



Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0356 / CPC2024-0121

Land Use Amendment

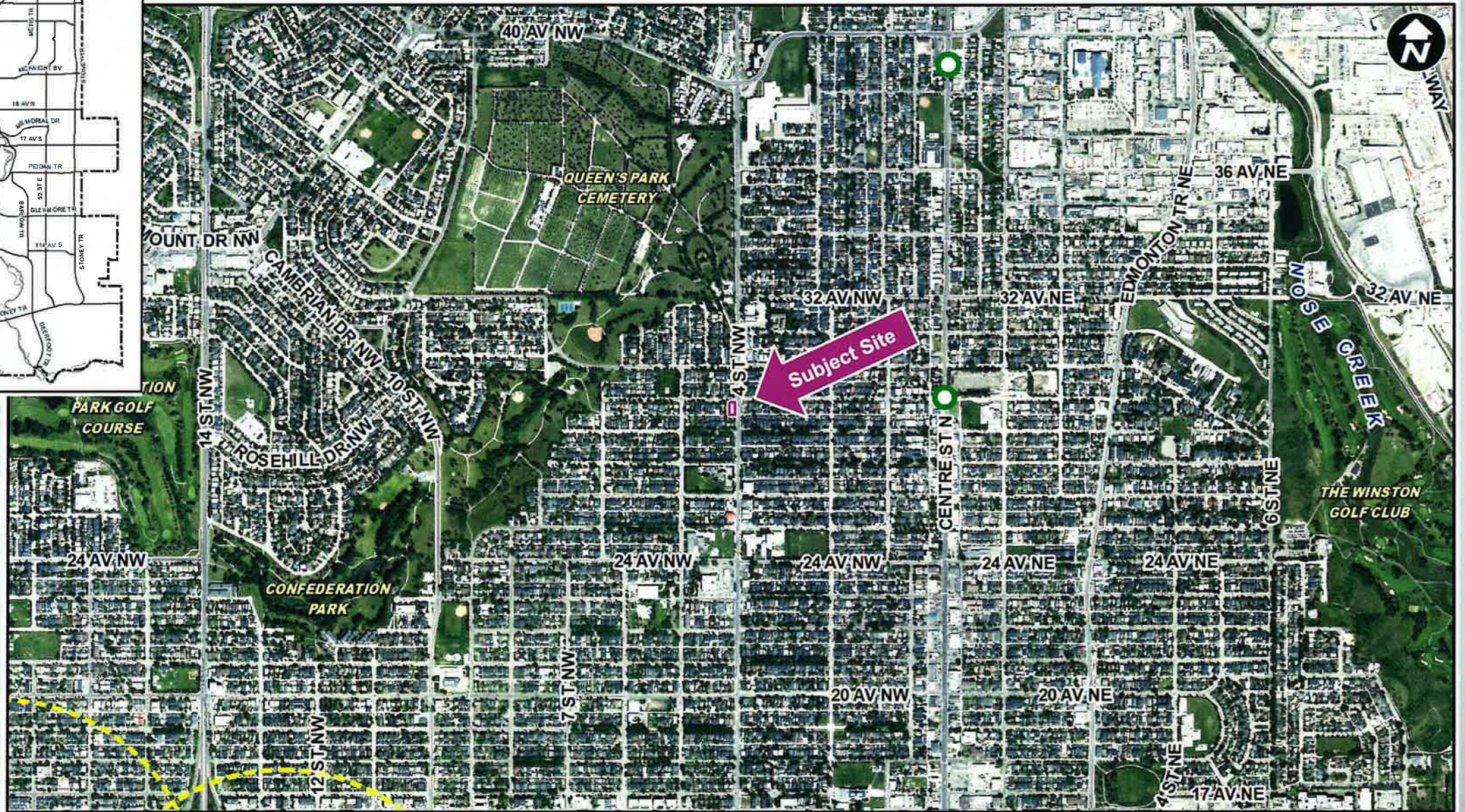
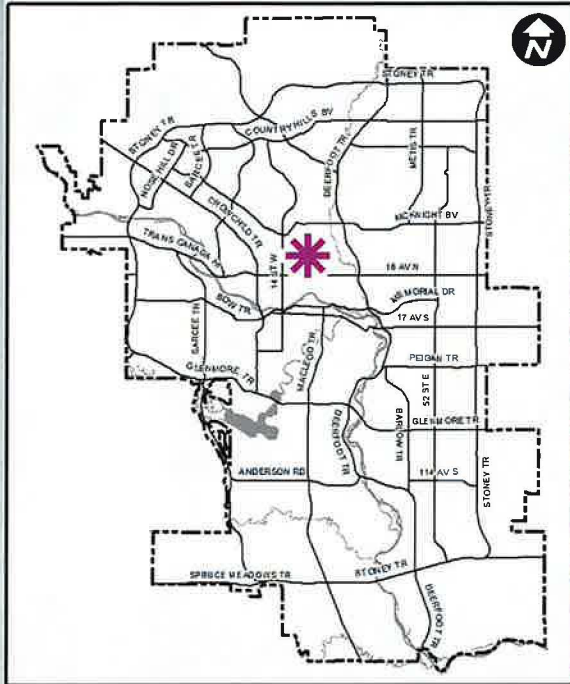
March 5, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 05 2024
ITEM: 7.2.24 CPC2024-0121
Distrio - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

