



# Public Hearing of Council

Agenda Item: 7.2.35



**LOC2023-0079 / CPC2023-1246**

**Land Use Amendment**

February 6, 2024

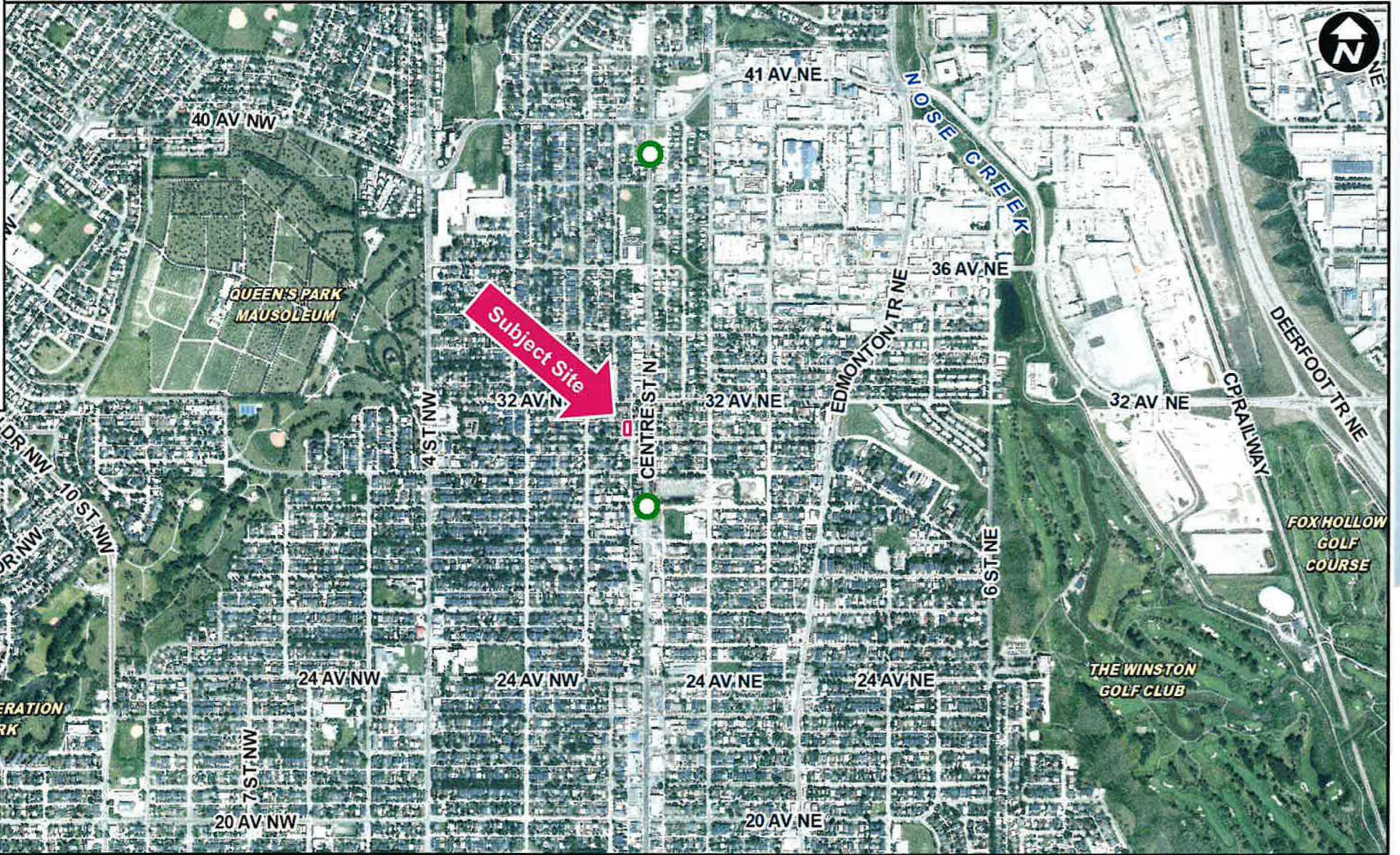
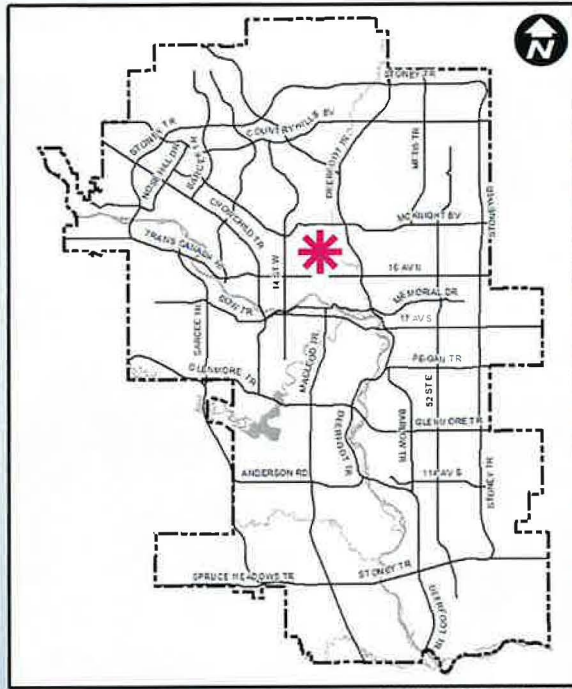
CITY OF CALGARY  
RECEIVED  
IN COUNCIL CHAMBER  
FEB 06 2024  
ITEM: 7.2.35 CPC2023-1246  
Distrib - Presentation  
CITY CLERK'S DEPARTMENT

