



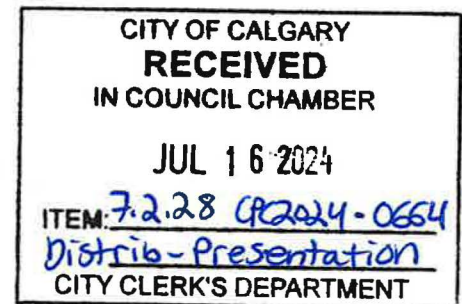
# Public Hearing of Council

Agenda Item: 7.2.28



## LOC2024-0032 / CPC2024-0664 Land Use Amendment

July 16, 2024





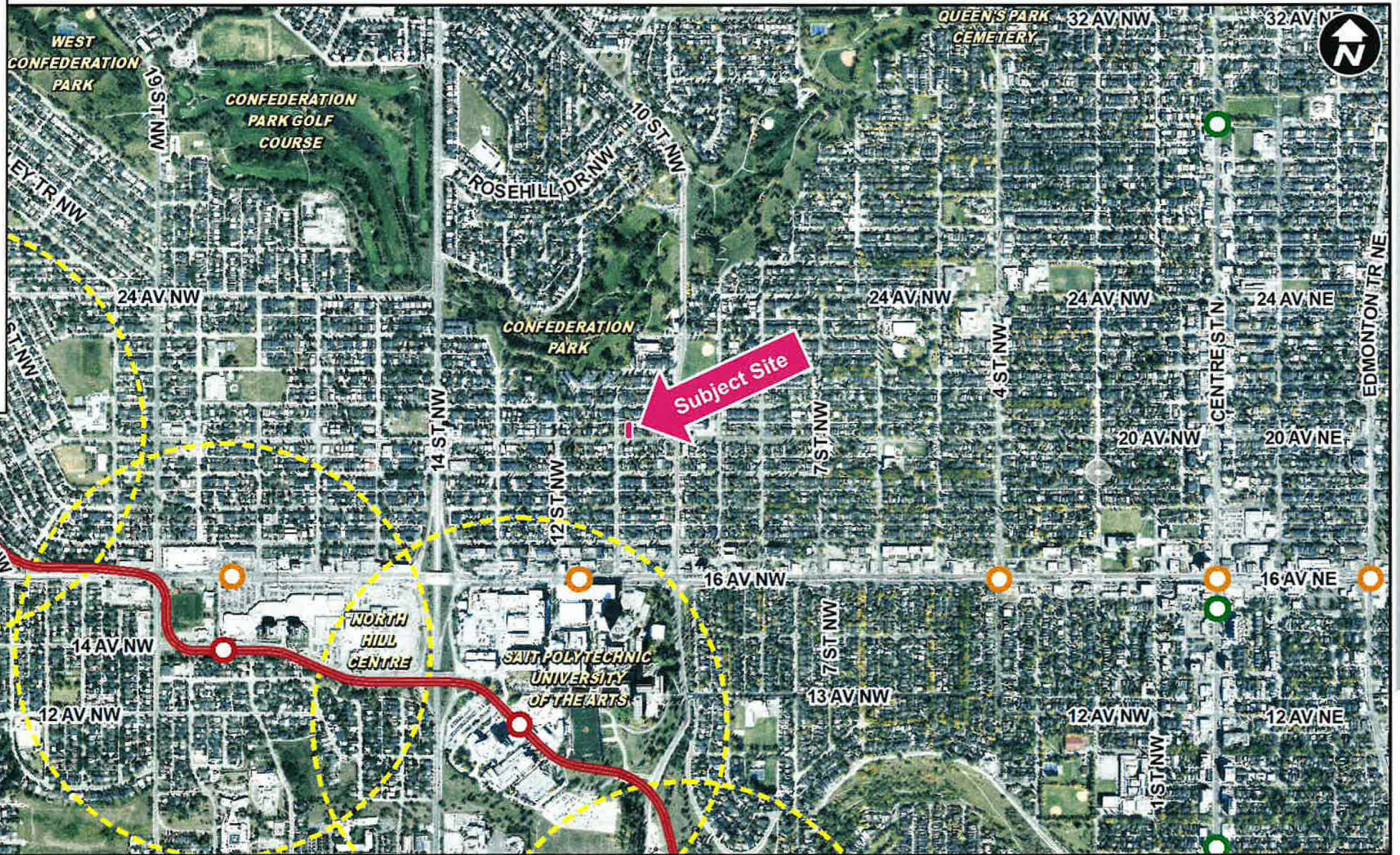
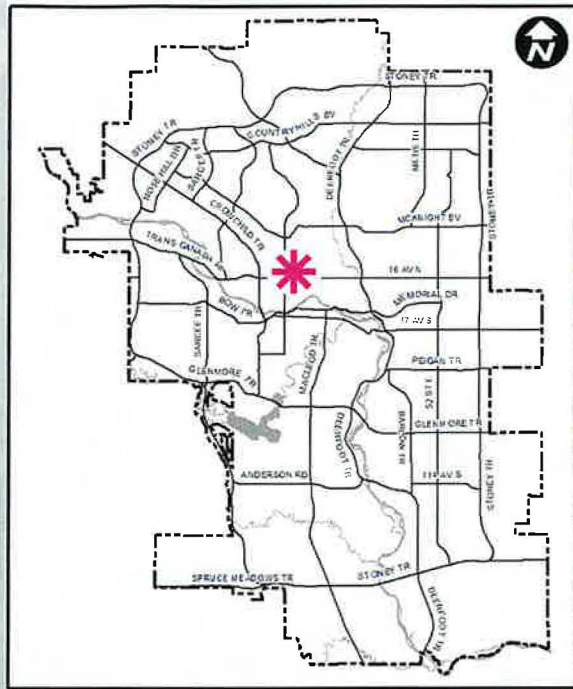
# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 226D2024** for the redesignation of 0.03 hectares ± (0.07 acres ±) 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).



