



Calgary Planning Commission

Agenda Item: 7.2.2



LOC2022-0112

Land Use Amendment

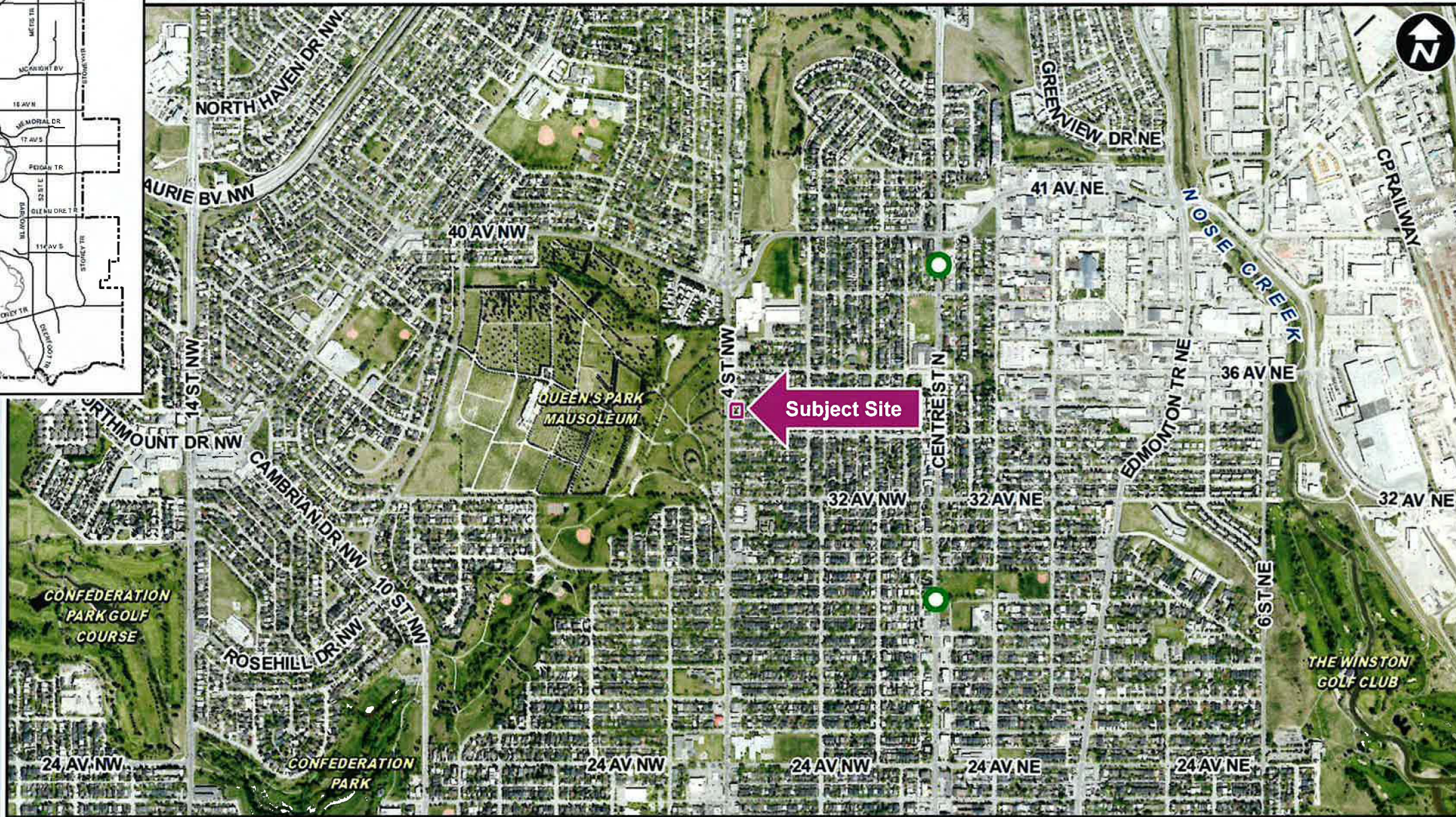
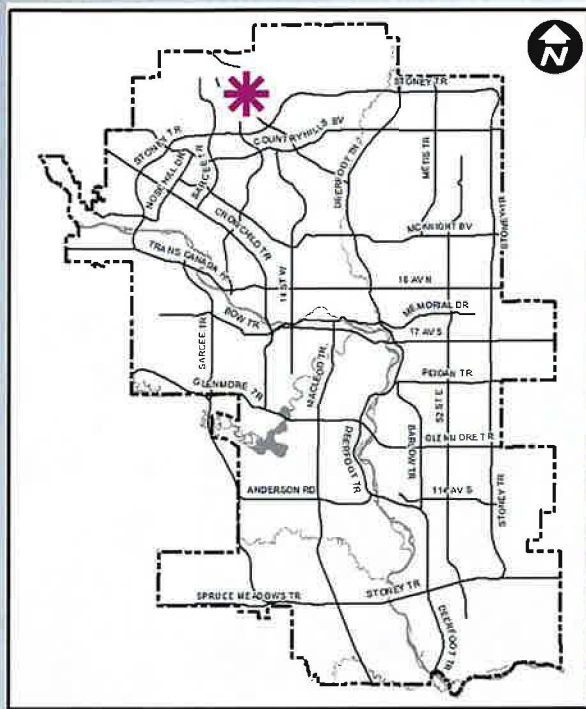
January 26, 2023

