

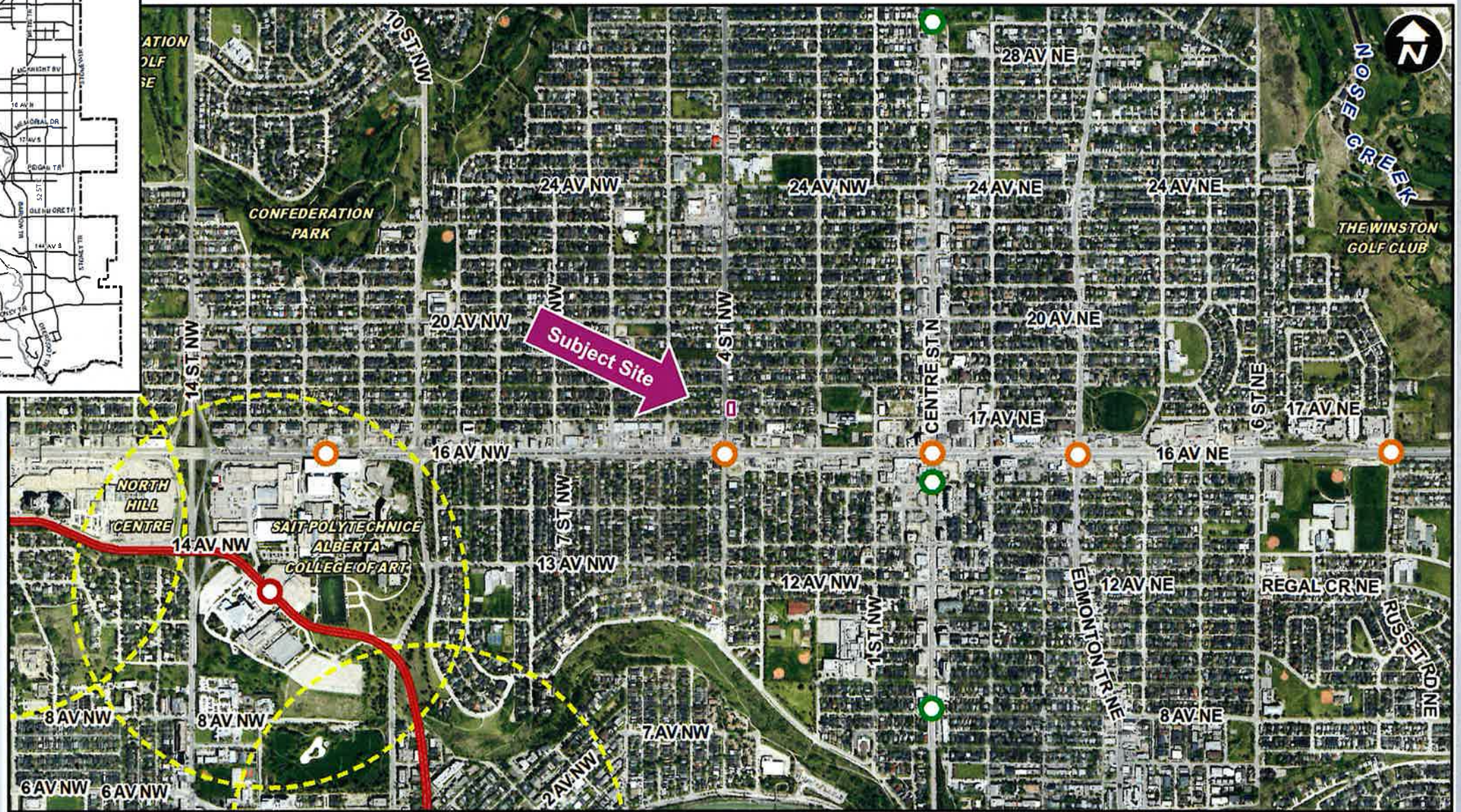
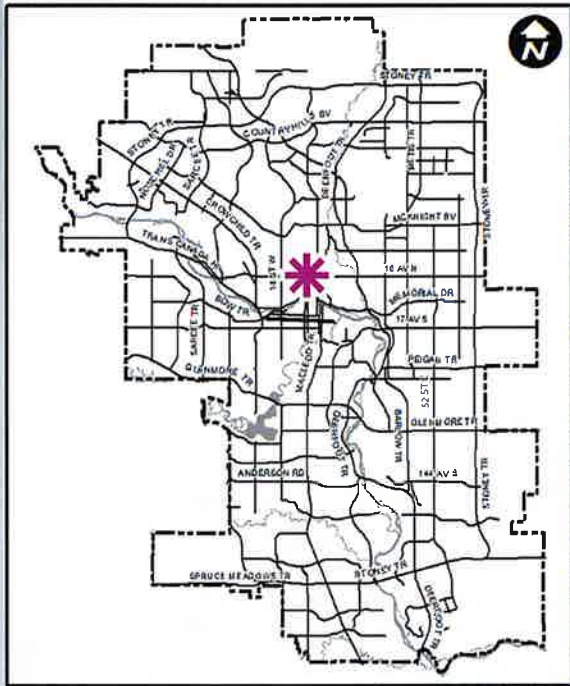


