



Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0289 / CPC2024-0050

Land Use Amendment

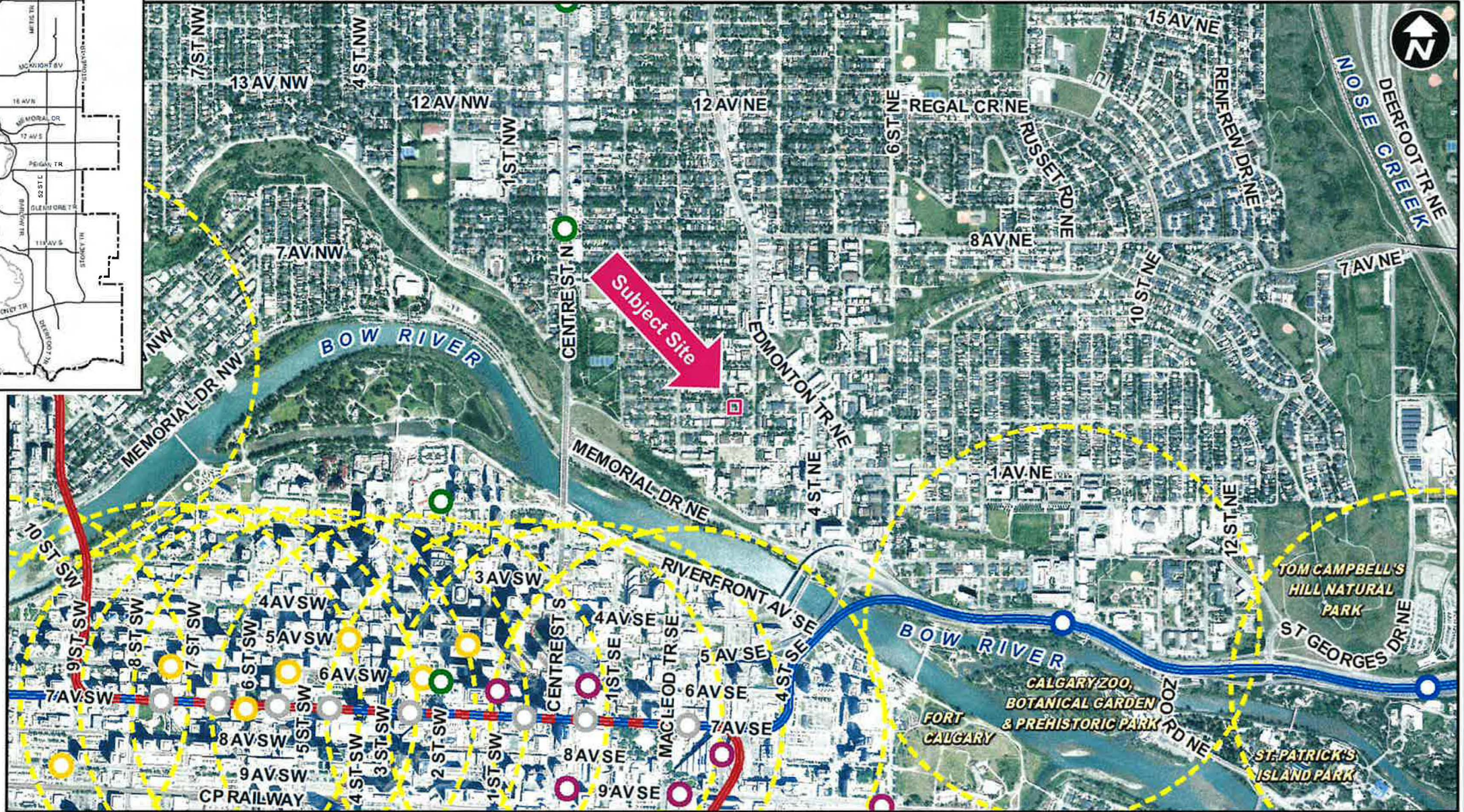
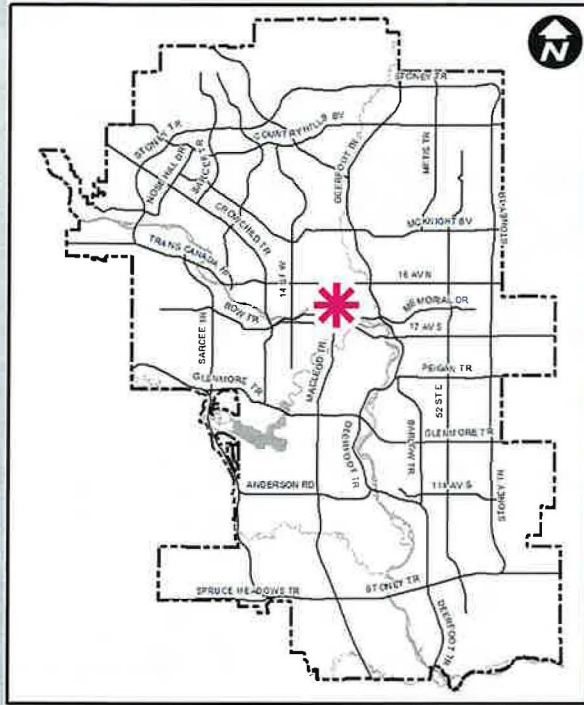
April 9, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.20 CPC2024-0050
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 95D2024** for the redesignation of 0.13 hectares \pm (0.33 acres \pm) located at 339, 341 and 347 – 3 Avenue NE (Plan 1332N, Block 6, Lots 49 to 52) from Multi-Residential – Contextual Grade-Oriented (M-CGd72) District to Multi-Residential – Contextual Low Profile (M-C1) District.



