



# LOC2023-0132, CPC2024-0441 Land Use Amendment

April 11, 2024

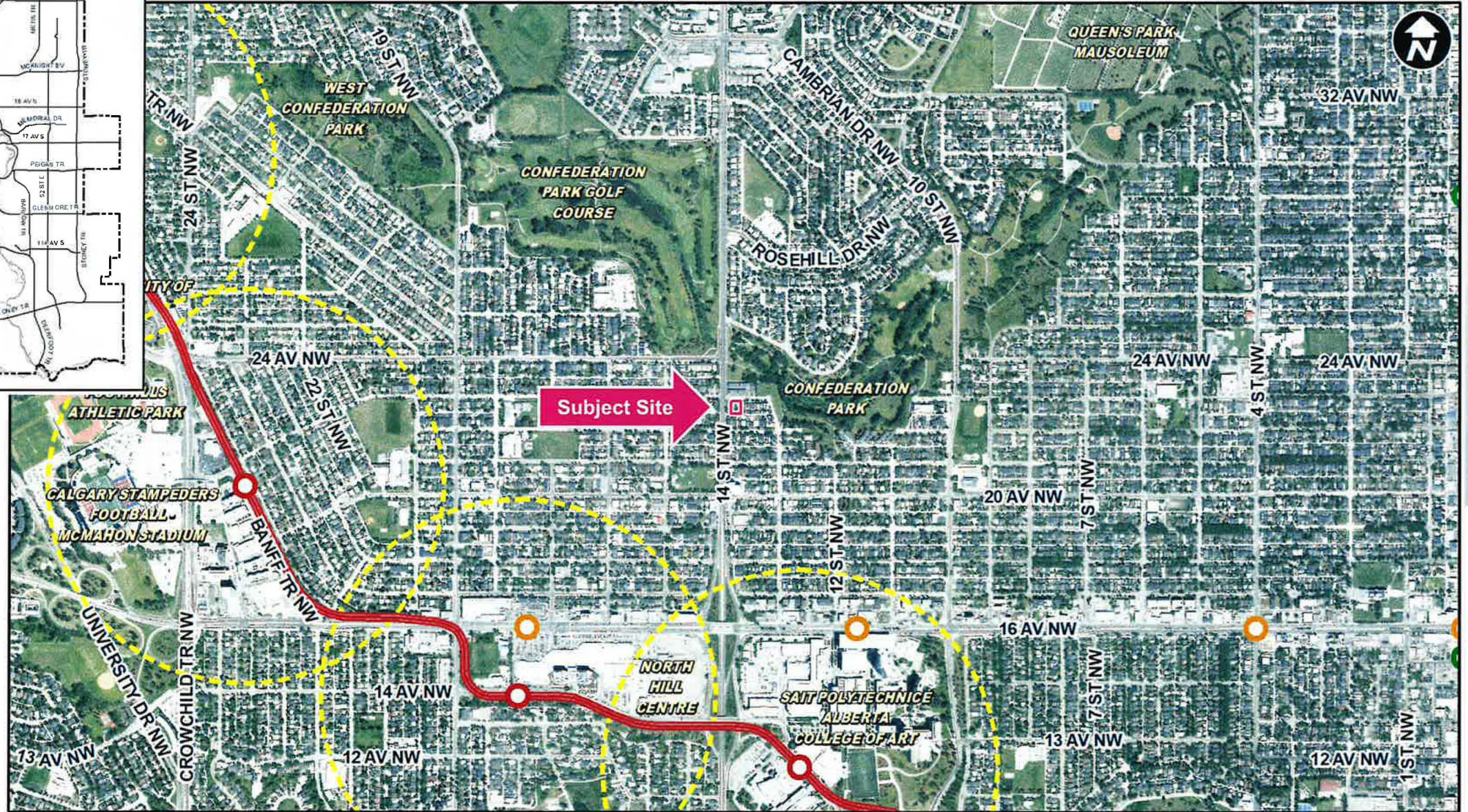
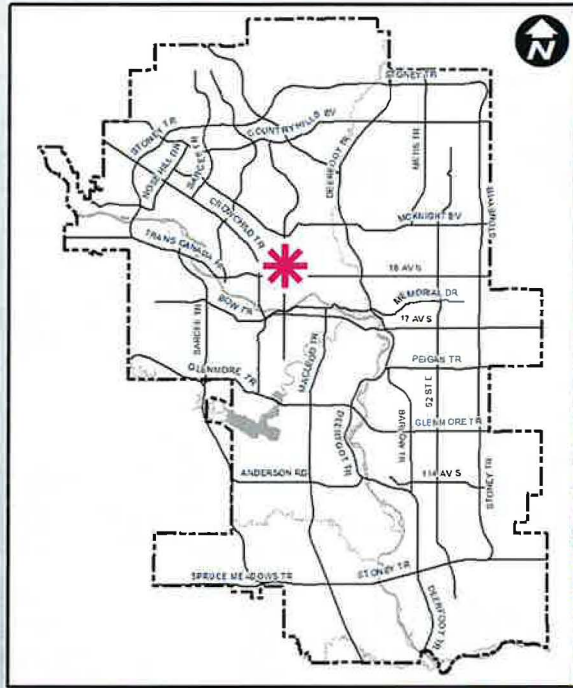
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
  
