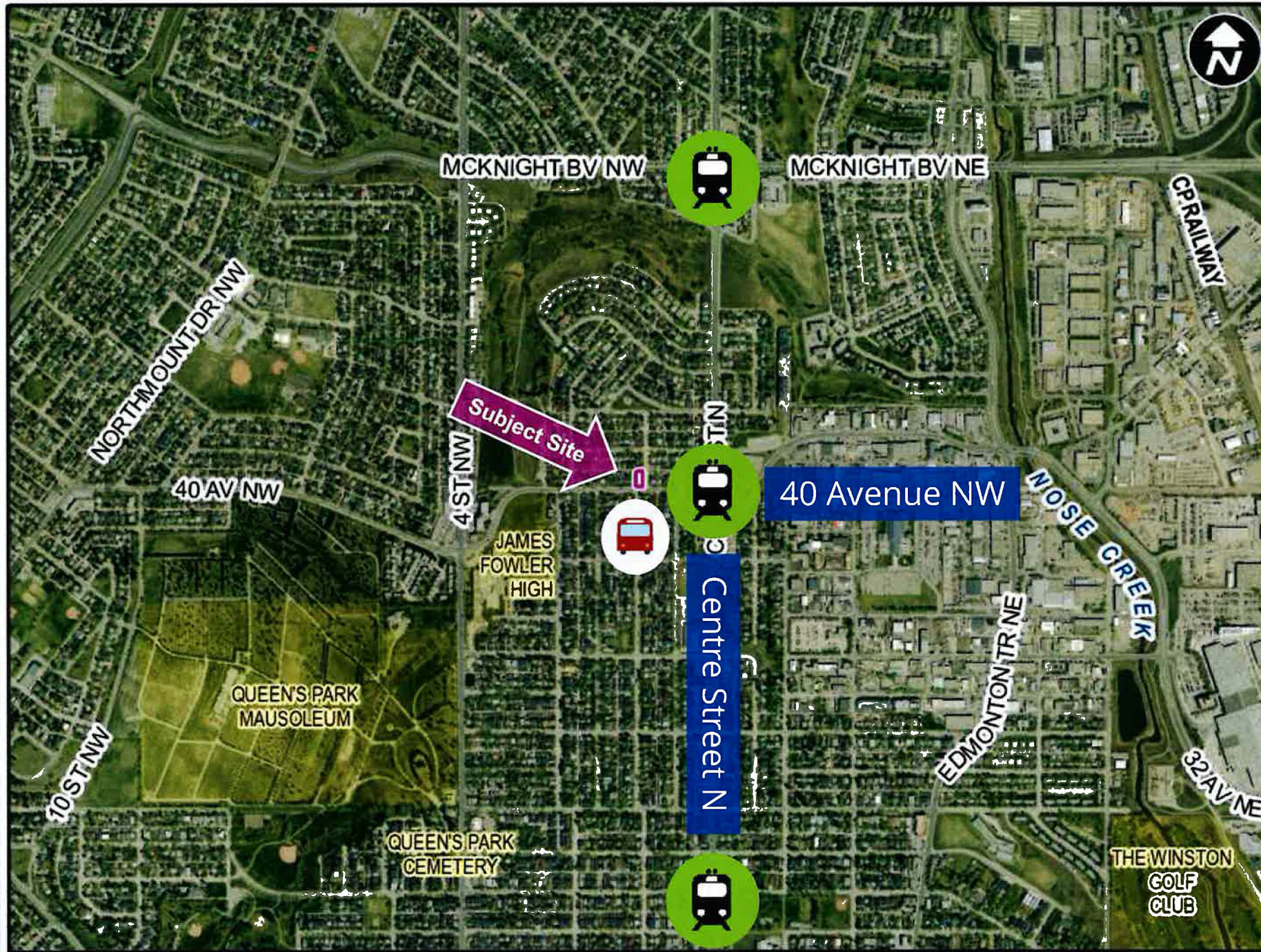




**Public Hearing of Council**  
**Agenda Item: 8.1.10**

**LOC2019-0092**  
**Land Use Amendment**  
**R-C2 to M-CGd75**





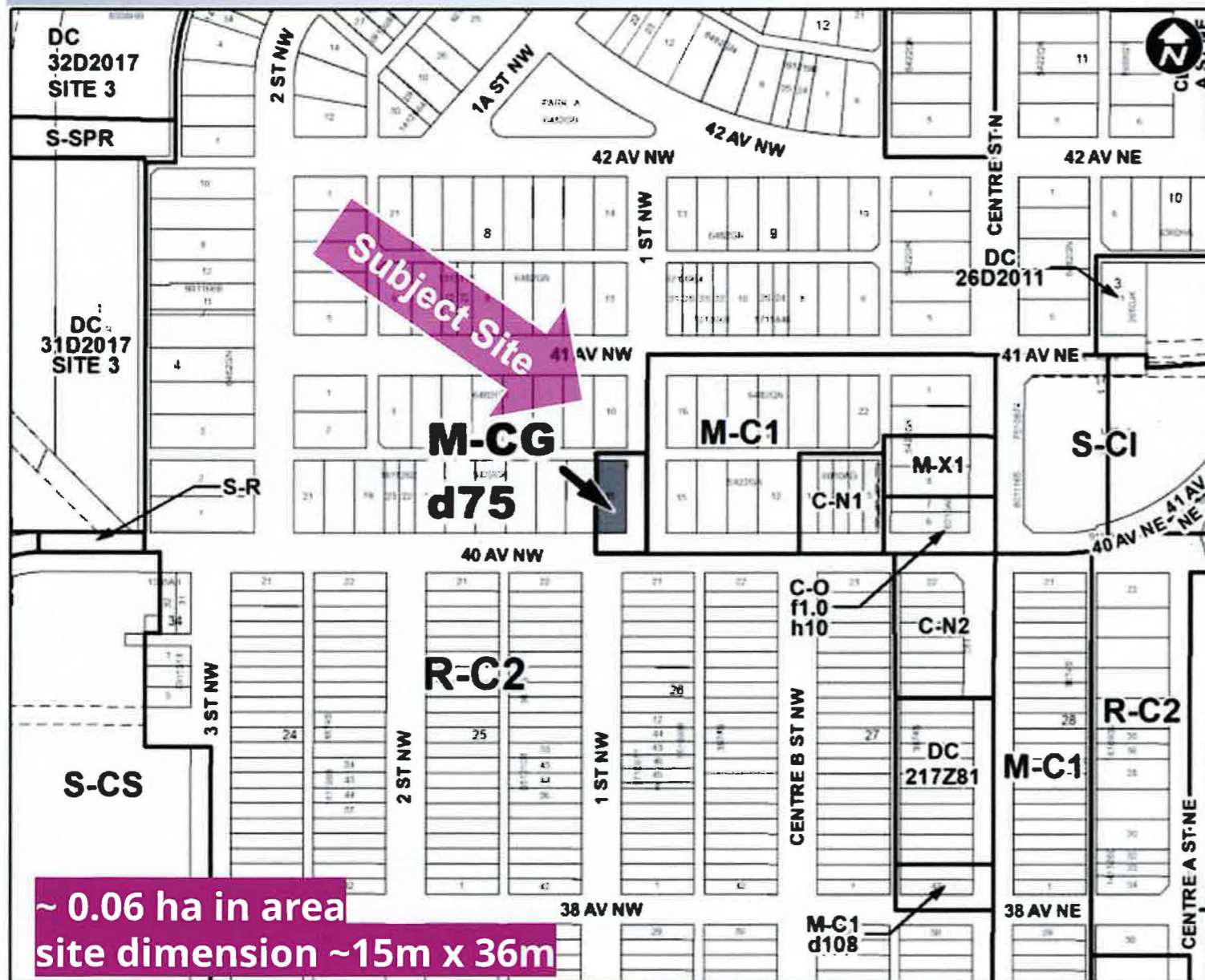
~ 0.06 ha in area  
site dimension ~15m x 36m

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







Residential –  
Contextual One / Two  
Dwelling (R-C2),  
**to**  
Multi-Residential –  
Contextual Grade-  
Orientated (M-CGd75)

- Allows up to 4 units.
- Maximum height of 12 metres.

