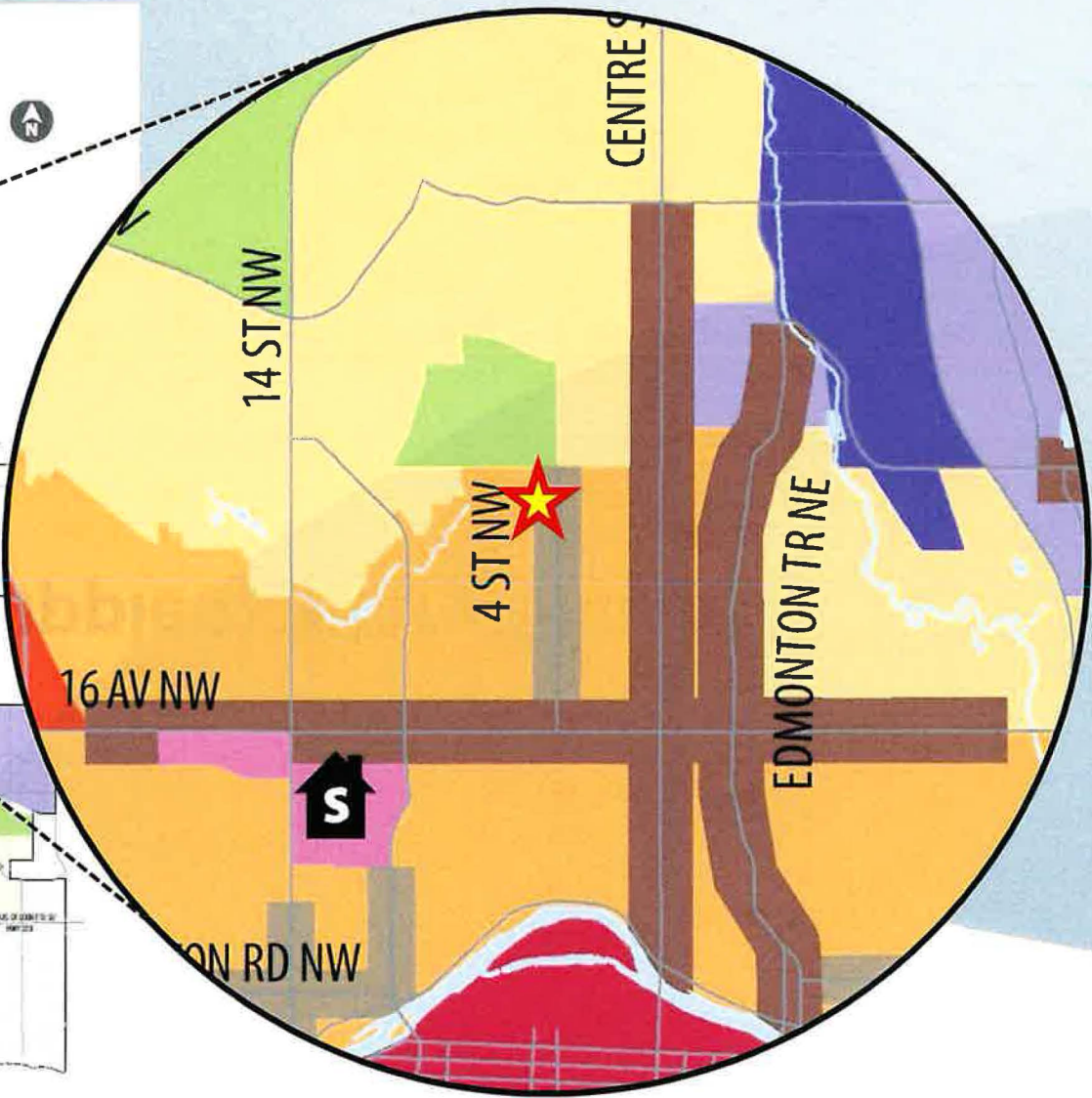
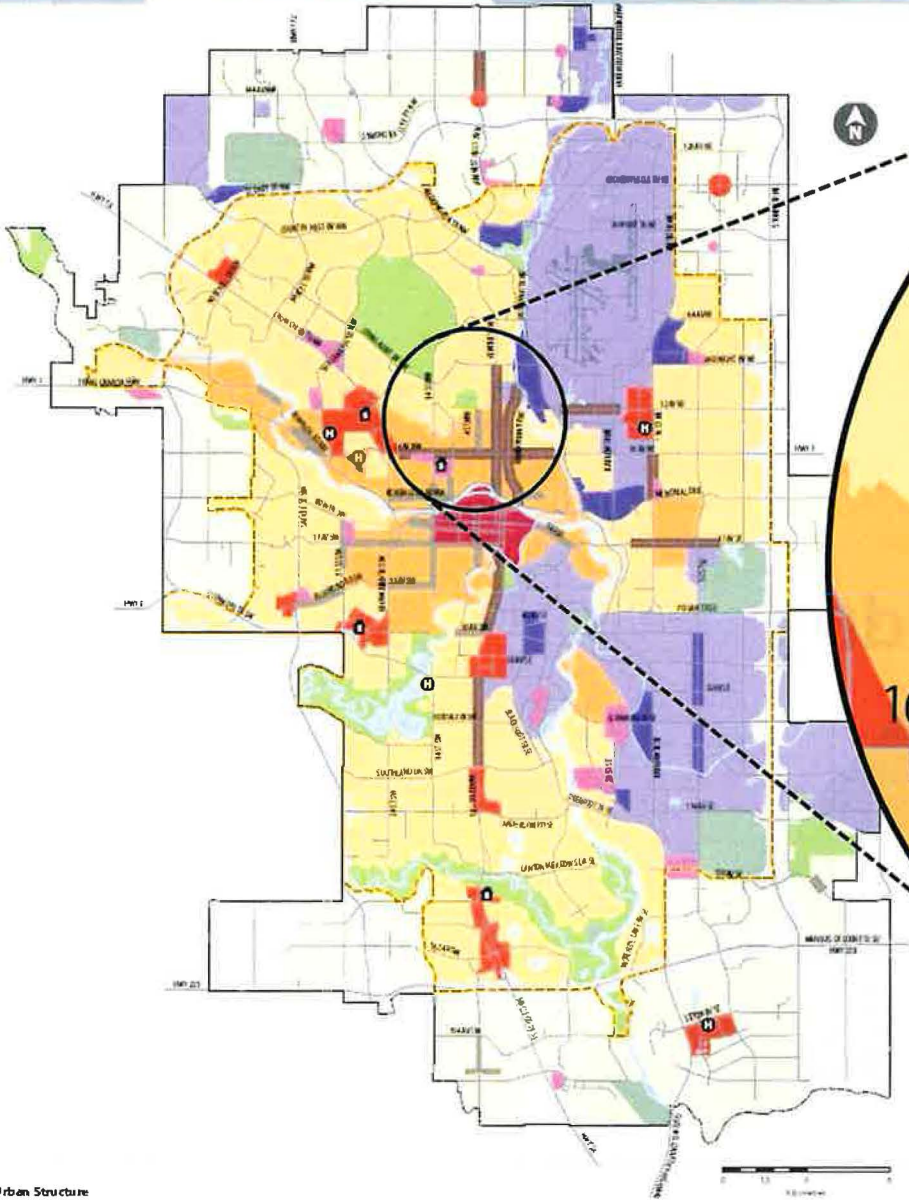
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# Supplementary Slides

