



# Public Hearing of Council

Agenda Item: 7.2.4



## LOC2024-0057 / CPC2024-0981 Land Use Amendment

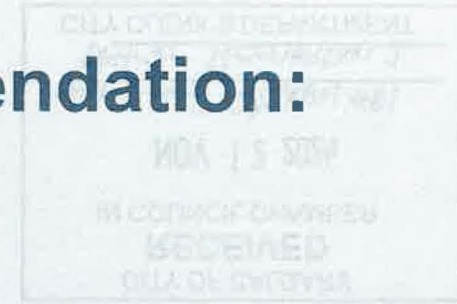
November 12, 2024

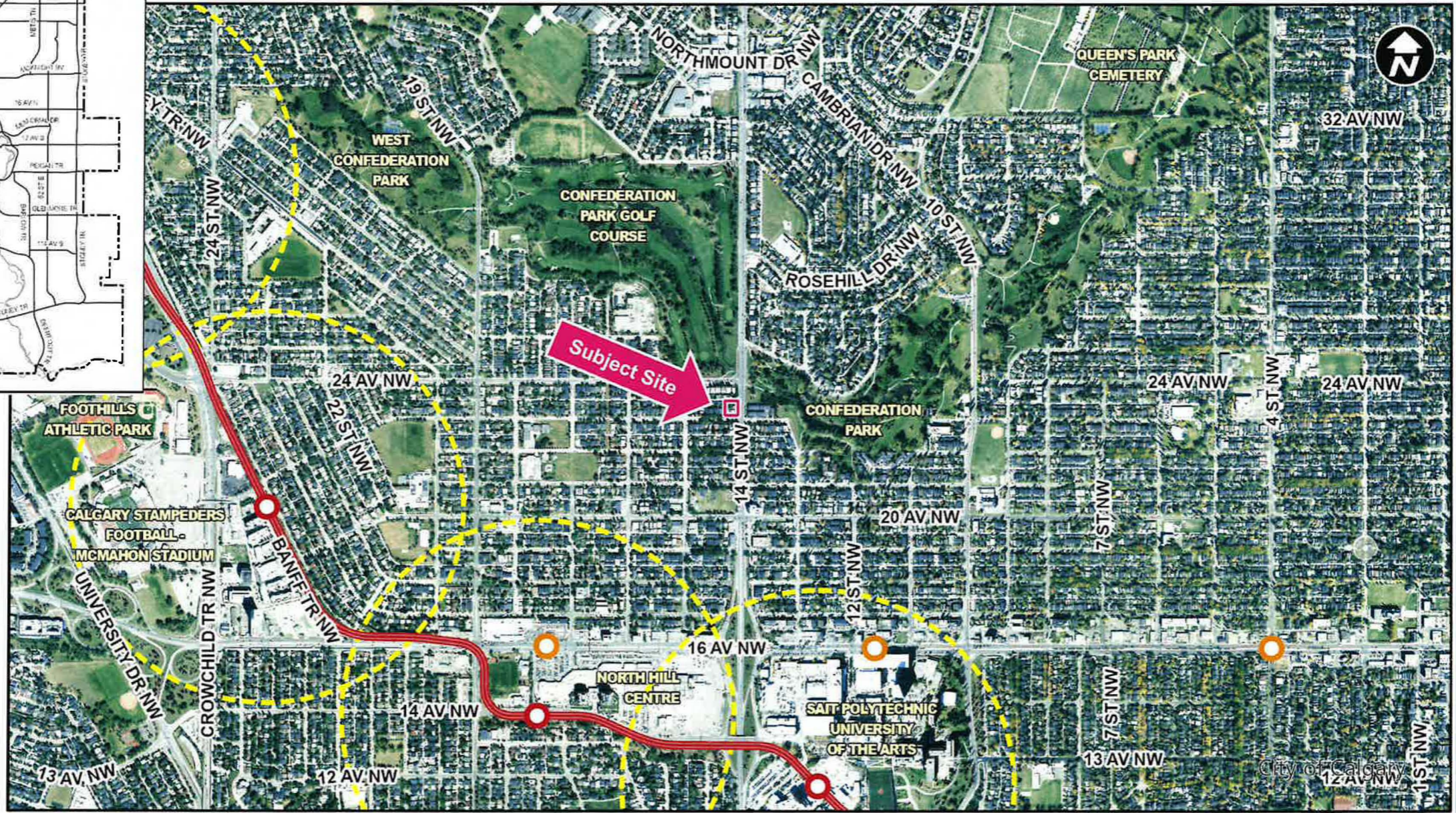
