

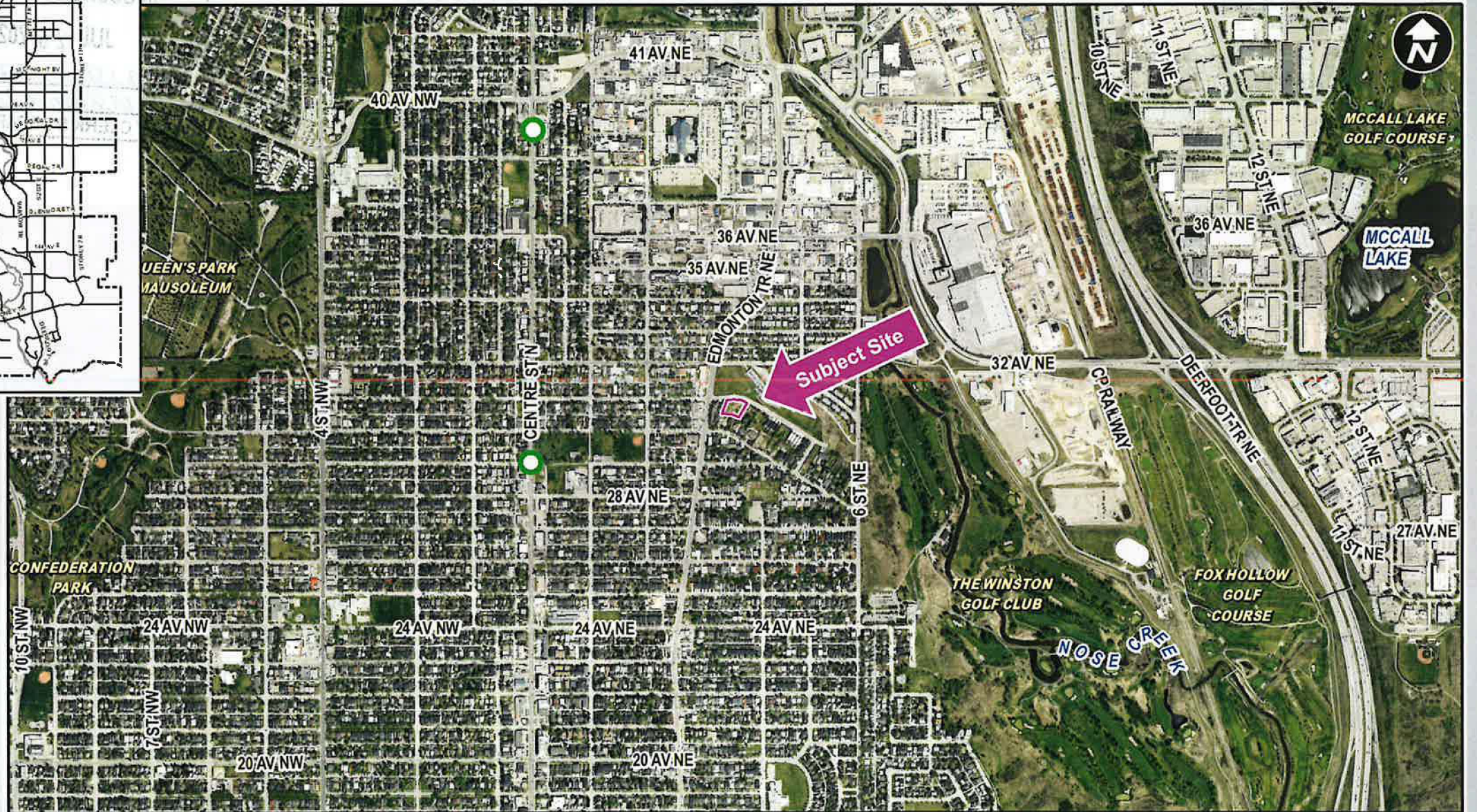


Public Hearing of Council

Agenda Item: 8.1.12

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 26 2021
ITEM: 8.1.12 CPC 2021-880
distributions
CITY CLERK'S DEPARTMENT

