



Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0378 / CPC2024-0314

Land Use Amendment

May 7, 2024

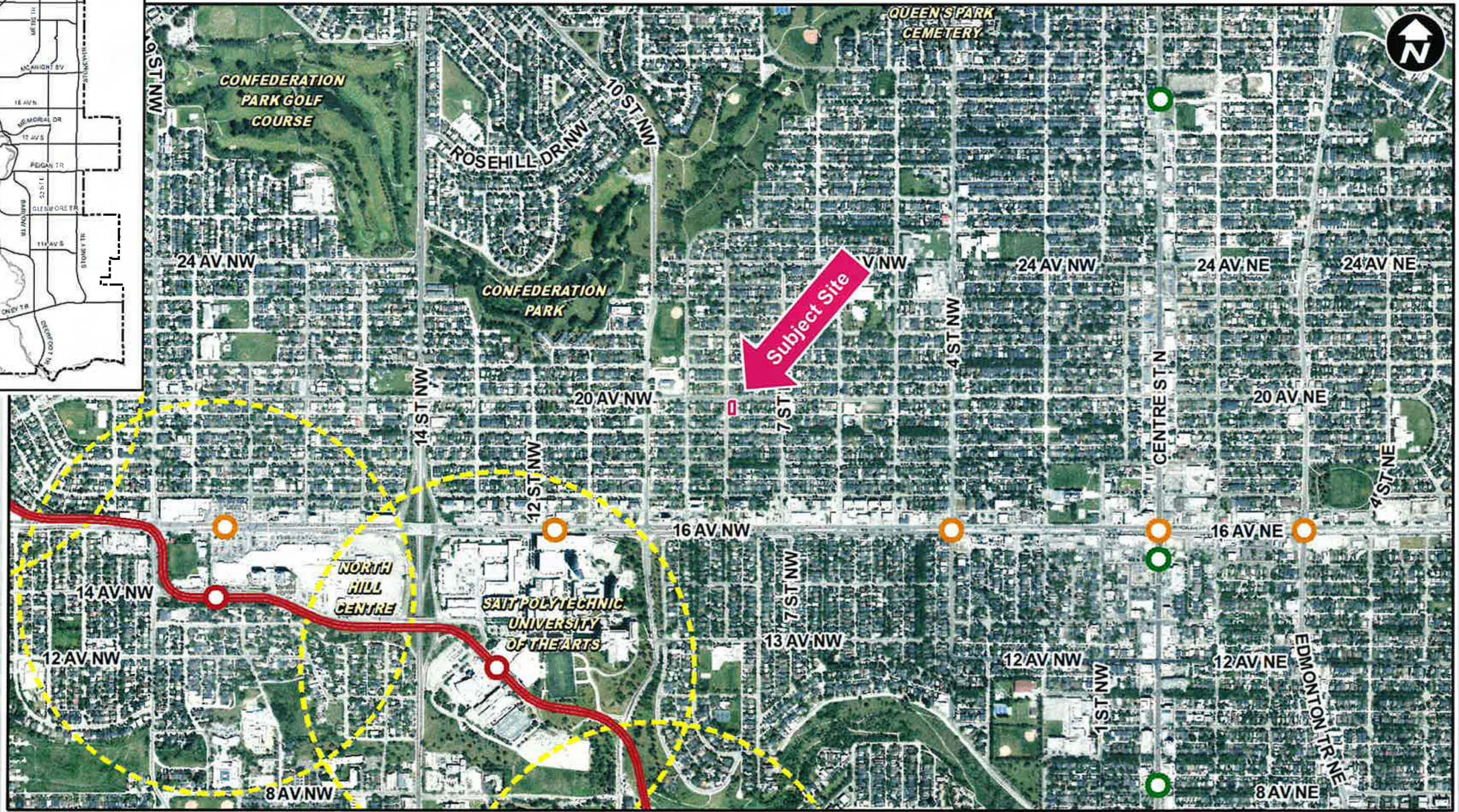
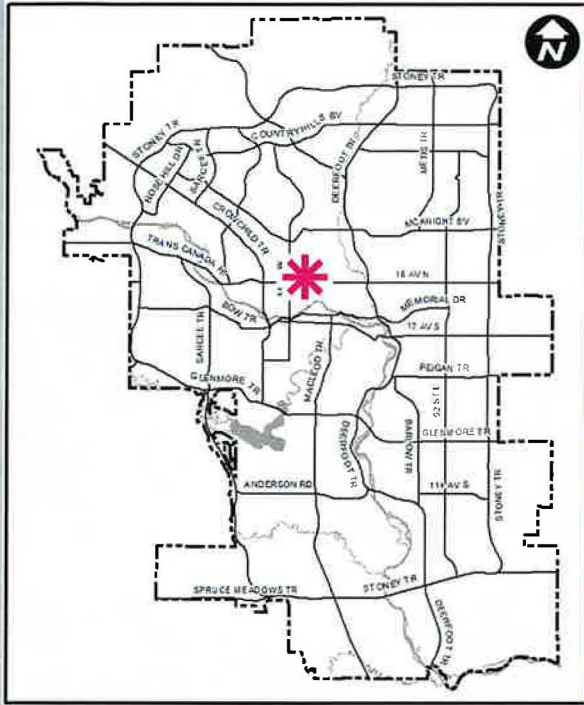
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.24 CPC2024-0314
Distrib-Presentation
CITY CLERK'S DEPARTMENT



