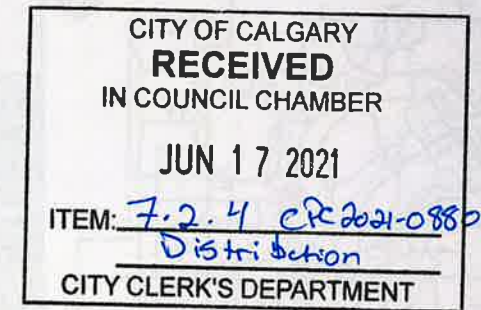




Calgary Planning Commission

Agenda Item: 7.2.4

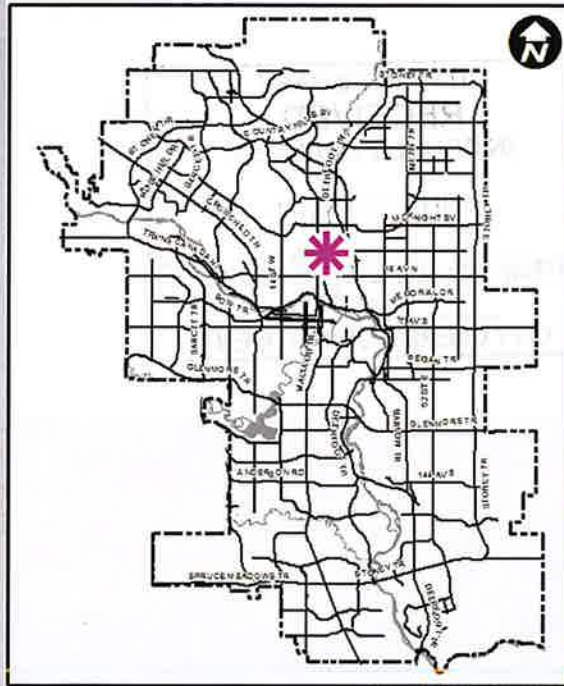
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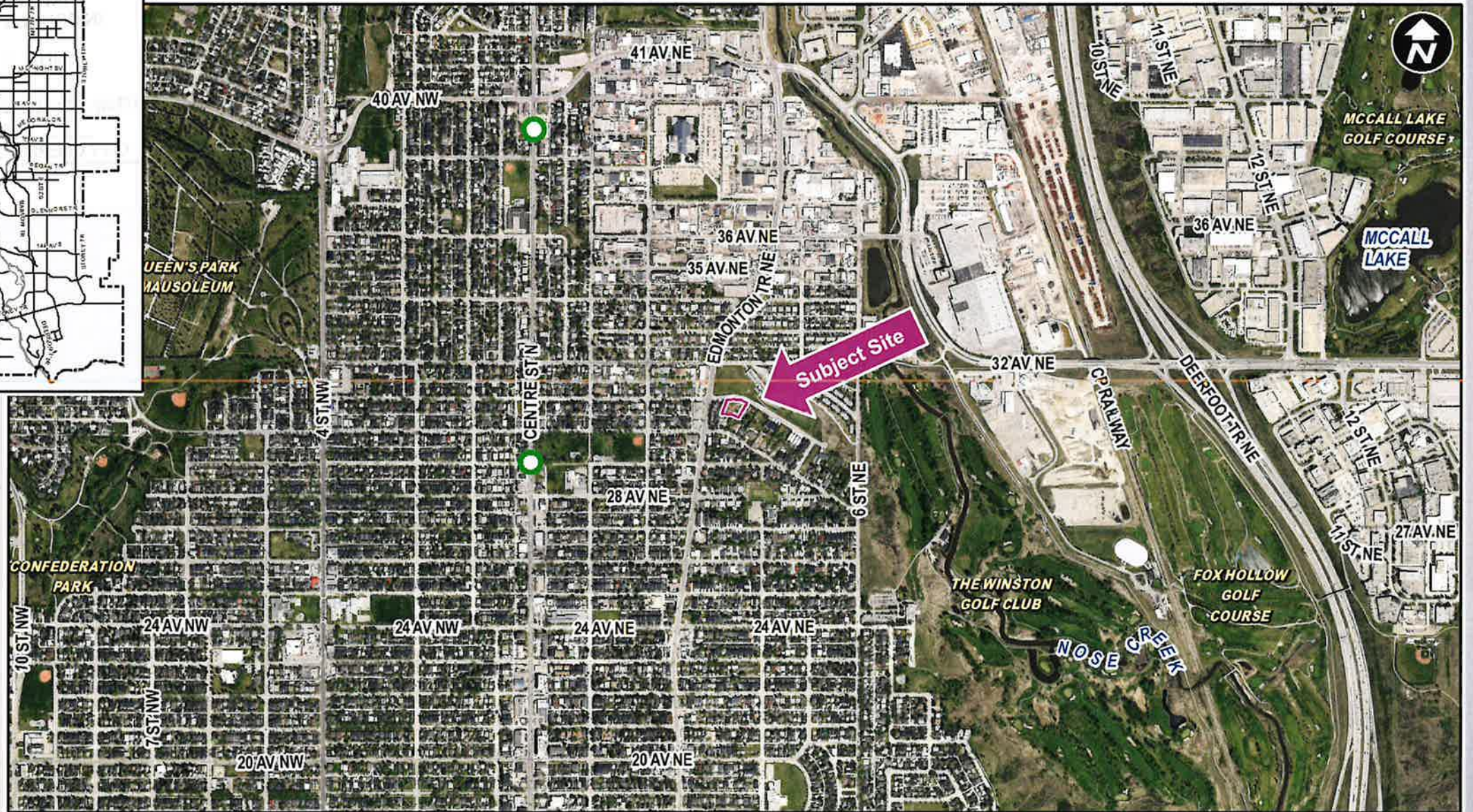
Land Use and Policy Amendment

