



# Public Hearing of Council

## Agenda Item: 7.1.1



# LOC2023-0244 / CPC2024-0621

## Land Use Amendment

December 3, 2024

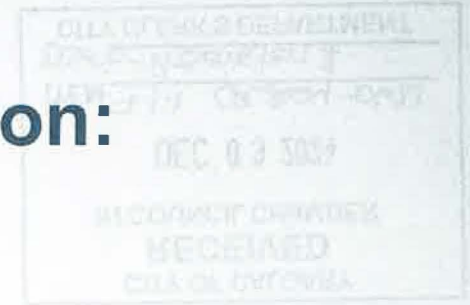
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
DEC 03 2024  
ITEM: 7.1.1 CPC2024-0621  
Distrib Presentation 1  
CITY CLERK'S DEPARTMENT



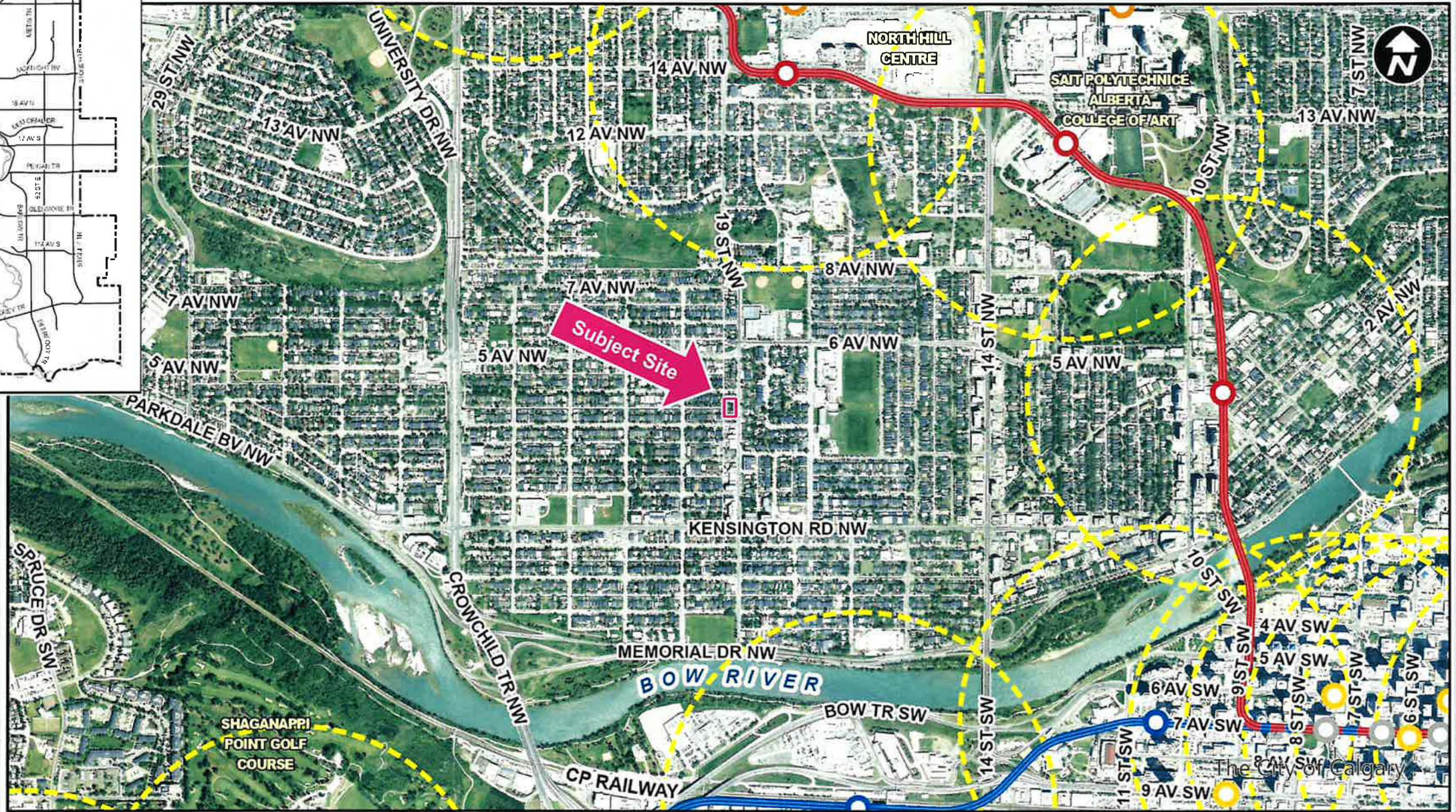
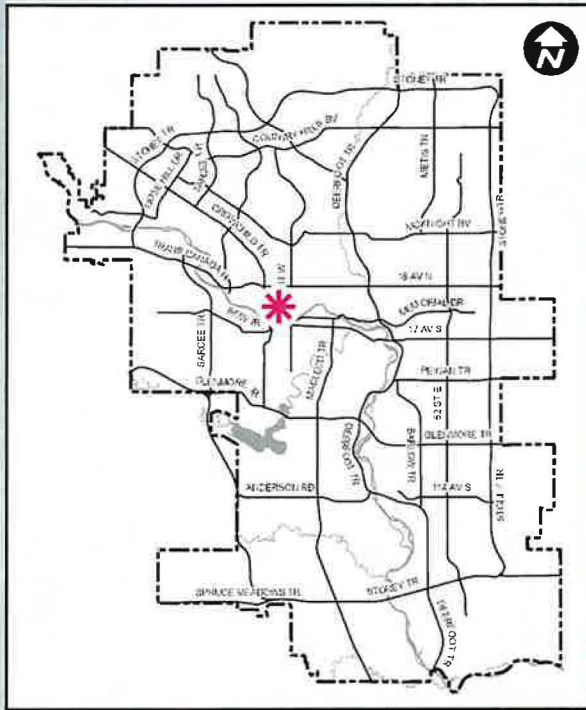
## Calgary Planning Commission's Recommendation:

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.



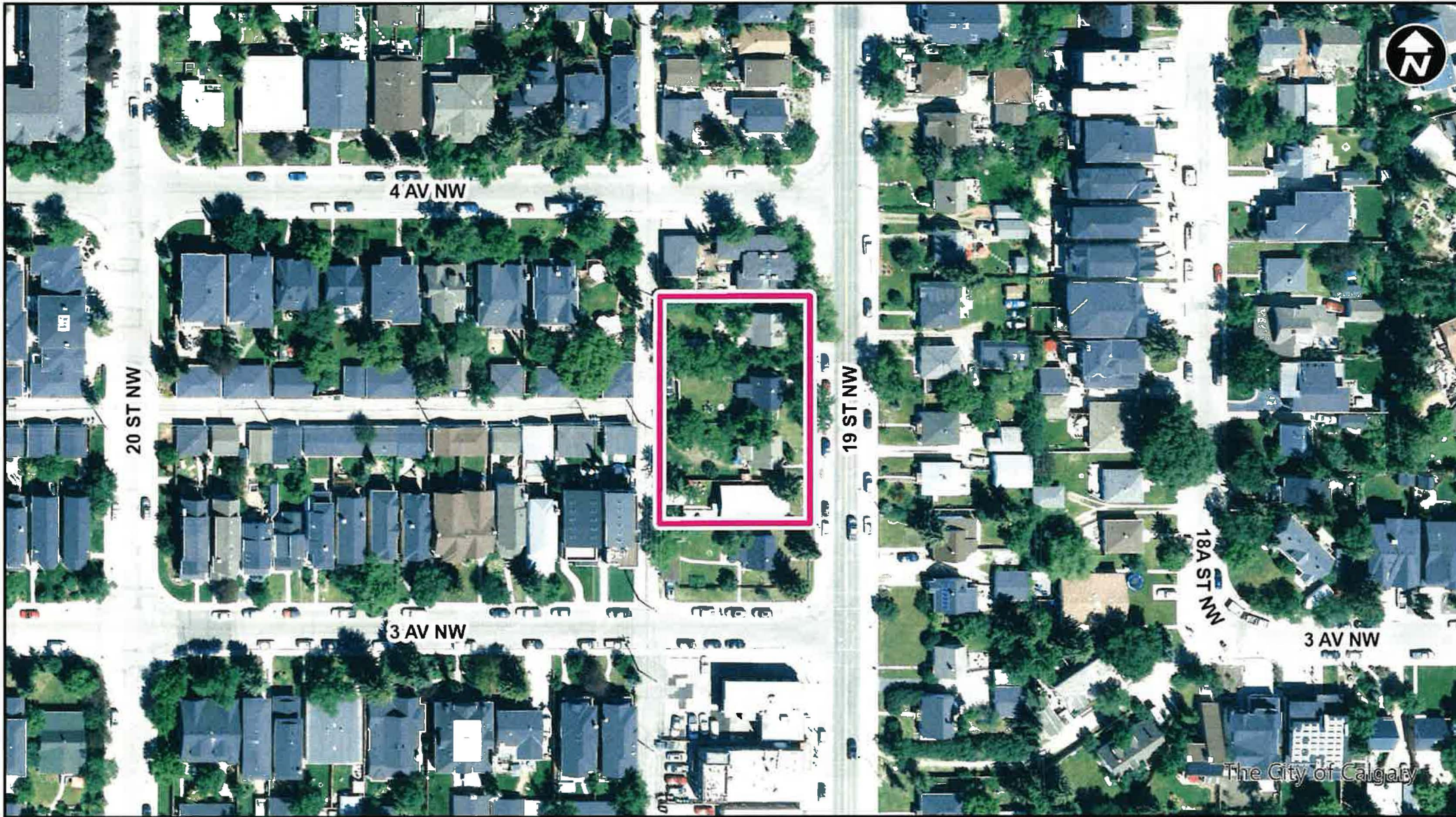




