



LOC2024-0032 / CPC2024-0664 Land Use Amendment

June 20, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 20 2024
ITEM: 7.2.4 CPC2024-0664
Distrib - Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATIONS:

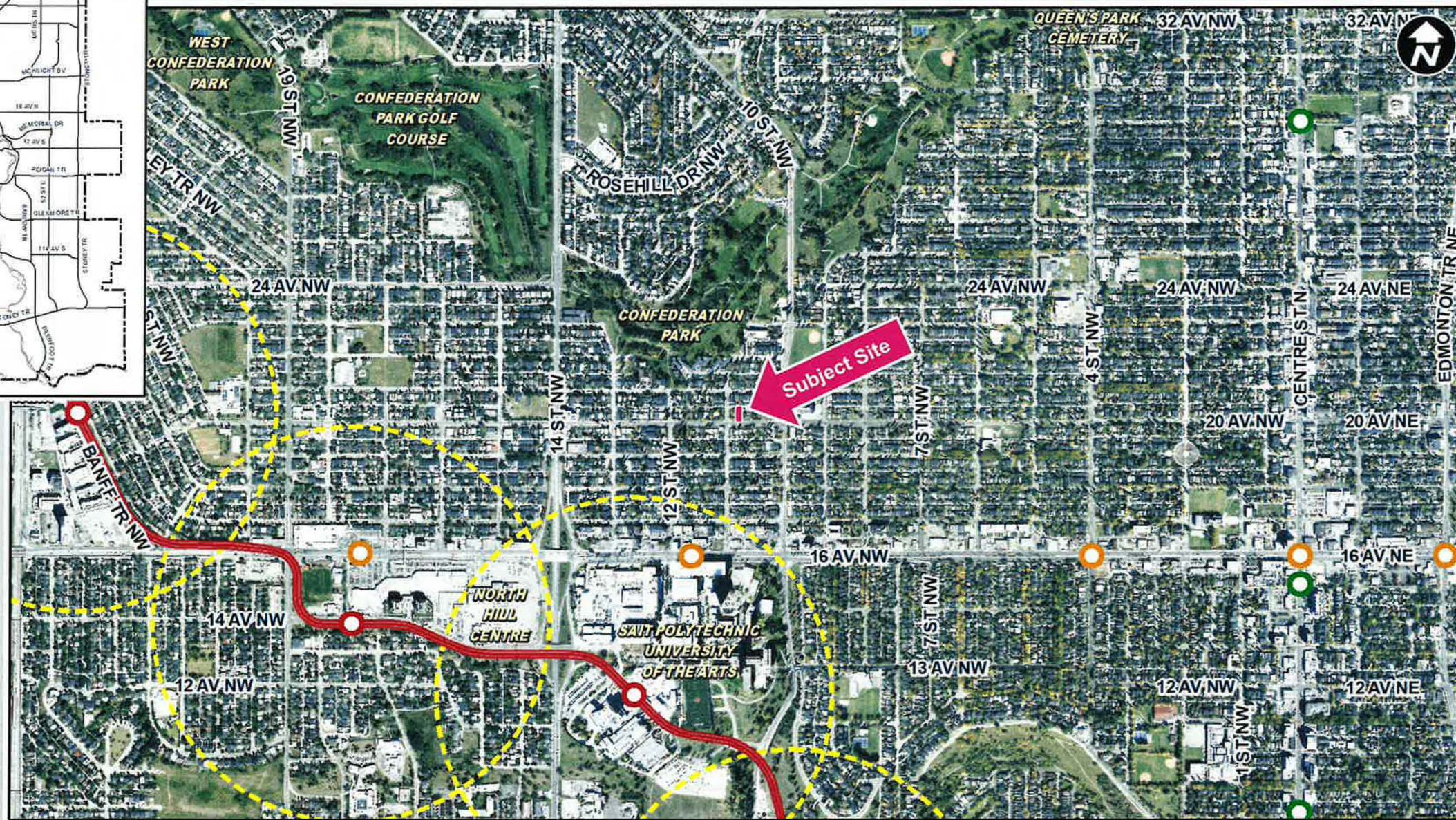
That Calgary Planning Commission:

1. Forward this report (CPC2024-0664) to the 2024 July 16 Public Hearing Meeting of Council; and

That Calgary Planning Commission recommend that Council:

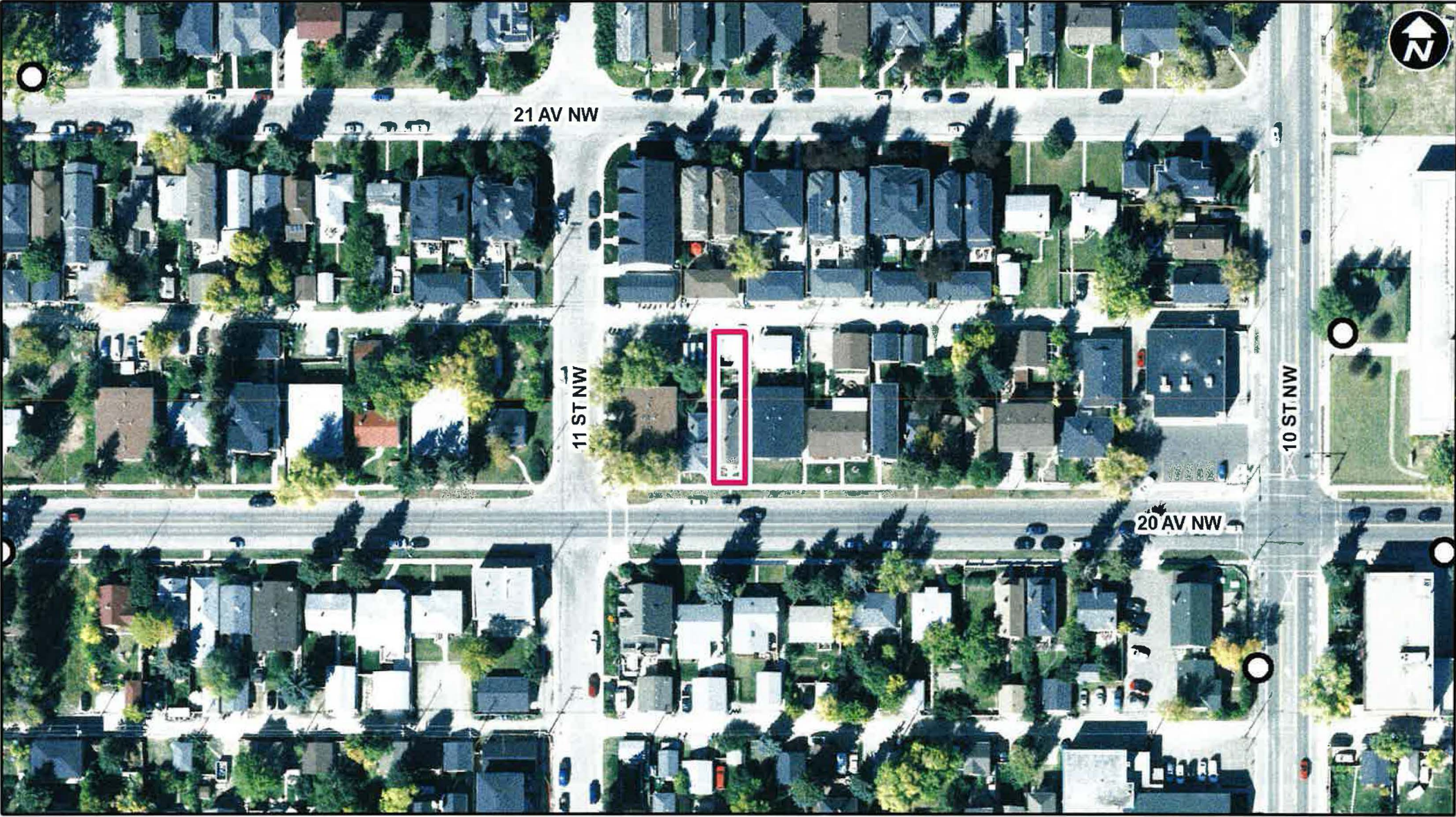
2. Give three readings to the proposed bylaw for the redesignation of 0.03 hectares \pm (0.07 acres \pm) located at 1134 – 20 Avenue NW (Plan 3150P, Block 22, Lot 17) from Residential – Contextual Grade-Oriented Infill (R-CG) District **to** Direct Control (DC) District to accommodate limited commercial uses, with guidelines (Attachment 2).





