



Public Hearing of Council

Agenda Item: 7.2.14



LOC2023-0405 / CPC2024-0445 Land Use Amendment

June 4, 2024

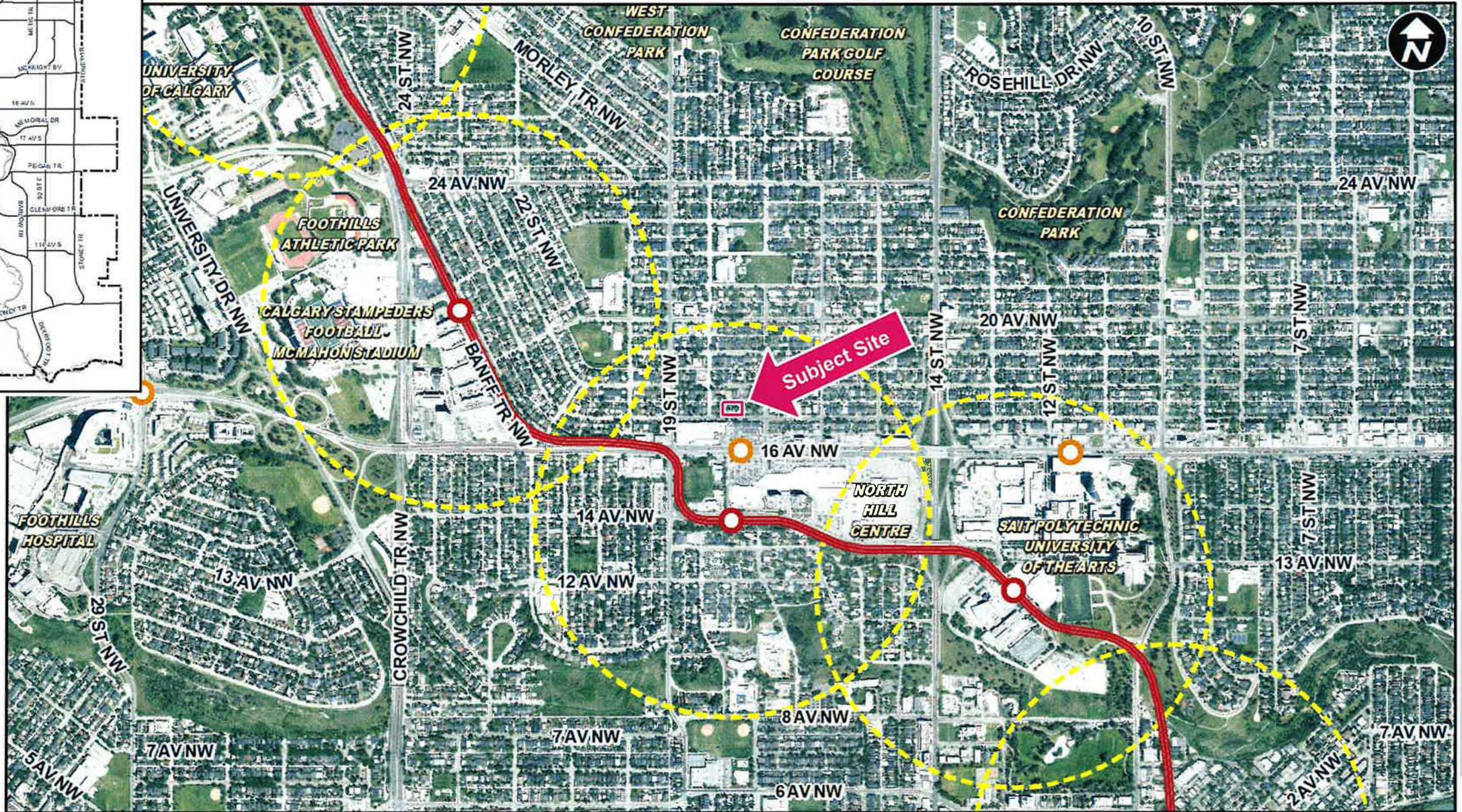
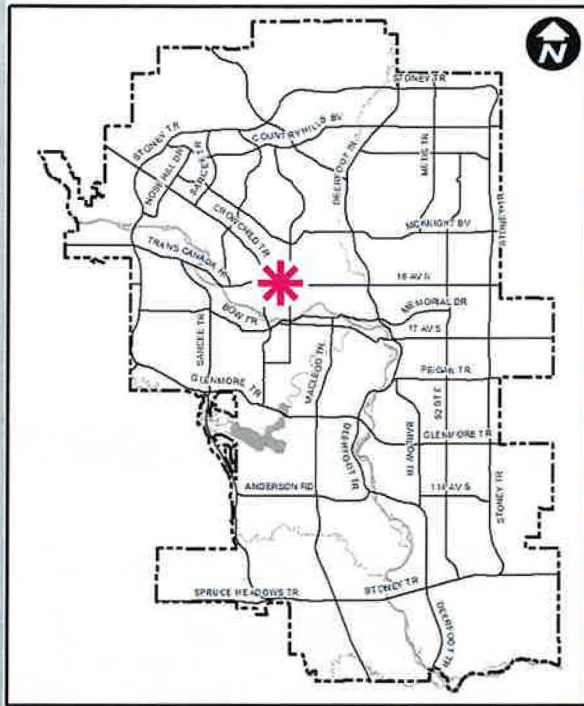
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 04 2024
ITEM: *7.2.14 CPC2024-0445*
Distrib - Presentation 4
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

