



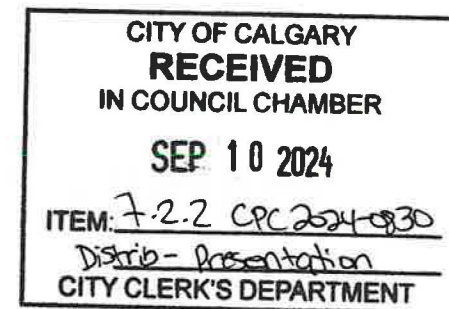
Public Hearing of Council

Agenda Item: 7.2.2



LOC2024-0099 / CPC2024-0830 Land Use Amendment

September 10, 2024

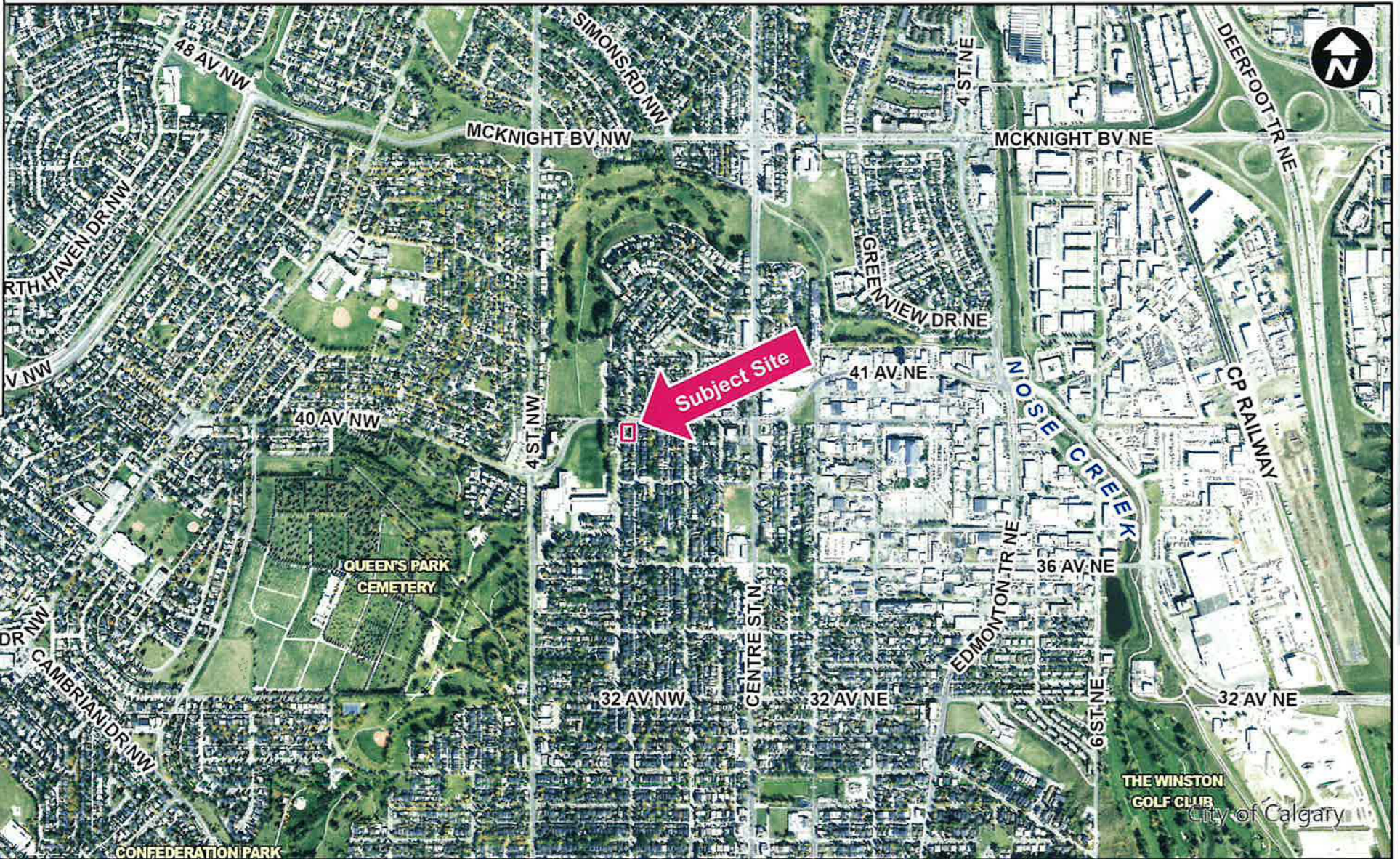
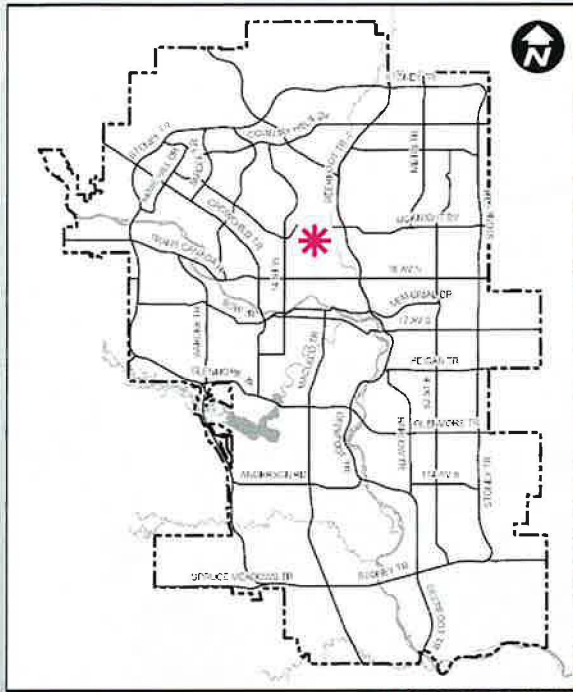


