

Public Hearing of Council

Agenda Item: 7.2.4



LOC2022-0122 / CPC2023-1231

Land Use Amendment

February 6, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

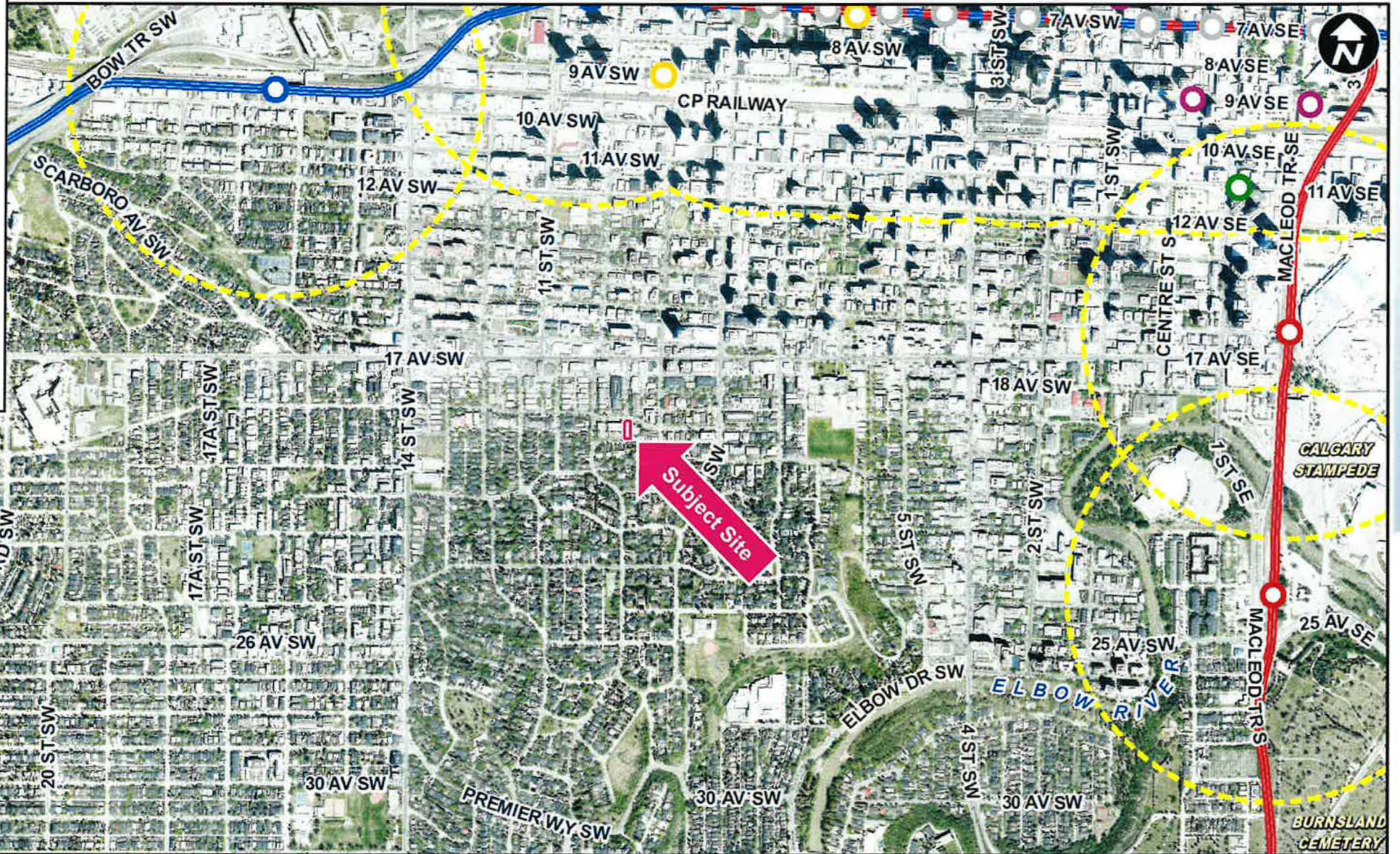
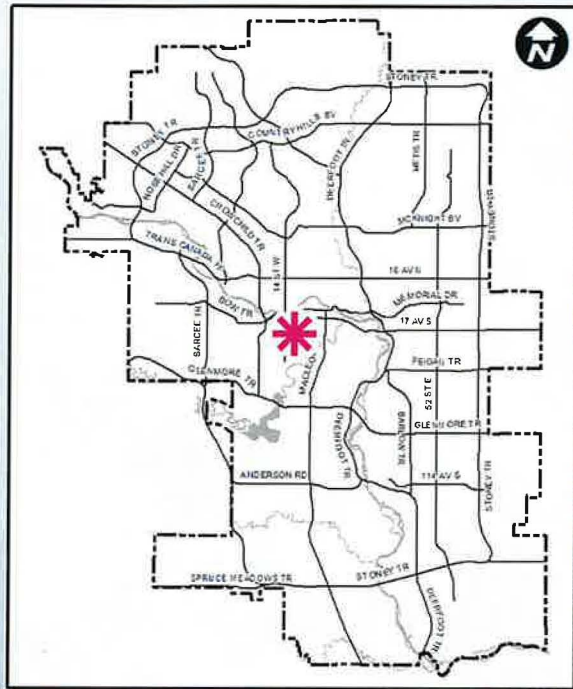
FEB 06 2024
ITEM: 7.2.4 CPC2023-1231
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

