

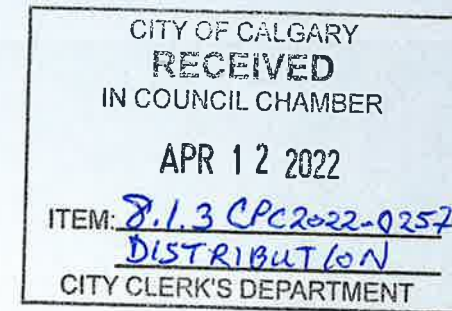
Calgary



# Public Hearing of Council

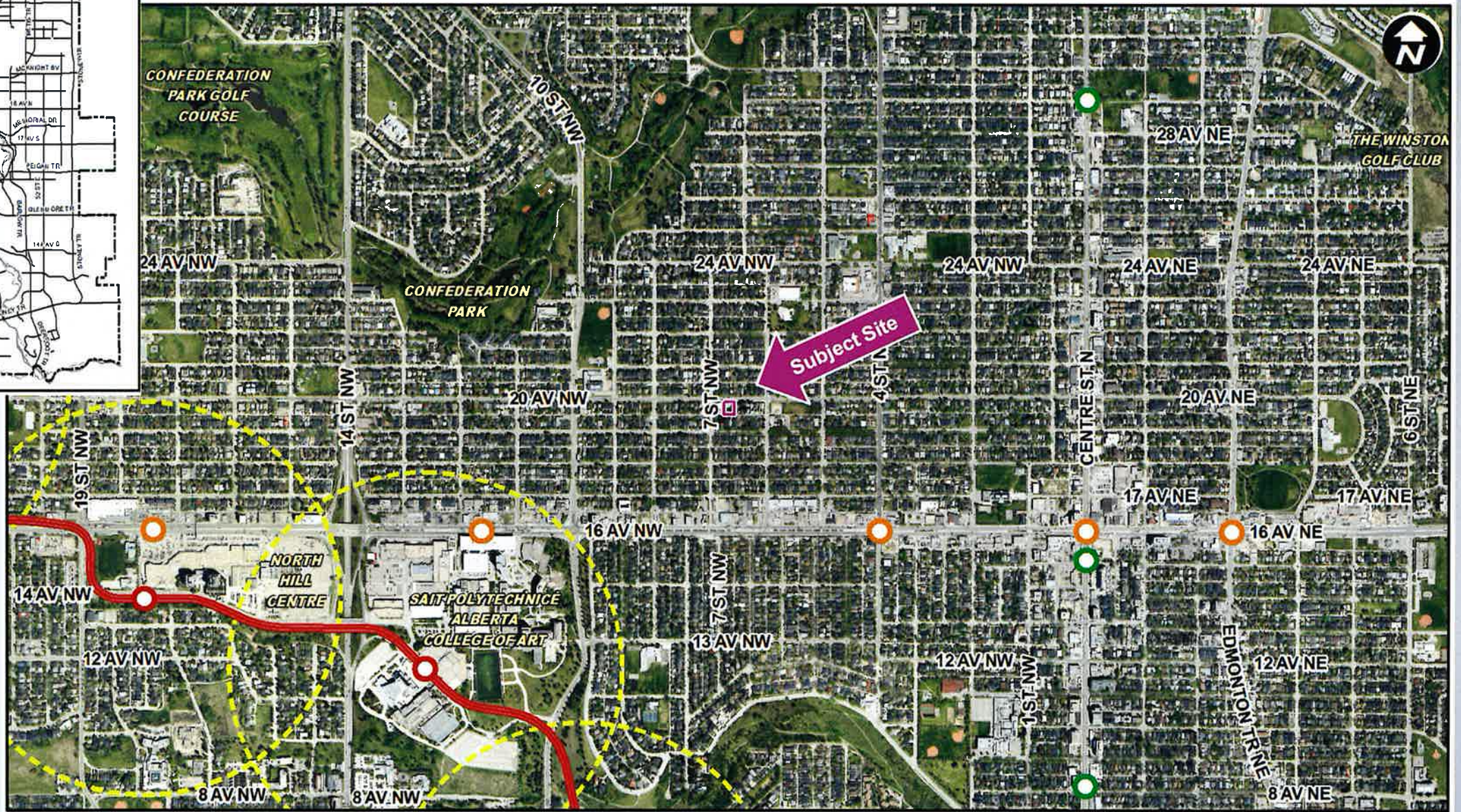
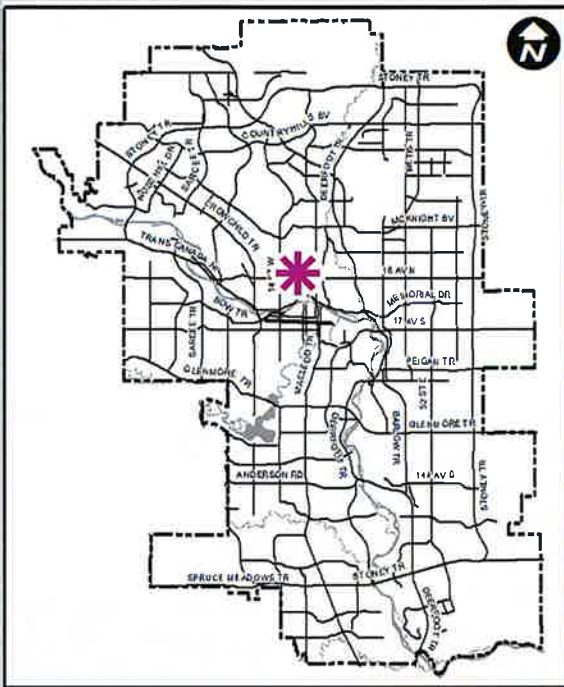
## Agenda Item: 8.1.3