APR 11 2024  
ITEM: 7.2.8 CPC2024-0441  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT

# RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

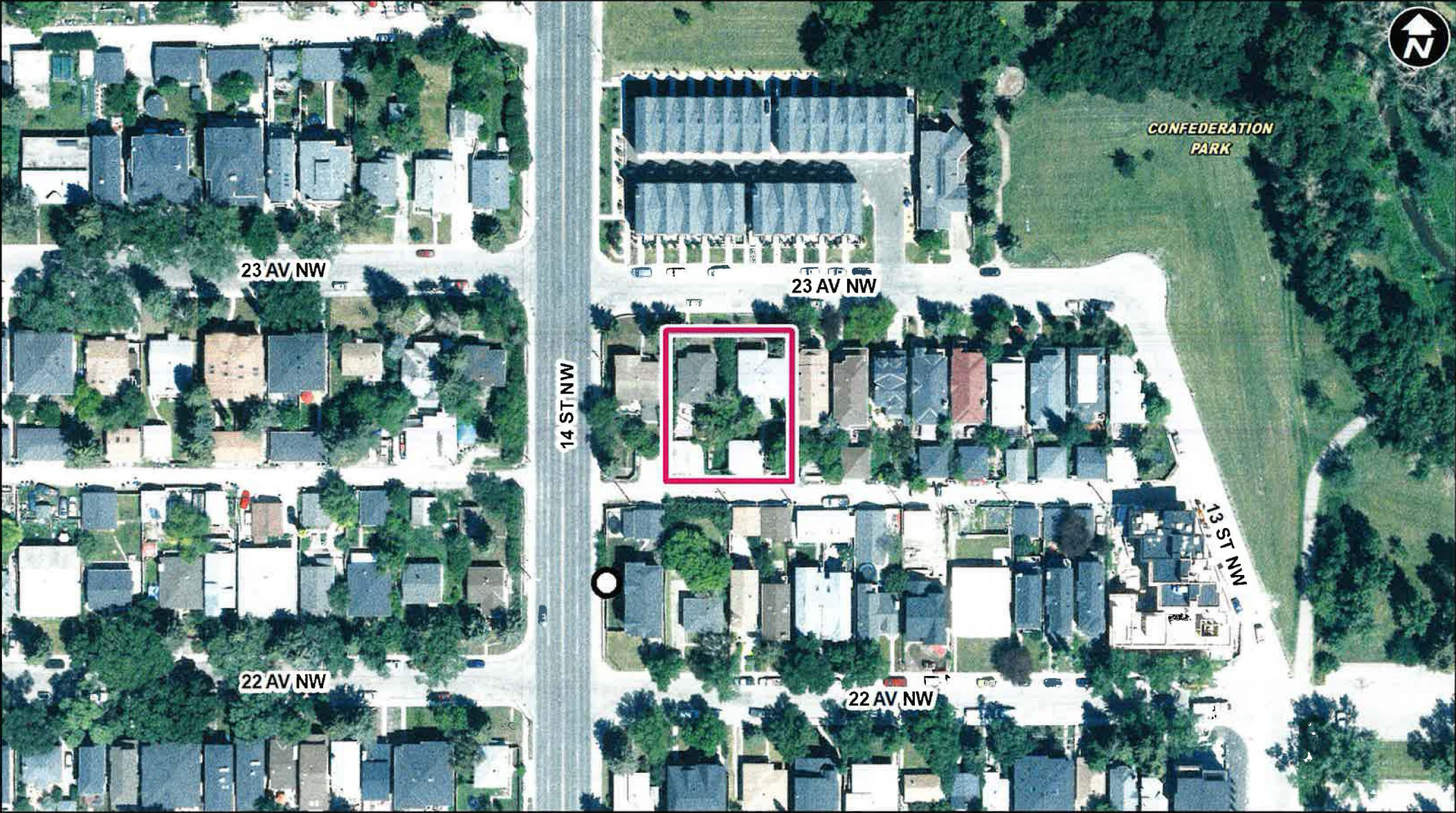
Give three readings to the proposed bylaw for the redesignation of 0.11 hectares ± (0.27 acres ±) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District





