



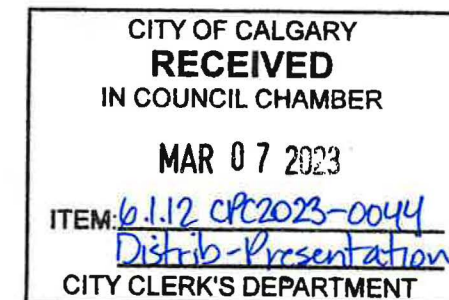
Public Hearing of Council

Agenda Item: 6.1.12



LOC2022-0112 / CPC2023-0044 Land Use Amendment

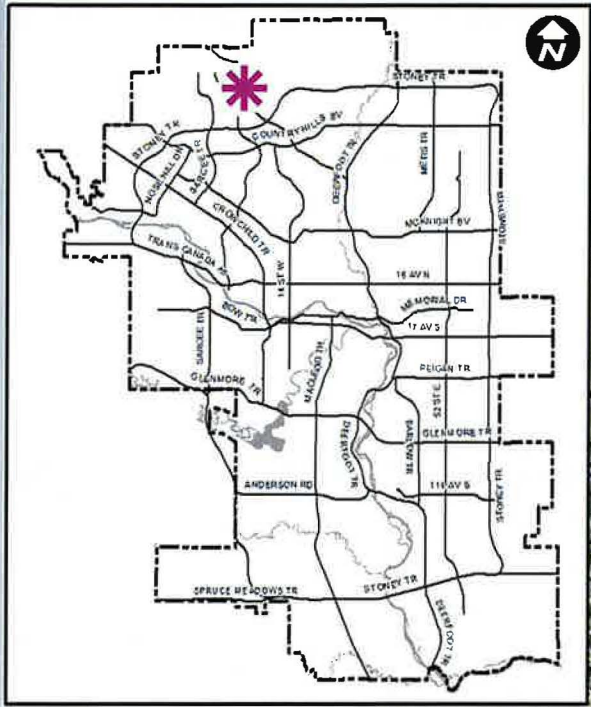
March 7, 2023



Calgary Planning Commission's Recommendation:

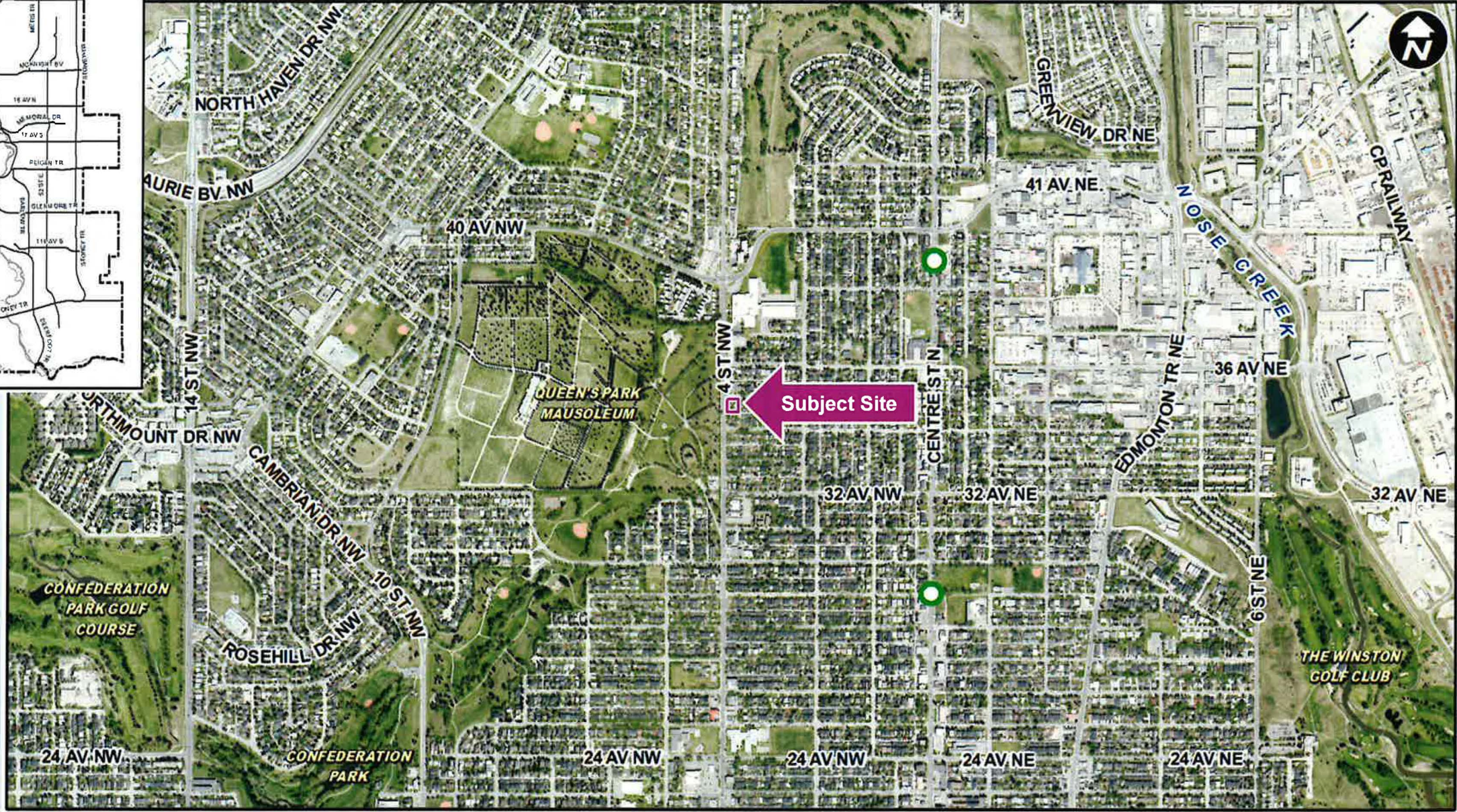
That Council:

