



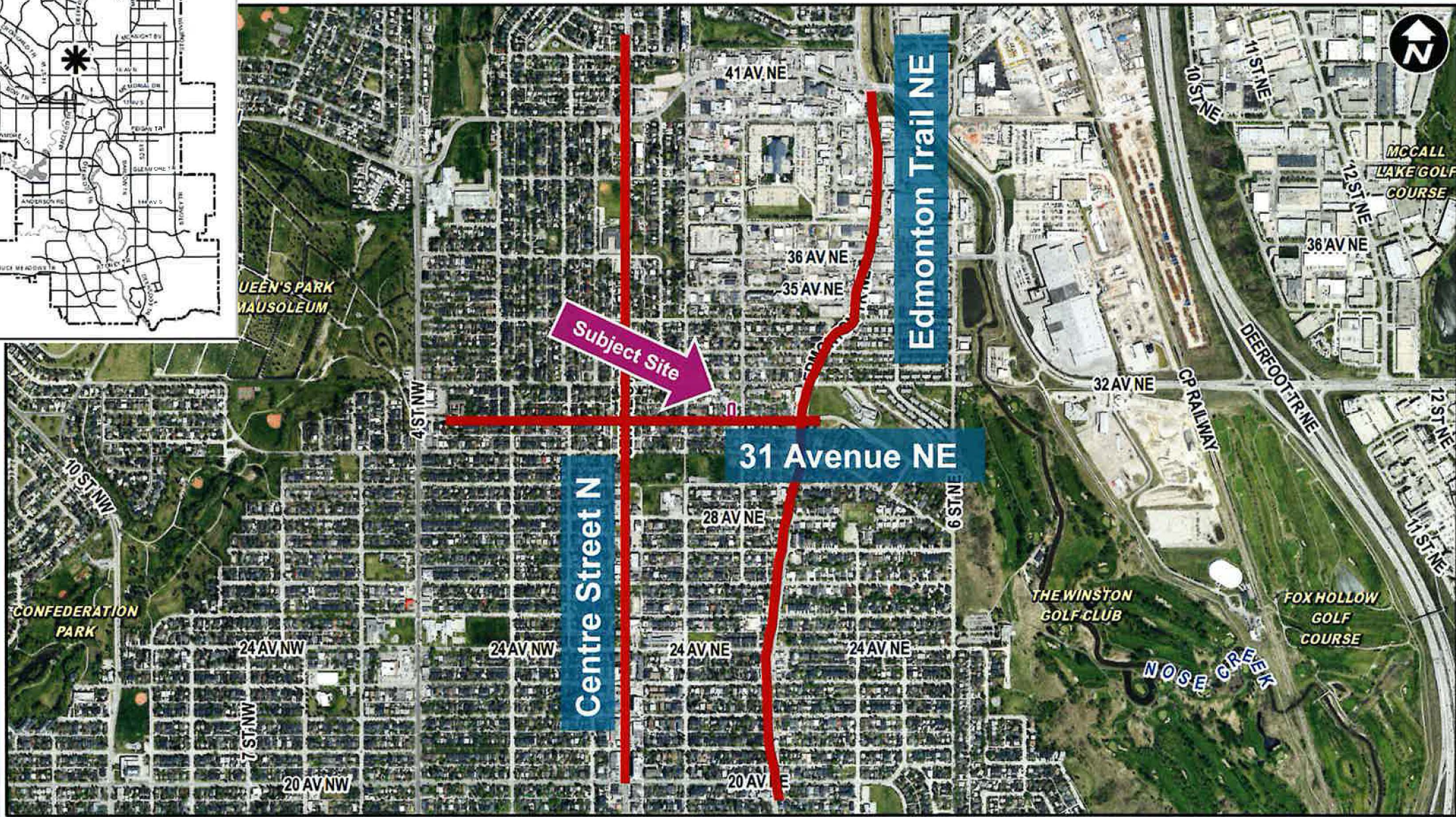
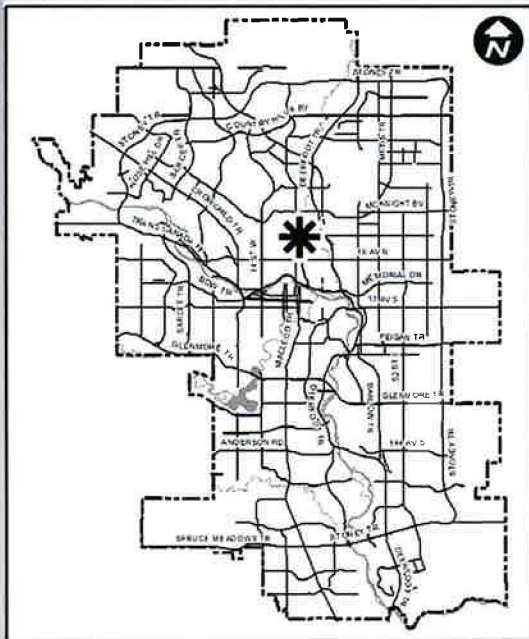
Calgary Planning Commission

