

Calgary City Council Public Hearing

Item 8.1.4 – March 01, 2021
LOC2020-0165
2002 – 51 AV SW

Prepared on Behalf of
Afshin & Kelly Devani



SURROUNDING AREA CONTEXT



- ✓ Corner Parcel
- ✓ Direct Lane Access
- ✓ Within 400m of Frequent Transit
- ✓ Adjacent to Parks / Amenities

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
MAR 01 2021
ITEM: #8-1-4 Public
CPC2021-0036
CITY CLERK'S DEPARTMENT

LOCAL CONTEXT



APPLICANT-LED STAKEHOLDER OUTREACH



On-site Signage (Nov. 27, 2020)



Hand-delivered Mailers

- 
 On-site Signage
- 
 Hand-delivered Mailers
- 
 Project Voicemail & Email Inbox
- 
 Notice Letters
- 
 Community Association Meeting (Jan. 11, 2021)

CONCURRENT DEVELOPMENT PERMIT CONCEPTUALIZATION



Frontage onto 51 AV SW



Frontage onto 19 ST SW

Supplemental Slides

CONCURRENT DEVELOPMENT PERMIT CONCEPTUALIZATION



CONCURRENT DEVELOPMENT PERMIT CONCEPTUALIZATION



CONCURRENT DEVELOPMENT PERMIT CONCEPTUALIZATION



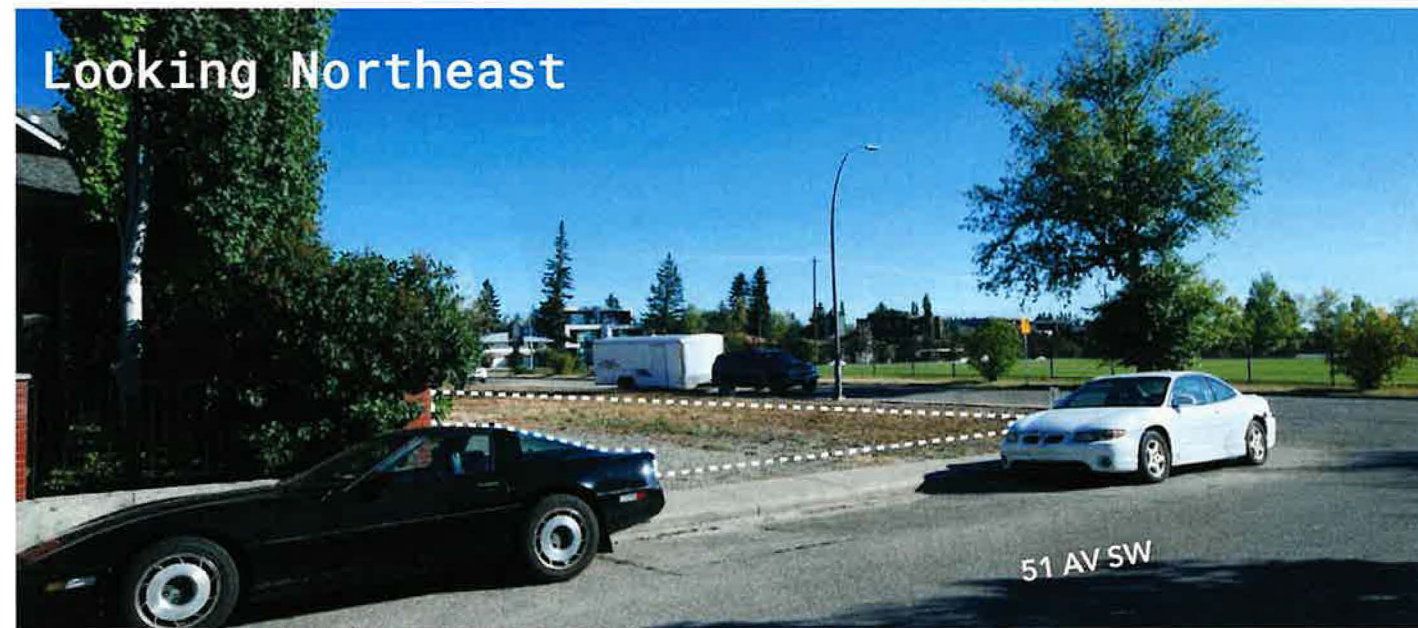
CONCURRENT DEVELOPMENT PERMIT CONCEPTUALIZATION



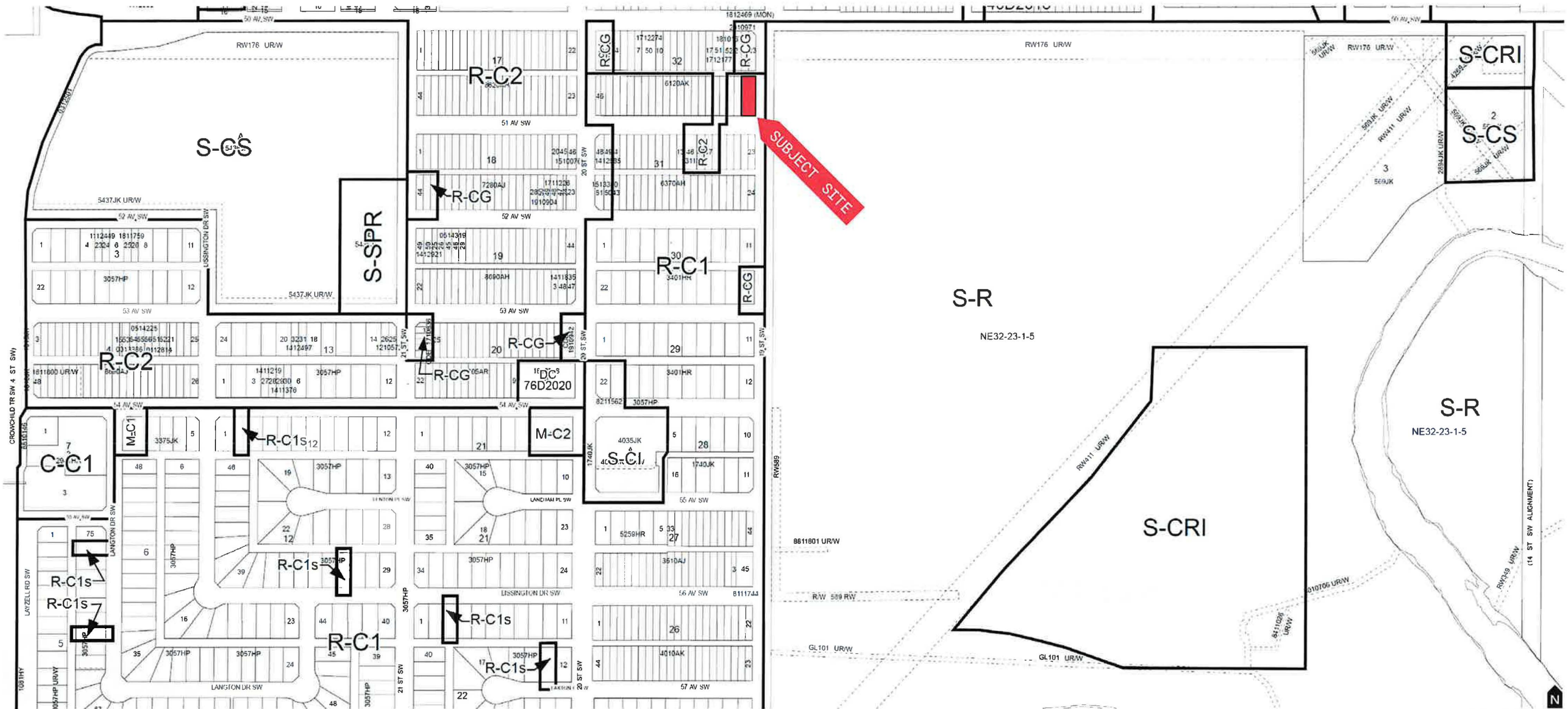
CONCURRENT DEVELOPMENT PERMIT CONCEPTUALIZATION



