



The City of Calgary

DEVELOPMENT & BUILDING APPROVALS
CORPORATE PLANNING APPLICATIONS GROUP (CPAG)

Planning Review Comments – Development Permit

Application Number: DP2012-5065
Application Description: New: Multi-Residential Development - Minor (2 buildings, 48 units)
Land Use District: Direct Control (1P2007)
Use Type: Discretionary
Site Address: 90, 94 & 98 Mission Rd. SW
Community: Parkhill
Applicant: Ken Scott (NORR Architects Planners)

January 22, 2013

Erlton Community Association
Planning Representative

The following comprises the Planning Policy Review for the above stated Development Permit application. Should you have any questions, please contact me at 403-268-2470 or lindsey.glover@calgary.ca.

Yours truly,

Lindsey Glover
Senior Planner
Planning Implementation
Development and Building Approvals

Comments on Relevant City Policies

Parkhill / Stanley Park Area Redevelopment Plan

Section 3.2 Special Policy Area

3.2.1

"The intent is to provide for a Neighbourhood Activity Centre under the Municipal Development Plan with primarily multi-residential development and limited retail / commercial in a mixed use format as well as implementation that includes form based controls, a redesigned Mission Road right of way and allows for a design developed through the Mission Road Main Street Project, as directed by Council. In conjunction with this policy, a Direct Control District is considered appropriate to implement policy for these lands."

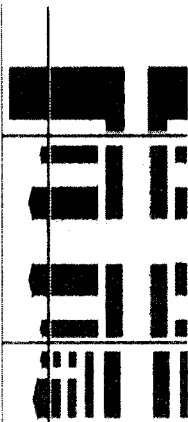
3.2.2

"The form based controls contained in this policy are intended to provide direction to the Approving Authority in making decisions on Subdivision and Development Permits within the plan area. These controls are to be read in conjunction with land use bylaw requirements."

3.2.6

"Discretionary development permits shall comply with the Form Based Controls provided below (Figure 7)."

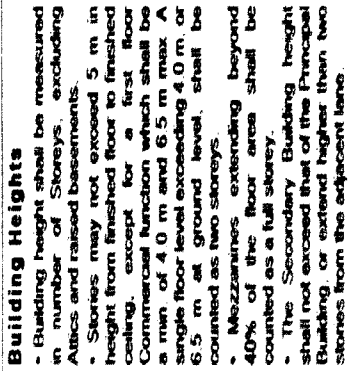
- Building Heights**
- Building height shall be measured in number of storeys, excluding Attics and raised basements.
 - Storeys may not exceed 5 m in height from finished floor to finished ceiling, except for a first floor Commercial function which shall be a max of 4.0 m and 6.5 m max. A single floor level exceeding 4.0 m, or 6.5 m at ground level, shall be counted as two storeys.
 - Mezzanines extending beyond 40% of the floor area shall be counted as a full storey.
 - The Secondary Building height shall not exceed that of the Principal Building, or extend higher than two storeys from the adjacent lane.



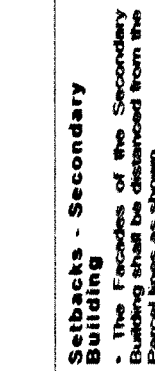
- PARCEL WIDTH**
Parcel Width | 6m min, 5.5m max
- BUILDING DISPOSITION**
Parcel Coverage | 80% max
- Primary Buildings**
Front Setback (F) | 0m min, 4.0m max
Front Setback (S) | 0m min, 4.0m max
Side Setback | 0m min, 7.0m max (1)
Rear Setback | 0.0m or 1.2m min (2)
- Secondary Buildings**
Building Area | within 1.2m of rear Pl
Side Setback | 0m min
Rear Setback | 0.0m or 1.2m min (2)
- BUILDING HEIGHT**
Principal Building | 4 storeys max
All Residential Principal Building | 5 storeys max (3)
Mixed Use Principal Building | 4 storeys max, or
Secondary Building | 5 Principal Building

- BUILDING FRONTAGES**
- Frontage Ruedroit | 80% min at setback
 - Stoop | permitted
 - Common Entry | permitted
 - Shaykhut | permitted
 - Gallery | permitted
 - News | permitted

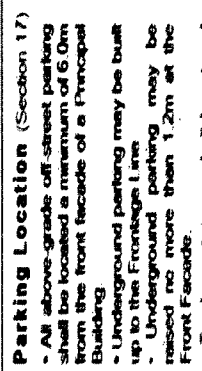
- Buildings shall be connected at the side, to a minimum depth of 6.0m from the front facade unless:
 - a) where they abut another land use district the side setback shall be a minimum 1.2m
 - b) At a shared vehicular entrance as indicated on the regulating plan, the side setback shall be 0.0m-7.0m, or
 - c) on a corner location where the Front Setback (S) shall apply
 - The setback from the rear property line shall be 0.0m where it abuts a lane, and 1.2m at all other instances
 - A sixth story is allowed at Terminated Vista locations as defined and limited on the table
- Diagrams are illustrative only. Refer to metrics for setback and height information.



