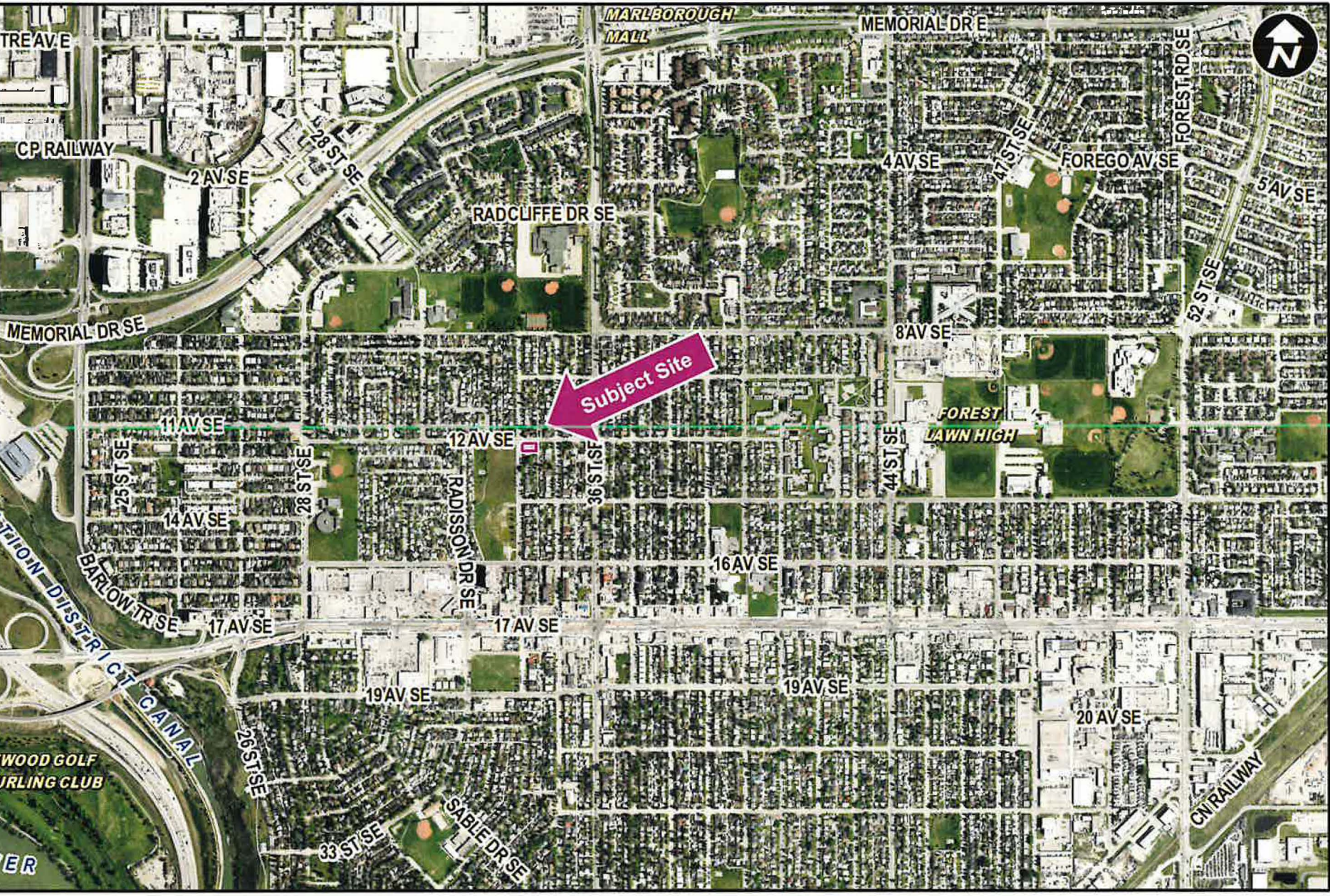
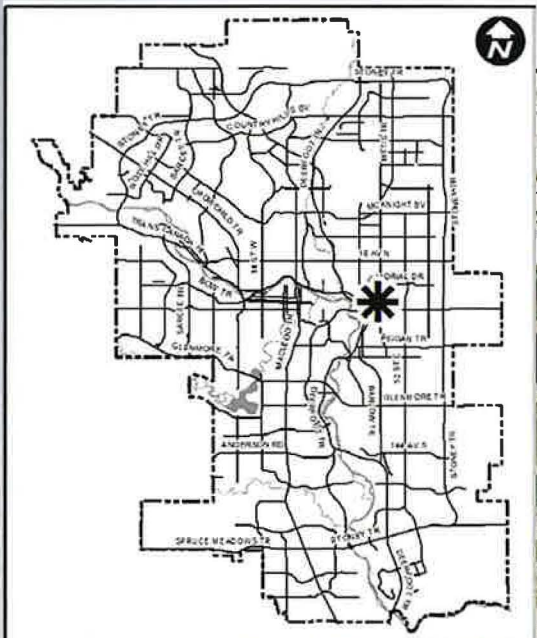




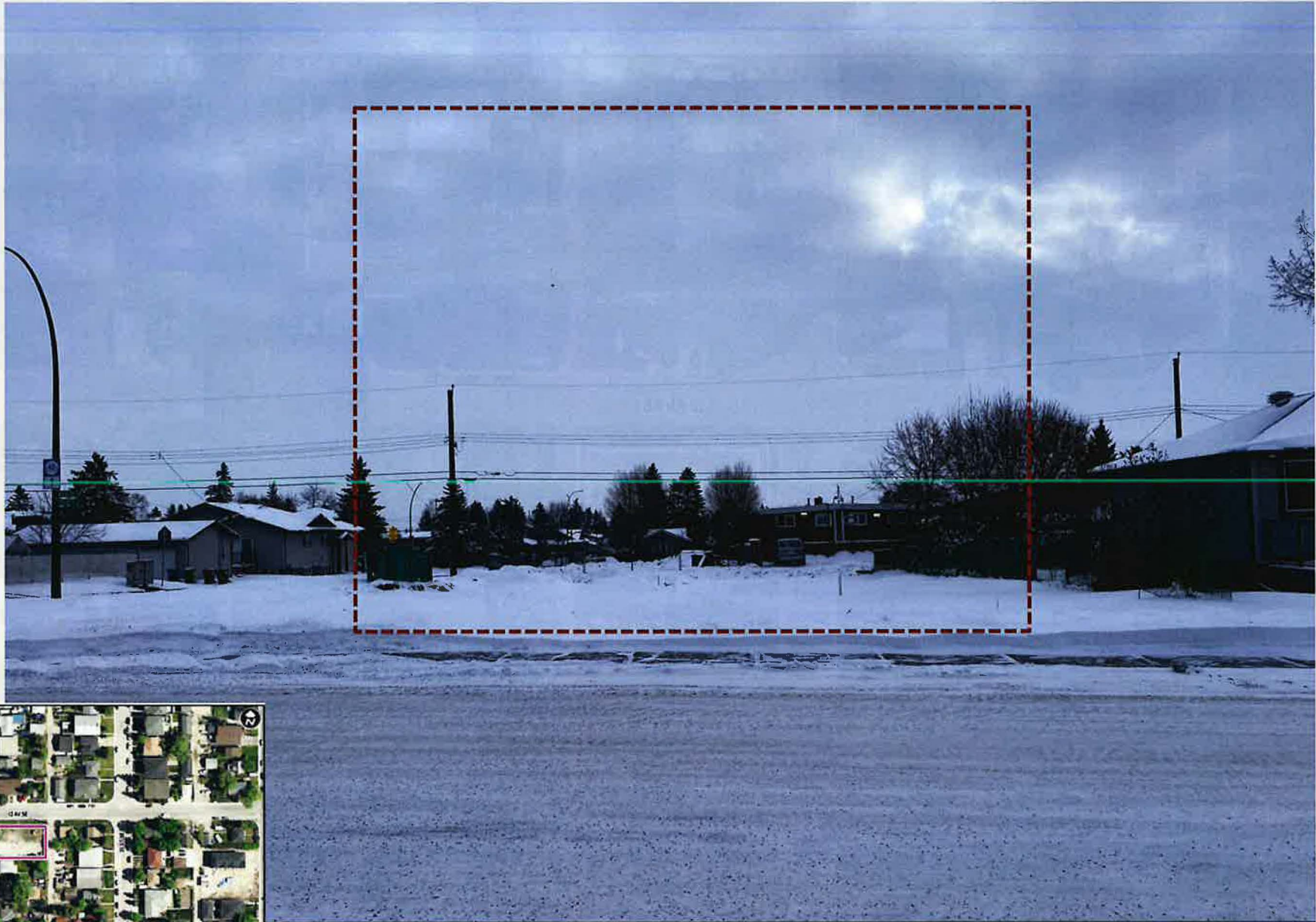
Public Hearing of Council
Agenda Item: 8.1.19