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 26 2023
ITEM: 7.2.2 CPC2023-0044
Distrib-Presentation
CITY CLERK'S DEPARTMENT

RECOMMENDATION:

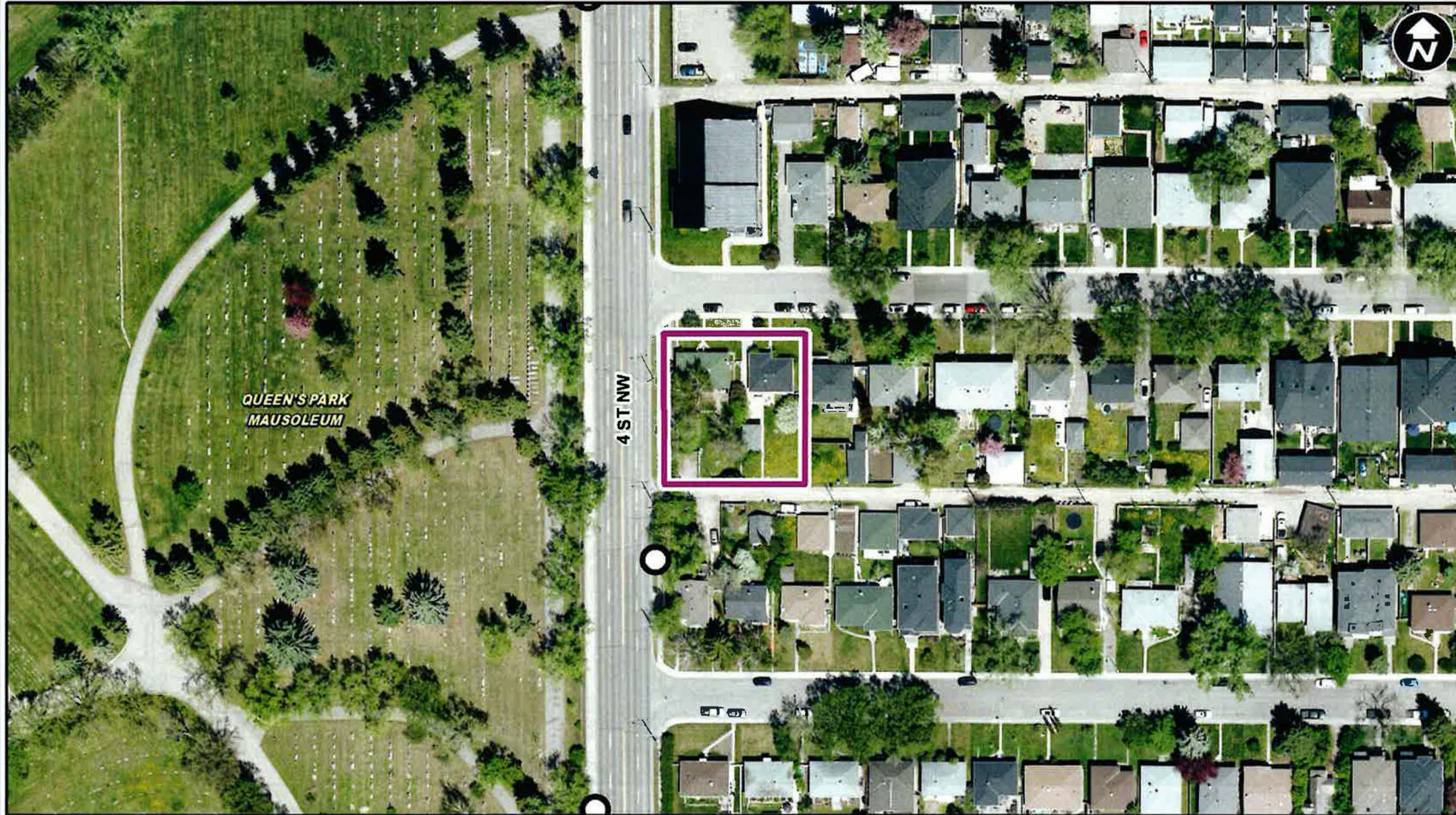
That Calgary Planning Commission recommends that Council:

Give three readings to the proposed bylaw for the redesignation of 0.13 hectares \pm (0.31 acres \pm) located at 453 and 457 – 35 Avenue NW (Plan 3674S, Block 9, Lots 55 to 58) from Residential – One / Two Dwelling (R-C2) District to Housing – Grade Oriented (H-GO) 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



LEGEND

○ Bus Stop

Parcel Size:

0.13 ha
34m x 36m

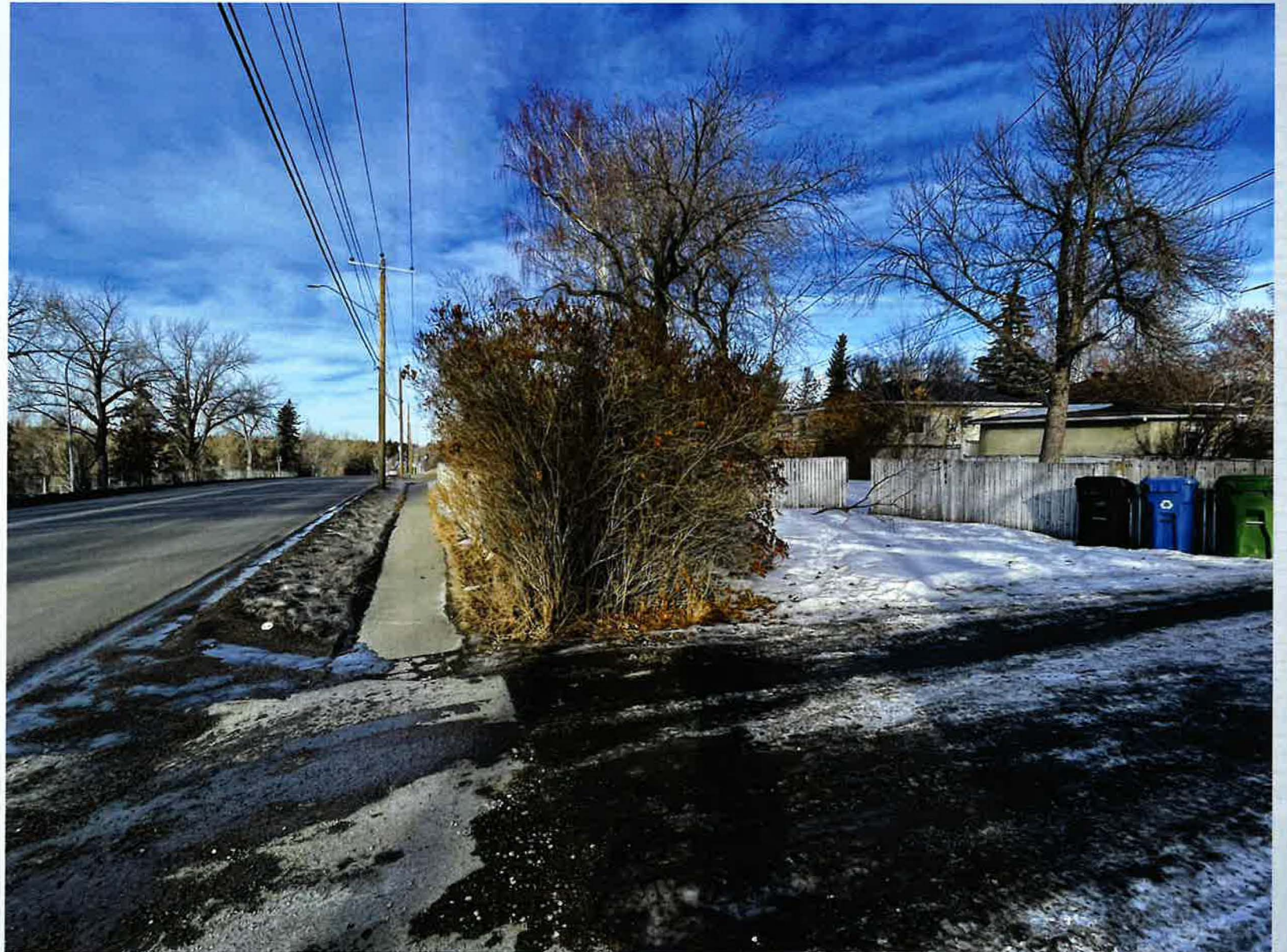


North facades – from 35 Avenue looking south



Rear yards –from the lane looking north

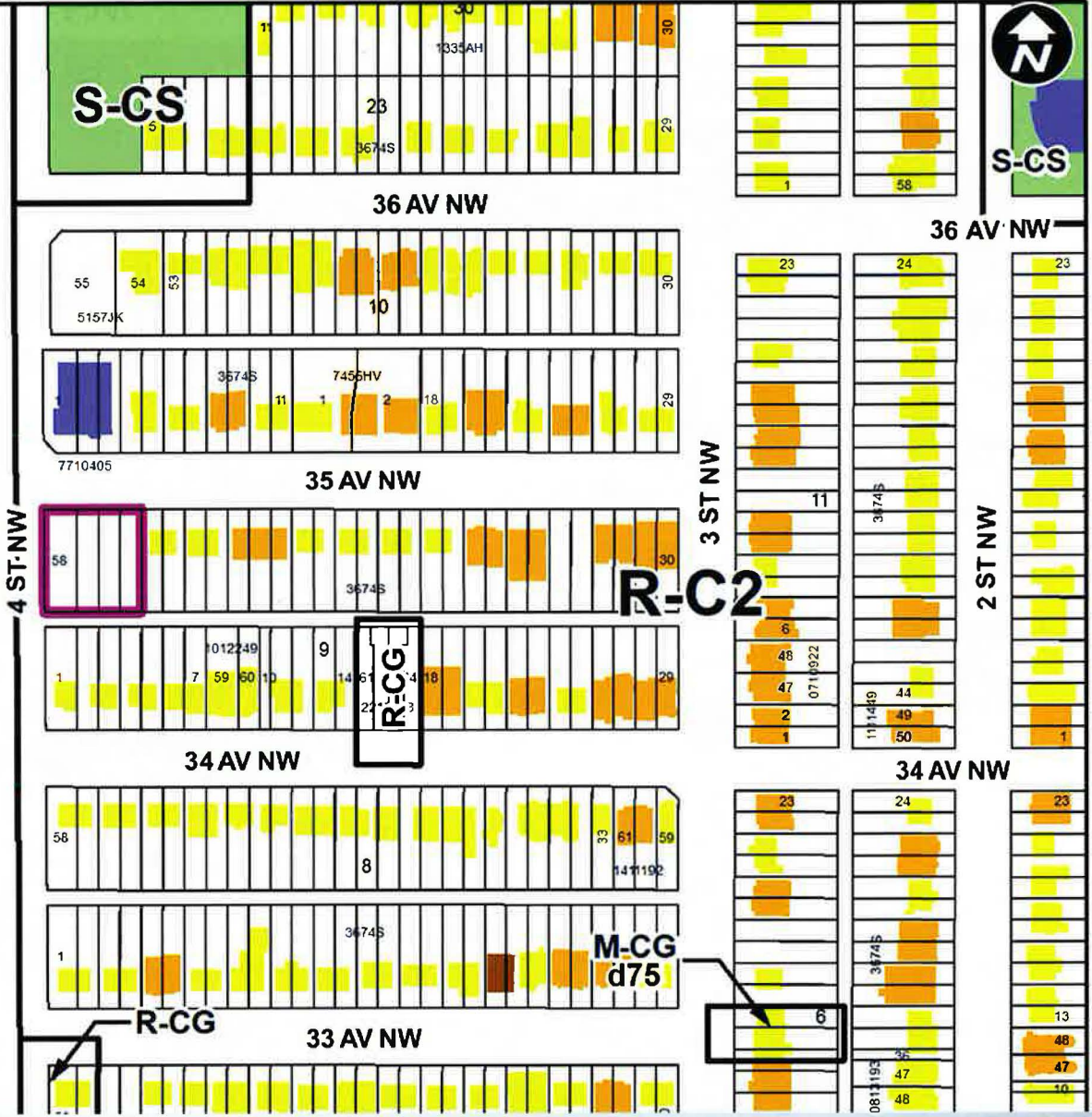
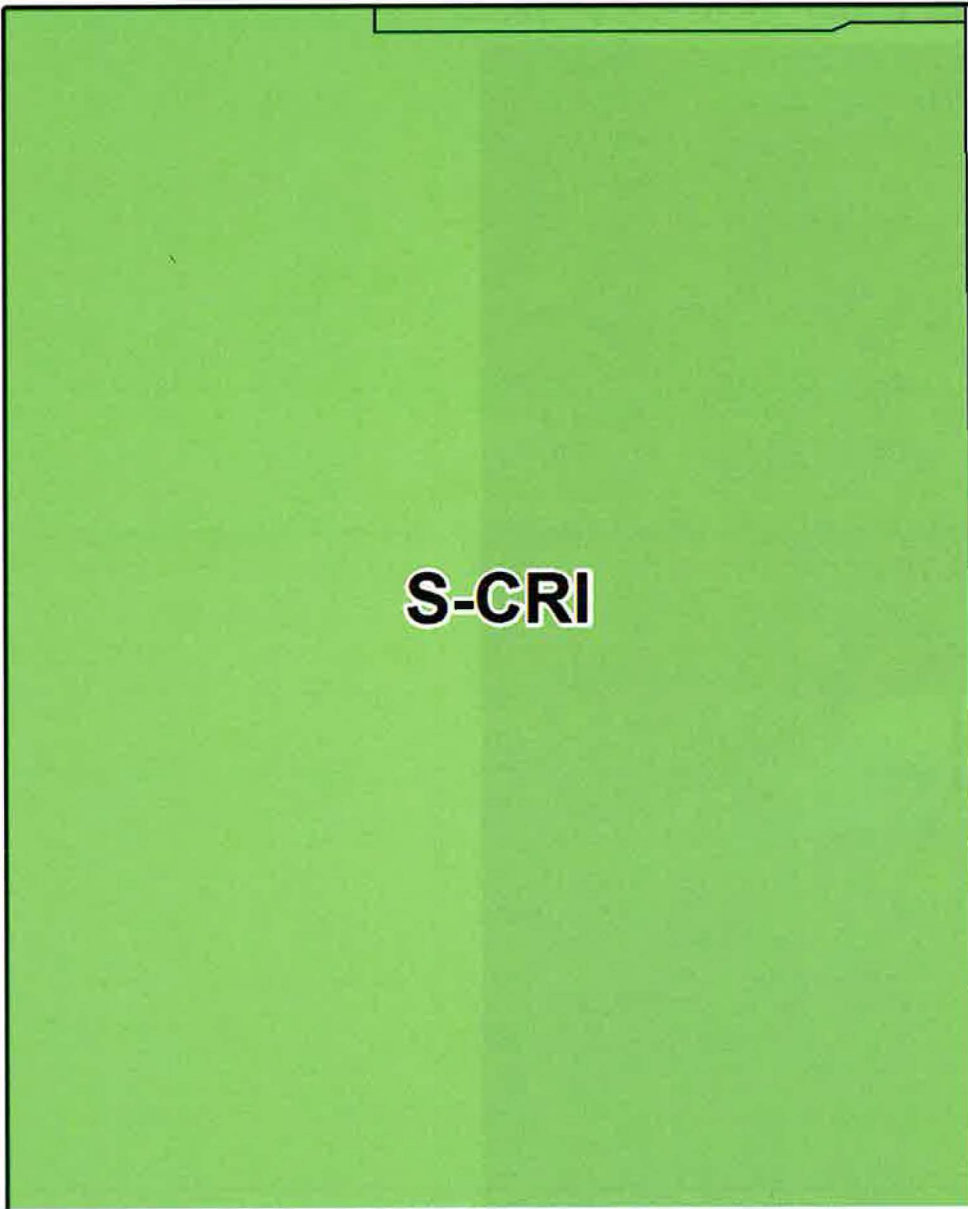




