



Public Hearing of Council

Agenda Item: 7.2.20



LOC2023-0384 / CPC2024-0260

Land Use Amendment

May 7, 2024

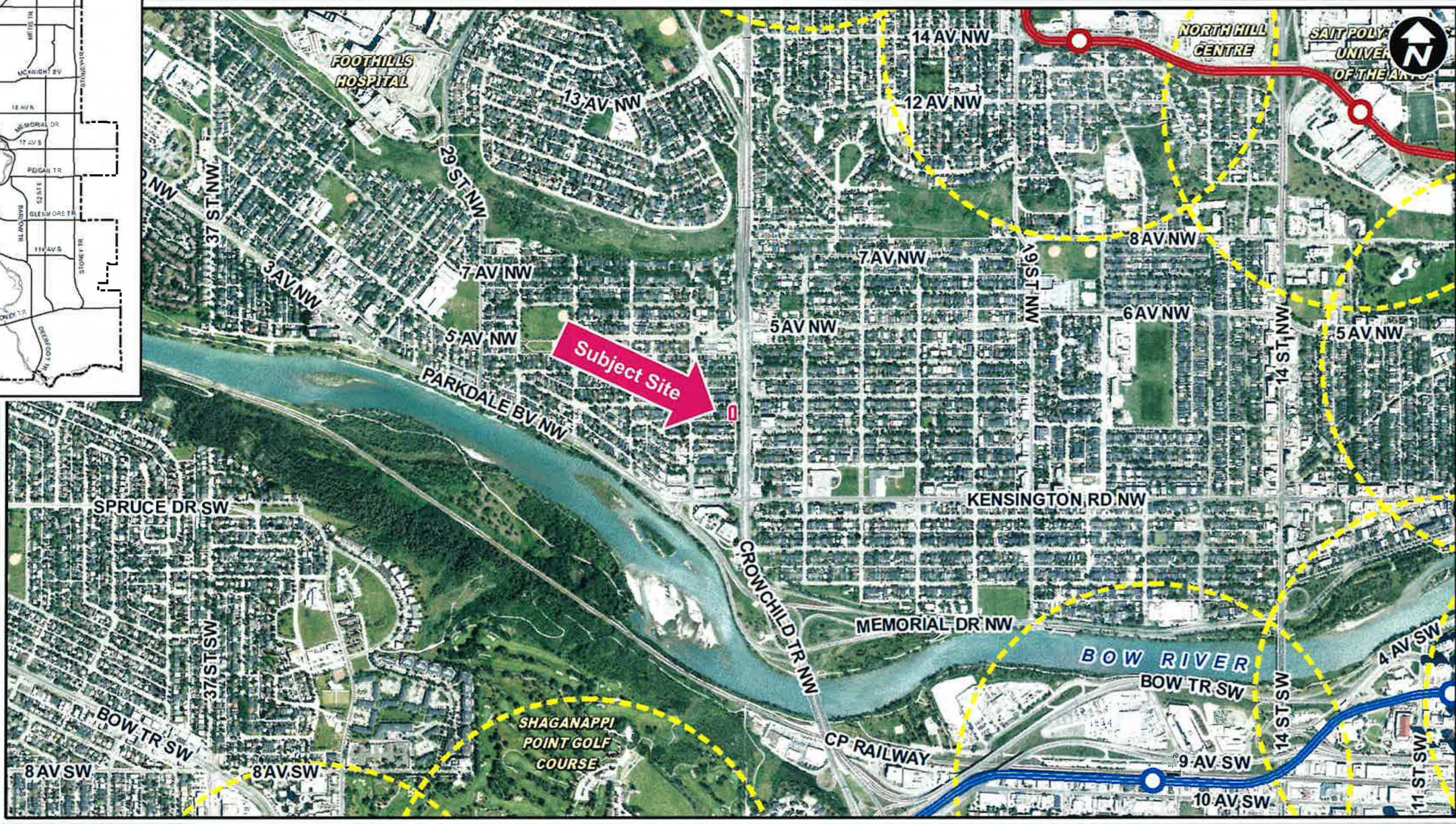
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAY 07 2024
ITEM: 7.2.20, CPC2024-0260
Distro - Presentation
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

