



Public Hearing of Council

Agenda Item: 7.2.7



LOC2024-0088 / CPC2024-0780

Policy and Land Use Amendment

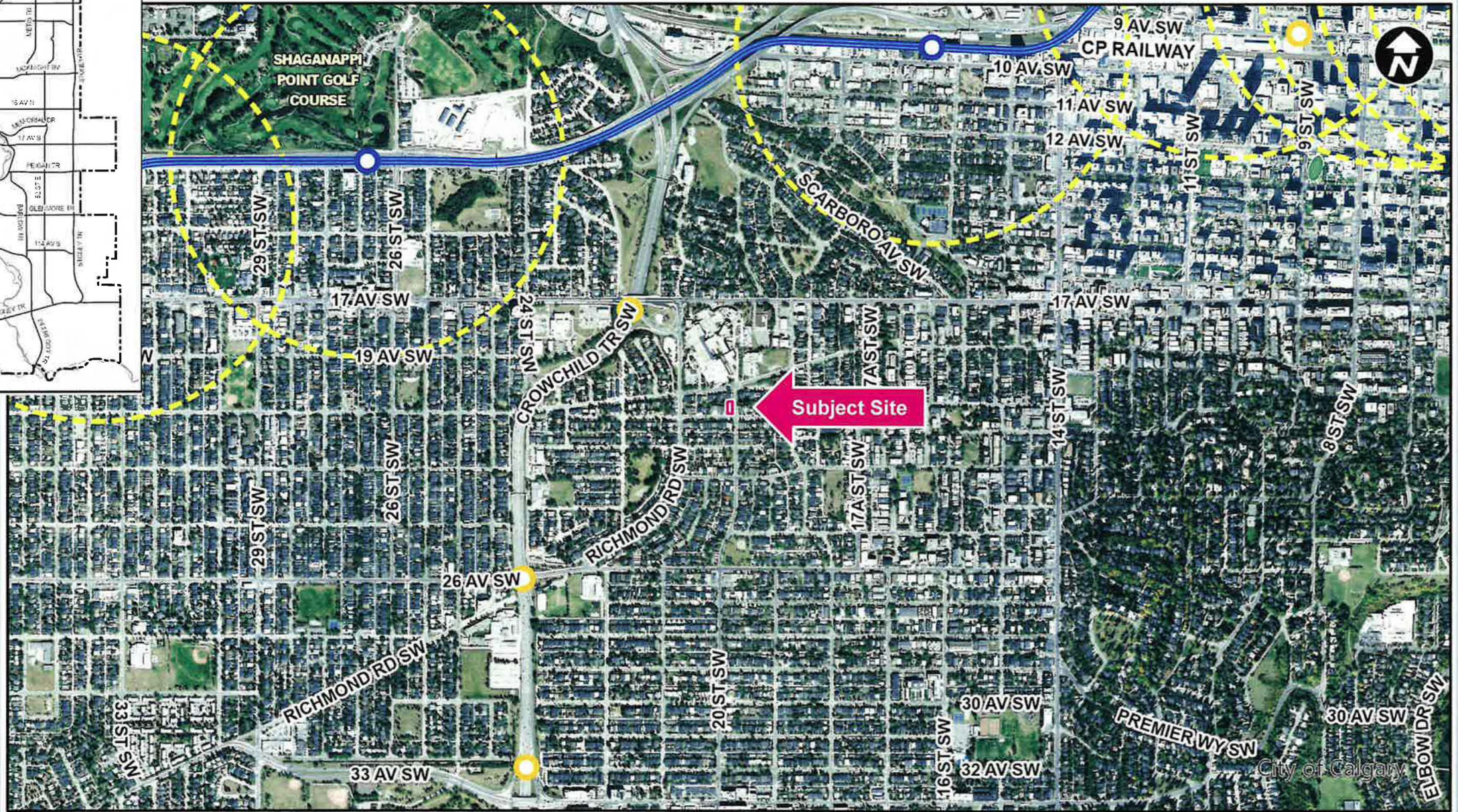
October 8, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2024
ITEM: 7.2.7 CPC2024-0780
Distrib - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

