



Public Hearing of Council

Agenda Item: 7.2.9



LOC2023-0204 / CPC2023-0941

Land Use Amendment

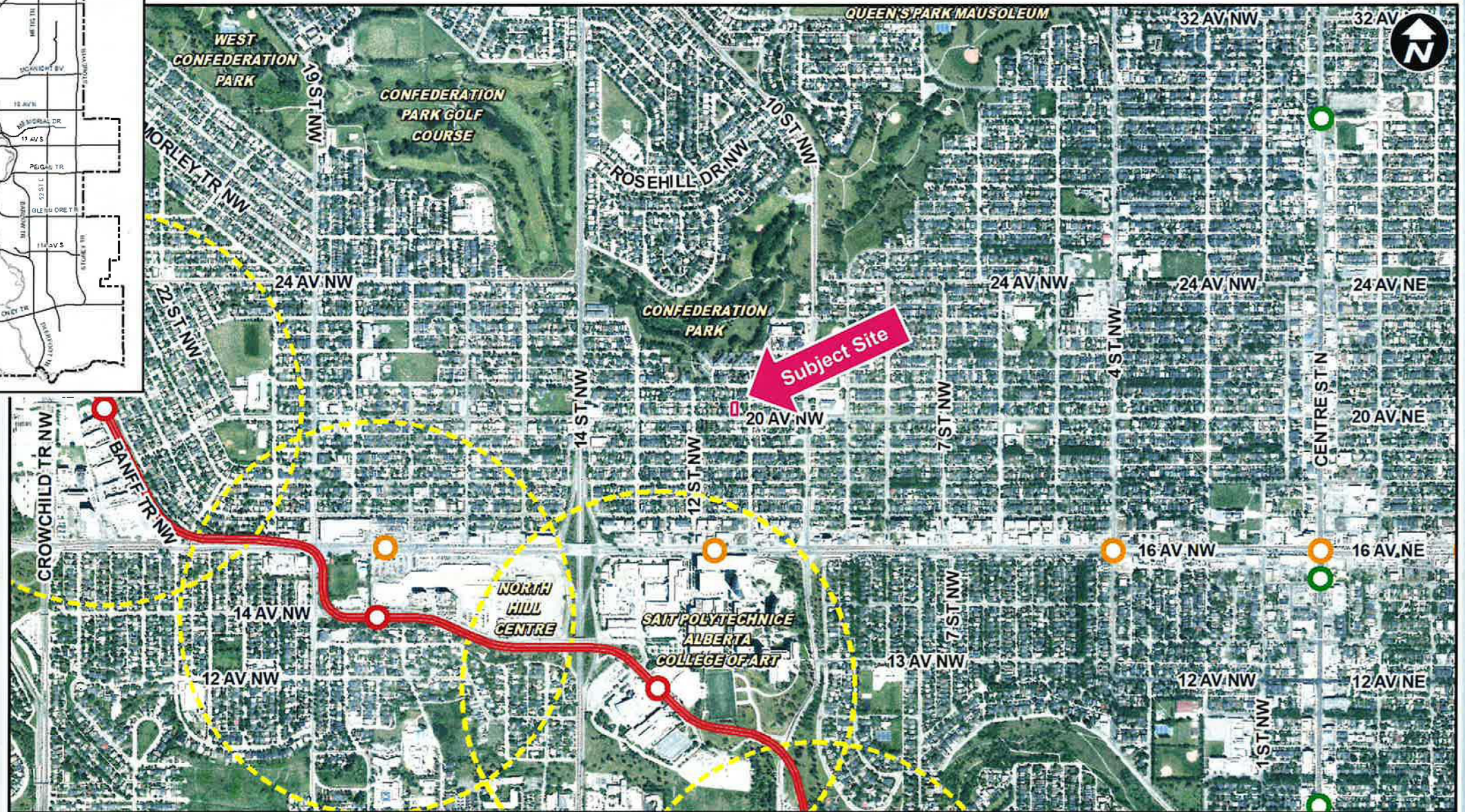
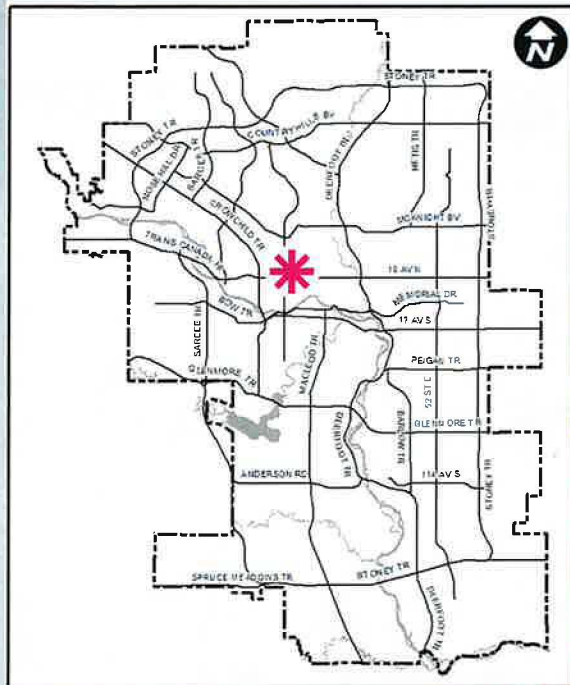
December 5, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2023
ITEM: 7.2.9 CPC2023-0941
Distrib Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

