

CITY OF CALGARY PUBLIC HEARING

Item 8.1.13

LOC2020-0052 CPC2020-1119

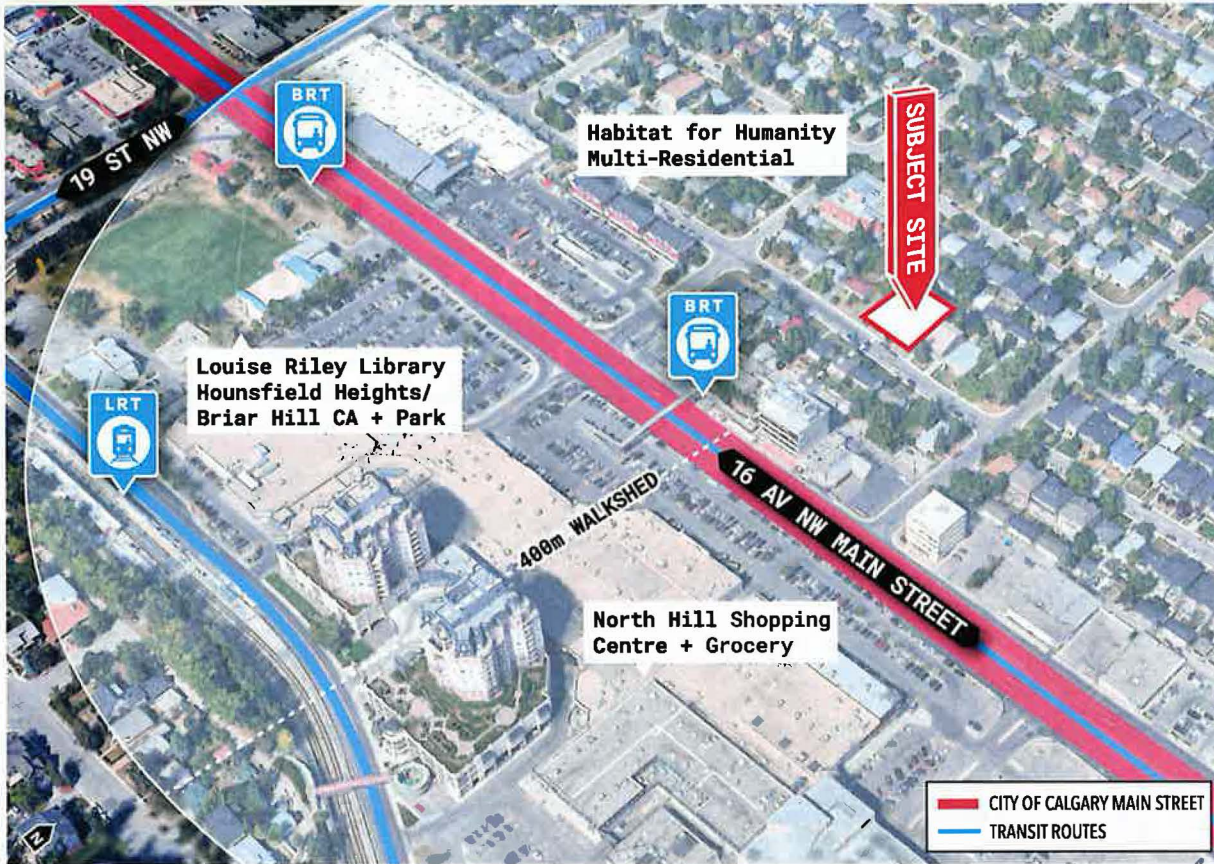
1718 + 1722 17 AV NW Capitol Hill

Prepared on Behalf of
Eagle Crest Construction Ltd.