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



LEGEND

○ Bus Stop

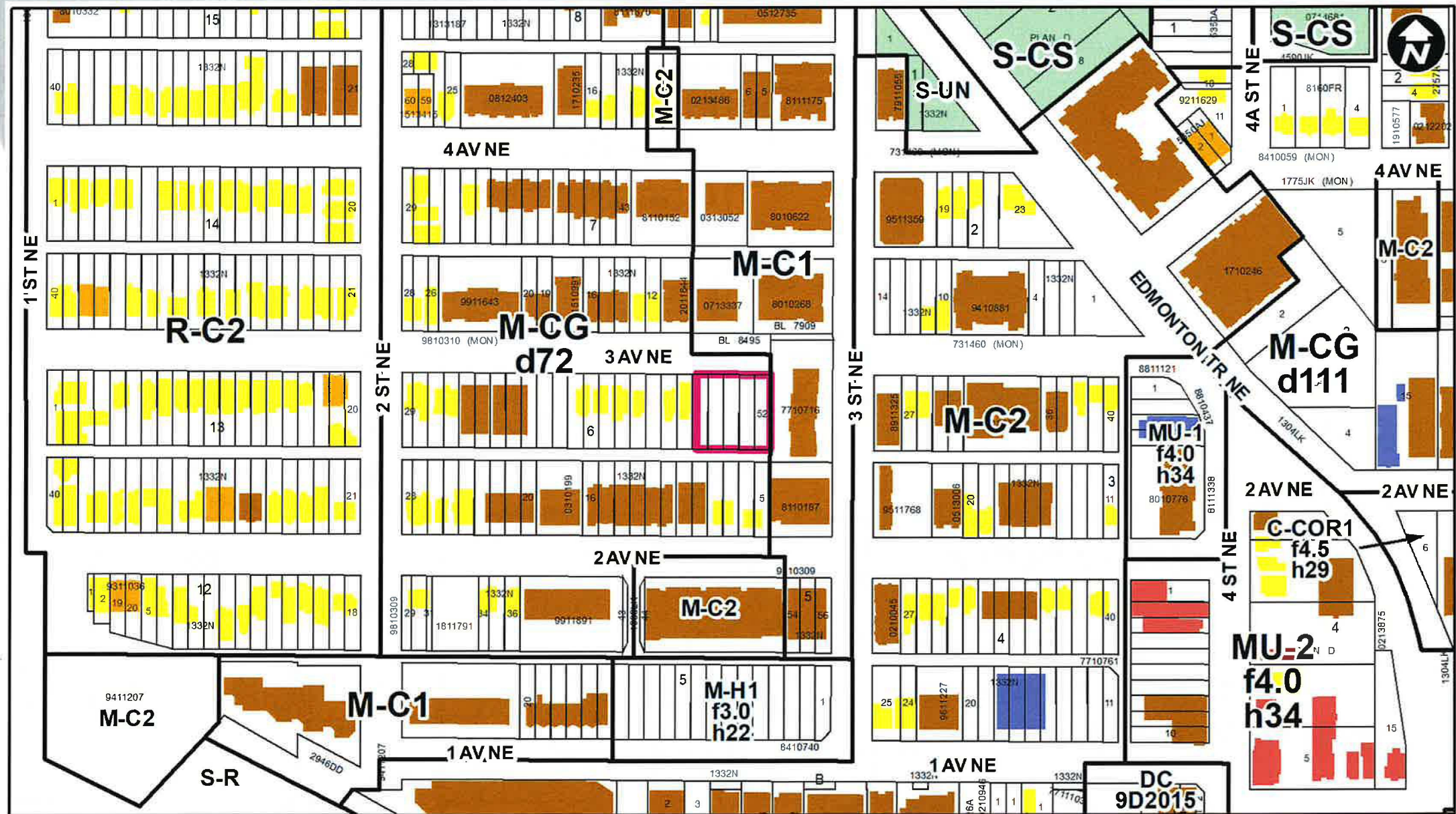
Parcel Size:

0.13 ha
36m x 36m

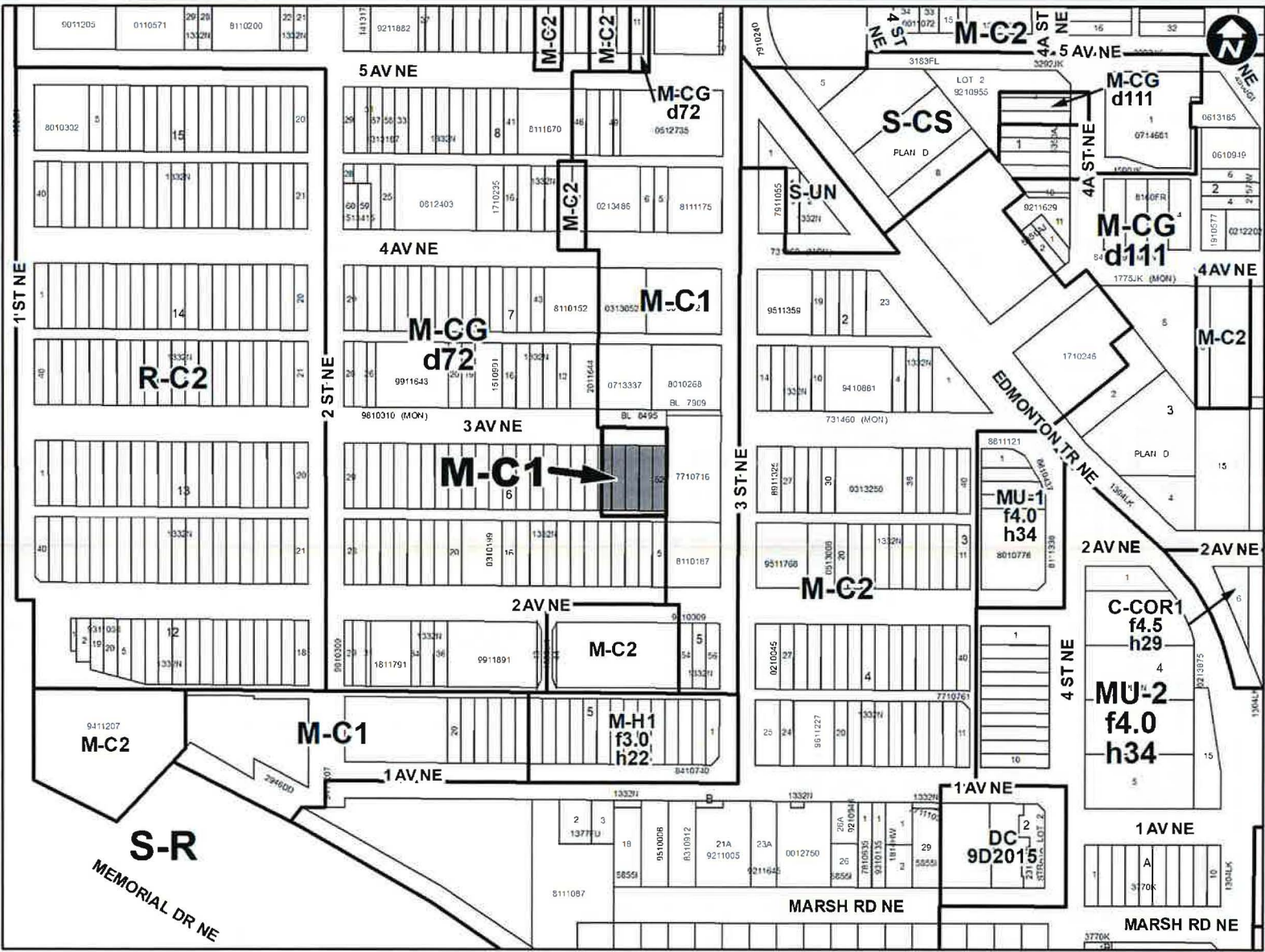
Surrounding Land Use

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 Land Use Map