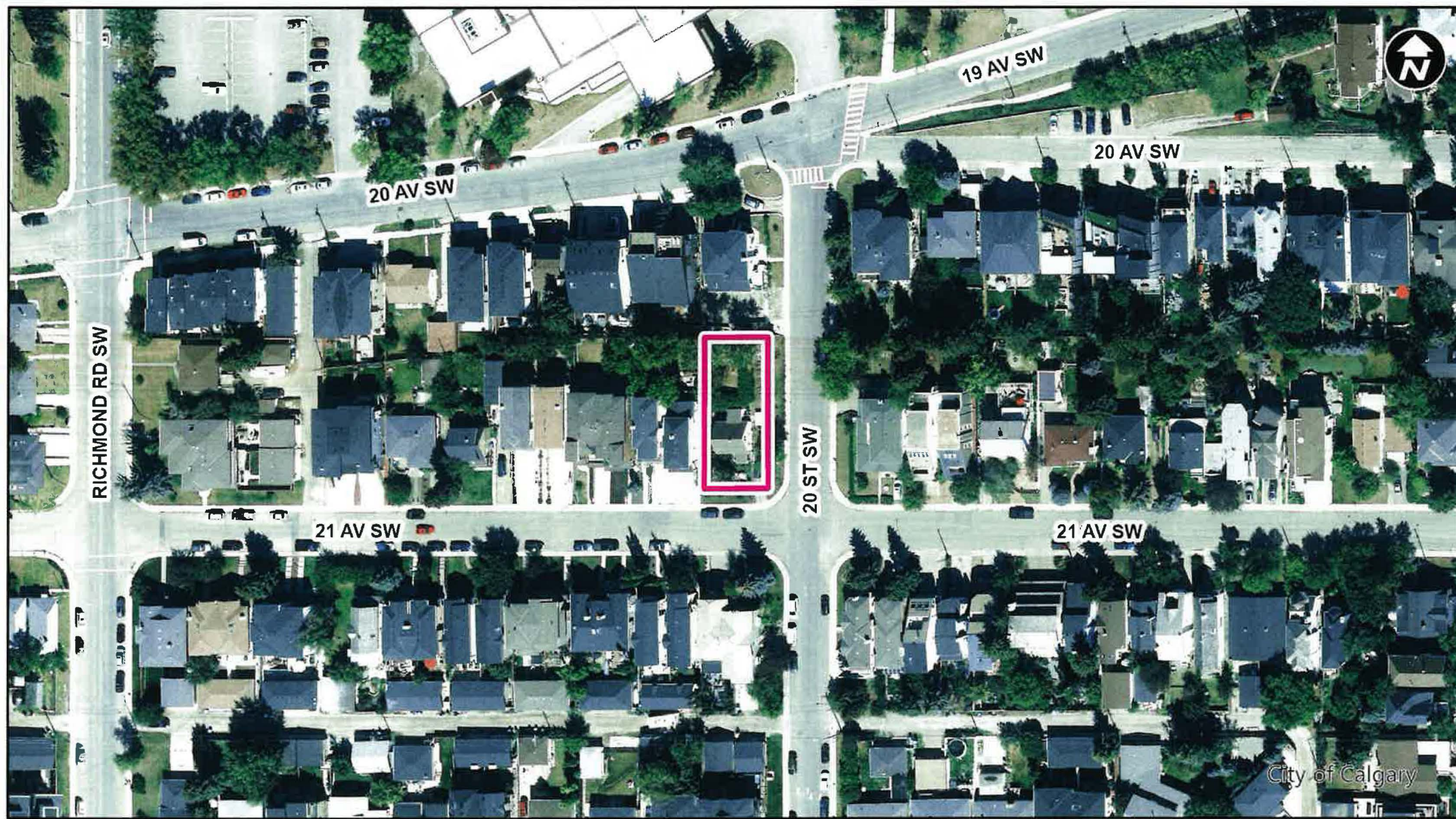
That Council:

1. Give three readings to **Proposed Bylaw 77P2024** for the amendment to the Richmond Area Redevelopment Plan; and
2. Give three readings to **Proposed Bylaw 257D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2102 – 21 Avenue SW (Plan 8997GC, Block 11, Lot 1) from Residential – Grade-Oriented Infill (R-CG) 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

