



Public Hearing of Council

Agenda Item: 7.2.24



LOC2023-0311 / CPC2024-0120

Land Use Amendment

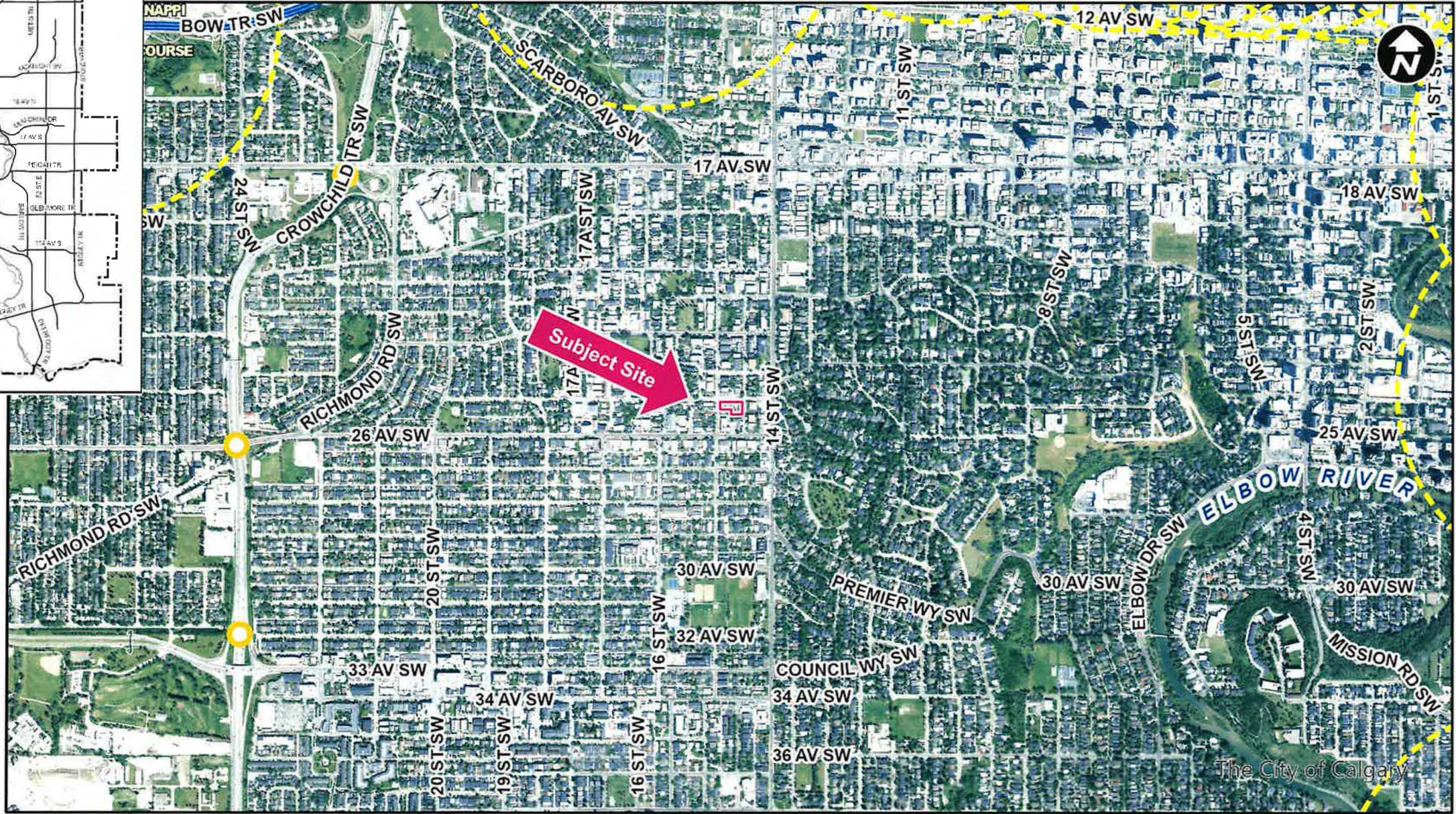
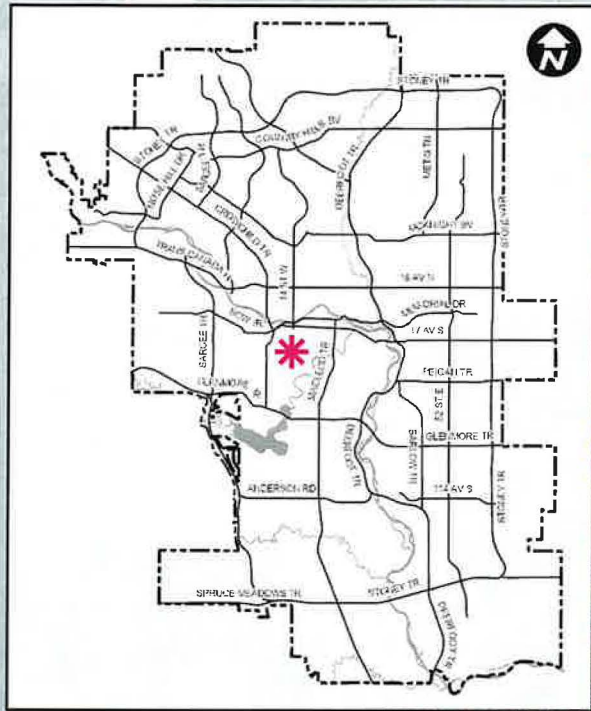
April 9, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 09 2024
ITEM: 7.2.24 CPC2024-0120
DISTRIB-PRESENTATION
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 111D2024** for the redesignation of 0.21 hectares \pm (0.52 acres \pm) located at 1501, 1505, 1507, 1509, 1511, 1513 and 1515 – 25 Avenue SW (Plan 3910R, Block 2, Lots 2 to 6 and 23 to 25) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate retention of existing historic houses and allow for opportunities for additional development, with guidelines (Attachment 2).



