



Calgary Planning Commission

Agenda Item: 7.2.3

LOC2021-0005

Policy and Land Use Amendment

June 3, 2021



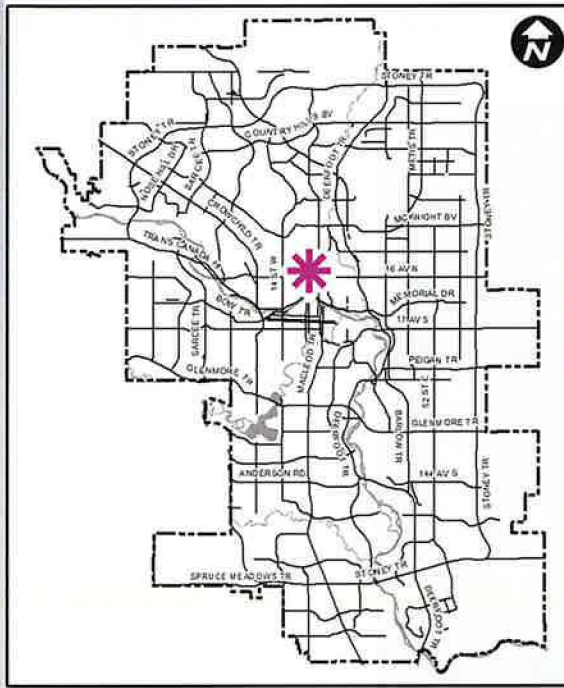
Revision to Direct Control District:

17 (1) A minimum of 2.0 trees must be provided for each ***unit***.

to

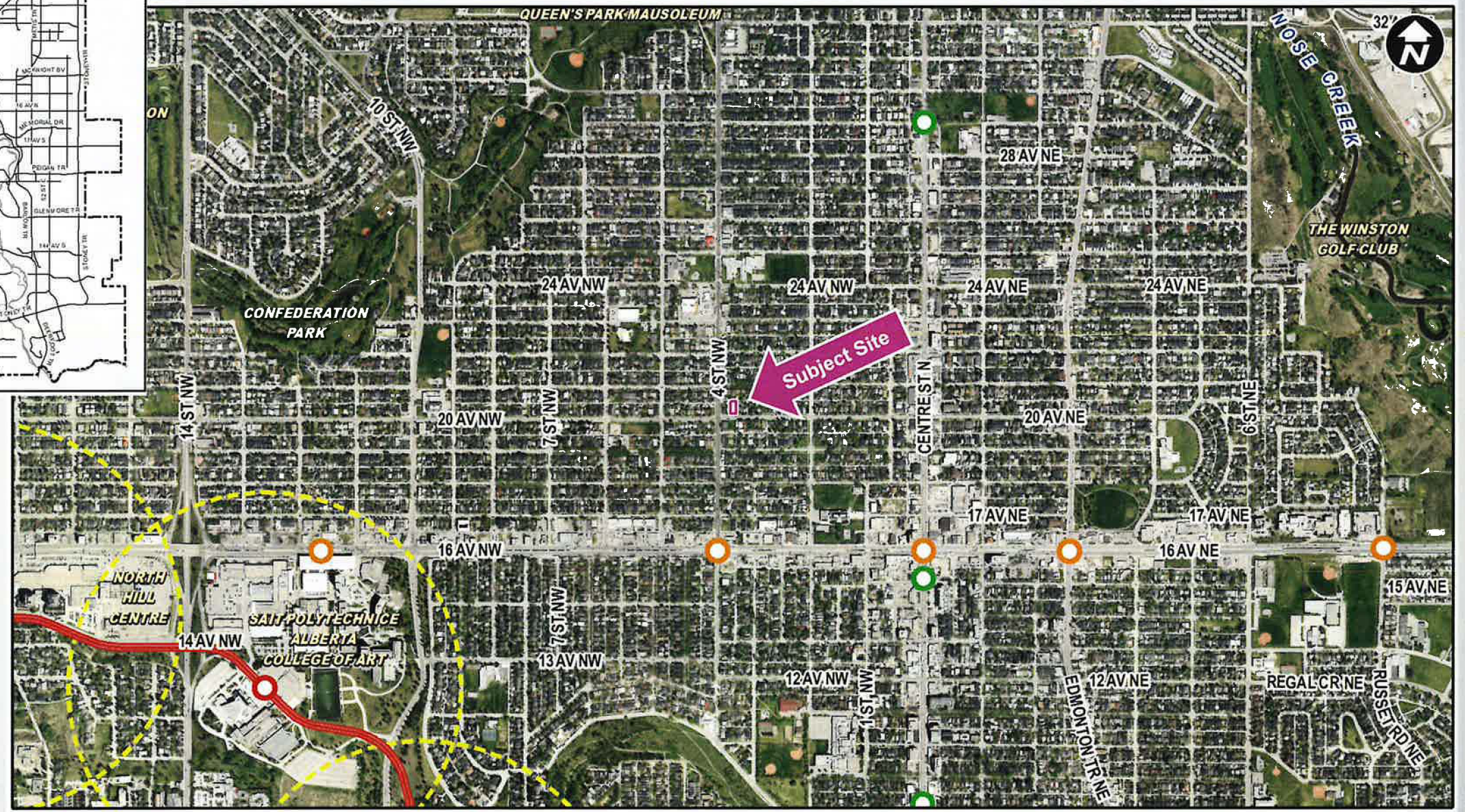
17 (1) A minimum of 2.0 trees must be provided for each ***unit*** in a **Grade-Oriented Rowhouse**.

