



Public Hearing of Council

Agenda Item: 7.2.27



LOC2024-0065 / CPC2024-0609

Land Use Amendment

July 16, 2024

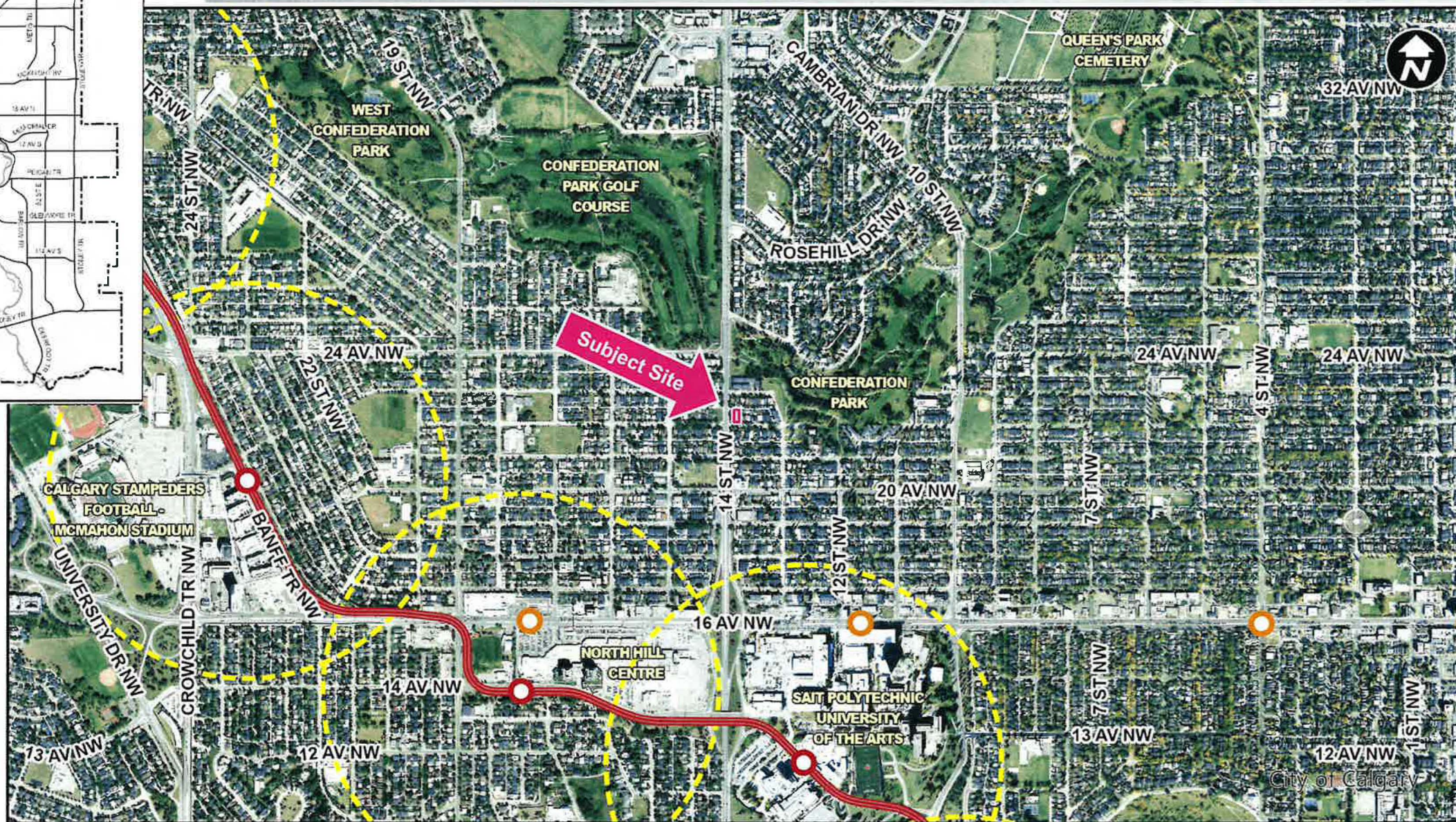
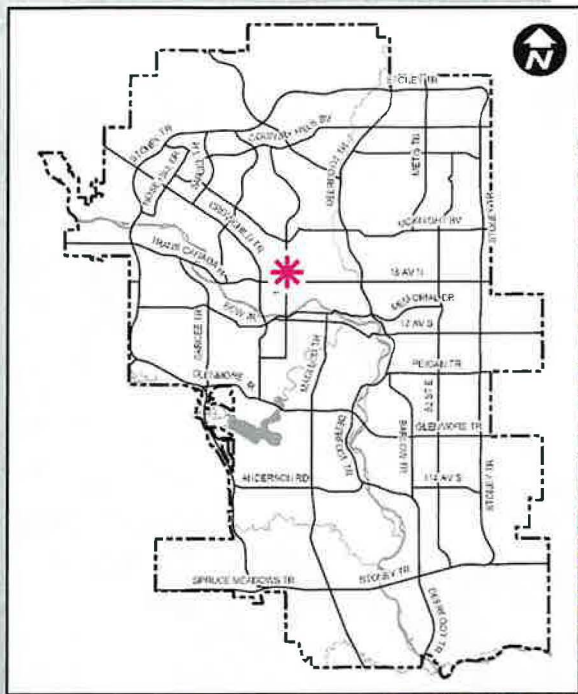
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 16 2024
ITEM: 7.2.27 CPC2024-0609
Distrib- Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

