



Public Hearing of Council

Agenda Item: 7.2.21



LOC2023-0143 / CPC2023-0805

Land Use Amendment

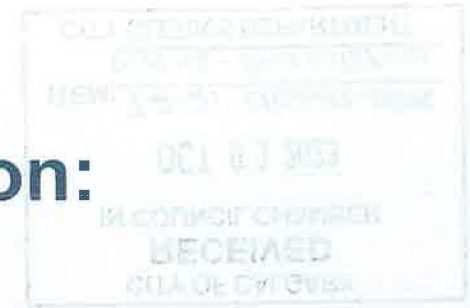
October 3, 2023

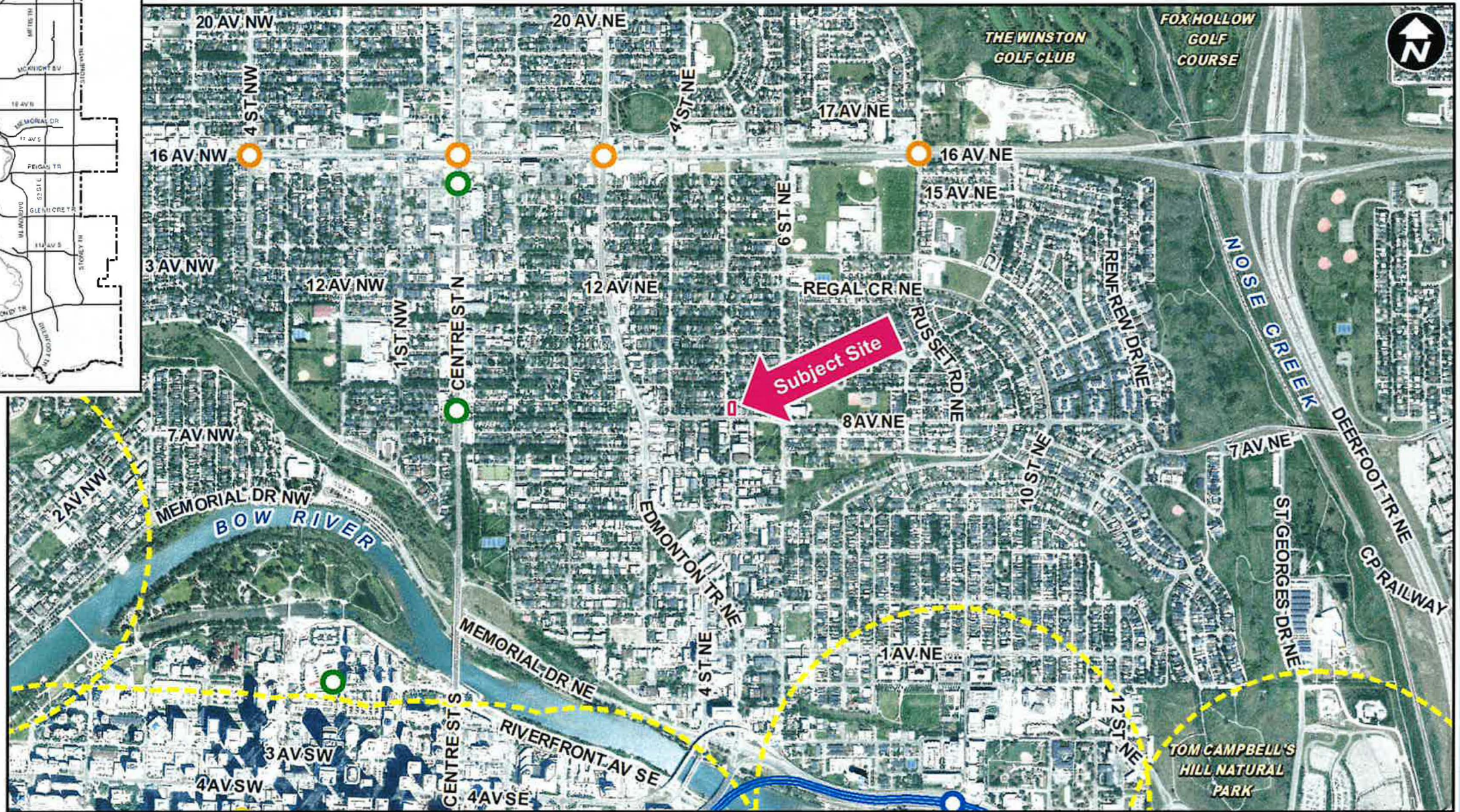
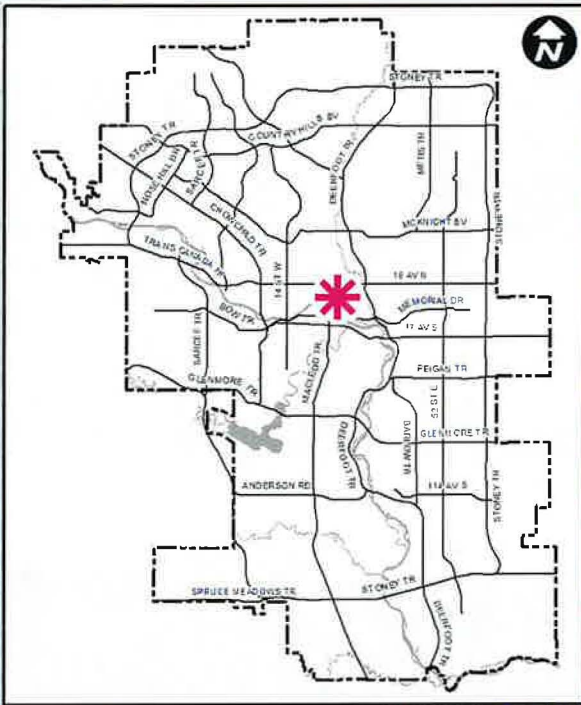
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: 7.2.21 CPC2023-0805
Distrib-Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 171D2023** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) at 602 – 8 Avenue NE (Plan 470P, Block 51, Lots 19 and 20) 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



