

# Public Hearing of Council

## Agenda Item: 7.2.2



# LOC2023-0102 / CPC2023-0653

## Land Use Amendment

September 19, 2023

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 19 2023  
ITEM: *7.2.2 CPC2023-0653*  
*Distribution - Presentation 1*  
CITY CLERK'S DEPARTMENT

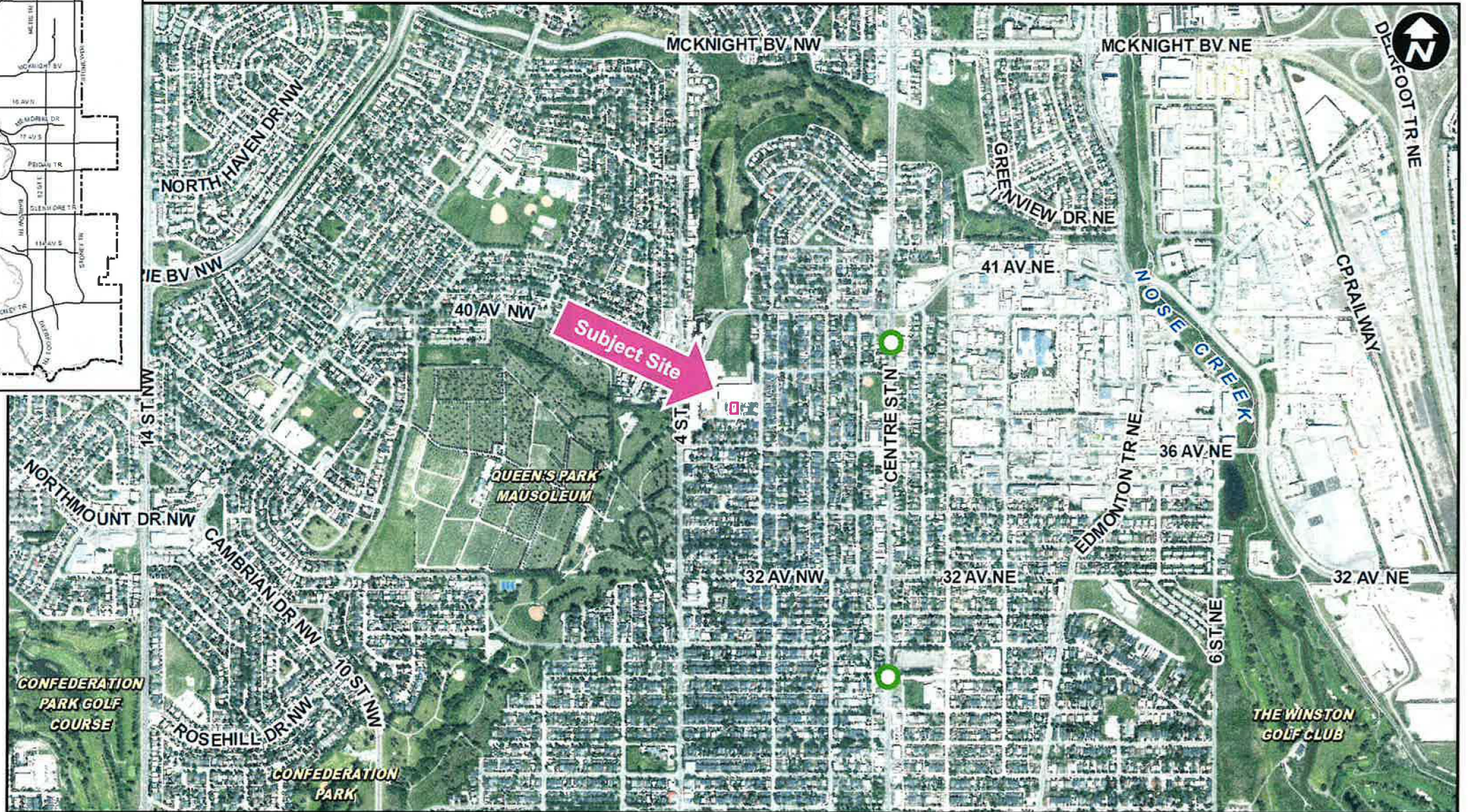
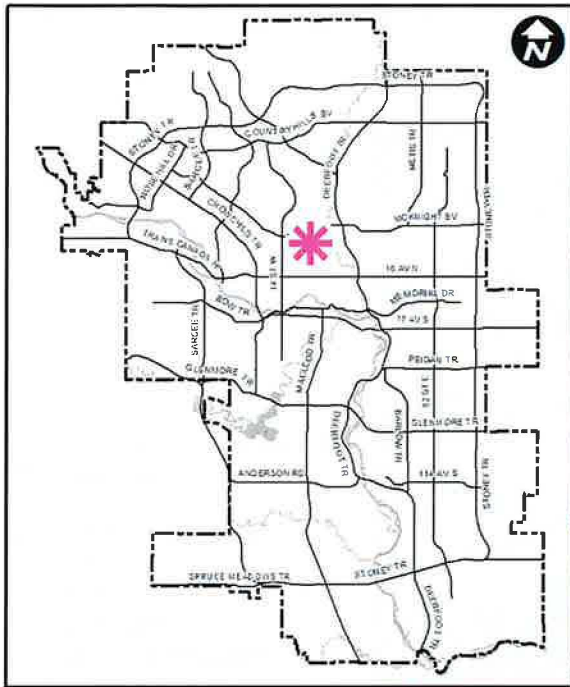


## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 160D2023** 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.





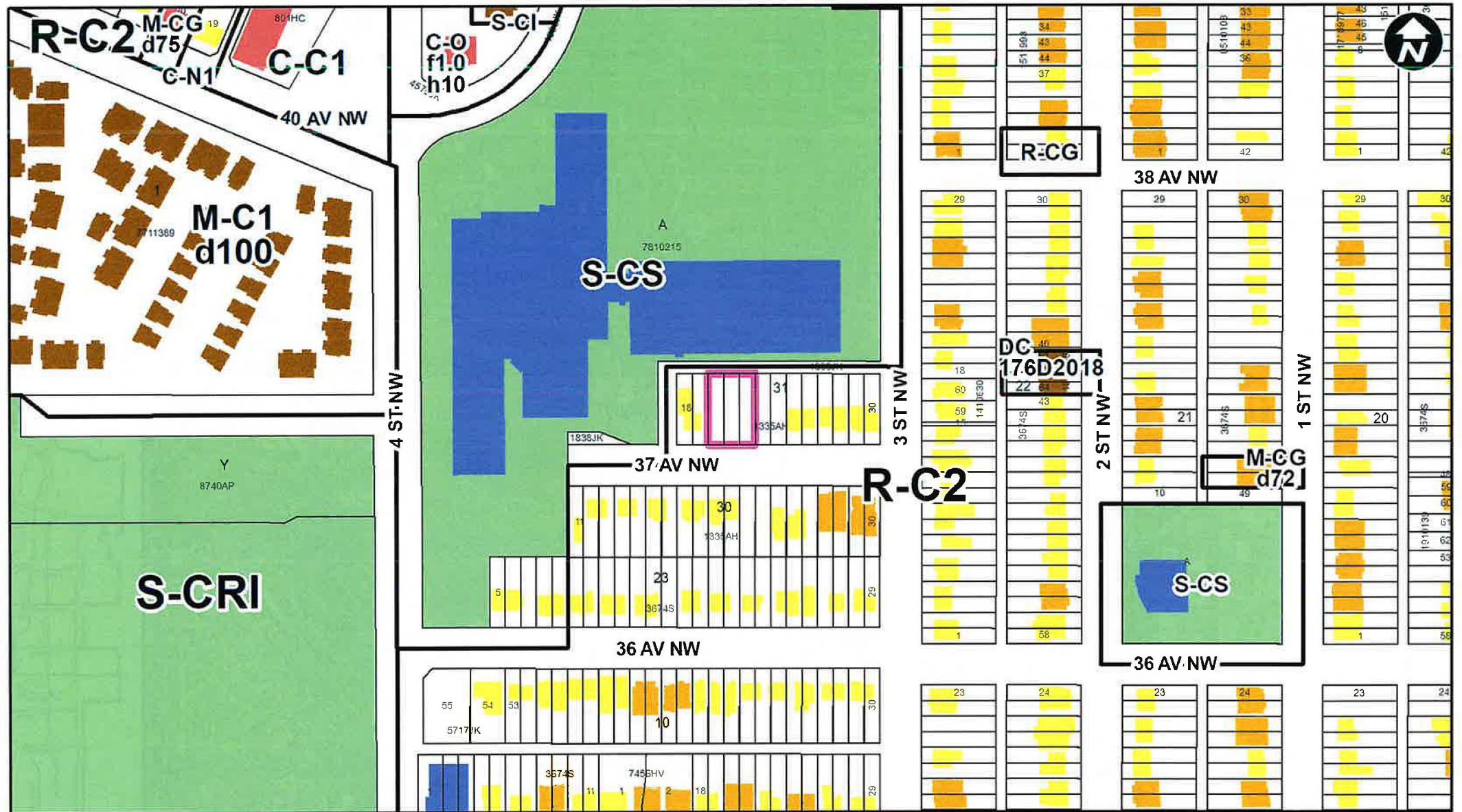
