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CITY OF CALGARY  
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IN COUNCIL CHAMBER  
NOV 02 2020  
ITEM: #8.1.2 (2020-1034)  
public  
CITY CLERK'S DEPARTMENT

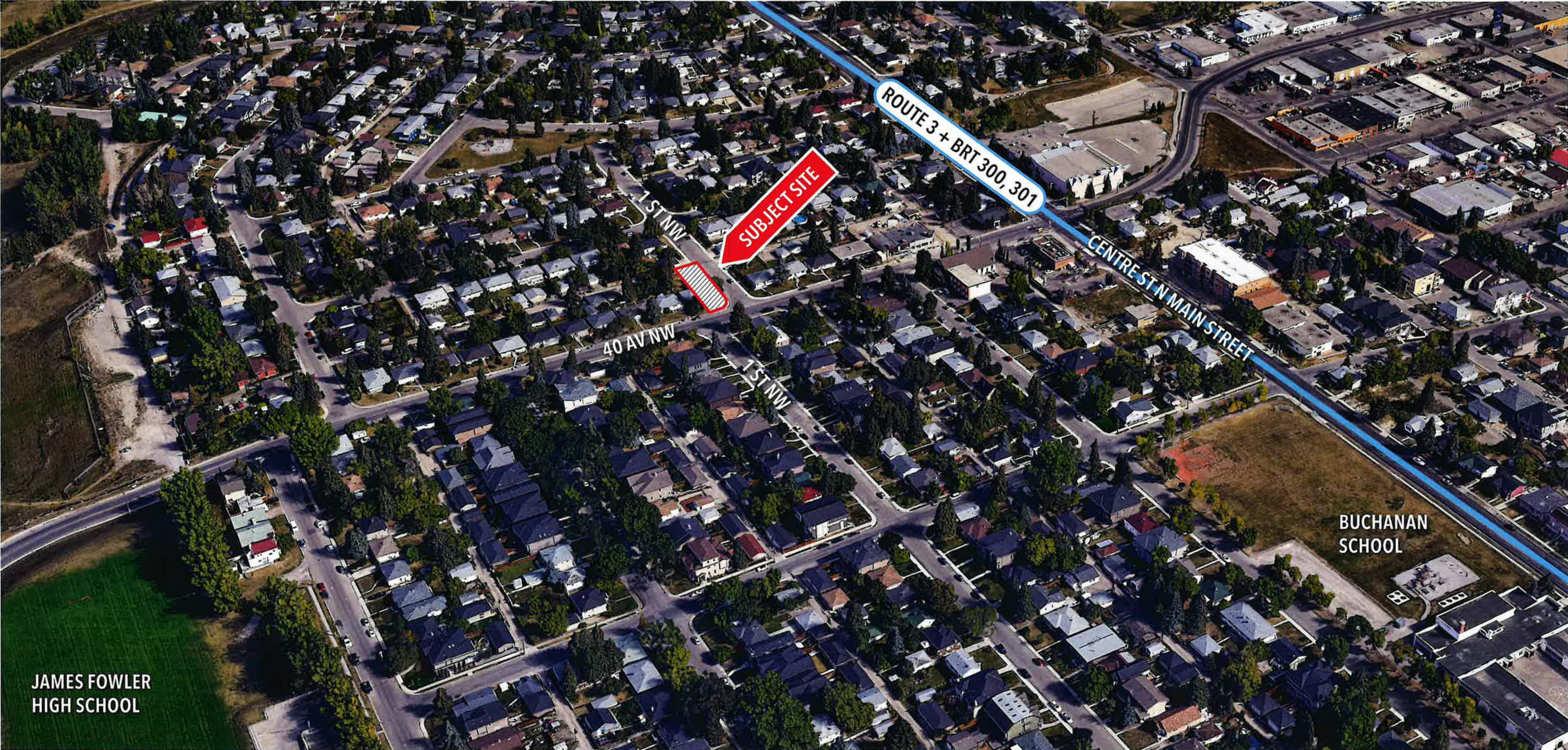
# Land Use Redesignation

M-CG to R-CG: 204 - 40 Avenue NW

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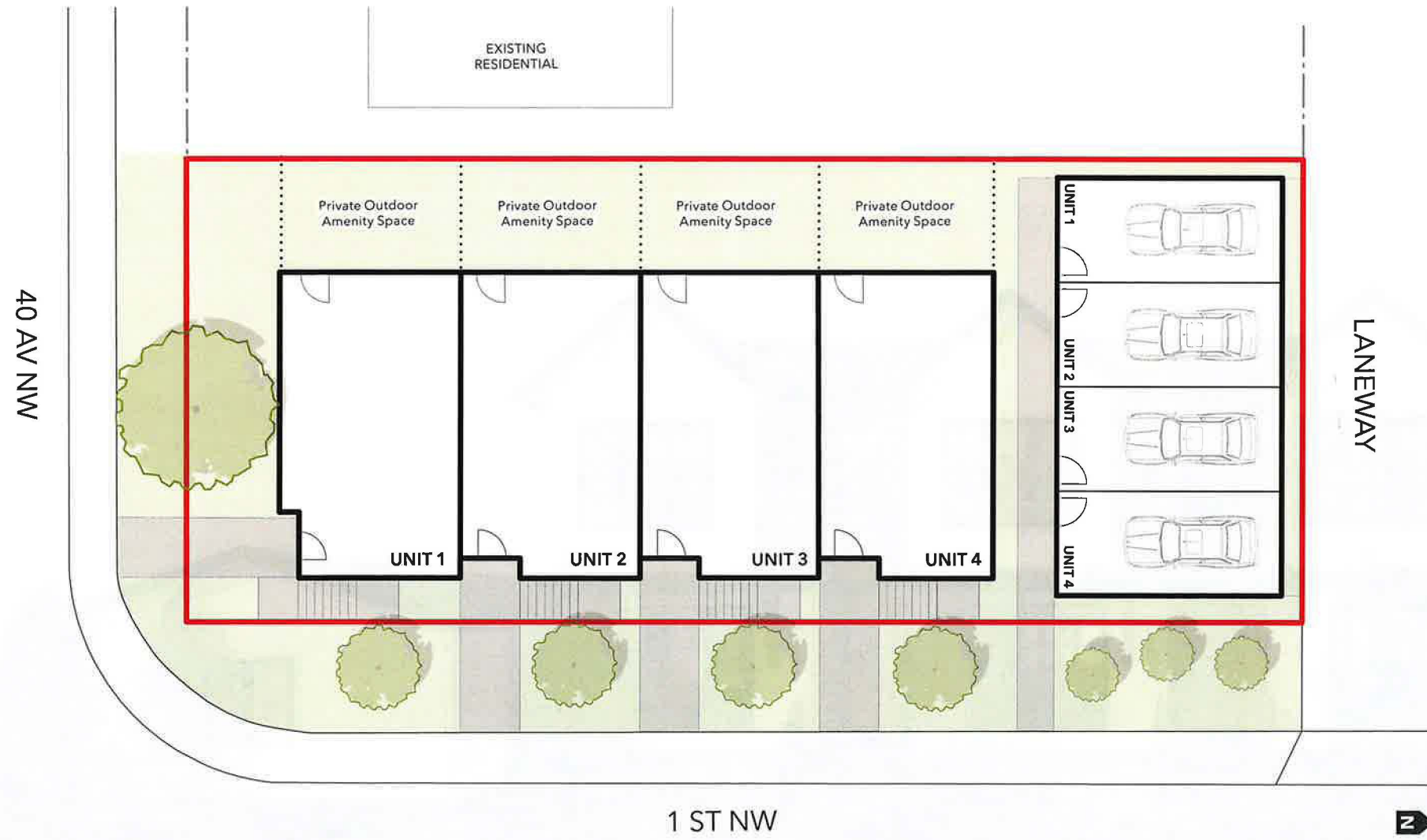








# Schematic Plan







# Development Vision





# Supplementary Information

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# Neighbour Notification

## NEIGHBOUR POSTCARD

### Proposed Land Use Change

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**Hello neighbour!**  
We are proposing a land use change at:  
204 - 40 Avenue NW | M-CGd75 to R-CG

The proposed land use change would transition these lands to a Residential – Grade-Oriented Infill (R-CG) District to realize the proposed development vision, which will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities like Highland Park. The proposed development vision includes four new street-oriented rowhomes, with front doors facing both 1 Street and 40 Avenue NW, with opportunities for secondary suites in some units.