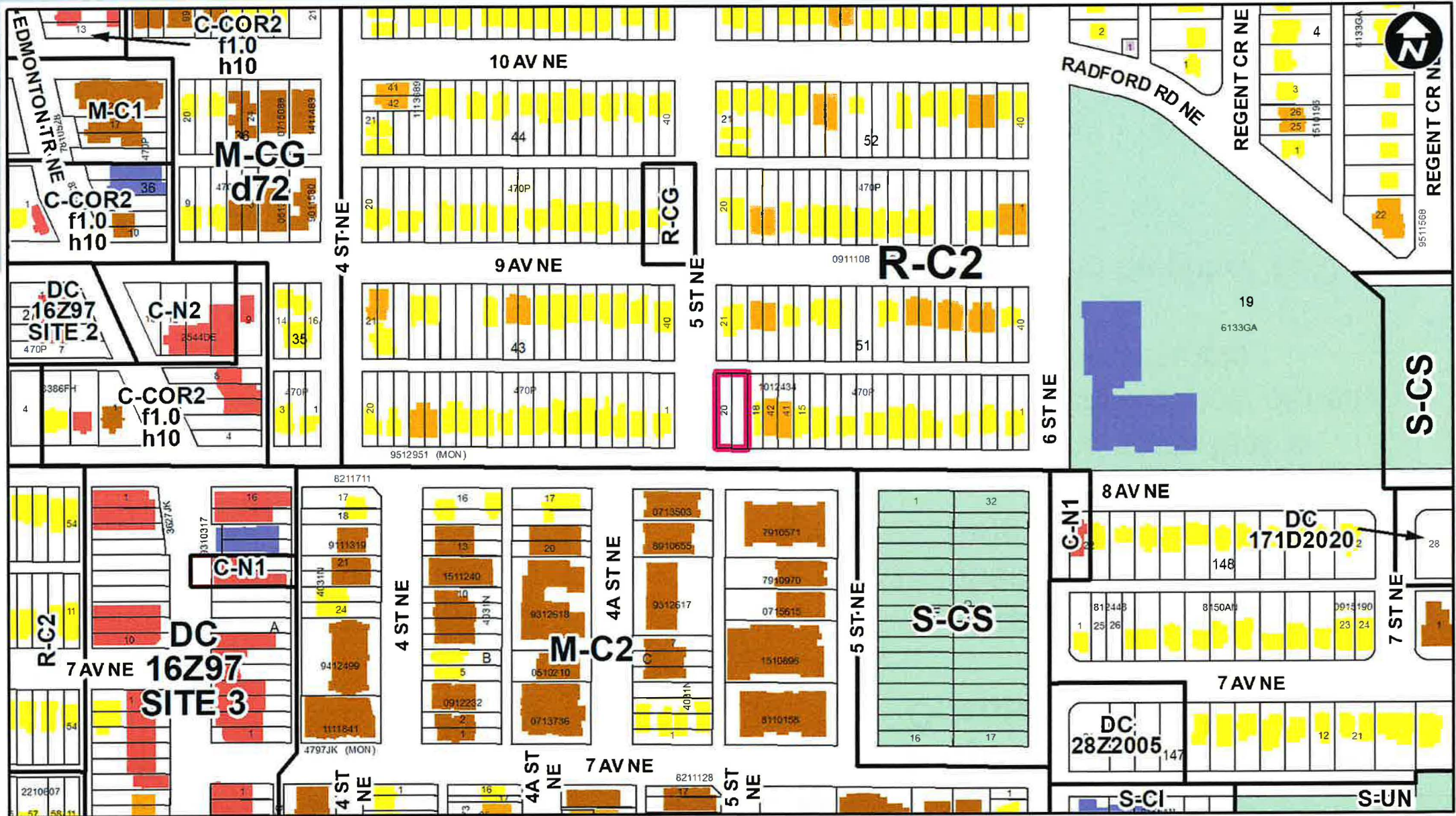
○ Bus Stop

Parcel Size:

0.06 ha
15 m x 36.5 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 Housing – Grade Oriented (H-GO) District:

- Accommodates grade-oriented development in a range of housing forms
- Form and scale that is consistent with low density residential districts
- Maximum height of 12.0 metres
- Maximum Floor Area Ratio (FAR) of 1.5