Calgary Planning Commission's Recommendation:

That Council:

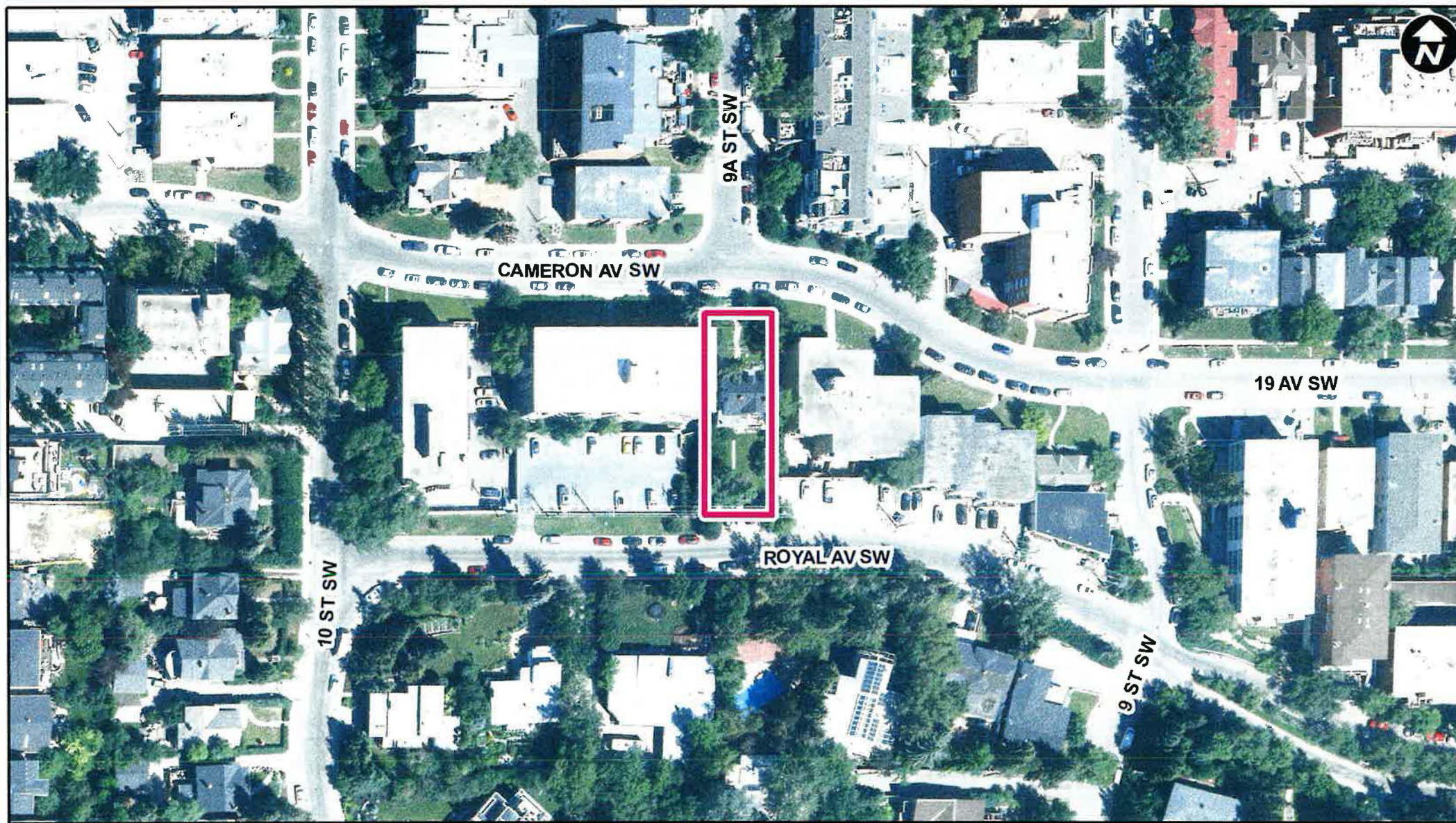
Give three readings to **Proposed Bylaw 38D2024** for the redesignation of 0.08 hectares ± (0.19 acres ±) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines.





