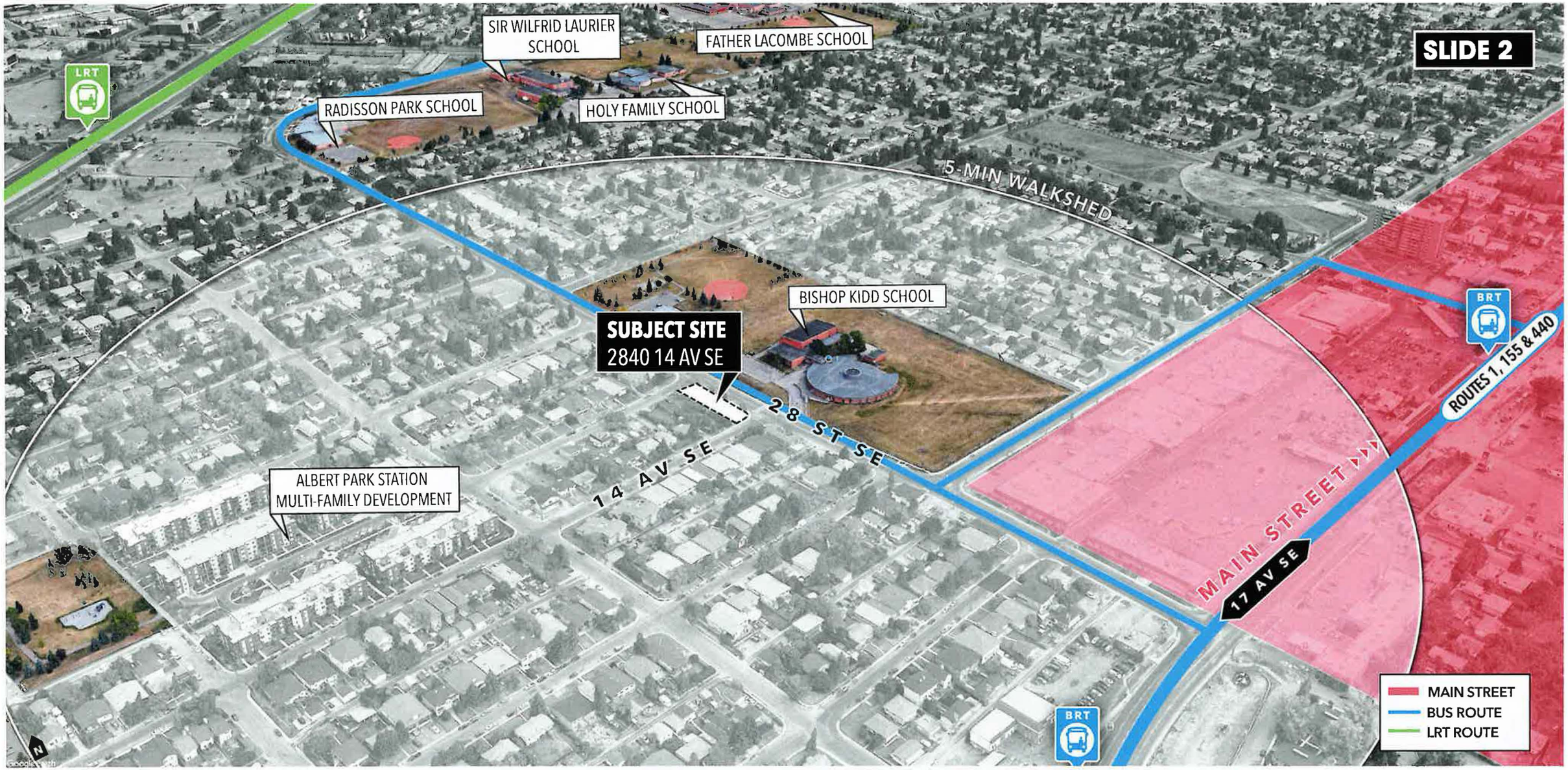
SLIDE 1

Calgary City Council
Public Hearing

Item 8.1.2
LOC2020-0061 I CPC2020-0737
2840 15 AV SW, Albert Park/Radisson Heights (Ward 9)

