



# Calgary Planning Commission

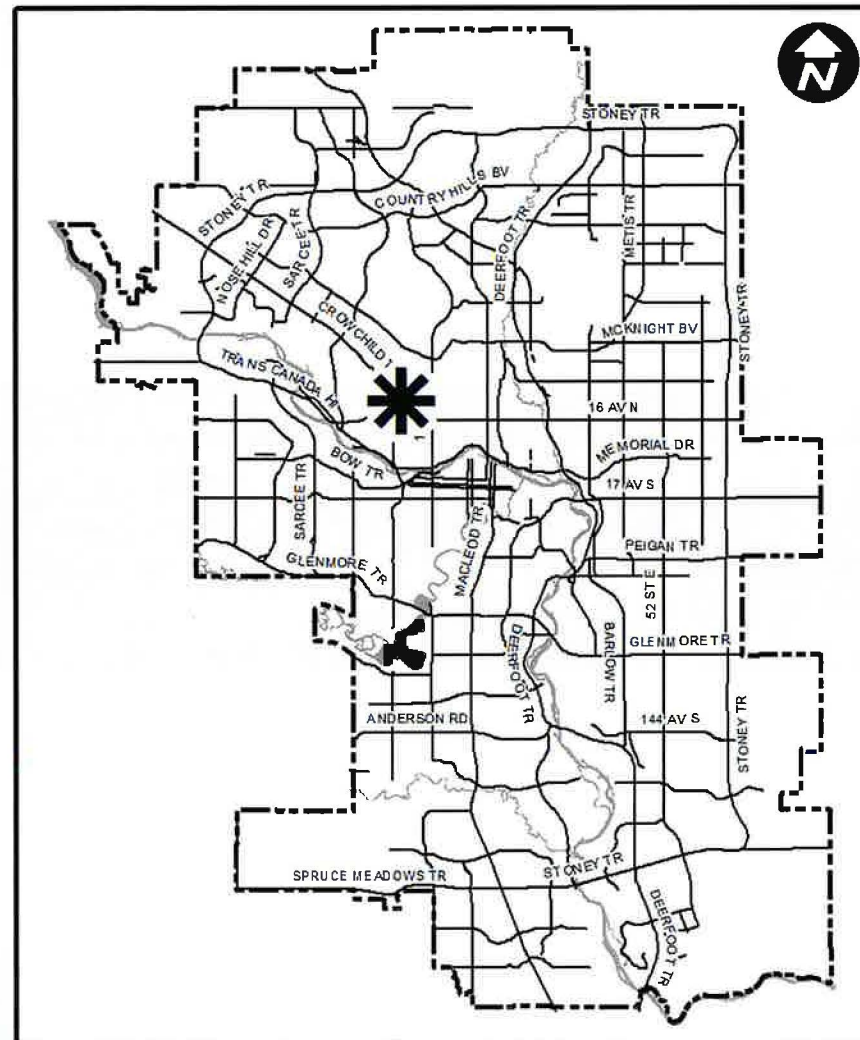
## Agenda Item: 7.2.4