Agenda Item: 7.2.2

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 17 2020
ITEM: #7.2.2 *cp0200-1364*
Public
CITY CLERK'S DEPARTMENT

LOC2020-0144

Policy and Land Use Amendment







Existing site along 31 Avenue NE



Existing lane

- 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

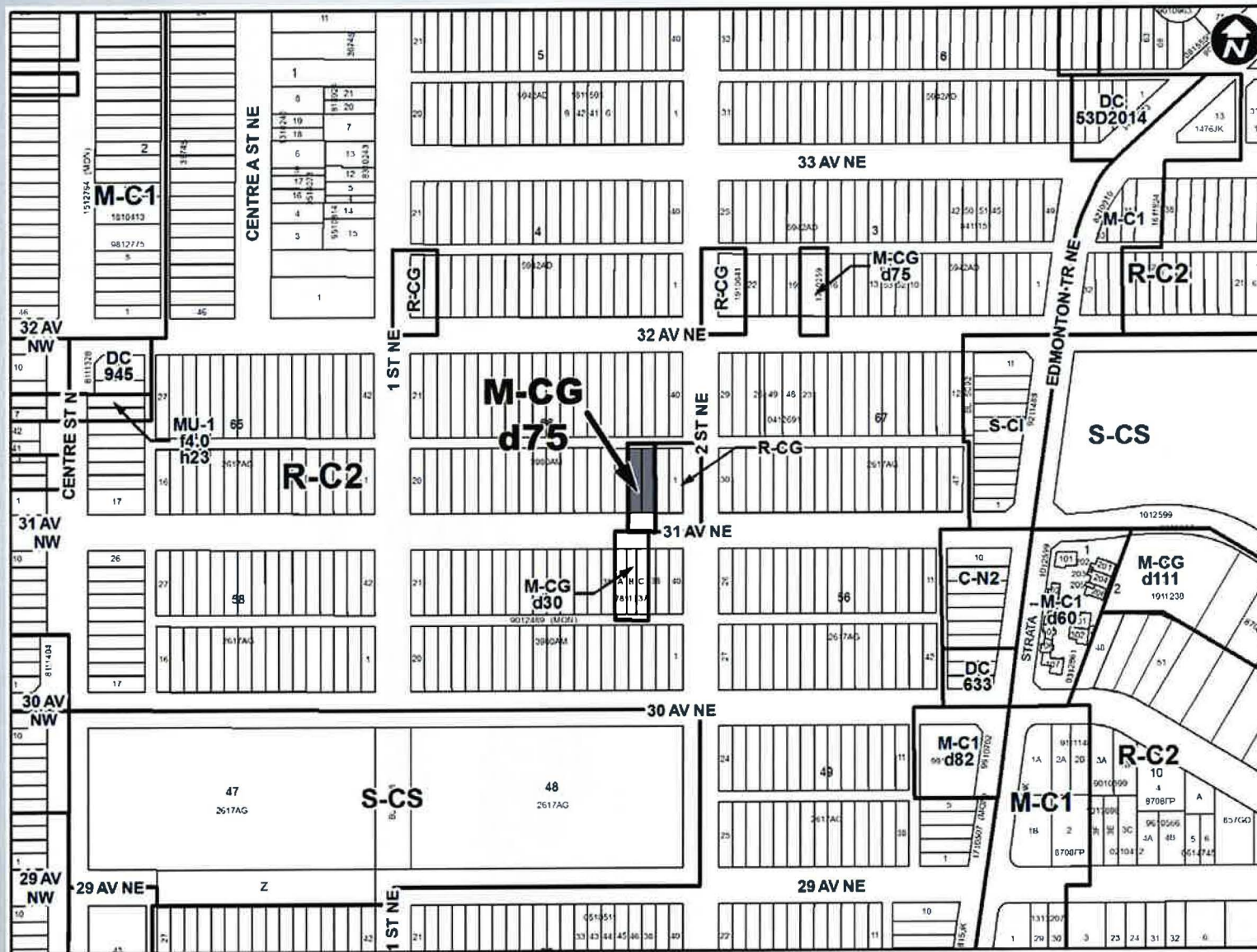




Existing four-plex along 32 Avenue NE
(M-CGd75 District)



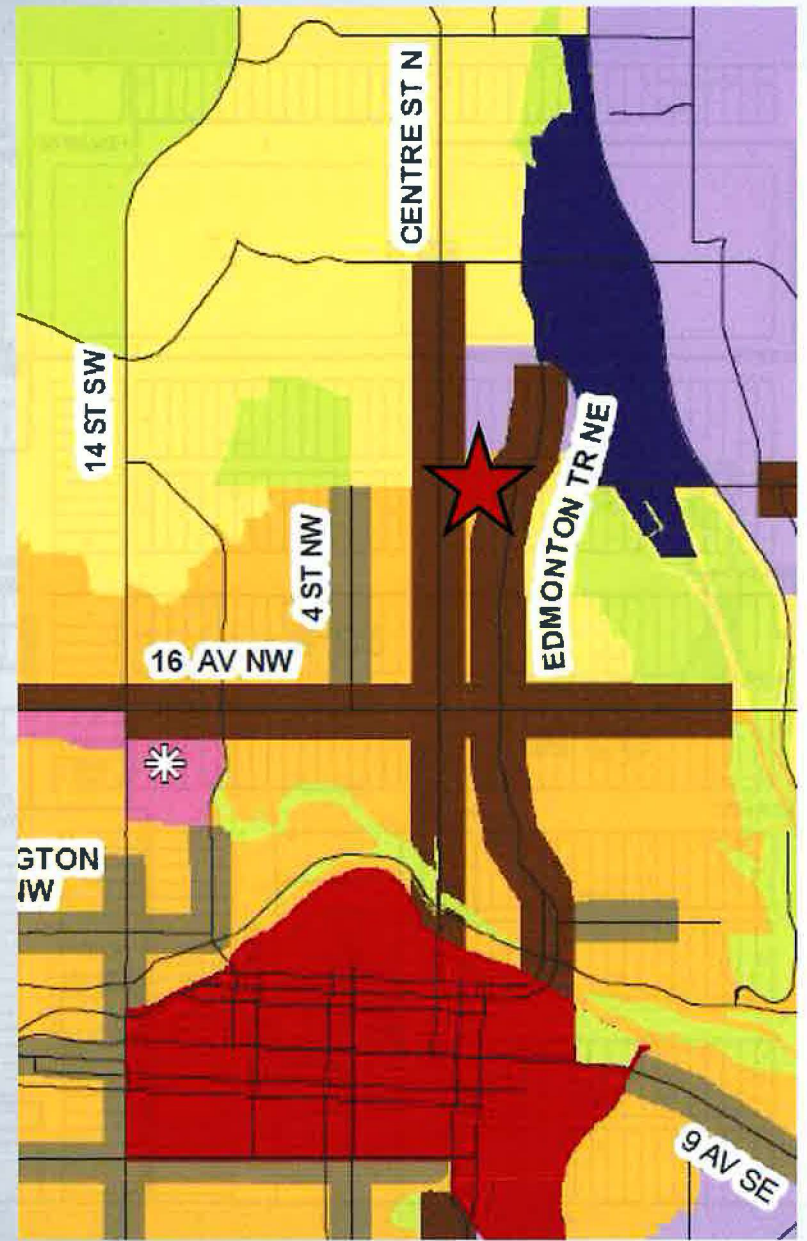
Existing rowhouse along 32 Avenue NE
(R-CG District)



