



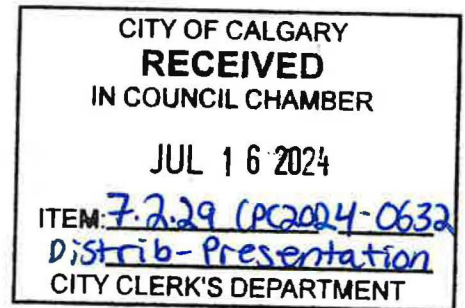
Public Hearing of Council

Agenda Item: 7.2.29



LOC2024-0068 / CPC2024-0632 Land Use Amendment

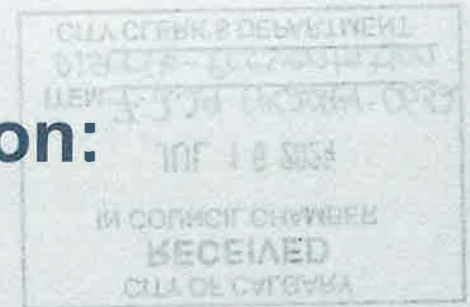
July 16, 2024

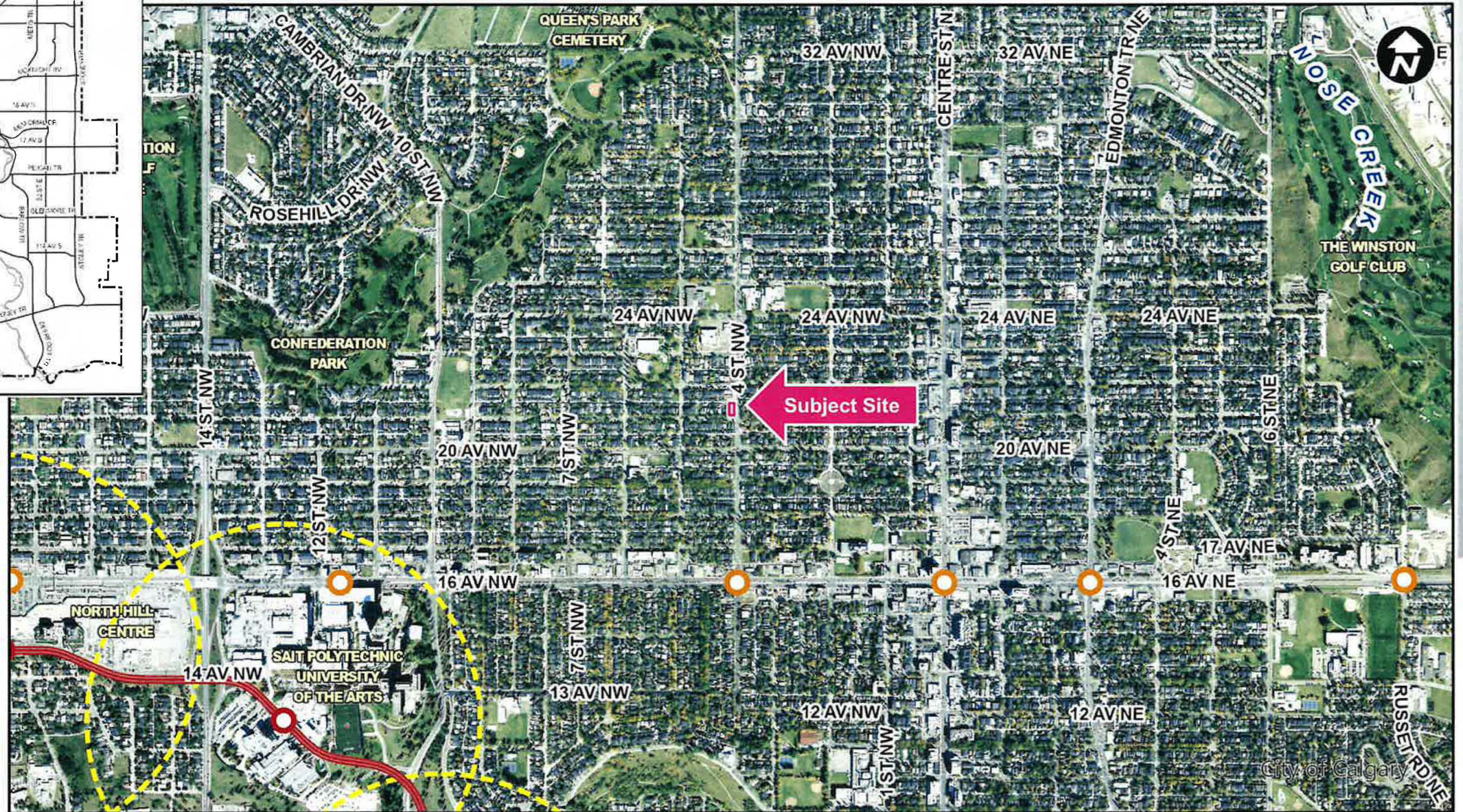
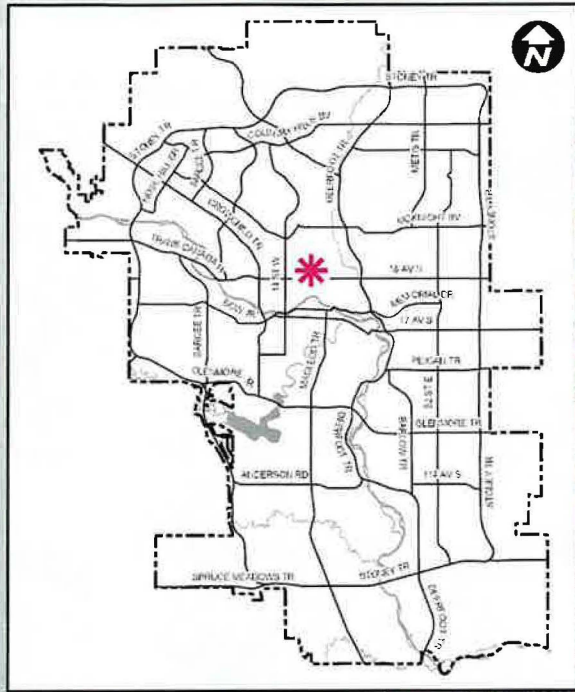


