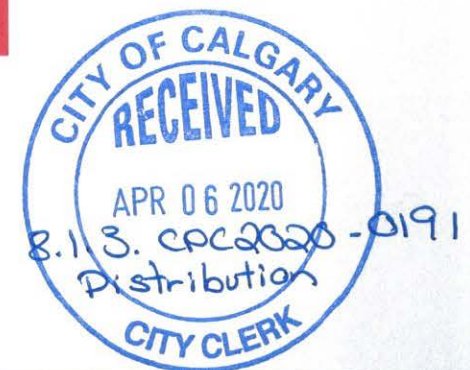




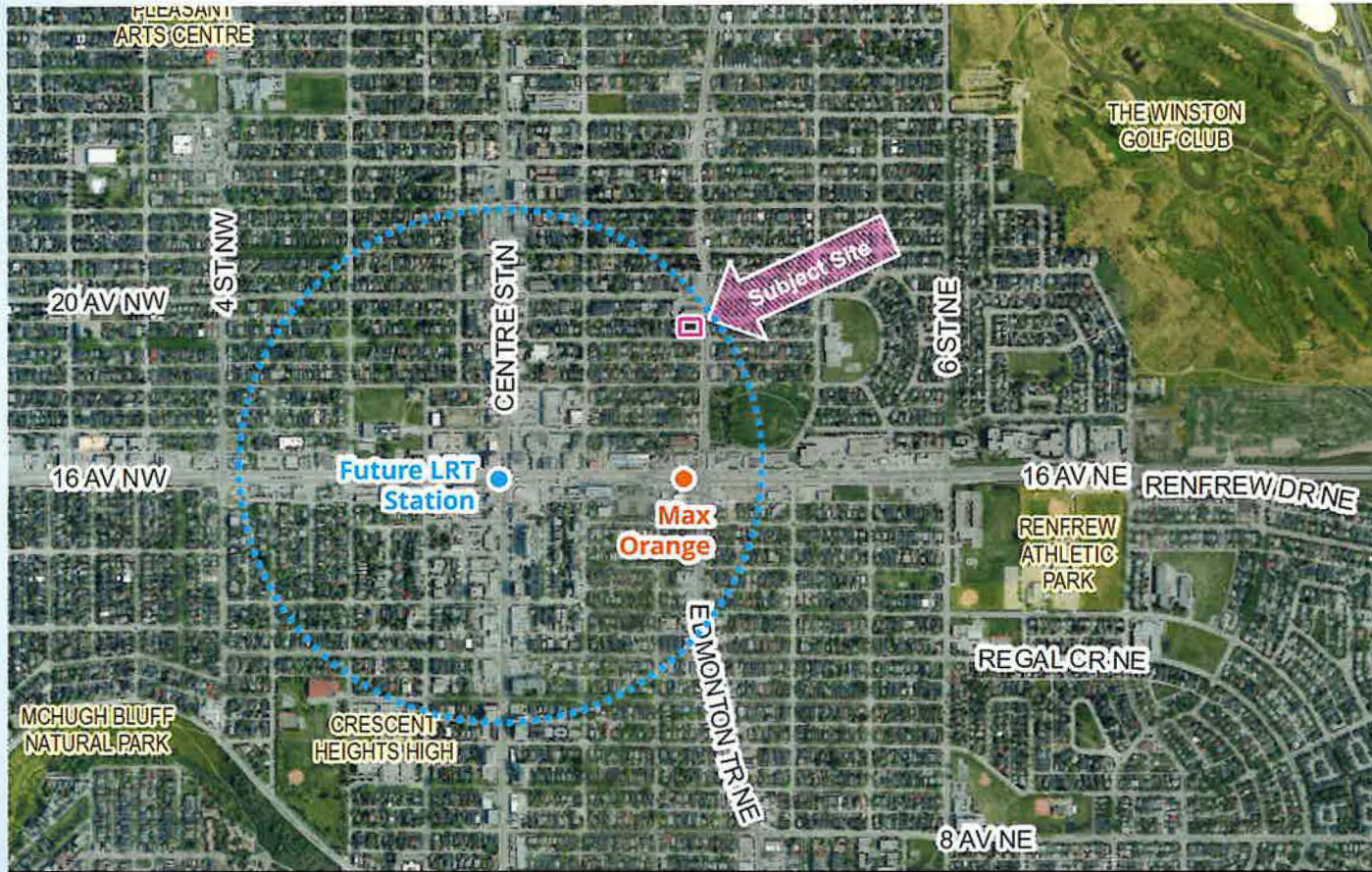
Public Hearing of Council  
Agenda Item: 8.1.3

