

CITY OF CALGARY  
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IN COUNCIL CHAMBER  
JUL 26 2021  
ITEM: 8.1.11 CPC2021-0757  
Distribution  
CITY CLERK'S DEPARTMENT

# City of Calgary Public Hearing

Item #8.1.11  
LOC2021-0005, CPC2021-0757  
**462 20 AV NW Mount Pleasant**

Prepared on Behalf of  
Eagle Crest Construction Ltd.



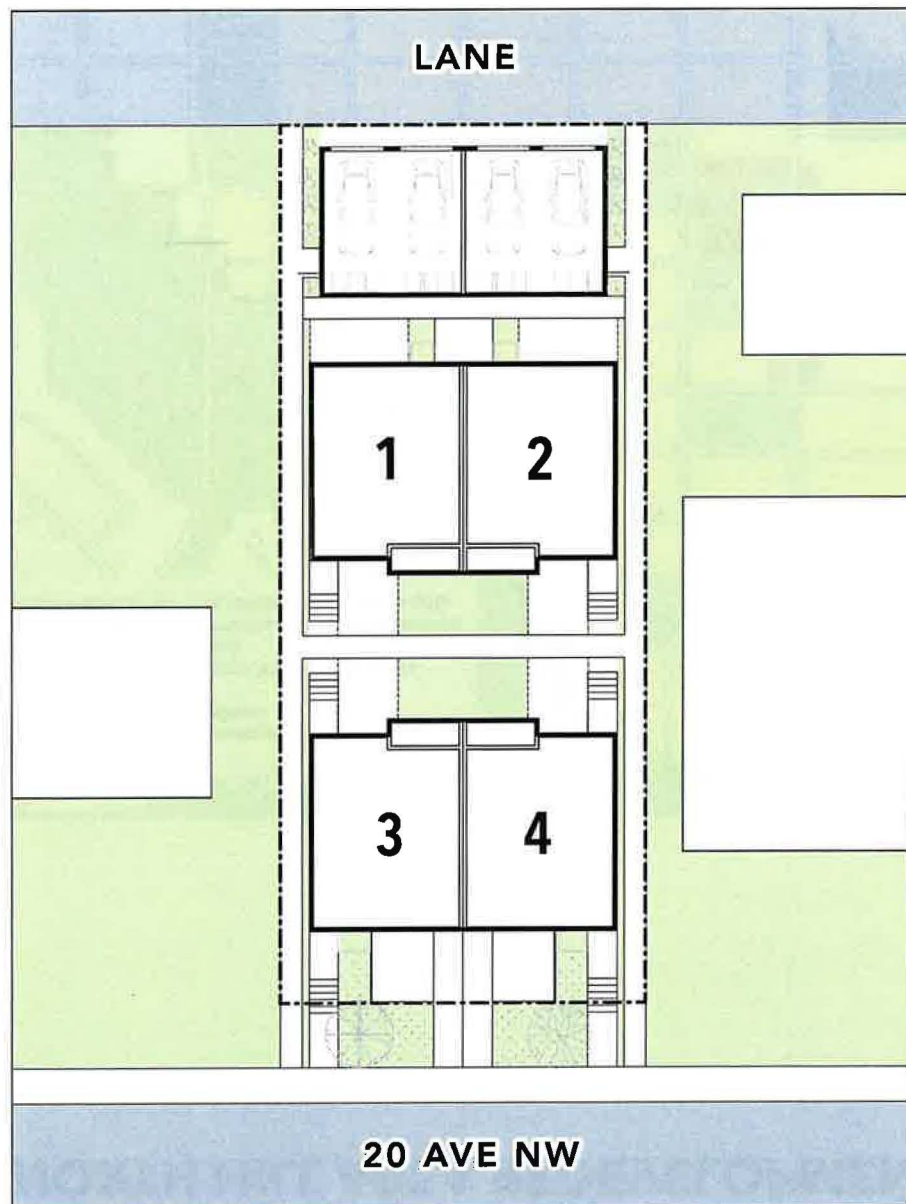


# SURROUNDING AREA CONTEXT





# DIRECT CONTROL DISTRICT



## R-CG Style Policies

- **Rowhouse-style Units + Secondary Suites**
- **Building Height**  
Max. 11m
- **Parcel Coverage**  
Max. 60%
- **Amenity Space**  
Min. 20m<sup>2</sup> + 7.5m<sup>2</sup>
- **Landscaping**  
2 Trees / Unit
- **Parking**  
1 Stall / Unit
- **Parking Reductions**  
Transit-oriented criteria for Suites <45m<sup>2</sup>
- **Density**  
Max. 75 uph

## New DC Policies

- **Grade-Oriented Rowhouse + Basement Secondary Suite**  
New Defined Uses
- **Courtyard-style Layout**





# NORTH HILL AREA REDEVELOPMENT PLAN



## Minor Amendment

### From Low Density Residential to Low Density Residential or Low Density Multi Dwelling

The "Low Density Residential or Low Density Multi Dwelling" policy area is intended to allow for a low-rise built form that provide a range of housing options including low profile multi-unit development, such as Rowhouses.

-  Low Density Residential
-  Low Density Residential or Low Density Multi Dwelling



# CONCURRENT DEVELOPMENT PERMIT CONCEPT



Front Visualization



# APPLICANT-LED STAKEHOLDER OUTREACH

## Outreach Strategies

 **Custom On-Site Signage**

 **Hand-Delivered Neighbour Postcard Mailers**

 **Project Voicemail**

 **Project Email Address**

 **Conversations + Shared Materials with Stakeholders**

### Proposed Land Use Change

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**Hello Neighbour!**  
 We are proposing a land use change at this address:  
**462 20 AV NW | R-C2 to DC (Based on R-CG)**




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We are proposing a Direct Control (DC) District that is based on the Residential Contextual Grade-Oriented Infill (R-CG) District, a low density residential land use district that is primarily for rowhouses, but also includes other low density building types and secondary suites. The proposed DC District includes site-specific policies designed to support an alternative low density built form and site layout.

