

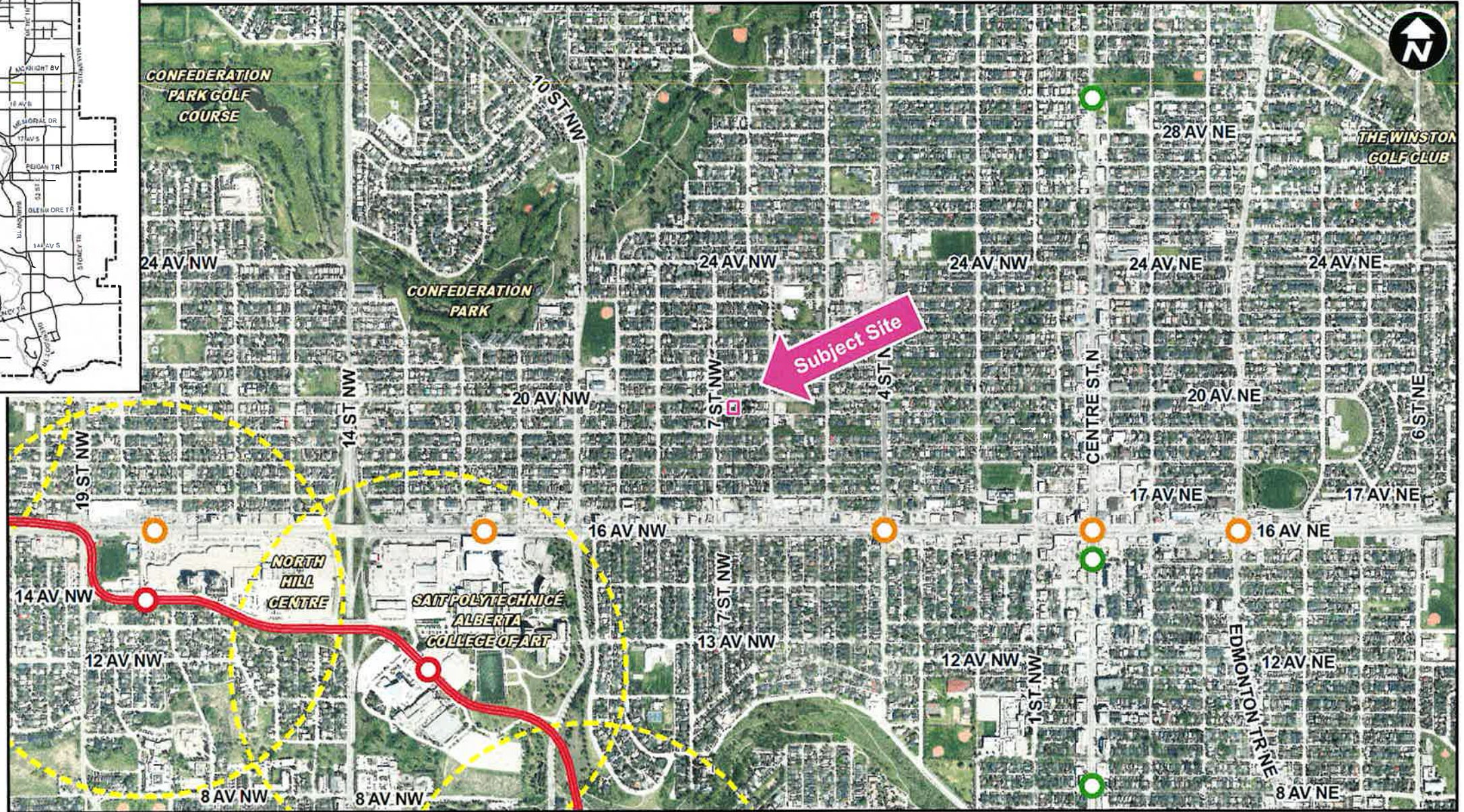
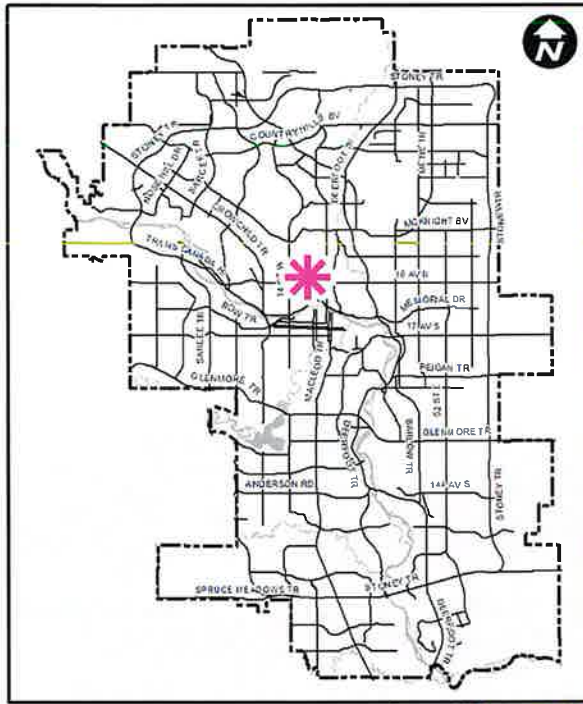


