

CITY OF CALGARY
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JUL 27 2020

ITEM: *8.1.4 CPC2020-0064*

SLIDE 1

Calgary City Council Public Hearing

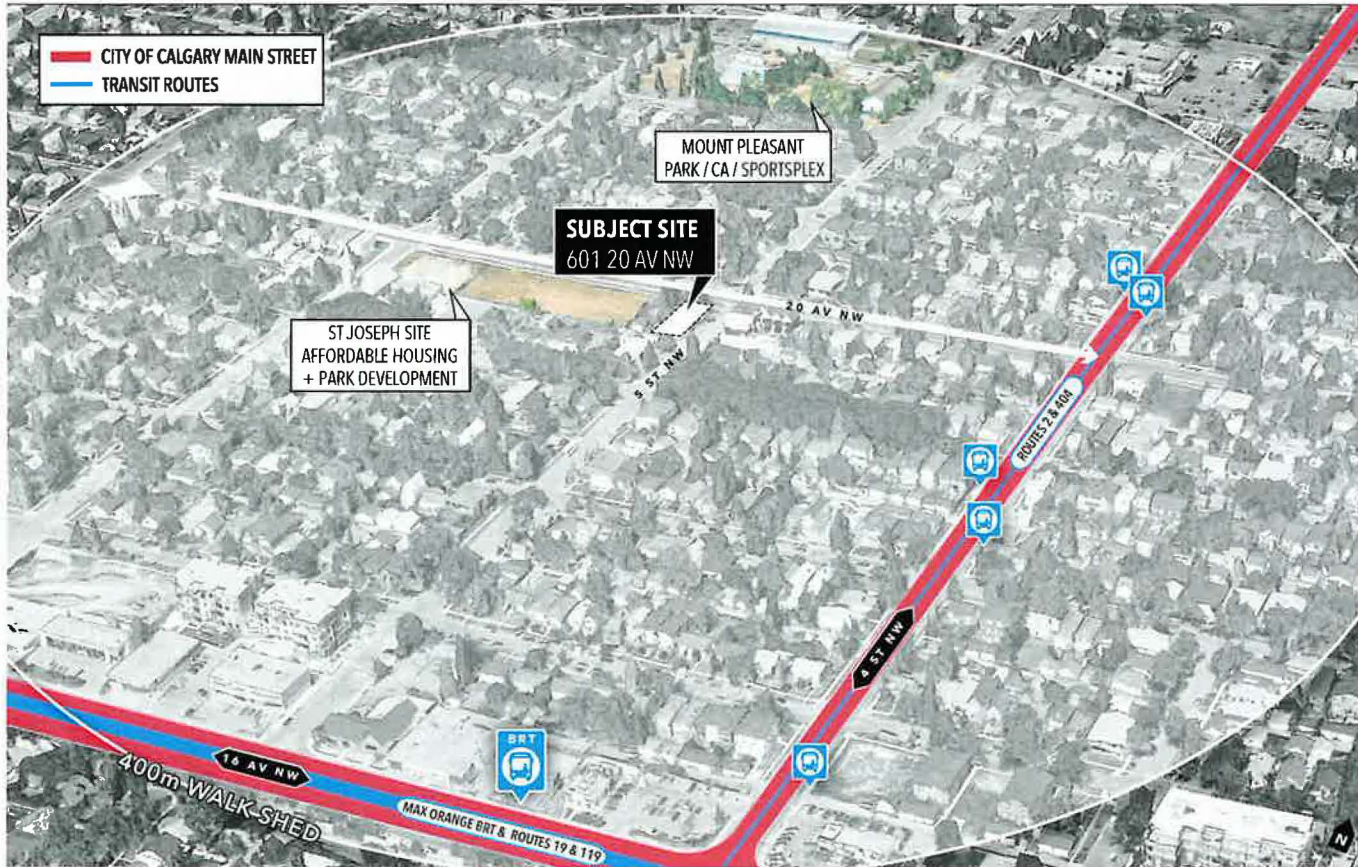
Item 8.1.4
LOC2020-0029 CPC2020-0064
601 20 AV NW Mount Pleasant

