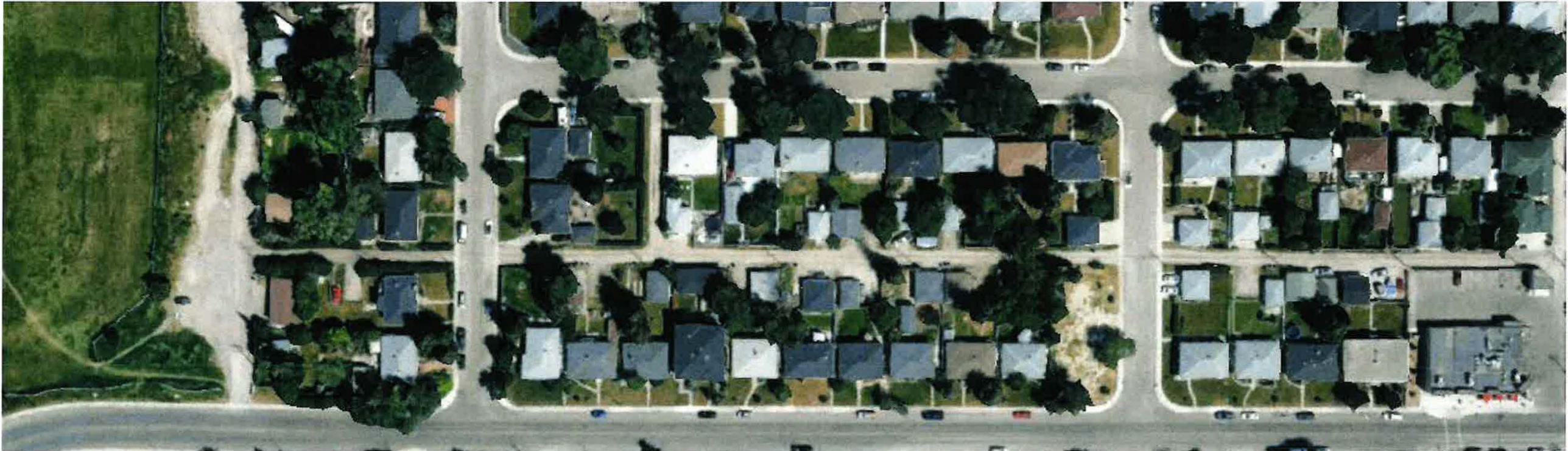




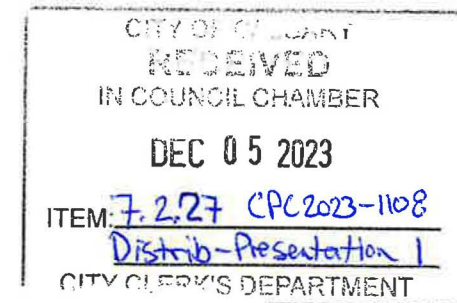
Public Hearing of Council

Agenda Item: 7.2.27



