Calgary Planning Commission
Agenda Item: 7.2.1

Calgary

LOC202019-0199 / CPC2021-0091
Road Closure, Land Use Amendment & Outline Plan
February 18, 2021

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

FEB 18 2021

ITEM: 7.2.1 CPC 2021-0091
Distrib

CITY CLERK'S DEPARTMENT
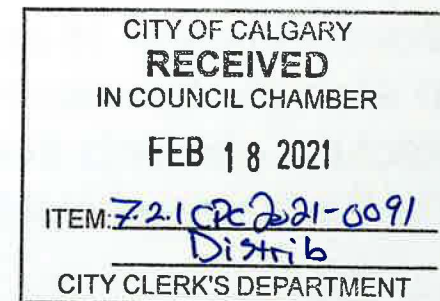
A concurrent development permit for a rowhouse building has been submitted and is ready for a decision pending Council's decision on this land use amendment.

Attachment 1 – Land Use Section (page 4 and 5):
Paragraph 2:
The proposed district would include R-CG District development rules such as 11 metres maximum height and a maximum density of 75 units per hectare (which would enable a maximum of four dwelling units on the subject site).

Paragraph 3:
The proposed DC Districts includes a rule (Section 17) that allows the Development Authority to relax Sections 7 through 16 of the DC. Section 5 incorporates the rules of the base district in Bylaw 1P2007 where the DC Direct Control District does not provide for specific regulation. In a standard district, many of these rules can be relaxed if they meet the test for relaxation of Bylaw 1P2007. The intent of this rule is to ensure that rules regulating aspects of development that are not specifically regulated by the DC can also be relaxed in the same way that they would be in a standard district. Sections 7 through 16 include provisions for building setbacks and building height. The intent is to allow the Development Authority to consider minor relaxations for unique building design, architectural elements that may inconsequentially project into required setback area(s) or extend being the building height envelope but does not materially have an adverse impact.
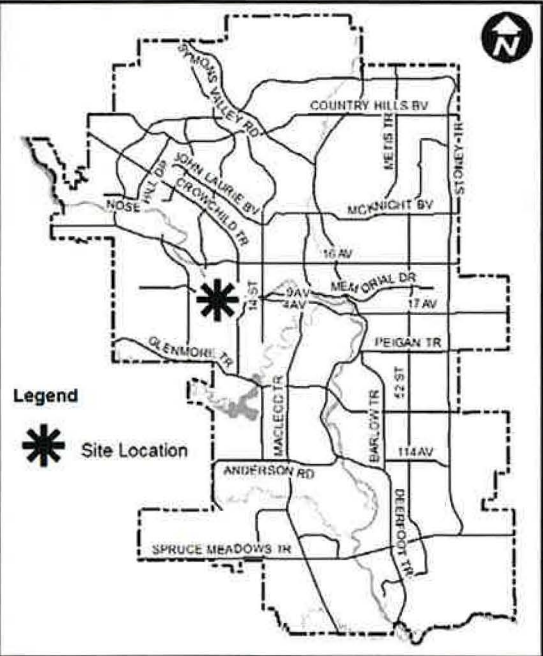
Attachment 4 – Proposed Direct Control District:

Section 8 - "The maximum cumulative *building coverage* over all *parcels* subject to a single *development permit* for a **Rowhouse** is 60.0 per cent."

Section 10 - "For a **Rowhouse**:"