For Calgarians who want the opportunity to call Mount Pleasant home, we are building sensitively-scaled rowhomes close to local neighbourhood destinations and steps from nearby Main Streets, transit options, parks, schools and amenities. Our development vision for this site is to build two rowhouse-style units fronting 20 AV NW and two rowhouse-style units along the back of the site fronting onto an internal courtyard. The proposed Land Use change will support this development vision to allow for a diversity of housing choices while accommodating site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments, or concerns, get in touch:  
 e-mail [engage@civicworks.ca](mailto:engage@civicworks.ca) or call **587.747.0317**

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\* Site plan is conceptual in nature and for discussion purposes only.

20 AV NW



## COMMUNITY ASSOCIATION ALIGNMENT

Community Association Concern	Applicant Clarification
DC is not compatible with existing residential	District closely reflects stock R-CG District policies
Density is too high	Proposed density (max. 75uph) is same as stock R-CG
Inappropriate land use for parcel size	R-CGs are commonly seen on properties similar in size
Ignores contextual setback	Front setback reduced from R-CG's 4.5m to 3m 54% parcel coverage vs. R-CG's max. 60%
There is not enough parking	Parking proposal meets the R-CG Bylaw reduction rules



# Supplemental Slides

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# SITE PHOTOS

View looking NE



View looking NW



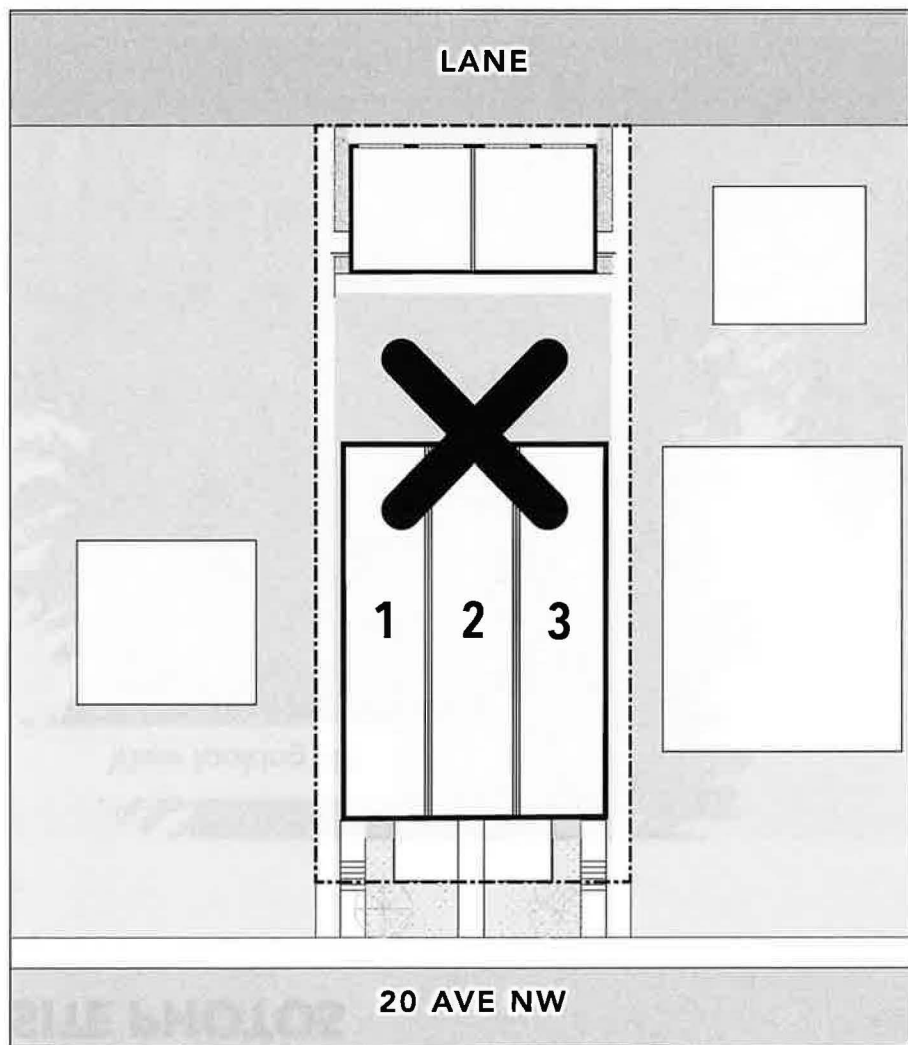
View of Rear Lane



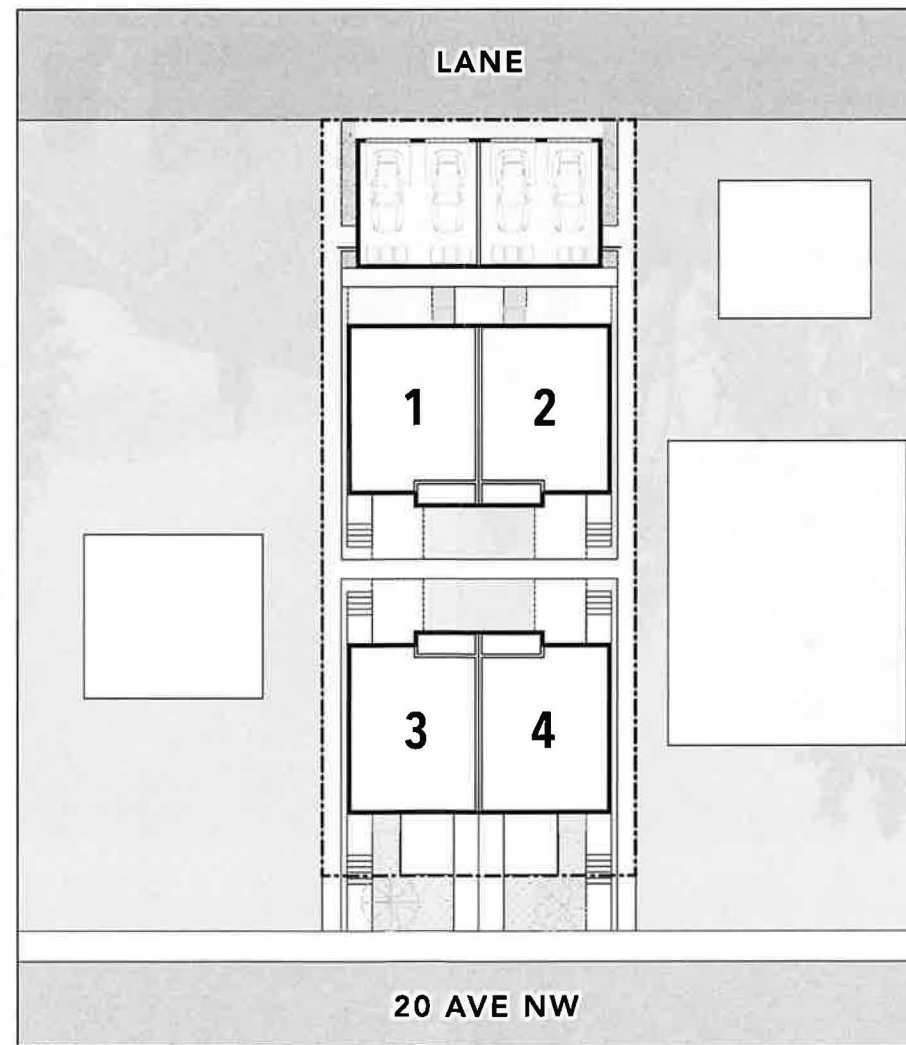


# MIDBLOCK R-CG: AN INDUSTRY DILEMMA

**MIDBLOCK R-CG**  
Non-viable Project: ±52uph



**DEVELOPMENT VISION**  
Viable Project: ±68uph



**R-CG DEVELOPMENTS**  
Between 2014 - 2019

**54**  
Corner R-CG  
Development Permits

vs.

