



## LOC2022-0117 Land Use Amendment

2023 August 17

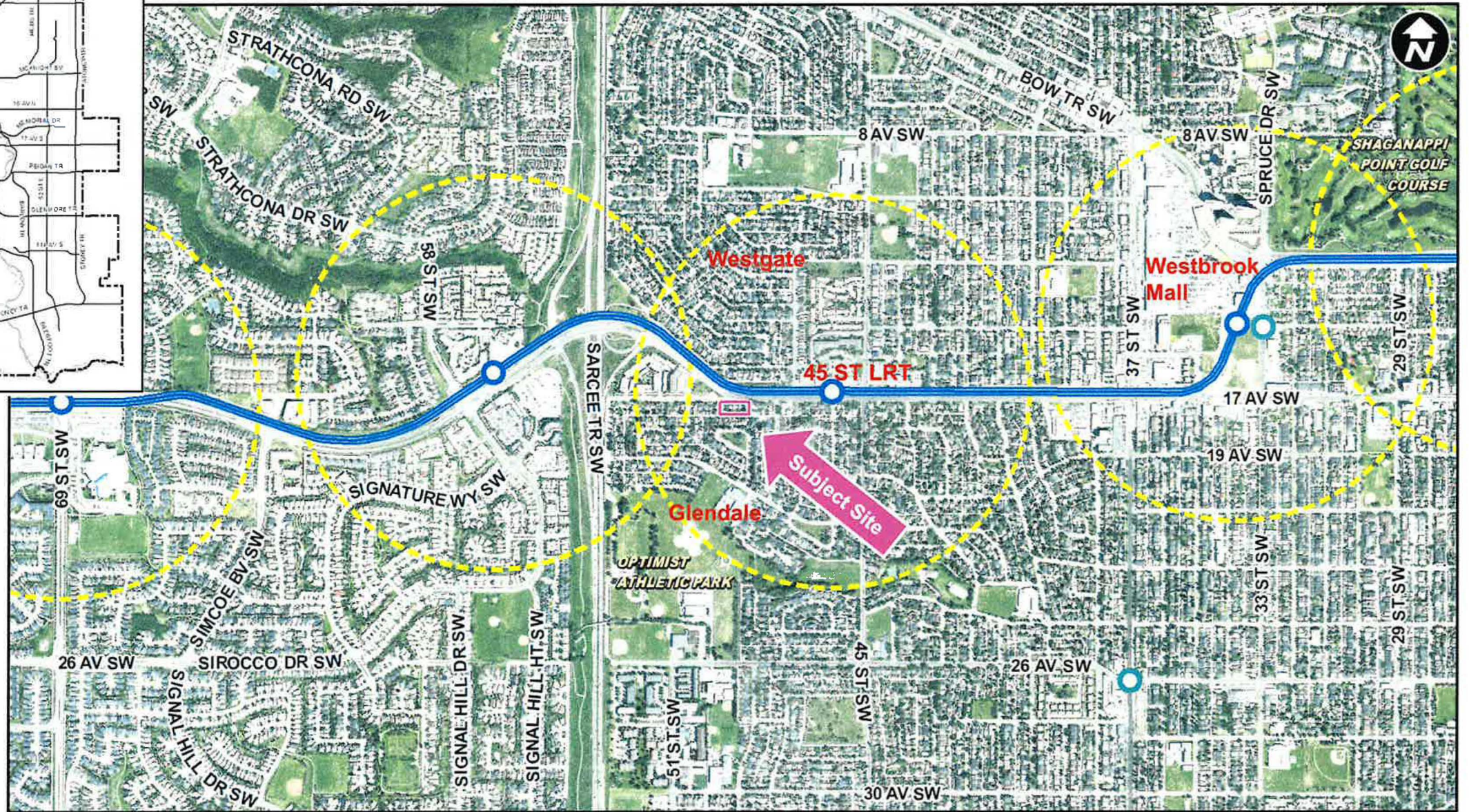
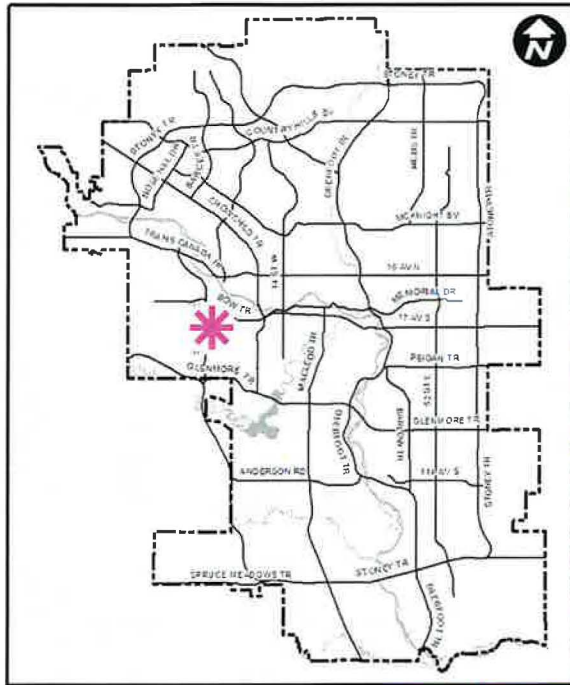
CITY OF CALGARY  
**RECEIVED**  
IN ENGINEERING TRADITIONS ROOM  
AUG 17 2023  
ITEM: 7.2.9 CPC 2023-0878  
*Distrib-Presentation*  
CITY CLERK'S OFFICE