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



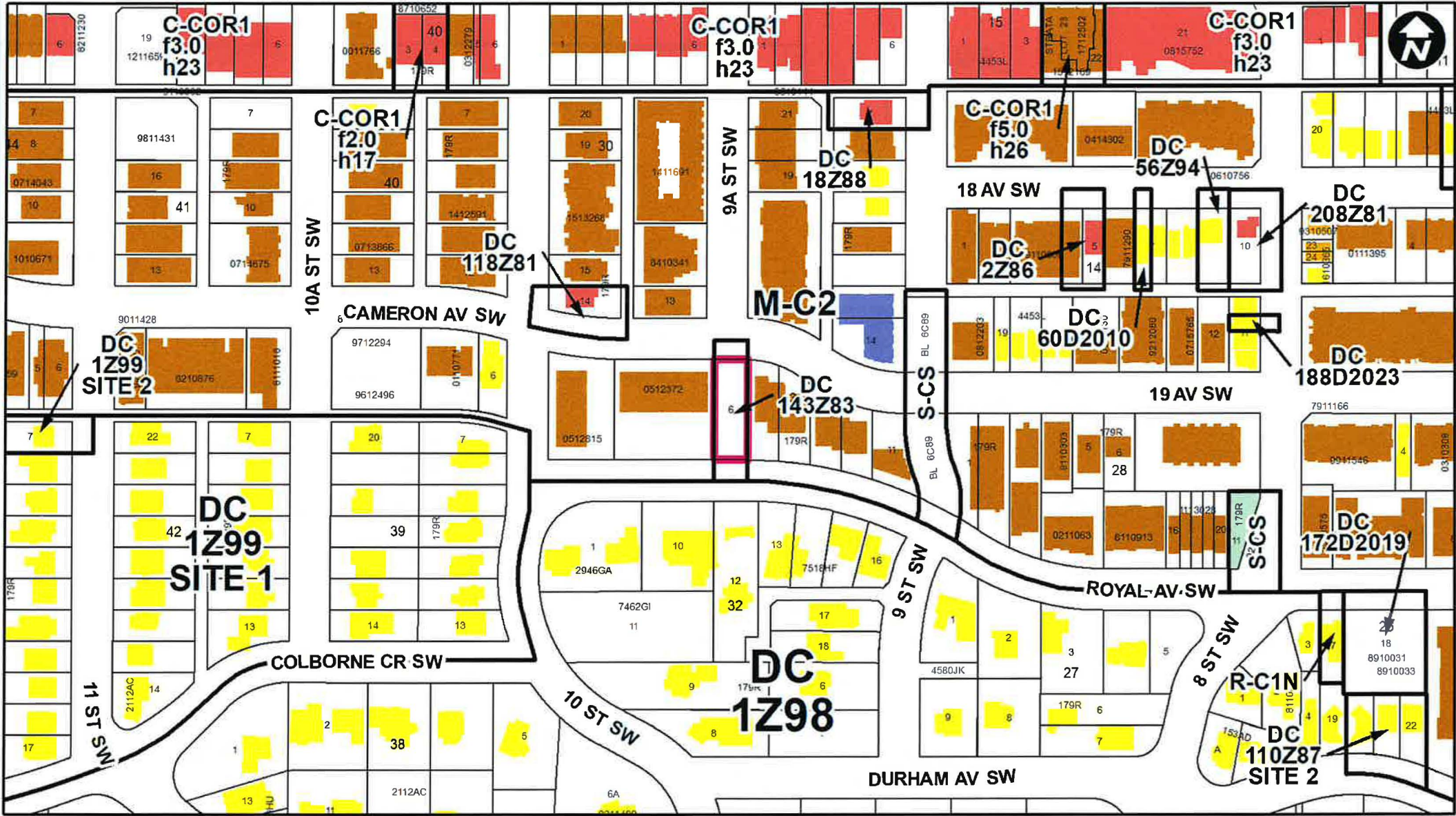
Parcel Size:

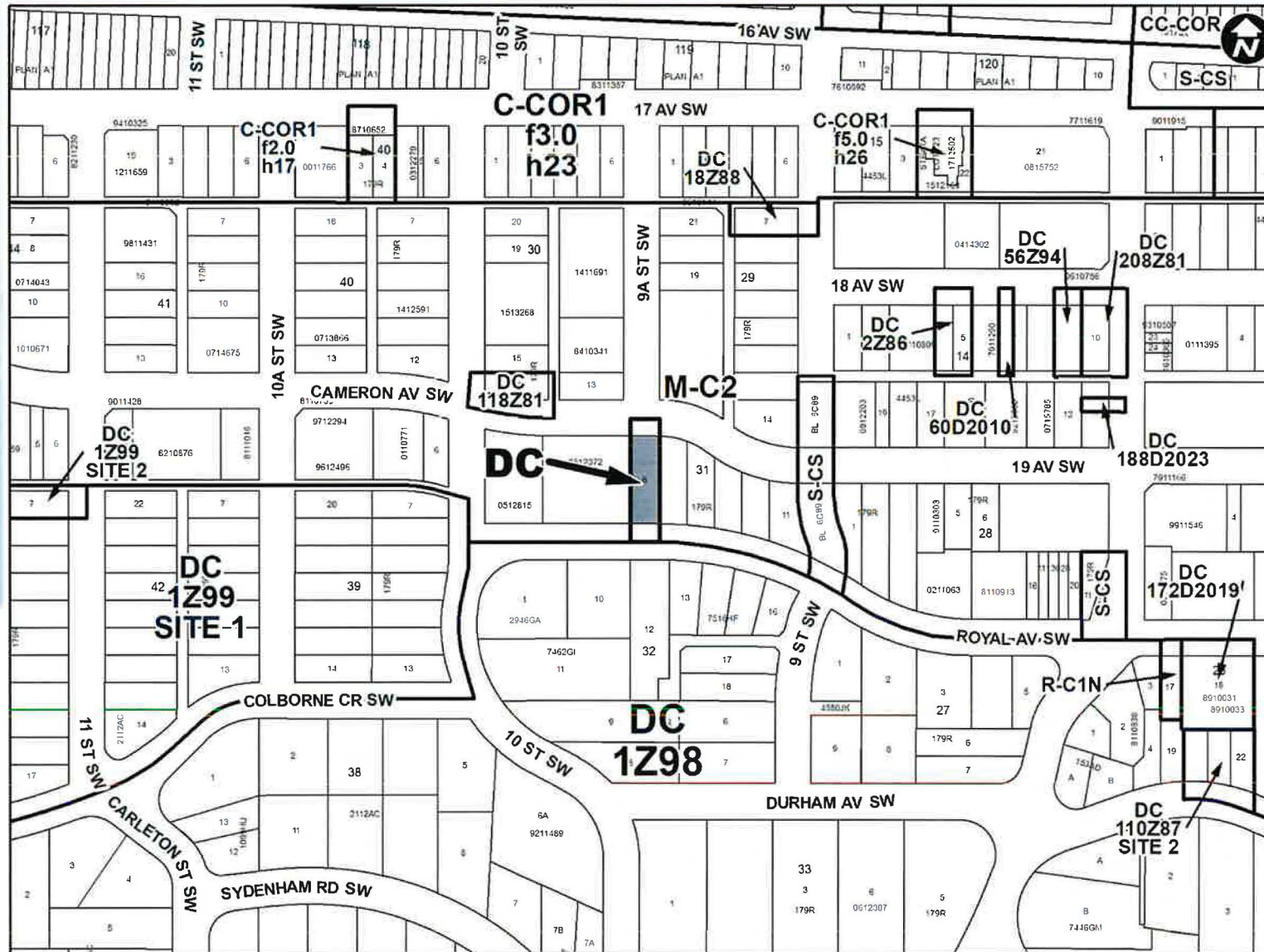
0.08 ha

49m x 16m

LEGEND

