

Public Hearing of Council

Agenda Item: 7.2.26



LOC2023-0256 / CPC2023-1330

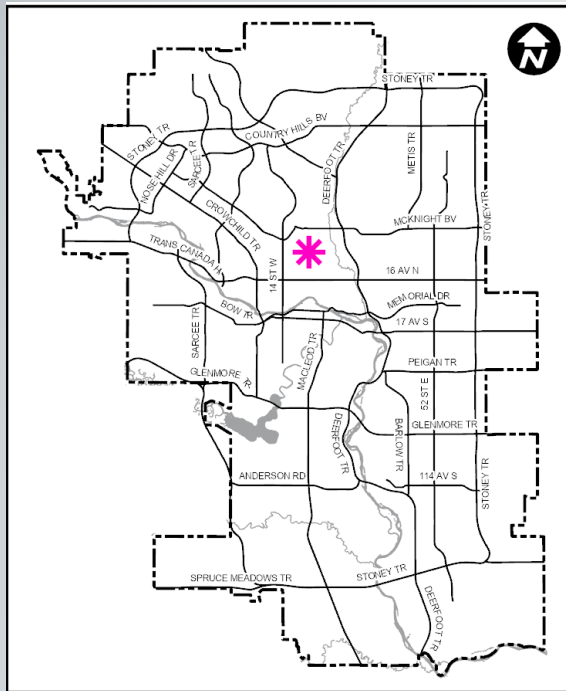
Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

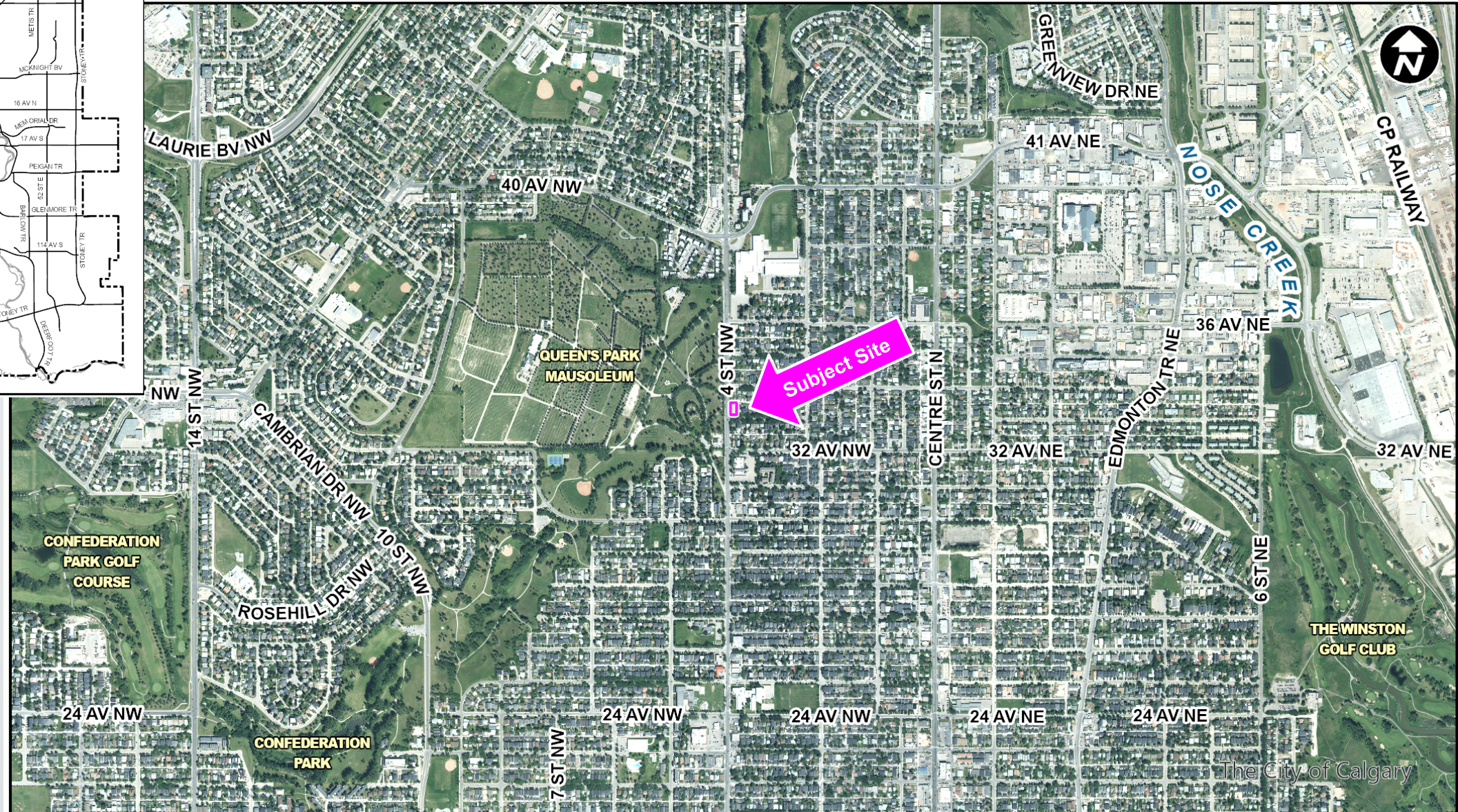
That Council:

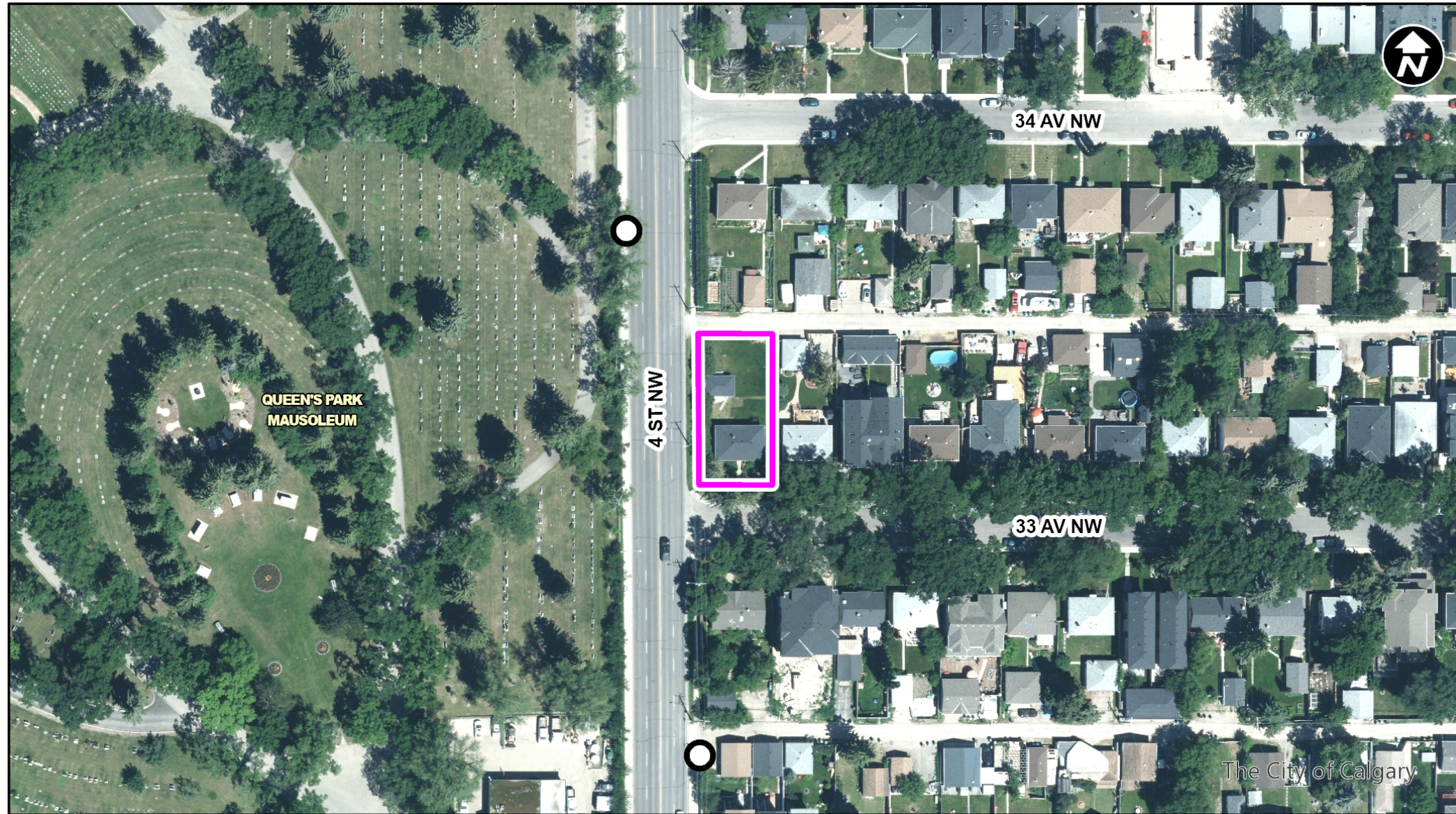
Give three readings to **Proposed Bylaw 60D2024** for the redesignation of 0.07hectares hectares \pm (0.16 acres \pm) located at 458 – 33 Avenue NW (Plan 3674S, Block 8, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Housing – Grade Oriented (H-GO) District.



