

# Public Hearing of Council

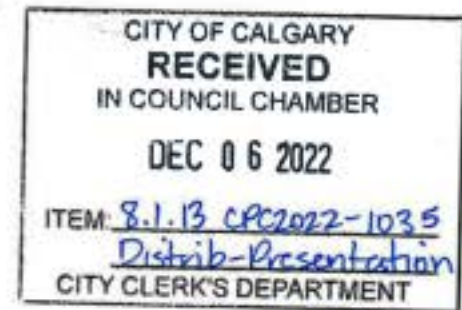
Agenda Item: 8.1.13



**LOC2022-0076 / CPC2022-1035**

**Land Use Amendment**

December 6, 2022

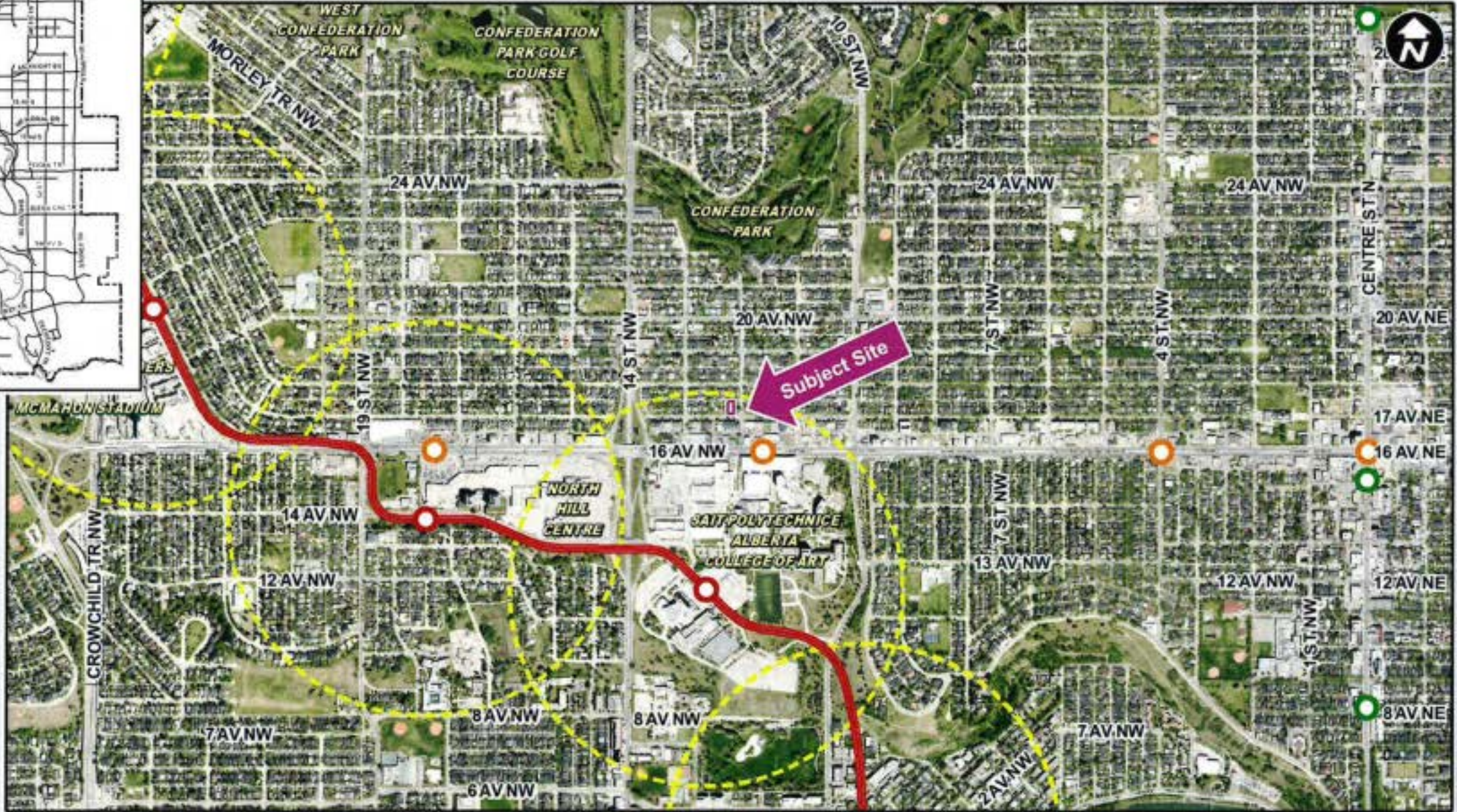


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 170D2022** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 1308 – 17 Avenue NW (Plan 3150P, Block 7, Lots 3 and 4) from Residential – Grade Oriented Infill (R-CG) District to Direct Control (DC) District to accommodate a grade-oriented development, with guidelines (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

- 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





### Direct Control based on the R-CG District

- 75 dwelling units/hectare, plus 1 suite per unit
- 50% of units are street oriented, allowing courtyard style development.