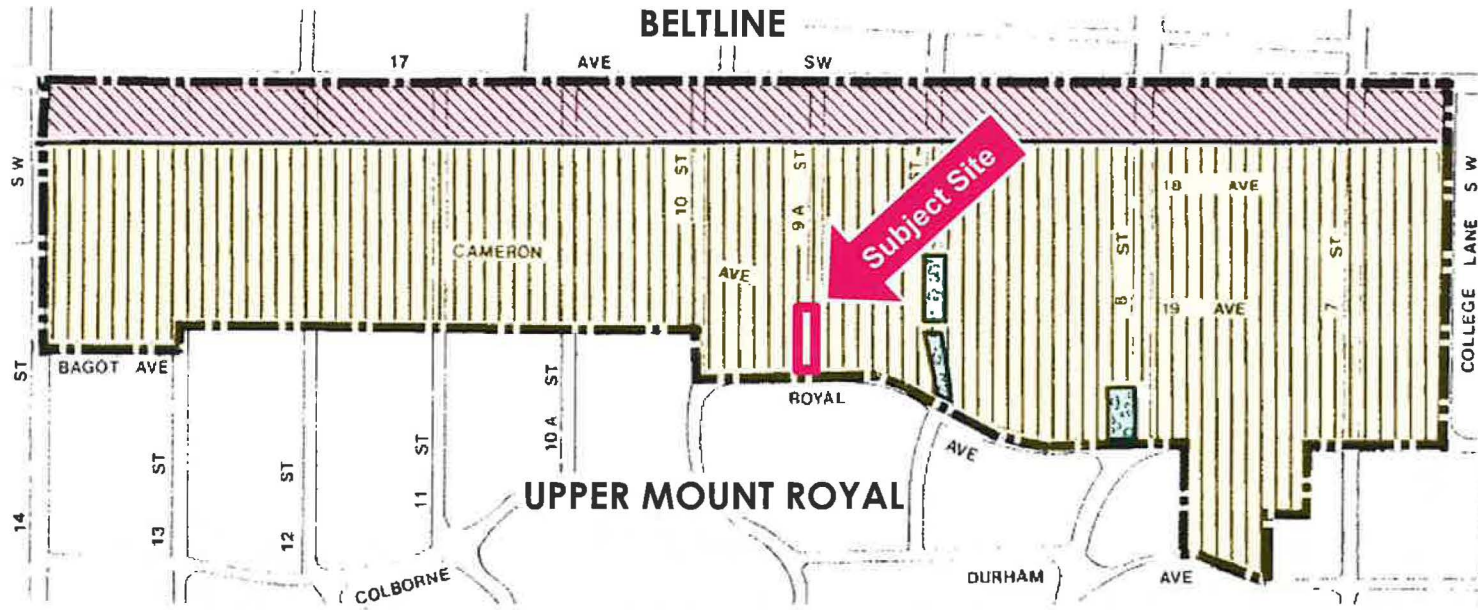
- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