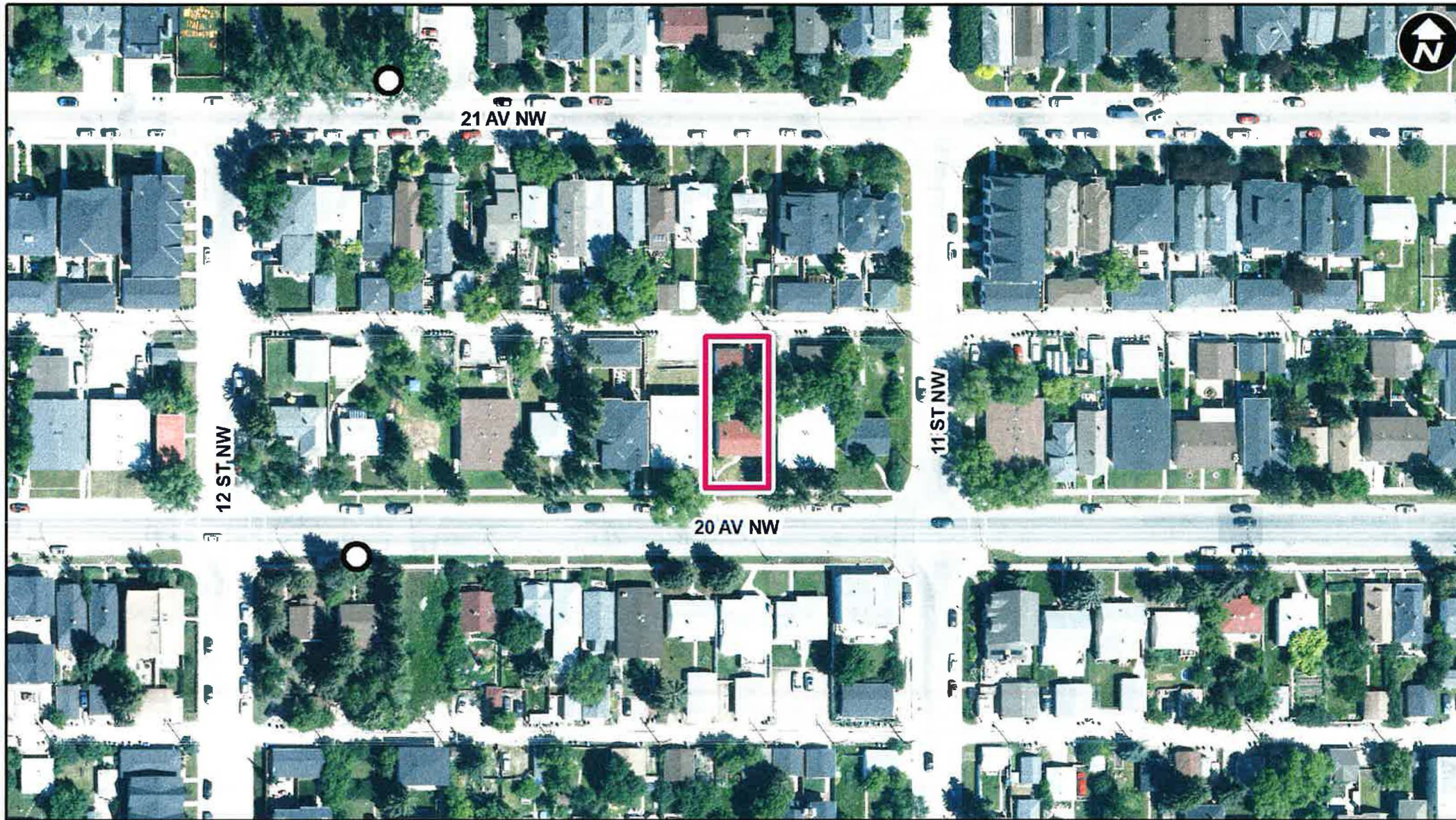
That Council:

Give three readings to **Proposed Bylaw 234D2023** 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

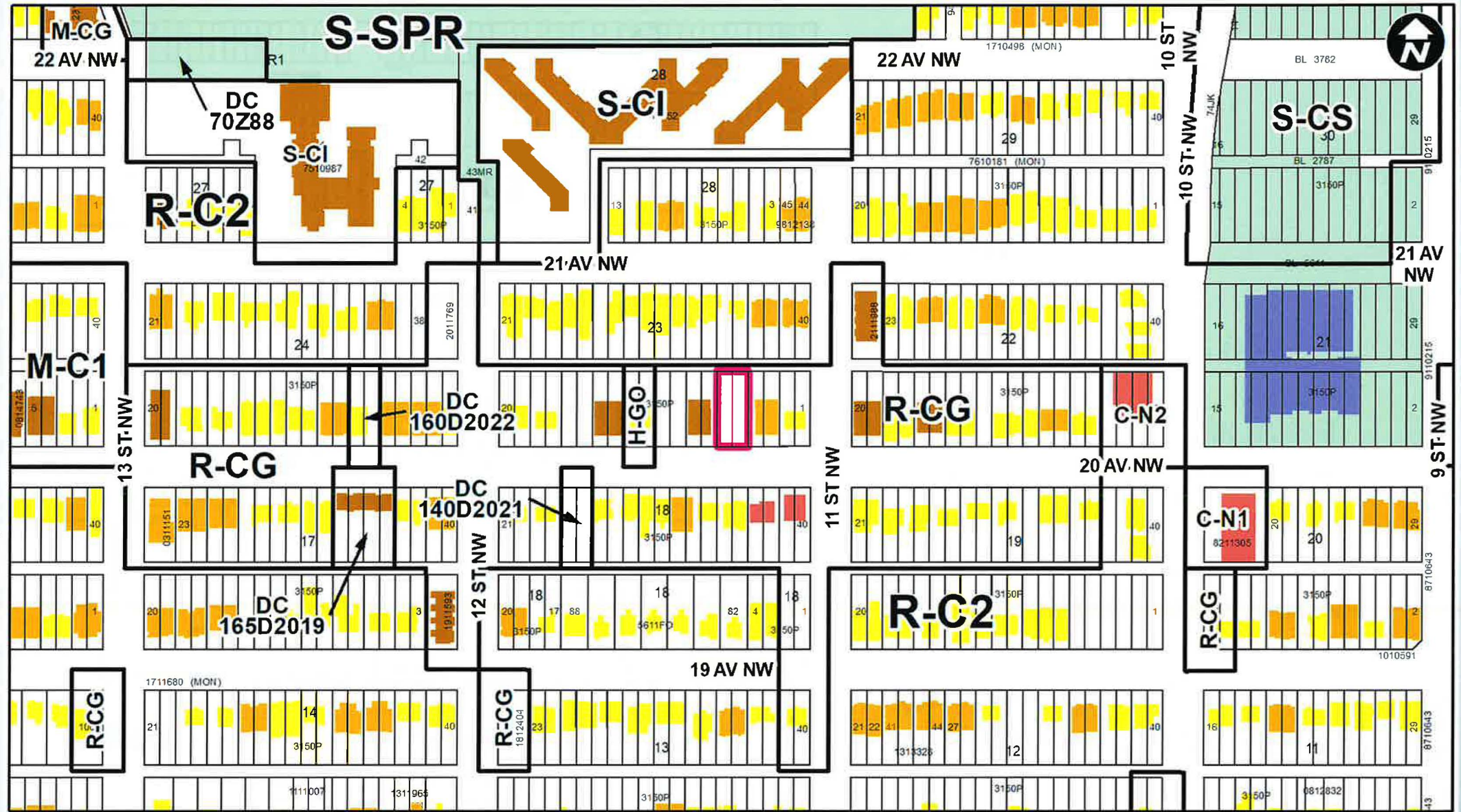
○ Bus Stop

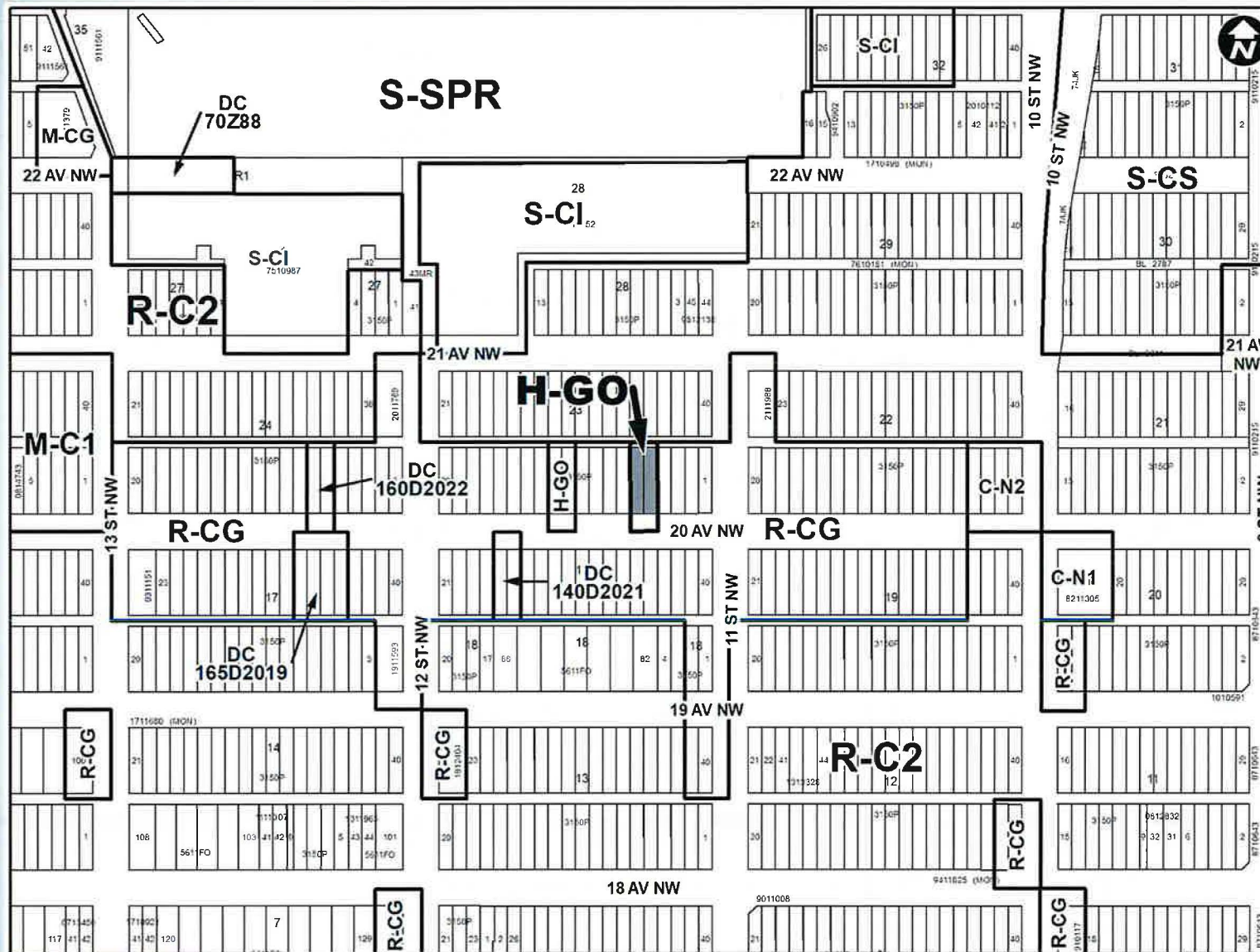
Parcel Size:

0.06 ha
15m x 38m

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

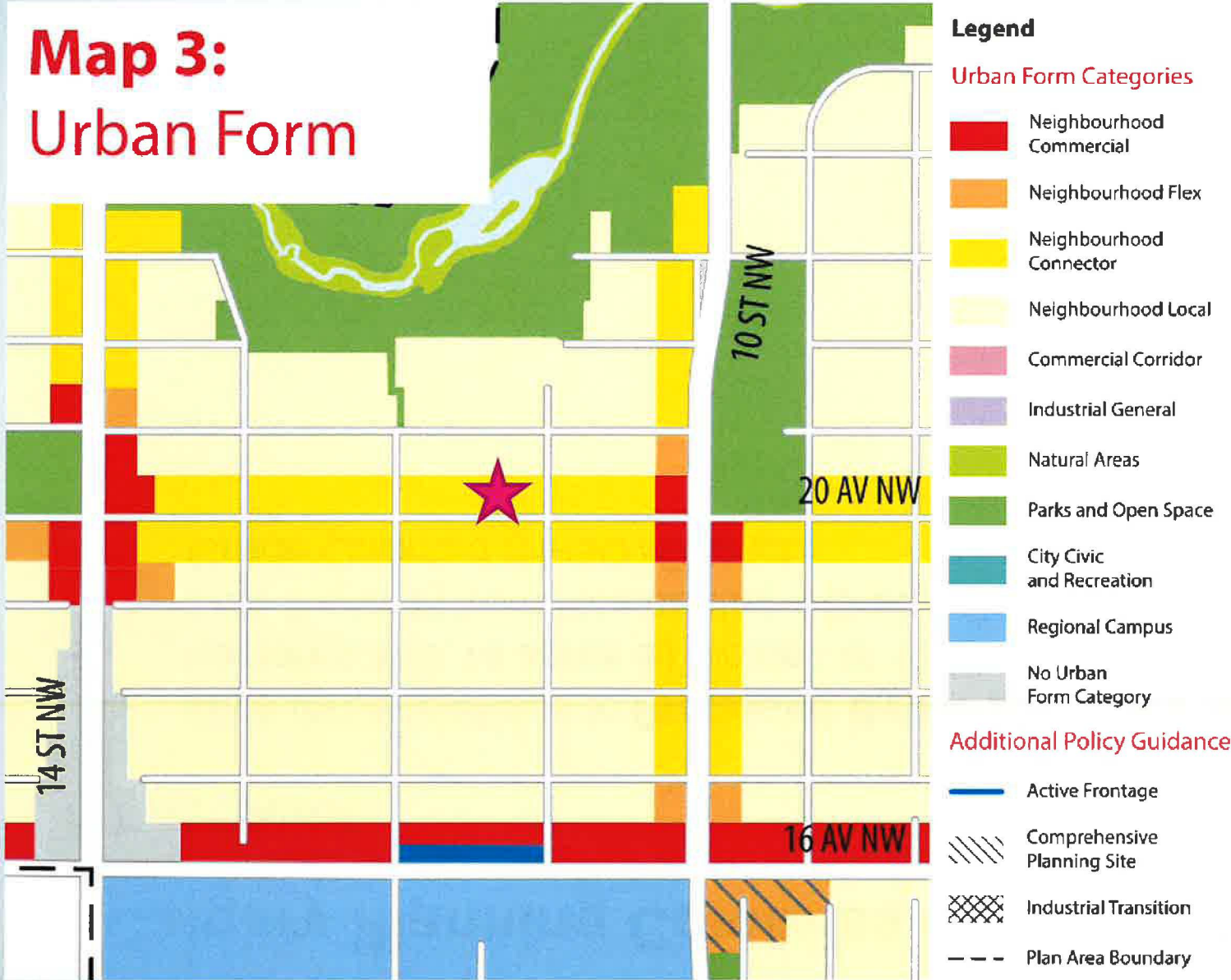




Proposed Housing – Grade Oriented (H-GO) District:

- 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

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.

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 234D2023** 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.

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.



1212 20 Avenue NW from 20 Avenue (North)





Local convenience store across 20 Avenue NW



1212 - 20 Avenue NW from the lane

