

Correction to Attach 3 - Proposed DC Direct Control District (page 4)

Motor Vehicle Parking Stall Requirements

14 (1) Unless otherwise provided in subsections (2) and (3), the minimum number of ***motor vehicle parking stalls*** for all ***uses*** is the requirement referenced in Part 4 of Bylaw 1P2007.

(2) The minimum number of ***motor vehicle parking stalls*** for a **Dwelling Unit** is reduced to zero where:

- (a) the floor area of a ***unit*** is 45.0 square metres or less; **and**
- (b) space is provided in the ***development*** for the occupant of the ***unit*** for storage of mobility alternatives including, but not limited to, bicycles and strollers that:
 - (i) must be accessed directly from the exterior;
 - (ii) must have an area of at least 2.5 square metres for every ***unit*** that is not provided with a ***motor vehicle parking stall***; and
 - (iii) may incorporate any one or more of the ***bicycle parking stalls – class 1*** required by Section 15 of this Direct Control District Bylaw.

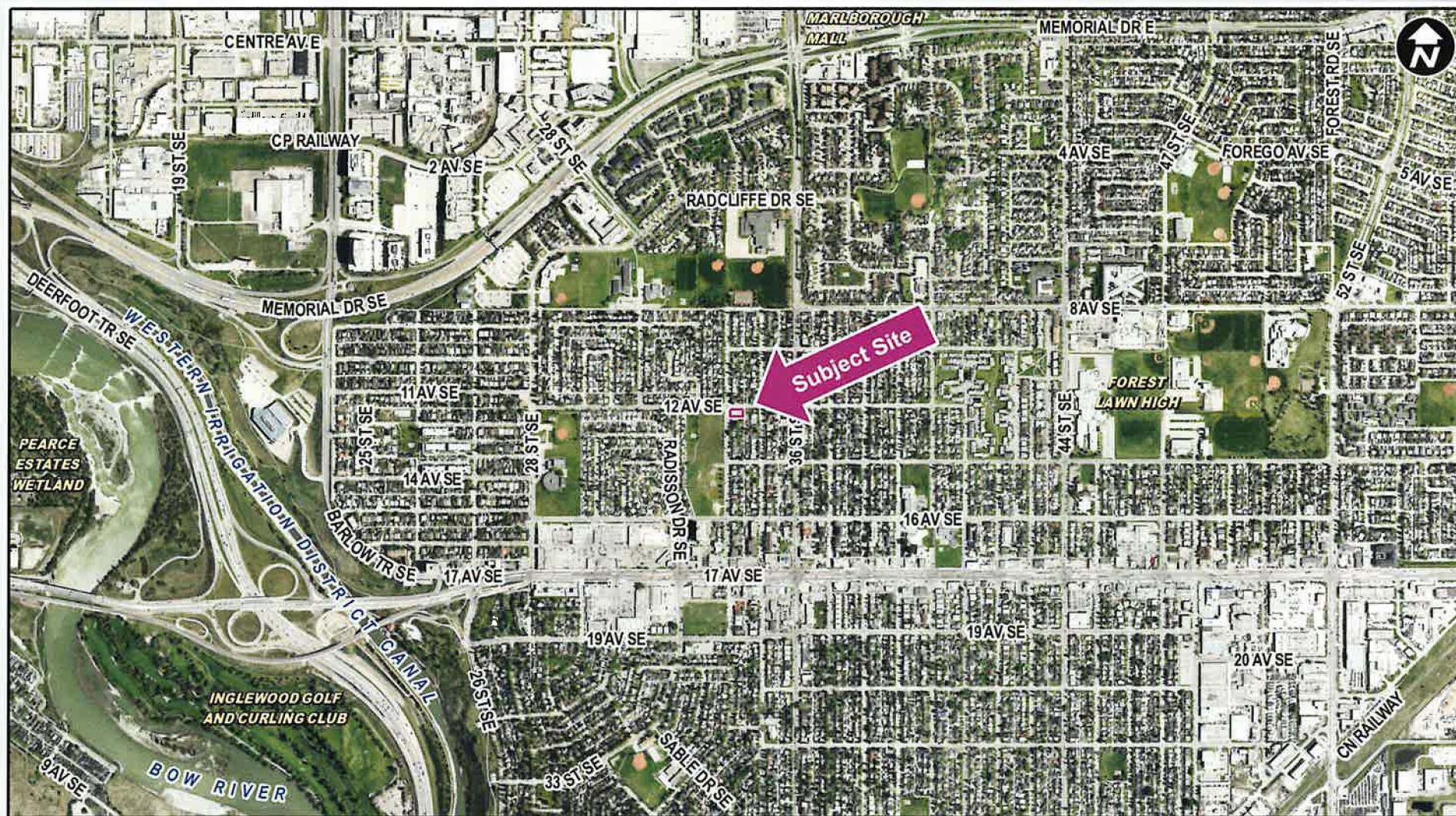
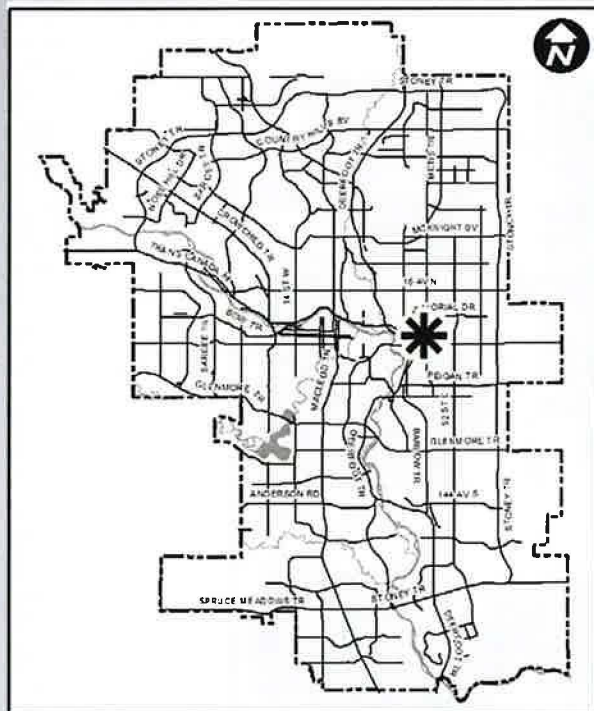
(3) ***Visitor parking stalls*** are not required.