Calgary Planning Commission's Recommendation:

That Council:

Give three readings to **Proposed Bylaw 240D2024** for the redesignation of 0.17 hectares \pm (0.43 acres \pm) located at 4016, 4020, 4024 – 3 Street NW (Plan 3674S, Block 24, Lots 16 and 21) from Residential – Grade-Oriented Infill (R-CG) District and Housing – Grade Oriented (H-GO) District to Housing – Grade Oriented (H-GO) 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

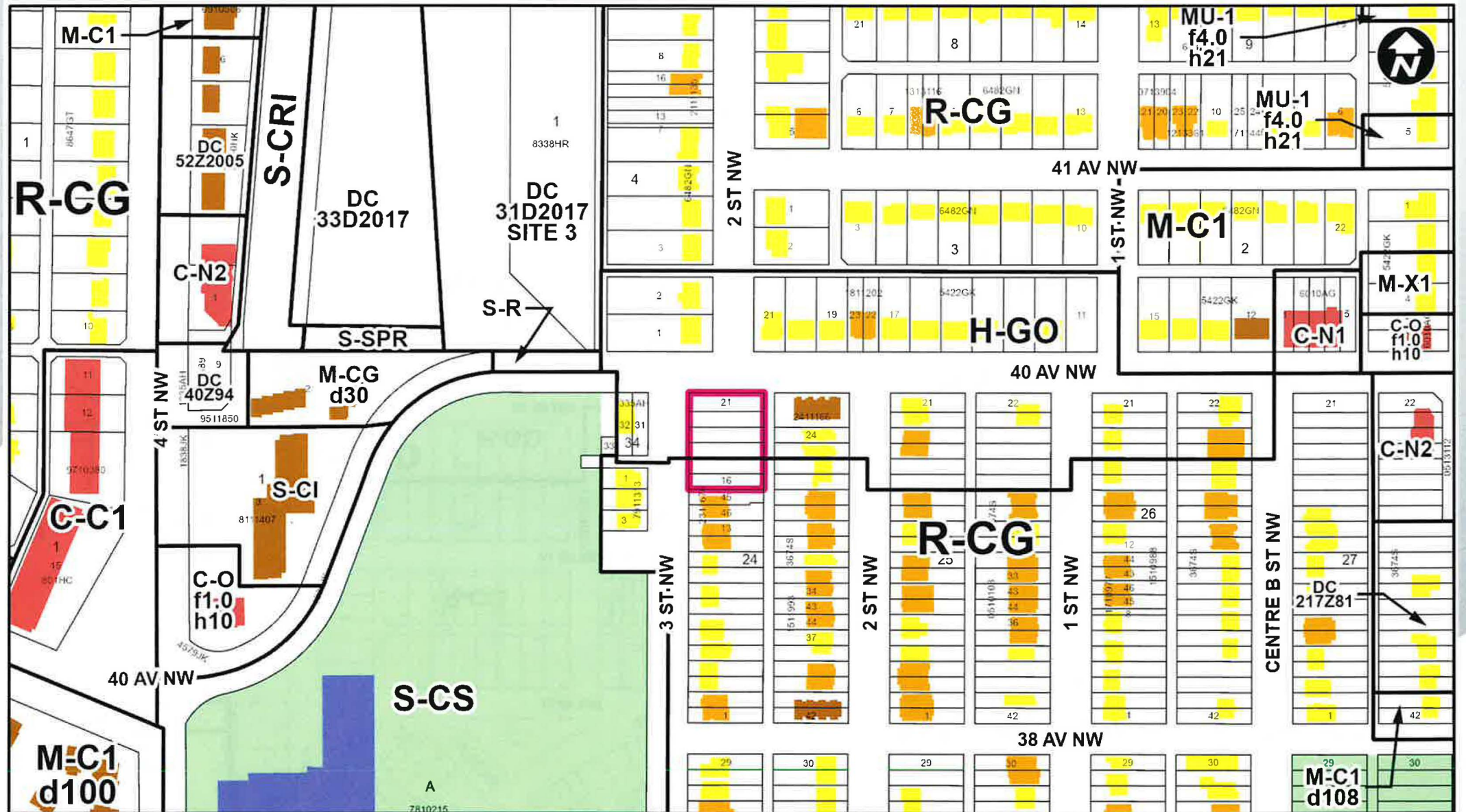


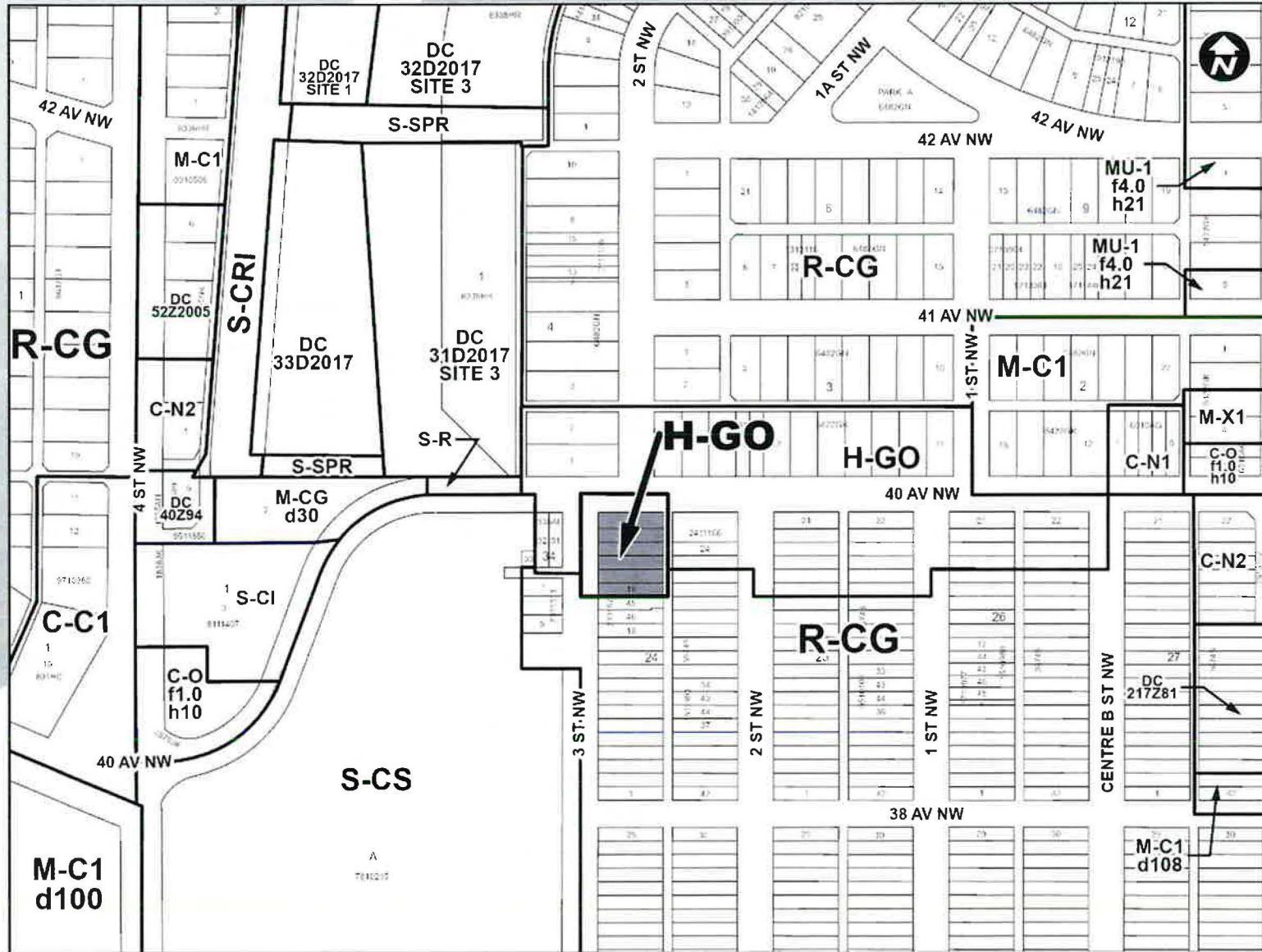
Parcel Size:

0.43 ha
48m x 37m

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 Housing – Grade-Oriented (H-GO) District:

- accommodates grade-oriented development in a variety of attached, stacked or clustered forms
- maximum height of 12 metres
- maximum floor area ratio (FAR) of 1.5

Map 3: Urban Form

Legend

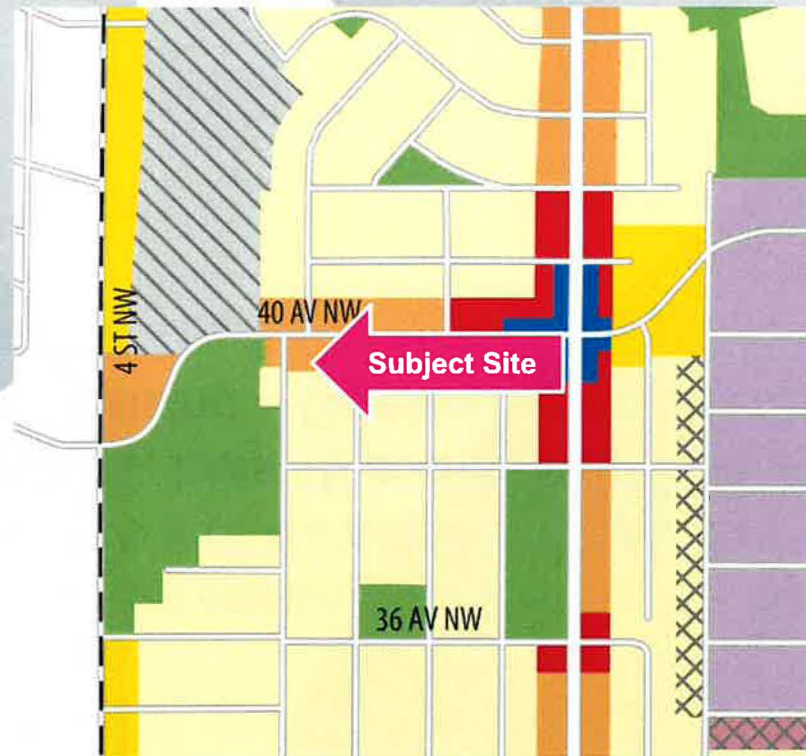
Urban Form Categories

- 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

Additional Policy Guidance

- Active Frontage
- Comprehensive Planning Site
- Industrial Transition
- Plan Area Boundary