MCIVIC WORKS



MULTI-RESIDENTIAL INFILL CRITERIA

- ✔ CORNER PARCEL
- ✔ ALONG A MAJOR ROADWAY (28 ST SE)
- ✔ LANE ACCESS
- ✔ WITHIN 400m OF TRANSIT
- ✔ WITHIN 600m OF PRIMARY TRANSIT
  **Also within 800m of LRT*
- ✔ NEAR A MAIN STREET
- ✔ BESIDE PARKS/AMENITIES
- ☐ BESIDE MULTI-RESIDENTIAL DEVELOPMENT
  (NEAR LARGE MULTI-FAMILY) ✔

DEVELOPMENT CONCEPT

APPLICANT-LED STAKEHOLDER OUTREACH

Proposed Land Use Change

Hello!
We are proposing a land use change at:
2840 15 AV SE + 2840 14 AV SE | R-C2 to R-CG

The proposed land use redesignation will contribute to the continued vibrancy and vitality of Calgary's established neighbourhoods and facilitate a development vision that will allow for a 4-unit Rowhouse at the corner of 28 ST SE and 15 AV SE; and a 5-unit Rowhouse at the corner of 28 ST SE and 14 AV SE. The proposed use is well-suited to the sites, given their surrounding context, lot characteristics and location.

The sites' current R-C2 (Residential - Contextual One / Two Dwelling) District allows for single and semi-detached dwellings. Like R-C2, the proposed R-CG (Residential - Grade-Oriented Infill) District is a low density residential district that facilitates street-oriented development and expands the diversity of housing choices in Albert Park. The R-CG District also allows Secondary Suites which are proposed at both sites, and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

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

Our Vision

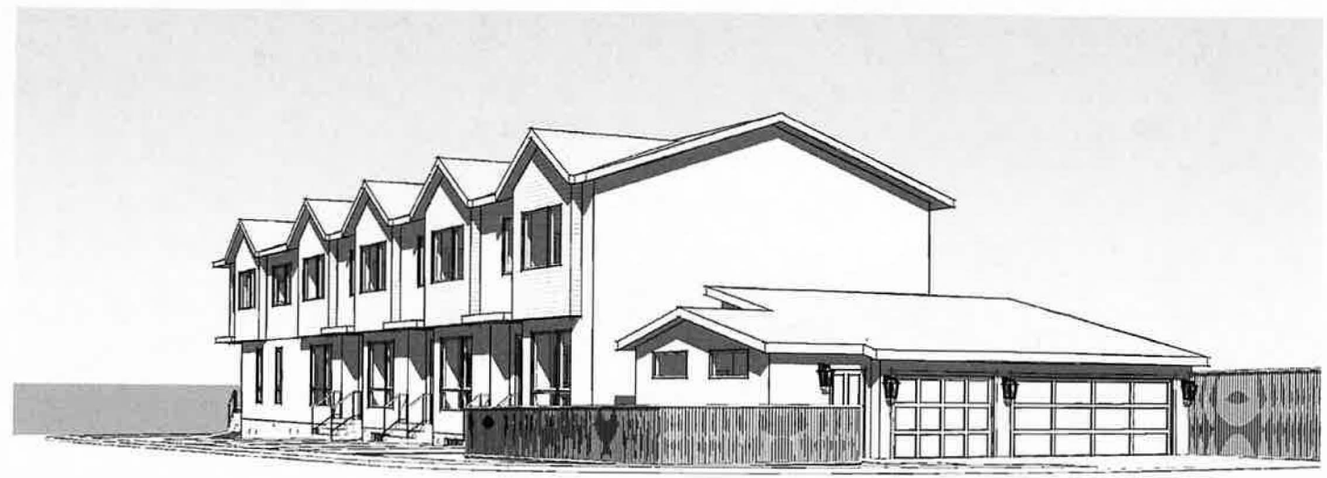
New Housing Options for Calgarians

For Calgarians who want the opportunity to call Albert Park home, we are proposing new housing at the corner of 28 ST SE and 15 AV SE, and 28 ST SE and 14 AV SE, 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
- NOTICE LETTERS