FAAS

SURROUNDING AREA CONTEXT

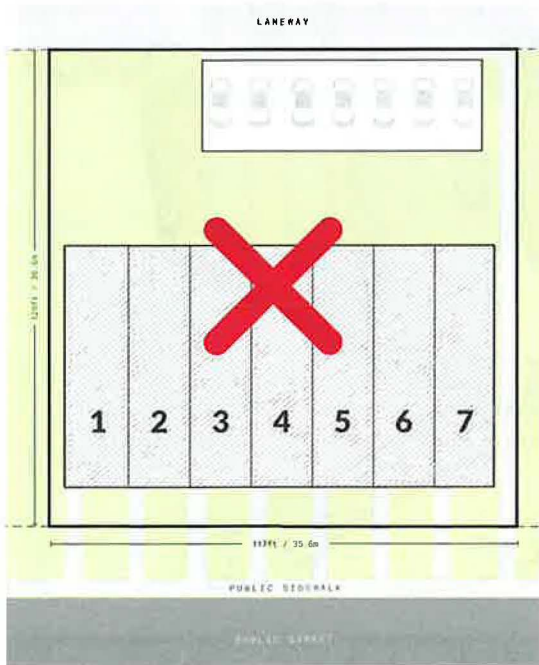


LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

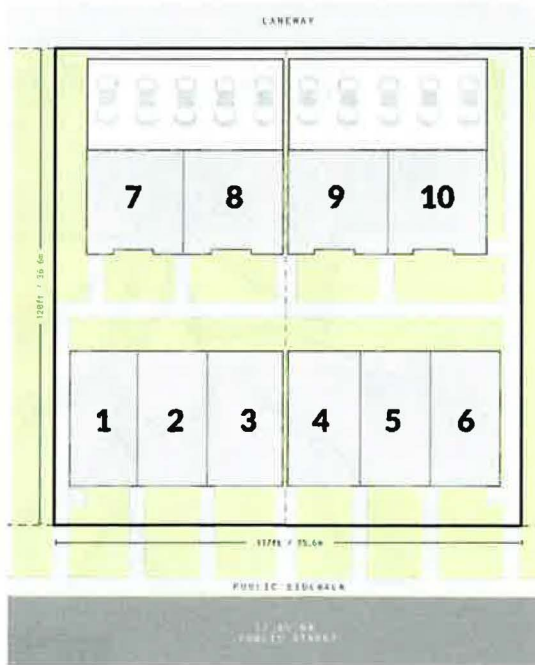
- 1. CORNER PARCEL**
Midblock Parcel
- 2. LANE ACCESS**
Full lane access from 16 ST NW and 17 ST NW
- 3. WITHIN 400M OF TRANSIT**
Routes 19, 31, 40, 89, 91, 105, 404, 141
- 4. WITHIN 600m OF PRIMARY TRANSIT**
±400m (5 min walk) from BRT & LRT Stations
- 5. NEAR A MAIN STREET**
One block from 16 AV NW Main Street
- 6. ALONG A MAJOR ROADWAY**
One block from 16 AV NW Urban Boulevard
- 7. BESIDE MULTI-RESIDENTIAL DEVELOPMENT**
Half block from Habitat for Humanity Development
- 8. BESIDE PARKS/AMENITIES**
±400m (5 min walk) from Library, Park & Recreation Facility

MIDBLOCK R-CG: AN INDUSTRY DILEMMA

**MID-BLOCK LOT:
NON-VIABLE PROJECT @54UPH**



**DEVELOPMENT VISION:
VIABLE PROJECT @78UPH**



BETWEEN 2014 - 2019:

54
Corner R-CG
Development Permits

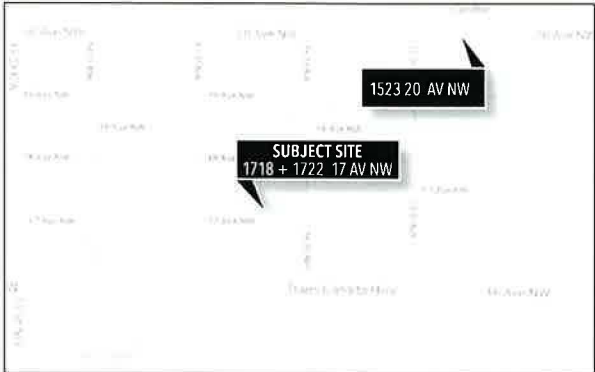
vs.

2
Mid-Block R-CG
Development Permits
1 canceled, 1 unbuilt

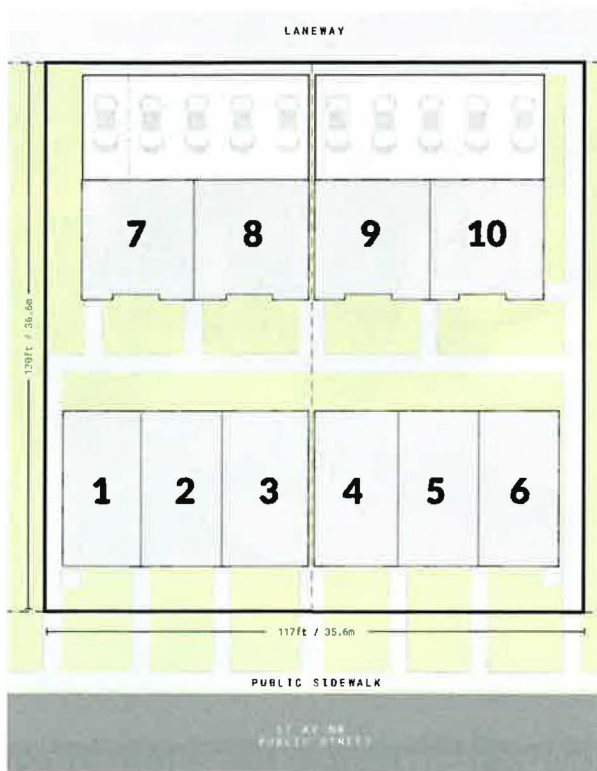
MIDBLOCK MISSING MIDDLE - CAPITOL HILL



1523 20 AV NW - Eagle Crest Construction



DIRECT CONTROL DISTRICT - R-CG/M-CG HYBRID



R-CG STYLE POLICIES

- » **Rowhouse-style Units + Basement Secondary Suites**
- » **Building Height**
(max. 11m)
- » **Parcel Coverage**
(max. 60%)
- » **Amenity Space**
(min. 20m² + 7.5m²)
- » **Landscaping**
(2 trees per unit)
- » **Parking Reductions**
(Transit-oriented criteria for suites)

M-CG + MULTI-RES STYLE POLICIES

- » **Courtyard Layout**
- » **Density**
(max. 78 uph)
- » **Street-Oriented Setback**
(3m Front Setback)
- » **Discretionary/Permitted Uses**
(Low Density-Compatible)

CONCURRENT DEVELOPMENT PERMIT CONCEPT



APPLICANT-LED STAKEHOLDER OUTREACH

Our Land Use Application has been Updated:

1718 + 1722 17 AV NW | R-CG to D-C

We have updated our Land Use Application with the City of Calgary to include one of the neighbouring properties - 1722 17 AV NW

Our Land Use Application proposes a change to a Direct Control (DC) District, which means that any development on this site will be required to follow site-specific policies that are similar to the property's existing Residential - Grade Oriented Infill (R-CG) District policies. These site-specific policies will allow the proposed development to have a more flexible building layout than is currently allowed. This change will support our development vision of ten rowhouse units with ten secondary suites, laid out around a central landscaped area.