Public Hearing of Council

Agenda Item: 8.1.4



LOC2021-0137
Land Use Amendment
April 12, 2022



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



Legend

○ Bus Stop

Parcel Size:

0.06 ha
17m x 37m

- 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

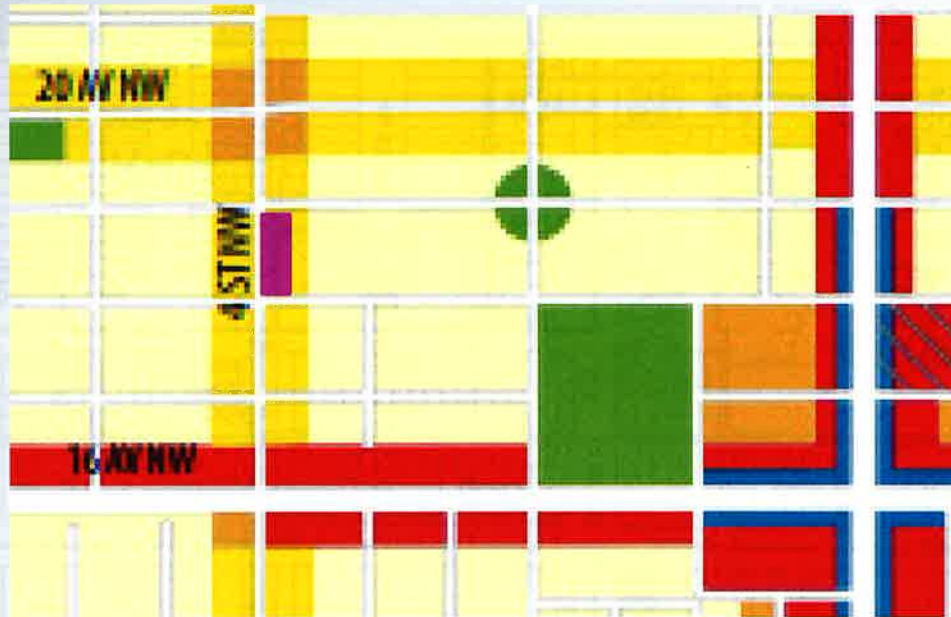




Proposed DC District:

- Based on M-CG District
- Grade oriented multi-residential development
- Maximum height – 12 metres
- Floor Area Ratio – 1.5

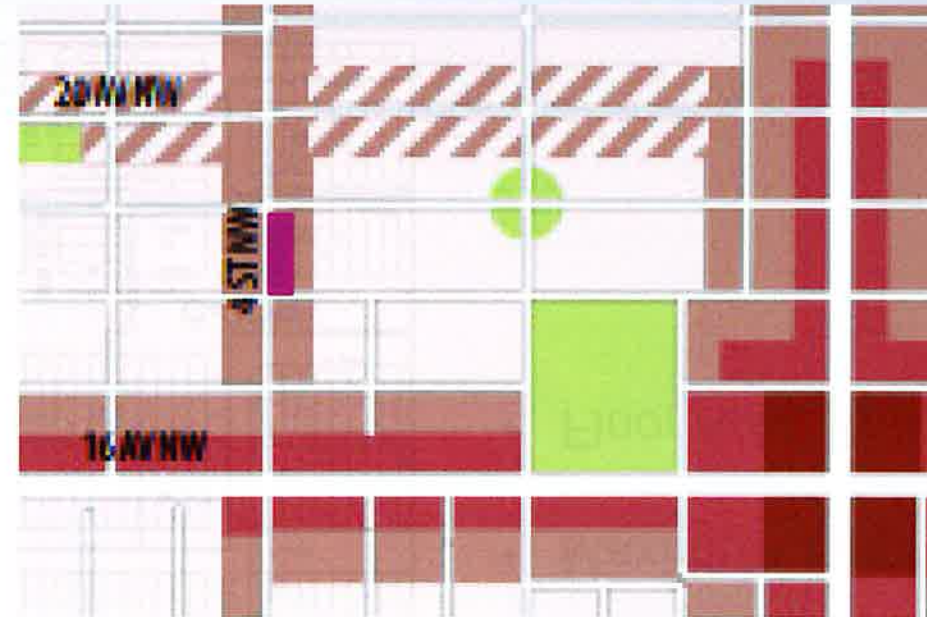
North Hill Communities Local Area Plan (September 2021)



Map 3 – Urban Form

- **Neighbourhood Connector**

- Primarily Residential
- Support a broad range and mix of housing types, unit structures and forms
- Support higher frequency of units and entrances facing the street
- Support higher density near commercial areas and transit.