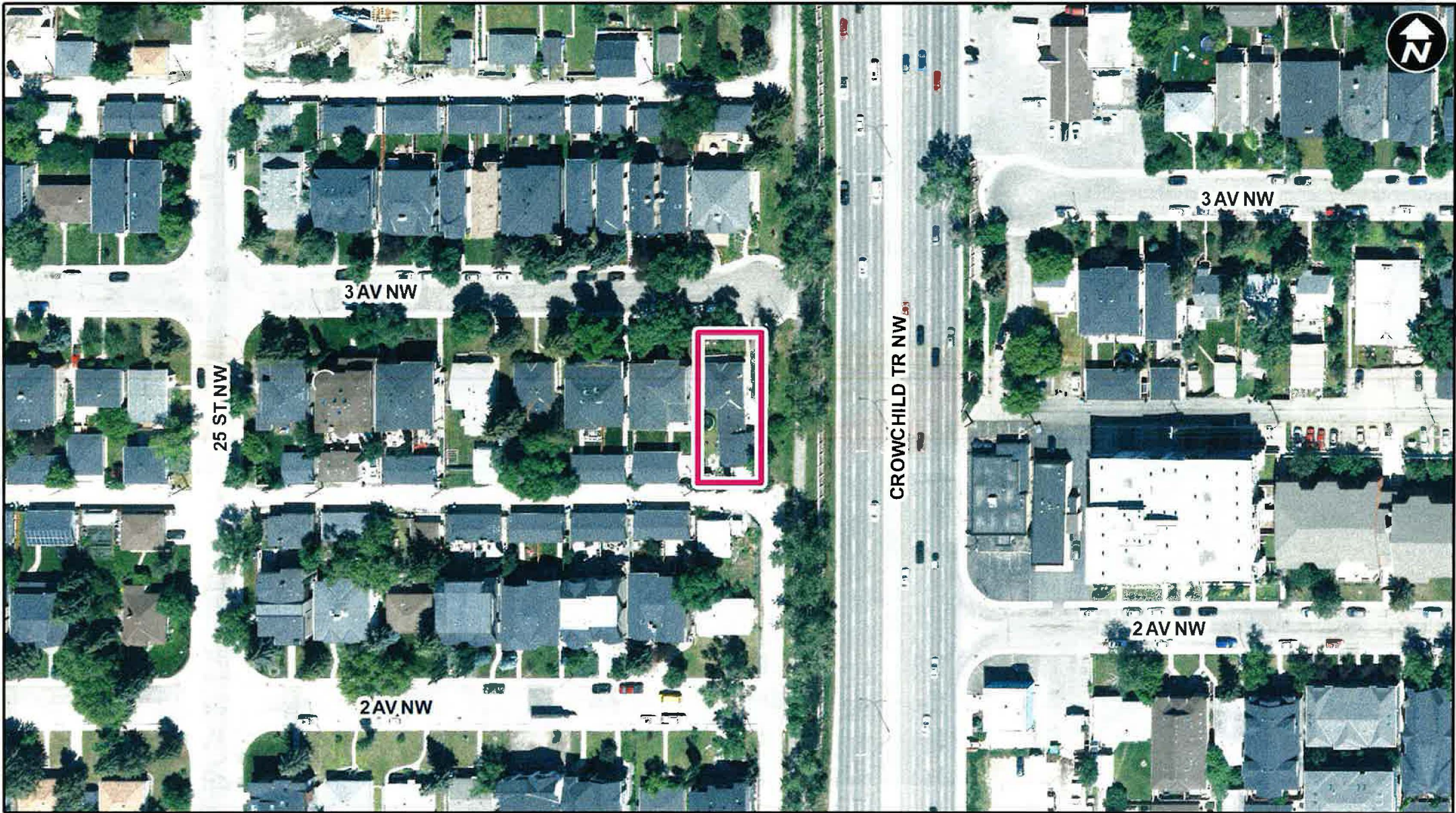
That Council:

Give three readings to **Proposed Bylaw 122D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 2511 – 3 Avenue NW (Plan 331AB, Block 1, Lots 5 and 6) from Residential – Contextual One / Two Dwelling (R-C2) District to Residential – Grade-Oriented Infill (R-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