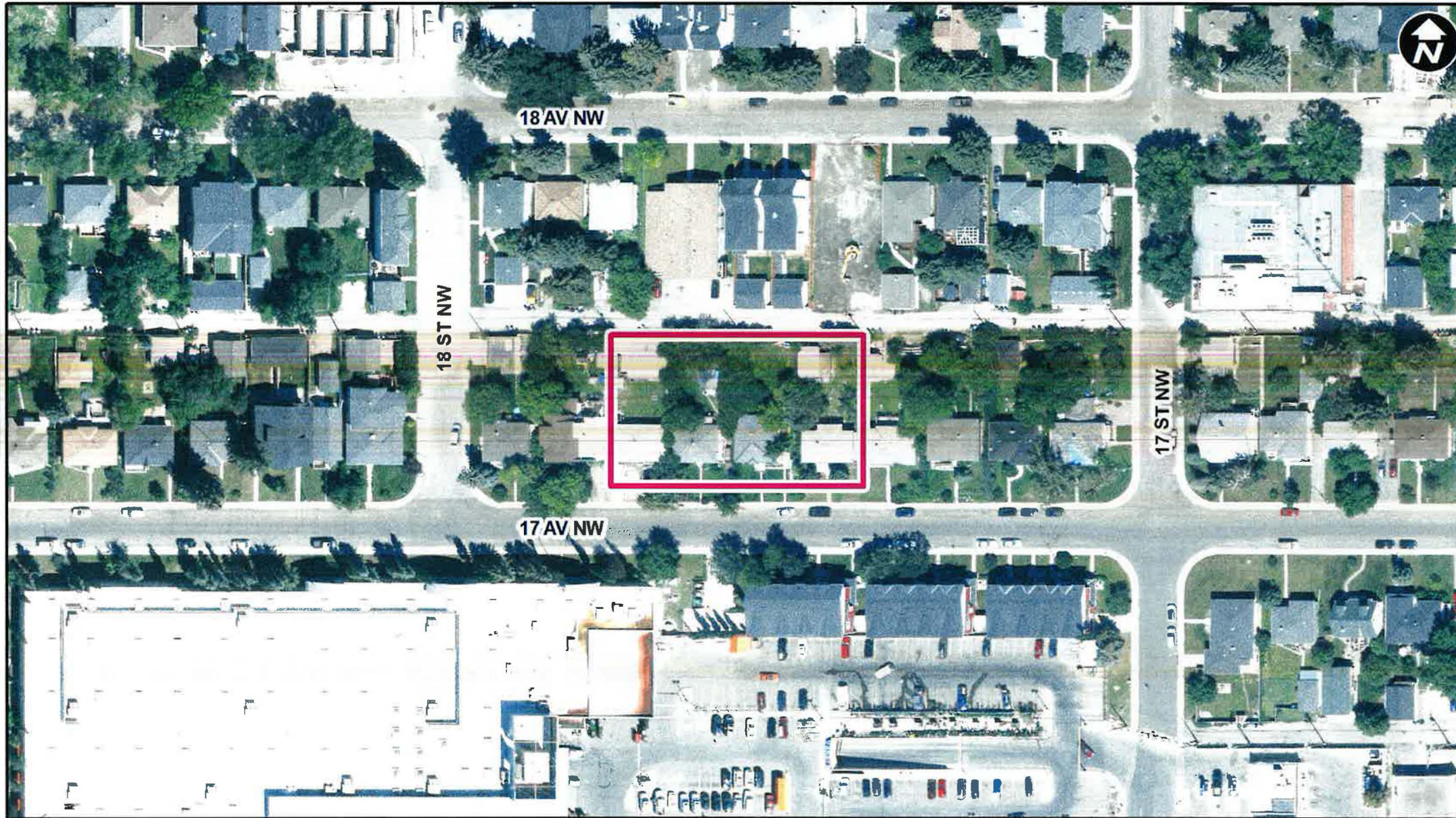
Give three readings to **Proposed Bylaw 170D2024** for the redesignation of 0.22 hectares \pm (0.54 acres \pm) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) 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