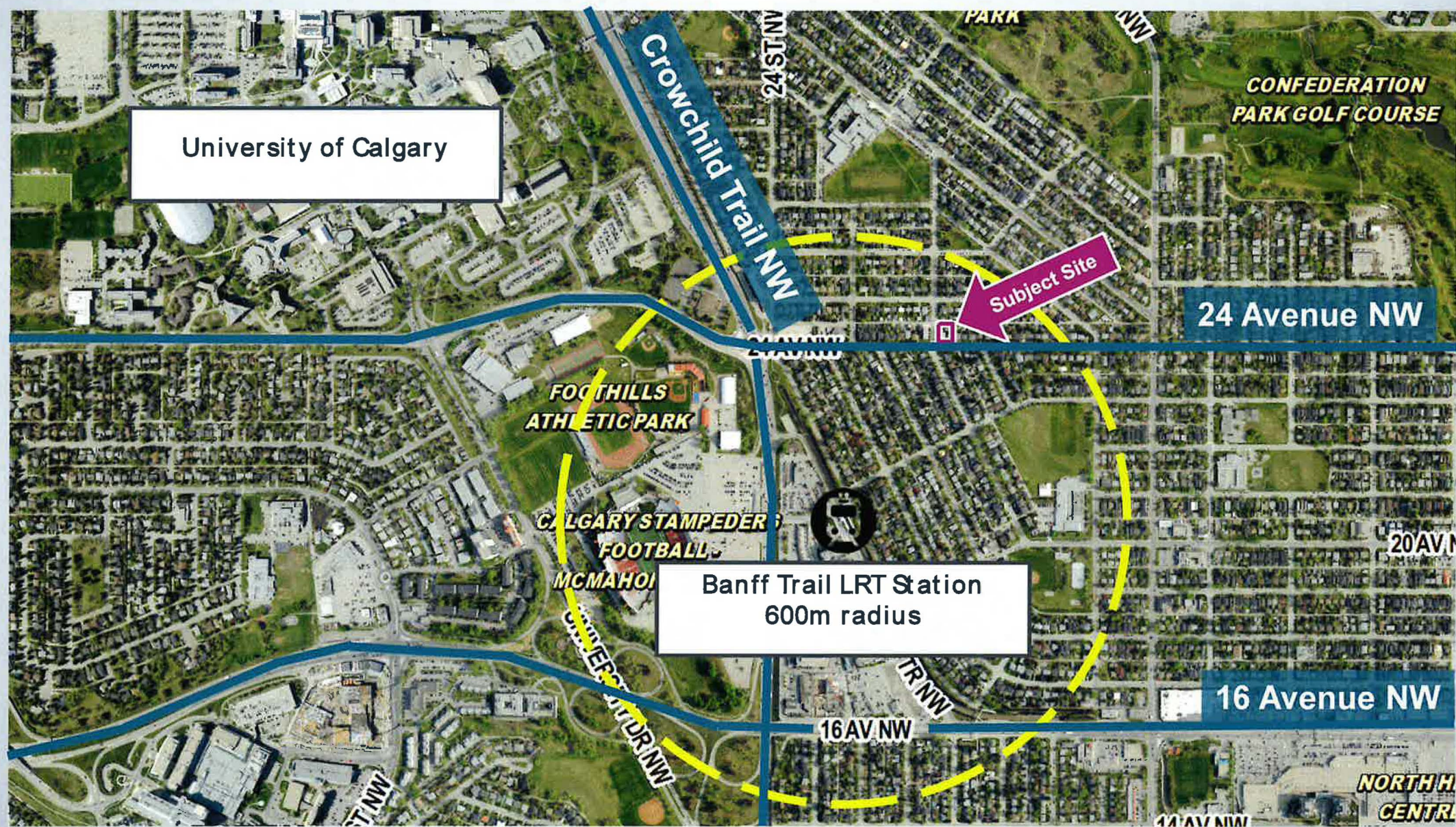
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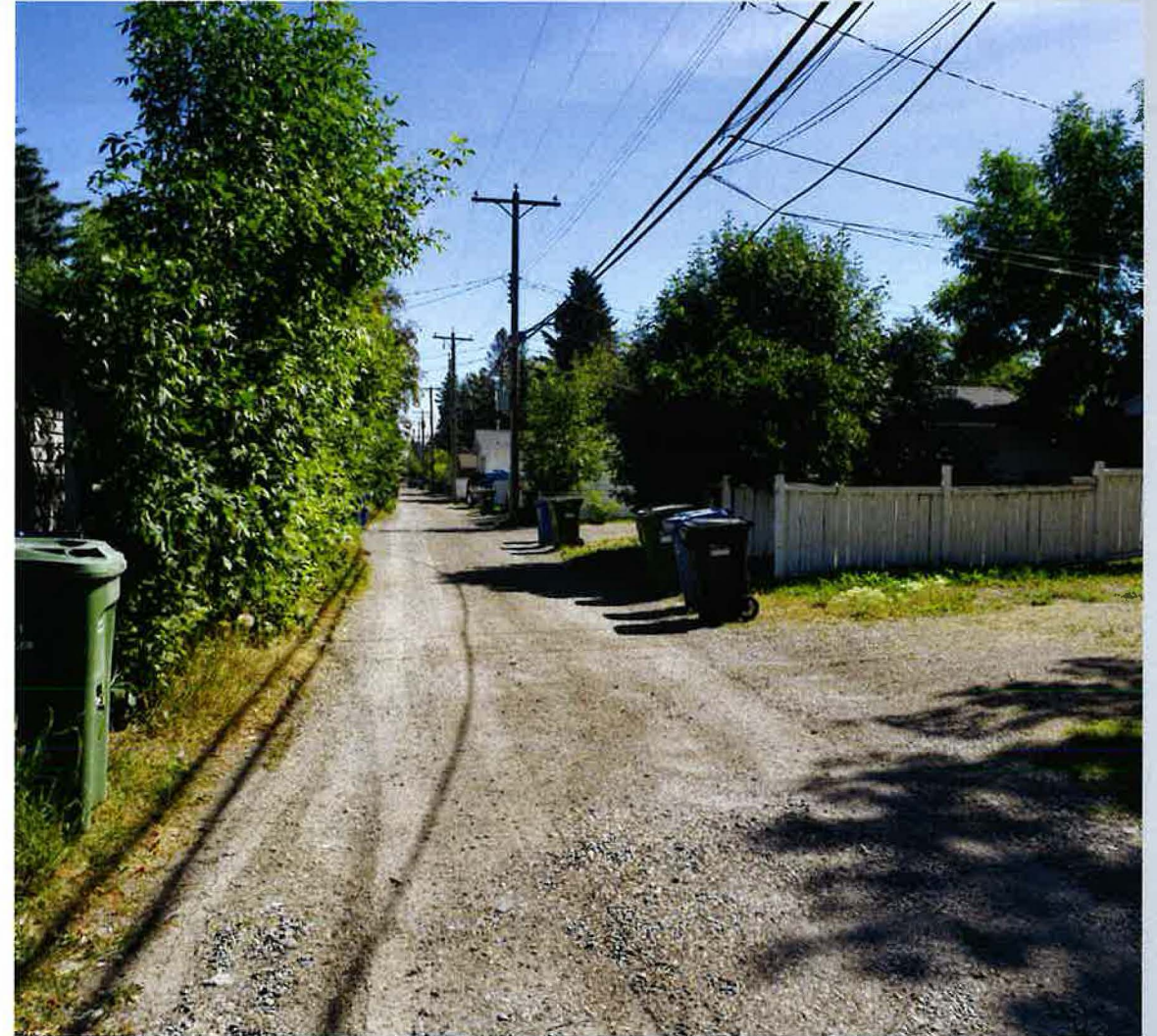


