

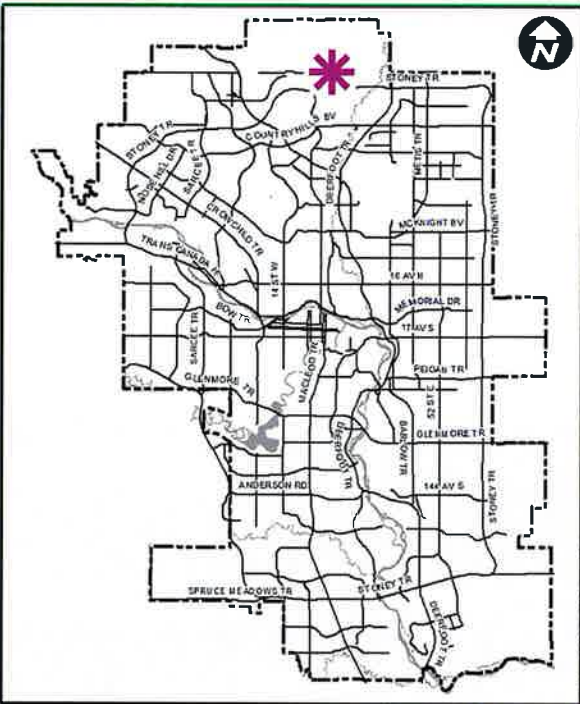


Calgary Planning Commission

Agenda Item: 7.2.3

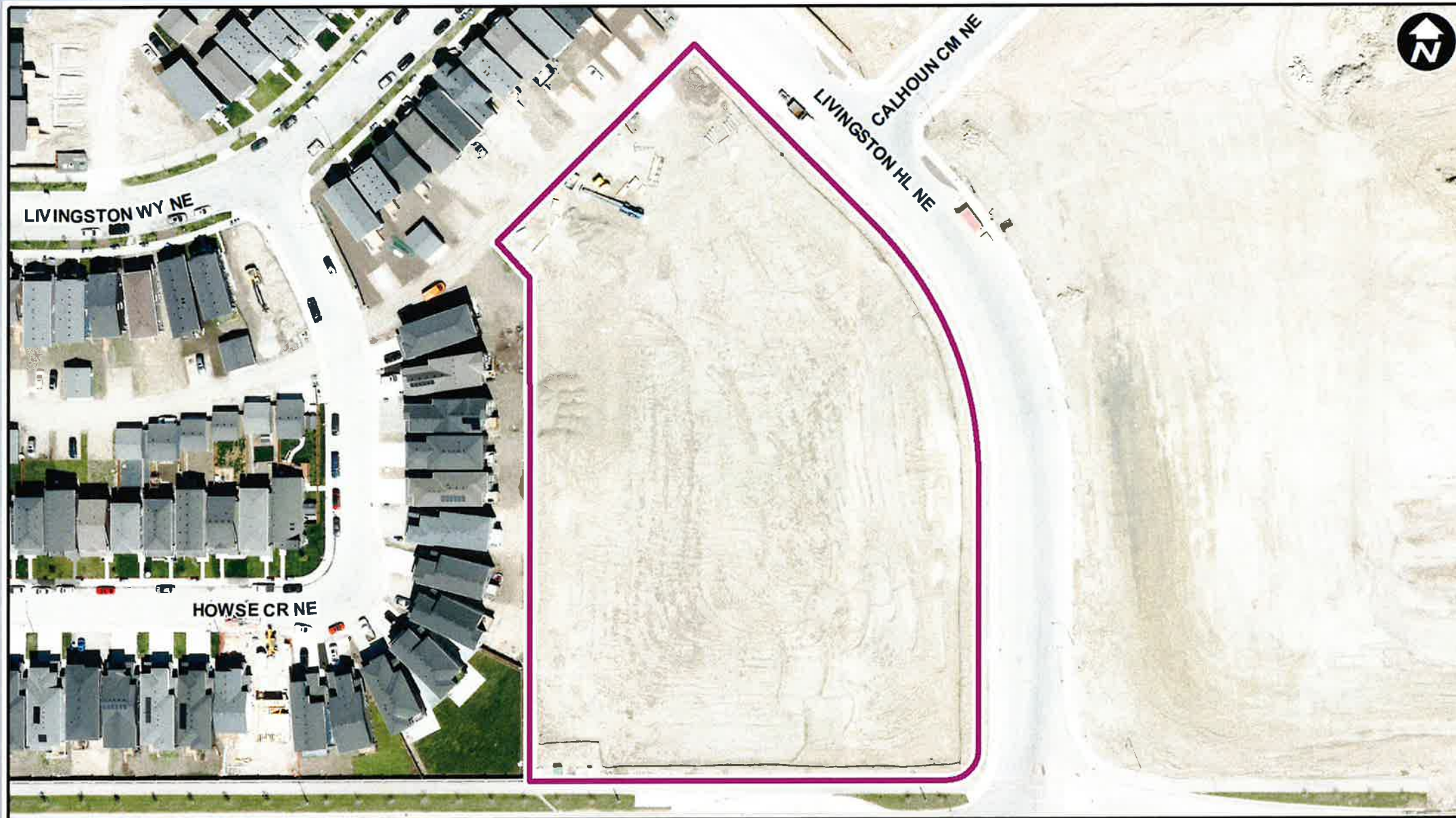


LOC2022-0011 / CPC2022-0381
Land Use Amendment
April 7, 2022



- 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





Parcel Size:
1.61 ha

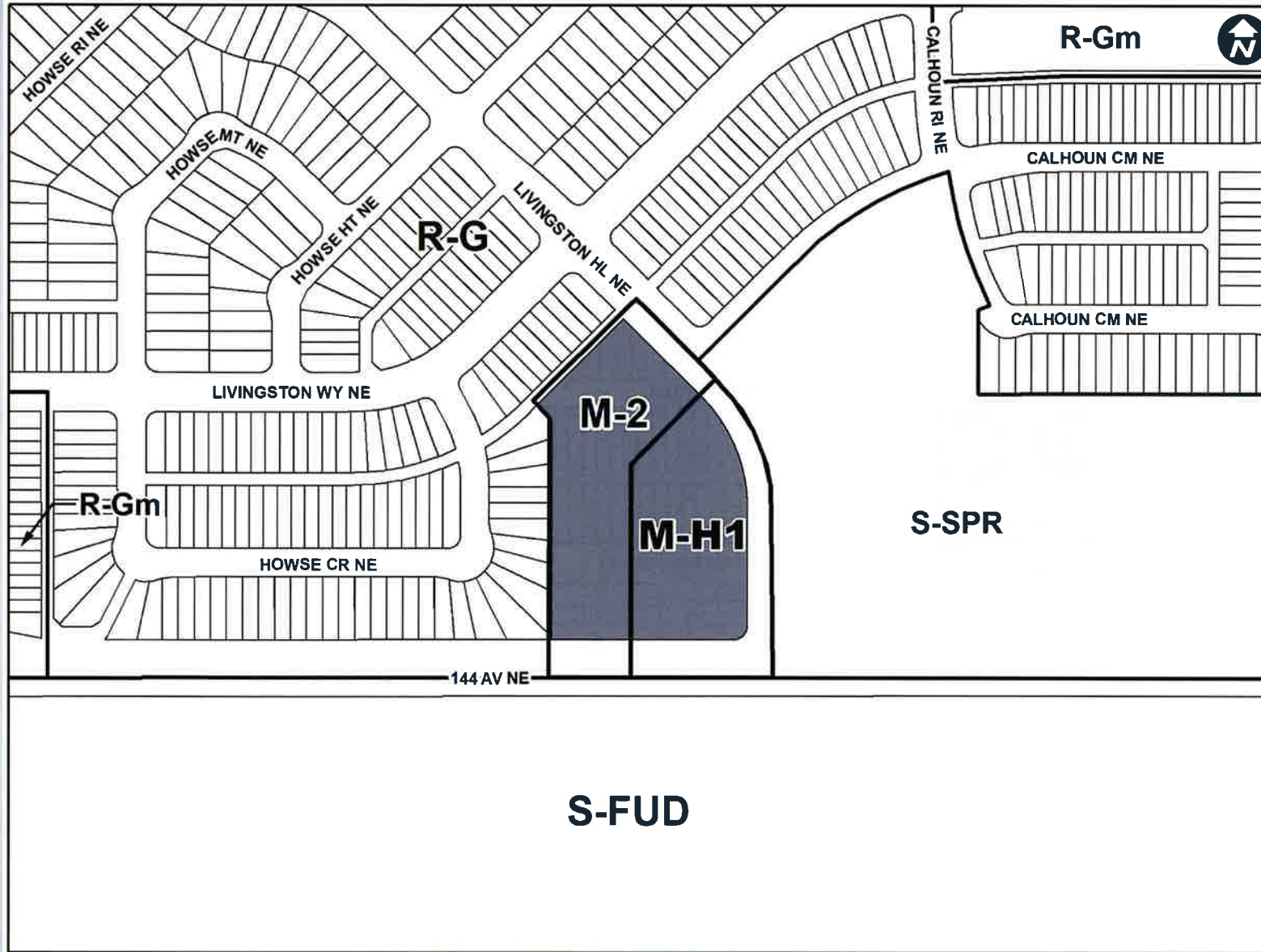


View South



View Northwest





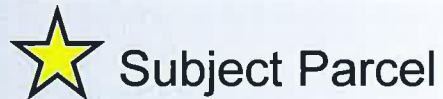
Proposed M-2 District:

- Multi-residential development in a variety of building forms
- Intended to be located adjacent or in close proximity to low density residential development

Proposed M-H1 District:

- Multi-residential development in a variety of building forms
- Limited support commercial uses included as discretionary

	M-1 Existing	M-2 Proposed	M-H2 Proposed
Size of Site	1.61 ha	0.89 ha	0.72 ha
Maximum Height	14.0m	16.0m	26.0m
Density	60 units per ha maximum	60 units per ha minimum	150 units per ha minimum
Floor Area Ratio	N/A	3.0	4.0



Urban Structure

(By Land Use Typology)

Activity Centres

- Centre City
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Residential

Developed

- Inner City
- Established

Developing

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Standard Industrial
- Industrial - Employee Intensive
- Industrial Greenfield