Give three readings to **Proposed Bylaw 28D2023** 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

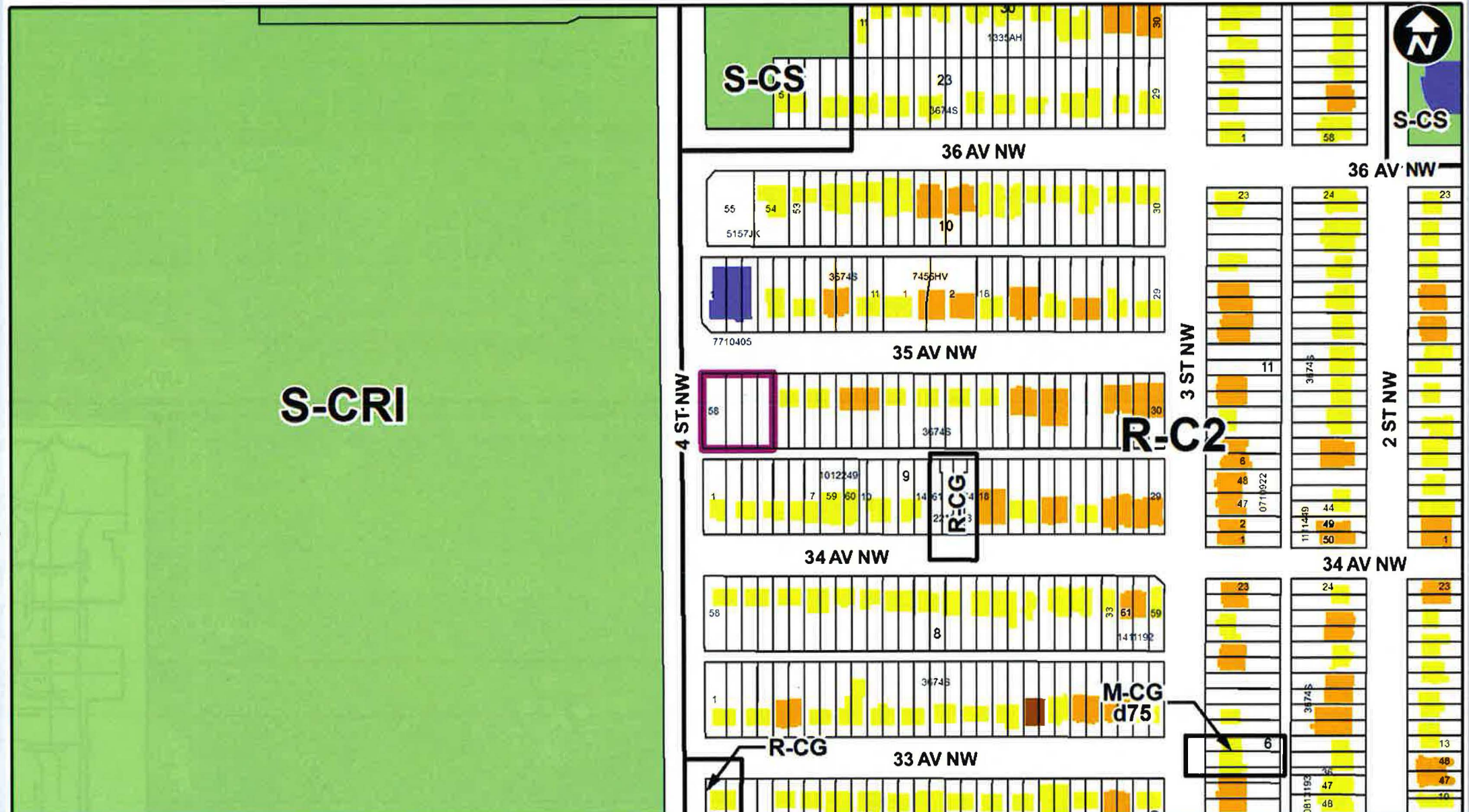


Surrounding Land Use

4

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 H-GO District:

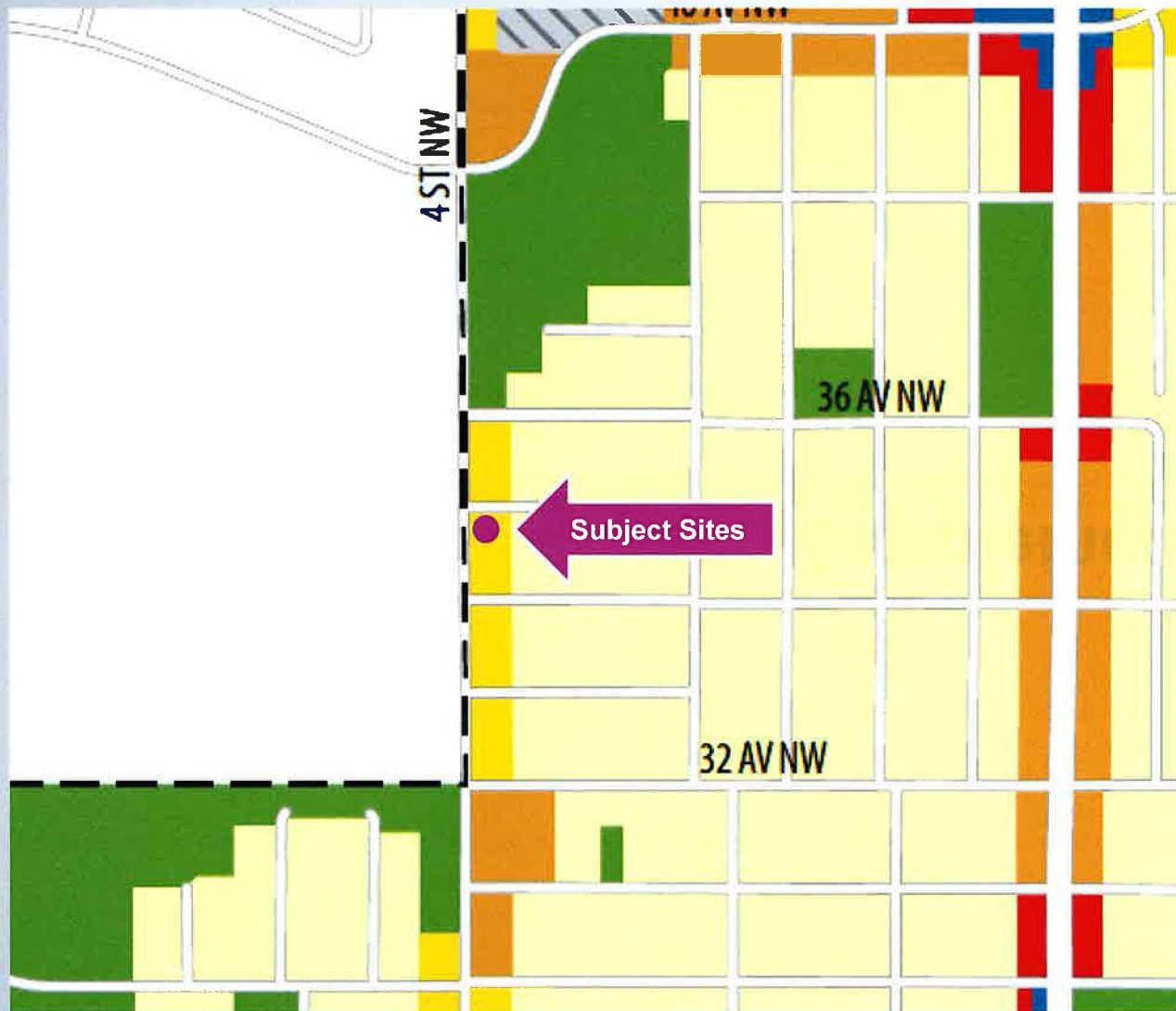
- Intended to accommodate grade-oriented residential developments in a form and scale consistent with low density residential areas
- Max height of 12.0 m
- Max 1.5 FAR