# LOC2019-0084

## Land Use Amendment







## 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



## R-C2 Characteristics:

- 10 metre max height (2-3 storeys);
- Single detached, semi-detached and duplex building forms;
- Secondary suites are allowed in the district.



## DC Characteristics:

- Based on the M-H1 District;
- 23 metre max height (6 storeys);
- Adjusted rules for setbacks;
- Adjusted rules for step backs above the third storey; and
- Reduced parking rate.



# Municipal Development Plan

## Urban Structure

(By Land Use Typology)

### Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

### Main Streets

- Urban Main Street
- Neighbourhood Main Street

### Residential

#### Developed

- Inner City
- Established

#### Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

### Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

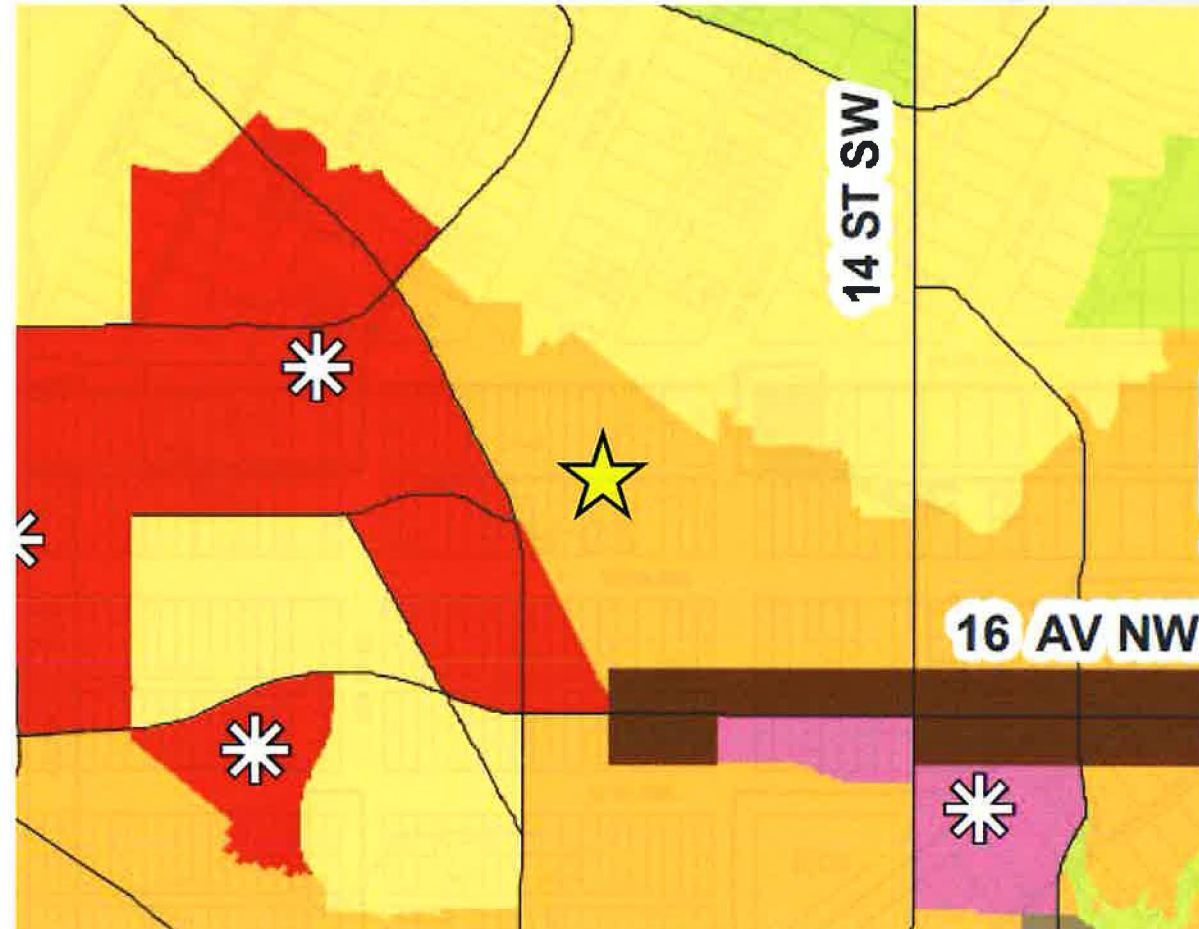
- Major Public Open Space
- Public Utility