**LEGEND**

- 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



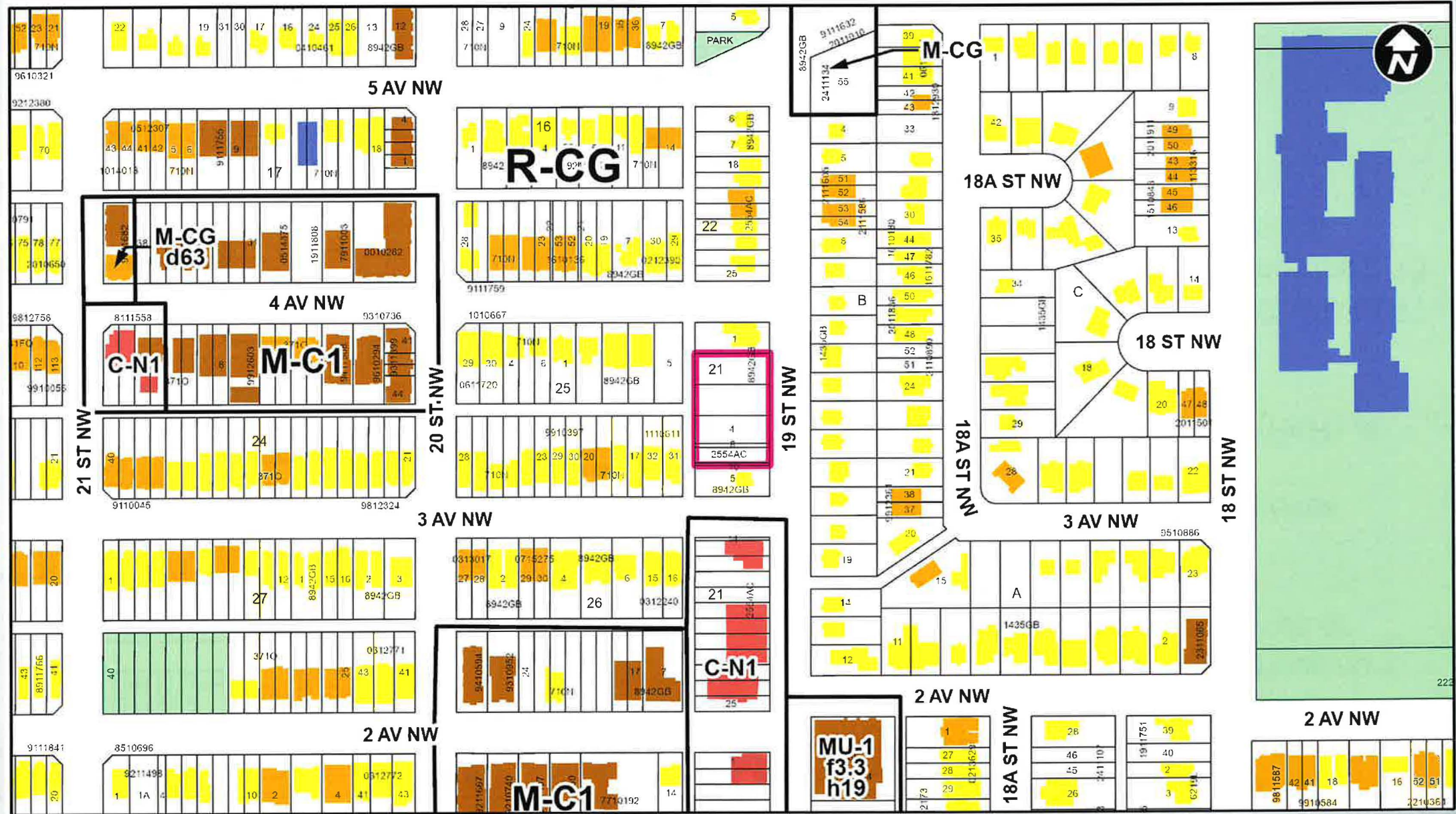


Parcel Size:

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



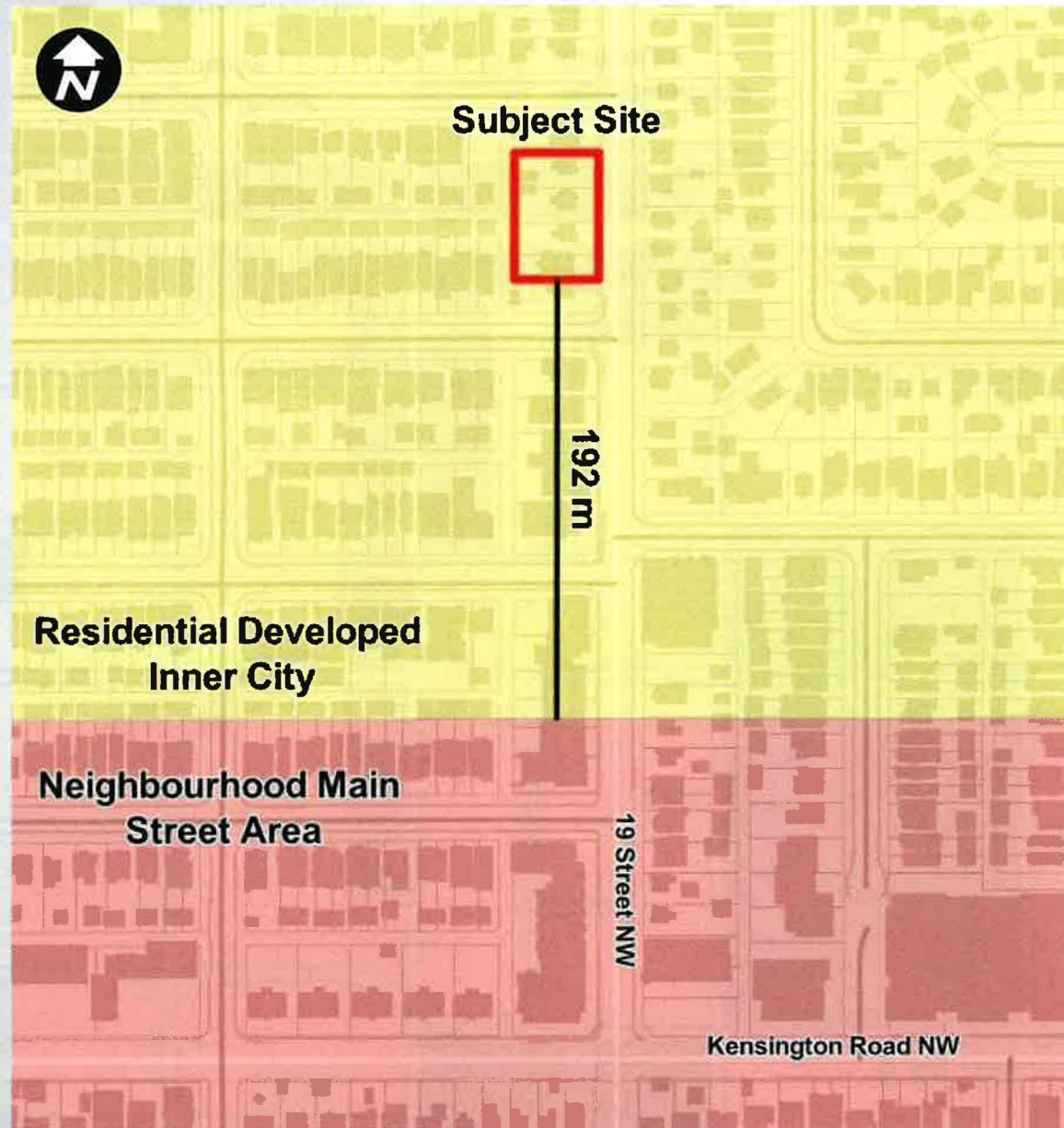




## Proposed Housing – Grade Oriented (H-GO) District:

- 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.