Calgary Planning Commission's Recommendation:

That Council:

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Supplementary Slides



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

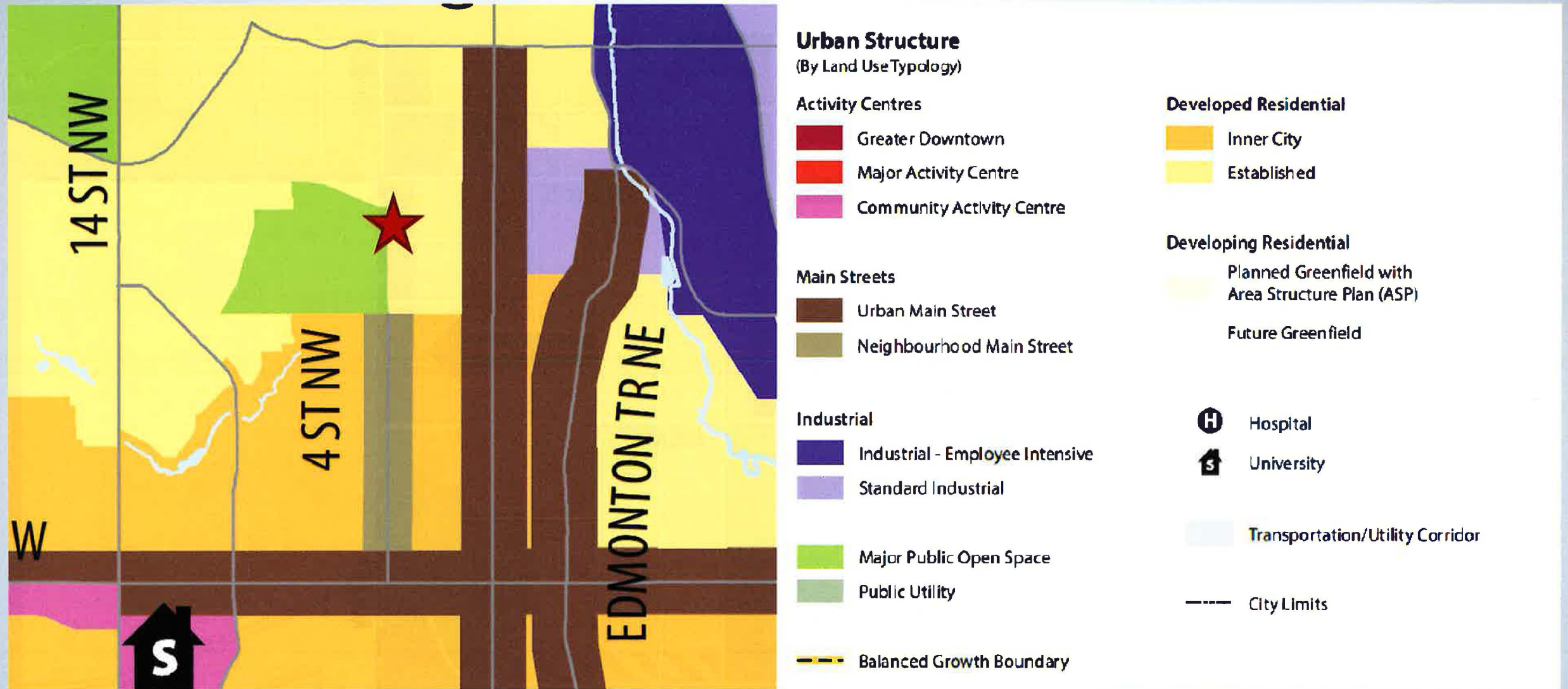
- Active Frontage
- ▨ Comprehensive Planning Site
- ▩ Industrial Transition
- Plan Area Boundary