LOC2023-0054 / CPC2023-1108 Land Use Amendment

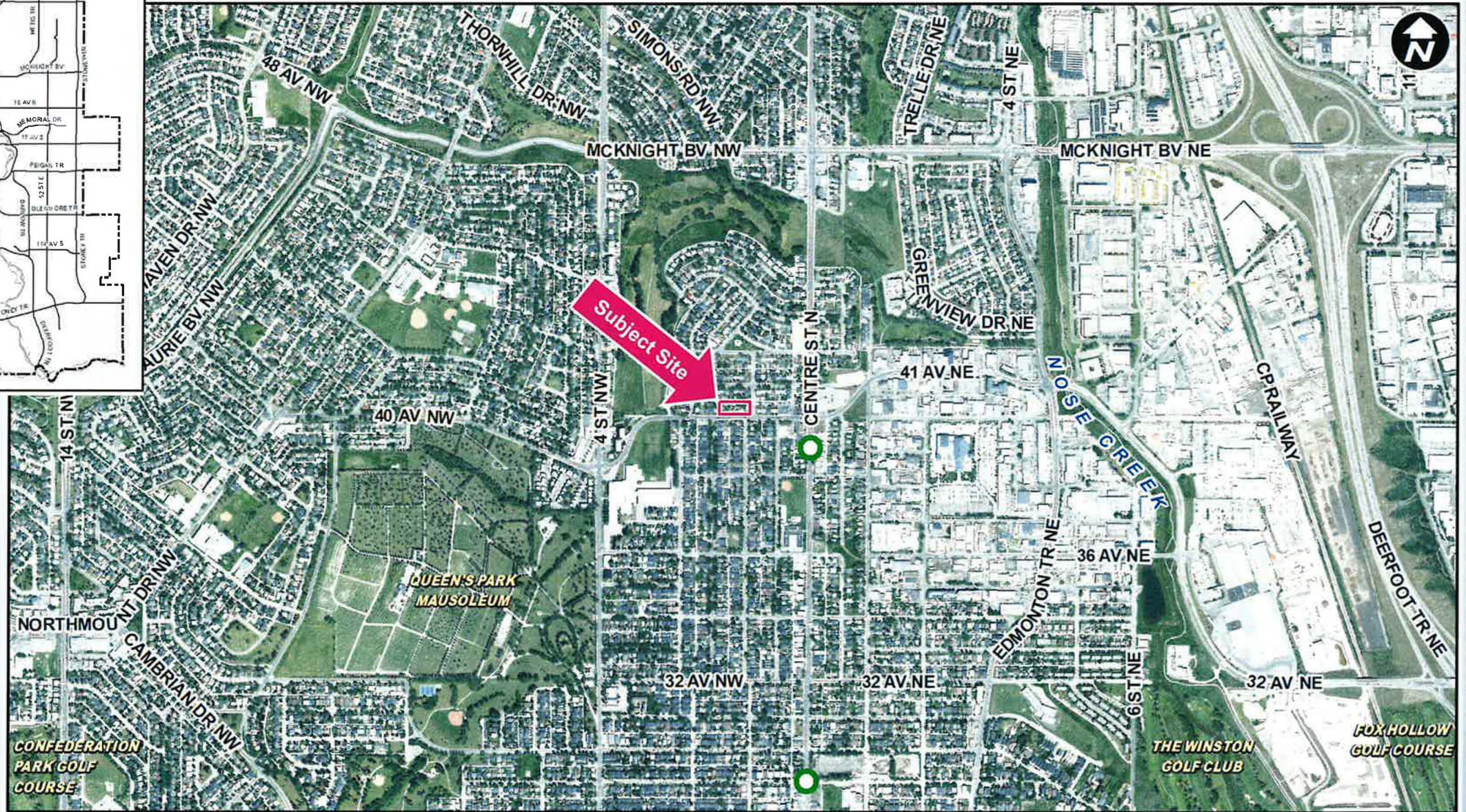
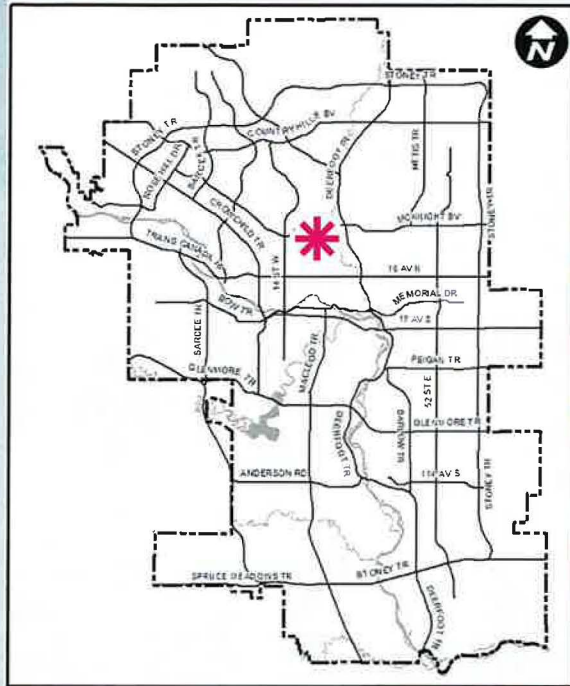
December 5, 2023