Calgary Planning Commission

Agenda Item: 7.2.4

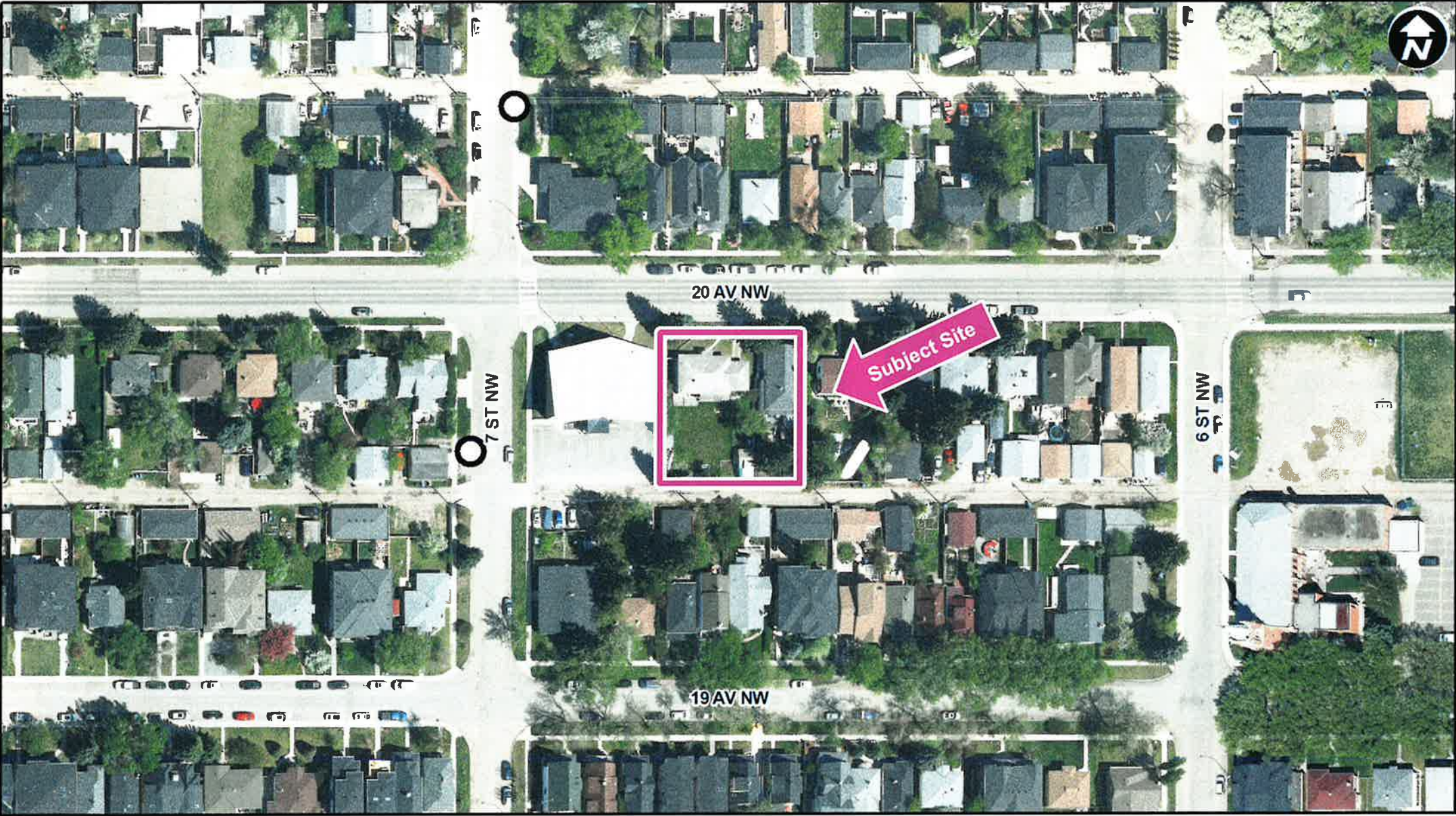
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 24 2022
ITEM: *7.2.4 CPC2022-0257*
Distribution
CITY CLERK'S DEPARTMENT

LOC2021-0154
Land Use Amendment
February 24, 2022



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



LEGEND

○ Bus Stop

Parcel Size:

0.12 ha
34m x 36m



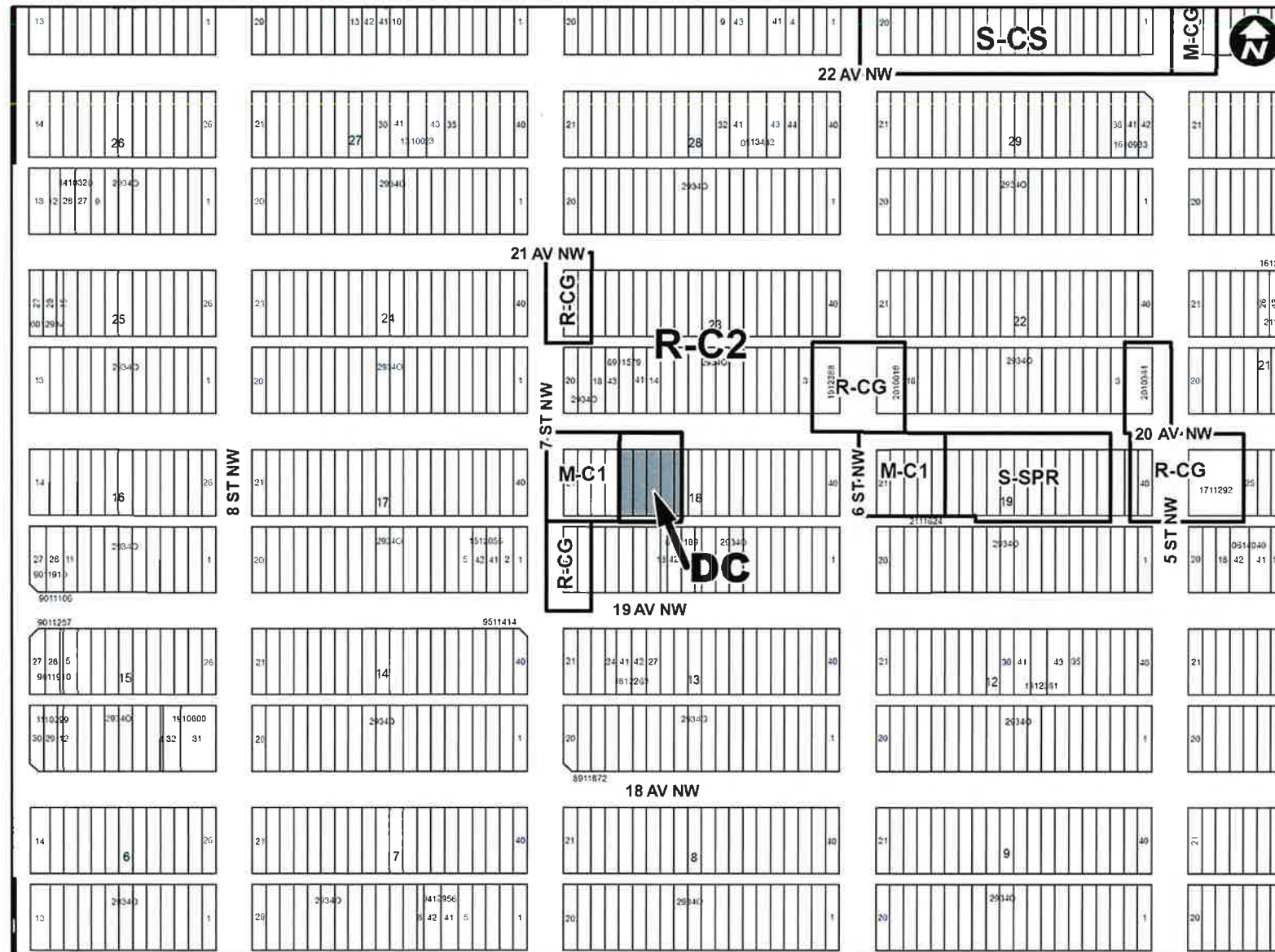


LEGEND

- 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

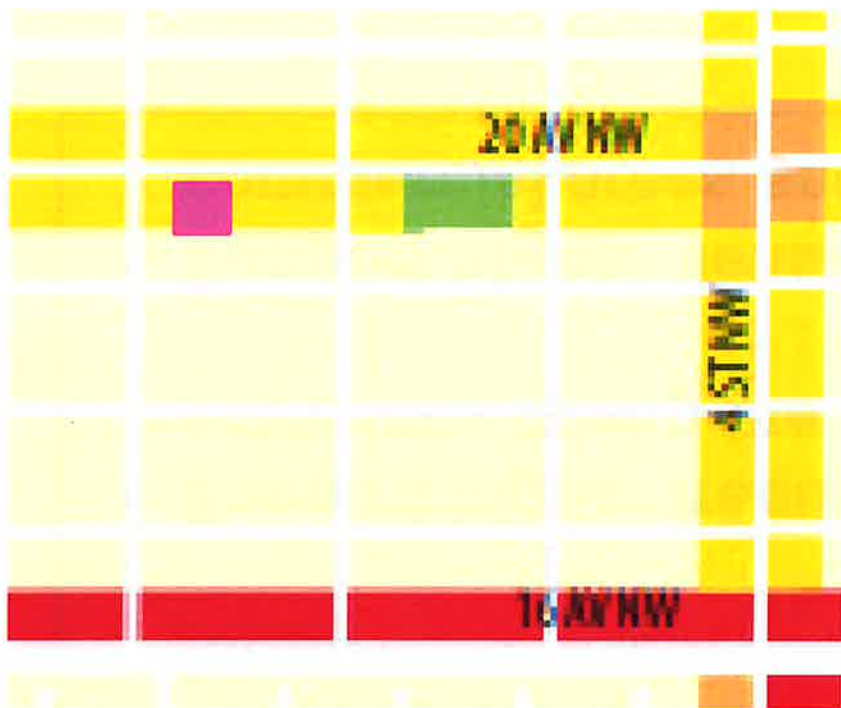






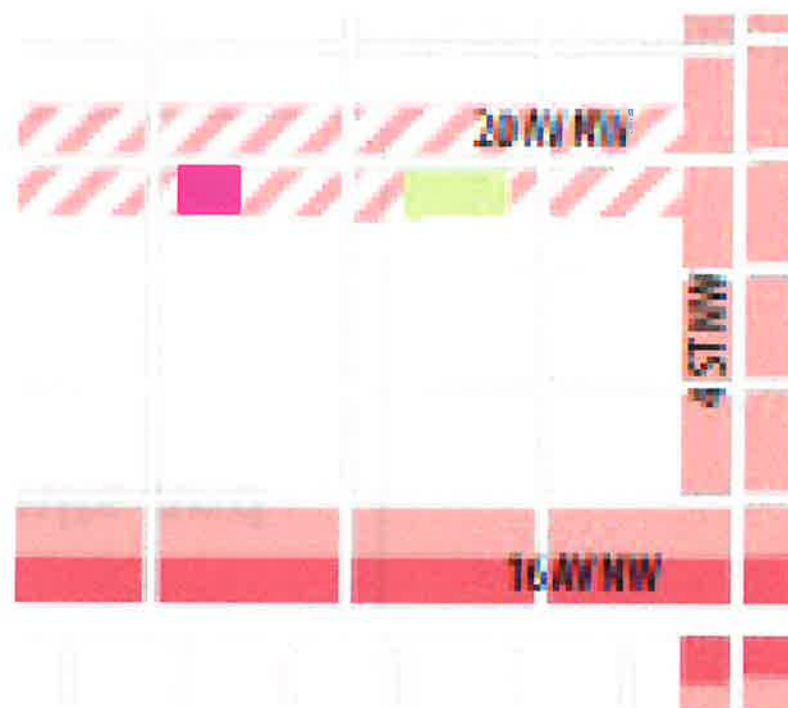
Proposed Direct Control District:

- Based on M-CG/R-CG
- Multi-residential in a low density form
- Maximum height – 12 metres
- FAR – 1.5



Map 3 – Urban Form

- Neighbourhood Connector



Map 4 – Building Scale

- Low - Modified (up to 4 storeys)

North Hill Communities Local Area Plan
(September 2021)

Land Use Policies – Neighbourhood Connector

- **Primarily Residential**
- **Support a broad range and mix of housing types, unit structures and forms**
- **Support higher frequency of units and entrances facing the street**
- **Support higher density near commercial areas and transit.**

North Hill Communities Local Area Plan
(September 2021)

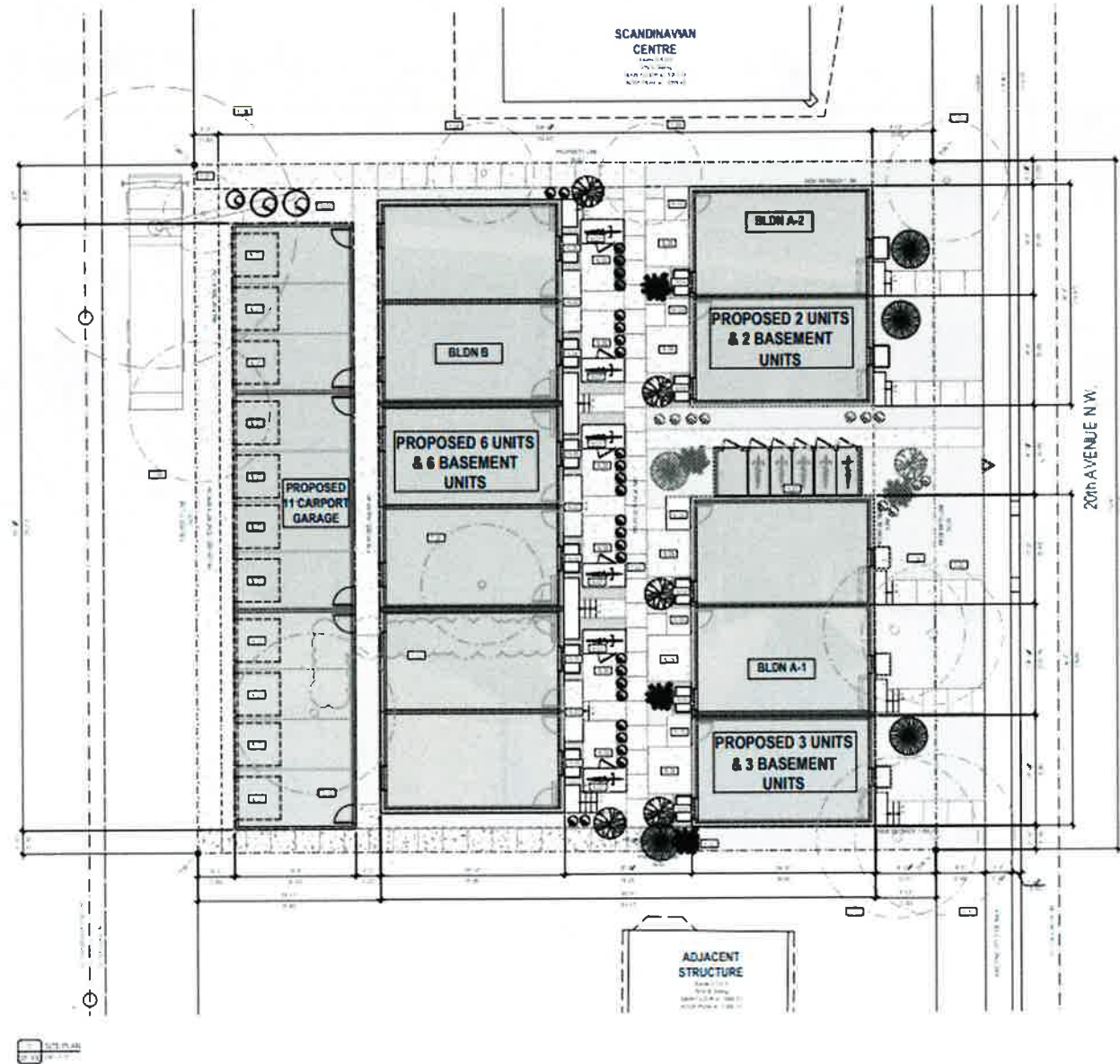
RECOMMENDATION:

That Calgary Planning Commission recommend that Council:

Give three readings to the proposed bylaw for the redesignation of 0.12 hectares \pm (0.3 acres \pm) located at 725 and 729 - 20 Avenue NW (Plan 2934O, Block 18, Lots 25 to 27 and 28 and 29) from Residential – Contextual one/Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development with guidelines.

QUESTIONS





- SHEET NOTES**
- N.27. EXISTING RESIDENT PARKING SPOTS
 - N.28. PROPOSED MOBILE WASTE & 100' POLYMER FLOOR DRAINAGE AREA
 - N.29. ACCESS TO BASEMENT UNIT
 - N.30. BASEMENT WINDOW RECESS 2' 0" x 4' METAL WINDOW WELL
 - N.31. BASEMENT WINDOW RECESS 2' 0" x 4' METAL WINDOW WELL
 - N.32. IDENTITY SPACE AREA
 - N.33. STORAGE BASEMENT UNITS
 - N.34. WOOD COLLECTION VEHICLE DRIVE RADIUS 20'
 - ◆ EXISTING GRADE TO ELEVATION
 - PROPOSED GEODESIC ELEVATION