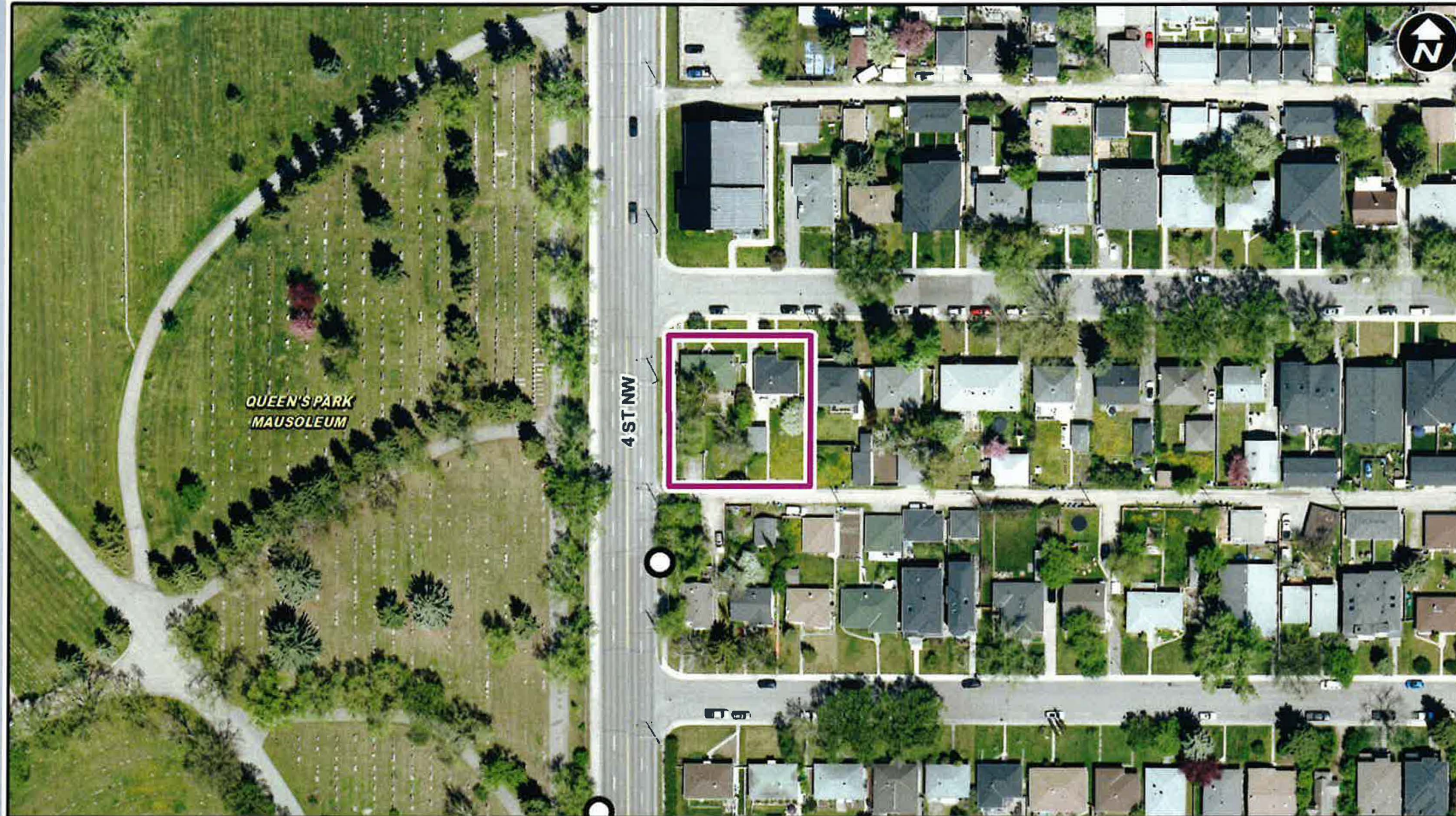
Map 4: Building Scale

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







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



Existing Land Use District:

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