

Public Hearing of Council

Agenda Item: 7.2.4



LOC2022-0122 / CPC2023-1231

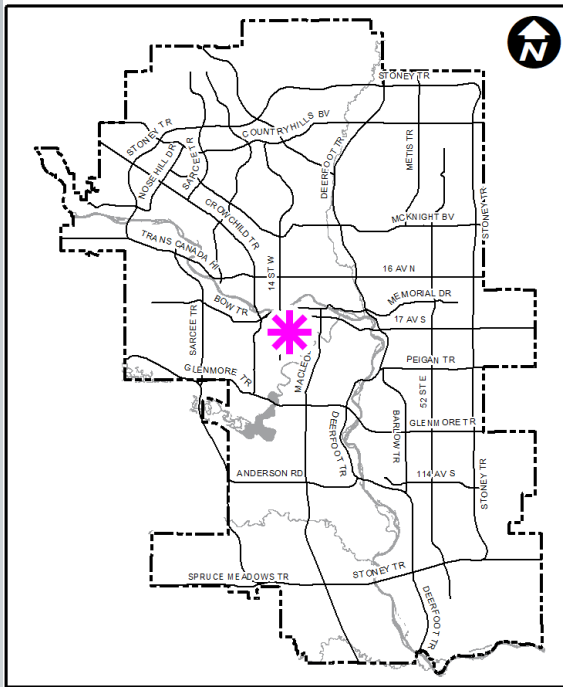
Land Use Amendment

February 6, 2024

Calgary Planning Commission's Recommendation:

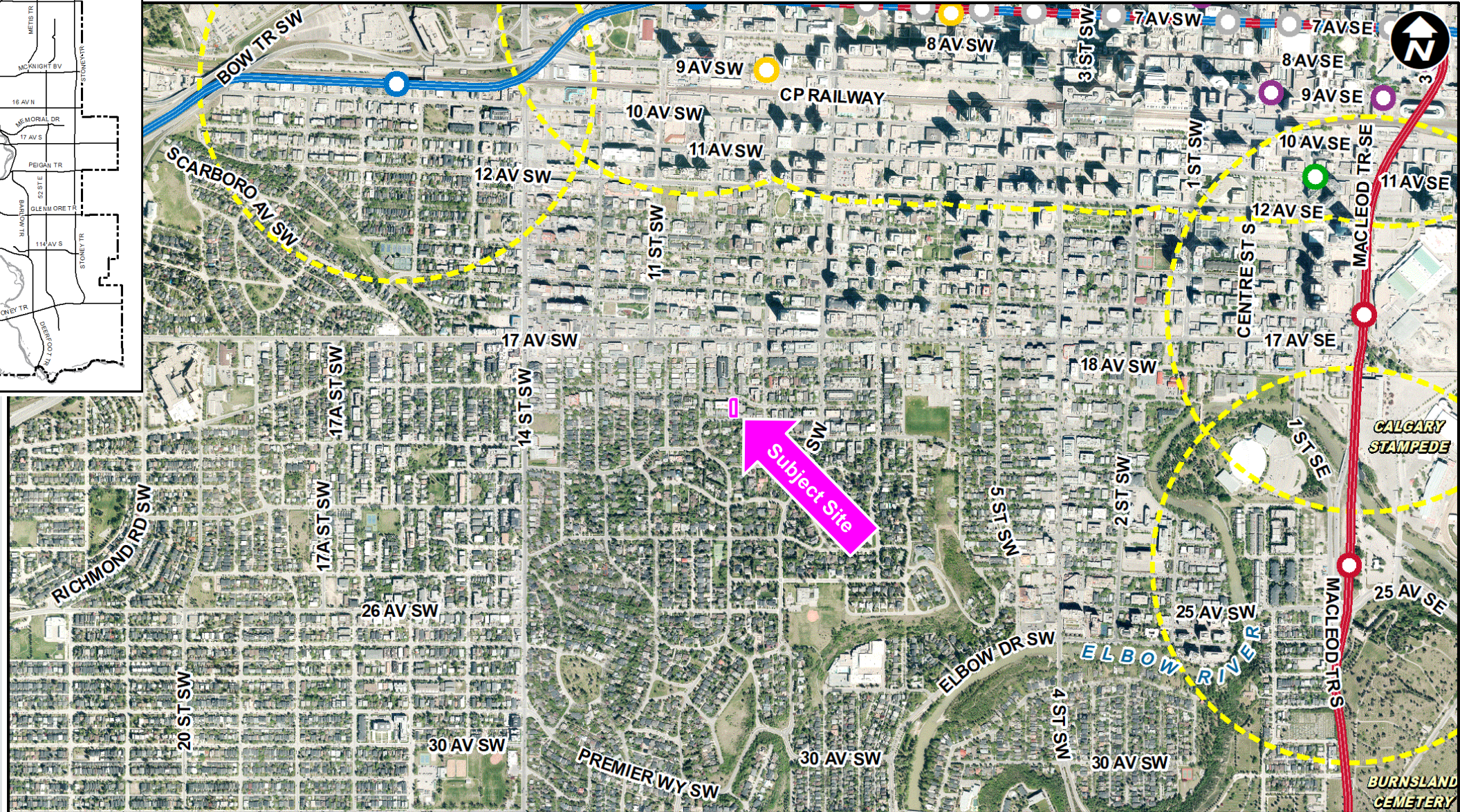
That Council:

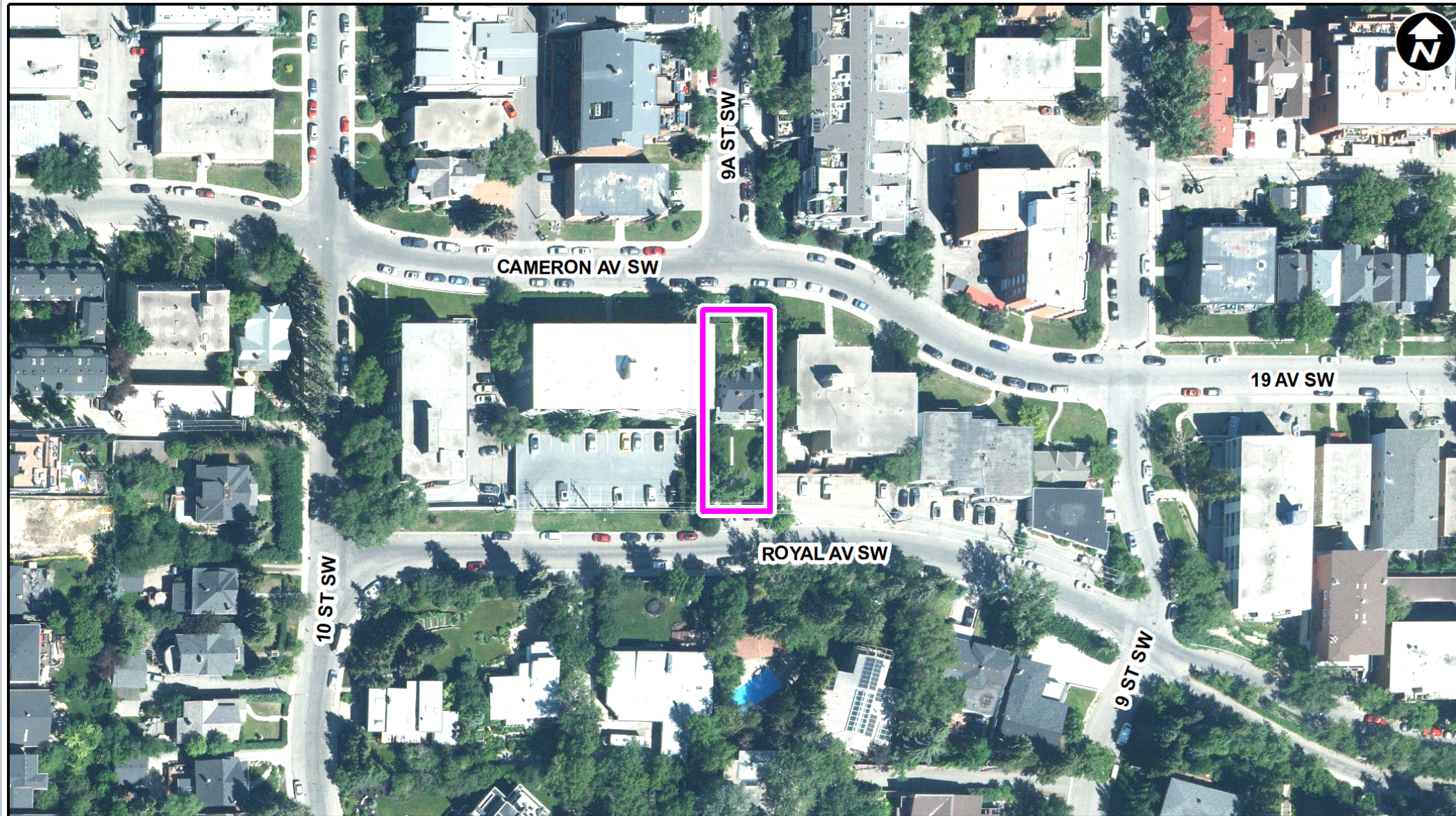
Give three readings to **Proposed Bylaw 38D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District ~~to~~ Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines.