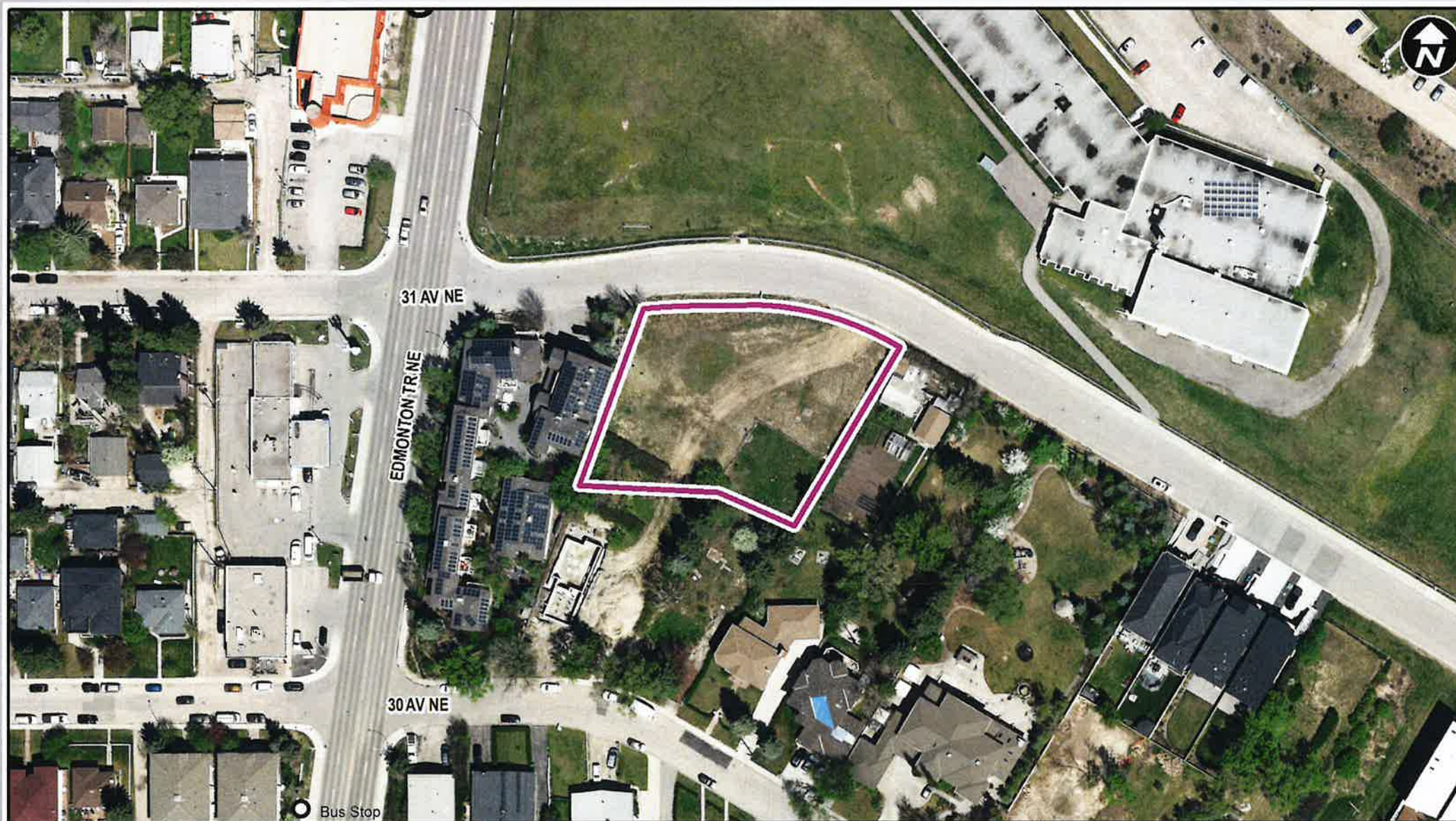
June 17, 2021



LEGEND

- 600m buffer from LRT station
- LRT Stations**
 - Blue
 - Red
 - Green (Future)
- LRT Line**
 - Blue
 - Blue/Red
 - Red
- Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow





Parcel Size:

.28 ha
57m x 49m

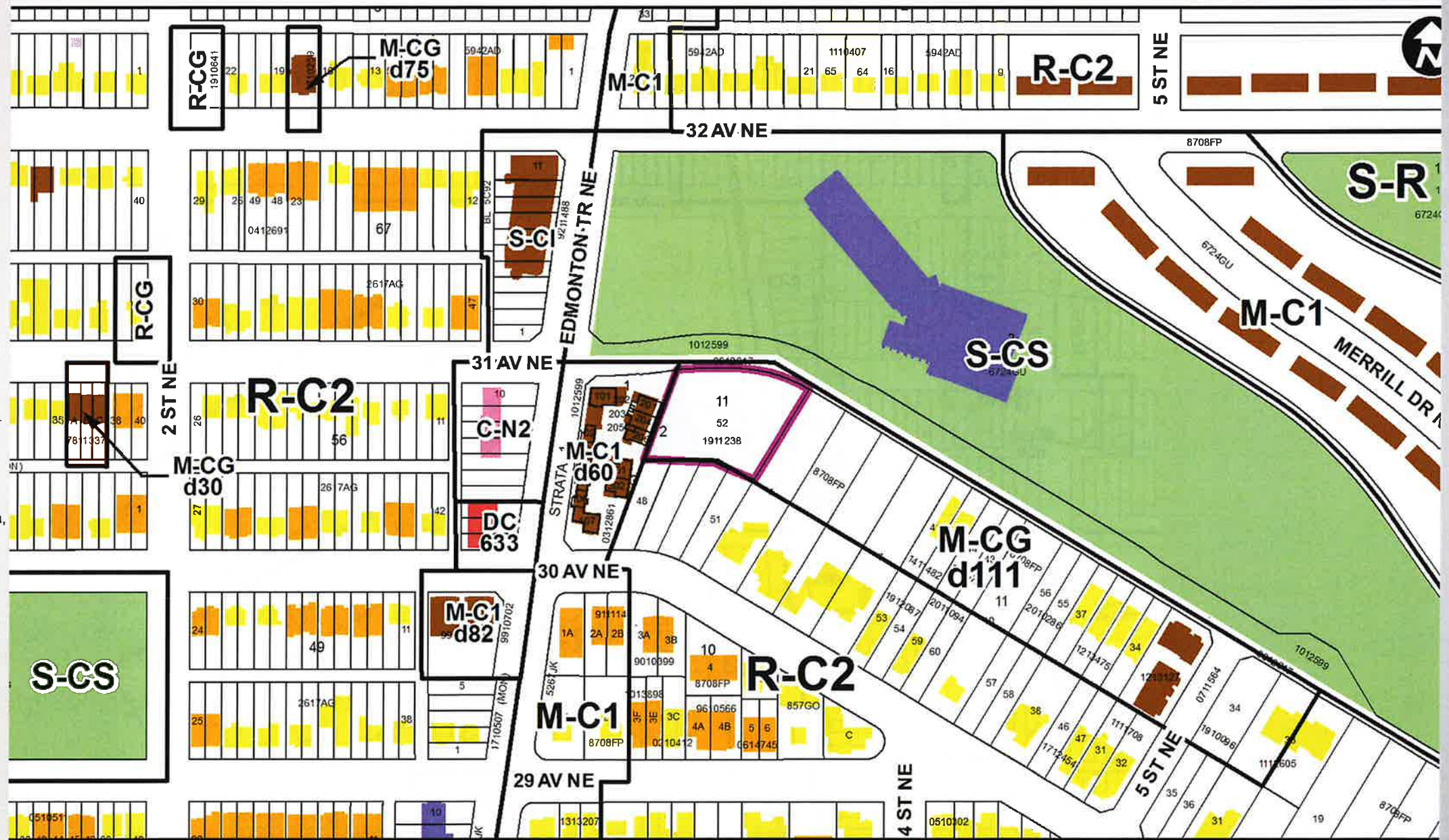


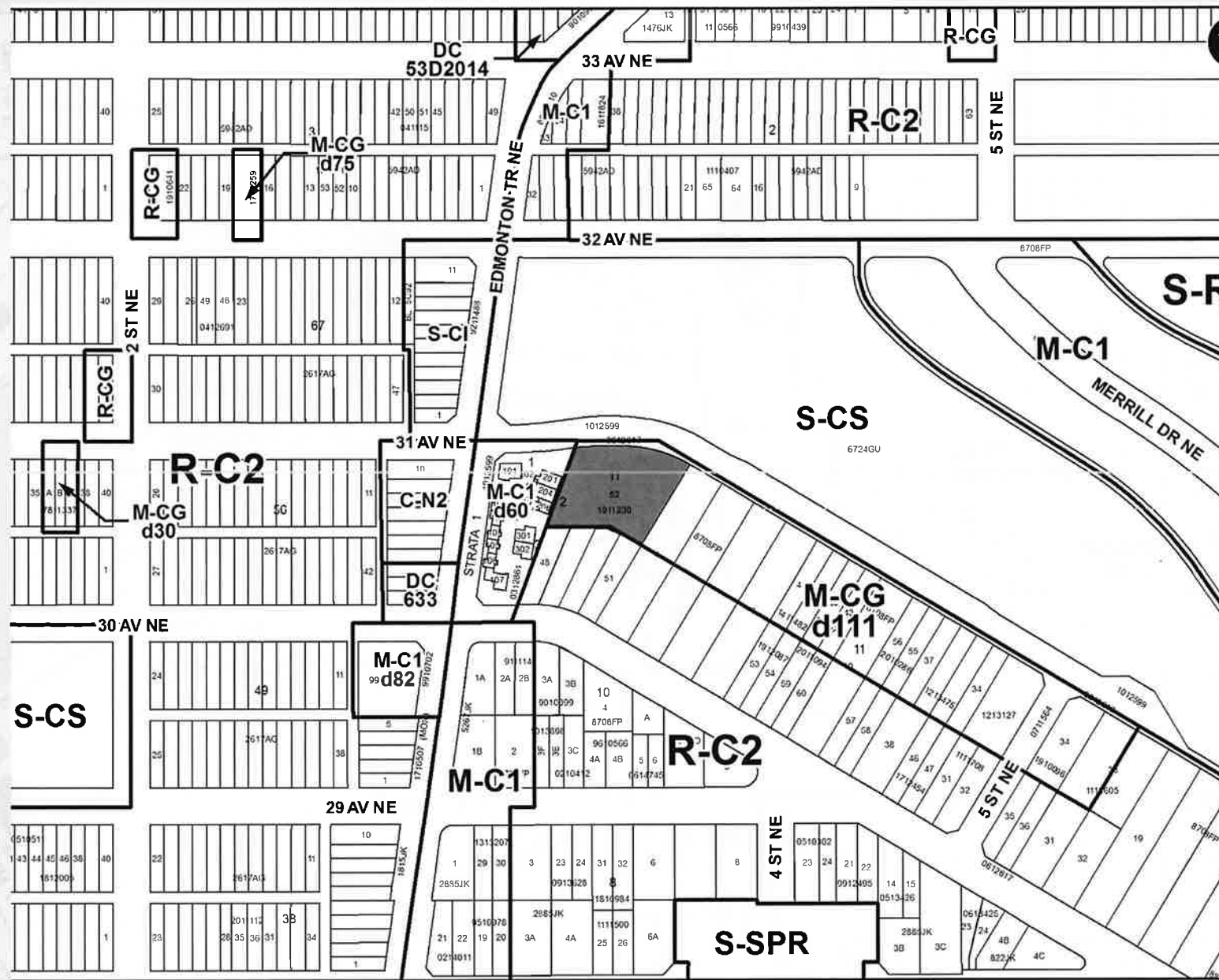


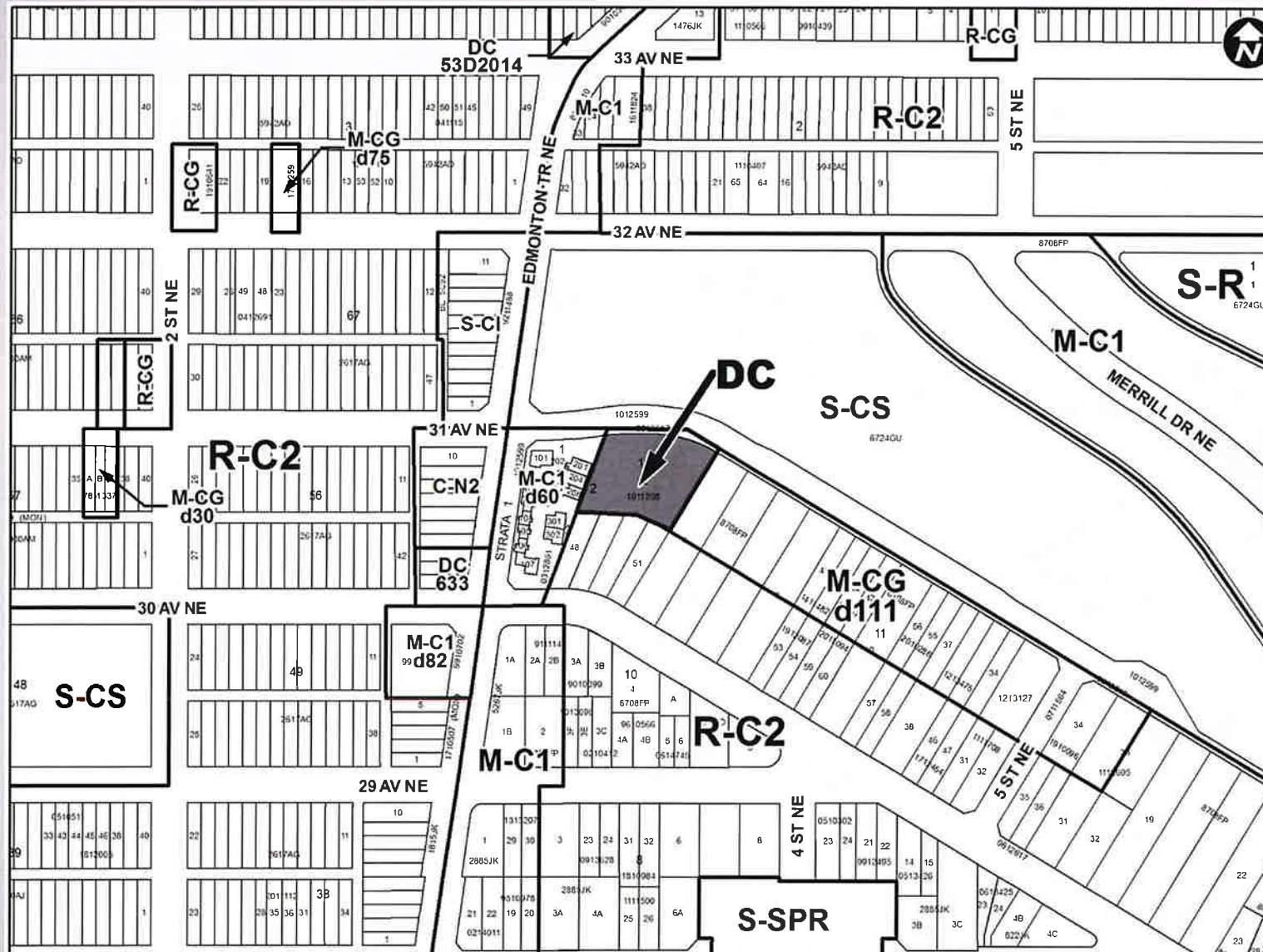


LEGEND

- 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



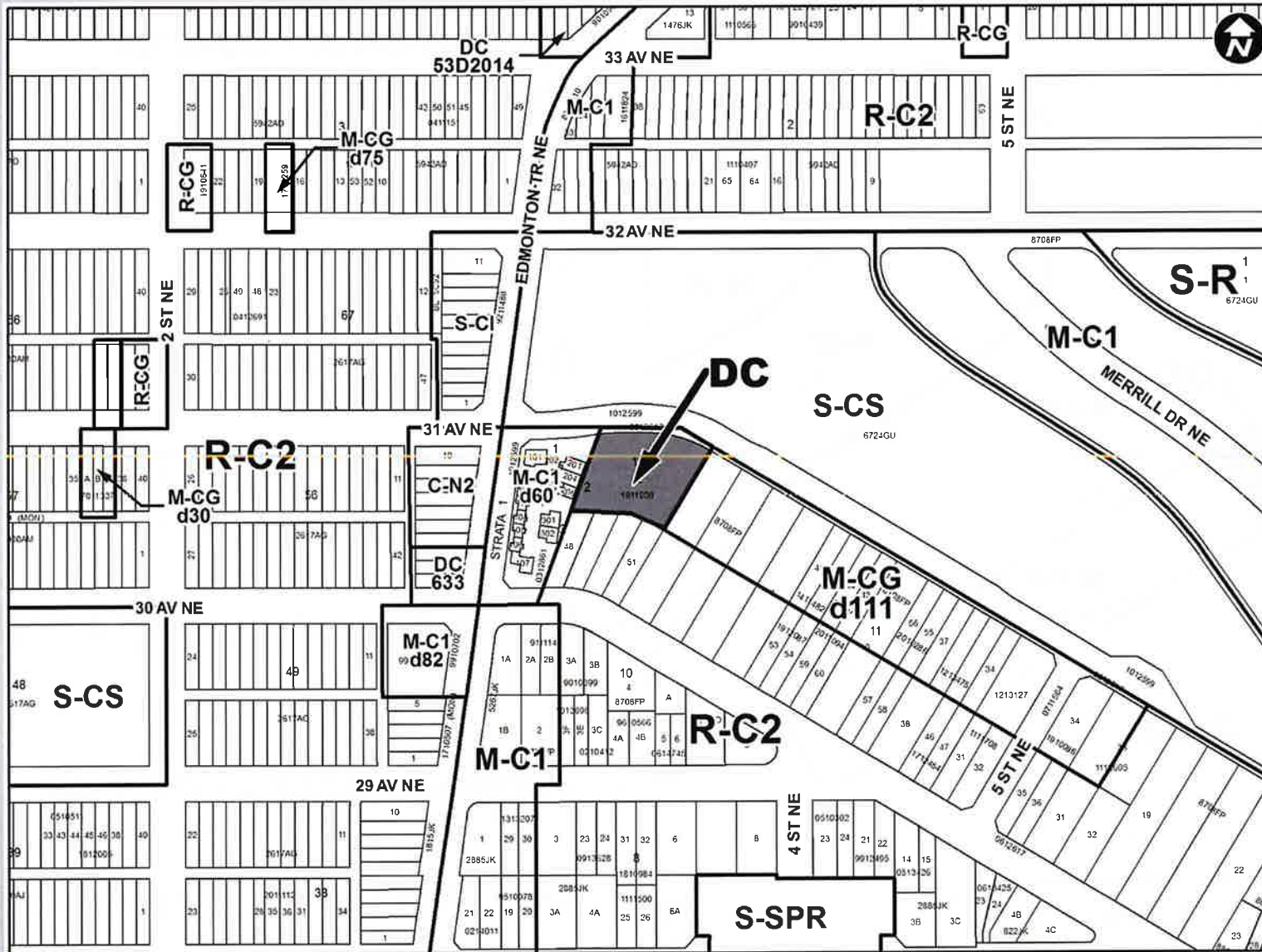




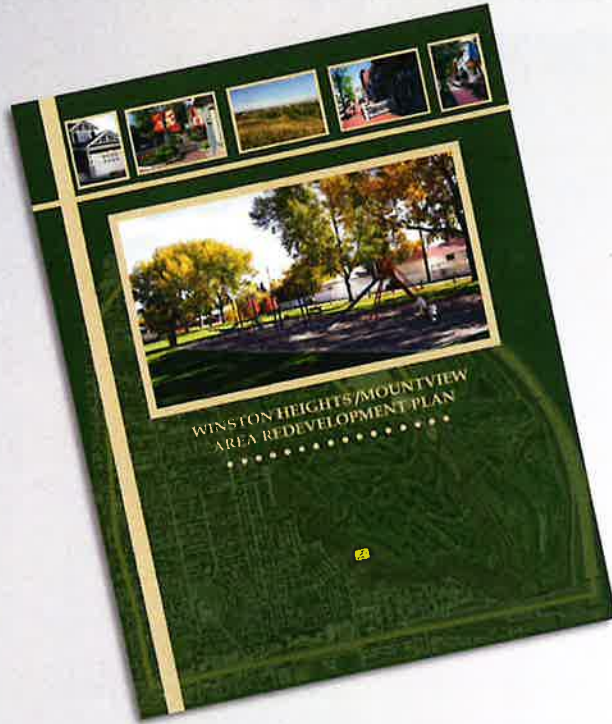
Proposed **Direct Control** District:

- To allow for a multi-residential development
- Based on M-CG district
- Maximum density of 182 units per hectare (50 units)
- Maximum building height of 13 Metres
- Increased landscaped area
- Decrease parking requirements

Proposed Land Use Map 10



District	Max Height
R-C2	11m
M-CG	12m
DC	13m