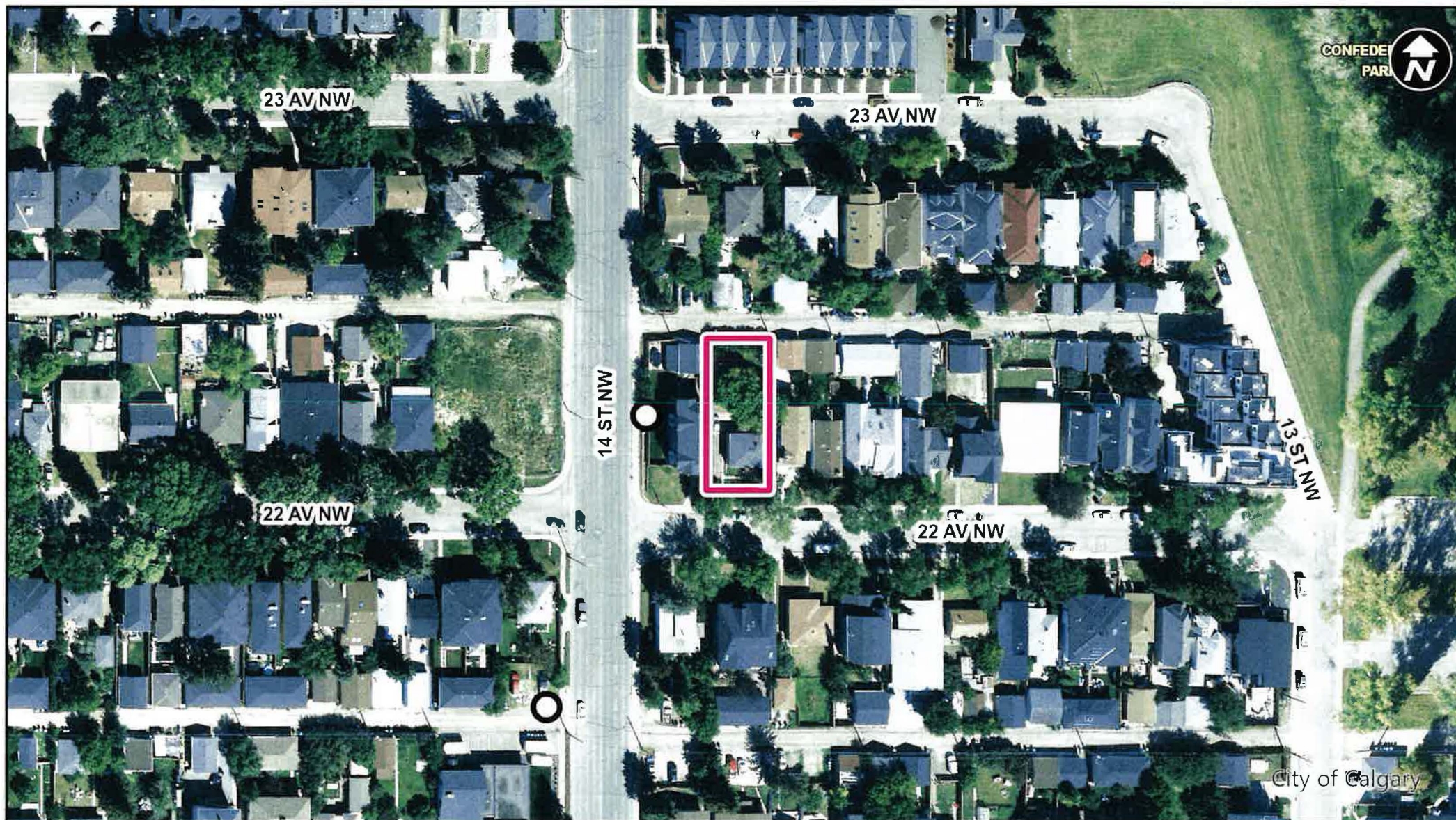
Give three readings to **Proposed Bylaw 194D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1436 – 22 Avenue NW (Plan 3150P, Block 35, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.