**2**  
Midblock R-CG  
Development Permits  
*1 Cancelled*  
*1 Unbuilt*



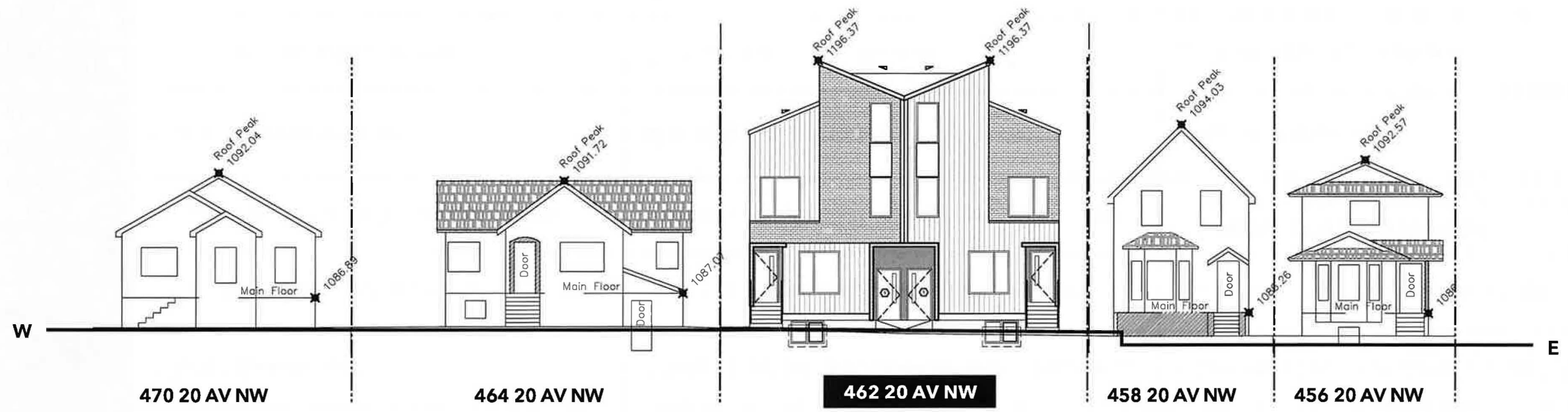
## DIRECT CONTROL DISTRICT: DEVELOPMENT PERMIT

	R-CG District	Proposed DC District	Development Permit
<b>Density</b>	75 units / ha Up to 4 Dwelling Units	75 units / ha Up to 4 Dwelling Units	68 units / ha – 4 Grade-Oriented Rowhouse Units
<b>Secondary Suites</b>	1 Suite / Dwelling Unit	1 Suite / Dwelling Unit, permitted within basements	4 Basement Secondary Suites (1 Suite / Unit)
<b>Residential Buildings</b>	1 main residential building / parcel	More than 1 main residential building / parcel	2 Grade-Oriented Rowhouse Buildings
<b>Street Orientation</b>	All Dwelling Units must face a public street	>50% of Dwelling Units must face the public street	2 Dwelling Units along 20 AV NW 2 Dwelling Units accessed through an internal courtyard
<b>Parcel Coverage</b>	Max. 60% parcel coverage	Max. 60% parcel coverage	54% parcel coverage
<b>Setbacks</b>	4.5m front, 1.2m side, 7.5m rear	3m front, 1.2m side, 1.5m rear	3m front, 1.2m side, 1.5m rear
<b>Building Height</b>	Max. 11m Max. 3 storeys	Max. 11m ±3 storeys	11m 3 storeys
<b>Amenity Space</b>	20m <sup>2</sup> / Dwelling Unit 7.5m <sup>2</sup> / Secondary Suite	20m <sup>2</sup> / Dwelling Unit 7.5m <sup>2</sup> / Basement Secondary Suite	20m <sup>2</sup> / Dwelling Unit 7.5m <sup>2</sup> / Basement Secondary Suite
<b>Tree Planting</b>	Min. 2 Trees / Dwelling Unit	Min. 2 Trees / Dwelling Unit	2 Trees / Unit + 14 Shrubs
<b>Parking</b>	1 Parking Stall / Dwelling Unit <i>No min. stall requirement for Secondary Suites when meeting specific criteria</i>	1 Parking Stall / Dwelling Unit <i>No min. stall requirement for Secondary Suites when meeting specific criteria</i>	4 Parking Stalls (1 / Dwelling Unit) <i>0 Secondary Suite stalls, providing additional storage space for mobility alternatives (e.g. bikes, strollers, etc.)</i>



