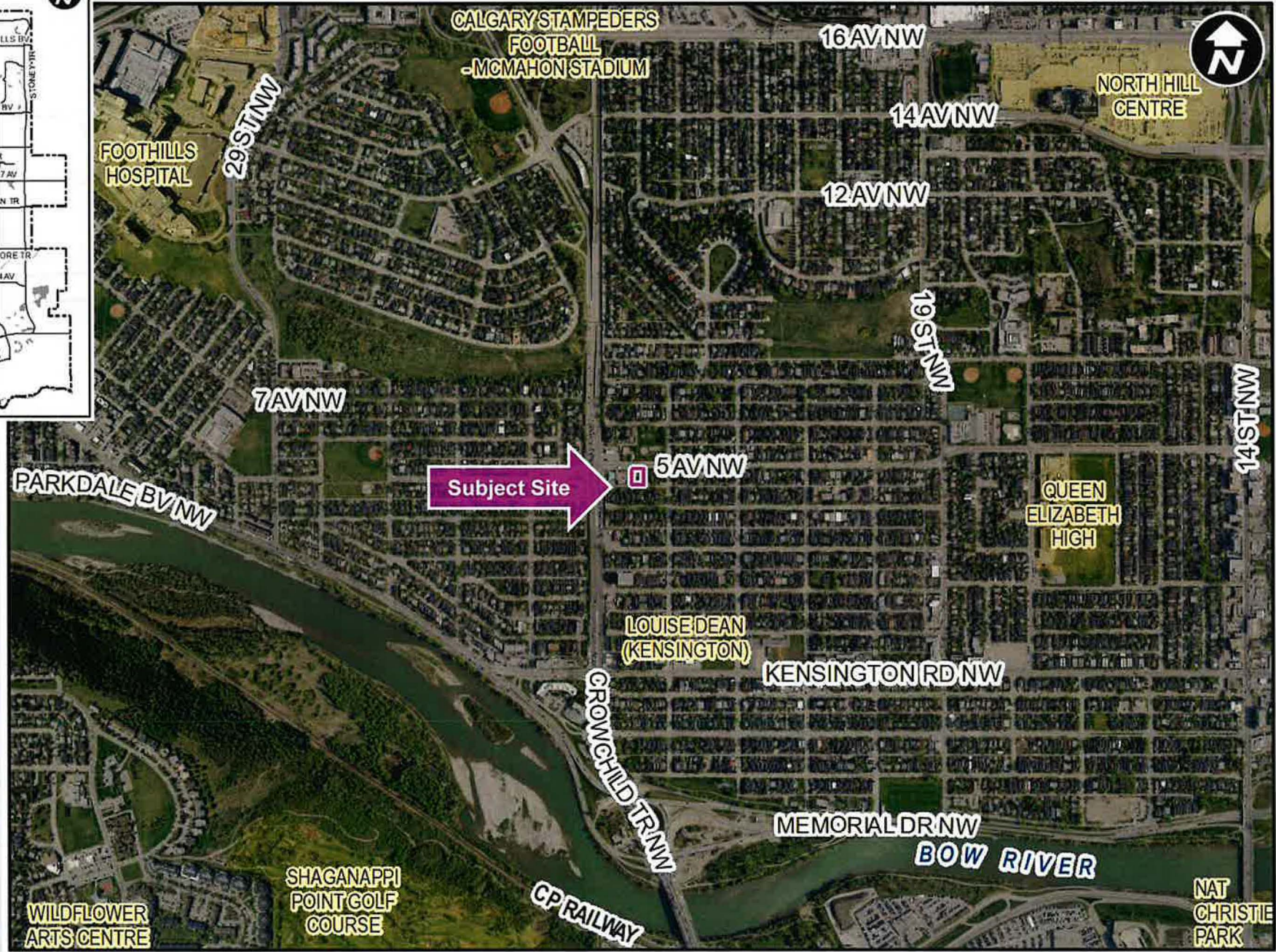
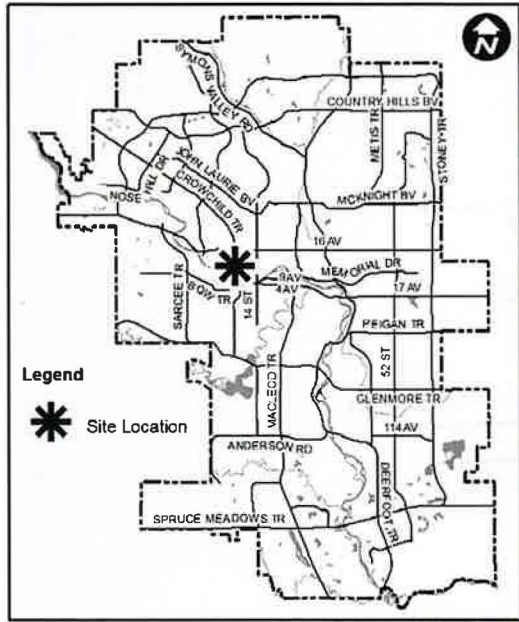