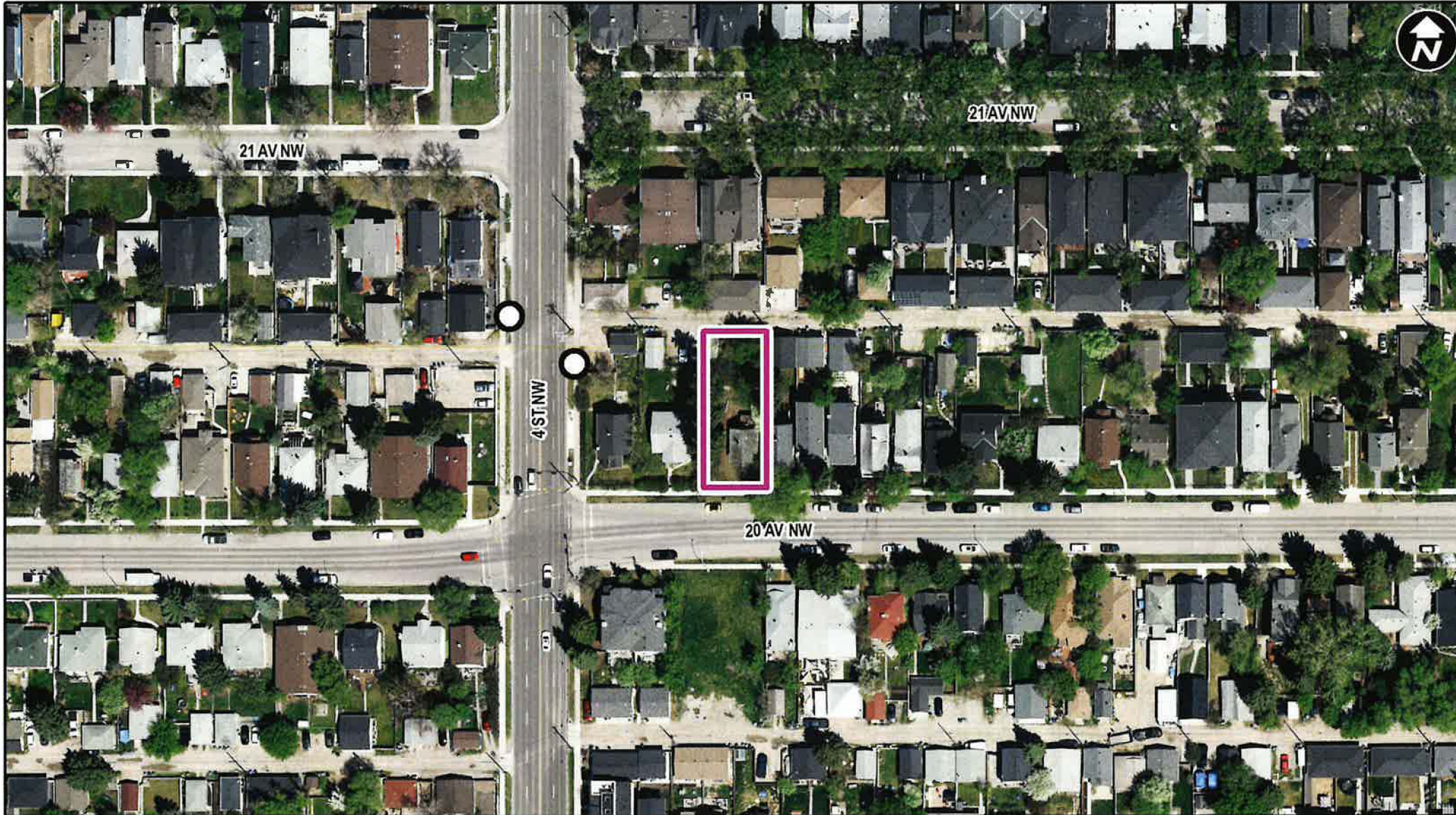




LEGEND

- 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





Parcel Size:

0.58 ha
15m x 38m







Proposed DC District:

- Base District of Residential Contextual – Grade Oriented Infill (R-CG) District
- Defines two new uses: Grade-Oriented Rowhouse and Basement Secondary Suite
- Density remains 75 units per hectare

Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

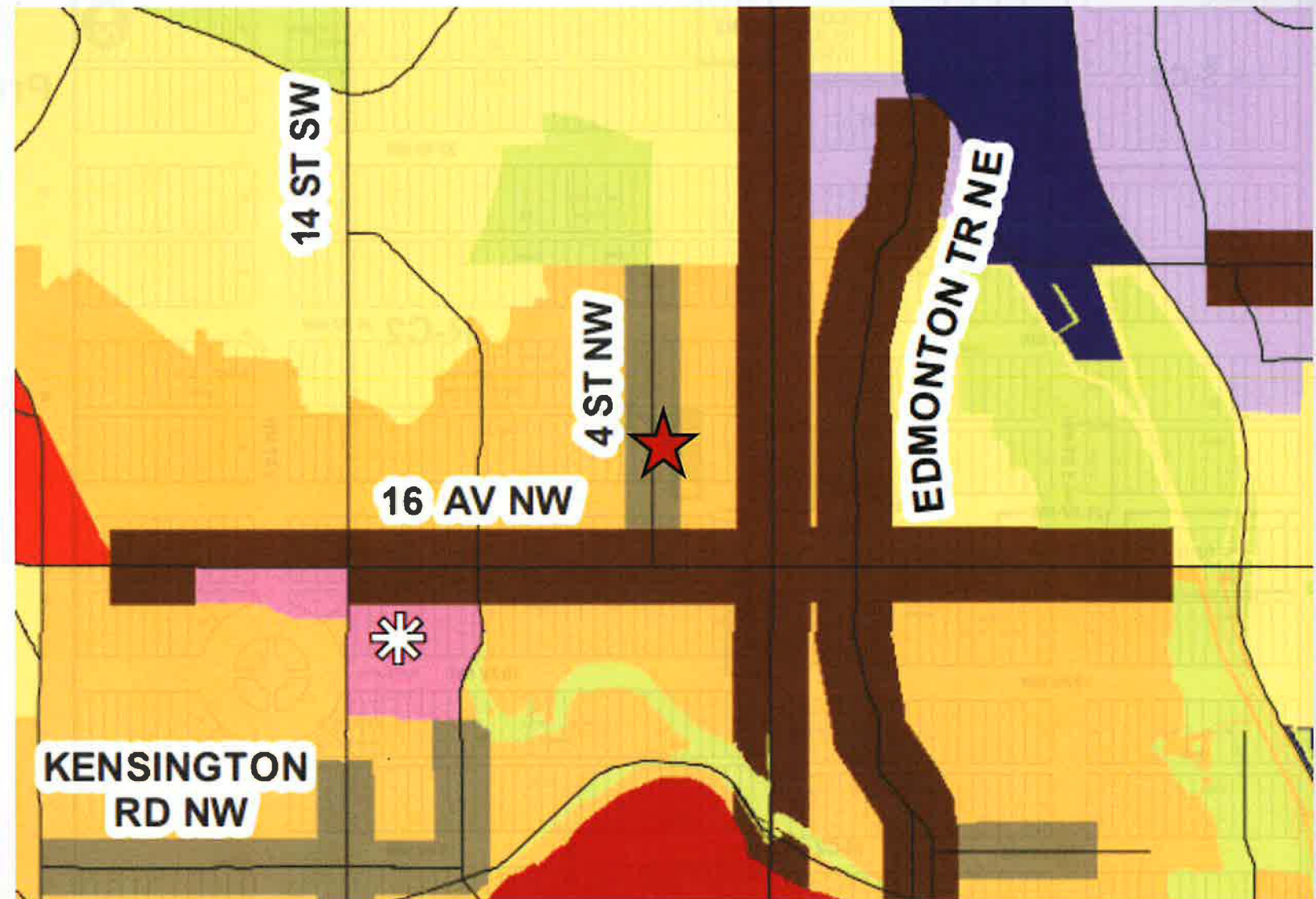
- Major Public Open Space

- Public Utility

- Major Institutions

- Transportation/Utility Corridor

- City Limits



Subject Site

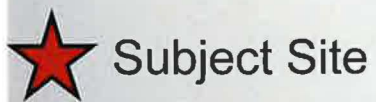


North Hill Area Redevelopment Plan Map 2

Future Land Use Policy -
Mount Pleasant & Tuxedo

Legend

- A.R.P. Boundary
- Community Centre
- Park, Community Facility or School
- Low Density Residential
- Low Density Residential or Local Commercial
- Low Density Multi Dwelling or Local Commercial
- Low Density Residential or Low Density Multi Dwelling
- Low Density Residential or Medium Density Multi Dwelling
- Medium Density Multi Dwelling
- Medium Density Multi Dwelling and/or General Commercial
- Medium Density Multi Dwelling and/or Local Commercial
- General Commercial
- Local Commercial



