



Public Hearing of Council

Agenda Item: 7.2.14



LOC2025-0056 / CPC2025-0675

Land Use Amendment

September 9, 2025

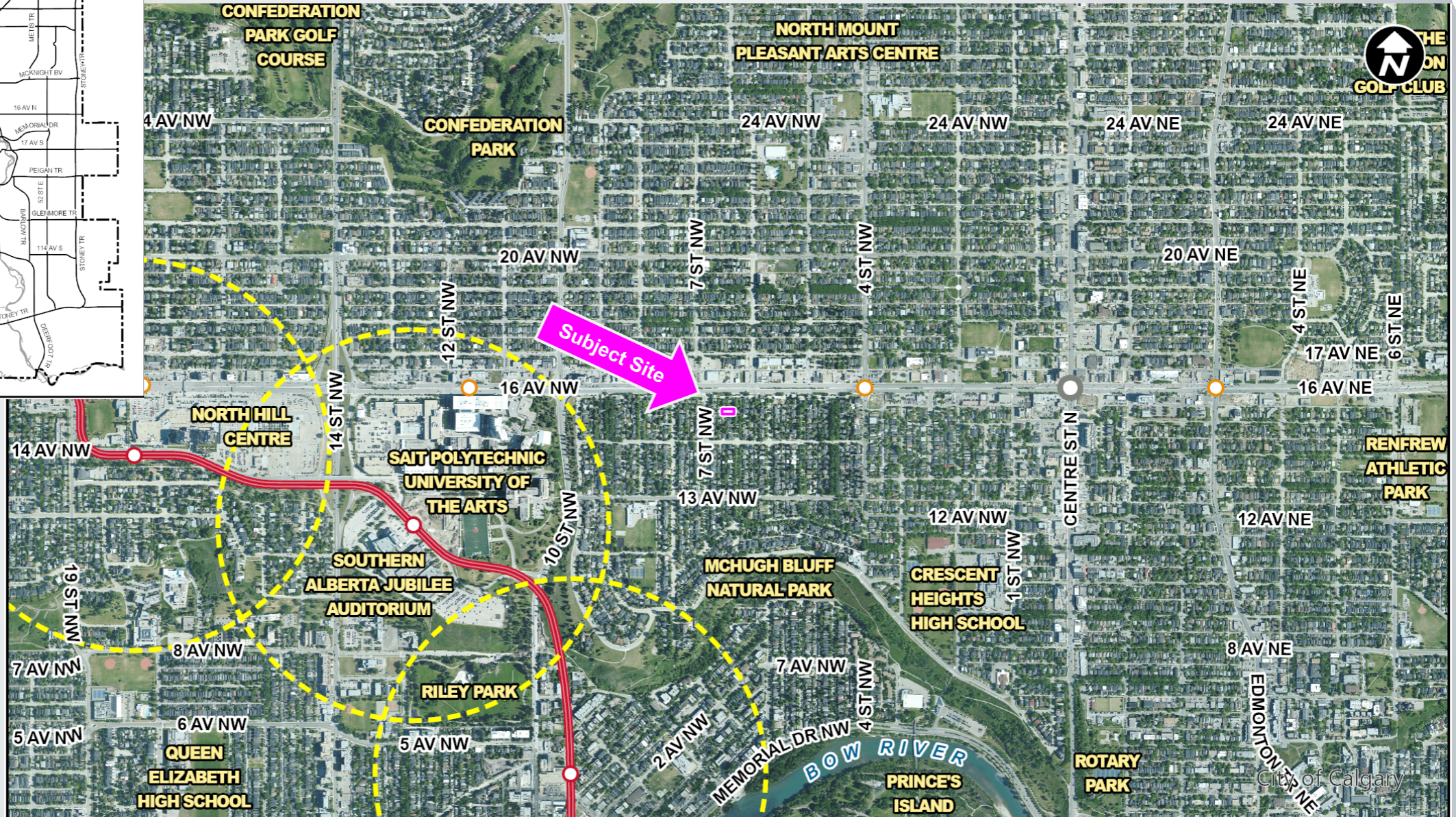
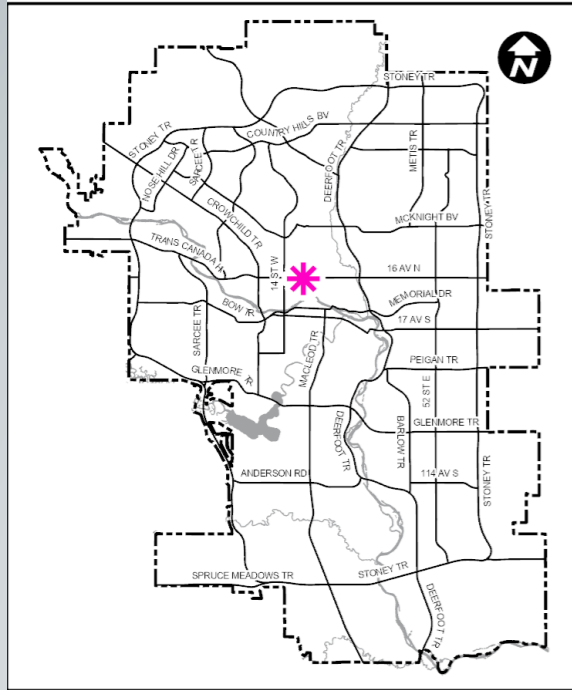
ISC: Unrestricted