- 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

The City of Calgary



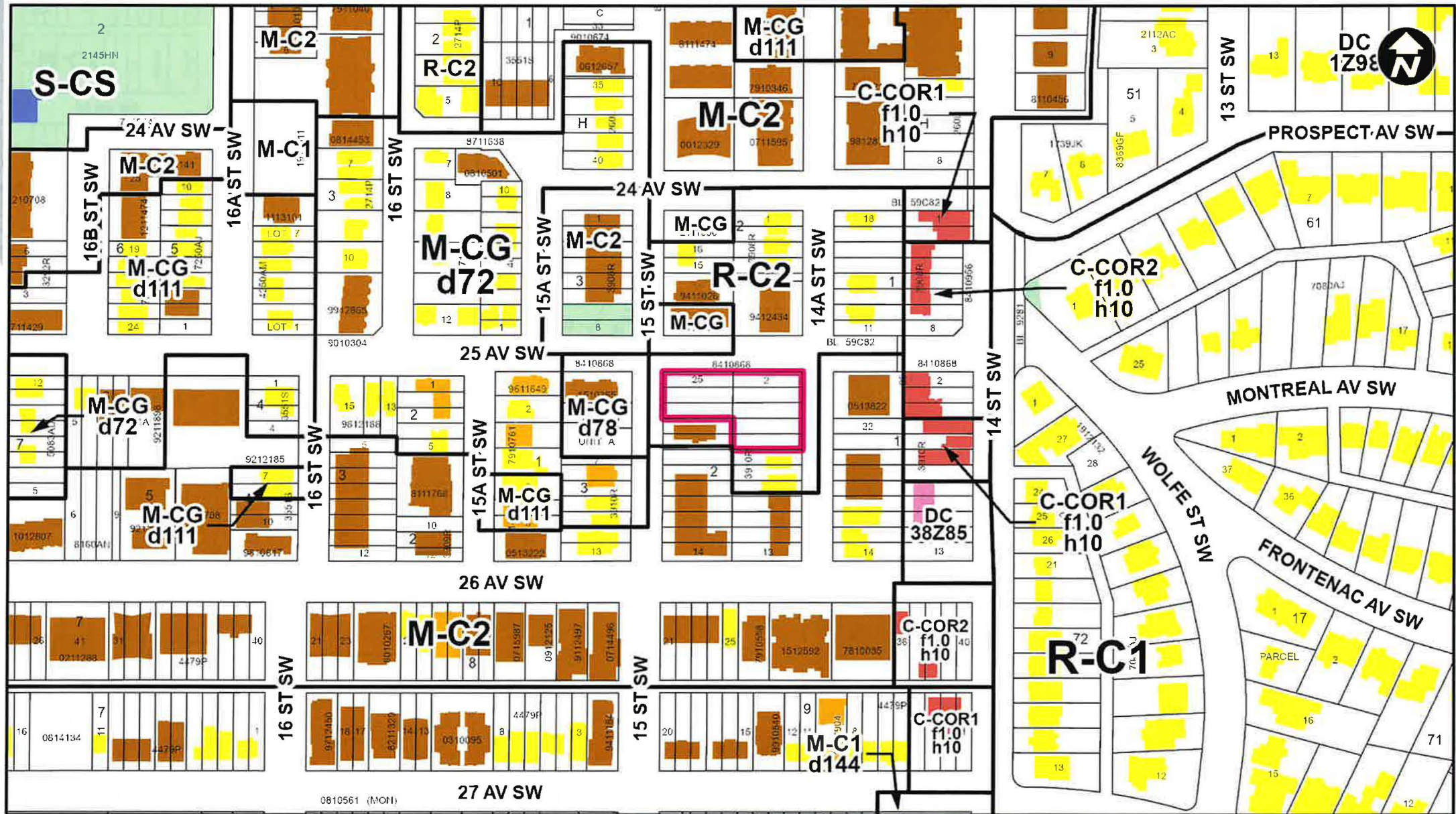
○ Bus Stop

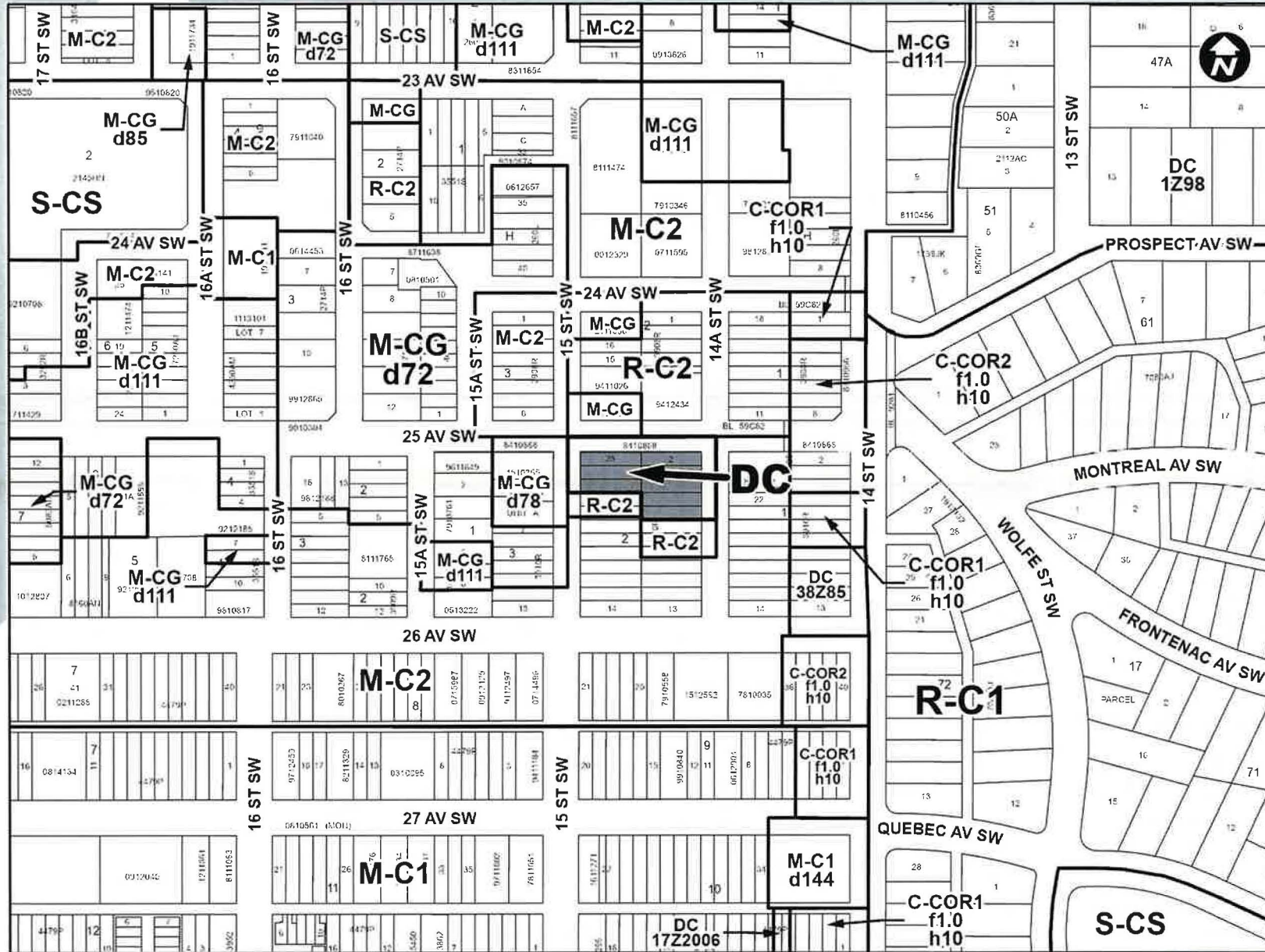
Site Area:
0.21 ha

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

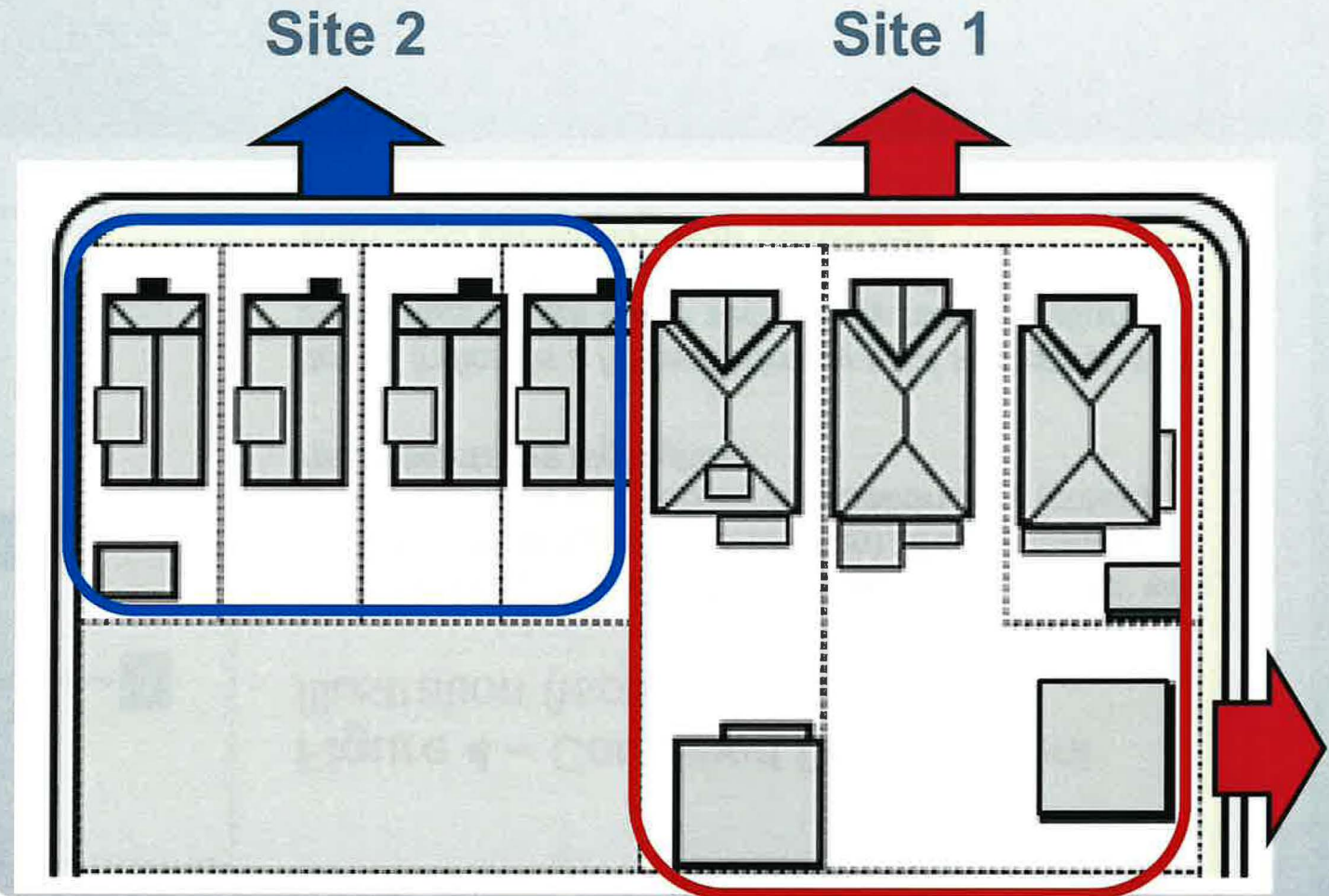




Proposed Direct Control (DC) District:

- Commissioned by Council on 2020 July 15 as a new heritage area policy tool
- Designed in partnership with all affected landowners
- Allows for preservation of existing homes, addition of suites, and design standards to ensure any future houses align with the rest of the block

- Based on existing R-C2 District
- Contains different rules for development on Sites 1 and 2, and for development facing north or east
- Allows for sensitive infill with backyard suites of suitable height and placement