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## **Supplementary Slides**



Rendering of the proposed development viewed from 17 Avenue NW.





Proposed front and back elevations of Building A and side elevations





1308 – 17 Avenue NW viewed from 17 Avenue NW



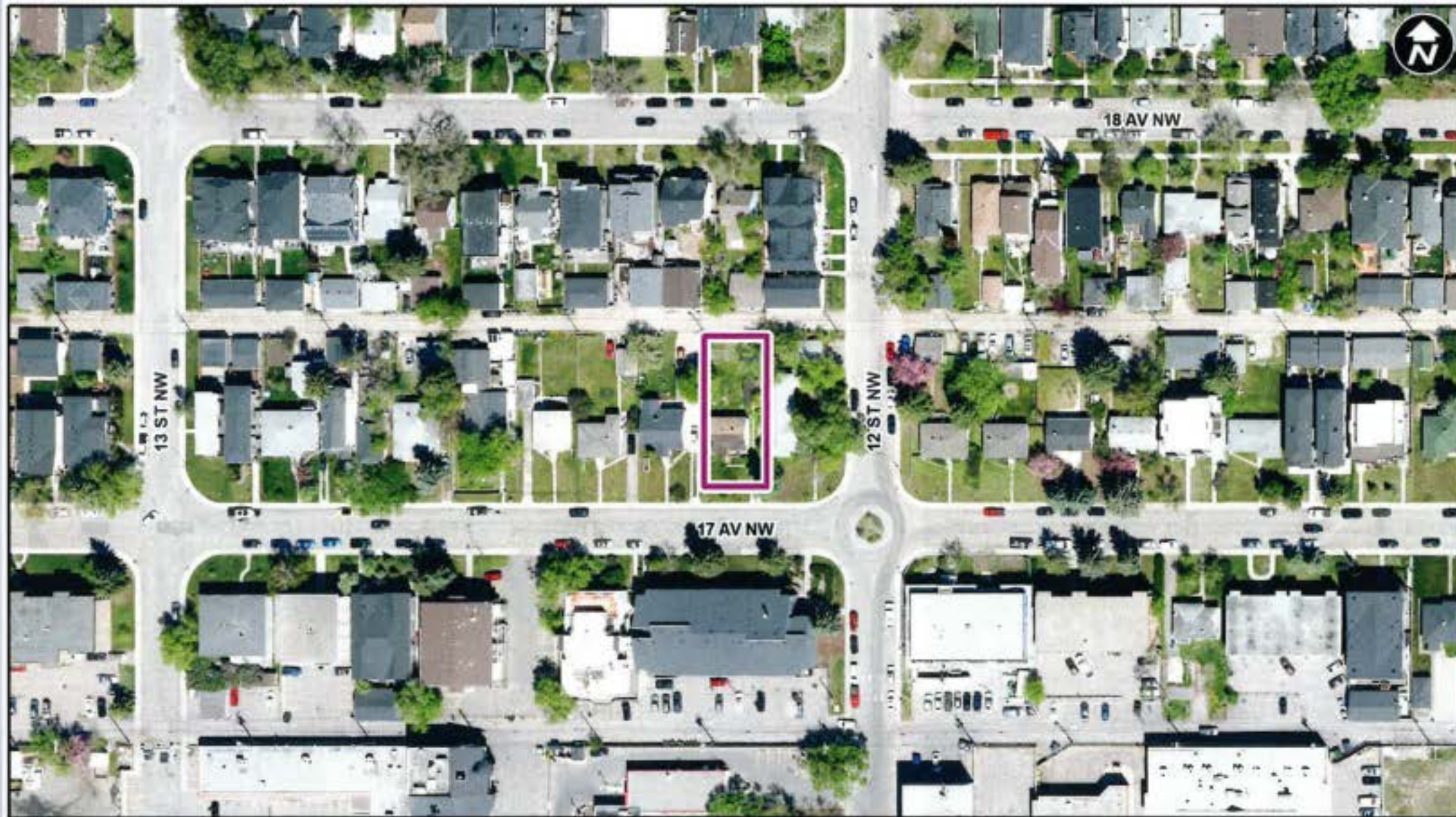
17 Avenue NW looking west from 12 Street NW



1308 – 17 Avenue NW viewed from the lane



17 Avenue NW looking east from mid-block



**Parcel Size:**

**0.06 ha  
15m x 36m**