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 09 2025
ITEM: 7-2-14 CPC2025-0675
Distrib - Presentation 1
CITY CLERK'S DEPARTMENT

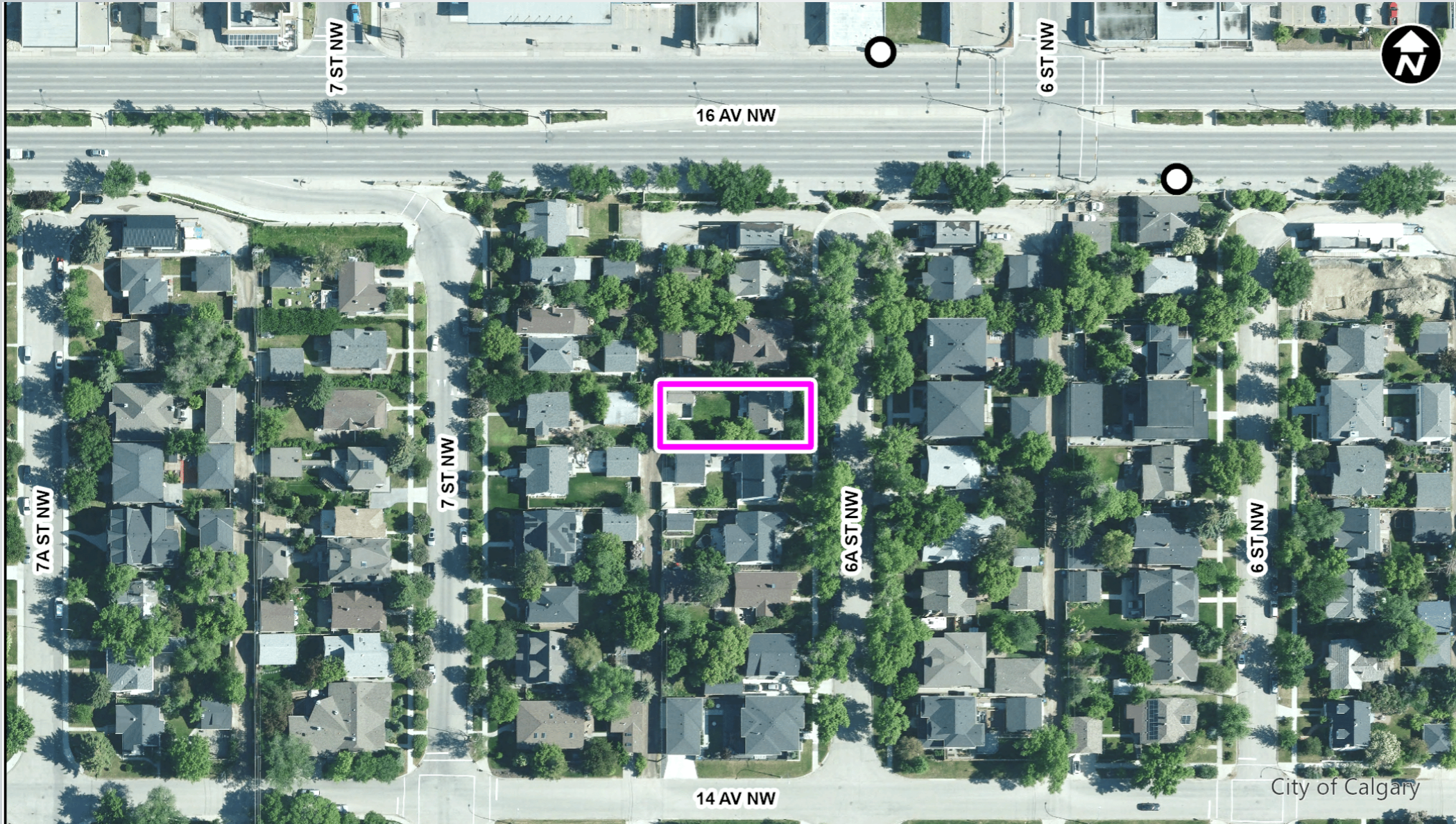
Calgary Planning Commission's Recommendation:

That Council:

Refuse and abandon **Proposed Bylaw 141D2025** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1623 – 6A Street NW (Plan 2187V, Block 5, Lots 11 and 12) from Residential – Grade-Oriented Infill (R-CG) District **to** Direct Control (DC) District to establish a minimum density (Attachment 2)



- 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

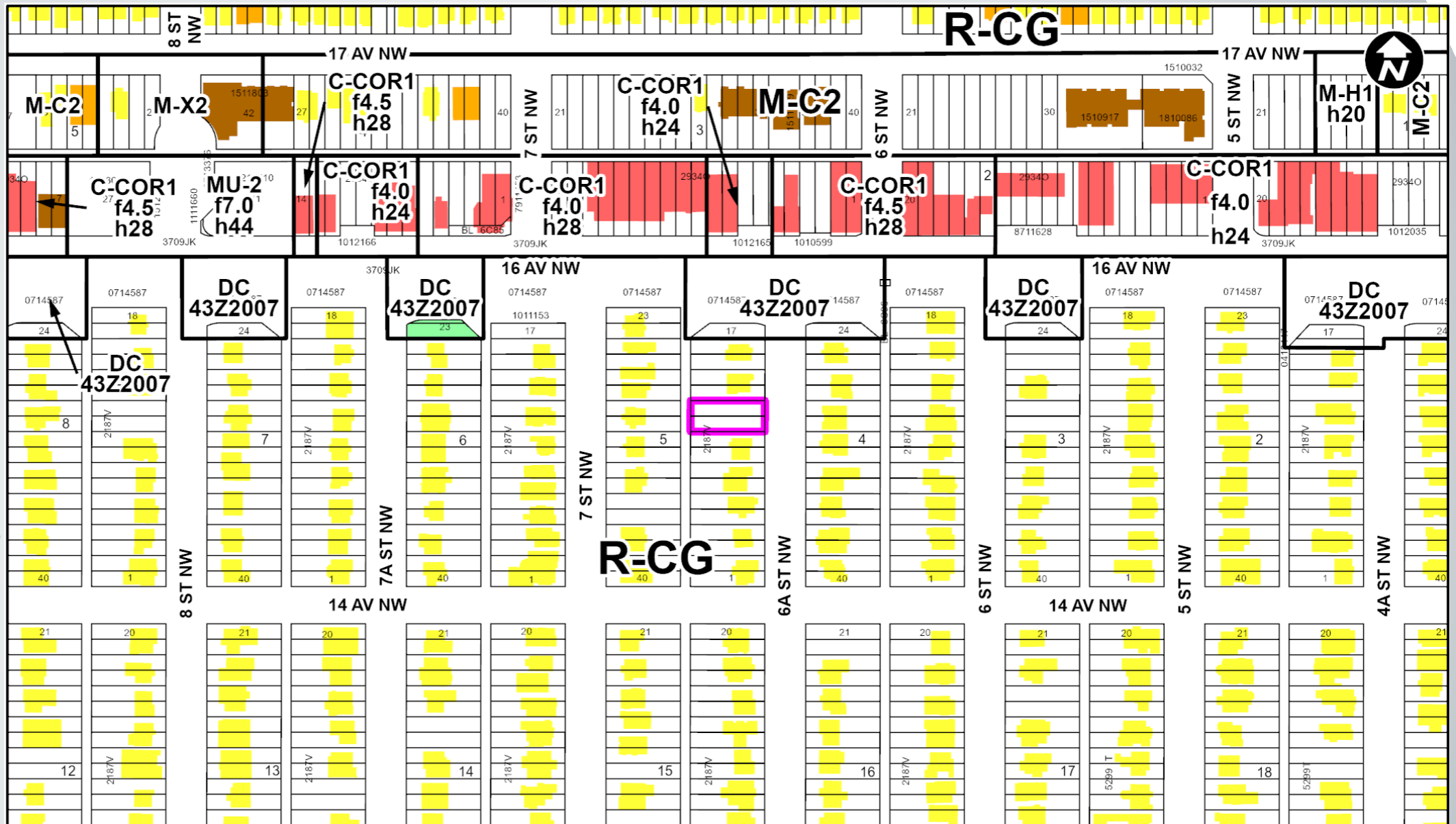
Parcel Size:

**0.06 ha
15m x 36m**

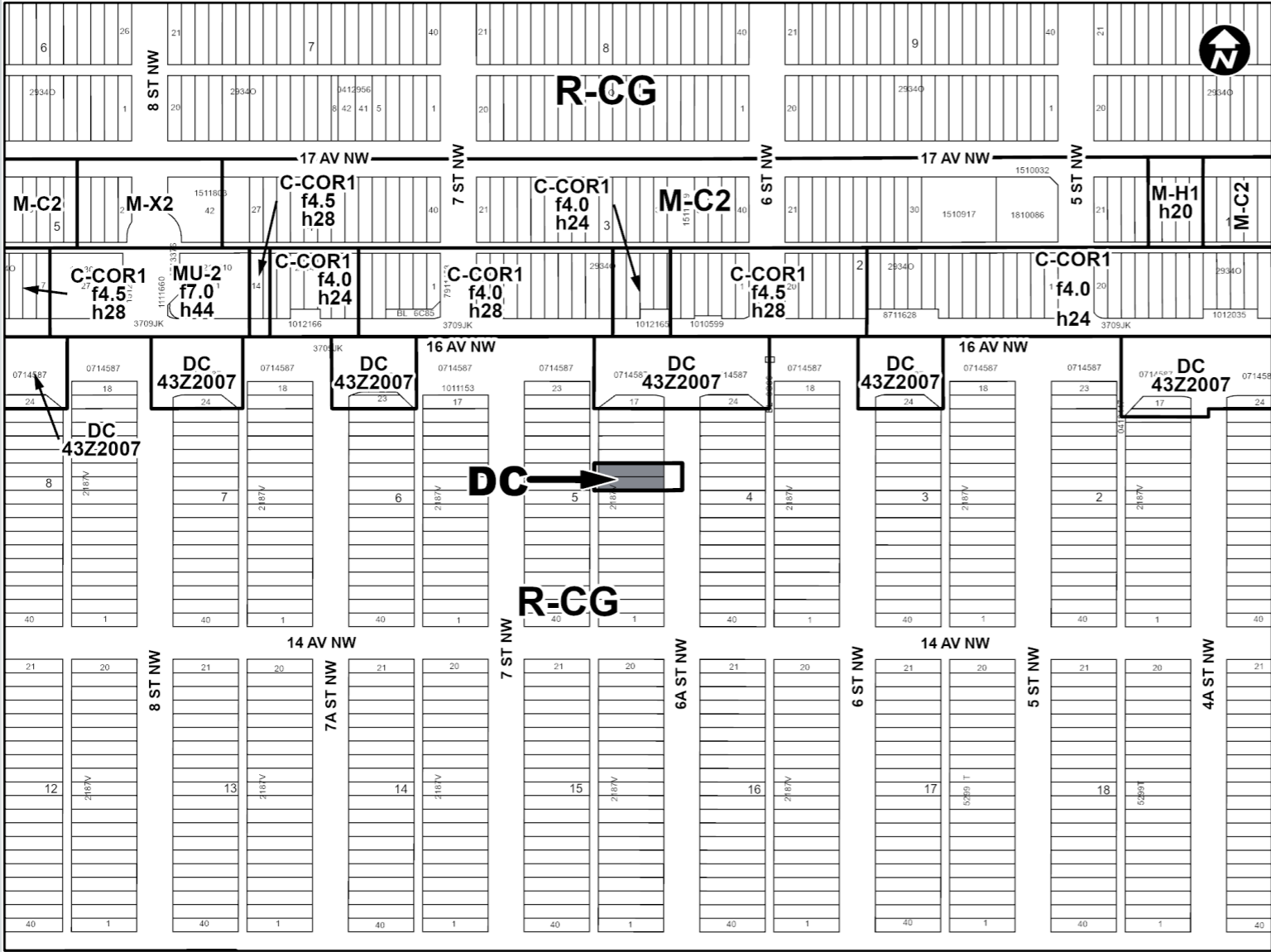
City of Calgary

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 Land Use Map



Proposed Direct Control (DC) District:

- Direct Control (DC) District based on Residential – Grade-Oriented Infill (R-CG) District
- Minimum density of 2 units on the parcel
- Exclude Contextual Single Detached Dwelling and Single Detached Dwelling as allowable uses

