



Public Hearing of Council

Agenda Item: 7.2.13



LOC2023-0413 / CPC2024-0421

Land Use Amendment

June 4, 2024

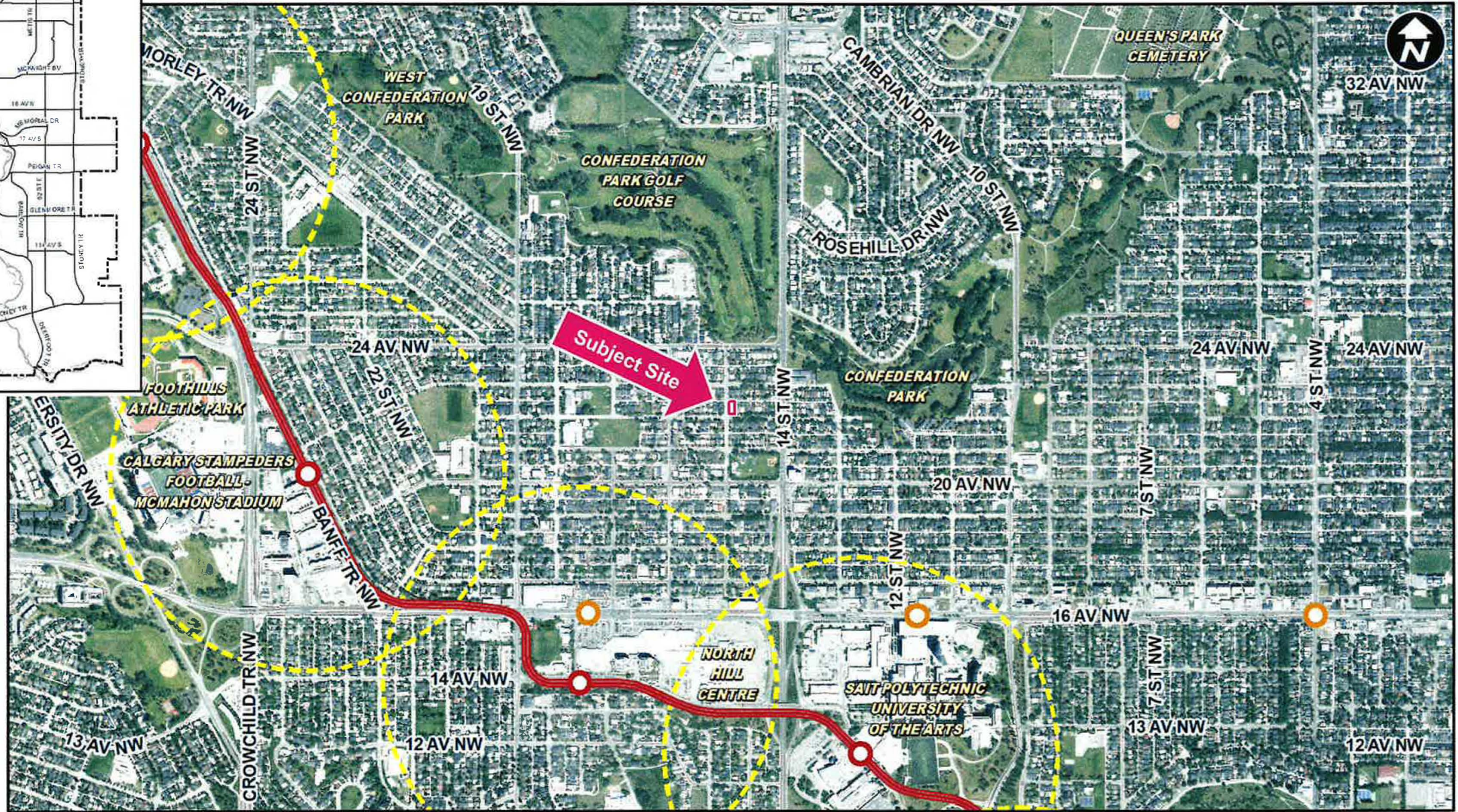
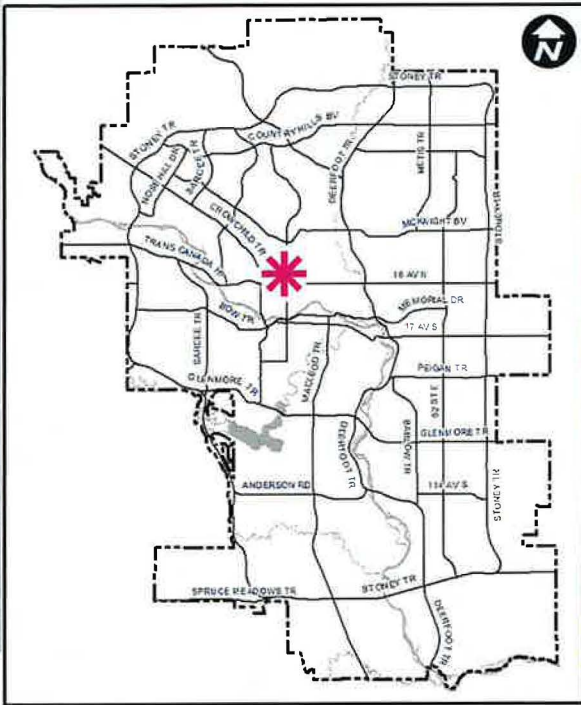
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.13 CPC2024-0421
District Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

