



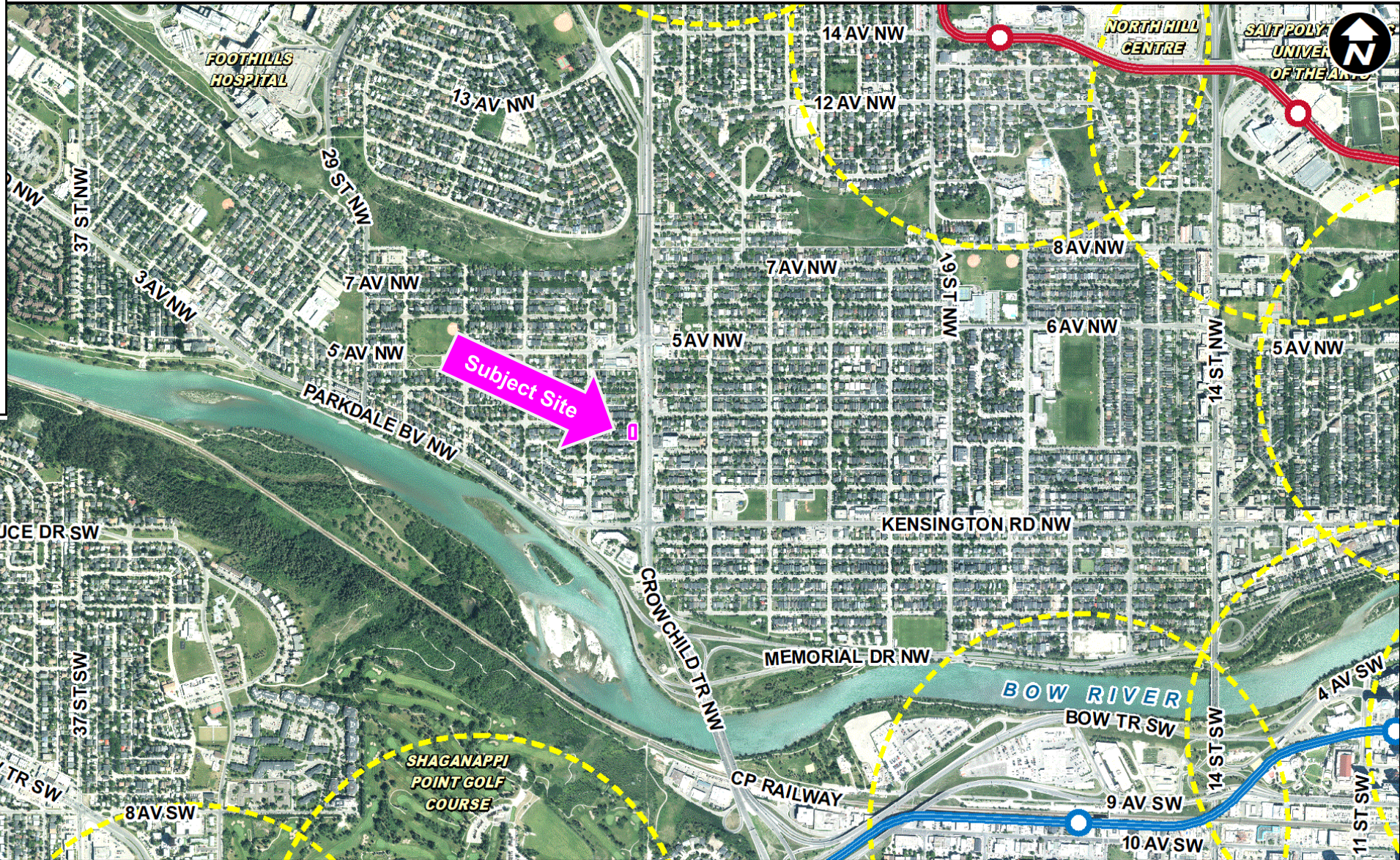
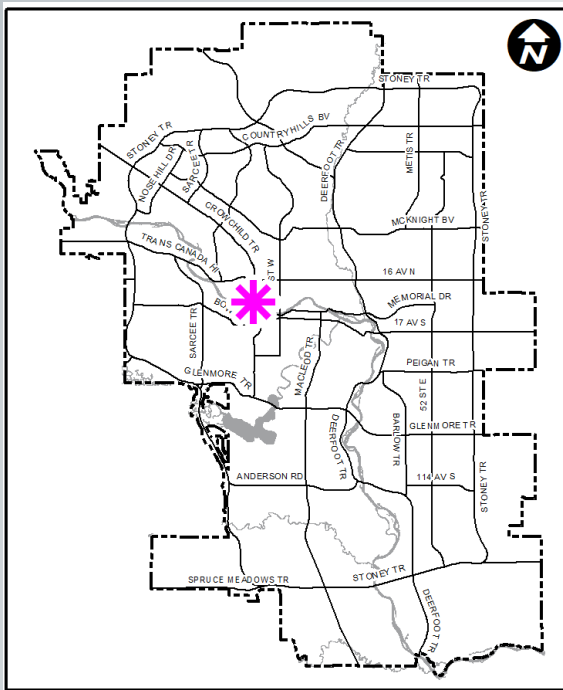
LOC2023-0384 / CPC2024-0260 Land Use Amendment