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

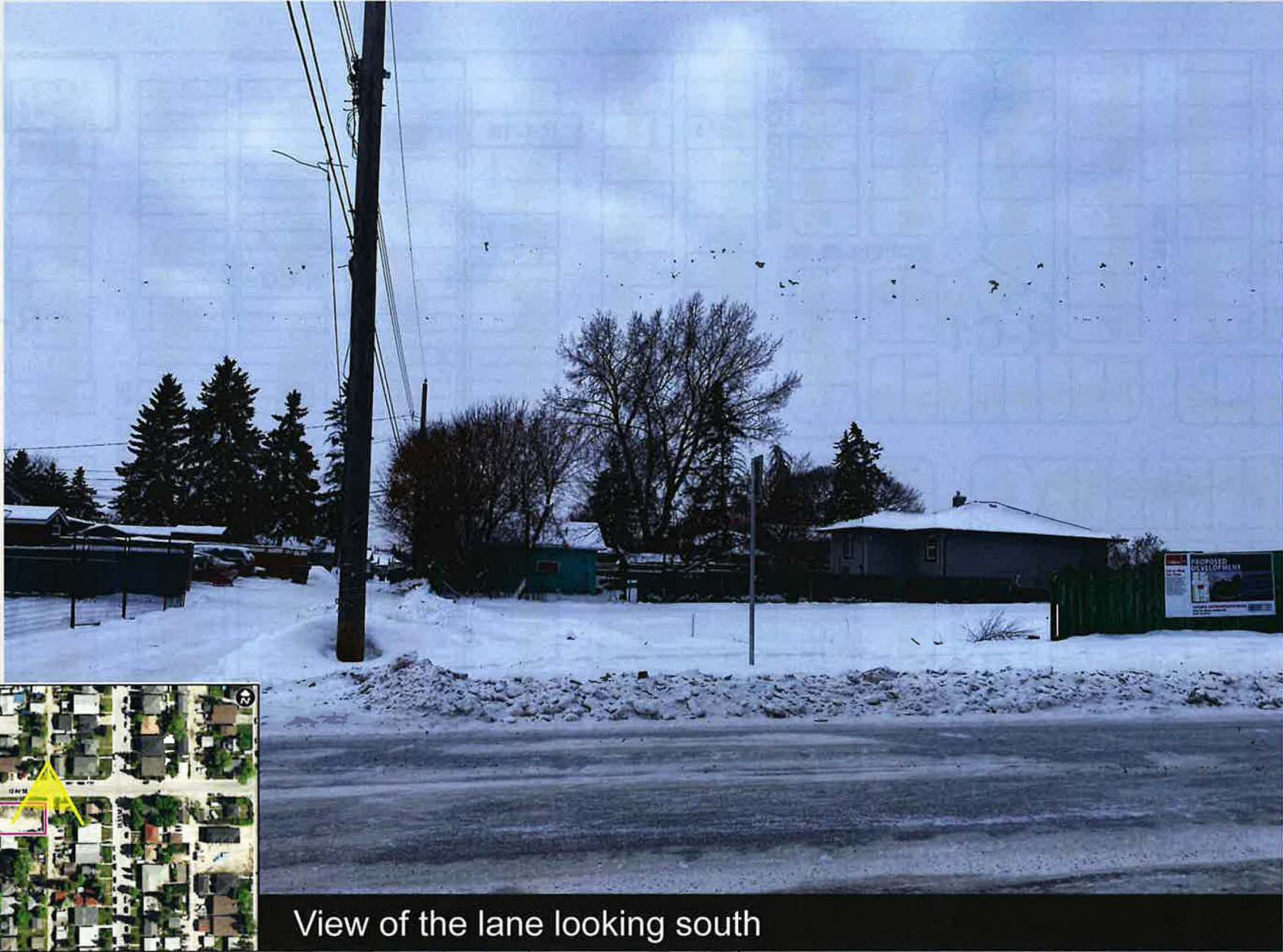
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.19 CPC2021-0127
Distribution
CITY CLERK'S DEPARTMENT





