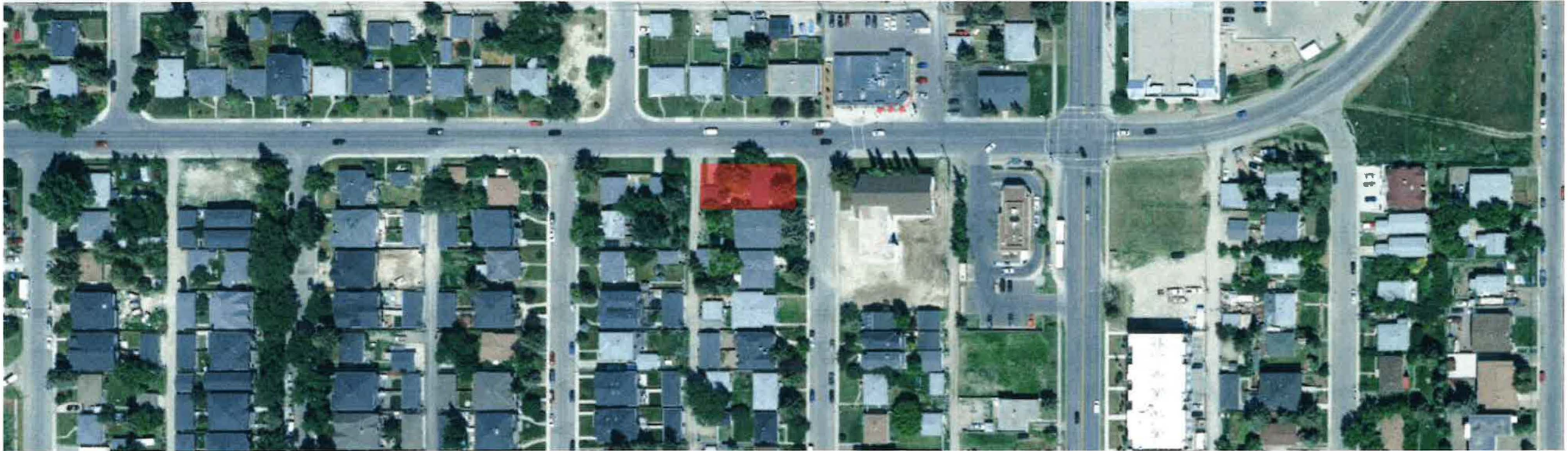




# Public Hearing of Council

Agenda Item: 7.2.28



## LOC2023-0184 / CPC2023-1075 Land Use Amendment

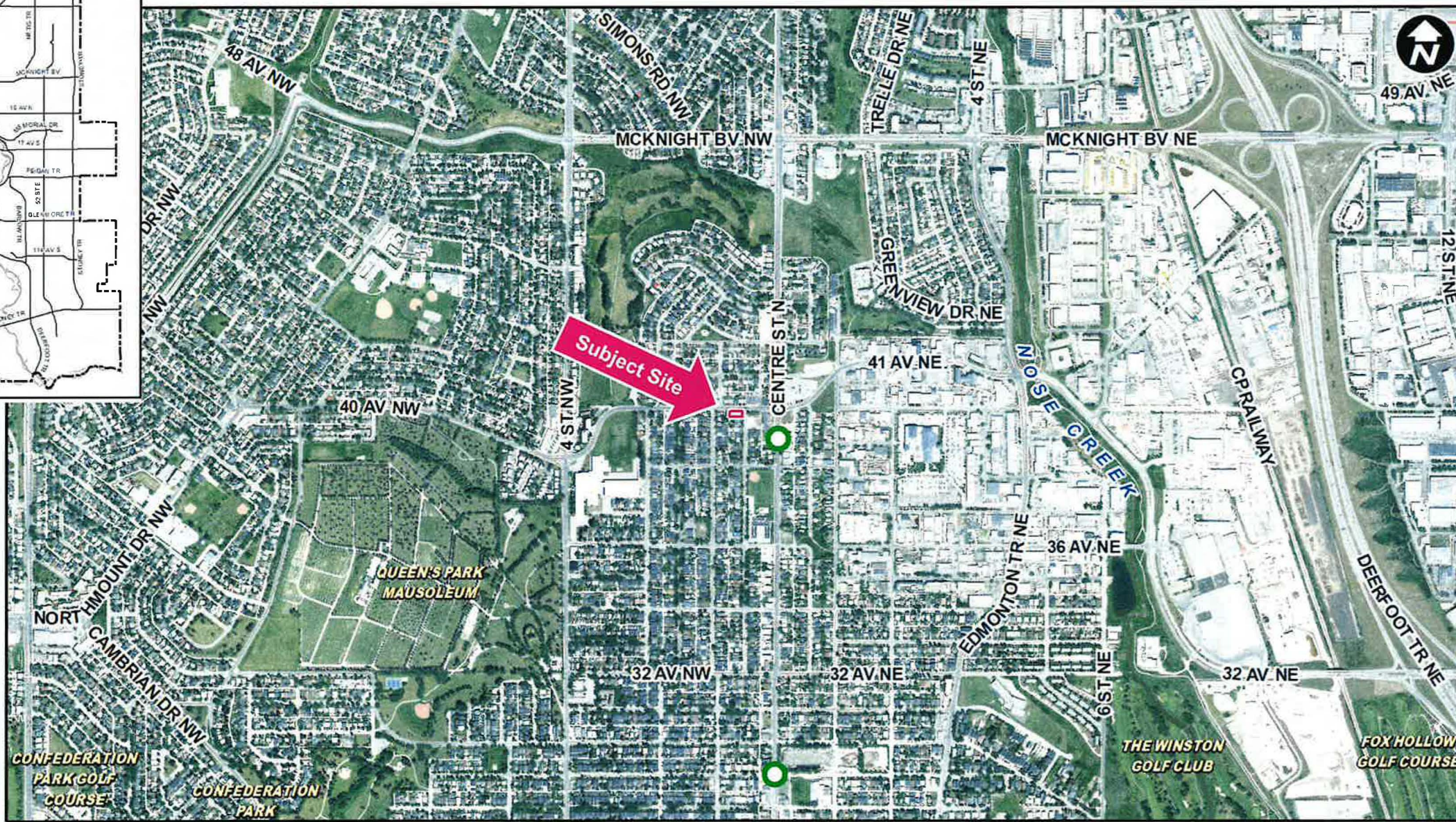
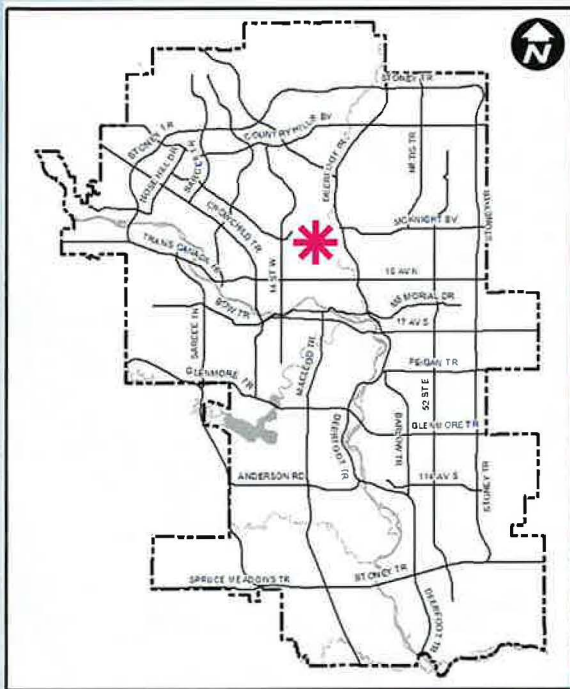
December 5, 2023

CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
DEC 05 2023  
ITEM: 7.2.28 CPC2023-1075  
Distrib-Presentation 1  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 258D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 4023 Centre B Street NW (Plan 3674S, Block 26, Lots 22 and 23) 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