SUPPLEMENTAL SLIDES

DEVELOPMENT CONCEPT



ALBERT PARK AREA REDEVELOPMENT PLAN (1989)

Map 3

Albert Park / Radisson Heights

Land Use

Legend

- Community Hall
- LRT Station
- LRT Alignment
- Plan Area Boundary
- Main Street Area Developed Area Guidebook

Land Use

- Neighourhood - Limited
- Community - Mid-Rise
- Low Density Residential
- Medium Density Residential
- Commercial
- School
- Park 'n' Ride
- Open Space, Park, School or Community Facility

0 100 200 300 400
Metres

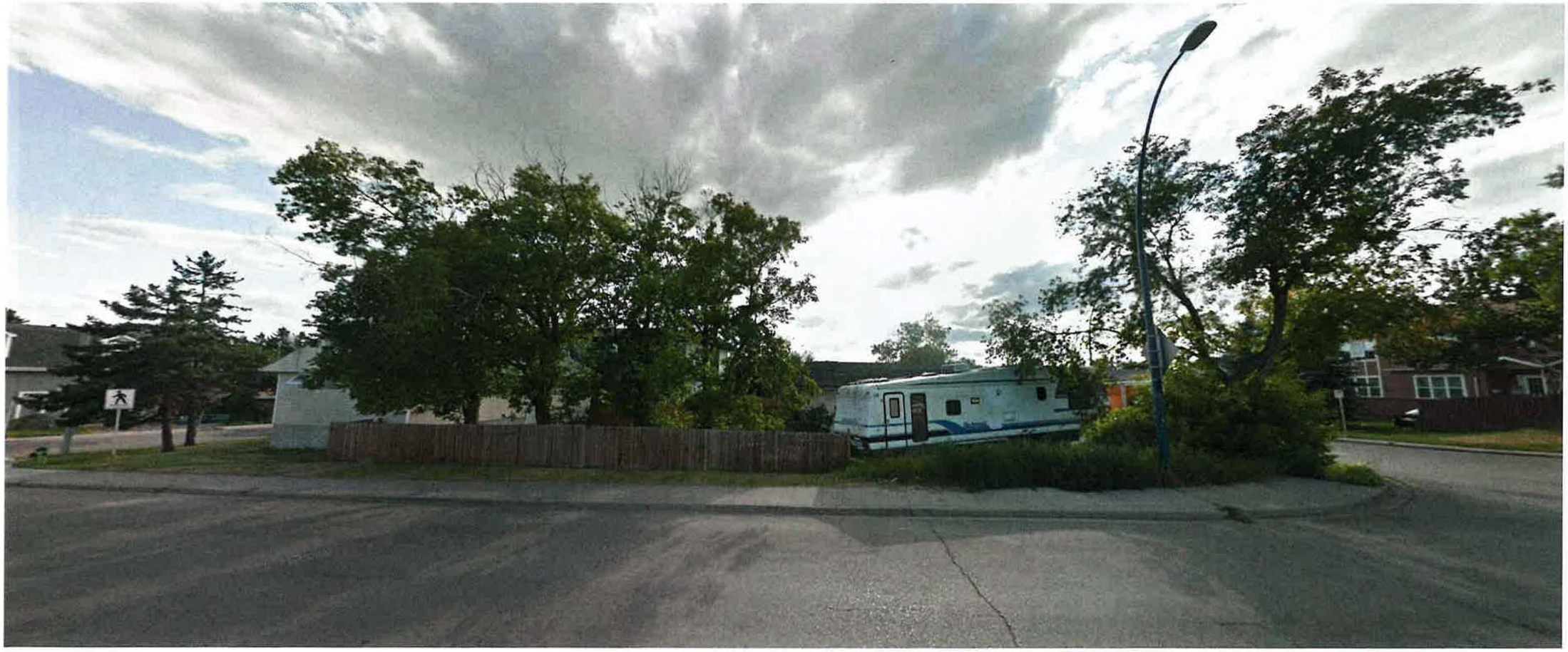
APPROVED: 92P2018

2.1.3 Policy

1. **A low density residential policy is retained that permits single family, duplex, semi-detached and townhouse dwellings for all areas currently** designated R-1, R-2A and R-2 (excepting Site #3, *Map 4*). **Bylaw 92P2018**