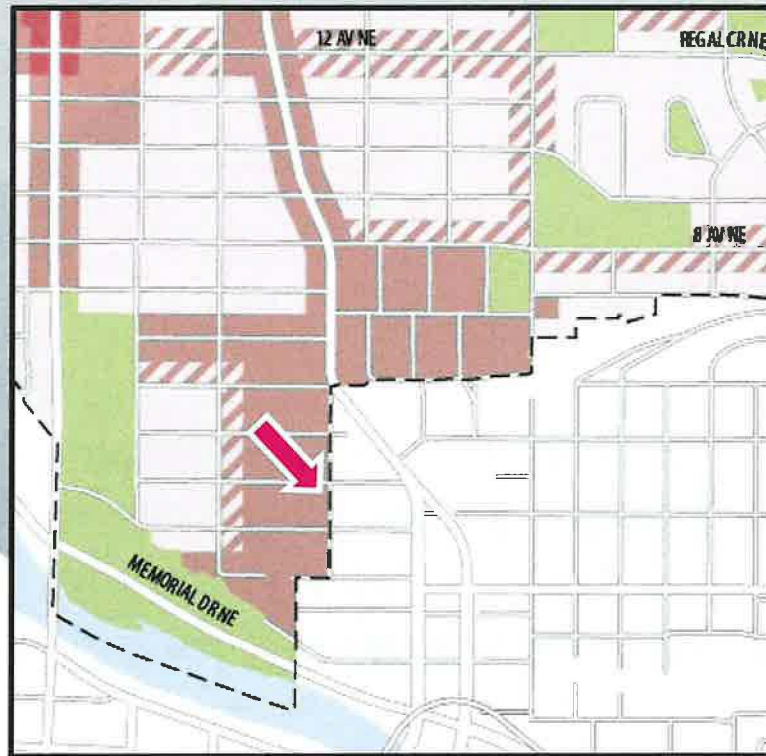
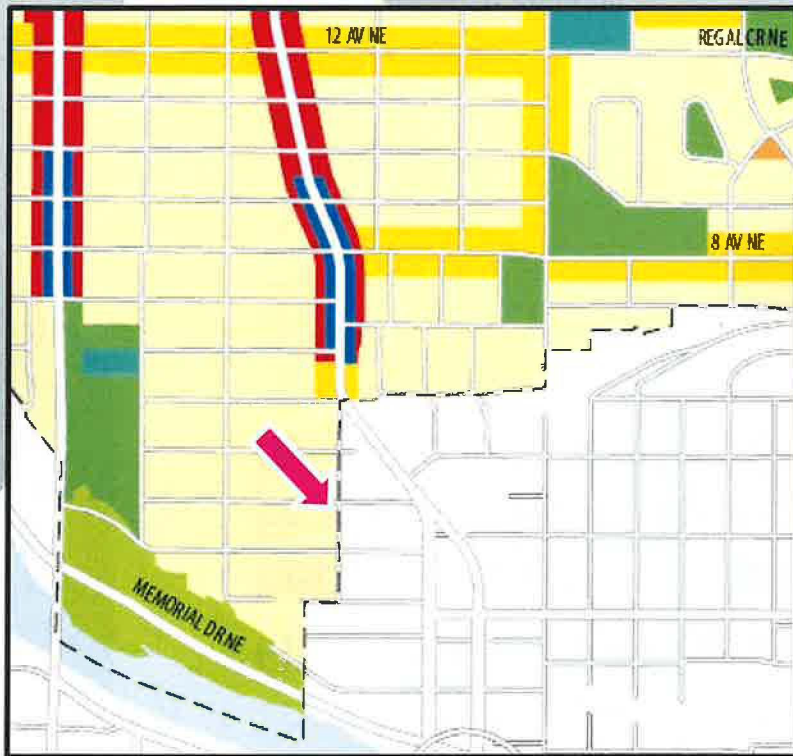
Proposed Multi-Residential – Contextual Low Profile (M-C1) District:

- Maximum density - 148 units per hectare (19 units)
- Maximum building height - 14 metres (3-4 storeys)

Urban Form:
Neighbourhood Local

Building Scale:
Low (6 Storeys)

Heritage:
Mount Pleasant Guideline Area



**Map 5:
Heritage
Guideline Areas**

Legend

- Balmoral
- Beaumont/
Regal Terrace
- Crescent Heights
- Mount Pleasant
- Mount View
- Pleasant Heights
- Rosedale
- West Mount Pleasant
- Parks, Civic
and Recreation
- Plan Area Boundary

Approved: 18P2020
Amended: 65P2022

Calgary Planning Commission's Recommendation:

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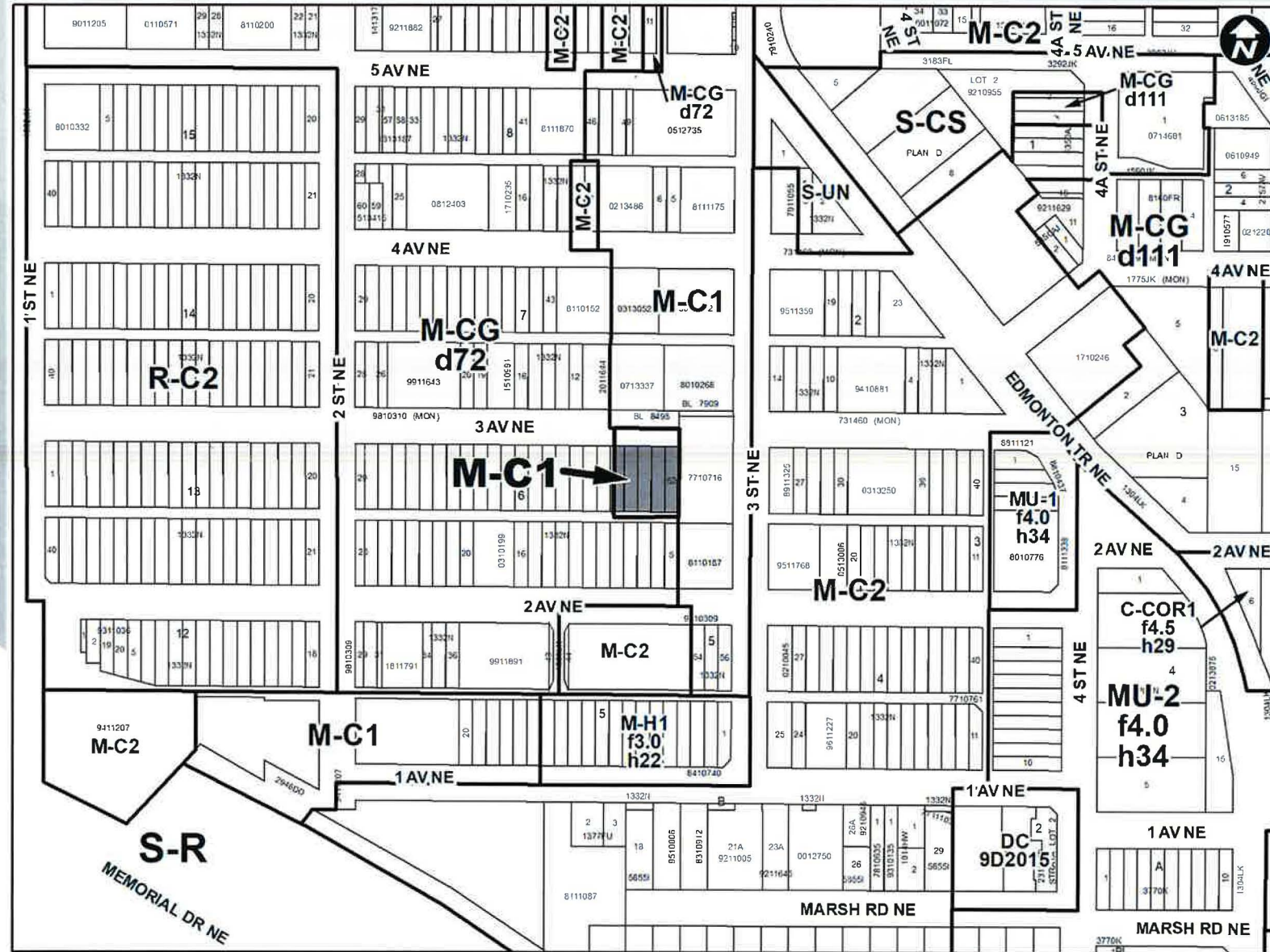
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Supplementary Slides

