



# LOC2023-0405 Land Use Amendment

2024 April 11

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
APR 11 2024  
ITEM: 7.2.9 CPC2024-0445  
Distrib-Presentation  
CITY CLERK'S DEPARTMENT



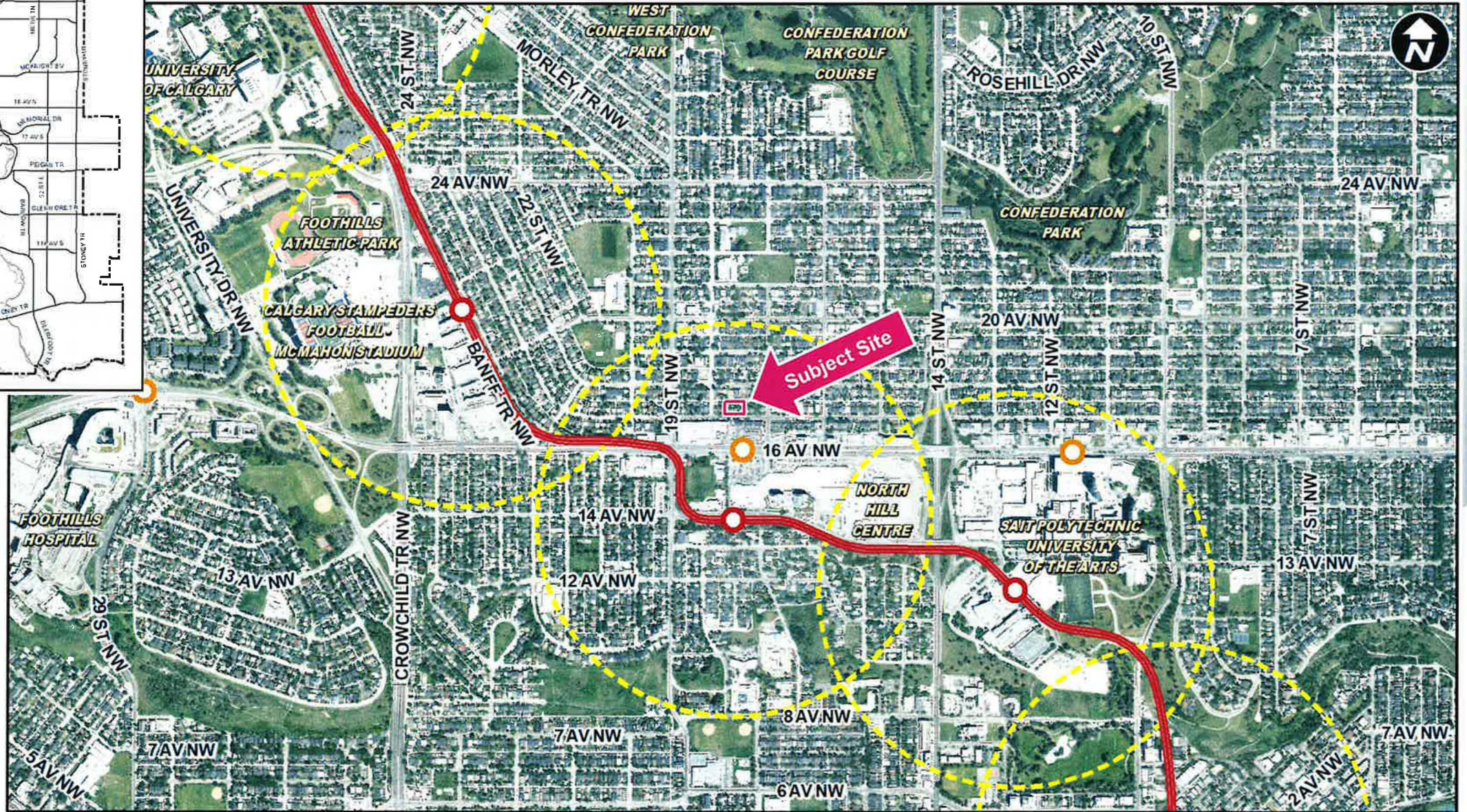
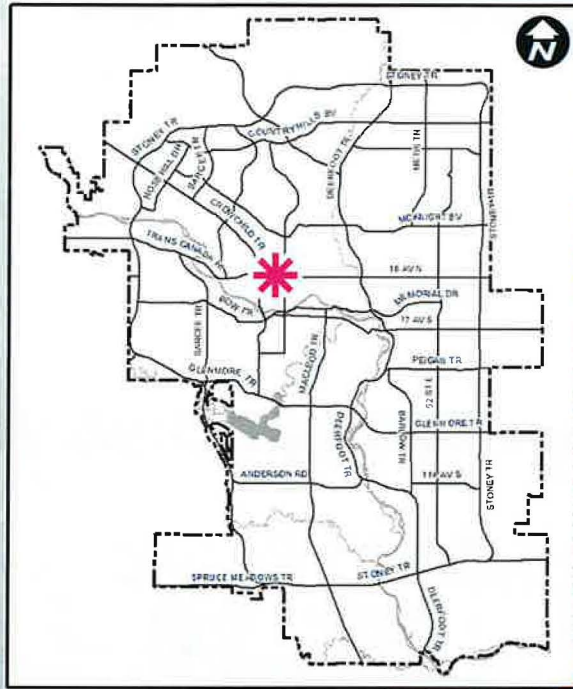
# RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.223 hectares ± (0.54 acres ±) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 - 16) from Multi-Residential – Contextual Low Profile (M-C1) and Residential – Contextual One/Two Dwelling (R-C2) Districts to Multi-Residential – High Density Low Rise (M-H1) 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