1



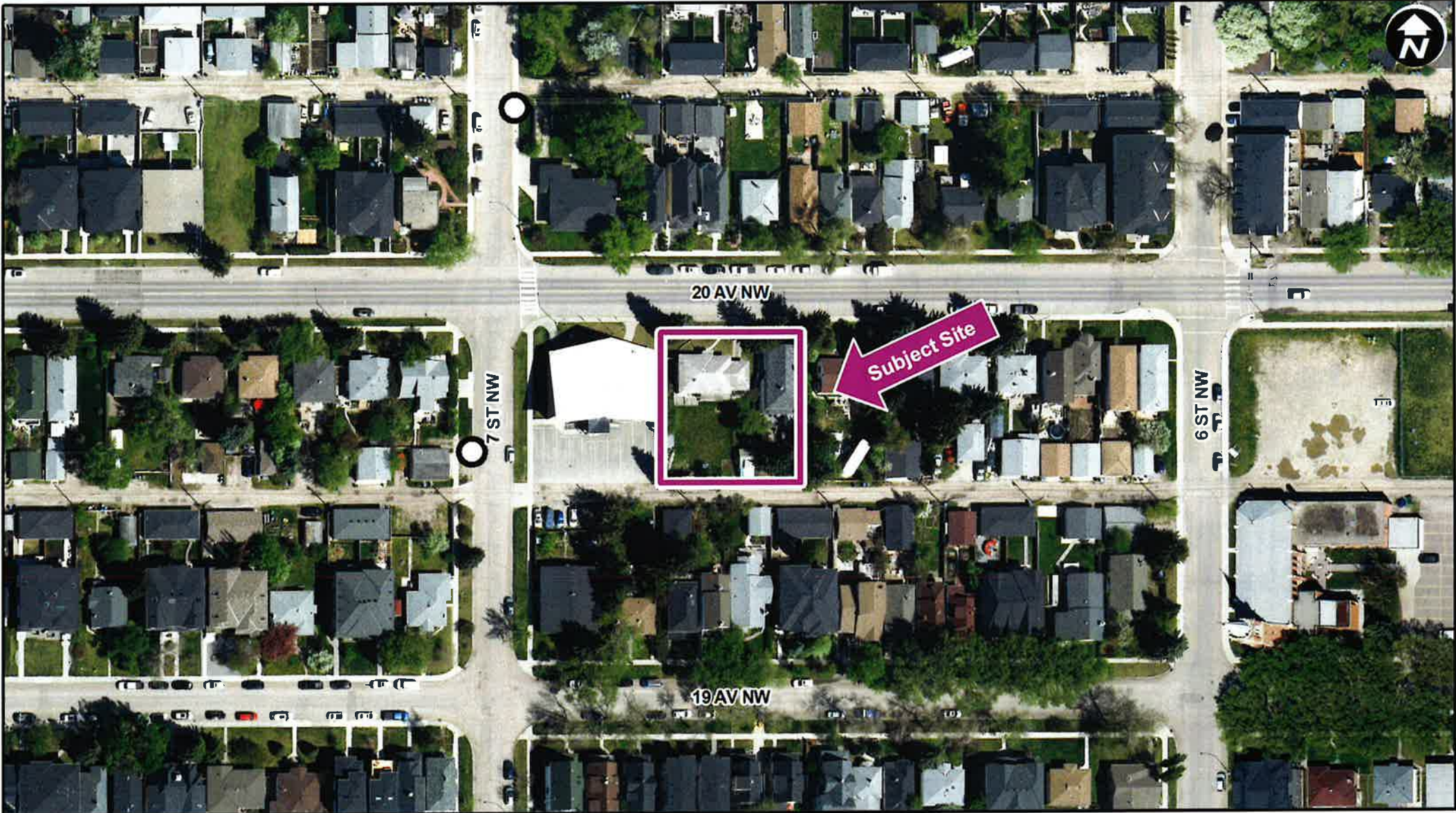
**LOC2021-0154**  
**Land Use Amendment**  
**April 12, 2022**