## RECOMMENDATIONS:

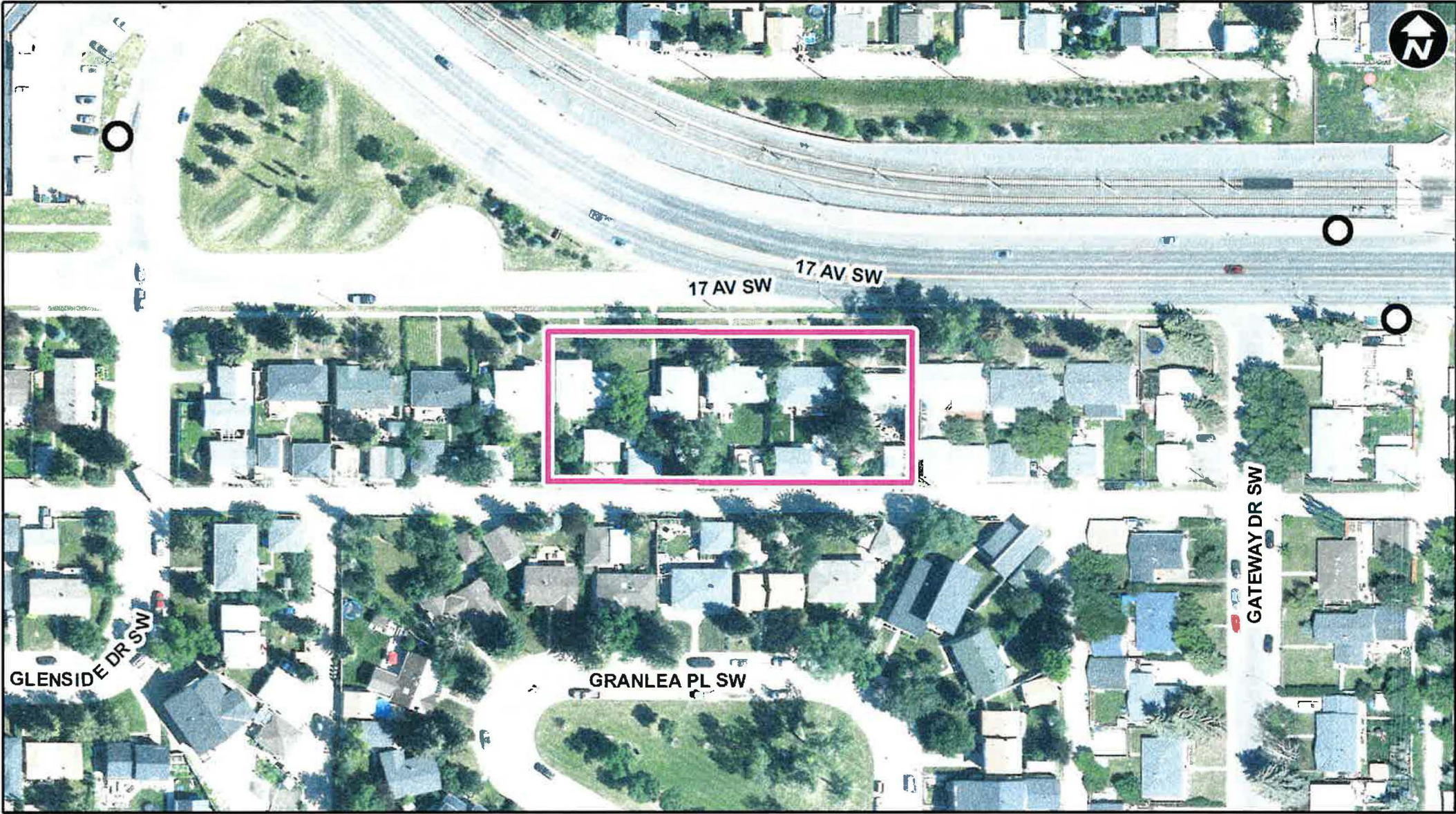
That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for redesignation of 0.32 hectares  $\pm$  (0.79 acres  $\pm$ ) located at 4919, 4923, 4927, 4931 and 4935 – 17 Avenue SW (Plan 6182HM, Block 5, Lots 43 to 47) from Multi-Residential – Contextual Low Profile (M-C1) 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