Parcel Size:

0.223 ha

60m x 36m



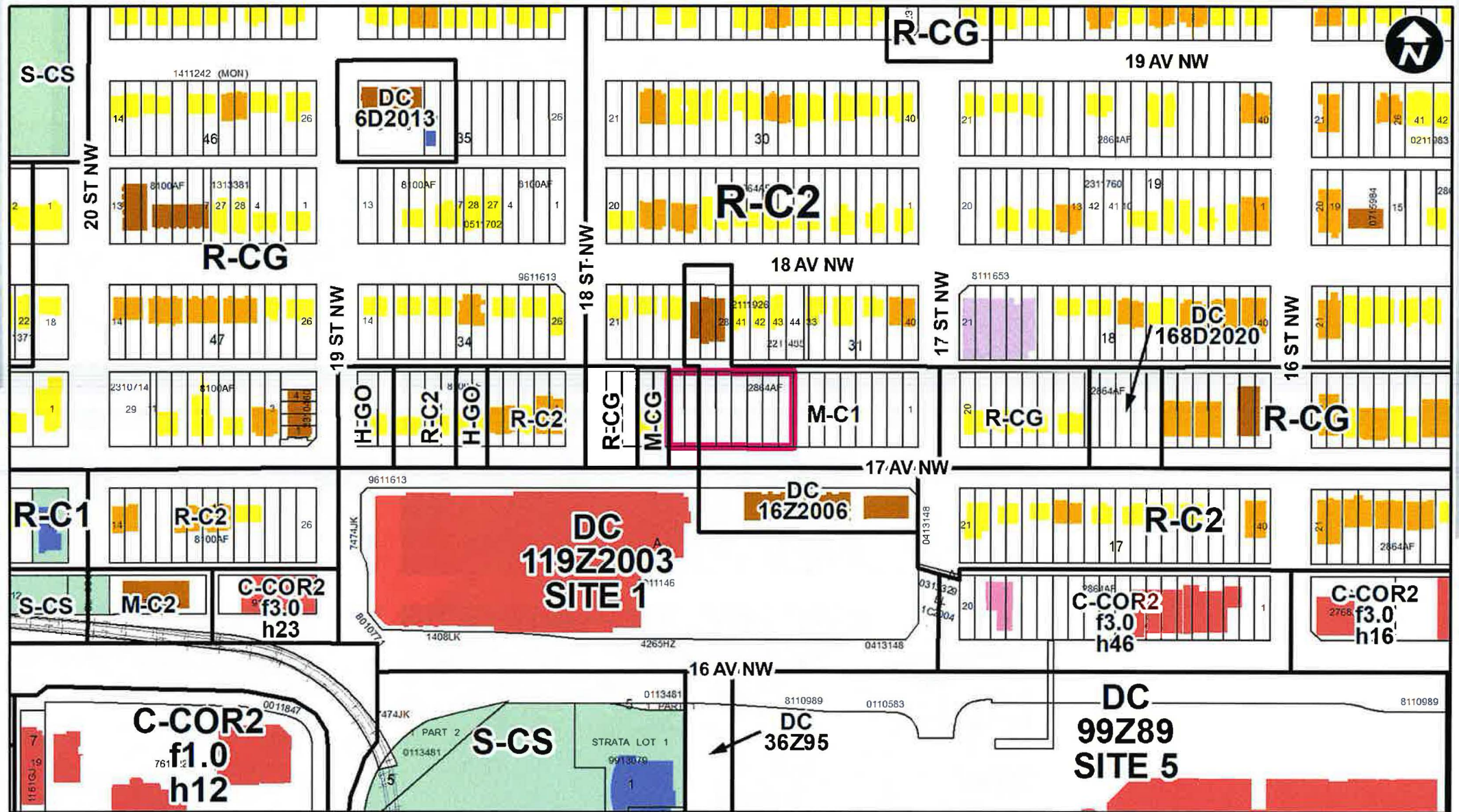
# Site Photos 5





# 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





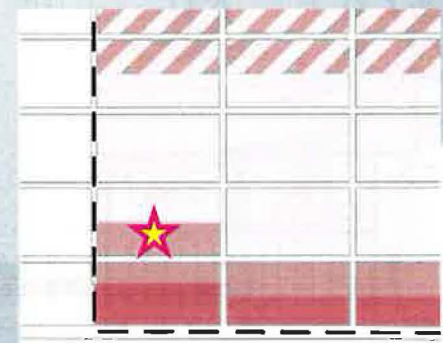


## Proposed M-H1 District:

- Minimum density – 150 units per hectare = 33 dwellings
- Maximum building height – 26 metres, with limitations
- Typically located at transit nodes, and transportation corridors

# North Hill Communities Local Area Plan

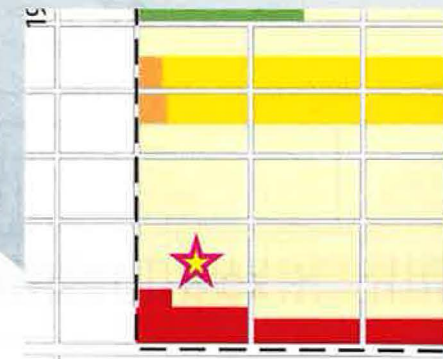
## Map 4: Building Scale



- Legend**
- No Scale Modifier
  - Limited (up to 3 Storeys)
  - Low - Modified (up to 4 Storeys)
  - Low (up to 6 Storeys)
  - Mid (up to 12 Storeys)
  - High (up to 26 Storeys)
  - Parks, Civic and Recreation
  - Plan Area Boundary

Approved: 18P2020  
 Amended: 67P2022

## Map 3: Urban Form



- Legend**
- Urban Form Categories**
- Neighbourhood Commercial
  - Neighbourhood Flex
  - Neighbourhood Connector
  - Neighbourhood Local
  - Commercial Corridor
  - Industrial General
  - Natural Areas
  - Parks and Open Space
  - City Civic and Recreation
  - Regional Campus
  - No Urban Form Category
- Additional Policy Guidance**
- Active Frontage
  - Comprehensive Planning Site
  - Industrial Transition
  - Plan Area Boundary