LEGEND

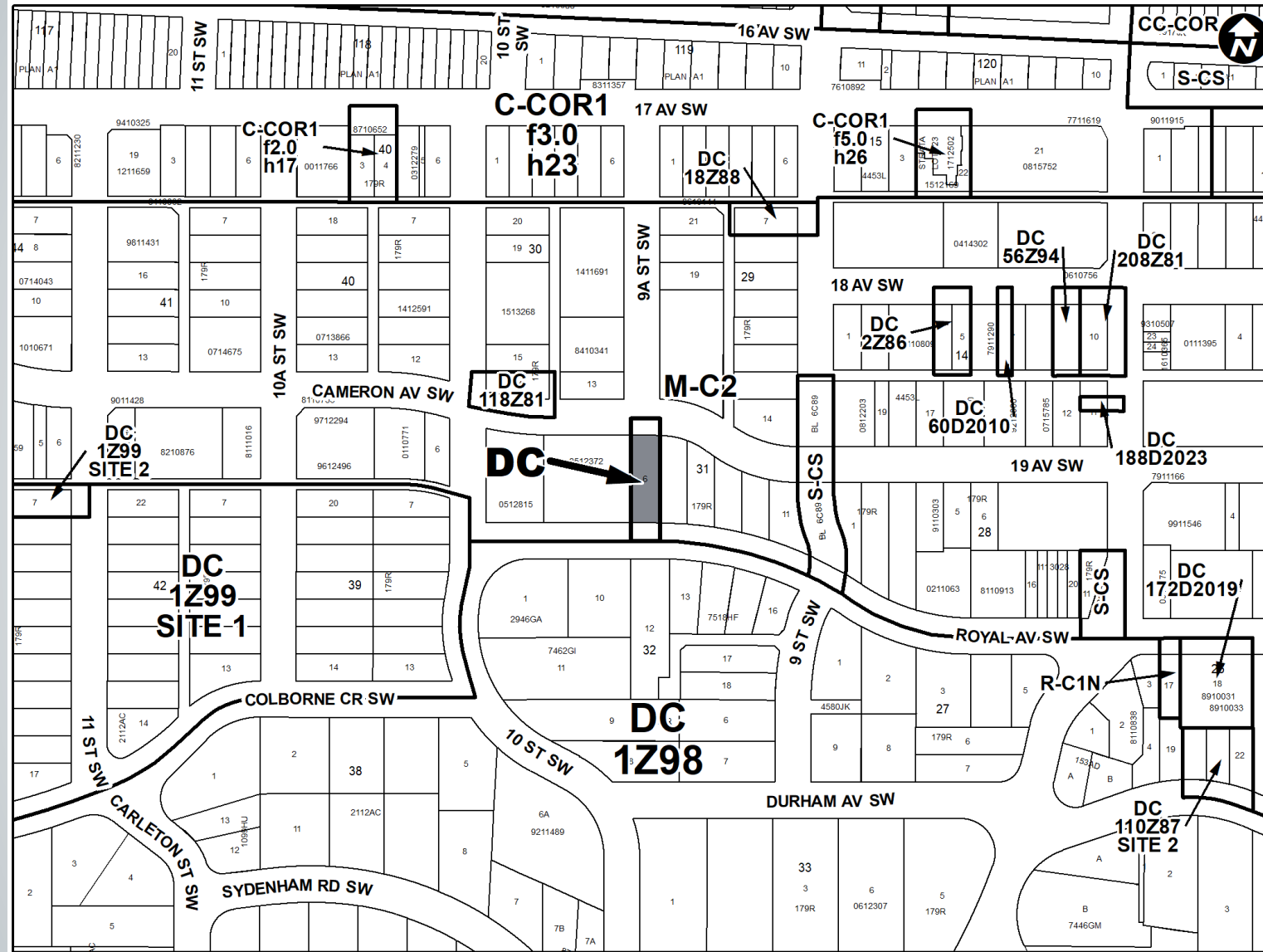
- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