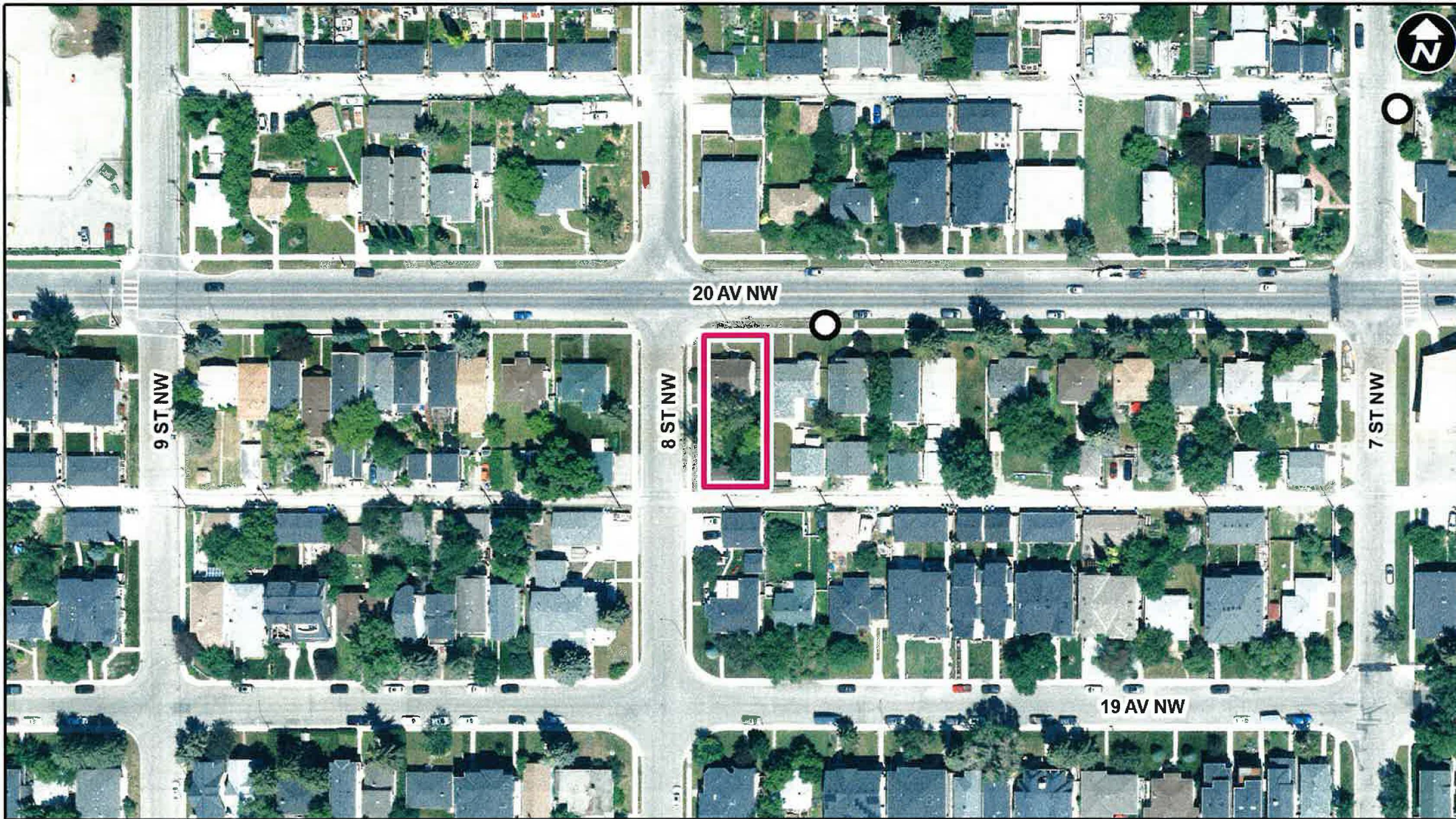
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 133D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 839 – 20 Avenue NW (Plan 2934O, Block 17, Lots 21 and 22) 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



