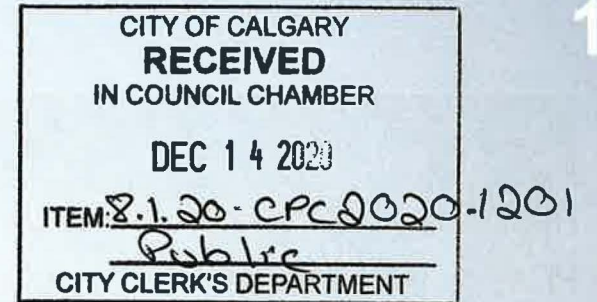
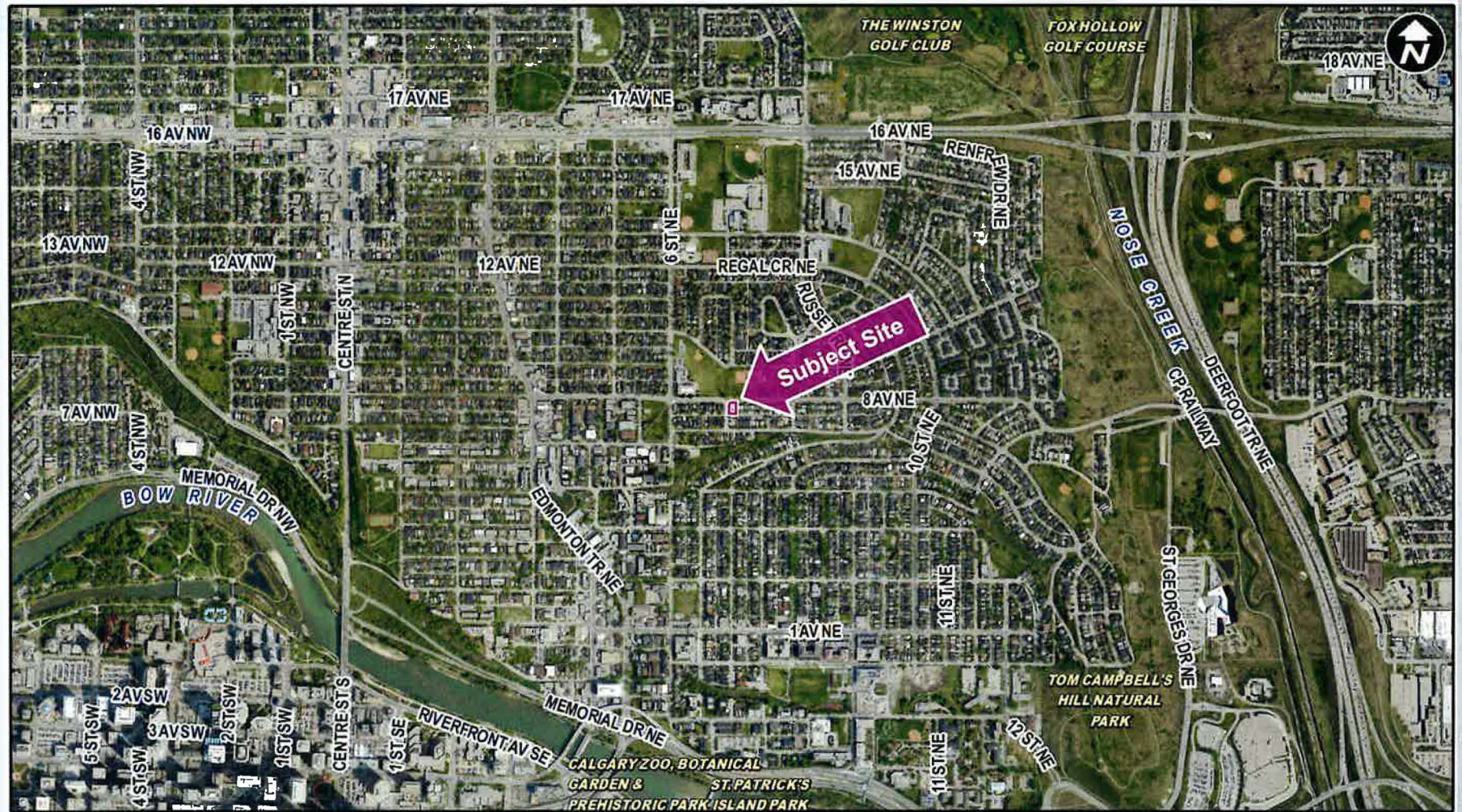