Approved: 18P2020  
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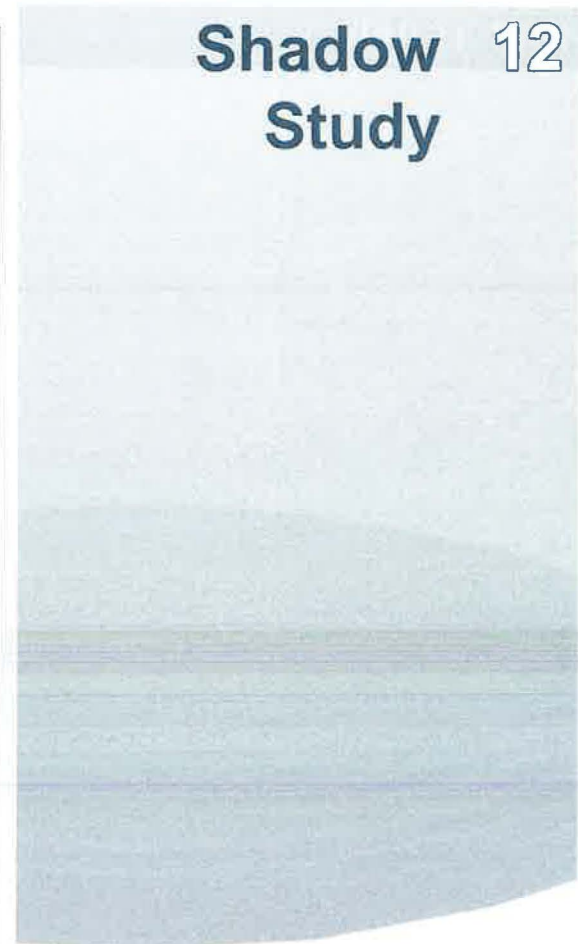
# QUESTIONS



## Supplementary Slides



# Shadow Study 12



**PROJECT**

Project Name	
Client	
Address	

**ARCHITECT**

casola koppe

Scale: 300' x 150' lot street SW, Calgary, AB T2N 2V5  
 1-411-21-2222 | 403-271-9400 | casola.com