MAP 1 – Urban Structure



**Urban Structure**  
(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Developed Residential**

- Inner City
- Established

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

Urban Structure



## Map 3: Urban Form

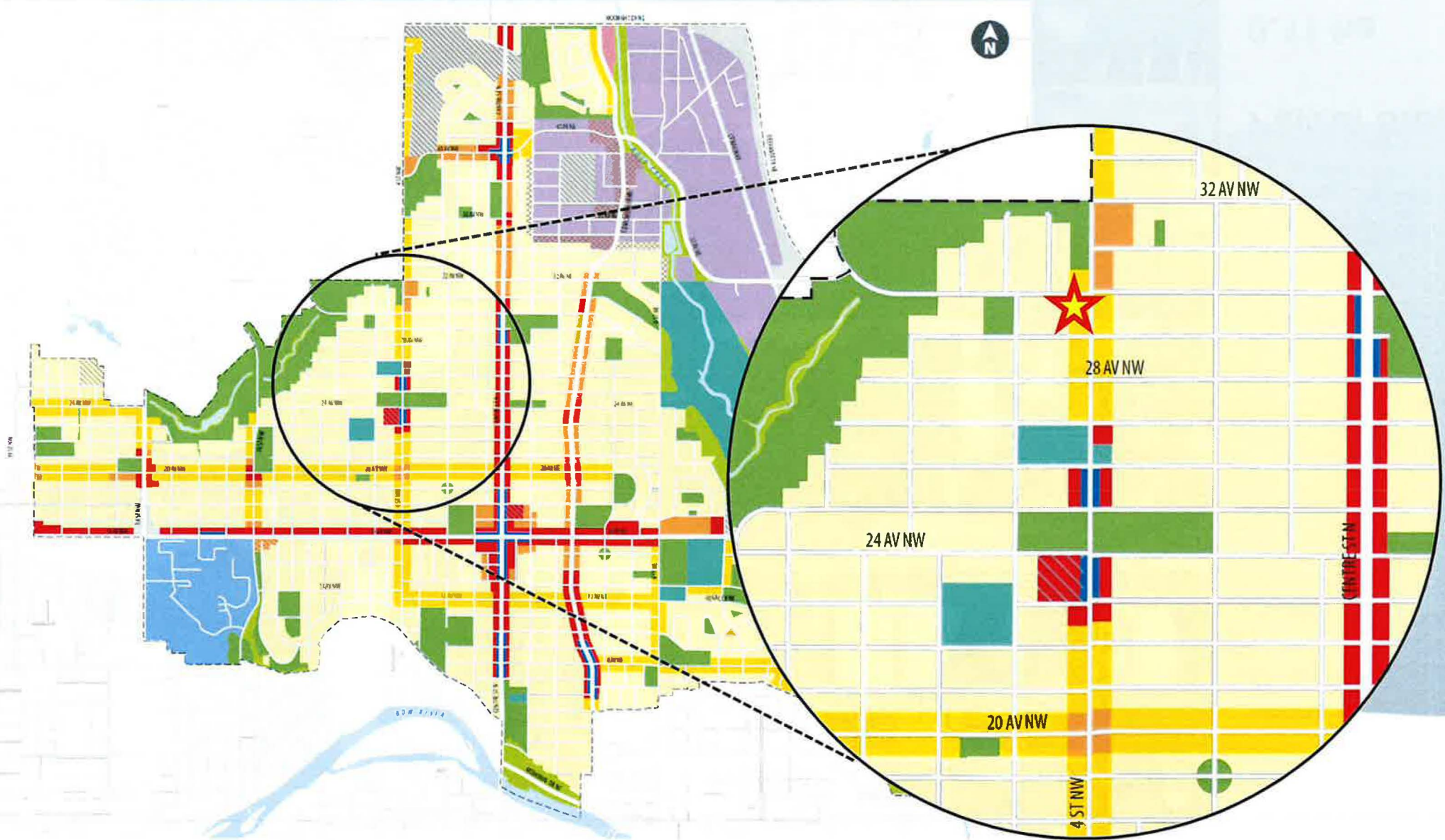
### Legend

#### 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

#### Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary





LEGEND

○ Bus Stop

Parcel Size:

0.11 ha  
30m x 37m



VIEW OF ADJACENT RETAIL BUSINESSES



VIEW OF OUR LADY OF PEACE CATHOLIC PARISH CHURCH



VIEW FACING 30 AV NW



VIEW FACING 4 ST NW



VIEW FACING REAR LANE



VIEW OF 30 AV NW (LOOKING WEST)