May 7, 2024

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 122D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2511 – 3 Avenue NW (Plan 331AB, Block 1, Lots 5 and 6) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Residential – Grade-Oriented Infill (R-CG) District.



LEGEND

600m buffer
from LRT station

LRT Stations

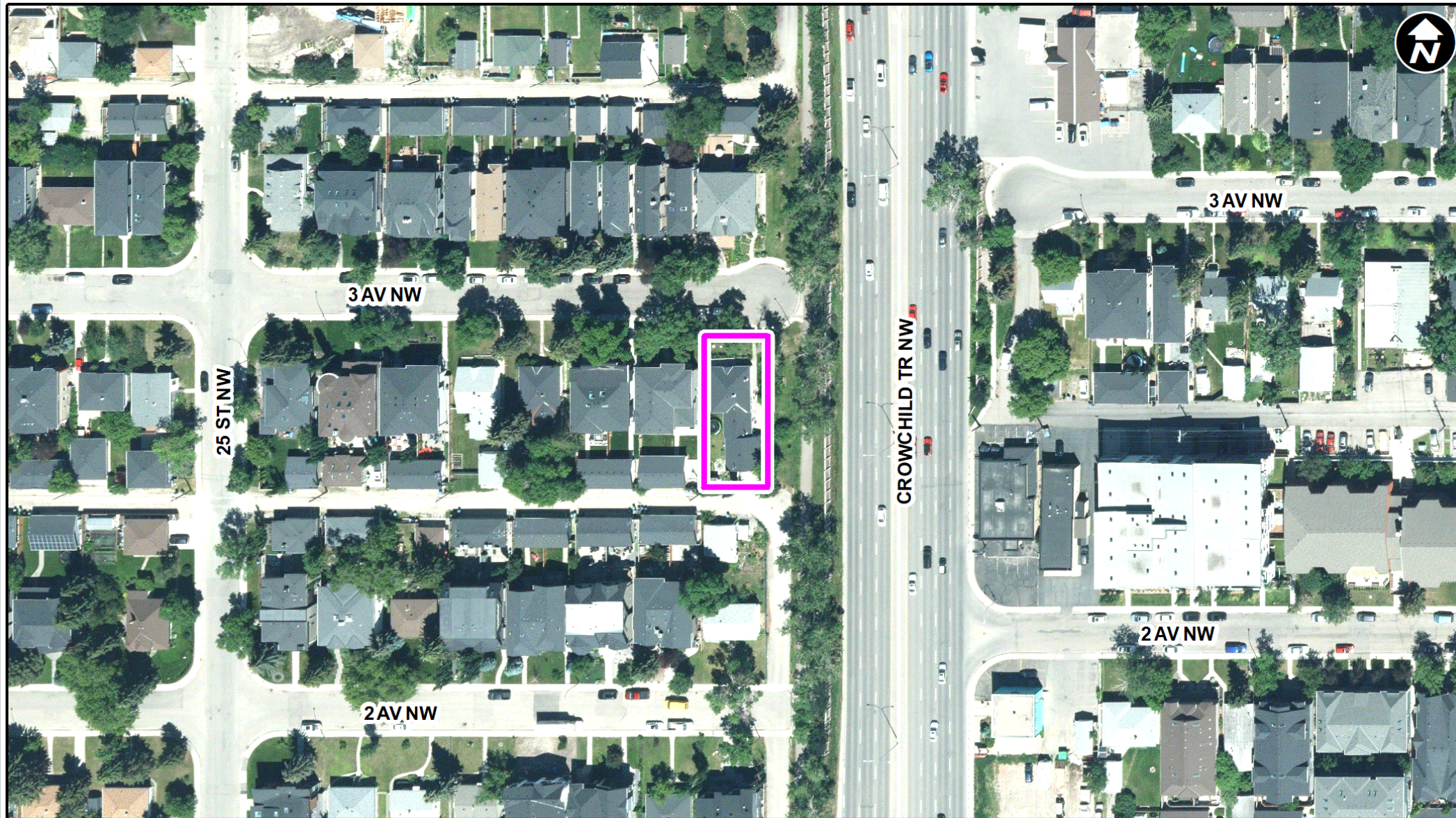
- Blue
- Downtown
- Red
- Green (Future)

