



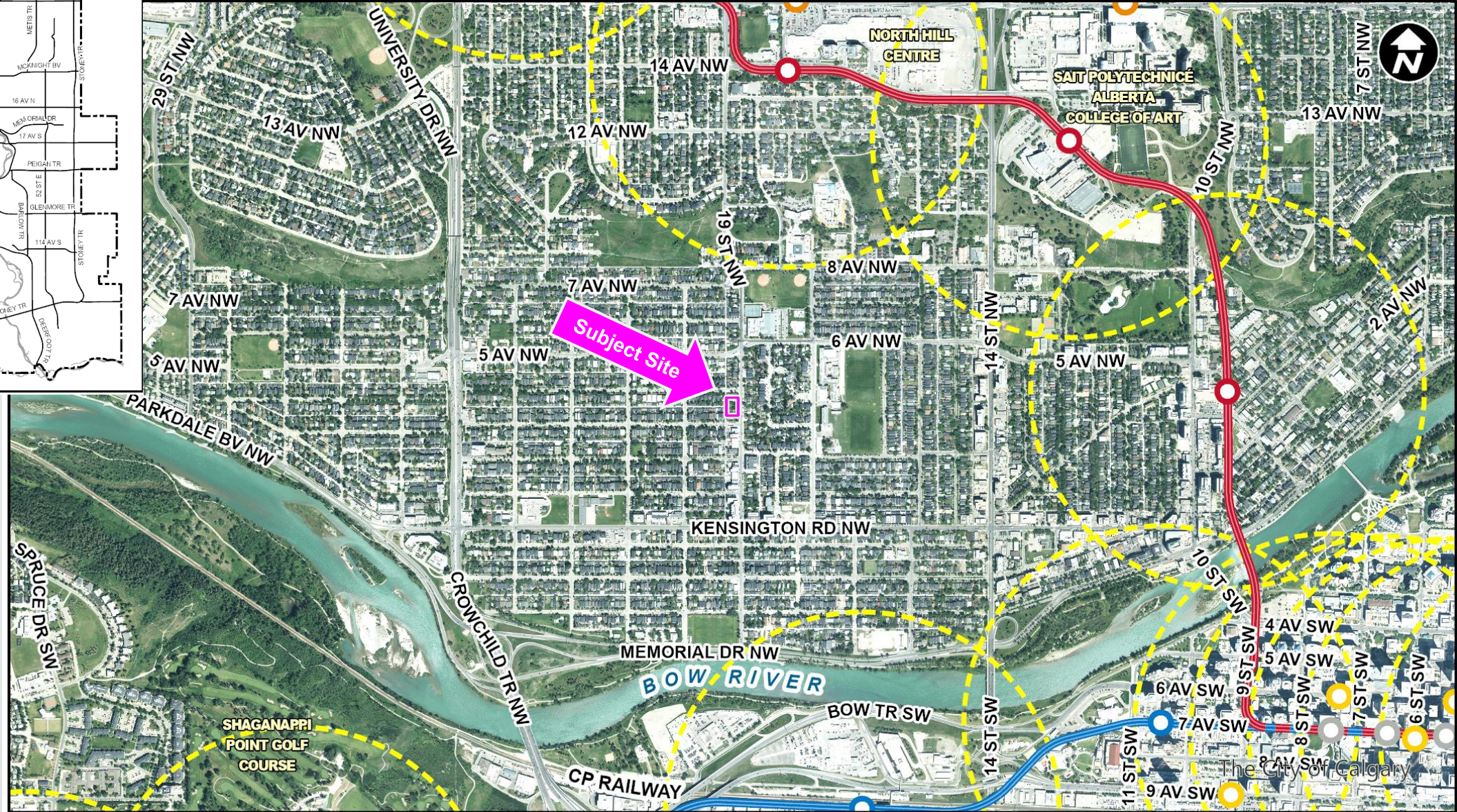
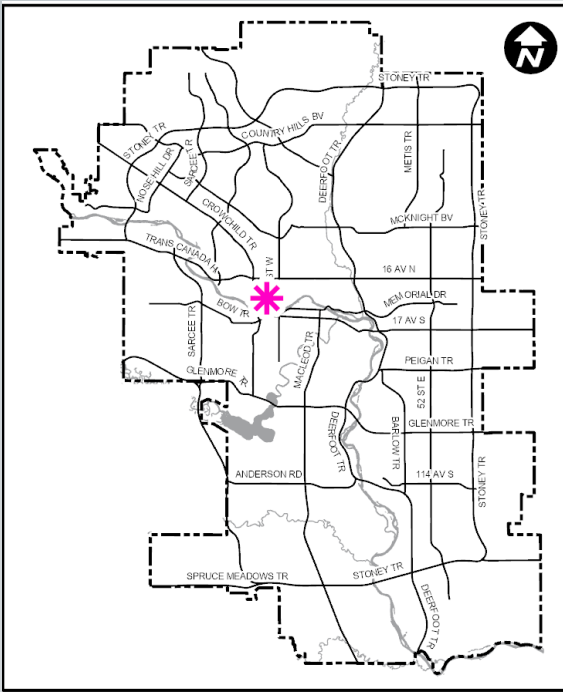
LOC2023-0244 / CPC2024-0621 Land Use Amendment