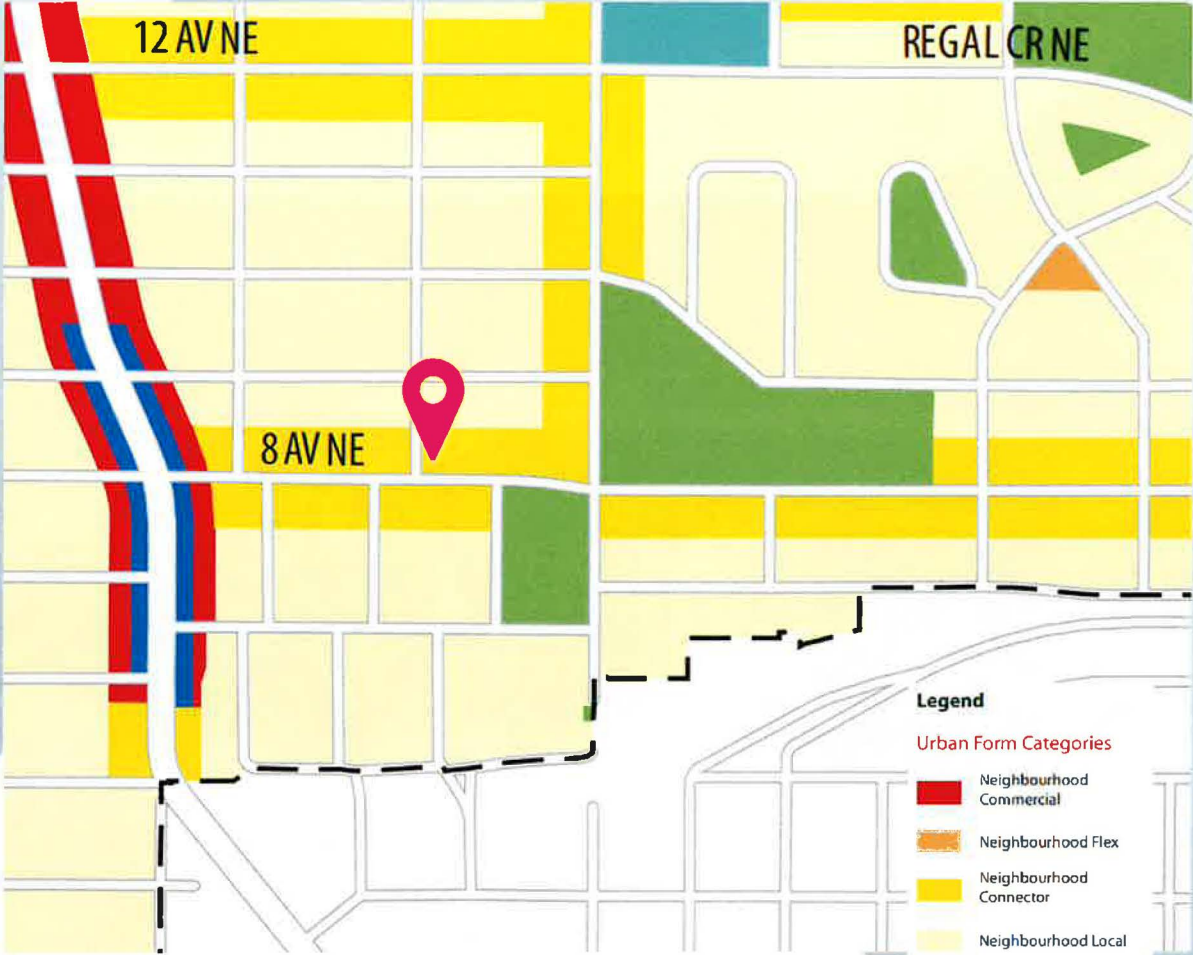
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