Existing M-CG d72



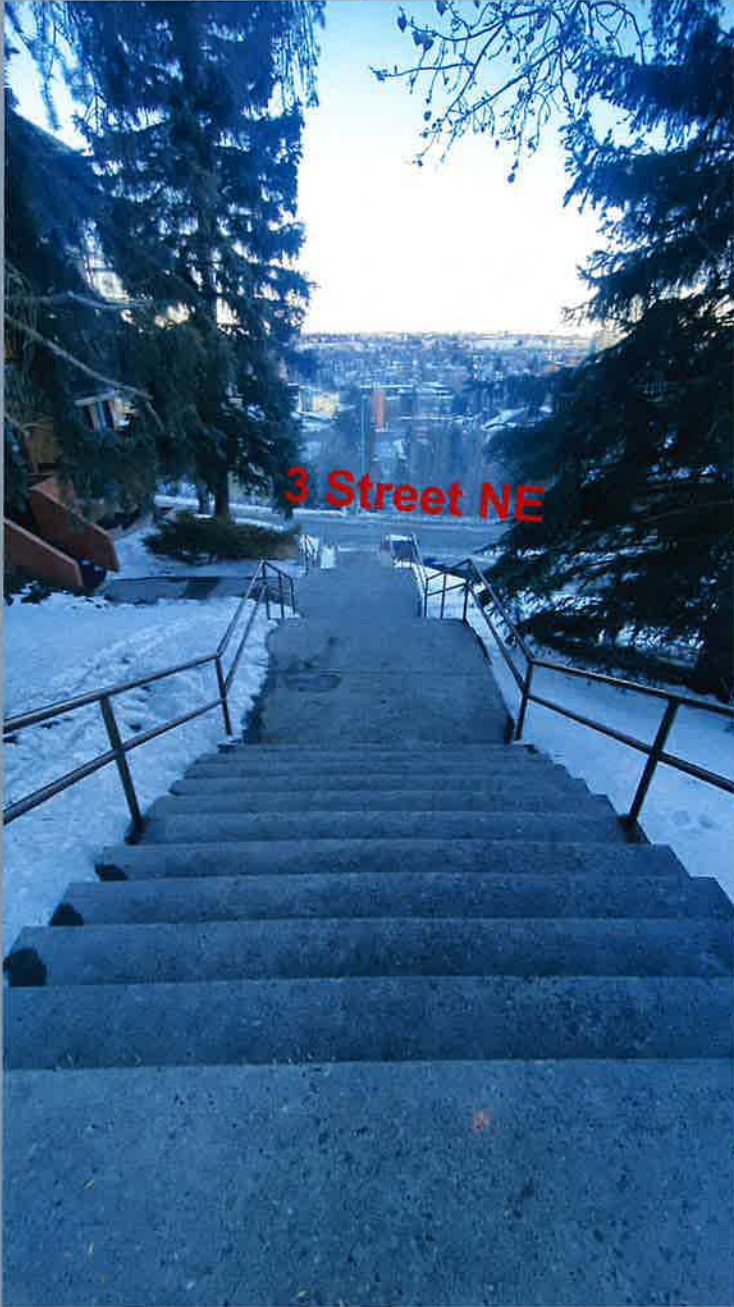
Proposed M-C1



Proposed M-C1 District:

- Multi-Residential – Contextual Low Profile.
- Density - 148 units per hectare
- Building Height - 14 metres

Street View of Three Parcels



Staircase down to 3 Street NE

Rear Lane









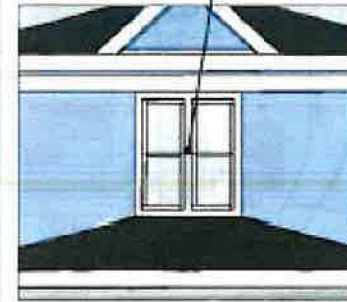
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Multi-Res Development



Single Detached





Vertical style window



Natural materials



Heavier materials at base of building



- Site and Landscape Design
- Roofs and Massing
- Front Facades
- Windows, Materials and Details