



# Calgary Planning Commission

## Agenda Item: 7.2.6

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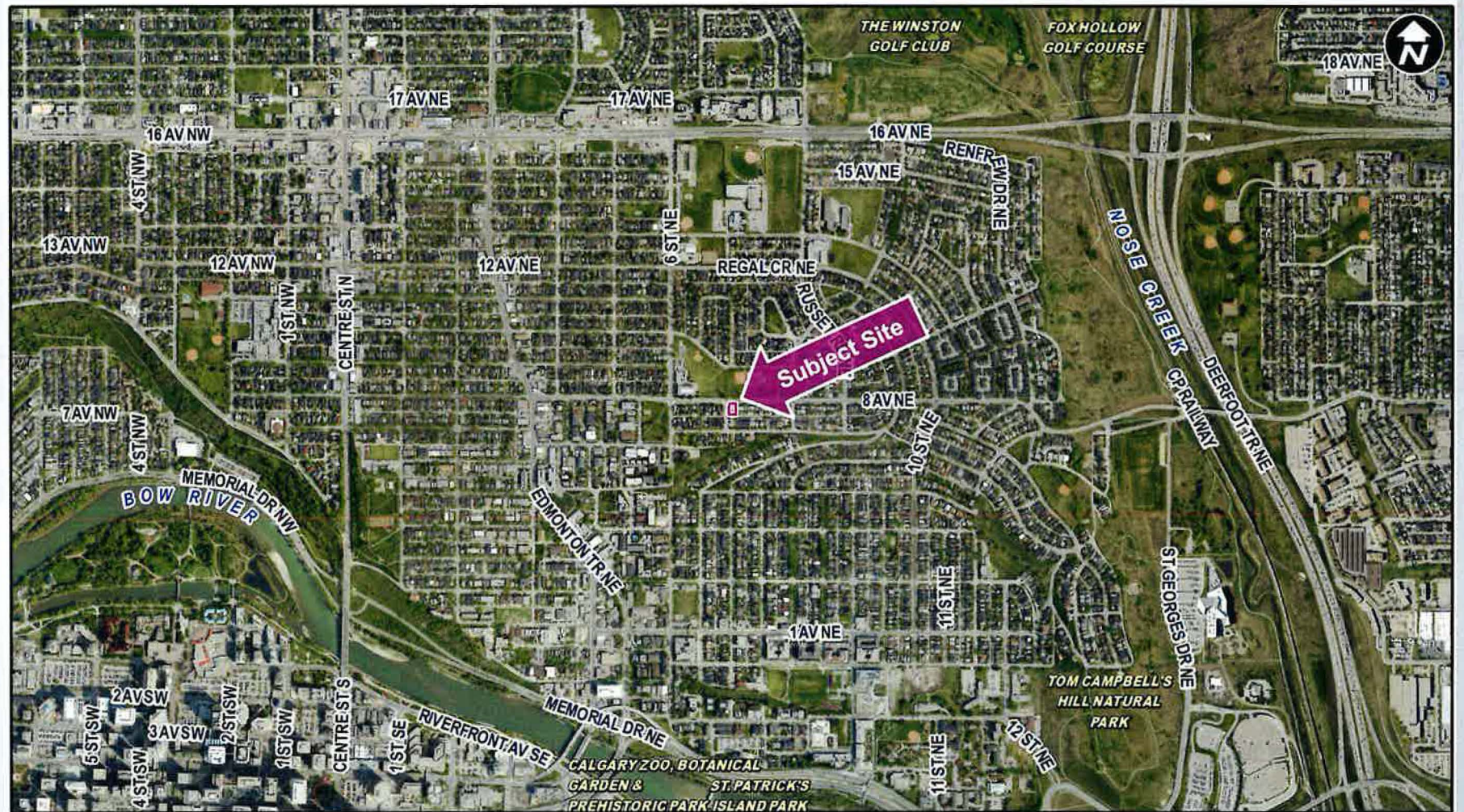
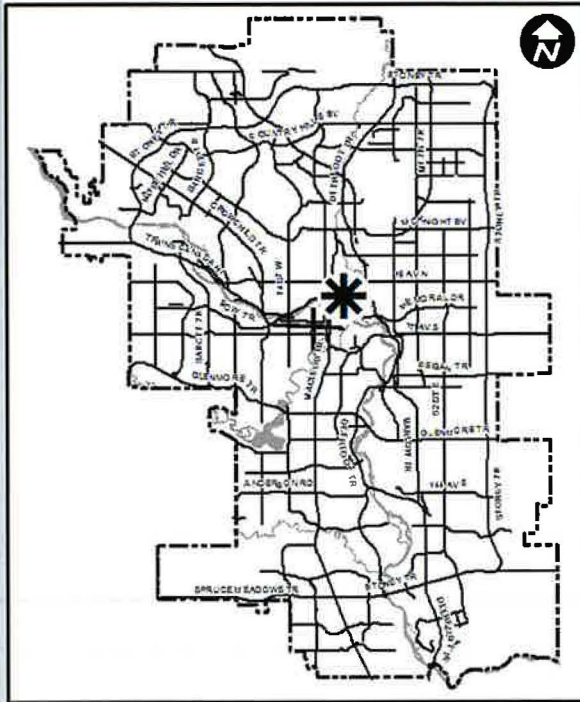


# LOC2020-0054

## Land Use Amendment

### R-C2 to DC/MC-1













View looking SOUTH (subject site on the right)