Calgary Planning Commission's Recommendation:

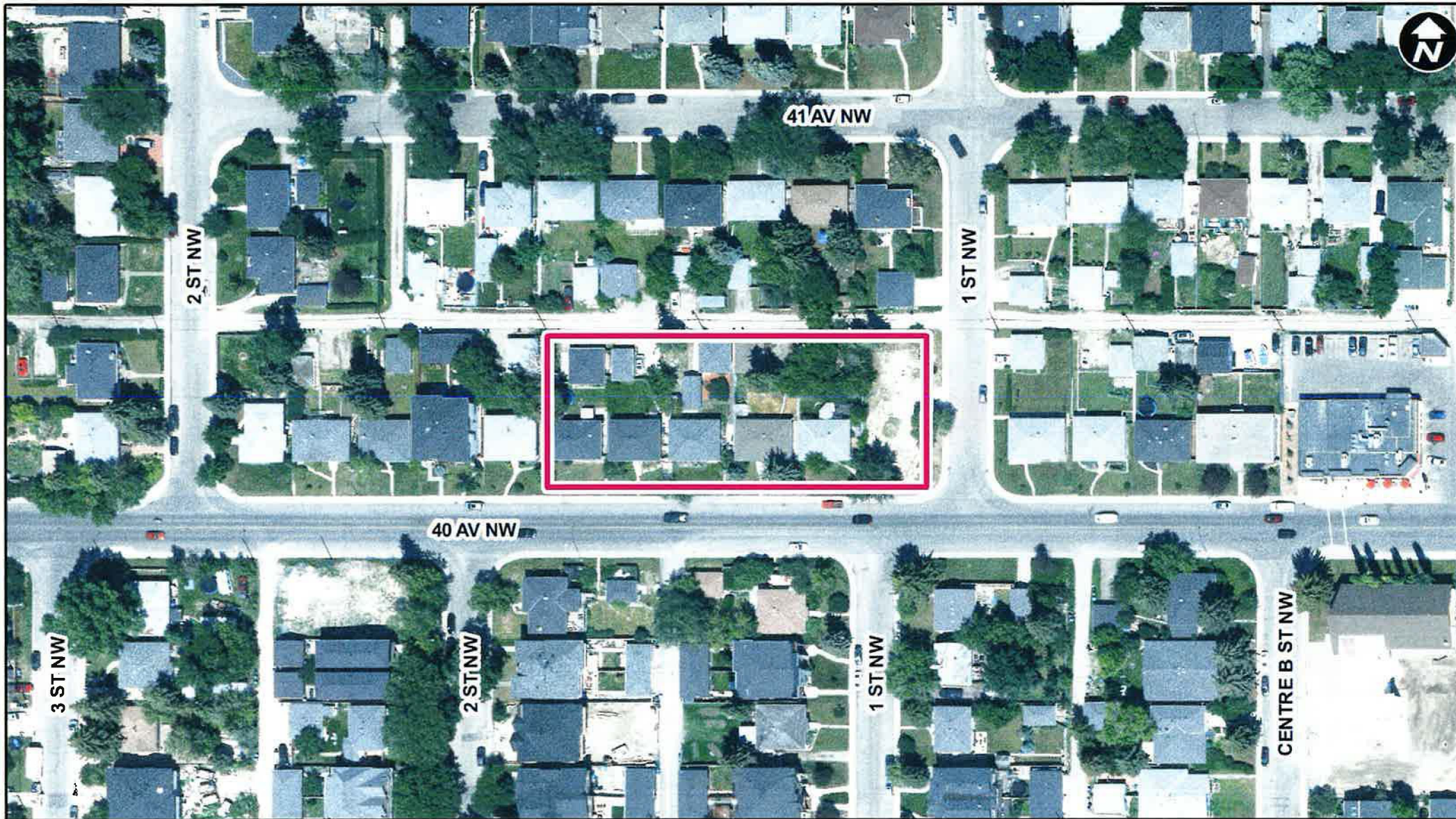
That Council:

Give three readings to **Proposed Bylaw 257D2023** for the redesignation of 0.33 hectares \pm (0.83 acres \pm) at 204, 208, 212, 216, 220, and 224 – 40 Avenue NW (Plan 5422GK, Block 3, Lots 11 to 16) from Residential – Grade-Oriented Infill (R-CG) and Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



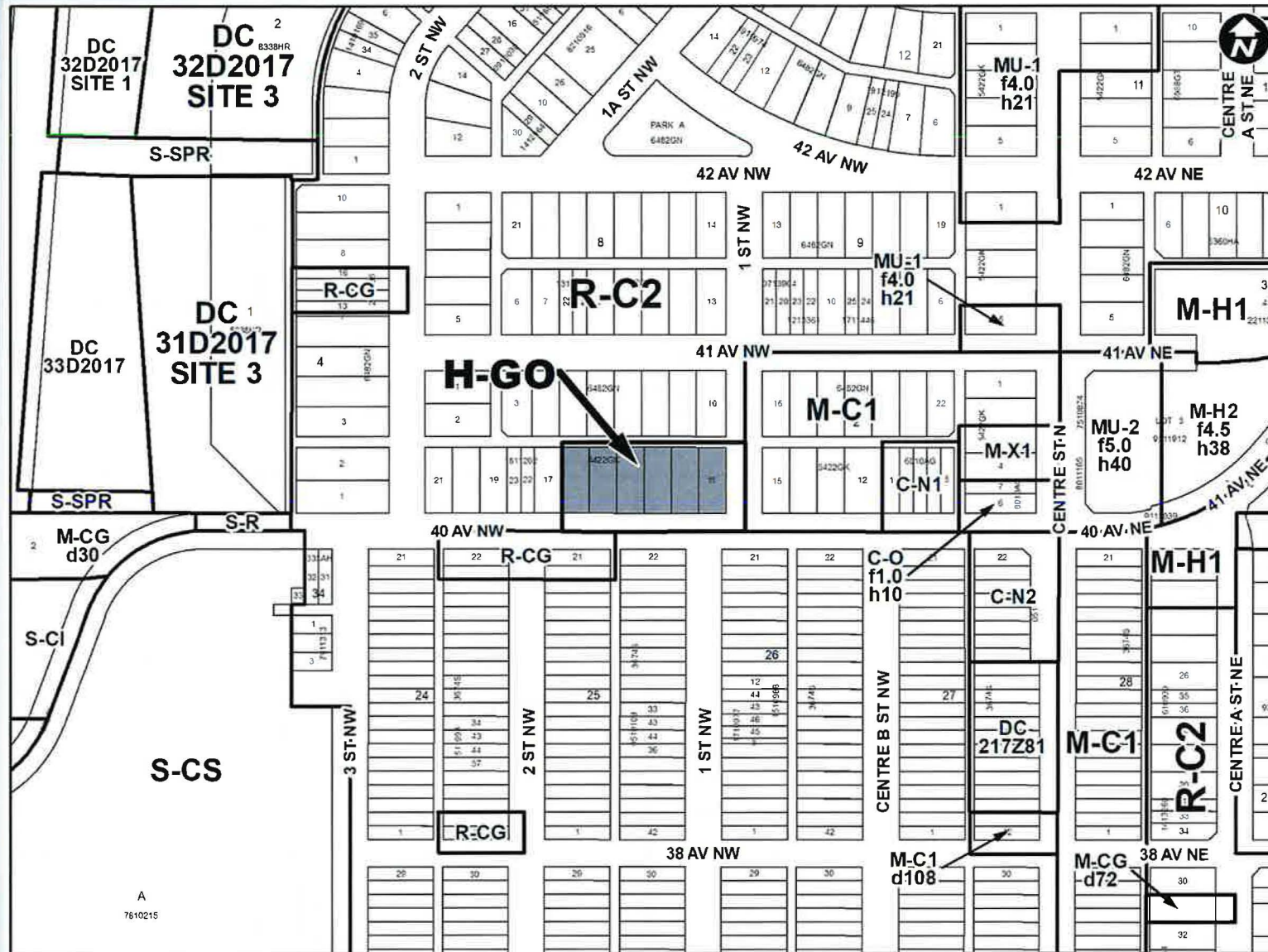
Parcel Size:

0.33 ha
91 m x 37 m

Surrounding Land Use

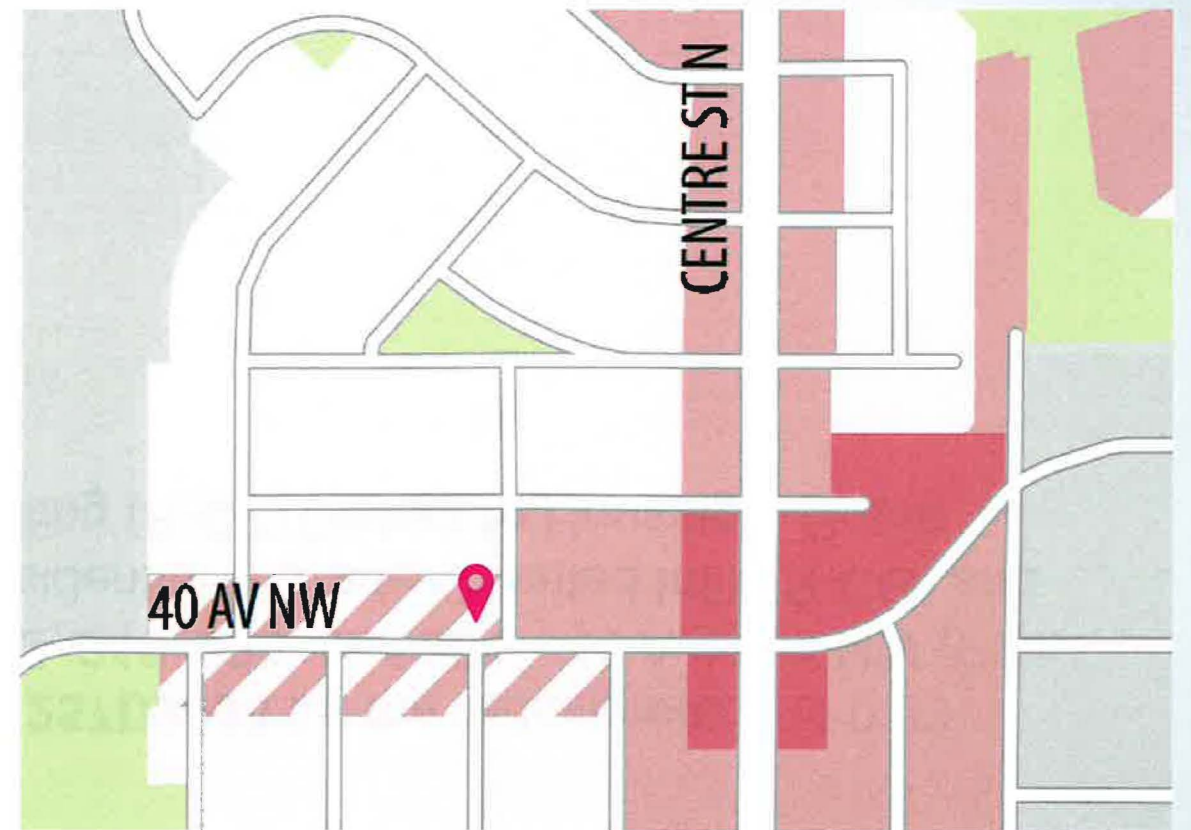
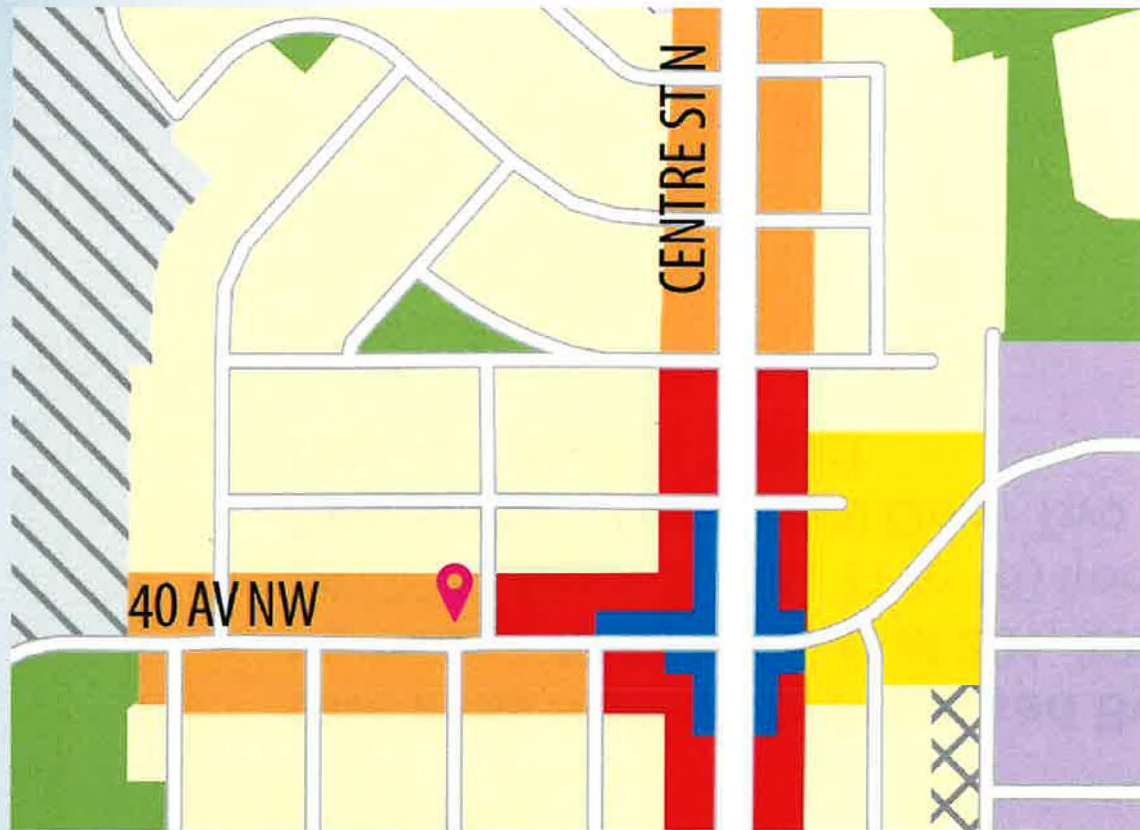
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - 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 metres
- Maximum Floor Area Ratio (FAR) of 1.5



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

Map 4:
Building Scale

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



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 257D2023** for the redesignation of 0.33 hectares \pm (0.83 acres \pm) at 204, 208, 212, 216, 220, and 224 – 40 Avenue NW (Plan 5422GK, Block 3, Lots 11 to 16) from Residential – Grade-Oriented Infill (R-CG) and Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District