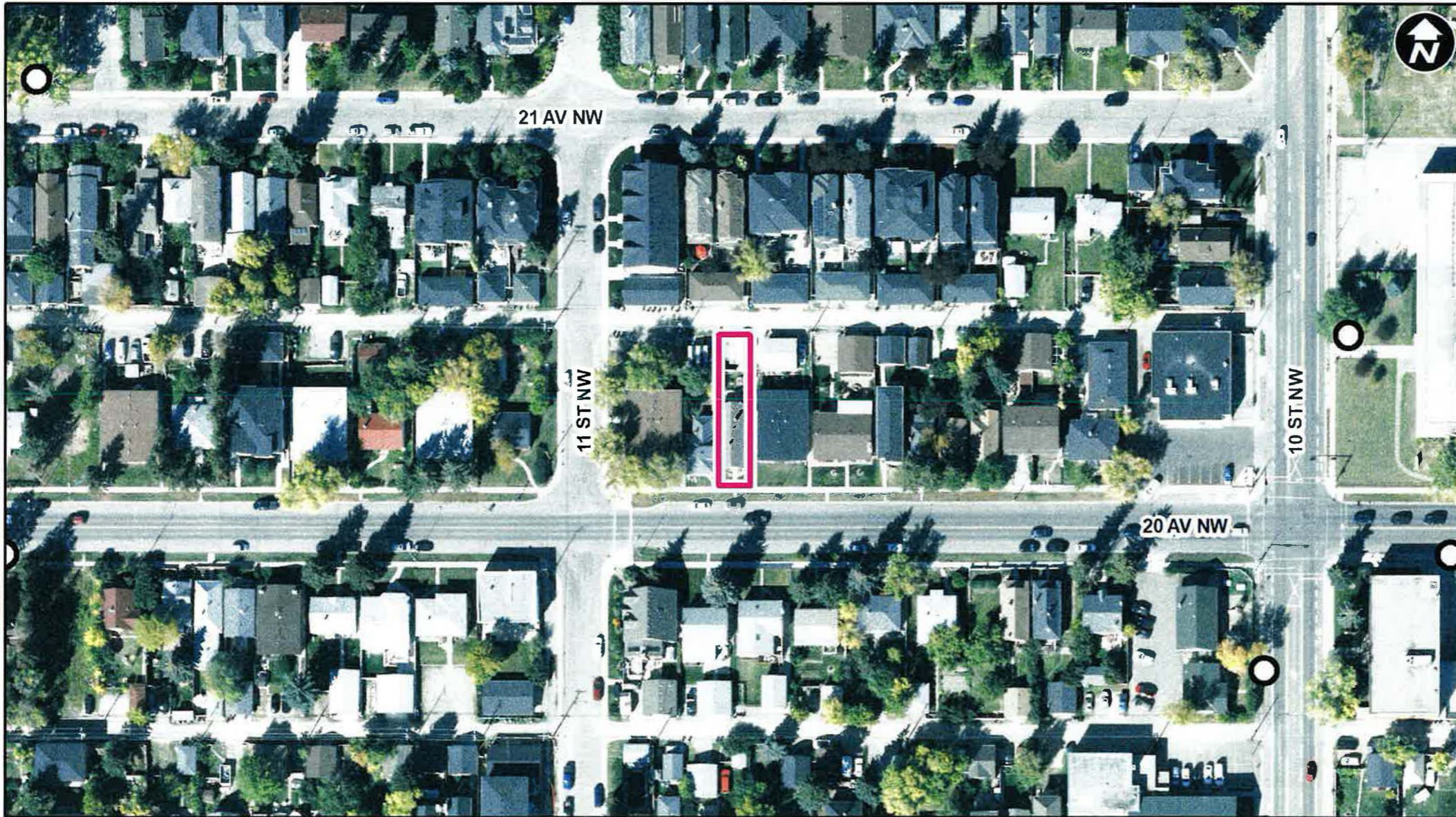




**LEGEND**

- 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:

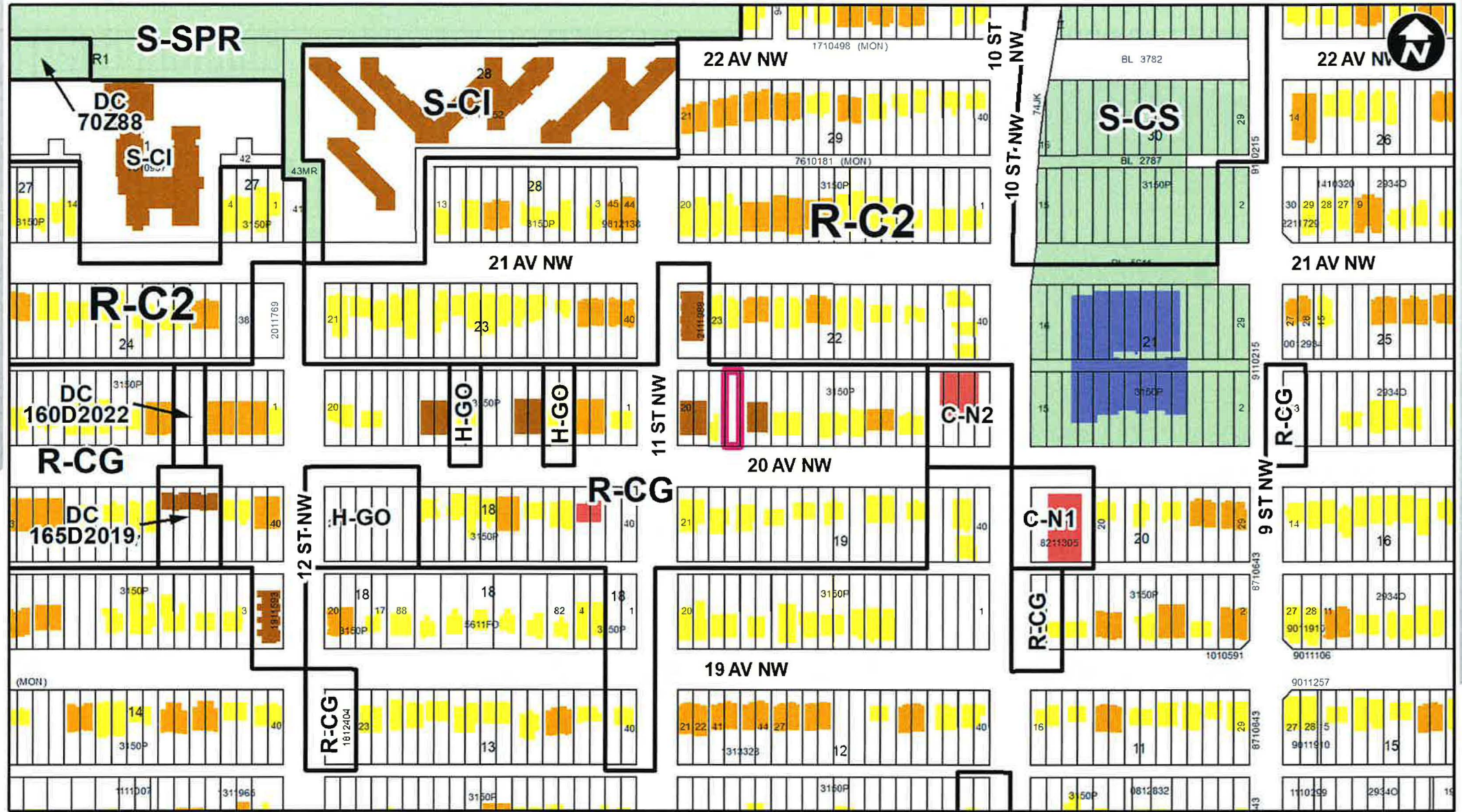
0.03 ha  
8 m x 36 m



# 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 Direct Control (DC) District:

- Based on the Housing – Grade Oriented (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
- Within the Neighbourhood Connector urban form category of the North Hill Communities Local Area Plan



