



LOC2023-0234 / CPC2023-1257

Land Use Amendment

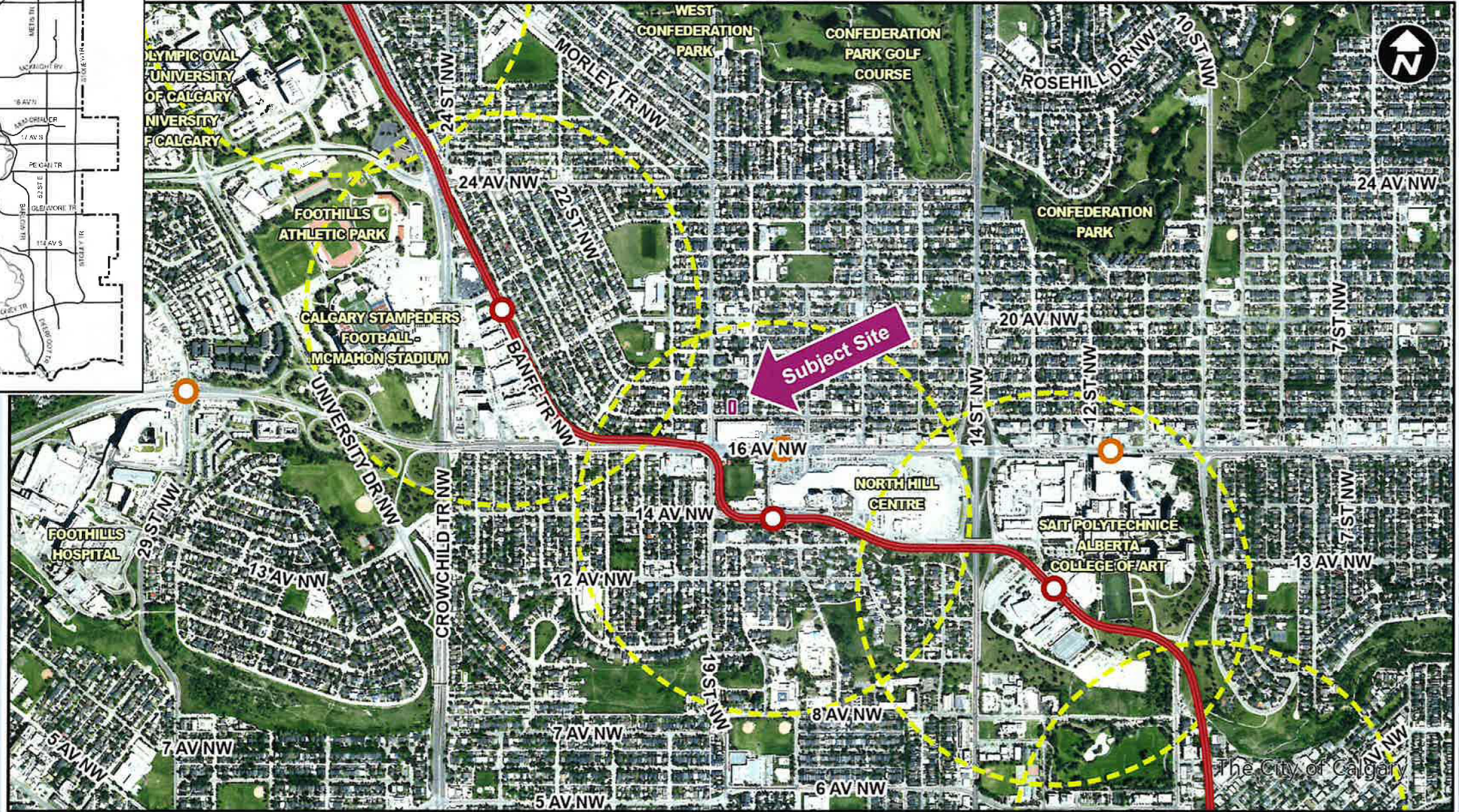
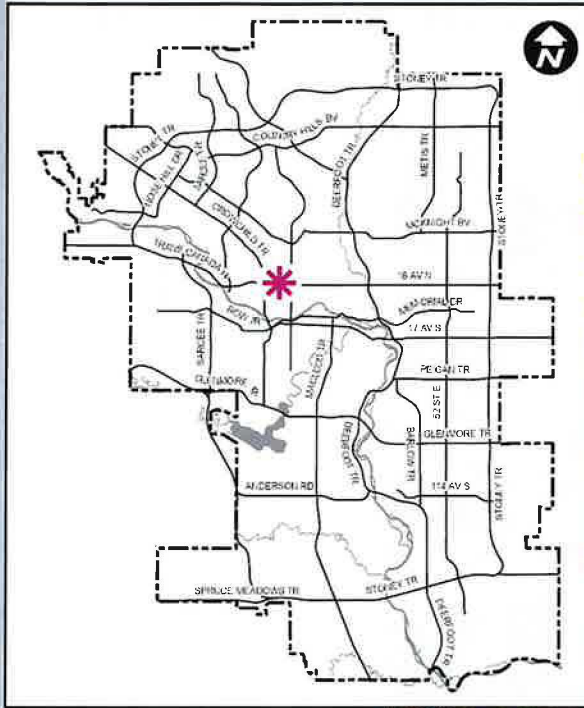
December 7, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 07 2023
ITEM: 7.2.8 CPC2023-1257
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 1914 17 Avenue NW (Plan 8100AF, Block 34, Lots 6 and 7) from Residential – 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
15m x 36m