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:

0.03 ha
8 m x 36 m

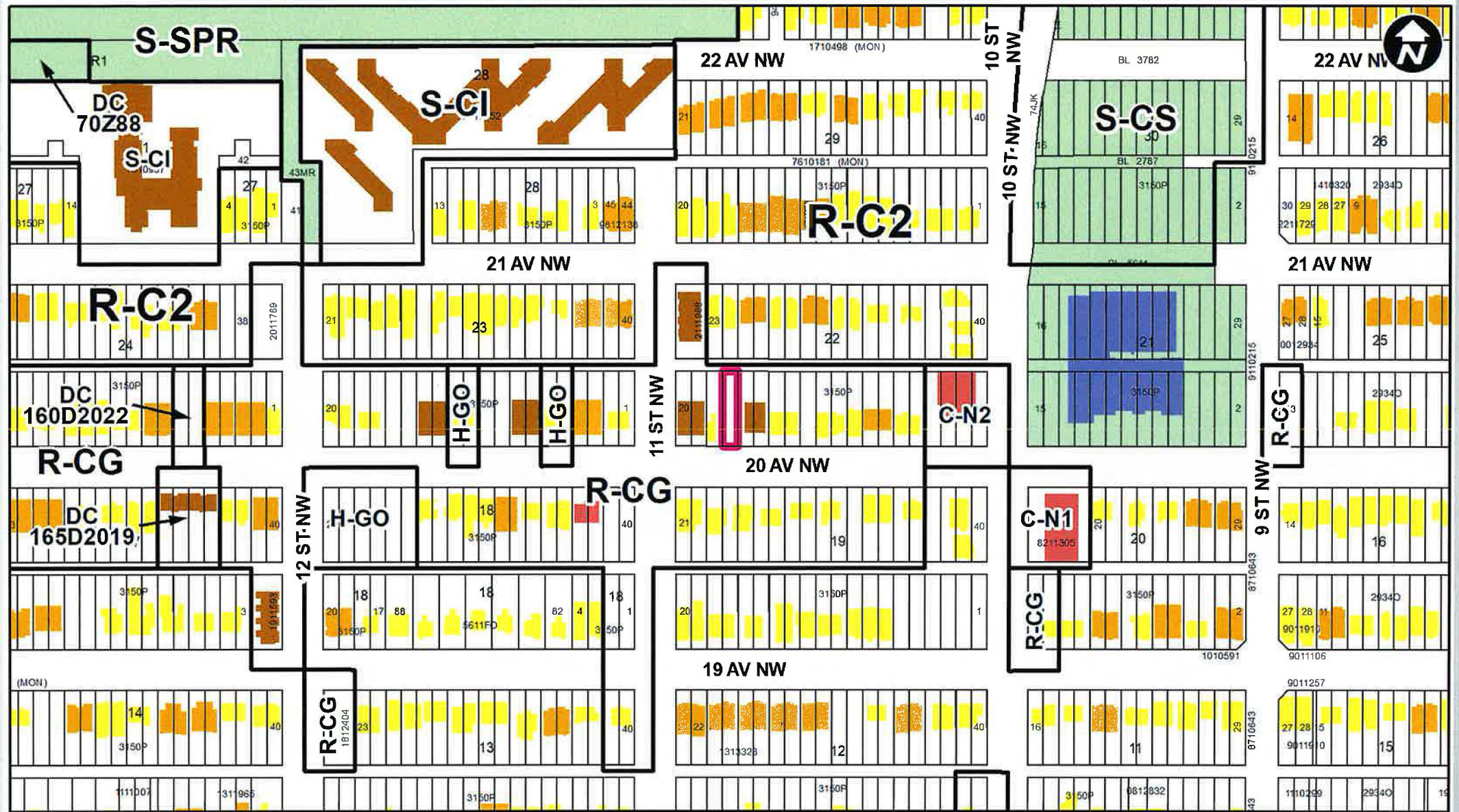


Looking north from 20 Avenue NW.