Proposed land use: M-CGd75

- Multi-residential buildings (e.g. townhouses, fourplexes, triplexes)
- Max. building height: 12 metres (3 to 4 storeys).
- Max. density: 75 units per hectare (max. four units on site)
- At least half of all units must be grade-oriented

Municipal Development Plan Map 1 – Urban Structure



Subject Parcel



Inner City Area



Urban Main Street



Neighborhood Main Street

Applicant-led Outreach:

- Flyer mailed to 40 surrounding residents
- Five letters of support

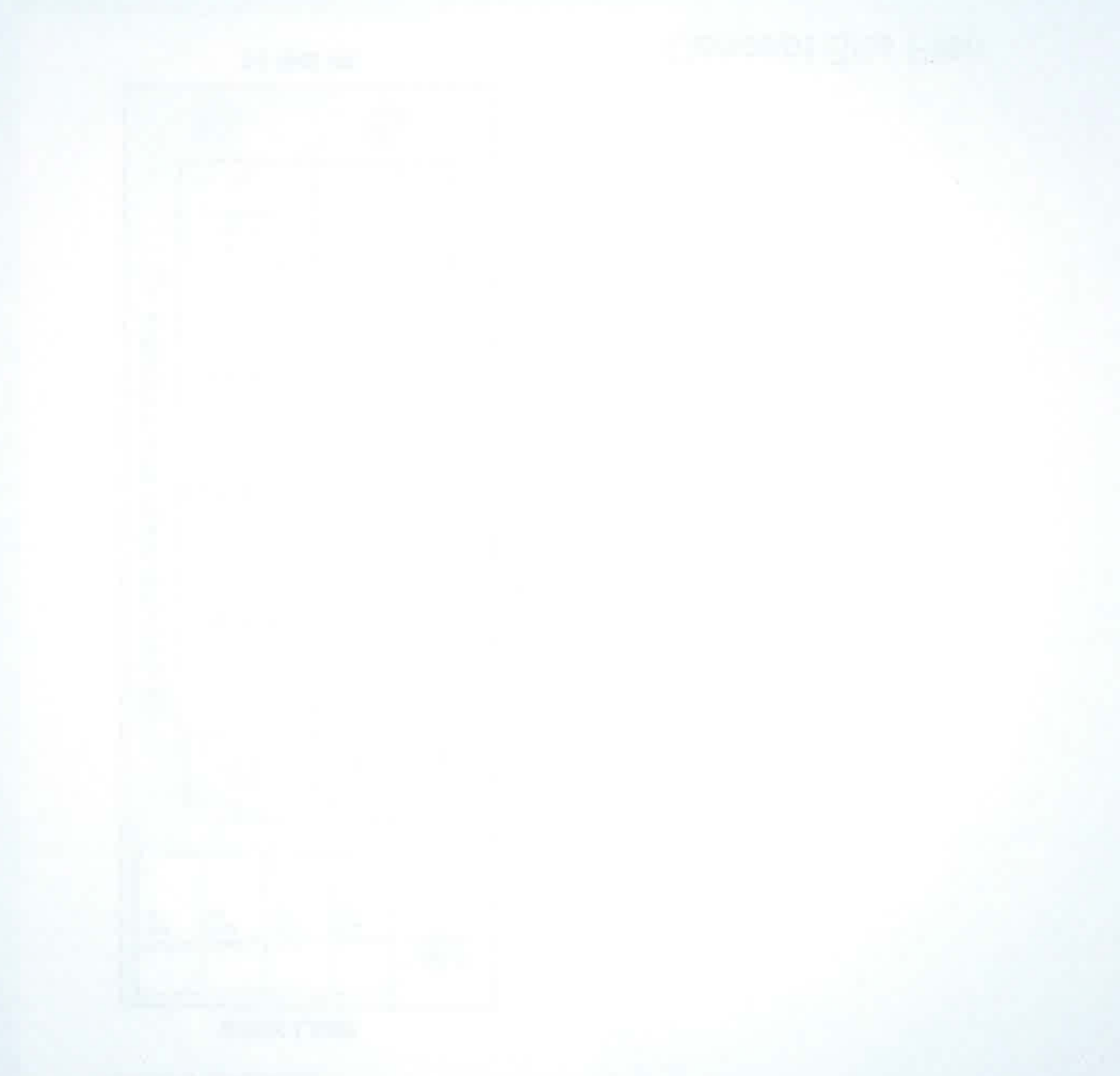
City-led Outreach:

- Community Association provided a letter in opposition
- One letter in opposition from public

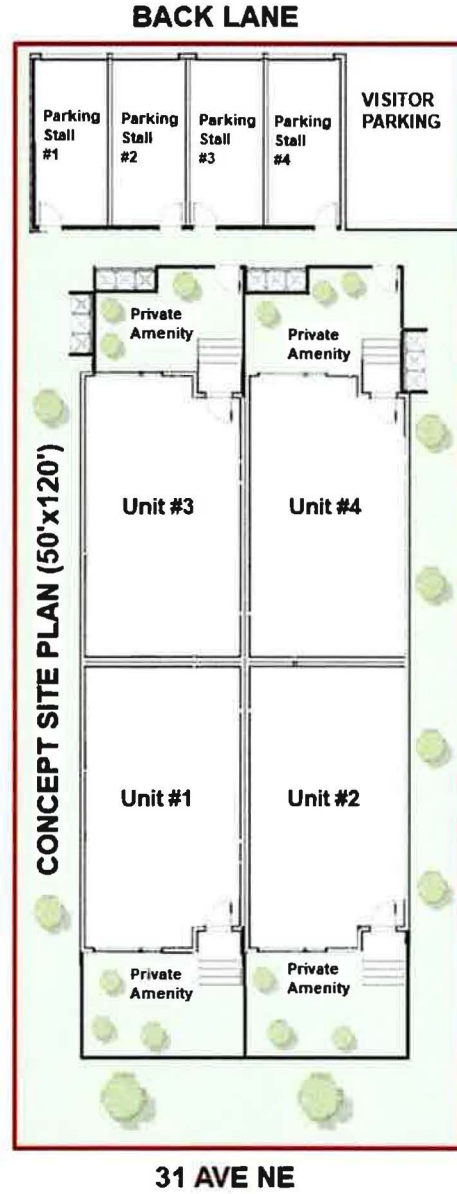
Administration Recommends:

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendment to the North Hill Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.14 acres \pm) located at 236 – 31 Avenue NE (Plan 3980AM, Block 66, Lots 3 and 4) from Residential Contextual – One / Two Dwelling (R-C2) District **to** Multi-Residential – Contextual Grade-Oriented (M-CGd75) District.



4-Plex Concept Site Plan (50'x120')



Concept Site Plan

Location Criteria for Multi-Residential Infill (Non-Statutory – 2016)