**PROJECT LOCATION**

CAPITOL HILL APARTMENTS  
 1800 BY 1800 ST SW NW

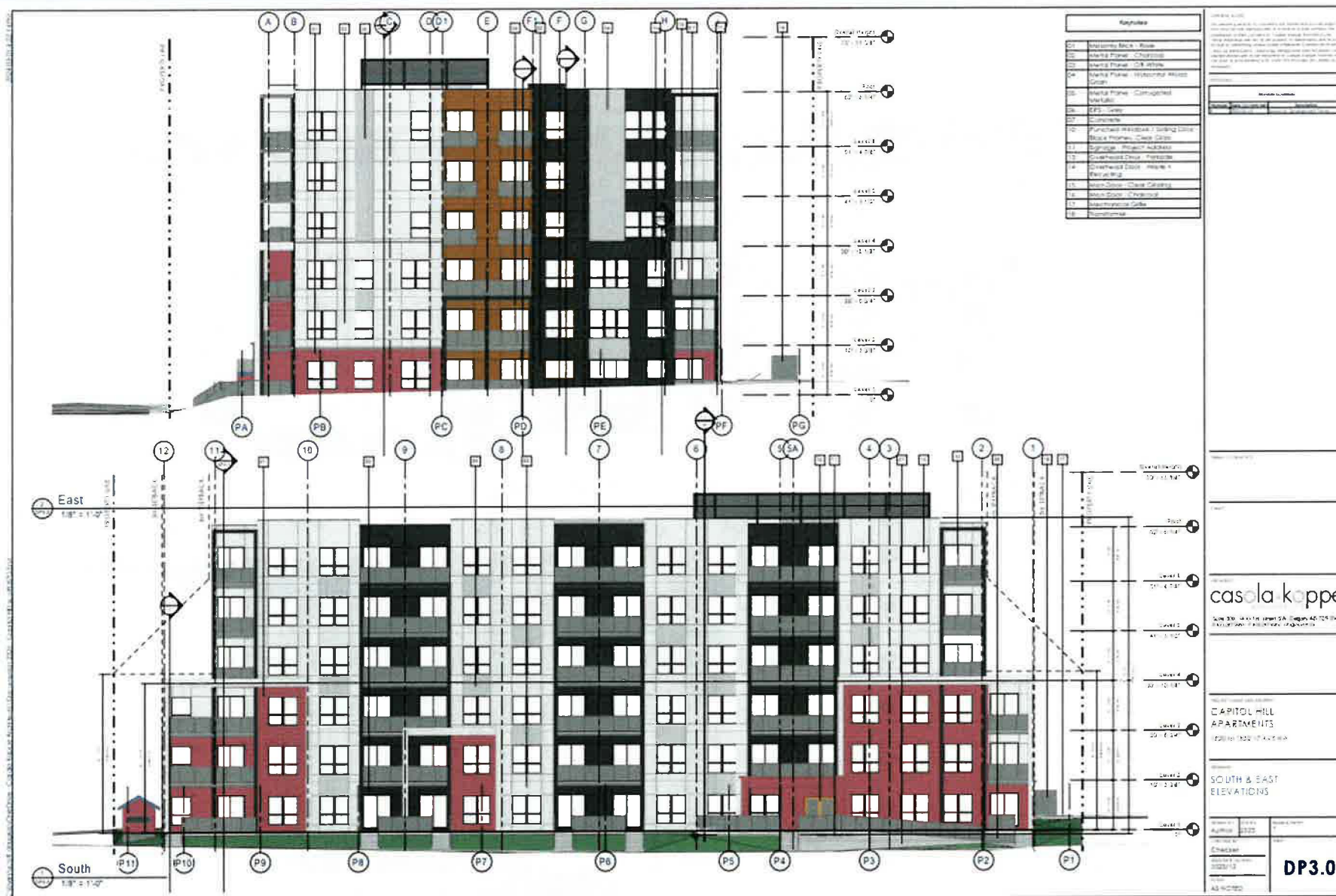
**DATE**

SHADOW STUDIES