Calgary Planning Commission
Agenda Item: 8.1.20



LOC2020-0054
Land Use Amendment
R-C2 to DC/MC-1

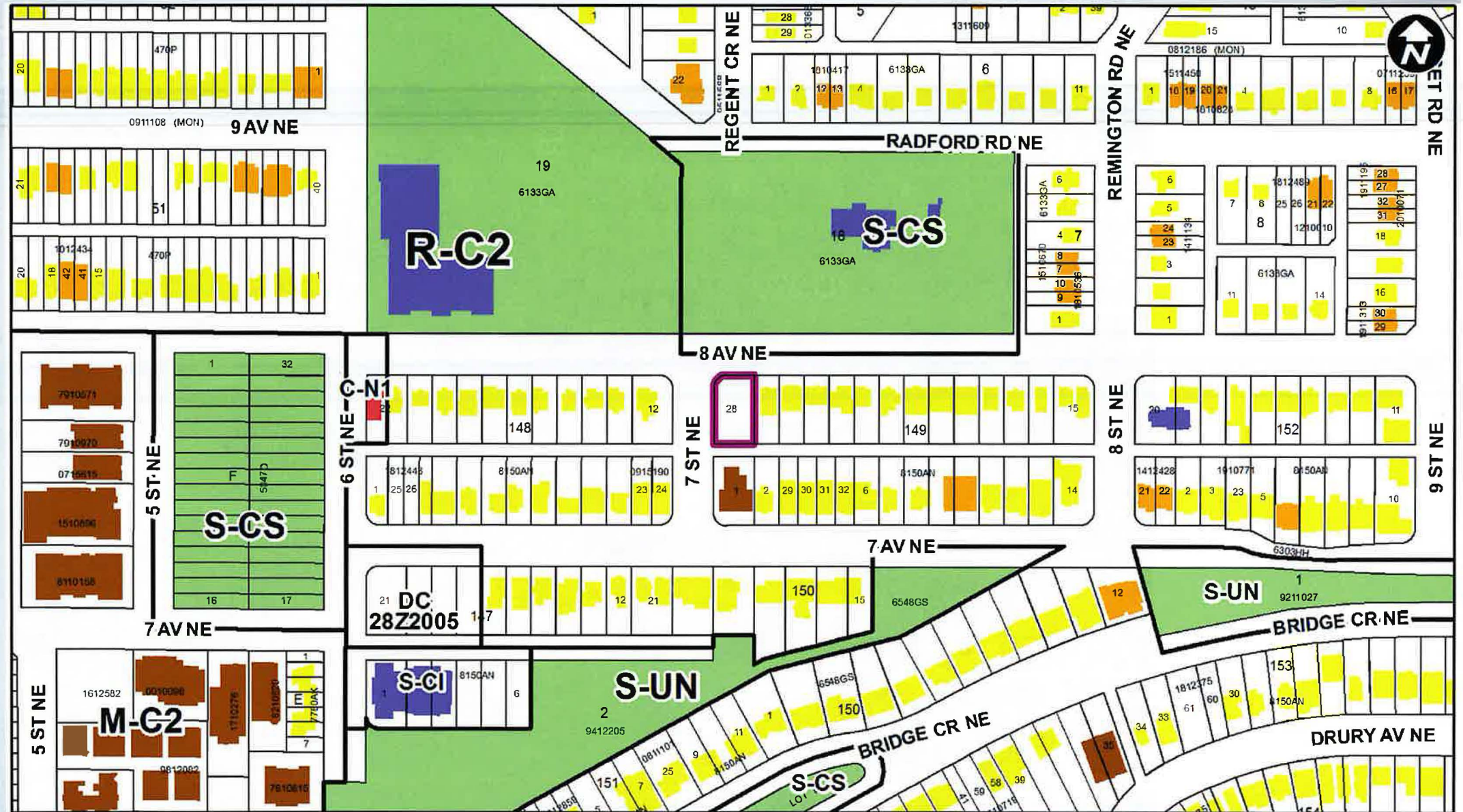


RECEIVED
CITY OF CALGARY



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





View looking SOUTH (subject site on the right)