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





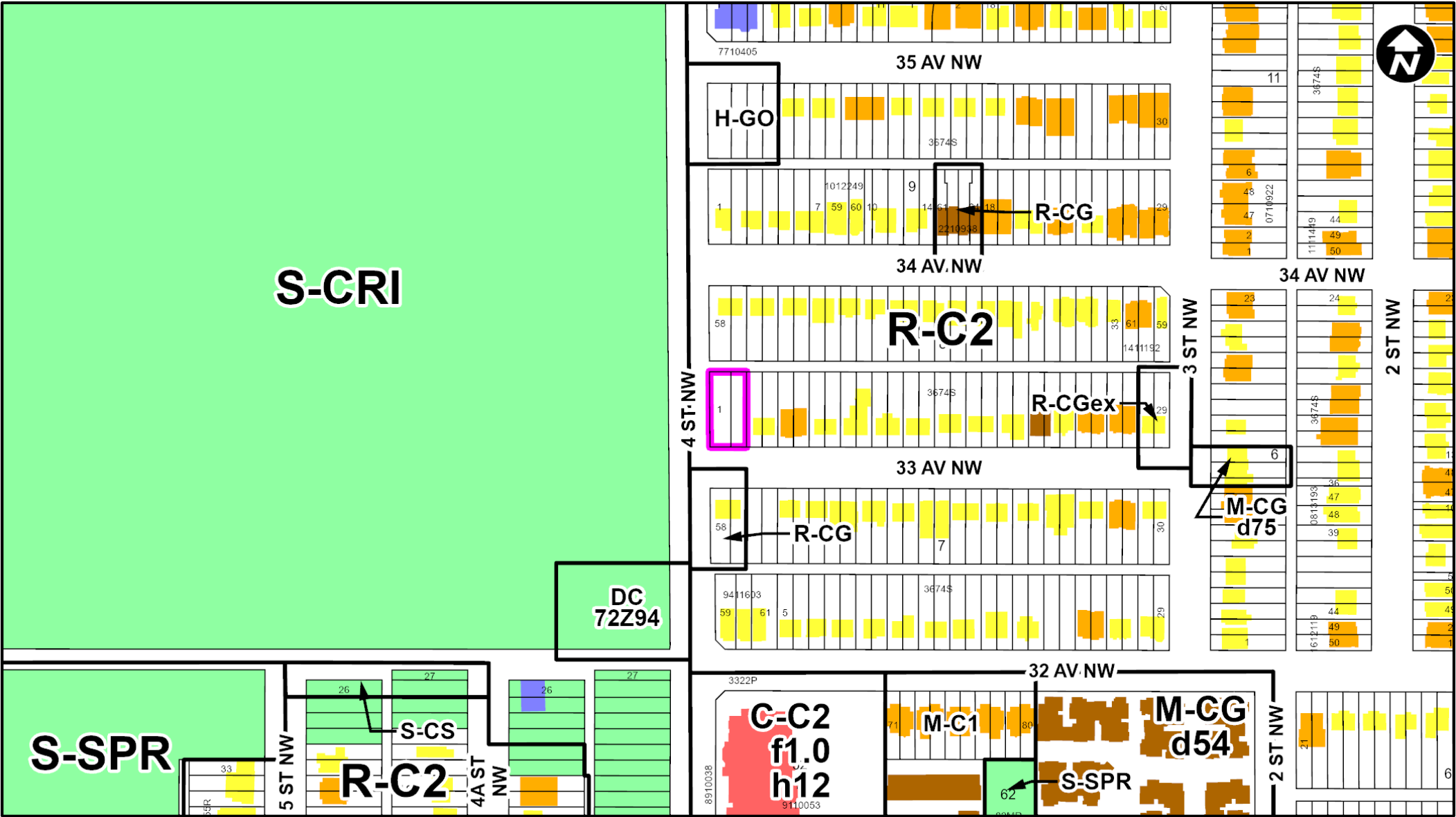
Legend

○ Bus Stop

Parcel Size:

0.07 ha
18m x 36m

- 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





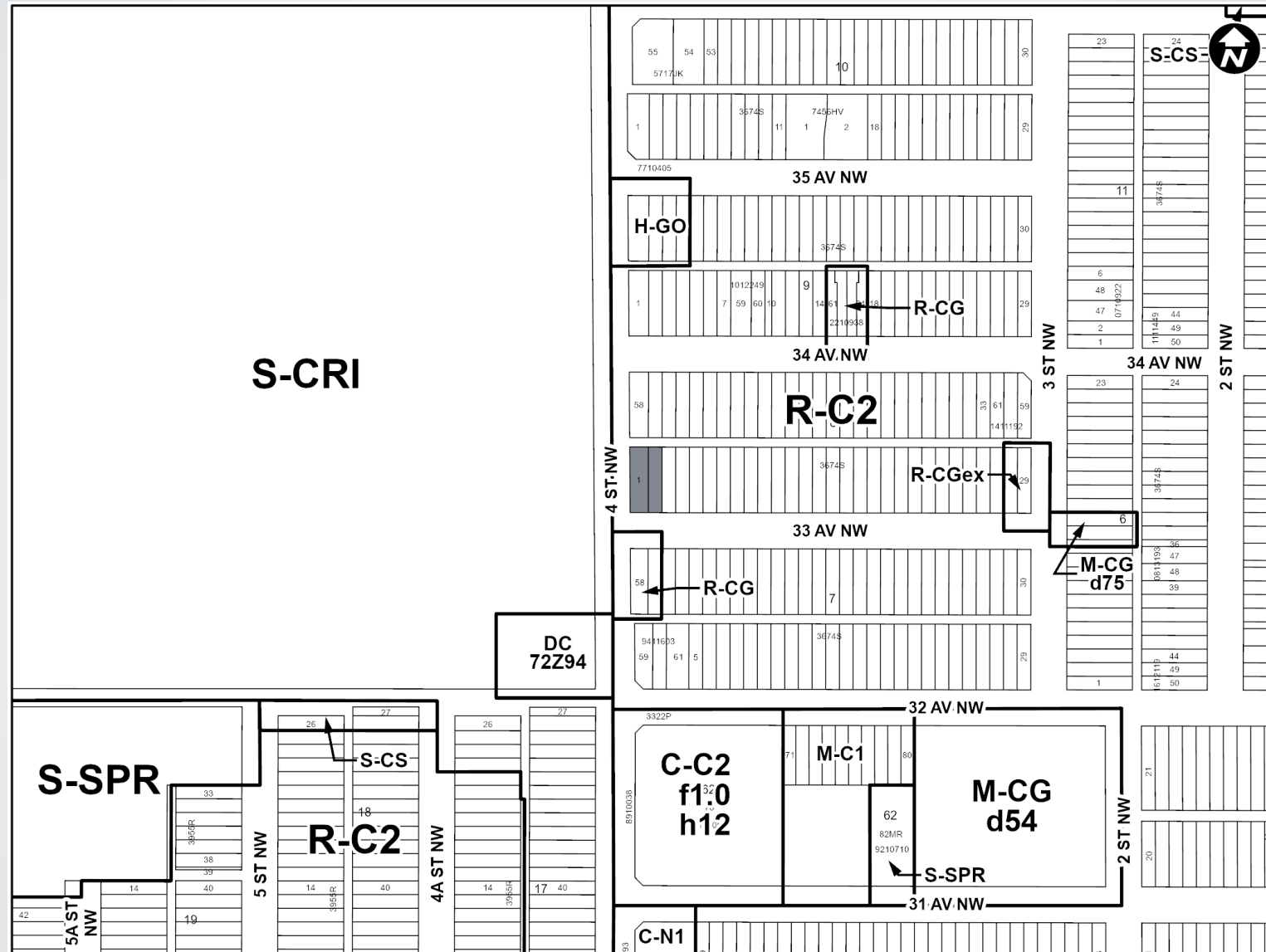
- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12.0 metres
- Maximum floor area ratio of 1.5
- Minimum 0.5 parking stall per unit/suite and alternate mobility storage for every unit not provided a parking stall