Total five  
Parcels -  
Size:

0.32 ha

88.5m x  
36.6m



Looking East on 17 Ave SW





Looking West – walkway indicated in orange





Looking East

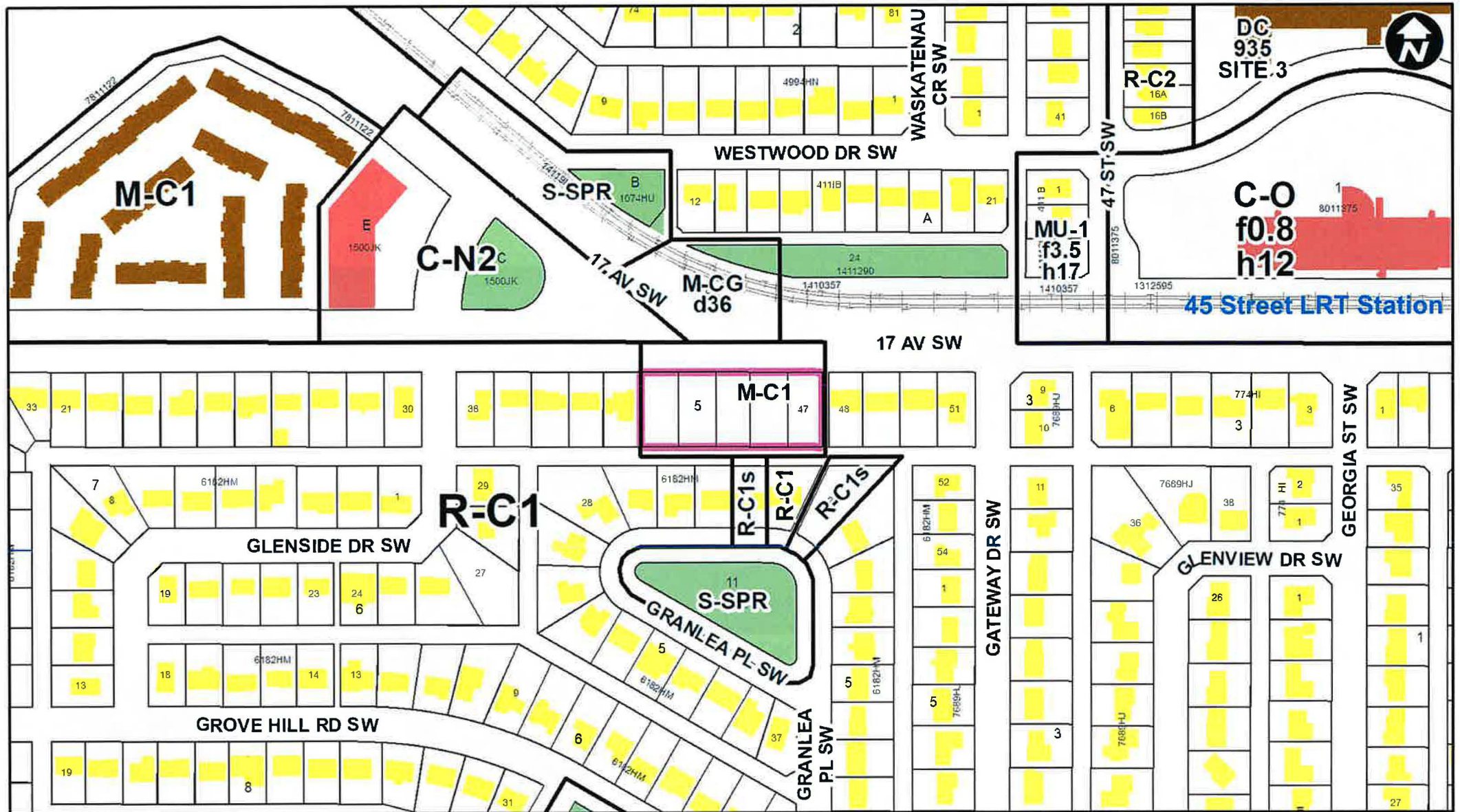
Looking West – walkway indicated in orange