LRT Line

- Blue
- Blue/Red
- Red

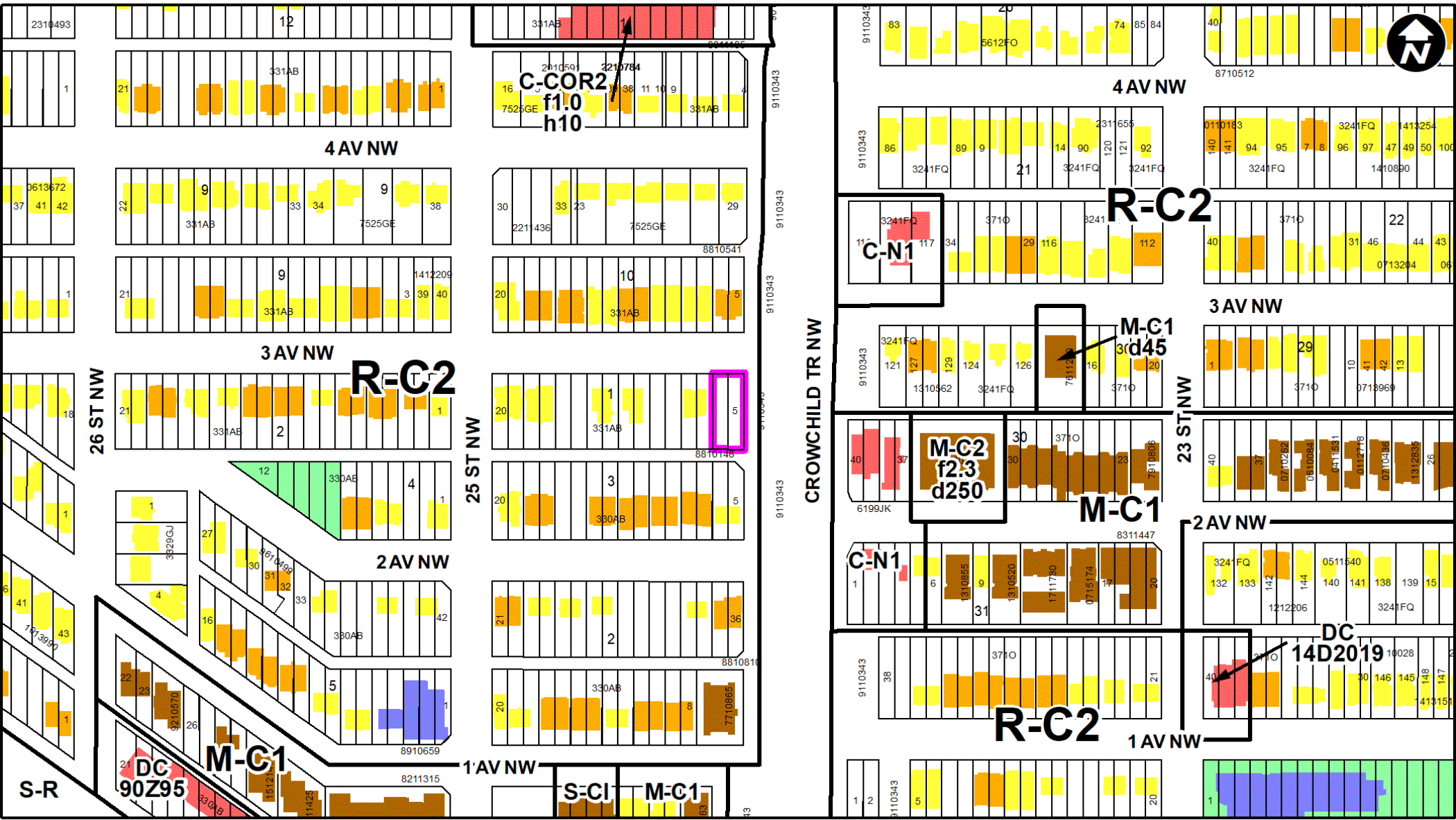
Max BRT Stops

- Orange
- Purple
- Teal
- Yellow

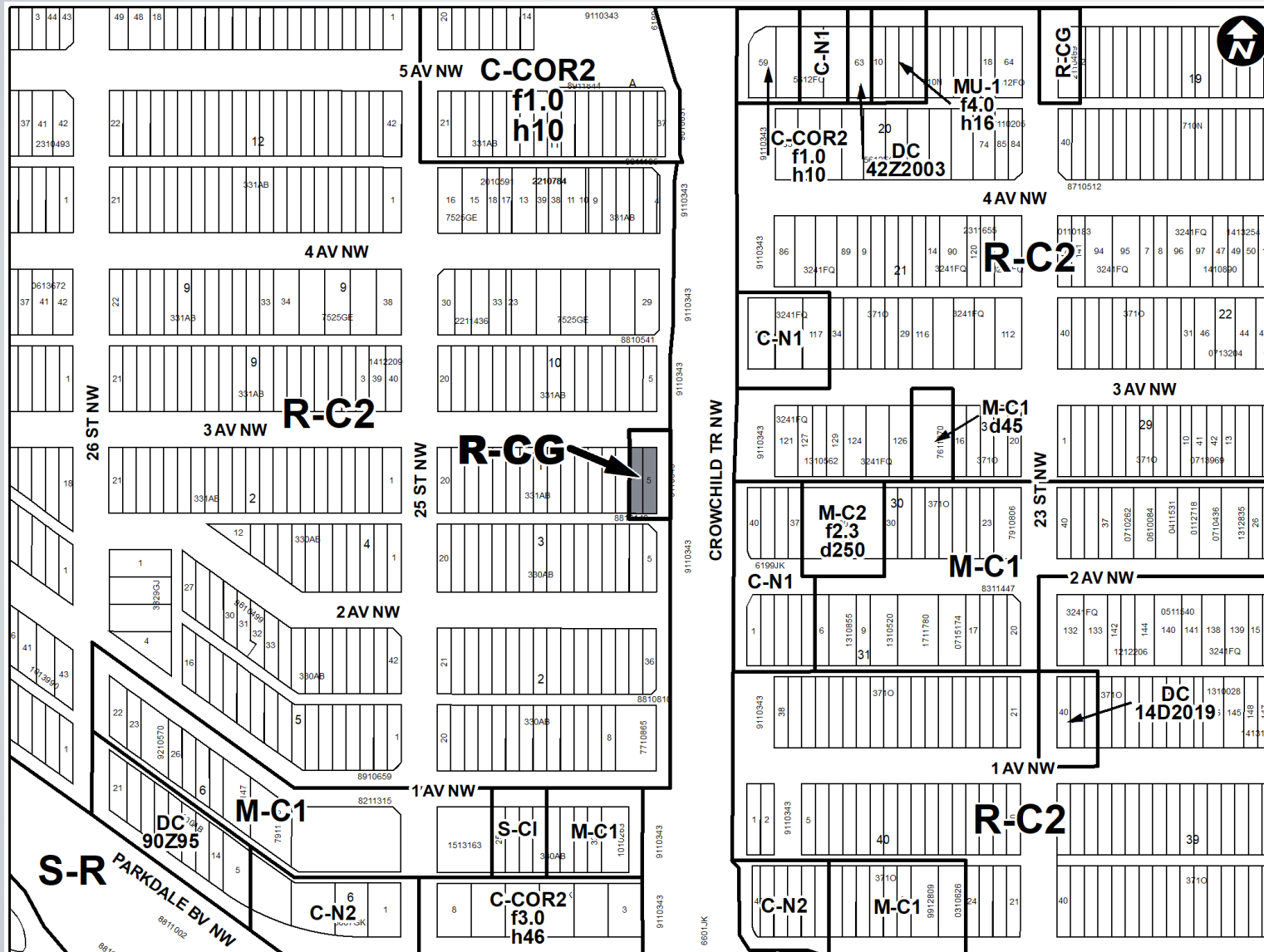


Parcel Size:

0.06 ha
15m x 36m



- 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 Residential – Grade-Oriented Infill (R-CG) District:

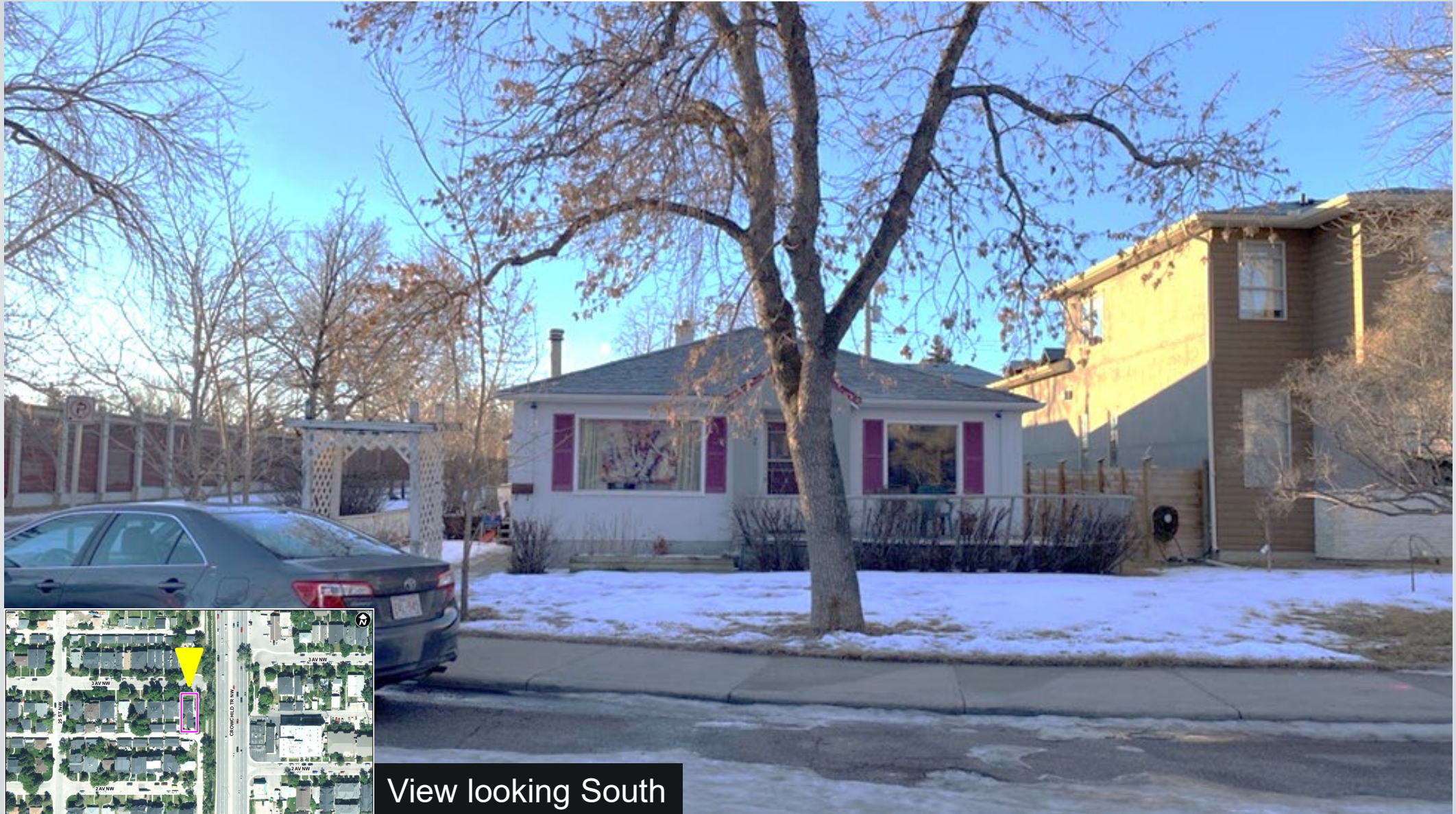
- Allows for grade-oriented development including rowhouses and townhouses
- Maximum building height of 11 metres.
- Maximum density of 75 dwelling units per hectare (4 units, plus suites)