## Calgary Planning Commission's Recommendation:

That Council:

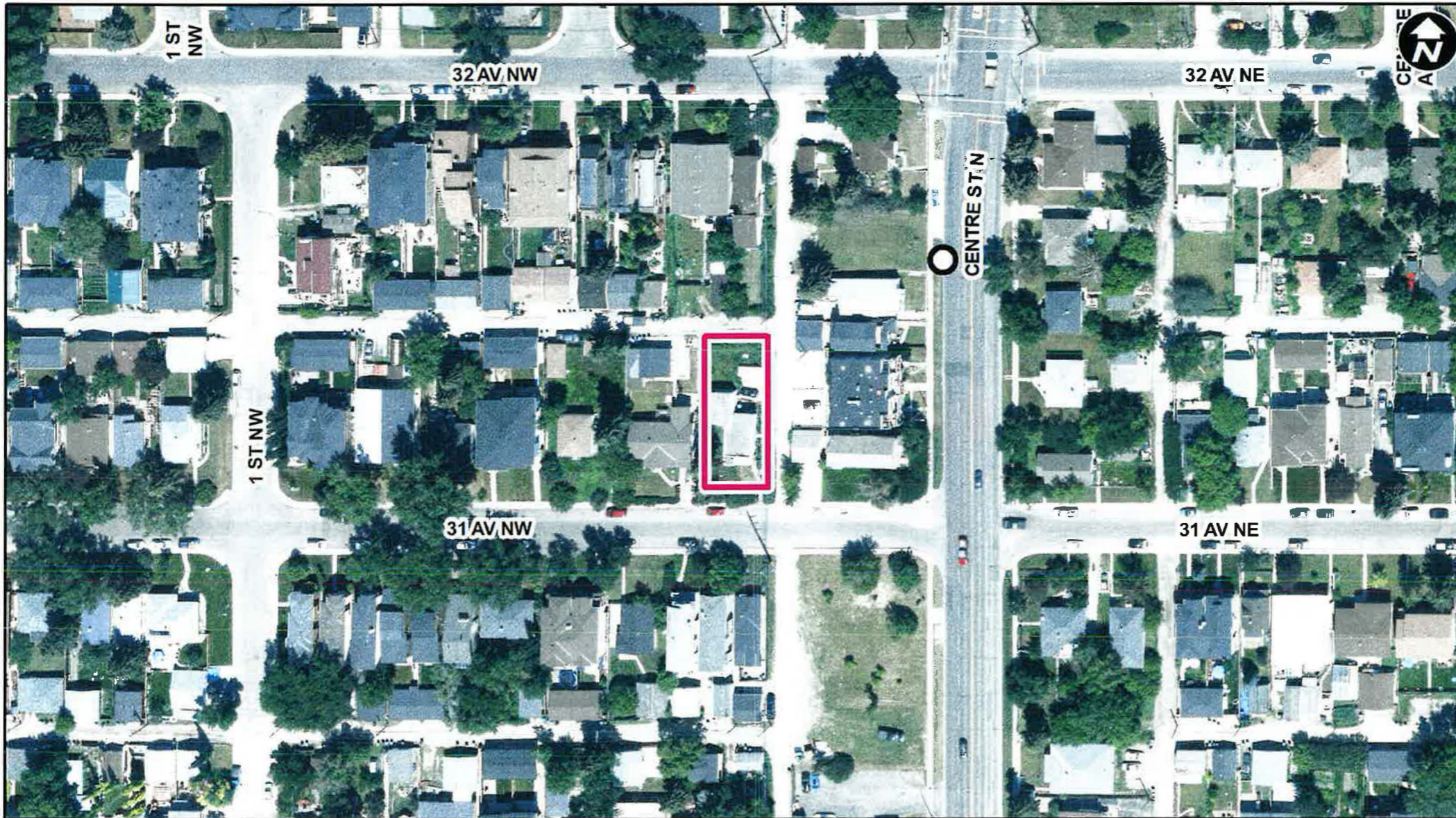
Give three readings to **Proposed Bylaw 42D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 110 – 31 Avenue NW (Plan 2617AG, Block 64, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) 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**
- 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
  - Bus Stop