LANDSCAPE INFORMATION

EXISTING TREES

Tree ID	Species	DBH (in)	Height (ft)	Health	Notes
T-01	Aspen	12	25	Good	
T-02	Aspen	10	20	Good	
T-03	Aspen	8	18	Good	
T-04	Aspen	6	15	Good	
T-05	Aspen	4	12	Good	
T-06	Aspen	3	10	Good	
T-07	Aspen	2	8	Good	
T-08	Aspen	1	6	Good	
T-09	Aspen	1	6	Good	
T-10	Aspen	1	6	Good	
T-11	Aspen	1	6	Good	
T-12	Aspen	1	6	Good	
T-13	Aspen	1	6	Good	
T-14	Aspen	1	6	Good	
T-15	Aspen	1	6	Good	
T-16	Aspen	1	6	Good	
T-17	Aspen	1	6	Good	
T-18	Aspen	1	6	Good	
T-19	Aspen	1	6	Good	
T-20	Aspen	1	6	Good	

LANDSCAPE

PER COUNTY SPECIFIC TOTAL LANDSCAPED AREA REQUIREMENT PROVIDED TO DATE:
 TOTAL LANDSCAPED AREA REQUIRED = 4,450 SQ FT
 TOTAL LANDSCAPED AREA PROVIDED = 4,450 SQ FT
 TOTAL WATER SURFACING PROVIDED = 0 SQ FT

PER AIA 2017 TREE AND SHRUBS REQUIREMENT FOR 20,000 SQ FT LANDSCAPED AREA = 10 TREES & 34 SHRUBS

PROPOSED PLANTINGS

Plant ID	Species	DBH (in)	Height (ft)	Health	Notes
P-01	Aspen	12	25	Good	
P-02	Aspen	10	20	Good	
P-03	Aspen	8	18	Good	
P-04	Aspen	6	15	Good	
P-05	Aspen	4	12	Good	
P-06	Aspen	3	10	Good	
P-07	Aspen	2	8	Good	
P-08	Aspen	1	6	Good	
P-09	Aspen	1	6	Good	
P-10	Aspen	1	6	Good	
P-11	Aspen	1	6	Good	
P-12	Aspen	1	6	Good	
P-13	Aspen	1	6	Good	
P-14	Aspen	1	6	Good	
P-15	Aspen	1	6	Good	
P-16	Aspen	1	6	Good	
P-17	Aspen	1	6	Good	
P-18	Aspen	1	6	Good	
P-19	Aspen	1	6	Good	
P-20	Aspen	1	6	Good	

LANDSCAPING LEGEND

Symbol	Description
○	Aspen
●	Shrub
■	Grass
□	Water
▨	Path
▩	Driveway
▪	Concrete
▫	Asphalt
▬	Gravel
▭	Other

PROPOSED

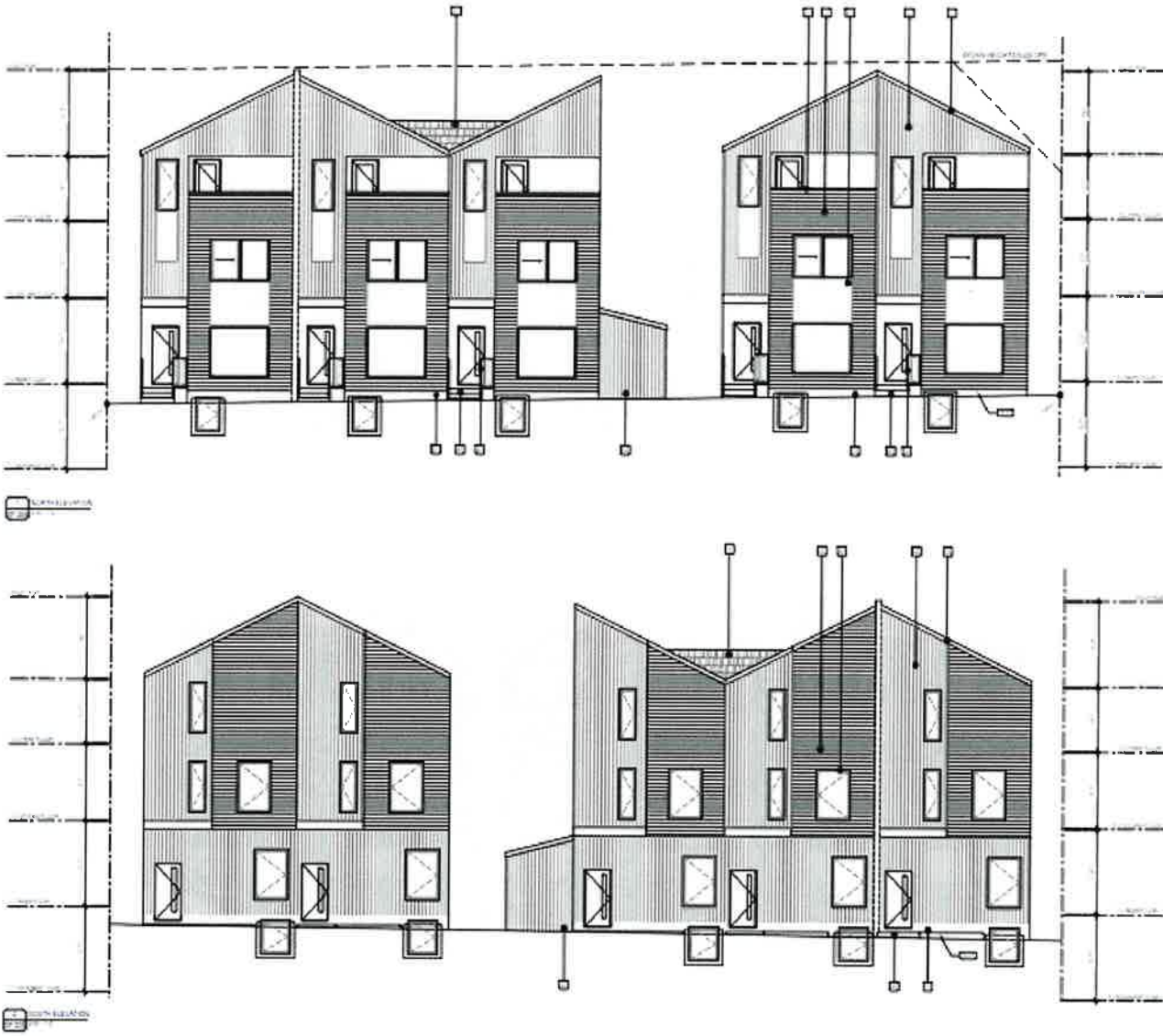
Item	Quantity	Notes
Aspen	20	
Shrub	34	
Grass		
Water		
Path		
Driveway		
Concrete		
Asphalt		
Gravel		
Other		

20th Avenue N.W.