SITE PHOTOS - SITE, FRONT VIEW

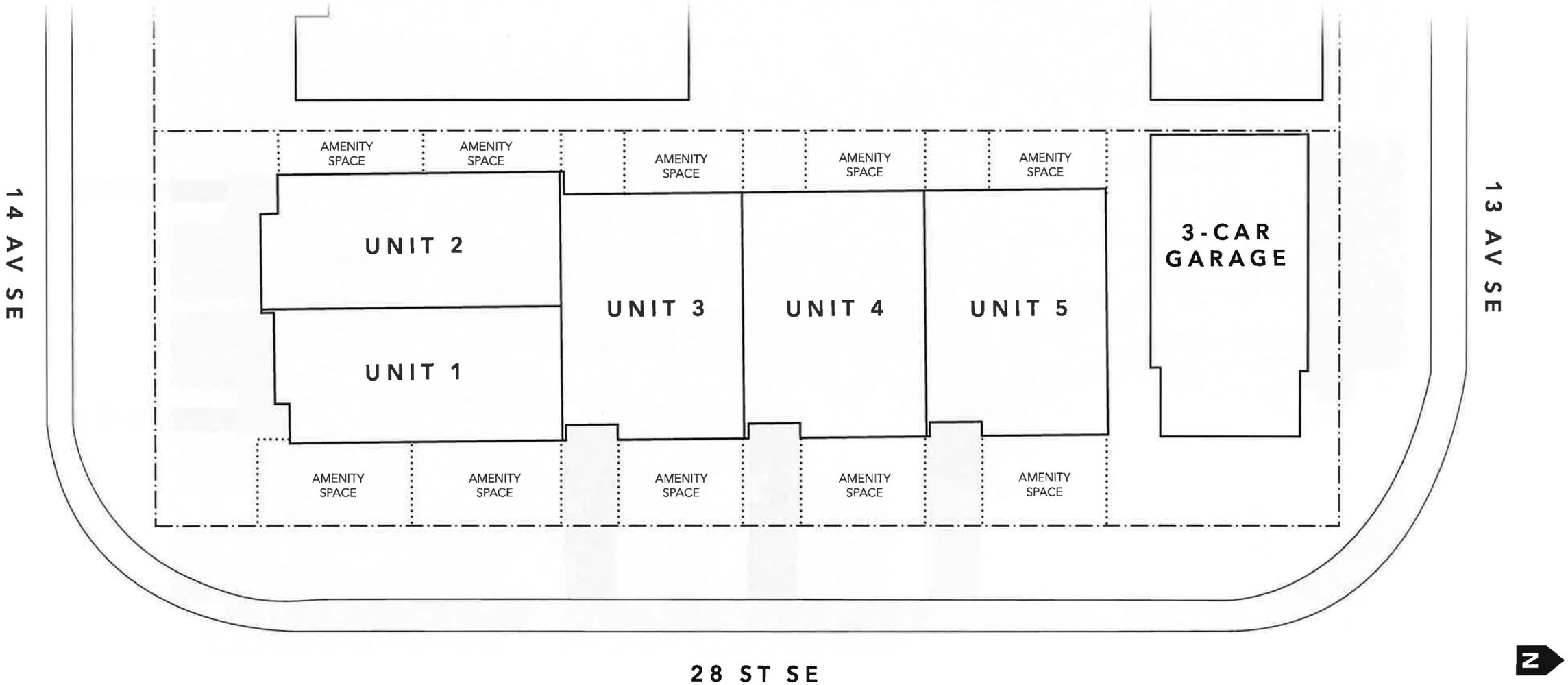
SITE PHOTOS - SITE, SIDE VIEW



SITE PHOTOS - SITE, REAR VIEW

SITE PHOTOS - PROPERTY TO NORTH OF SITE