LOC2019-0173  
Policy & Land Use Amendment  
R-C2 to MU-1 f3.4h22





# Area Context



- Inner City Community of Tuxedo
- 16 Avenue – south (300m)
- Edmonton Trail – east
- 16 Avenue & Centre Street BRT routes (within 400m)
- Future LRT Station @ Centre & 16 Ave – SW (within 800m)





- Corner of Edmonton Tr & 19 Av NE
- 0.18 ha / 0.44 ac
- Dimensions 38m x 47m
- Developed with 3 single detached homes
- Lane access
- 2.134m Road ROW along Edmonton Trail





April 15, 2020

LOC2019-0173

Site Photo





Subject site - looking west from Edmonton Tr





Adjacent commercial development - looking northwest



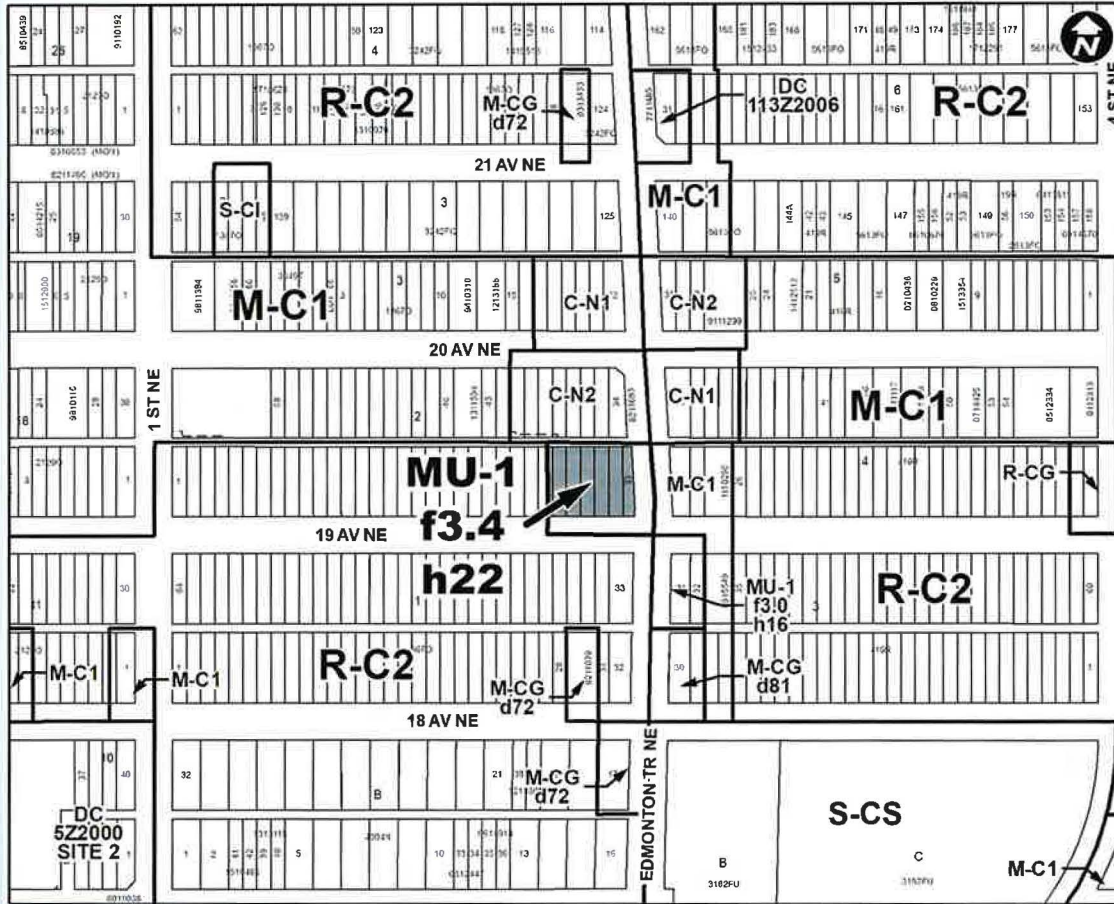


## LEGEND

- Residential Low Density
- Residential Medium Density
- Residential High Density
- Commercial
- Parks and Openspace
- Public Service
- Vacant
- Land Use Site Boundary