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

Application Number: LOC2020-0052

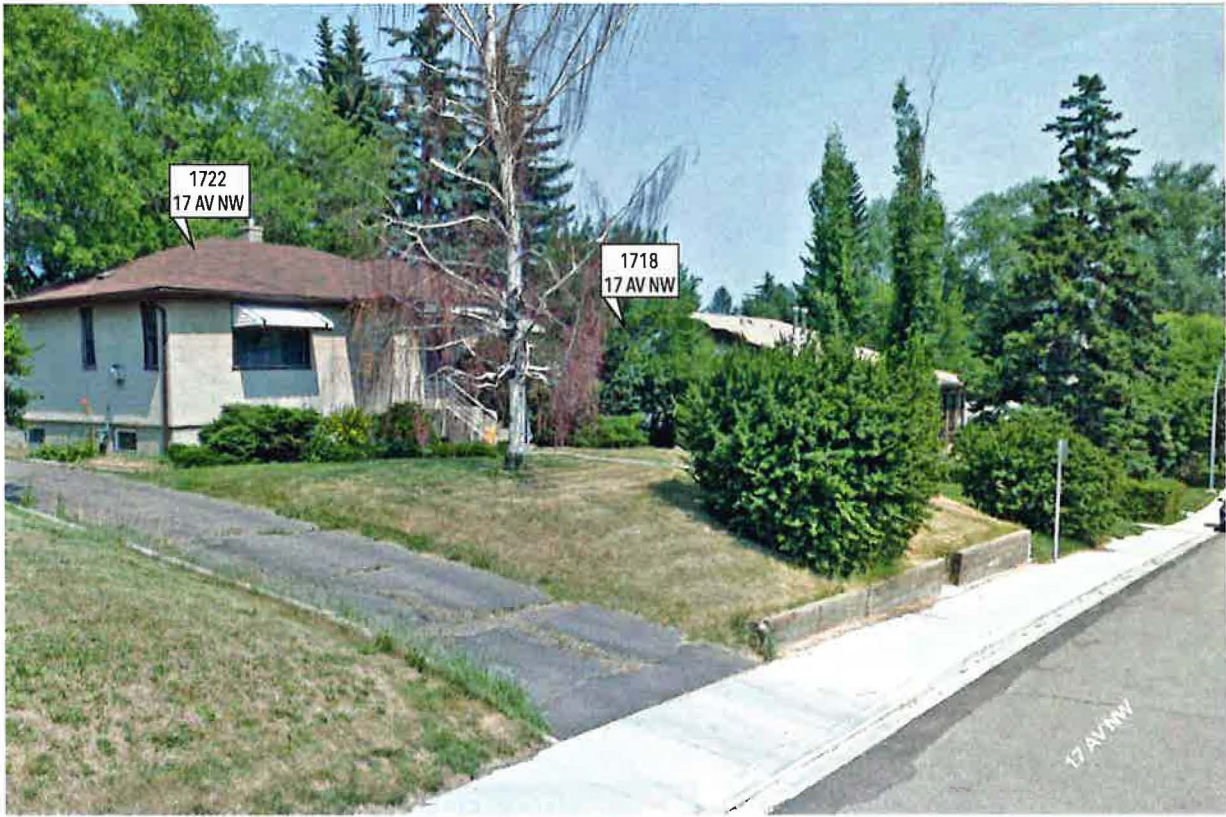
Logos: F.A.A.S., EAGLE CREST

Map labels: UNIT 1, UNIT 2, UNIT 3, UNIT 4, 17 AV NW

Aerial photo labels: 17 AV NW, 18 AV NW, 16 ST NW

-  **ON-SITE SIGNAGE**
-  **HAND DELIVERED MAILERS**
-  **PROJECT PHONE LINE**
-  **PROJECT EMAIL ADDRESS**
-  **CONVERSATIONS + SHARED MATERIALS WITH NEIGHBOURS**

SITE PHOTOS



DIRECT CONTROL DISTRICT: DEVELOPMENT PERMIT

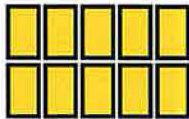
	CURRENT R-CG DISTRICT	PROPOSED DIRECT CONTROL DISTRICT	DEVELOPMENT PERMIT APPLICATION
Density	75 Units per Hectare	78 Units per Hectare	10 Rowhouse-Style Units
	9.8 Units Total (Rounded to 9 Units)	10 Units Total	
Secondary Suites	1 Suite per Unit	1 Suite per Unit, only allowed within basements	10 Basement Secondary Suites (less than 45m ²)
Residential Buildings	1 Main residential building per parcel	More than 1 main residential building per parcel allowed	2 Rowhouse-Style Buildings
Street Orientation	All Units face the street frontage	More than 50% of Units must face the street frontage	6 Units along street frontage, 4 Units accessed through an internal courtyard
Parcel Coverage	Max. 60% Parcel Coverage	Max. 60% Parcel Coverage	60% Parcel Coverage
Setbacks	4.5m front, 1.2m side, 7.5m rear	3m front, 1.2m side, 1.5m rear	3m front, 1.2m side, 1.5m rear - backyard area shifted to a ± 7.5m deep internal courtyard
Building Height	Max. 11m	Max. 11m	± 8m - 11m
	Max. 3 Storeys	Max. 3 Storeys	2 Storeys
Amenity Space	20m ² per Unit	20m ² per Unit	20m ² per Unit
	7.5m ² per Secondary Suite	7.5m ² per Basement Secondary Suite	7.5m ² per Basement Secondary Suite
Tree Planting	Min. 2 Trees per Unit	Min. 2 Trees per Unit	20 Trees (2 per Unit)
Parking	1 Parking Stall per Unit	1 Parking Stall per Unit	10 Parking Stalls (1 per Unit)
	No requirement for Secondary Suite Stalls when meeting specific criteria	No requirement for Secondary Suite Stalls when meeting specific criteria	No Secondary Suite stalls, providing additional storage space for bikes/strollers etc.

