



Public Hearing of Council

Agenda Item: 7.2.12



LOC2023-0132 / CPC2024-0441 Land Use Amendment

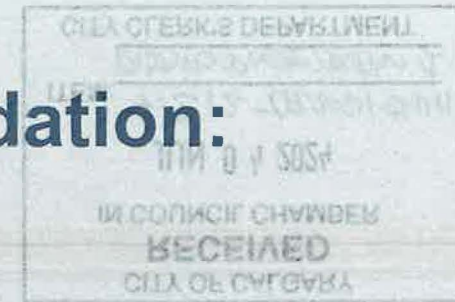
June 4, 2024

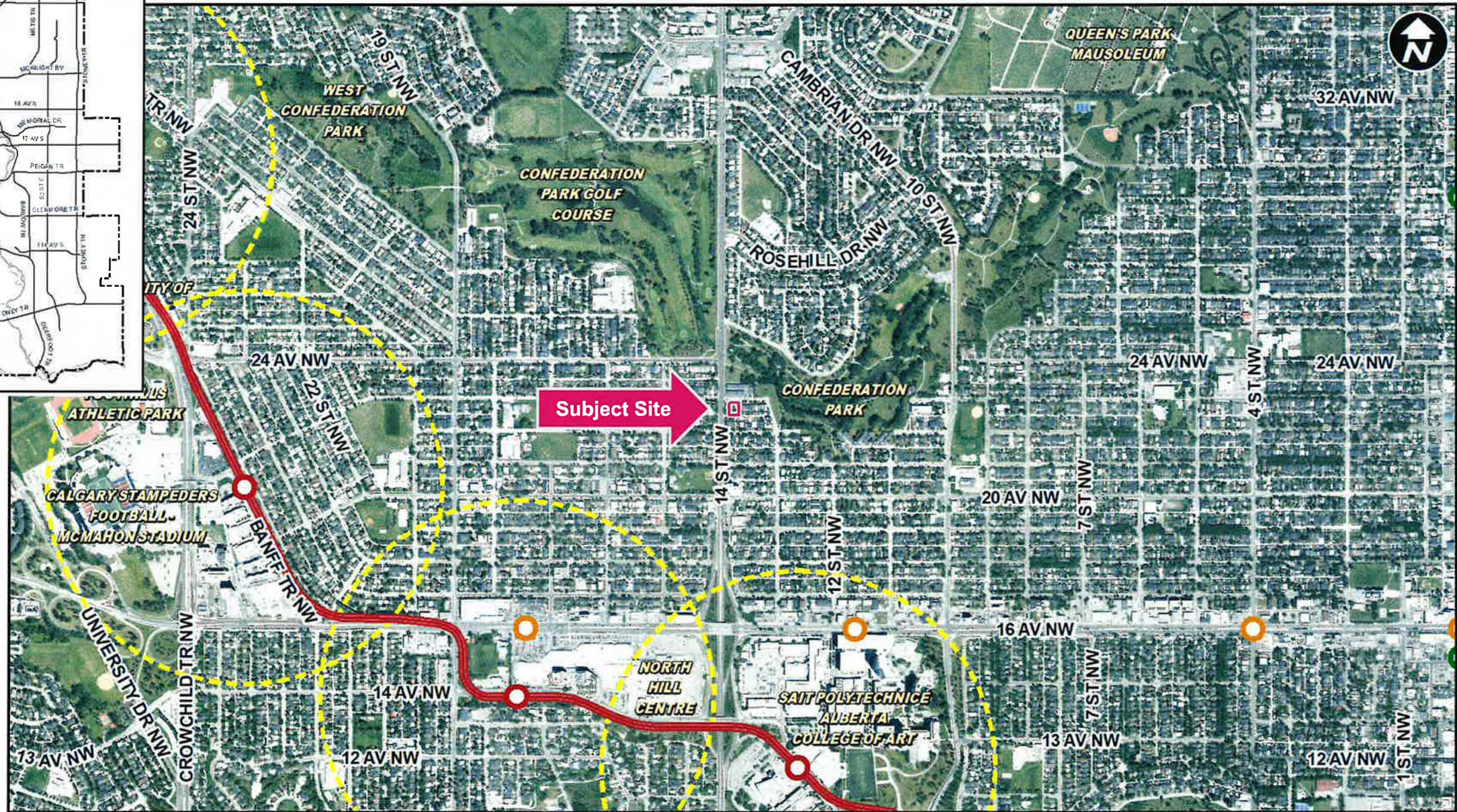