# CONCURRENT DEVELOPMENT PERMIT CONCEPT

## Proposed Streetscape Elevation





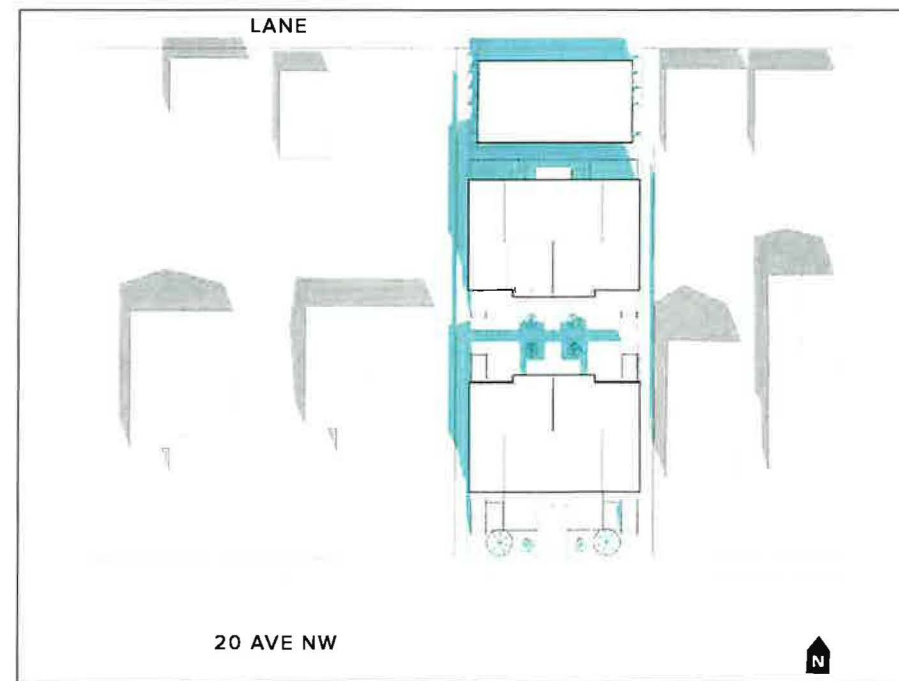
## SHADOW STUDY

June 21

10:00 am



1:00 pm



4:00 pm



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.