View looking EAST along lane







View looking EAST along 8 Avenue NE





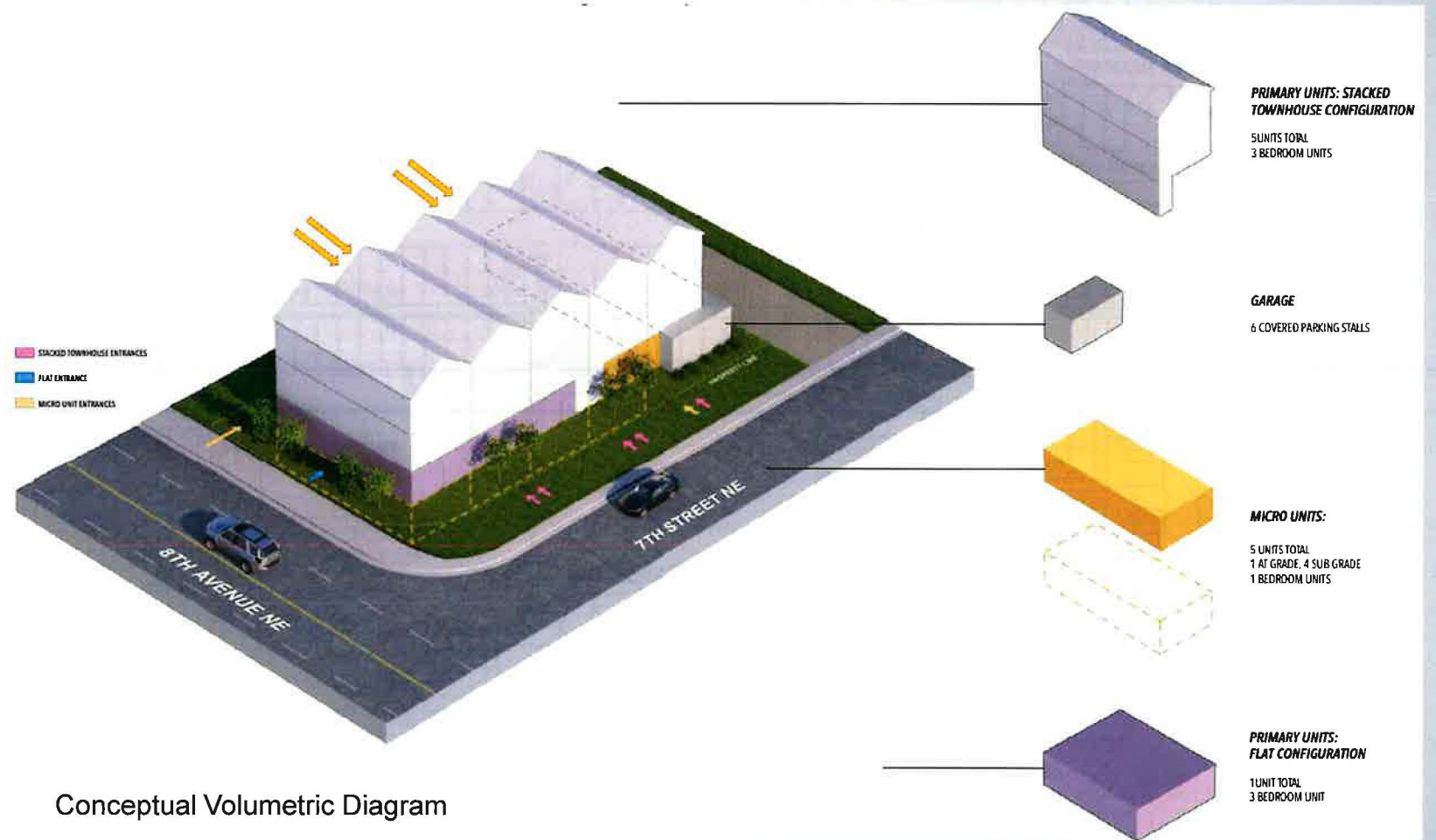




## Proposed DC Direct Control District:

### *Built form:*

- M-C1 density (168uph / 11 units)
- at grade units;
- all units must have independent at grade entrances;
- Max. 14 m building height;
- sensitive setback requirements.