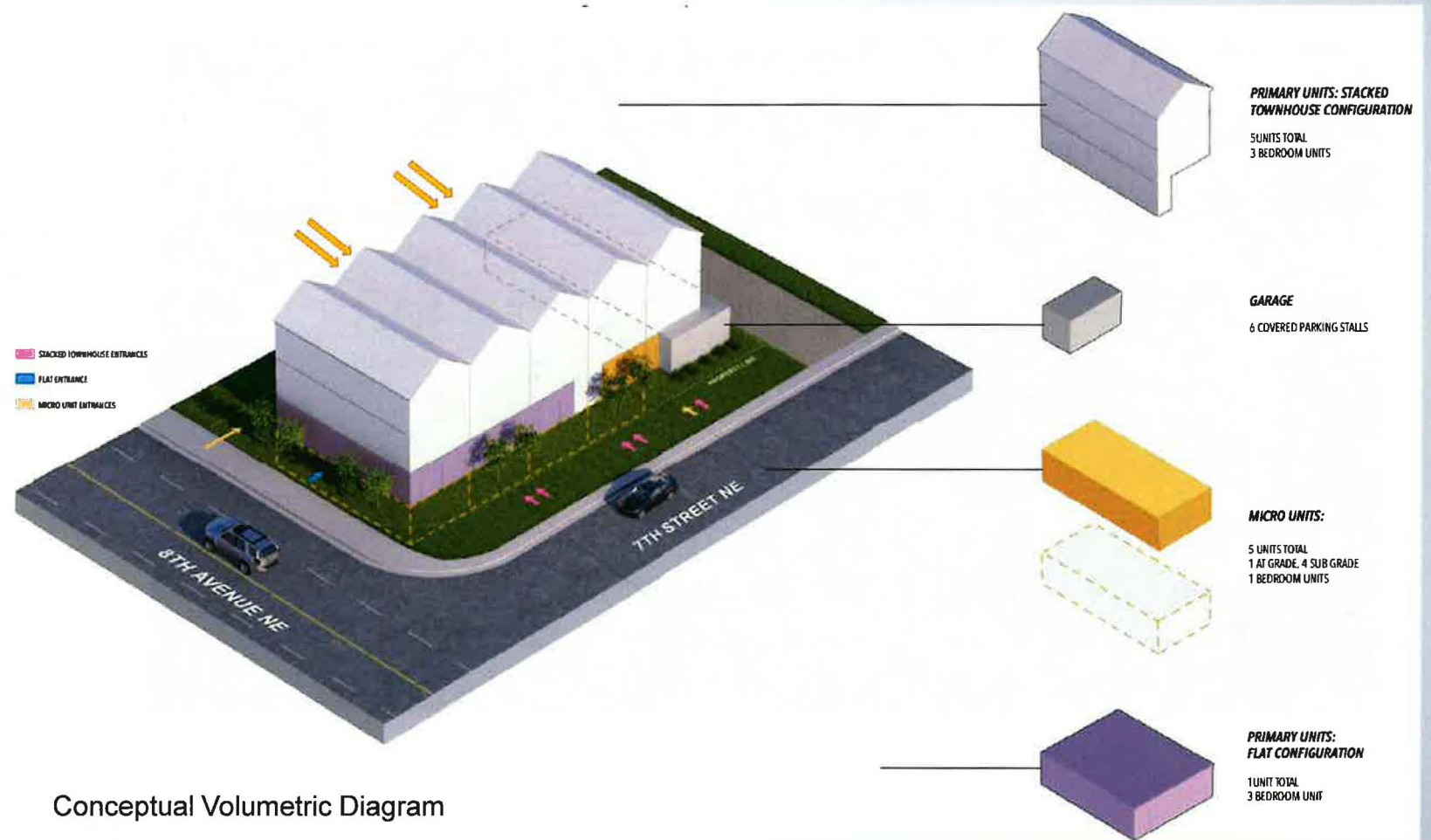
View looking EAST along lane



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 stall/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



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.

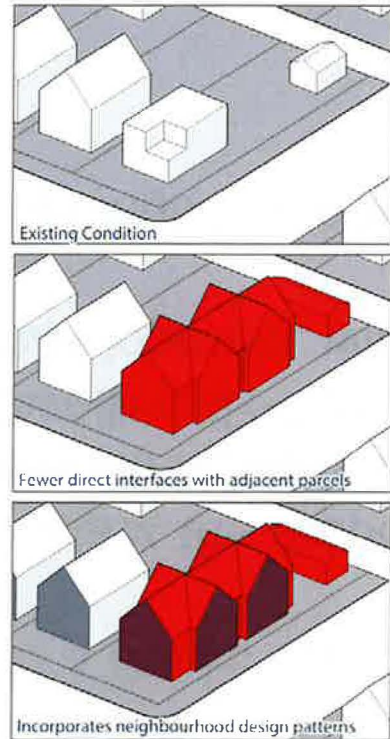
Guidelines to be explored

- 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.

Calgary Planning Commission's Recommendation:

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 171D2020**.