17m x 36m

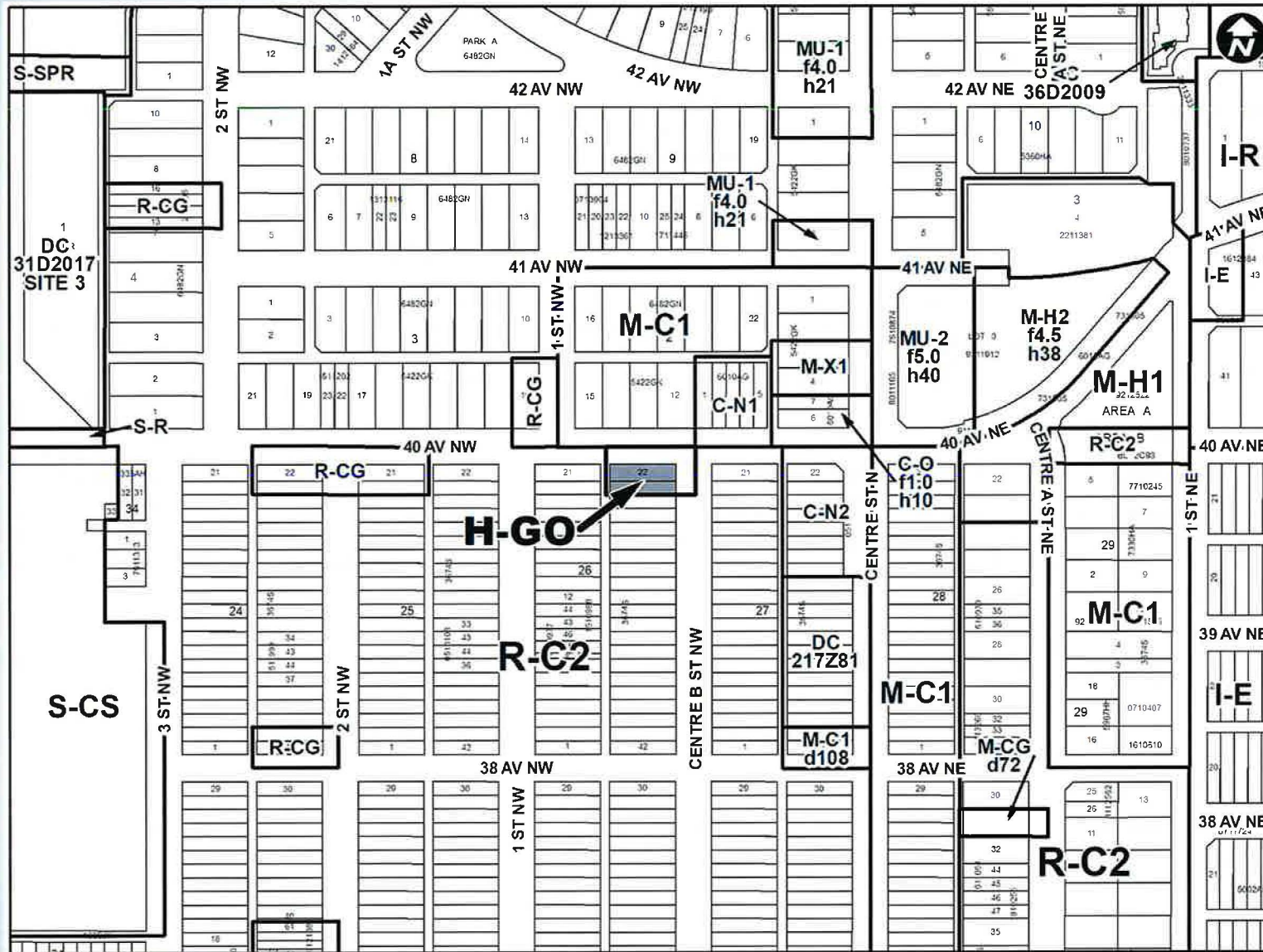
# Surrounding Land Use

### 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

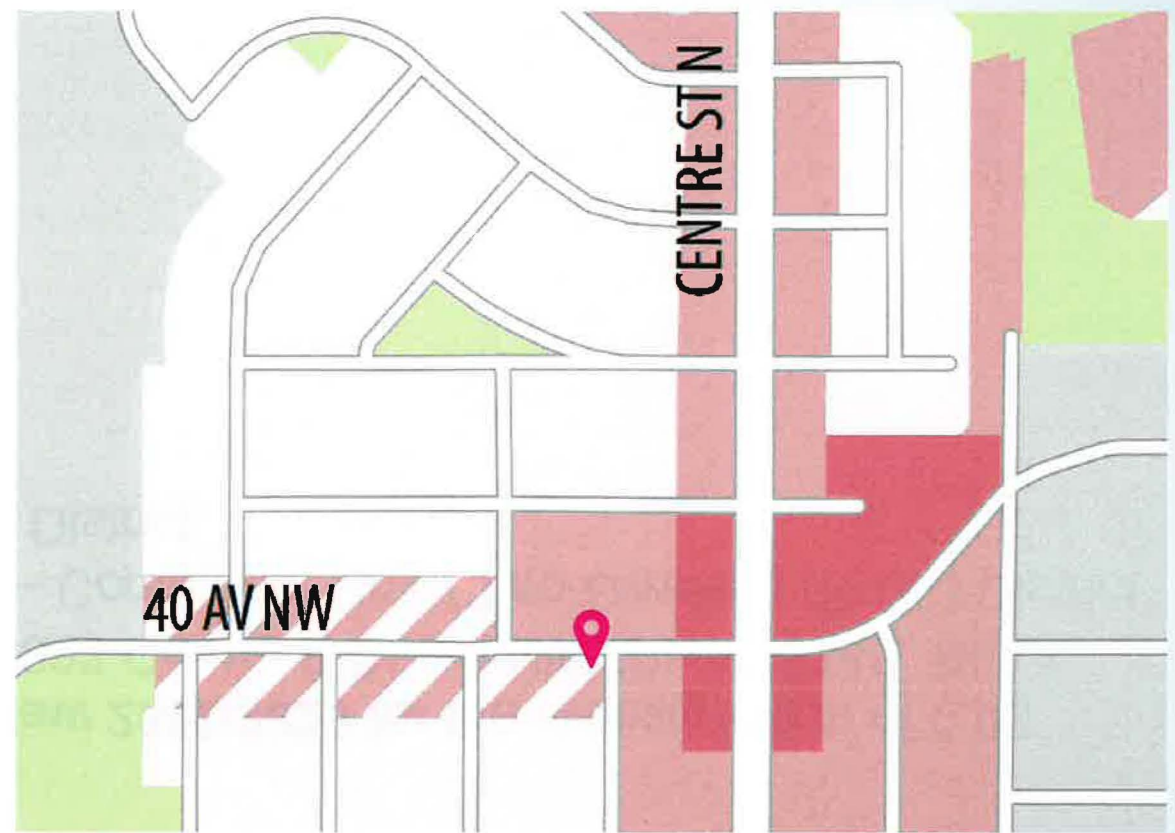
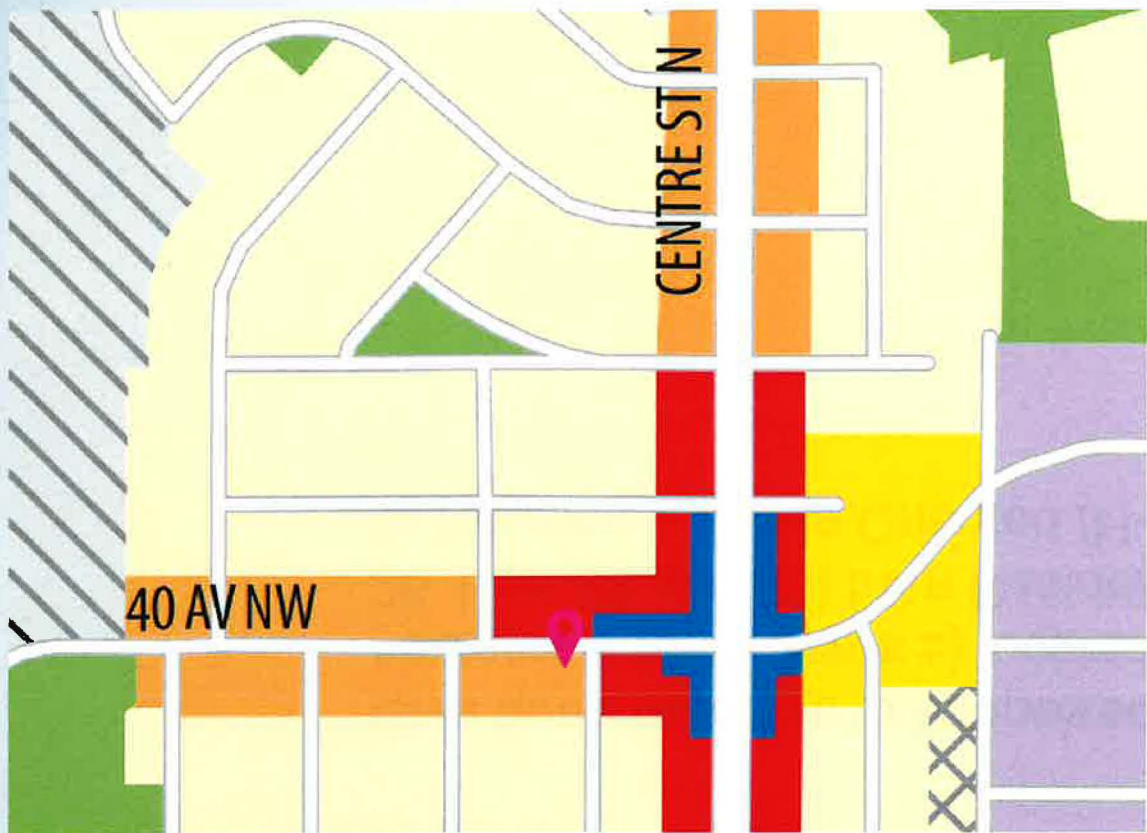


# Proposed Land Use Map



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

- Dwelling units that primarily take the form of a rowhouse, townhouse, or stacked townhouse and may include secondary suites
- Maximum building height of 12 metres
- Maximum Floor Area Ratio (FAR) of 1.5
- Parking: 0.5 stalls per unit/suite



**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 258D2023** for the redesignation of 0.06 hectares  $\pm$  (0.15 acres  $\pm$ ) located at 4023 Centre B Street NW (Plan 3674S, Block 26, Lots 22 and 23) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.



## Supplementary Slides



Centre B Street NW



40 Avenue NW – Looking West



40 Avenue NW – Looking East



Rear View from the Lane



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

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