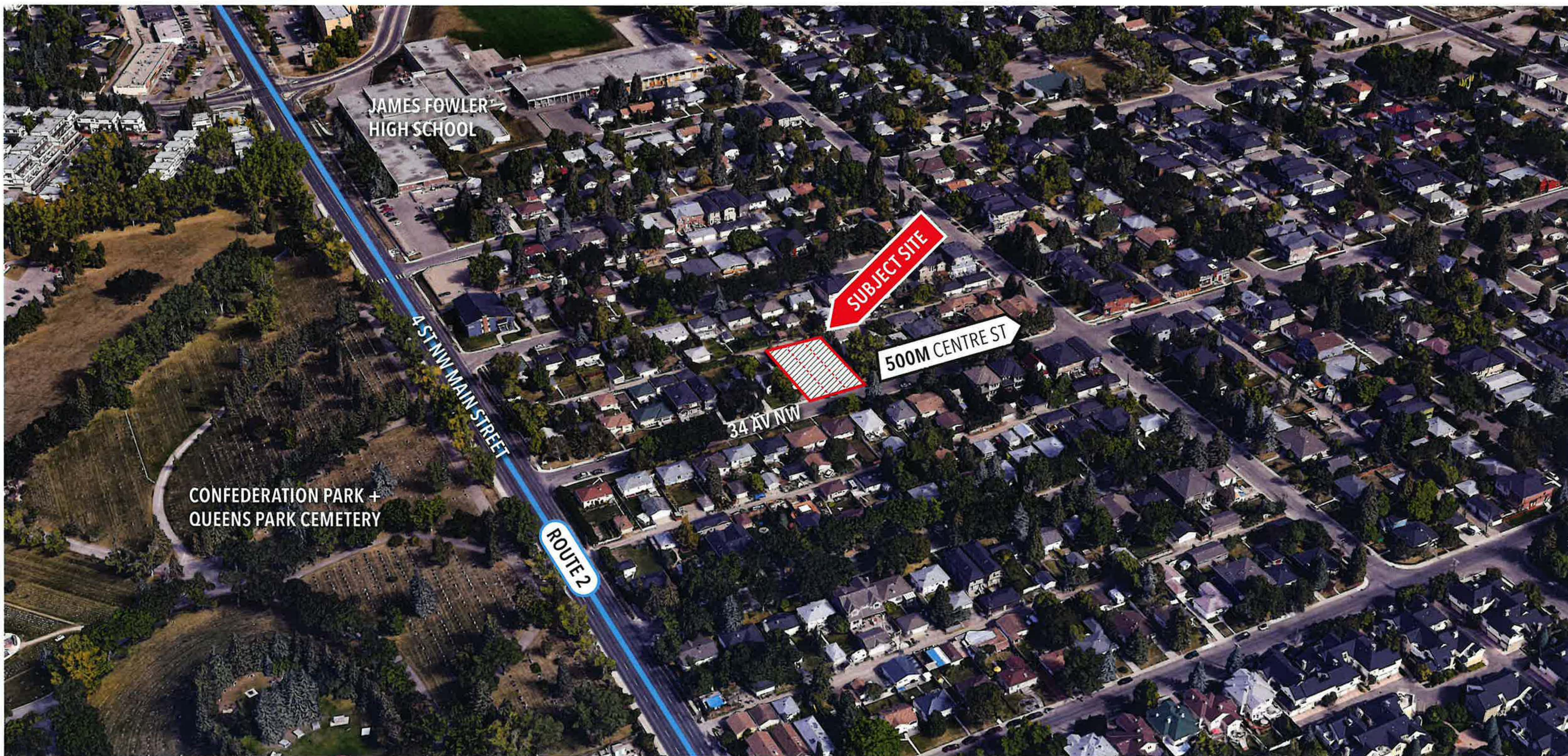


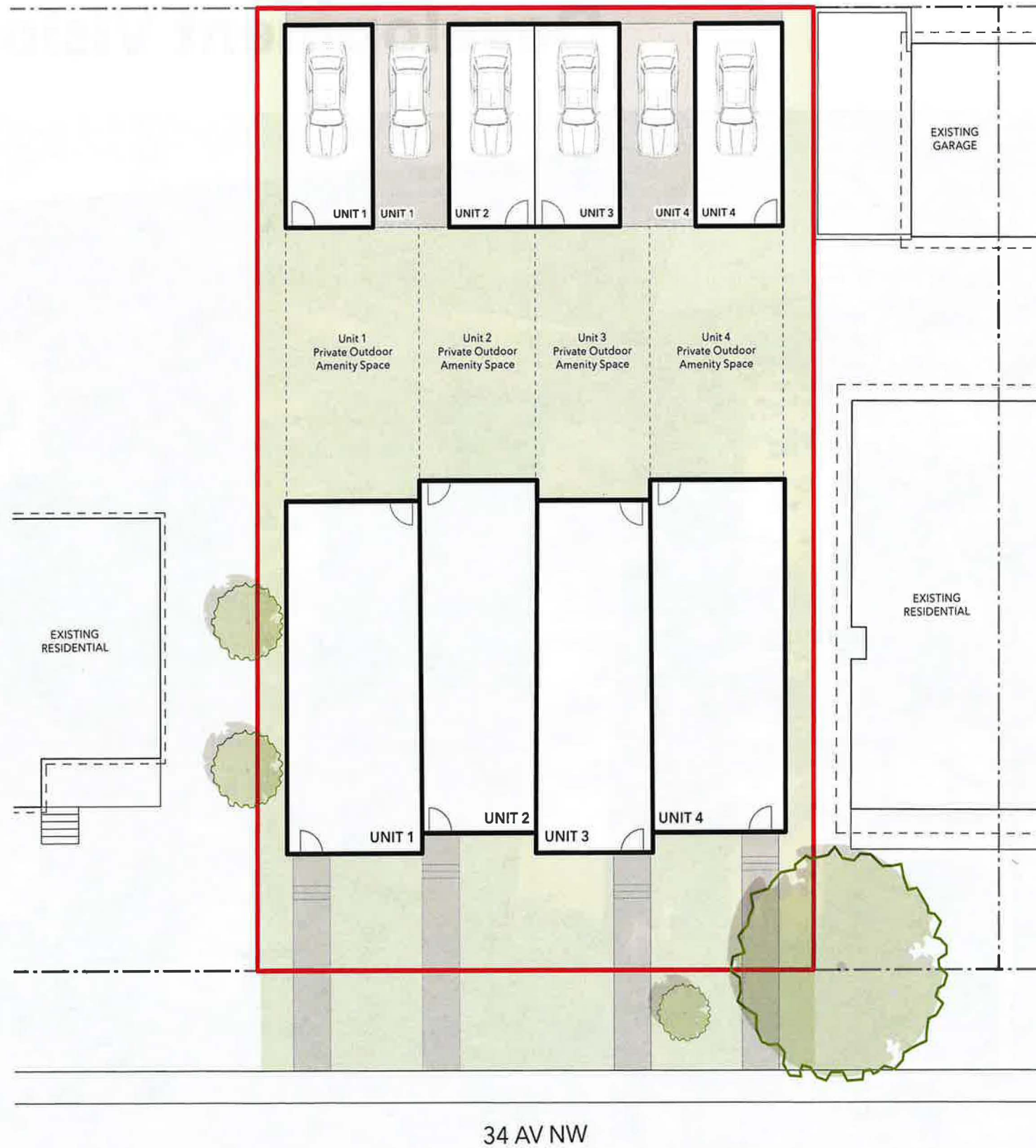
Land Use Redesignation

R-C2 to R-CG: 428 - 34 AV NW





Schematic Plan

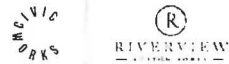




Supplementary Information

Neighbour Notification

NEIGHBOUR POSTCARD



Proposed Land Use Change


Hello neighbour!
We are proposing a land use change at:
428 - 34 Avenue NW | R-C2 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 Highland Park. The proposed development vision includes four new street-oriented rowhomes, with front doors facing 34 Avenue NW, individual rear yard amenity spaces and parking accessed via the rear lane.