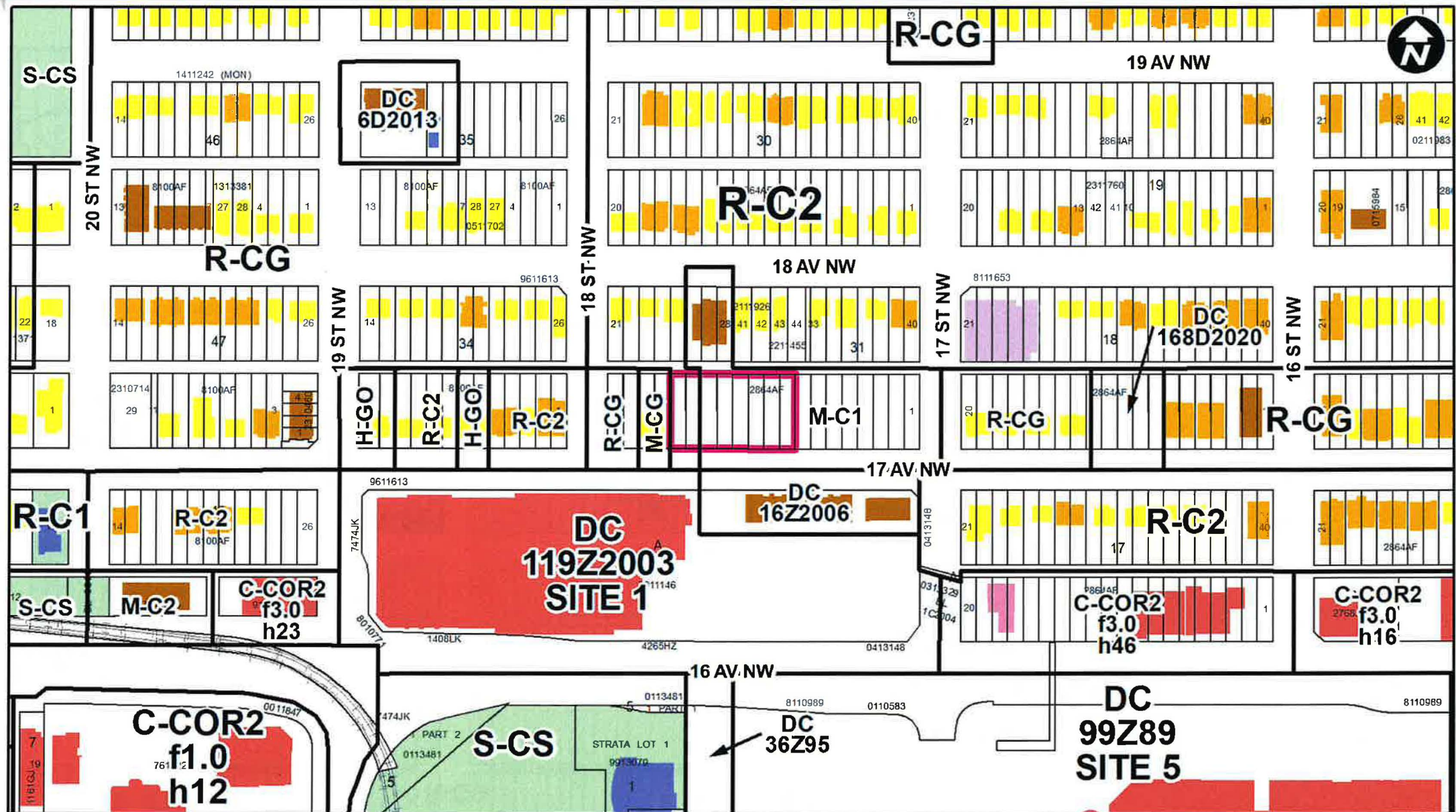
Parcel Size:

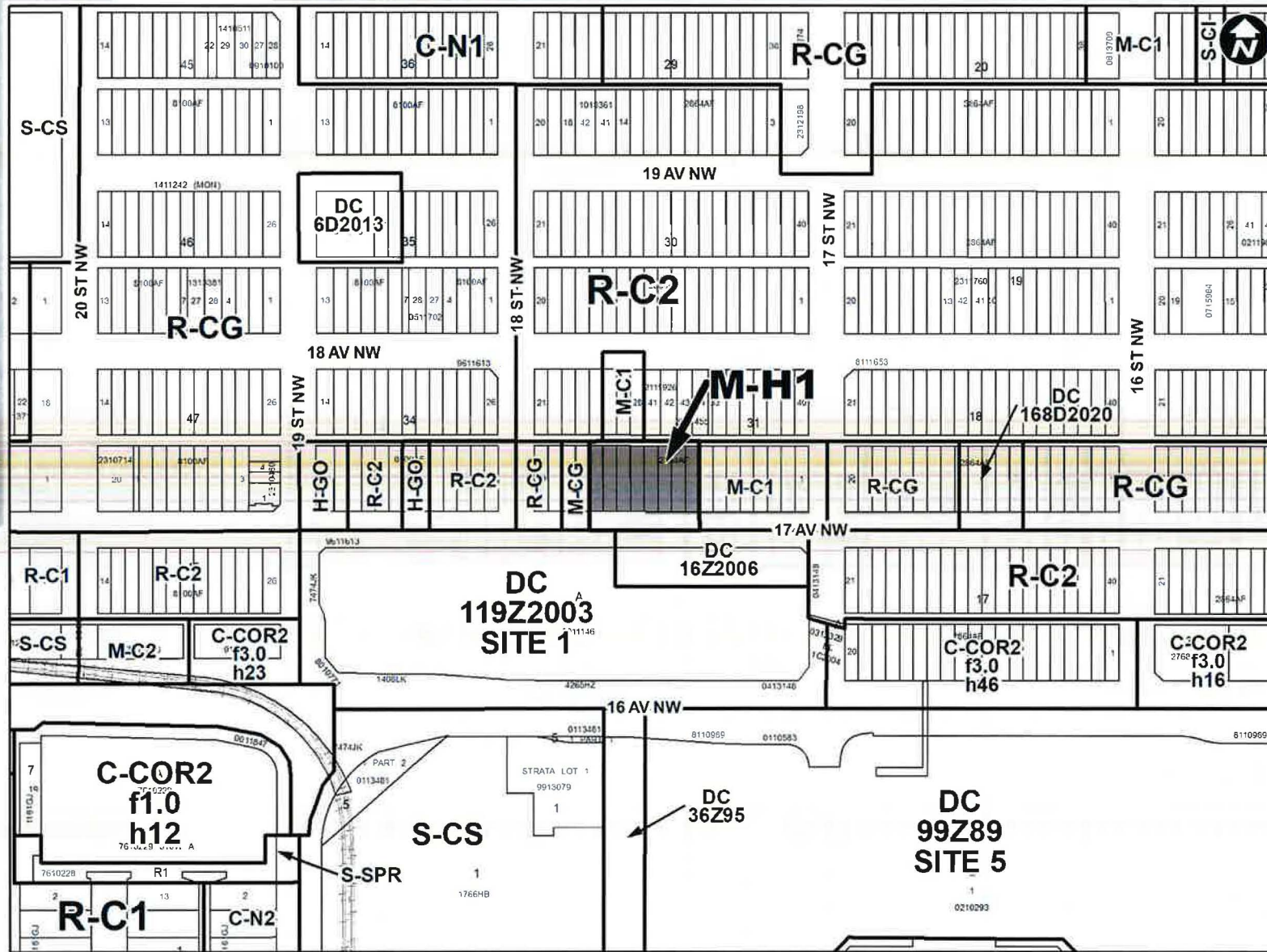
0.22 ha
60m x 36m

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