Calgary Planning Commission's Recommendation:

That Council:

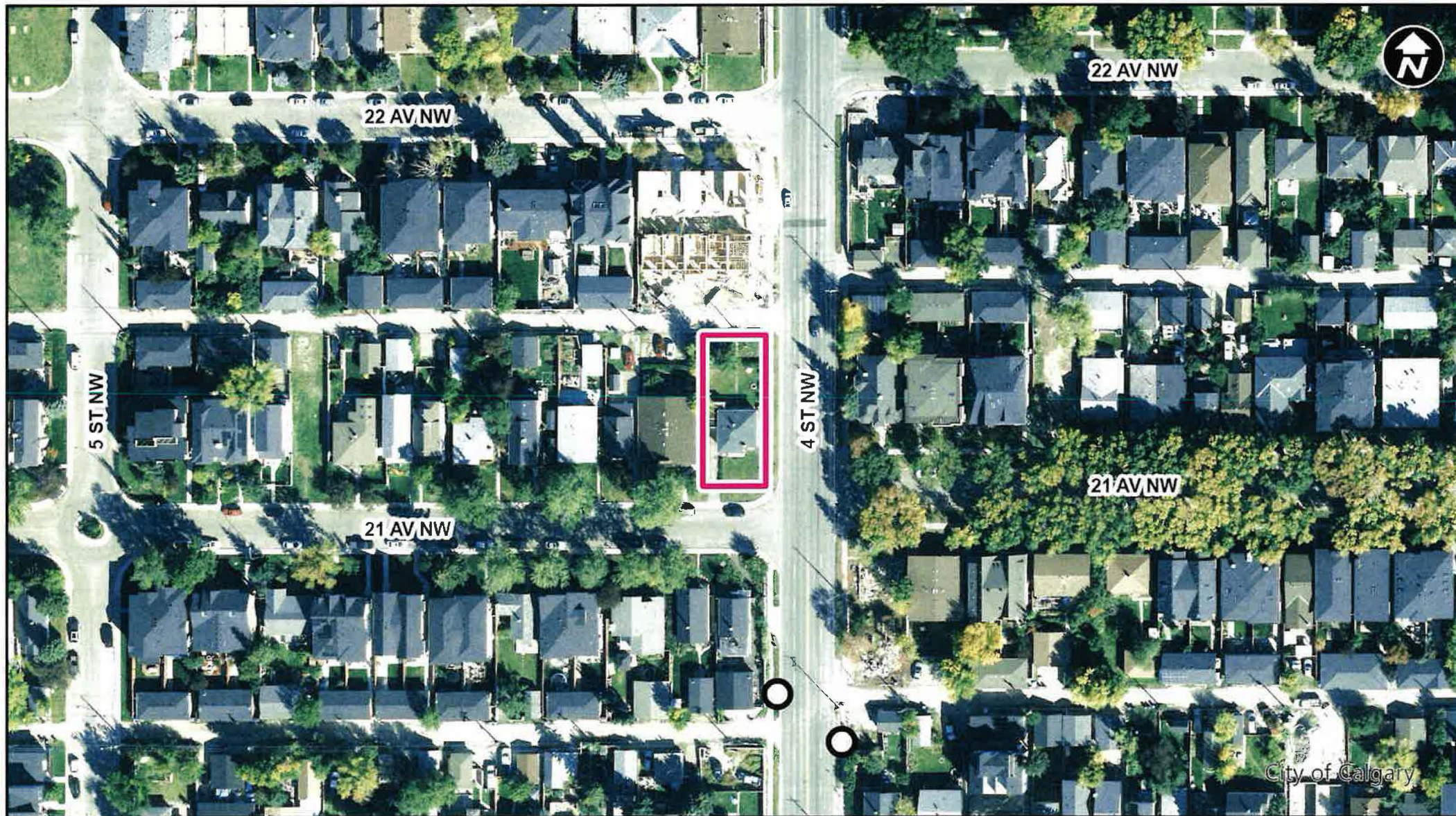
Give three readings to **Proposed Bylaw 195D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 502 – 21 Avenue NW (Plan 2934O, Block 30, Lots 1 and 2) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.