Approved: 18P2020
Amended: 07P2022

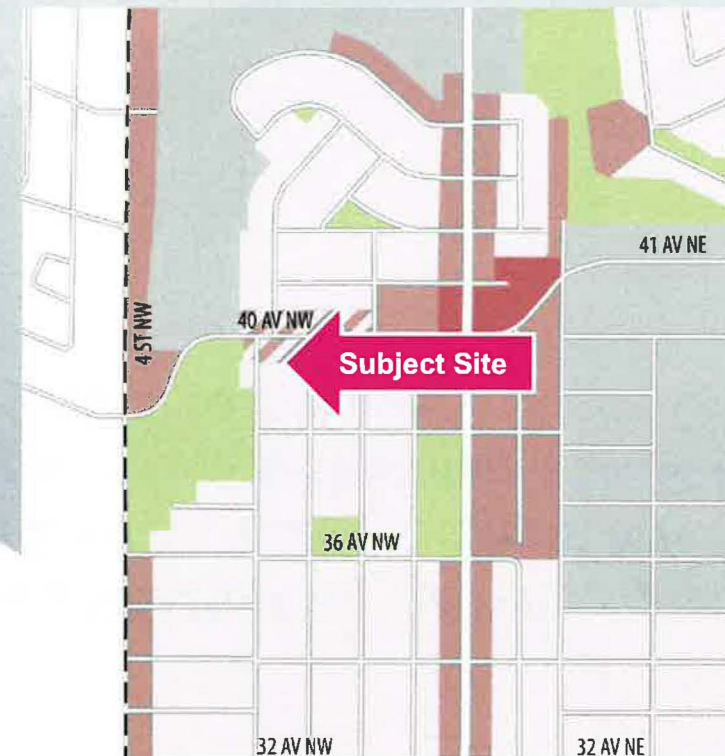


Map 4: Building Scale

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
- Plan Area Boundary

Approved: 18P2020
Amended: 07P2022



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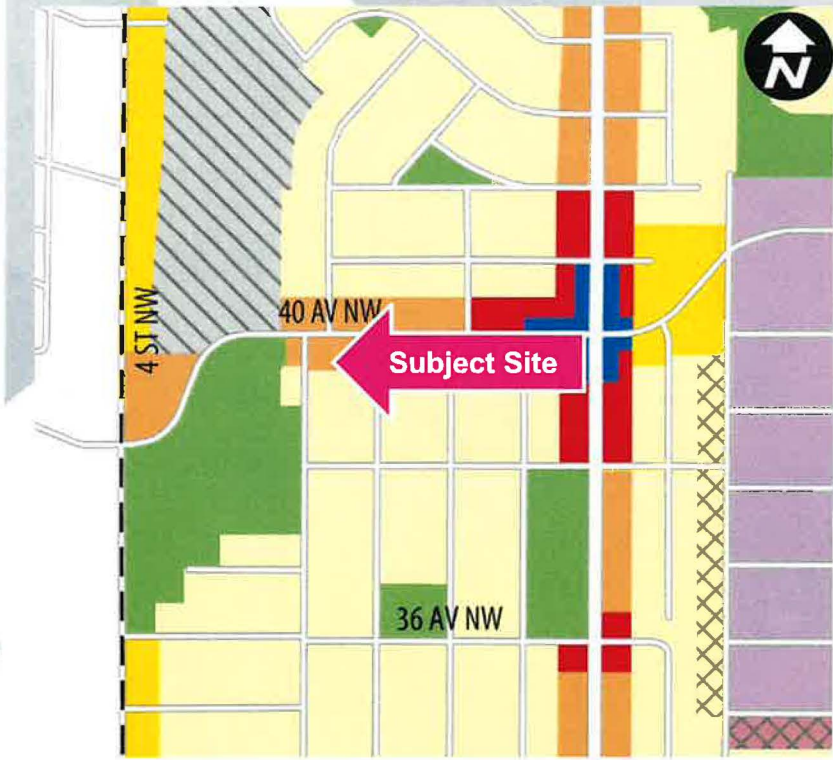
Supplementary Slides