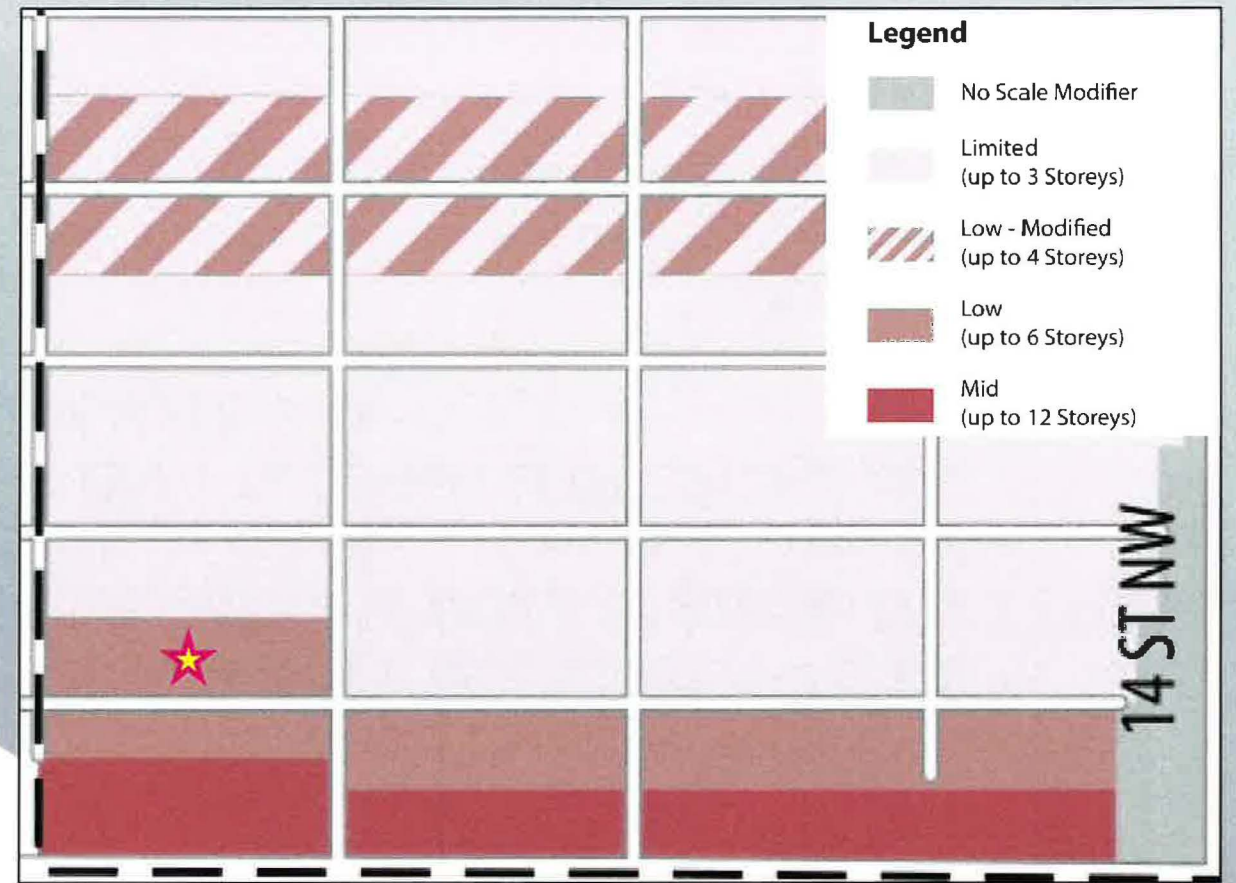
Proposed Multi-Residential – High Density Low Rise (M-H1) District:

- Typically located at transit nodes and transportation corridors
- Maximum floor area ratio (FAR) of 4.0
- Maximum building height of 26 metres, approximately six storeys

Map 3: Urban Form



Map 4: Building Scale

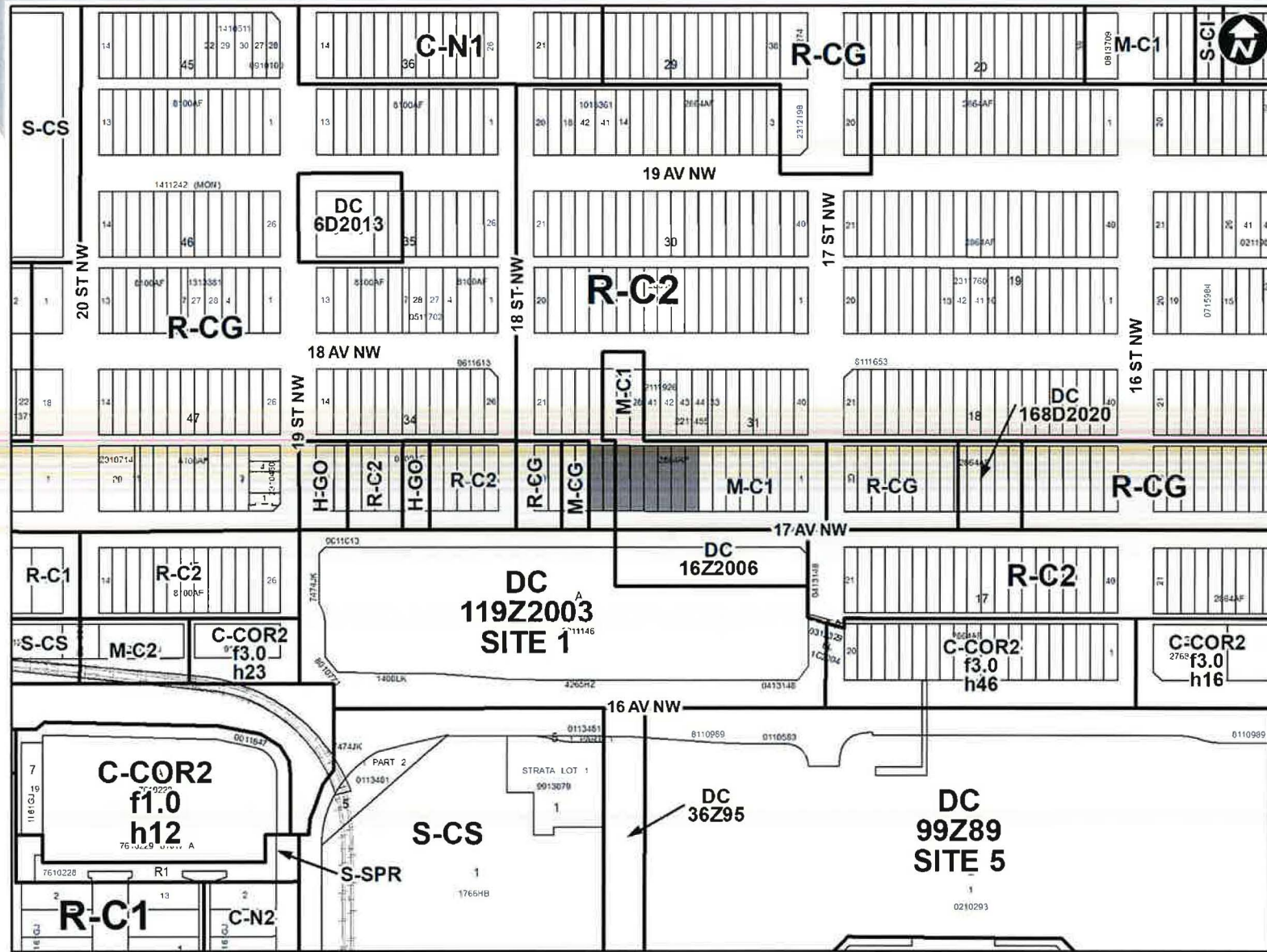