Looking south from the rear lane.

- 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

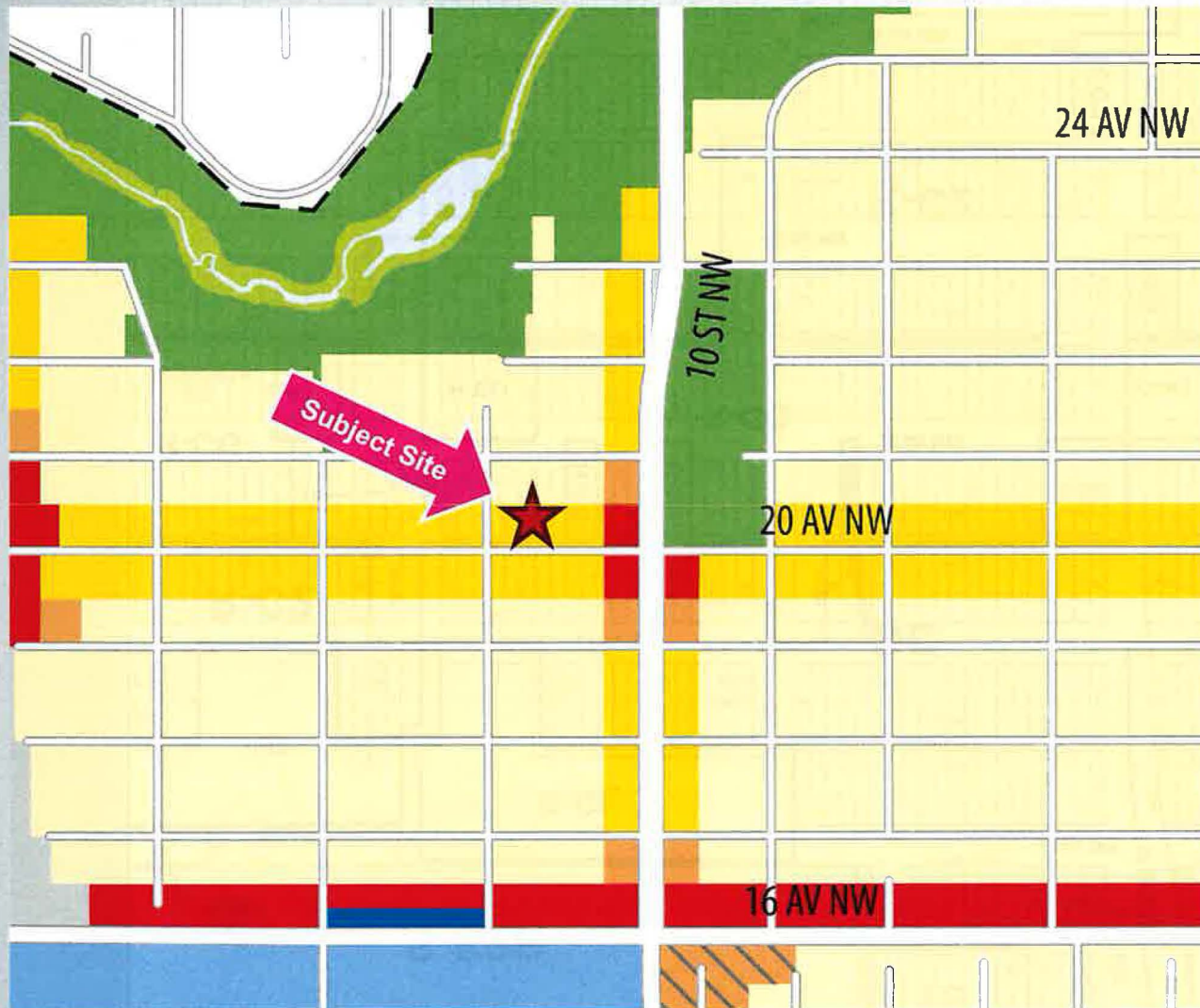




Proposed DC District:

- Based on H-GO District
- Includes additional discretionary uses of Health Care Service, Instructional Facility, Office and Retail and Consumer Service
- Uses limited to the building existing on site

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

Approved: 18P2020
Amended: 67P2022

Neighbourhood Connector:

- Broad range of housing types on higher-activity streets
- Accommodates small-scale commercial uses

Land Use Bylaw s.1386(d):

- H-GO should only be designated on parcels within an approved Local Area Plan as part of the **Neighbourhood Connector** or **Neighbourhood Flex** Urban Form Categories

RECOMMENDATIONS:

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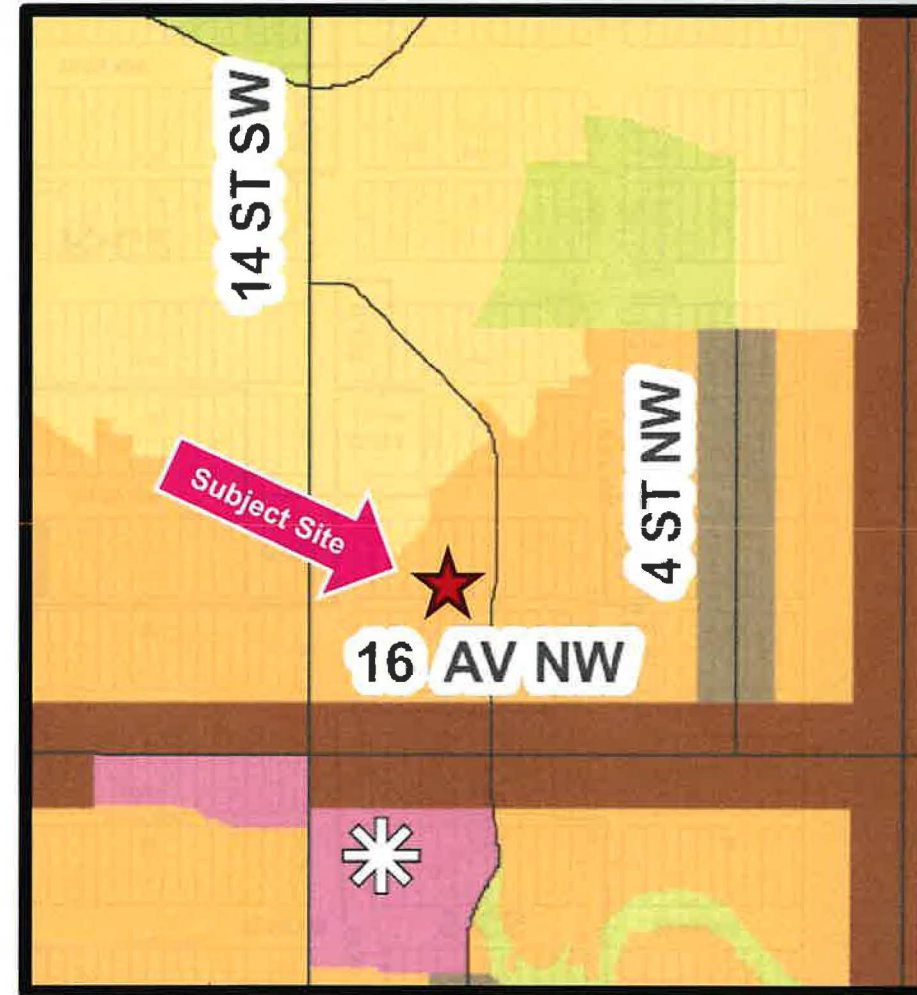
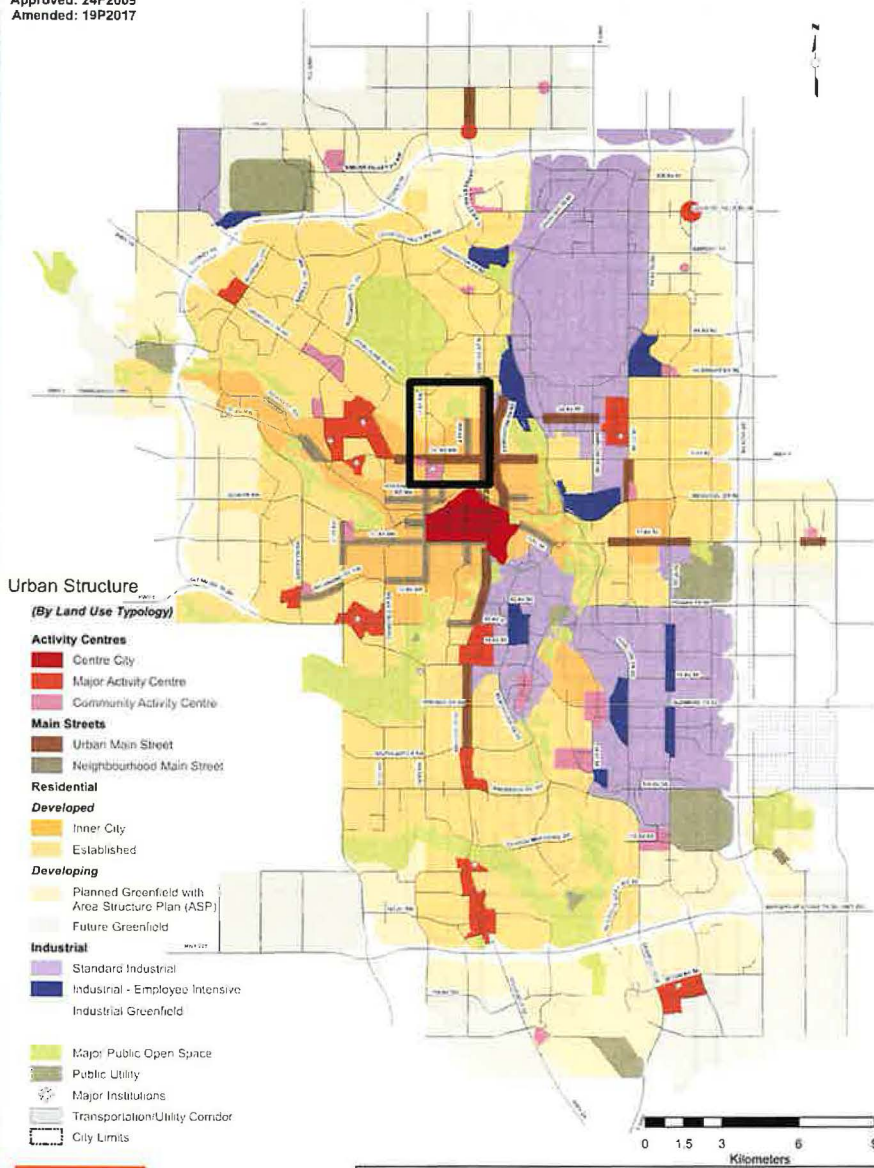
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Supplementary Slides





Urban Structure

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This map represents a conceptual land use structure and transportation network for the City as a whole. No representation is made herein that a particular site use or City investment, as represented on this map, will be made. Site specific assessments, including environmental contamination, as well as the future financial capabilities of the City of Calgary must be considered before any land use or City investment decisions are made.

Public comments:

- 1 letter in support noting they spoke with the applicant and expressed support for the use of a DC District
- 1 letter in opposition citing concerns with building height, proposed uses, required parking, and change to the view.

Additional outreach:

- The application was notice posted on-site and made available on DMAP
- Community association contacted for comment, but no response was received after following-up
- Refer to Attachment 4 for overview of applicant-led engagement efforts