Public Hearing of Council Agenda Item: 8.1.6



LOC2019-0086 Land Use Amendment (R-C2 & DC to MU-1f4.0h16)





LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary





Proposed M-U1 f4.0h16 District

- Accommodate a mix of residential and commercial uses in the same building
- Includes setback and massing rules to respond to adjacent development context
- Maximum height of 16 metres (~4 storeys)
- Maximum FAR of 4.0
- Aligns with Location Criteria for Multi-Residential Infill

Calgary Planning Commission's Recommendation:

That Council hold a Public Hearing; and

1. **ADOPT** the proposed redesignation of 0.12 hectares $\pm$ (0.29 acres $\pm$) located at 2417, 2419 and 2421 - 5 Avenue NW (Plan 710N, Block 20, Lots 10 to 13) from Residential – Contextual One / Two Dwelling (R-C2) District and DC Direct Control District to Mixed Use - General (MU-1f4.0h16) District; and
2. Give three readings to the **Proposed Bylaw 148D2020**.

Supplementary Slides

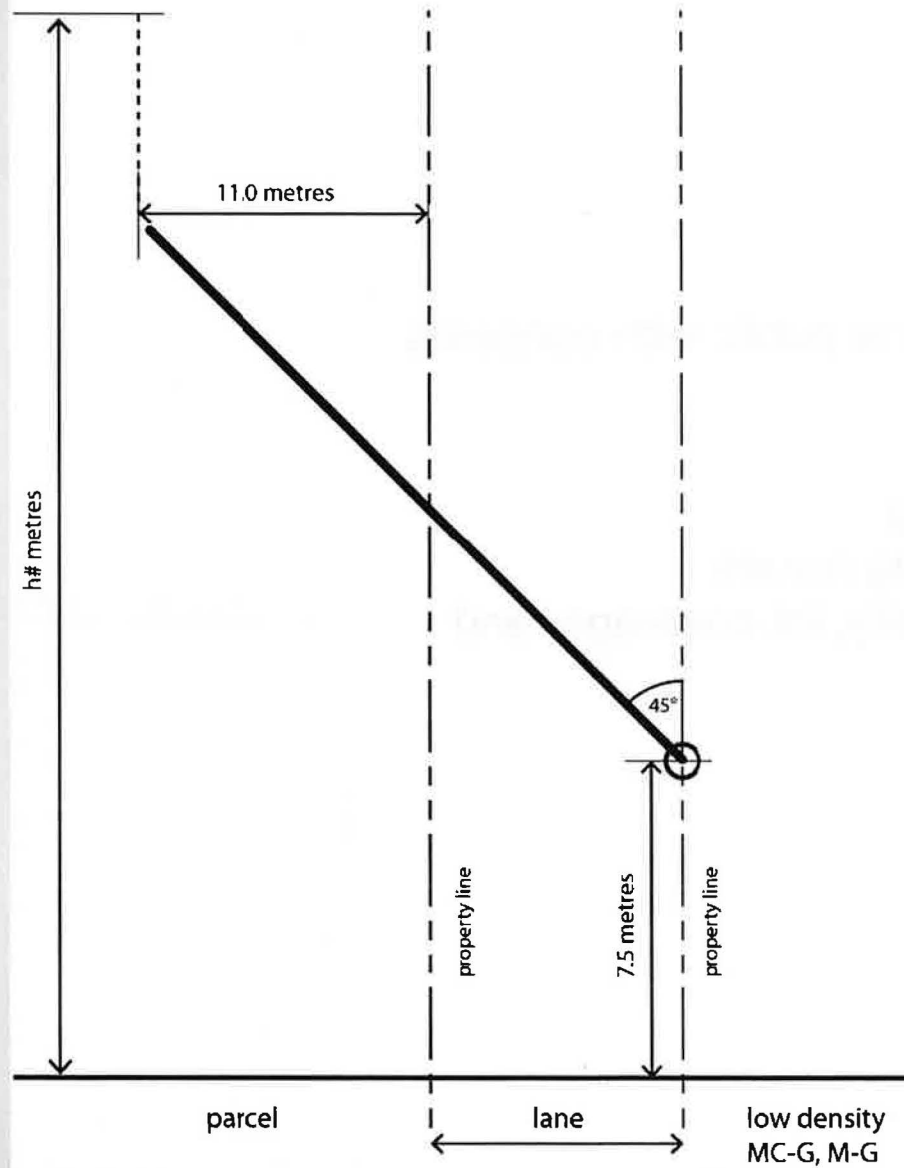
- Located within Residential-Developed-Inner City area as identified in the MDP
- No local area plan at present for West Hillhurst