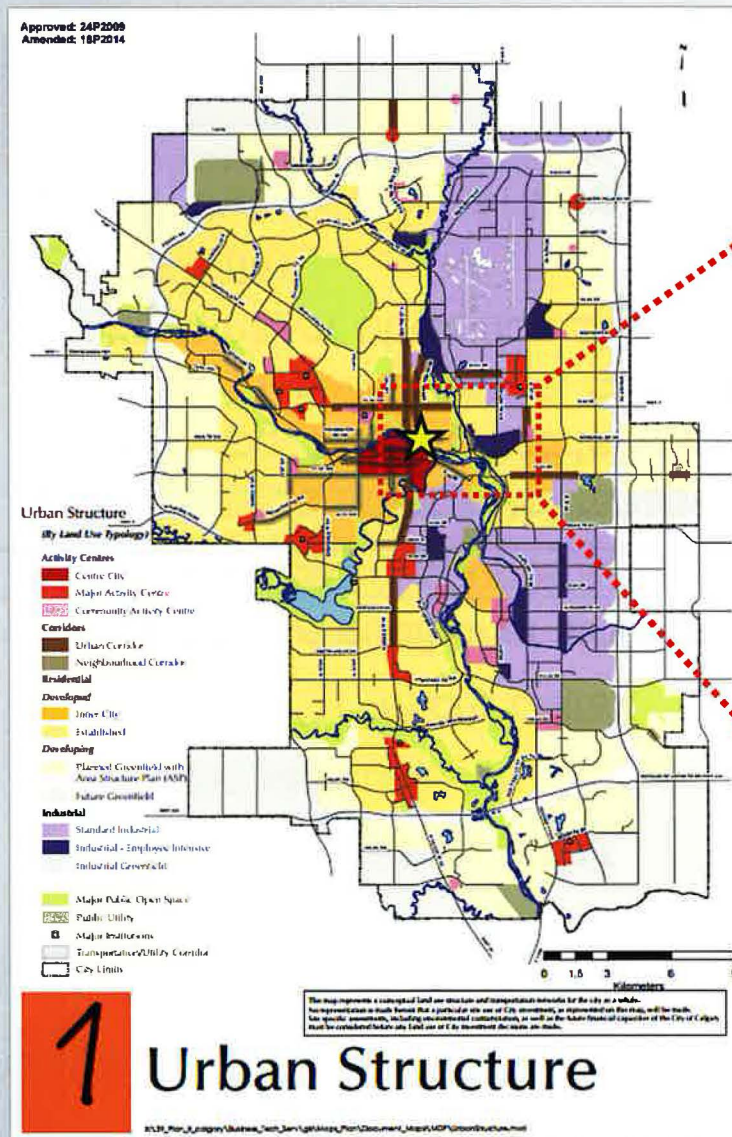
## Proposed DC Direct Control District:

### *Parking:*

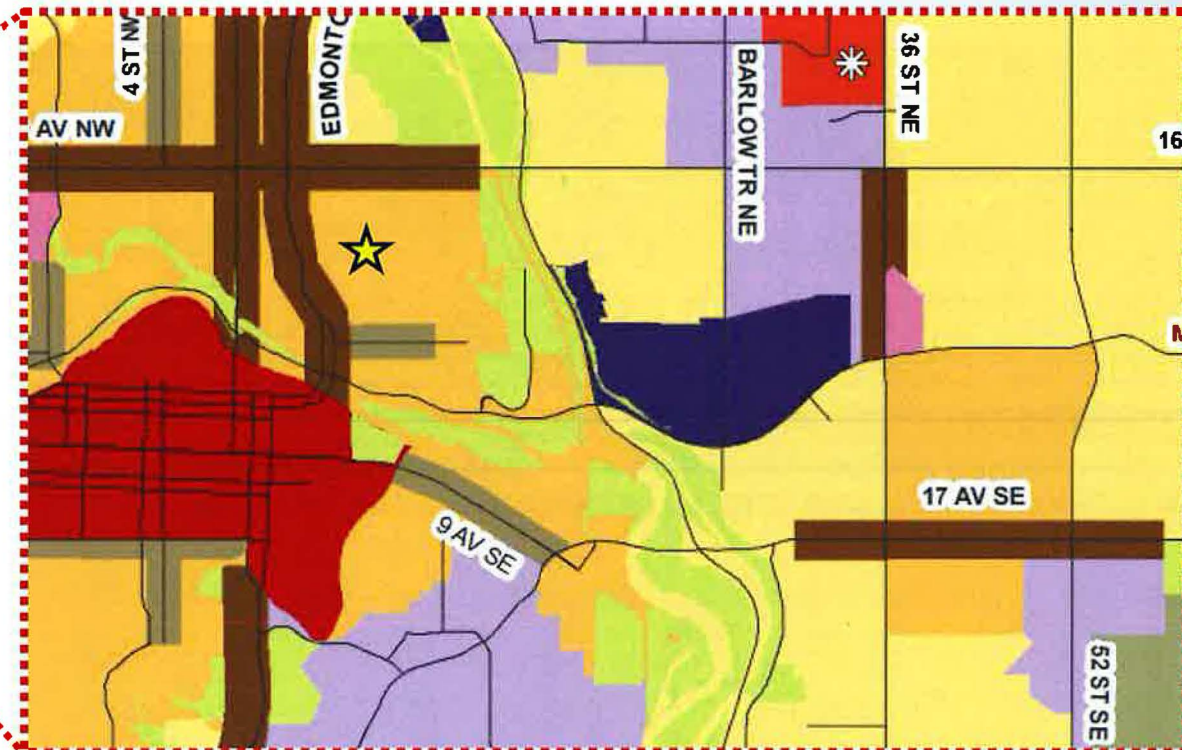
- 1.0 Class 1 bike parking/unit
- 1.0 parking stall/unit
- Zero parking for “micro units”:
  - ☐ that provide additional storage space for bikes, scooters, strollers,
  - ☐ that provide other TDM measures, (developer funded credits towards Calgary Transit passes, car share programs, or other ride share programs);
- Limit on the number of micro units







## Municipal Development Plan (Statutory – 2009)





## Location Criteria 1 On a corner parcel

### Purpose

Promoting multi-residential buildings on corner parcels can reduce the impact on neighbouring properties. Housing that faces both streets will add to the residential appearance of side streets and tends to slow traffic and enhance pedestrian safety and experience on adjacent sidewalks.