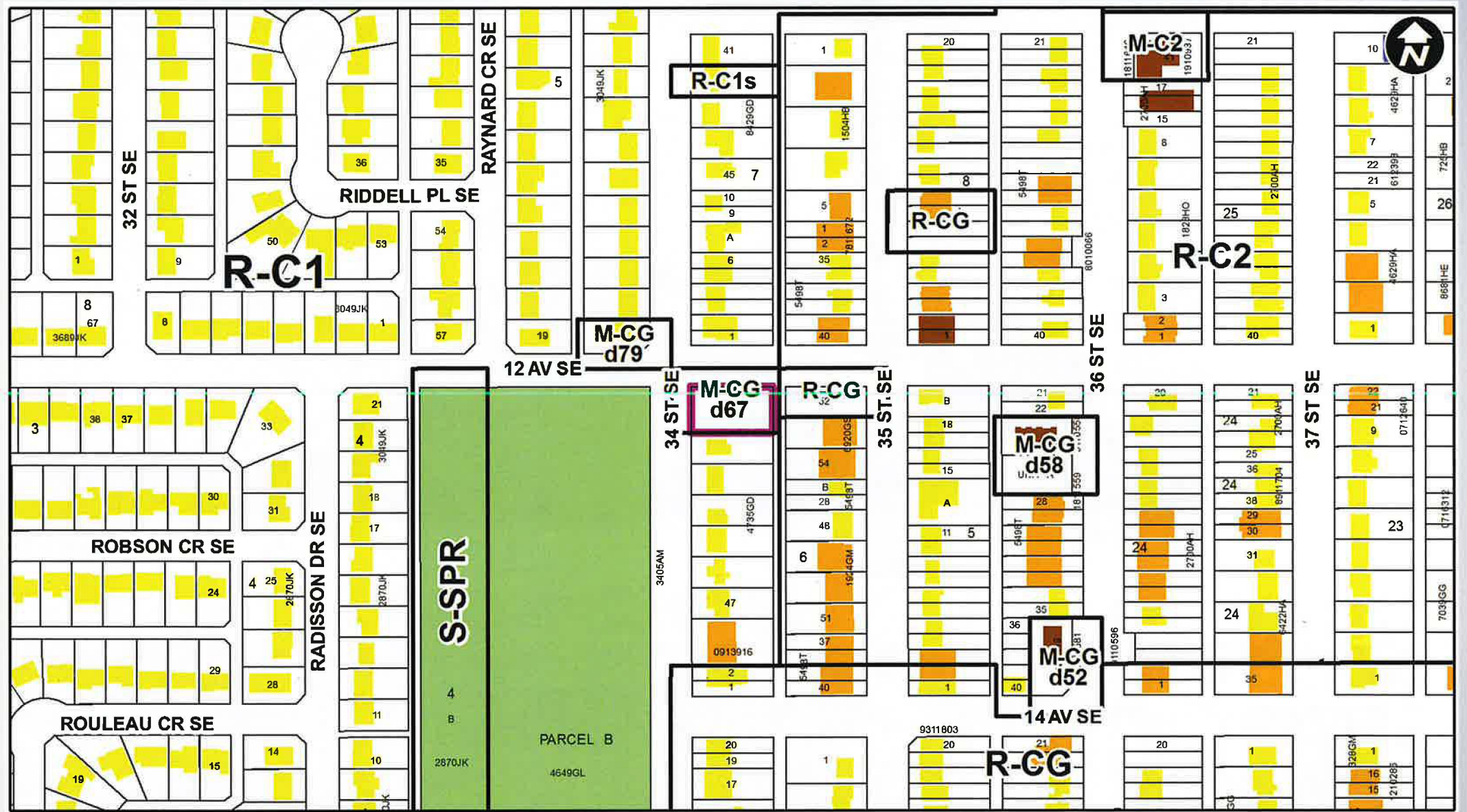


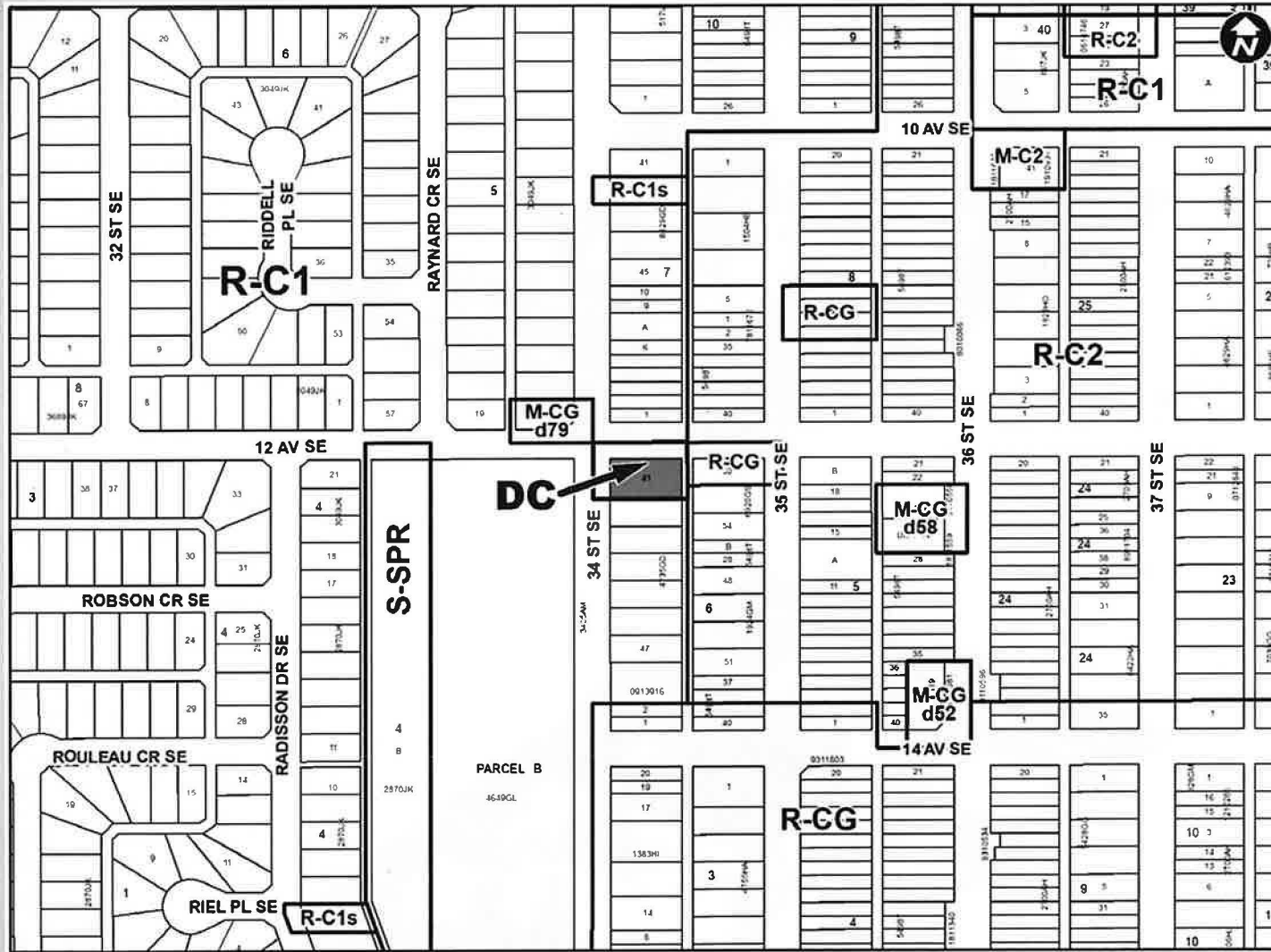
View of the subject site is (vacant) looking east



View of the lane looking south

- 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 District

Direct Control District

- M-C1 District base

Proposed Direct Control District:

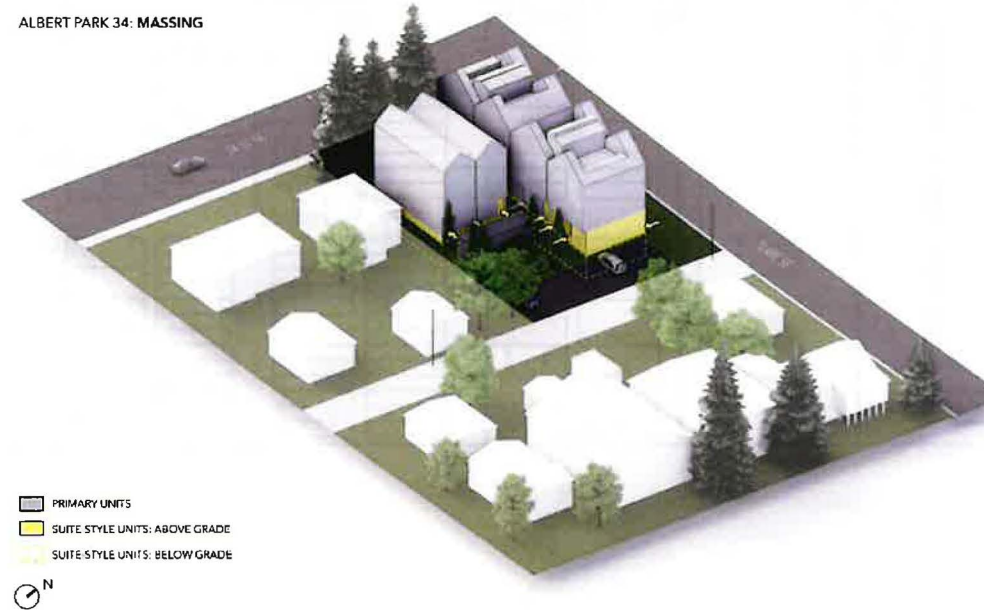
- Grade-oriented, stacked rowhouse
- All units must have independent at grade entrances
- Limits on the number of units that are 45m^2 or less
- Maximum height of 14 metres
- Maximum 1.5 FAR
- Specific rules motor vehicle parking
- Enhanced bicycle parking/storage requirements

ALBERT PARK 34: MASSING

Conceptual Massing Diagrams



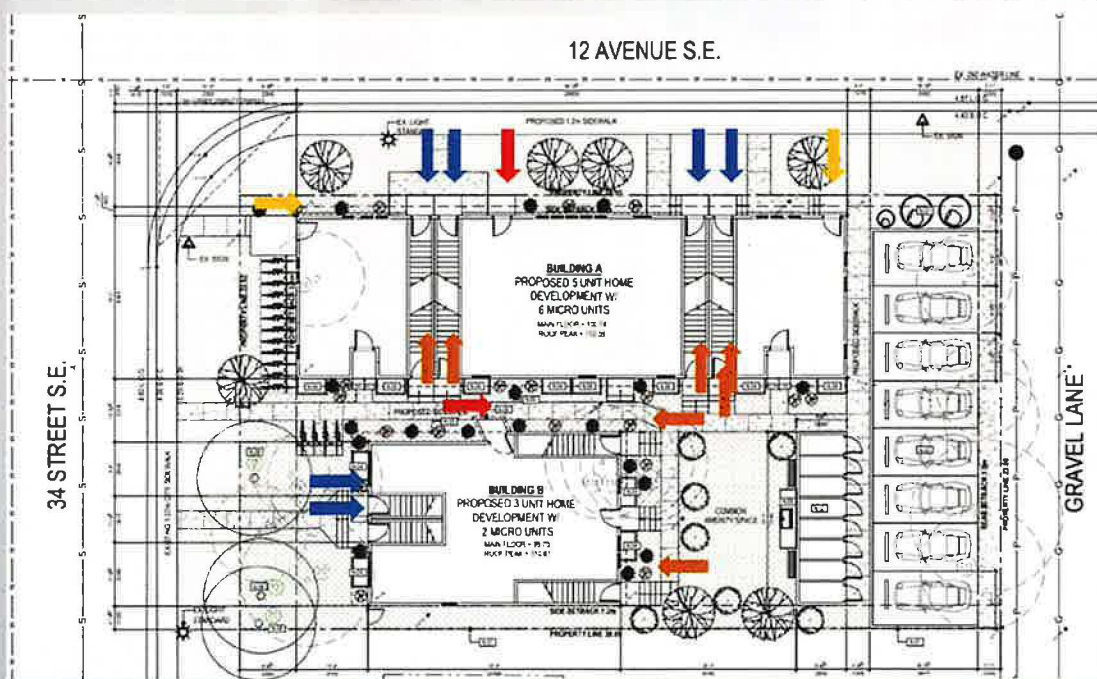
ALBERT PARK 34: MASSING





Development Permit

- 3 storeys
- 16 units
 - 6 stacked townhomes (3 beds)
 - 2 flats (3 beds)
 - 2 at grade one bedroom units ($\leq 45m^2$)
 - 6 below grade one bedroom units ($\leq 45m^2$)



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



Calgary Planning Commission's Recommendation:

That Council:

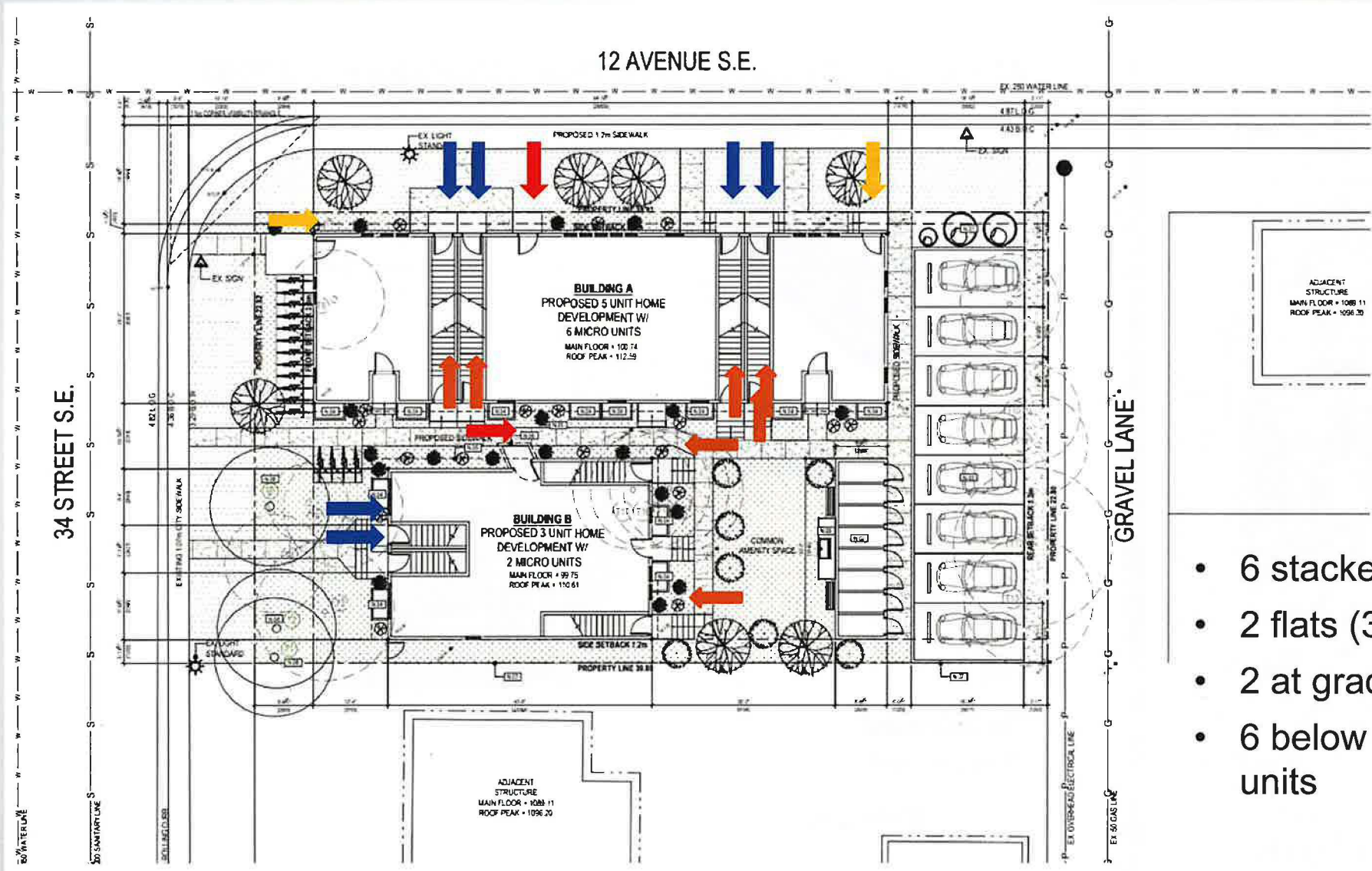
1. Give three readings to **Proposed Bylaw 14P2021** for the amendments to the Albert Park-Radisson Heights Area Redevelopment Plan (Attachment 2); and
2. Give three readings to **Proposed Bylaw 43D2021** for the redesignation of 0.09 hectares \pm (0.22 acres \pm) located at 1302 – 34 Street SE (Plan 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