**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

Parcel Size:

0.11 ha  
30m x 36m

# Site Photo Looking South from 23 Avenue NW

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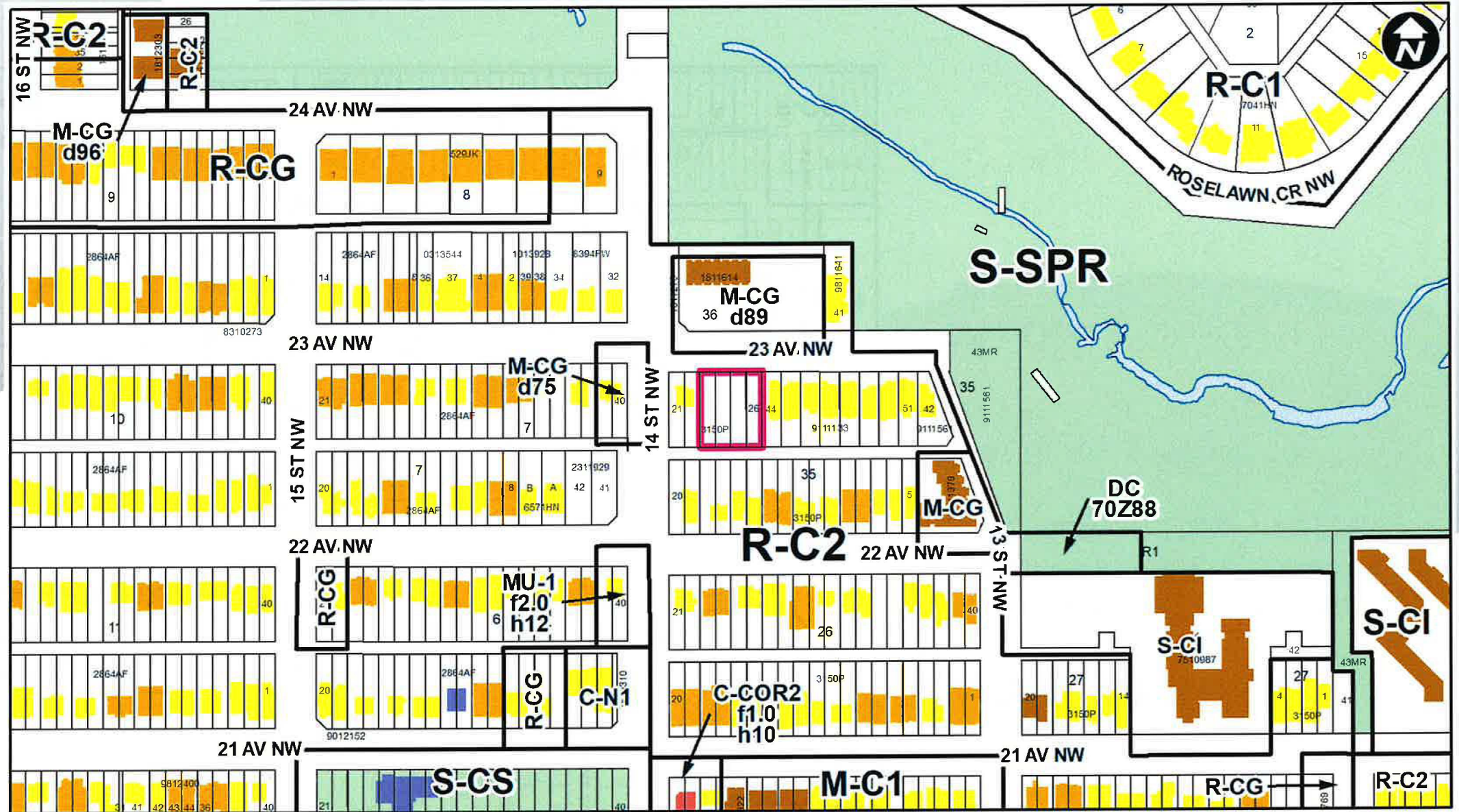
Site Photo Looking North from the Lane