- Because one side faces a street, infills on corner parcels share fewer property lines with neighbouring low density development.
- Supporting development on corner parcels can help reduce speculation that the entire block is appropriate for redevelopment.
- Corner parcels provide opportunities for grade oriented multi-residential infill to reflect neighbourhood design patterns by having units that face both front and side streets and that provide the appearance of distinct houses.

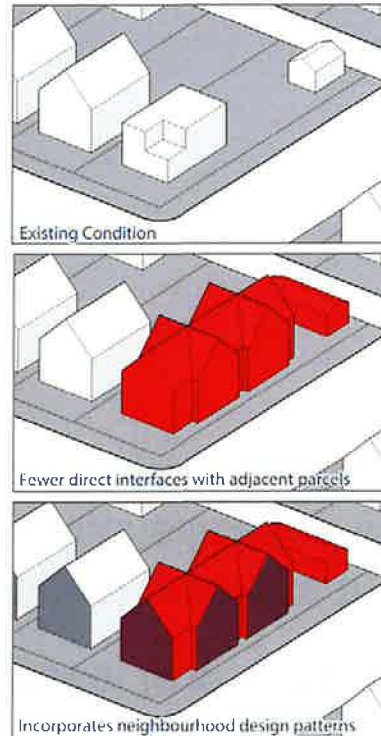
### Guidelines to be explored

- Where a site fronts more than one street, public entrances should be located on the street with the greatest pedestrian activity, on both street fronts, or, in the case of a corner site, an entrance may be placed on the corner.

### Relationship to MDP

Section 2.3.2 | Respect and enhance neighbourhood character and vitality

- Respect the existing character of low-density residential areas, while still allowing for innovative and creative designs that foster distinctiveness.*
- Ensure an appropriate transition of development intensity, uses and built form between low-density residential areas and more intensive multi-residential or commercial areas.*
- Ensure infill development complements the established character of the area and does not create dramatic contrasts in the physical development pattern.*



## Location Criteria for Multi-Residential Infill

- corner Lot;
- proximity to transit;
- on a collector standard roadway;
- adjacent to multi-unit development;
- proximity to an existing open space, park, or community amenity;
- along a planned corridor; and
- direct lane access.



**The proposal is supported for the following reasons:**

- The proposal is in keeping with applicable policies of the MDP;
- The proposal presents the opportunity to provide a diverse housing stock, sensitive intensification through density, and street activation of a corner parcel adjacent to a school and community association site.



## **ADMINISTRATION'S RECOMMENDATION:**

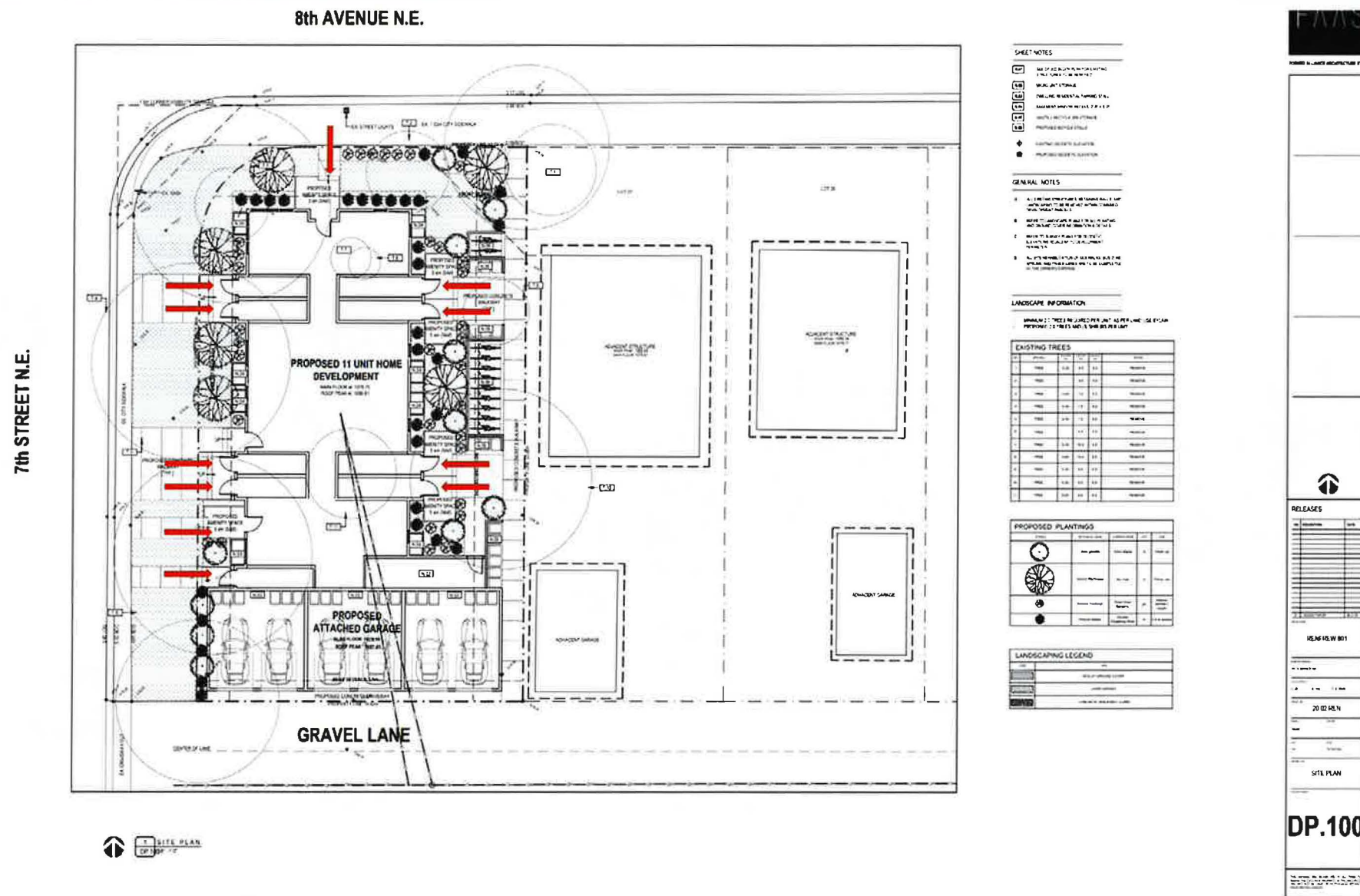
That Calgary Planning Commission recommend that Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.07 hectares  $\pm$  (0.16 acres  $\pm$ ) located at 801 – 8 Avenue NE (Plan 8150AN, Block 149, Lot 28) from Residential – Contextual One / Two Dwelling (R-C2) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 2); and
2. Give three readings to the proposed bylaw.