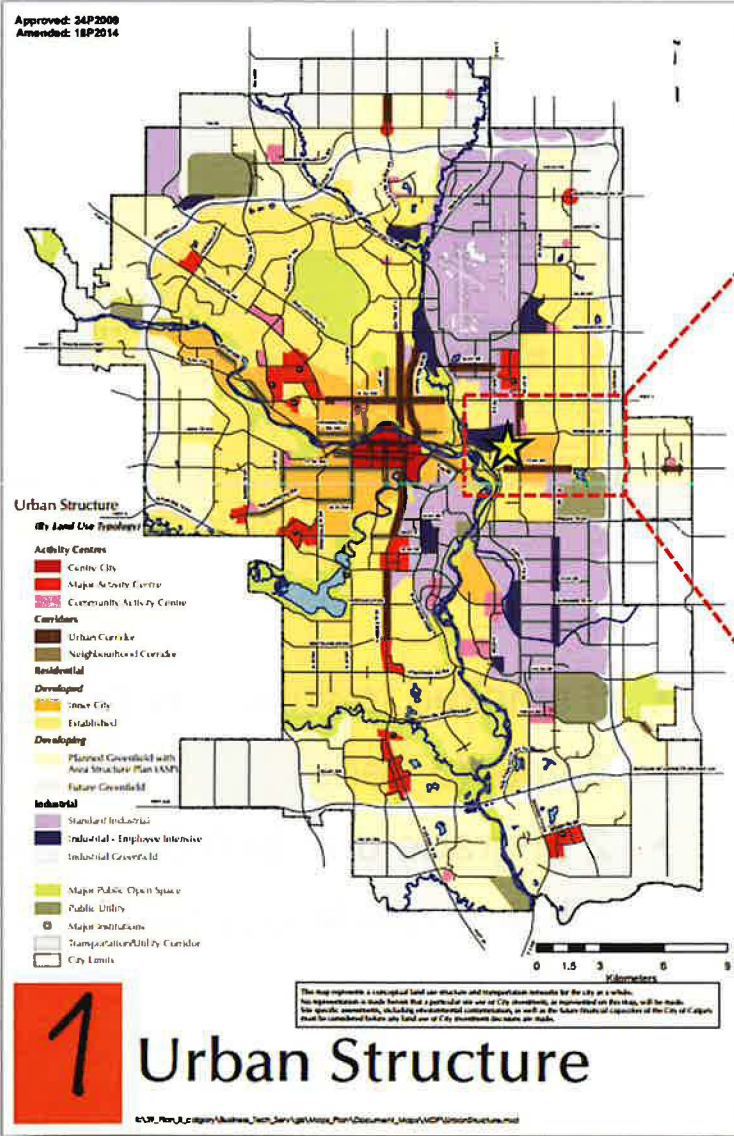
*A comparison of various land use districts and density :
Site area 910m² / 0.09 ha*

	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

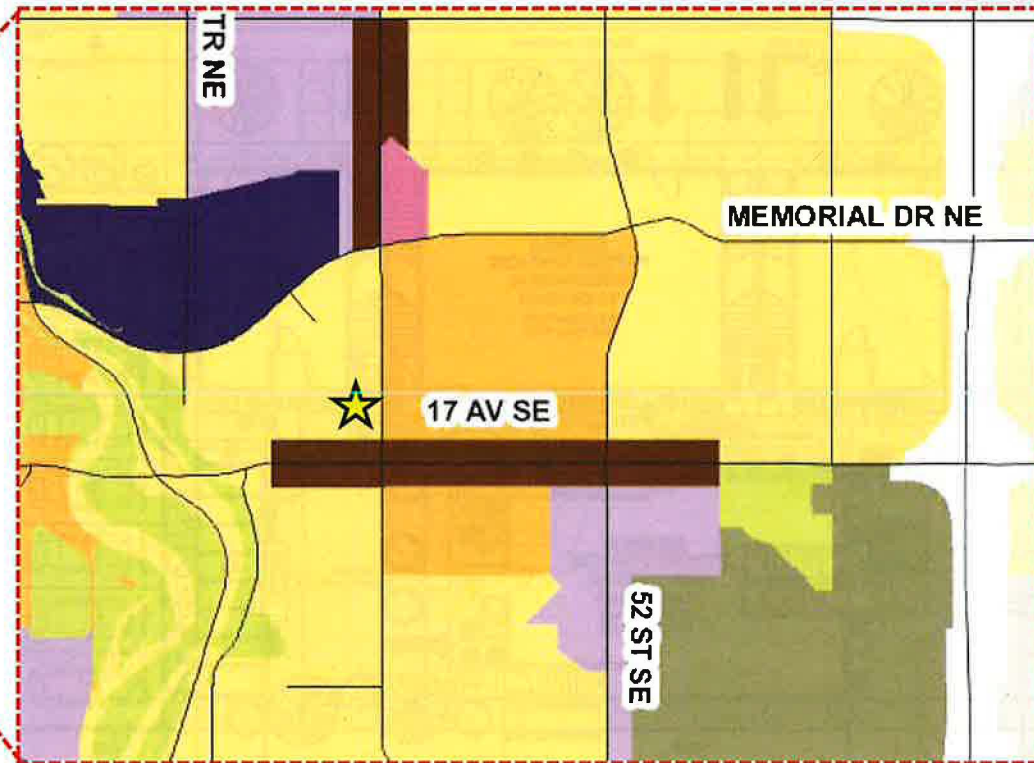




- 6 stacked townhomes (3 beds)
- 2 flats (3 beds)
- 2 at grade one bedroom units
- 6 below grade one bedroom units



Municipal Development Plan (Statutory – 2009)



