

Multi-Generational Home



212-10a ST NW Bylaw 19D2021 LOC2021-0040



Highlights

INTERGENERATIONAL HOME

A recent report by Alberta Health states that more than 1 in 10 older Albertans live with their adult children. The benefits are easy to see: retired adults and young families can share living expenses, pool resources, provide reciprocal care for children and elders and deepen the intergenerational family bond. Even society at large benefits: living with extended family reduces taxpayer costs for health care and social services.



NO RELAXATIONS

No relaxations sought other than the upper floor set-back in order to allow Landuse density bump of 1 additional residential unit and to allow for a green roof construction, aligning with Calgary Climate Resilience Strategy Action Plans.

SET TO STAY

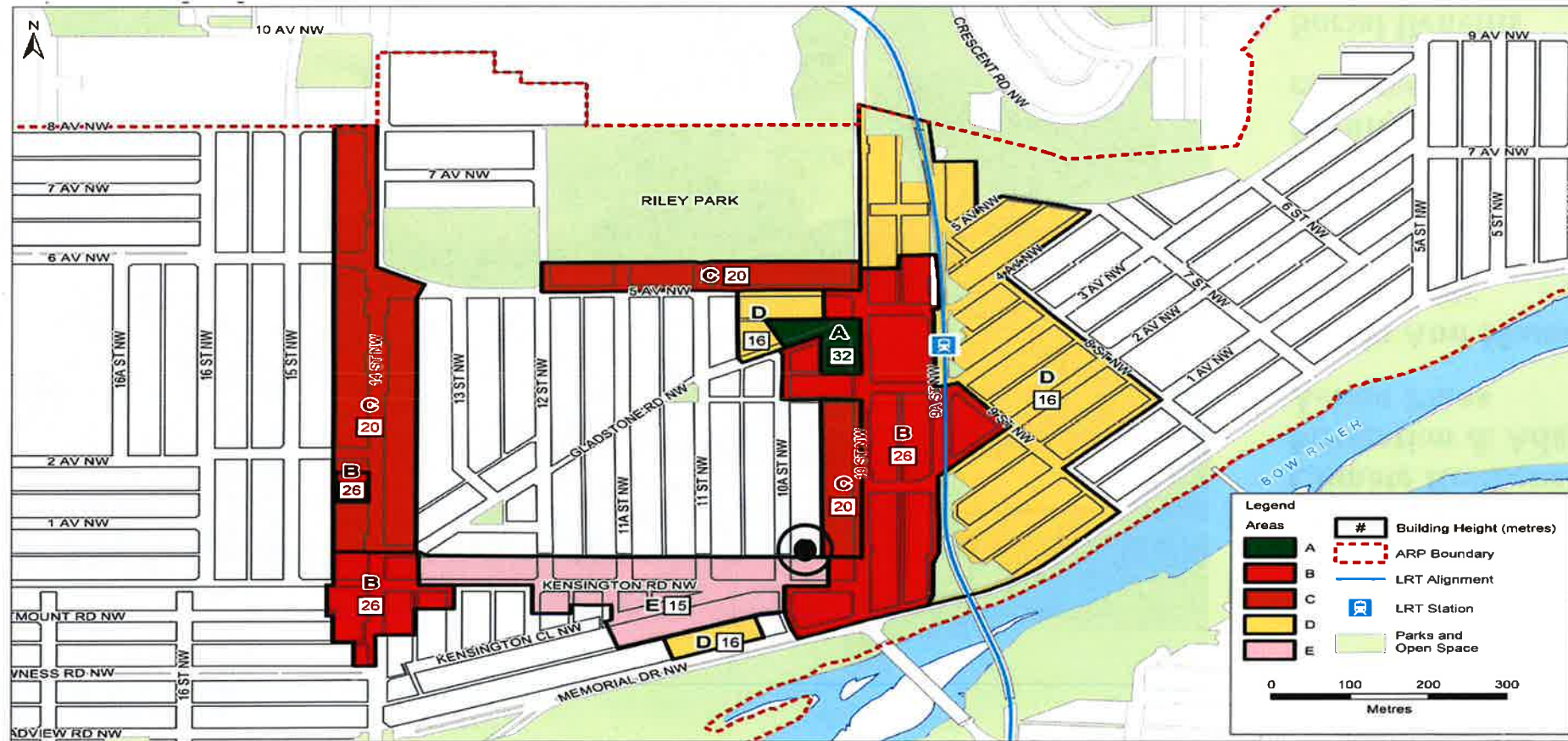
The Applicant's family has lived and invested in Kensington for over 25 years.

