



# Public Hearing of Council

## Agenda Item: 7.2.33



# LOC2023-0234 / CPC2023-1257

## Land Use Amendment

February 6, 2024

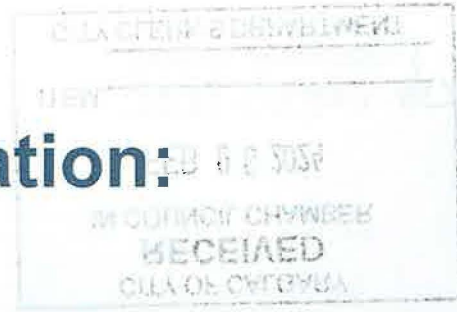
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: 7.2.33-CPC2023-1257  
Distrib-Presentation I  
CITY CLERK'S DEPARTMENT



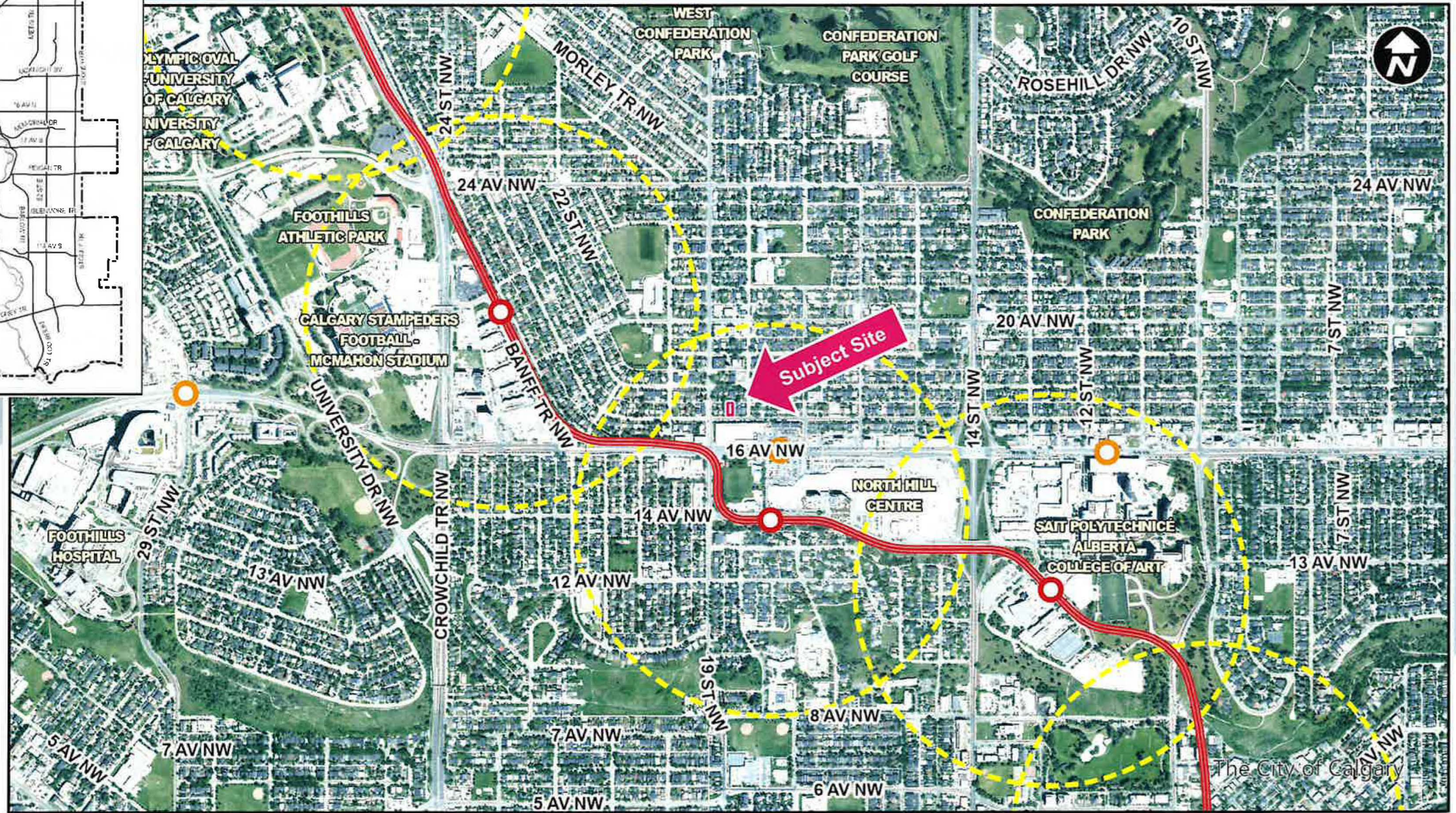
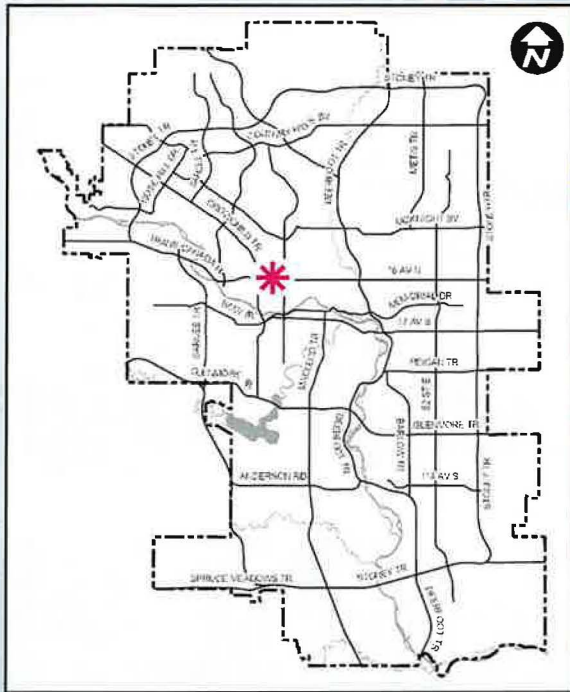
# Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 41D2024** for the redesignation of 0.06 hectares ± (0.14 acres ±) located at 1914 – 17 Avenue NW (Plan 8100AF, Block 34, Lots 6 and 7) from Residential – Contextual One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) District.