LOC2021-0006
Land Use and Policy Amendment
July 26, 2021



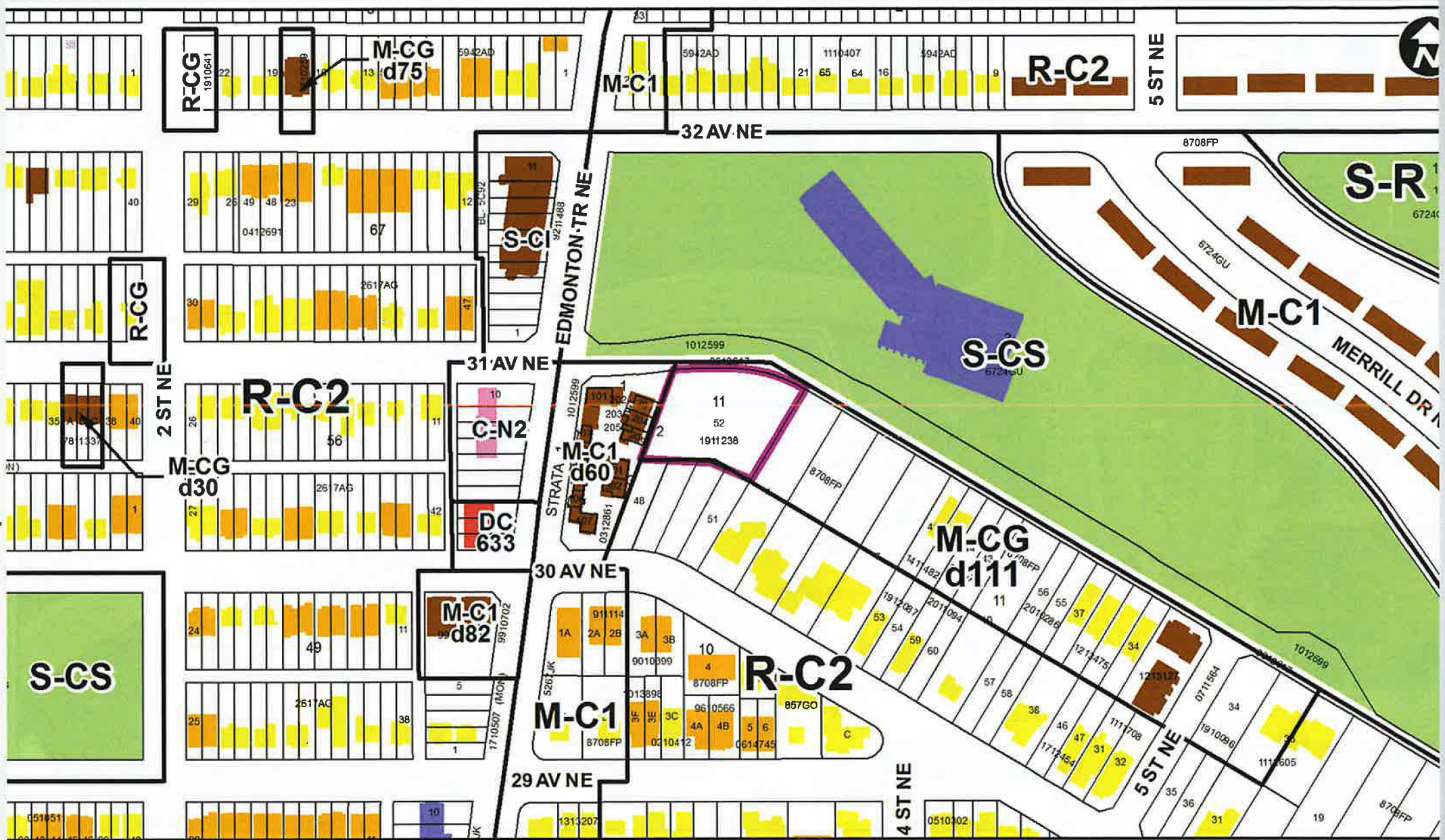
- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future) - LRT Line**
 - Blue
 - Blue/Red
 - Red - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow

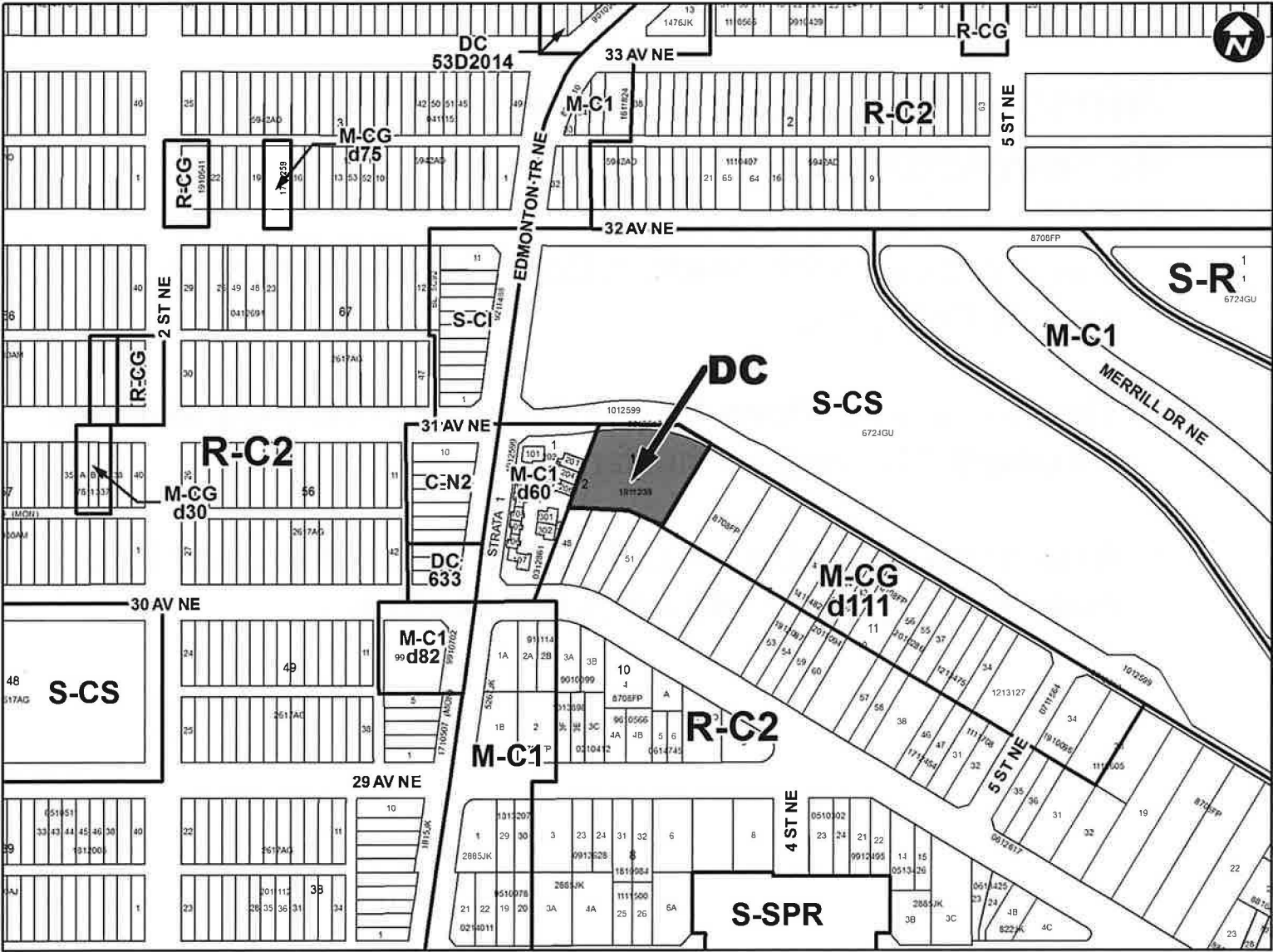


Parcel Size:

.28 ha
57m x 49m

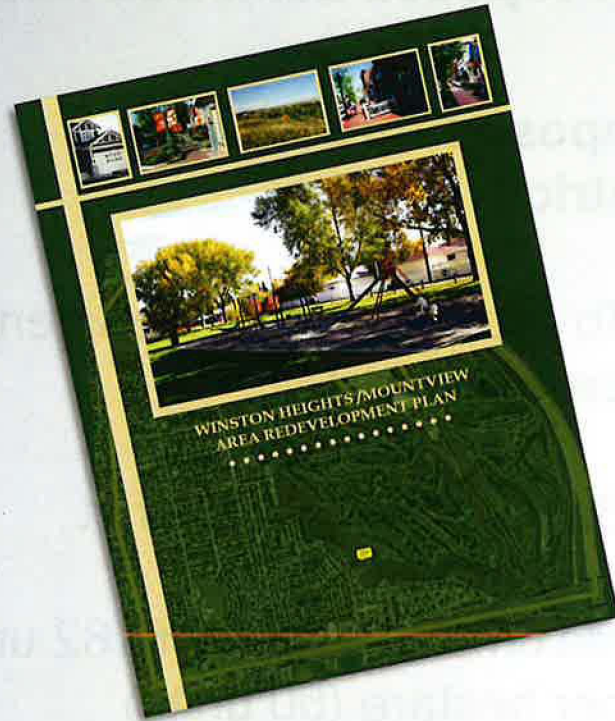
- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Open Space
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary





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 13m
- Specific parking requirements



Winston Heights/Mountview 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 to allow 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

Calgary Planning Commission's Recommendation:

That Council:

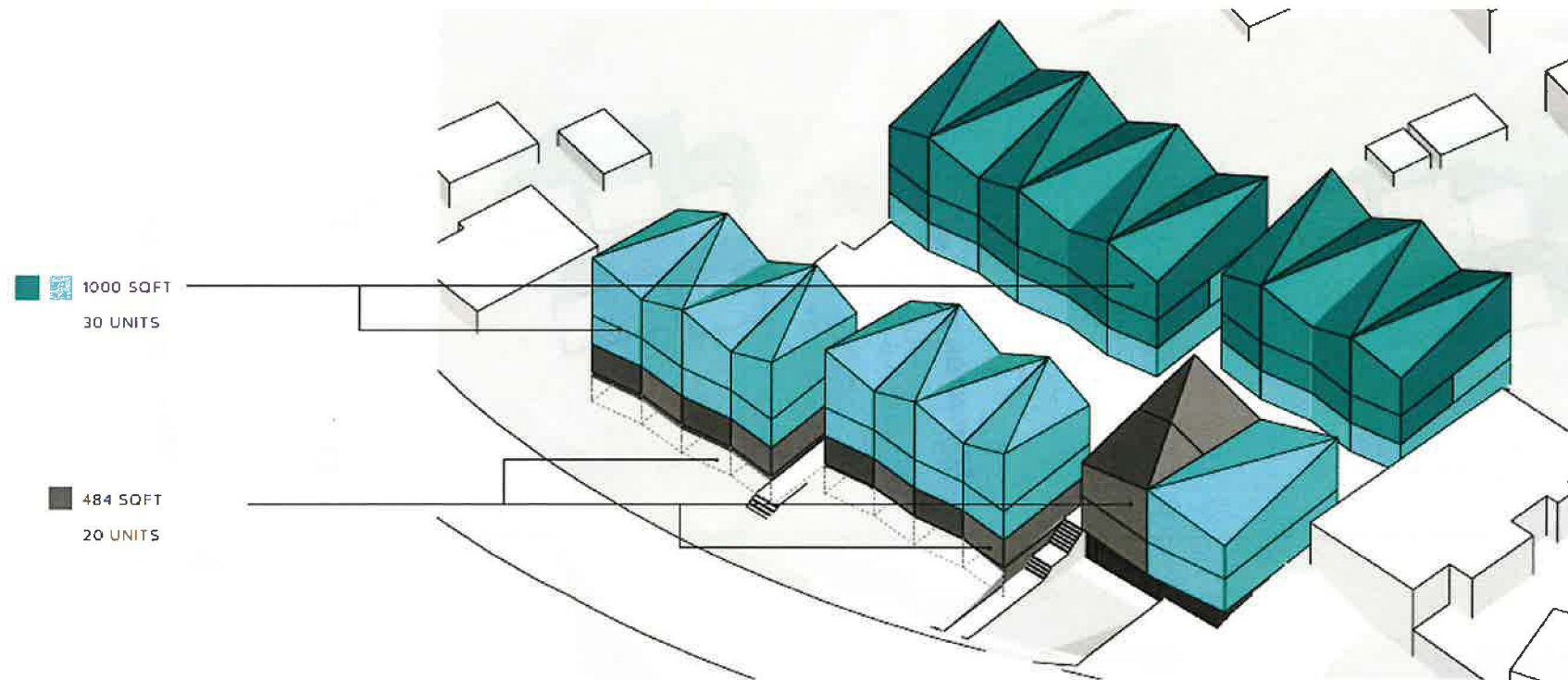
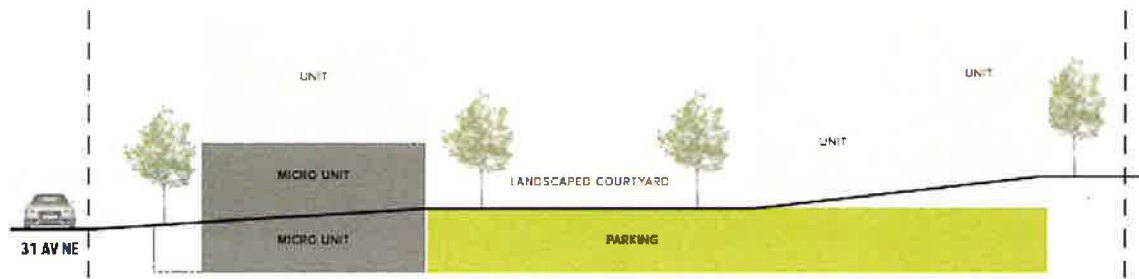
1. Give three readings to **Proposed Bylaw 42P2021** for the amendments to the Winston Heights/Mountview Area Redevelopment Plan (Attachment 3); and
2. Give three readings to **Proposed Bylaw 120D2021** for the redesignation of 0.28 hectares \pm (0.68 acres \pm) located at 415 - 31 Avenue NE (Plan 1911238, Block 11, Lot 52 from Multi-Residential Grade Oriented (M-CGd111) District to Direct Control District to accommodate multi-residential development, with guidelines (Attachment 4)