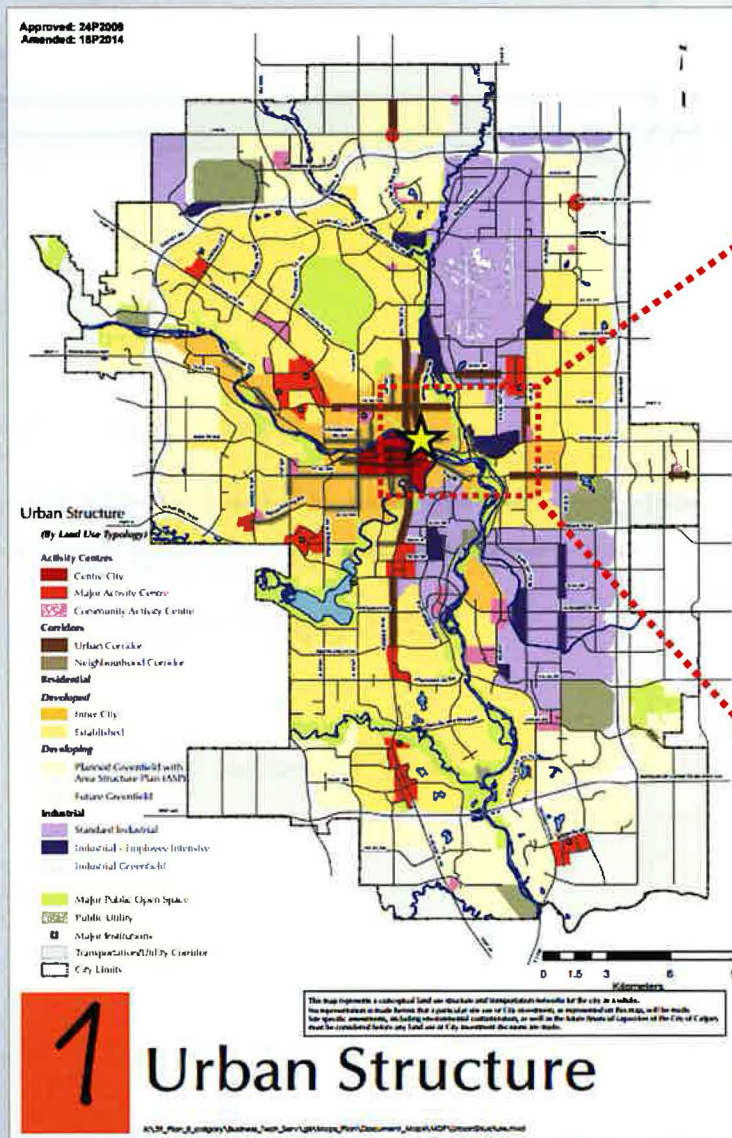
Supplementary Slides

View looking EAST along 8 Avenue NE

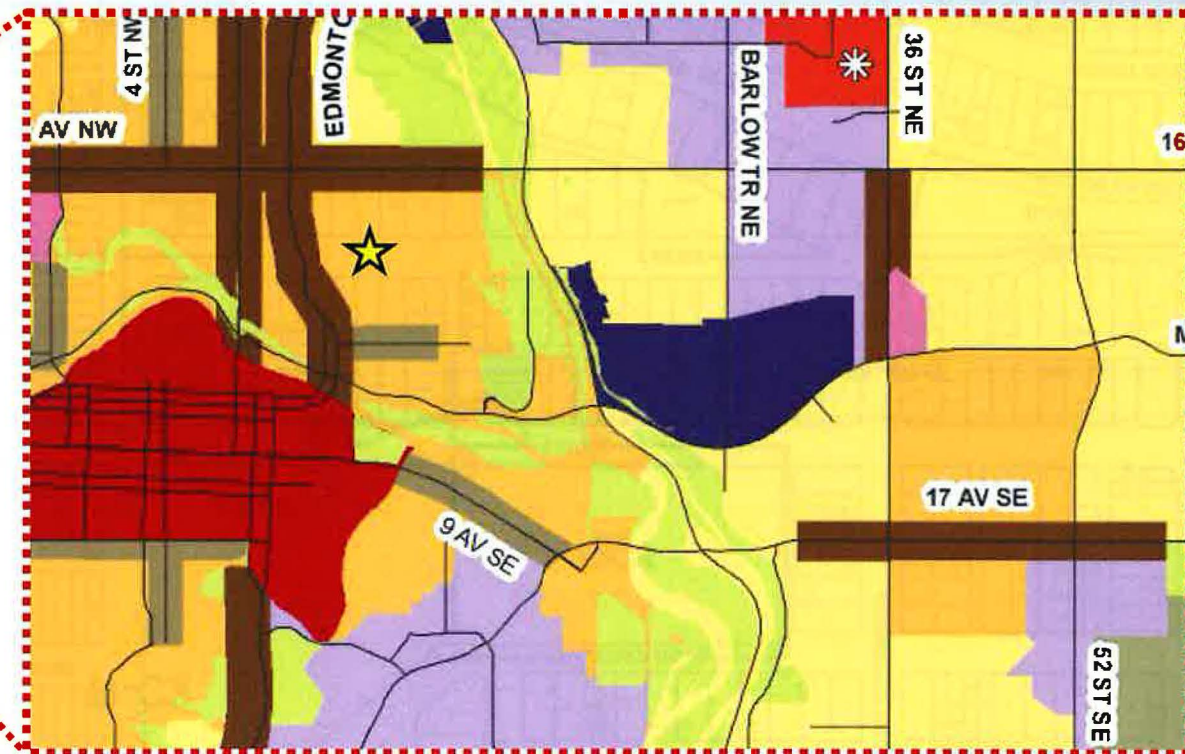


- R-C2 to DC(M-C1)
- DP2020-5446 was submitted on August 31 and is currently under review