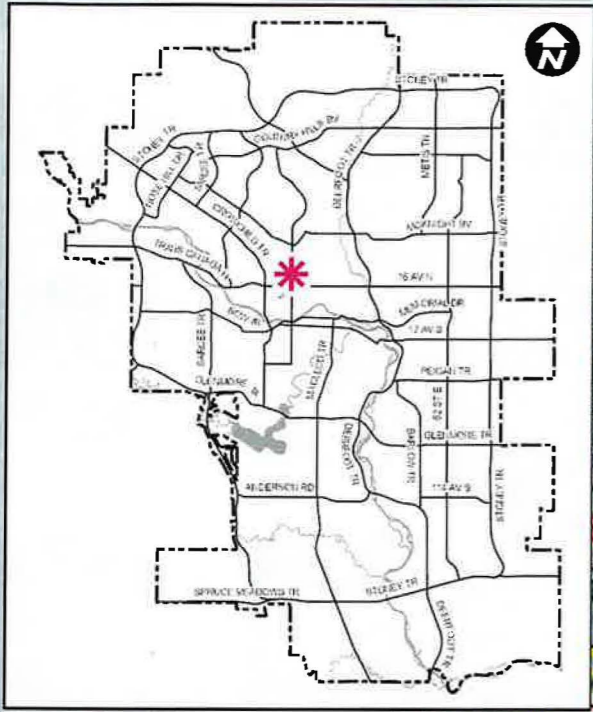
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
NOV 12 2024  
ITEM: 7.2.4 CPC2024-0981  
Distrib - Presentation 1  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