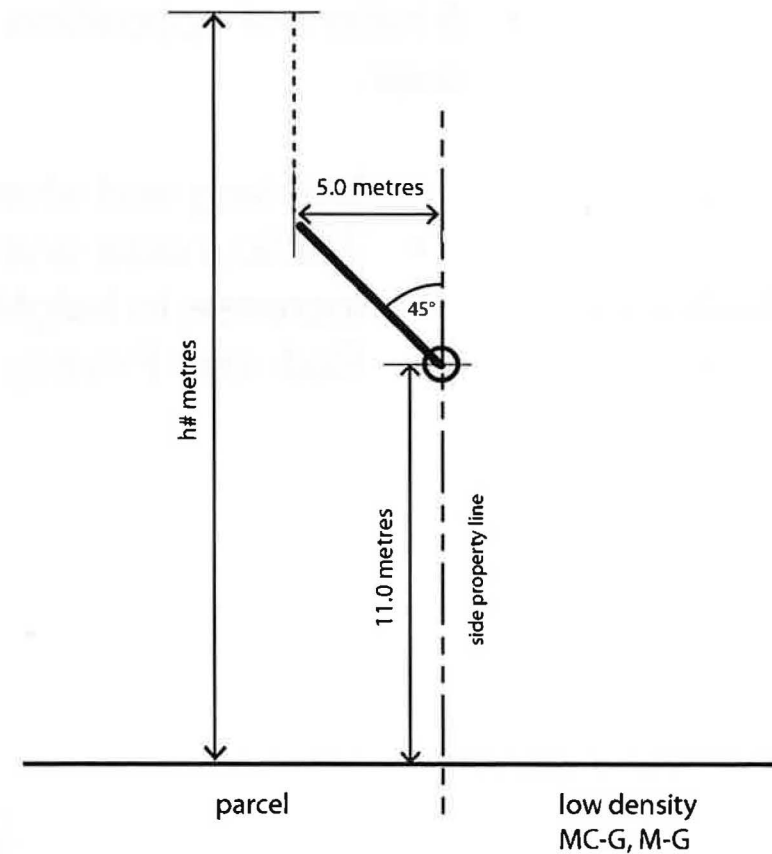
Public Response

- 5 letters of opposition from the public with concerns over:
 - Massing and shadowing
 - Traffic, noise and parking issues
 - Increase in height, density, lot coverage; and
 - Reduced Privacy

1371 (4) Building Height



1371 (2) Building Height



Setback Area

- 1374 (1)** Where a parcel shares a property line with a parcel designated as a low-density residential district, M-CG or M-G:
- (a) the rear setback area must have a minimum depth of 6.0 metres;
 - (b) the side setback area must have a minimum depth of 3.0 metres;
 - (c) in all other cases there is no requirement for a setback area.
- (2)** Where a parcel shares a property line:
- (a) with a street or LRT corridor there is no requirement for a setback area;
 - (b) with a lane that separates the parcel from a parcel designated as a residential district or mixed use district, the setback area must have a minimum depth of 7.5 metres measured from the property line that the adjacent parcel designated as a residential district or mixed use district shares with the lane; and
 - (c) a lane in all other cases, there is no requirement for a rear setback area.
- (3)** For the storey closest to grade, the maximum building setback from a property line shared with a street is 4.5 metres for 60 per cent of the length of the building façade that faces the street.