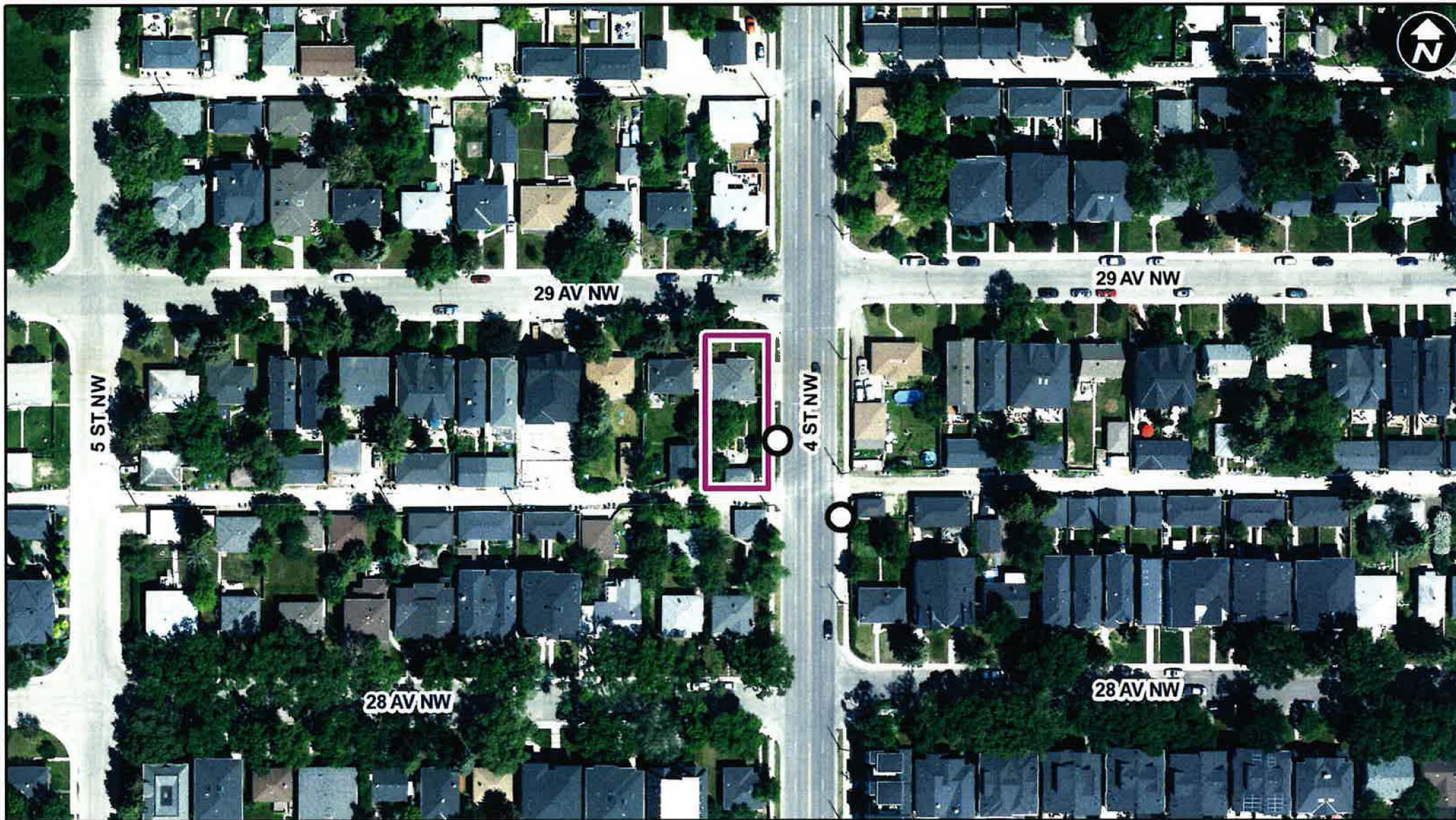
That Council:

Give three readings to **Proposed Bylaw 87D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 501 – 29 Avenue NW (Plan 3955R, Block 13, Lots 39 and 40) 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:

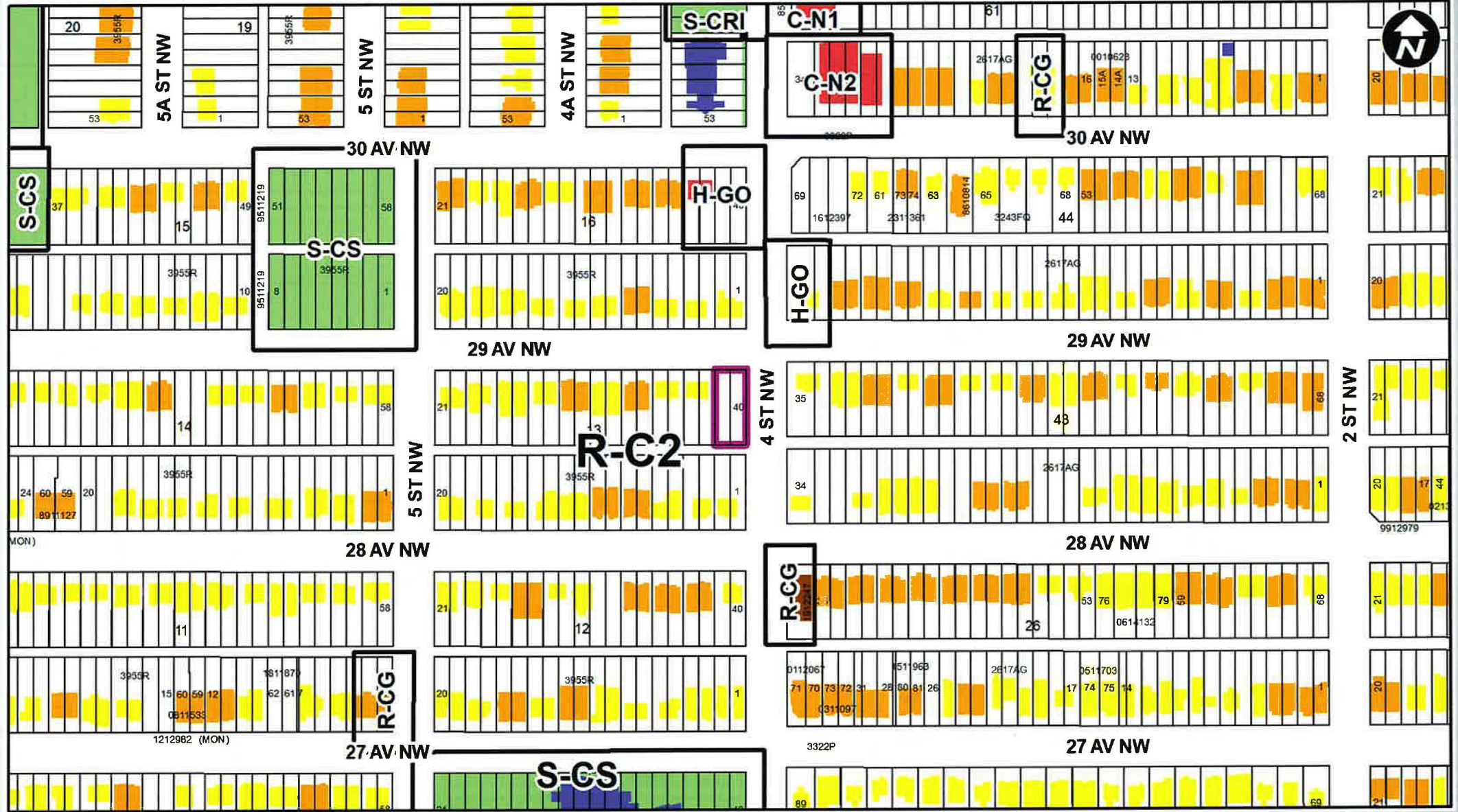
○ Bus Stop

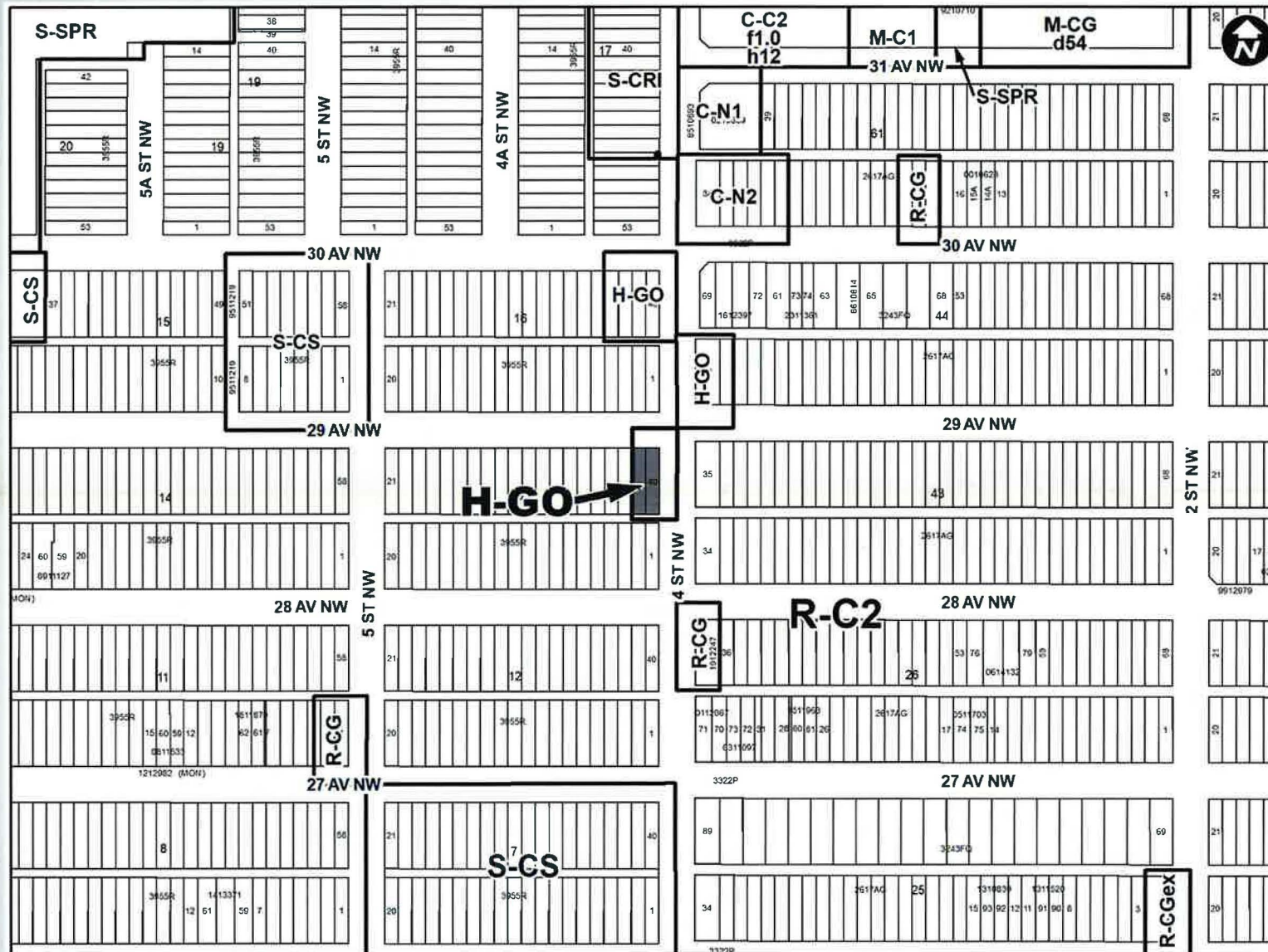
Parcel Size:

0.06 ha
15 m x 37m

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

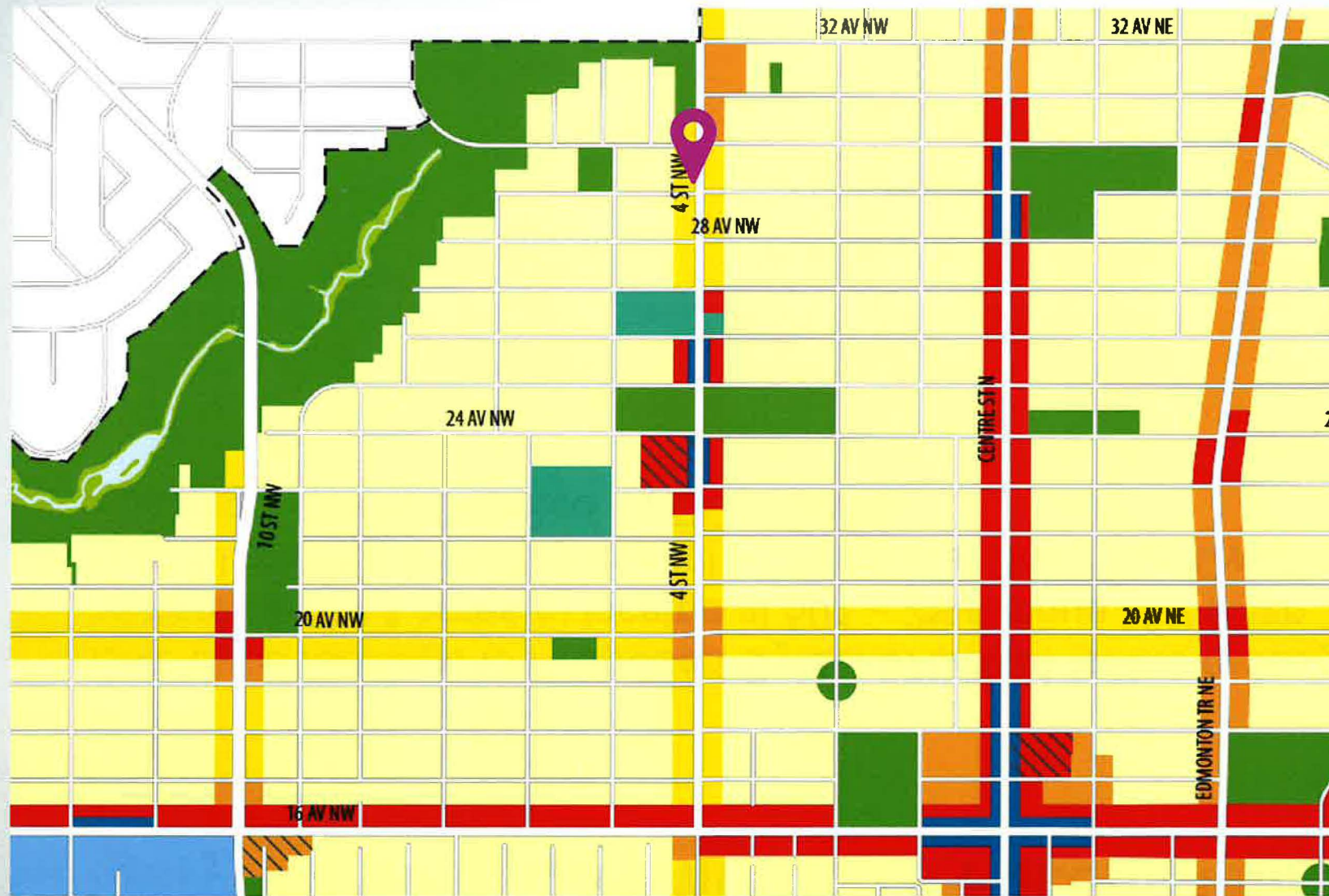




Proposed Housing – Grade Oriented (H-GO) District:

- Accommodates grade-oriented development
- Consistent with low density residential districts
- Maximum height - 12.0 metres
- Maximum Floor Area Ratio (FAR) - 1.5