Hillhurst/Sunnyside Area Redevelopment Plan

3.0 PLAN CONCEPT

Map 3.3 Building Heights

Approved: 19P87
Amended: 81P2019



GREEN ROOF TERRACE



- ▶ **BENEFITS:**
- ▶ Aligns with Calgary's Climate Resilience Strategy Mitigation & Adaptation Action Plans
- ▶ Retain And Manage Stormwater
- ▶ Insulates Against Heat And Cold
- ▶ Modify Urban Micro-climates
- ▶ Social Benefits
- ▶ Solar Panels

Hillhurst/Sunnyside Area Redevelopment Plan

3.0 PLAN CONCEPT

Figure F – Sunnyside Infill Development Concept



Medium Density Area

15. New development is expected to be oriented towards the street and to support a pedestrian-friendly environment. Residential infill development should be designed to be sensitive to existing neighbourhood character and maintain a low-rise residential building typology oriented towards the street and the sidewalk. (Figure F)

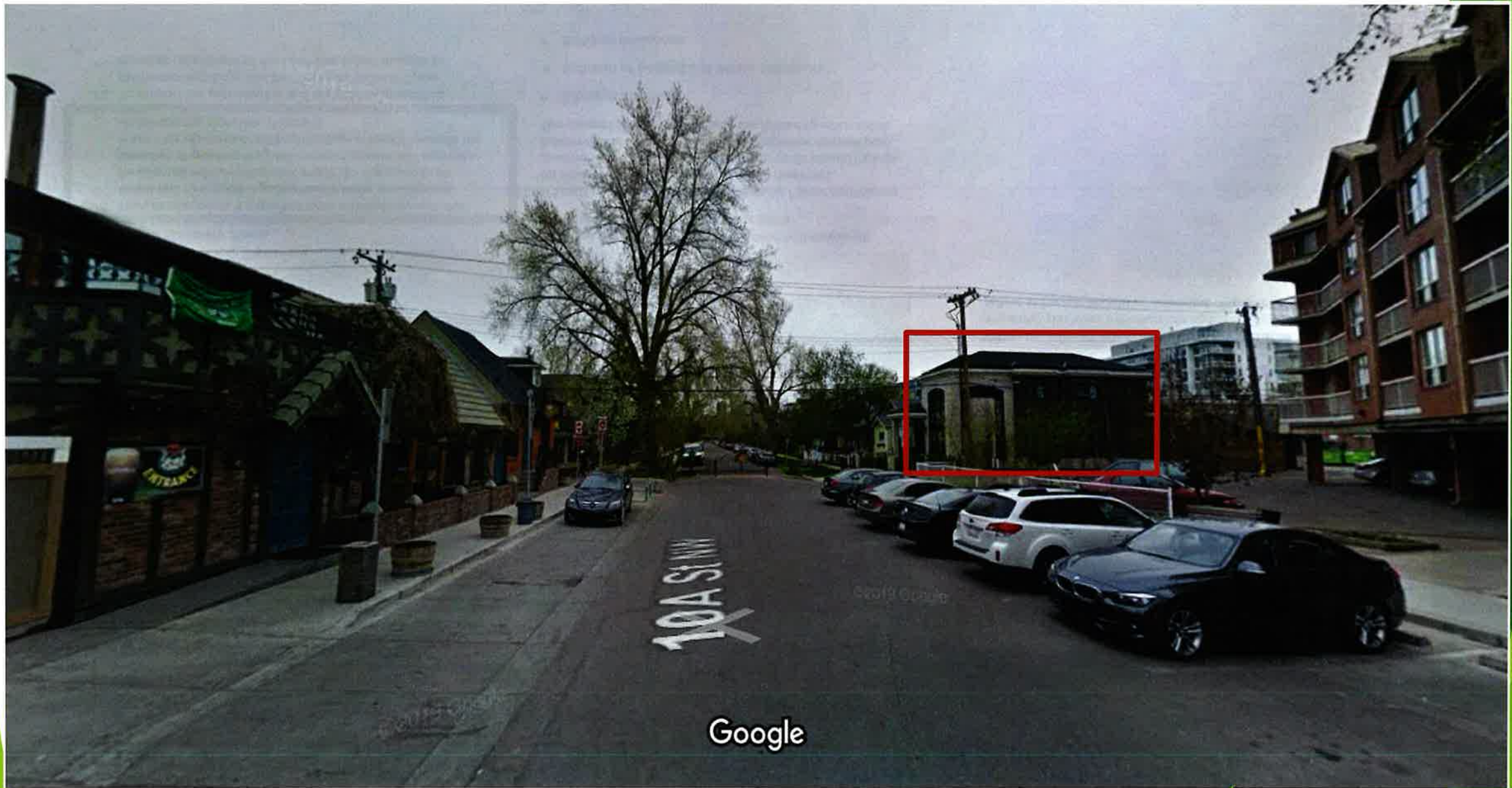
16. To support the preservation and restoration of existing residential buildings, the Development Authority may consider relaxations of the Land Use Bylaw in order to