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

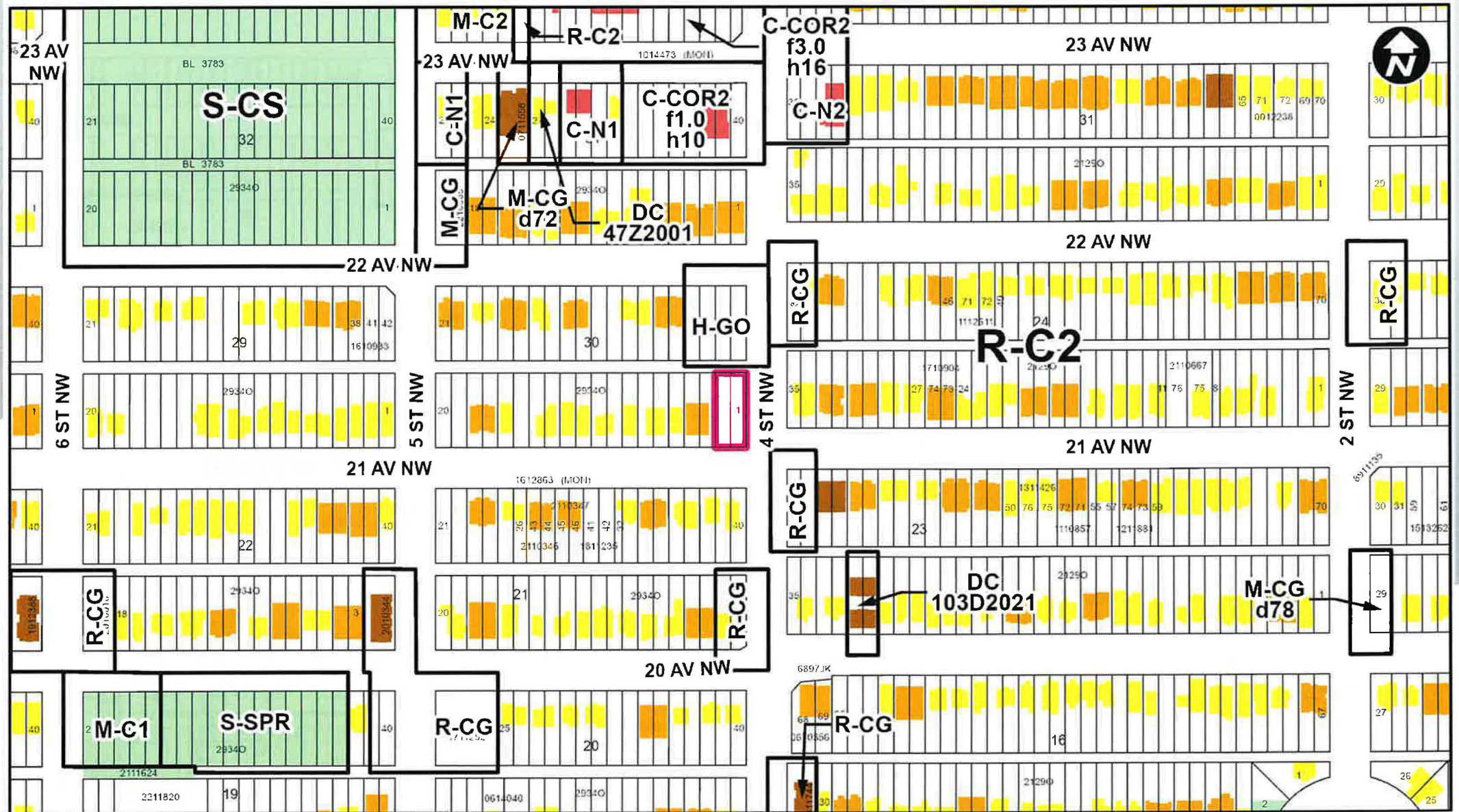
Parcel Size:

0.06 ha
15m x 36m

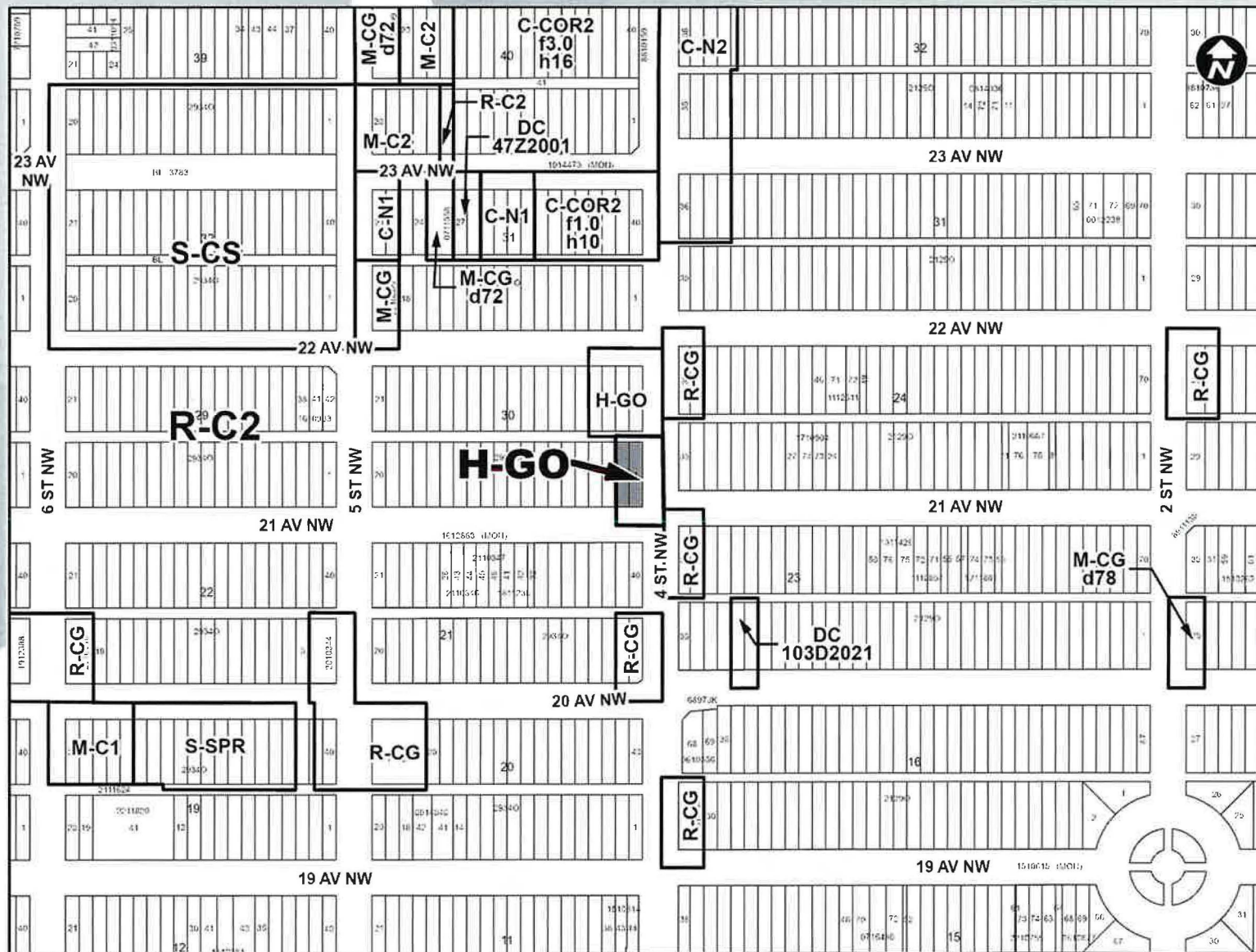
Surrounding Land Use

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 