West interface with 4 Street NW

Surrounding Land Use

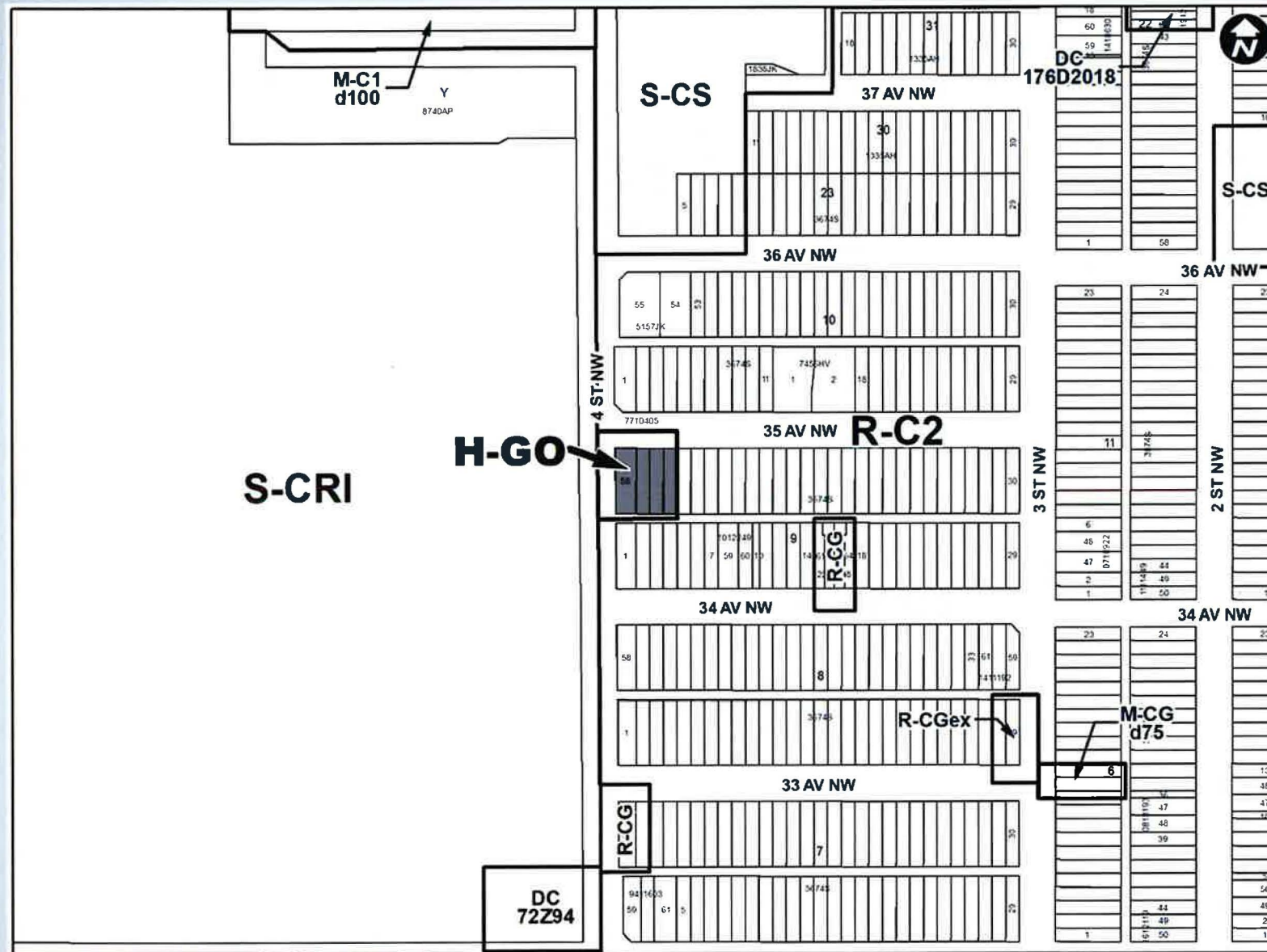
- LEGEND**
- Single detached dwelling
 - Semi-detached / duplex detached dwelling
 - Rowhouse / multi-residential
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