**LEGEND**

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



# 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 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

# Development Permit Renderings





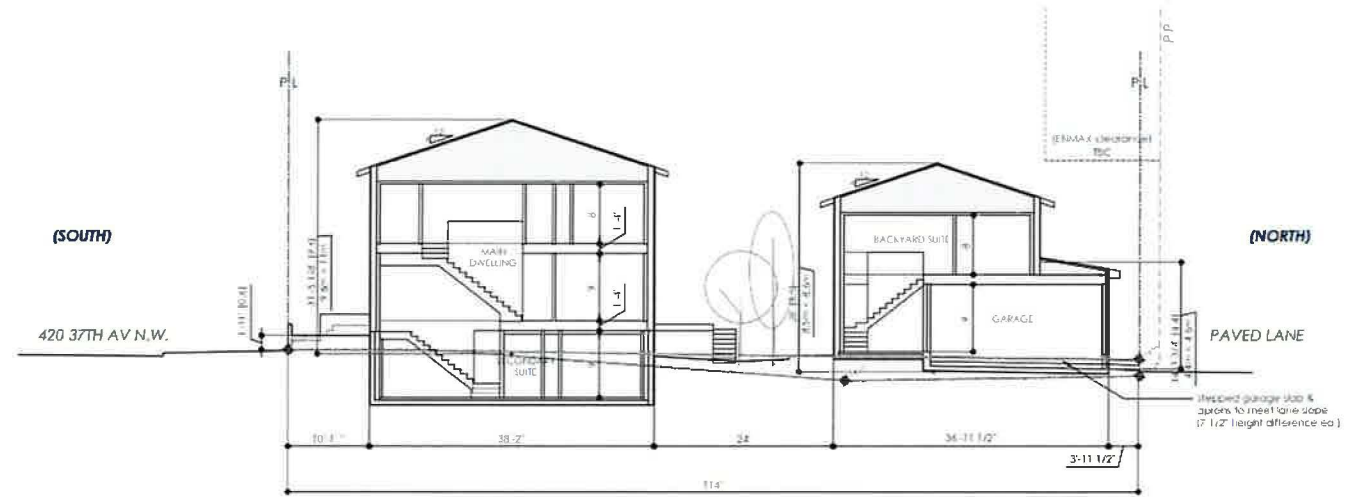
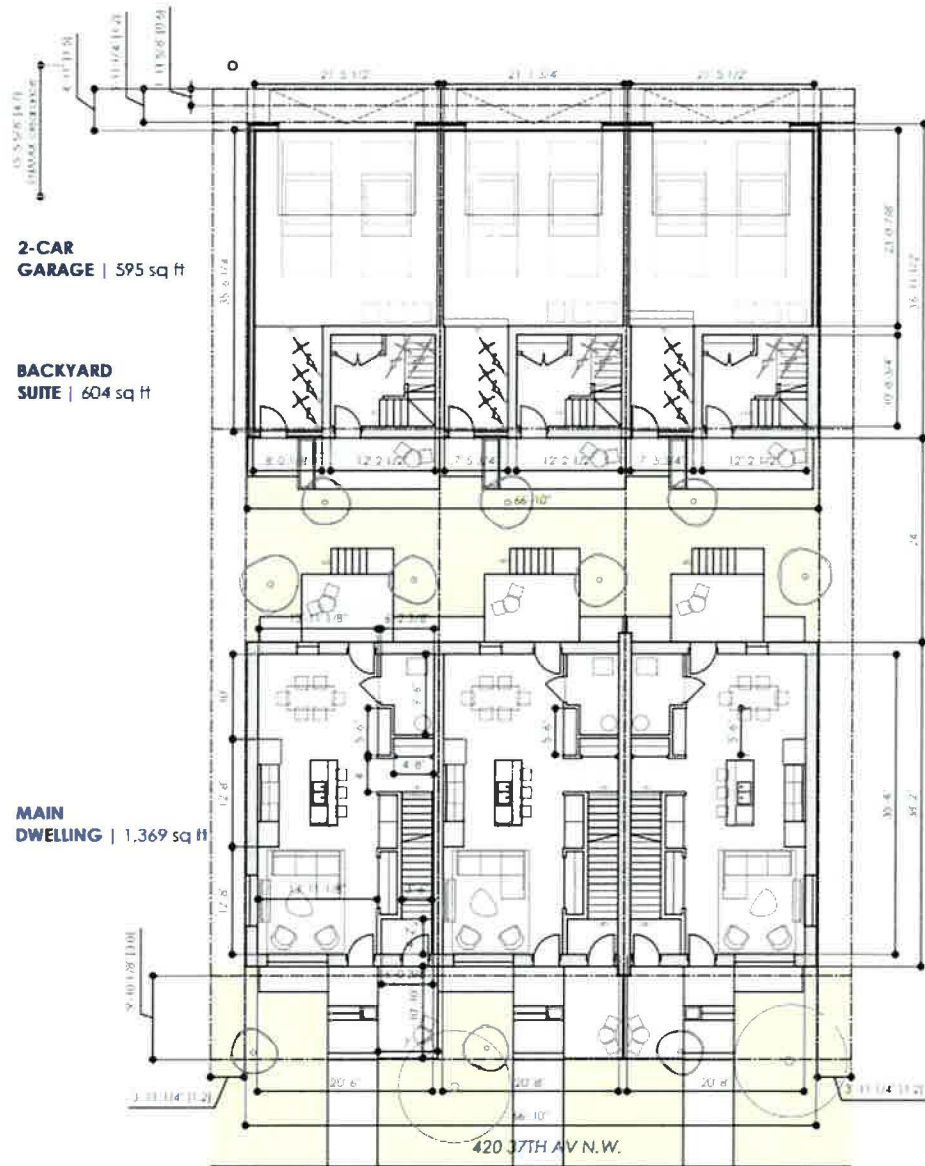
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## Supplementary Slides