Land Use Map



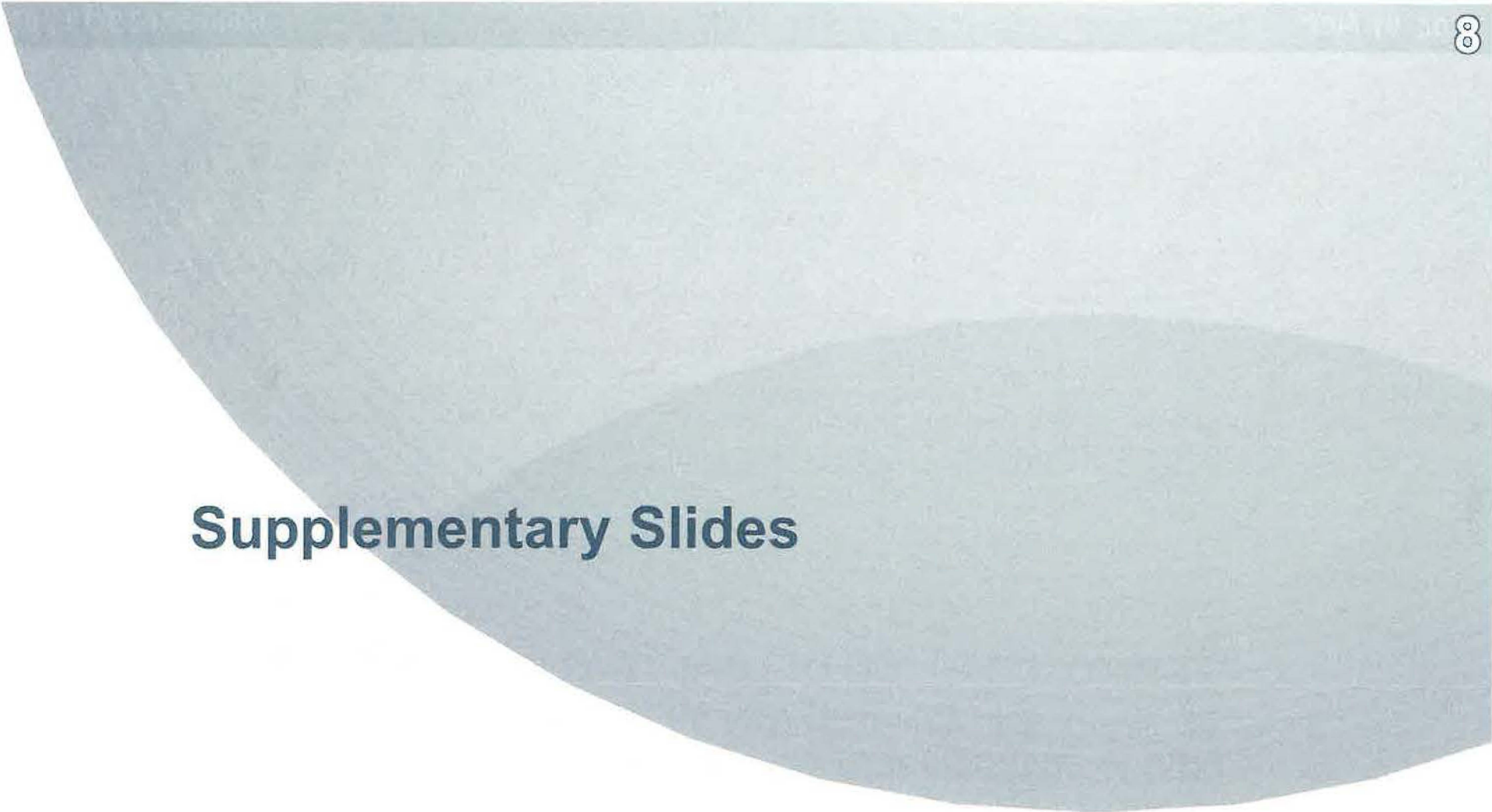
Proposed Housing – Grade Oriented (H-GO) District:

- Accommodates grade-oriented development in attached, stacked or clustered forms
- Max 1.5 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:

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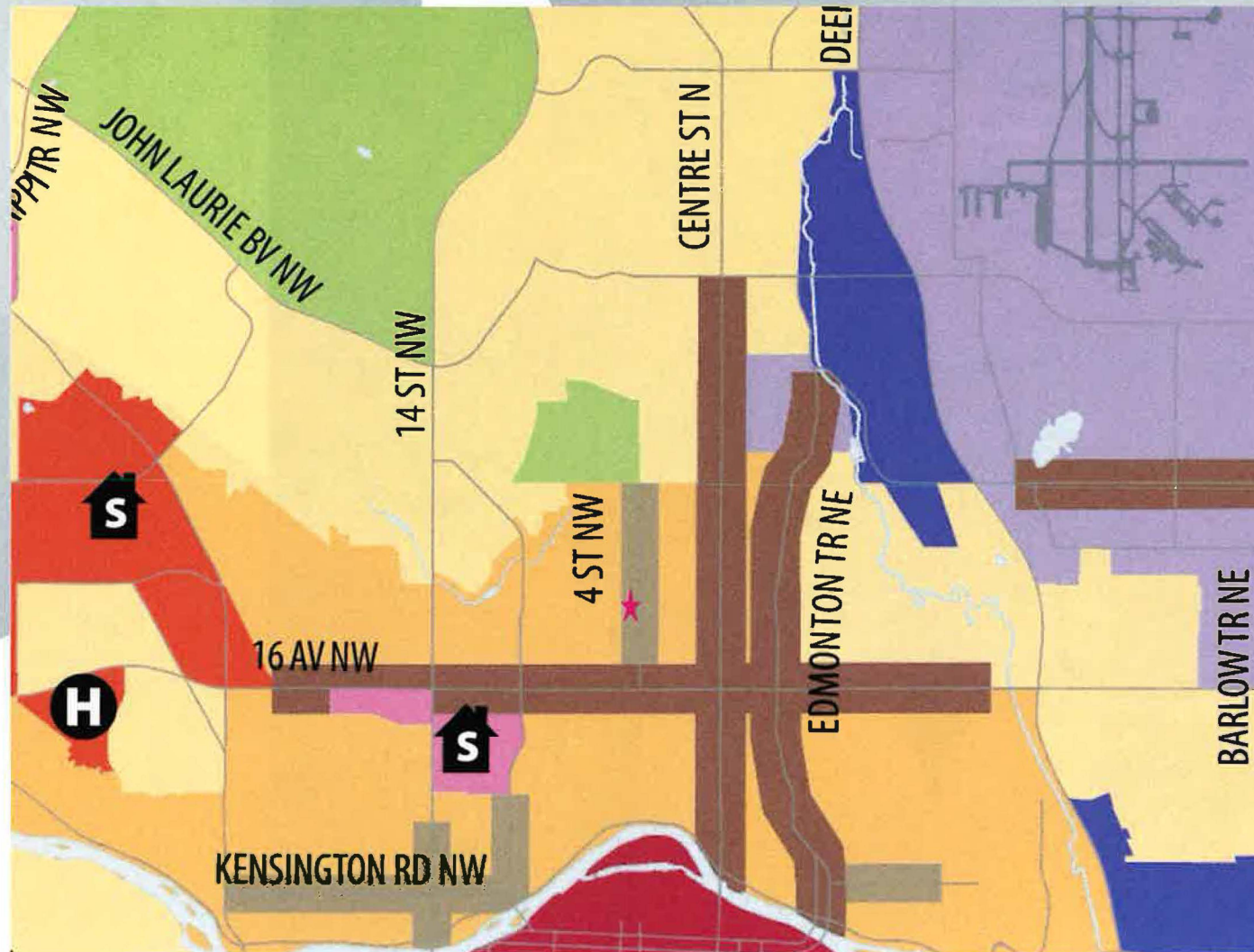