M-C1	14m



Hillhurst/Sunnyside Area Redevelopment Plan

- Site is located within Medium Density Development: 31st Avenue Policy Area
- This policy area allows for multi-residential development with maximum 111 units per hectare
- A minor textual policy amendment is required
- The textual amendment (Attach 3) allows for a maximum density of **182 units per hectare**

2.9 Medium Density Development: 31st Avenue Policies

Land Use

- 2.9.1 Development of multi-unit residential including, stacked townhouses or townhouses with a maximum density of 111 units per hectare (45 units per acre) is supported. Single-detached and semi-detached dwellings are also acceptable.
- 2.9.2 Incremental subdivision and development of new properties will occur, after the road is constructed, based on individual landowners' ability and interest to redevelop





Approval Recommendation:

- The proposed land use and policy amendments will enable redevelopment of an existing undeveloped site
- The proposed grade-oriented multi-residential development will allow for sensitive intensification in a primarily low-density residential area
- The site is in proximity of transit, parks, and a Main Street (Edmonton Trail N)
- The site is located at the edge of an existing established community
- The amendments will enable the approval of the corresponding development permit application

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

1. Give three readings to the proposed bylaw for the amendments to the **Winston Heights/Mountview Area Redevelopment Plan** (Attachment 3); and
2. Give three readings to the proposed bylaw for the redesignation of **0.28** hectares \pm (**0.68** acres \pm) located at **415 31 Avenue NE** (Plan **1911238**, Block **11**, Lot **52** from **Multi-Residential Grade Oriented (M-CGd111)** District to **Direct Control District (DC)** District to accommodate multi-residential development, with guidelines (Attachment 4).