DENSITY

UNITS PER HECTARE

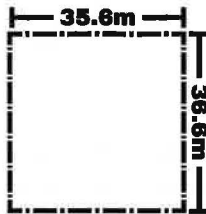


R-CG DISTRICT
75 UPH = 9.8 UNITS
(Rounded to 9 Units)



DC DISTRICT
78 UPH = 10 UNITS

SITE DIMENSIONS



SITE AREA = 0.13 ha
(1,305 m² / 14,047 ft²)



If the site was only 2%*
larger, then 75 uph
would allow 10 units
±29 m² / ±312 ft² larger

CAPITOL HILL MISSING MIDDLE



2021 - 2033 17 ST NW



1803 - 1835 17 AV NW Habitat for Humanity



1523 20 AV NW



1523 20 AV NW

CAPITOL HILL PROFILE

57%

Rental Households

(City of Calgary Average: 29%)

29%

Spend more than 30% of Household income on Housing.

(City of Calgary Average: 22%)

1%

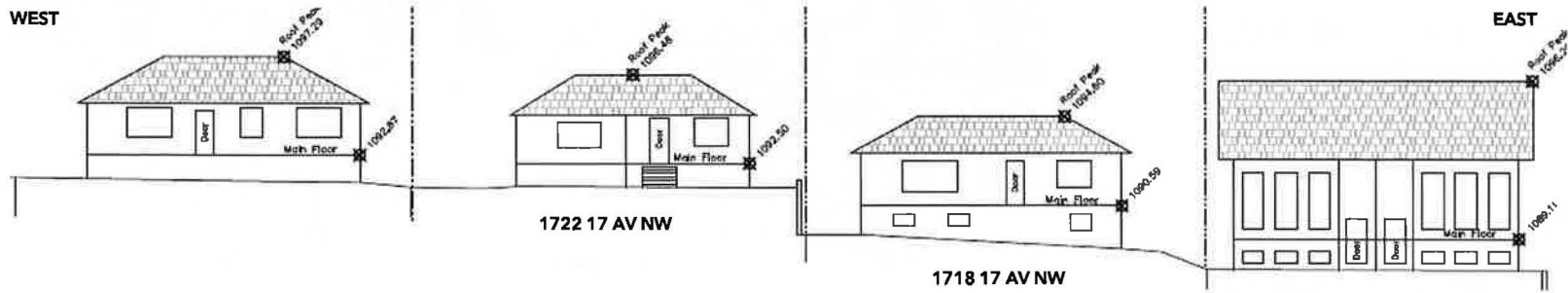
of Dwelling Structures are Rowhouses

(City of Calgary Average: 10%)

2016 City of Calgary Capitol Hill Community Profile

CONCURRENT DEVELOPMENT PERMIT - STREETSCAPE ELEVATION

CURRENT 17 AV NW STREETSCAPE ELEVATION



PROPOSED 17 AV NW STREETSCAPE ELEVATION



SHADOW STUDY

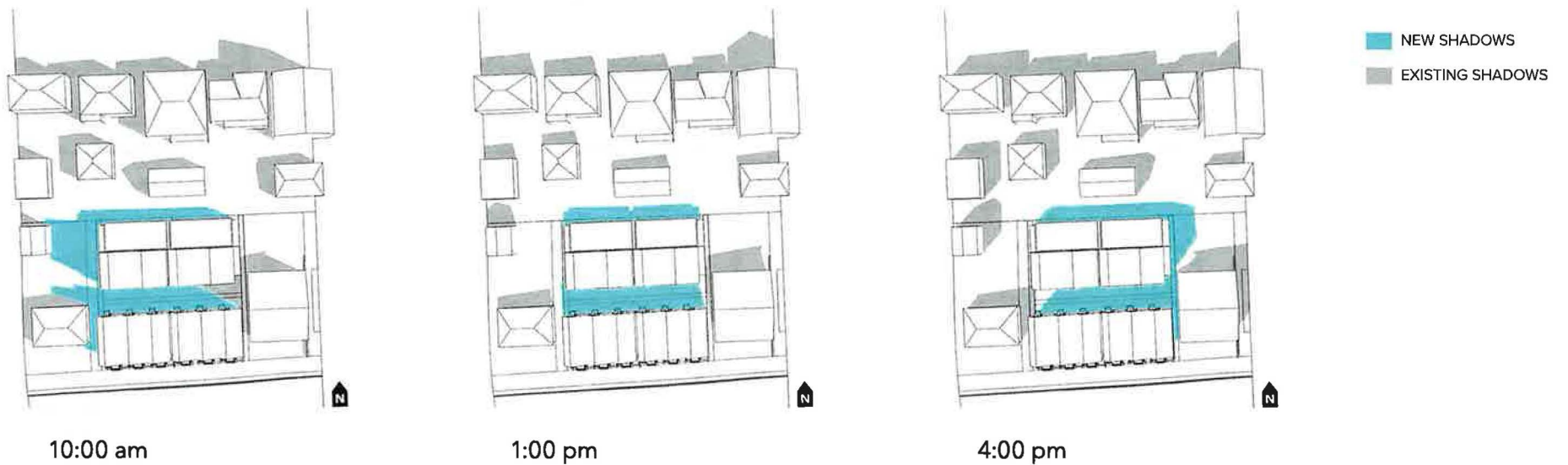
JUNE 21



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.