- 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





LEGEND

○ Bus Stop

Parcel Size:

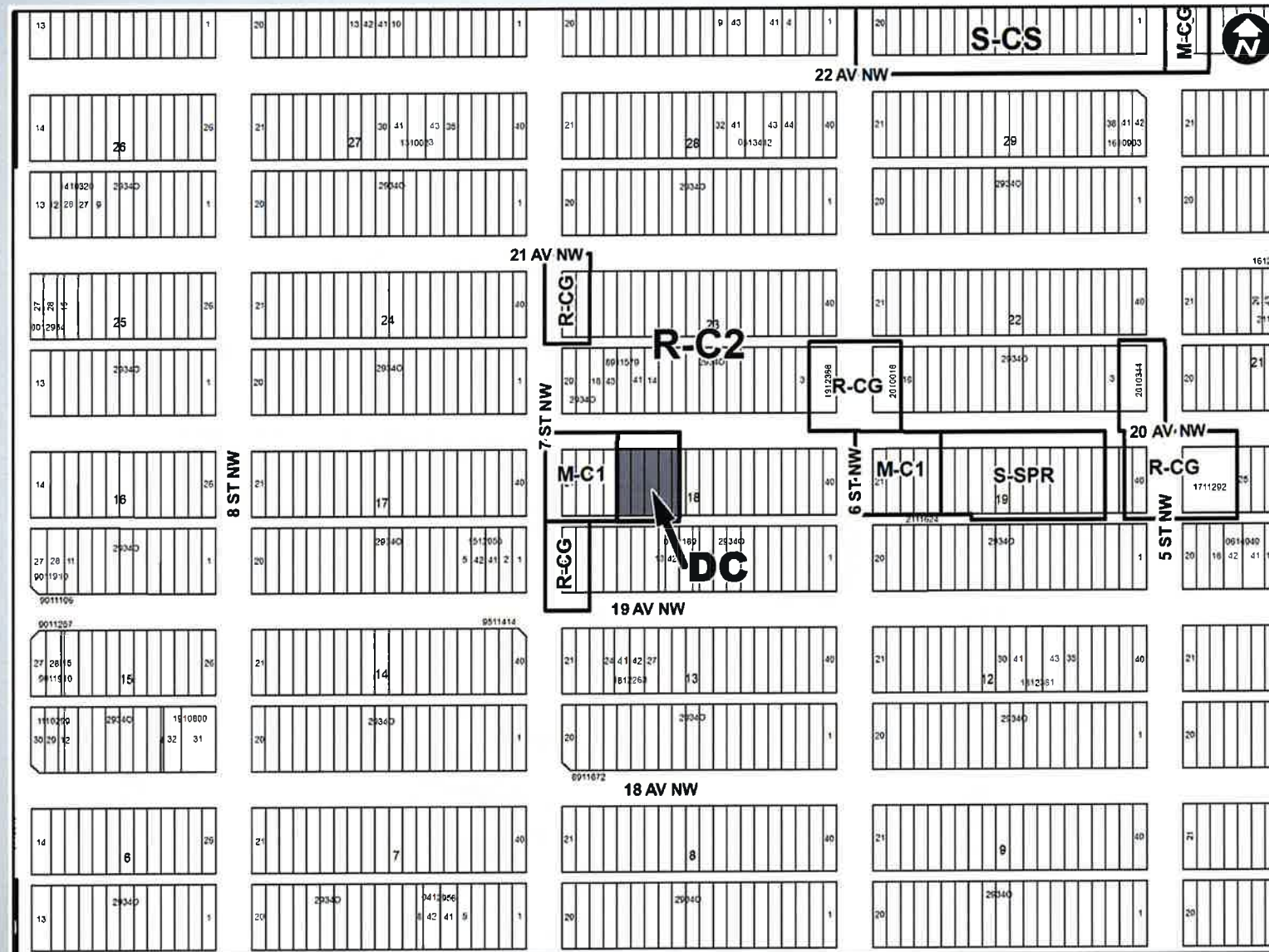
0.12 ha  
34m x 36m



### LEGEND

- Single detached dwelling
- Semi-detached / duplex detached dwelling
- Rowhouse / multi-residential
- Commercial
- Heavy Industrial
- Light Industrial
- Parks and Openspace
- Public Service
- Service Station
- Vacant
- Transportation, Communication, and Utility
- Rivers, Lakes
- Land Use Site Boundary