Existing Land Use Map









- (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 Map 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;

Urban Structure
(By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

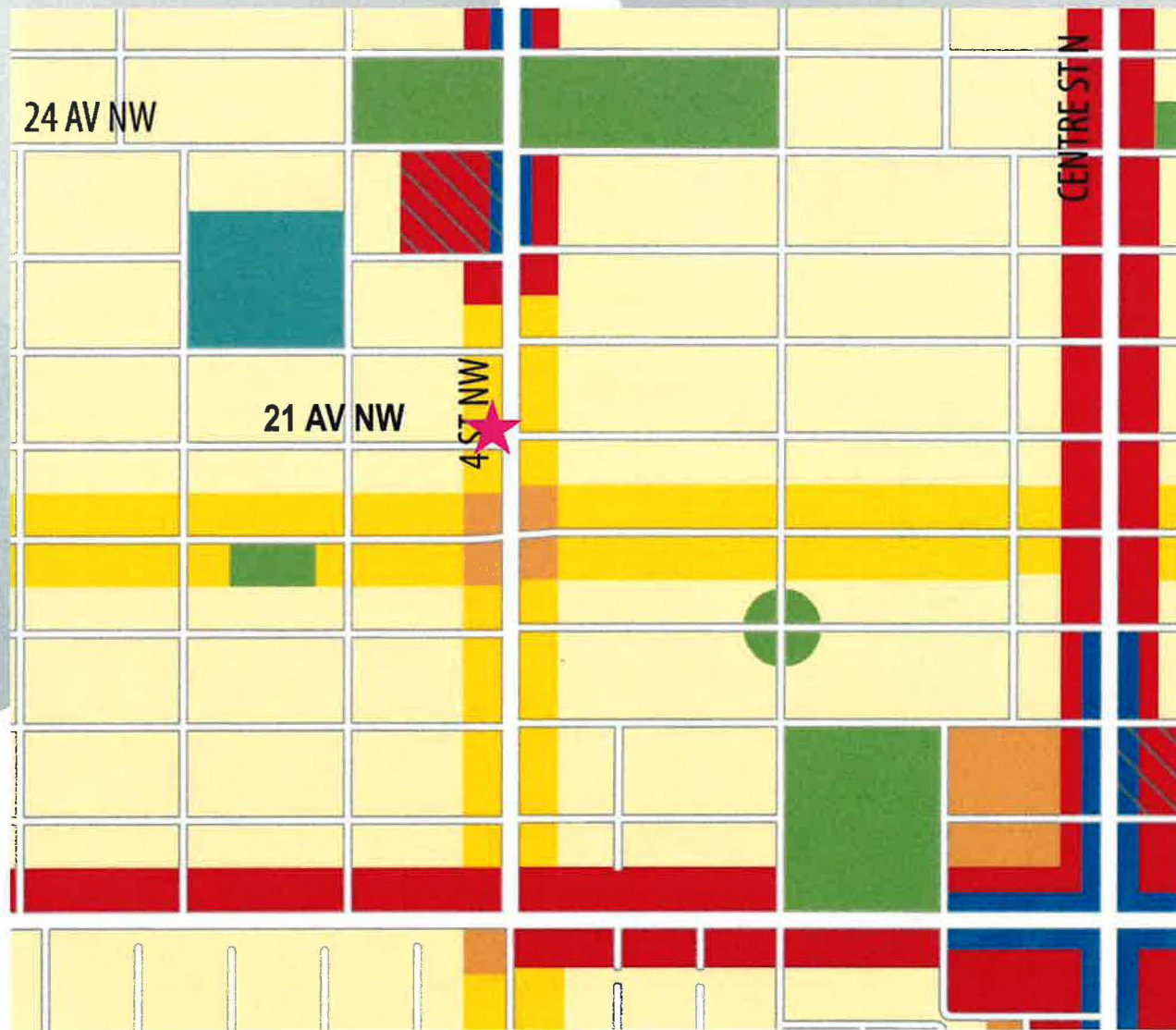
- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