- ✱ Major Institutions

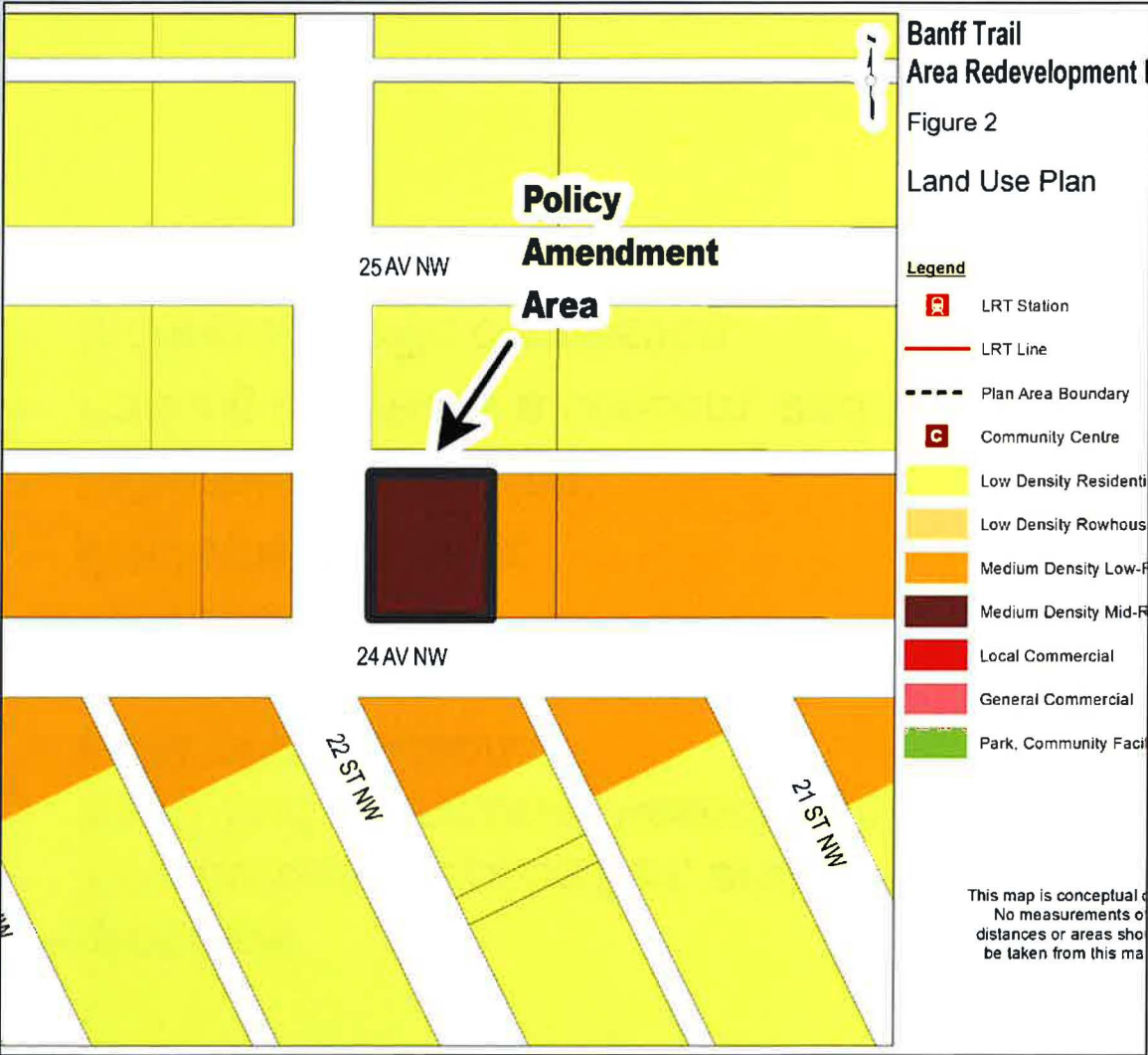
- Transportation/Utility Corridor

- City Limits

★ Subject Site



# Banff Trail Area Redevelopment Plan



## Public Response

### Opposition

- 7 responses in opposition; and
- Banff Trail Community Association provided letter of opposition.