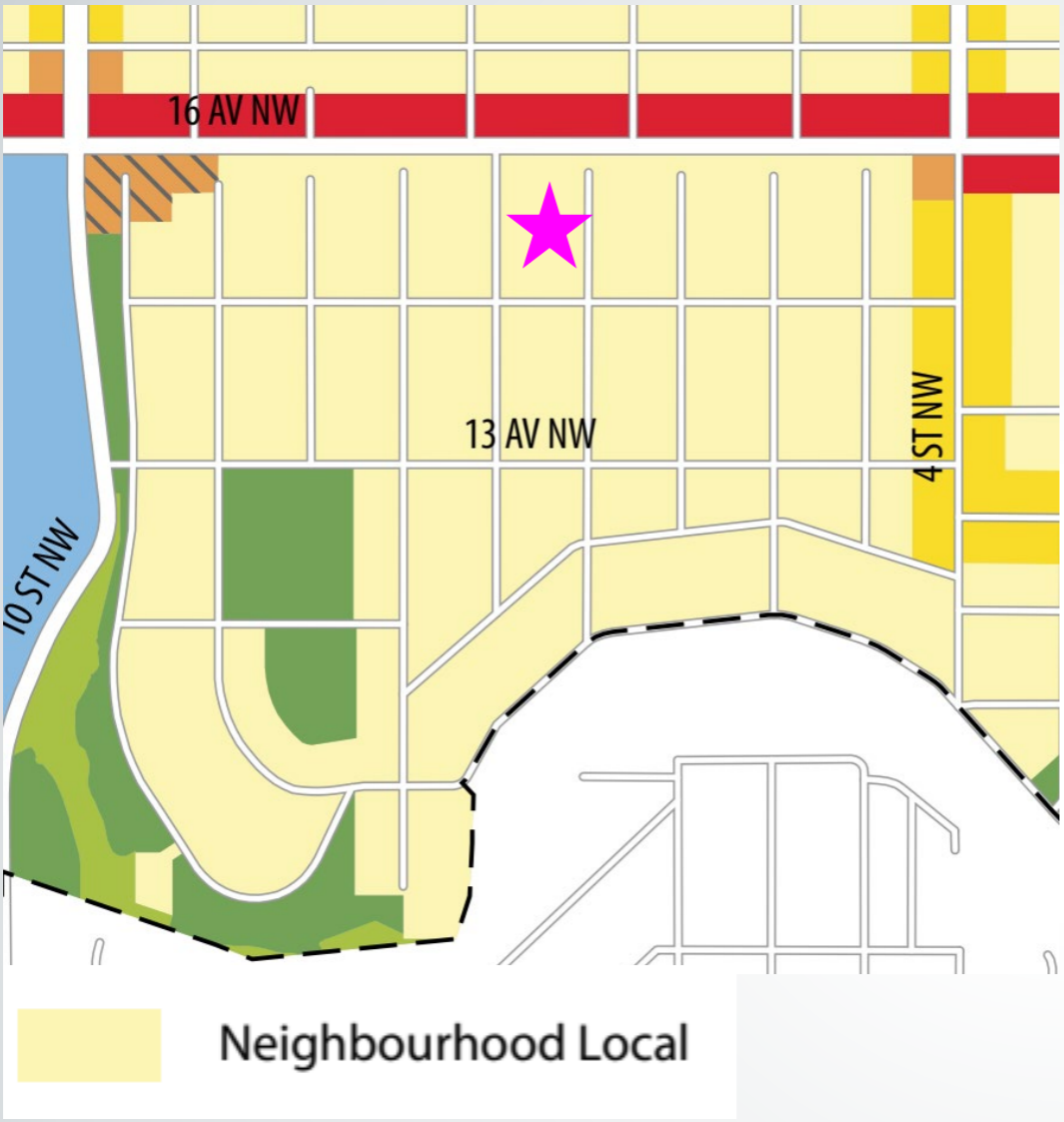


Figure 8: Single-Detached Special Study Area

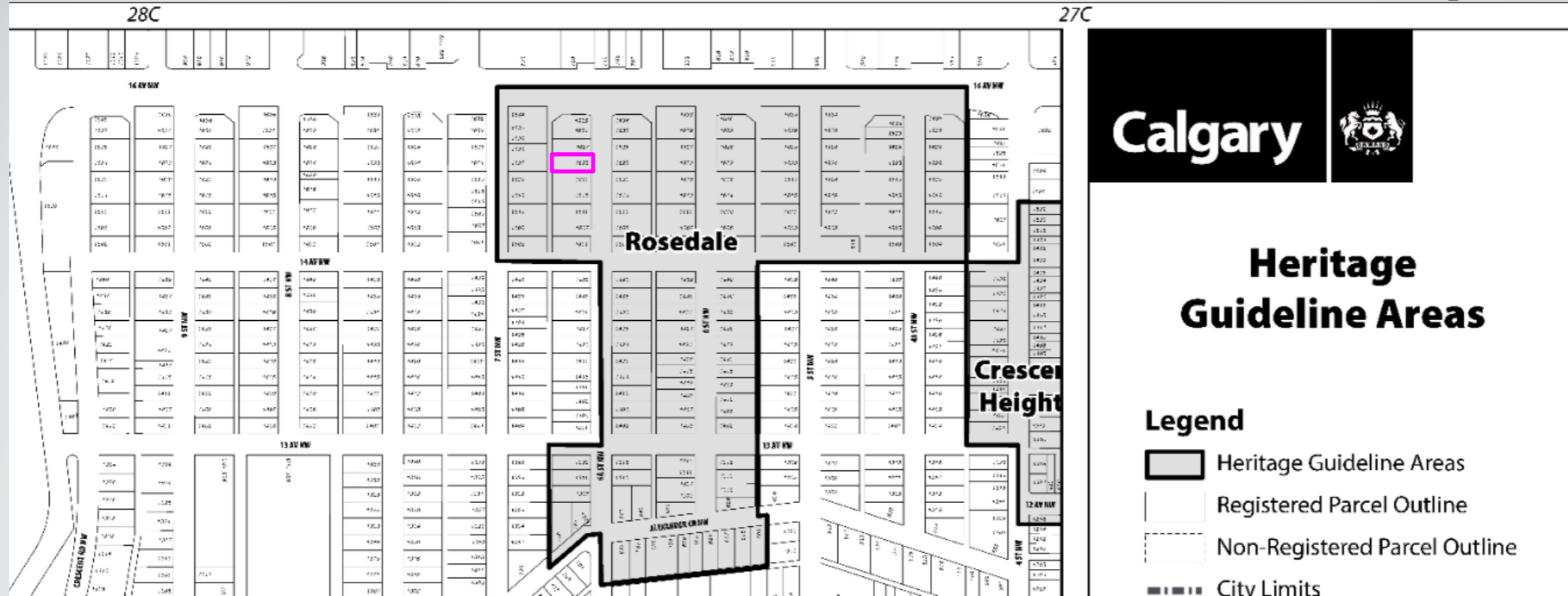
★ Subject Site

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Supplementary Slides



Contextual Single Detached Dwelling

347 (1) A Contextual Single Detached Dwelling:

(e.1) must not be located on a *parcel* that is within a *heritage guideline area*.

Contextual Semi-detached Dwelling

347.1 (1) A Contextual Semi-detached Dwelling:

(g.1) must not be located on a *parcel* that is within a *heritage guideline area*; and

2.2.1.6 Neighbourhood Local

Single-Detached Special Study Area

The following policy recognizes the predominately single-detached low-density housing forms within the Single-Detached Special Study Area as identified on Figure 8: Single-Detached Special Study Area. Future amendments to the Plan to delineate one or more Single-Detached Special Policy Areas will be brought forward to Council following stakeholder outreach and engagement.

- e. Single-Detached should be the predominant low-density housing form within the Single-Detached Special Study Area until one or more Single-Detached Special Policy Areas are identified through a future amendment to the Plan.