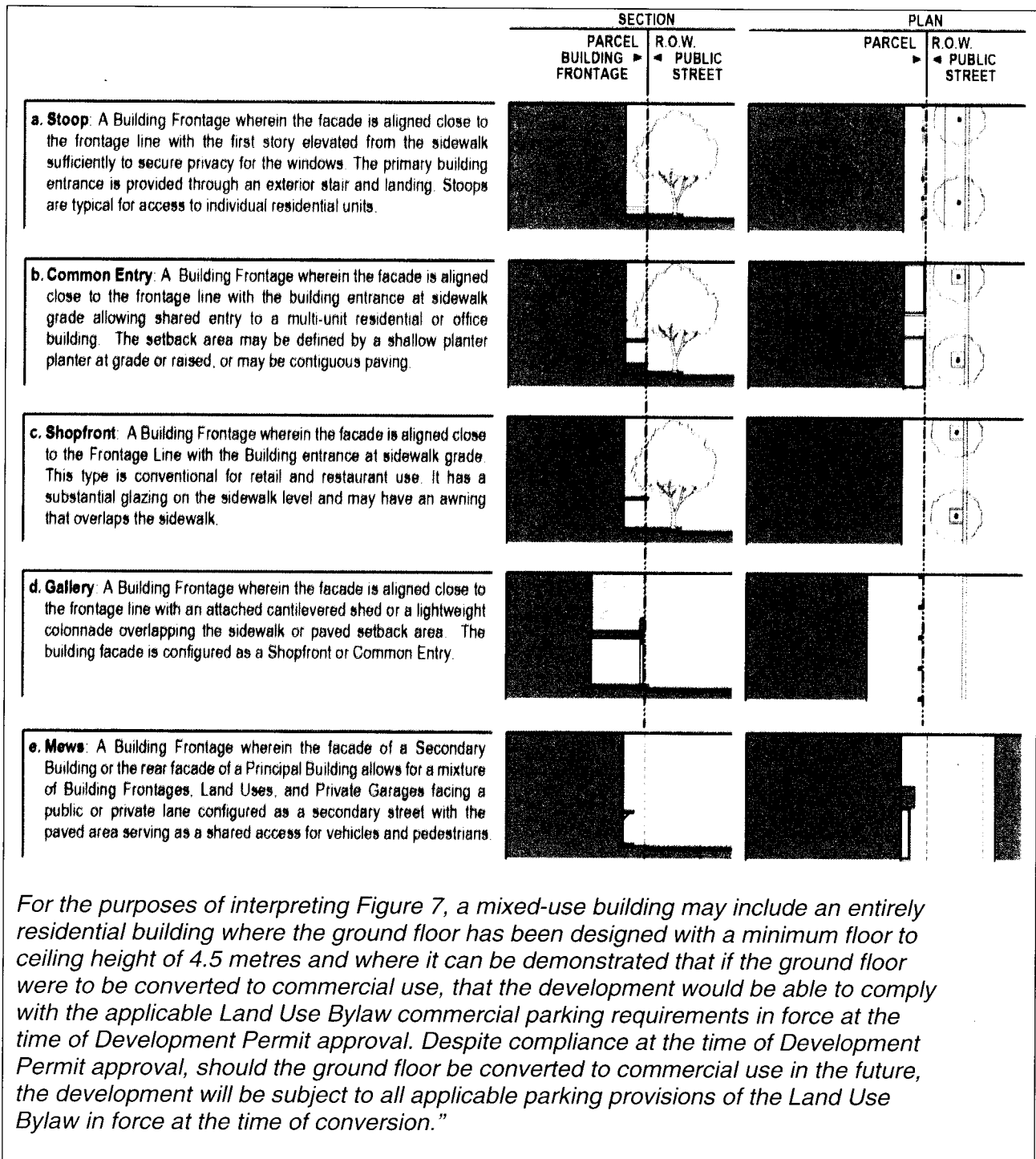
- Building Location**
- The Facades of Principal Buildings shall be distanced from the Parcel lines as shown.
 - Facades shall be built along the Principal Frontage to the minimum specified width in the table.
 - Parcel coverage by Building shall not exceed 80%.



- Setbacks - Secondary Building**
- The Facades of the Secondary Building shall be distanced from the Parcel lines as shown.



- Parking Location (Section 17)**
- All above-grade off-street parking shall be located a minimum of 6.0m from the front facade of a Principal Building.
 - Underground parking may be built up to the Frontage Line.
 - Underground parking may be raised no more than 1.2m at the Front Facade.
 - Trash containers shall be stored within Permitted Parking Area.



Bylaw Discrepancies		
Regulation	Standard	Provided
DC 6D2012 15 Building Setback	(2) The maximum building setback from a property line shared with a street is 4.0 metres.	Plans indicate the maximum building setback from the South property line to be 6.55m (+2.55m) and the maximum building setback from the West property line to be 4.95m (+0.95m).

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	(6) The maximum building setback from a property line shared with another parcel is 7.0 metres.	Plans indicate the maximum building setback from the South east property line to be 9.50m (+2.50m).
552 Planting Requirements	(7) For landscaped areas with a building below, planting areas must have the following min. soil depths: (a) 1.2 m. for trees;	Plans indicate the trees provided with a building below do not have a minimum soil depth of 1.2m.
557 Amenity Space	Private Amenity Space 8 (b) have no min. dimensions of less than 2.0 m..	Plans indicate the private amenity space provided does not meet the minimum 1.2m dimension required.
556 Low Water Landscaping Option	(a) a low water irrigation system is provided;	Plans do not indicate if a low water irrigation system is to be used. <i>Note: To include for a rain sensor or a soil moisture sensor; a flow sensor for leak detection; and a master valve to secure the system if a leak is detected.</i>
558 Motor Vehicle Parking Stall Requirements	(b) in Area 2 of the "Parking Areas Map", as illustrated on Map 7: (ii) for each Dwelling Unit is 0.15 visitor parking stalls per unit;	Plans indicate the parcel provides 0 (-8) visitor parking stalls.
123 Loading Stalls (min.)	Where a building contains 20 or more units with shared entrance facilities, a minimum of 1.0 loading stalls is required.	Plans indicate the parcel provides 0 (-1) loading stalls.