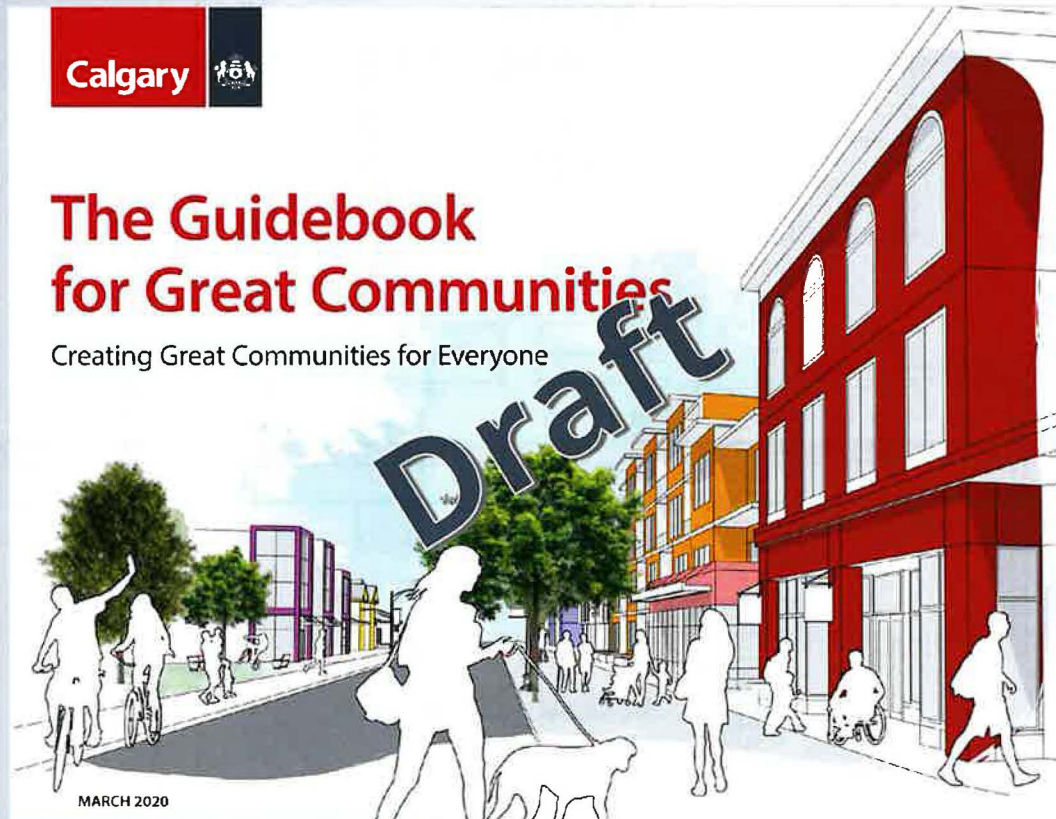
# Supplementary Slides



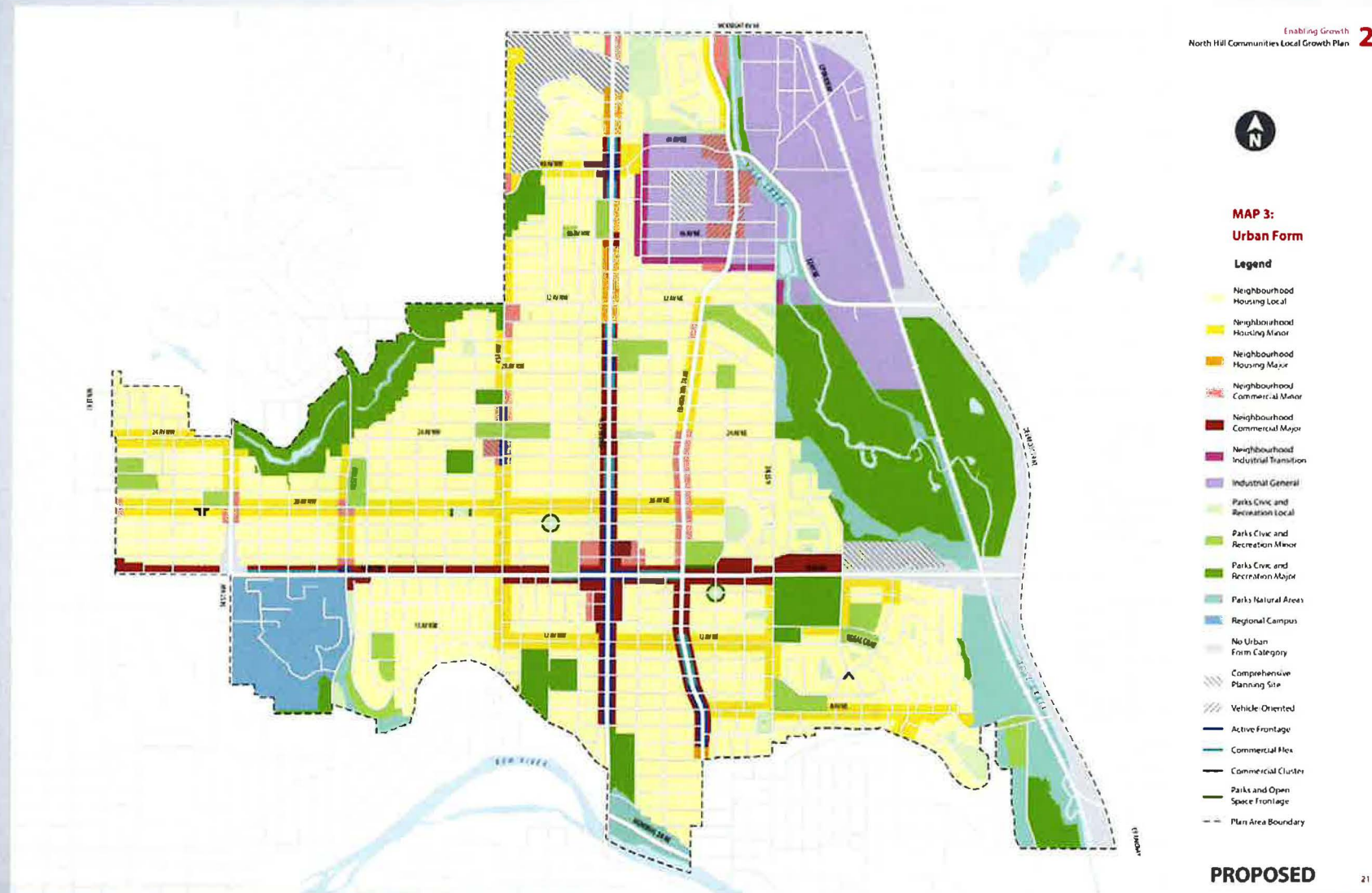




## *The Guidebook for Great Communities and North Hill Communities LAP*







### Neighbourhood Housing Minor

Neighbourhood Housing Minor areas are characterized by local transit service and infrastructure, moderate volumes of pedestrian activity, and pedestrian routes that support a moderate volume of movement. These areas are located along streets and avenues which demonstrate