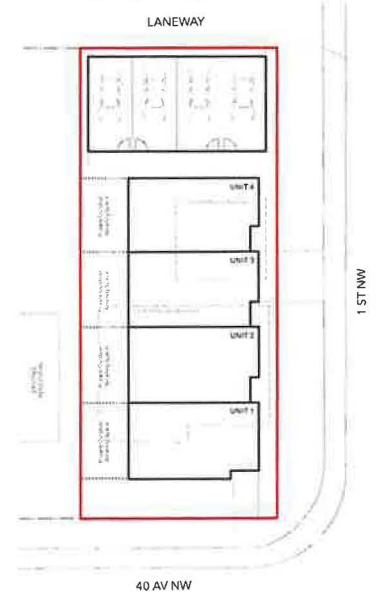
The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. Like M-CG, the R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.

If you have any questions, comments or concerns, get in touch:  
Email [engage@civicworks.ca](mailto:engage@civicworks.ca) or call 587.747.0317

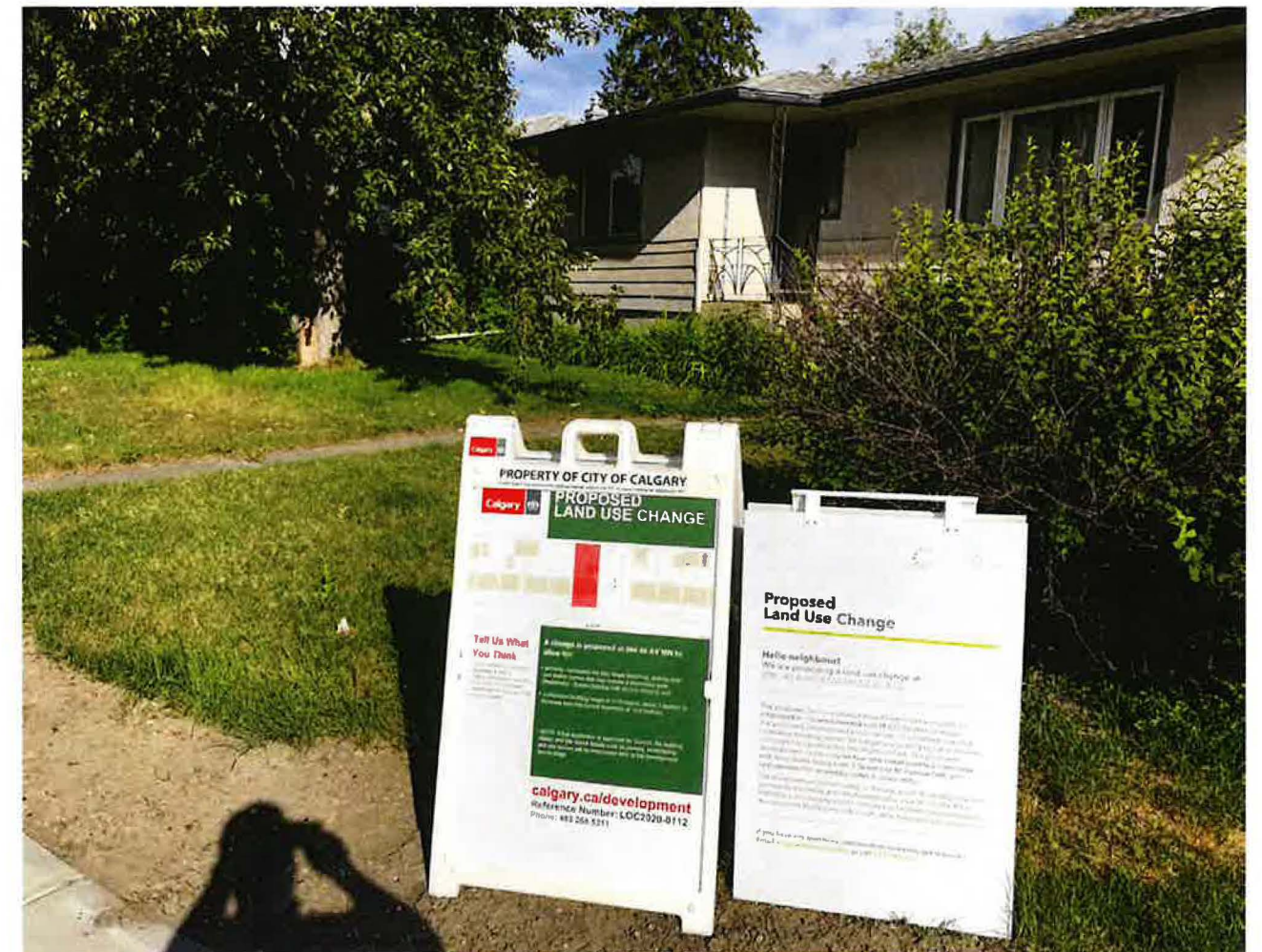
Proposed Land Use Change Location