SHADOW STUDY

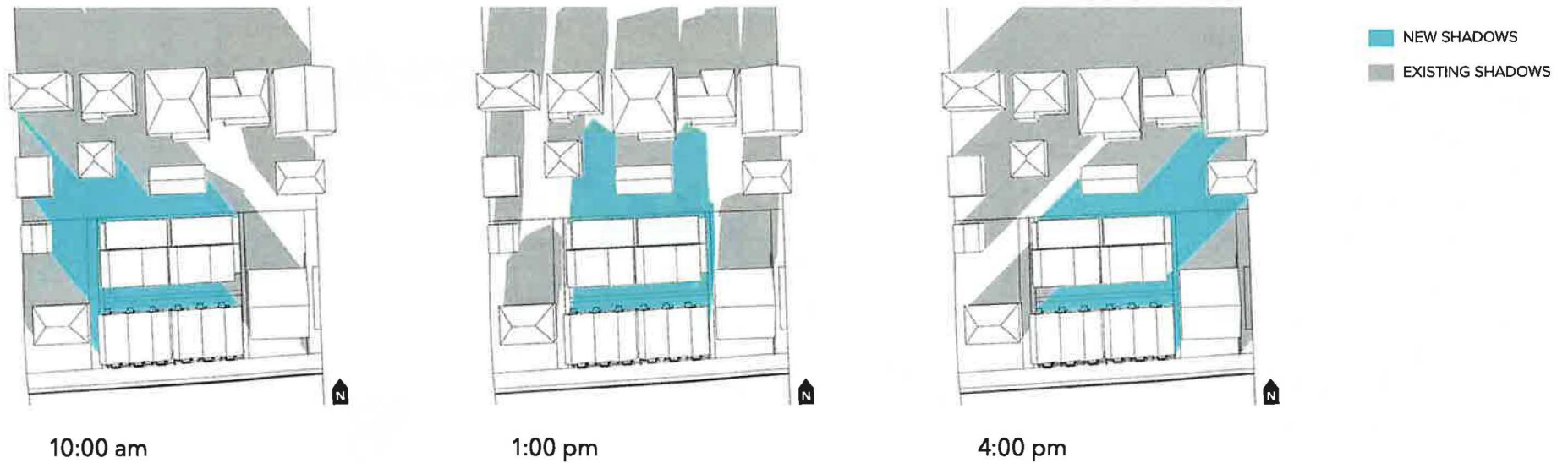
MARCH 21 + SEPTEMBER 21



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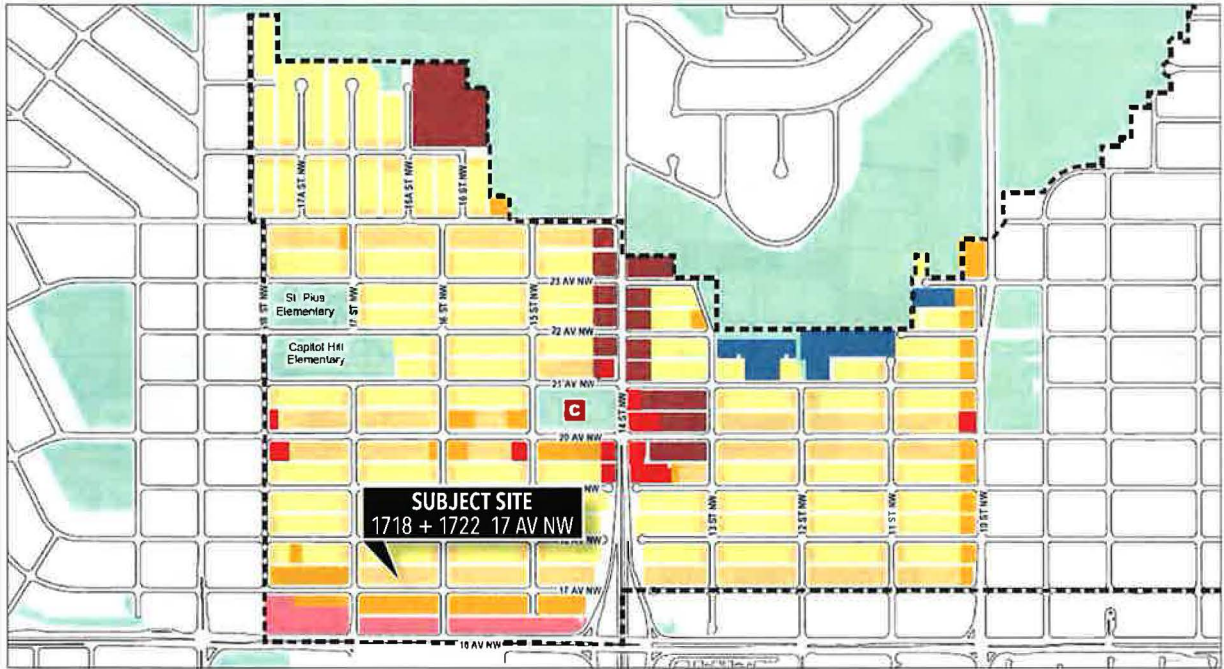
SHADOW STUDY

DECEMBER 21



NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.