North Hill Communities Local Area Plan



Map 3: Urban Form

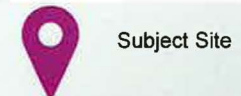
Legend

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

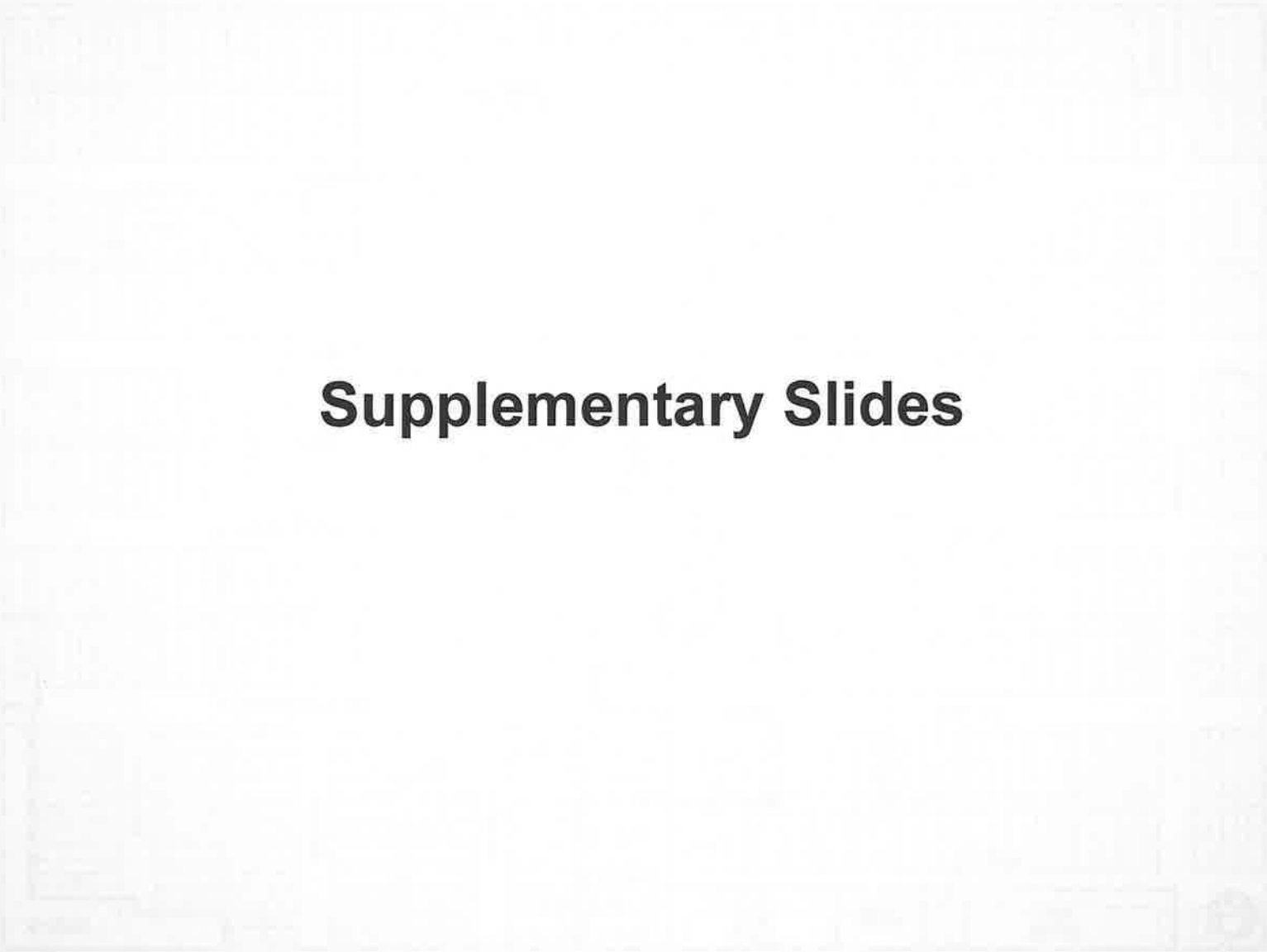


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Supplementary Slides



Existing Land Use Map 10



View looking south from 29 Avenue NW

