

R N D S Q R

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 29 2019
ITEM: 8.1.17 CPC2019-0759
DISTRIBUTION
CITY CLERK'S DEPARTMENT

DC CONCURRENT LOC / DP

1309, 1313 20 Avenue NW



CORNER LOT:

Vi~~able~~ Project
@72uph

MID-BLOCK LOT:

Non-vi~~able~~ Project
@53uph

MID-BLOCK R-CG

An Industry Dilemma



Since 2014:

54
CORNER R-CG
DEVELOPMENT PERMITS

VS.

2
MID-BLOCK R-CG
DEVELOPMENT PERMITS
1 canceled, 1 unbuilt



MID-BLOCK R-CG

An Innovative New Approach

Direct Control District:

R-CG
SCALE + RULES

8
UNITS

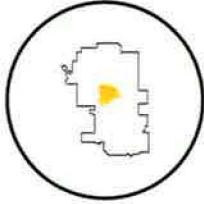
72
UNITS PER HECTARE

KEYS TO SUCCESS

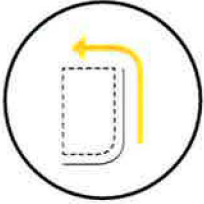
Sensitive Infill Development



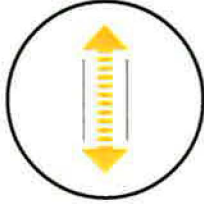
Appropriate Scale



Inner-city



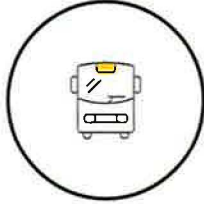
Lane Access



Good Connections



Close to Amenities



Close to Transit



SAIT

16 AV NW

#19
#203

12 ST NW

SUBJECT SITE

20 AV NW

#404

14 ST NW

Capitol Hill CA

#65
#414
#404

#65

#89

#414

Confederation Park

Development Vision



**Development
Vision**