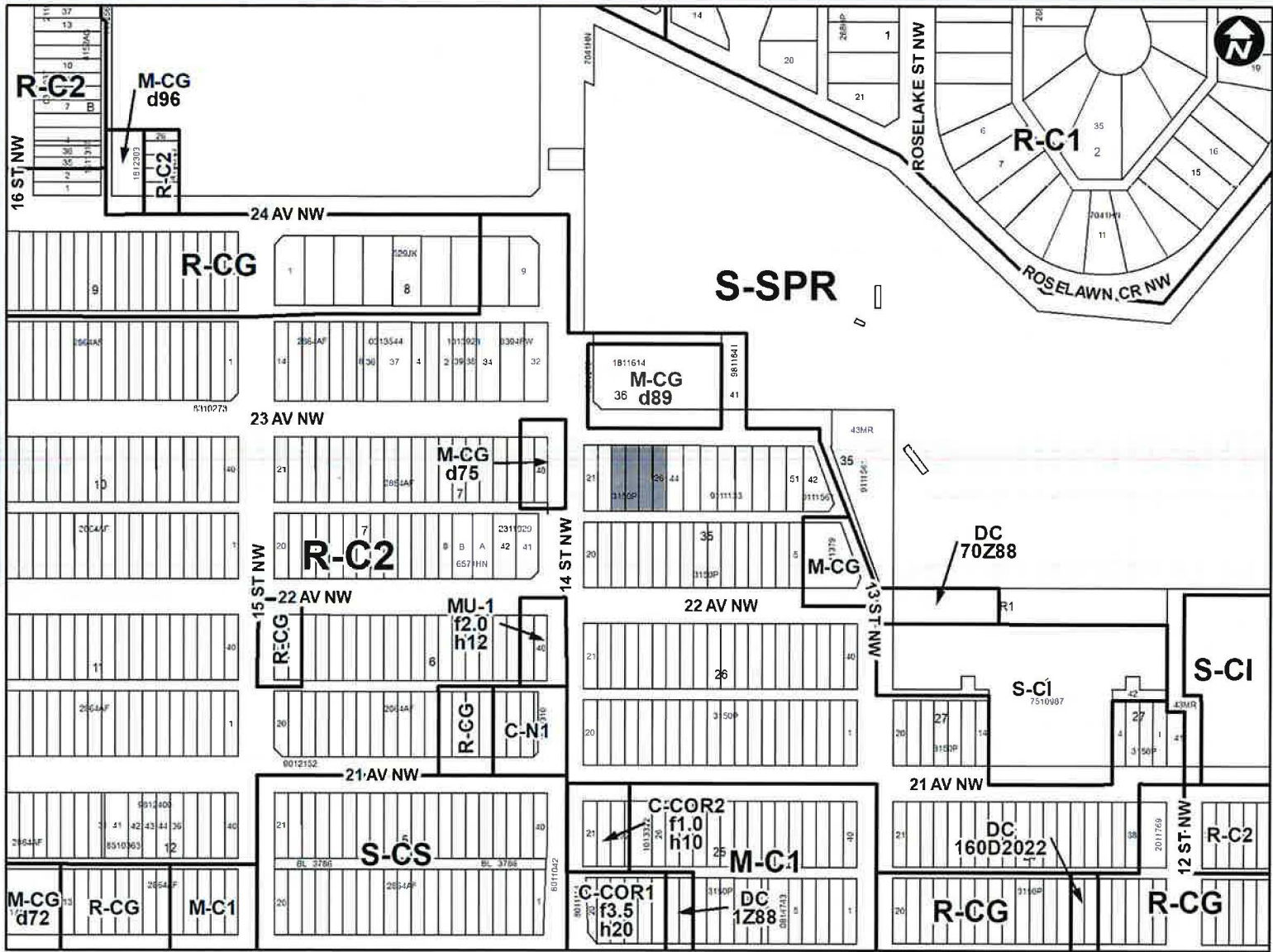


# Surrounding Land Use

### 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



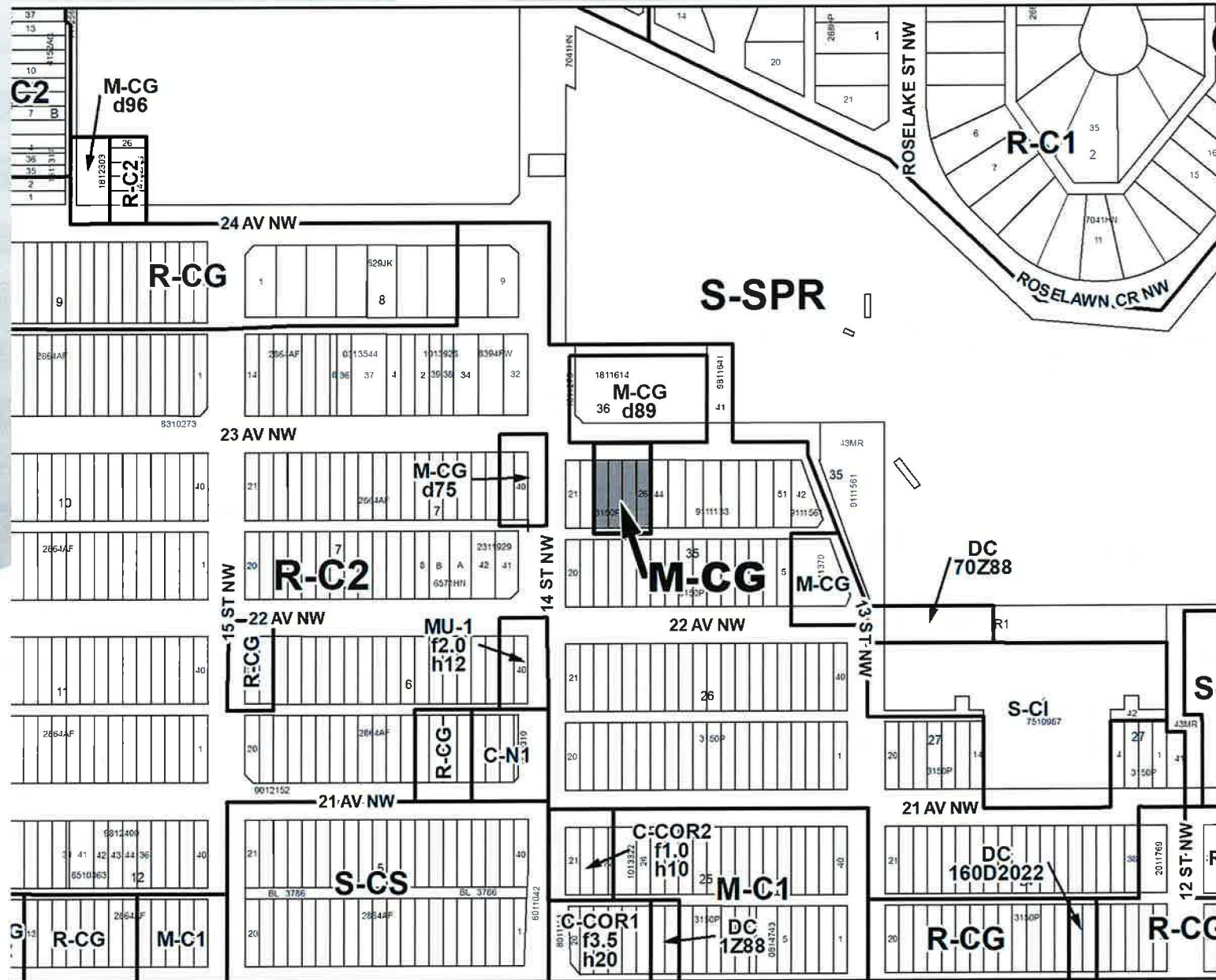


Existing R-C2 District:

- Contextual Single and Semi-detached dwellings, duplexes, secondary and backyard suite
- Max Building Height: 10 metres
- Max Density: 2 units + 1 suite each