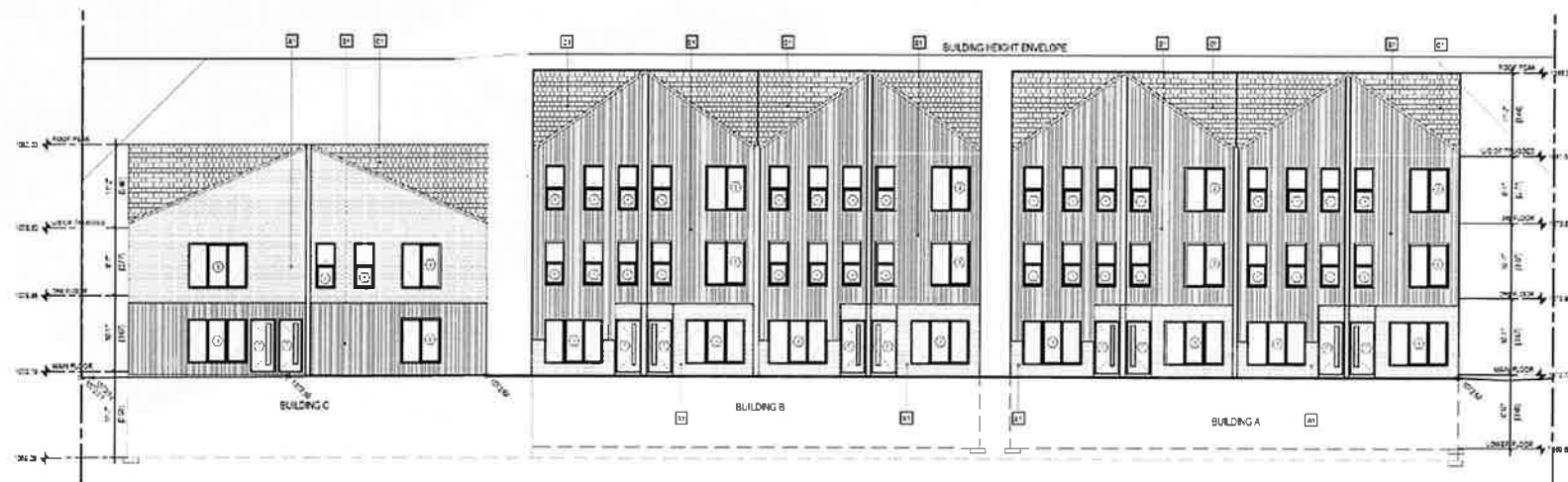
Supplementary Slides

	M-CG District	Proposed DC District
Density	<ul style="list-style-type: none"> 111 dwelling units/ha (Max 31 units) 	<ul style="list-style-type: none"> 182 dwelling units/ha (Max 50 units)
Setbacks	<ul style="list-style-type: none"> 3.0m front setback 1.2 side and rear setback 	<ul style="list-style-type: none"> M-CG Setbacks
Building Height	<ul style="list-style-type: none"> Maximum 12m 8m at shared property line Increases proportionately at a distance of 4.0m 	<ul style="list-style-type: none"> Maximum 13m 8m at shared property line Increases proportionately at a distance of 5.0m
Landscaping	<ul style="list-style-type: none"> Minimum 40% of parcel must be landscaped area 	<ul style="list-style-type: none"> Minimum 50% of parcel must be landscaped area
Parking	<ul style="list-style-type: none"> 1 parking stall/dwelling unit 0.15 visitor parking stalls/dwelling unit 	<ul style="list-style-type: none"> 1 parking stall/dwelling unit 0.6 parking stalls/dwelling unit less than 45 square metres 0.08 visitor parking stalls/dwelling unit