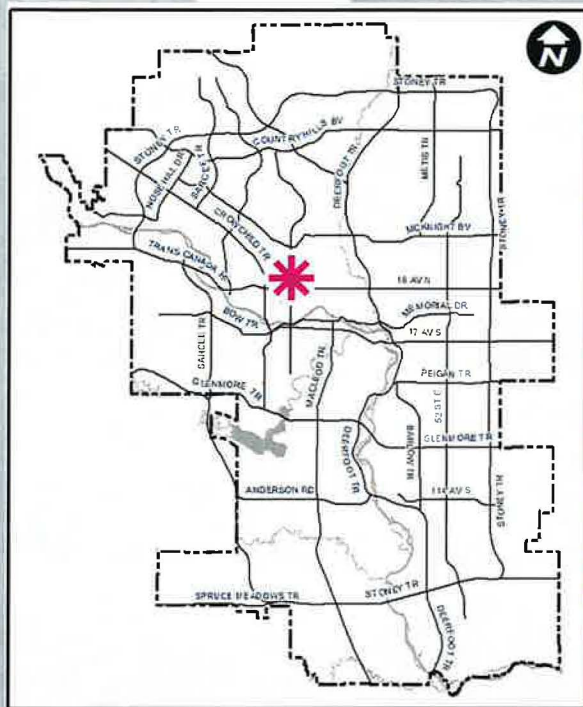
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: 7.2.12 - CPC2024-0441
Distrib Presentation 1
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