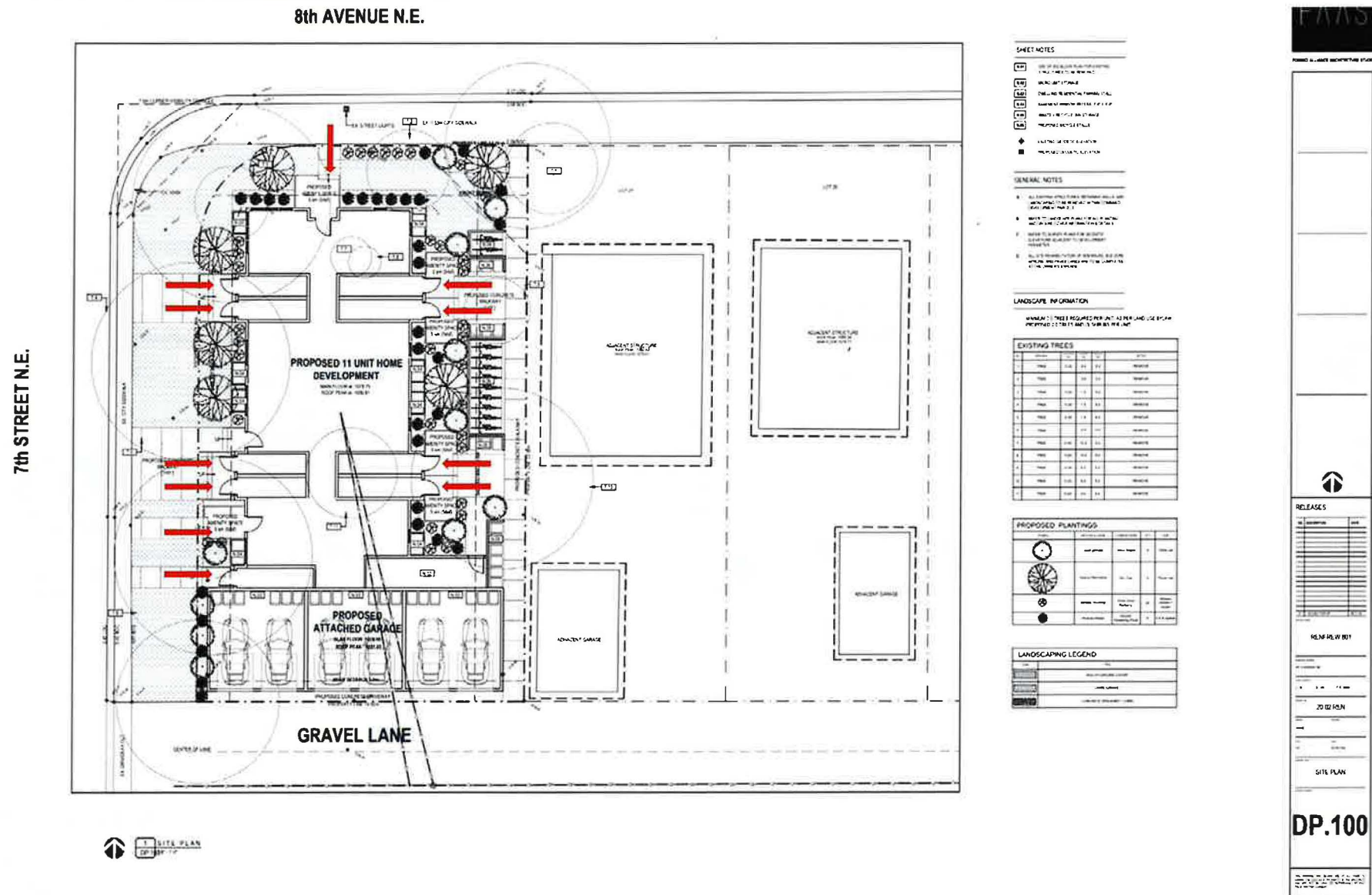
Municipal Development Plan (Statutory – 2009)



Residential Developed

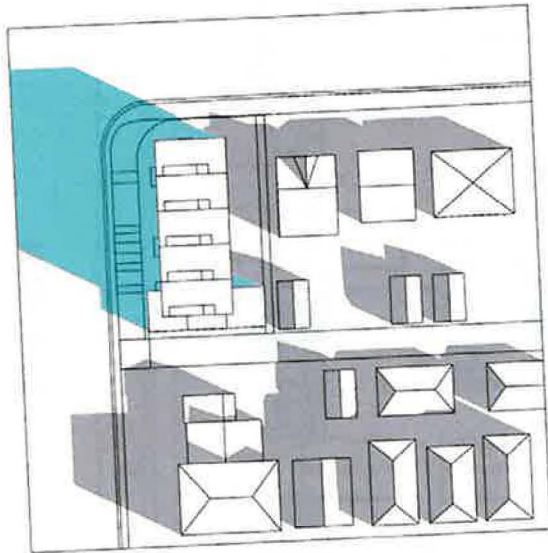
 Inner City

Associated DP2020-5446 - New: Multi-Residential Development (11 units) – 02-NOV-2020 site plan

