



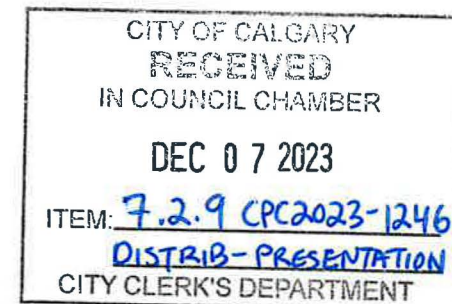
# Calgary Planning Commission

Agenda Item: 7.2.9



## LOC2023-0079 / CPC2023-1246 Land Use Amendment

December 7, 2023

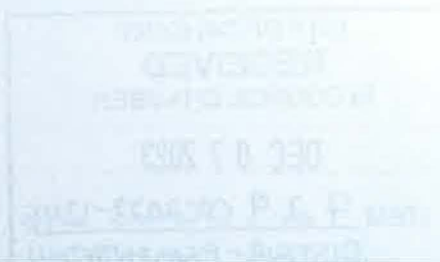




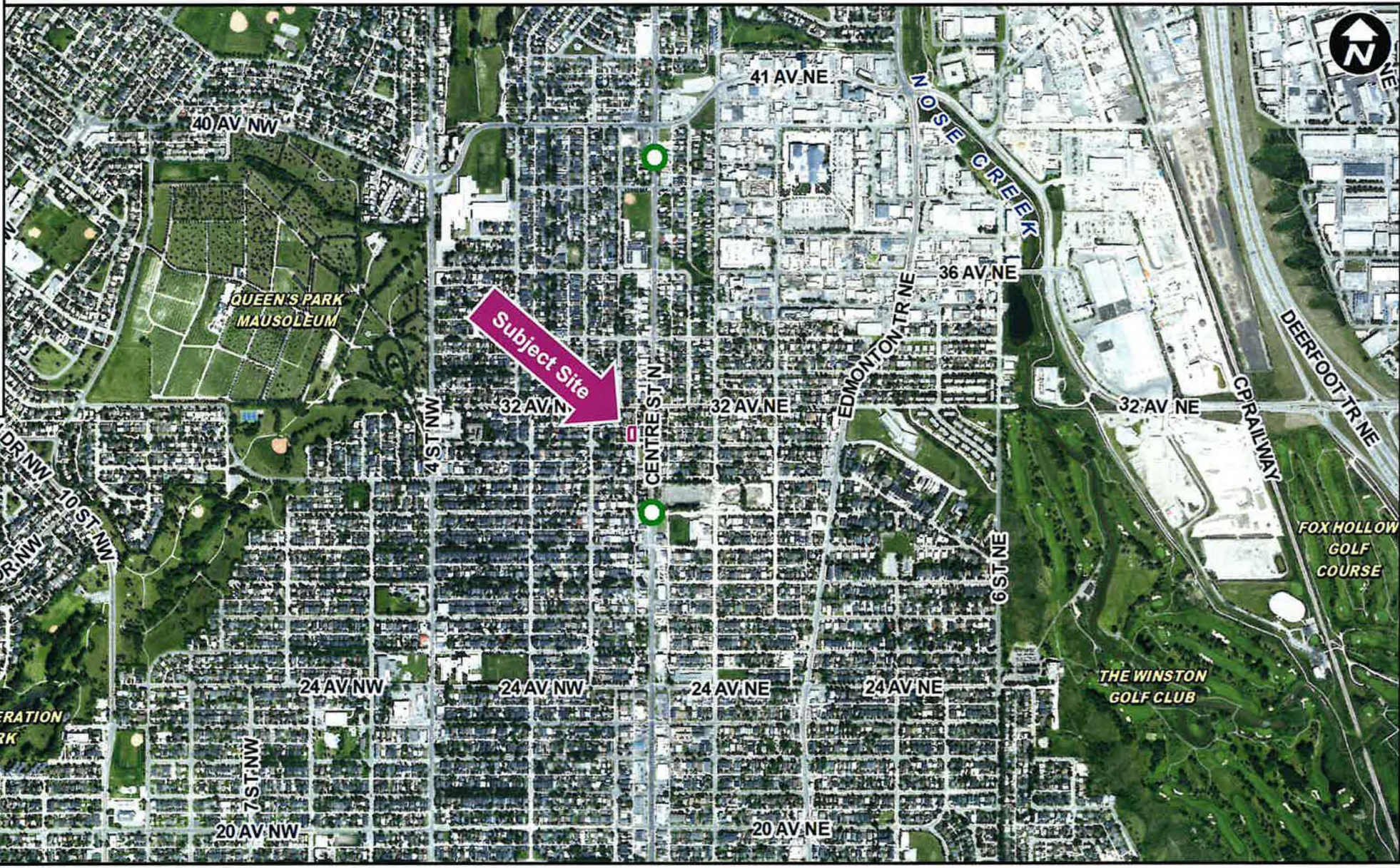
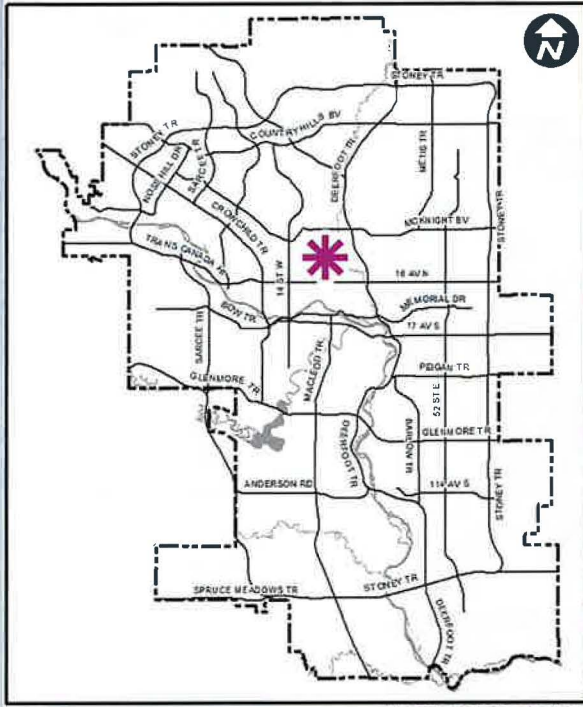
## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 110 – 31 Avenue NW (Plan 2617AG, Block 64, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.