December 3, 2024

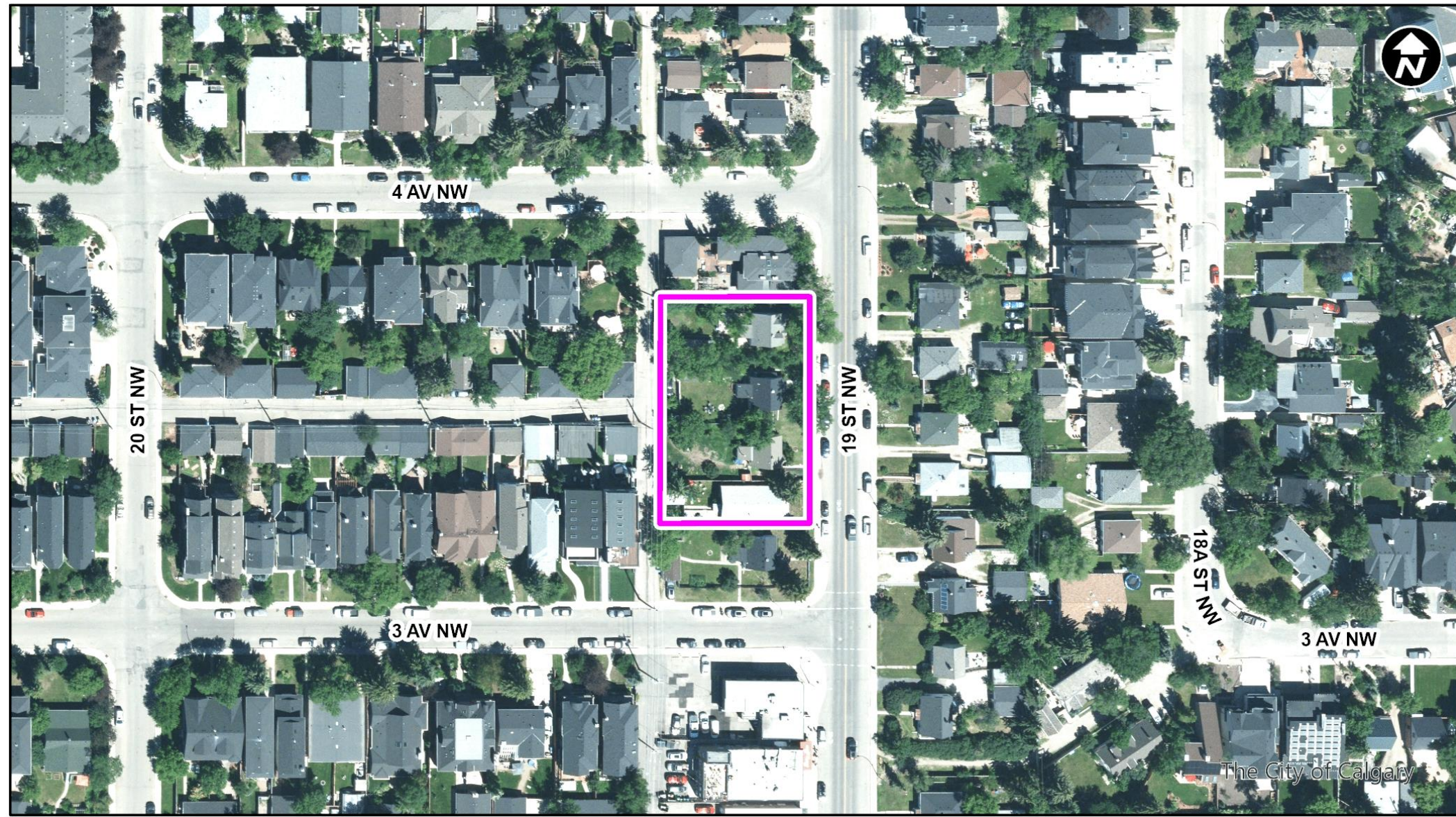
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 223D2024** for the redesignation of 0.20 hectares \pm (0.49 acres \pm) located at 405, 407, 411 and 415 – 19 Street NW (Plan 2554AC, Block 21, Lots 8, 9 and 10; Plan 8942GB, Block 21, Lots 2, 3 and 4) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.