Calgary Planning Commission's Recommendation:

That Council:

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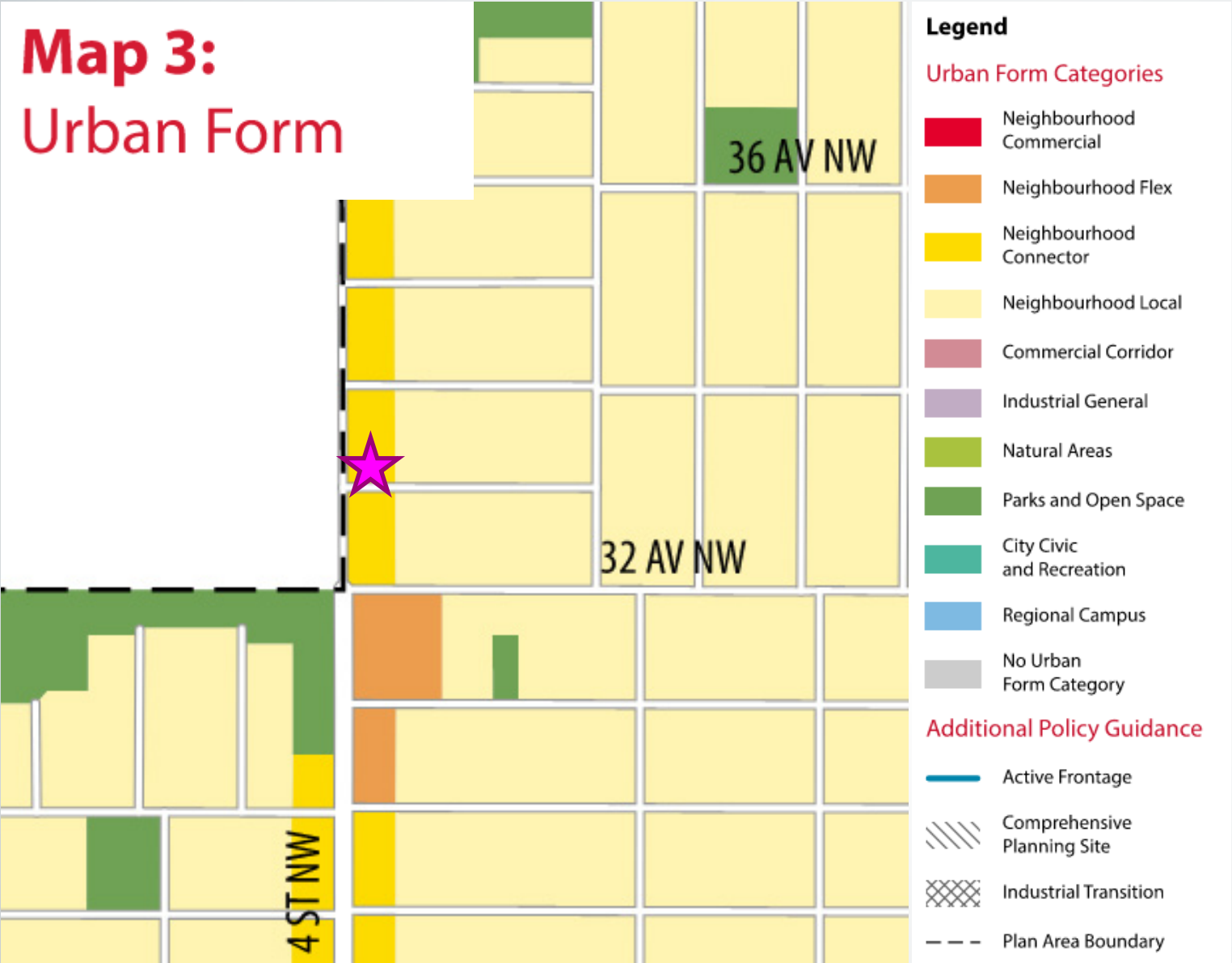
Supplementary Slides











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.

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