facilitate the development of semi-detached dwellings, townhouses and apartments in rear yards.

17. A Land Use Amendment or Development Permit application for the development of semi-detached dwellings, townhouses and/or apartments in rear yards should include submission of a comprehensive development concept plan. The concept plan should include the following information:

- Siting of buildings;
- Location of parking and waste collection;
- Building envelopes;

- Compatibility of architectural design with existing development on the site;
 - Landscaping; and
 - Design approaches that minimize overlooking of adjacent properties.
18. New development on a site that is greater than 15 metres in width should be designed based on the following principles:
- The rhythm of individual dwelling units should be emphasized;
 - The front façade should be articulated with minor variations in building setbacks, building projections and other design techniques that add visual interest; and
 - When an internal residential courtyard is proposed, a distinct pathway between the courtyard and the public sidewalk should be provided. **Bylaw 9P2015**





Google

585(3) The maximum **building height** on a **parcel** that shares a **property line** with a **parcel** that has a **building** with a **height** that does not exceed 6.0 metres above **grade** at that shared **property line**, and where the other **parcel** is designated with a **low density residential district** or M-CG District:

(a) is 6.0 metres measured from **grade** at the shared **property line**; and

(b) increases proportionately to a maximum of 12.0 metres measured from **grade** at a distance of 6.0 metres from the shared **property line**.

(4) The maximum area of a horizontal cross section through a **building** at 10.5 metres above **average grade** must not be greater than 40.0 per cent of the maximum area of a horizontal cross section through the **building** between **average grade**

CONTEXTUAL BUILDING HEIGHT LEGEND	
ADJACENT BUILDING	[Grey Box]
ALLOWABLE EXCESS BUILDING HEIGHT OVER FUTURE	[White Box]
ENCROACHMENTS OR ALLOWABLE EXCESS BUILDING HEIGHT OVER SECTION	[Red Box]



1 CONTEXTUAL BUILDING HEIGHT
A1.3 SCALE: 3/8" = 1'-0"

#	REVISION	BY	DATE
PROJECT NAME: 212 10A STREET NW			
ADDRESS: 212 10A STREET NW CALGARY, AB T2N 4N4			
DRAWING TITLE: ENCROACHMENT ELEVATIONS			
DATE (yy-mm-dd): 01/09/21		PROJECT #: 2021	
SCALE: As Indicated	DRAWN BY: Aulak	CHECKED BY: Olander	
DRAWING #: A.1.3			
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Response to Community Concerns

- Applicant concerned with misunderstanding and inaccuracies about the project.
- Mechanical parking system – No parking relaxation required.
- Dead-end street does not increase traffic –Planning Department agrees.
- Low density addition equal to a .5 unit increase only.
- Proposed development meets essentially all MCG Land Use requirements.
- Overall, community concerns have been addressed.