Supplementary Slides





Stacked Unit Layout



SUN SHADOW STUDIES

MARCH 21 & SEPTEMBER 21

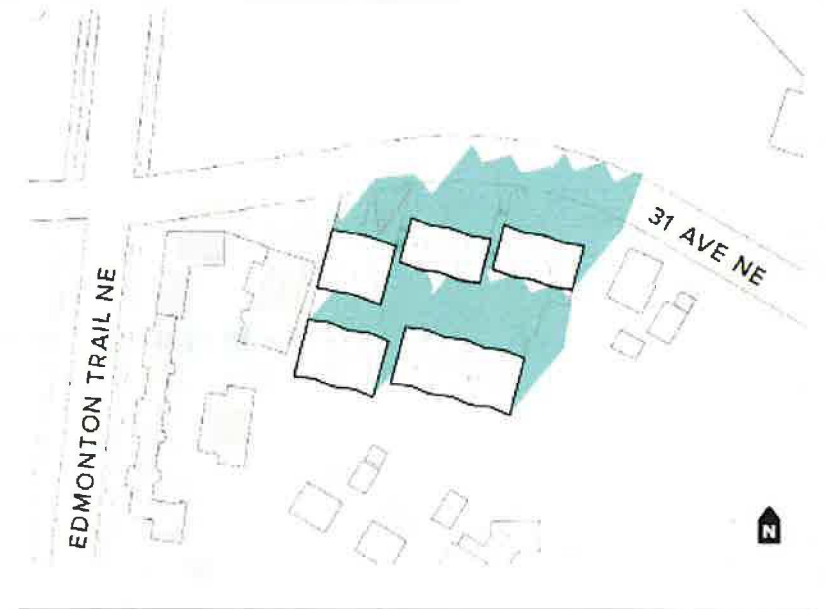
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