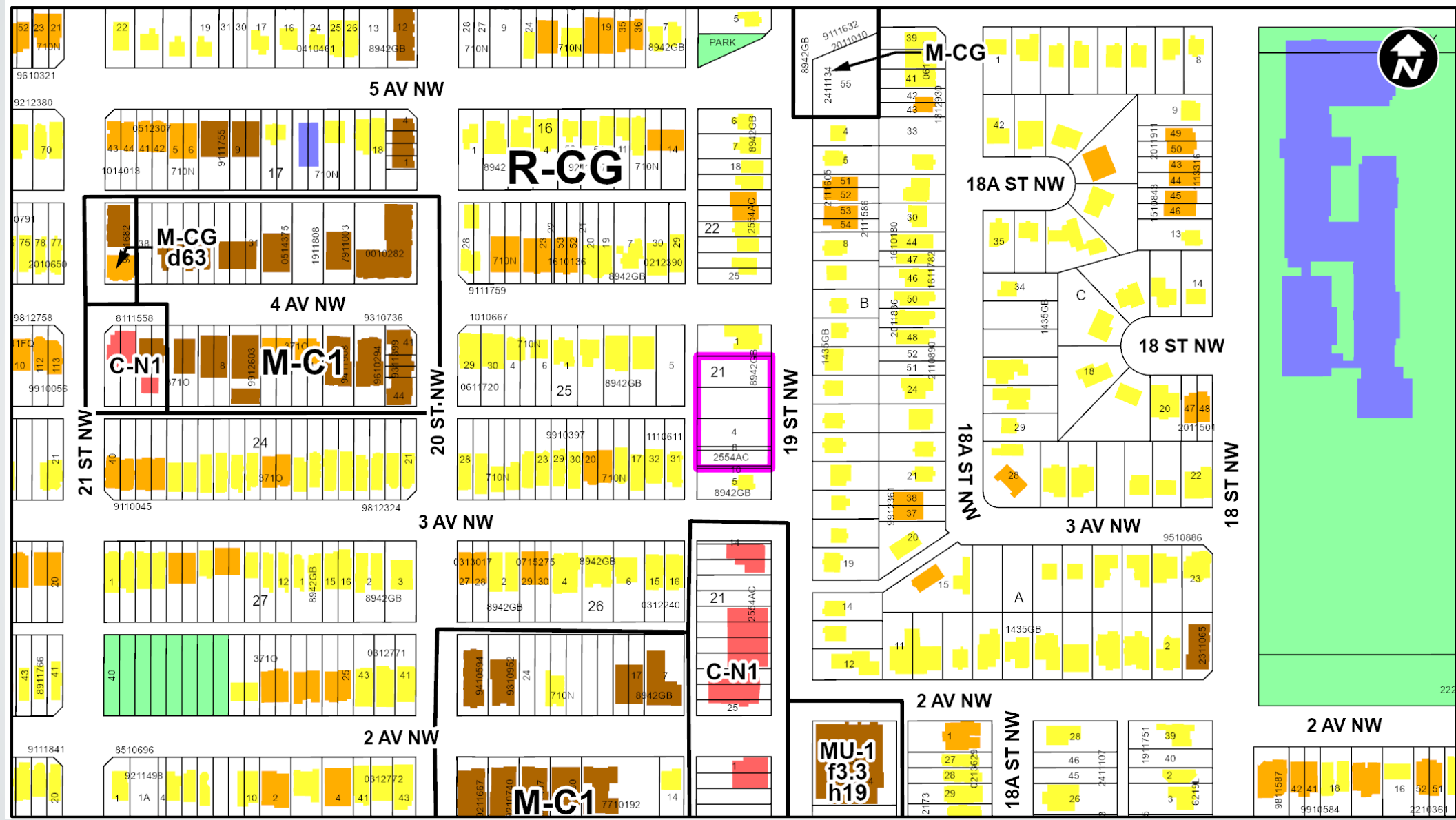
- LEGEND**
- ⬭ 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