- Major Public Open Space

- Public Utility

- ✱ Major Institutions

- Transportation/Utility Corridor

- City Limits

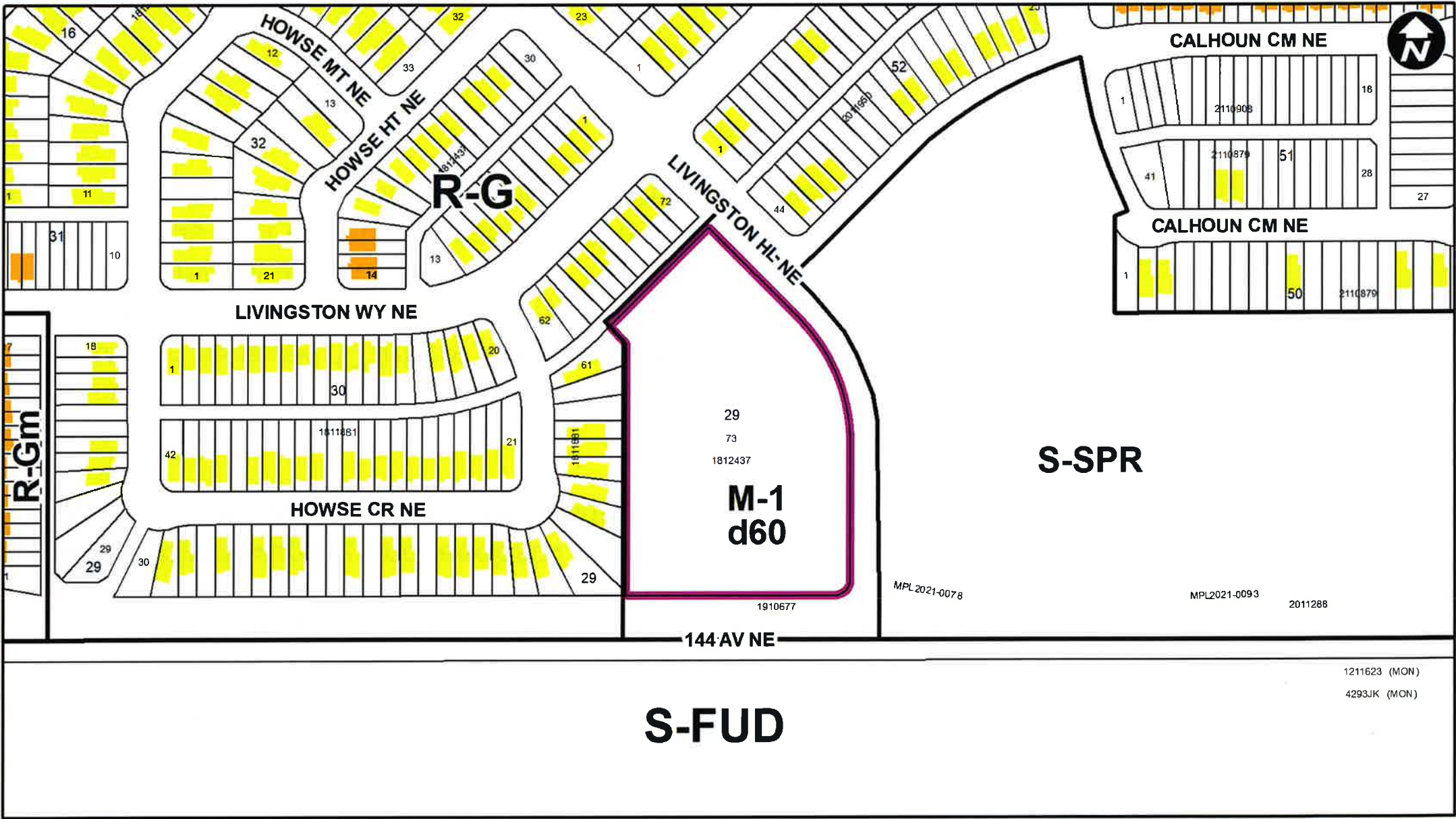


RECOMMENDATIONS:

That Calgary Planning Commission recommend that Council:

1. Forward this report (CPC2022-0381) to the 2022 May 10 Combined Meeting of Council to the Public Hearing portion of the Agenda.
2. Give three readings to the proposed bylaw for the redesignation of 1.61 hectares $\pm$ (3.98 acres $\pm$) located at 85 Livingston Hill NE (Plan 1812437, Block 29, Lot 73) from Multi-Residential – Low Profile (M-1d60) District **to** Multi-Residential – Medium Profile (M-2) District and Multi-Residential – High Density Low Rise (M-H1) District.

