



# LOC2023-0204

## Land Use Amendment

October 5, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 05 2023  
ITEM: 7.2.2 CPC2023-0941  
distrib-Presentation  
CITY CLERK'S DEPARTMENT

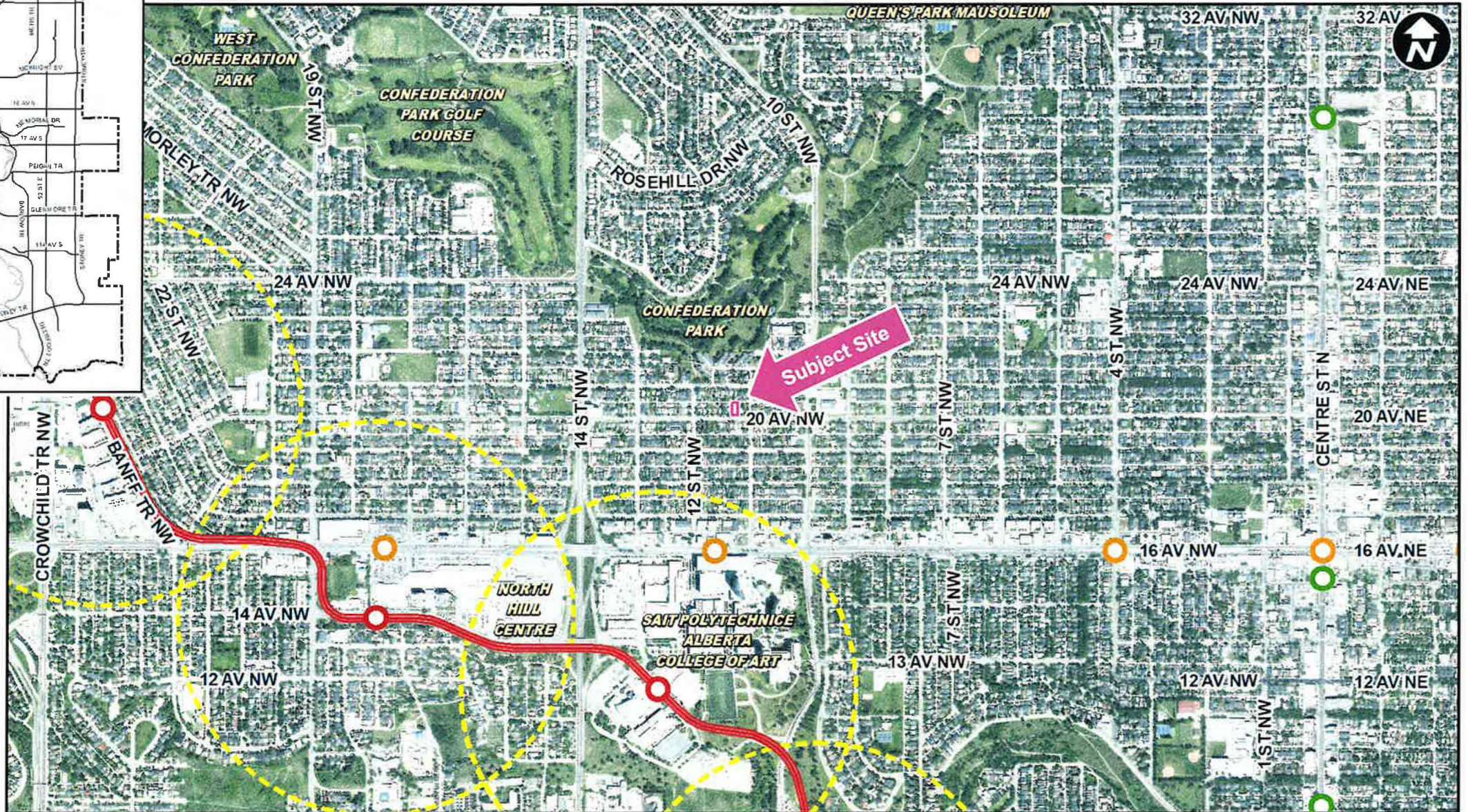
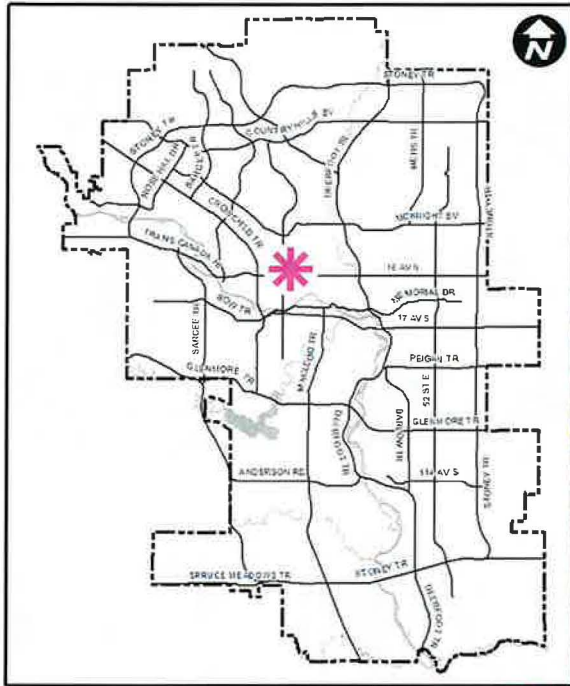


## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1212 – 20 Avenue NW (Plan 3150P, Block 23, Lots 5 and 6) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.

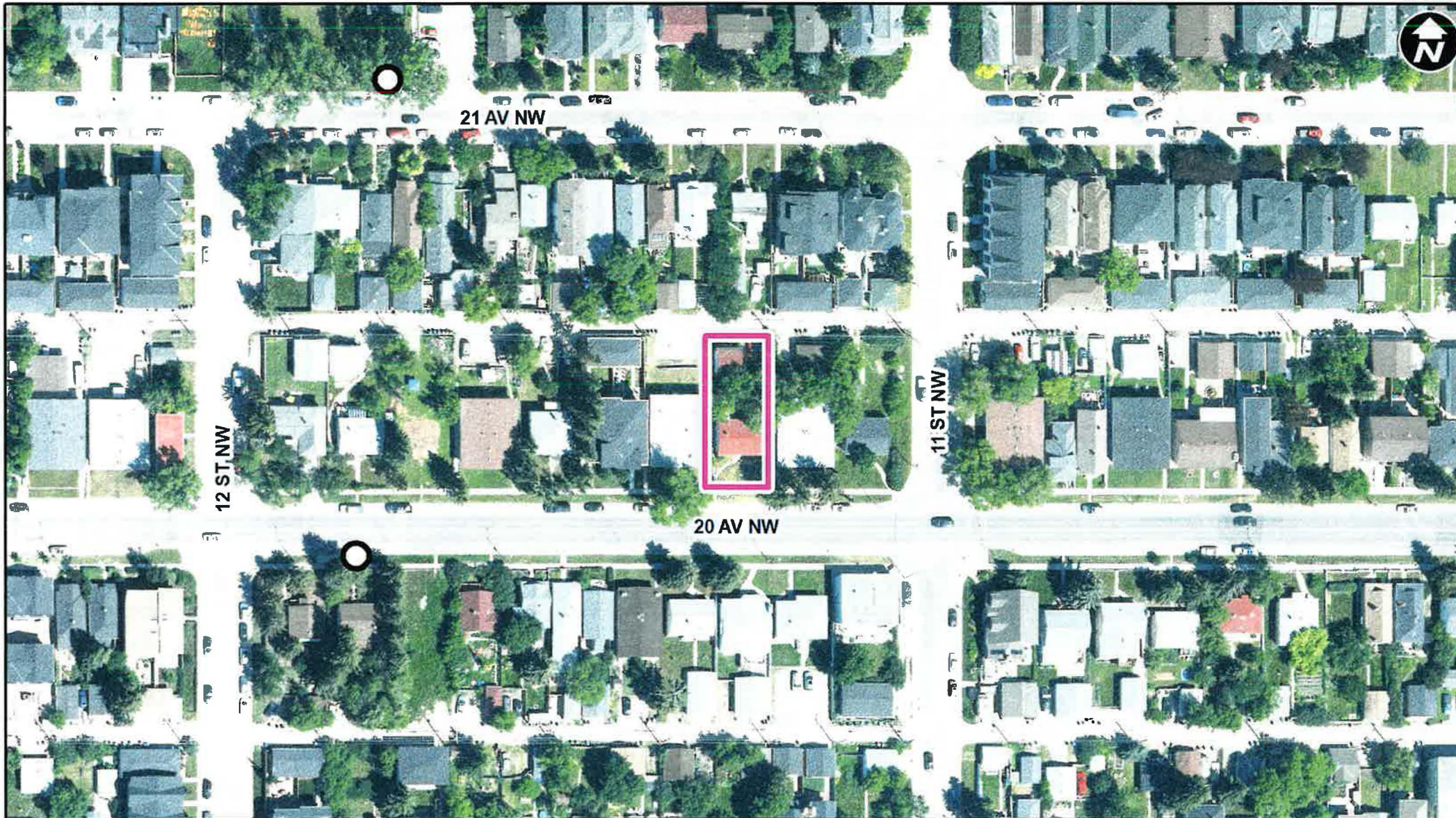




**LEGEND**

- 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





## LEGEND

○ Bus Stop

Parcel Size:

0.06 ha

15m x 38m





1212 20 Avenue NW from 20 Avenue (North)







Local convenience store across 20 Avenue NW

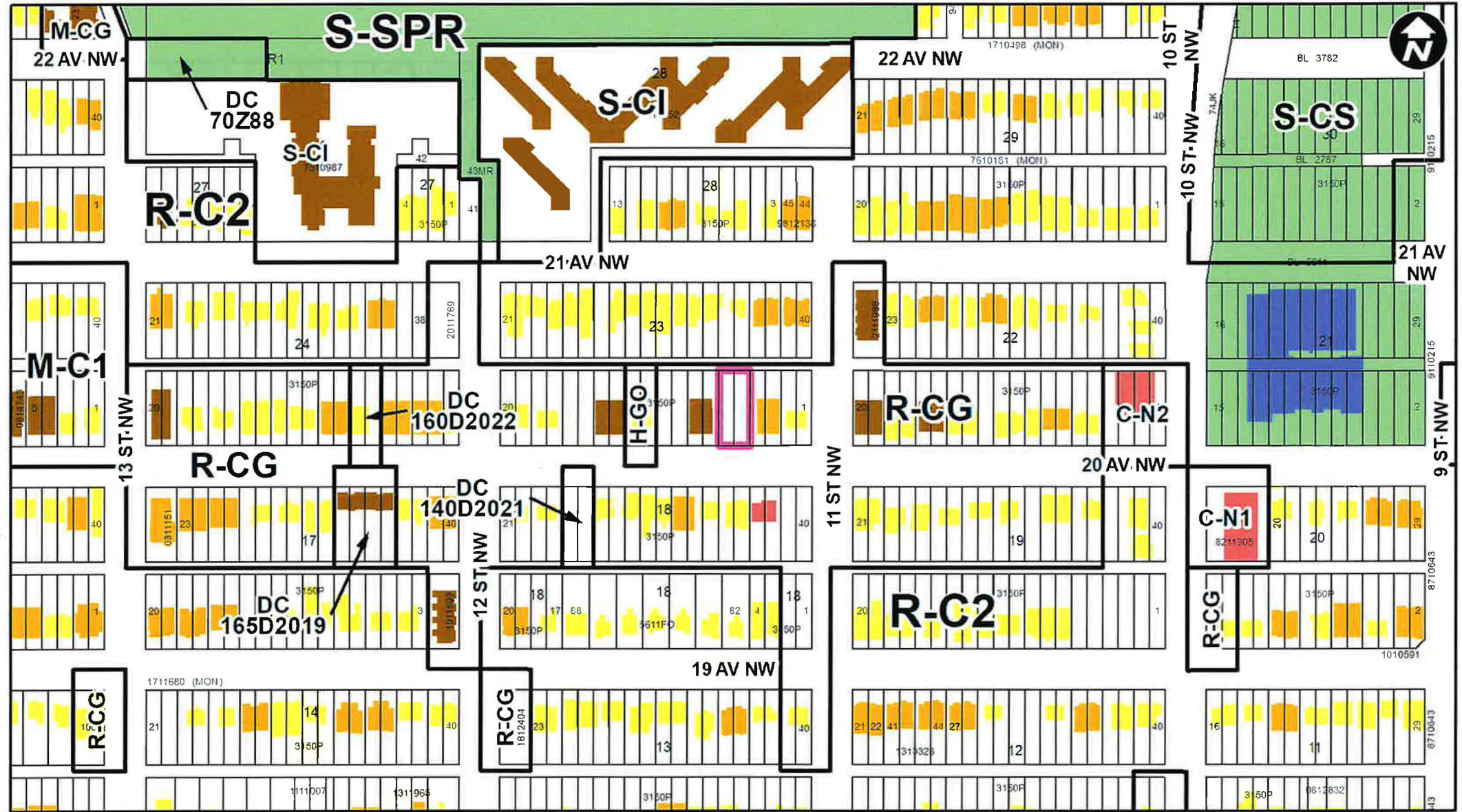


1212 - 20 Avenue NW from the lane



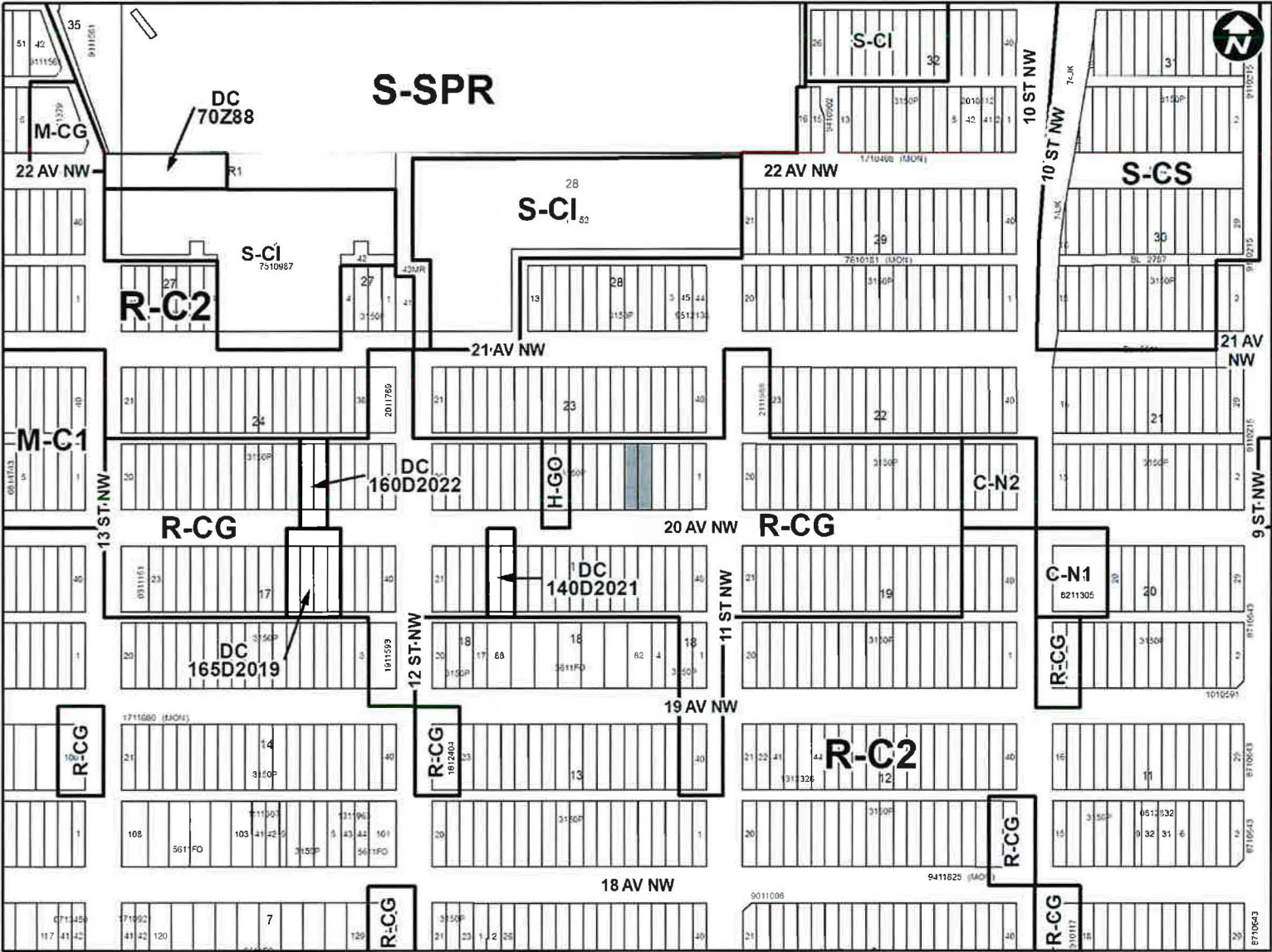
# Surrounding Land Use

- 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





# Existing Land Use Map





# Proposed Land Use Map

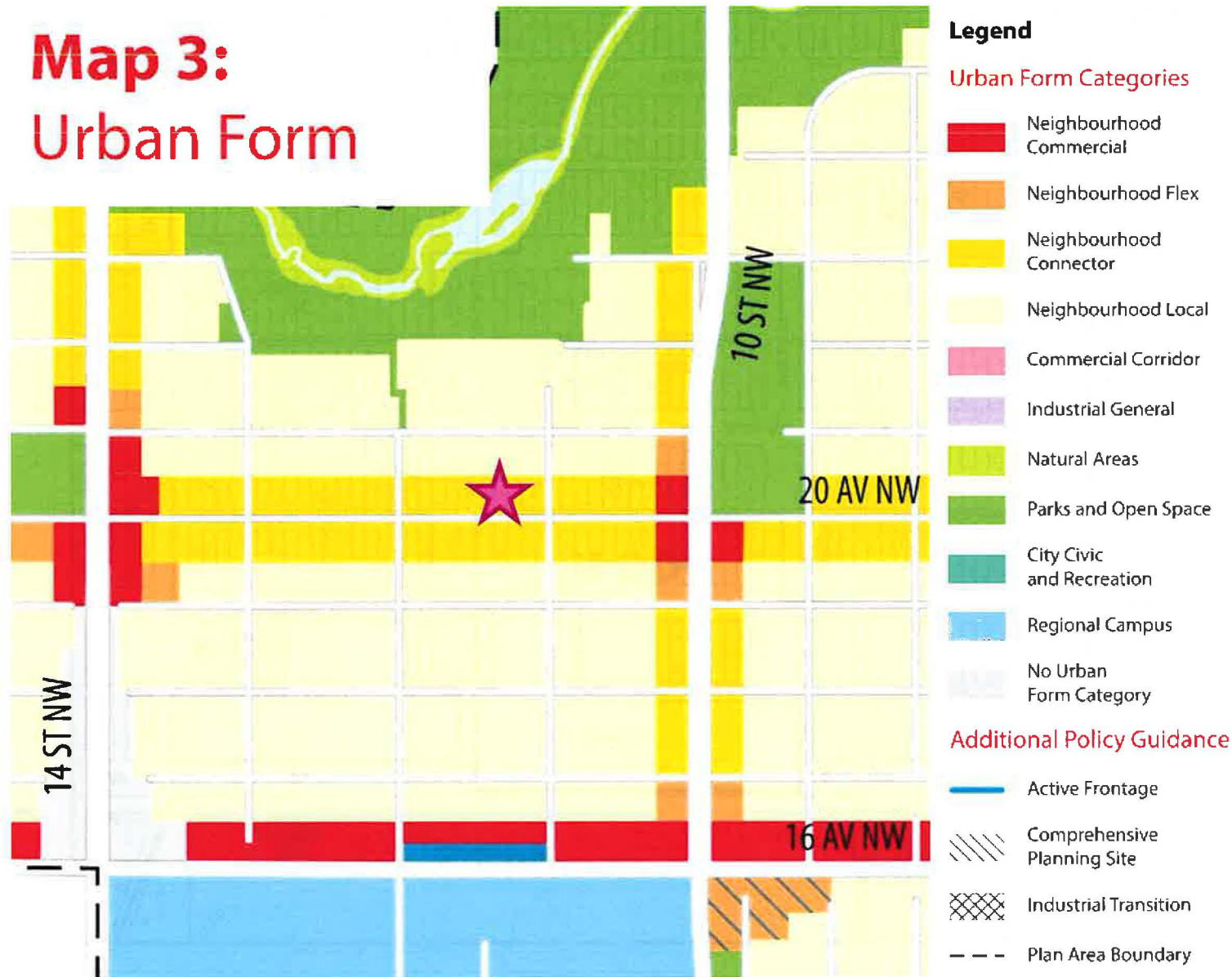


## Proposed H-GO District:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Max height of 12.0 m
- Max 1.5 FAR
- Min 0.5 parking stall per unit/suite and alternate mobility storage for every unit not provided a parking stall



## Map 3: Urban Form



### H-GO Site Selection Criteria:

In areas subject to an approved Local Area Plan (LAP) the H-GO District is to be considered in *Neighbourhood Connector* and *Neighbourhood Flex* urban form categories.

### Neighbourhood Connector:

- Supports a higher frequency of units and entrances facing the street.
- Provide a built form and scale that considers the surrounding residential context
- Mitigate impacts such as noise and vehicle circulation on adjacent residential uses.



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## Supplementary Slides



## PART 15: HOUSING DISTRICTS

### Division 1: Housing – Grade Oriented (H-GO) District

#### Purpose

1386 The Housing – Grade Oriented (H-GO) District:

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.



**Urban Structure**

(By Land Use Typology)

**Activity Centres**

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

**Main Streets**

- Urban Main Street
- Neighbourhood Main Street

**Industrial**

- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

Balanced Growth Boundary

**Developed Residential**

- Inner City
- Established

**Developing Residential**

Planned Greenfield with Area Structure Plan (ASP)

Future Greenfield

- H Hospital
- S University