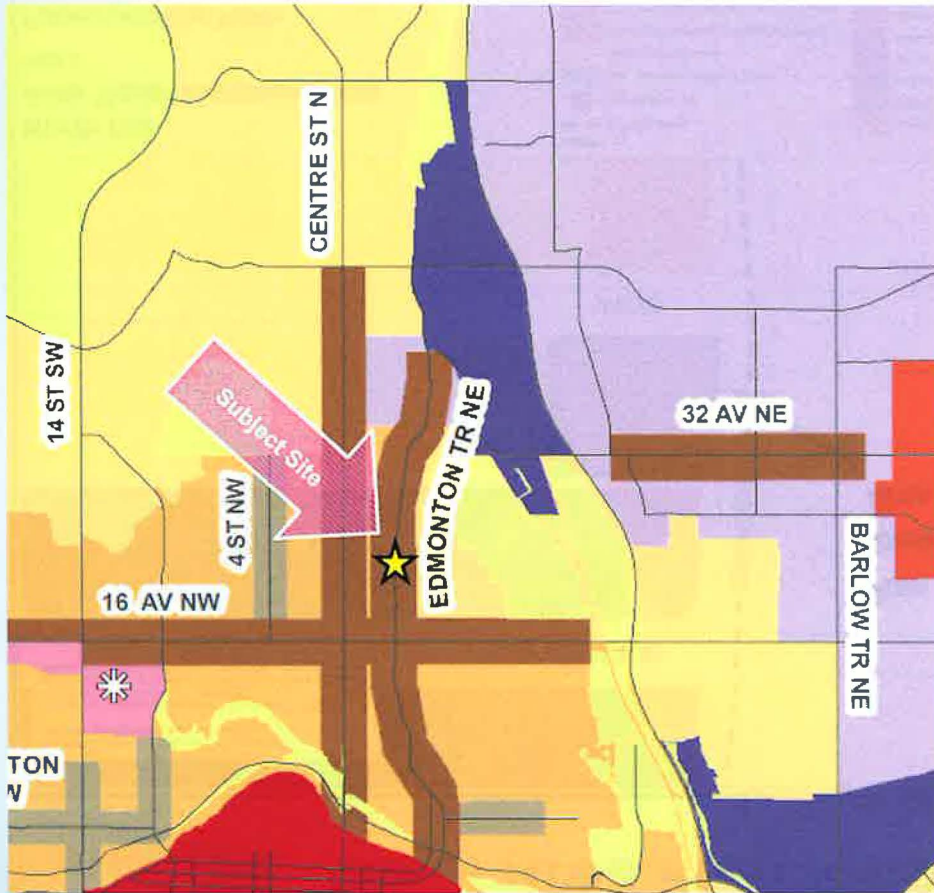


# Proposed Land Use



- MU-1 f3.4h22 District
- Mixed use developments; commercial allowed, but not required
- Max FAR of 3.4 (5,700sq m of floor area)
- Max height of 22m (~6 storeys)
- Built-in rules to manage transitions toward adjacent residential developments
- Aligns with Multi-Res Infill Criteria and the Municipal Development Plan (MDP)