**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

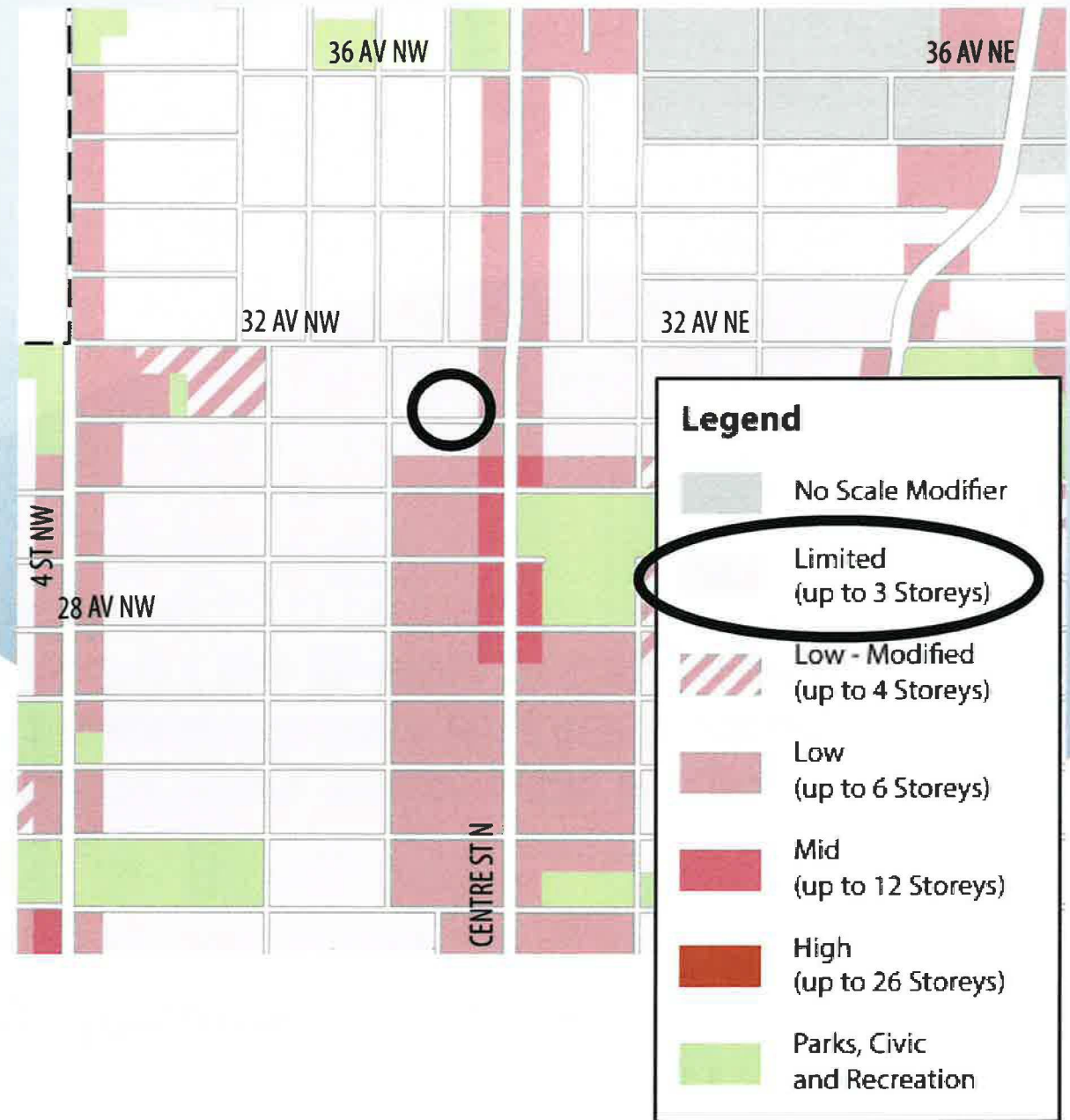
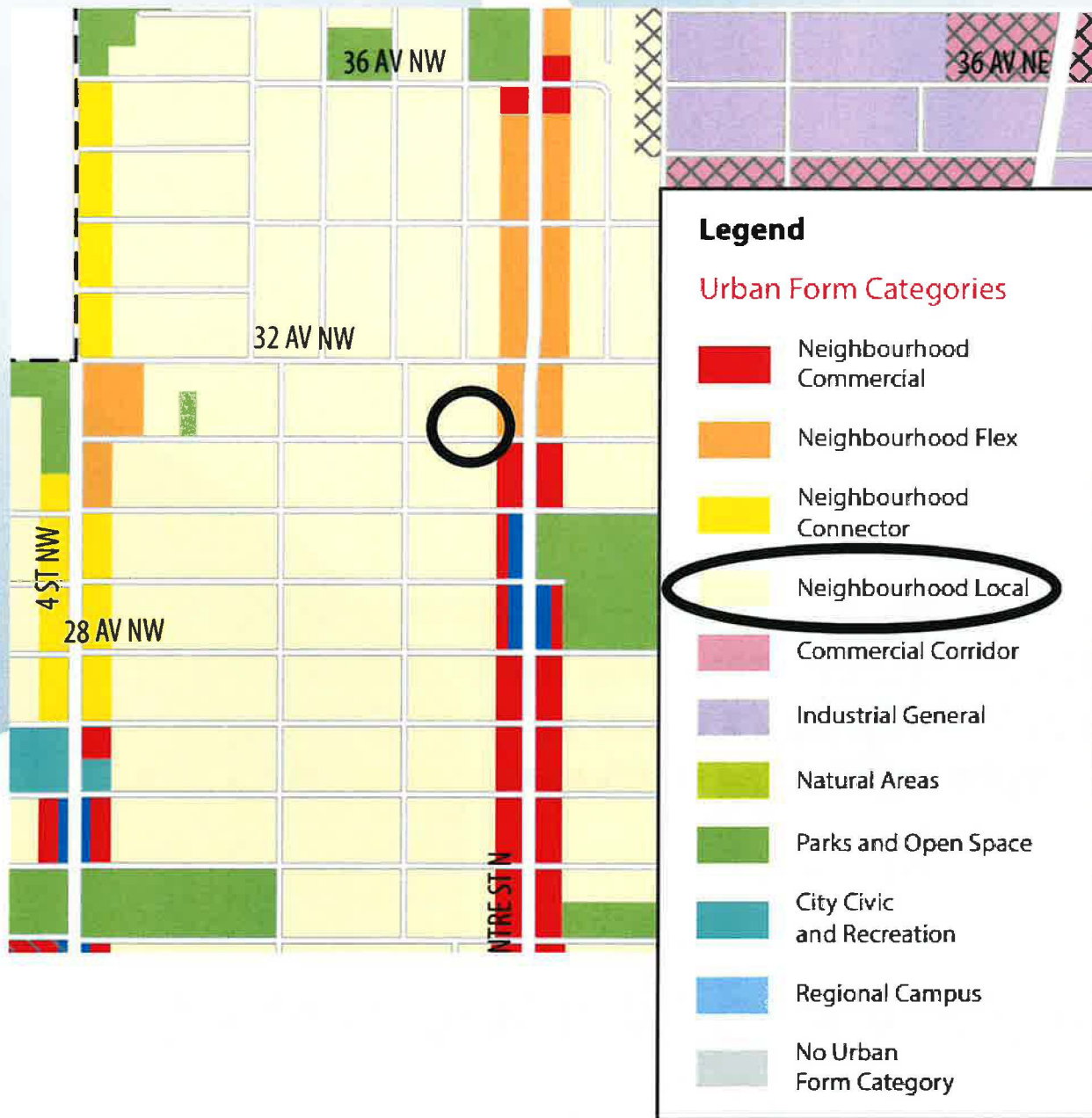