WORKING SITE PLAN



NOTE: DESIGN IS CONCEPTUAL AND FOR GENERAL ILLUSTRATIVE PURPOSES ONLY

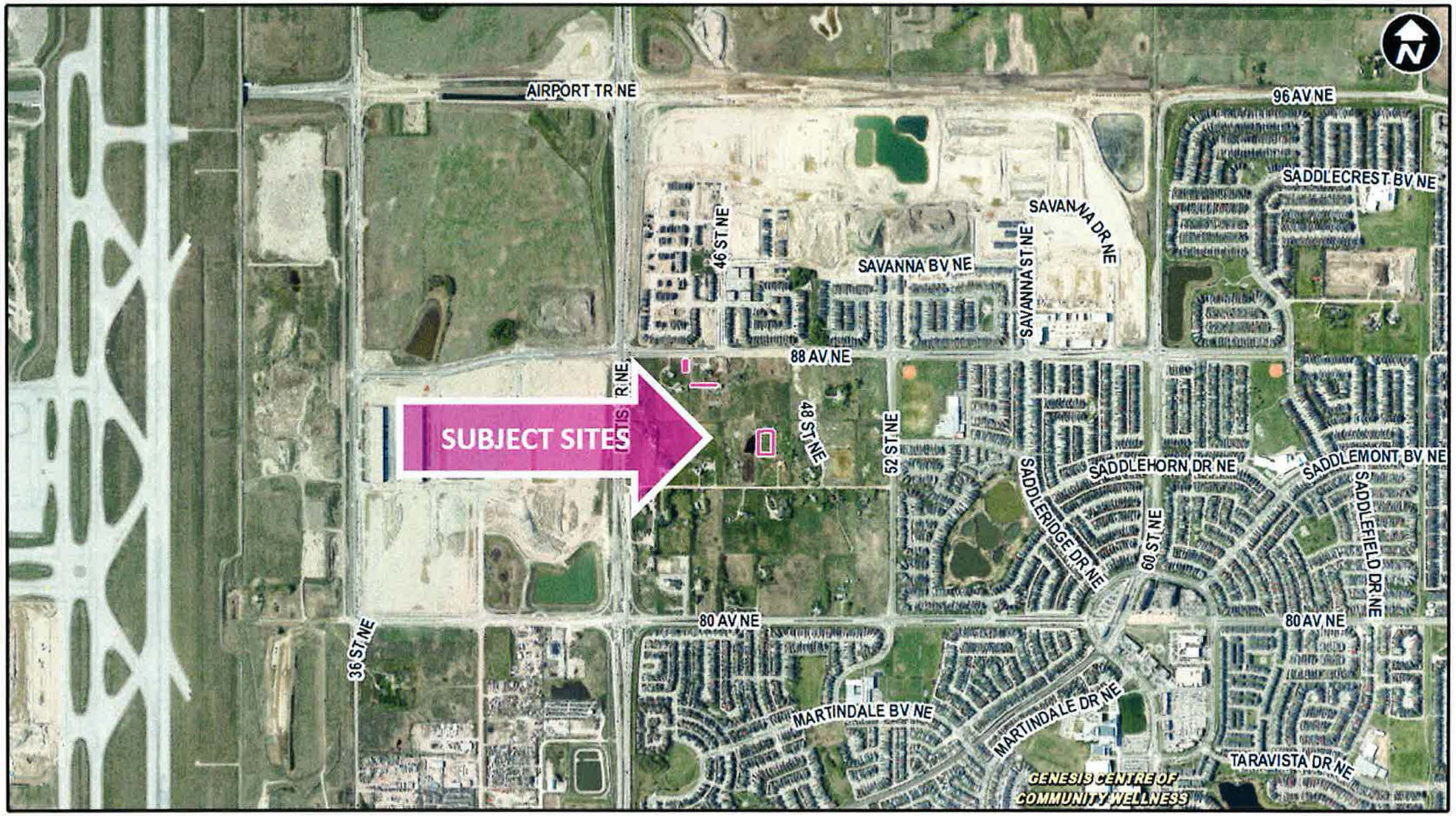
City of Calgary Council Presentation