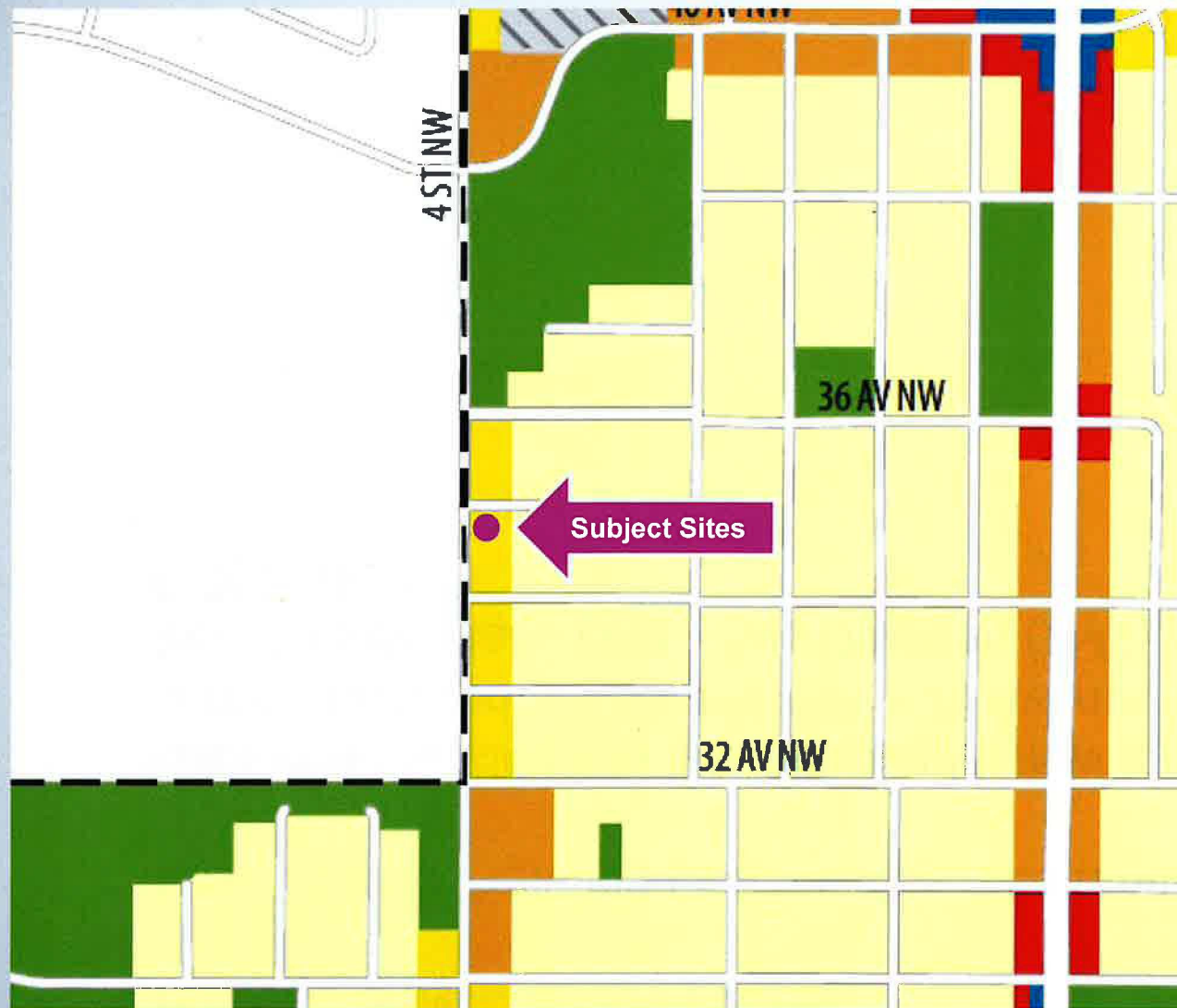
Existing Land Use District:

- Residential – Contextual One/Two Dwelling (R-C2) District
- Max height of 10m



Proposed H-GO District:

- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Max height of 12.0 m
- Max 1.5 FAR
- Min 0.5 stalls per unit/suite



Map 3: Urban Form

Legend

Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas

- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary

RECOMMENDATION:

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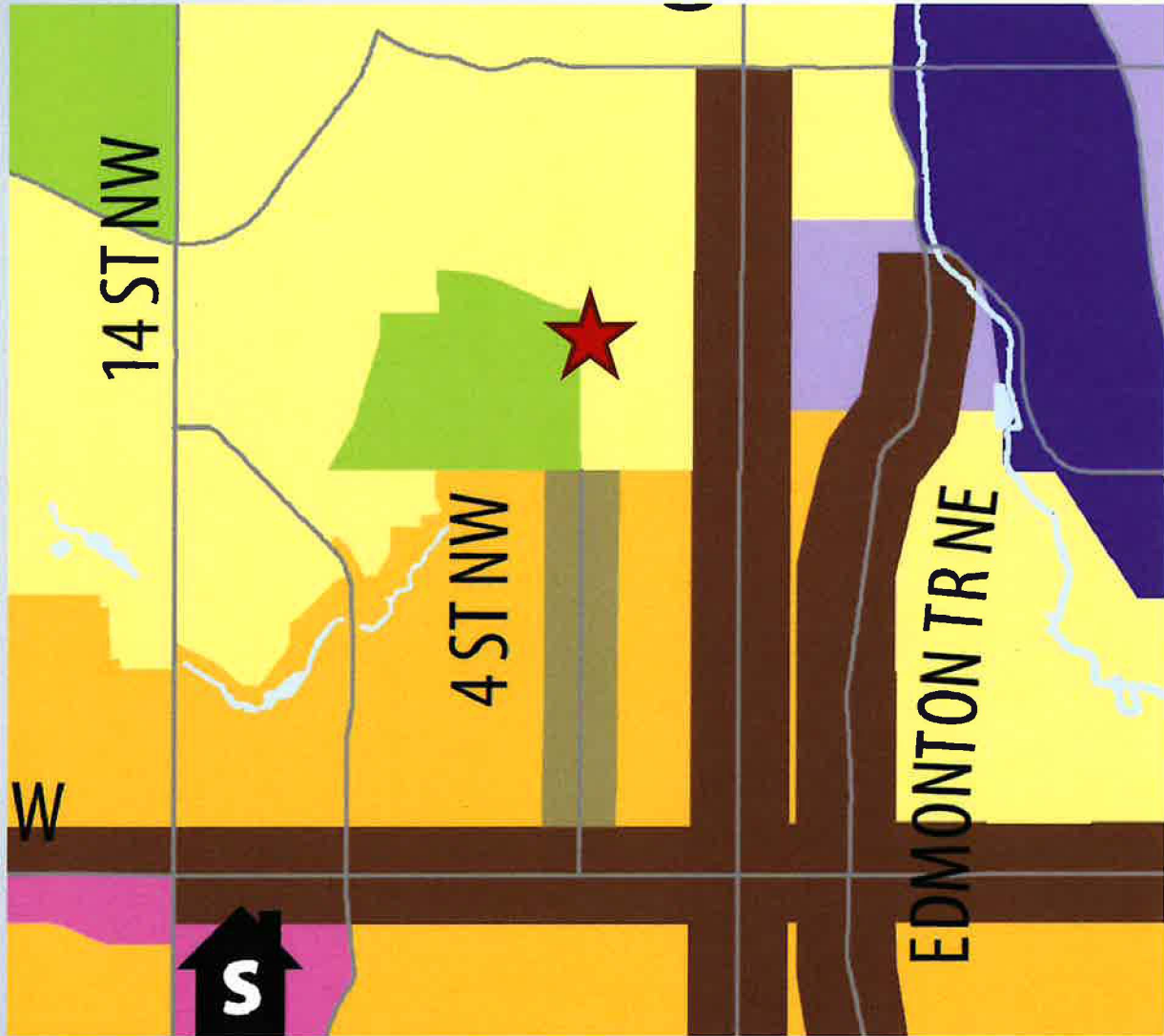
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Supplementary Slides



Map 4: Building Scale

- Legend**
- No Scale Modifier
 - Limited (up to 3 Storeys)
 - Low - Modified (up to 4 Storeys)
 - Low (up to 6 Storeys)
 - Mid (up to 12 Storeys)
 - High (up to 26 Storeys)
 - Parks, Civic and Recreation
 - Plan Area Boundary



Urban Structure (By Land Use Typology)

Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Industrial

- Industrial - Employee Intensive
- Standard Industrial

- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

- H Hospital
- S University

- Transportation/Utility Corridor

- City Limits