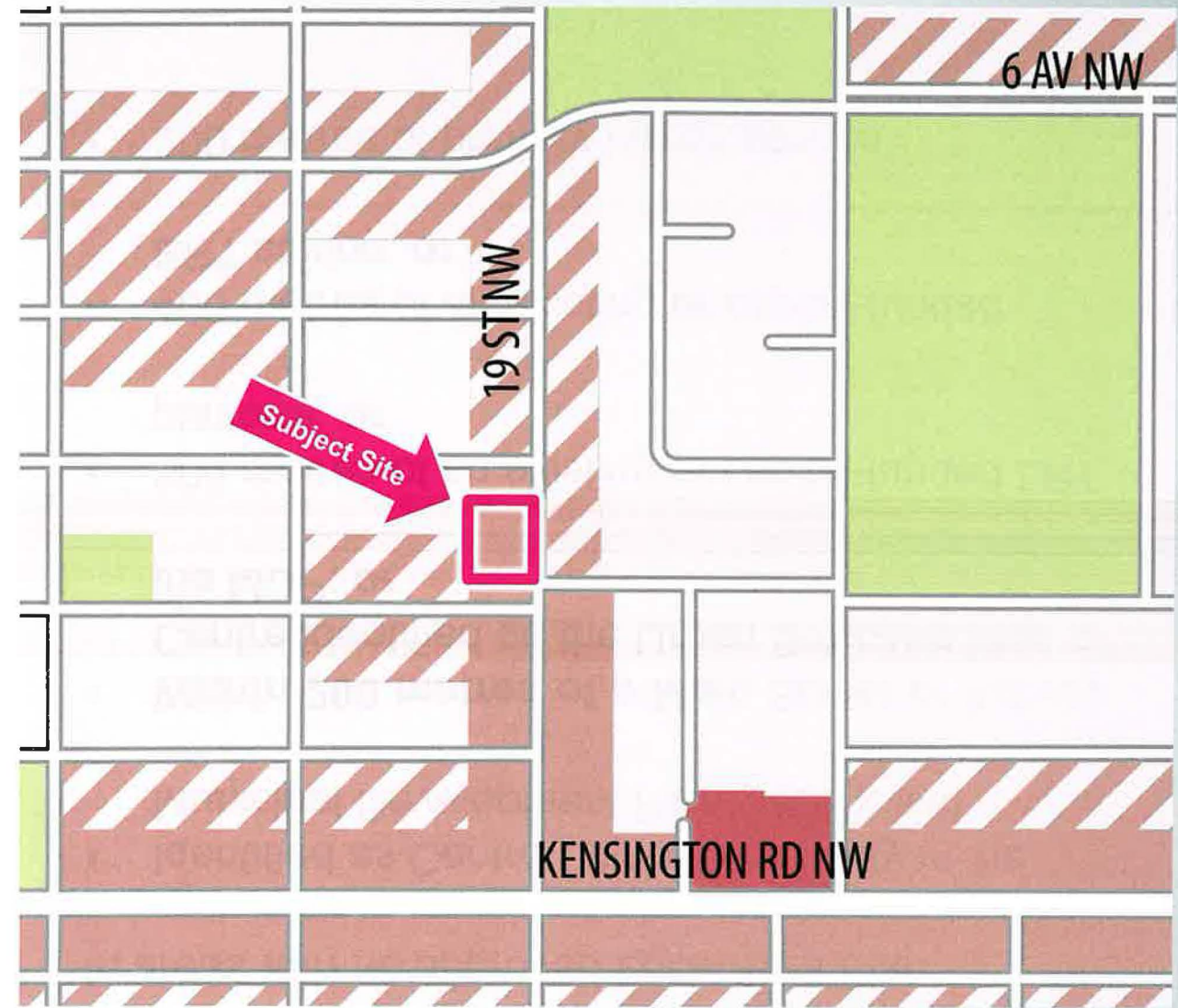
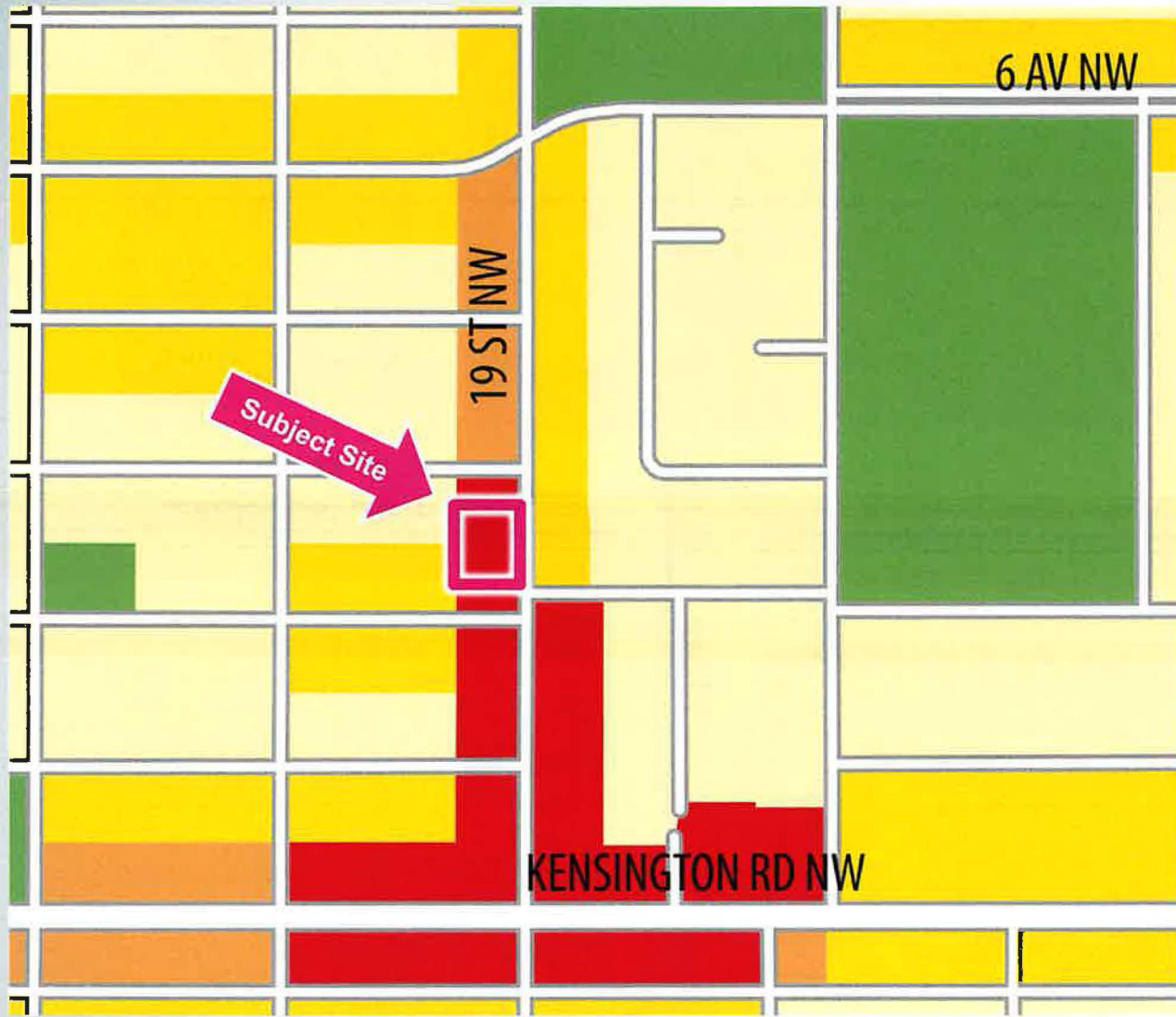
## H-GO Location Criteria:

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



# Alignment with DRAFT Local Area Plan



- 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



