NORTH HILL AREA REDEVELOPMENT PLAN - MINOR AMENDMENT



MEDIUM DENSITY LOW-RISE

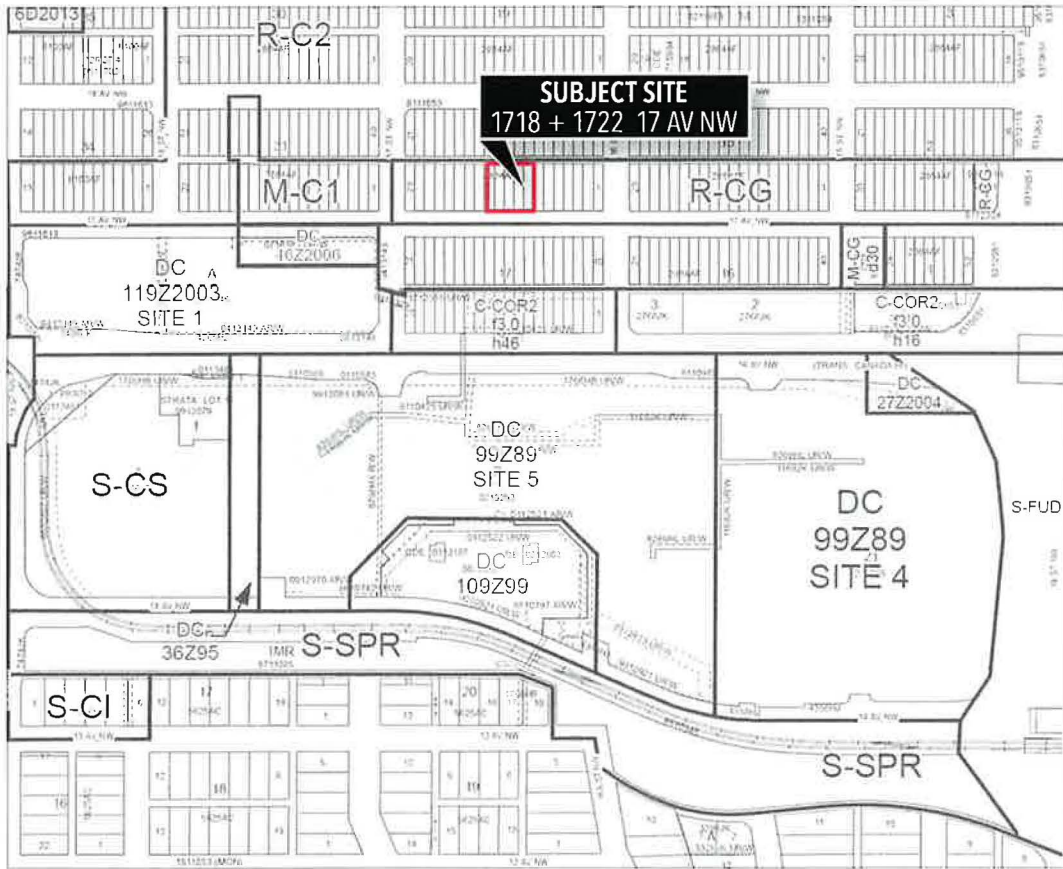
The proposed ARP amendment from “Low Density Rowhouse” to “Medium Density Low-Rise” would support the 10 unit Rowhouse development vision (78 uph).

The policy area is intended to allow for a low-rise built form (approximately 3-4 storeys) that can provide for a modest increase in density while not being out of context with the existing character of the area.

**North Hill
Area Redevelopment Plan**
Map 4
Future Land Use Policy-
Capitol Hill

- Legend**
- A R P Boundary
 - Community Centre
 - Park, Community Facility or School
 - Low Density Residential
 - Low Density Rowhouse
 - Medium Density Low-Rise
 - Medium Density Mid-Rise
 - Local Commercial
 - General Commercial
 - Medium Density Institutional

LAND USE BYLAW - REDESIGNATION



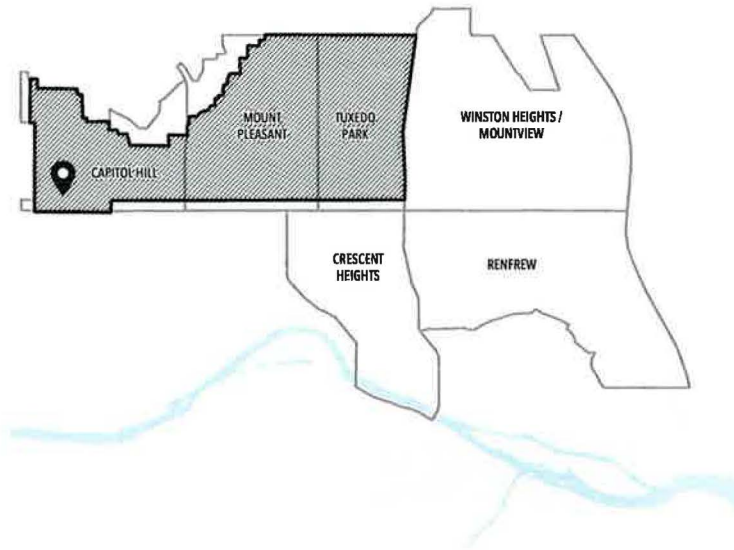
CURRENT LAND USE DISTRICT - R-CG

Accommodates grade-oriented development in the form of Rowhouse Buildings, Duplex Dwellings, Semi-detached Dwellings and Cottage Housing Clusters; as well as Secondary Suites and Backyard Suites with new and existing residential development.