## Calgary Planning Commission Recommendation:

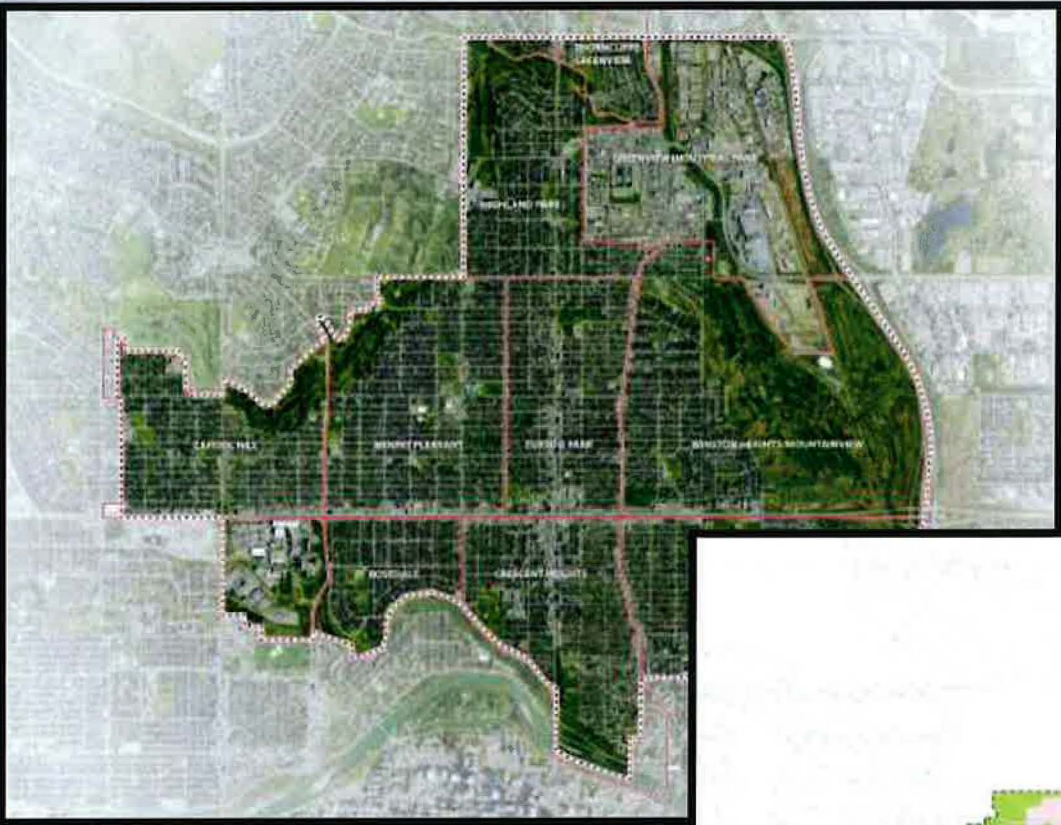
That Council hold a Public Hearing; and

1. ADOPT, by bylaw, the proposed redesignation of 0.06 hectares  $\pm$  (0.14 acres  $\pm$ ) located at 204 - 40 Avenue NW (Plan 5422GK, Block 3, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
2. Give three readings to the **Proposed Bylaw 75D2020**.

