

CITY OF CALGARY
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IN COUNCIL CHAMBER
JUL 27 2020
ITEM: #8.1.3 CPC2020-0386
Public
CITY CLERK'S DEPARTMENT

Land Use Redesignation

R-C2 to R-CG: 818 + 822 - 16 ST NW



JACKSON MCCORMICK
DESIGN GROUP





6/8 Multi-Residential Infill Criteria:

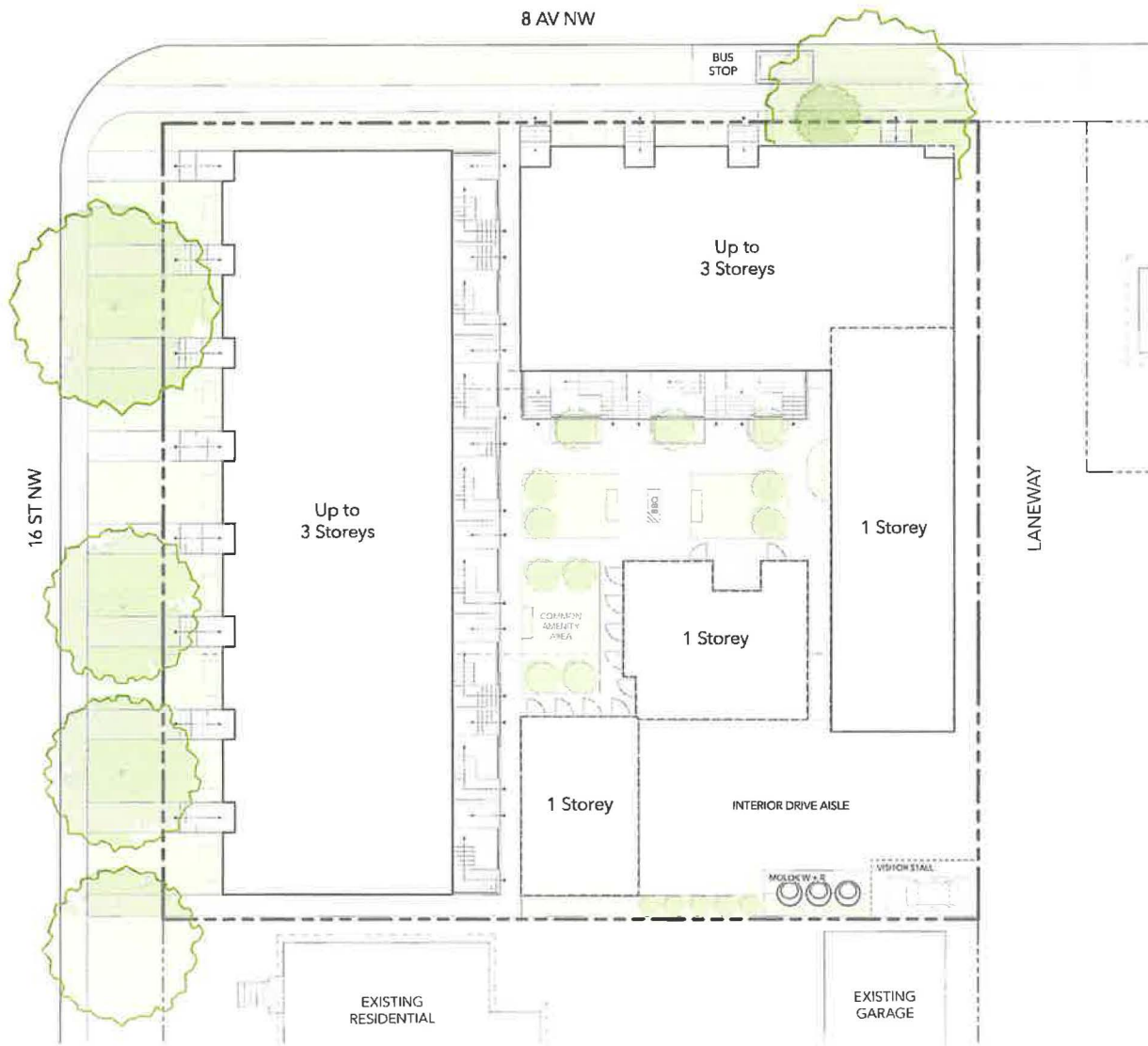
- Corner Lot
- Direct Lane Access
- Collector Class Road
- Within 600m Of Primary Transit
- Within 400m Of Local Transit
- Next To Multi-Unit Development