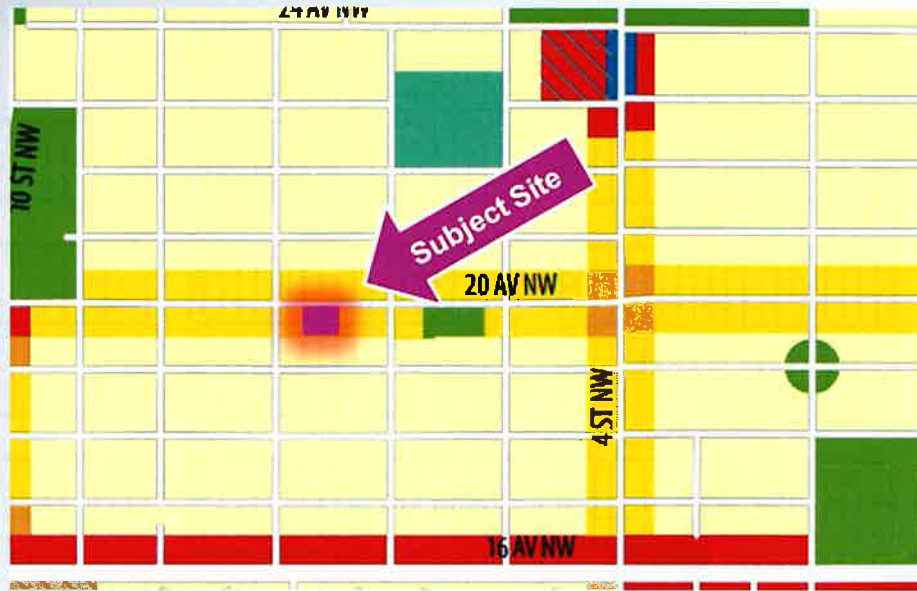


**Proposed DC District:**

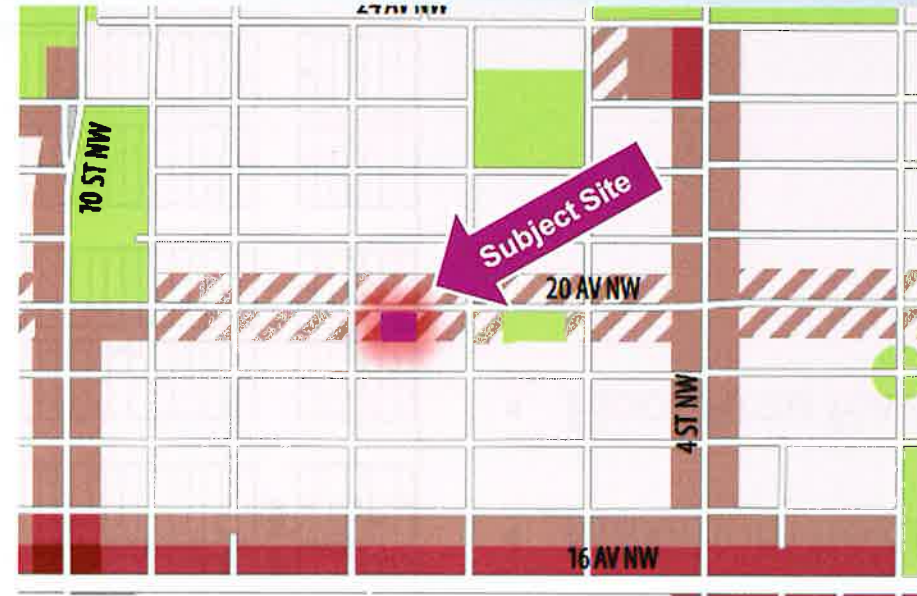
- Based on M-CG District
- Grade oriented multi-residential development
- Maximum height – 12 metres
- Floor Area Ratio – 1.5



# North Hill Communities Local Area Plan (September 2021)



Map 3 – Urban Form



Map 4 – Building Scale

- **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.