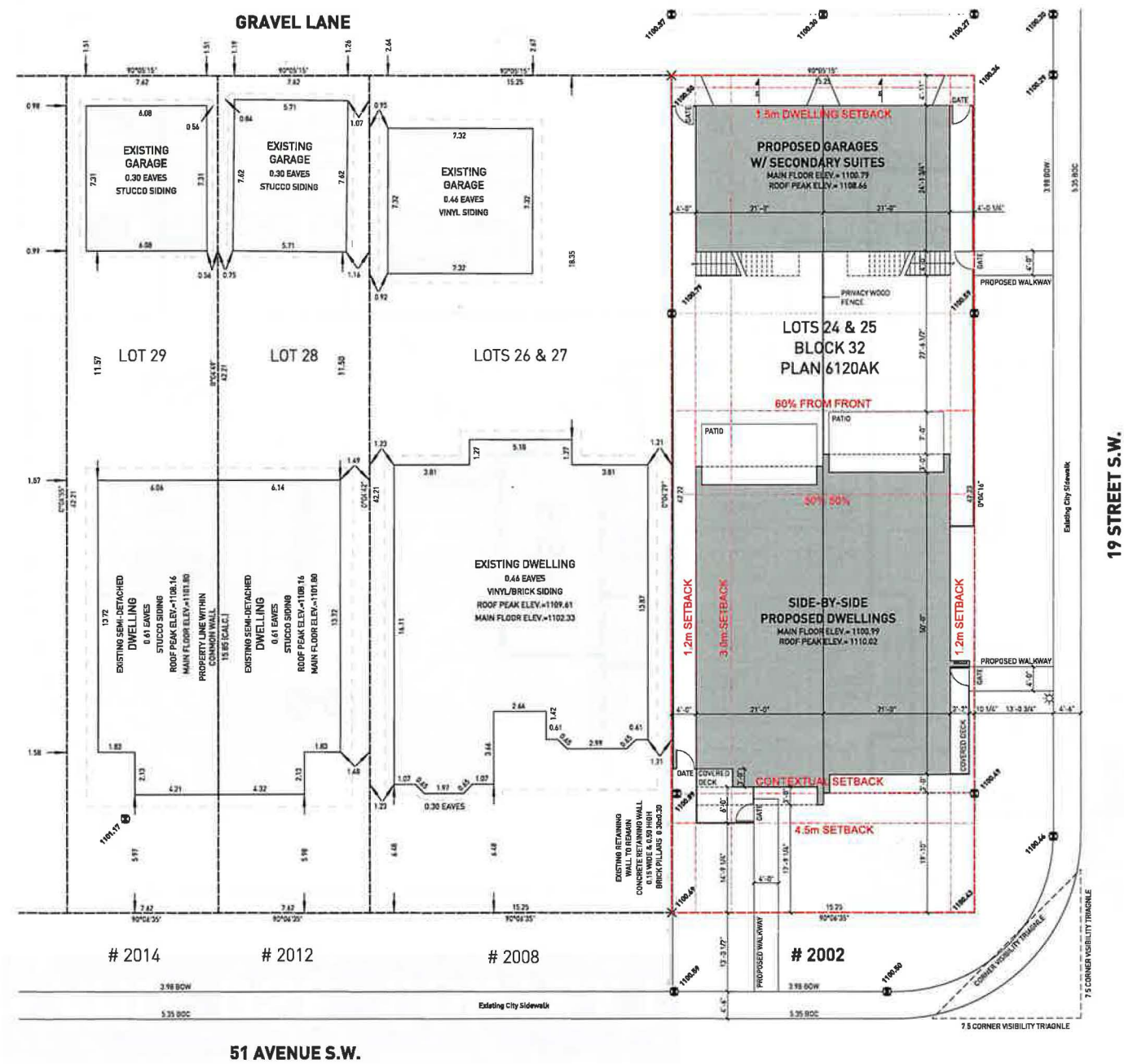
SITE PHOTOS



LAND USE CONTEXT



SITE PLAN

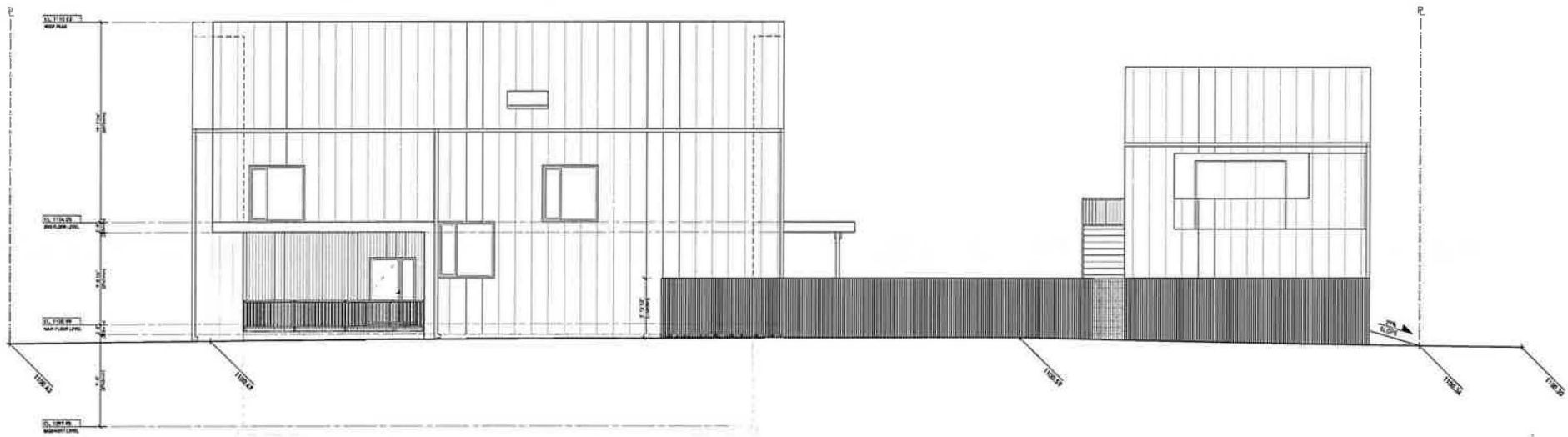


Streetscape Plan

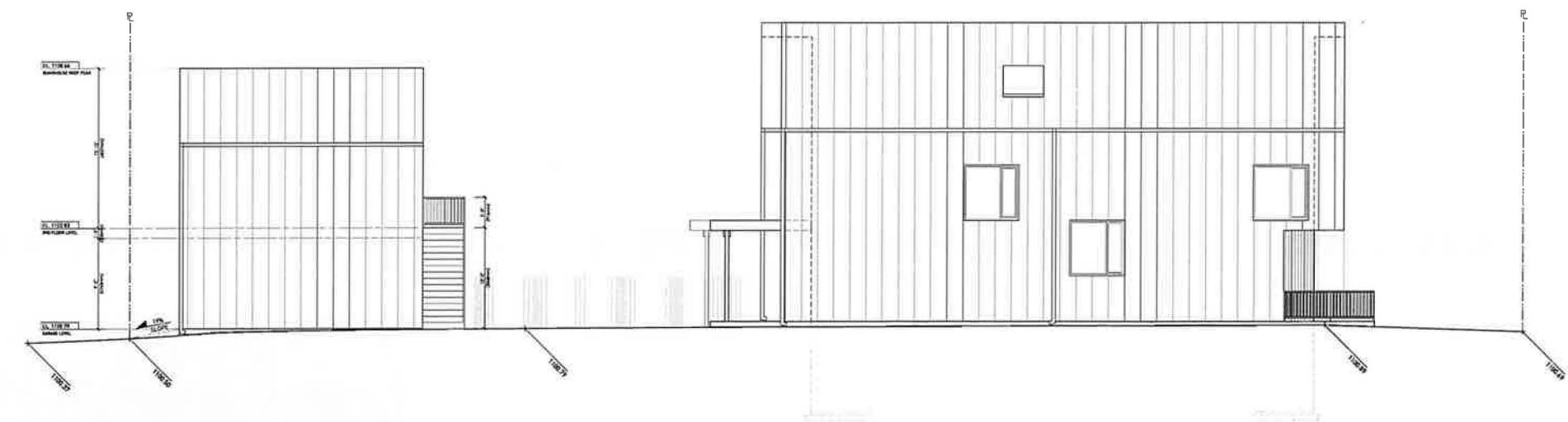


ELEVATIONS

Looking West from 19 ST SW



Looking East from adjacent property



LEGEND:

- BELOW
- ABOVE
- PROPERTY LINE
- METAL/ FLASHING
- PREFINISHED CEDAR SIDING
- METAL ROOFING/ CLADDING