Also:

- Short Walk From 14 ST NW Corridor
- Short Walk From Briar Hill Off-leash & Riley Park



Schematic Plan



Form Transition

Development Vision



Supplementary Information

Parking



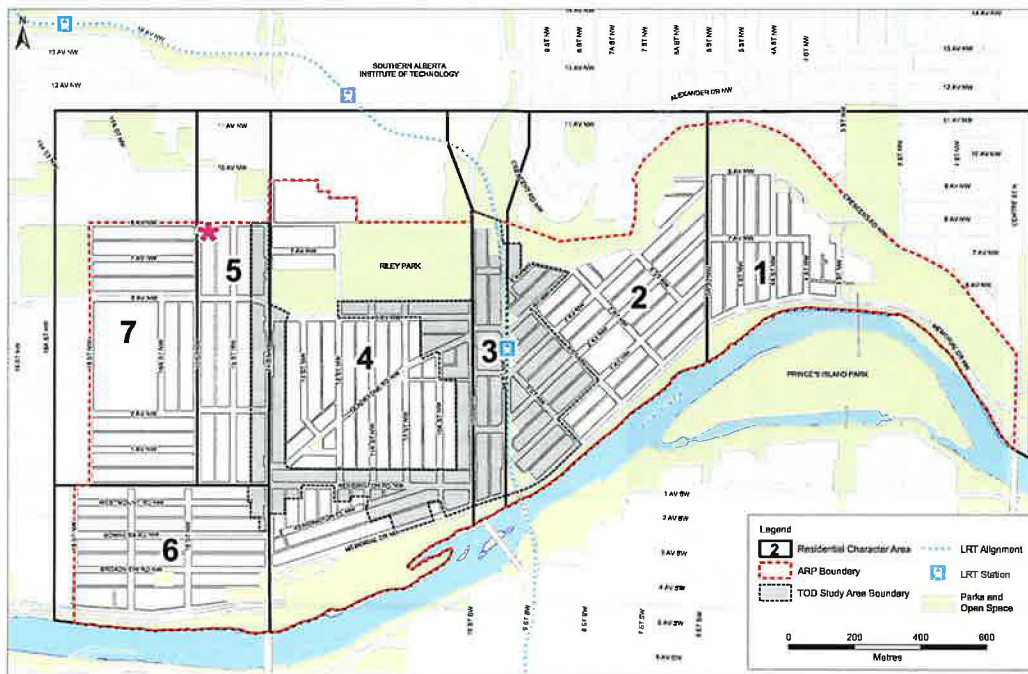
Key Considerations

- Area already managed by CPA permits
- Development will not be eligible for permit program
- Proposed parking supply meets and exceeds bylaw requirements:
 - 12 resident stalls
 - 1 visitor stall
 - 11 secure, indoor bike spaces
- Well served by primary / local transit and bike infrastructure

ARP Context

Residential Character Areas Map 3

Approved: 19P87
Amended: 6P2016

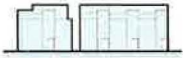


No Policy Change Required

ARP policy encourages redevelopment that is contextually sensitive to the existing character of the community. The subject site is located within Residential Character Area 5, which allows for Low Density and Low Density Multi-Unit type redevelopment.

The Low Density Multi-Unit policy allows for a low profile multi-unit redevelopment with a maximum density of 75uph, in line with proposed R-CG change.

Guidebook For Great Communities Context



Limited

- Buildings of three storeys or less.
- Typically smaller individual building footprints.
- Activity is ground-oriented (units mostly have ground floor entrances or direct access).

Limited Scale

Buildings in the Limited scale modifier are three storeys or less in height with smaller building footprints than typical of other scale modifiers. This category includes a broad range of ground-oriented building forms, including single-detached, semi-detached, rowhouses, townhomes, stacked townhomes, mixed-use buildings, commercial and some industrial buildings. Housing-focused areas at this scale should have more amenity space at grade, such as yards or patios.