### Comments

- Decreased privacy;
- Increased shadowing;
- Parking is already a concern; and
- Increased traffic congestion.

### Support

- 4 responses in support.

### Comments

- Positive addition to housing choices;
- Positive potential street presence; and
- potential to contribute to the overall health of the community.

## Administration recommends:

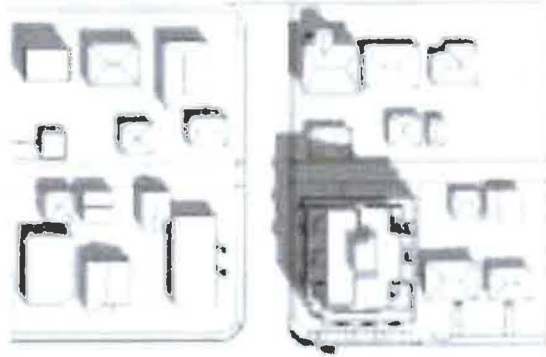
That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. **ADOPT**, by bylaw, the proposed amendments to the Banff Trail Area Redevelopment Plan (Attachment 1); and
2. Give three readings to the proposed bylaw.
3. **ADOPT**, by bylaw, the proposed redesignation of 0.11 hectares  $\pm$  (0.28 acres  $\pm$ ) located at 2240 – 24 Avenue NW and 2504 – 22 Street NW (Plan 3690AR, Block 10, Lots 7 to 10) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate a street oriented multi-residential development, with guidelines (Attachment 2); and
4. Give three readings to the proposed bylaw.

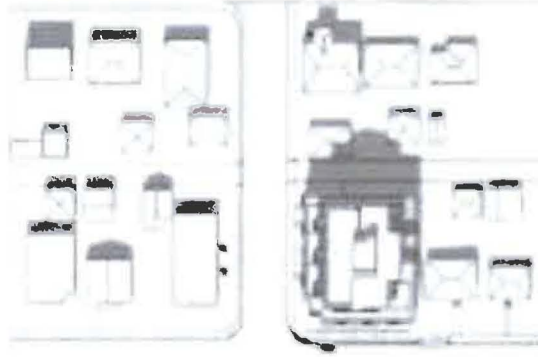


MARCH 21

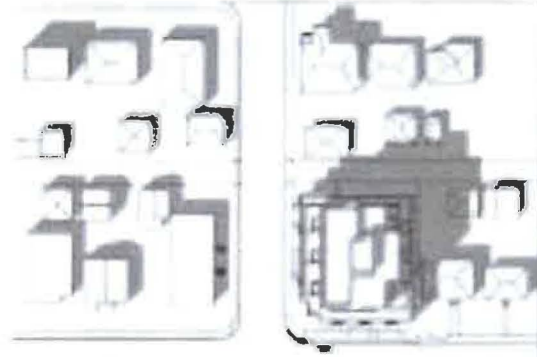
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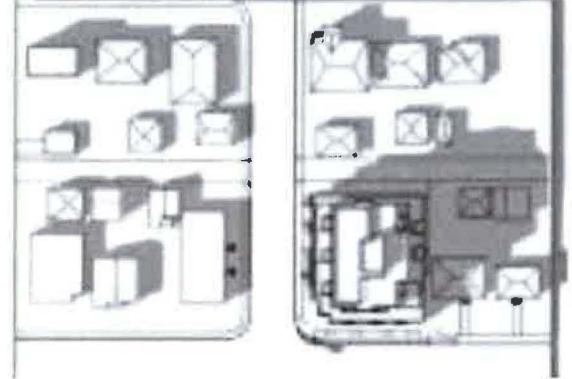
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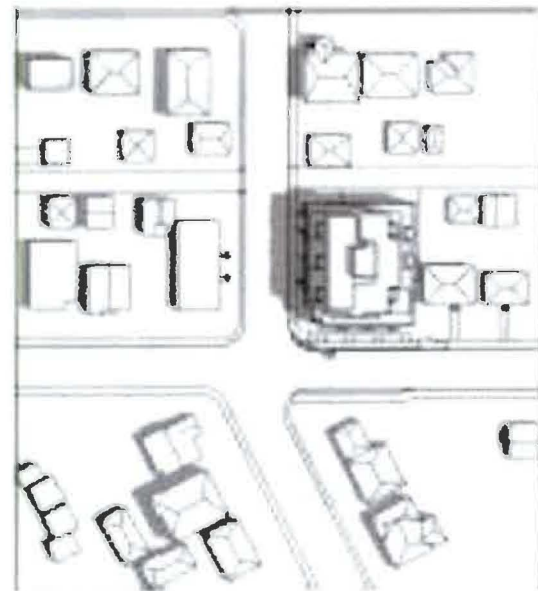