Supplementary Slides

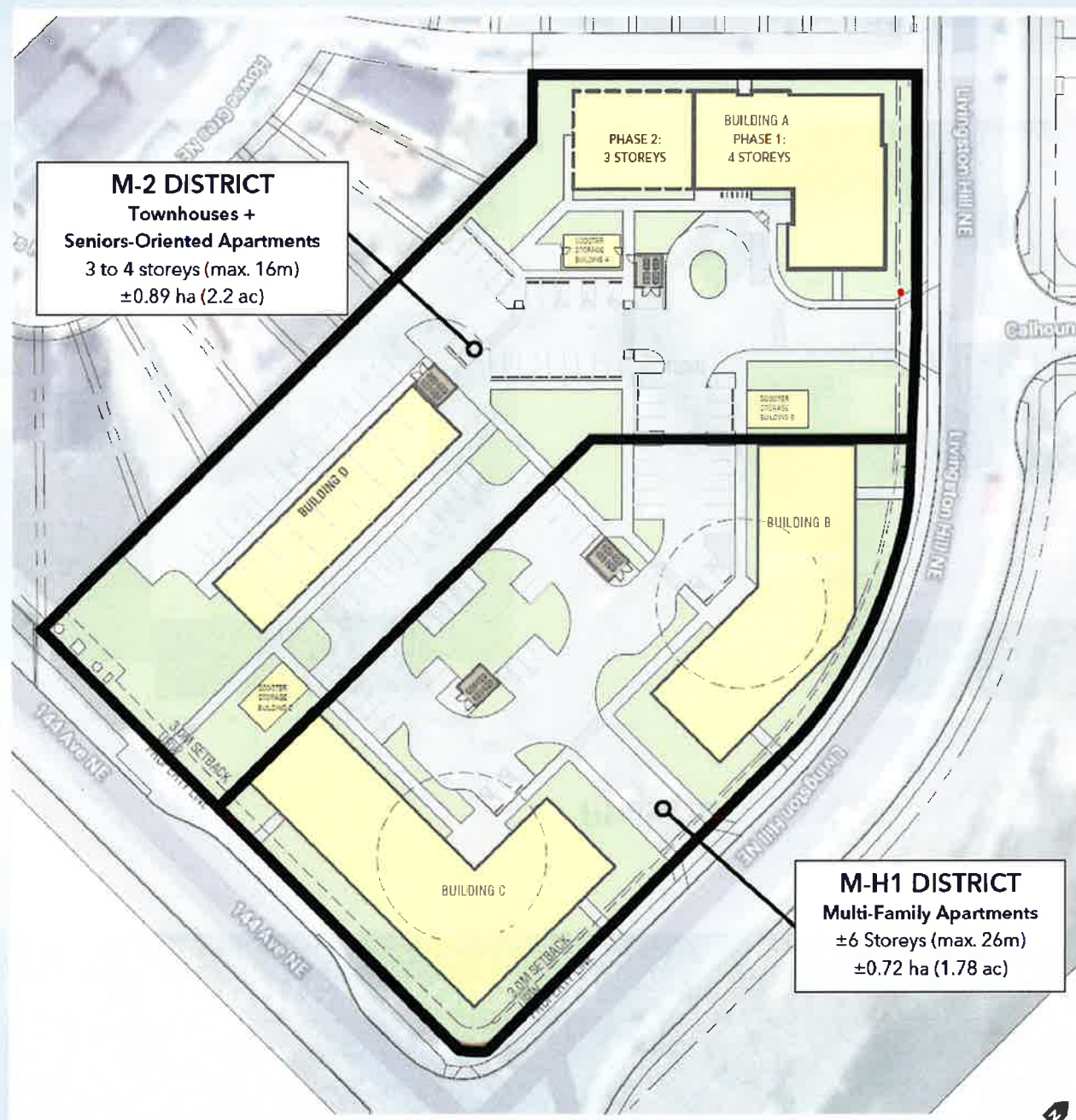


Applicant Led Outreach

- Delivered mailers to approximately 245 homes in the immediate area
- On-site signage
- Dedicated project website and feedback form
- Dedicated project voicemail and email address

Public Response

- Administration received 17 letters from the public with the following concerns:
 - Increase in traffic and parking demand;
 - Loss of privacy and sunlight;
 - Other uses may be more suitable for the site; and
 - Noise for surrounding homes may be disruptive to seniors.