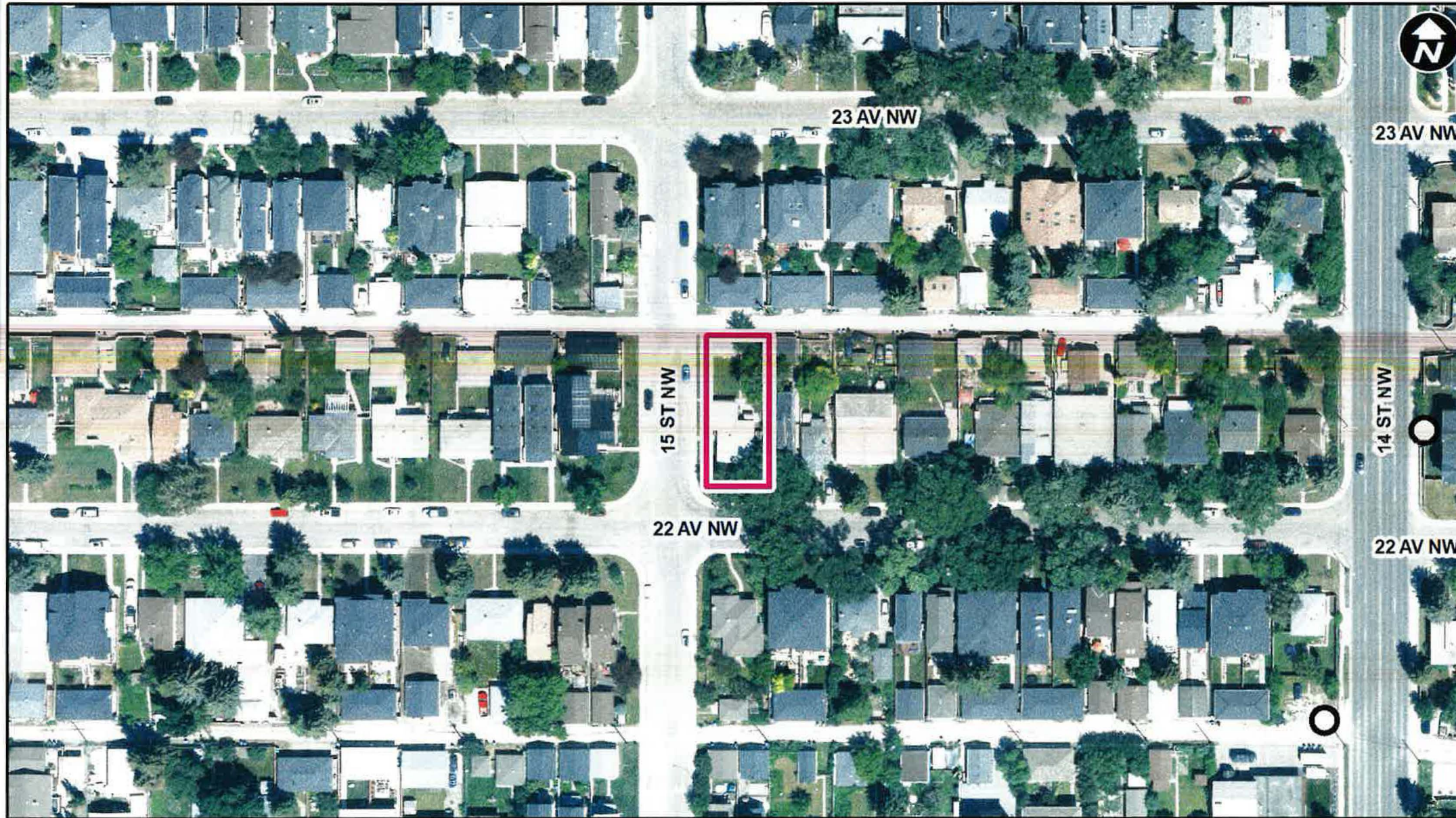
That Council:

Give three readings to **Proposed Bylaw 159D2024** for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 1538 – 22 Avenue NW (Plan 2864AF, Block 7, Lots 19 and 20) 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