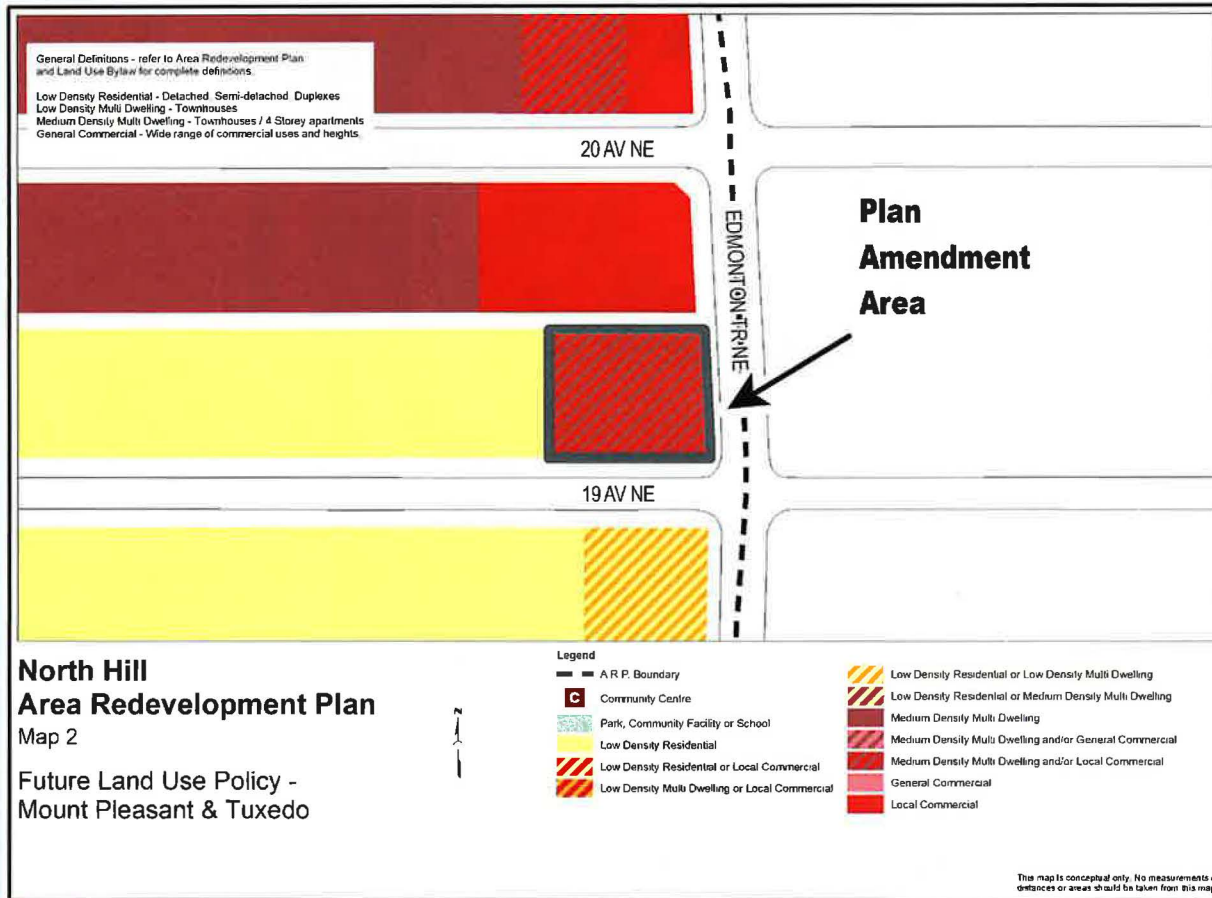


- Edmonton Trial
  - *Urban Main Street*
  - *Part of the Primary Transit Network*
- Urban growth and development intensification is supported
- Contributes to long-term intensity targets  
(ie. 200 ppl & jobs/ha)





# Local Area Plan Amendment



A map amendment to the North Hill Area Redevelopment Plan (ARP)