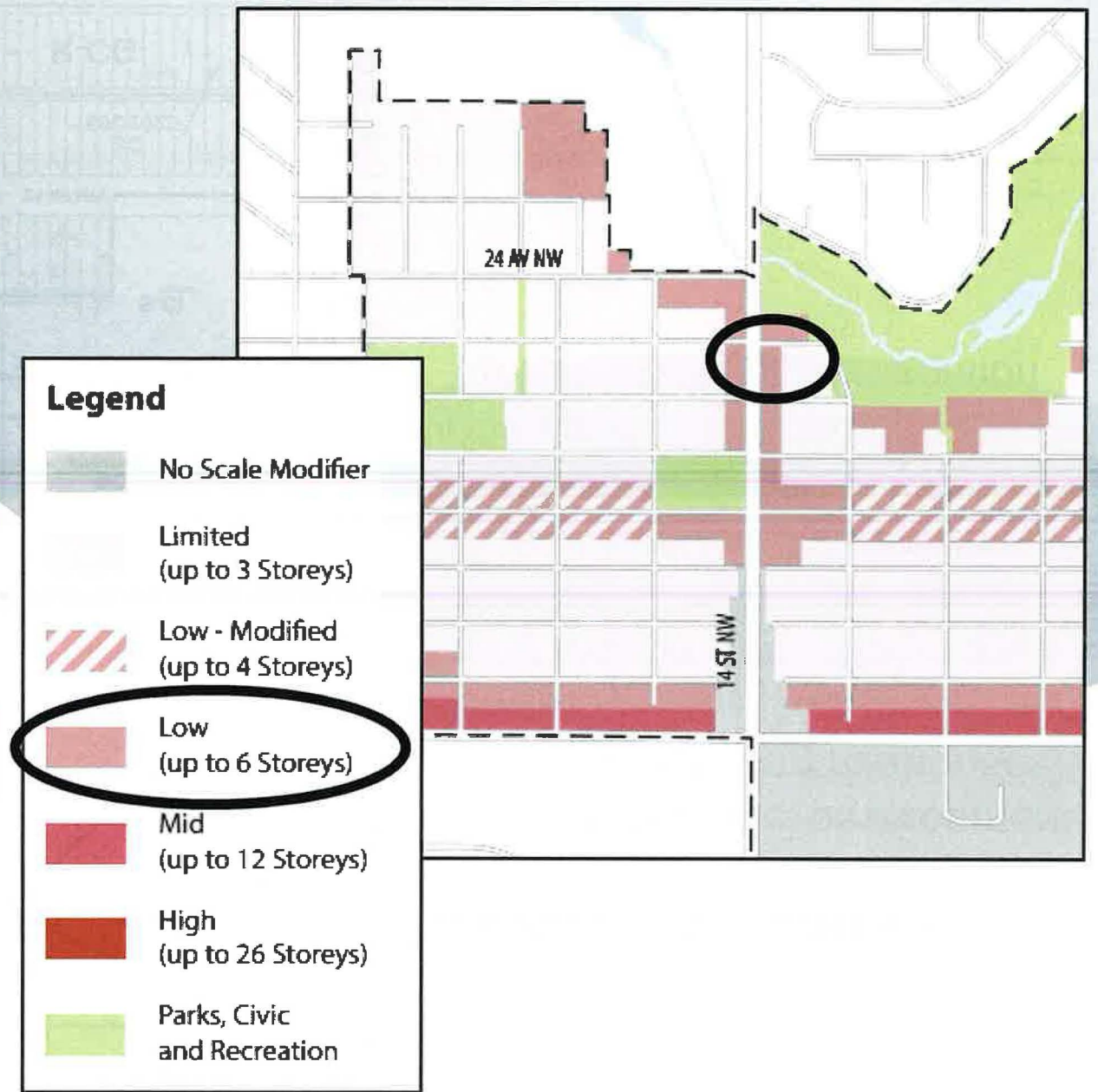