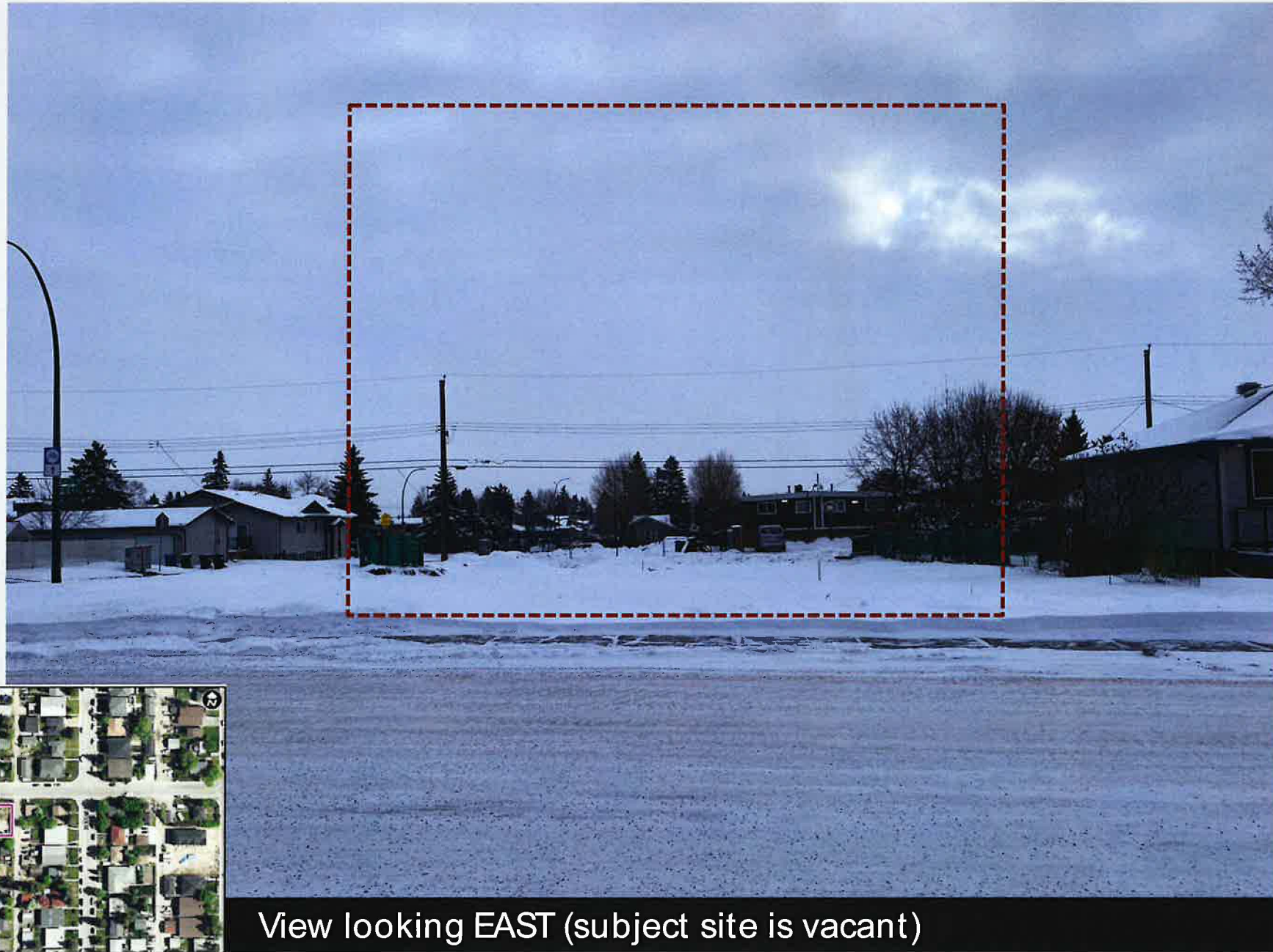


LOC2020-0142
Policy & Land Use Amendment
M-CGd67 to DC/MC-1





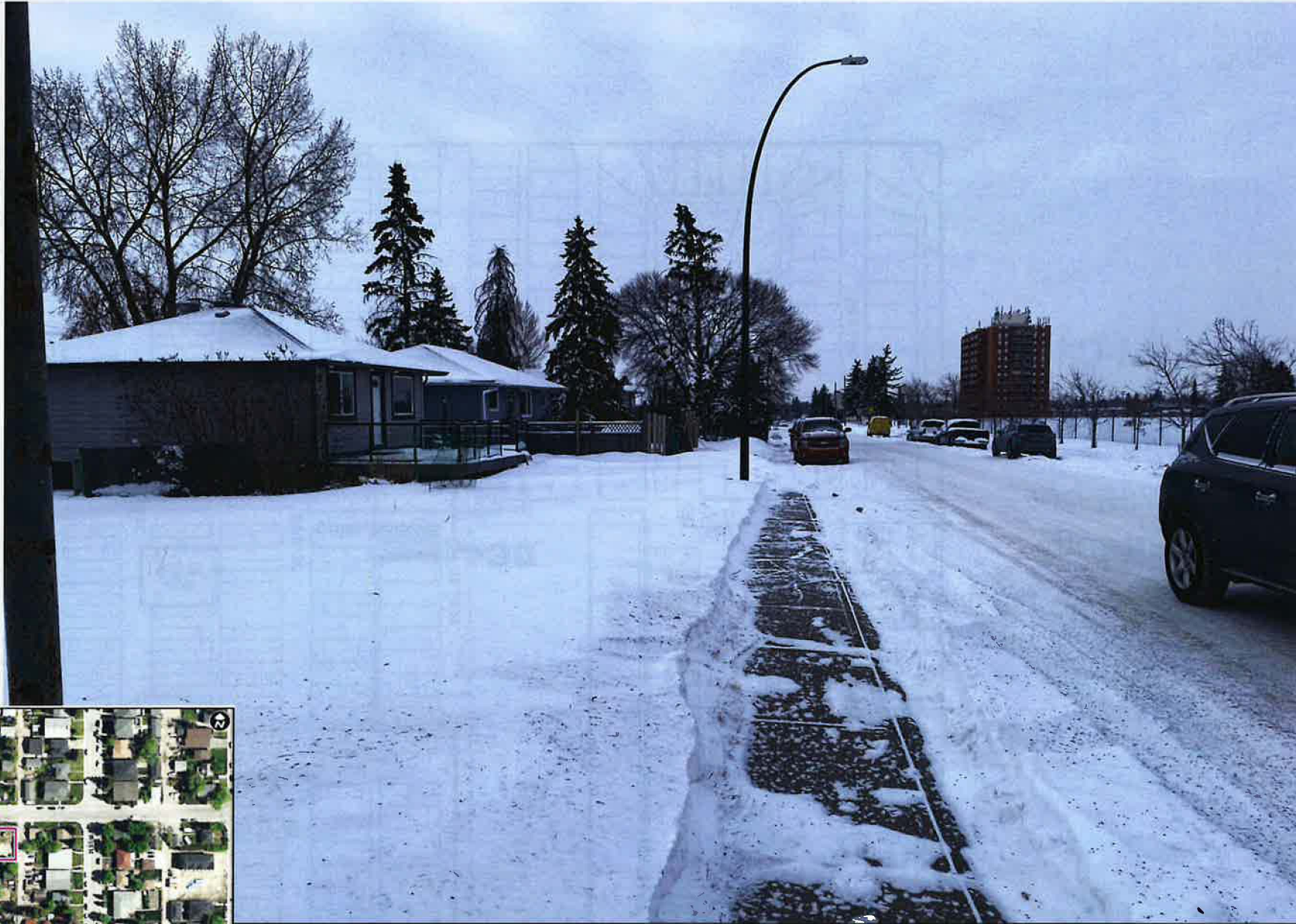




View looking EAST (subject site is vacant)

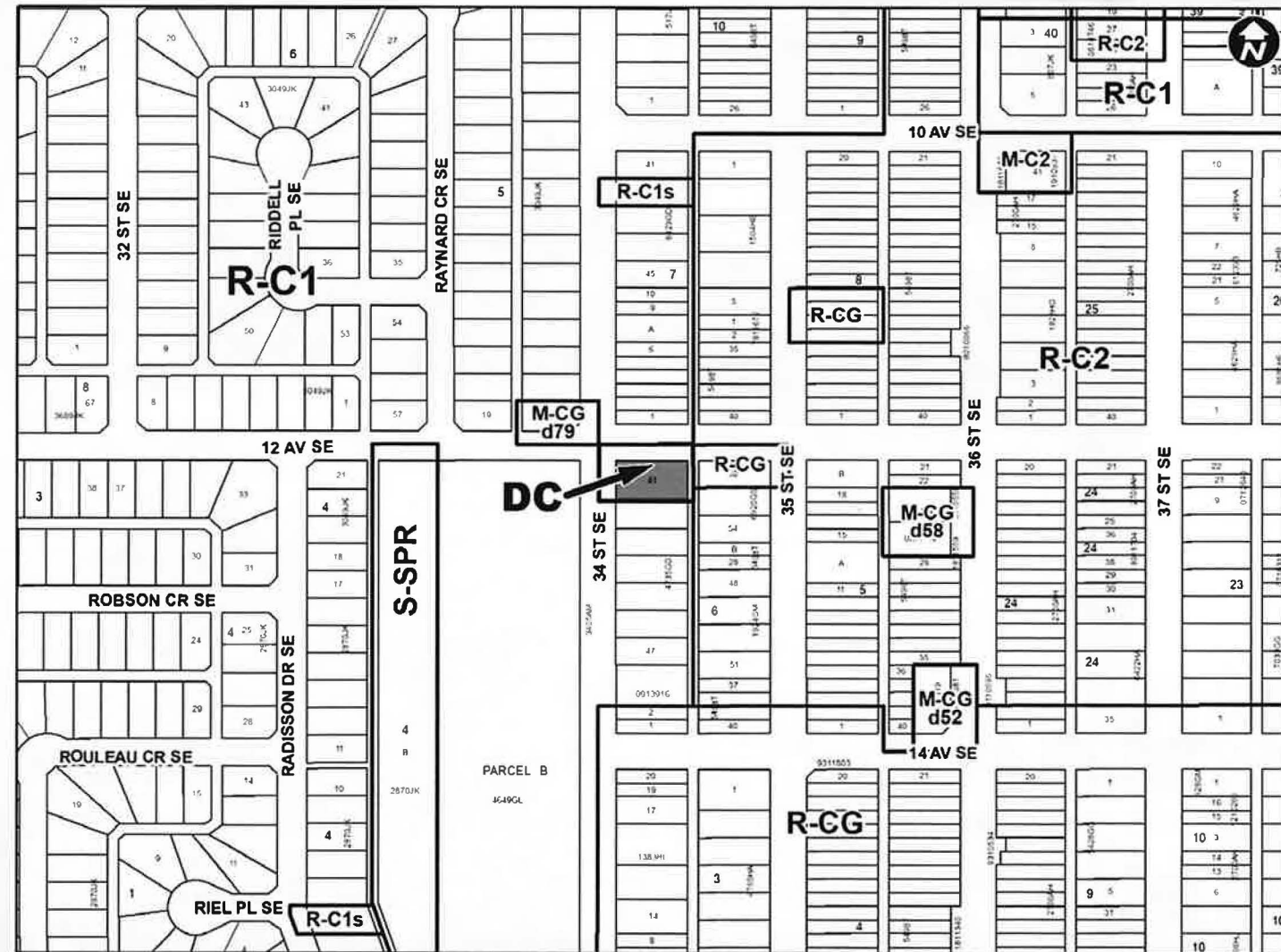


View looking SOUTH along lane



View looking SOUTH along 34 Street SE