10AM



1PM



4PM

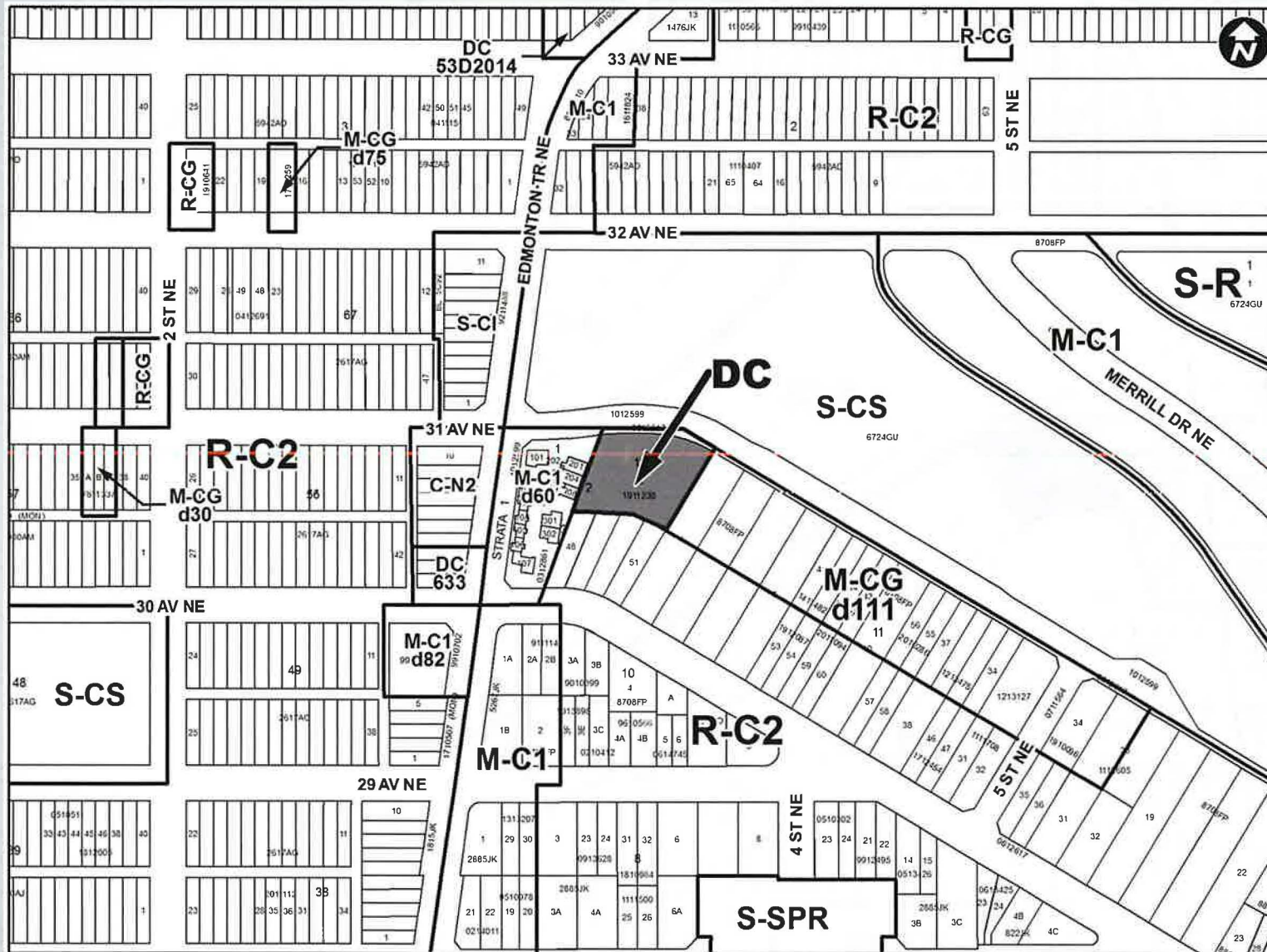
	M-CG District	Proposed DC District
Density	<ul style="list-style-type: none"> • 111 dwelling units/ha (Max 31 units) 	<ul style="list-style-type: none"> • 182 dwelling units/ha (Max 50 units)
Setbacks	<ul style="list-style-type: none"> • 3.0m front setback • 1.2 side and rear setback 	<ul style="list-style-type: 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











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

