



Calgary Planning Commission

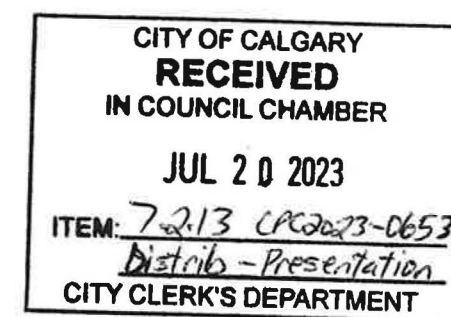
Agenda Item: 7.2.13

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LOC2023-0102 Land Use Amendment

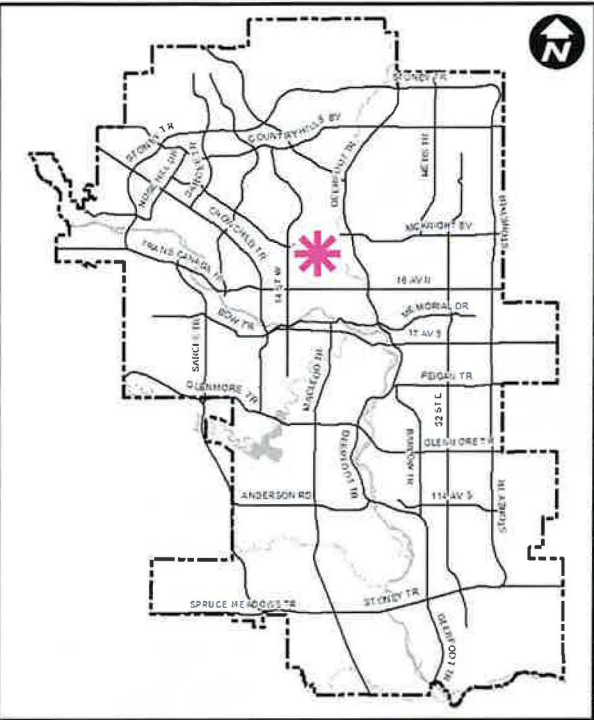
July 20, 2023



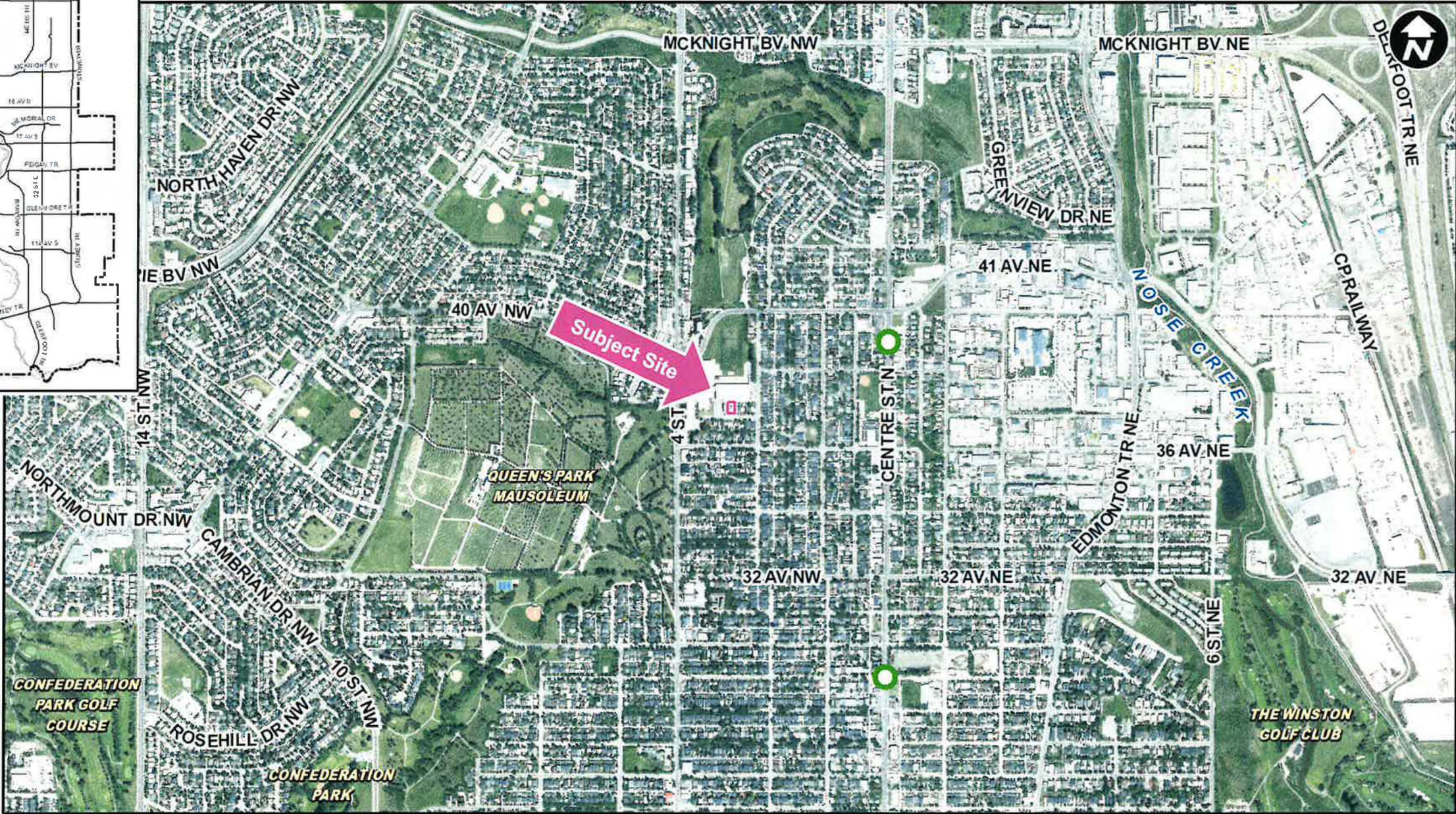


RECOMMENDATION:

That Calgary Planning Commission recommend that Council give three readings to the proposed bylaw for the redesignation of 0.80 hectares \pm (0.20 acres \pm) located at 420 – 37 Avenue NW (Plan 1335AH, Block 31, Lots 20 to 22) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate Low Emissions Development, with guidelines.