- Balanced Growth Boundary



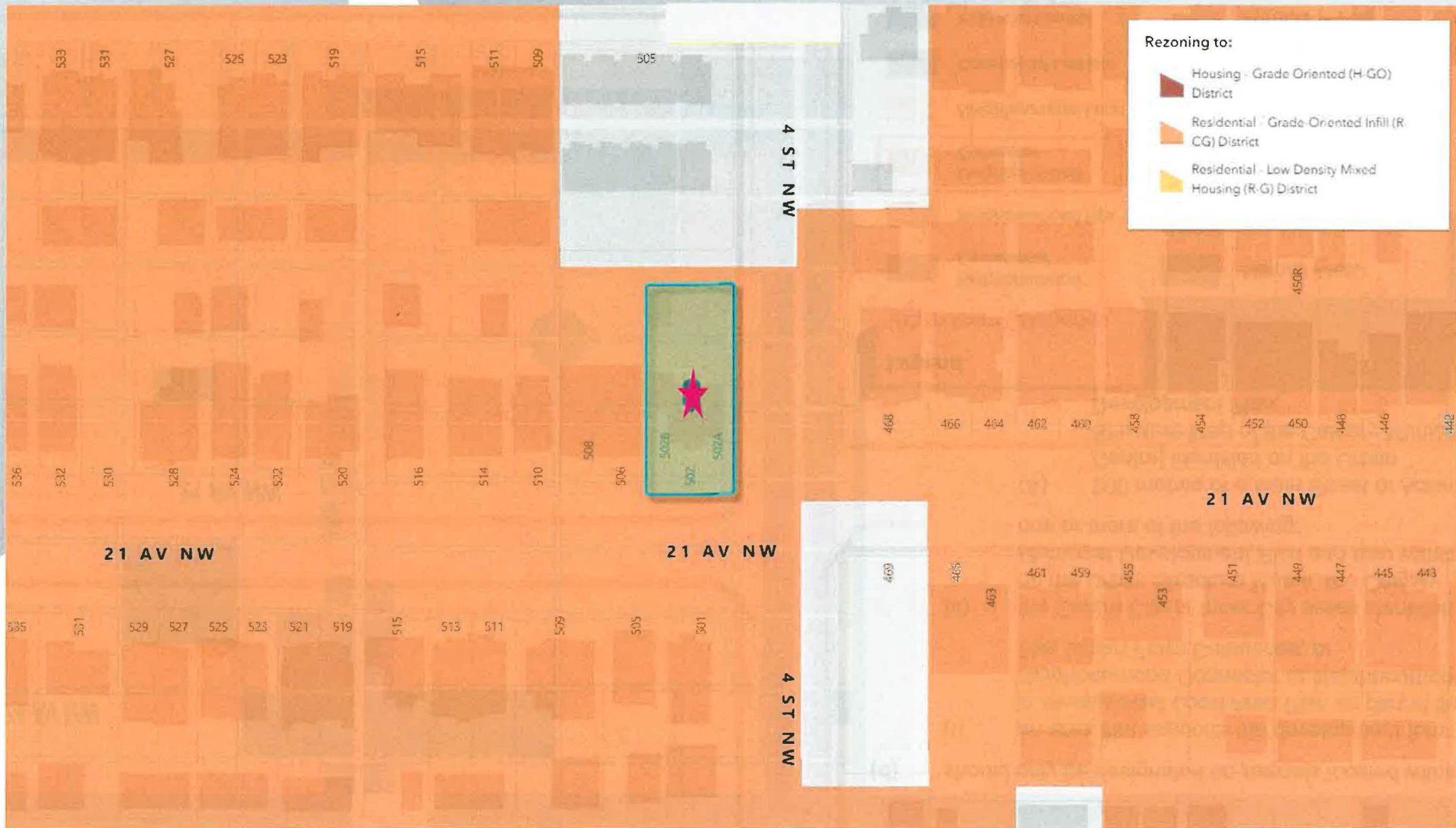
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Legend

Urban Form Categories

 Neighbourhood Commercial	 Natural Areas
 Neighbourhood Flex	 Parks and Open Space
 Neighbourhood Connector	 City Civic and Recreation
 Neighbourhood Local	 Regional Campus
 Commercial Corridor	 No Urban Form Category
 Industrial General	

Rezoning for Housing Interactive Map 14



Rezoning to:
Residential –
Grade-Oriented
Infill (R-CG)
District.