Prepared on Behalf of
Eagle Crest Construction



| FAAS

SURROUNDING AREA CONTEXT



MULTI-RESIDENTIAL INFILL CRITERIA

- CORNER PARCEL
- LANE ACCESS
- WITHIN 400m OF TRANSIT
- WITHIN 600m OF PRIMARY TRANSIT
- NEAR A MAIN STREET
- ALONG A MAJOR ROADWAY (20 AV NW)
- BESIDE MULTI-RESIDENTIAL DEVELOPMENT (WITHIN ONE BLOCK) ✓
- BESIDE PARKS/AMENITIES (ONE LOT FROM ST JOSEPH PARK)

BLOCK DEVELOPMENT



CONCURRENT DEVELOPMENT PERMIT CONCEPT



APPLICANT-LED STAKEHOLDER OUTREACH



Application Update:

We have submitted a Development Permit Application for:
601 20 AV NW | R-C2 to R-CG

A Development Permit application for a three-unit rowhouse building with three secondary suites has been submitted for this site. The application is being reviewed concurrently by the City, alongside the previously submitted Land Use application.

Our Land Use application proposes the R-CG (Residential - Grade-Oriented Infill) District - a residential land use district that allows for a range of housing where each house has its own entry at ground level ("G" for Grade-Oriented) facing the street. The district is primarily for rowhouses, but also allows for single detached, side-by-side and duplex homes all of which may include secondary suites.

If you have any questions, comments, or concerns, get in touch: e-mail engage@civicworks.ca or call 587.747.0317.

Application Numbers: LOC2020.0029 | DP2020.1992



Our Vision

New Housing Options for Calgarians

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 parks, schools and amenities.



ON-SITE SIGNAGE



HAND DELIVERED MAILERS



PROJECT PHONE LINE



PROJECT EMAIL ADDRESS



MEETINGS WITH COMMUNITY ASSOCIATION

SUPPLEMENTAL SLIDES

SITE PHOTOS

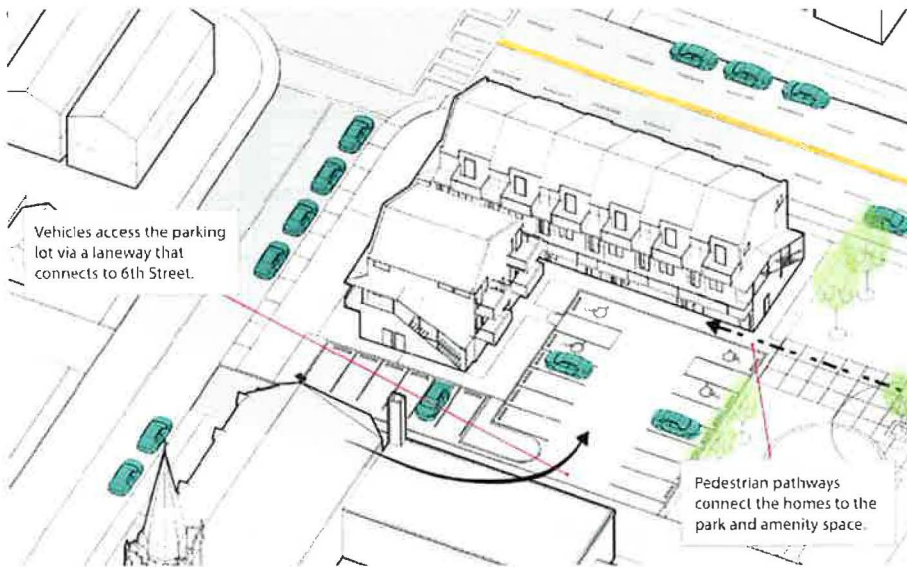


SITE PHOTOS

SLIDE 8



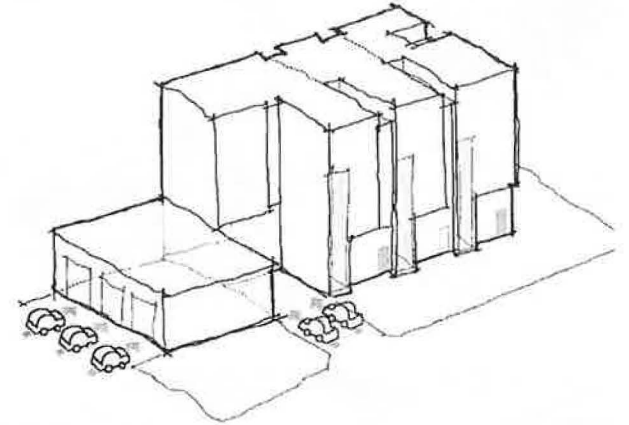
ST JOSEPH SITE - 16 UNIT M-C1 DEVELOPMENT + PARK ENHANCEMENT



CONCURRENT DEVELOPMENT PERMIT - ELEVATIONS



EAST ELEVATION (STREETSCAPE)



WEST ELEVATION



NORTH ELEVATION

NORTH HILL AREA REDEVELOPMENT PLAN - AMENDMENT



LOW DENSITY RESIDENTIAL OR LOW DENSITY MULTI DWELLING

The proposed ARP amendment from "Low Density Residential" to "Low Density Residential or Low Density Multi-Dwelling" would support the development vision of a three unit Rowhouse building.