Subject Site

RECOMMENDATIONS:

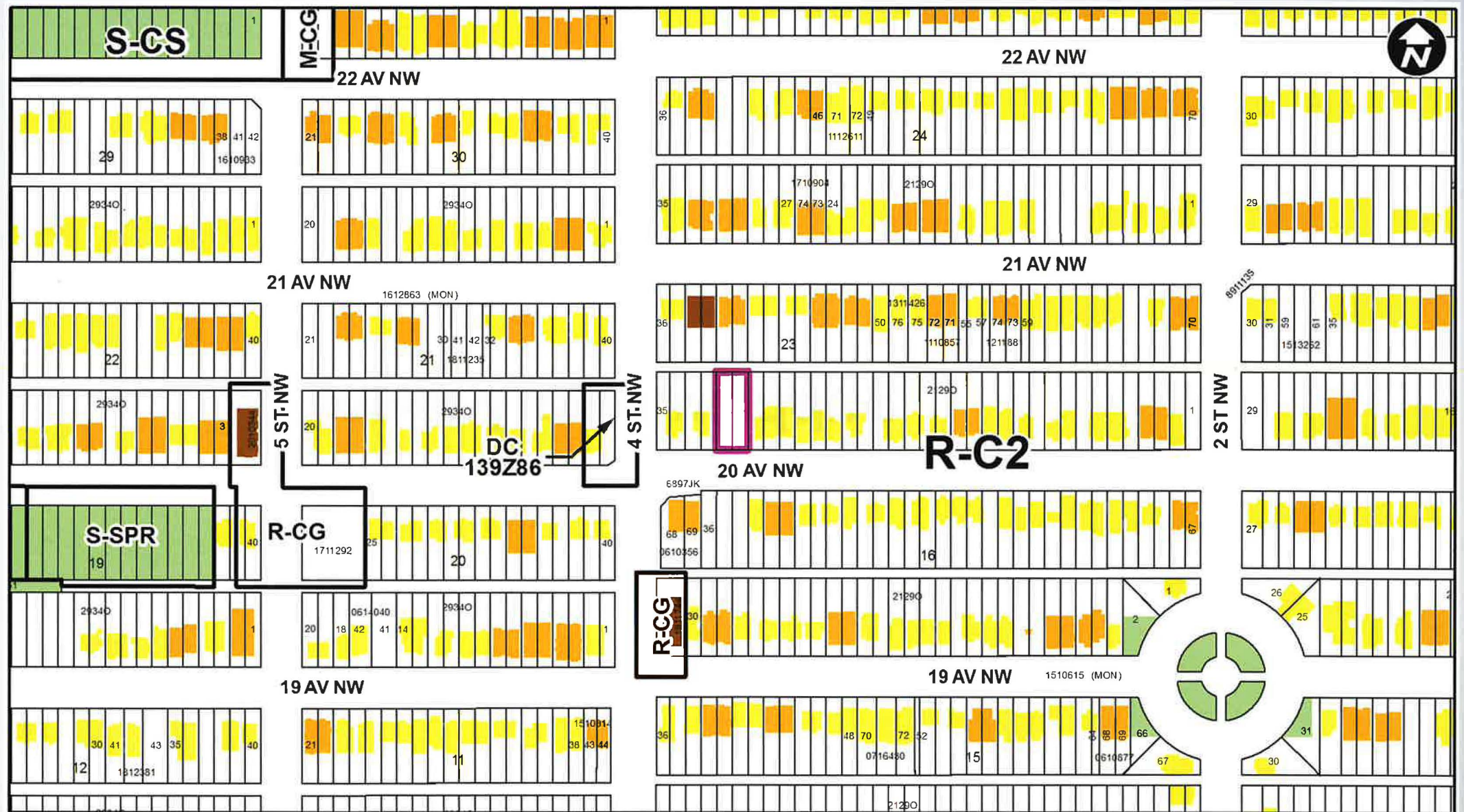
That Calgary Planning Commission recommend that Council:

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 462 – 20 Avenue NW (Plan 2129O, Block 23, Lots 30 and 31) from Residential – Contextual One / Two Dwelling (R-C2) District to Direct Control District to accommodate a courtyard style rowhouse development, with guidelines (Attachment 3).

Supplementary Slides

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



Administration received one objection letter from the public regarding the following:

- lack of parking provided for the number of units proposed;
- massing will have negative impacts on adjacent properties; and
- the four primary dwelling units and four suites proposed will add too much density to the site.

The Mount Pleasant Community Association provided a letter of support.