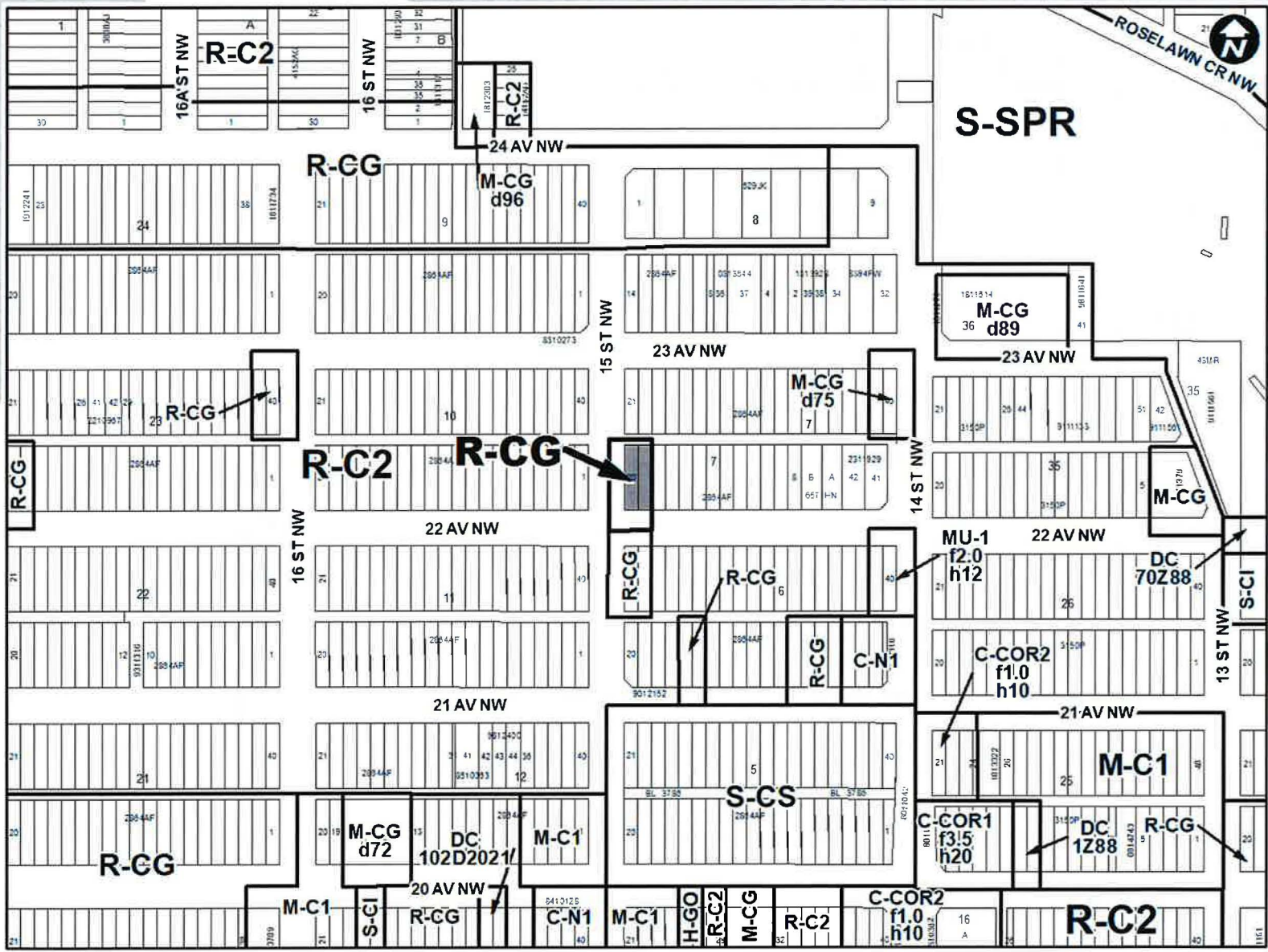


LEGEND

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- LRT Stations**
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- LRT Line**
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 - Red
- Max BRT Stops**
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 - Purple
 - Teal
 - Yellow
- Bus Stop

Parcel Size:

0.06 ha
15m x 36m

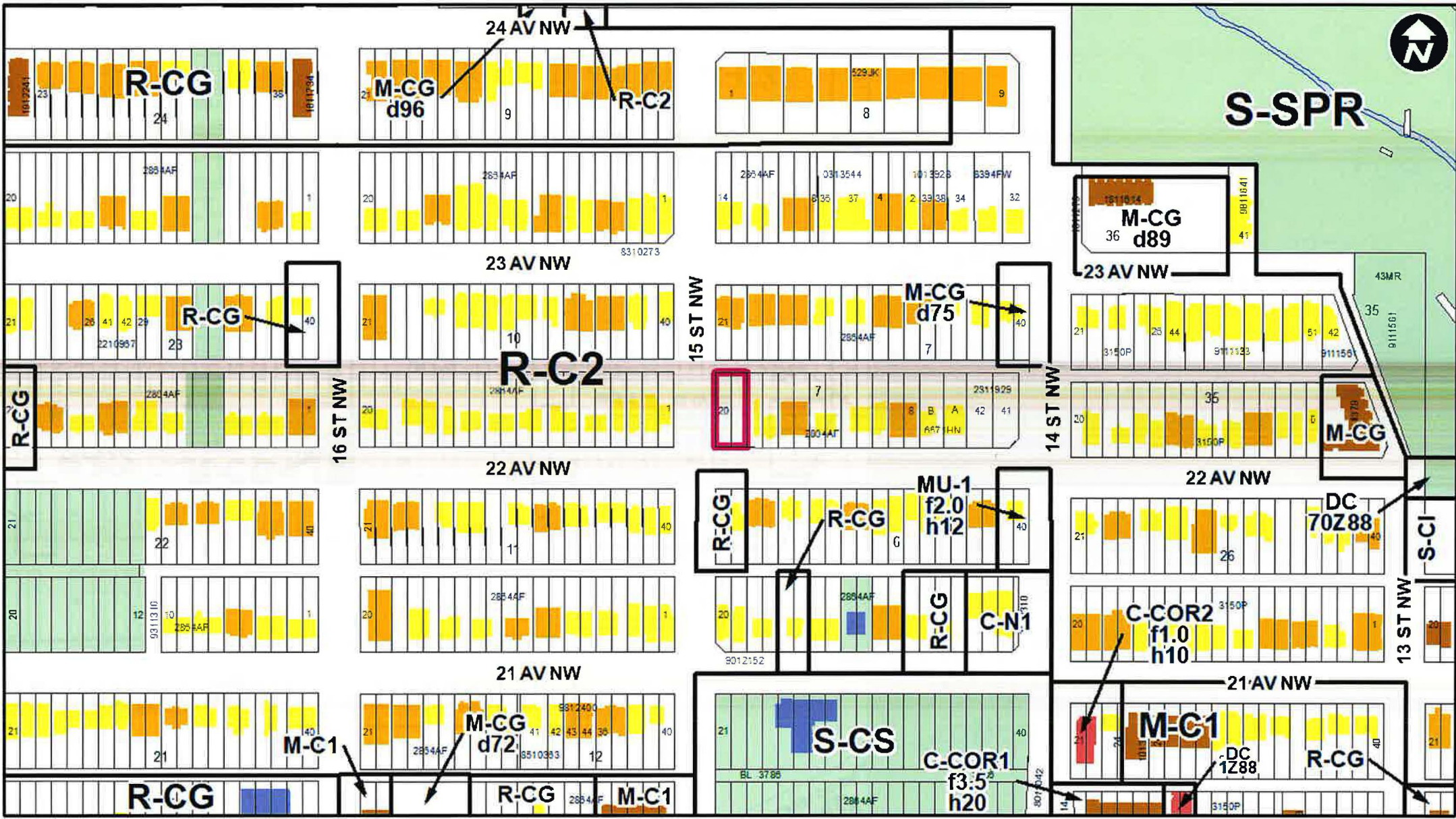


Proposed Residential – Grade-Oriented Infill (R-CG) District:

- Allows for rowhouses and townhouses in addition to the building types already allowed