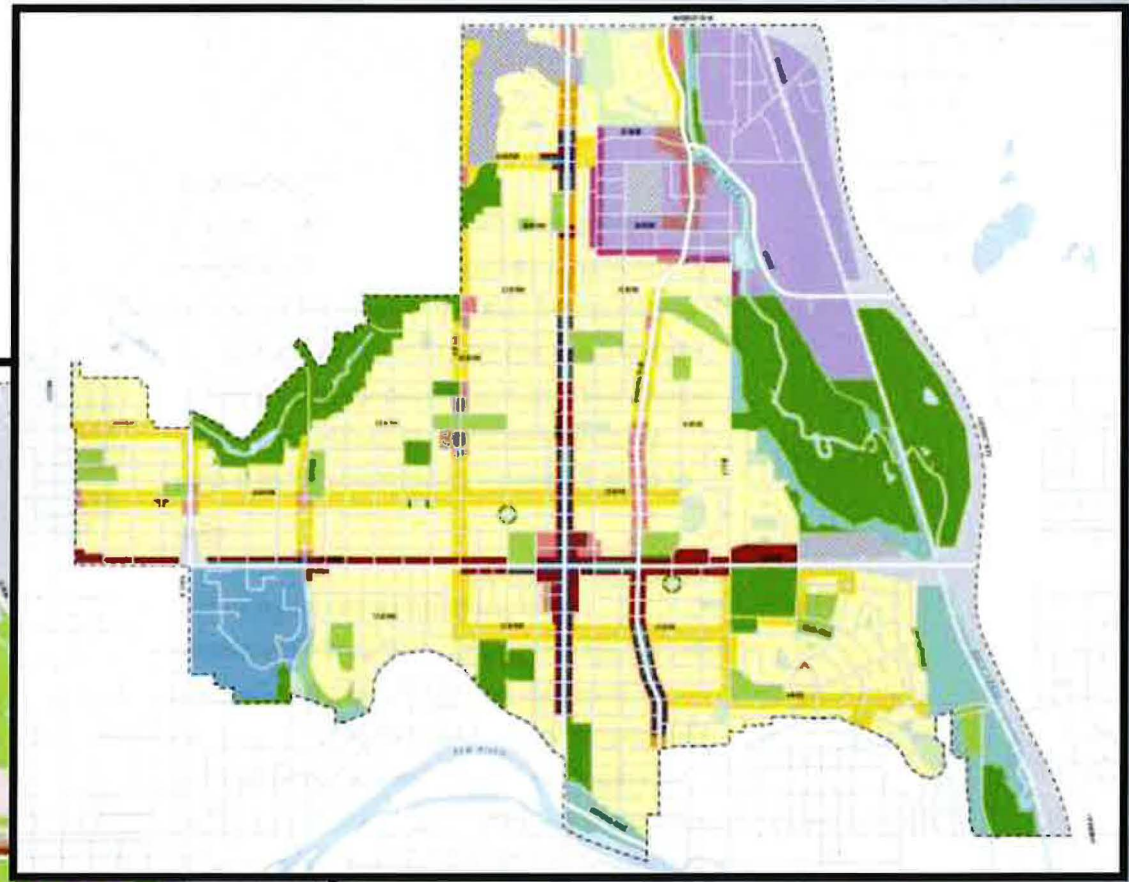
# Supplementary Slides



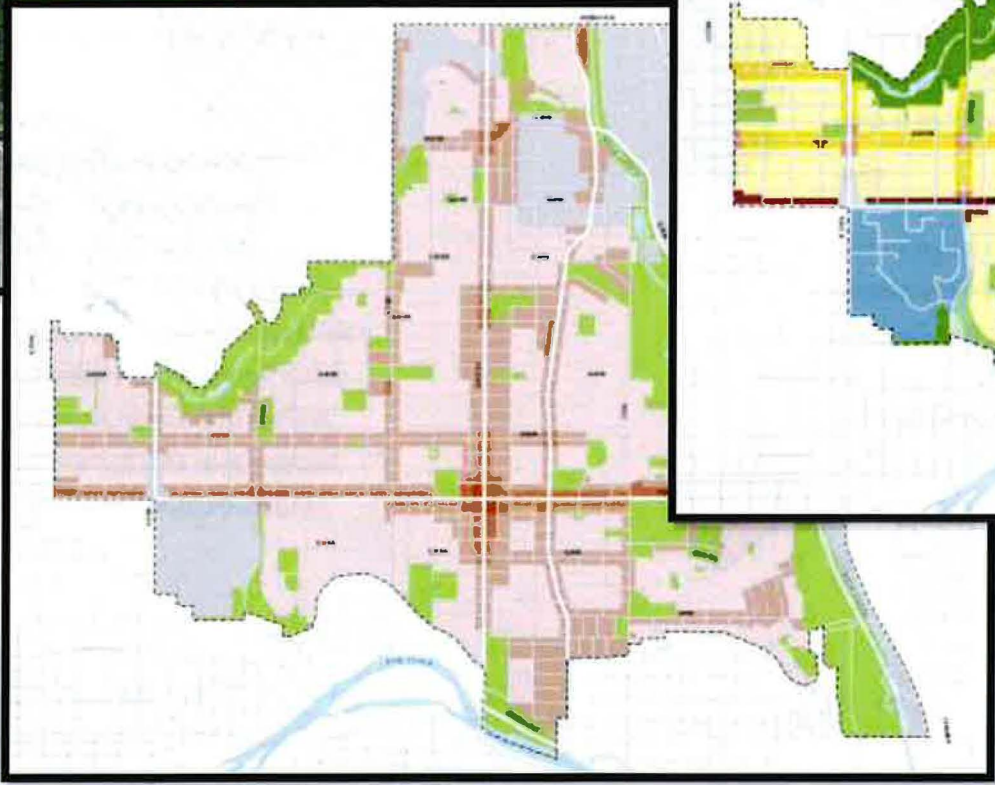
# North Hill Communities (Proposed) Local Area Plan



Building Scale  
Low Scale (up to 6 storeys)



Urban Form:  
Neighbourhood Housing Minor



## Building Scale

### Low Scale (up to 6 storeys)



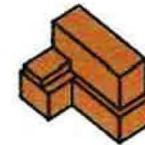
#### Limited Scale

Limited scale accommodates buildings of three storeys or less that generally have small building footprints. These areas include a broad range of ground-oriented building forms including single-detached, semi-detached, rowhouses, townhomes, mixed-use buildings, commercial and industrial transition buildings. In the North Hill Communities, areas outside of the Main Streets, transit station areas, and Activity Centres are generally Limited scale.



#### 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.



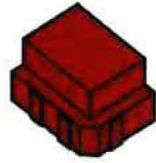
#### Mid Scale

Mid scale areas allow for buildings up to 12 storeys in height where the building volume is reduced above the sixth storey. Typical buildings in the Mid scale areas include apartments and mixed-use buildings. The North Hill Communities Mid scale areas are located along portions of Main Streets with the high-activity levels, and transit station areas.



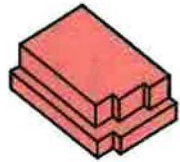
#### High

High scale accommodates for buildings up to 26 storeys where portions of buildings above six-storeys have a reduced building mass and volume. Typical building forms include tower and podium or point tower office, apartments and mixed-use buildings. These areas are located in areas with the highest activity levels such as Centre Street N and 16 Avenue N.



#### **Neighbourhood Commercial Major**

Neighbourhood Commercial Major areas are characterized by the highest concentrations of shops and services, varied destinations and uses that attract people, more transit service and infrastructure, and high pedestrian movement along the street. These areas include Main Streets such as 16 Avenue N, Centre Street N, and Edmonton Trail NE south of 16 Avenue N.



#### **Neighbourhood Commercial Minor**

Neighbourhood Commercial Minor areas are characterized by moderate concentrations of shops and services, varied destinations and uses that accommodate a gathering of people, some transit service and infrastructure, and moderate pedestrian movement along the street. Within the North Hill Communities, these areas are located on Main Streets such as 4 Street NW, and Edmonton Trail NE north of 16 Avenue N as well as Neighbourhood Activity Centres like 14 Street NW and 20 Avenue NW.