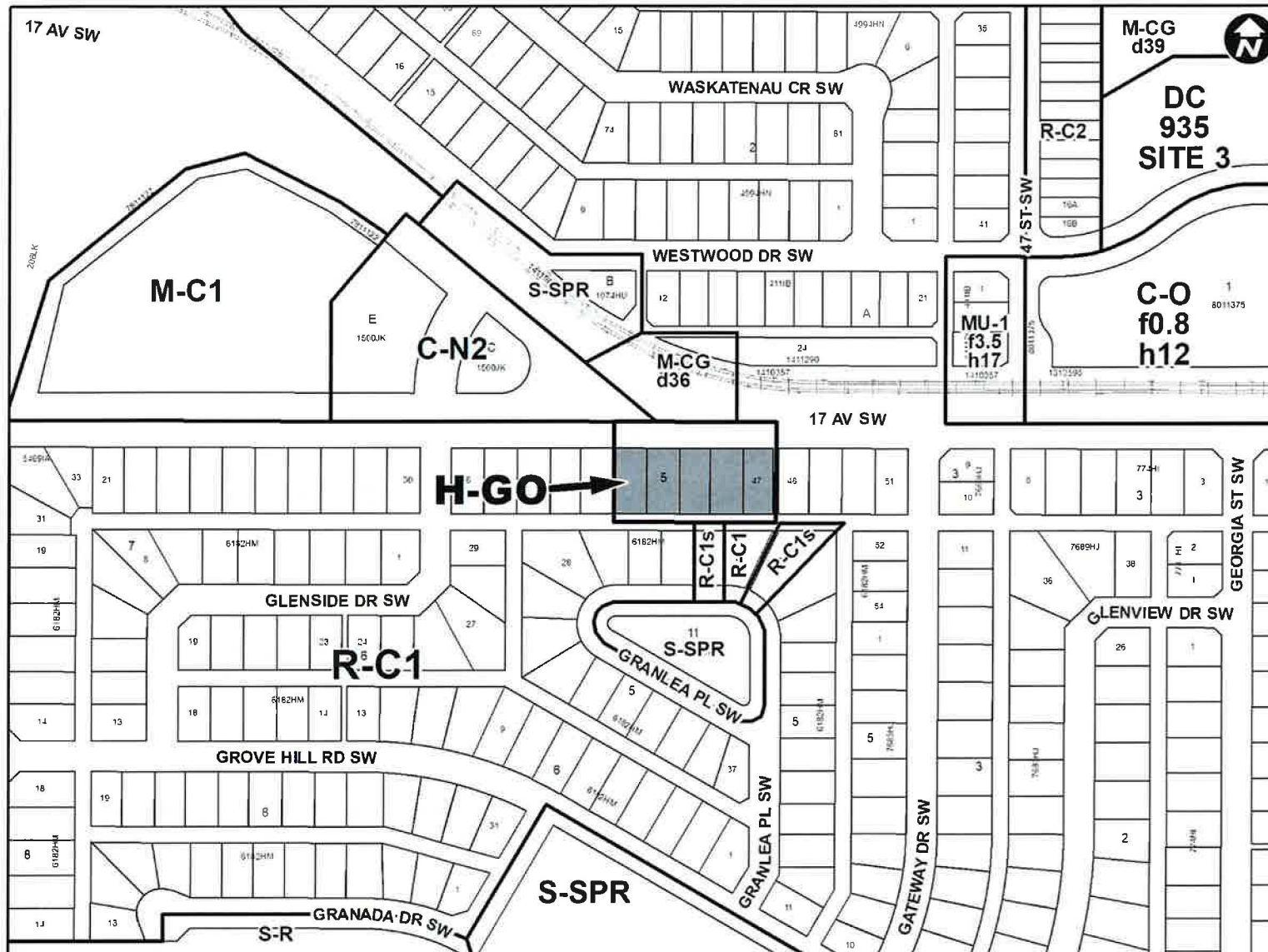
# Surrounding Land Use

## 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







## Proposed H-GO District:

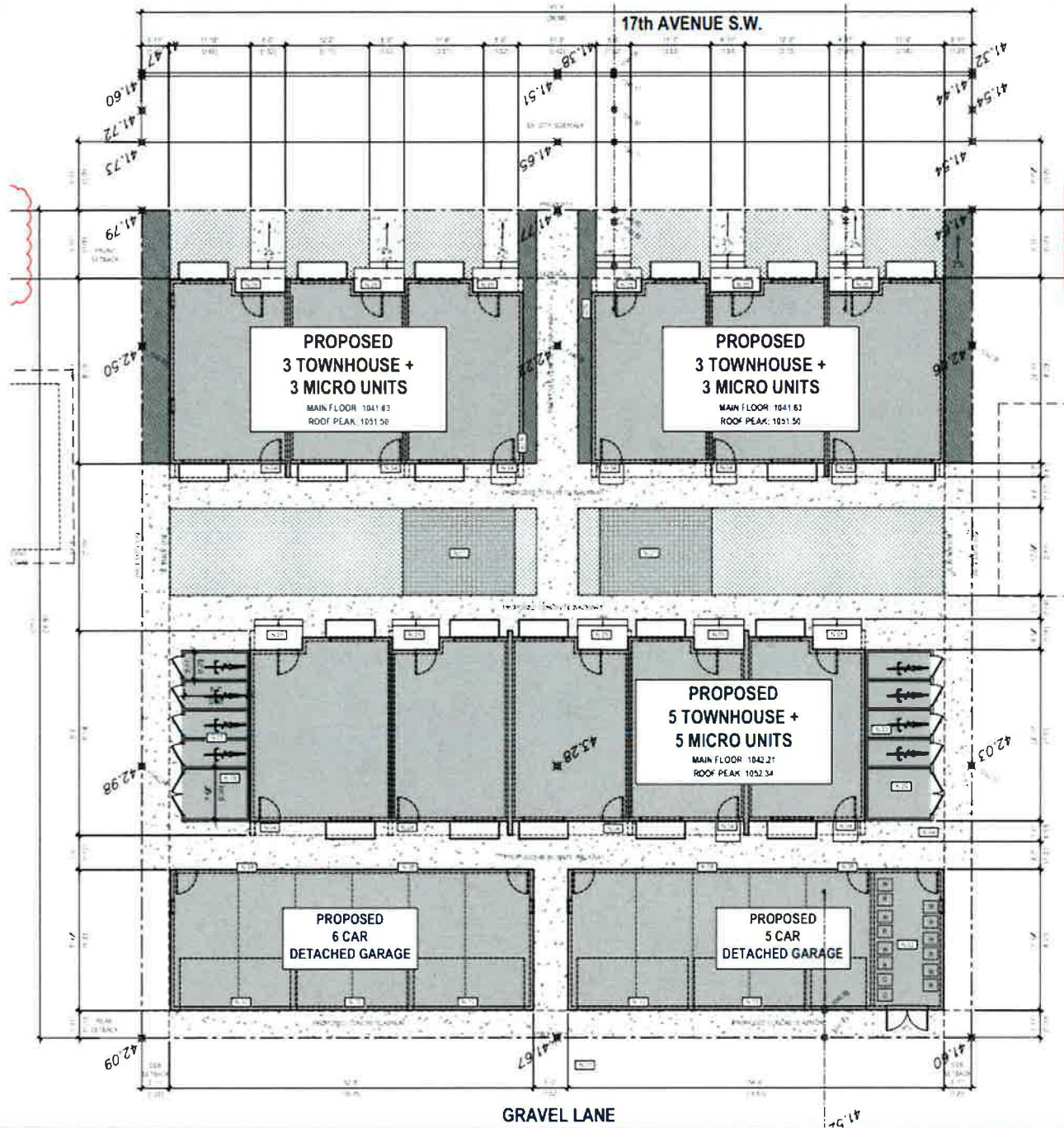
- maximum building height of 12.0 metres
- building floor to parcel area ratio (FAR) of 1.5
- dwelling units that primarily take the form of a rowhouse, townhouse, or stacked townhouse and may include secondary suites