- Maximum density of 75 dwelling units per hectare
- Maximum building height of 11 metres

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



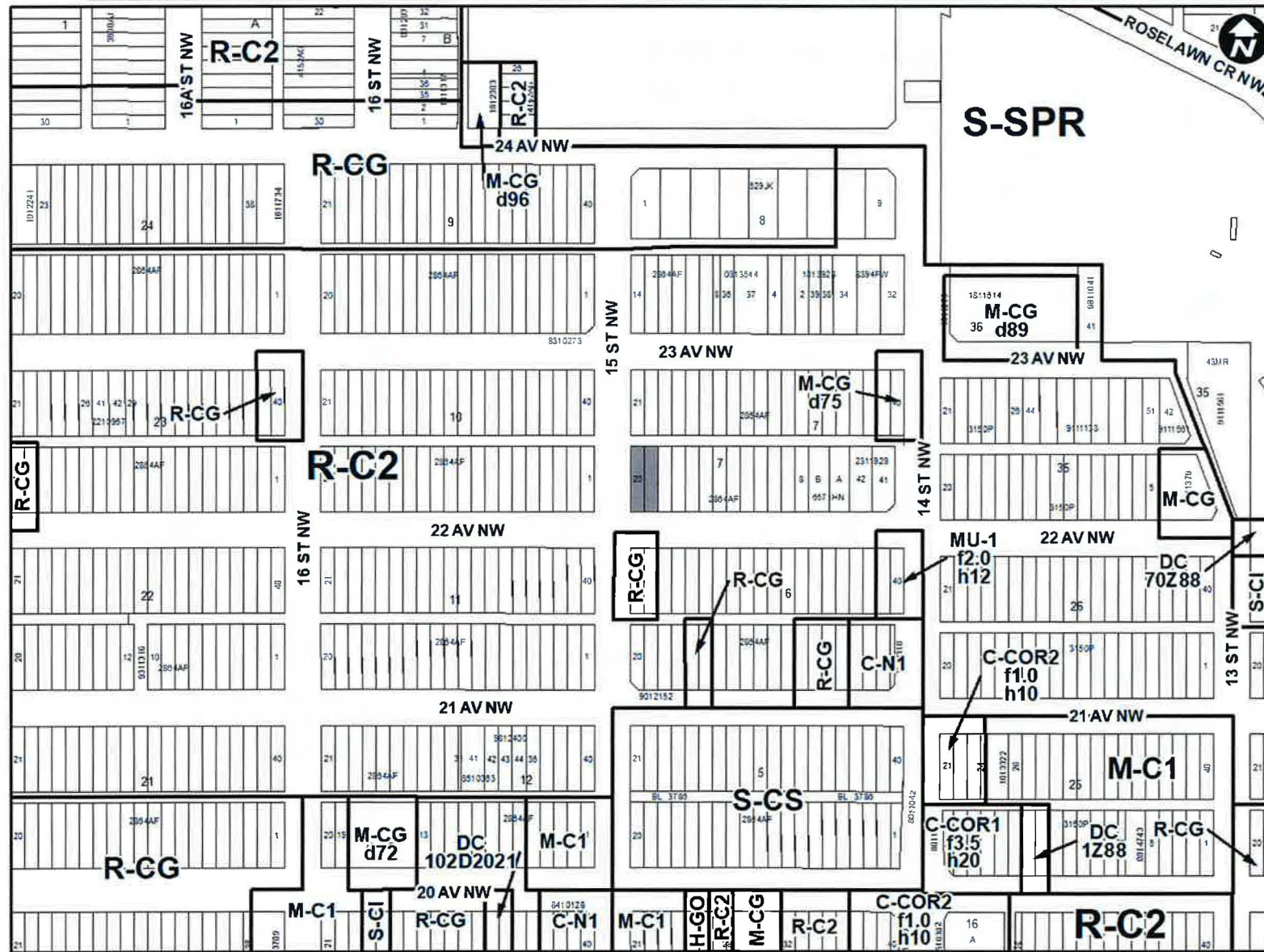
Calgary Planning Commission's Recommendation:

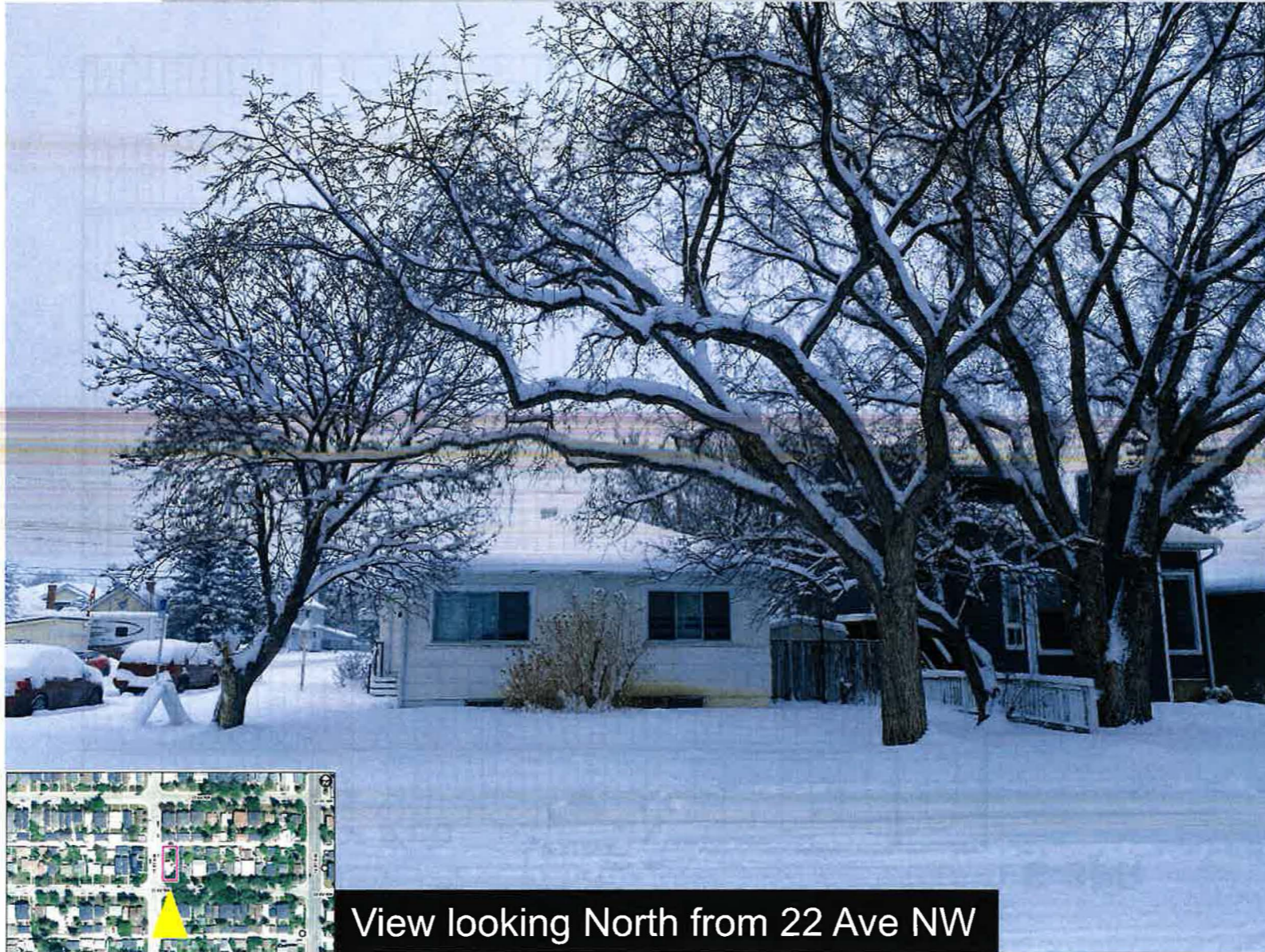
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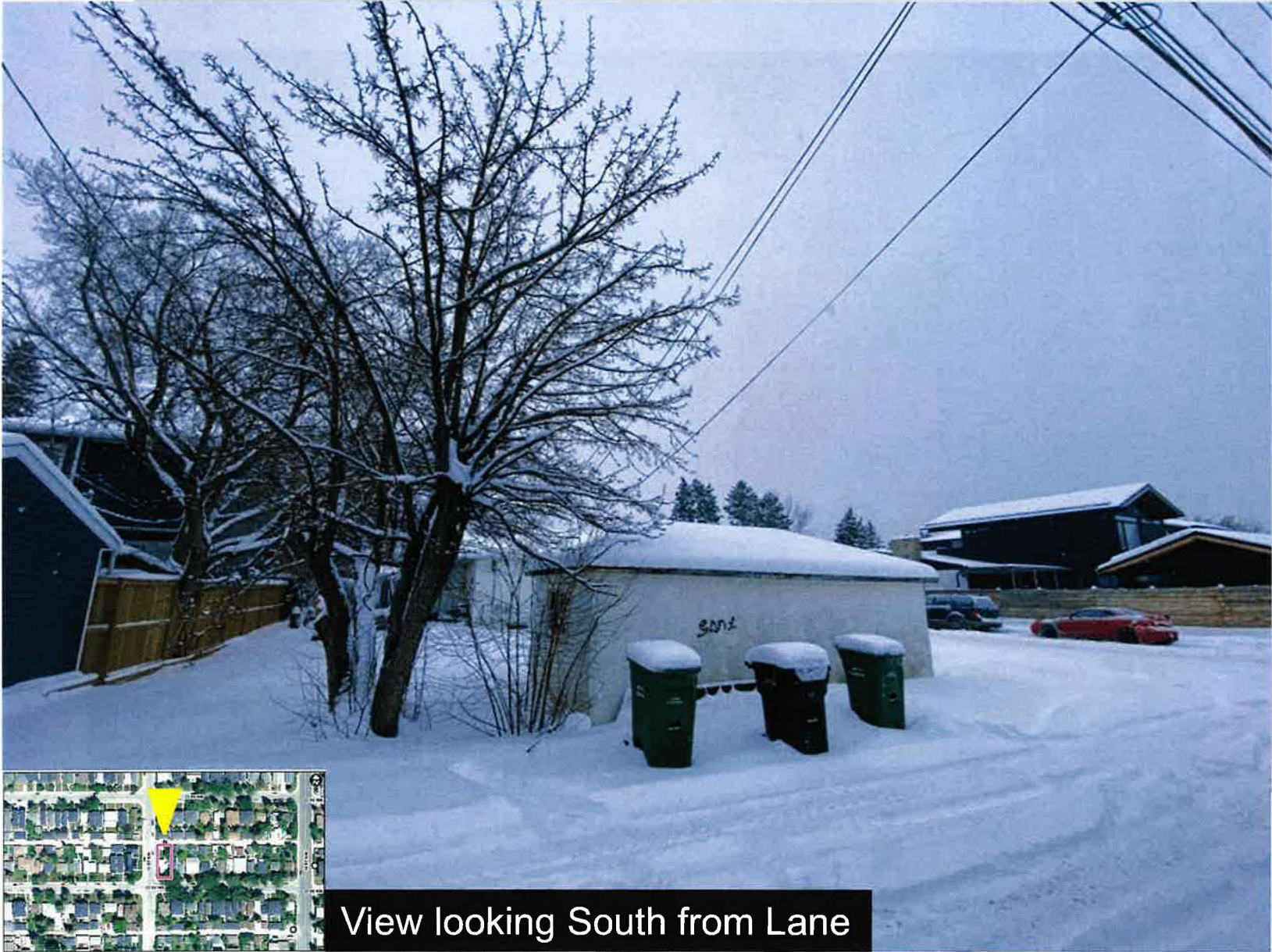
Supplementary Slides