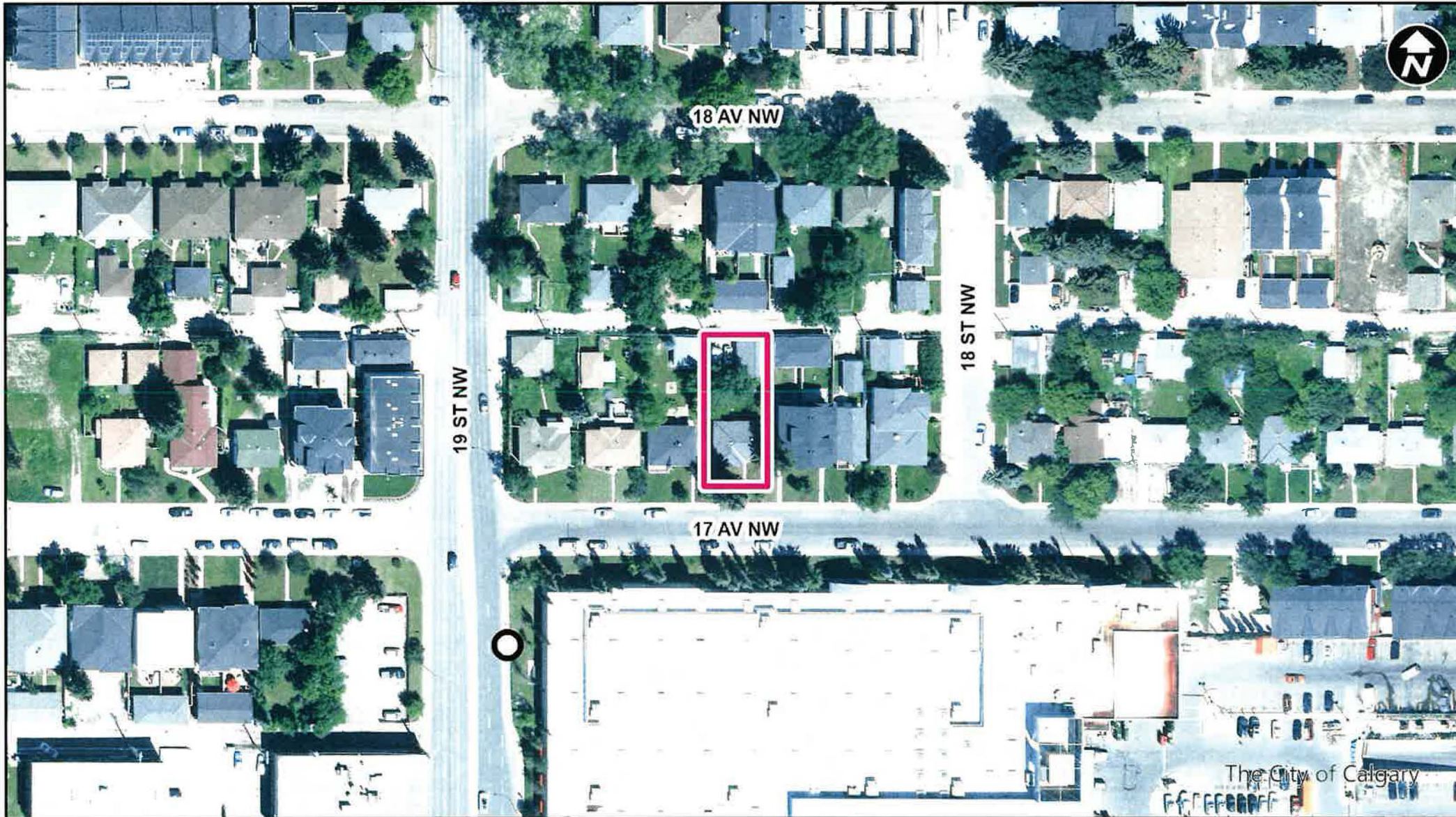




**LEGEND**

- 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



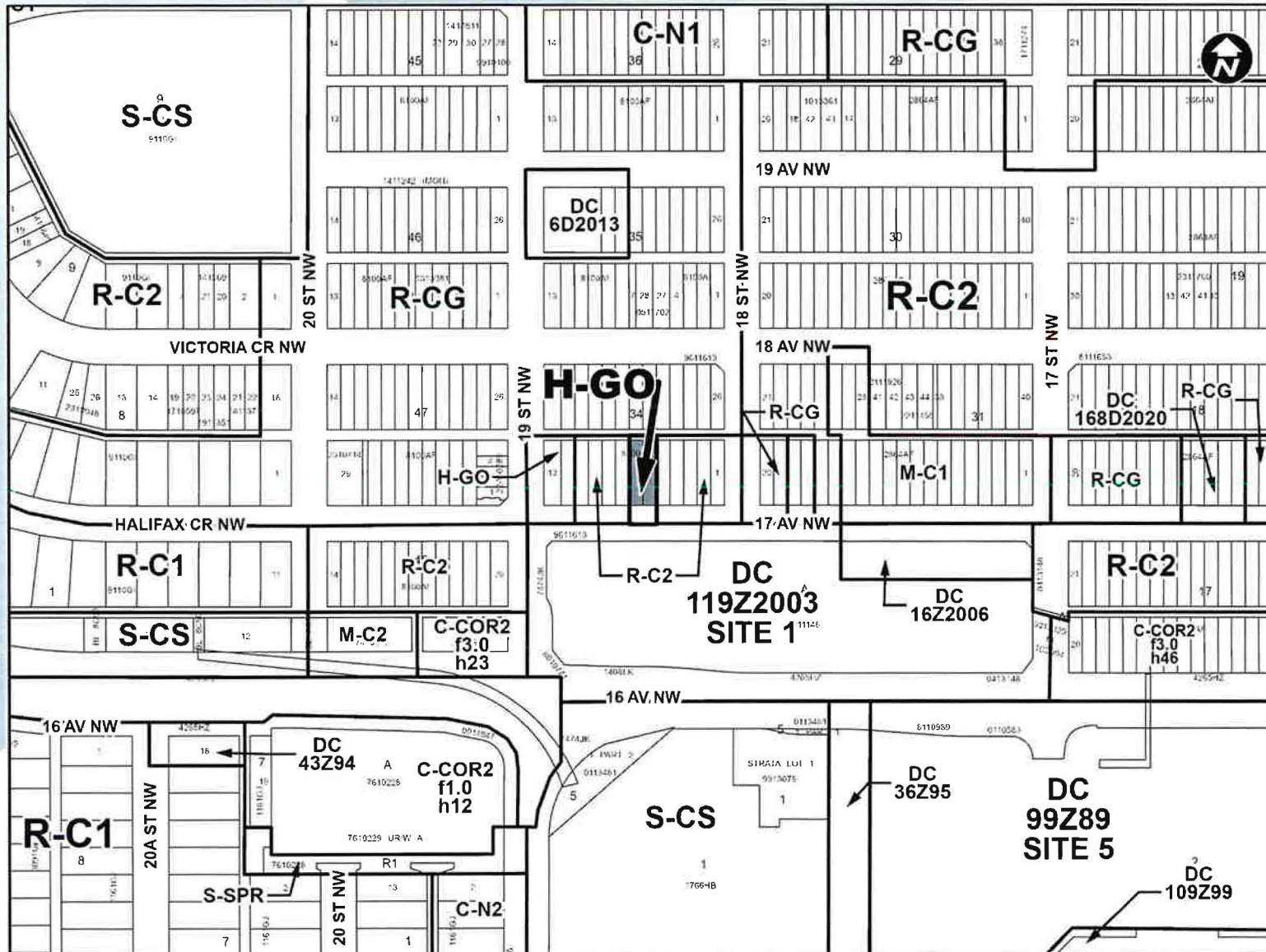
# Surrounding Land Use

- 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:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Maximum height of 12 metres
- Maximum floor area ratio (FAR) of 1.5