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JUNE 21

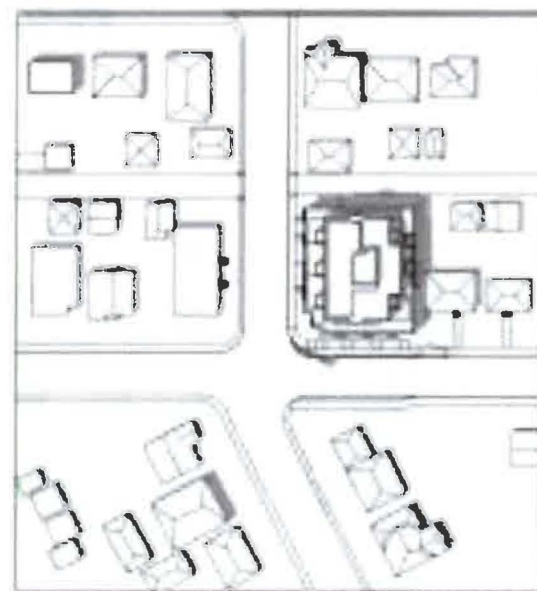
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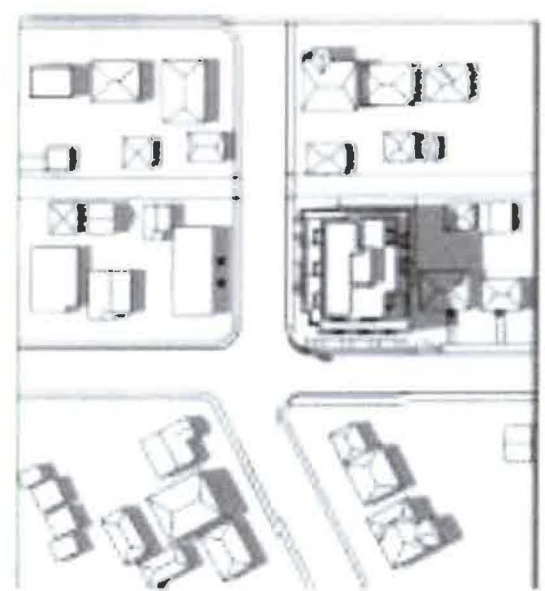
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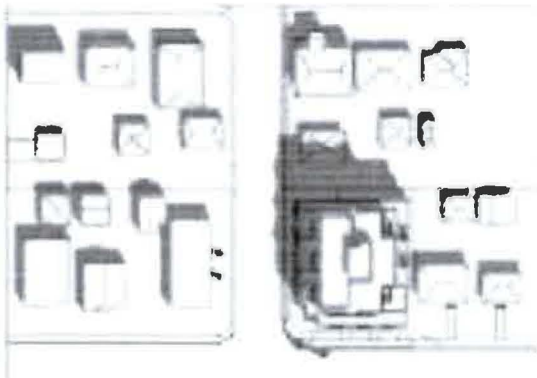
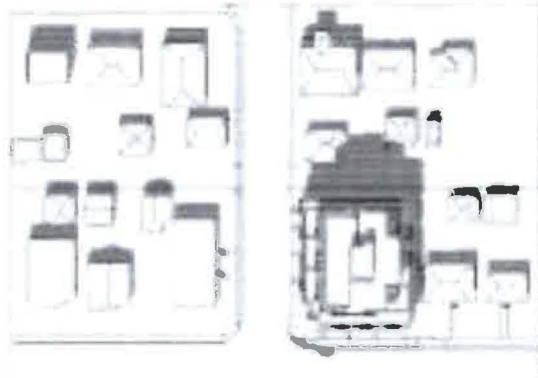
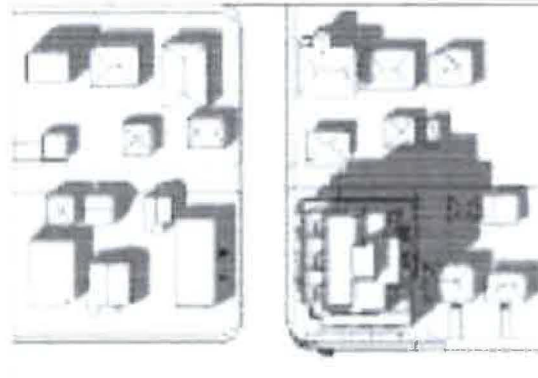
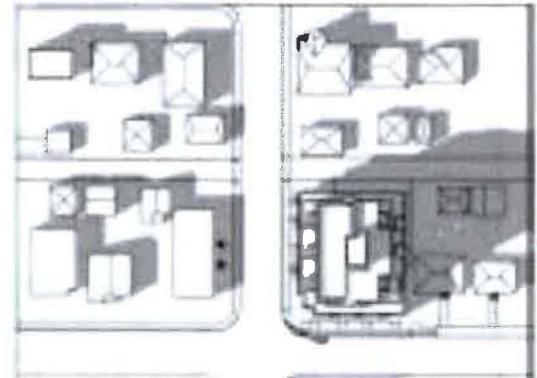
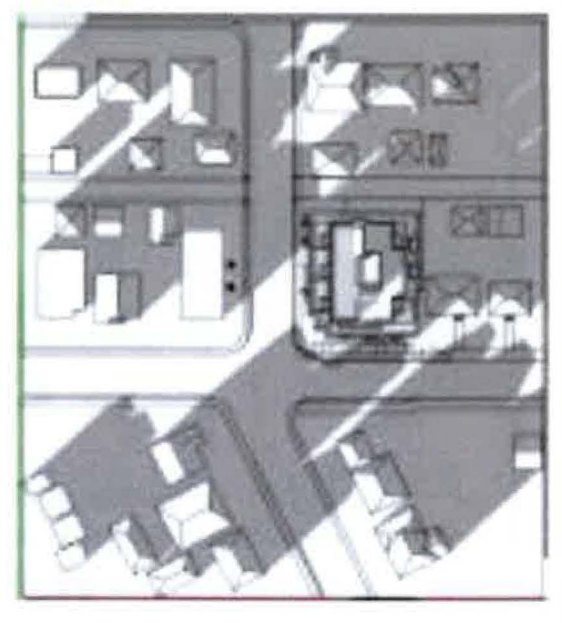