higher levels of street activity than the Neighbourhood Housing Local category. Portions of the area's Main Streets as well as 20 Avenue N, 12 Avenue N, and 8 Avenue N, utilize this classification.



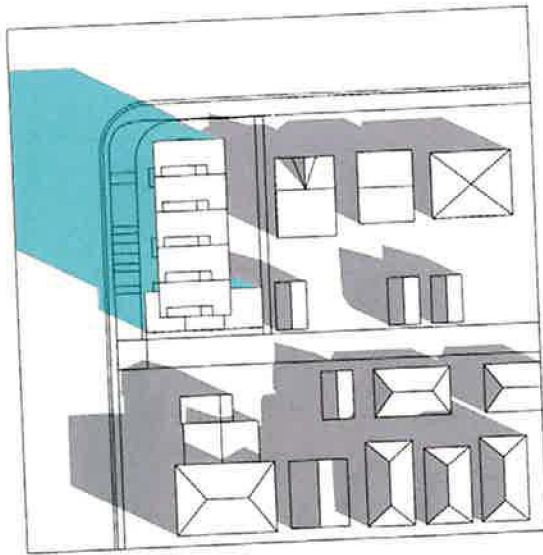


### Low Scale

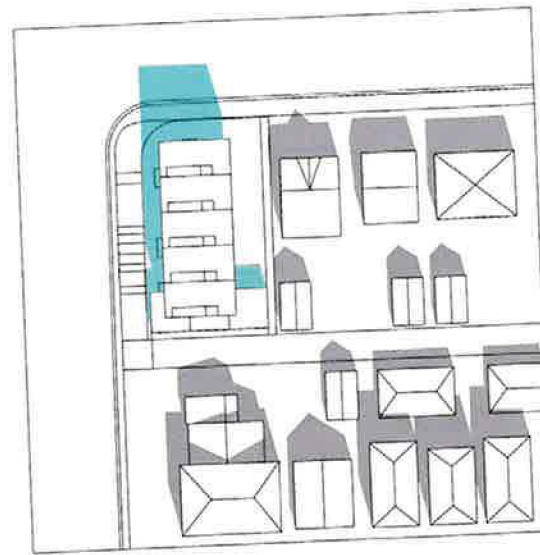
Low scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed-use buildings, office, and larger industrial buildings. Many of the Main Streets, corridors and Activity Centres include this scale.