Residential Developed

Established



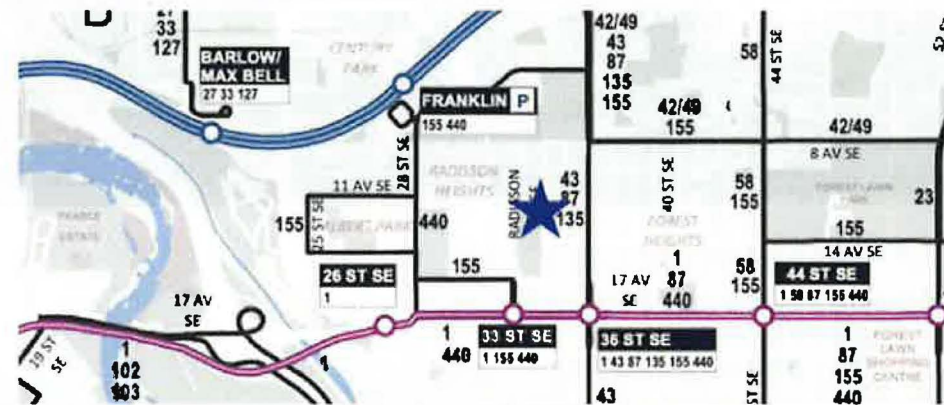
Location Criteria for Multi-Residential Infill

- 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.

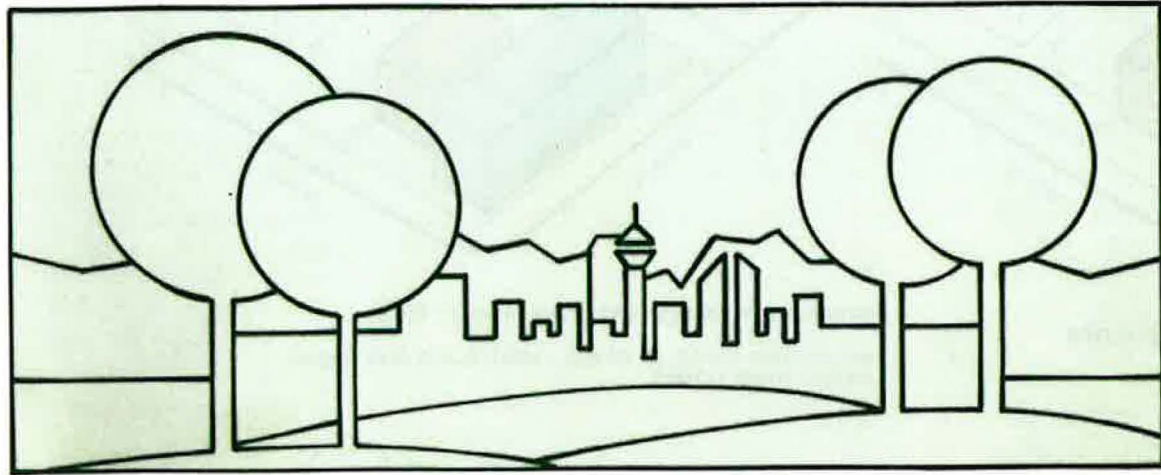
Proposed DC Direct Control District:

Parking:

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



Albert Park/Radisson Heights ARP (Statutory – 1989)



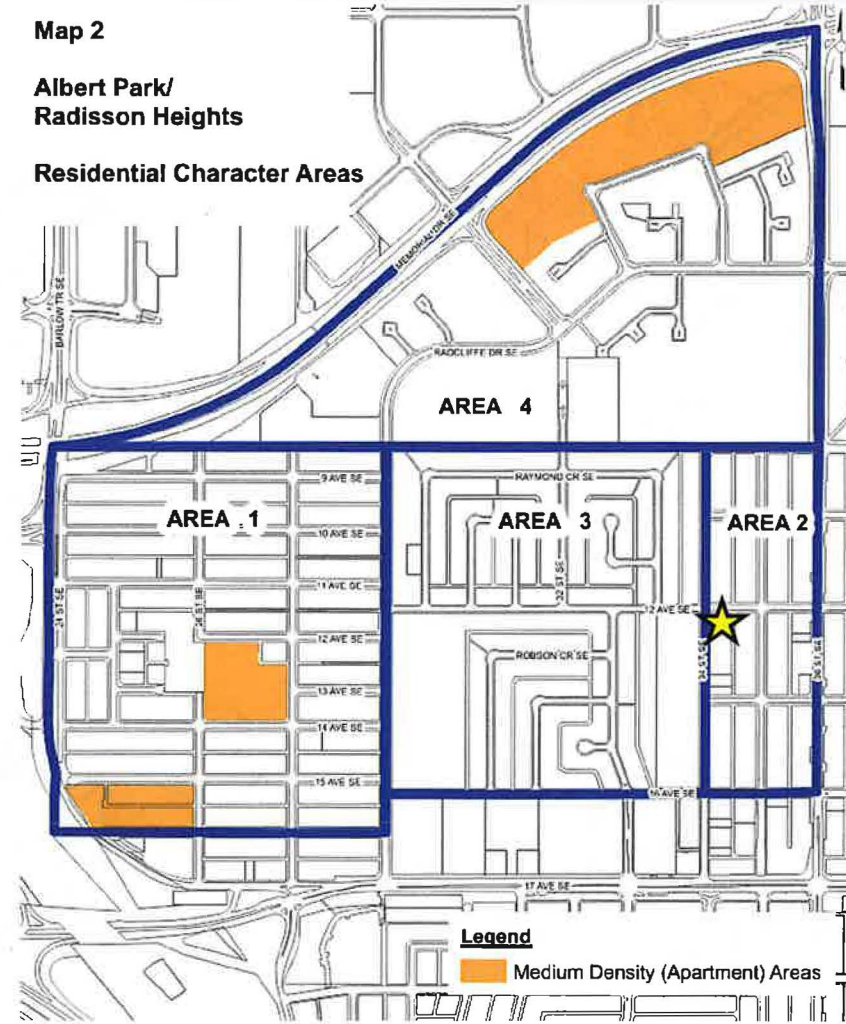
Albert Park/Radisson Heights AREA REDEVELOPMENT PLAN