Existing Land Use Map

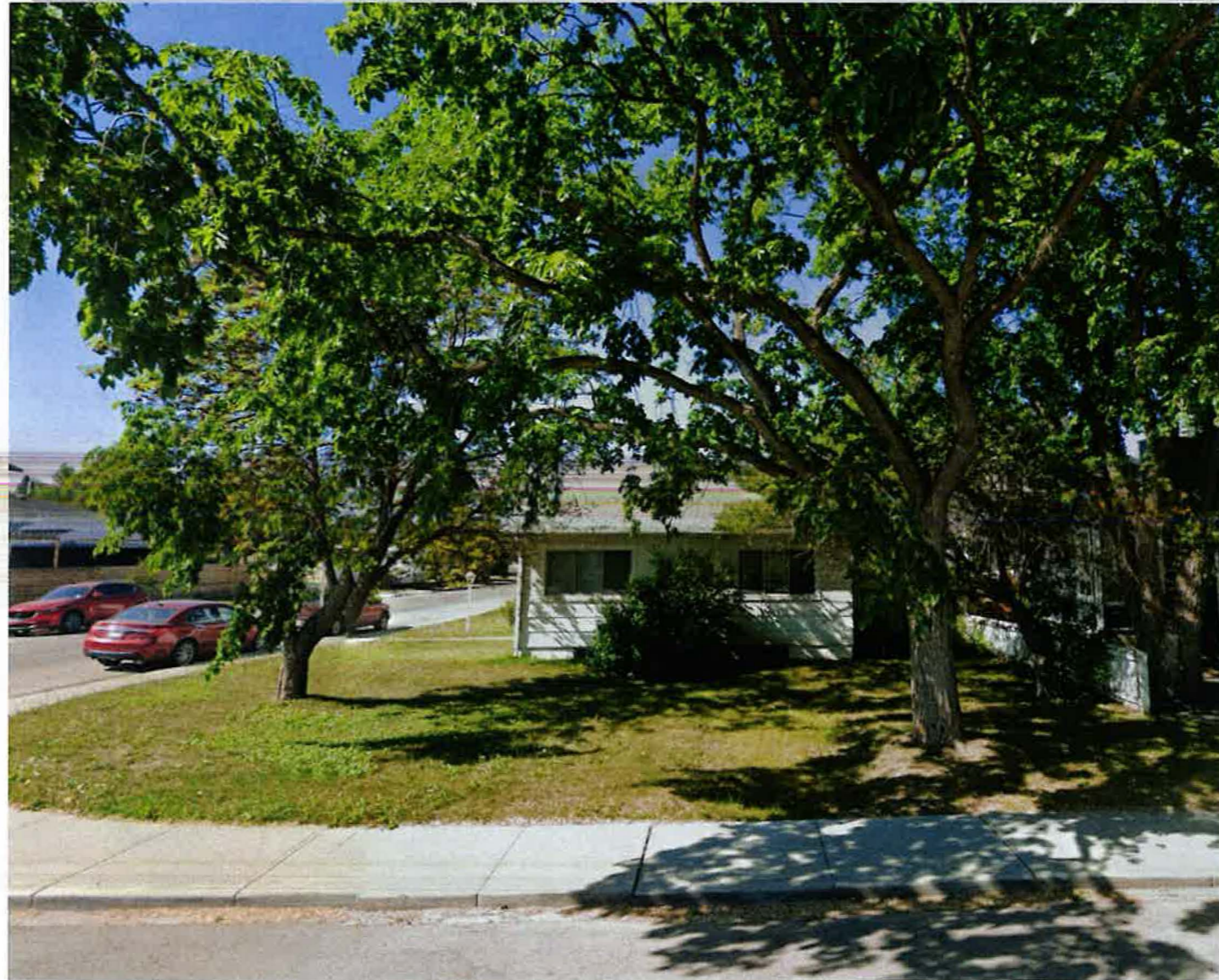




View looking North from 22 Ave NW



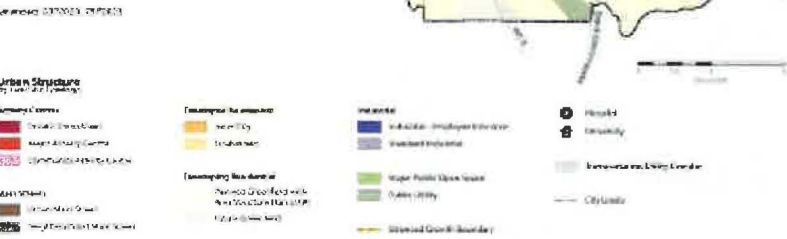
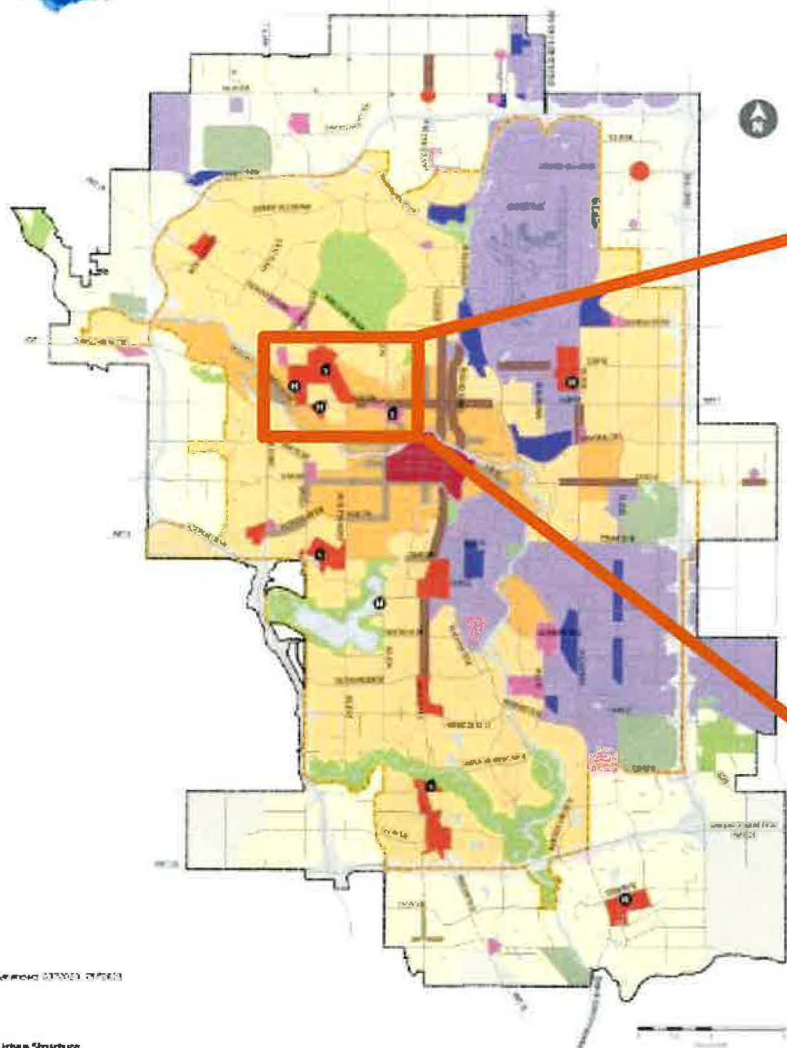
View looking South from Lane