From:  
 Low Density Residential 

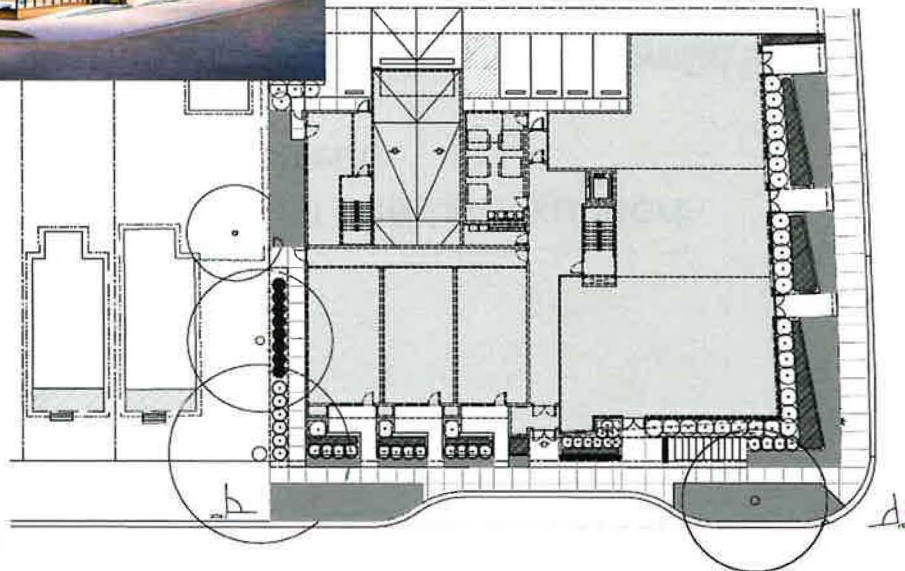
To:  
 Multi Dwelling /  
 General Commercial 

\*

***In alignment with the (draft) North Hill Multi-Community Plan***

***3-6 storeys, commercial – minor building block***





- Status: Under Review
- 79 unit mixed-use development
- 3 storeys along the southwest edge; 6 storeys along MacLeod Trail
- ~4,500sf of at-grade commercial space
- Public realm improvements along Edmonton Tr (ROW) are being reviewed





The proposal:

1. allows for additional residential units and support commercial uses on a Main Street;
2. aligns with the Location Criteria for Multi-residential Infill and Transit Oriented Development (TOD) Guidelines; and
3. advances the applicable policies of the Municipal Development Plan (MDP).



## Public Hearing of Council Agenda Item: 8.1.3

### Calgary Planning Commission Recommendation:

That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed amendment to the North Hill Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the **Proposed Bylaw 15P2020**.
3. ADOPT, by bylaw, the proposed redesignation of 0.18 hectares  $\pm$  (0.44 acres  $\pm$ ) located at 256, 260 and 264 – 19 Avenue NE (Plan 13670, Block 2, Lots 27 to 33) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Mixed Use - General (MU-1f3.4h22) District; and
4. Give three readings to the **Proposed Bylaw 48D2020**.





# Proposed Land Use



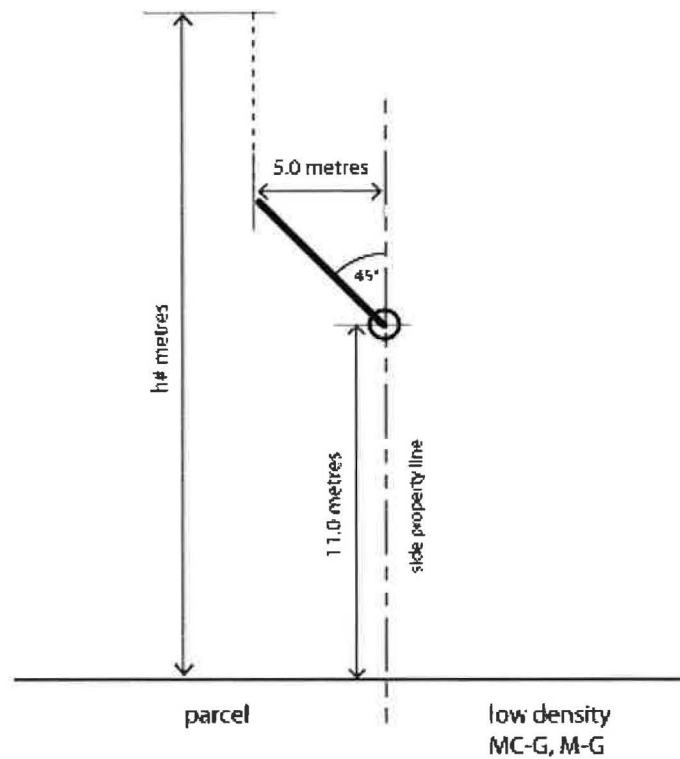
- MU-1 District
- Mixed use developments, commercial allowed, but not required
- Max FAR of 3.4 (*5,700sq m of floor area*)
- Max height of 22m (*~6 storeys*)
- Built-in rules to manage transitions toward adjacent residential developments
- Aligns with Multi-Res Infill Criteria and the MDP