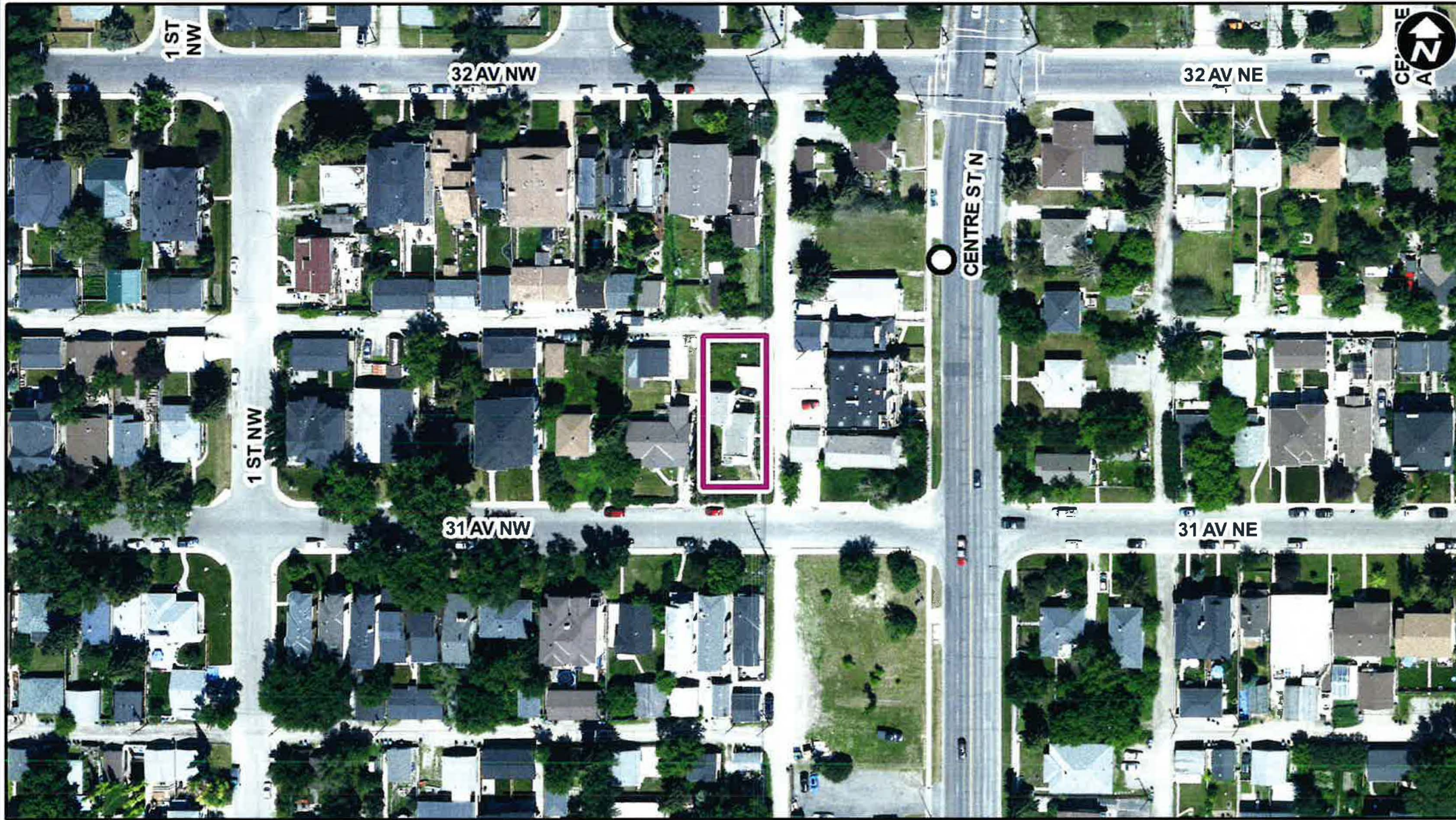






- LEGEND**
- 600m buffer from LRT station
  - LRT Stations**
    - Blue
    - Downtown
    - Red
    - Green (Future)
  - LRT Line**
    - Blue
    - Blue/Red
    - Red
  - Max BRT Stops**
    - Orange
    - Purple
    - Teal
    - Yellow





### LEGEND

600m buffer from LRT station

### LRT Stations

- Blue
- Downtown
- Red
- Green (Future)

### LRT Line

- Blue
- Blue/Red
- Red

### Max BRT Stops

- Orange
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Bus Stop

Parcel Size:

0.06 ha  
15m x 36m



Site Photo – Facing north from 31 Avenue NW





**Site Photo – View from the Lane east of the parcel**





# Site Photo – View from the Lane to the rear of the parcel

7





# 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 Map





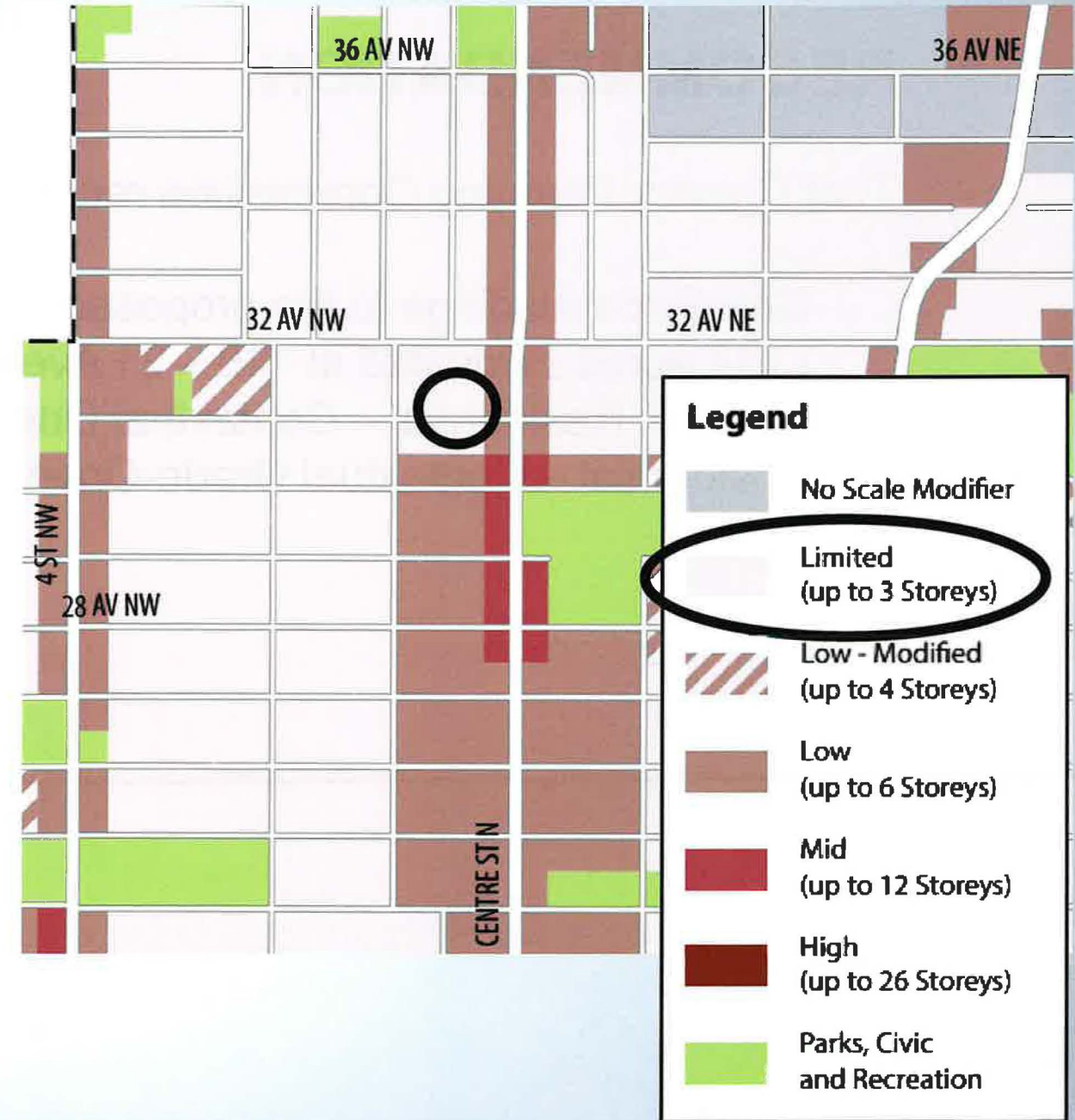
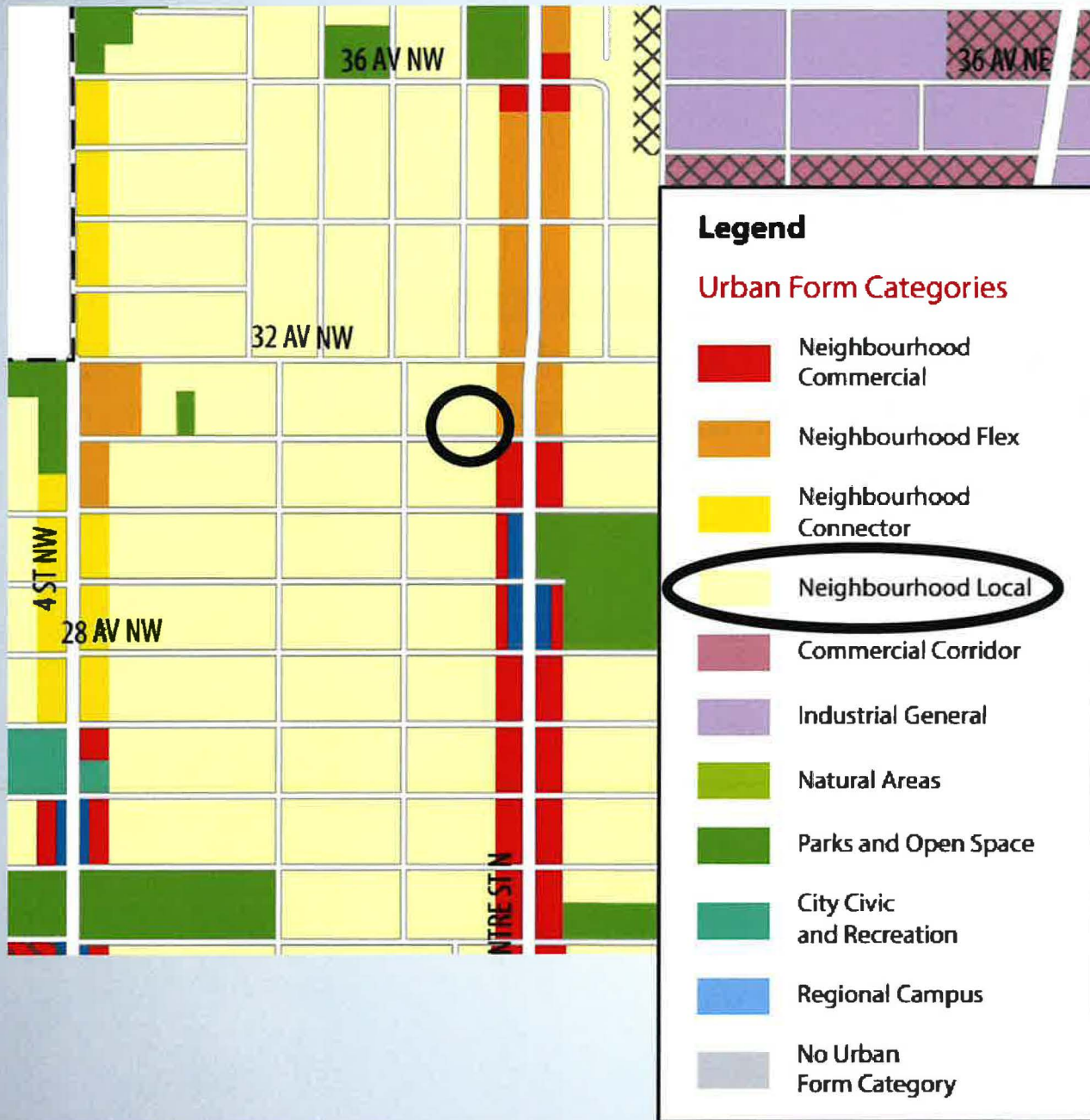


## Proposed M-CGd75 District:

- Multi-residential development typically including rowhouses, townhouses, or fourplexes and may include secondary suites
- Building height: 12 metres
- Density modifier of 75 units per hectares allows up to four units at this location
- Parking: 0.5 stalls per sum of unit/suite



# North Hill Communities Local Area Plan – Urban Form and Building Scale





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## Supplementary Slides



## Land Use Bylaw Comparison: R-CG vs. M-CGd75 14

	<b>R-CG</b>	<b>M-CGd75</b>
Density	75 units per hectare (4 units at this location)	75 units per hectare (4 units at this location)
Maximum Height	11 metres	12 metres
Motor Vehicle Parking	0.5 stalls per sum of unit/suite	0.625 stalls per sum of unit/suite, 0.5 in Transit Supportive locations
Mobility Storage Lockers	0.5 lockers per sum of unit/suite where a unit/suite does not have a motor vehicle stall	N/A
Bicycle Parking Stalls	1.0 class 1 stall per sum of unit/suite where a unit/suite does not have a motor vehicle stall AND does not have a mobility storage locker	1.0 class 1 stall per unit and 1.0 class 1 stall per suit