Meets following criteria -

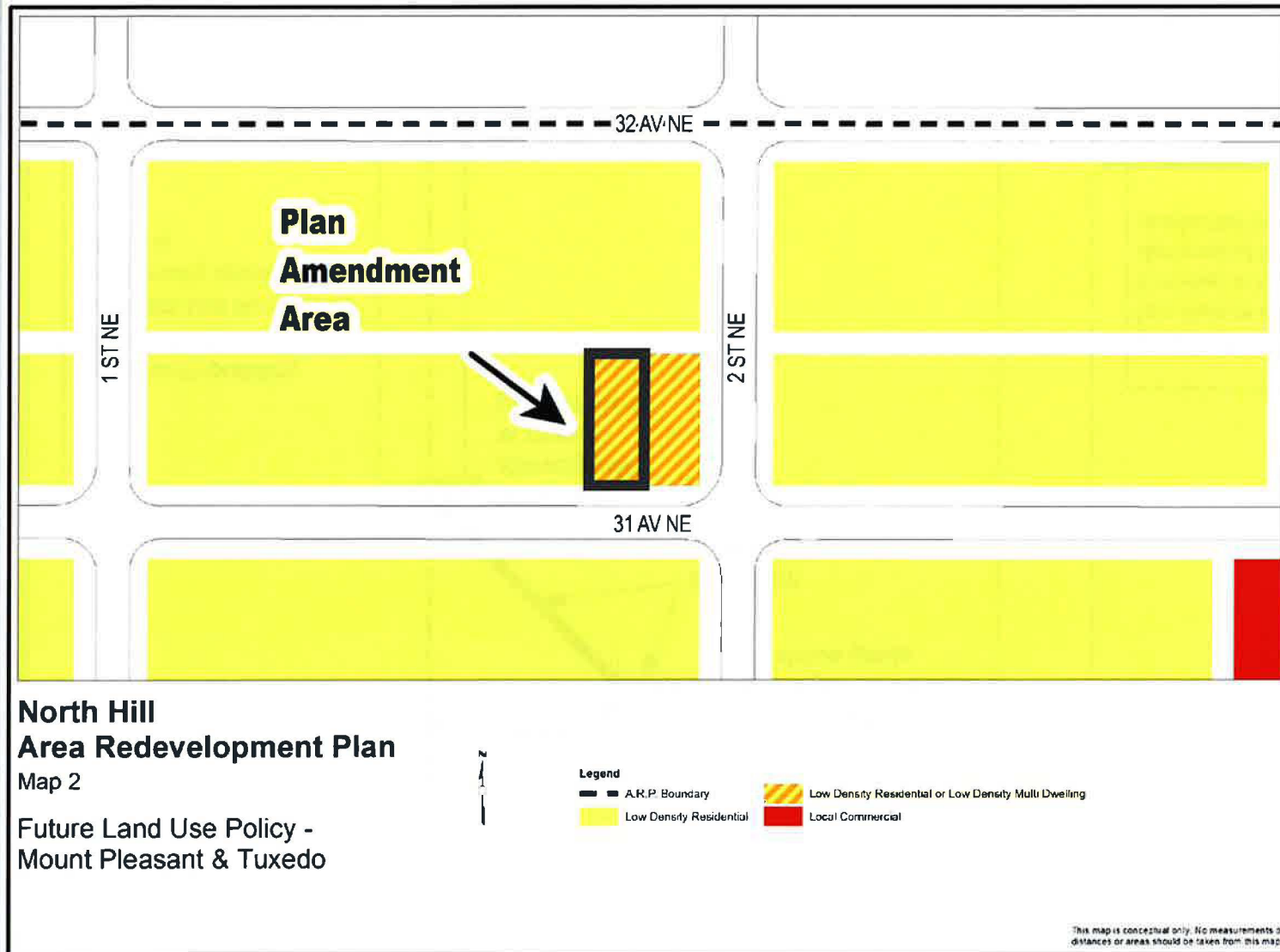
- site is located within 400 metres of a transit stop;
- site is located within 500 metres from an existing primary transit stop;
- site abuts a lane to provide direct vehicle access;
- site is adjacent to existing multi-unit development; and
- site is in close proximity to an existing or planned corridor or activity centre.

Doesn't meet the following criteria -

- the parcel is not located on a corner;
- the parcel is not located on a collector or higher standard roadway; and
- the parcel is not adjacent to a park, open space or community amenity.

Existing triplex along 31 Avenue NE (M-CGd30 District)





Proposed Amendment to the North Hill Area Redevelopment Plan:

- Amend Map 2 ‘Future Land Use Policy – Mount Pleasant & Tuxedo’
- From ‘Low Density Residential’ to ‘Low Density Residential or Low Density Multi Dwelling’

M-CG Building Height and Cross Section rules