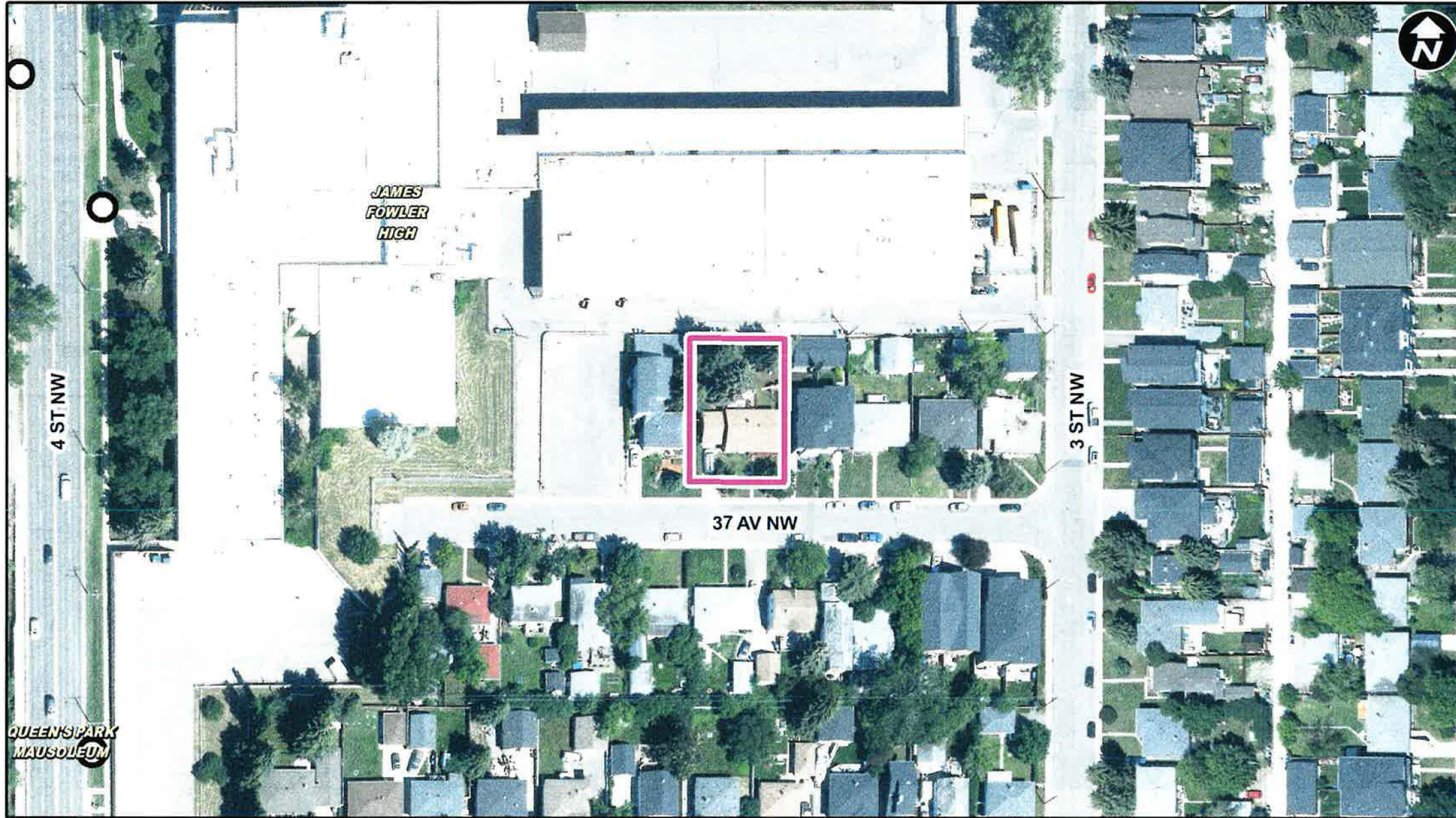


- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Location Map

4



○ Bus Stop

Parcel Size:

0.8 ha
23m x 35m



View to the north from 37 Avenue



Street view – south side of 37 Avenue

Street view – north side of 37 Avenue



Surrounding Land Use

7

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 Direct Control District:

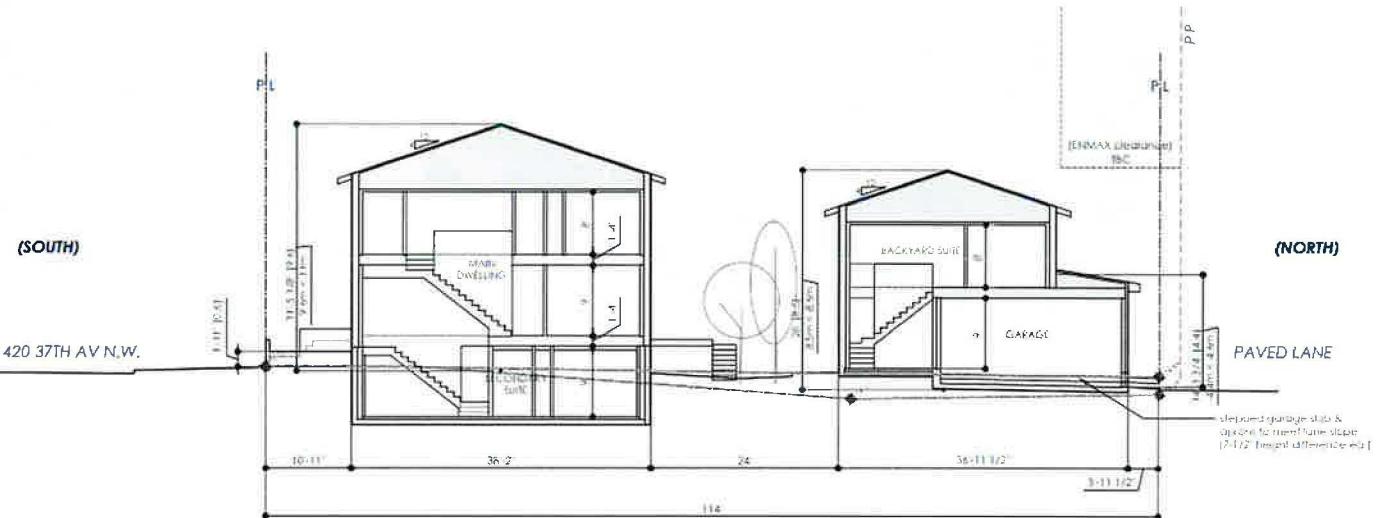
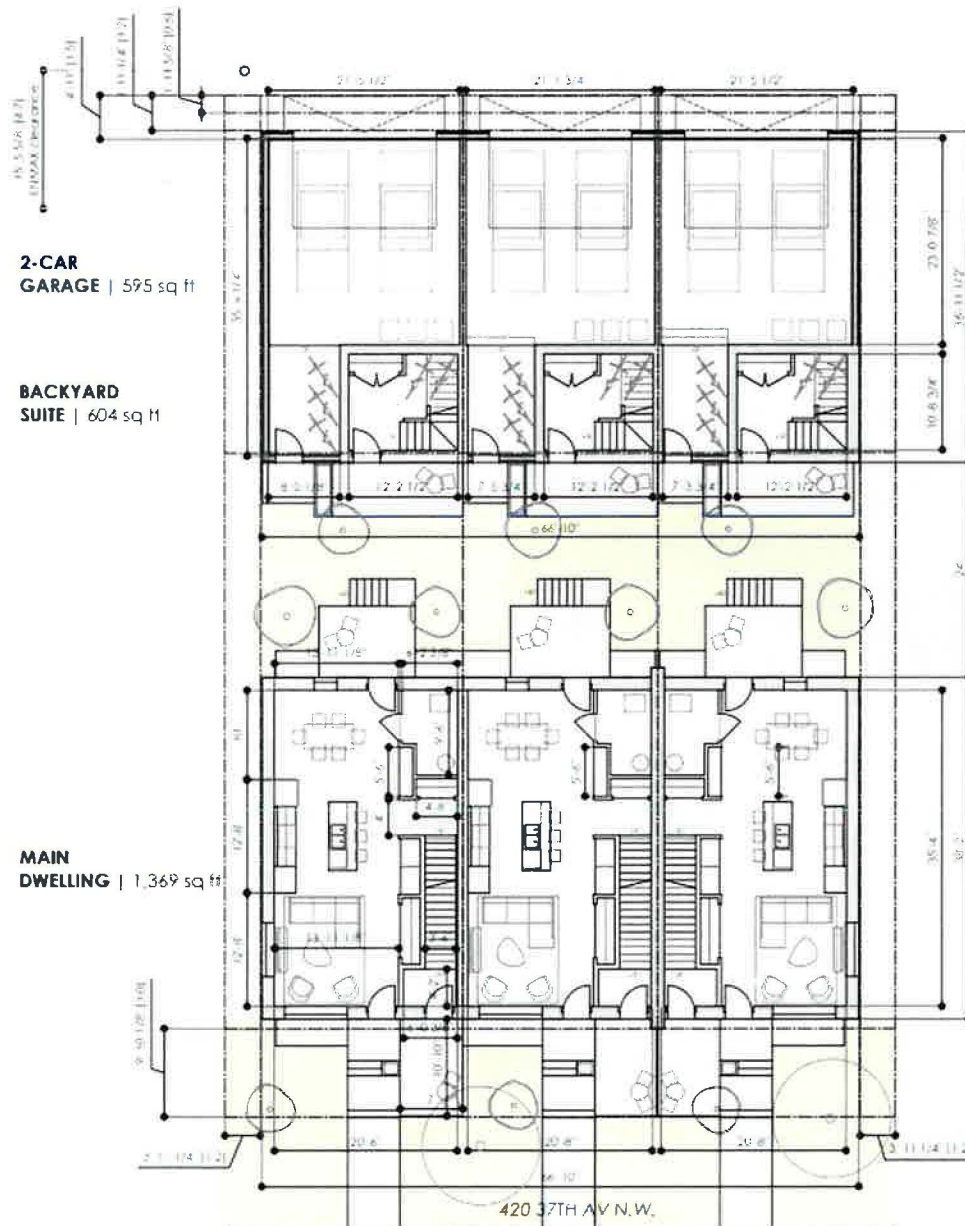
- Based on R-CG District
- Additional permitted use: Low Emissions Development, with guidelines regarding suites and lot coverage
- Maximum density of 75 uph
- Maximum building height of 11 metres

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Supplementary Slides





CROSS SECTION
SCALE | 1/16" = 1'-0"

Scenario	Heating System Energy Source	Annual Energy Use Intensity (GJ/m2/year)	Annual GHG Emission Intensity (kg CO2e/m2/year)	Annual GHG Emission Intensity w/ On-Site Renewable Energy (kg CO2e/m2/year)
Highland Park Passive House Development	Electricity	0.15 (-73%)	25 (-40%)	2.5 (-94%)
Average New Construction Single Family Home (2020-2021)	Natural Gas	0.54	41	N/A