#### **Neighbourhood Housing Major**

Neighbourhood Housing Major areas have a primarily residential street experience and are characterized by high levels of transit service and infrastructure, and pedestrian routes that support a higher volume of movement. Examples include areas along Centre Street N north of 28 Avenue N.



#### **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.



#### **Neighbourhood Housing Local**

Neighbourhood Housing Local areas have the lowest level of pedestrian activity relative to other housing areas. They exhibit primarily local visitation and use, and pedestrian routes that support a lower volume of movement. In the North Hill Communities these are comprised of the primarily residential areas outside of the area's Main Streets, transit station areas, corridors and Activity Centres. This is the most common urban form category in the plan area.



#### **Neighbourhood Transition Industrial**

Neighbourhood Transition Industrial areas combine light industrial uses with living spaces and are intended to transition between Industrial General and Neighbourhood Housing Local areas. In the North Hill Communities area, this urban form category is located between Greenview Industrial and the communities of Highland Park and Winston Heights-Mountview.

## Urban Form: Neighbourhood Housing Minor

**Community Association Letter**

March 23, 2020

Below you will find the comments that were emailed to you on March 23, 2020. In the comments we thanked the applicant for their flexibility, but I also want to thank you and the CPAG team for working with the applicant to come up with a better solution.

**From our email of March 23, 2020:**

The Highland Park Community Association acknowledges that the amended land use change application is definitely an improvement over the original LOC application, and we thank the applicant for their flexibility. We were wondering why not simply go to R-CG, rather than M-CG but we also appreciate that there is a potential market for live/work units in close proximity to Centre Street transit service.

The revised LOC application only mentioned grade level parking with access from the rear alley. Presumably a 4-unit residential structure will require 4 parking units. We question the usability of garages generally provided for these developments. Some comments posted re: the North Hill Communities Local Growth Planning point out that garages provided for rowhouses are too small for larger vehicles. This, in turn, leads to increased on street parking. The assumption is being made that everyone that lives

close in to do only would of larger vehicle (residential or garages, (2) r

We also ques association, r progresses"