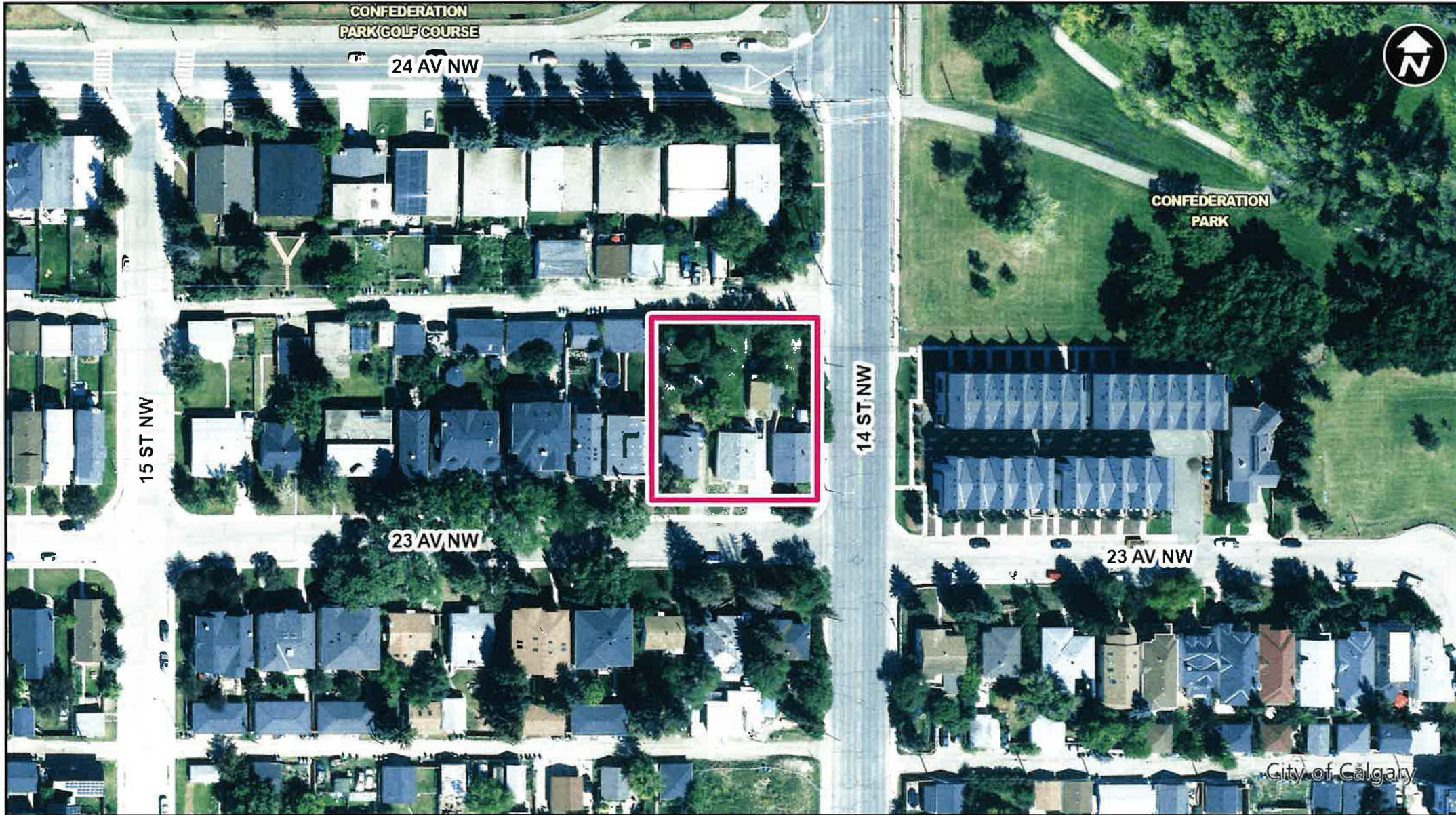
That Council:

Give three readings to **Proposed Bylaw 269D2024** for the redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 1504, 1506 and 1510 – 23 Avenue NW (Plan 8394FW, Block 8, Lots 32 to 34) from Residential – Grade-Oriented Infill (R-CG) District to Housing – Grade Oriented (H-GO) District.





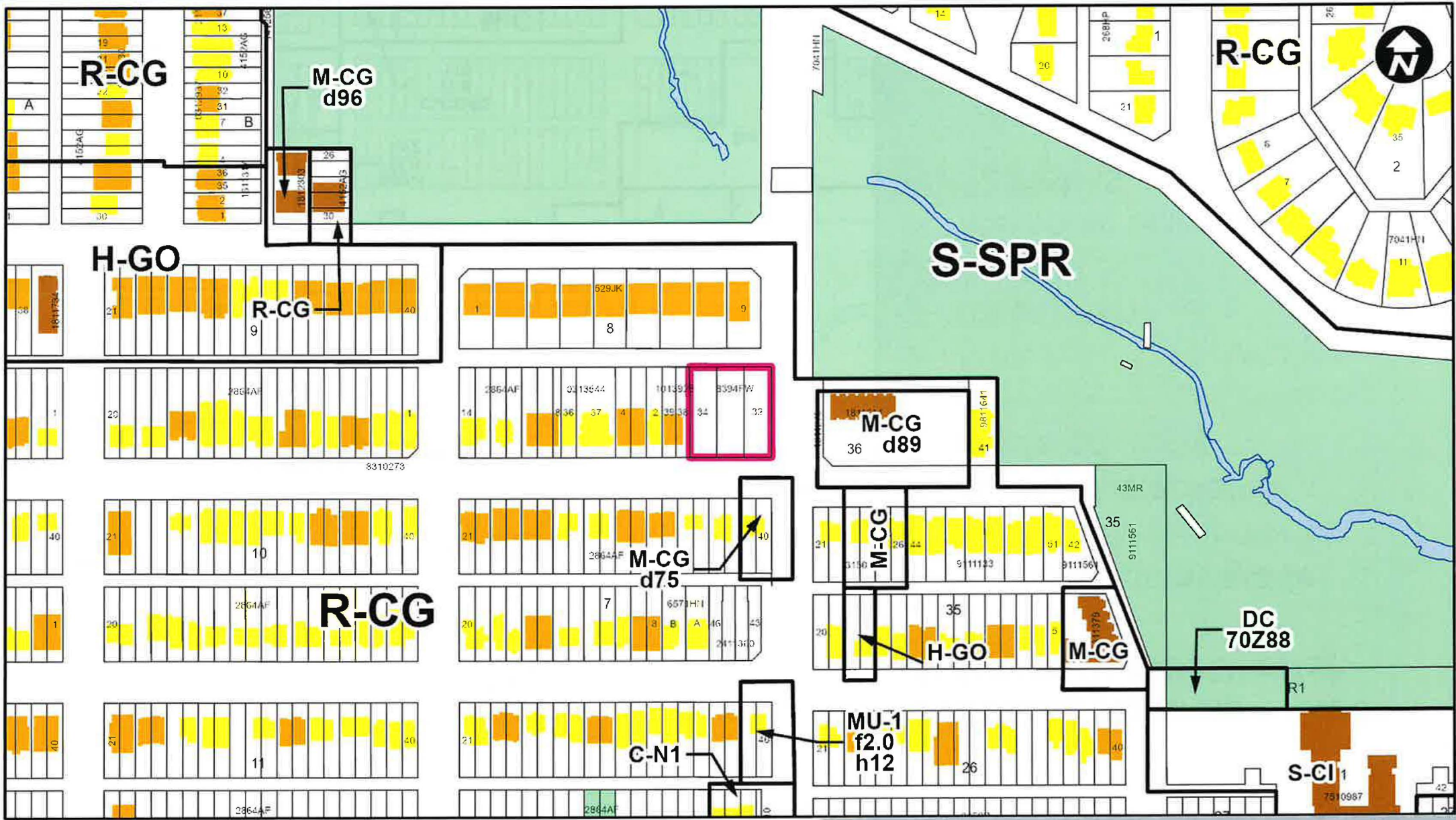
- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)  - LRT Line**
    - Blue
    - Blue/Red
    - Red  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow

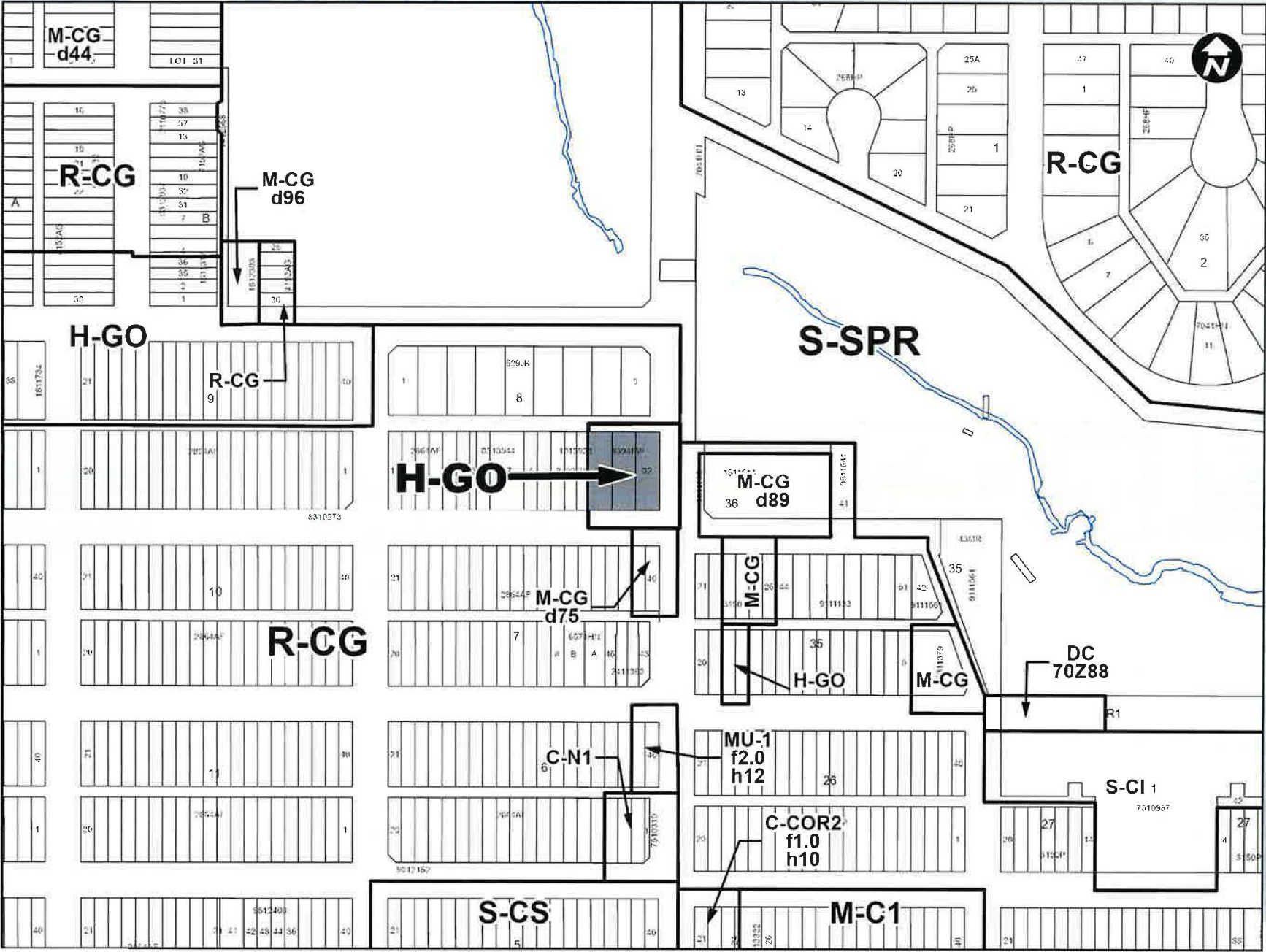


Parcel Size:

0.18 ha  
40m x 44m

- 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:**

- Accommodates grade-oriented development in attached, stacked or clustered forms
- Maximum 1.5 floor area ratio (FAR)
- Maximum building height of 12 metres