North Hill Communities Local Area Plan

Map 3:
Urban Form

- Legend**
- Urban Form Categories**
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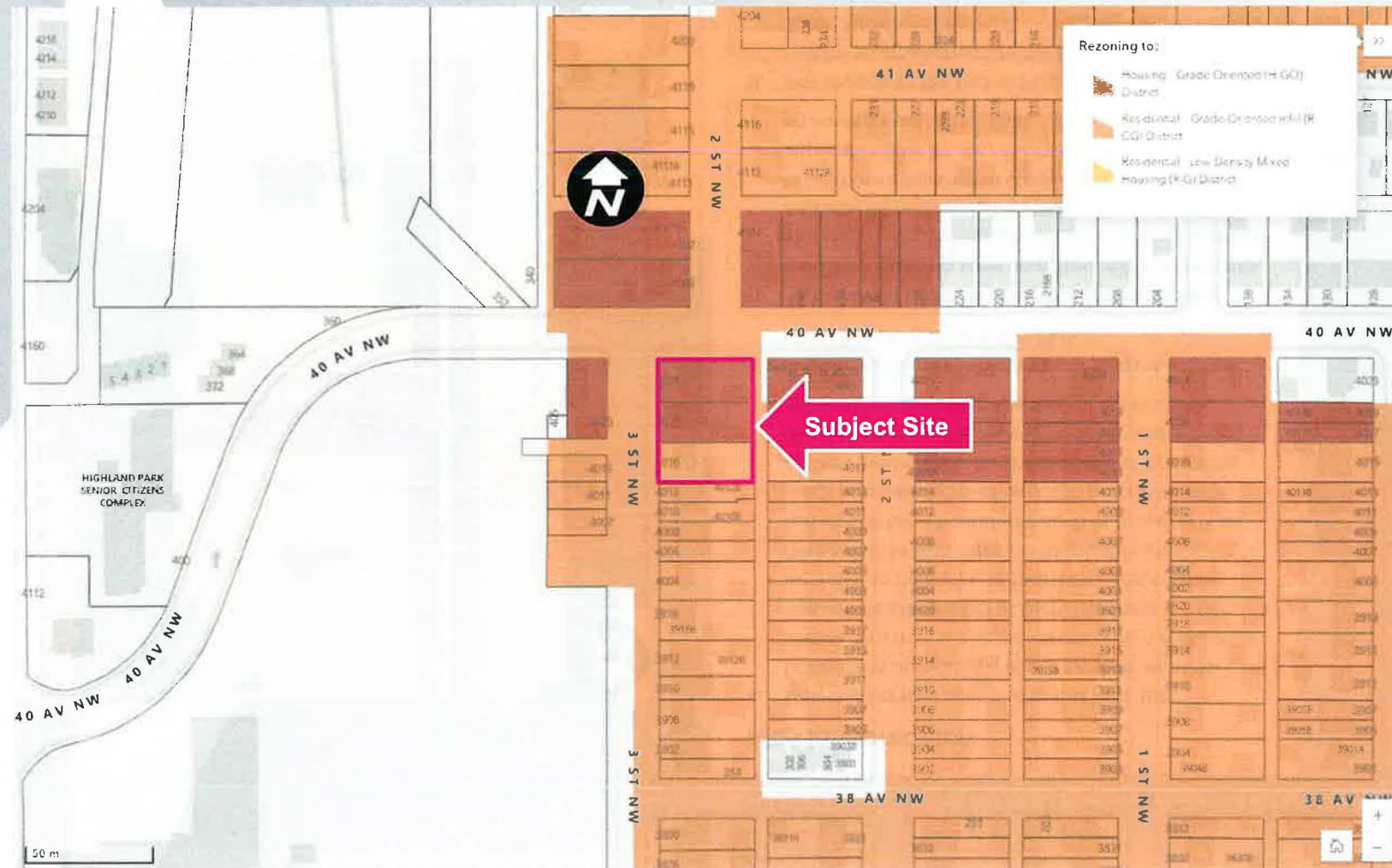
Approved: 18P2020
Amended: 57P2022

Section 4.2 Local Area Plan Interpretation

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.
- d. Any change to the text or maps within this Plan shall require an amendment to the Plan that includes a Public Hearing of Council.

Rezoning for Housing Webmap



Applicant-led Outreach:

- Delivered postcards to residents within a 100-metre radius and went door to door to discuss the proposal.

City-led Outreach:

- Notifications mailed to nearby landowners on 2024 June 4.
- Posted a notice (sign) on the property on 2024 June 12.
- Highland Park Community Association is opposed:
 - R-CG District is a better transition
 - If approved the development permit should show an appropriate transition

- Administration received four letters of opposition, regarding:
 - Parking
 - Traffic safety
 - Density
 - Privacy
 - Community character