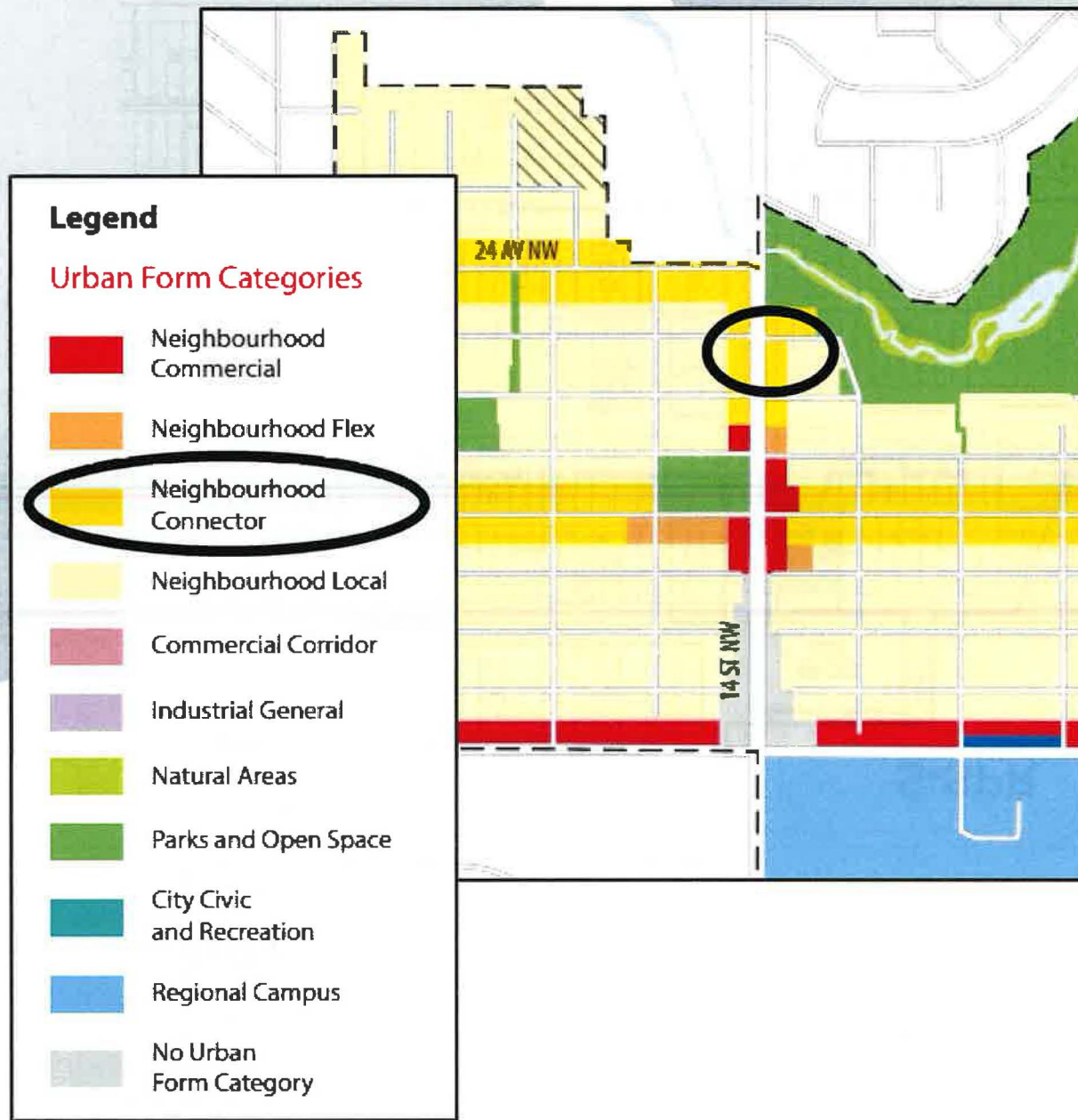
# Proposed Land Use Map