Map 2

Albert Park/
Radisson Heights

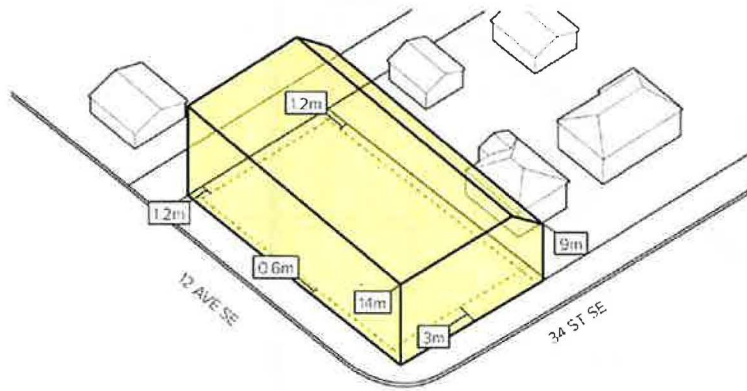
Residential Character Areas



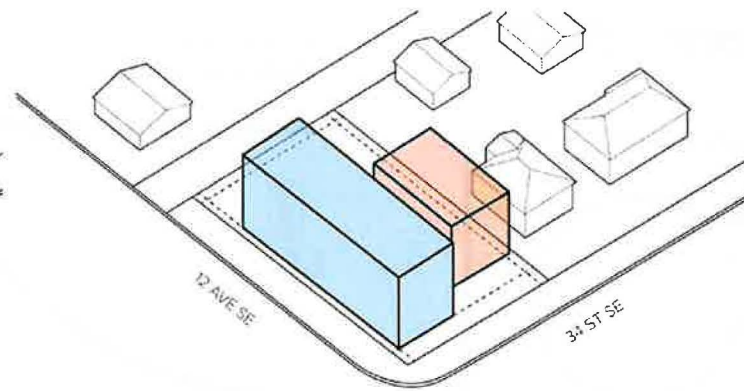
Legend

Medium Density (Apartment) Areas

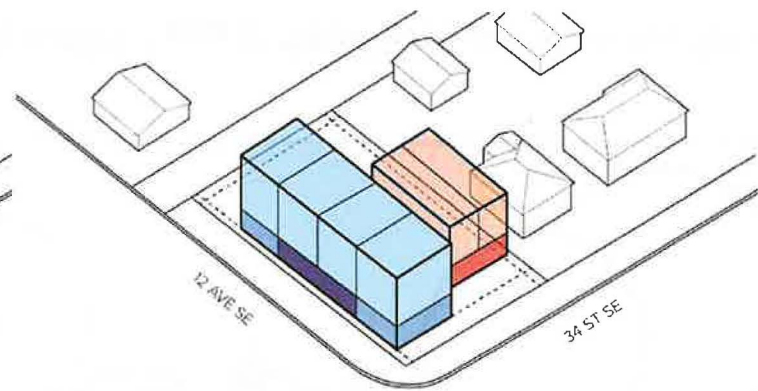
APPROVED: 15P88
AMENDED: 92P2018



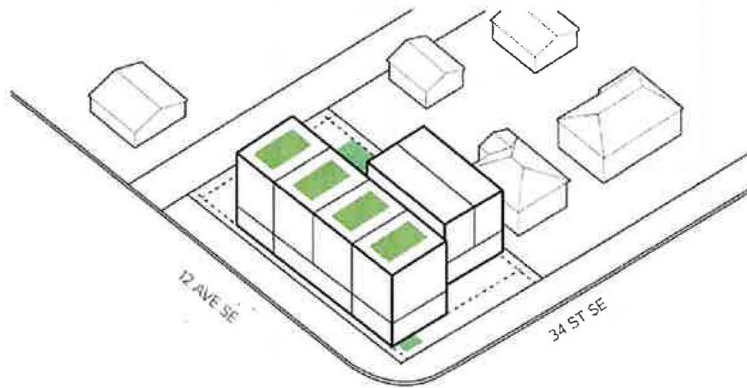
1
BUILDING MASS AS PER BYLAW ENVELOPE



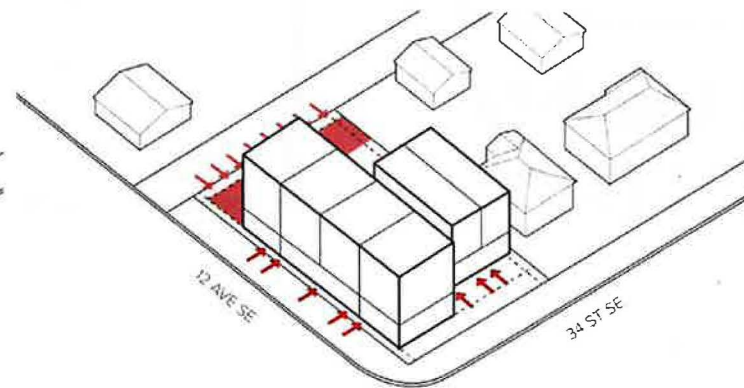
2
BUILDING MASS AS A RESPONSE TO SITE +
CONTEXT, URBAN EDGES, AND R-CG AND MID-BLOCK
DEVELOPMENTS



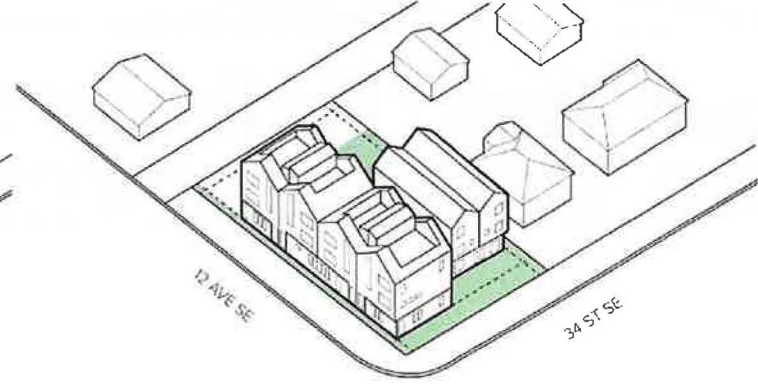
3
BREAKING THE MASS INTO DIVERSE UNIT TYPES:
MICRO-UNIT FLATS, AT GRADE LARGE FLATS AND ABOVE
GRADE TOWN HOMES



4
OPTIMIZE AREA AND DISTRIBUTE AMENITY SPACE IN BOTH
PRIVATE AND SHARED SPACES THROUGHOUT THE SITE



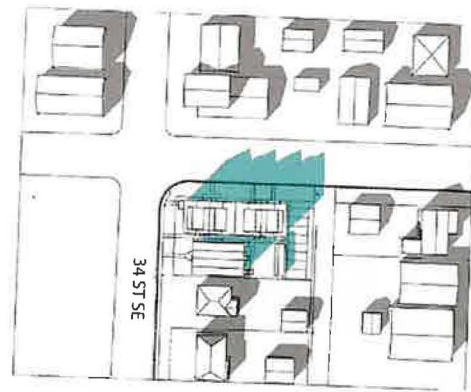
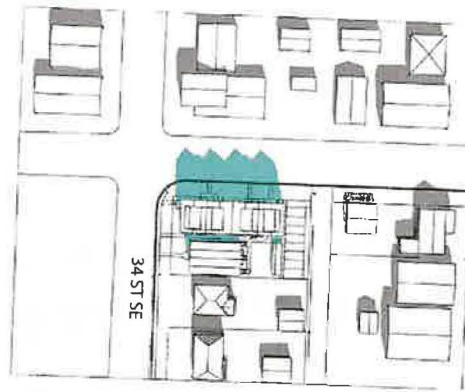
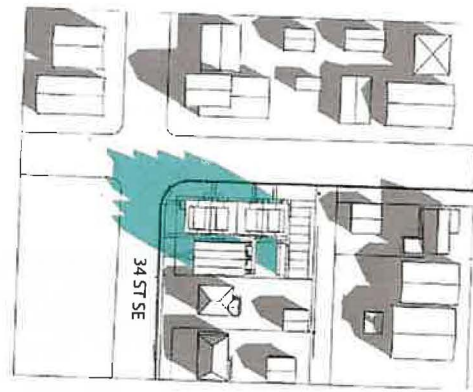
5
IDENTIFY MOST EFFICIENT PARKING LOCATION FOR
LARGER SCALE UNITS WITH MINIMAL IMPACT ON SITE