- M-CGd67 to DC(M-C1)
- DP2020-7038 was submitted on November 2, 2020 and is currently under review



Proposed DC Direct Control District:

Built form:

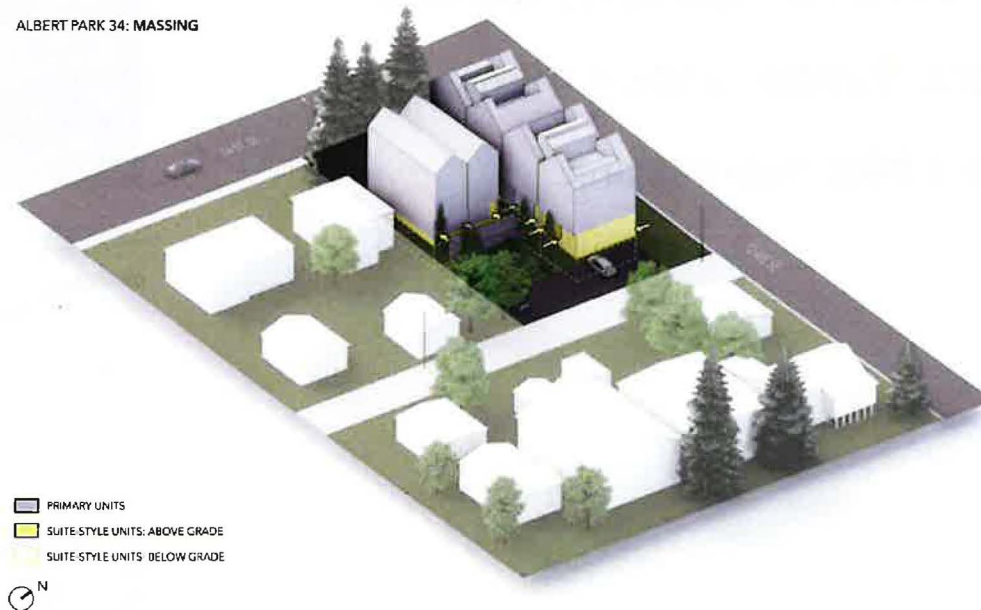
- Grade-oriented, stacked rowhouse
- All units must have independent at grade entrances
- 14 metres (three storeys)
- Maximum 1.5 FAR