- **Low (up to 6 storeys)**

## Calgary Planning Commission's Recommendation:

That Council:

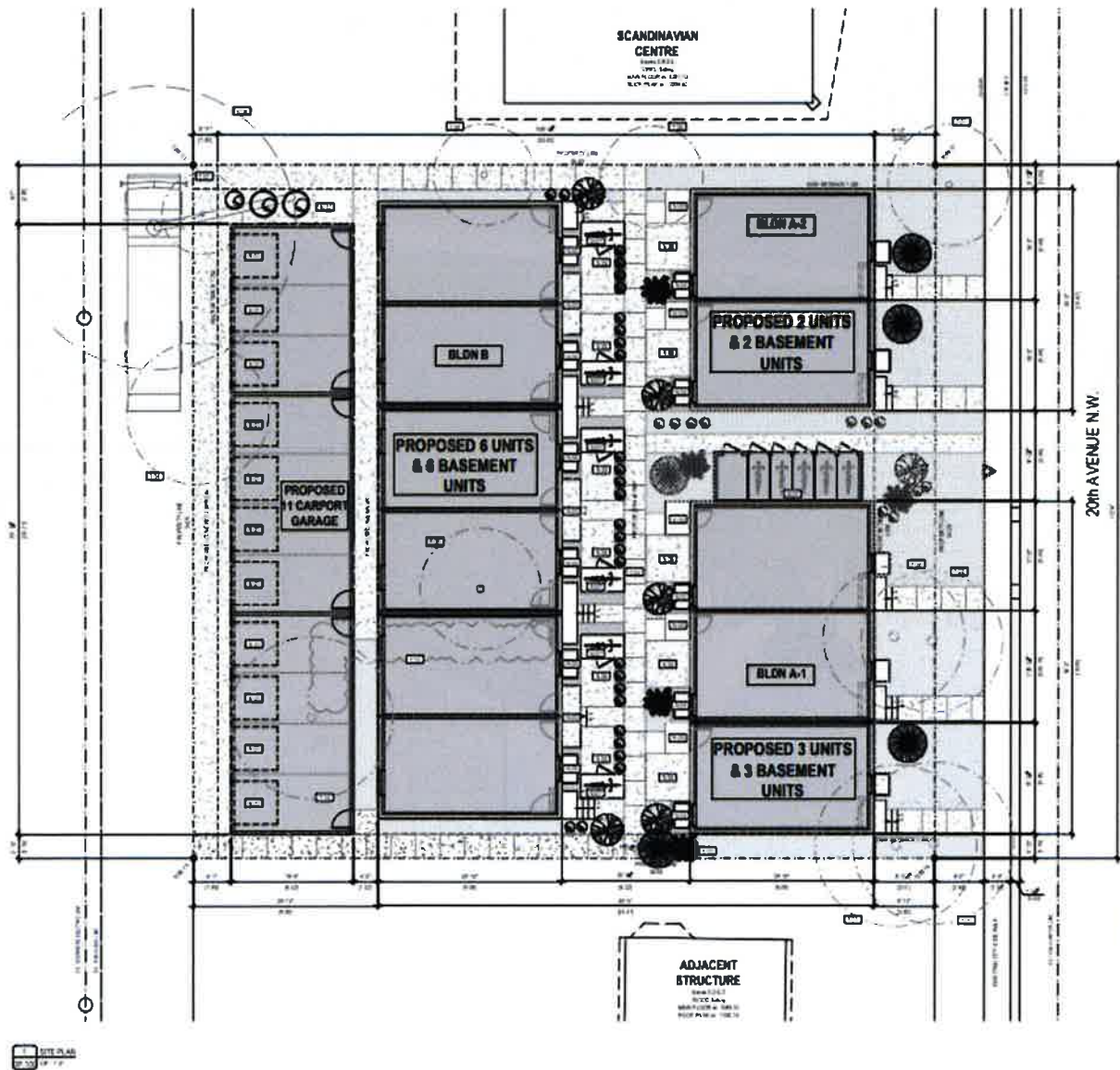
Give three readings to **Proposed Bylaw 59D2022** for the redesignation of 0.12 hectares  $\pm$  (0.3 acres  $\pm$ ) located at 725 and 729 - 20 Avenue NW (Plan 2934O, Block 18, Lots 25 to 27 and 28 and 29) from Residential – Contextual One/Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development with guidelines.

# Supplementary Slides









- SHEET NOTES**
- [R.P.] DWELLING RESIDENT PARKING STALL
  - [R.G.] PROPOSED RECYCLED WASTE 4 YDS RECYCLING 1.5 YDS ORGANIC AREA
  - [L.B.] ACCESS TO BASEMENT UNIT
  - [L.W.] BASEMENT WINDOW RECESS 7'6" x 4' METAL FINISH WELL
  - [L.W.] BASEMENT WINDOW RECESS 7'6" x 4' METAL FINISH WELL
  - [L.S.] MENACE SPACE AREA
  - [L.S.] STORAGE BASEMENT UNITS
  - [L.S.] METAL COLLECTION VEHICLE DRIVE RADIUS 25'
  - ◆ EXISTING GEODETIC ELEVATION
  - PROPOSED GEODETIC ELEVATION