## RECOMMENDATIONS:

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## Supplementary Slides

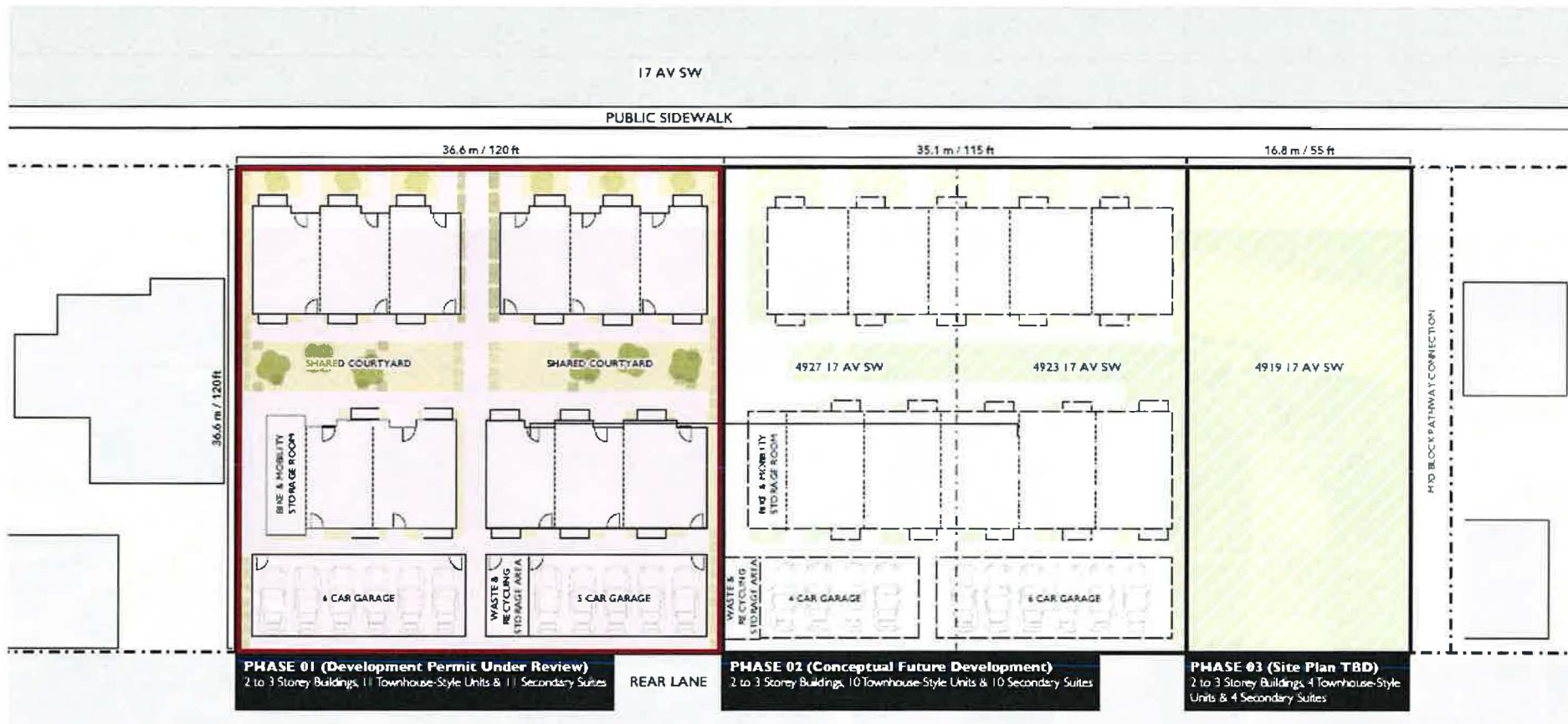


REVISED LAND ASSEMBLY



PHASE 01: 4931 & 4935 17 AV SW





Site plan is conceptual and subject to change through the Development Permit review process.

**PHASE 01**

**LAND USE REDESIGNATION**  
From M-C1 to H-GO

**DEVELOPMENT PERMIT**  
Under Review by City of Calgary

**SITE AREA**  
0.134ha (0.33ac)

**MAX FAR**  
1.5

**NUMBER OF UNITS**  
11 Townhouse-style Units  
11 Smaller Basement Units

**PARKING STALLS**  
11 Vehicle Parking Stalls

**BIKE STALLS**  
5 Class 1 Bike Stalls  
6 Alternative Mobility Storage Units

**PHASE 02**

**LAND USE REDESIGNATION**  
From M-C1 to H-GO

**DEVELOPMENT PERMIT**  
Future Development Permit

**SITE AREA**  
0.128ha (0.32ac)

**MAX FAR**  
1.5

**NUMBER OF UNITS**  
10 Townhouse-style Units  
10 Smaller Basement Units

**PARKING STALLS**  
10 Vehicle Parking Stalls

**BIKE STALLS**  
5 Class 1 Bike Stalls  
5 Alternative Mobility Storage Units

**PHASE 03**

**LAND USE REDESIGNATION**  
From M-C1 to H-GO

**DEVELOPMENT PERMIT**  
Future Development Permit  
Site Plan tbd

**SITE AREA**  
0.061ha (0.15ac)

**MAX FAR**  
1.5

**NUMBER OF UNITS**  
4 Townhouse-style Units  