Author	2023
Checked	2023/12
Scale	45 sheets

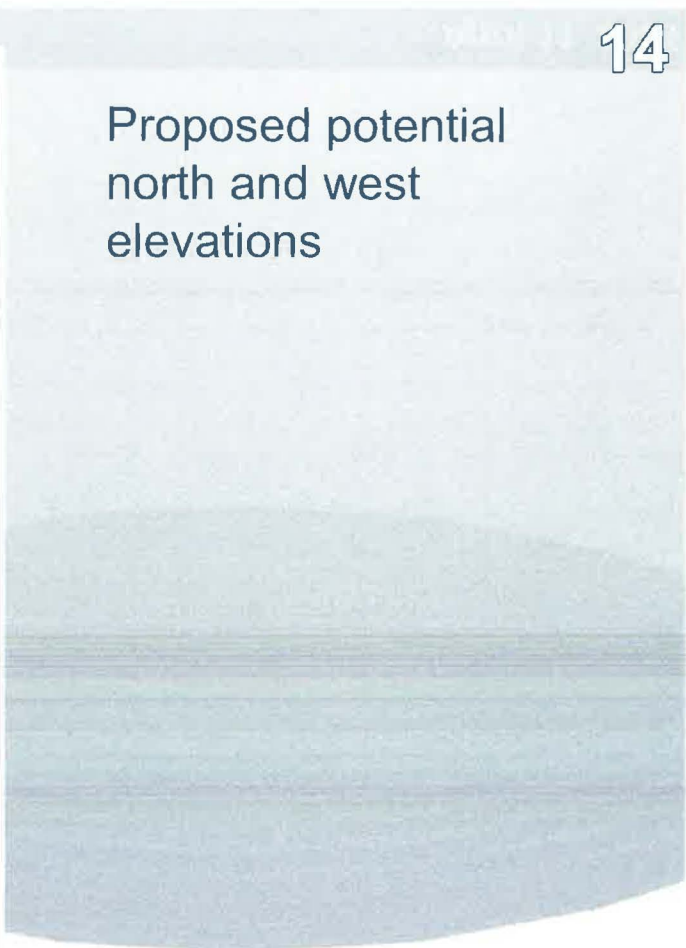
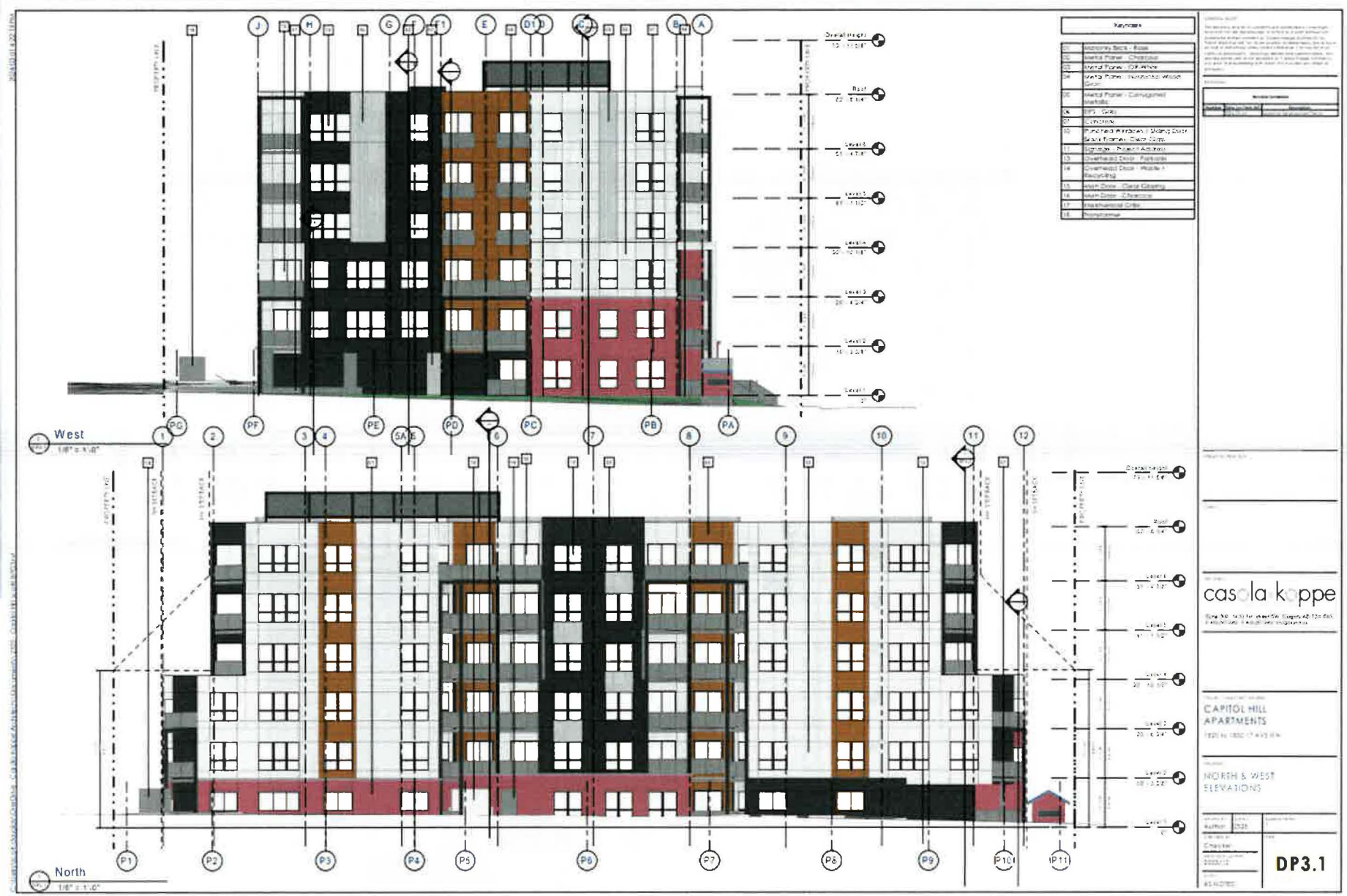
DP1.2





Proposed potential south and east elevations





Proposed potential north and west elevations



# Proposed potential site plan