ALBERT PARK 34: MASSING

Conceptual Massing Diagrams



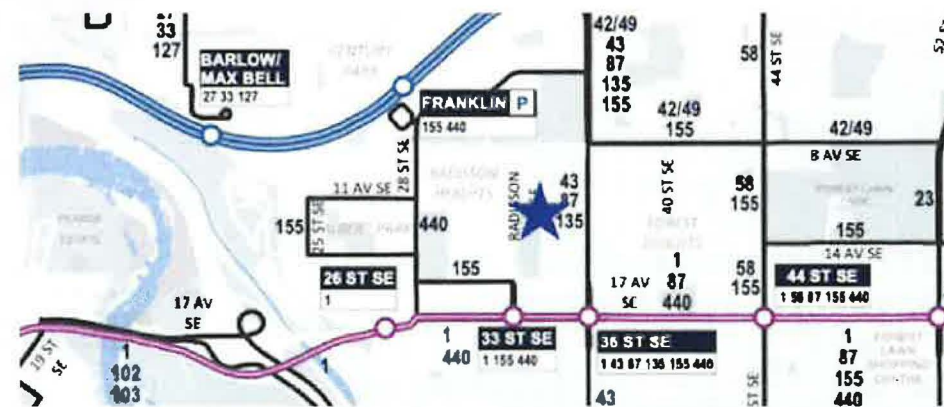
ALBERT PARK 34: MASSING

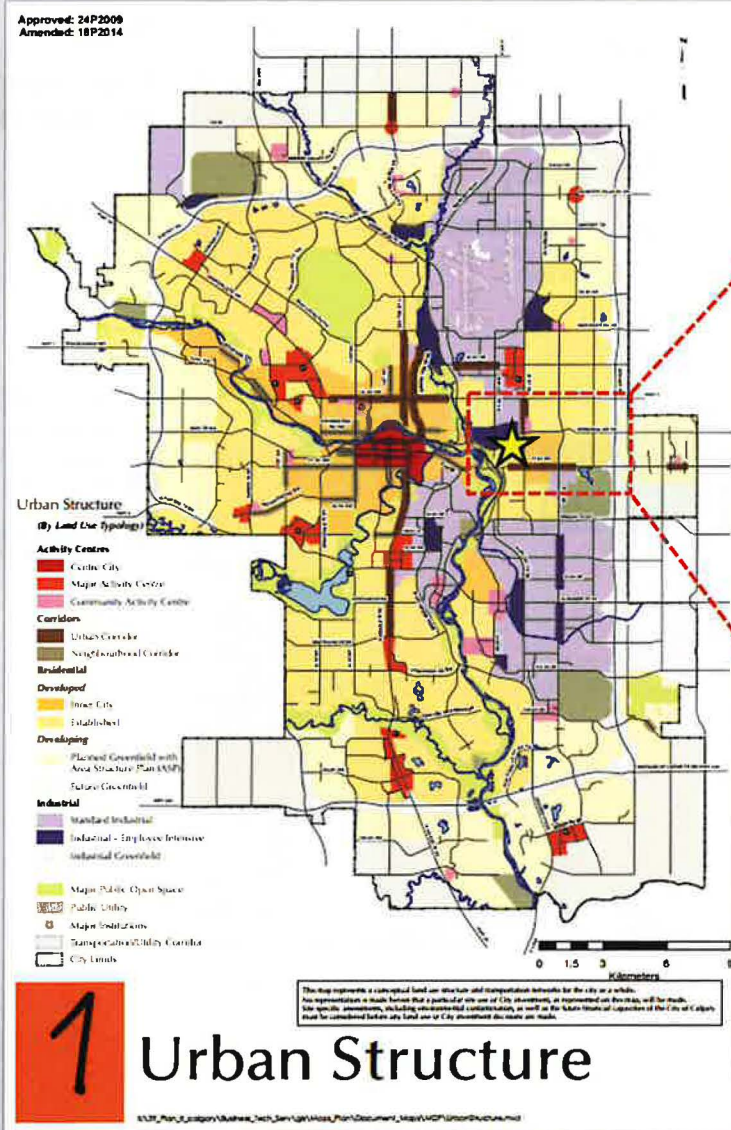


Proposed DC Direct Control District:

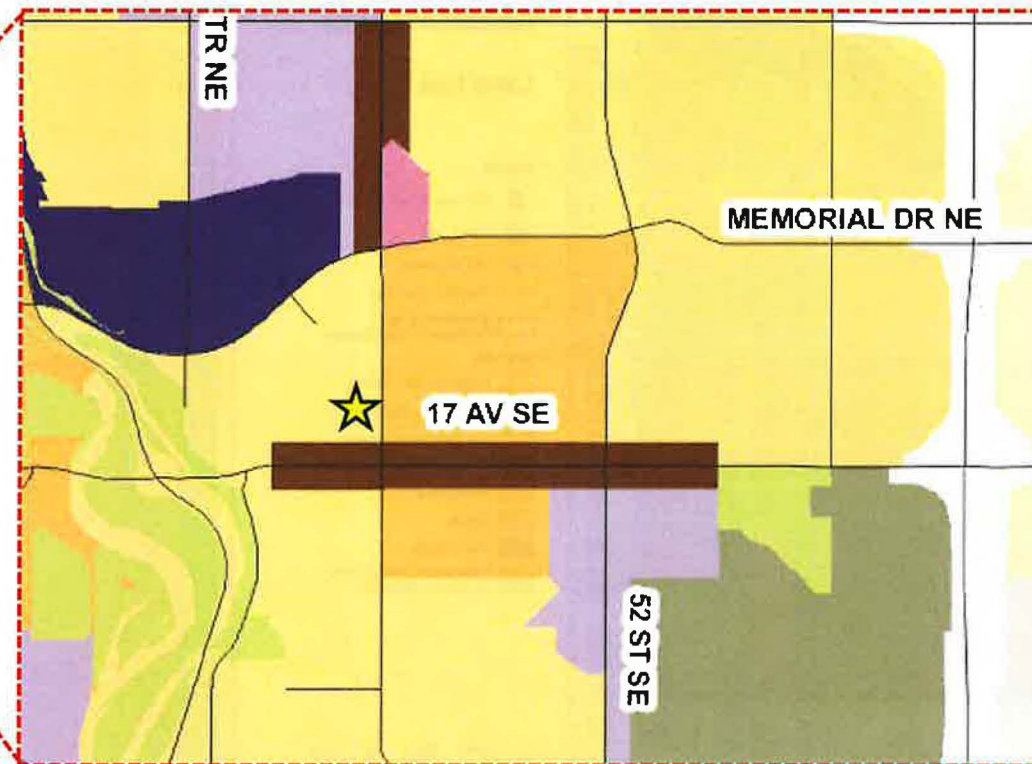
Parking:

- 1.0 parking stall/unit
- Zero parking for units $\leq 45\text{m}^2$
 - that provide additional storage space for bikes, scooters, strollers
- Limit on the number units $\leq 45\text{m}^2$
- 1.0 Class 1 bike parking/unit





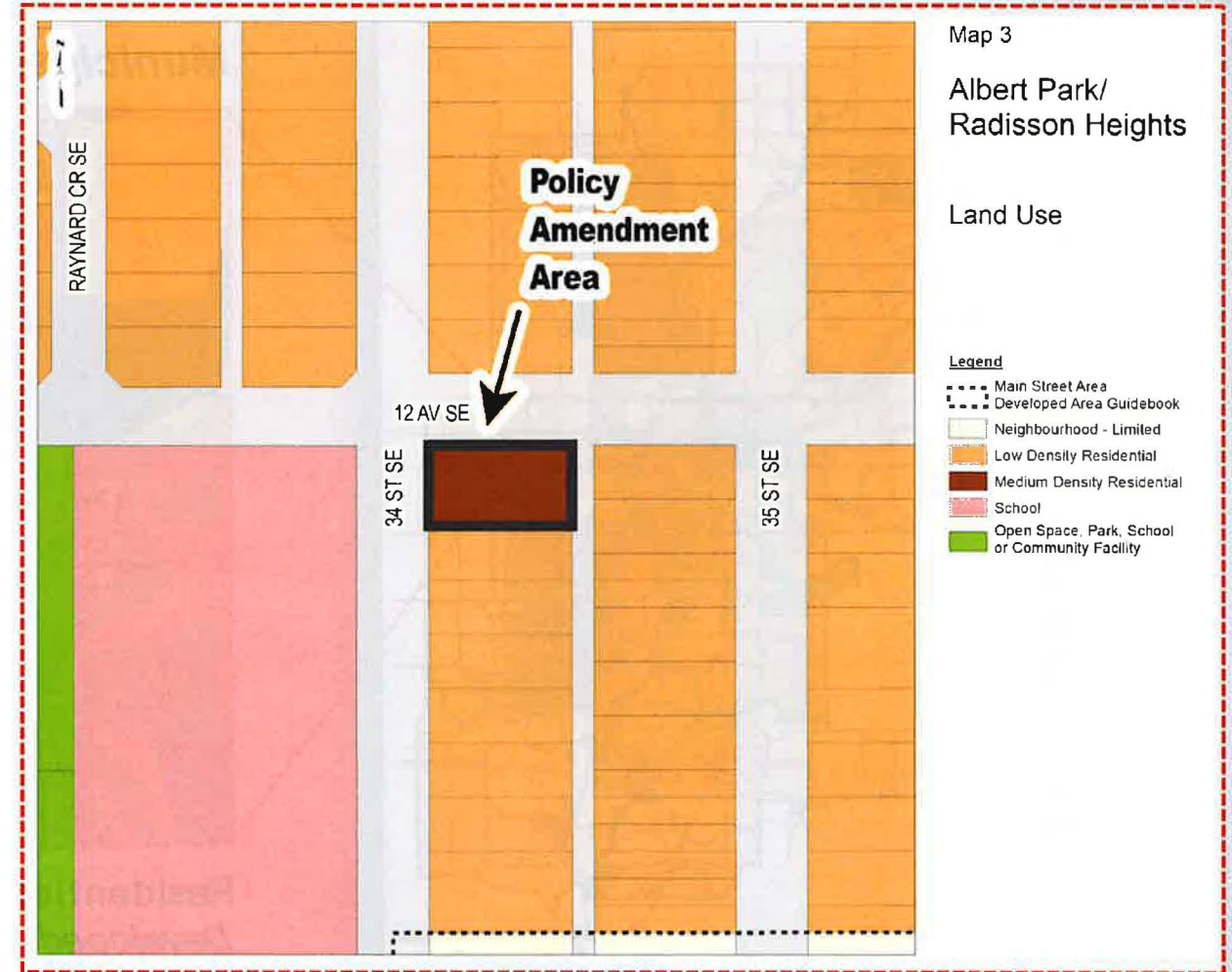
Municipal Development Plan (Statutory – 2009)



Residential Developed

Established

Albert Park/Radisson Heights ARP (Statutory – 1989) Proposed policy (map) amendment:





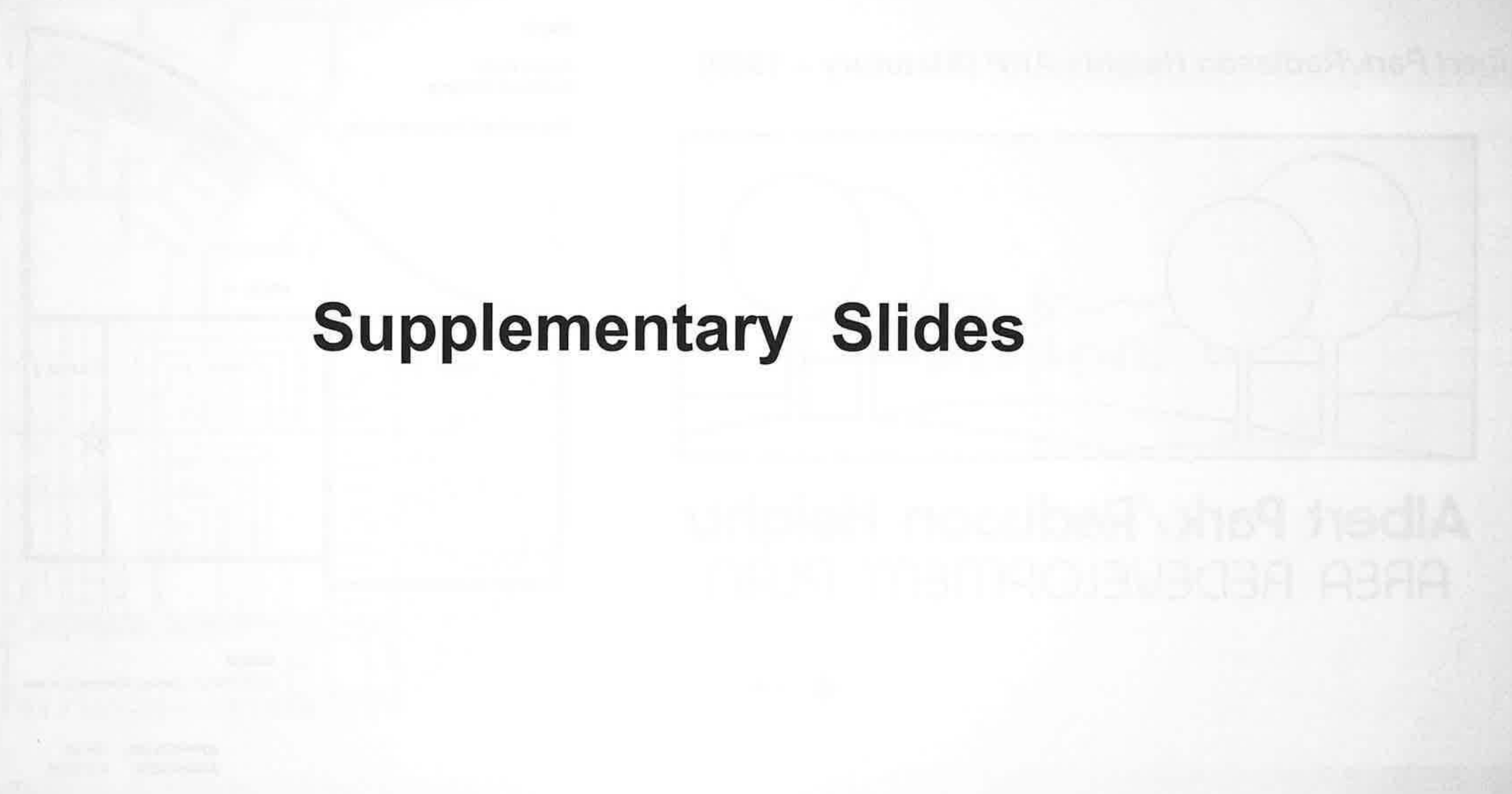
Location Criteria for Multi-Residential Infill

- 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.

ADMINISTRATION'S RECOMMENDATION:

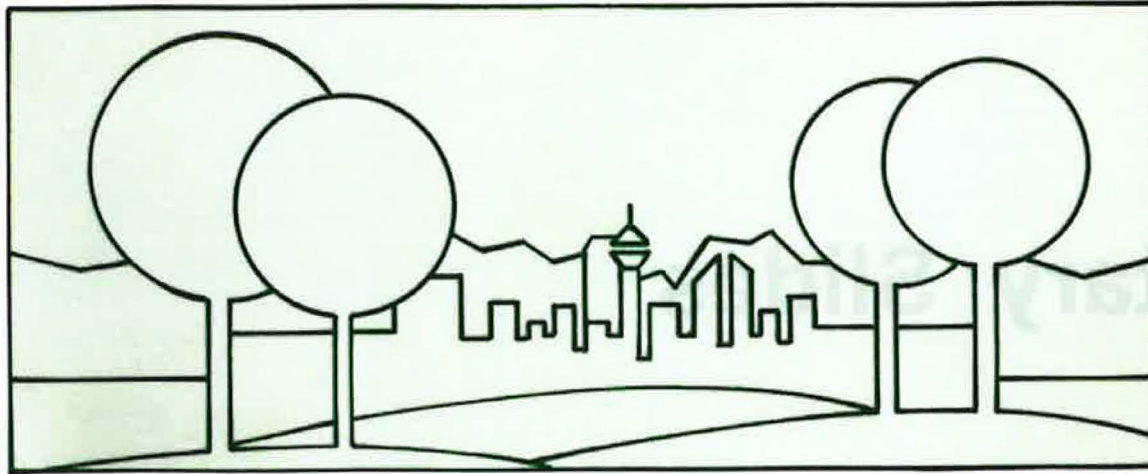
That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the Albert Park-Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to the proposed bylaw for the redesignation of 0.09 hectares $\pm$ (0.22 acres $\pm$) located at 1302 – 34 Street SE (Plan 4735GD, Block 6, Lot 41) from Multi-Residential – Contextual Grade Oriented (M-CG d67) District to DC Direct Control District to accommodate multi-residential development, with guidelines (Attachment 3).



Supplementary Slides

Albert Park/Radisson Heights ARP (Statutory – 1989)



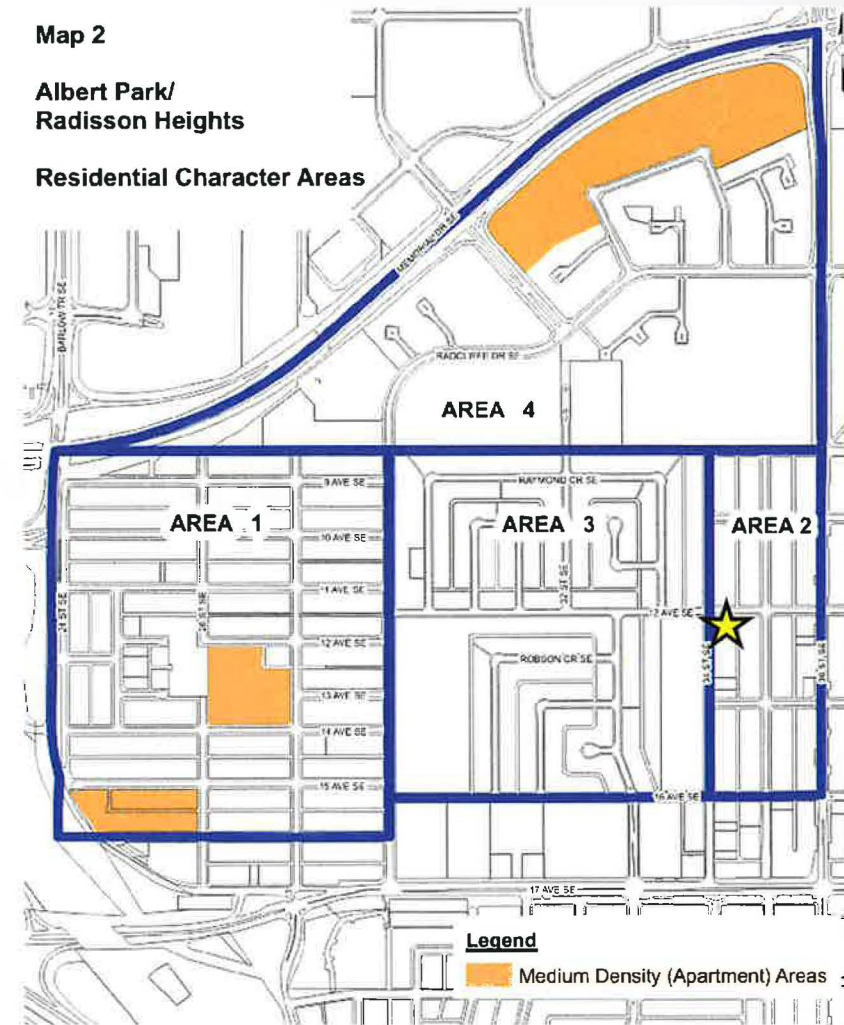
Albert Park/Radisson Heights AREA REDEVELOPMENT PLAN