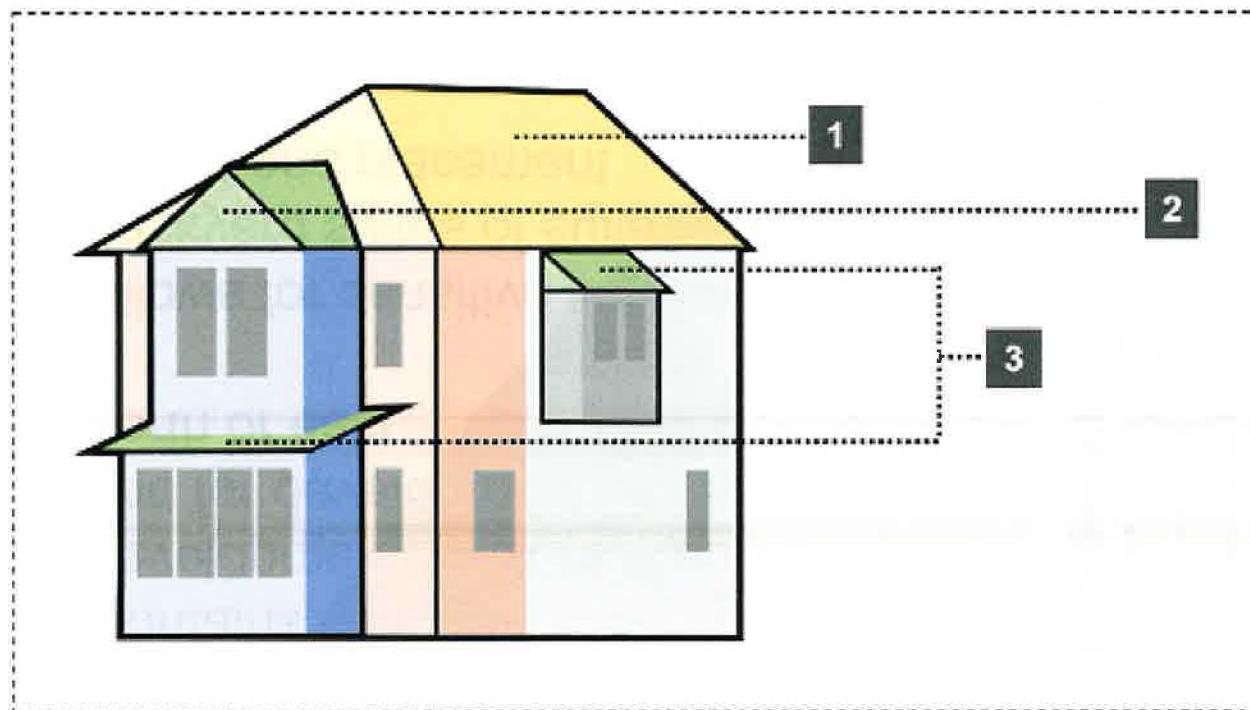


Figure 4 – Combined Development Illustration (Isometric View)

Example of a potential **Single Detached Dwelling**, with the **front building volume** (orange), **front projection** (blue), and **primary** (yellow) and **secondary** (green) **roof structures** highlighted.

Item 1 indicates a hipped **primary roof structure**, Item 2 indicates a front-gable **secondary roof structure** above the **front projection**, and Item 3 indicates two shed-style **secondary roof structures**.

- Architectural guidelines for building style, entranceways, floor heights and roof pitches, window styles, etc.

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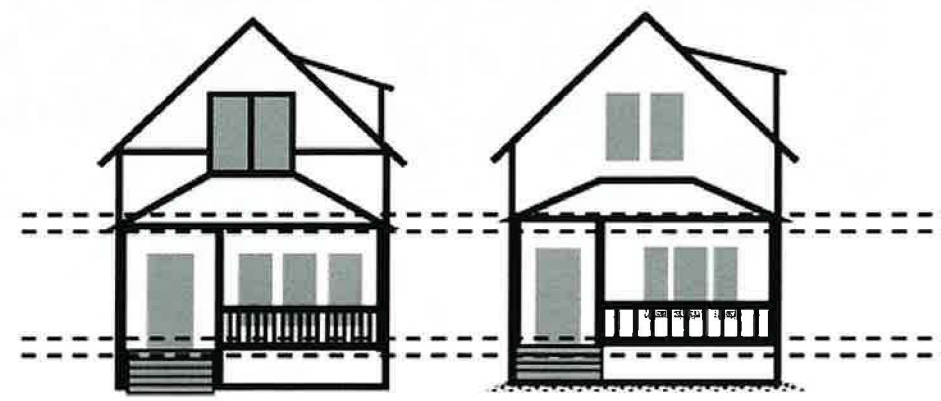
Supplementary Slides



Maximum Building Height
Geodetic elevation of 1105.0 metres

Porch Roofline Height
Geodetic elevation between 1099 and 1099.5 metres

Main Floor Height
Geodetic elevation between 1096 and 1096.5 metres



Porch Roofline Height
Geodetic elevation between 1099.5 and 1100.0 metres

Main Floor Height
Geodetic elevation between 1096.5 and 1097.0 metres



1501 25 AV SW



1505 25 AV SW



1507 25 AV SW



1509 25 AV SW



1511 25 AV SW



1515 25 AV SW



1515 25 AV SW

Existing Land Use Map