21st Avenue N.W.

SITE PLAN

DP.100



- SYMBOLS LIST**
- 1.00 - 1st Floor
 - 1.01 - 2nd Floor
 - 1.02 - 3rd Floor
 - 1.03 - 4th Floor
 - 1.04 - 5th Floor
 - 1.05 - 6th Floor
 - 1.06 - 7th Floor
 - 1.07 - 8th Floor
 - 1.08 - 9th Floor
 - 1.09 - 10th Floor
 - 1.10 - 11th Floor
 - 1.11 - 12th Floor
 - 1.12 - 13th Floor
 - 1.13 - 14th Floor
 - 1.14 - 15th Floor
 - 1.15 - 16th Floor
 - 1.16 - 17th Floor
 - 1.17 - 18th Floor
 - 1.18 - 19th Floor
 - 1.19 - 20th Floor
 - 1.20 - 21st Floor
 - 1.21 - 22nd Floor
 - 1.22 - 23rd Floor
 - 1.23 - 24th Floor
 - 1.24 - 25th Floor
 - 1.25 - 26th Floor
 - 1.26 - 27th Floor
 - 1.27 - 28th Floor
 - 1.28 - 29th Floor
 - 1.29 - 30th Floor
 - 1.30 - 31st Floor
 - 1.31 - 32nd Floor
 - 1.32 - 33rd Floor
 - 1.33 - 34th Floor
 - 1.34 - 35th Floor
 - 1.35 - 36th Floor
 - 1.36 - 37th Floor
 - 1.37 - 38th Floor
 - 1.38 - 39th Floor
 - 1.39 - 40th Floor
 - 1.40 - 41st Floor
 - 1.41 - 42nd Floor
 - 1.42 - 43rd Floor
 - 1.43 - 44th Floor
 - 1.44 - 45th Floor
 - 1.45 - 46th Floor
 - 1.46 - 47th Floor
 - 1.47 - 48th Floor
 - 1.48 - 49th Floor
 - 1.49 - 50th Floor

PROJ. INFO

PROJECT NO.	
PROJ. NAME	
CLIENT	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	
PROJECT NO.	
PROJ. NAME	
CLIENT	
DATE	
SCALE	
DRAWN BY	
CHECKED BY	
DATE	

DP.200



Item	Proposed DC Rules
Floor Area Ratio	1.5
Unit Mix	22 dwellings (11 above, 11 below grade)
Unit Orientation	>45 sq m direct access from street <45 sq m at grade access
Height	12.0 m
Amenity Area	>45 sq m = 7.5 sq m <45 sq m = 5.0 sq m
Parking	1 stall per unit >45 sq m 0 stalls <45 sq m 0.5 bicycle parking stalls per unit

Calgary Planning Commission Item 7.2.4

Supplemental Slides:

February 24, 2022

LOC2021-0154, CPC2022-0257, DP2021-09266
725-729 20 AV NW

Prepared on Behalf of
Stone West Homes



725-729 20 AV NW: LOC2021-0154, DP2021-09266



A proposed concurrent redesignation from R-C2 to DC (M-CG) to allow for the development of a Low Scale, Medium Density, FAR-Driven, Grade-Oriented Multi-Residential Rowhouse Development.



BUILDING HEIGHT

12m 3
Maximum Height Storeys



DWELLING UNITS

22
Multi-residential grade oriented Dwelling Units
11 11
Dwelling Units Micro Units
(2 3 Bedrooms) (1 Bedroom, under 45sq.m)