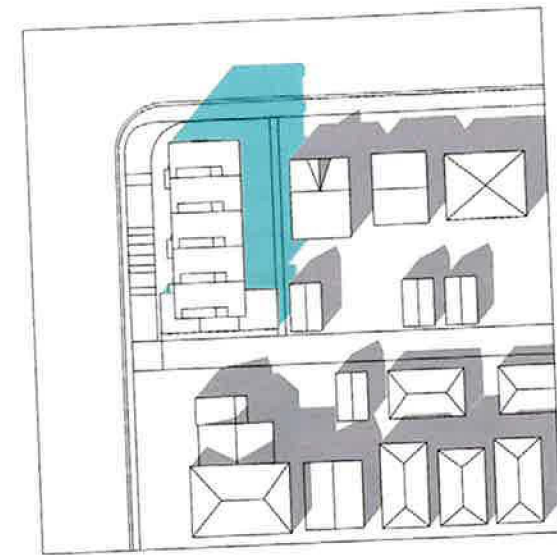
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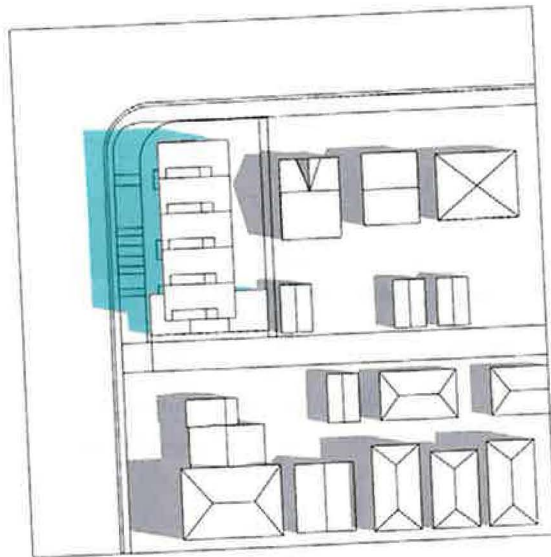
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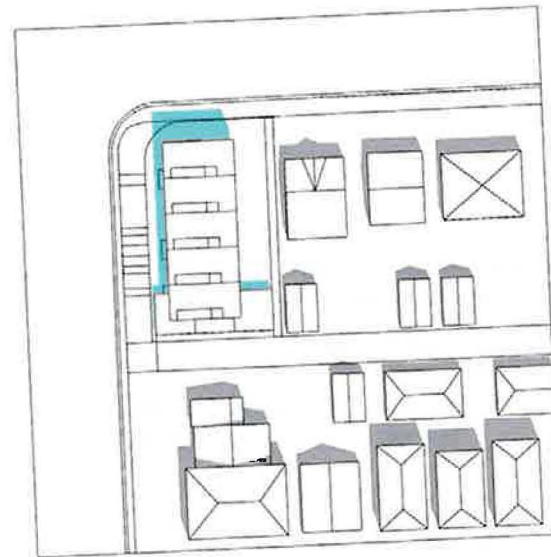
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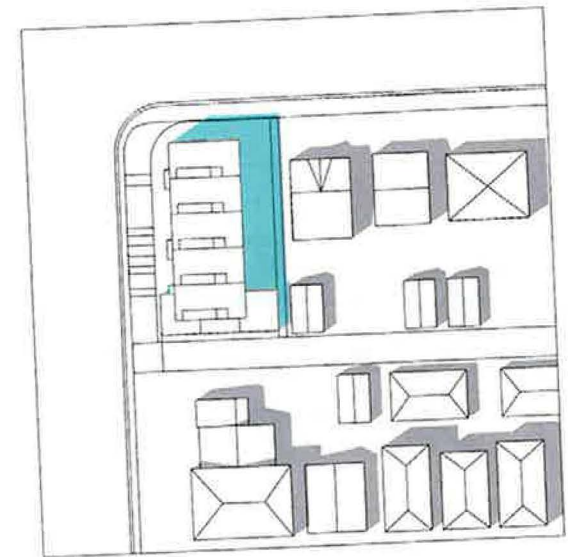
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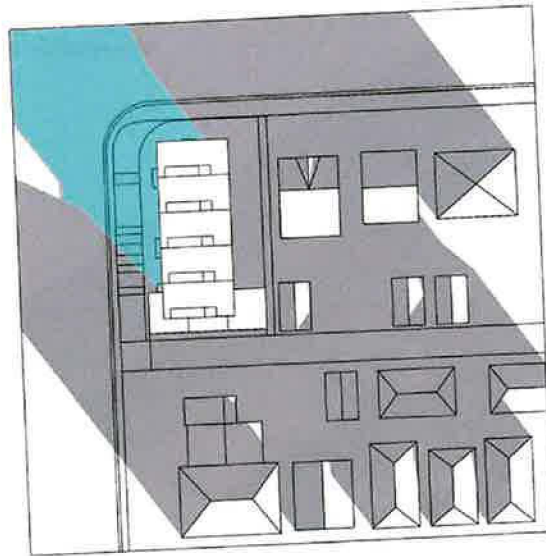
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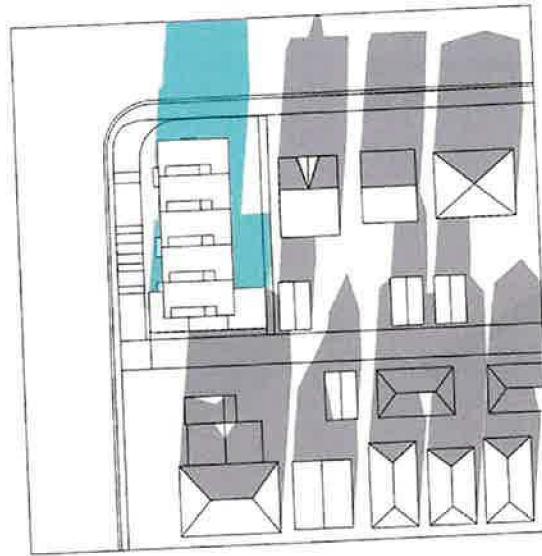
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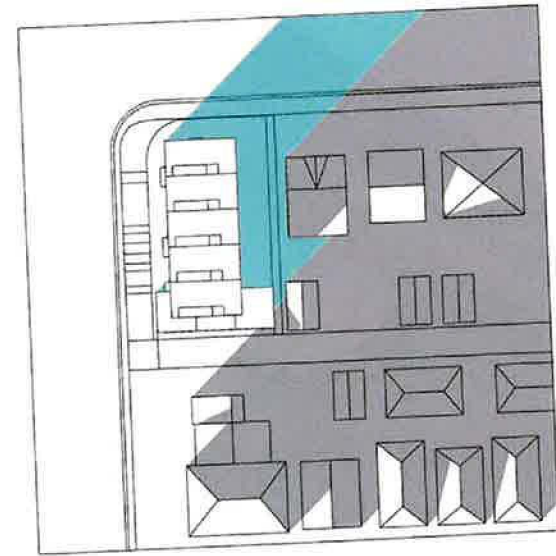
