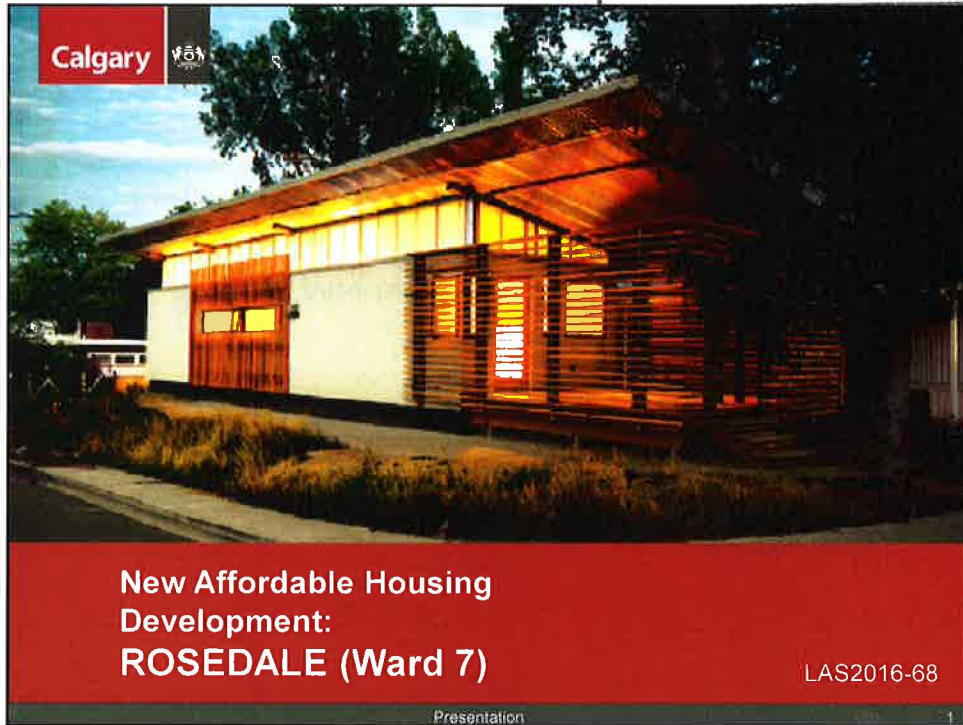



SEP 13 2016

13/09/2016

ITEM: 11.3.1 LAS2016-68
Dist'n

CITY CLERK'S DEPARTMENT



Calgary  **Overview**


8
lots

- In proximity to three excellent transit routes (16th Avenue NW, 4th Street NW, 10th Street NW)

16
units

- Blocks from Rosedale school
- 1200 meters from the a grocery store

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Calgary  **Land Use**

Direct Control Land Use DC43Z2007 allowances

Based on the RC-1 land use of neighbouring properties:

1. A secondary suite that does not exceed 70.0 square meters (753 ft²) is allowed as a discretionary accessory dwelling unit, and can be located on the second storey,
2. Building setback from the North property line cannot exceed 0.6 meters, and can be 0.0 meters,
3. Lot coverage is allowed for up to 75% of the parcel size.

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Calgary  **Stakeholder Engagement**

March 2015 ● Community Association Meeting
Report Back to the Community

June 2015 ● Community Association Meeting

Sept 2015 to Feb 2016 Planning/Sound-wall Discussions

April 2016 ● Community Association Meeting

April/May 2016 Individual Street Engagement

May 2016 ● Community Association Meeting

June 2016 ● Report Back to Community
Annual General Meeting

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Calgary  **Recommendations**

That the Land and Asset Strategy Committee recommend that Council:

1. Direct Administration to proceed with the development of affordable housing on the eight sites in the community of Rosedale; and
2. Approve a budget allocation of \$3.96 million in the Calgary Housing Capital Program 489, to be withdrawn from Municipal Sustainability Initiative (MSI) funding (\$2.77 million) and Pay As You Go (PAYG) funding (\$1.19 million)

- First development project being brought forward as part of The City's target of 160 units delivered by 2018
- Opportunity to utilize city-owned surplus land and leverage provincial funding

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