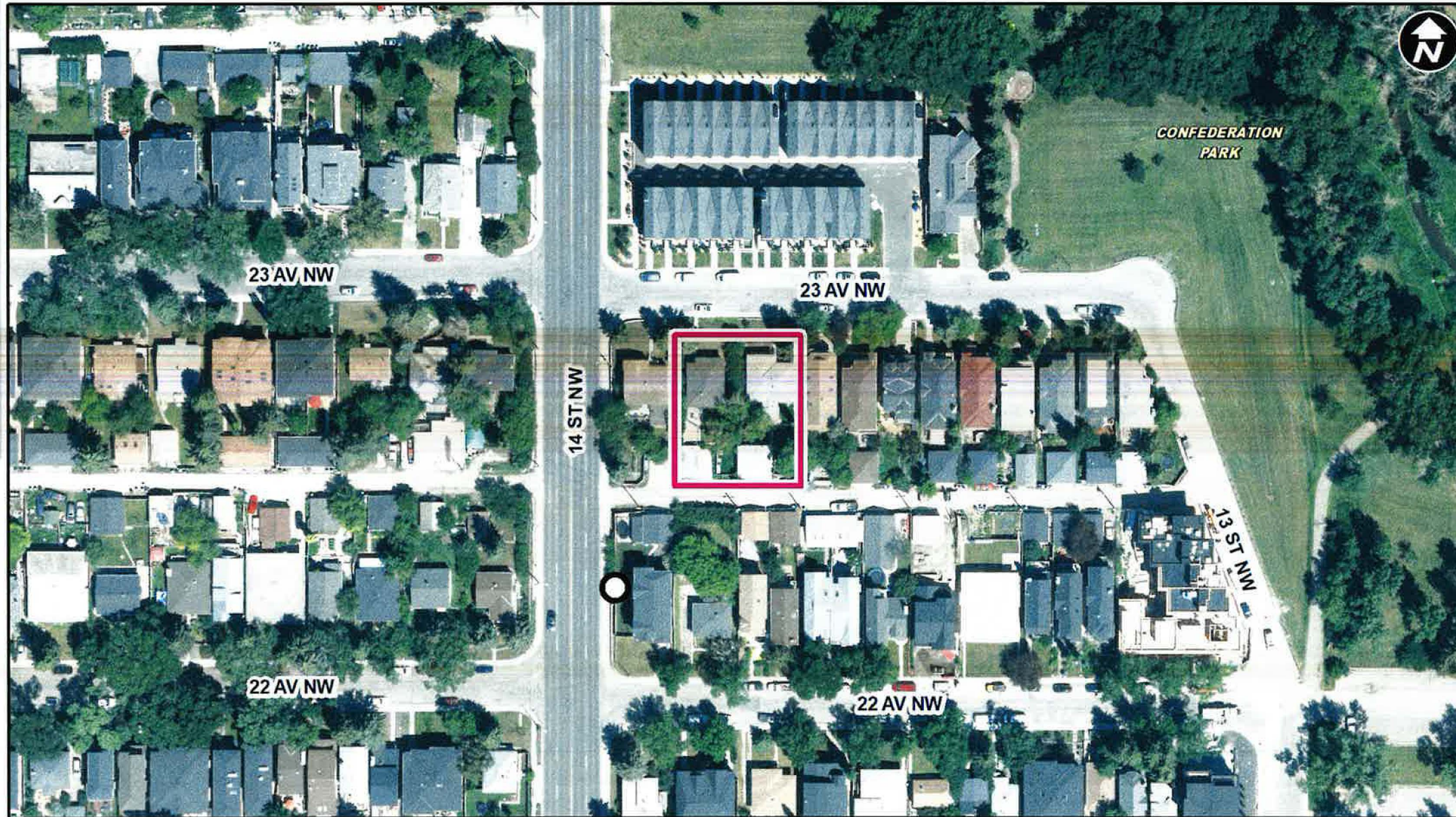
That Council:

Give three readings to **Proposed Bylaw 169D2024** for the redesignation of 0.11 hectares \pm (0.27 acres \pm) located at 1431 and 1435 – 23 Avenue NW (Plan 3150P, Block 35, Lots 23 to 26) from Residential – Contextual One / Two Dwelling (R-C2) District to **Multi-Residential – Contextual Grade-Oriented (M-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

○ Bus Stop

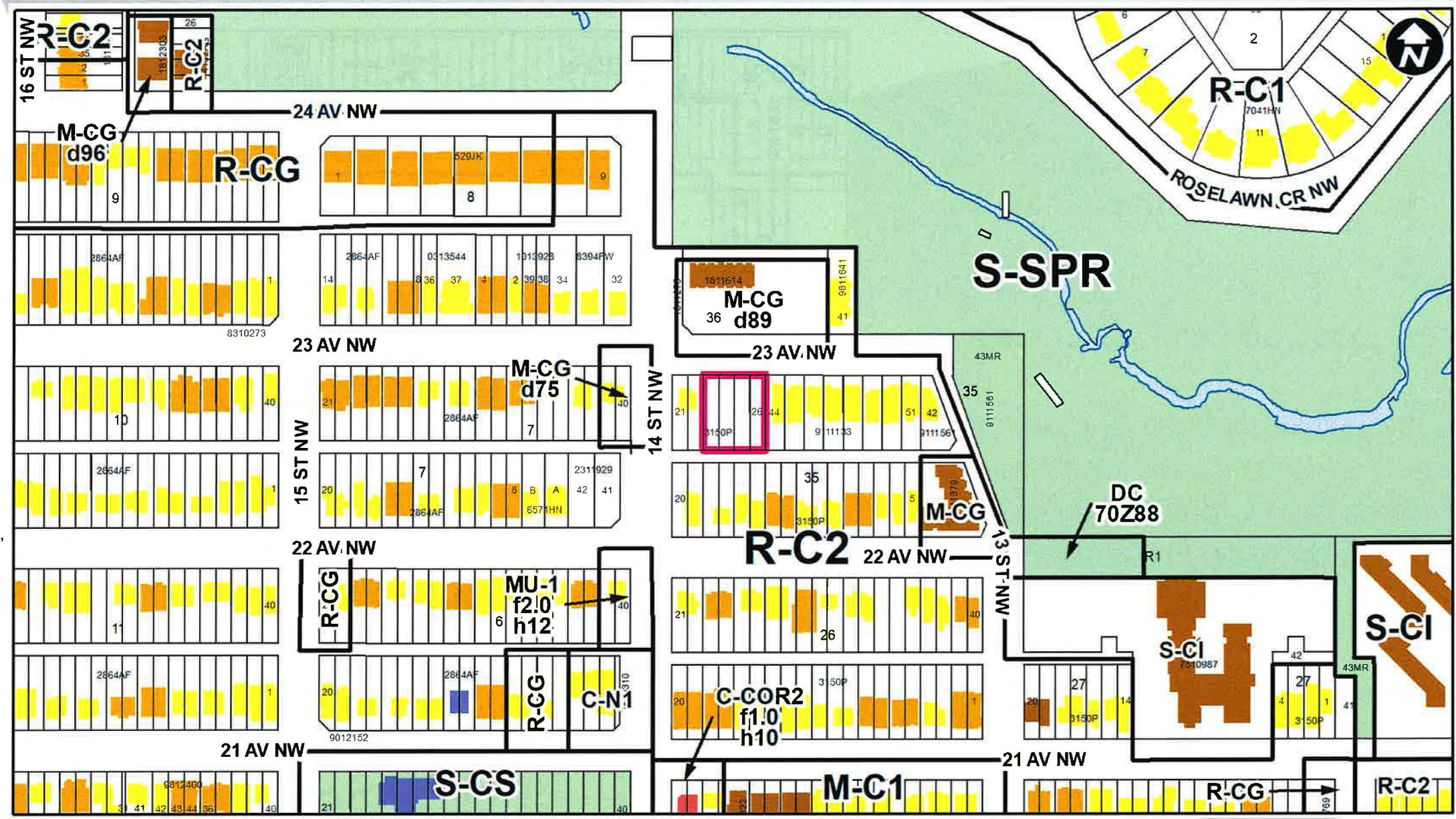
Parcel Size:

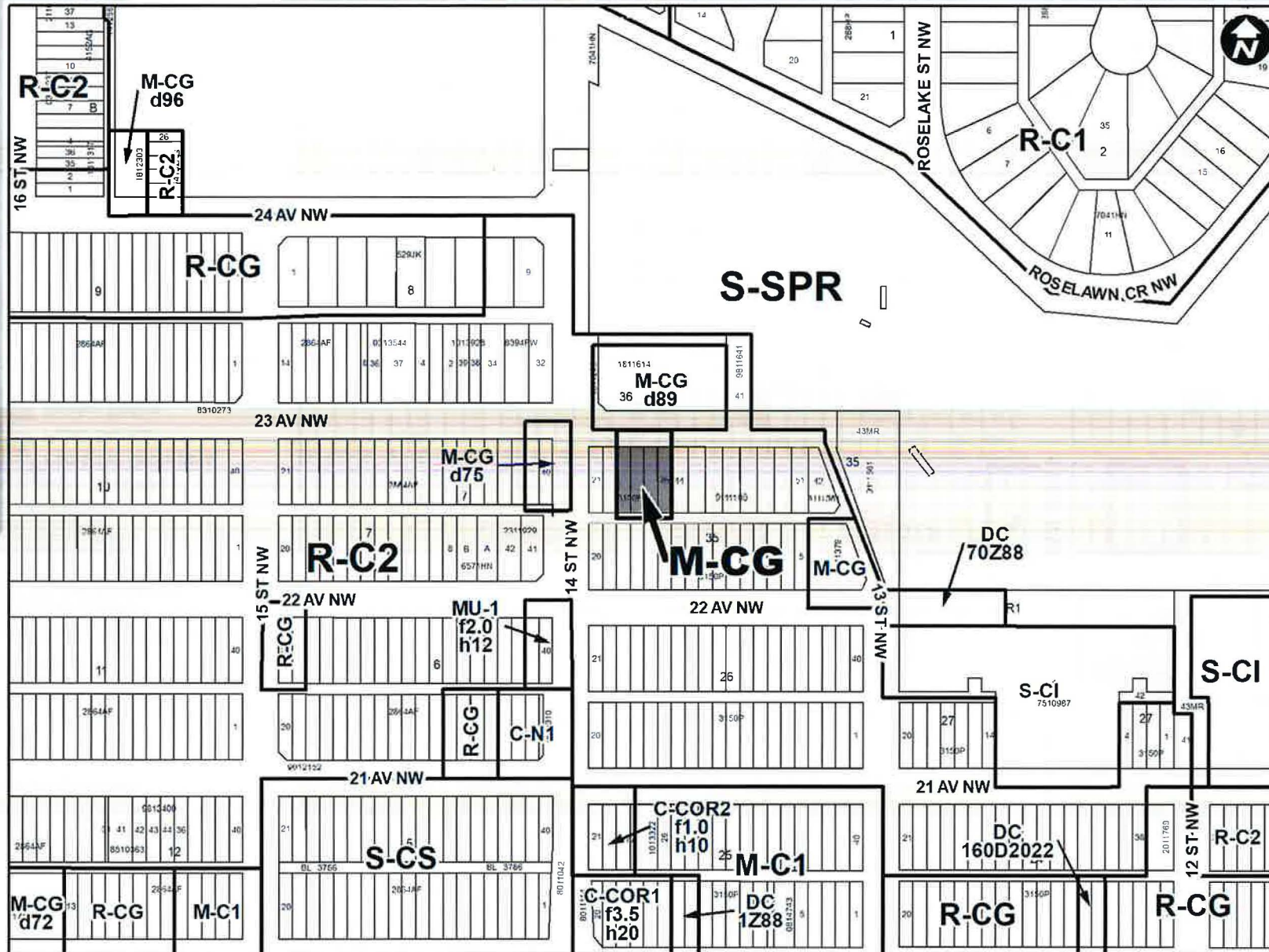
0.11 ha

30m 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 Multi-Residential – Contextual Grade-Oriented (M-CG) District:

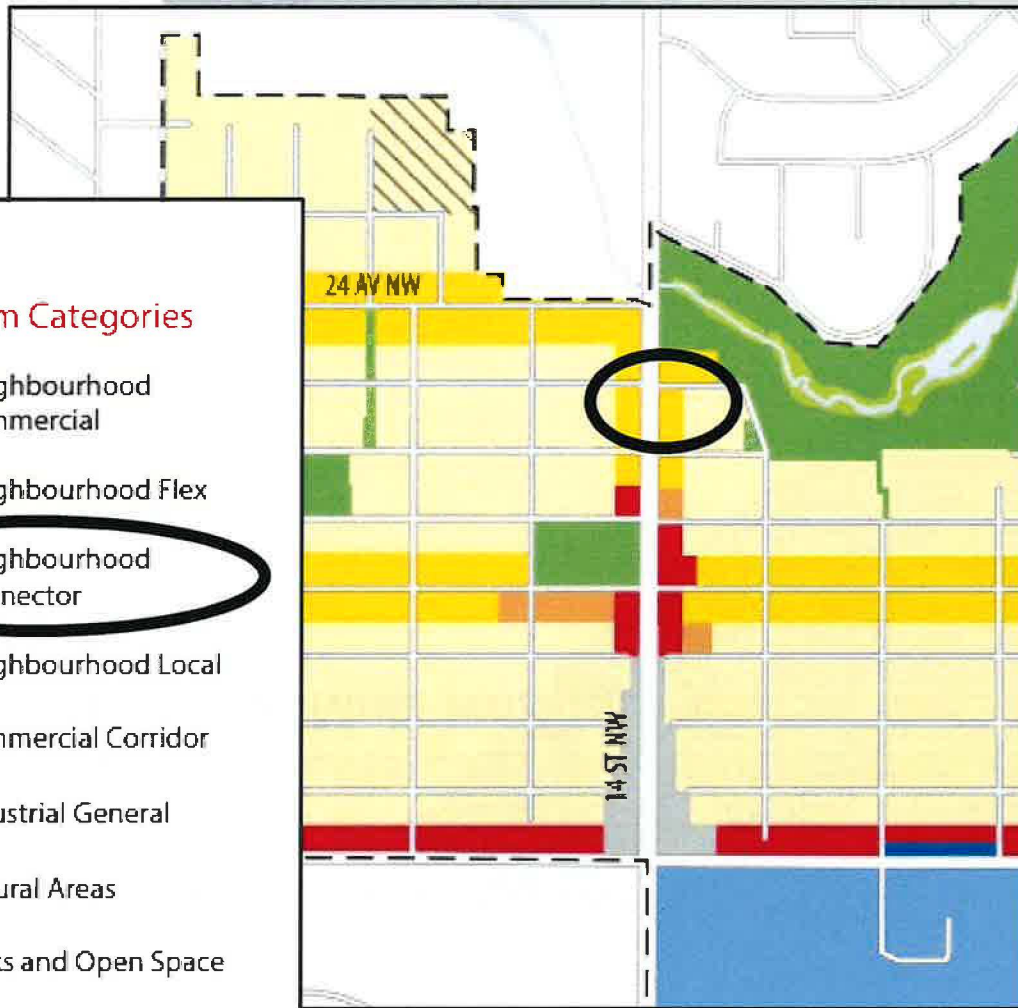
- multi-residential development typically including rowhouses, townhouses, or fourplexes and may include secondary suites
- maximum building height of 12 metres
- maximum density of 111 units per hectare, up to 12 units