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# Supplementary Slides



# Existing Land Use Map





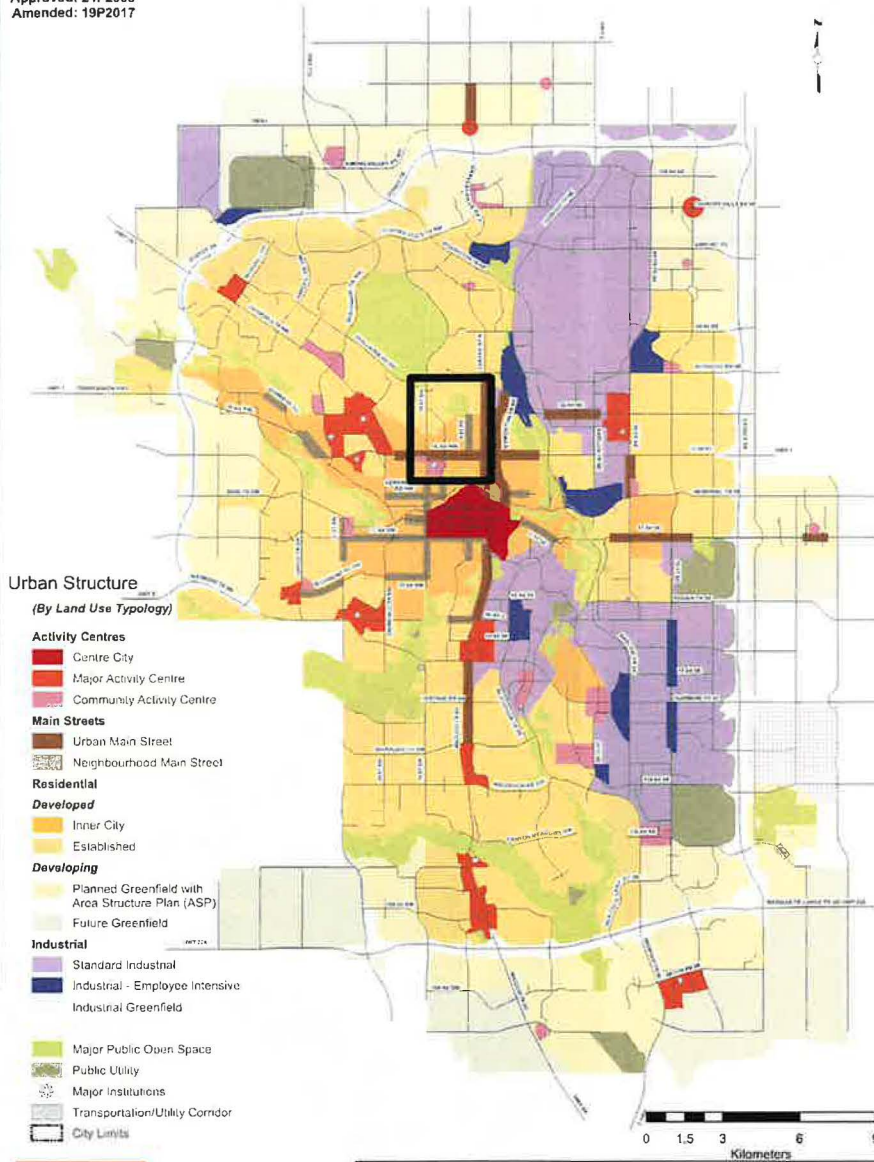


Looking north from 20 Avenue NW.



Looking south from the rear lane.



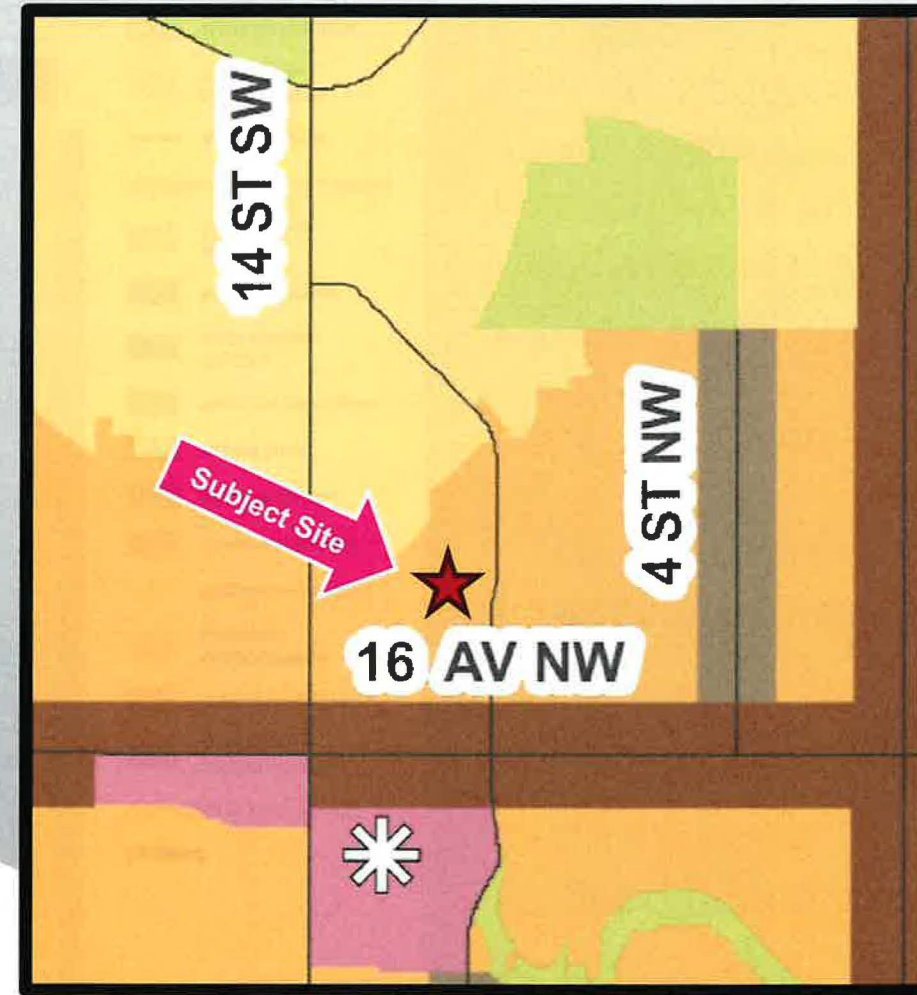


This map represents a conceptual land use structure and transportation network for the city as a whole. No representation is made herein that a particular site use or City investment, as represented on this map, will be made. Site specific assessments, including environmental contamination, as well as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