Proposed Development Vision

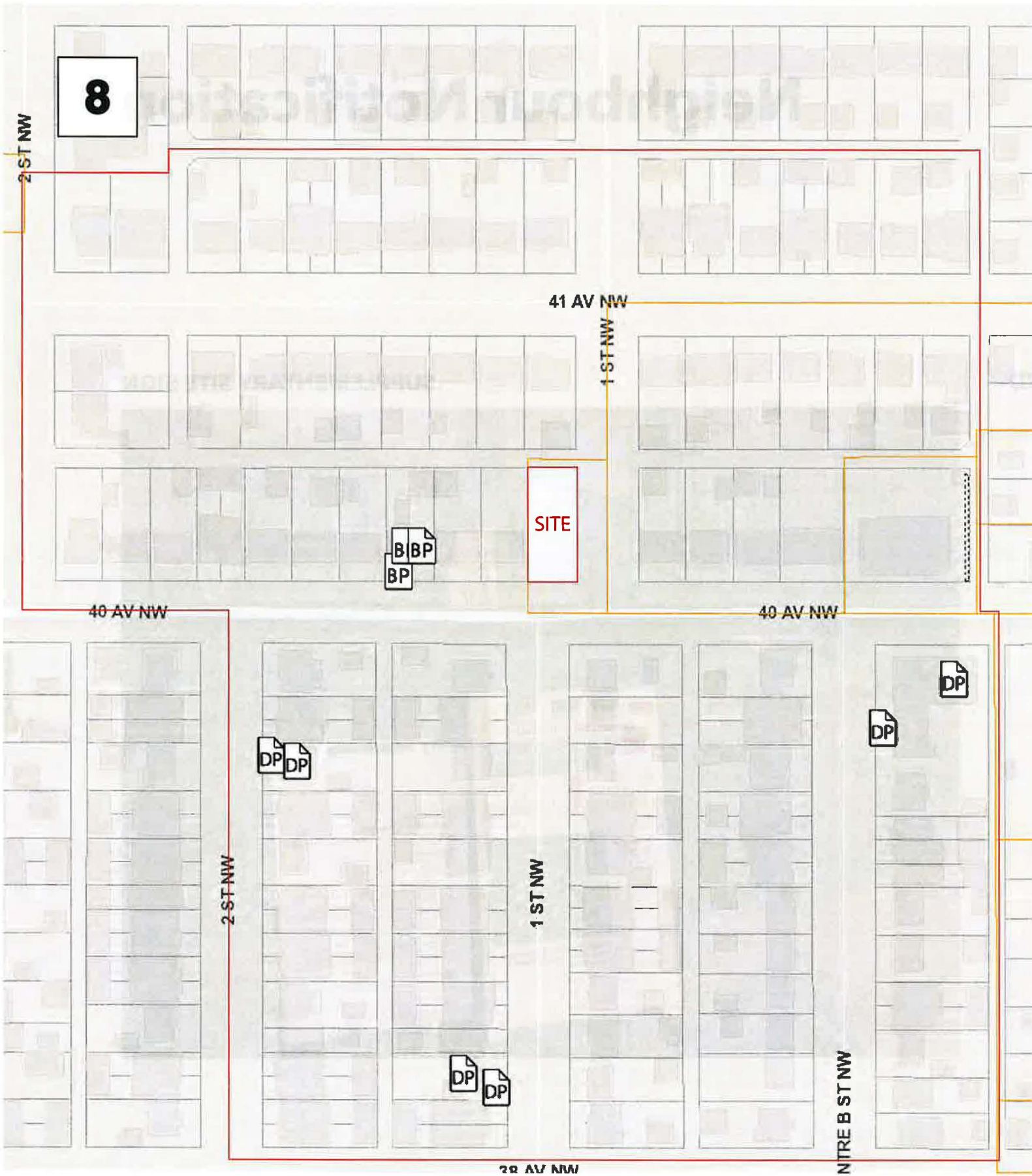


## SUPPLEMENTARY SITE SIGN

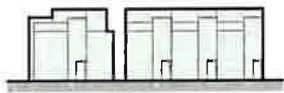




# Neighbour Notification







## Limited

- Buildings of three storeys or less.
- Typically smaller individual building footprints.
- Activity is ground-oriented (units mostly have ground floor entrances or direct access).