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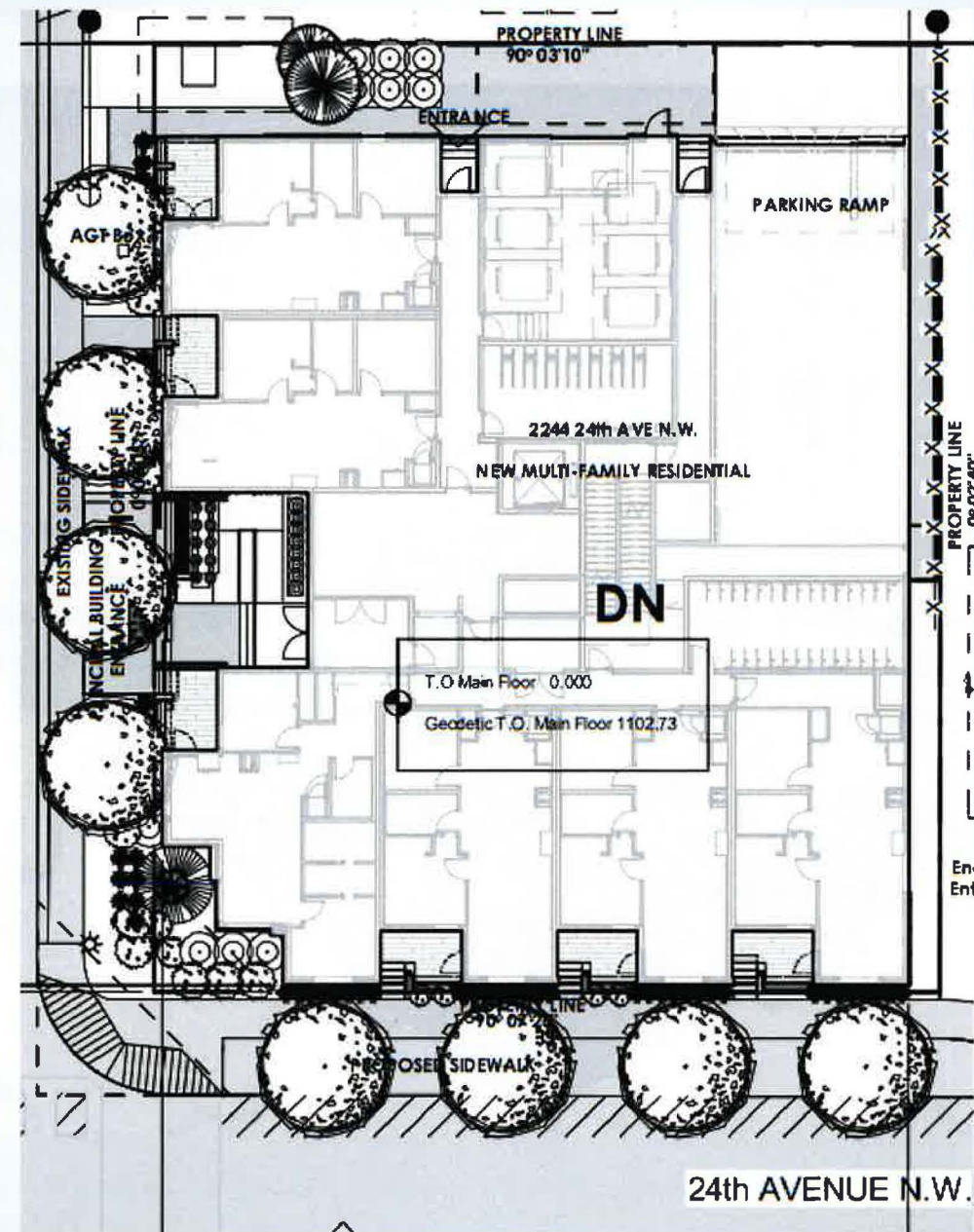