Phased Seniors' Oriented Housing



Phase 1



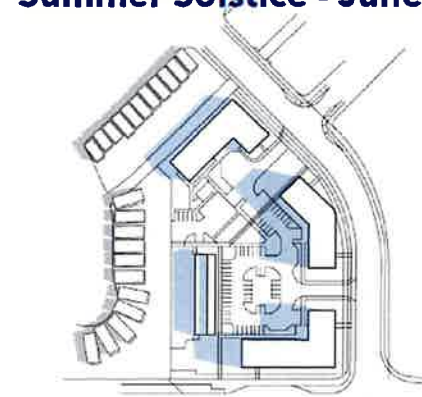
Phase 2



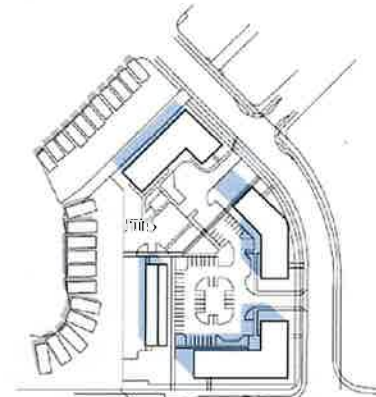
Sun-Shadow Study



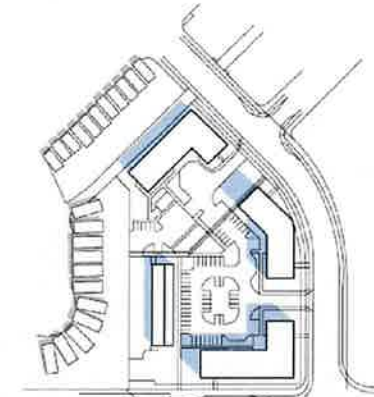
Summer Solstice - June 21



10:00am



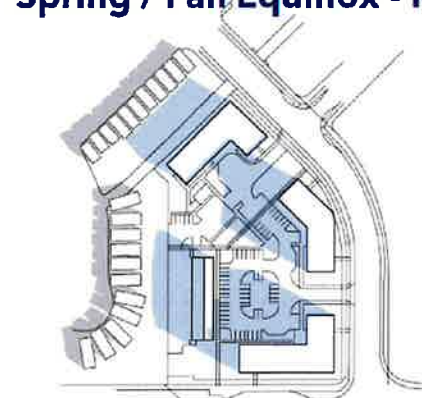
12:00pm



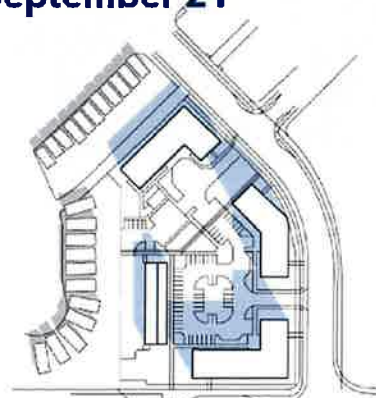
4:00pm

- Shadows - Proposed Buildings
- Shadows - Existing Context

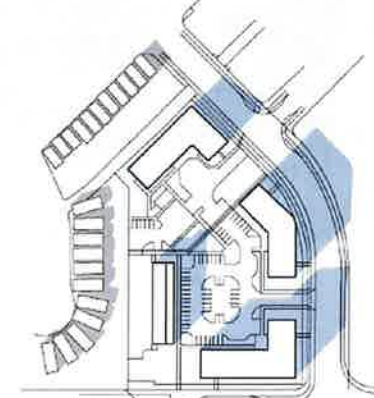
Spring / Fall Equinox - March & September 21



10:00am



12:00pm



4:00pm

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. Simulated dates and times are based on established City of Calgary requirements.