**LANDSCAPE INFORMATION**

**EXISTING TREES**

NO.	SP. NO.	TRUNK DBH	TRUNK HT.	SP. HT.	SP. DIA.	SP. SHAPE	SP. COLOR	SP. COMMENTS
1	1	12"	12'	12'	12"	ROUND	GREEN	...
2	2	12"	12'	12'	12"	ROUND	GREEN	...
3	3	12"	12'	12'	12"	ROUND	GREEN	...
4	4	12"	12'	12'	12"	ROUND	GREEN	...
5	5	12"	12'	12'	12"	ROUND	GREEN	...
6	6	12"	12'	12'	12"	ROUND	GREEN	...
7	7	12"	12'	12'	12"	ROUND	GREEN	...
8	8	12"	12'	12'	12"	ROUND	GREEN	...
9	9	12"	12'	12'	12"	ROUND	GREEN	...
10	10	12"	12'	12'	12"	ROUND	GREEN	...
11	11	12"	12'	12'	12"	ROUND	GREEN	...
12	12	12"	12'	12'	12"	ROUND	GREEN	...
13	13	12"	12'	12'	12"	ROUND	GREEN	...
14	14	12"	12'	12'	12"	ROUND	GREEN	...
15	15	12"	12'	12'	12"	ROUND	GREEN	...
16	16	12"	12'	12'	12"	ROUND	GREEN	...
17	17	12"	12'	12'	12"	ROUND	GREEN	...
18	18	12"	12'	12'	12"	ROUND	GREEN	...
19	19	12"	12'	12'	12"	ROUND	GREEN	...
20	20	12"	12'	12'	12"	ROUND	GREEN	...
21	21	12"	12'	12'	12"	ROUND	GREEN	...
22	22	12"	12'	12'	12"	ROUND	GREEN	...
23	23	12"	12'	12'	12"	ROUND	GREEN	...
24	24	12"	12'	12'	12"	ROUND	GREEN	...
25	25	12"	12'	12'	12"	ROUND	GREEN	...
26	26	12"	12'	12'	12"	ROUND	GREEN	...
27	27	12"	12'	12'	12"	ROUND	GREEN	...
28	28	12"	12'	12'	12"	ROUND	GREEN	...
29	29	12"	12'	12'	12"	ROUND	GREEN	...
30	30	12"	12'	12'	12"	ROUND	GREEN	...

**LANDSCAPE**

PER BYLAW 524 4300 TOTAL LANDSCAPED AREA REQUIREMENT REDUCED TO 20%  
 TOTAL LANDSCAPED AREA REQUIRED = 4433 SQ FT  
 TOTAL LANDSCAPED AREA PROVIDED = 4256 SQ FT  
 TOTAL HARD SURFACING PROVIDED = 2272 SQ FT

BYLAW 524 1 TREE AND 2 SHRUBS REQUIRED PER 200 SQ FT OF LANDSCAPED AREA = 17 TREES & 34 SHRUBS

**PROPOSED PLANTINGS**

NO.	SP. NO.	TRUNK DBH	TRUNK HT.	SP. HT.	SP. DIA.	SP. SHAPE	SP. COLOR	SP. COMMENTS
1	1	12"	12'	12'	12"	ROUND	GREEN	...
2	2	12"	12'	12'	12"	ROUND	GREEN	...
3	3	12"	12'	12'	12"	ROUND	GREEN	...
4	4	12"	12'	12'	12"	ROUND	GREEN	...
5	5	12"	12'	12'	12"	ROUND	GREEN	...
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13	13	12"	12'	12'	12"	ROUND	GREEN	...
14	14	12"	12'	12'	12"	ROUND	GREEN	...
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16	16	12"	12'	12'	12"	ROUND	GREEN	...
17	17	12"	12'	12'	12"	ROUND	GREEN	...
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25	25	12"	12'	12'	12"	ROUND	GREEN	...
26	26	12"	12'	12'	12"	ROUND	GREEN	...
27	27	12"	12'	12'	12"	ROUND	GREEN	...
28	28	12"	12'	12'	12"	ROUND	GREEN	...
29	29	12"	12'	12'	12"	ROUND	GREEN	...
30	30	12"	12'	12'	12"	ROUND	GREEN	...