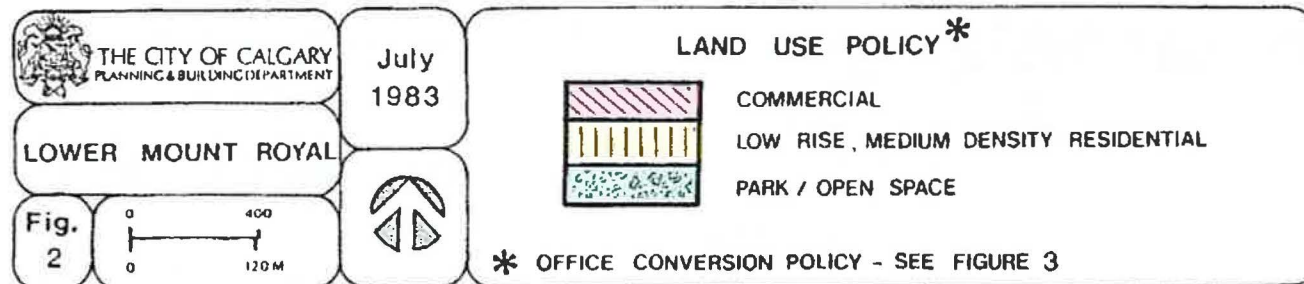
Proposed Direct Control District:

- based on Multi-Residential – Contextual Medium Profile (M-C2) District
- Maximum FAR of 2.5
- Maximum building height of 16 metres (five stories)
- Flexible setbacks to Cameron AV SW (3 metres) and Royal AV SW (1.2 metres)
- Retaining wall height maximum (6 metres)



Residential Land Use Policy:

- Provides for low-rise, medium density apartment redevelopment
- Supports sensitive townhousing, stacked townhousing and apartment typologies
- 1988 ARP to be superseded by future *West Elbow Communities Local Area Plan* (anticipated Q4, 2025)



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Give three readings to **Proposed Bylaw 38D2024** for the redesignation of 0.08 hectares \pm (0.19 acres \pm) located at 1023 Cameron Avenue SW (Plan 179R, Block 31, Lot 6) from Direct Control (DC) District to Direct Control (DC) District to accommodate slope-adaptive multi-residential development with flexible building setbacks, with guidelines.

Supplementary Slides



Cameron Avenue SW – facing South



Royal Avenue SW – facing NW



M-C2 Stock District (double street frontage):