2.25 Limited Scale Policies

- a. Buildings:
 - i. should be a maximum of three storeys in height;
 - ii. should provide distinct, direct, individual access to grade for all units; and,
 - iii. are encouraged to have smaller individual building footprints than in other scales.
- b. Limited scale housing-focused development should, relative to other scales:
 - i. have a well-articulated primary façade with distinct unit entrances;
 - ii. provide at-grade amenity space; and,
 - iii. have a reduced building mass above the second storey.

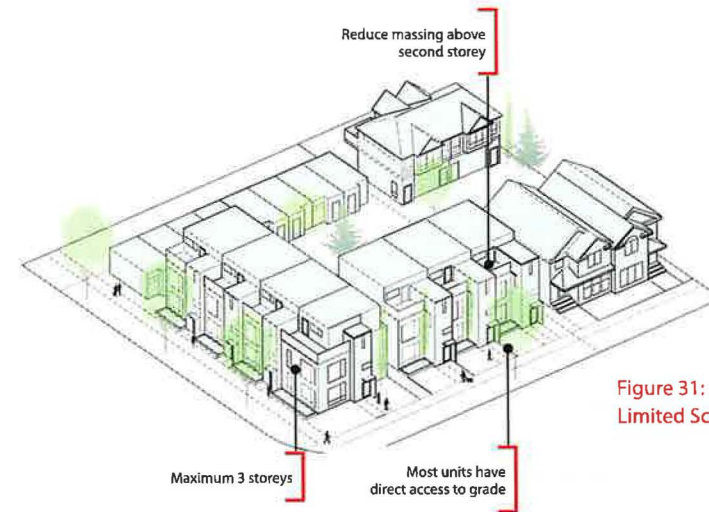
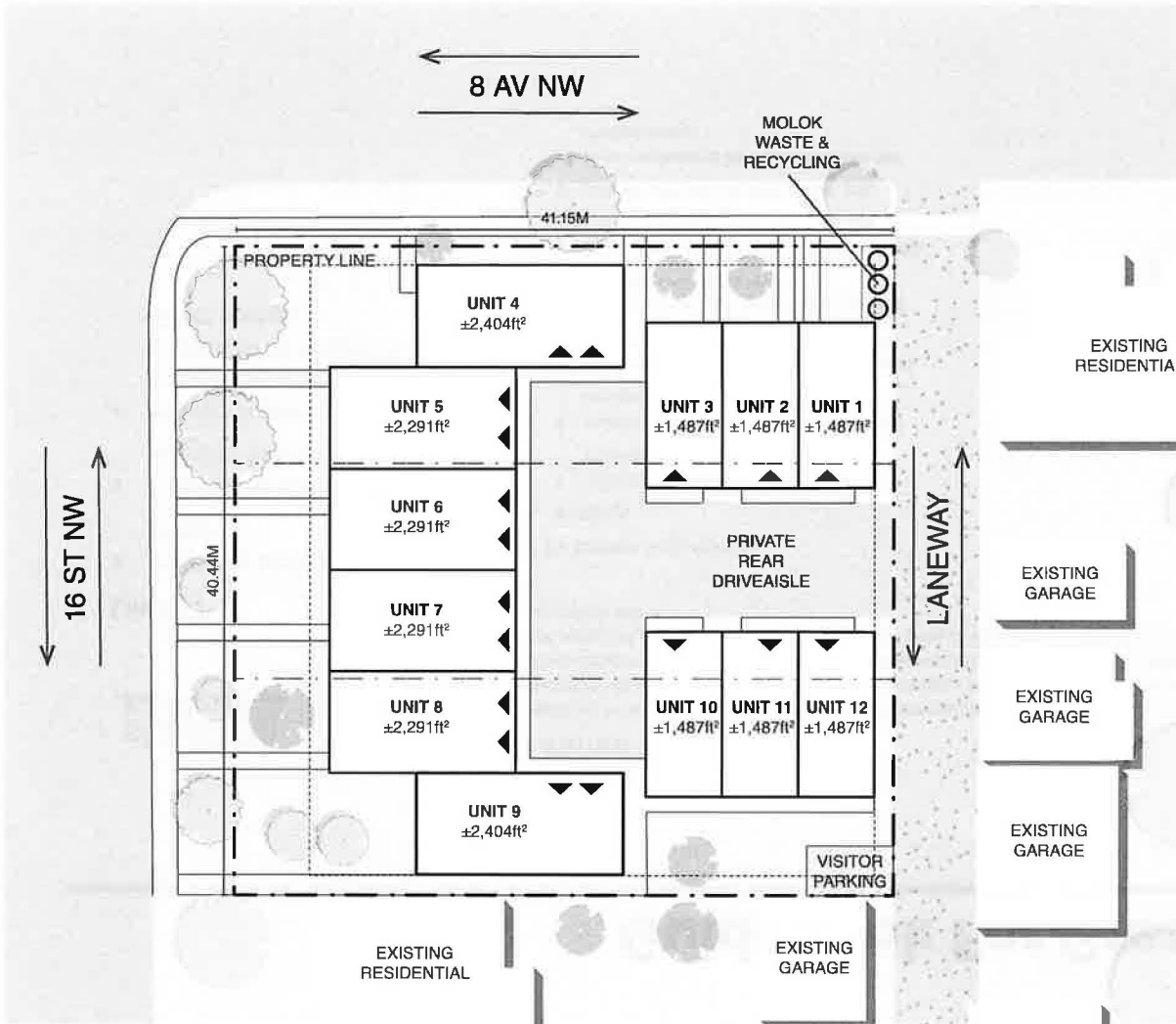