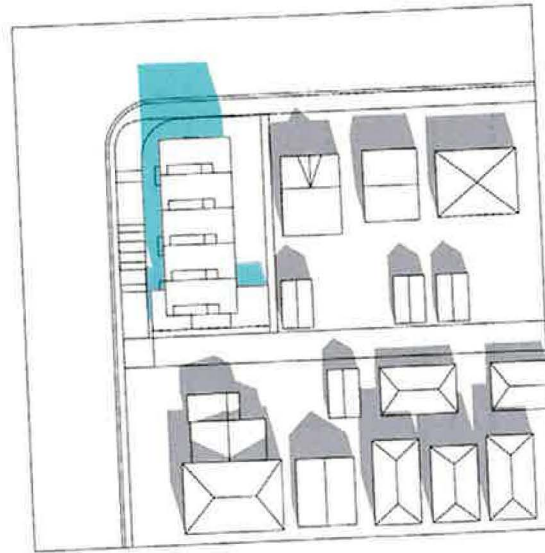


MARCH/SEPTEMBER 21

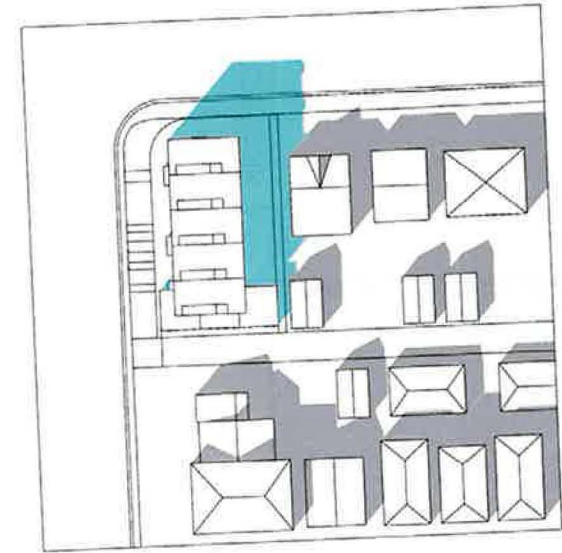
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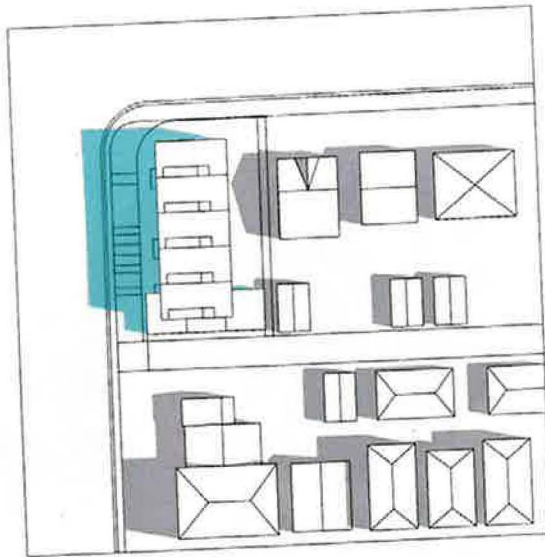
 NEW SHADOWS
 EXISTING SHADOWS