## Limited Scale

Buildings in the Limited scale modifier are three storeys or less in height with smaller building footprints than typical of other scale modifiers. This category includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. Housing-focused areas at this scale should have more amenity space at grade, such as yards or patios.

### 2.25 Limited Scale Policies

- a. Buildings:
  - i. should be a maximum of three storeys in height;
  - ii. should provide distinct, direct, individual access to grade for all units; and,
  - iii. are encouraged to have smaller individual building footprints than in other scales.
- b. Limited scale housing-focused development should, relative to other scales:
  - i. have a well-articulated primary façade with distinct unit entrances;
  - ii. provide at-grade amenity space; and,
  - iii. have a reduced building mass above the second storey.

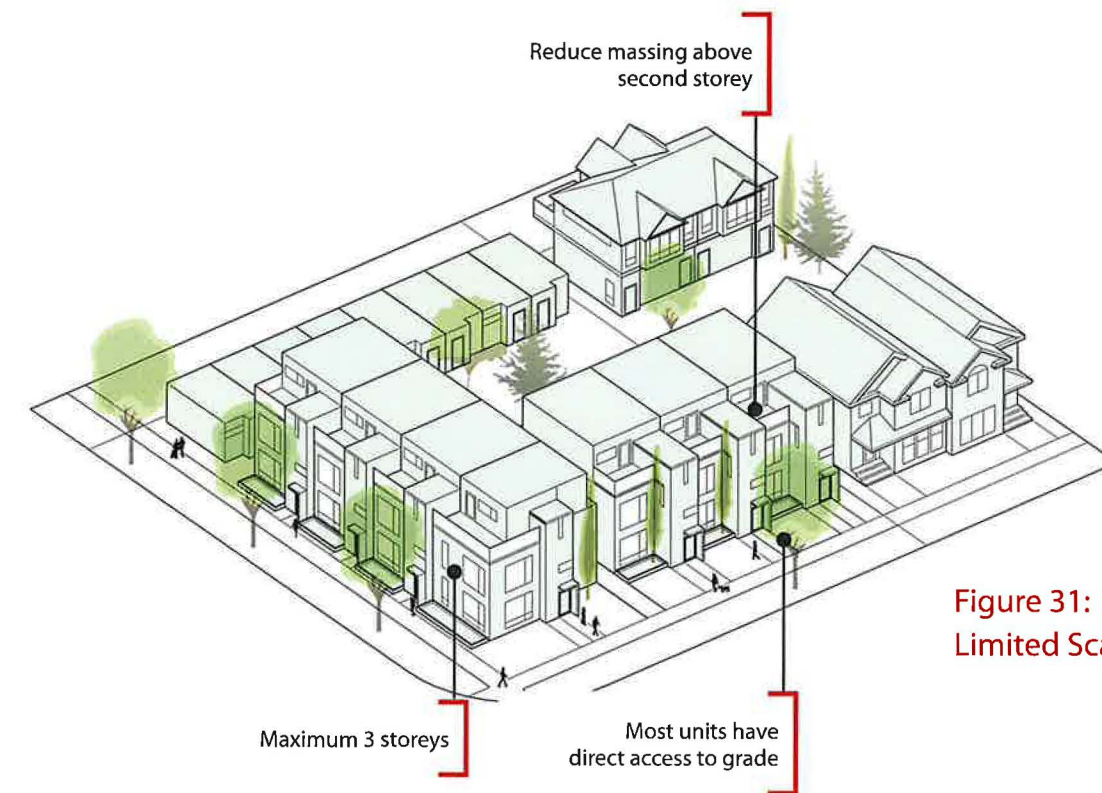


Figure 31: Illustration of Limited Scale Development