Supplementary Slides



Street context – 224, 220, & 216 40 Avenue NW



Street context – 204 40 Avenue NW

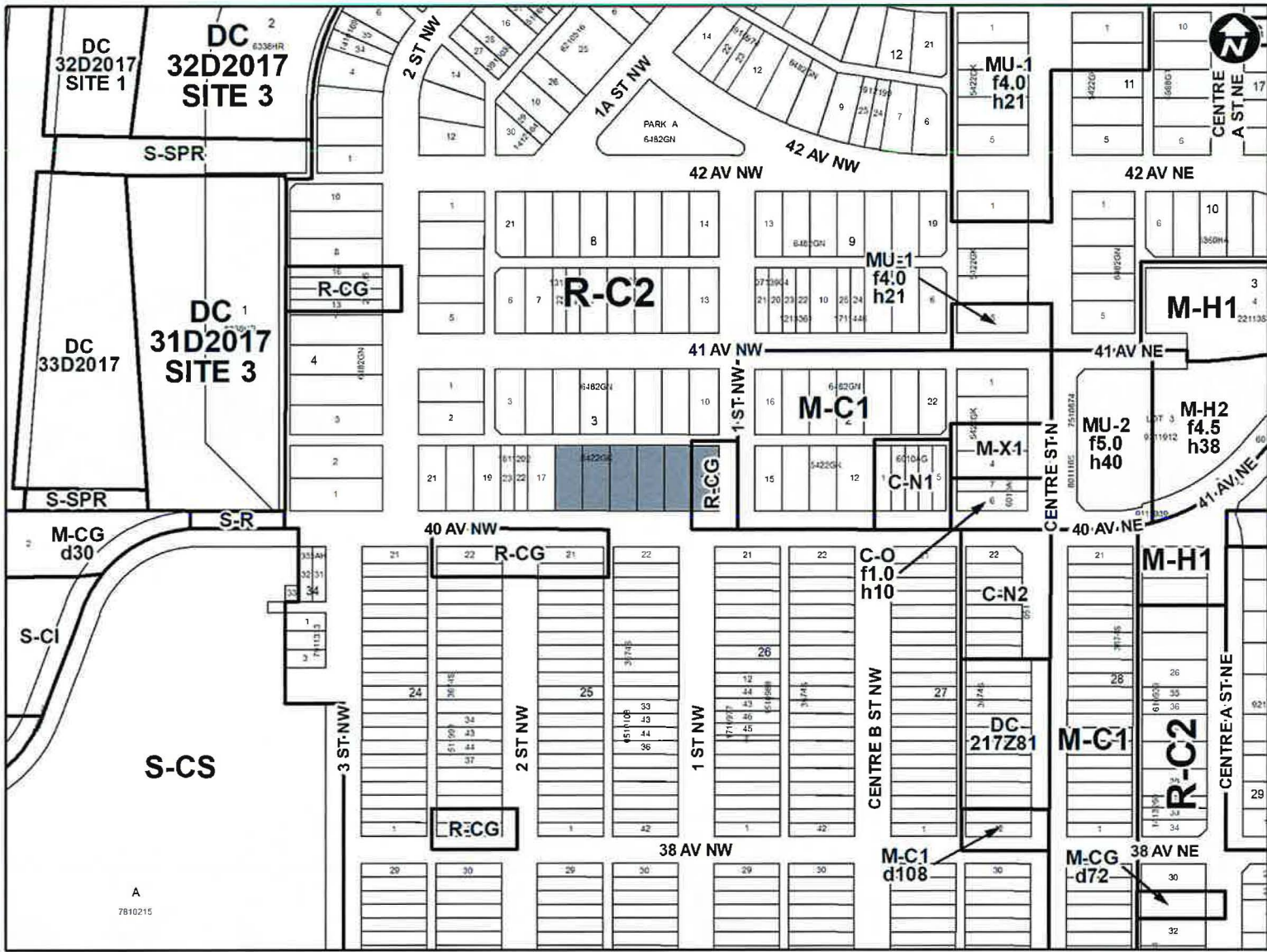


Looking north on 1 Street NW



Looking west on 40 Avenue NW

Existing Land Use Map 12



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.