Map 4 – Building Scale

- **Low (up to 6 storeys)**

Calgary Planning Commission's Recommendation:

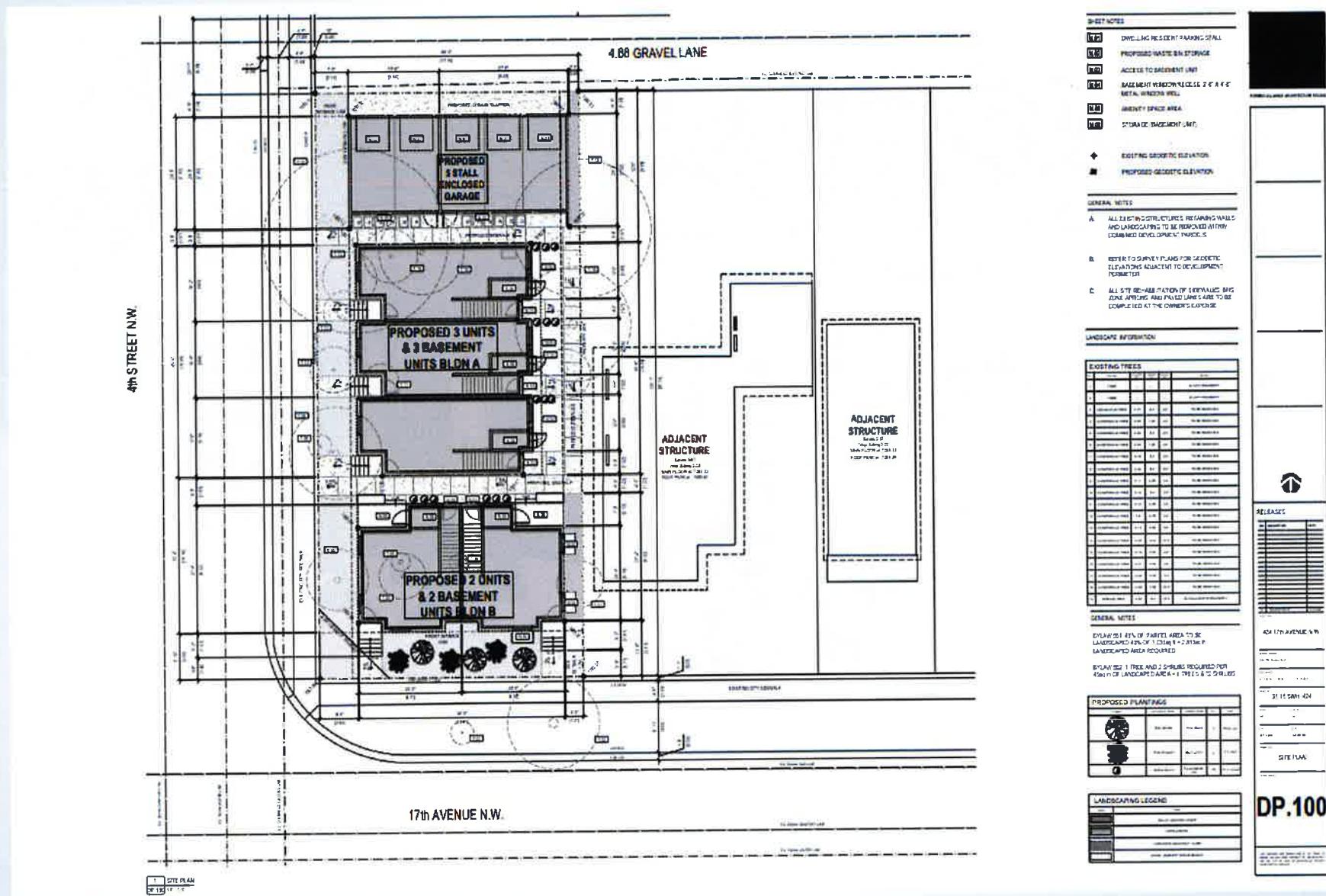
That Council:

Give three readings to **Proposed Bylaw 58D2022** for the redesignation of 0.06 hectares \pm (0.148 acres \pm) located at 424 - 17 Avenue NW (Plan 219O, Block 6, Lots 11 and 12) from Residential – Contextual One/Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development with guidelines.