4 Smaller Basement Units

**PARKING STALLS**  
4 Vehicle Parking Stalls

**BIKE STALLS**  
4 Secure Bike Stalls (tbd)

2020 2021 2022 2023  
 JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP

**APPLICANT-LED OUTREACH** Webpage Mailers, On-Site Signage, Phonenumber, Email, Feedback Form, CA Meeting

**DEVELOPMENT PERMIT APPLICATION**  
 4931 & 4935 17 AV SW  
 Sept 2022

**CA MEETING**  
 In-Person  
 Nov 9, 2022

**LAND USE APPLICATION UPDATE**  
*\*NEW H-GO DISTRICT & 3 NEW PARCELS*  
 4919, 4923 & 4927, 4931 & 4935 17 AV SW

**WHAT WE HEARD SUMMARY 2.0**  
 Published  
 June 2023

**LAND USE APPLICATION**  
*\*DC DISTRICT*  
 4931 & 4935 17 AV SW  
 July 2022

**OUTREACH UPDATES**  
 Updated May 2023

**WHAT WE HEARD SUMMARY 1.0**  
 Published  
 Dec 2022

**H-GO DISTRICT BYLAW APPROVAL**  
 H-GO added to Land Use Bylaw  
 Council Approved October 2023

**SUBJECT SITE DESIGNATED M-C1**  
 4919, 4923, 4927, 4931 & 4935 17 AV SW  
 Council Approved July 2020

**WESTBROOK COMMUNITIES LOCAL AREA PLAN APPROVAL**  
 Enables H-GO at Glendale17 Site  
 Council Approved April 2023

**CALGARY PLANNING COMMISSION**  
**PUBLIC HEARING BEFORE COUNCIL**  
**PHASE 1 DEVELOPMENT PERMIT DECISION**  
 Approved June 2023