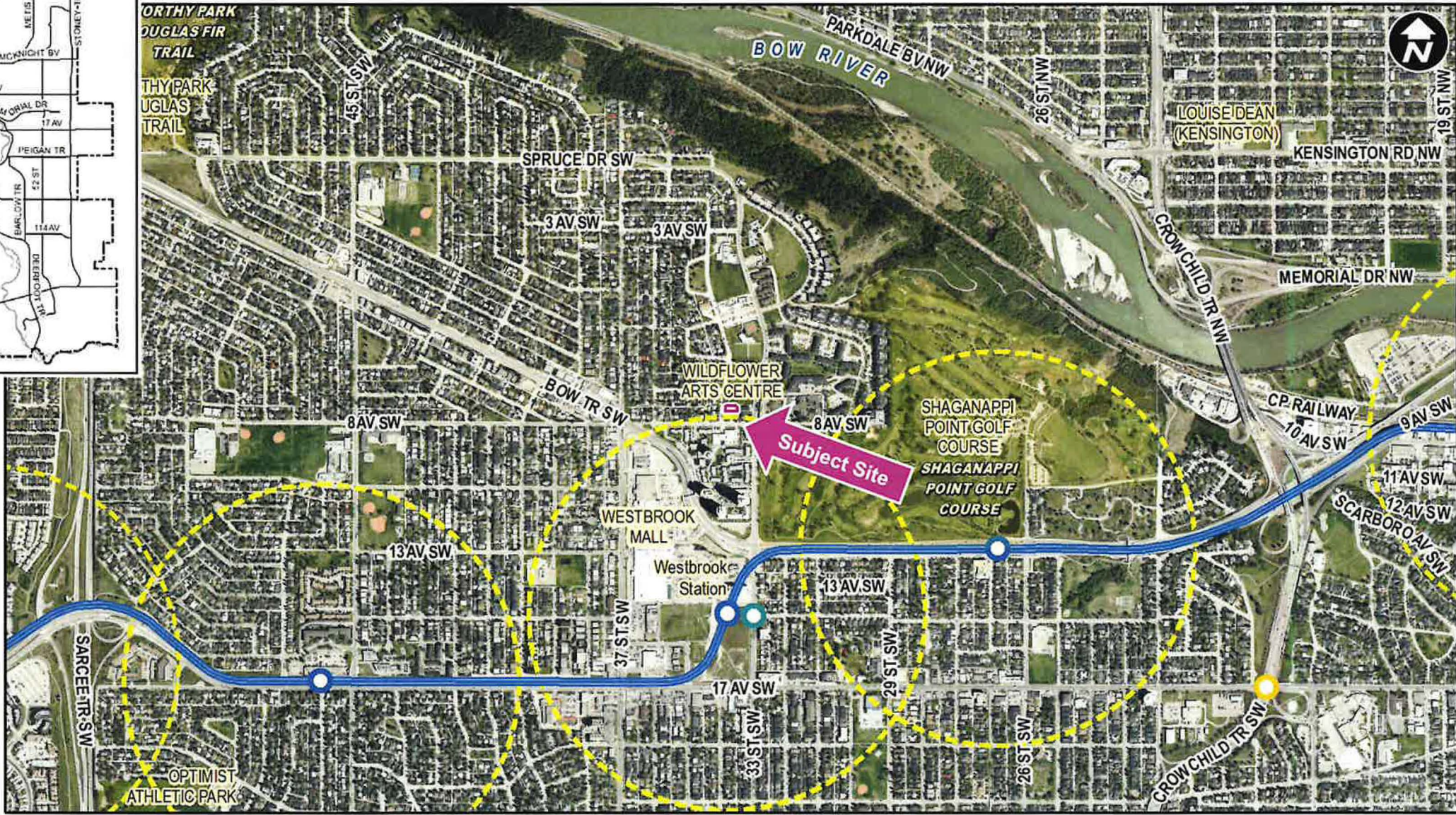Section 11(2) - "For a **Rowhouse**,"

Section 12 - "Each *unit* of a **Rowhouse**…"

Section 14(3) - "…on the rear façade of a **Rowhouse**…"

LEGEND

⬭ 600m buffer from LRT station

LRT Stations
- 🔵 Blue
- ⚪ Downtown
- 🔴 Red
- 🟢 Green (Future)

LRT Line
- ▬ Blue
- ▬ Blue/Red
- ▬ Red

Max BRT Stops
- 🟠 Orange
- 🟣 Purple
- 🔵 Teal
- 🟡 Yellow

⚫ Bus Stop

Parcel Size:

0.05 ha
37m x 15m

Labels on map: 7 AV SW, POPLAR RD SW, WILDFLOWER ARTS CENTRE, SPRUCE DR SW, 8 AV SW, PINE PL SW, CHESTNUT WK SW, SHAGANAPPI POINT GOLF COURSE

View of the site looking EAST on Poplar RD SW

View from the site looking SOUTH on Poplar RD SW

View from the site looking NORTH on Poplar RD SW

View of the site looking **SOUTH** from the 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
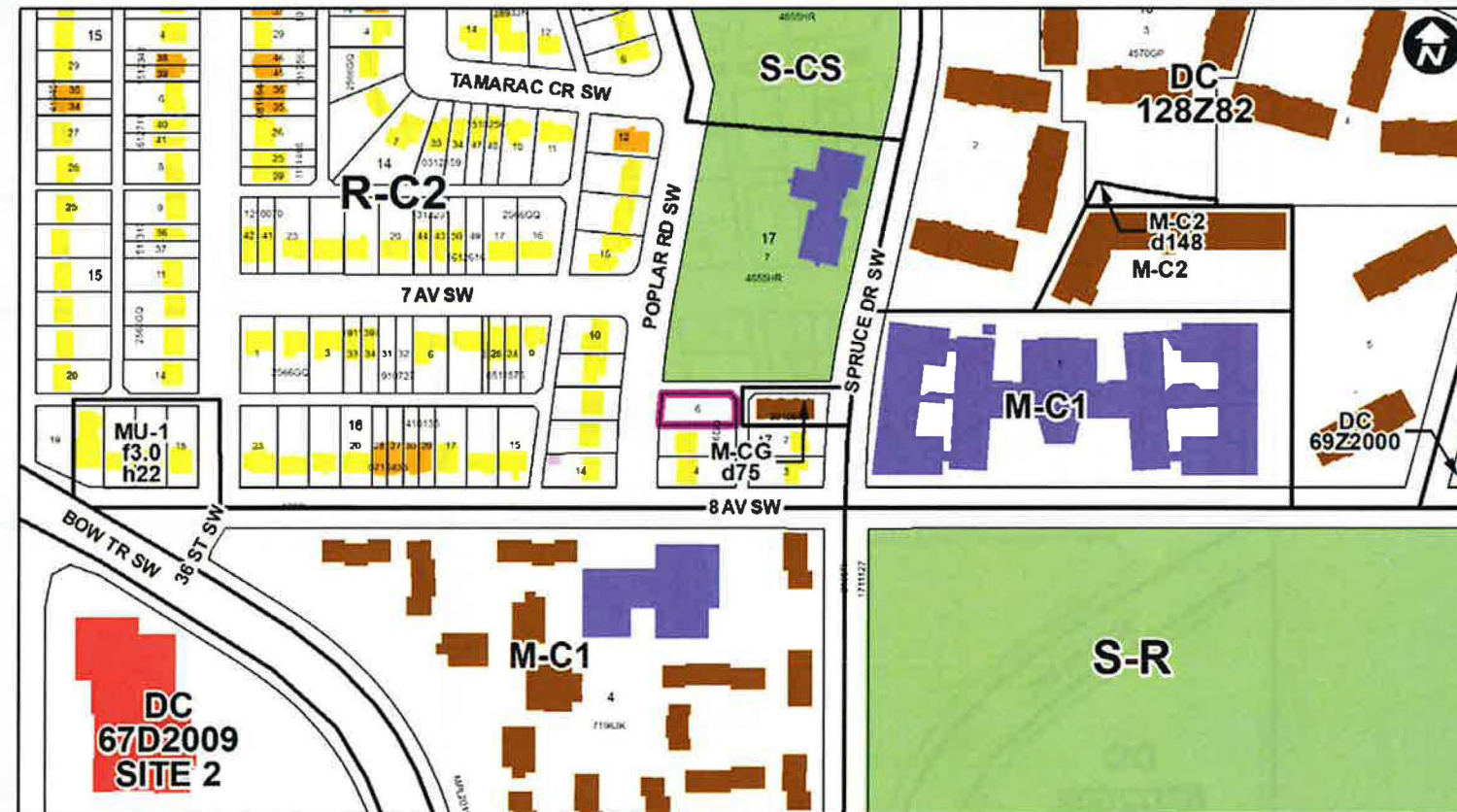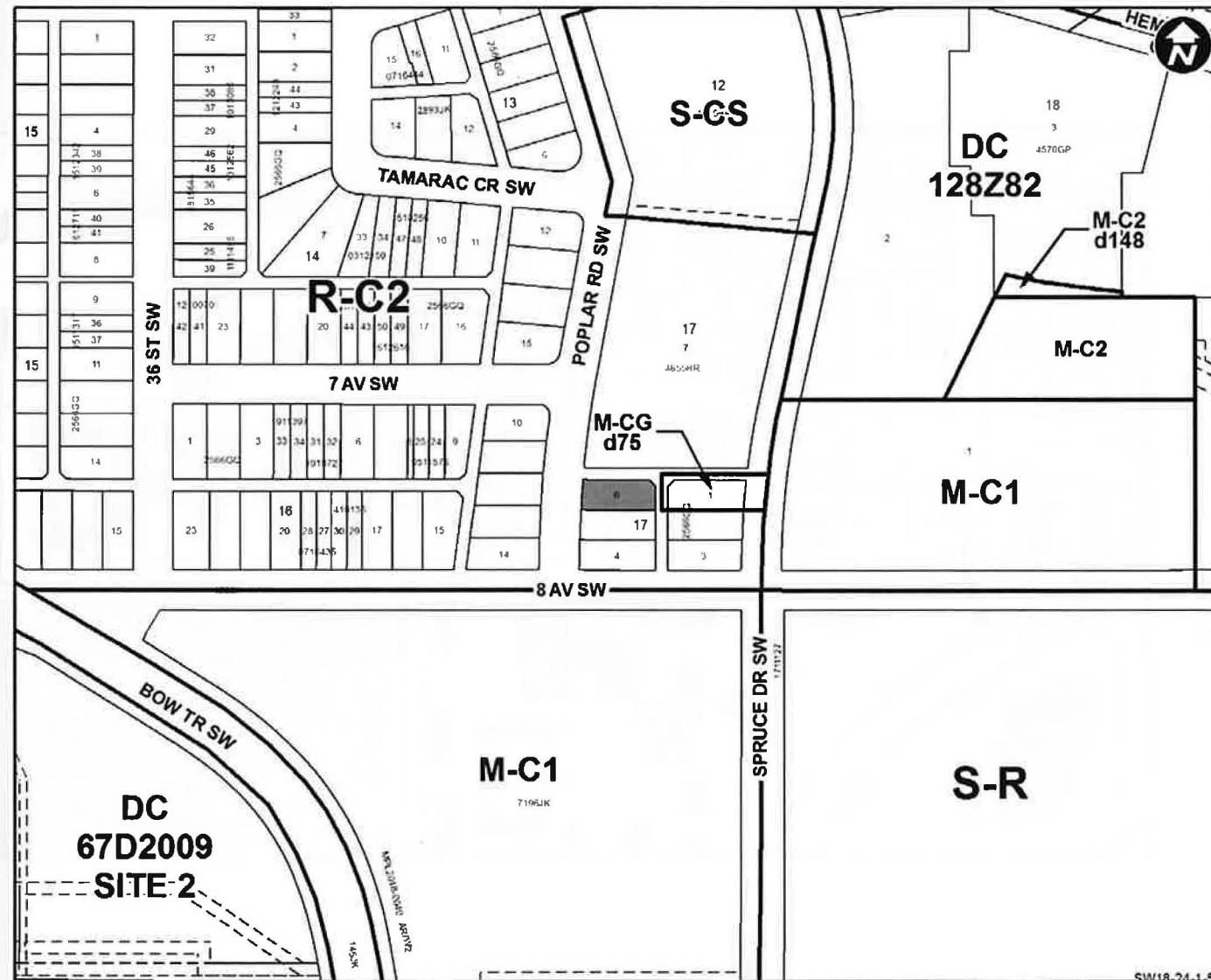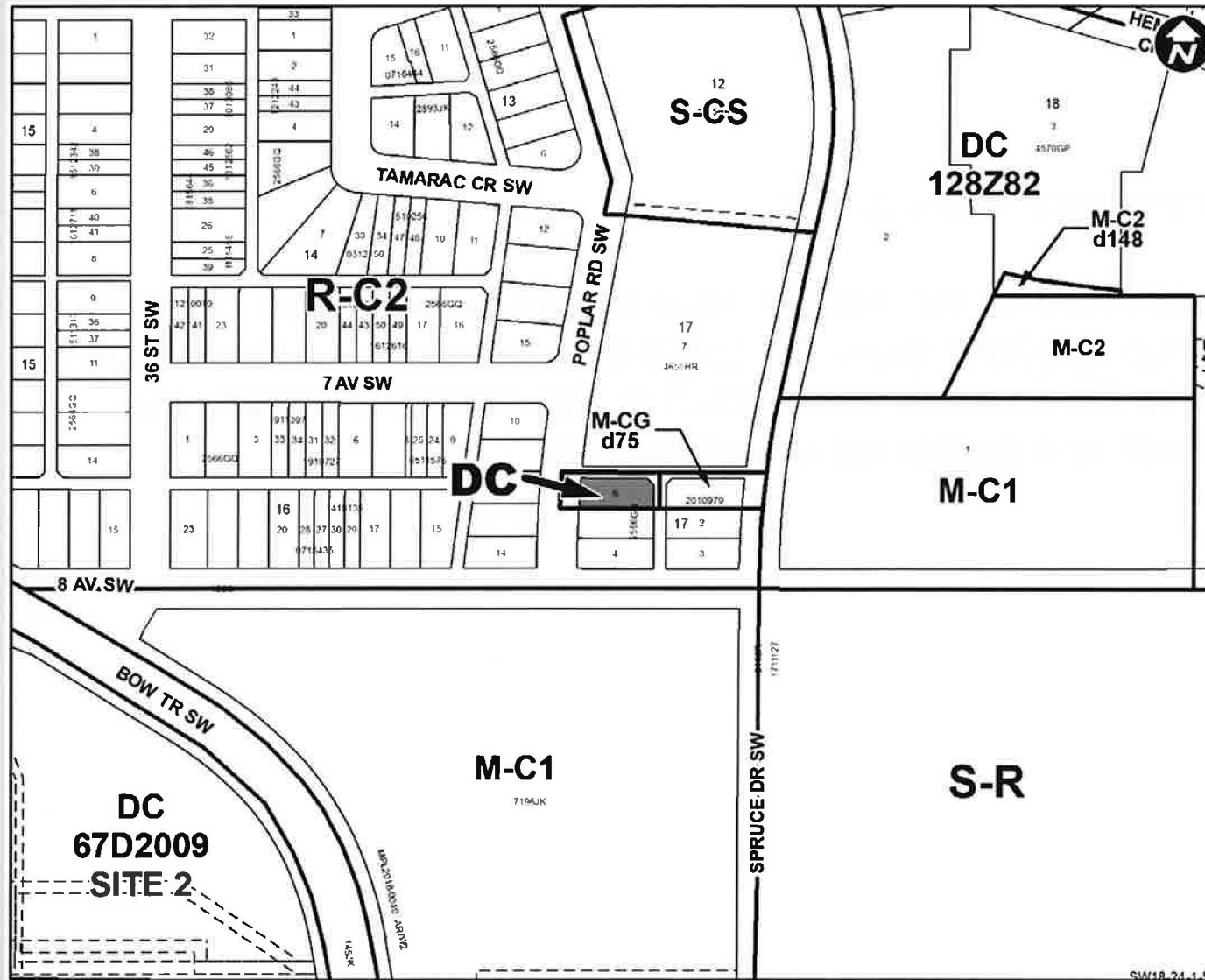
Proposed DC District:

- Base District of R-CG;

- Maximum height 11 metres (approximately 2 storeys); and

- Maximum density of 75 units per hectare (4 units).

- DC District contains a discretionary 'Rowhouse' use which allows for one façade of each dwelling unit to face a public street or lane.

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the redesignation of 0.05 hectares ± (0.13 acres ±) located at 712 Poplar RD SW (Plan 2566GQ, Block 17, Lot 6) from Residential – Contextual One / Two Dwelling (R-C2) District **to** DC Direct Control District to accommodate a rowhouse that may face a lane or a public street, with guidelines (Attachment 4).

Supplementary Slides

UNIT #1

ROOF PEAK 1135.23

7' - 3 3/4"

4" / 12"   4" / 12"

T.O. TOP PLATE 1133.00

3" / 12"

2' - 0"

1

2

1' - 6"   1' - 6"

1   2

6'0"x1'4"P   4'0"x2'0"P   4'0"x2'0"P

3   1'4"x5'0"P   2'0"x4'0"P   2'0"x4'0"P   3

8' - 6"   8' - 6"   8' - 6"   8' - 6"   8' - 6"

4

9' - 1 1/8"

5

3' - 0"

2'0"x4'0"P

4

30' - 3 1/2"

T.O. UPPER FLOOR 1130.23

1129.91

3

1' - 0 5/8"

1'4"x4'0"P

3

10' - 1 1/8"

2'0"x4'0"P   2' 8" French

2.0m HIGH PRIVACY WALL

6   3' 0" French   8' - 6"   4

T.O. MAINFLOOR 1126.84

1' - 0 5/8"

T.O. FUND. 1126.51

GRADE 1126.00   1126.21

1' - B 1/4"

VATION
16" = 1'-0"

6   7   6

UNIT #4   UNIT #3   UNIT #2   UNIT #1

ROOF PEAK   1135.23

7' - 3 3/4"

1

2

4" / 12"   4" / 12"

T.O. TOP PLATE   1133.00

2' - 0"   2' - 0"

4'0"x1'8"P   4'0"x1'8"P   4'0"x1'8"P   4'0"x1'8"P

3

4'0"x3'4"SL   4'0"x3'4"SL   4'0"x3'4"SL

9' - 1 1/8"

8' - 0"   8' - 0"   8' - 0"   8' - 0"

CAL. #4 D-2   CAL. #3 C-2   CAL. #2 B-2   CAL. #1 A-2

T.O. UPPER FLOOR   1130.23

0' - 5/8"

1129.91

1' - 0 5/8"

3

10' - 1 1/8"

2.0m PRIVACY FENCE   2.0m PRIVACY FENCE   2.0m PRIVACY FENCE   2.0m PRIVACY FENCE   2.0m PRIVACY FENCE   2.0m PRIVACY FENCE

2'0"x4'0"P   2'0"x4'0"P   2'0"x4'0"C   2'0"x4'0"P   2'0"x4'0"P   2'0"x4'0"C   2'0"x4'0"P   2'0"x4'0"P   2'0"x4'0"C   2'0"x4'0"P   2'0"x4'0"P   2'0"x4'0"C

8' - 0"   8' - 0"   8' - 0"   8' - 0"

1' - 0 5/8"

CAL. #4 D-1   CAL. #3 C-1   CAL. #2 B-1   CAL. #1 A-1

T.O. MAINFLOOR   1126.84

2' - 3 5/8" - 1' - 0 5/8"

T.O. FUND.   1126.51

GROUND   1126.15

1' - 10 1/2"   1' - 9 7/8"   1' - 7 7/8"   1' - 6 1/2"

1125.40