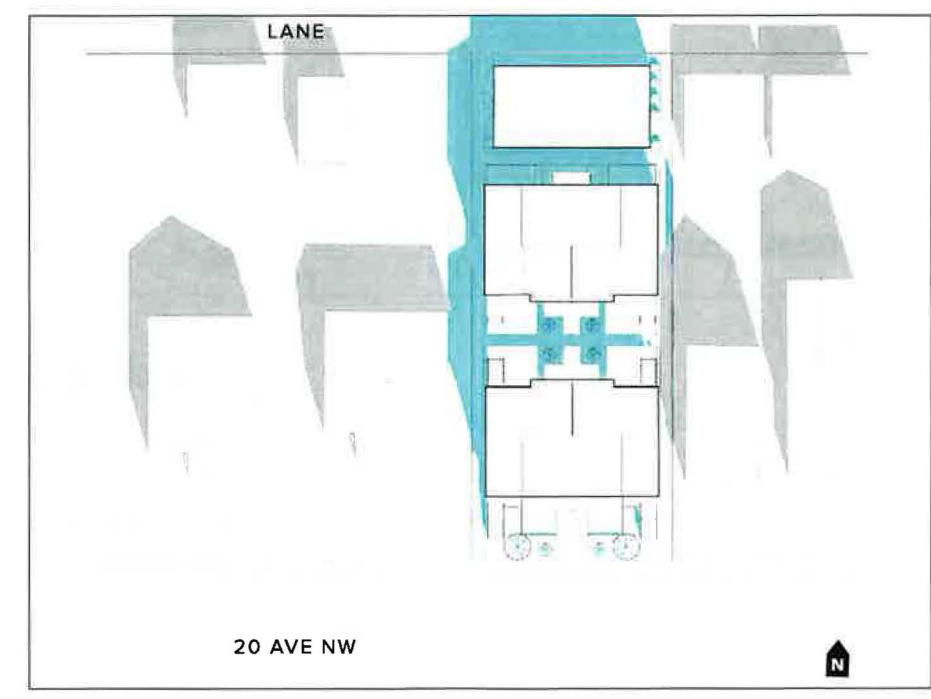
# SHADOW STUDY

March 21 + September 21

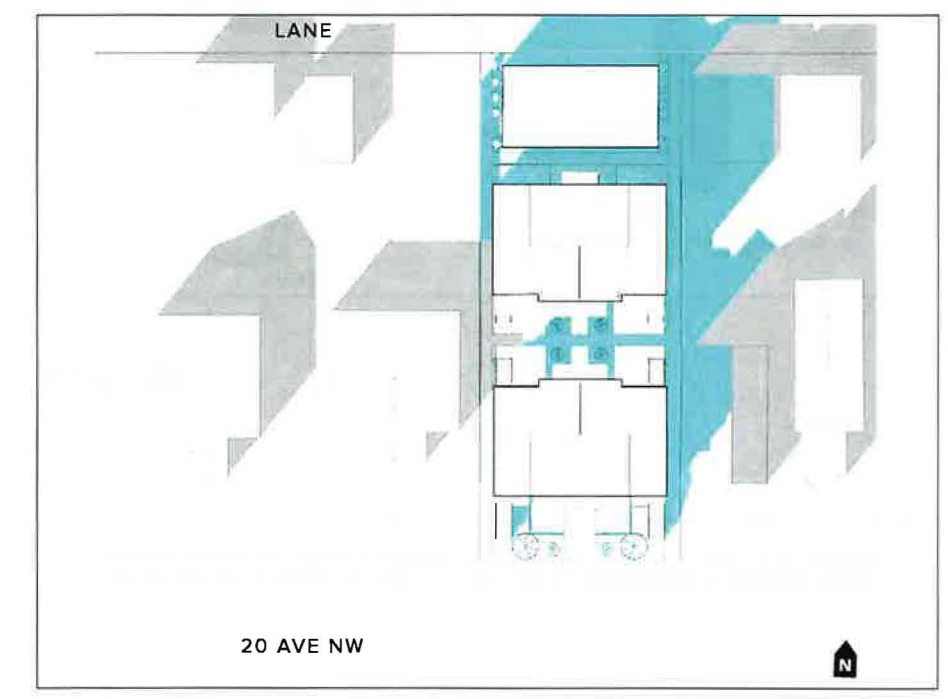
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1:00 pm



4:00 pm



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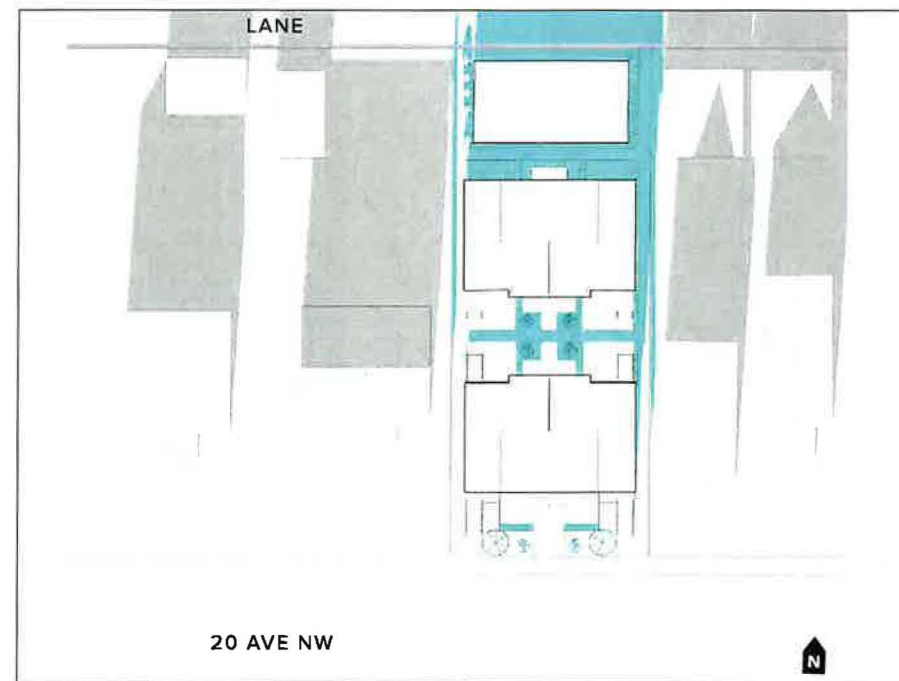
## SHADOW STUDY

December 21

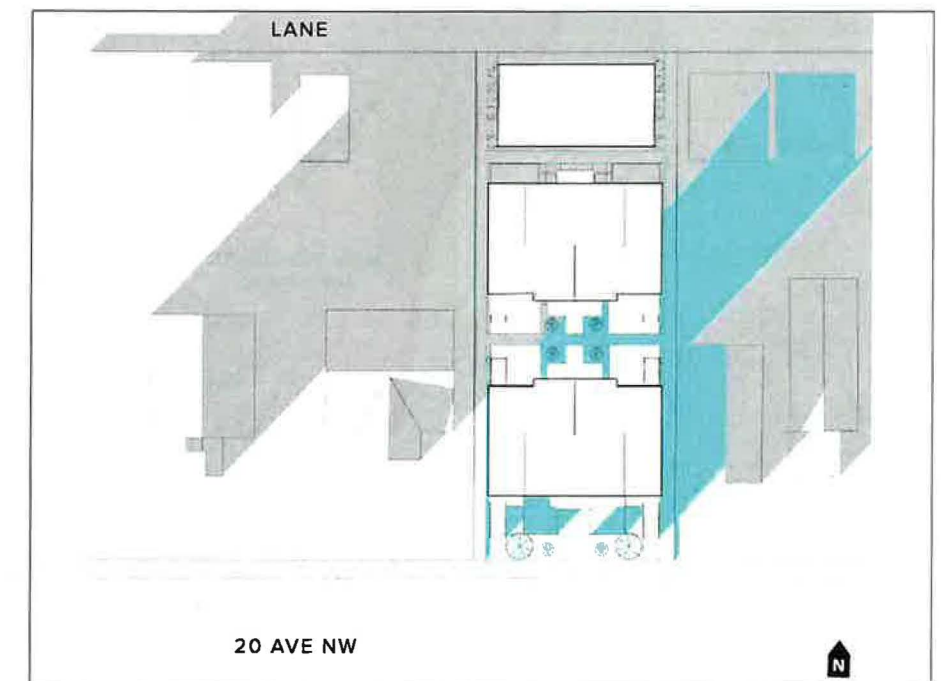
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4:00 pm