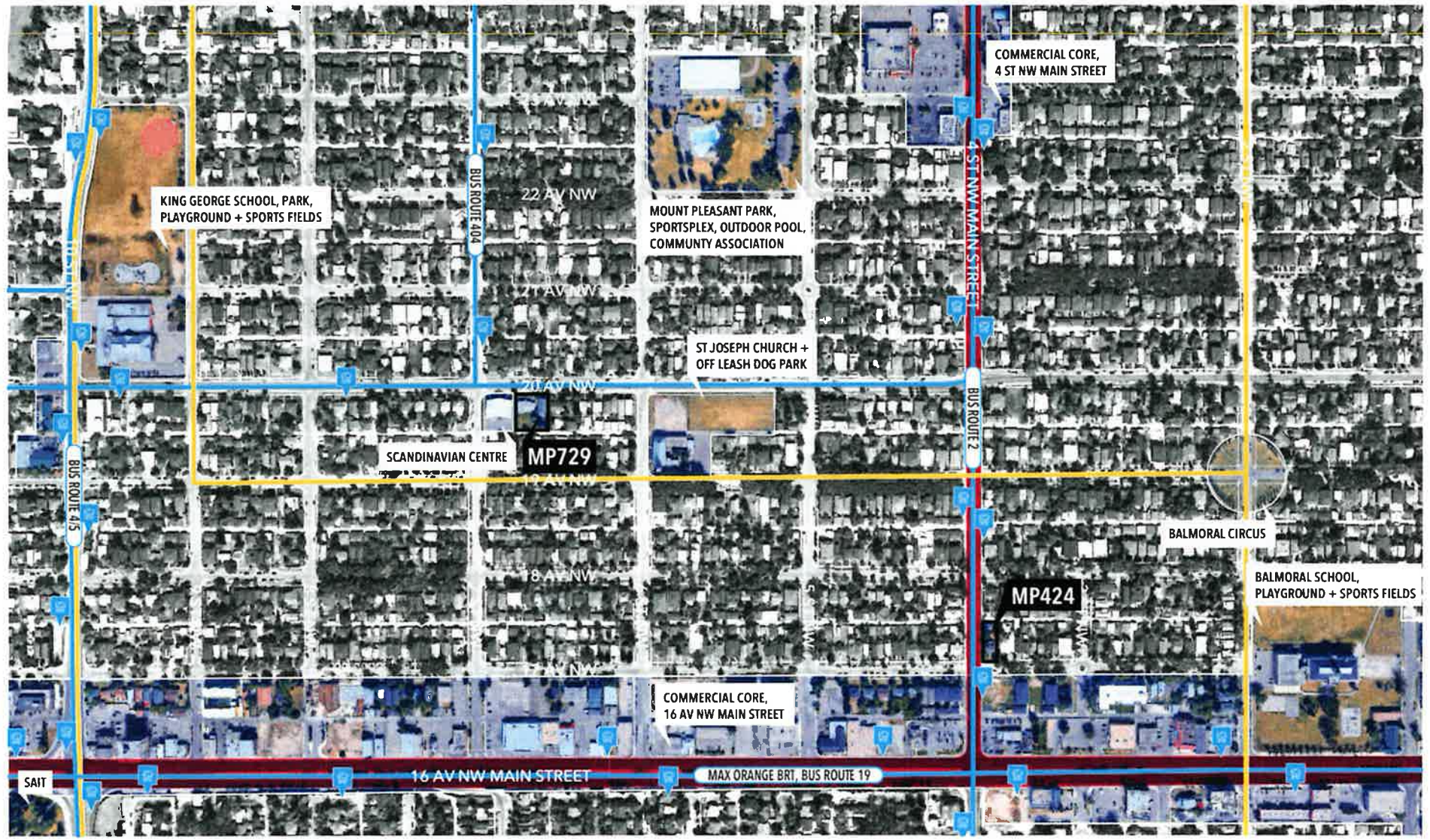


PARKING

11 11
Parking Stalls Storage Units
(Garage off Lane) (min. 2.5sq.m/Micro Unit)

**Please note that DP2021-09266 details are subject to Administration's review and decision pending Land Use Redesignation*

Site Context + Amenity Provision



North Hill Communities Local Area Plan

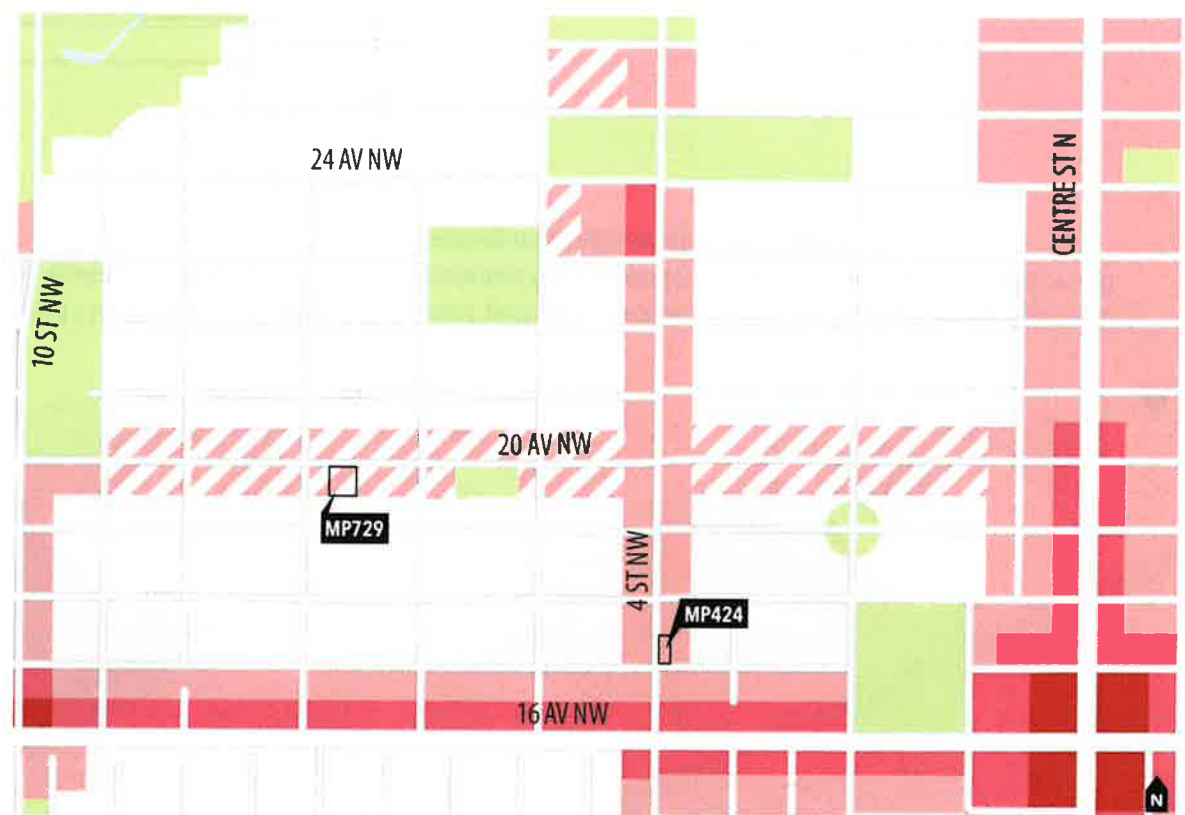
Map 3: Urban Form



LEGEND

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Parks + Open Space
- City Civic + Recreation
- Active Frontage
- Comprehensive Planning Site