## Proposed Multi-Residential – Contextual Grade-Oriented (M-CGd75) District:

- Multi-residential development typically including rowhouses, townhouses, or fourplexes and may include secondary suites
- Maximum building height of 12 metres
- Density modifier of 75 dwelling units per hectare allows up to four units
- Parking rate of 0.5 stalls per dwelling unit and secondary suite



# North Hill Communities Local Area Plan



## Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 42D2024** for the redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 110 – 31 Avenue NW (Plan 2617AG, Block 64, Lots 39 and 40) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.



## Supplementary Slides

# Existing Land Use Map 10



Site Photo – Facing north from 31 Avenue NW 11



Site Photo – View from the Lane east of the parcel 12



Site Photo – View from the Lane to the rear of the parcel 13



## Land Use Bylaw Comparison: R-CG vs. M-CGd75 14

	<b>R-CG</b>	<b>M-CGd75</b>
Density	75 units per hectare (4 units at this location)	75 units per hectare (4 units at this location)
Maximum Height	11 metres	12 metres
Motor Vehicle Parking	0.5 stalls per sum of unit/suite	0.625 stalls per sum of unit/suite, 0.5 in Transit Supportive locations
Mobility Storage Lockers	0.5 lockers per sum of unit/suite where a unit/suite does not have a motor vehicle stall	N/A
Bicycle Parking Stalls	1.0 class 1 stall per sum of unit/suite where a unit/suite does not have a motor vehicle stall AND does not have a mobility storage locker	1.0 class 1 stall per unit and 1.0 class 1 stall per suit