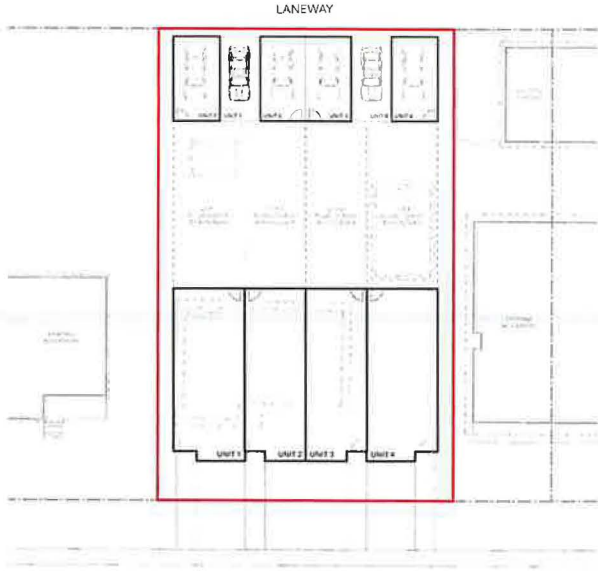
The proposed use is well-suited to the site, given its strategic location, surrounding context, and lot characteristics. Like R-C2, the R-CG District is a low density district intended to facilitate grade oriented development that is compatible with other low density building forms.

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

Proposed Land Use Change Location



Proposed Development Vision



SUPPLEMENTARY SITE SIGN



7

36 AV NW

BFBP
BP

35 AV NW

SITE

34 AV NW

BP
BP
BP

33 AV NW

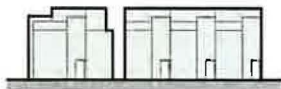
3 ST NW

3 ST NW

4 ST NW

4 ST NW

Neighbour Notification



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.

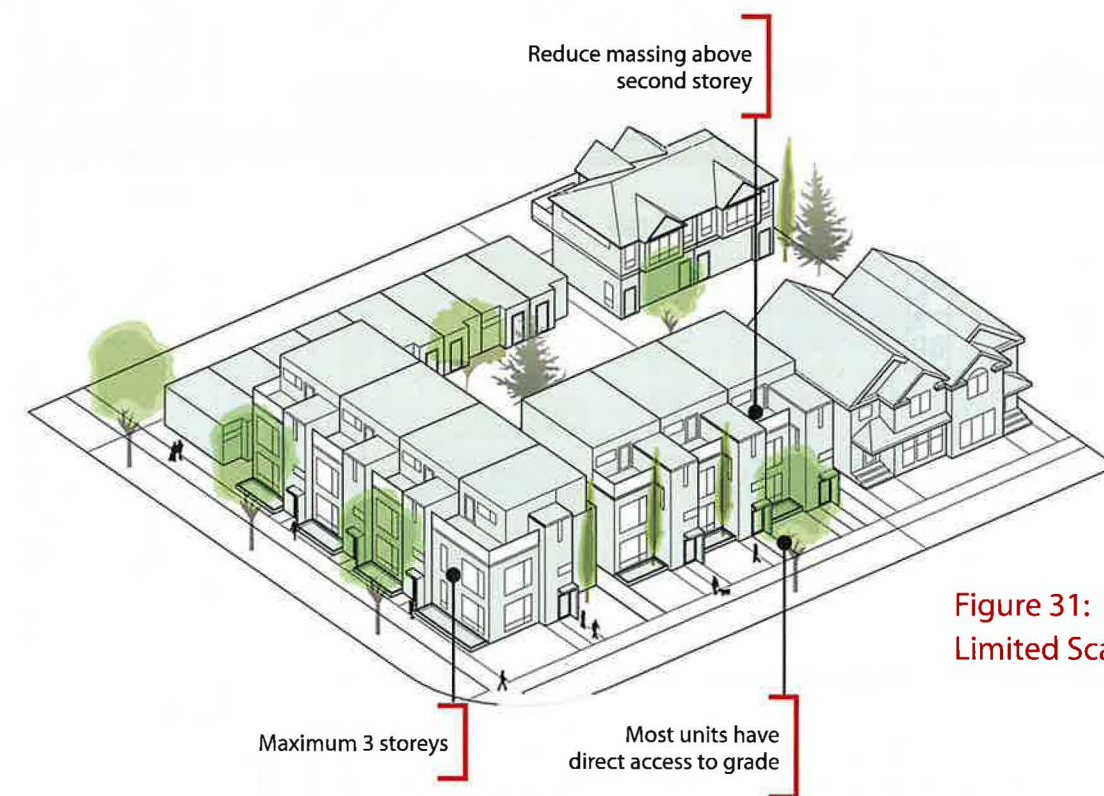


Figure 31: Illustration of Limited Scale Development