



LOC2023-0244 / CPC2024-0621 Land Use Amendment

June 06, 2024

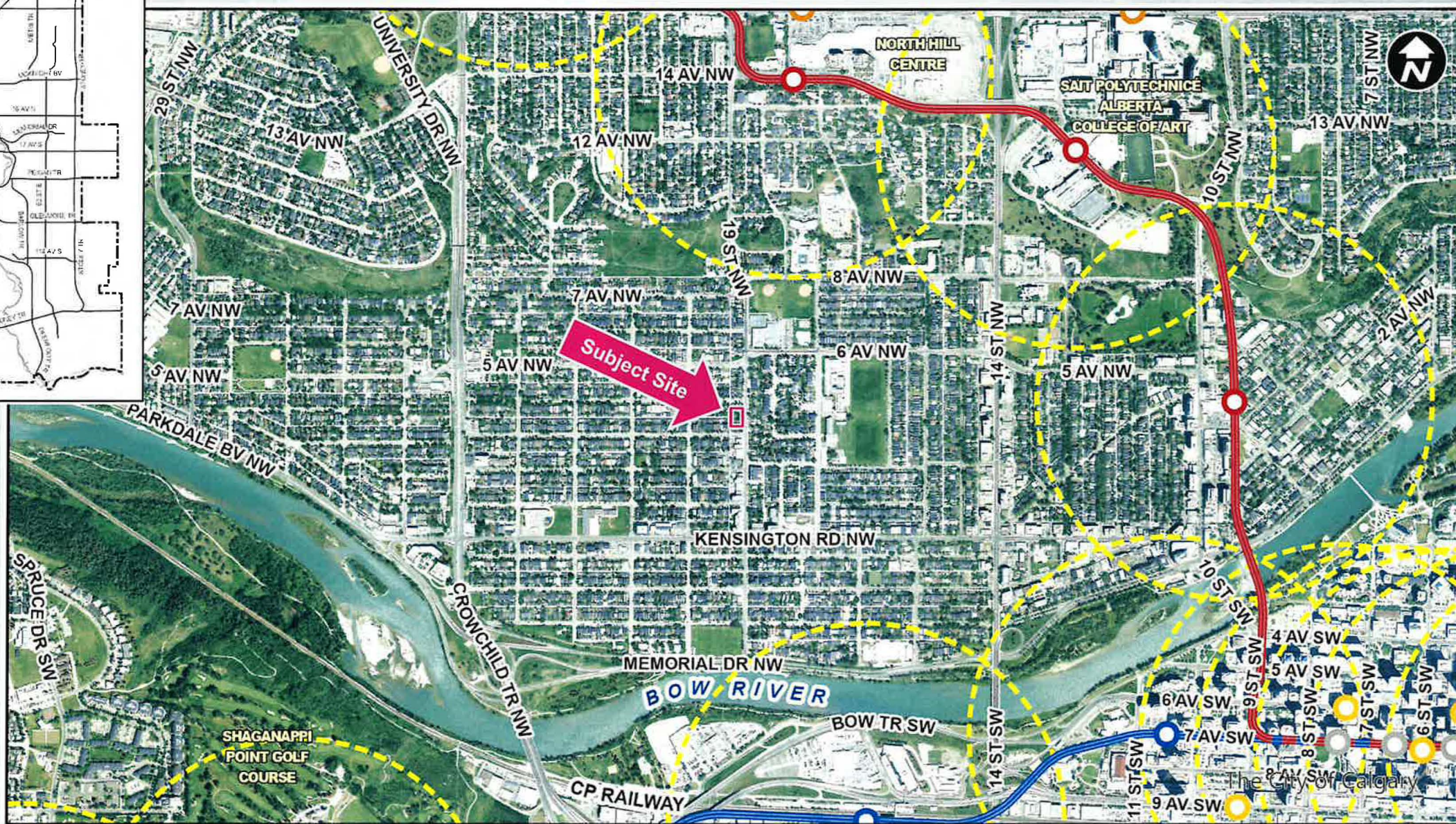
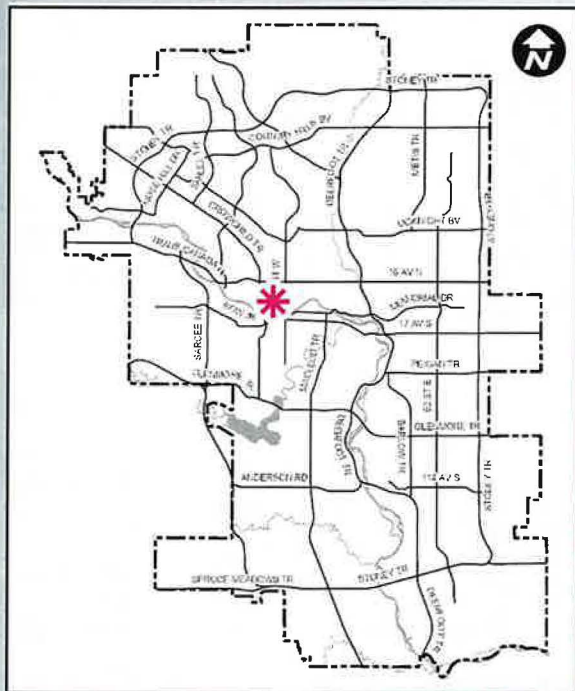
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 06 2024
ITEM: 7.2.7 CPC2024-0621
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 405, 407, 411 and 415 – 19 Street NW (Plan 2554AC, Block 21, Lots 8, 9 and 10; Plan 8942GB, Block 21, Lots 2, 3 and 4) 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