**LANDSCAPING LEGEND**

SYMBOL	DESCRIPTION
◆	EXISTING GEODETIC ELEVATION
■	PROPOSED GEODETIC ELEVATION
[R.P.]	DWELLING RESIDENT PARKING STALL
[R.G.]	PROPOSED RECYCLED WASTE 4 YDS RECYCLING 1.5 YDS ORGANIC AREA
[L.B.]	ACCESS TO BASEMENT UNIT
[L.W.]	BASEMENT WINDOW RECESS 7'6" x 4' METAL FINISH WELL
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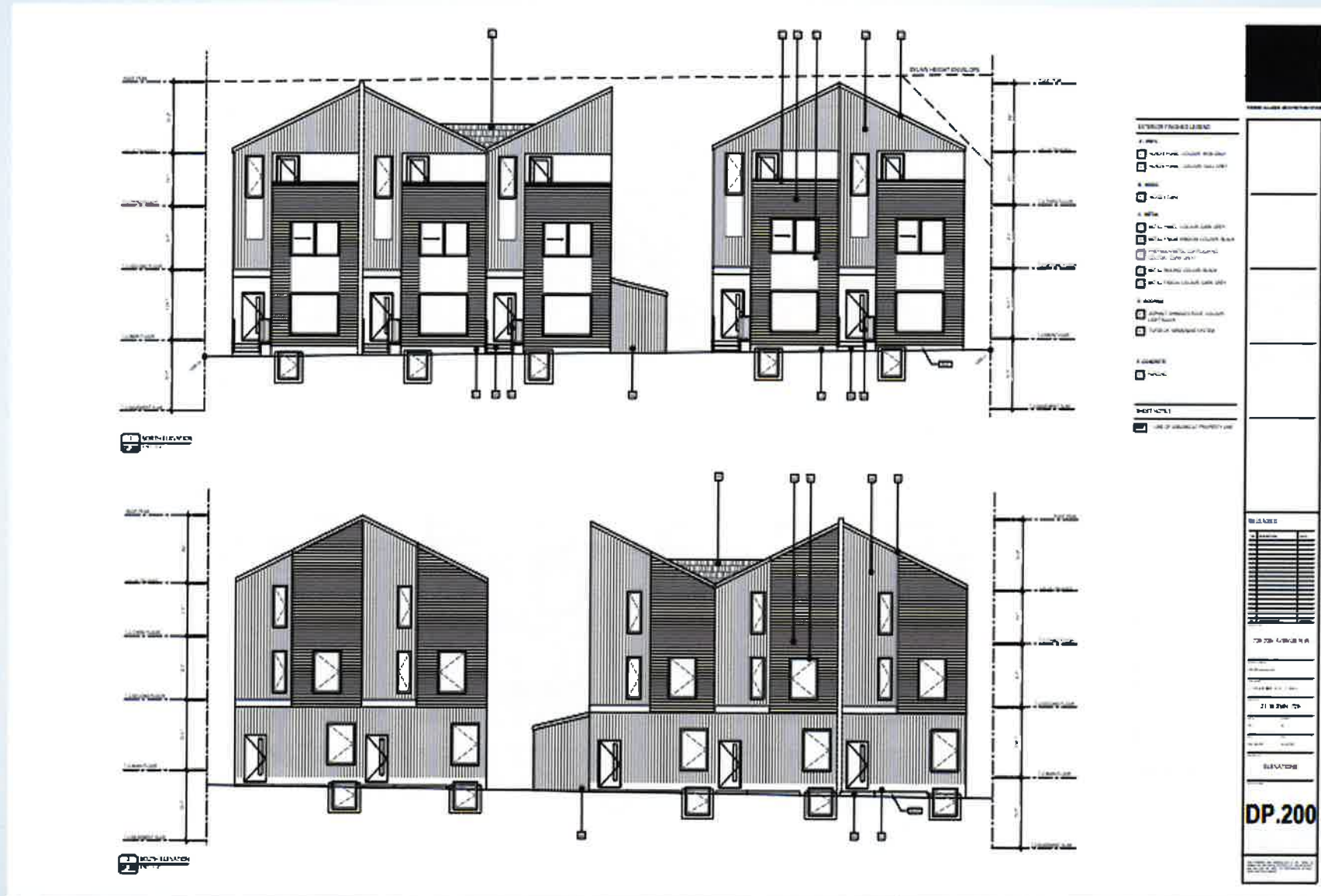
70 300 AVENUE N.W.

21 18 50th ST

DP.100



# DP2021-09266 Building elevations (front of parcel) 11







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



**Purpose**

1 This Direct Control District is intended to:

- (a) accommodate grade oriented, multi-residential development of low height and medium density;
- (b) accommodate smaller dwelling units with reduced vehicle parking requirements and increased bicycle parking requirements; and
- (c) provide for a sensitive transition to adjacent low-density residential development.

**Compliance with Bylaw 1P2007**

2 Unless otherwise specified, the rules and provisions of Parts 1, 2, 3 and 4 of Bylaw 1P2007 apply to this Direct Control District Bylaw.