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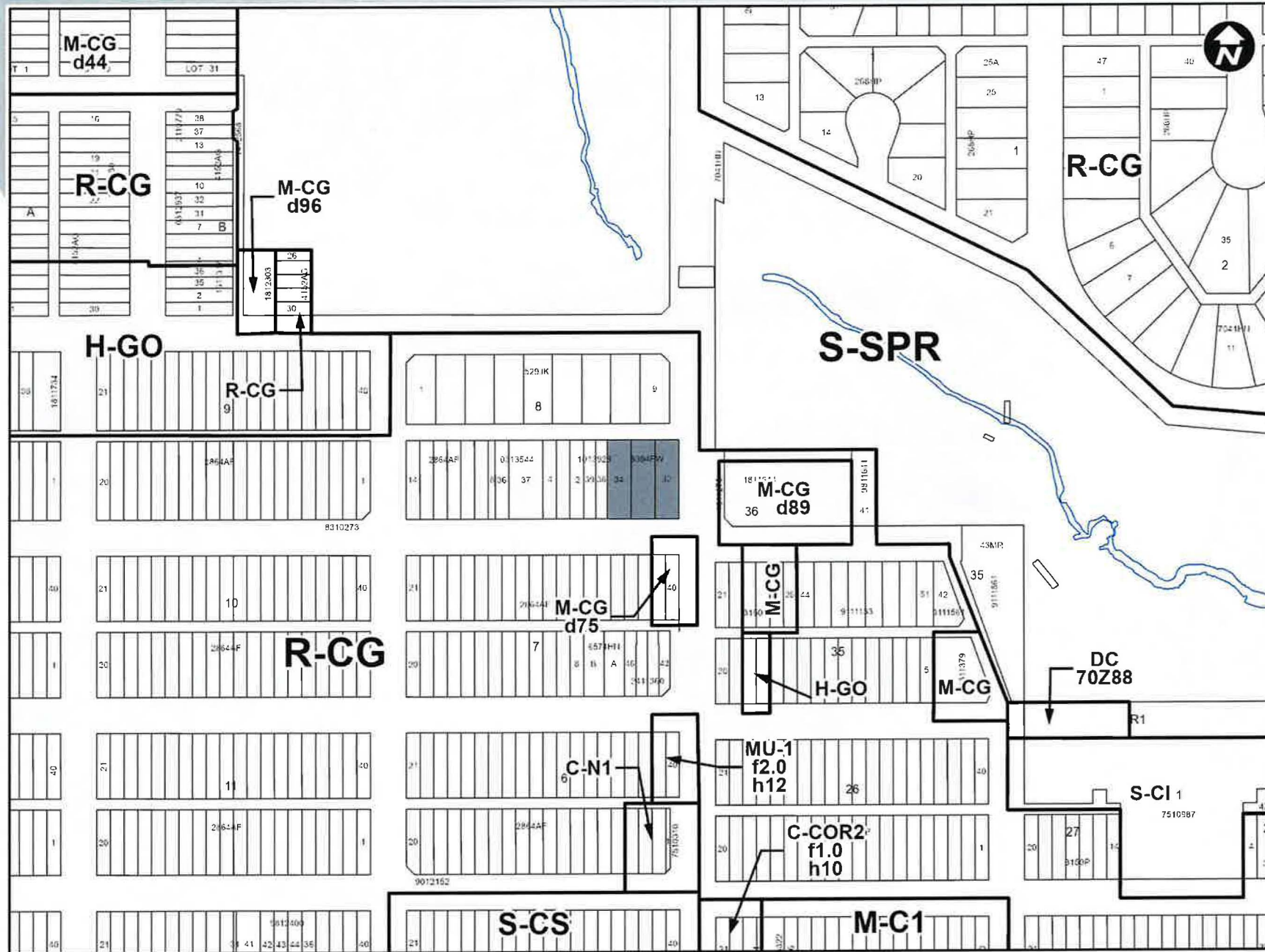
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# Supplementary Slides