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

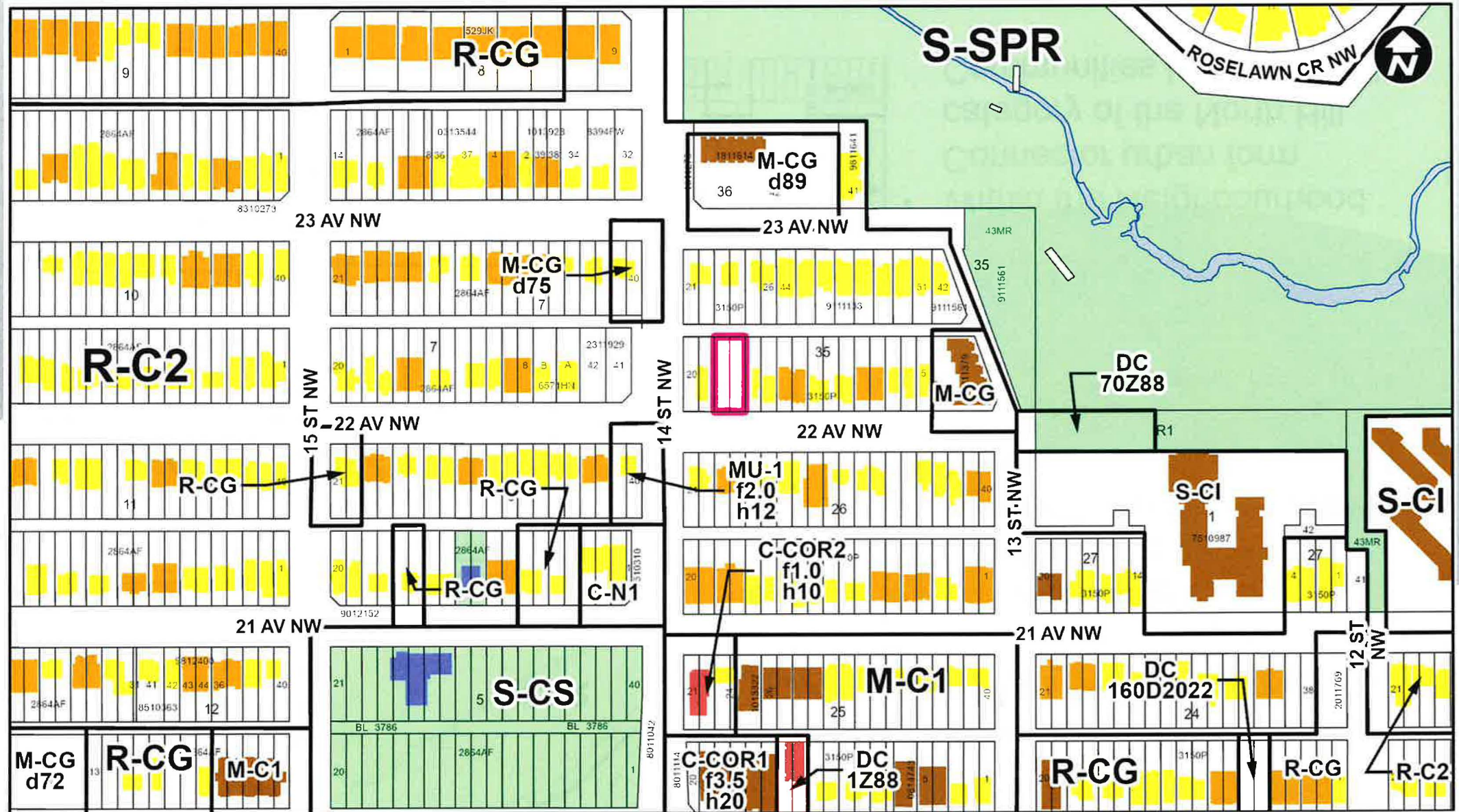
Parcel Size:

0.06 ha
15m x 37m

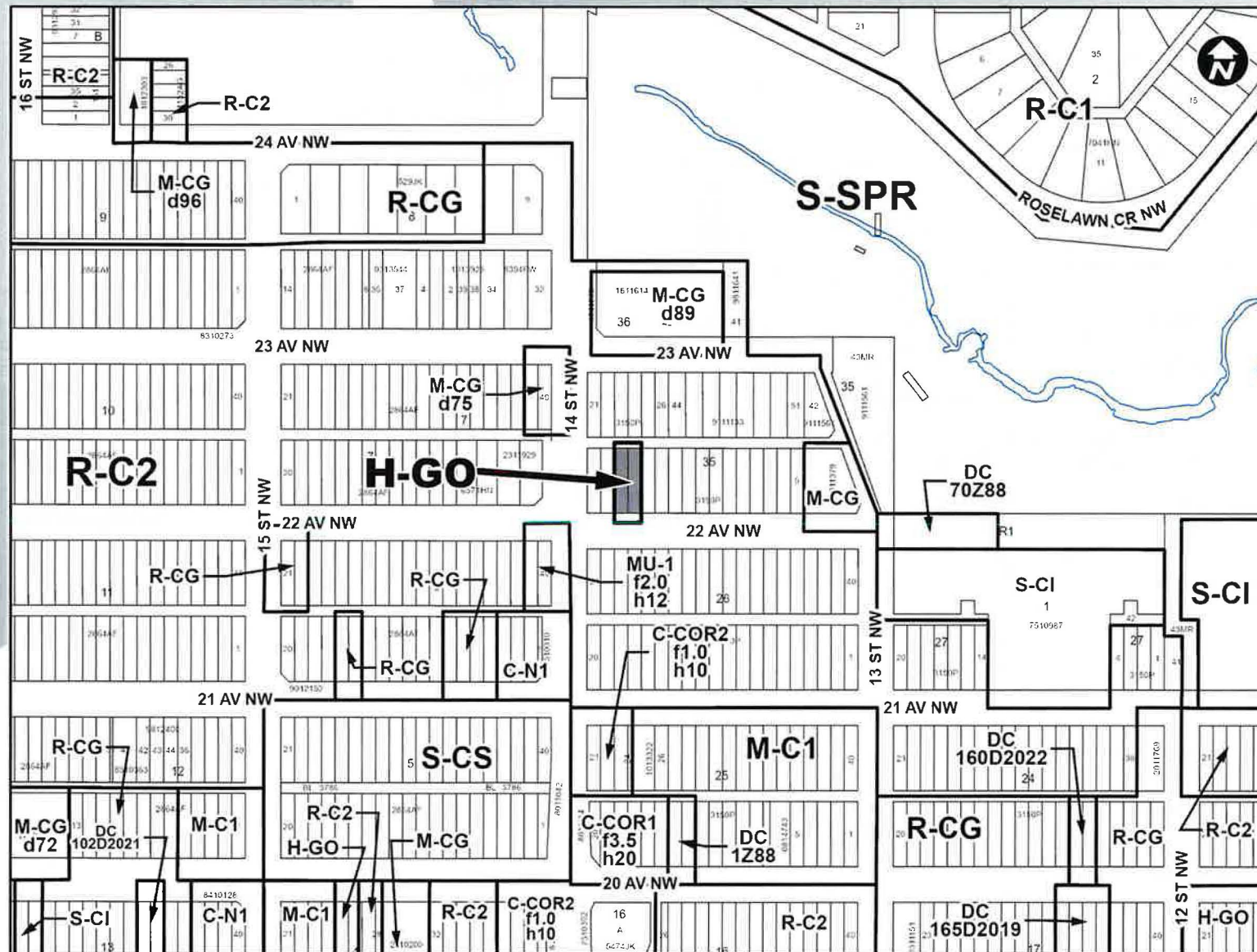
Surrounding Land Use

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 Land Use Map



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

- Accommodates grade-oriented development in attached, stacked or clustered forms
- Max 1.5 floor area ratio (FAR)
- Max height of 12 metres
- Within the Neighbourhood Connector urban form category of the North Hill Communities Local Area Plan

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 194D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1436 – 22 Avenue NW (Plan 3150P, Block 35, Lots 17 and 18) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.

Supplementary Slides

Existing Land Use Map