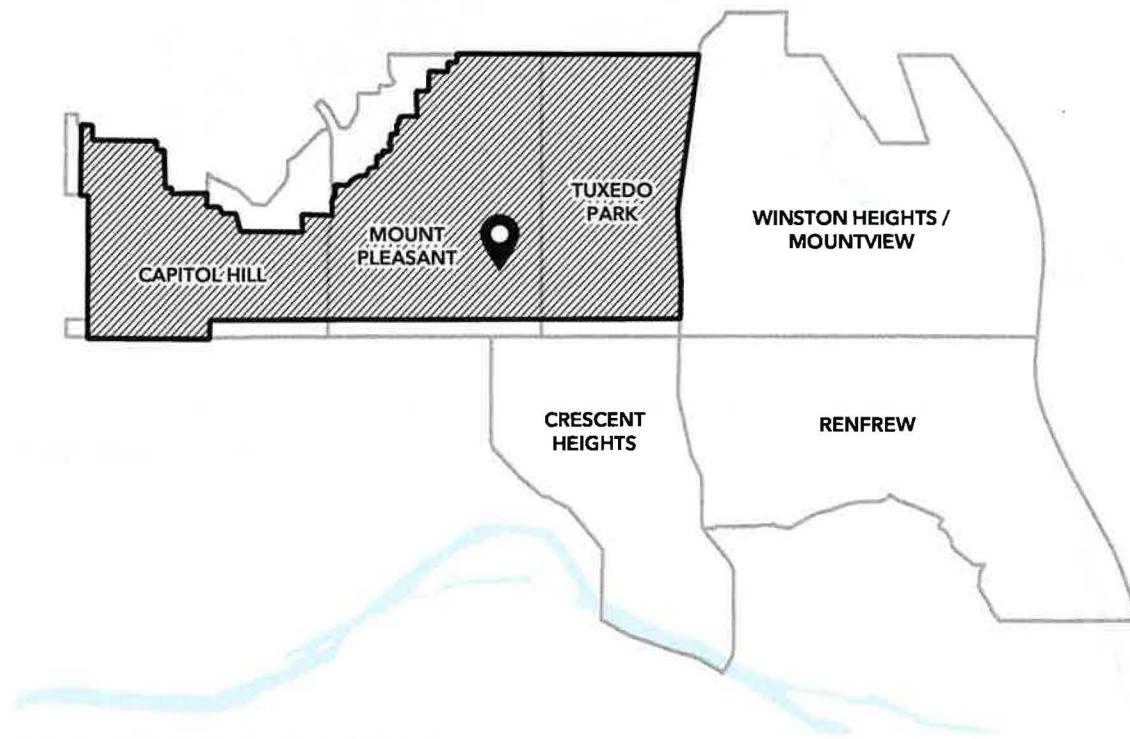


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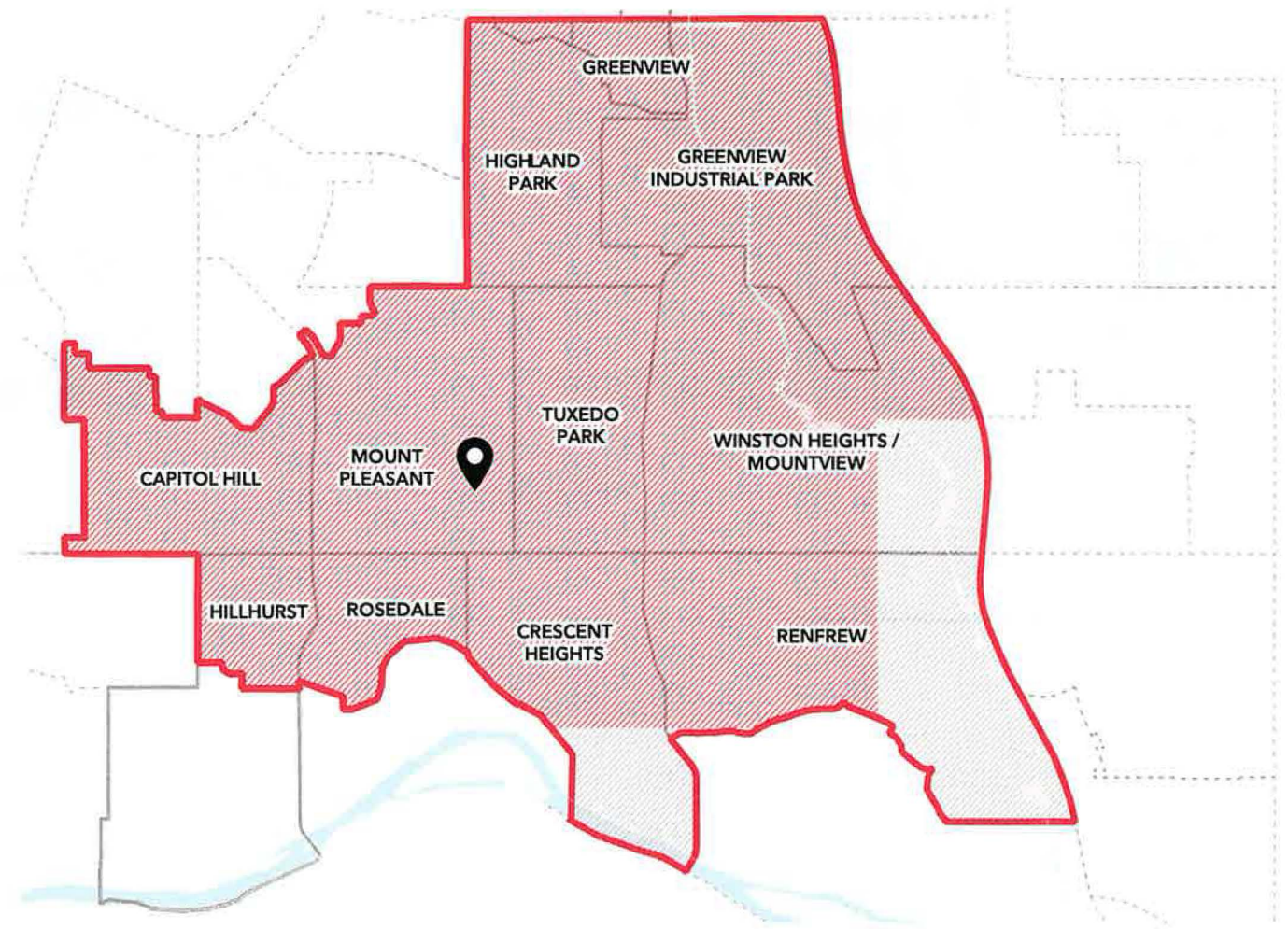