Figure 31: Illustration of Limited Scale Development

Previous M-CG Development Vision



Neighbour Notification

NEIGHBOUR POSTCARD

Proposed Land Use Change

Hello neighbour!
We are proposing a land use change at:
818, 822, 826 16 ST NW | R-C2 / R-CG to R-CG

The proposed land use change would transition these lands to a Residential – Grade-Oriented Infill (R-CG) District to realize the proposed development vision, which will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities like Hillhurst. The proposed development vision includes twelve new street-oriented rowhomes, with front doors facing both 16 ST and 8 AV NW, with opportunities for secondary suites in some units.

The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. Like R-C2, the R-CG District is a low density district intended to facilitate grade-oriented development that is compatible with other low density building forms.

If you have any questions, comments or concerns, get in touch:
Email stg@calgary.ca or call 594 3434

Proposed Land Use Change

Proposed Development Vision

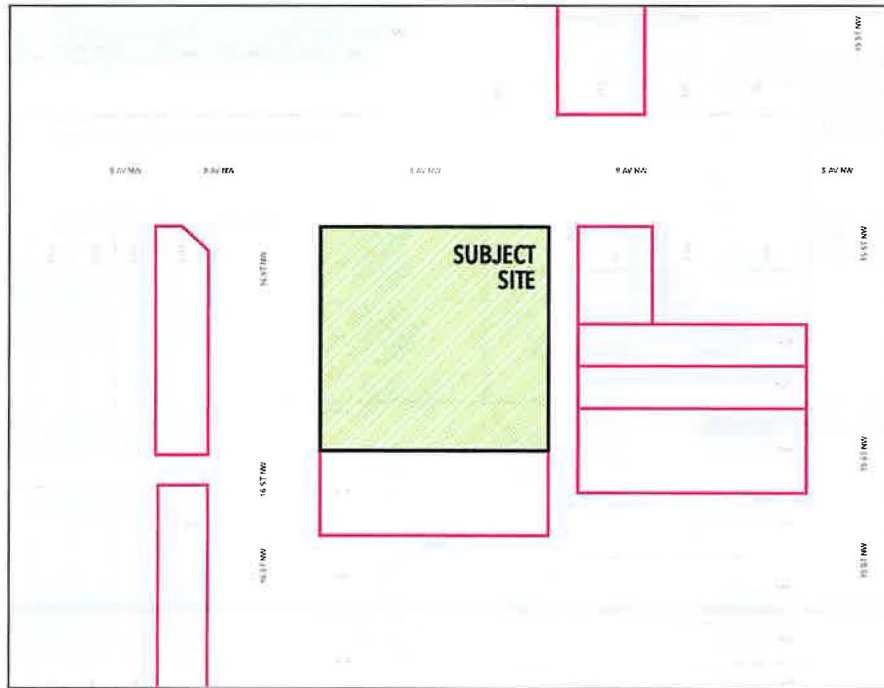
16 ST NW ELEVATION

SUPPLEMENTARY SITE SIGN



Neighbour Notification

ADJACENT NEIGHBOUR NOTICE + INVITATION LETTER



AREA NEIGHBOUR APPLICATION NOTICE POSTCARD