September 14, 2020

LOC2020-0082

4908 84 Avenue NE, 4607 & 4715 88 Avenue NE

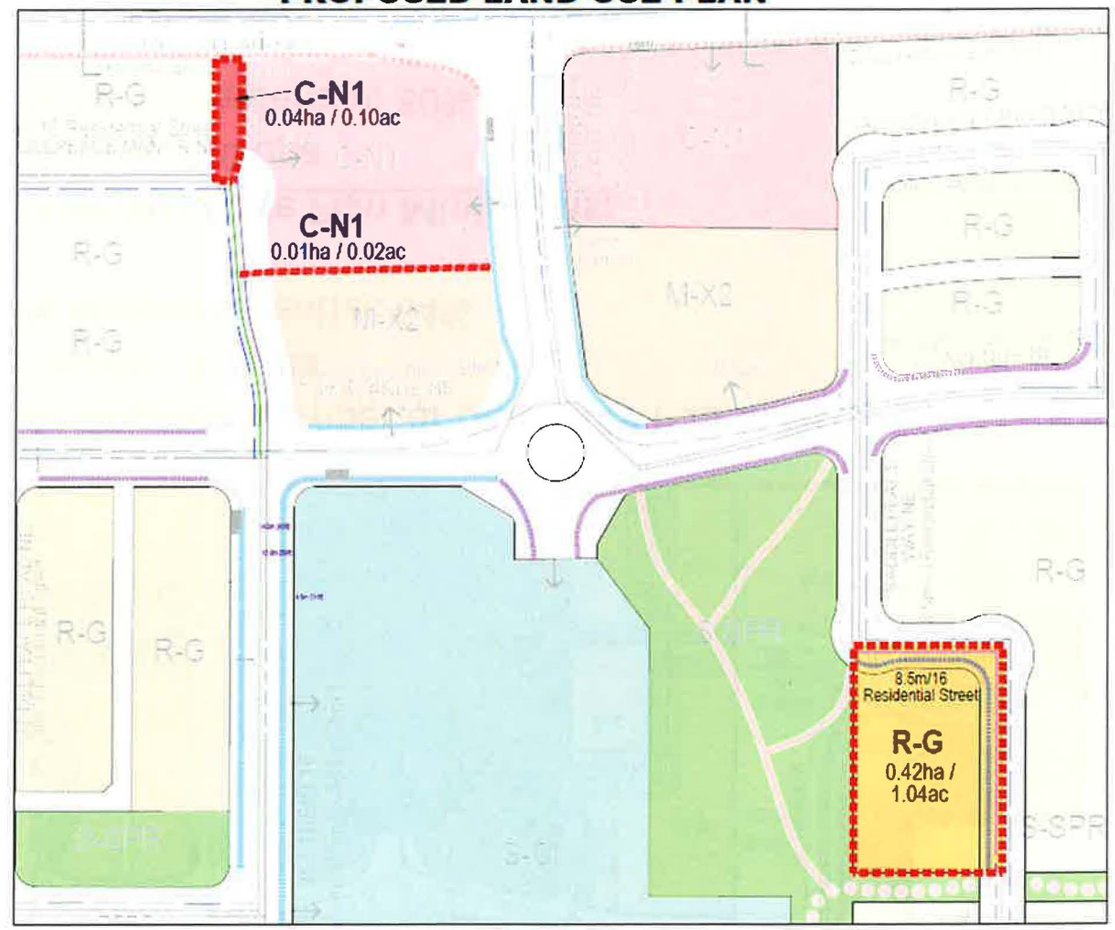
b&a B&A Planning Group



b&a B&A Planning Group