Parcel Size:

0.2 ha
36m x 55m



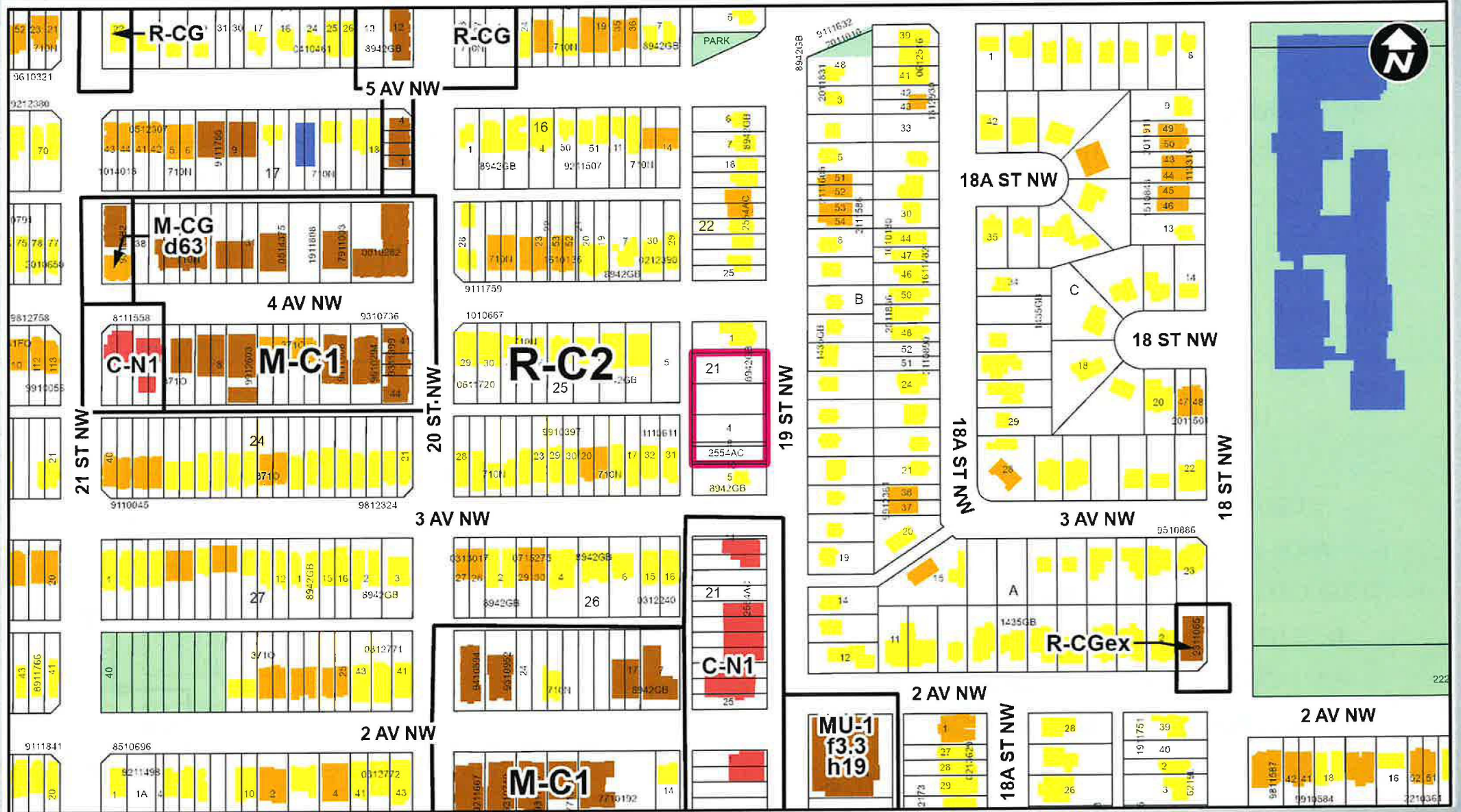






Surrounding Land Use

- 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



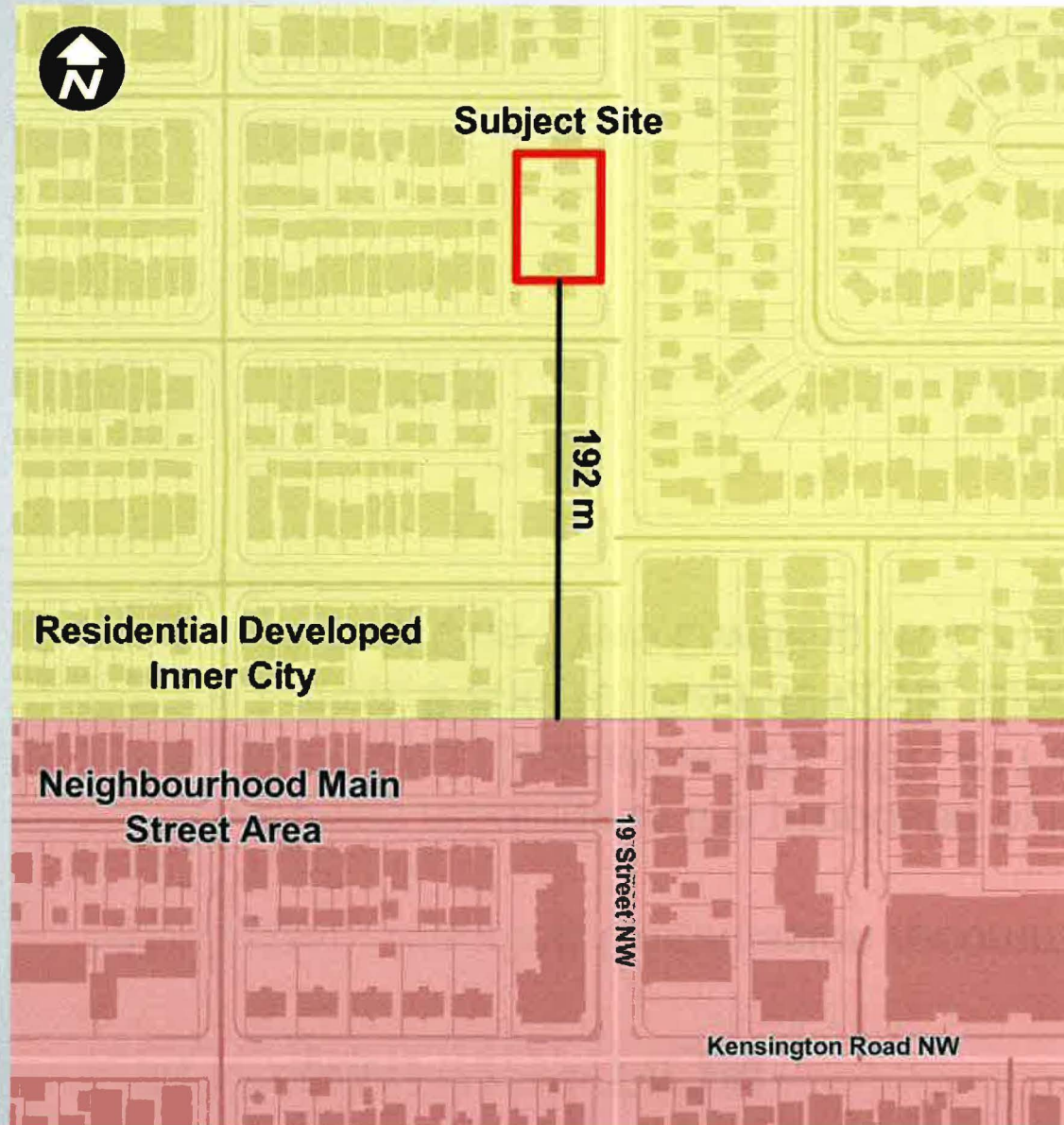
Current as of May 31, 2024



Current as of May 31, 2024

Proposed 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
- Min 0.5 parking stall per unit/suite and alternate mobility storage for every unit not provided a parking stall



H-GO Location Criteria:

In areas with no approved Local Area Plan:

- Identified as Centre City or **Inner City** in the Municipal Development Plan (MDP); and
- **Within 200 metres of a Main Street** or Activity Centre identified on the Urban Structure Map of the MDP; or
- 600 metres of an existing or capital-funded LRT platform; or
- 400 metres of an existing or capital-funded BRT station; or
- 200 metres of primary transit service

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Supplementary Slides

Existing Land Use Map 14



Current as of May 31, 2024