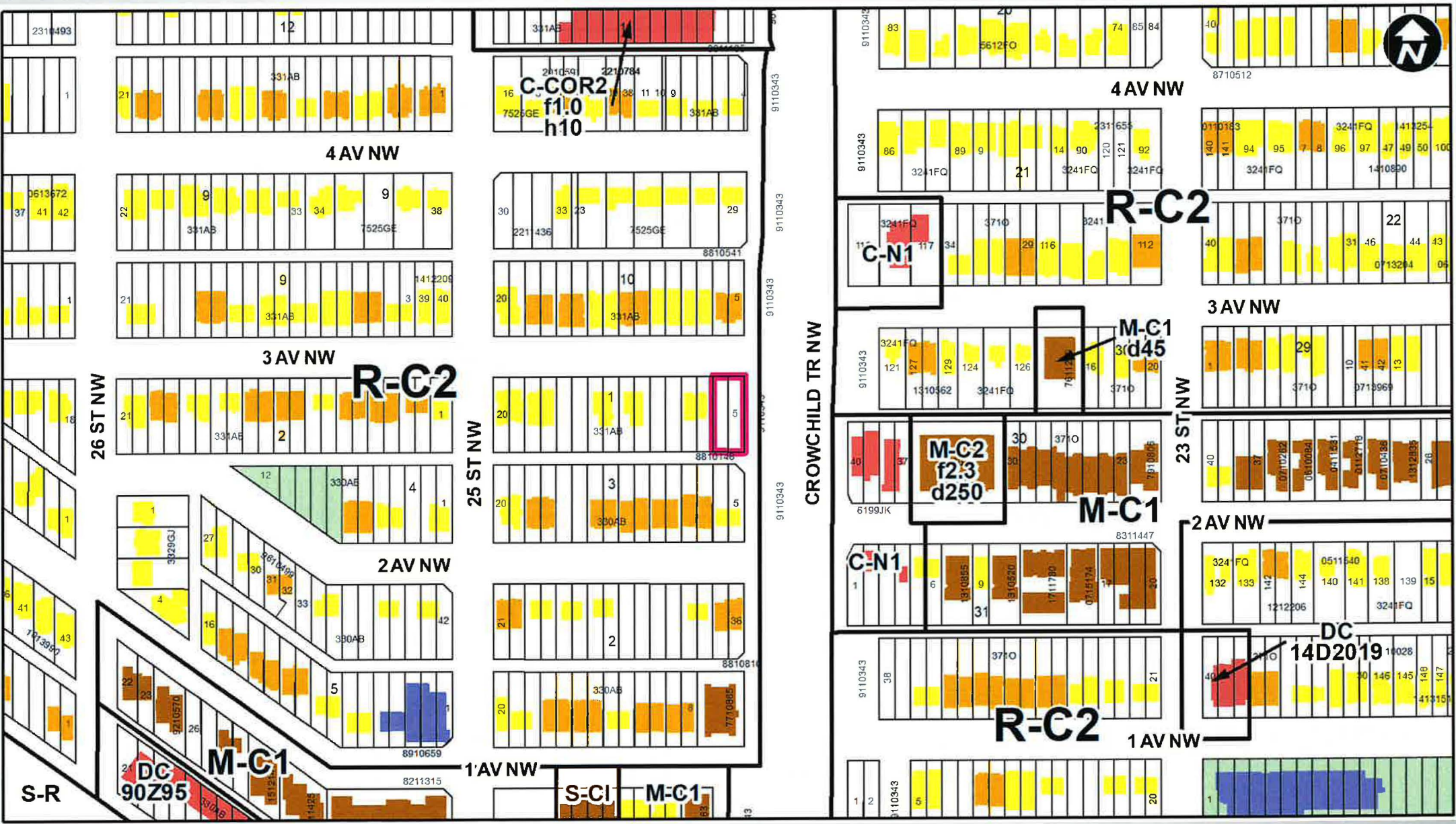


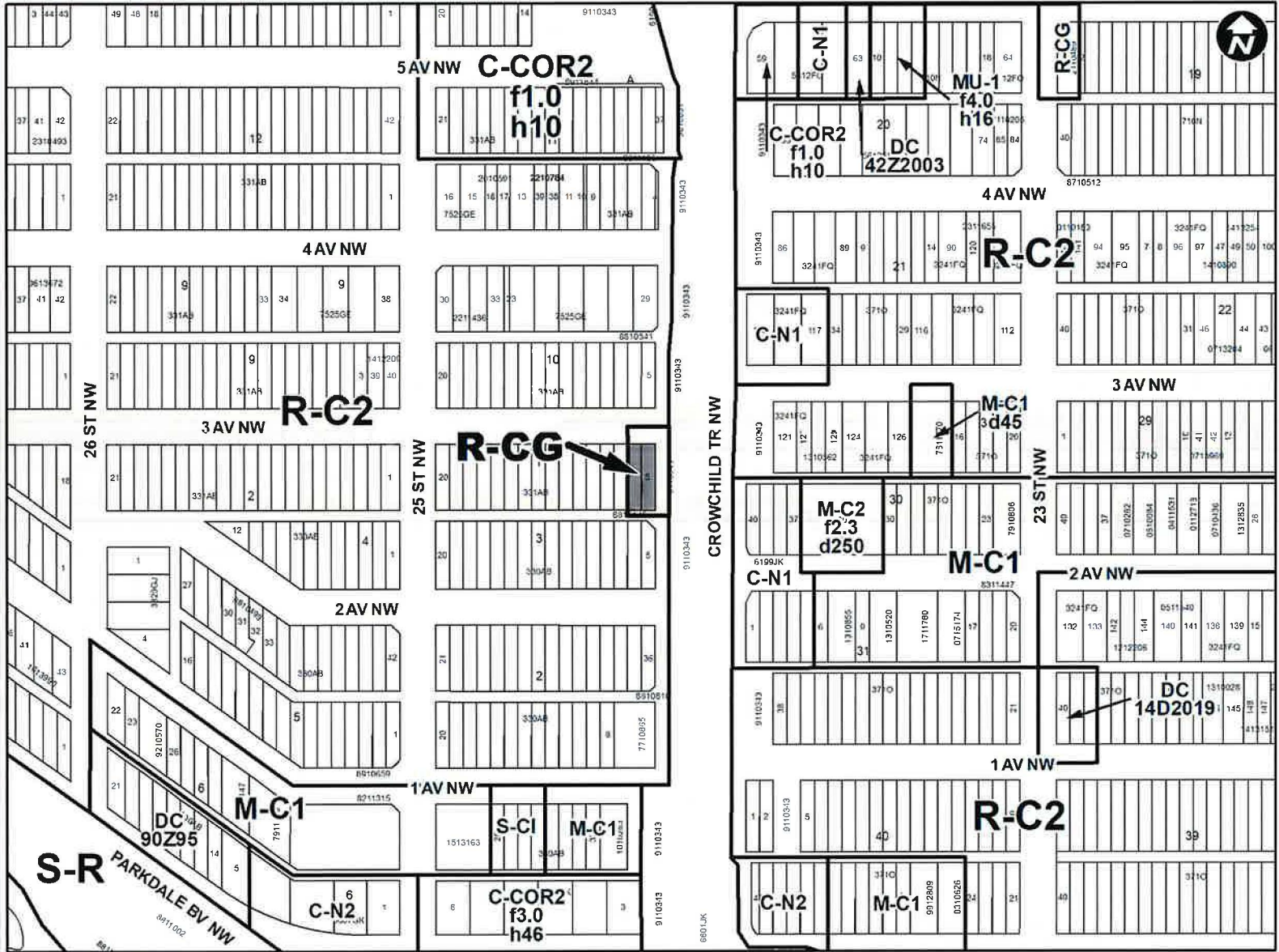
Parcel Size:

0.06 ha
15m 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 Residential – Grade-Oriented Infill (R-CG) District:

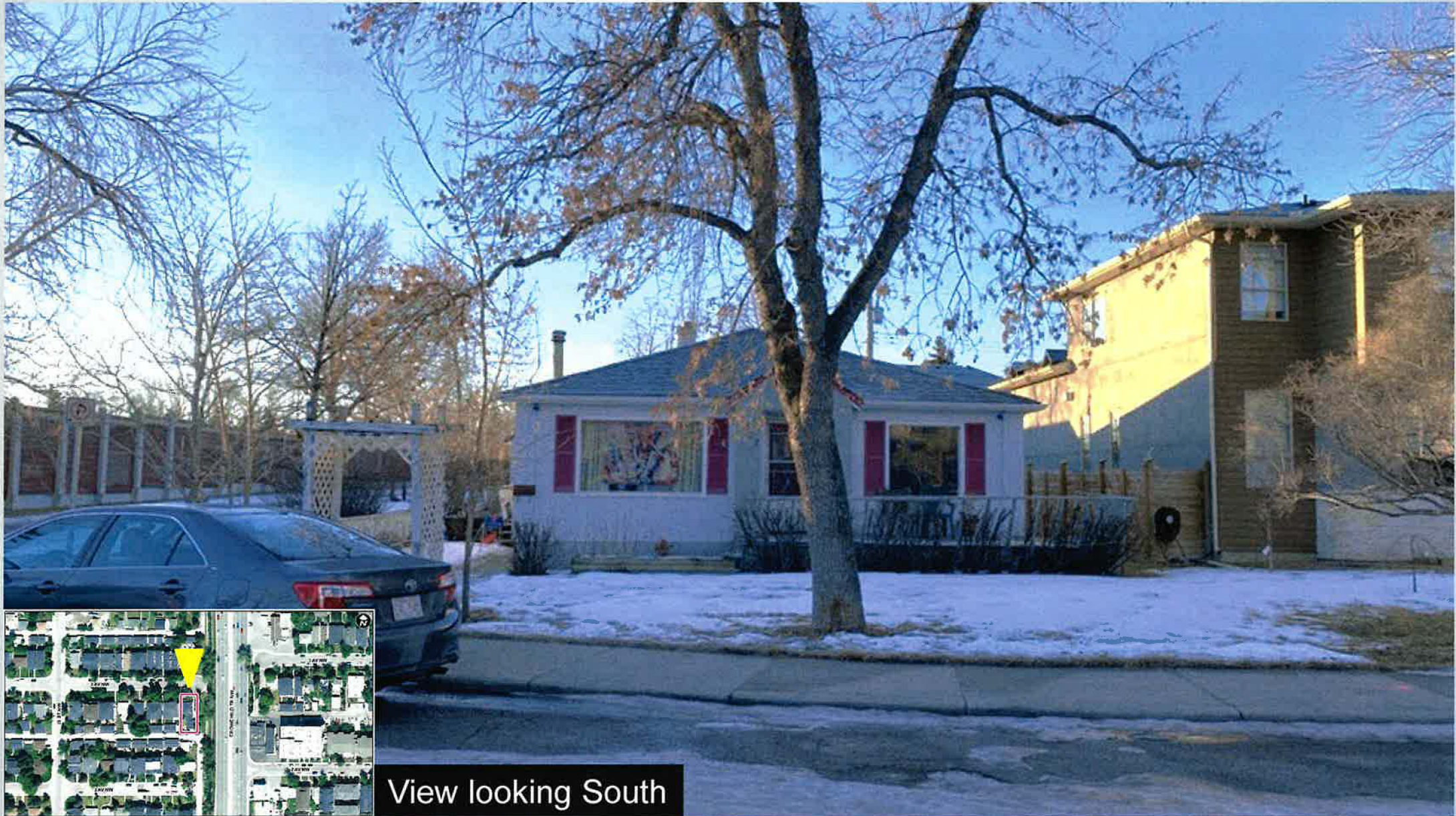
- Allows for grade-oriented development including rowhouses and townhouses
- Maximum building height of 11 metres.
- Maximum density of 75 dwelling units per hectare (4 units, plus suites)