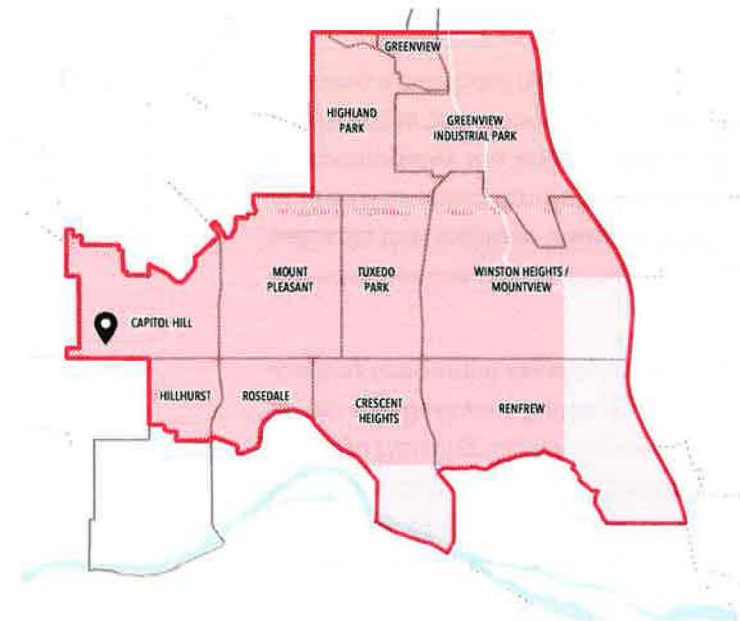
Provides flexible parcel dimensions and building setbacks that facilitate integration of a diversity of grade-oriented housing over time; and accommodates site and building design that is adaptable to the functional requirements of evolving household needs.

POLICY FRAMEWORK

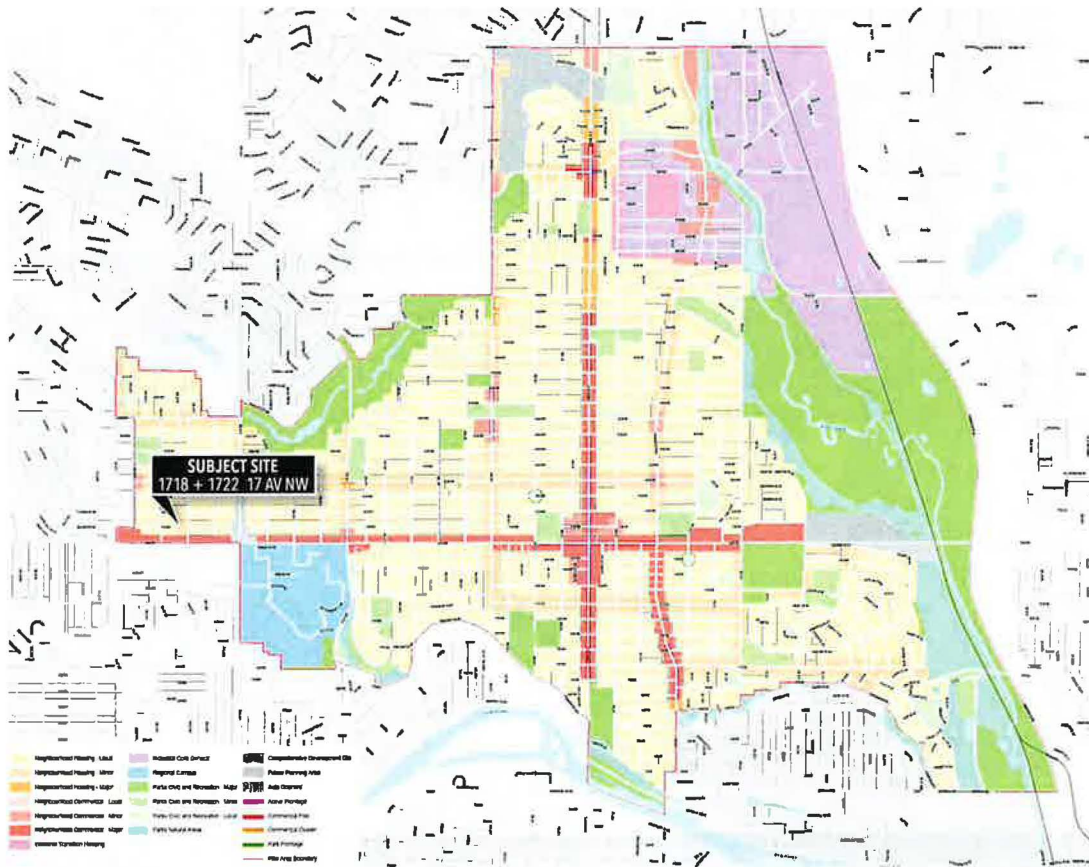
NORTH HILL AREA REDEVELOPMENT PLAN



NORTH HILL COMMUNITIES LOCAL AREA PLAN (PROPOSED)

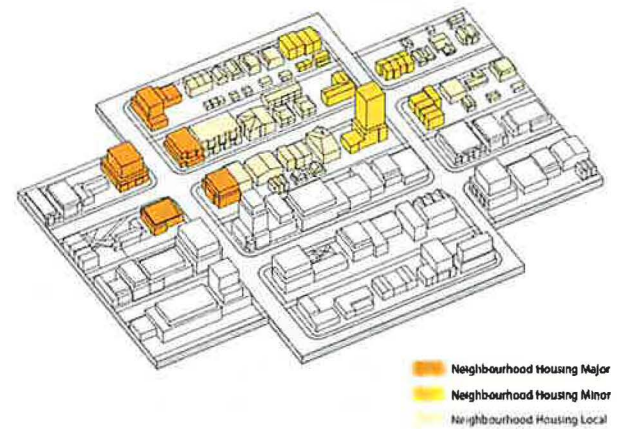


DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN - URBAN FORM



NEIGHBOURHOOD HOUSING LOCAL*

Neighbourhood Housing Local areas are comprised of the primarily residential areas outside of the area's Main Streets, transit station areas, corridors, and Activity Centres.