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**SEPTEMBER 21****10 AM****12PM****2PM****4PM****DECEMBER 21****10 AM****12PM****2PM****4PM**





## Proposed DC Direct Control District

1. The Land Use Bylaw, being Bylaw 1P2007 of the City of Calgary, is hereby amended by deleting that portion of the Land Use District Map shown as shaded on Schedule "A" to this Bylaw and substituting therefor that portion of the Land Use District Map shown as shaded on Schedule "B" to this Bylaw, including any land use designation, or specific land uses and development guidelines contained in the said Schedule "B".

SCHEDULE A

## Proposed DC Direct Control District

SCHEDULE B

## Proposed DC Direct Control District

**DIRECT CONTROL DISTRICT****Purpose**

**1** This Direct Control District Bylaw is intended to:

- (a) provide for street-oriented multi-residential development; and
- (b) establish a built form where the building façade above grade may be stepped back.

**Compliance with Bylaw 1P2007**

**2** Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

**Reference to Bylaw 1P2007**

**3** Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**Permitted Uses**

**4** The *permitted uses* of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

**Discretionary Uses**

**5** The *discretionary uses* of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District Bylaw.

**Bylaw 1P2007 District Rules**

**6** Unless otherwise specified, the rules of the Multi-Residential – High Density Low Rise (M-H1) District of Bylaw 1P2007 apply in this Direct Control District Bylaw.

**Setback Area**

**7** The depth of all *setback areas* must be equal to the minimum *building setbacks* required in Section 8 of this Direct Control District Bylaw.

**Building Setbacks**

- 8**
- (1) Unless otherwise provided in subsection (2), the minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.
  - (2) The minimum *building setback* from a *property line* shared with a *street* for a *street-oriented multi-residential building* is zero metres.
  - (3) The minimum *building setback* from a *property line* shared with a *lane* is 3.0 metres.
  - (4) The minimum *building setback* from a *property line* shared with another *parcel* is 1.2 metres.

## Proposed DC Direct Control District

**Building Height**

- 9**
- (1) Unless otherwise provided in subsection (2), (3), (4) or (5), the maximum *building height* is 23.0 ~~metres~~.
  - (2) Where a *parcel* shares a *property line* with 24 Avenue NW, the maximum *building height* is reduced to 12.0 ~~metres~~ measured from *grade* within 2.5 ~~metres~~ of that shared *property line*.
  - (3) Where a *parcel* shares a *property line* with 22 Street NW, the maximum *building height* is reduced to 12.0 ~~metres~~ measured from *grade* within 3.5 ~~metres~~ of that shared *property line*.
  - (4) Where a *parcel* shares a *property line* with a *lane*, the maximum *building height* is reduced to 12.0 ~~metres~~ measured from *grade* within 5.0 ~~metres~~ of that shared *property line*.
  - (5) Where a *parcel* shares a *property line* with another *parcel*, the maximum *building height* is reduced to 12.0 ~~metres~~ measured from *grade* within 4.0 ~~metres~~ of that shared *property line*.

**Motor Vehicle Parking Stall Requirements**

**10** Where a *building* contains three or more *units*, the minimum *motor vehicle parking stall* requirement for each *Dwelling Unit* and *Live Work Unit* is:

- (a) 0.38 stalls for resident parking; and
- (b) 0.07 *visitor parking stalls*.

**Bicycle Parking Stall Requirements in Multi-Residential Development**

**11** Where a *building* contains three or more *units* in a *Multi-Residential Development* the minimum number of *bicycle parking stalls* is:

- (a) 1.0 stall – class 1 per unit; and
- (b) 0.1 stalls – class 2 per *unit*, with a minimum of 2.0 stalls.








**Reduction for Transit Supportive Multi-Residential Development**

**12** Section 560 of Bylaw 1P2007 does not apply in this Direct Control District.

**Relaxations**

**13** The *Development Authority* may relax the rules contained in Sections 6, 7, 8, 9, 10 and 11 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.

## Location Criteria for Multi-Residential Infill

Corner parcel	
Within 400 m of a transit stop (19 Street)	
Within 600m of existing or planned primary transit stop (Banff Trail LRT Station)	
On a collector or higher standard roadway (24 Ave)	
Adjacent to existing or planned non-residential or multi-unit development (ARP anticipates multi-residential on 24 Ave)	
Adjacent to or across from an existing or planned open space park or community amenity	 2 blocks north
Along or in close proximity to an existing or planned corridor or activity centre (University of Calgary)	
Direct lane access	