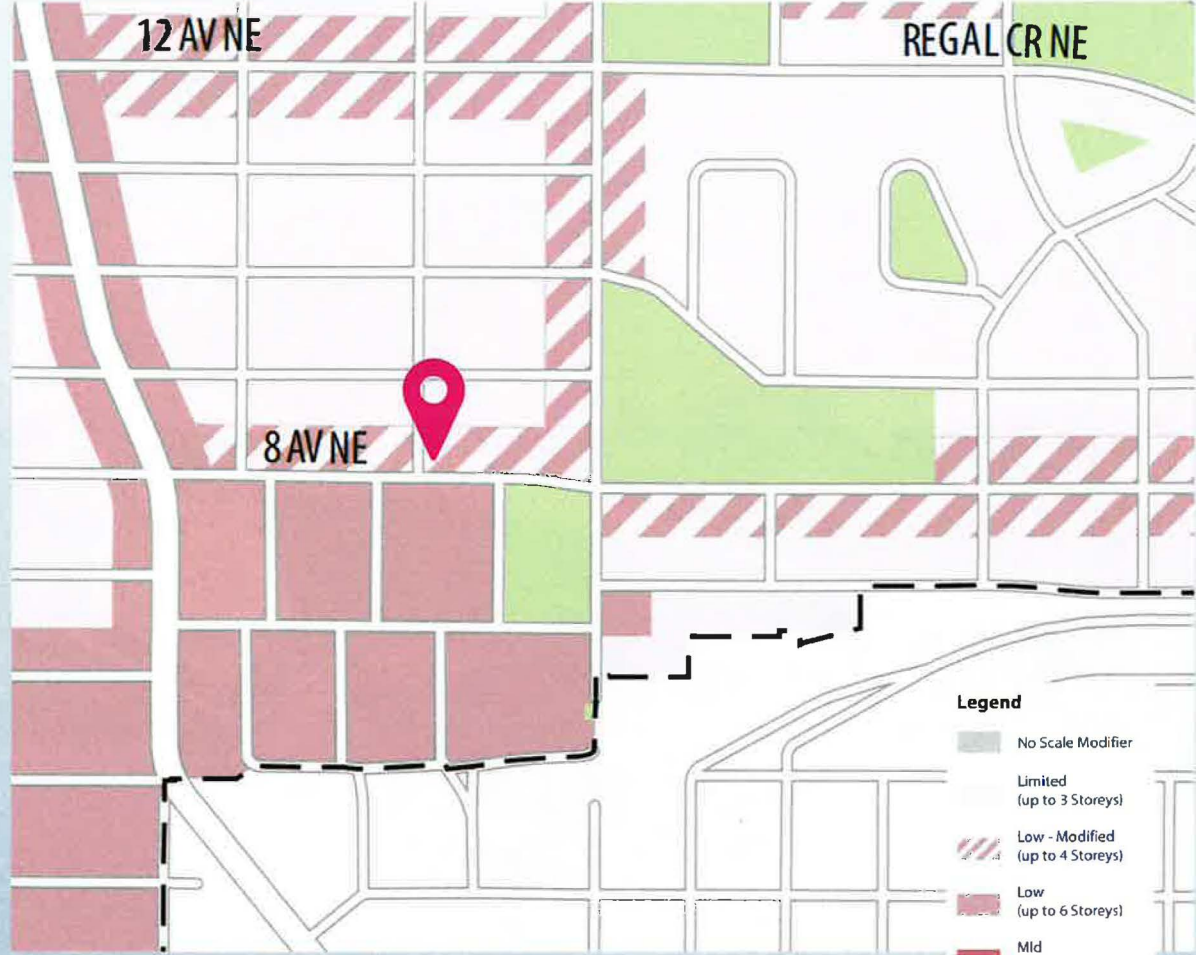
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Supplementary Slides