2020 10 21

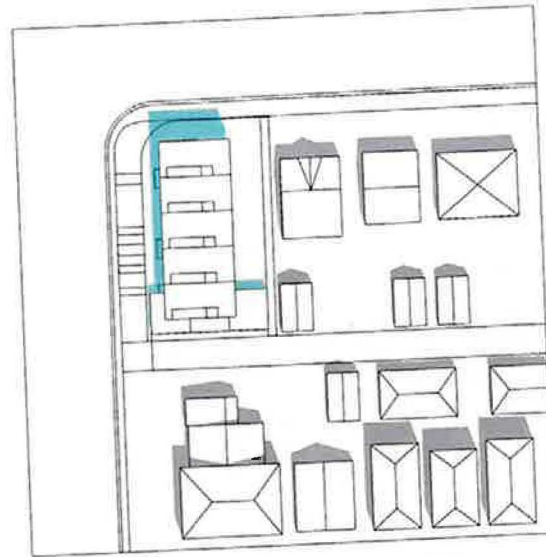
RENDERING 001

FAAS

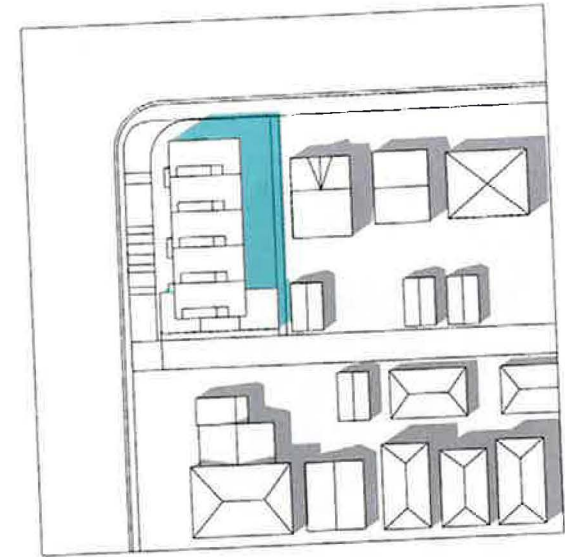
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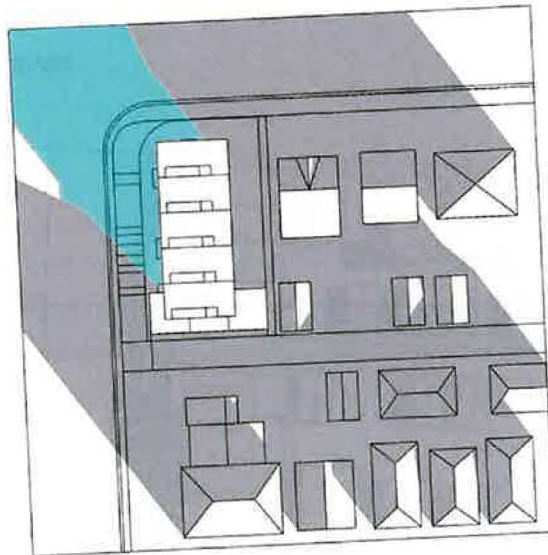
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 EXISTING SHADOWS

2020.06.21

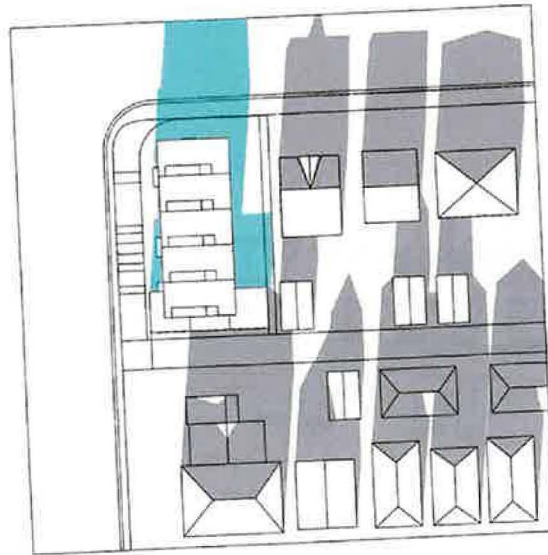
RENEW BOT

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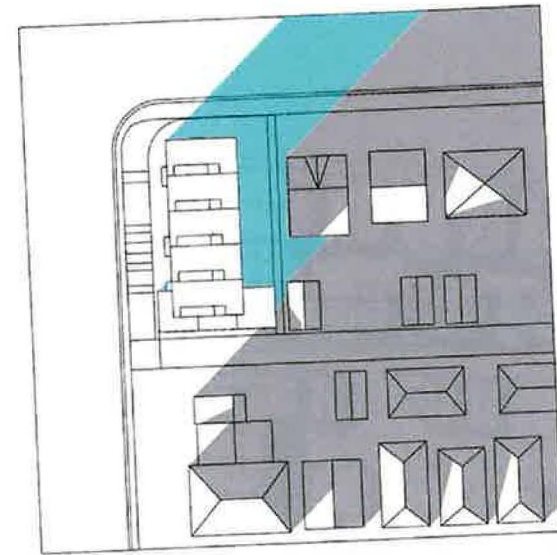
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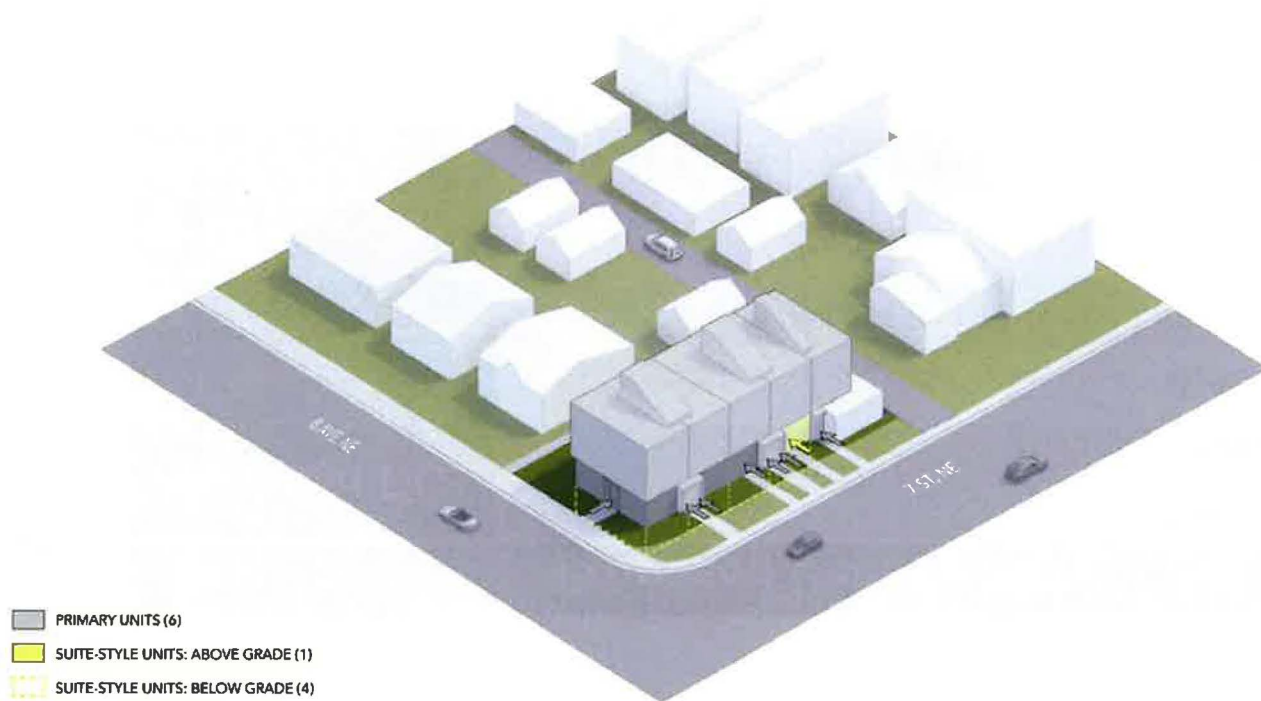
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 NEW SHADOWS
 EXISTING SHADOWS