## Proposed M-CG District:

- Multi-Residential development typically including rowhouses, townhouses, or fourplexes and may include secondary suites
- Building height: 12 metres
- 111 units per hectare allows up to 12 units at this location

# North Hill Communities Local Area Plan – Urban Form and Building Scale 10



## RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.11 hectares  $\pm$  (0.27 acres  $\pm$ ) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CG) District

## Supplementary Slides

## Comparison between districts 13

	R-CG	M-CG	H-GO
Uses	Single & semi-detached dwellings, townhomes, rowhomes, secondary suite & backyard suite	Multi-residential development forms like townhouse & rowhouse, secondary & backyard suite	All forms of ground-oriented homes (all units have direct access to grade)
Height	8.6 - 11 metres	12 metres	12 metres
Vehicle Parking	0.5 stalls per unit/suite	0.625 stalls per unit/suite 0.5 in Transit Supportive locations	0.5 stalls per unit/suite
Lot Coverage	45 – 60%	Based on <b>min</b> landscape coverage of 30 – 40%	45 – 60%
Unit Max*	4 units + 1 suite each** (75 units/hectare)	6 units + 6 suites (111 units/hectare)**	10 units, variable based on unit size (some units could be suites, but 10 units total) (1.5 FAR)**
Front Setback	Min 3 metres	Contextual ~ 3 metres	Min 3 metres

\*Not all parcels can accommodate the max number of units or suites \*\*Assuming a 50' X 120' parcel width and depth

## Map Interpretation

- a.** Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines, roads or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application.
- b.** No measurements of distances or areas should be taken from the maps in this Plan.
- c.** All proposed urban form areas, additional policy guidance, building scale, road and utility alignments and classifications may be subject to further study and may be further delineated at the outline plan or land use amendment stage in accordance with applicable policies. Any major changes may require an amendment to this Plan.

# 6 Storey C-COR1 District on 20 Ave NW 15