Map 2

Albert Park/
Radisson Heights

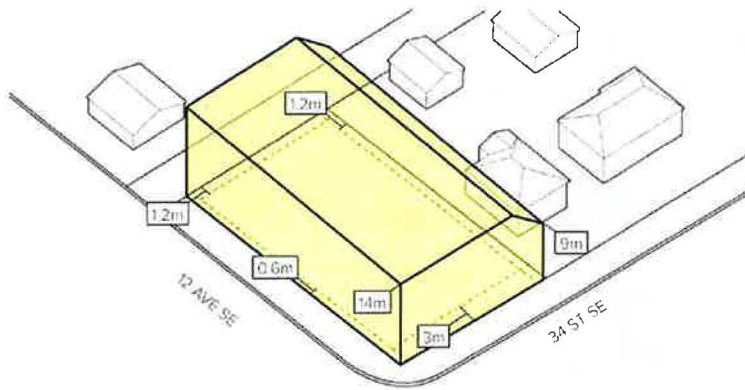
Residential Character Areas



Legend

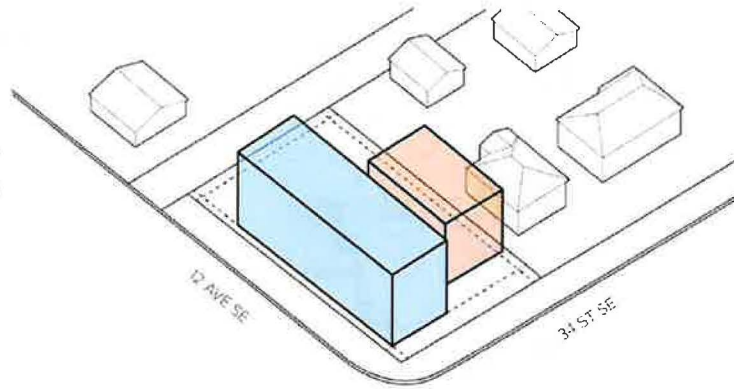
Medium Density (Apartment) Areas

APPROVED: 15P88
AMENDED: 92P2018

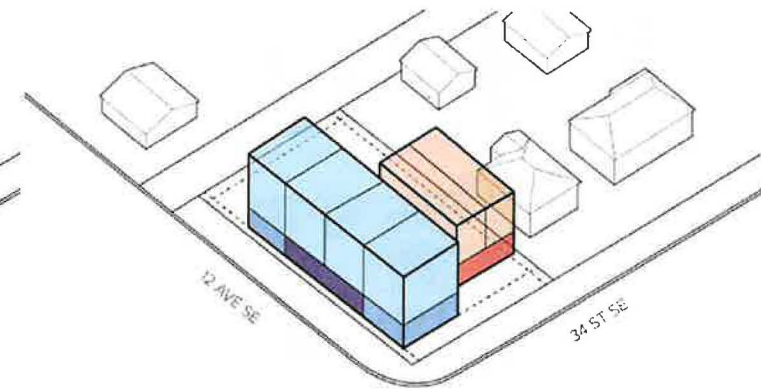


1

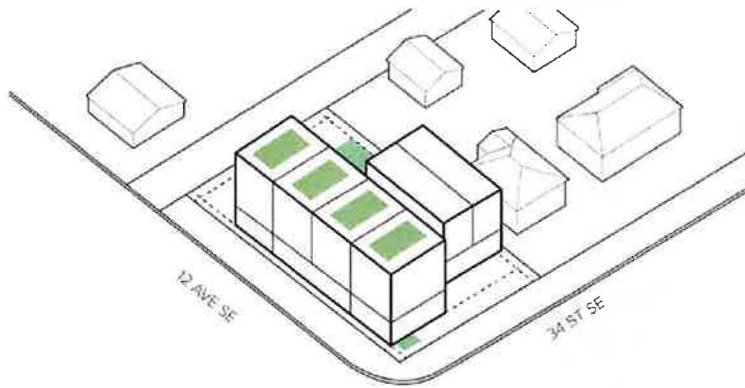
BUILDING MASS AS PER BYLAW ENVELOPE



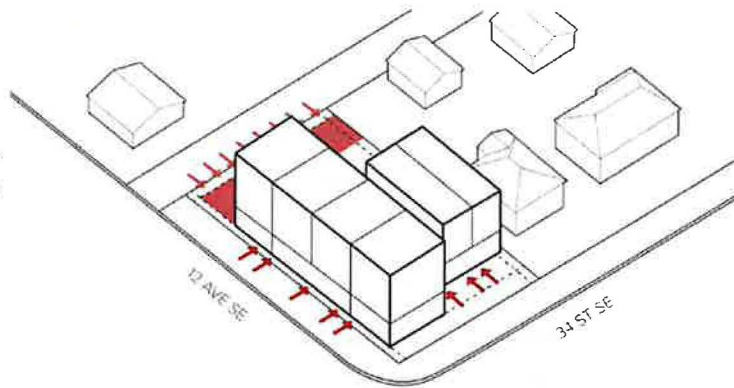
2

BUILDING MASS AS A RESPONSE TO SITE +
CONTEXT, URBAN EDGES, AND R-CG AND MID-BLOCK
DEVELOPMENTS

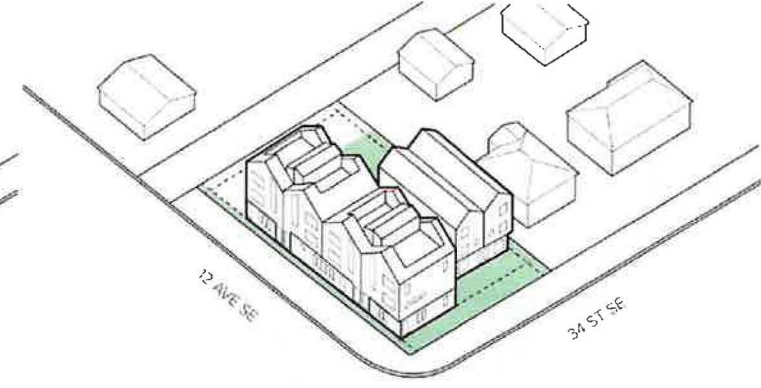
3

BREAKING THE MASS INTO DIVERSE UNIT TYPES:
MICRO-UNIT FLATS, AT GRADE LARGE FLATS AND ABOVE
GRADE TOWN HOMES

4

OPTIMIZE AREA AND DISTRIBUTE AMENITY SPACE IN BOTH
PRIVATE AND SHARED SPACES THROUGHOUT THE SITE

5

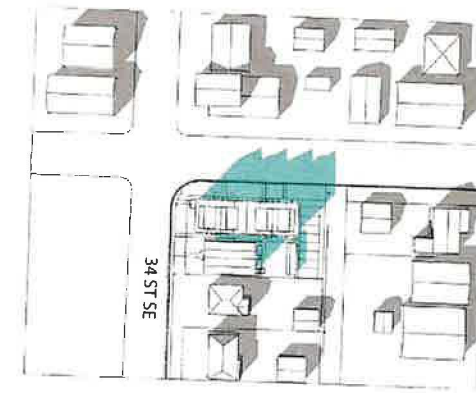
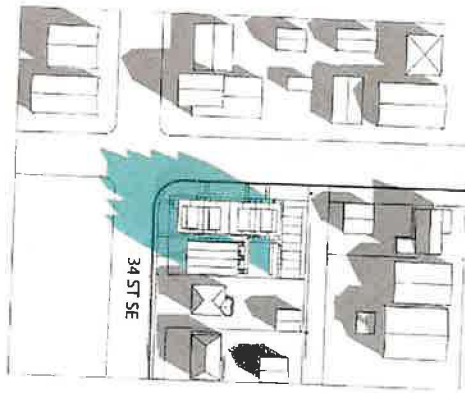
IDENTIFY MOST EFFICIENT PARKING LOCATION FOR
LARGER SCALE UNITS WITH MINIMAL IMPACT ON SITE

6

FURTHER ARCHITECTURAL ARTICULATION TO REDUCE THE MASS,
RESPECT CONTEXT, ADDRESS THE STREET AND TRANSITION TO
TYPICAL MID-BLOCK DEVELOPMENTSMASSING
STRATEGY