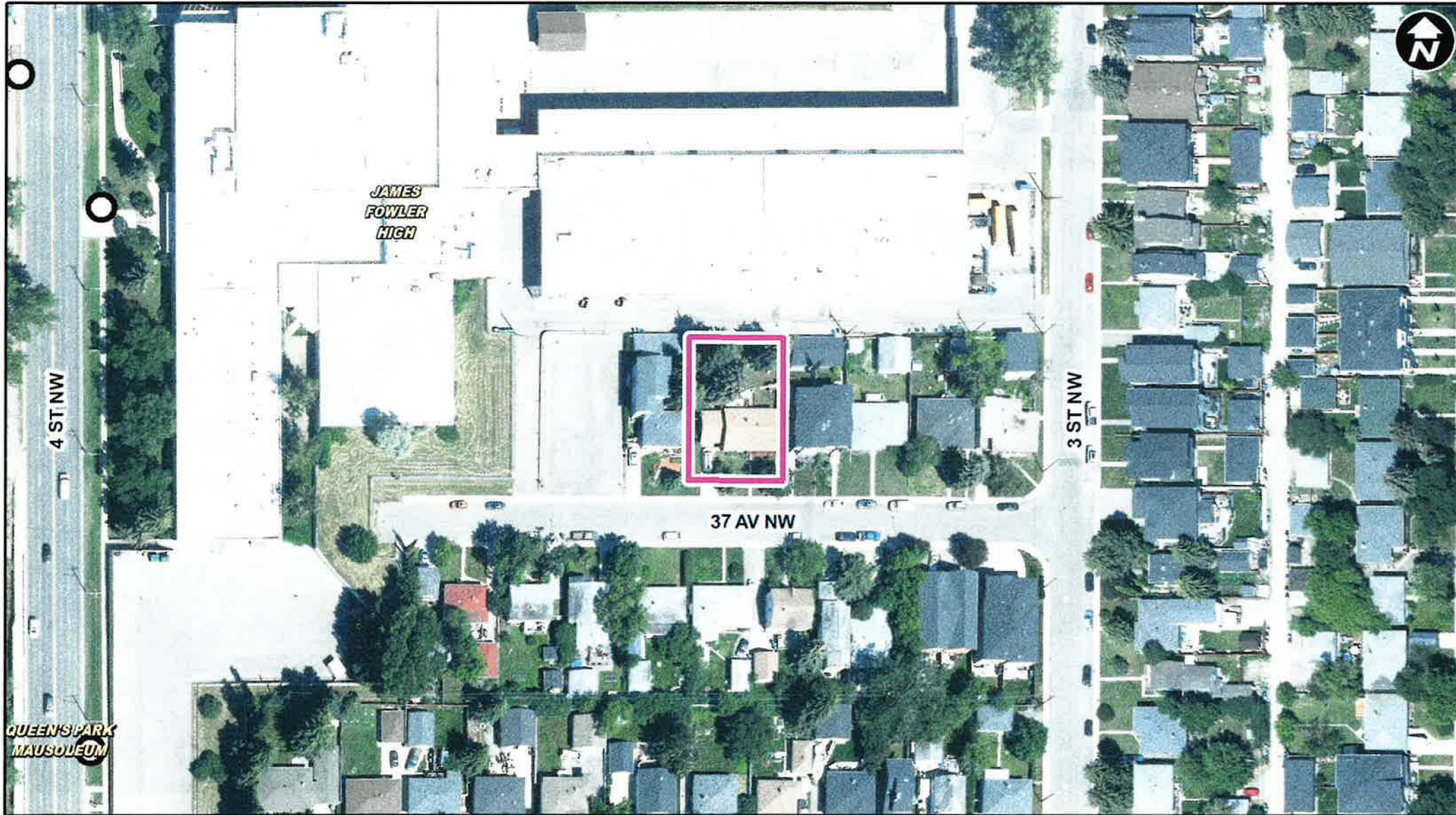


CROSS SECTION  
SCALE | 1/16" = 1'-0"



Scenario	Heating System Energy Source	Annual Energy Use Intensity (GJ/m <sup>2</sup> /year)	Annual GHG Emission Intensity (kg CO <sub>2</sub> e/m <sup>2</sup> /year)	Annual GHG Emission Intensity w/ On-Site Renewable Energy (kg CO <sub>2</sub> e/m <sup>2</sup> /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





○ 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