6
FURTHER ARCHITECTURAL ARTICULATION TO REDUCE THE MASS,
RESPECT CONTEXT, ADDRESS THE STREET AND TRANSITION TO
TYPICAL MID-BLOCK DEVELOPMENTS

MARCH 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



JUNE 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



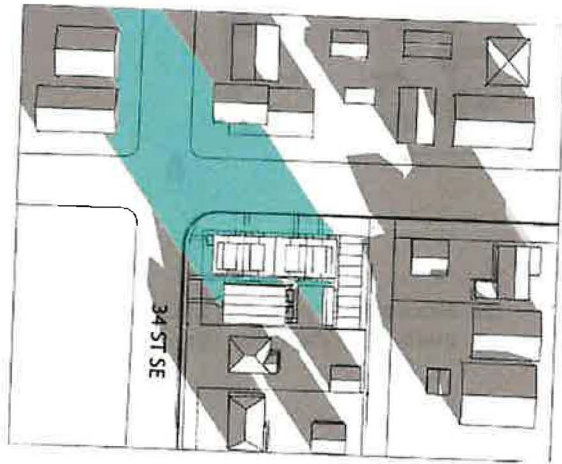
10AM

1PM

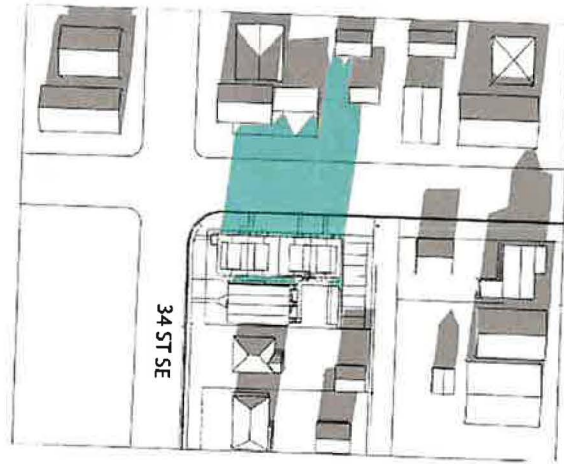
4PM

DECEMBER 21

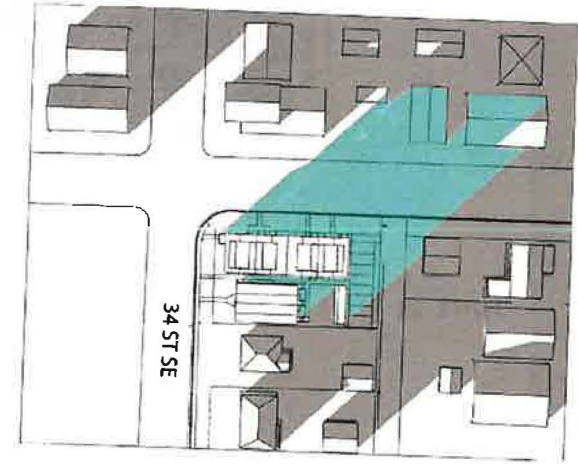
■ SHADOWS - PROPOSED BUILDING
■ SHADOWS - EXISTING CONTEXT



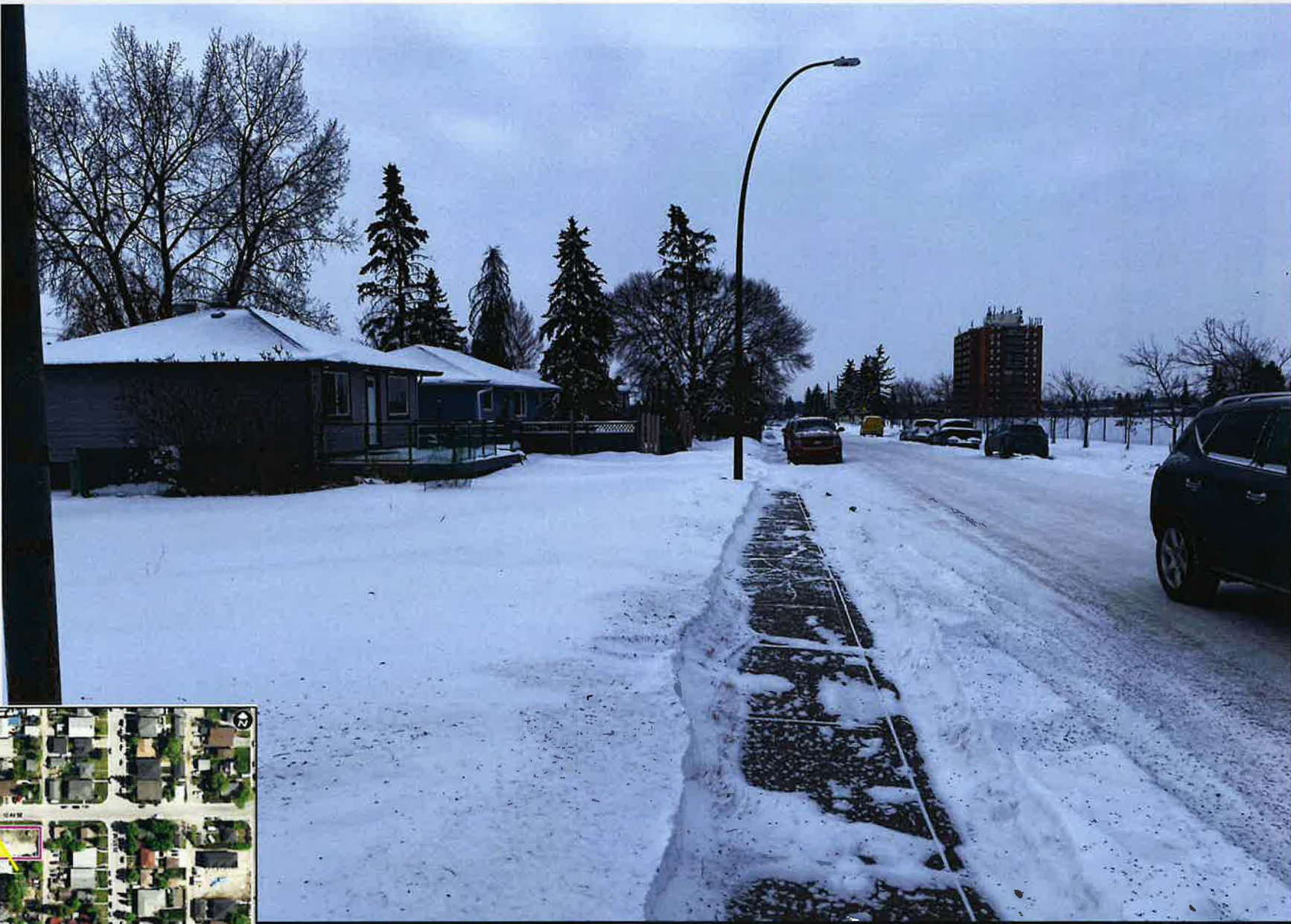
10AM



1PM



4PM



View looking SOUTH along 34 Street SE