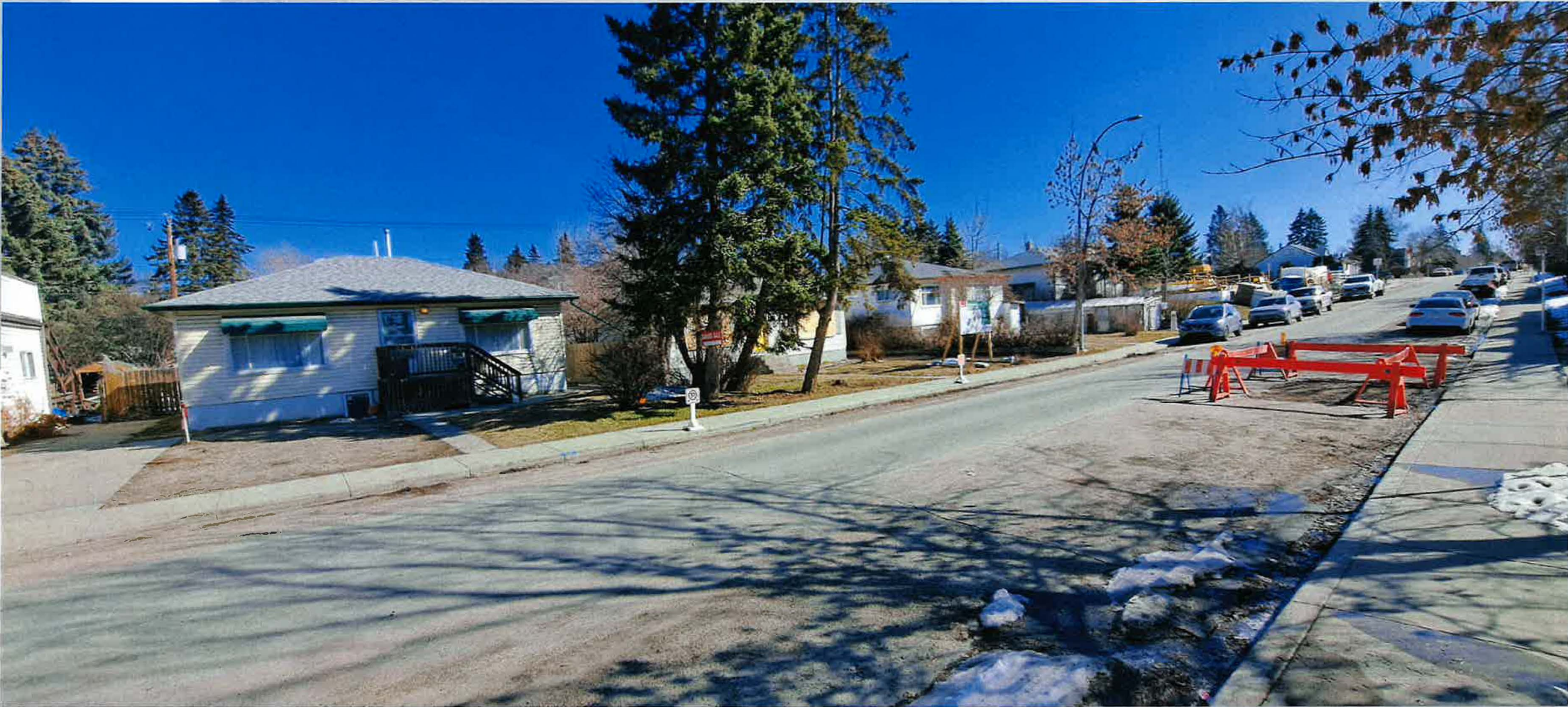
Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 170D2024** for the redesignation of 0.223 hectares \pm (0.54 acres \pm) located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 - 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District.