MARCH 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



JUNE 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



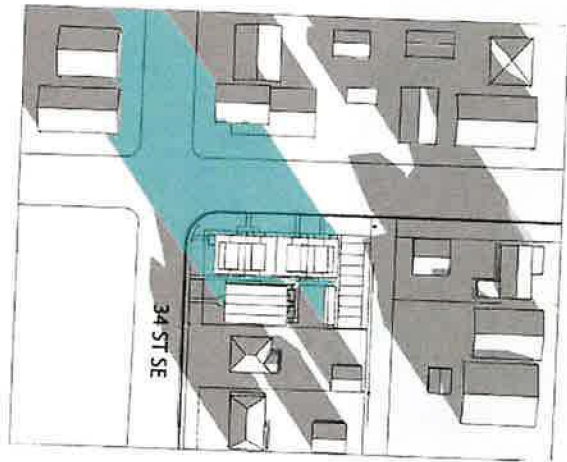
10AM

1PM

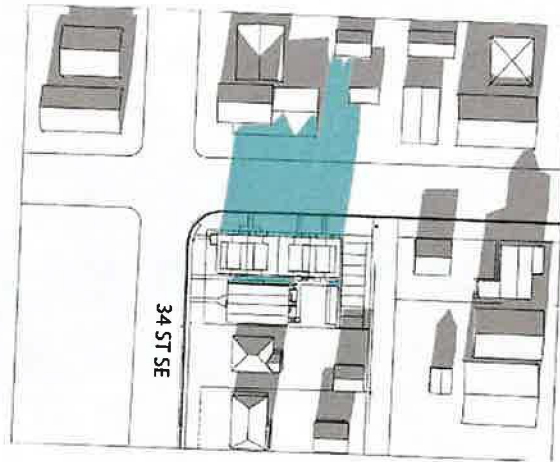
4PM

DECEMBER 21

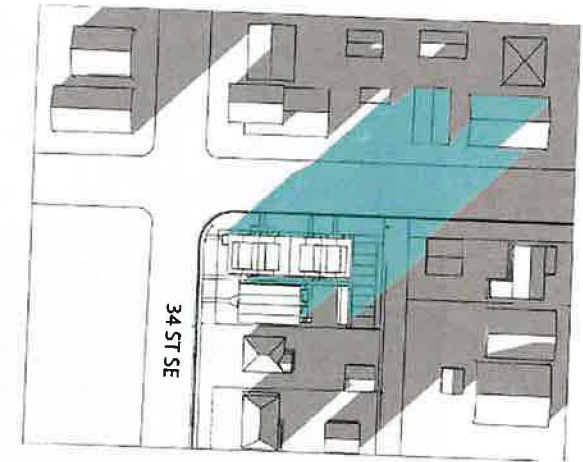
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



10AM



1PM



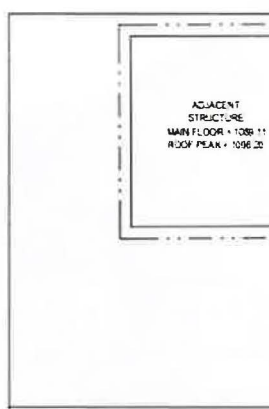
4PM











- 6 stacked townhomes (3 beds)
- 2 flats (3 beds)
- 2 at grade one bedroom units
- 6 below grade one bedroom units

*A comparison of various land use districts and density :
Site area 910m² / 0.09 ha*

	Maximum Density (uph)	Allowable # of units
Proposed DC	1.5 FAR	No density expressed in uph. Number of units will be dependent on parking provided, landscaping, and amenity areas provided (i.e. DP2020-7038 proposed total of 16 units - 8 larger units and 8 smaller units equal to or less than 45m ²)
R-CG	75	6 units + 6 secondary suites equal to or less than 45m ²
M-CGd67 (existing)	67	6 units
M-CG	111	9 units
M-C1	148	13 units
M-C2	2.5 FAR or specified FAR modifier	Base on 2.5 FAR or specified FAR modifier