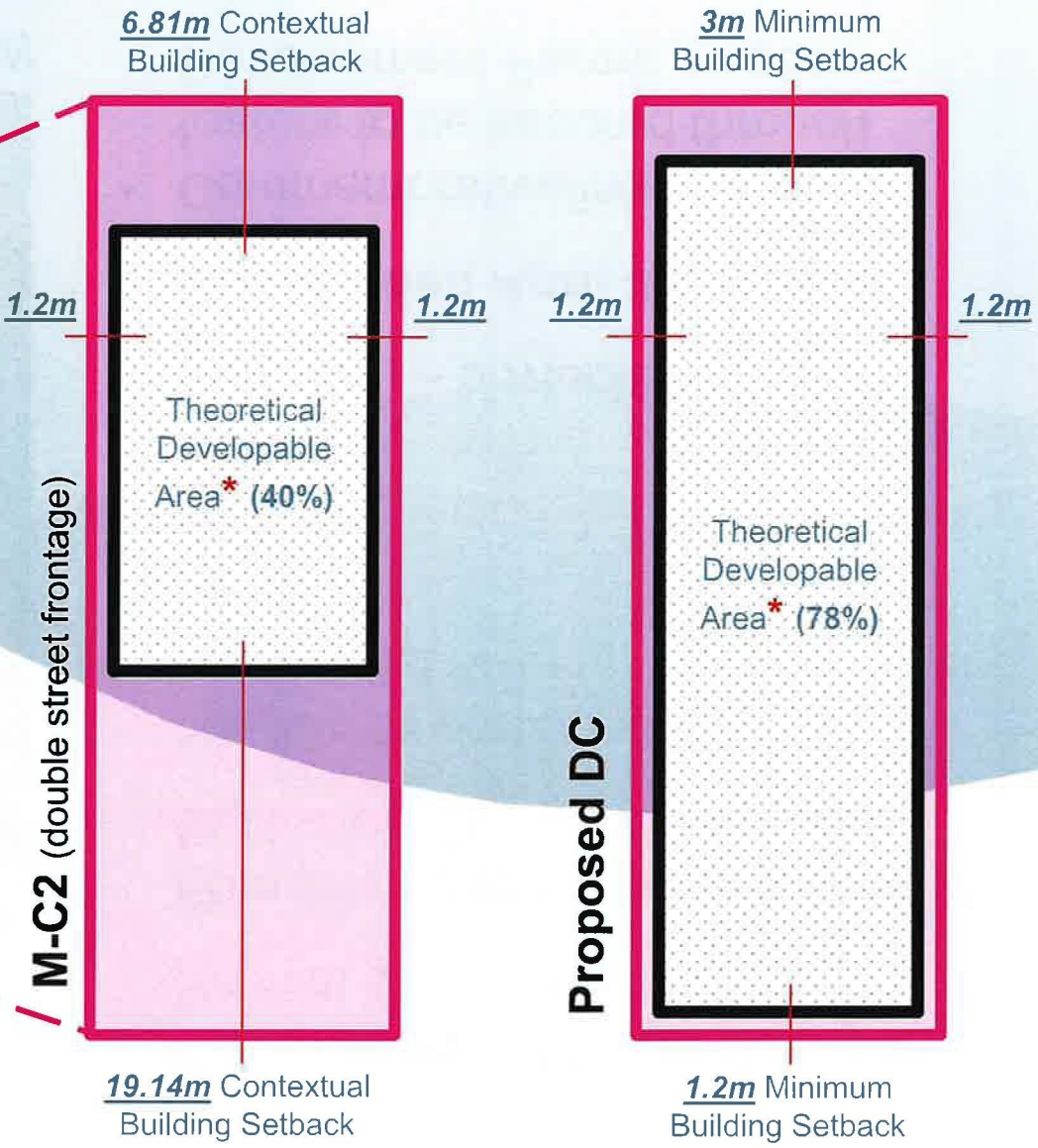
- Theoretical developable area* – %40
- Cameron AV SW contextual building setback – 6.81m
- Royal AV SW contextual building setback – 19.14m

Proposed DC District:

- Theoretical developable area* – %78
- Cameron AV SW building setback – 3.0m
- Royal AV SW contextual building setback – 1.2m

**Subject to other Land Use Bylaw requirements & discretionary review under applicable policy*

Developable Area Comparison 13



**Subject to other Land Use Bylaw requirements & discretionary review under applicable policy*



Heeney House as viewed from Cameron Avenue SW

- Constructed in 1912 in Georgian Revival architectural style
- Formerly listed on the Inventory of Evaluated Heritage Resources
- Not legally protected/federally recognized (without voluntary action by owner)
- Applicant investigated alternatives to demolition (relocation, partial and full retention) – unviable
- **Demolished April 30, 2023**
- Commemorative/interpretative feature to be secured through Development Permit process