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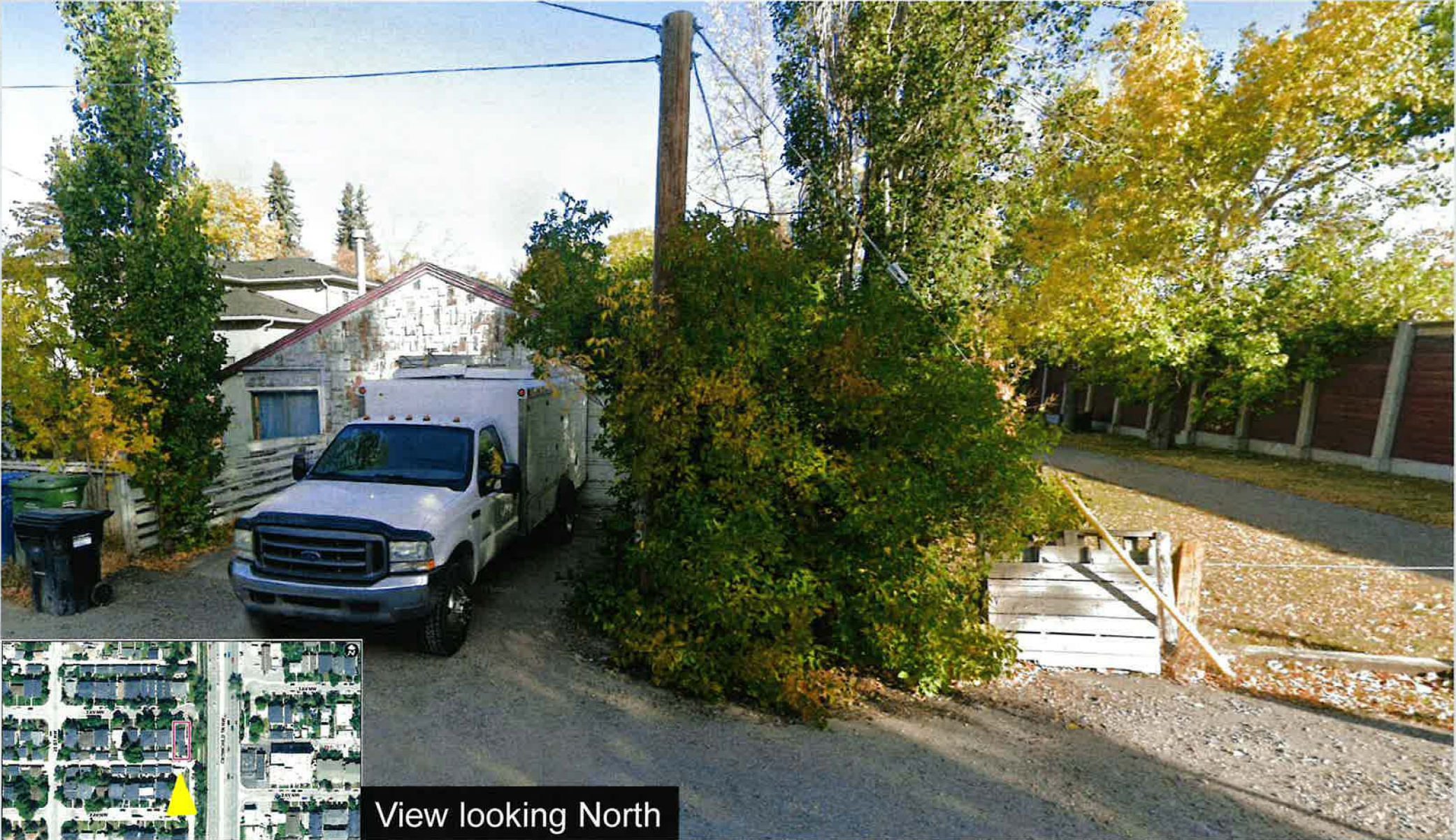
Supplementary Slides