North Hill Communities Local Area Plan – Urban Form and Building Scale

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



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

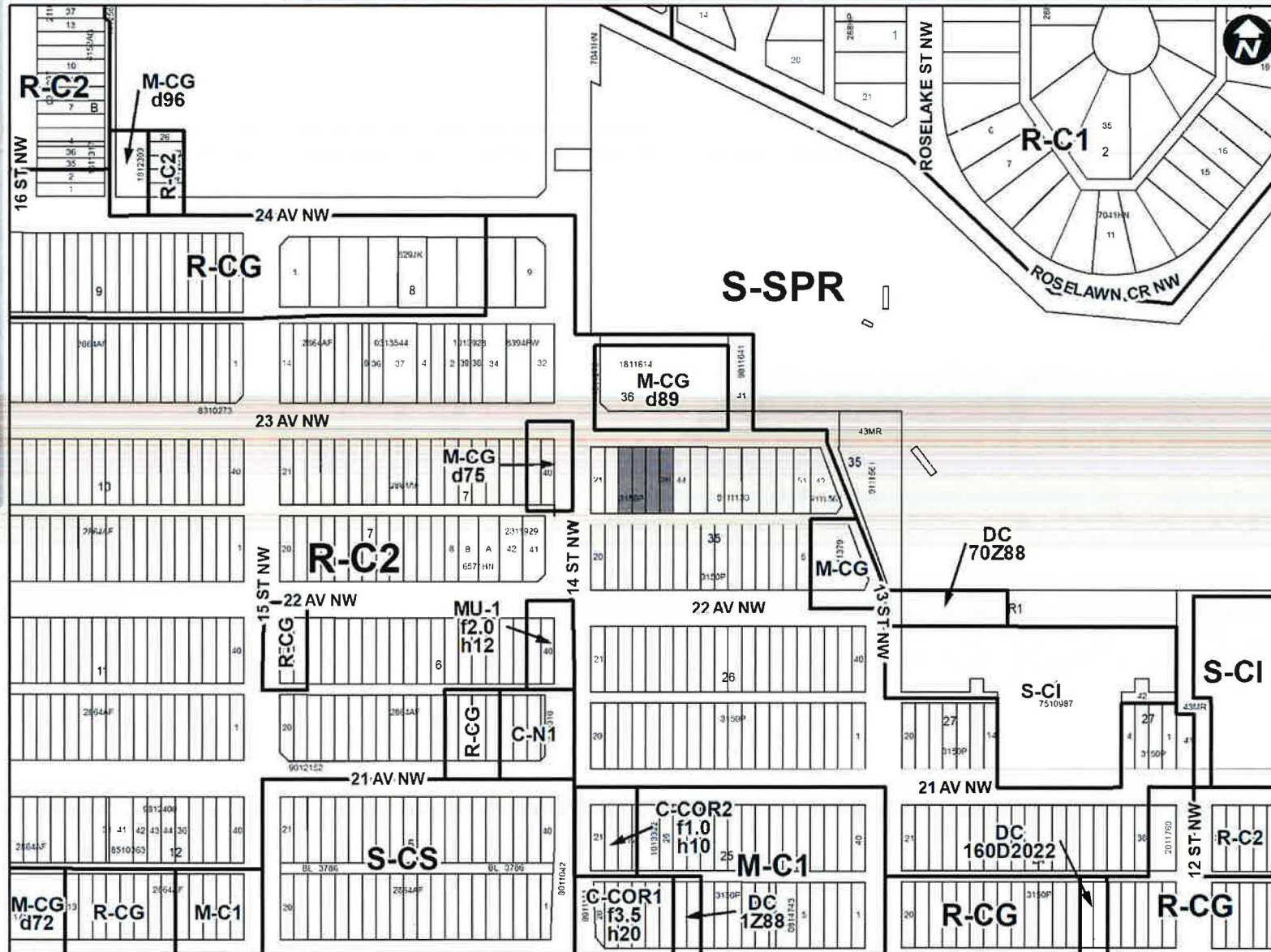


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Supplementary Slides

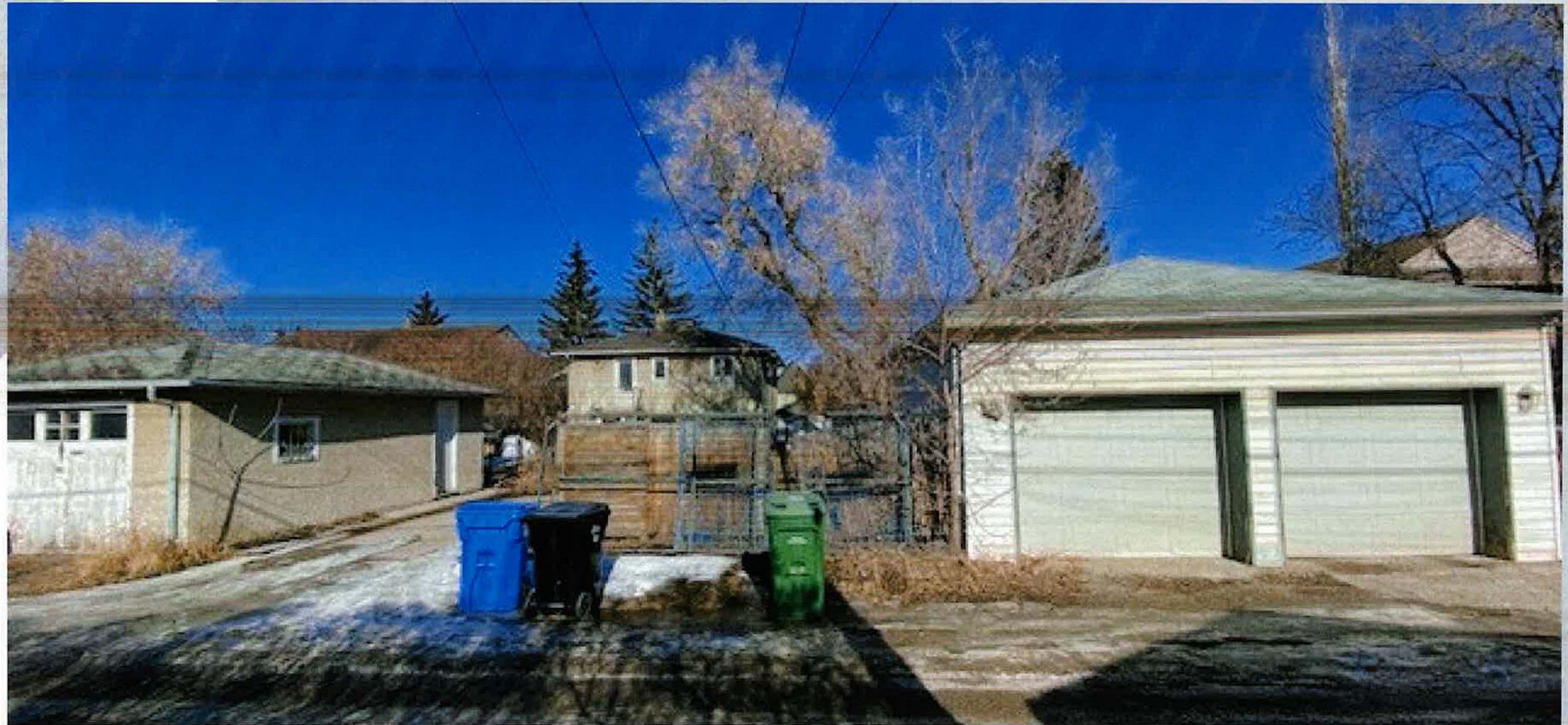


Existing Residential – Contextual One / Two Dwelling (R-C2) District:

- Contextual Single and Semi-detached dwellings, duplexes, secondary and backyard suite
- Maximum Building Height: 10 metres
- Maximum Density: 2 units + 1 suite each

Site Photo Looking South from 23 Avenue NW 11





Comparison between districts

13

	R-CG	M-CG	H-GO
Uses	Single & semi-detached dwellings, townhomes, rowhomes, secondary suite & backyard suite	Multi-residential development forms like townhouse & rowhouse, secondary & backyard suite	All forms of ground-oriented homes (all units have direct access to grade)
Height	8.6 - 11 metres	12 metres	12 metres
Vehicle Parking	0.5 stalls per unit/suite	0.625 stalls per unit/suite 0.5 in Transit Supportive locations	0.5 stalls per unit/suite
Lot Coverage	45 – 60%	Based on min landscape coverage of 30 – 40%	45 – 60%
Unit Max*	4 units + 1 suite each** (75 units/hectare)	6 units + 6 suites (111 units/hectare)**	10 units, variable based on unit size (some units could be suites, but 10 units total) (1.5 FAR)**
Front Setback	Min 3 metres	Contextual ~ 3 metres	Min 3 metres

*Not all parcels can accommodate the max number of units or suites **Assuming a 50' X 120' parcel width and depth

Map Interpretation

- a.** Unless otherwise specified in this Plan, the boundaries or locations of any symbols or areas shown on a map are approximate only, not absolute and will be interpreted as such. The maps are not intended to define exact locations except where they coincide with clearly recognizable physical features or fixed boundaries such as property lines, roads or utility rights-of-way. The precise location of these boundaries, for the purpose of evaluating development proposals, will be determined by the approving authority at the time of application.
- b.** No measurements of distances or areas should be taken from the maps in this Plan.
- c.** All proposed urban form areas, additional policy guidance, building scale, road and utility alignments and classifications may be subject to further study and may be further delineated at the outline plan or land use amendment stage in accordance with applicable policies. Any major changes may require an amendment to this Plan.

6 Storey C-COR1 District on 20 Ave NW