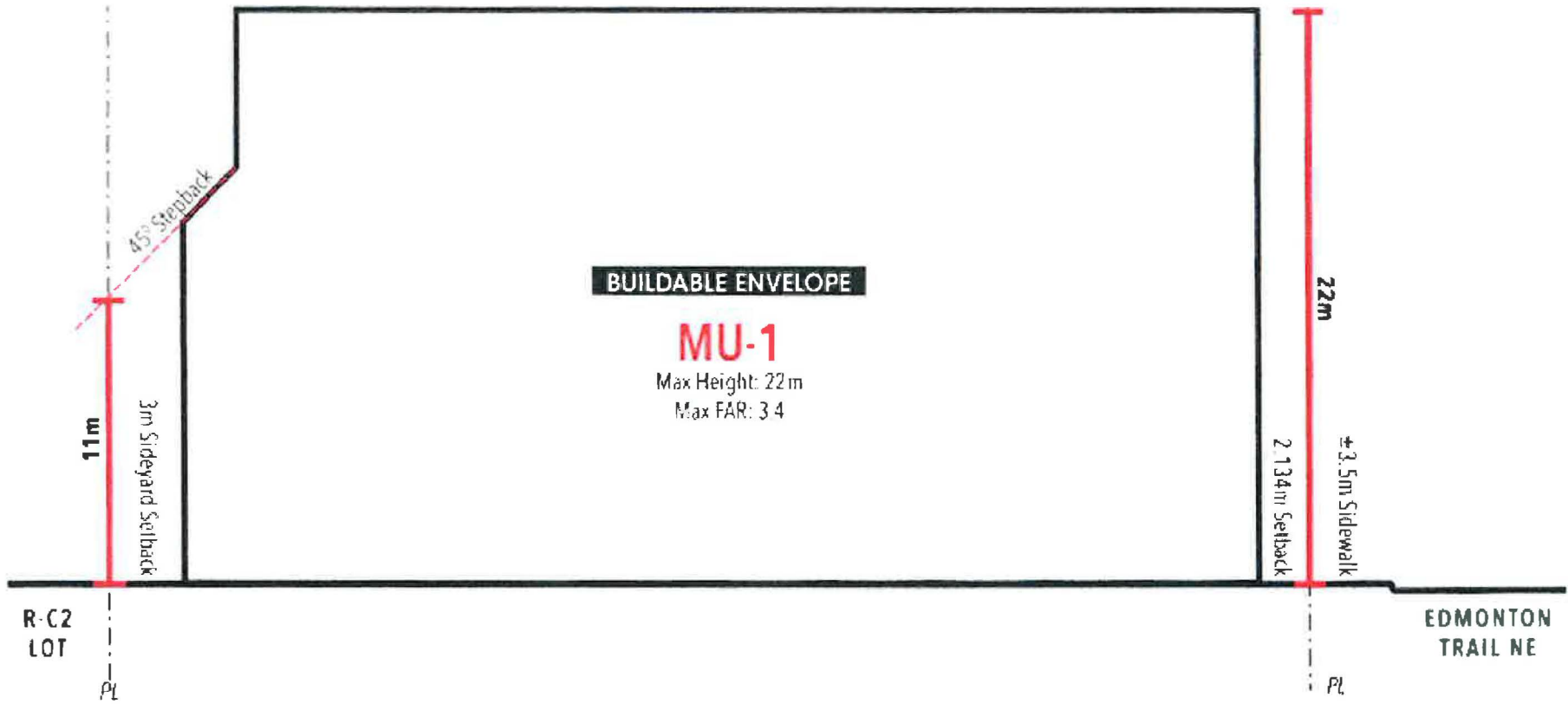




**Illustration 10:**  
**Building Height in the Mixed Use – General (MU-1) District.**

**1371 (2) Building Height**







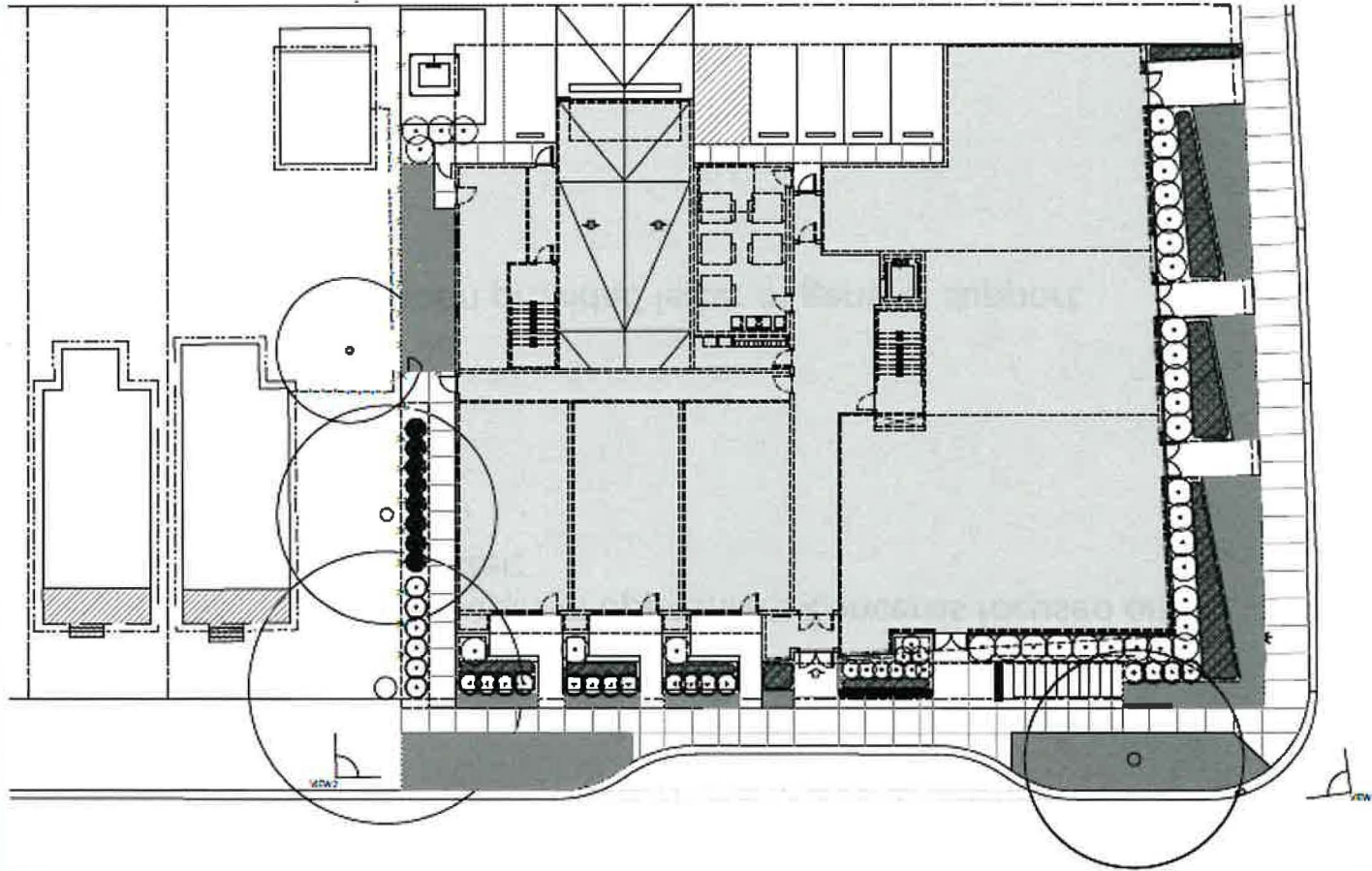
## Location Criteria for Multi-Residential Infill

Corner parcel	✓
Within 400 m of a transit stop	✓
Within 600m of existing or planned primary transit stop	✓
On a collector or higher standard roadway	✓
Adjacent to existing or planned non-residential or multi-unit development	✓
Adjacent to or across from an existing or planned open space park or community amenity	✗ BUT is only a 3 minute walk from Munro Park
Along or in close proximity to an existing or planned corridor or activity centre	✓
Direct lane access	✓

## Public Response

- Four letters from the public in opposition. Concerns focused on:
  - community character;
  - traffic and parking;
  - shadowing;
  - mix of uses; and
  - noise concerns.
- Community Association provided letter of general support.









Adjacent laneway - looking west