**Reference to Bylaw 1P2007**

3 Within this Direct Control District Bylaw, a reference to a section of Bylaw 1P2007 is deemed to be a reference to the section as amended from time to time.

**General Definitions**

4 In this Direct Control District:

- (a) “*floor area*” means the total horizontal area of every enclosed floor and mezzanine used exclusively by a single *unit*. For *units* located below *grade*, this calculation does not include stairwells, *landings*, and mechanical or electrical rooms.

**Permitted Uses**

5 The *permitted uses* of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the *permitted uses* in this Direct Control District.

**Discretionary Uses**

6 The *discretionary uses* of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 are the *discretionary uses* in this Direct Control District.

**Bylaw 1P2007 District Rules**

7 Unless otherwise specified, the rules of the Multi-Residential – Contextual Grade-Oriented (M-CG) District of Bylaw 1P2007 apply in this Direct Control District.

**Density**

8 There is no maximum *density*.

**Floor Area Ratio**

9 The maximum *floor area ratio* is 1.5.

**Unit Mix**

10 The number of *units* with a *floor area* less than or equal to 45.0 square metres must not exceed the number of *units* with a *floor area* greater than 45.0 square metres within this Direct Control District.

**Street Orientation of Units**

- 11 (1) 45.0 per cent or more of the *units* in a *development* that have a *floor area* greater than 45.0 square metres must have an exterior wall that directly faces a public *street*.
- (2) Each *unit* with a *floor area* greater than 45.0 square metres with an exterior wall that directly faces a public *street* must have a sidewalk providing direct access from the *street* to the *unit*.



**At Grade Orientation of Units**

12 A *unit* in a Multi-Residential Development must have an individual, separate, direct access to *grade*.

**Building Separation**

13 (1) The minimum separation distance between a *building* contained on the front portion of a *parcel* and a *building* contained on the rear portion of a *parcel* is 6.0 metres.

(2) The rule in subsection (1) applies only to *buildings* containing *units*.

**Setback Areas**

14 The depth of all *setback areas* must be equal to the minimum *building setbacks* required by Section 15 of this Direct Control District Bylaw.

**Building Setbacks**

15 (1) The minimum *building setback* from a *property line* shared with a *street* is 3.0 metres.

(2) The minimum *building setback* from a *property line* shared with a *lane* is 1.2 metres.

(3) The minimum *building setback* from a *property line* shared with another *parcel* is 1.2 metres.

**Building Height and Cross Section**

16 (1) Unless otherwise provided in subsection (2), the maximum *building height* is 12.0 metres.

**Building Height and Cross Section**

- 16 (2) The maximum *building height* on a *parcel* that shares a *property line* with another *parcel*:
  - (a) is 8.0 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 4.0 metres from the shared *property line*.

**Amenity Space**

- 17 (1) Where a *unit* has a *floor area* greater than 45.0 square metres the required minimum *amenity space* is 7.5 square metres per *unit*.
- (2) Where a *unit* has a *floor area* less than or equal to 45.0 square metres the required minimum *amenity space* is 5.0 square metres per *unit*.
- (3) The required *amenity space* may be provided as *private amenity space*, *common amenity space* or a combination of both.
- (4) *Private amenity space* must:
  - (a) be provided outdoors;
  - (b) have direct access from each *unit*;
- (5) *Common amenity space* must:
  - (a) be provided as *common amenity space – outdoors*;
  - (b) have direct access from each *unit*; and
  - (c) have no dimension of less than 3.0 metres.



**Motor Vehicle Parking Stall Requirements**

- 18 (1) Unless otherwise provided in subsection (2) the minimum number of *motor vehicle parking stalls* is 1.0 stall per *unit*.
- (2) The minimum number of *motor vehicle parking stalls* for *units* is reduced to zero where:
- (a) the *floor area* of a *unit* is 45.0 square metres or less; and
  - (b) space is provided in a *building* for the occupant of the *unit* for storage of mobility alternatives such as bicycles or strollers that:
    - (i) has an area of at least 2.5 square metres; and
    - (ii) may incorporate any one or more of the *bicycle parking stalls – class 1* required by Section 19 of this Direct Control District Bylaw.
- (3) *Visitor parking stalls* are not required.

**Bicycle Parking Stall Requirements in Multi-Residential Development**

- 19 The minimum number of *bicycle parking stalls – class 1* is 0.5 stall per *unit*.

**Relaxations**

- 20 The *Development Authority* may relax the rules contained in Section 7 of this Direct Control District Bylaw in accordance with Sections 31 and 36 of Bylaw 1P2007.