View looking South

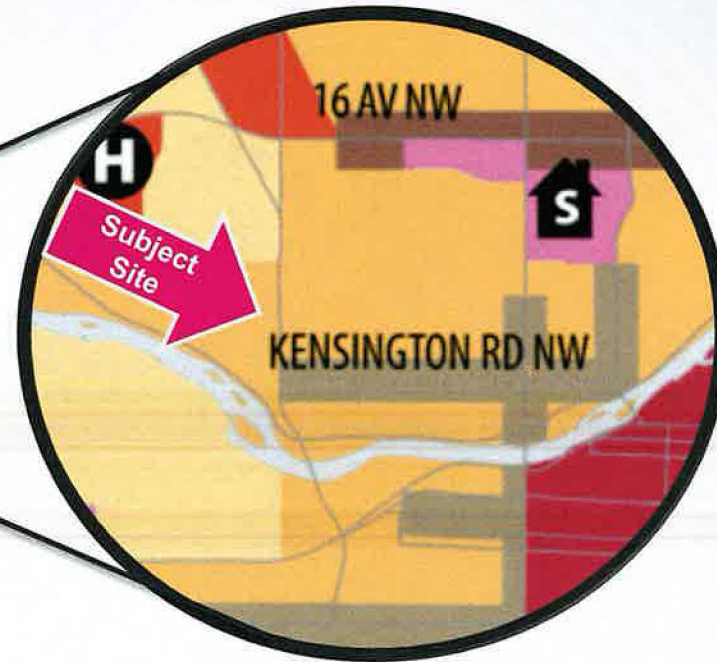
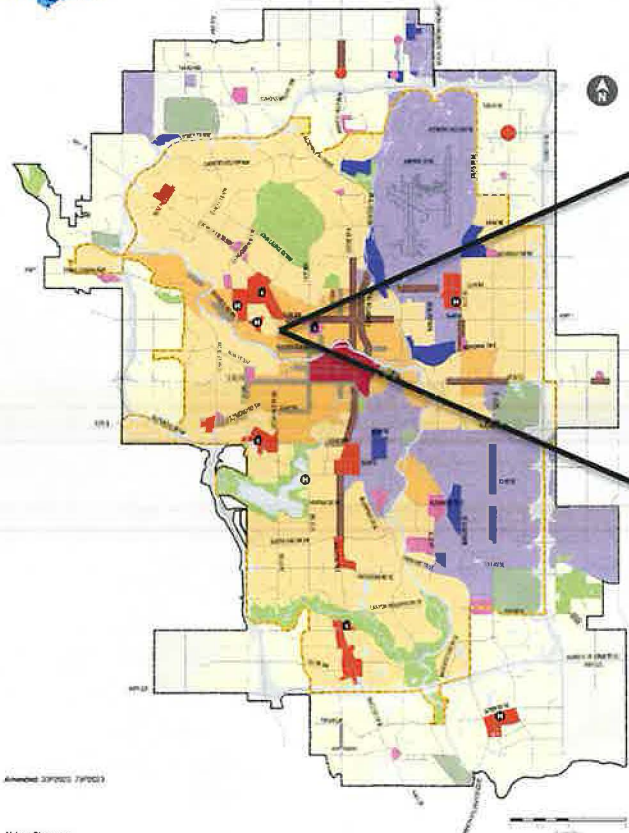


View looking South-East



View looking North

1 Urban Structure



Municipal Development Plan:

- Located in the Developed Residential – Inner City Area.
- Support modest intensification that respects scale and character of neighbourhood.
- Encourage redevelopment to make more efficient use of infrastructure.

160 Municipal Development Plan 2022

Urban Structure
 (to Land Use Planning)

Activity Centres
 - Core Activity Centres
 - Major Activity Centres
 - Community Activity Centres

Main Streets
 - Urban Main Street
 - Neighbourhood Main Street

Developed Residential
 - Inner City
 - Established

Developing Residential
 - Planned Residential with City Municipal Plan (CMP)
 - Future Growth

Industrial
 - Industrial Employment/Research
 - Industrial/Commercial

Other
 - Major Public Open Space
 - Public Utility
 - Regional Growth Boundary

Other
 - Hospital
 - University
 - Transportation/Utility Corridor
 - City Limits

Applicant-led Outreach:

- Project Website.
- Delivered 35 letters to the closest neighbours.
- Presentation to West Hill Hurst Community Association.
- Virtual Public Outreach Meeting.

City-led Outreach:

- Notifications mailed to nearby landowners on 2023 December 27.
- Posted a notice (sign) on the property on 2024 January 04.
- Removed the notice (sign) on 2024 January 24.
- Administration received two letters of opposition regarding:
 - density;

- lot coverage;
- increased vehicle traffic and on-street parking congestion;
- removal of mature trees;
- Waste and recycling location;
- Location not suitable for intensification.