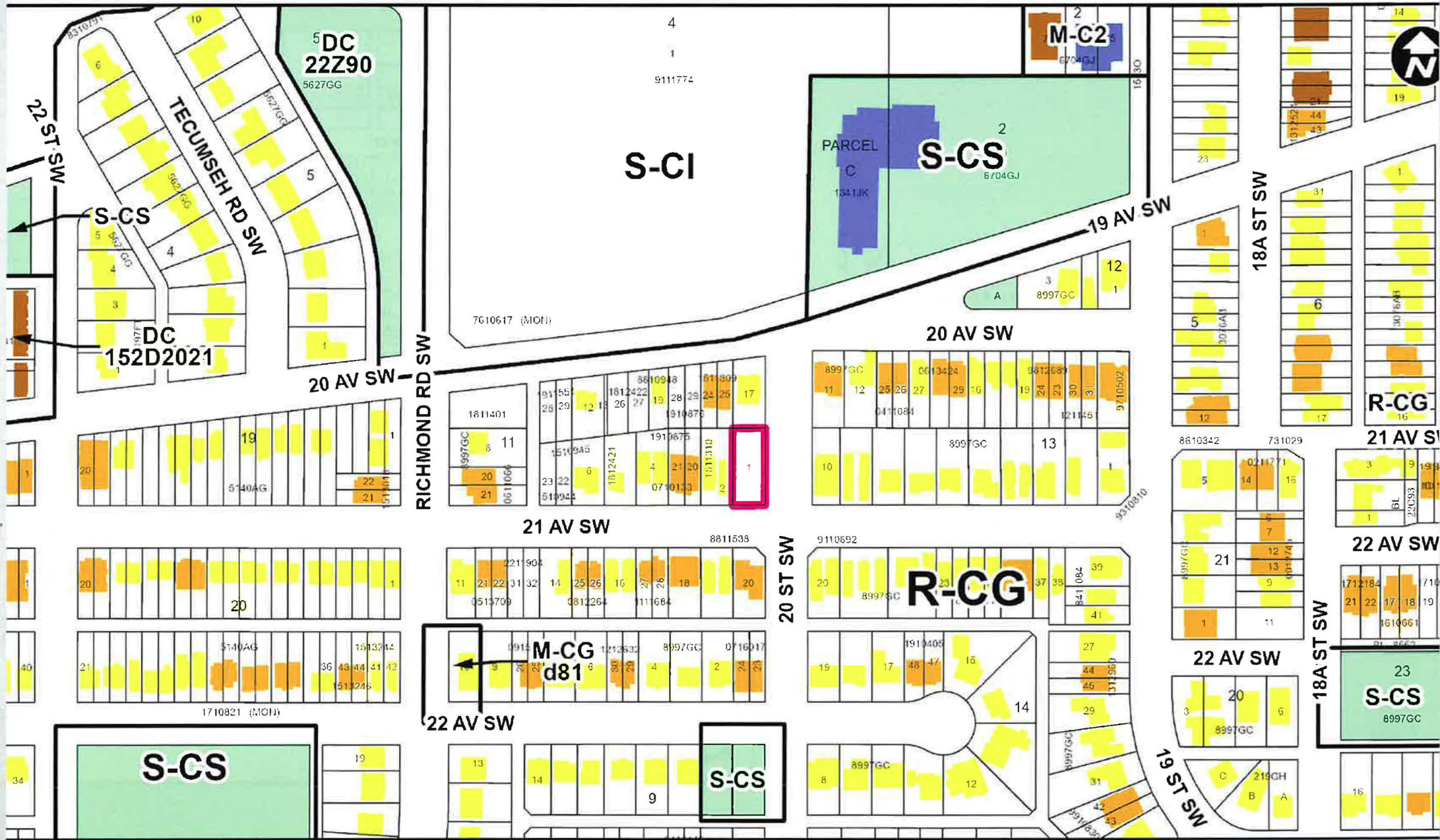


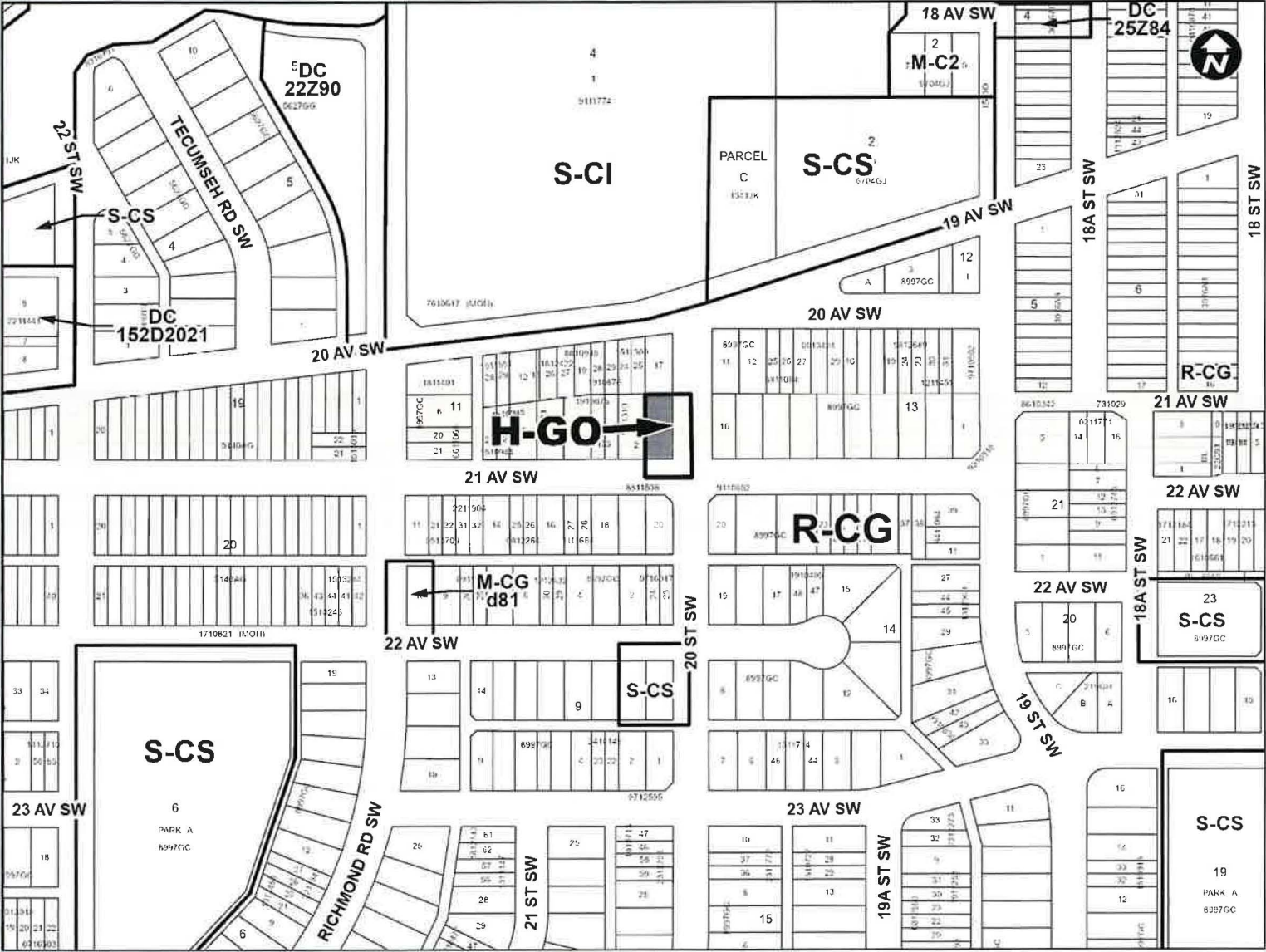
Parcel Size:
0.06 ha

City of Calgary

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

- Allows for grade-oriented housing in a variety of attached, stacked or clustered forms
- maximum building height of 12.0 metres
- maximum floor area ratio (FAR) of 1.5

Legend

- Conservation/ Infill
- Institutional
- Low Density Residential
- Medium Density Residential
- Open Space