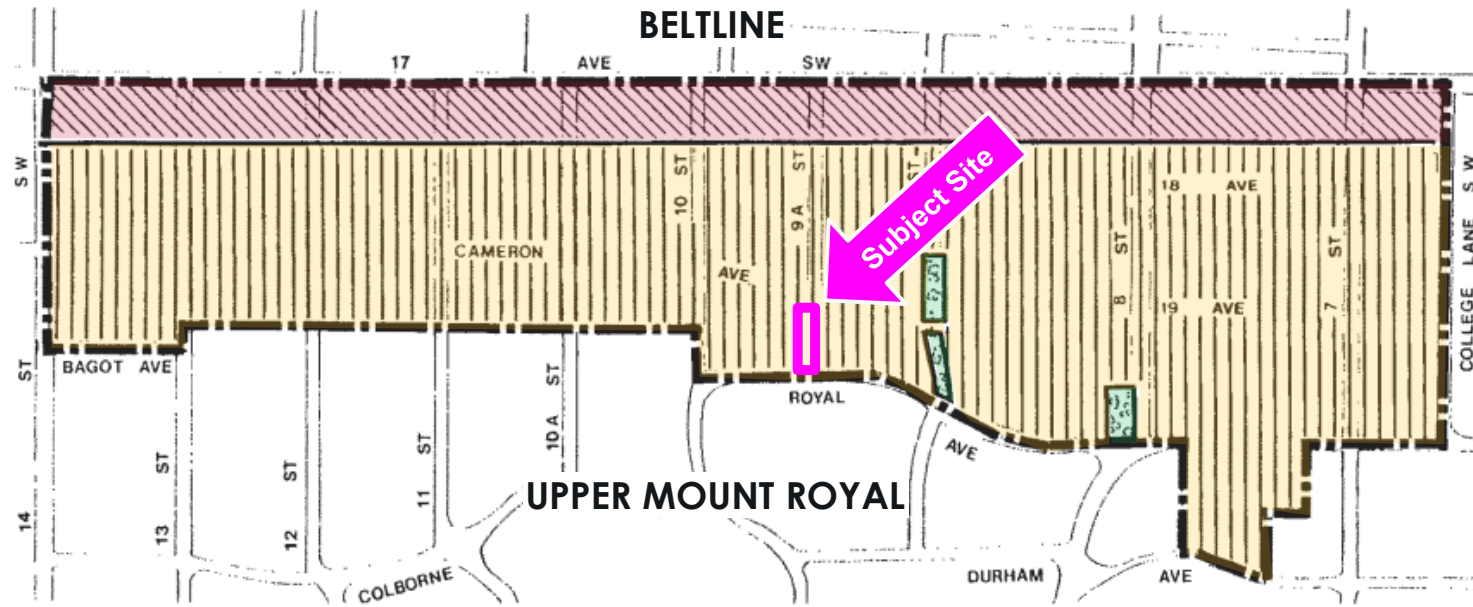
Parcel Size:

0.08 ha
49m x 16m



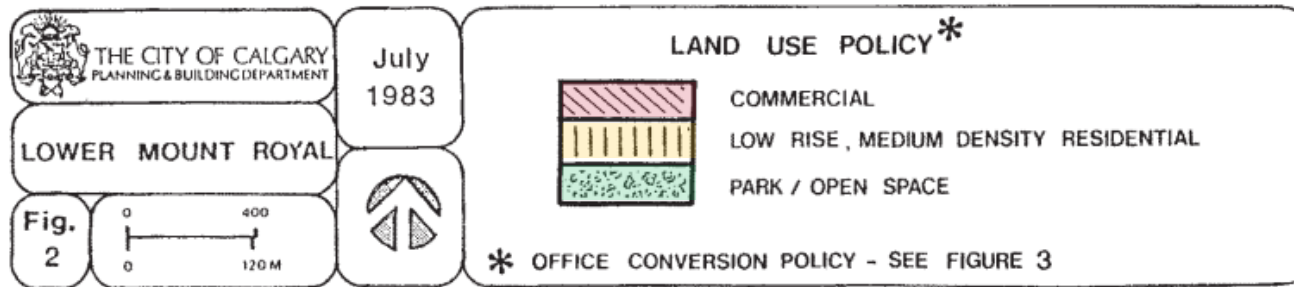
Proposed Direct Control District:

- based on Multi-Residential – Contextual Medium Profile (M-C2) District
- Maximum FAR of 2.5
- Maximum building height of 16 metres (five stories)
- Flexible setbacks to Cameron AV SW (3 metres) and Royal AV SW (1.2 metres)
- Retaining wall height maximum (6 metres)



Residential Land Use Policy:

- Provides for low-rise, medium density apartment redevelopment
- Supports sensitive townhousing, stacked townhousing and apartment typologies
- 1988 ARP to be superseded by future *West Elbow Communities Local Area Plan* (anticipated Q4, 2025)



Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 38D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District ~~to~~ Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines.

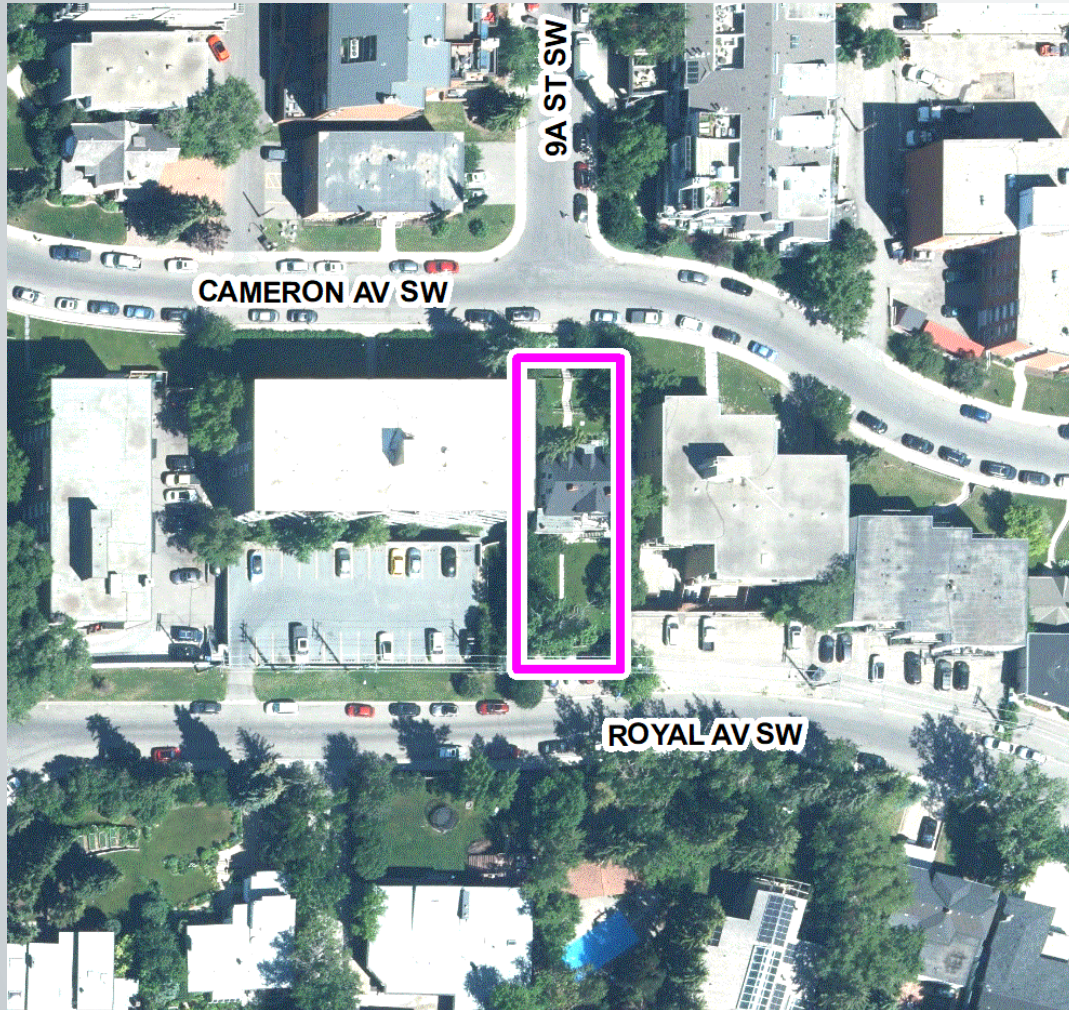
Supplementary Slides



Cameron Avenue SW – facing South



Royal Avenue SW – facing NW



M-C2 Stock District (double street frontage):