# POLICY FRAMEWORK

## North Hill Area Redevelopment Plan

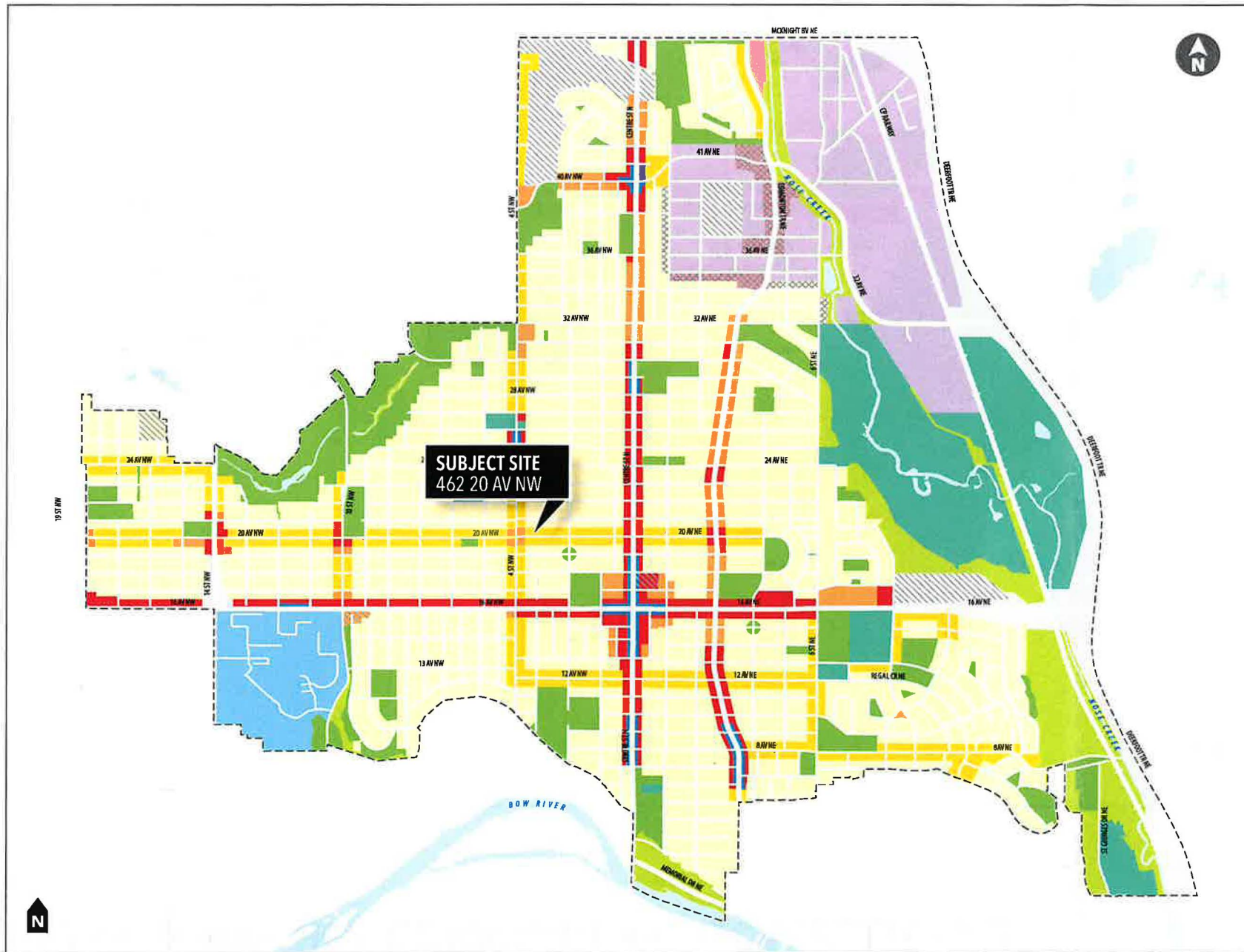


## North Hill Communities Local Area Plan (Proposed)





# DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN



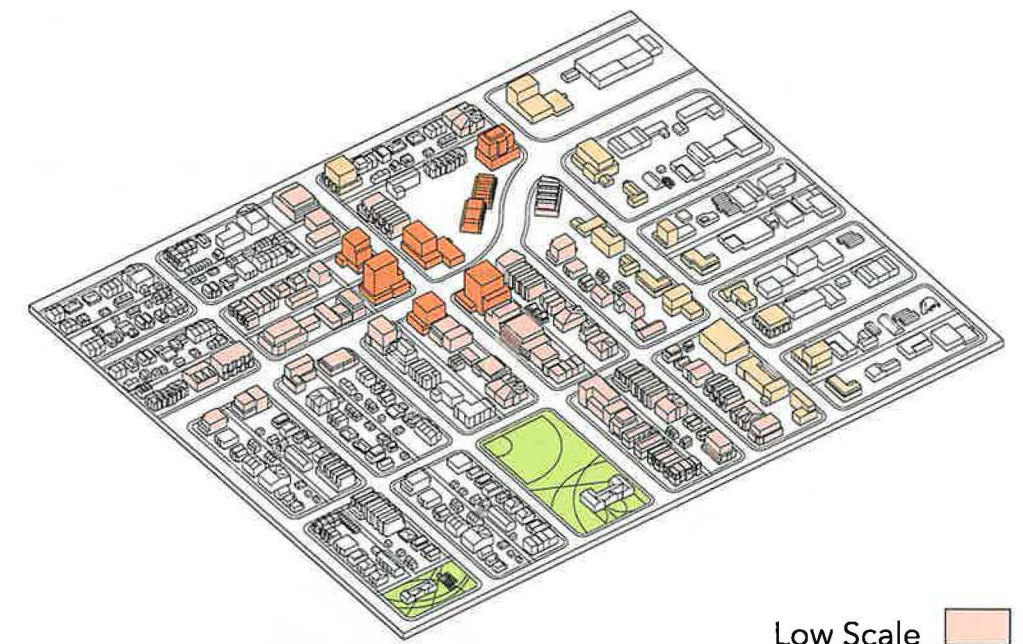
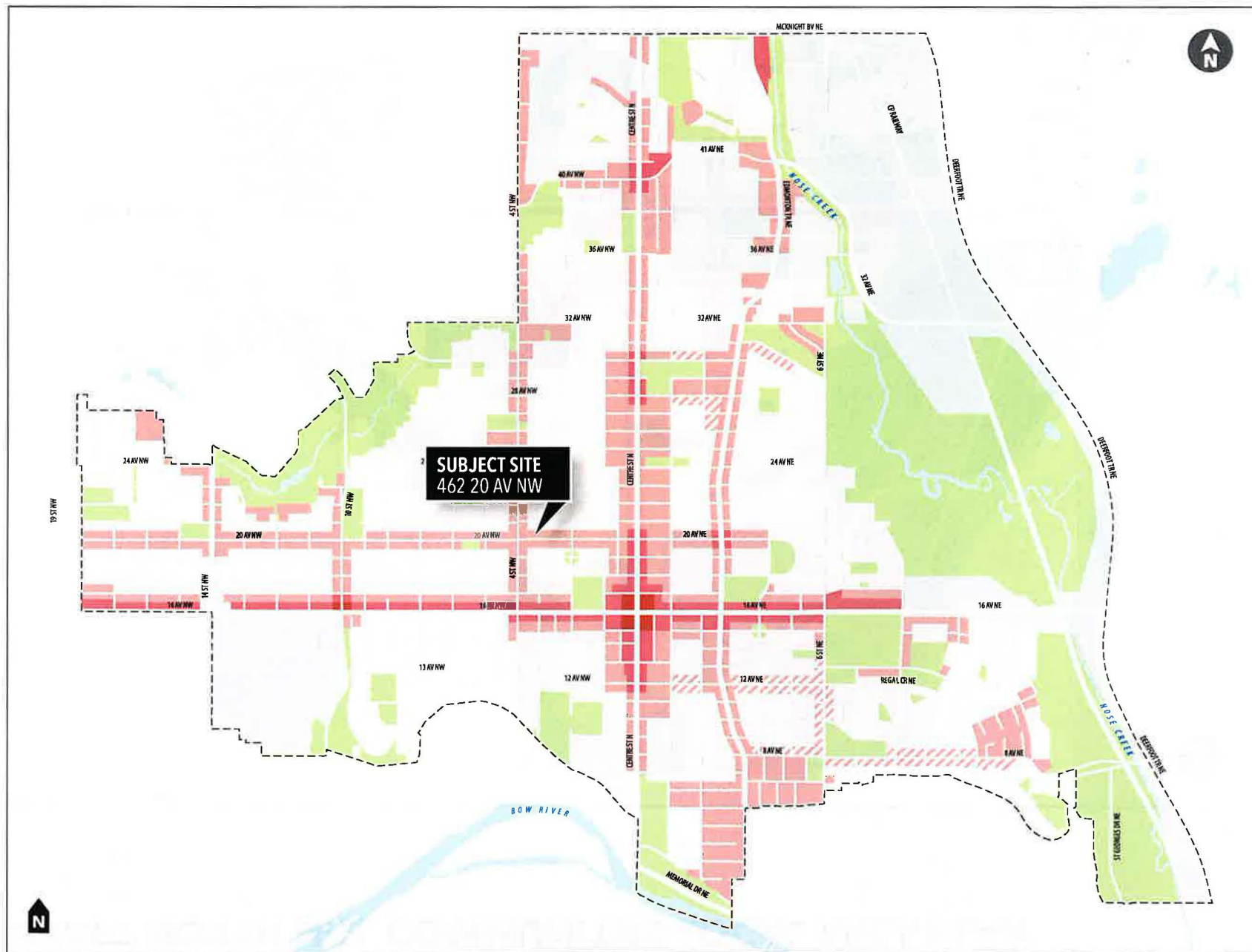
## Urban Form

### Neighbourhood Connector

Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets, local transit service and infrastructure, and moderate volumes of pedestrian activity. These areas are located along streets and avenues which demonstrate higher levels of activity than the Neighbourhood Local category.



# DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN



Low Scale 

## Building Scale

### Low (up to 6 Storeys)

Low scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed-use buildings, office, and larger industrial buildings. Many of the Main Streets, corridors and Activity Centres include this scale.



# MOUNT PLEASANT MISSING MIDDLE



470 19 AV NW



2014 5 ST NW

## Mount Pleasant Community Profile

**34%**

**Rental Households**  
(City of Calgary Average: 29%)

**21%**

**Spend more than 30% of Household income on Housing**  
(City of Calgary Average: 22%)

**3%**

**of Dwelling Structures are Rowhouses**  
(City of Calgary Average: 10%)

Source: 2016 City of Calgary Census