Figure 8: Single-Detached Special Study Area

Legend

- Single-Detached Special Study Area
- Parks, Civic and Recreation
- Plan Area Boundary
- Community Activity Centre

2.2.1.6 Neighbourhood Local

Policy

- a. Secondary suites are permitted where already allowed by the existing land use designation and are not considered a unit in the following policies.
- b. Building forms that contain one or two residential units are supported in Neighbourhood Local, Limited Scale.
- c. Building forms that contain three or more residential units should be supported in the following areas:
 - i. within **transit station areas**;
 - ii. near or adjacent to an identified **Main Street or Activity Centre**;
 - iii. on higher activity streets, such as where there are adjacent regional pathways or higher volumes of private vehicle or pedestrian activity in a community; and,
 - iv. where the parcel has a lane and parking can be accommodated on site.
- d. Building forms that contain three or more residential units in Neighbourhood Local, Limited Scale should be designed to complement the surrounding context and consider the impacts of massing, lot coverage and setbacks on the following:
 - i. access to sunlight and shade on adjacent parcels; and,
 - ii. protection of existing, healthy trees or landscaping on the parcel, where appropriate.

4.2 Local Area Plan Interpretation

Existing Caveats/Restrictive Covenants

- n. Some parcels in the plan area may have caveats registered against the certificate of title which may restrict development. These restrictions may include, but are not limited to, restricting development to one or two-unit dwellings. In some cases the caveats may not be in alignment with the goals and objectives of this Plan and where such conflicts occur, The City of Calgary supports the direction of this Plan. It is the responsibility of landowners to have caveats discharged from their land title certificate.

2.6.2 Heritage Guideline Areas

1. Land use redesignations that would allow for a development with permitted use dwelling units should not be supported in the Heritage Guideline Areas.

Map 5: Heritage Guideline Areas

Legend

- Balmoral
- Beaumont/Regal Terrace
- Crescent Heights
- Mount Pleasant
- Mount View
- Pleasant Heights
- Rosedale
- West Mount Pleasant
- Parks, Civic and Recreation
- Plan Area Boundary

Approved: 18P2020
 Amended: 6SP2022