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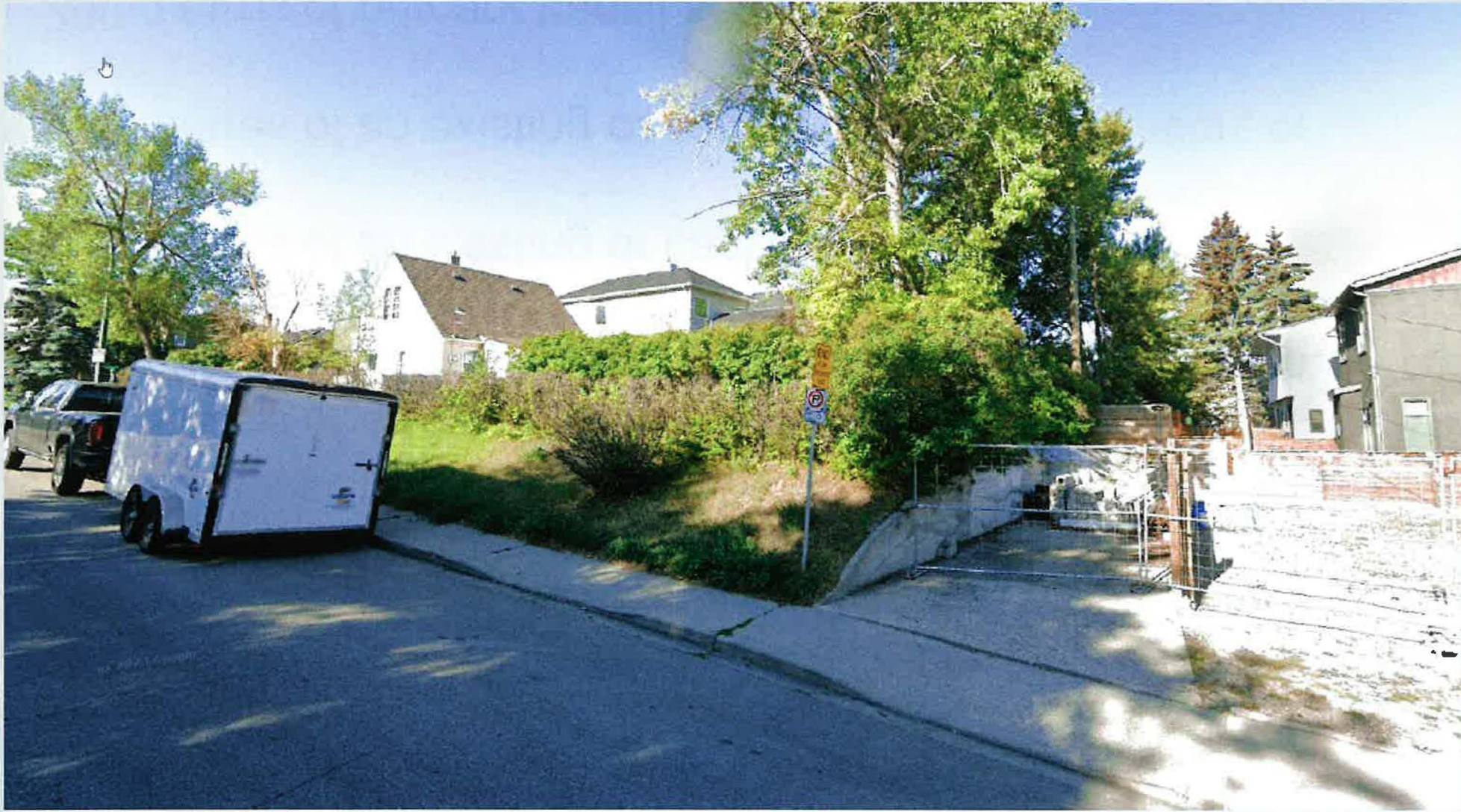
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Supplementary Slides



View from 21 Avenue SW



View from 20 Street SE

Should only be designated on parcels located within:

- the Centre City or Inner-City areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and 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;
 - b) 600 metres of an existing or capital-funded LRT platform;
 - c) 400 metres of an existing or capital-funded BRT station; or
 - d) 200 metres of primary transit service.