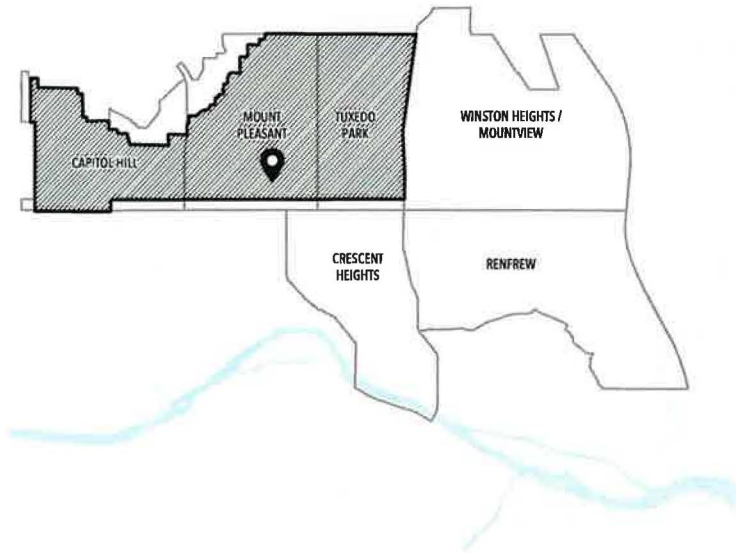
North Hill Area Redevelopment Plan Map 2

Future Land Use Policy - Mount Pleasant & Tuxedo

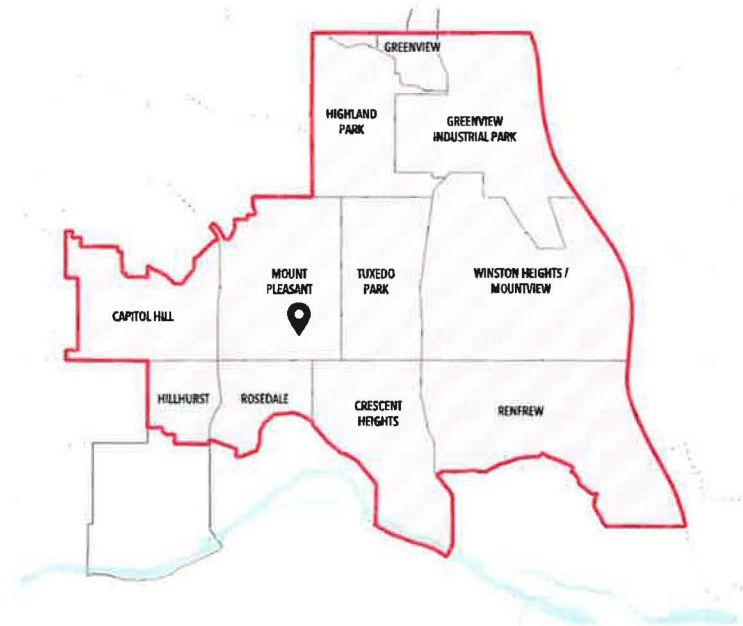


POLICY FRAMEWORK

NORTH HILL AREA REDEVELOPMENT PLAN



NORTH HILL COMMUNITIES LOCAL AREA PLAN (PROPOSED)



DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN - URBAN FORM



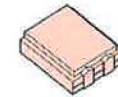
NEIGHBOURHOOD HOUSING MINOR*

Neighbourhood Housing Minor areas are characterized by local transit service and infrastructure, moderate volumes of pedestrian activity, and pedestrian routes that support a moderate volume of movement.

* Section 2.2, p. 23, North Hill Communities Local Area Plan (Draft)



DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN - HEIGHT



LOW SCALE (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.

* Section 2.4, p. 28, North Hill Communities Local Area Plan (Draft)