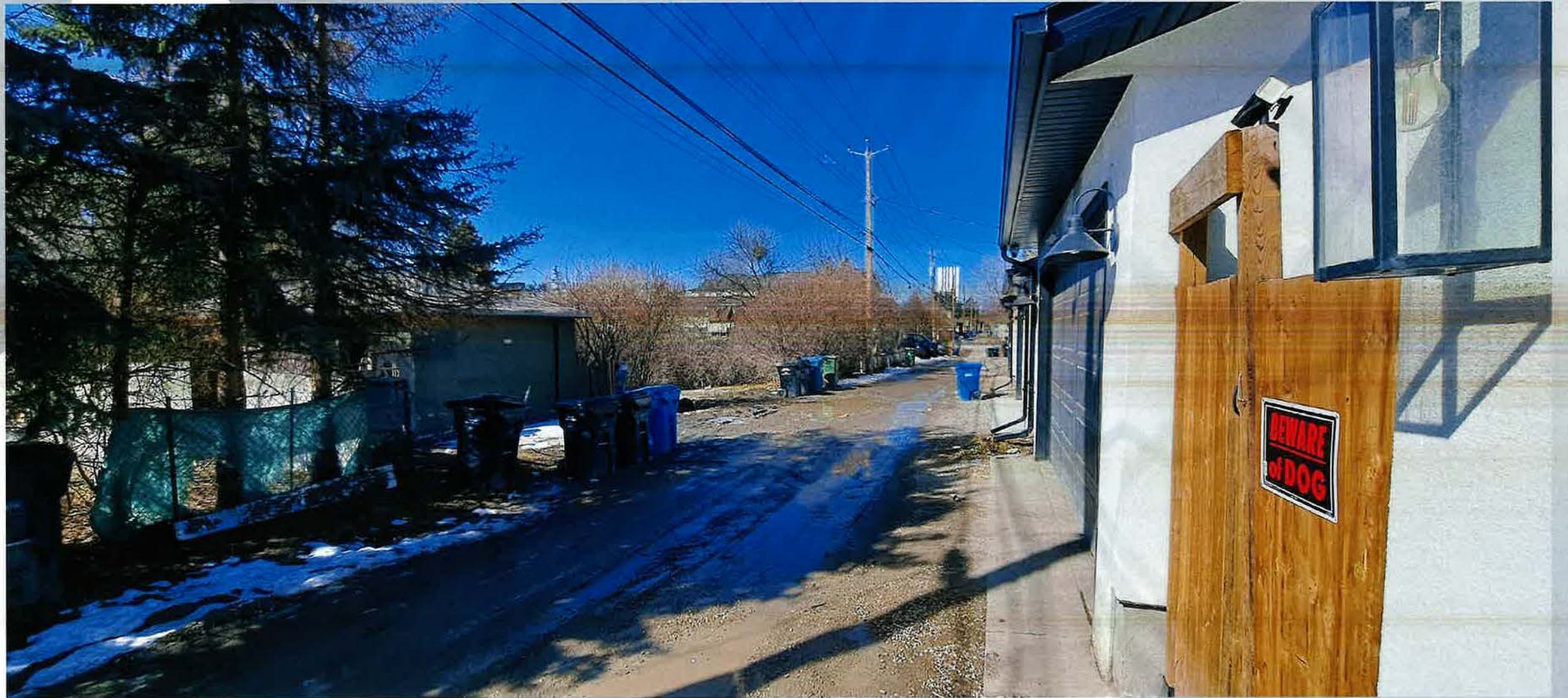
Supplementary Slides











Shadow Study_03-21_10
1" = 100'-0"

Shadow Study_03-21_12
1" = 100'-0"

Shadow Study_03-21_14
1" = 100'-0"

Shadow Study_03-21_16
1" = 100'-0"

Shadow Study_06-21_10
1" = 100'-0"

Shadow Study_06-21_12
1" = 100'-0"

Shadow Study_06-21_14
1" = 100'-0"

Shadow Study_06-21_16
1" = 100'-0"

casola koppe
Date: 03/14/24
Project: CAPITOL HILL APARTMENTS
1820 to 1822 17 AVE NW

CAPITOL HILL APARTMENTS
1820 to 1822 17 AVE NW

SHADOW STUDIES

Drawn by: ALPDK 0223
Checked by: CReCER
Date: 03/14/24
Scale: AS NOTED

DP1.2