APPROVED LAND USE PLAN LOC2017-0042

PROPOSED LAND USE PLAN



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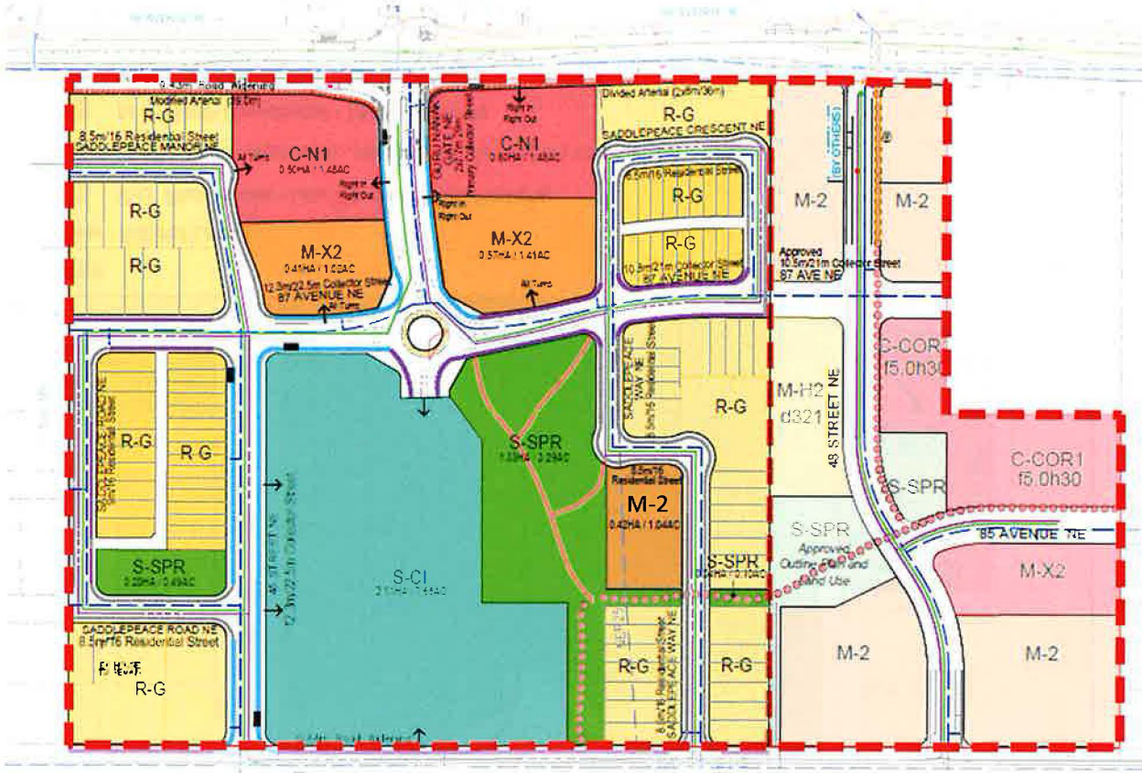
Legend