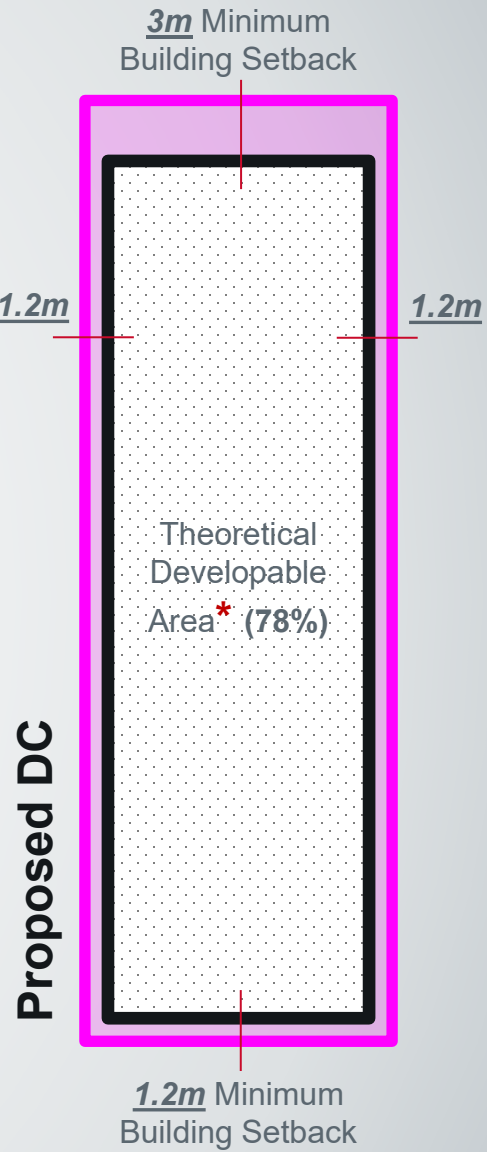
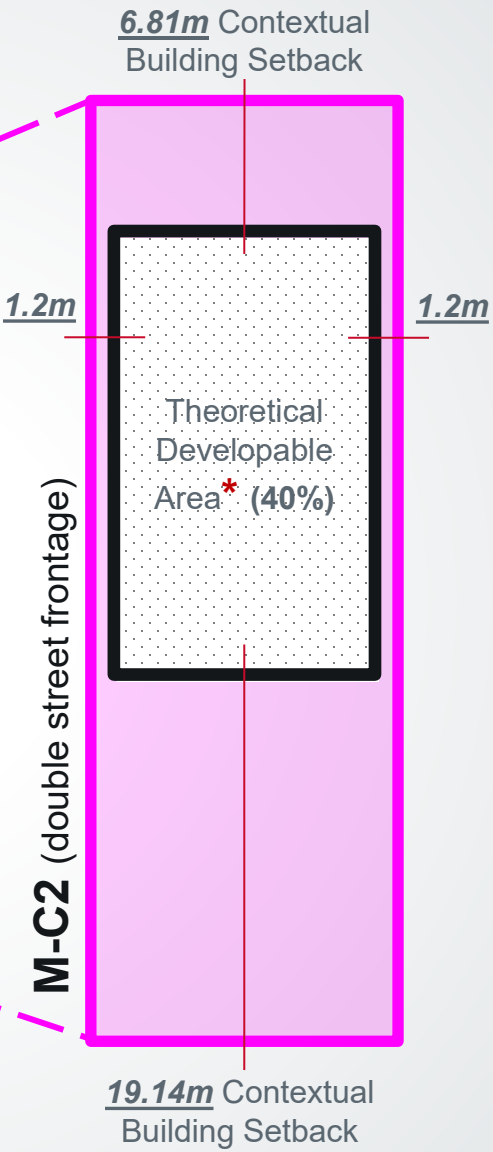
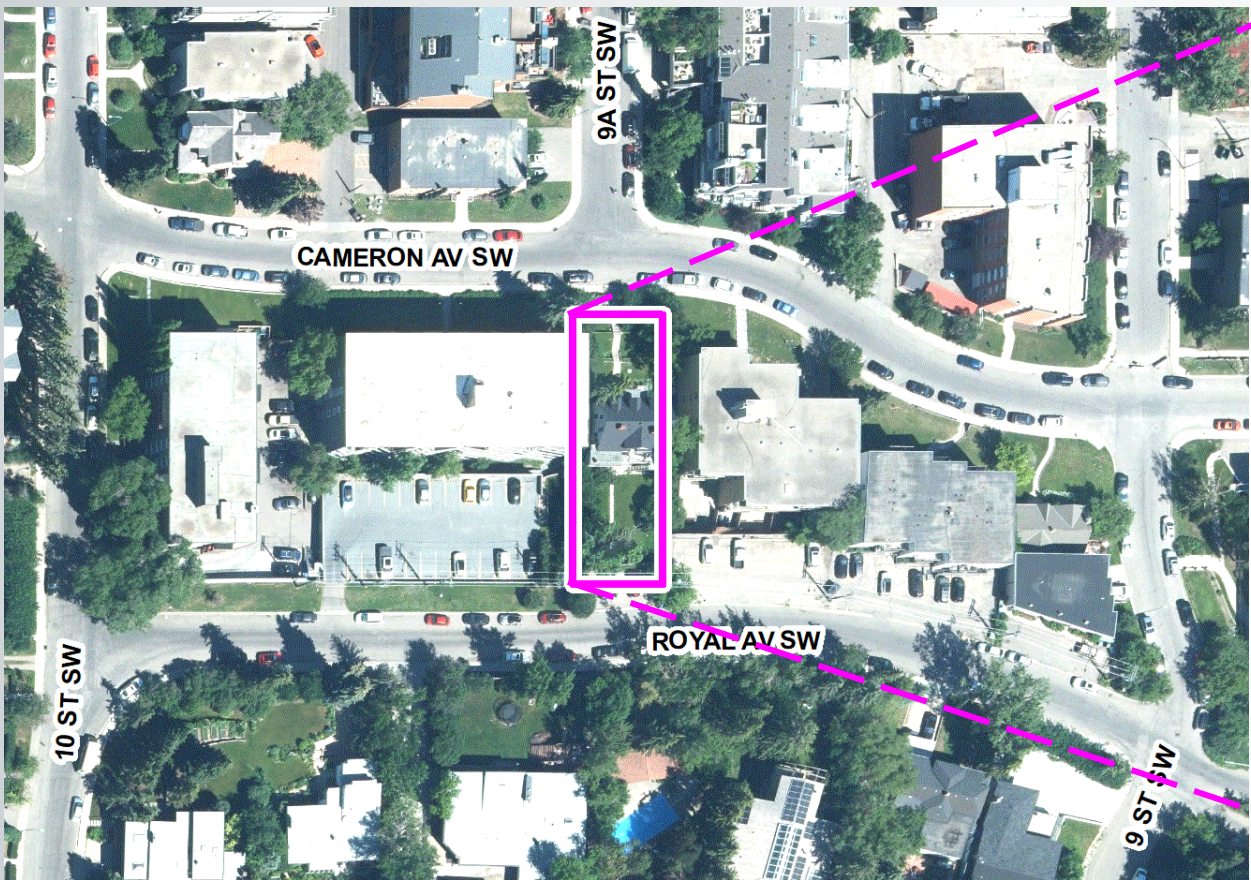
- Theoretical developable area* – %40
- Cameron AV SW contextual building setback – 6.81m
- Royal AV SW contextual building setback – 19.14m

Proposed DC District:

- Theoretical developable area* – %78
- Cameron AV SW building setback – 3.0m
- Royal AV SW contextual building setback – 1.2m

**Subject to other Land Use Bylaw requirements & discretionary review under applicable policy*

Developable Area Comparison 13



**Subject to other Land Use Bylaw requirements & discretionary review under applicable policy*



Heeney House as viewed from Cameron Avenue SW

- Constructed in 1912 in Georgian Revival architectural style
- Formerly listed on the Inventory of Evaluated Heritage Resources
- Not legally protected/federally recognized (without voluntary action by owner)
- Applicant investigated alternatives to demolition (relocation, partial and full retention) – unviable
- **Demolished April 30, 2023**
- Commemorative/interpretative feature to be secured through Development Permit process