**North Hill Communities Local Growth Plan (Draft) & Guidebook for Great Communities (Draft)*

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

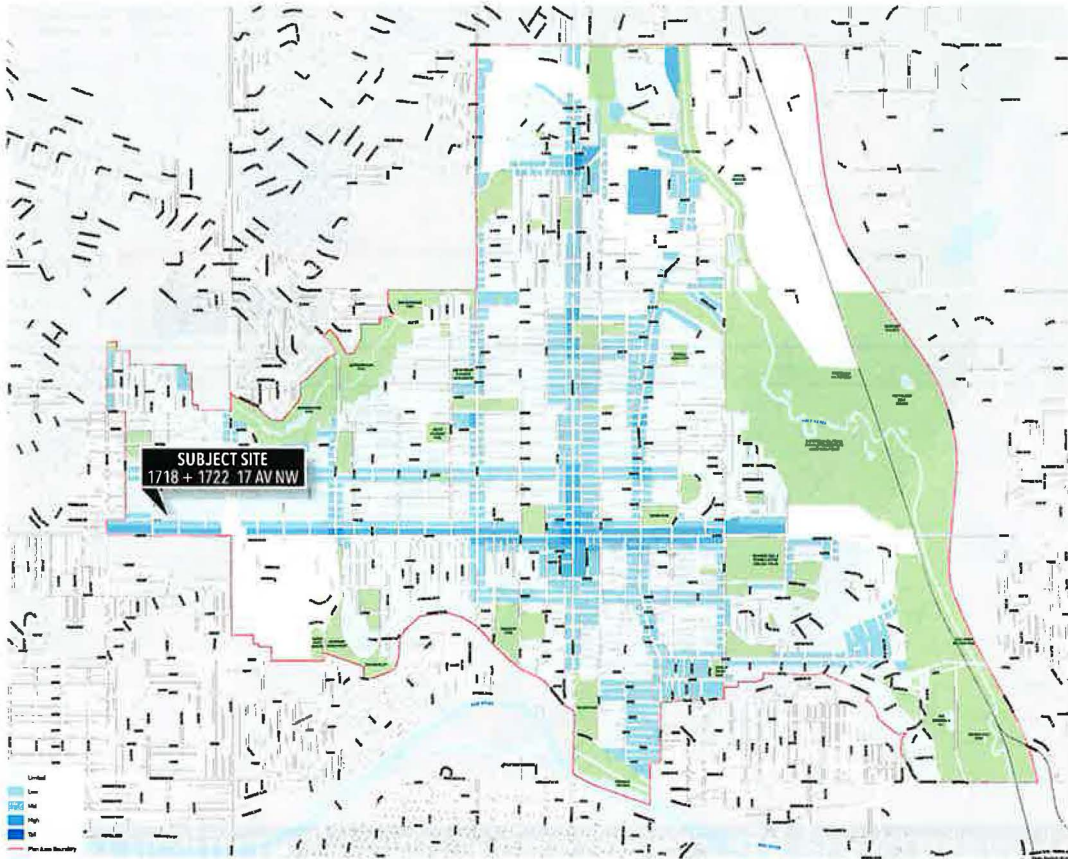
DEC 14 2020

ITEM: #8.1.13 CPO2020-1119
Public

CITY CLERK'S DEPARTMENT

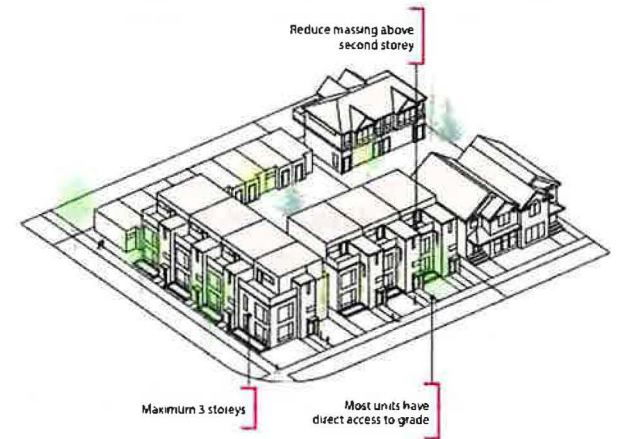
SLIDE 20

DRAFT NORTH HILL COMMUNITIES LOCAL GROWTH PLAN - HEIGHT



LIMITED SCALE (UP TO 3 STOREYS*)

Limited scale areas accommodate buildings of three storeys or less that generally have small building footprints. These areas include a broad range of ground-oriented building forms including single-detached, semi-detached, rowhouses, townhomes, mixed-use buildings, commercial and industrial transition buildings



*North Hill Communities Local Growth Plan (Draft)
& Guidebook for Great Communities (Draft)