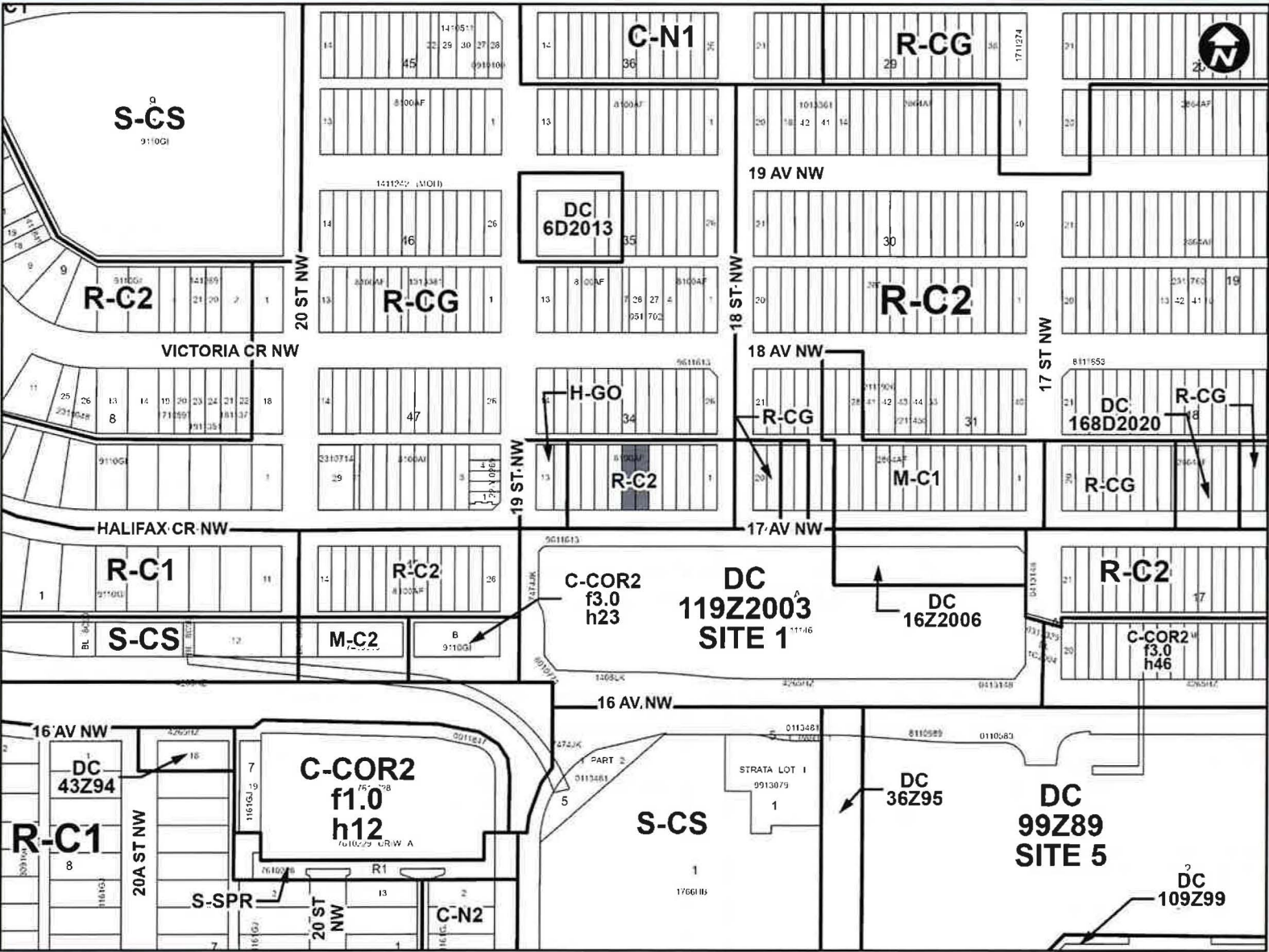
Surrounding Land Use

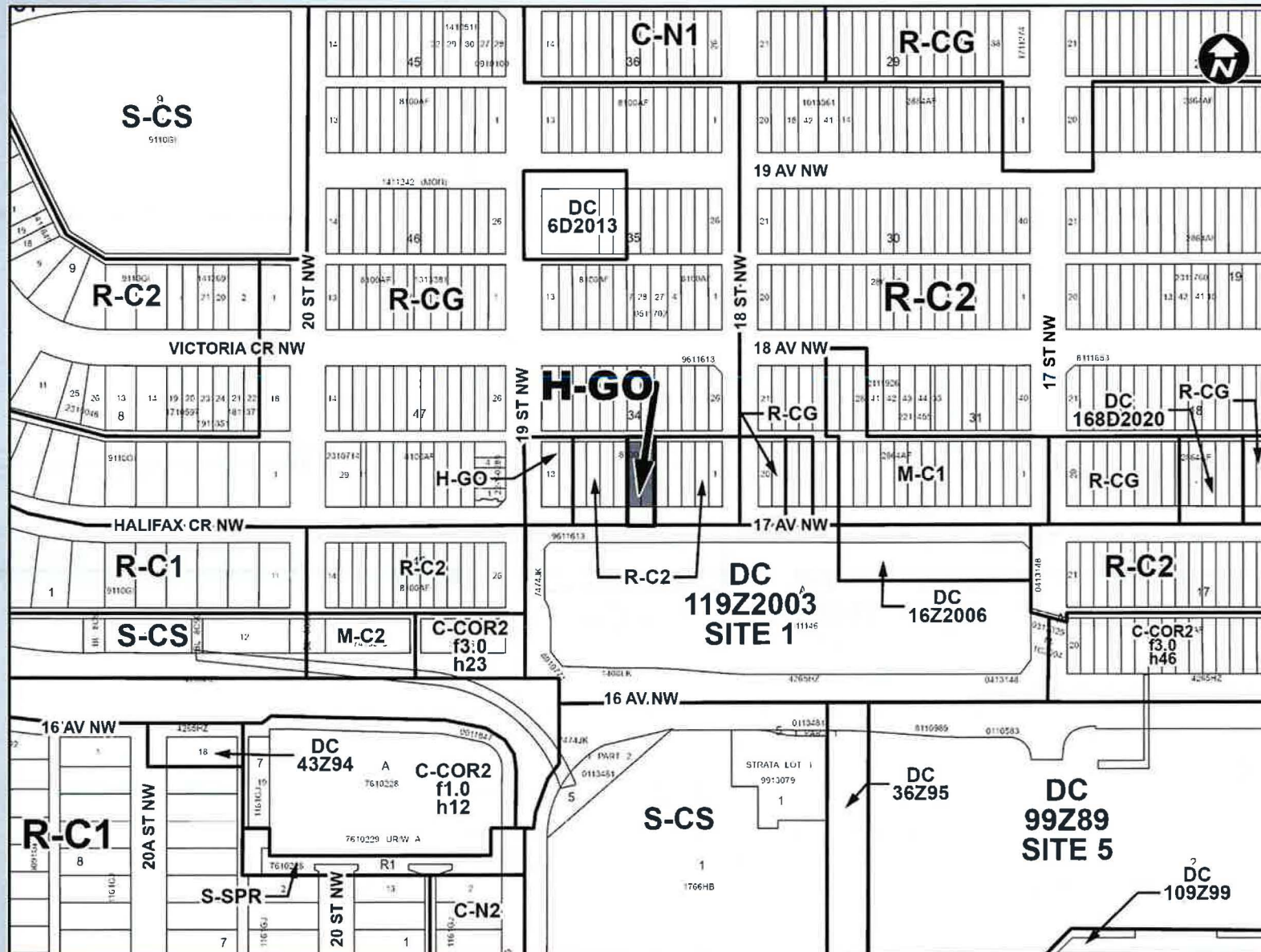
LEGEND

- 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 H-GO District:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12.0 metres
- Maximum 1.5 floor area ratio

Site Selection Criteria for Housing – Grade Oriented District

Within the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)



and within one or more of the following:

200 metres of a Main Street or Activity Centres identified on the Urban Structure Map of the MDP;



600 metres of an existing or capital-funded LRT platform;



400 metres of an existing or capital-funded BRT station and

200 metres of primary transit service





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Supplementary Slides

Section 1386

d) should only be designated on parcel located within:

(ii) 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:

- 200 metres of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
- 600 metres of an existing or capital-funded *LRT platform*;
- 400 metres of an existing or capital-funded *BRT station*; or 200 metres of *primary transit service*.