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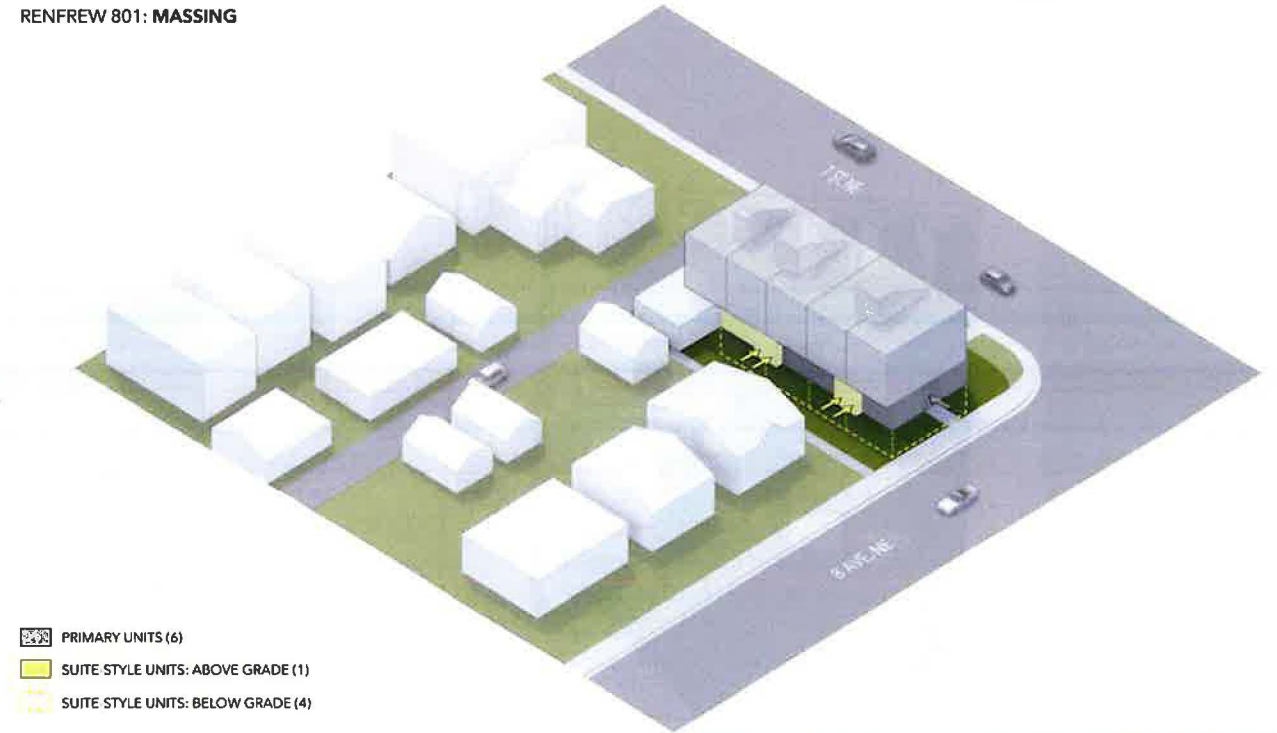
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RENFREW 801: MASSING



RENFREW 801: MASSING





*A comparison of various land use districts and density :*

	Proposed Density (uph)	Allowable # of units
<b>Proposed DC</b>	168	11 (i.e. <i>DP2020-5446</i> proposes 6 larger unit and 5 “micro unit” equal to or less than 45m <sup>2</sup> )
<b>R-CG</b>	75	4 + 4 secondary suites equal to or less than 45m <sup>2</sup>
<b>M-CG</b>	111	7
<b>M-C1</b>	148	9
<b>M-C2</b>	Based on FAR	Based on FAR