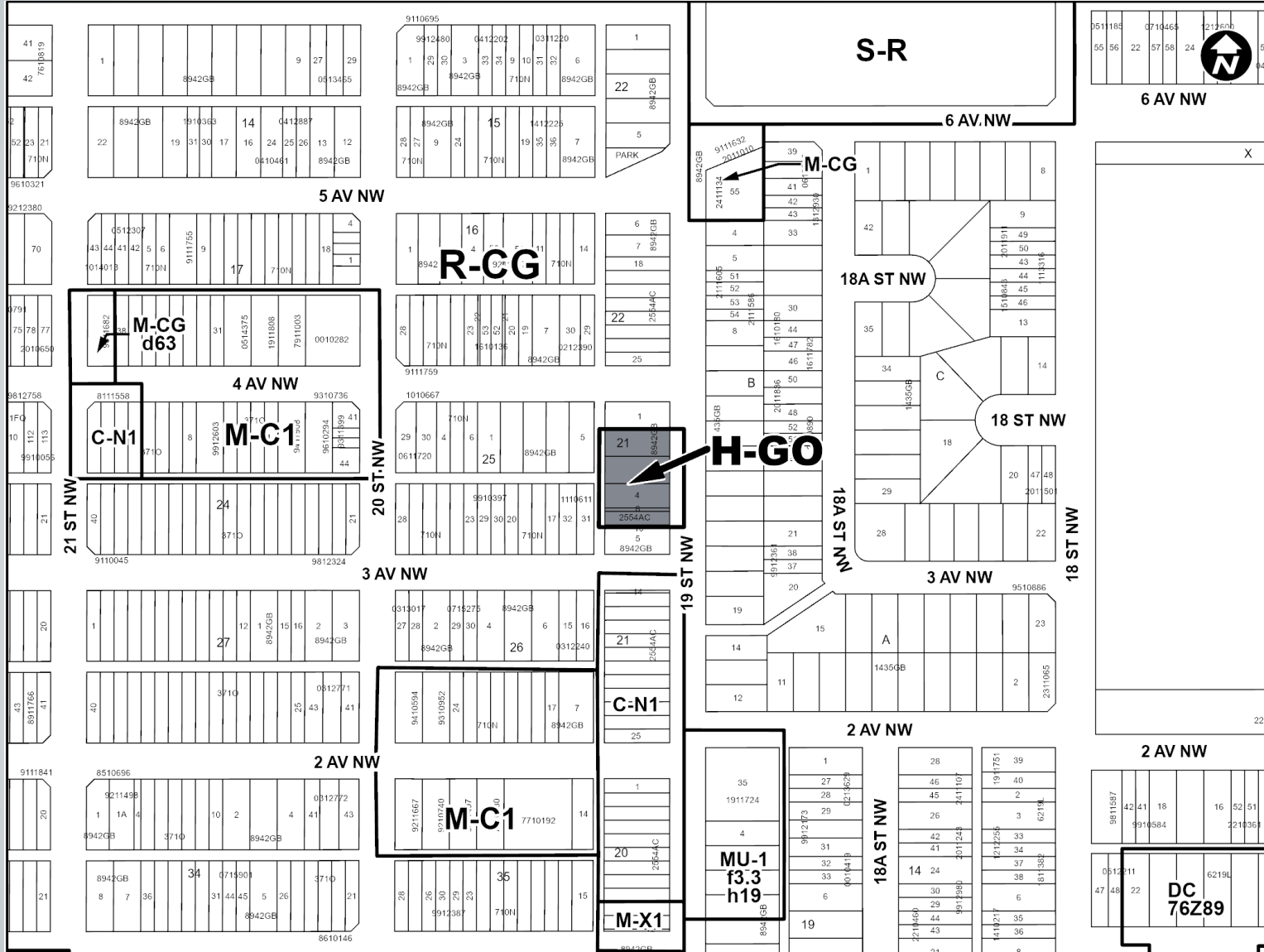


Parcel Size:

0.20 ha
36m x 55m

- 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





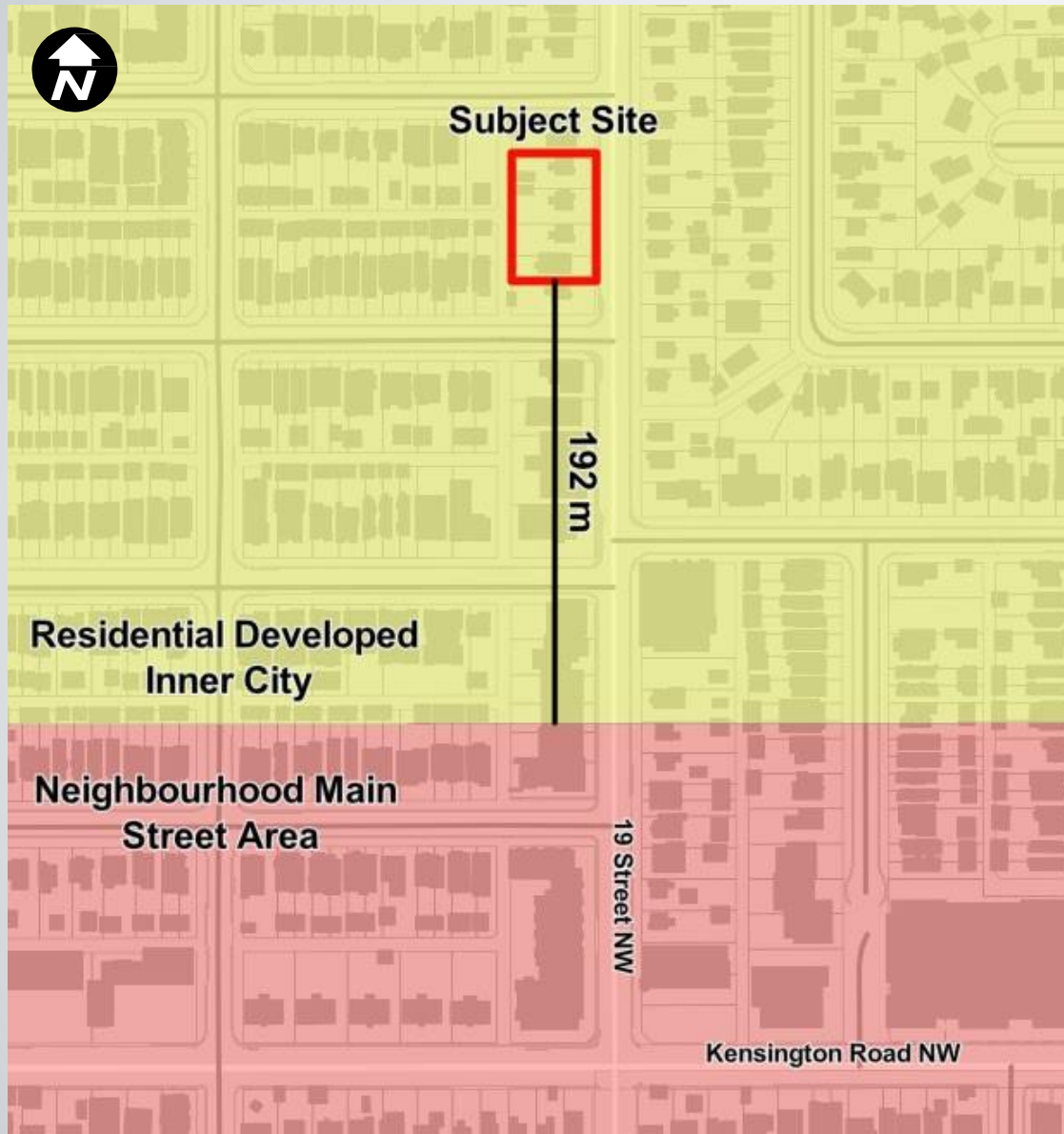
Proposed Housing – Grade Oriented (H-GO) District:

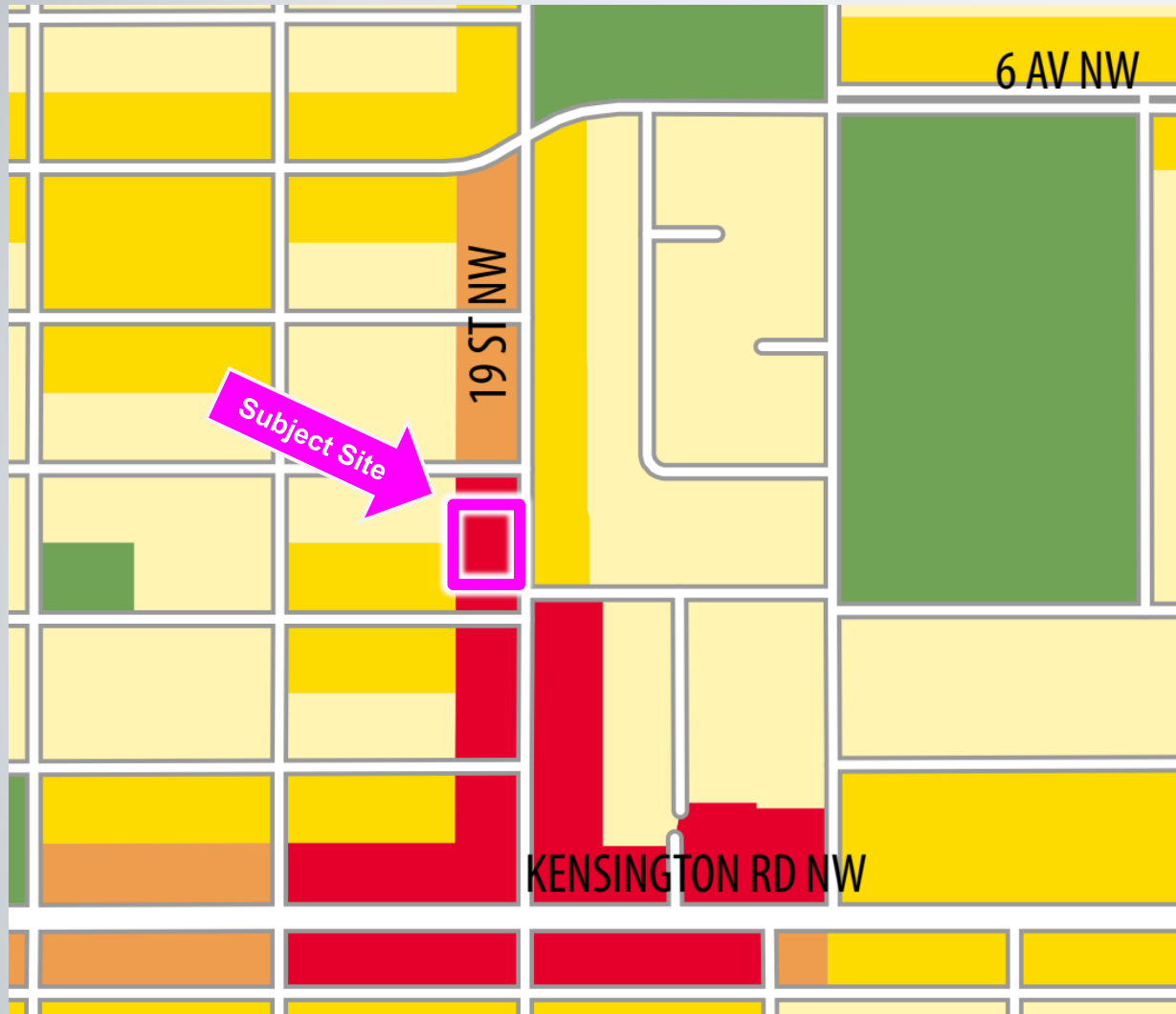
- allows for grade-oriented housing in a variety of attached, stacked or clustered forms;
- maximum height of 12.0 metres
- maximum floor area ratio (FAR) of 1.5
- development permit (DP2024-03857) under review for 17 dwelling units, 15 secondary suites in 4 buildings.



H-GO Location Criteria:

In areas with no approved Local Area Plan:

- Identified as Centre City or **Inner City** in the Municipal Development Plan (MDP); and
- **Within 200 metres of a Main Street or Activity Centre** identified on the Urban Structure Map of the MDP; **or**
- 600 metres of an existing or capital-funded LRT platform; **or**
- 400 metres of an existing or capital-funded BRT station; **or**
- 200 metres of primary transit service





	Neighbourhood Commercial		Neighbourhood Connector
	Neighbourhood Flex		Neighbourhood Local

	Low - Modified (up to 4 Storeys)		Low (up to 6 Storeys)
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Supplementary Slides