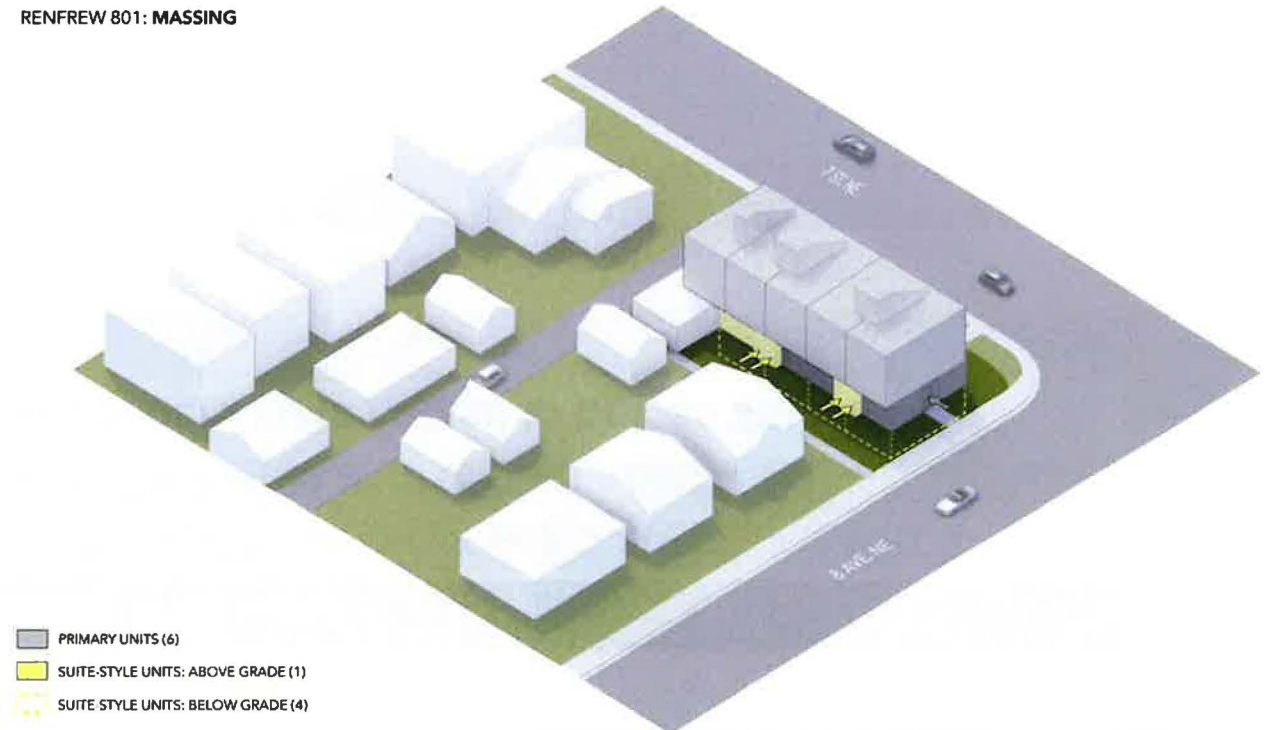
400' TO 50'
RENEW RD

FAAS

RENFREW 801: MASSING



RENFREW 801: MASSING



A comparison of various land use districts and density :

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