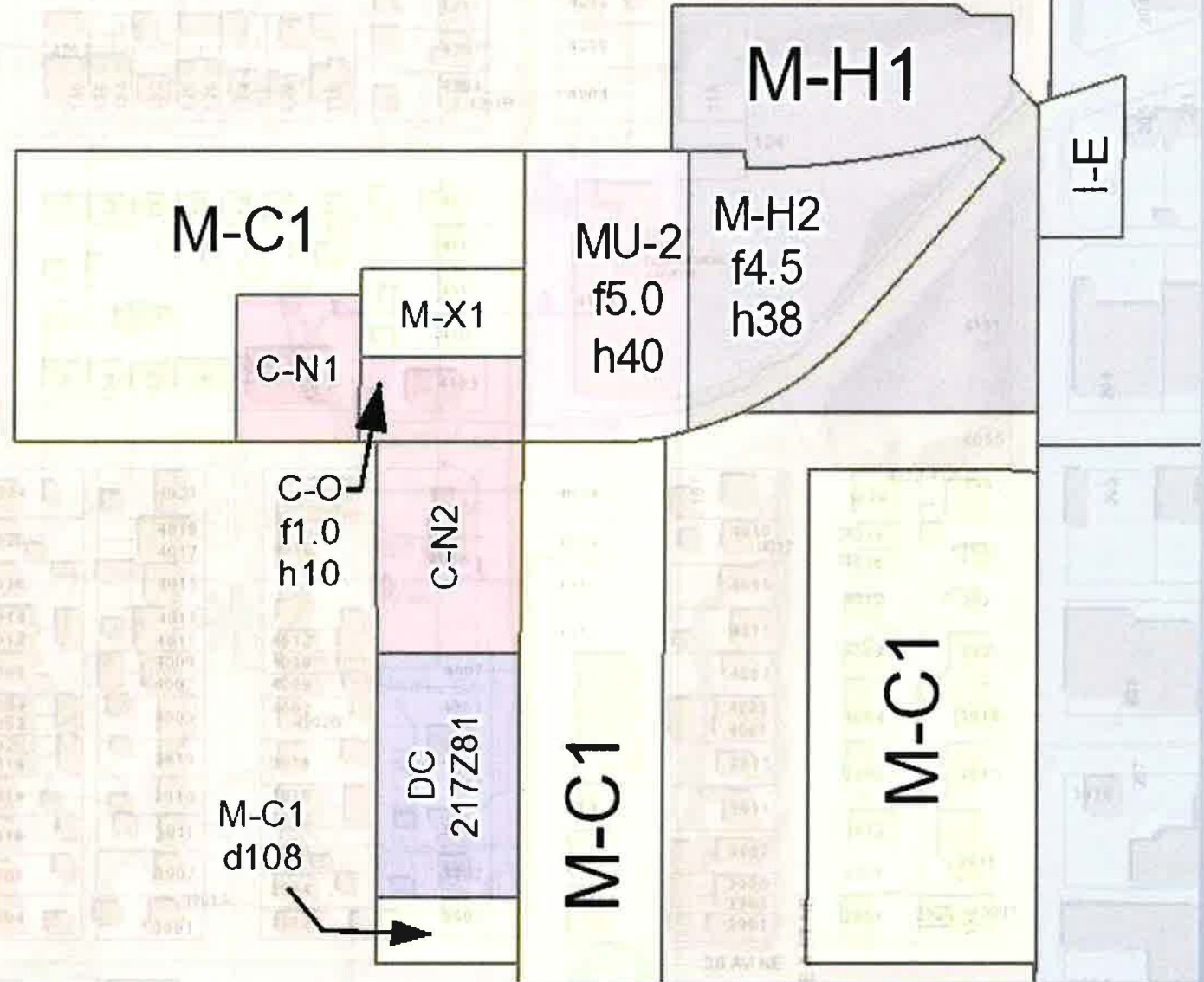
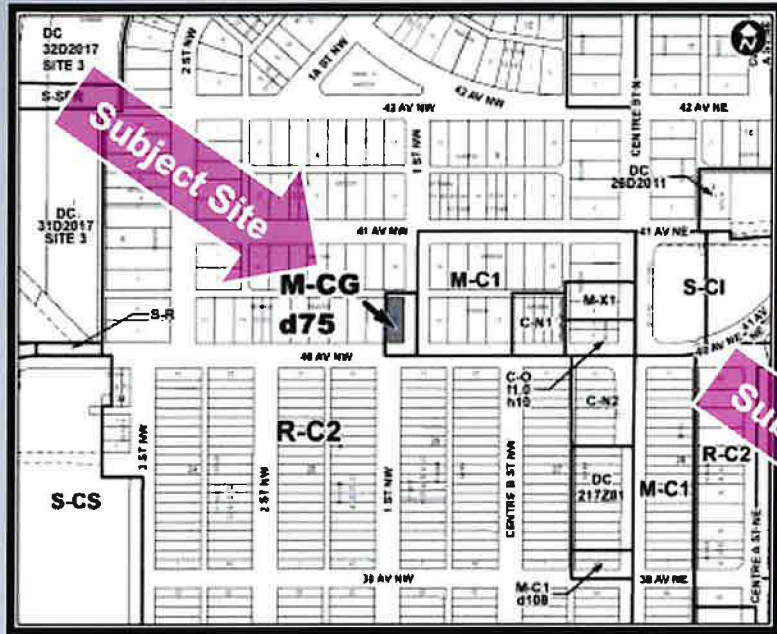
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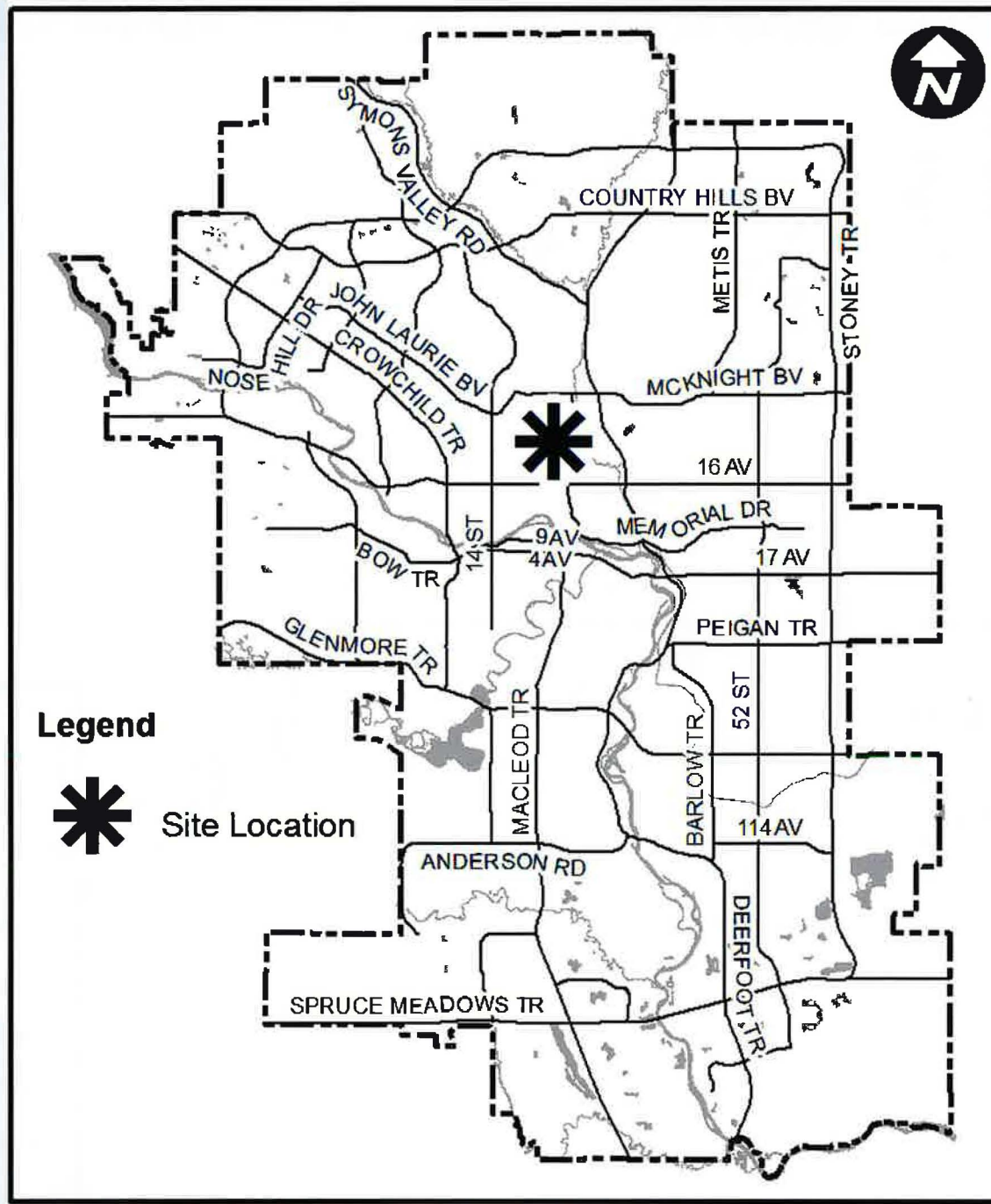
D. Jeanne Kil  
On behalf of I

**ADMINISTRATION RECOMMENDATION:**

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

1. Adopt, by bylaw, the proposed redesignation of 0.06 hectares ± (0.14 acres ±) located at 204 - 40 Avenue NW (Plan 5422GK, Block 3, Lot 11) from Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – Contextual Grade-Oriented (M-CGd75) District; and
2. Give three readings to the proposed bylaw.





**Legend**  
 \* Site Location

CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 JUN 15 2020  
 ITEM: 8.1.10 C2020-0472  
 Public Distribution  
 CITY CLERK'S DEPARTMENT