Map 4: Building Scale



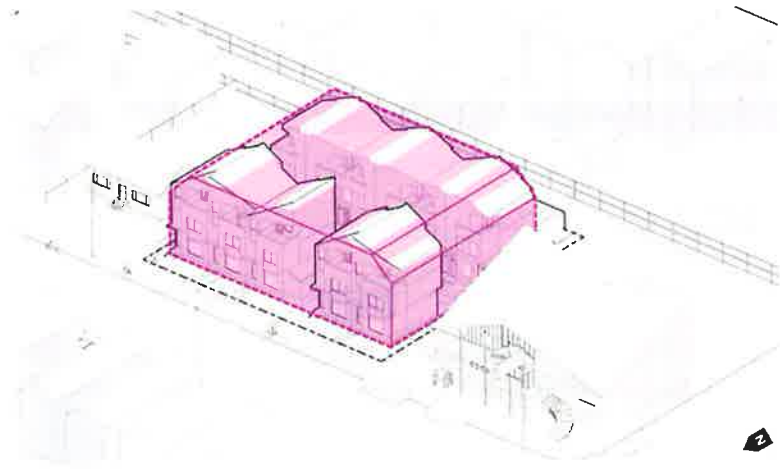
LEGEND

- Limited (up to 3 storeys)
- Low - Modified (up to 4 storeys)
- Low (up to 6 storeys)
- Mid (up to 12 storeys)
- High (up to 26 storeys)
- Parks, Civic + Recreation

20 AV NW Corridor Development Potential

NHCLAP encourages multi-residential development of up to 4 storeys along 20 AV NW growth corridor.

Option 1: DC (R-CG) District

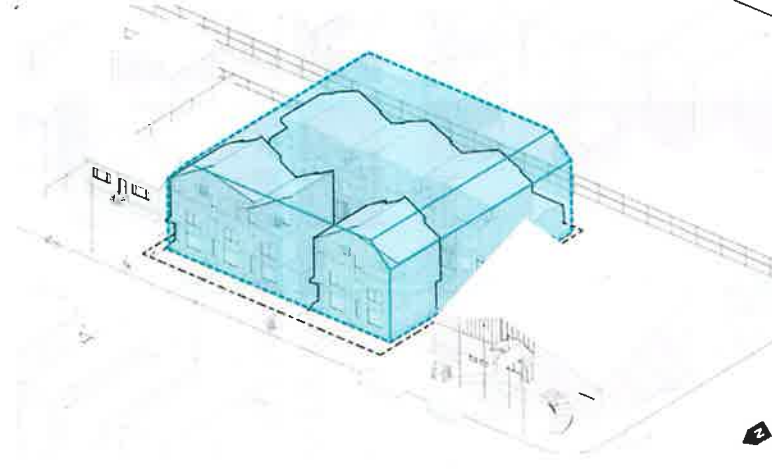


Could yield 9 dwelling units + 9 secondary suites with 9 parking stalls in a 3 storey, rowhouse-scaled form (maximum 11m).

Front Yard Elevation

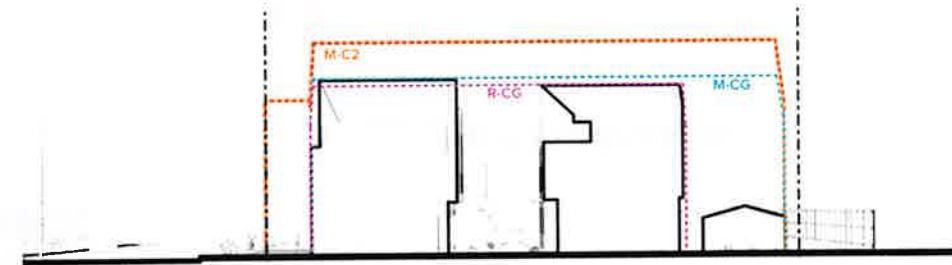


Option 2: DC (M-CG) District - MP729 proposal

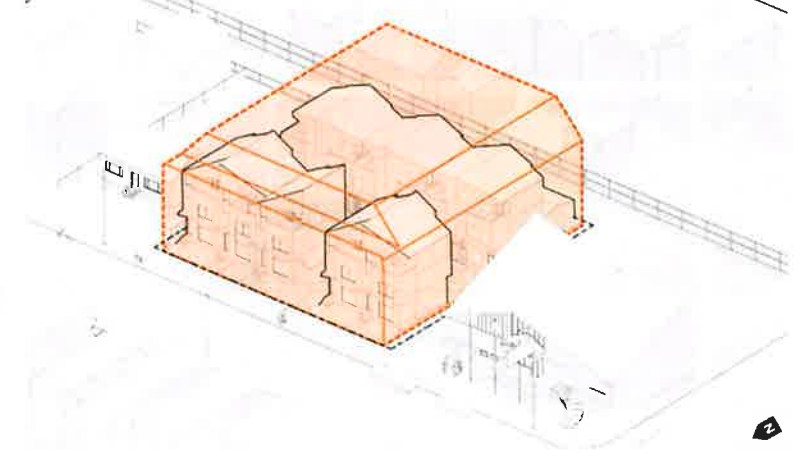


MP729 proposal yields 22 dwelling units (11 larger units + 11 micro units) with 11 parking stalls in a 3 storey, rowhouse-scaled form (maximum 12m).

Side Yard Elevation



Option 3: M-C2 District



Could yield up to a 4 storey (maximum 16m) apartment-style multi-residential development (compared with similar precedents, +/-40 dwelling units) with at/subgrade parkade.

Proposed Massing in Context