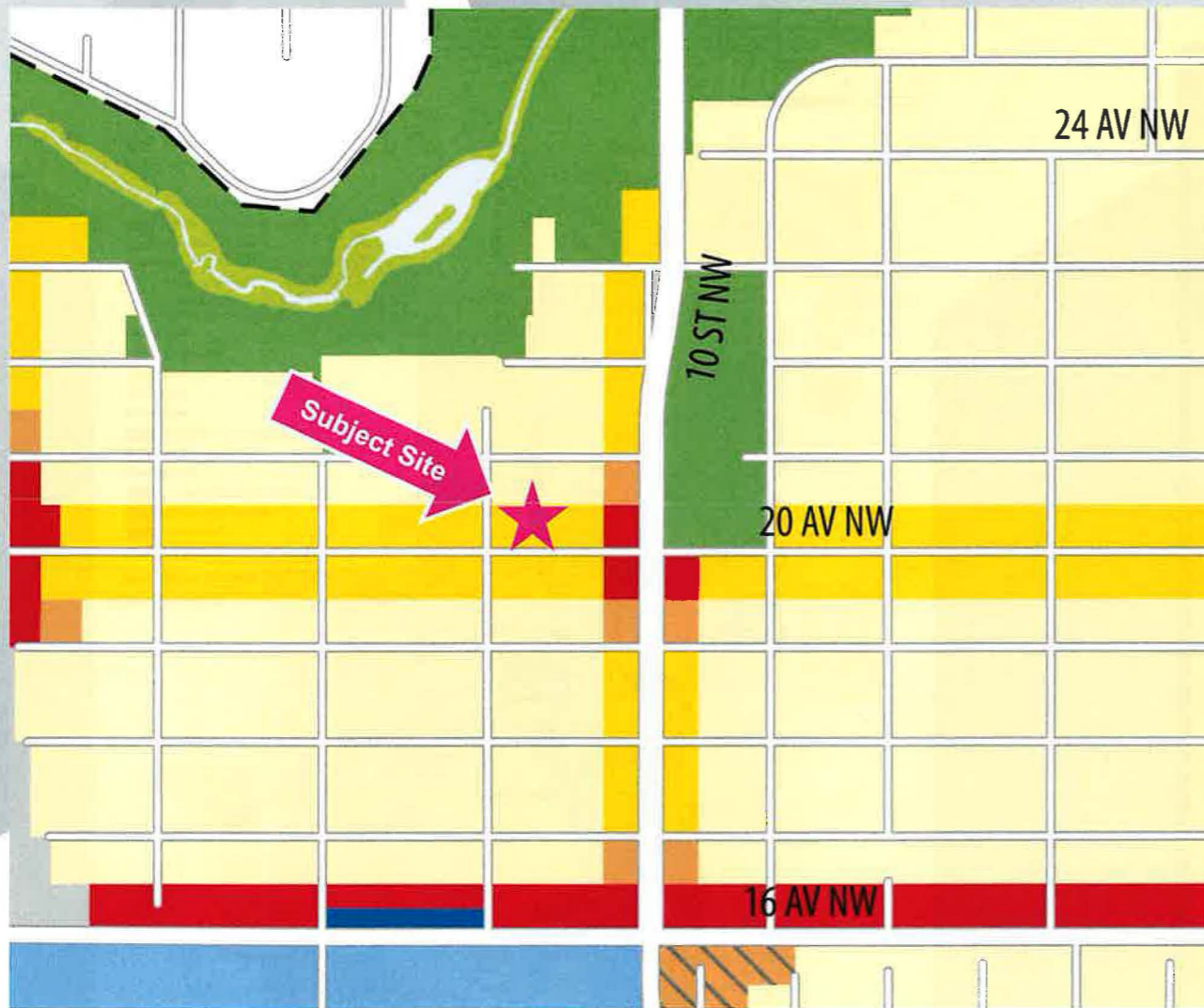


# Urban Structure

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**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: 16P2020  
Amended: 07P2022

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