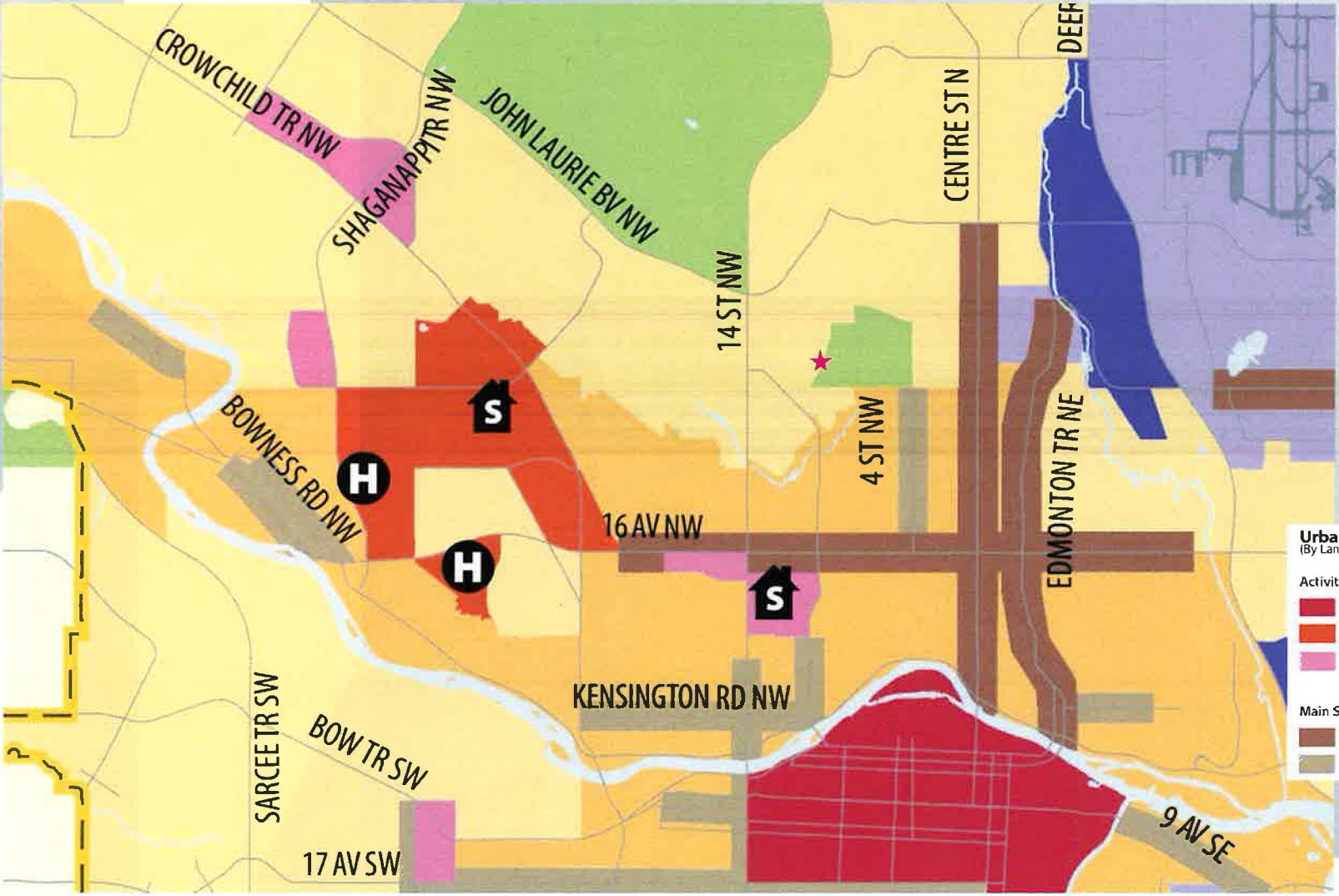


# Existing Land Use Map









**Urban Structure**  
(By Land Use Typology)

<p><b>Activity Centres</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c00000; border: 1px solid black; margin-right: 5px;"></span> Greater Downtown</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff4500; border: 1px solid black; margin-right: 5px;"></span> Major Activity Centre</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff69b4; border: 1px solid black; margin-right: 5px;"></span> Community Activity Centre</li> </ul> <p><b>Main Streets</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #8b4513; border: 1px solid black; margin-right: 5px;"></span> Urban Main Street</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a08080; border: 1px solid black; margin-right: 5px;"></span> Neighbourhood Main Street</li> </ul>	<p><b>Developed Residential</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> Inner City</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid black; margin-right: 5px;"></span> Established</li> </ul> <p><b>Developing Residential</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> Planned Greenfield with Area Structure Plan (ASP)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccffcc; border: 1px solid black; margin-right: 5px;"></span> Future Greenfield</li> </ul>	<p><b>Industrial</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #0000ff; border: 1px solid black; margin-right: 5px;"></span> Industrial - Employee Intensive</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ccccff; border: 1px solid black; margin-right: 5px;"></span> Standard Industrial</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> Major Public Open Space</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0c0c0; border: 1px solid black; margin-right: 5px;"></span> Public Utility</li> <li><span style="display: inline-block; width: 15px; border-bottom: 2px dashed black; margin-right: 5px;"></span> Balanced Growth Boundary</li> </ul>
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