North Hill Communities Local Area Plan



- 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
 - - - Plan Area Boundary

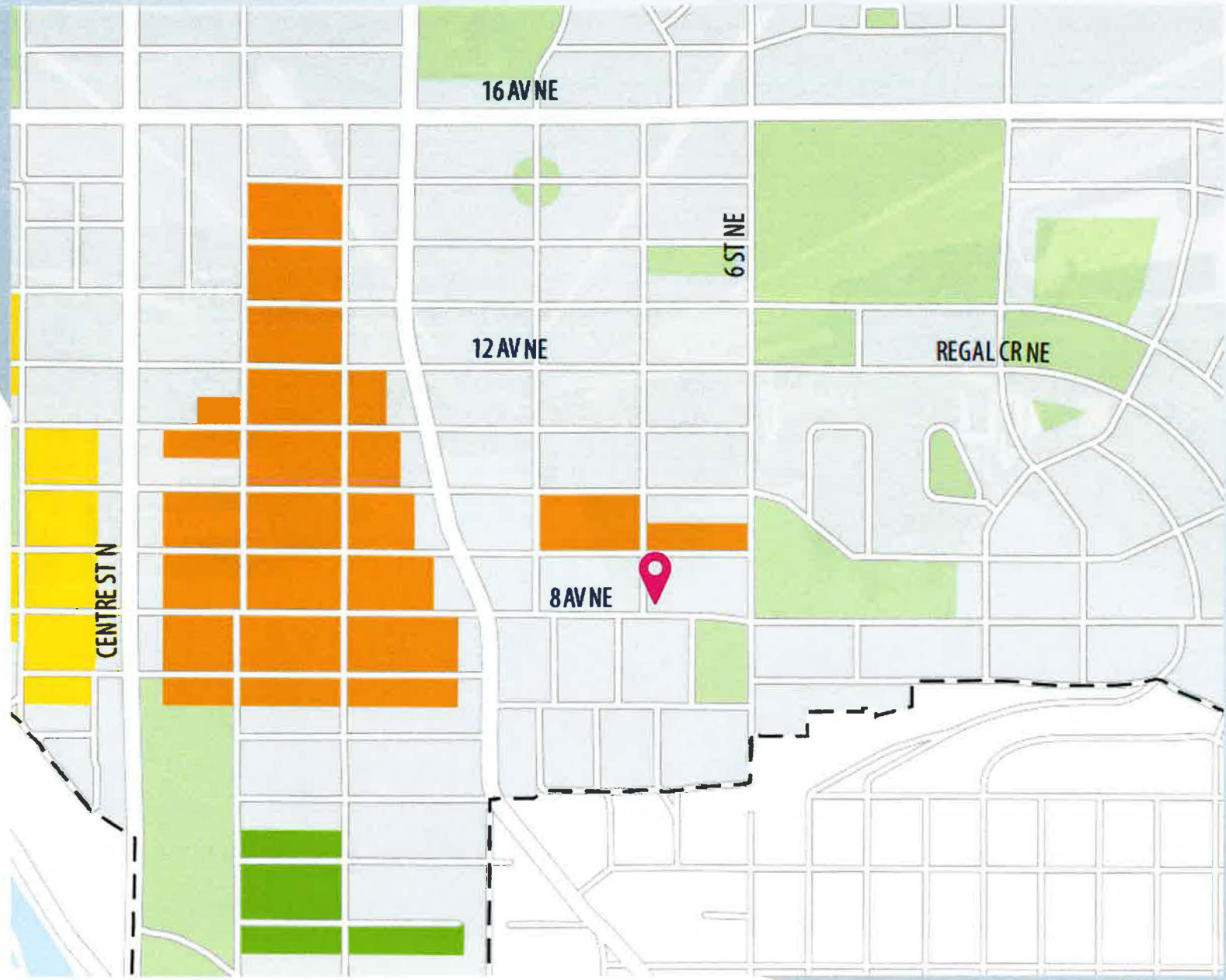


- Legend**
- No Scale Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Parks, Civic and Recreation
 - - - Plan Area Boundary

● *Subject site*








Map 5:
Heritage
Guideline Areas

Legend

- Balmoral
- Beaumont/Regal Terrace
- Crescent Heights
- Mount Pleasant
- Mount View
- Pleasant Heights
- Rosedale
- West Mount Pleasant
- Parks, Civic and Recreation
- Plan Area Boundary

 *Subject site*