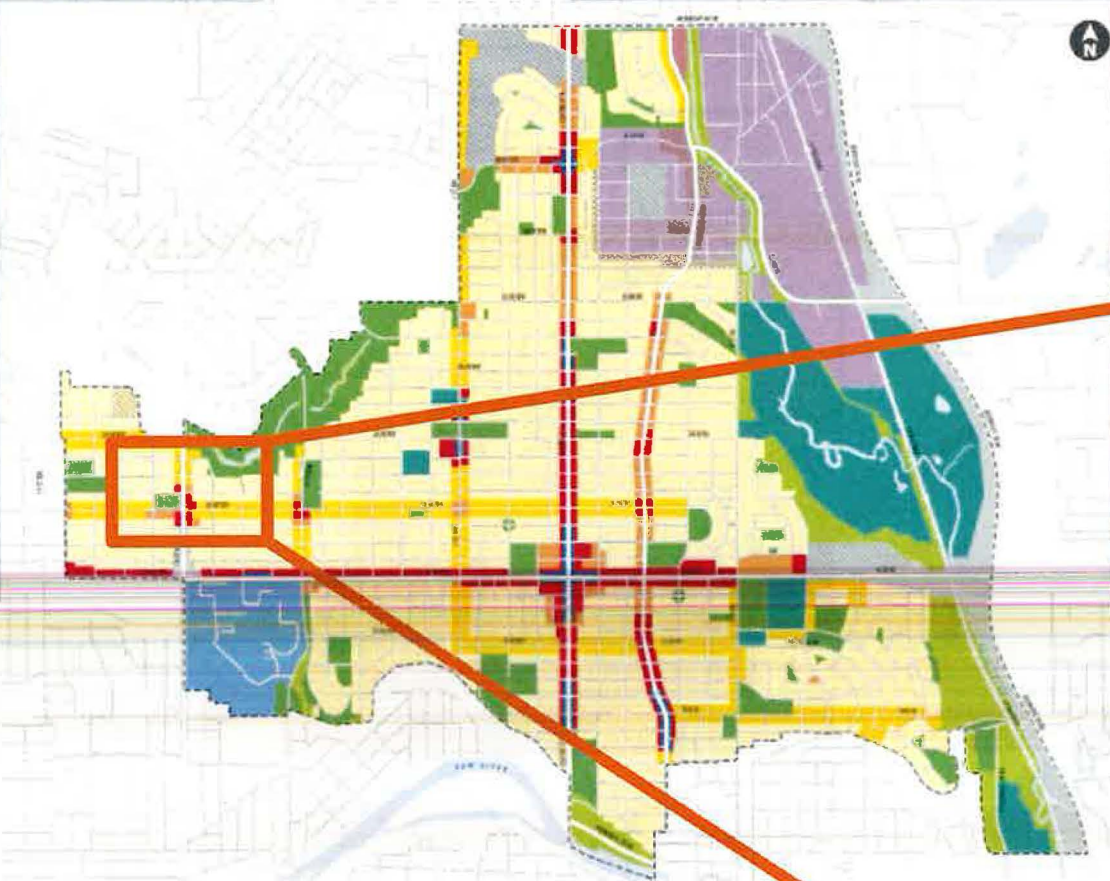






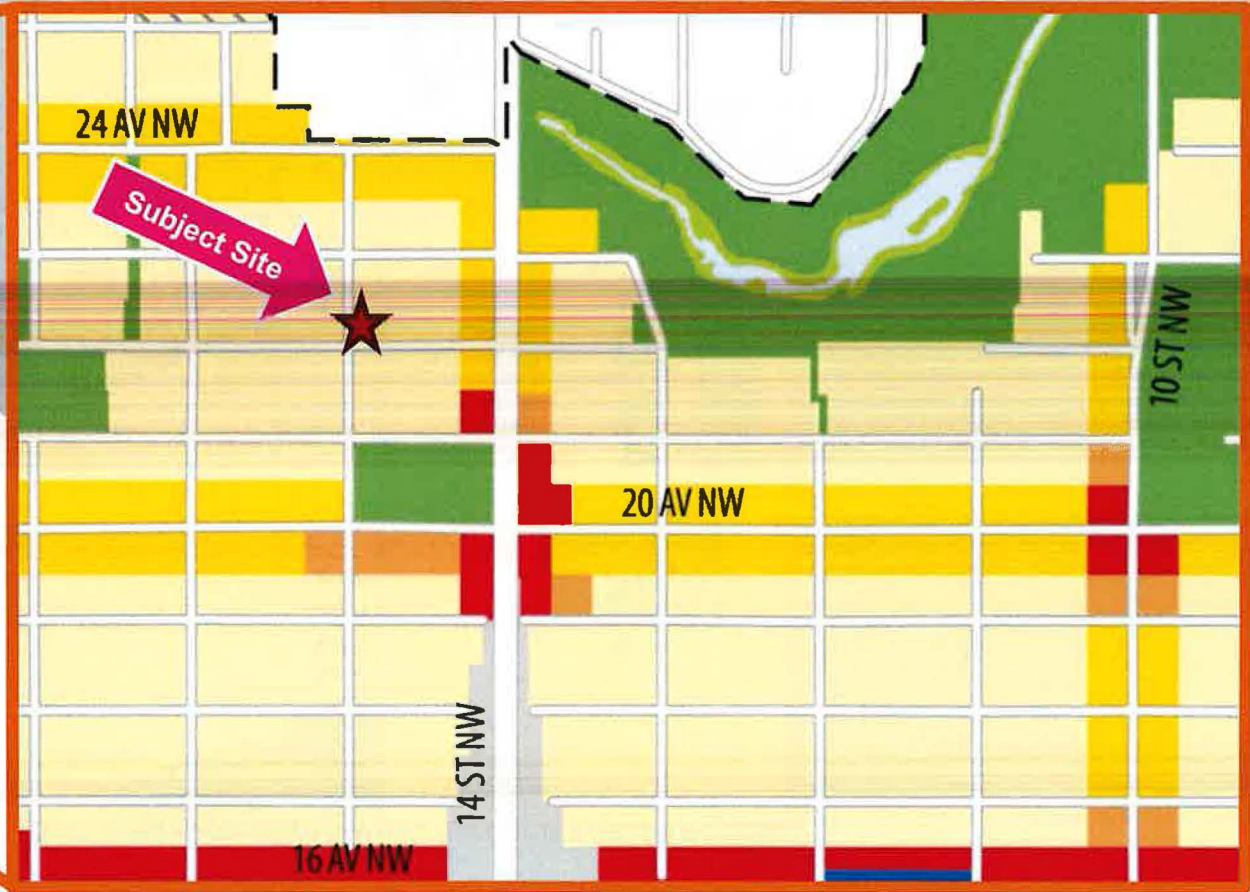
1 Urban Structure





Urban Form Categories

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local



Applicant-led Outreach:

- Project pamphlets distribution within 200 metres of site.
- Displayed Sandwich Board.
- Dedicated email and phone line.
- Email to CA and Ward Councilor.

City-led Outreach:

- Notifications mailed to nearby landowners on 2024 January 5.
- Posted a notice (sign) on the property on 2024 January 08.
- Removed the notice (sign) on 2024 January 29.
- Administration received five letters of opposition regarding:
 - increased shadowing impacts on neighbouring

properties and mature trees on the property line between 1536 and 1538 – 22 Avenue NW;

- increased traffic and parking issues;
- increased noise;
- increased density and height;
- decreased privacy and sunlight;
- degradation of rear lane, sewer lines and storm drainage;
- inappropriate location of site i.e. not within transit station area, Main Streets or Activity Centres; and
- loss of community character as application not aligning with MDP for greening the City, managing growth and great communities.