**Site Selection Criteria for Housing – Grade Oriented District**

Within the Centre City or Inner City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan (MDP)



**and within one or more of the following:**

200 metres of a Main Street or Activity Centres identified on the Urban Structure Map of the MDP;



600 metres of an existing or capital-funded LRT platform;



400 metres of an existing or capital-funded BRT station; or



200 metres of primary transit service



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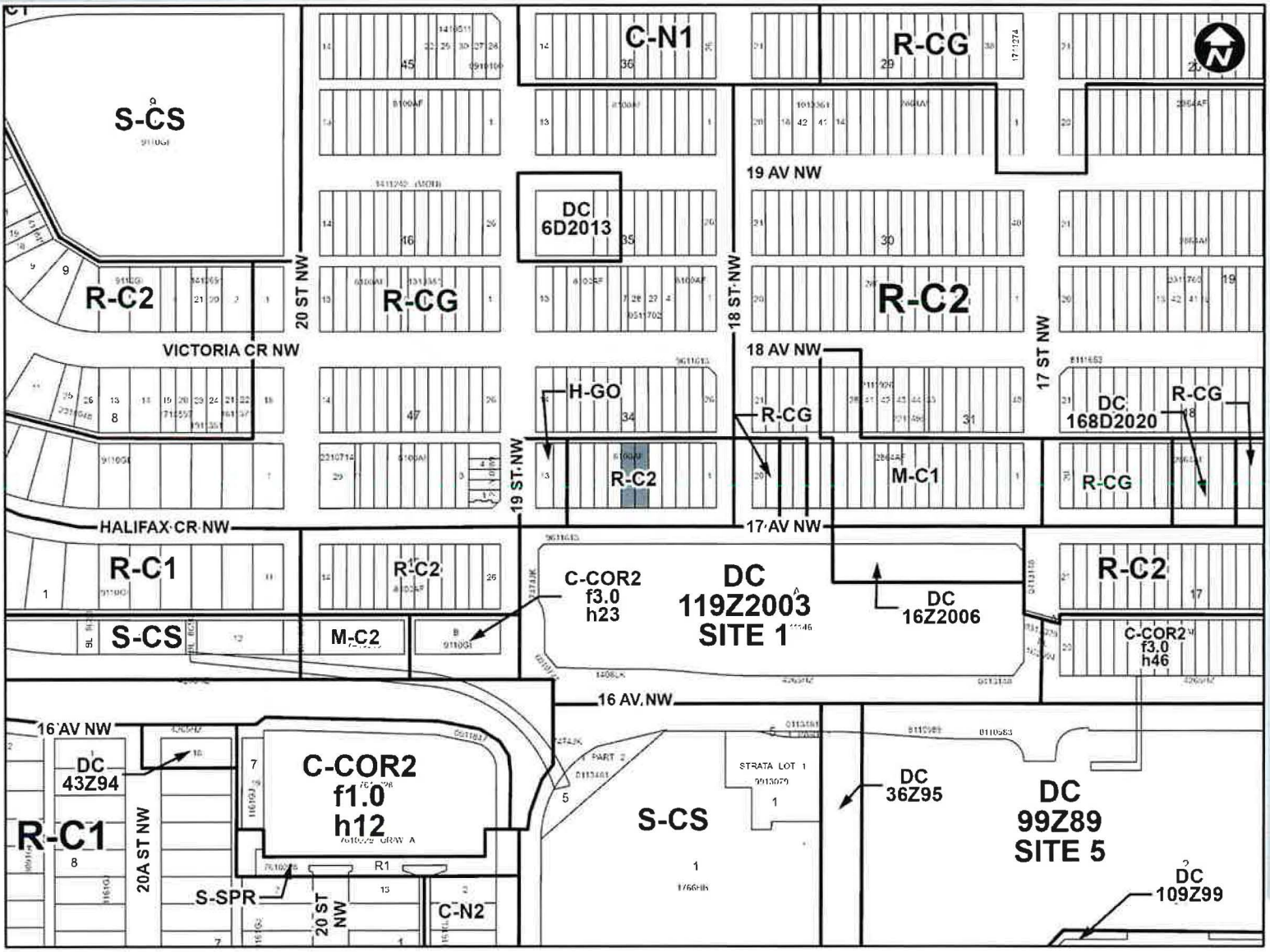
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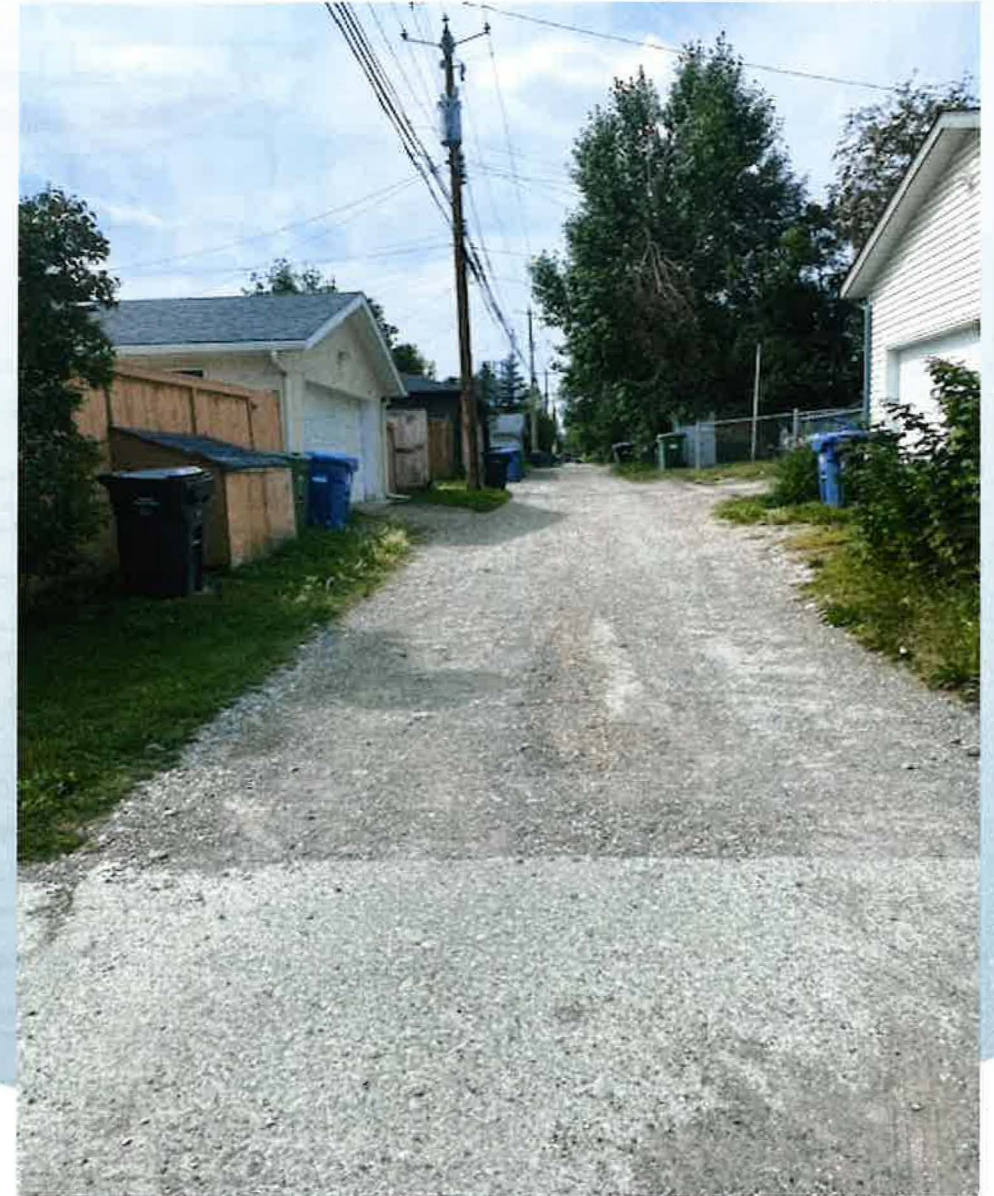
# Supplementary Slides



# Existing Land Use Map 10









Legend

-  LRT Station
-  LRT Line
-  Plan Area Boundary
-  Community Centre
-  Low Density Residential
-  Low Density Rowhouse
-  Medium Density Low-Rise
-  Medium Density Mid-Rise
-  Local Commercial
-  General Commercial
-  Park, Community Facility or School