- Subject Lands
- R-G: Residential - Low Density Mixed Housing
- M-X2: Multi-Residential - Medium Profile Support Commercial
- M-2: Multi-Residential - Medium Profile
- C-N1: Commercial - Neighbourhood 1

b&a B&A Planning Group

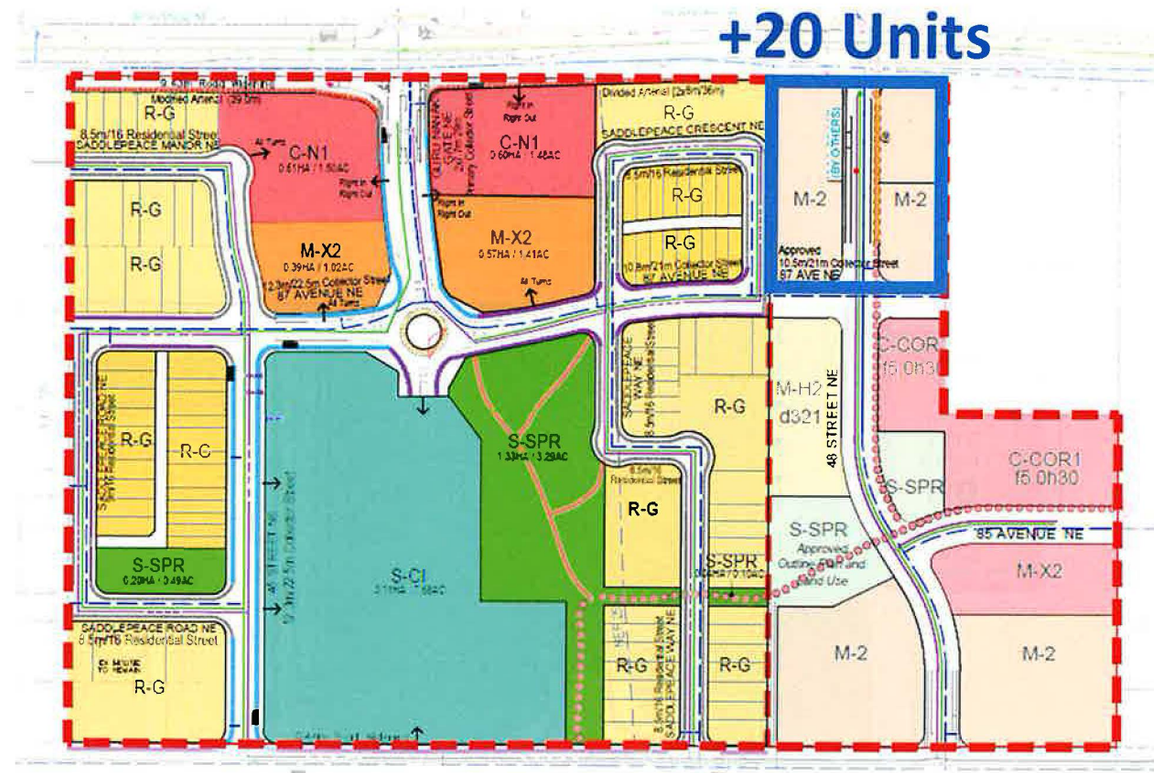
APPROVED LAND USE PLAN LOC2017-0042



Anticipated Number of Units: 464
Density: 10.1 upa
% Multi-residential: 67%

PROPOSED LAND USE PLAN LOC2020-0080

+20 Units



Anticipated Number of Units: 449 (**-15 units**)
Density: 9.8 upa
% Multi-residential: 64%

<u>Area Structure Plan Minimums:</u>
Density: 8.0 upa
% Multi-residential: 30%

b&a **B&A Planning Group**

Questions?

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 14 2020
ITEM: 8.1.2 CPC2020-0737
Distribution
CITY CLERK'S DEPARTMENT

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