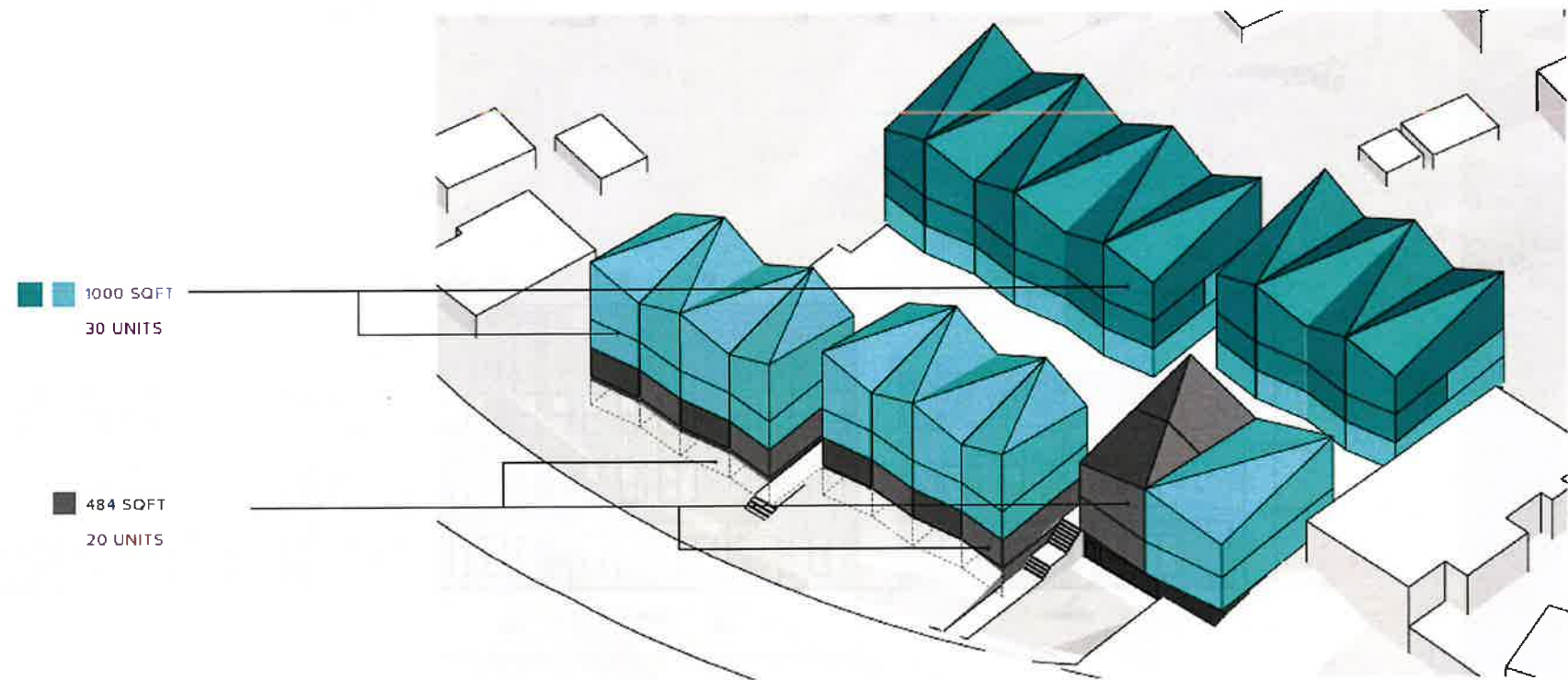


1 NORTH ELEVATION
DP 200 1/8" = 1'-0"



1 SOUTH ELEVATION
DP 200 1/8" = 1'-0"

Stacked Unit Layout



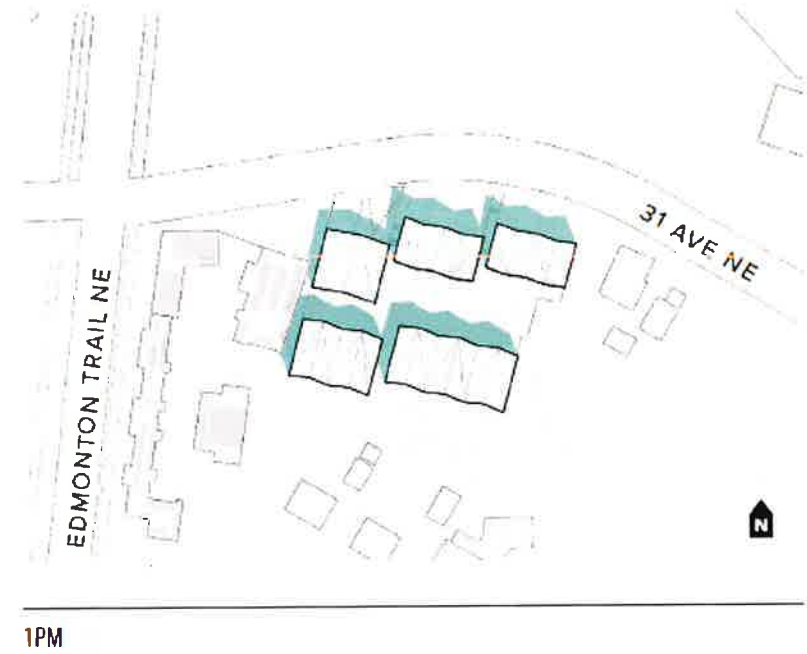
SUN SHADOW STUDIES

MARCH 21 & SEPTEMBER 21



JUNE 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



DECEMBER 21