Calgary Planning Commission's Recommendation:

That Council:

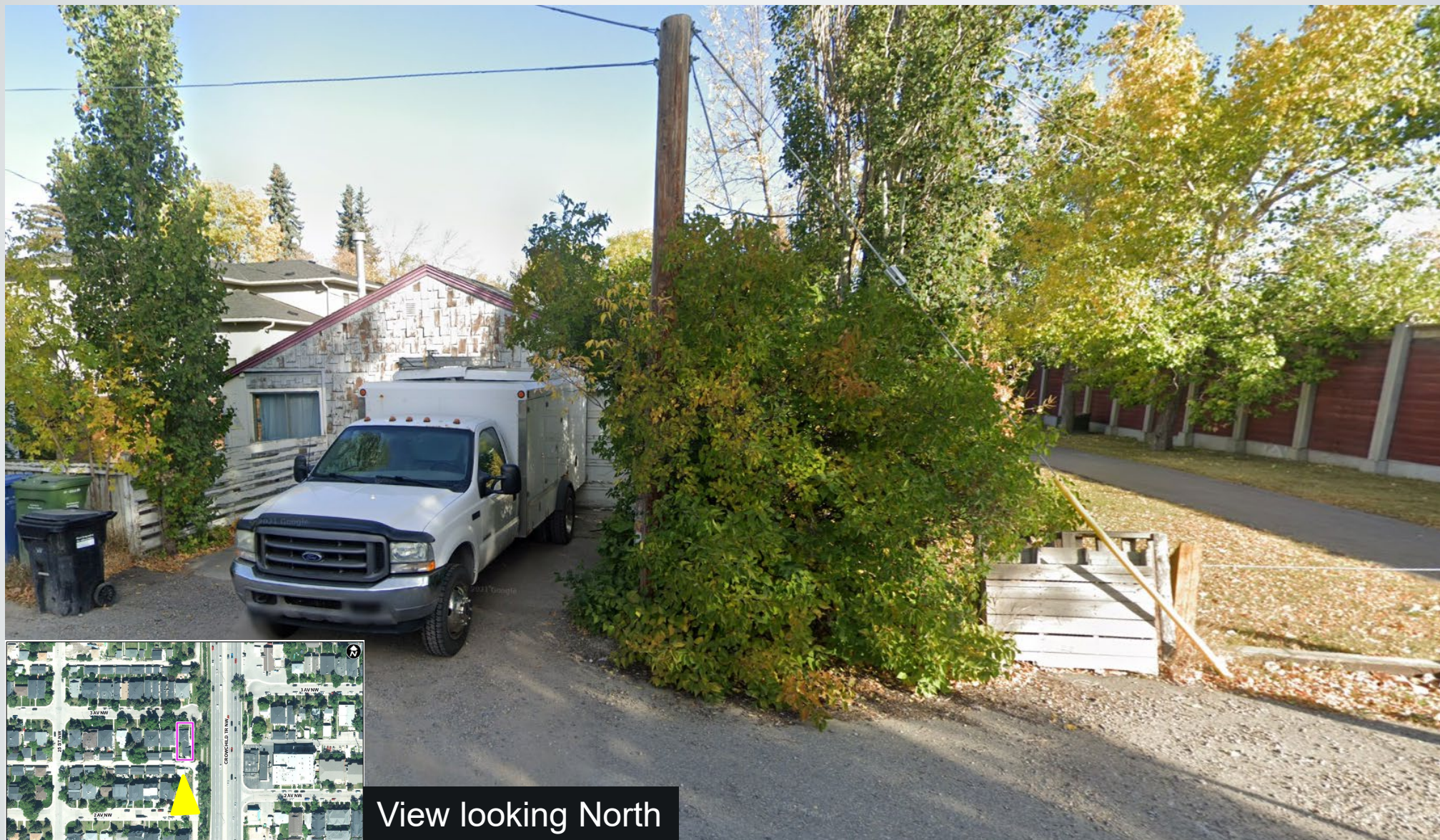
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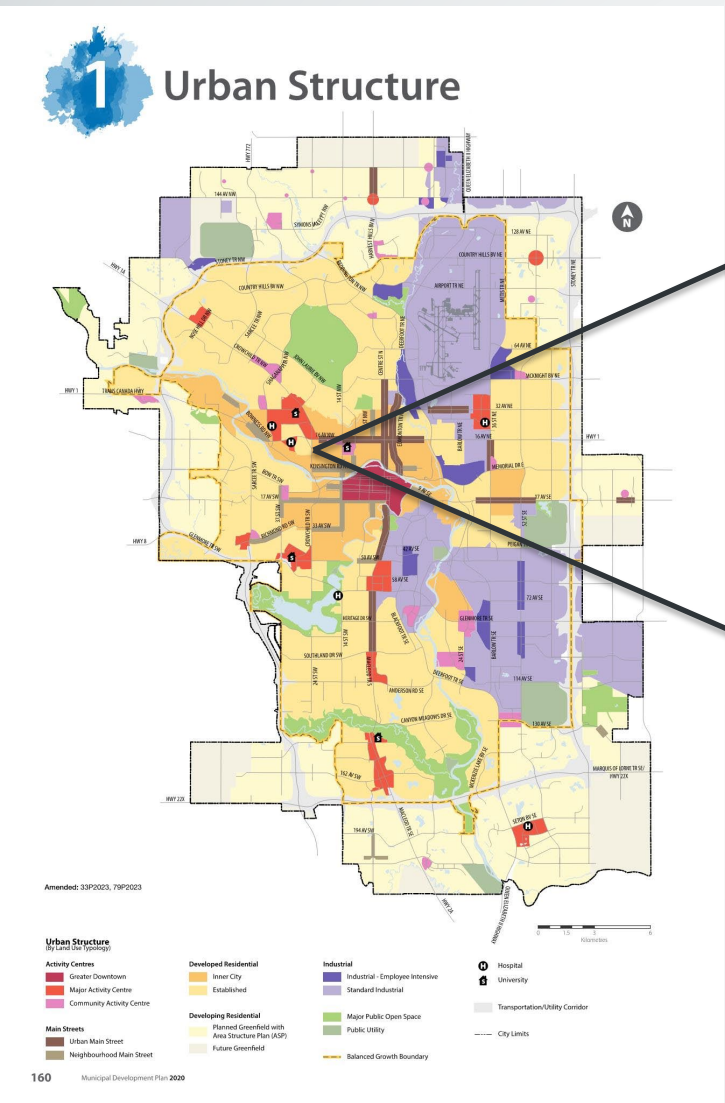
Supplementary Slides





View looking South-East





Municipal Development Plan:

- Located in the Developed Residential – Inner City Area.
- Support modest intensification that respects scale and character of neighbourhood.
- Encourage redevelopment to make more efficient use of infrastructure.

Applicant-led Outreach:

- Project Website.
- Delivered 35 letters to the closest neighbours.
- Presentation to West Hill Hurst Community Association.
- Virtual Public Outreach Meeting.
- lot coverage;
- increased vehicle traffic and on-street parking congestion;
- removal of mature trees;
- Waste and recycling location;
- Location not suitable for intensification.

City-led Outreach:

- Notifications mailed to nearby landowners on 2023 December 27.
- Posted a notice (sign) on the property on 2024 January 04.
- Removed the notice (sign) on 2024 January 24.
- Administration received two letters of opposition regarding:
 - density;