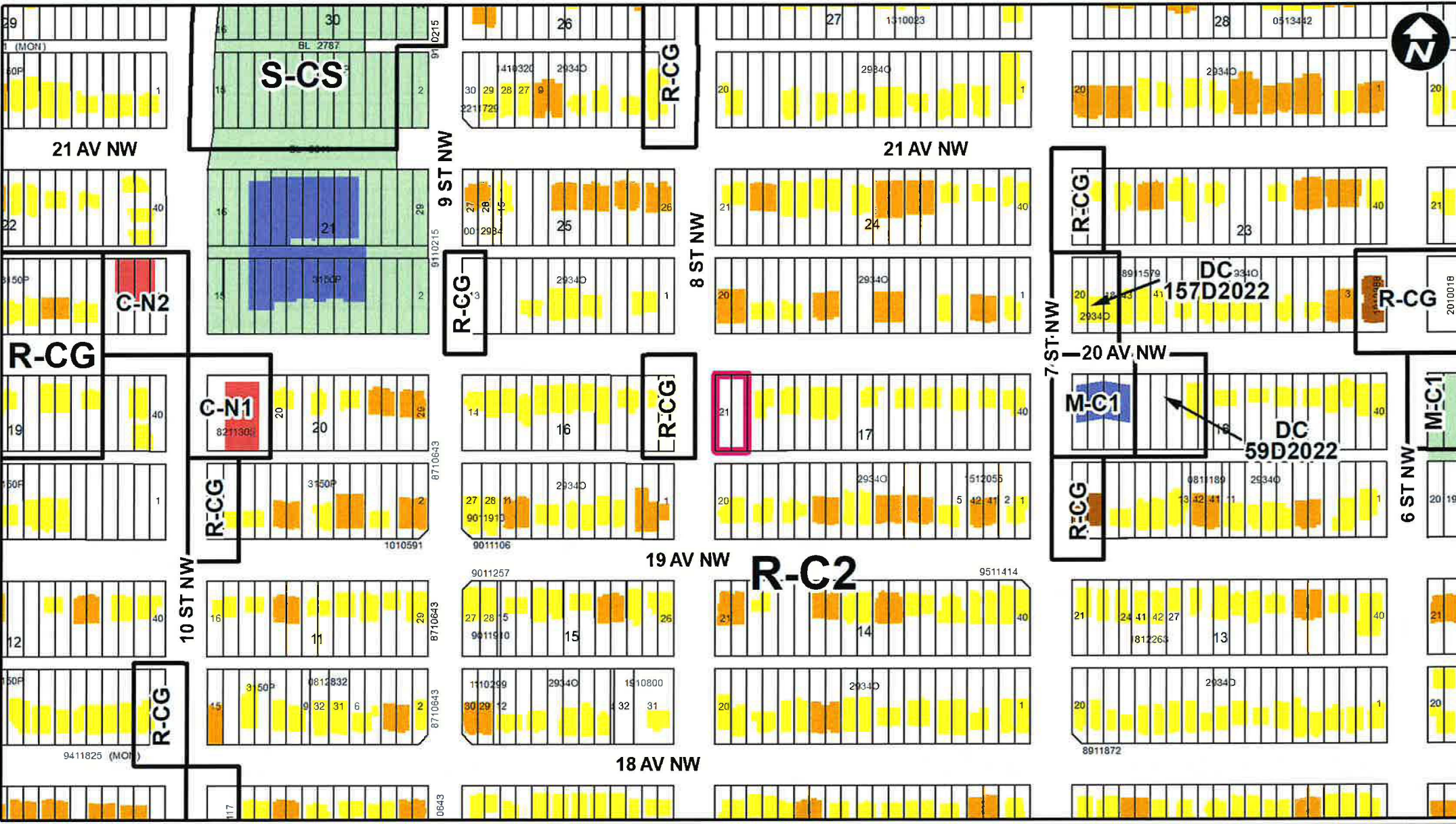
○ Bus Stop

Parcel Size:

0.06 ha
15m 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 Housing – Grade Oriented (H-GO) District:

- In accordance with the North Hills Local Area Plan
- 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 1.5 floor area ratio

Calgary Planning Commission's Recommendation:

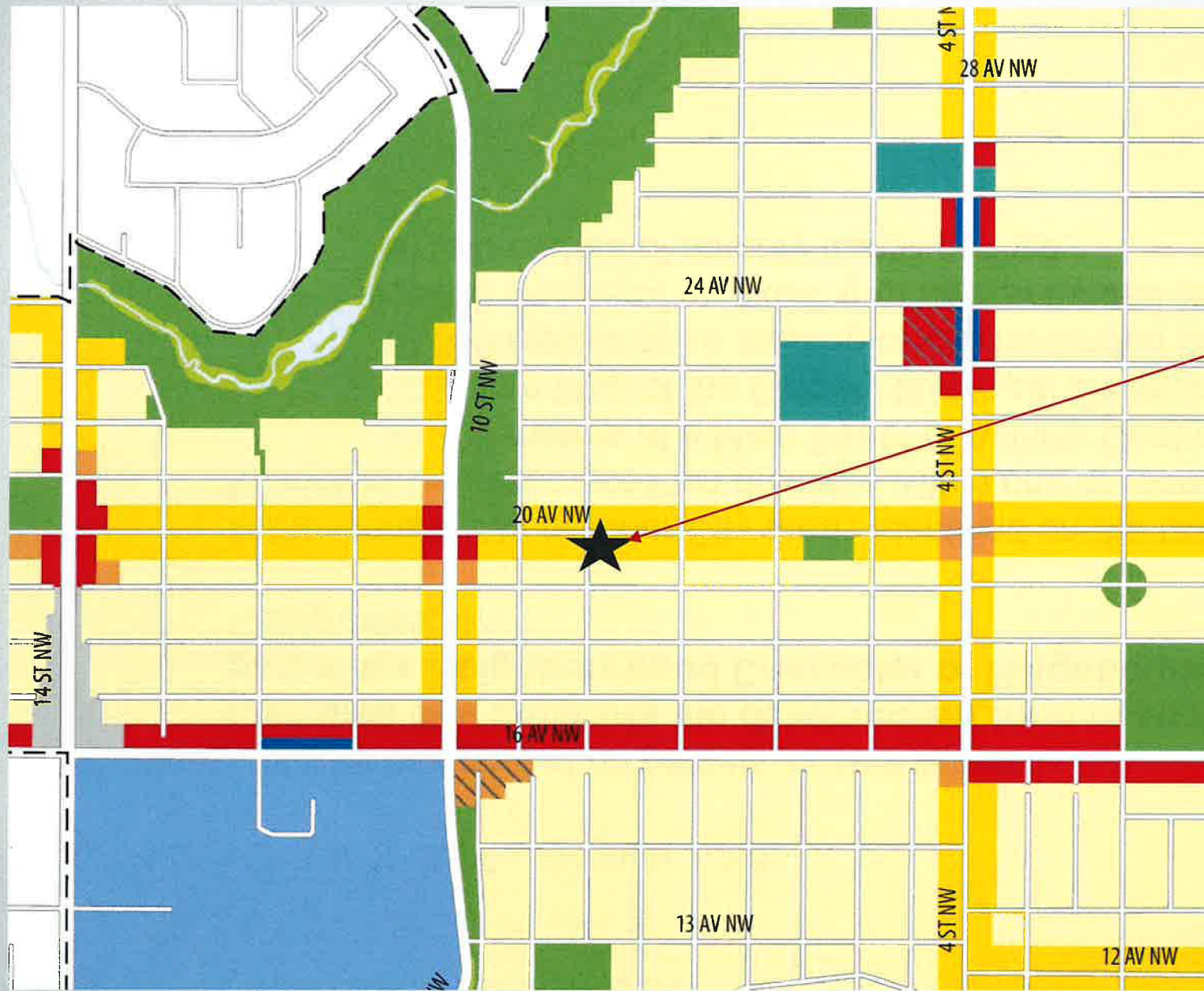
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Supplementary Slides







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

Land Use Bylaw 1P2007 – Section 1386:

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 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.