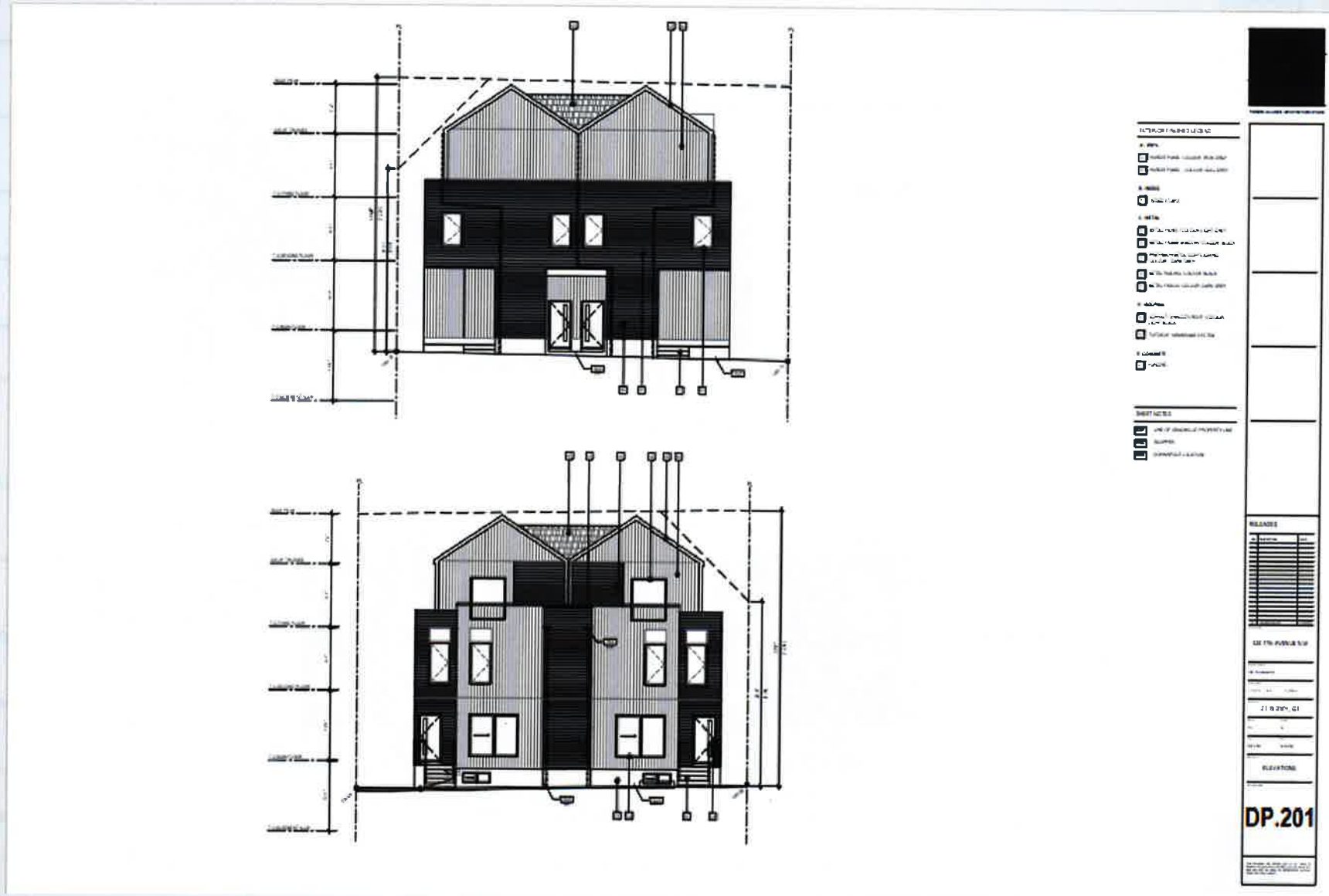
Supplementary Slides



Site Plan



Elevation fronting 17 Avenue NW



Item	Proposed DC Rules
Floor Area Ratio	1.5
Unit Mix	10 dwellings (5 above, 5 below grade)
Unit Orientation	>45 sq m direct access from street <45 sq m at grade access
Height	12.0 m
Amenity Area	>45 sq m = 7.5 sq m <45 sq m = 5.0 sq m
Parking	1 stall per unit >45 sq m 0 stalls <45 sq m 0.5 bicycle parking stalls per unit