- CEDAR GUARD/ FENCE/ SCREEN
- STUCCO
- CONCRETE
- LAP SIDING

ELEVATIONS

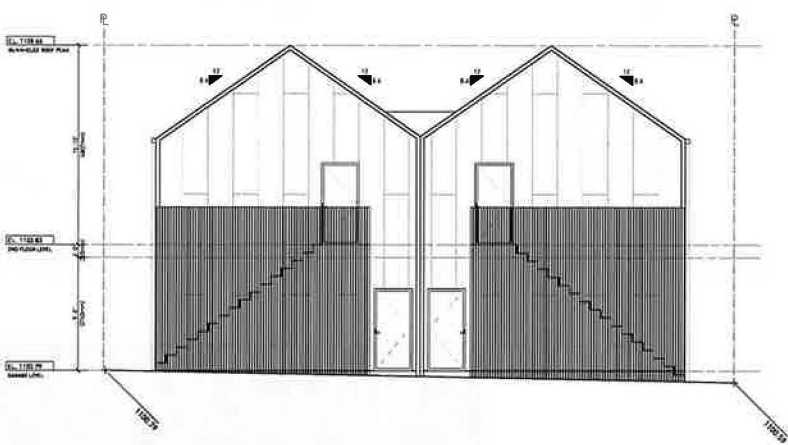
Looking North from 51 AV SW



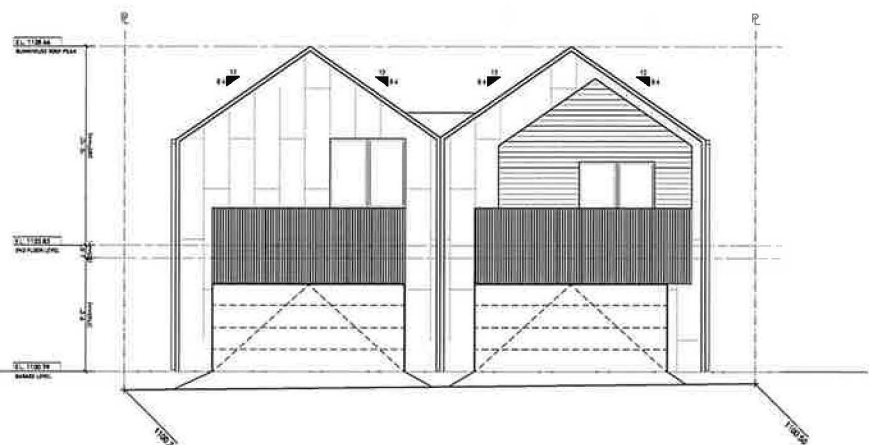
Looking South from backyard



Looking North from backyard



Looking South from laneway



LEGEND:

BELOW

ABOVE

PROPERTY LINE

METAL/ FLASHING

PREFINISHED CEDAR SIDING

CEDAR GUARD/ FENCE/ SCREEN

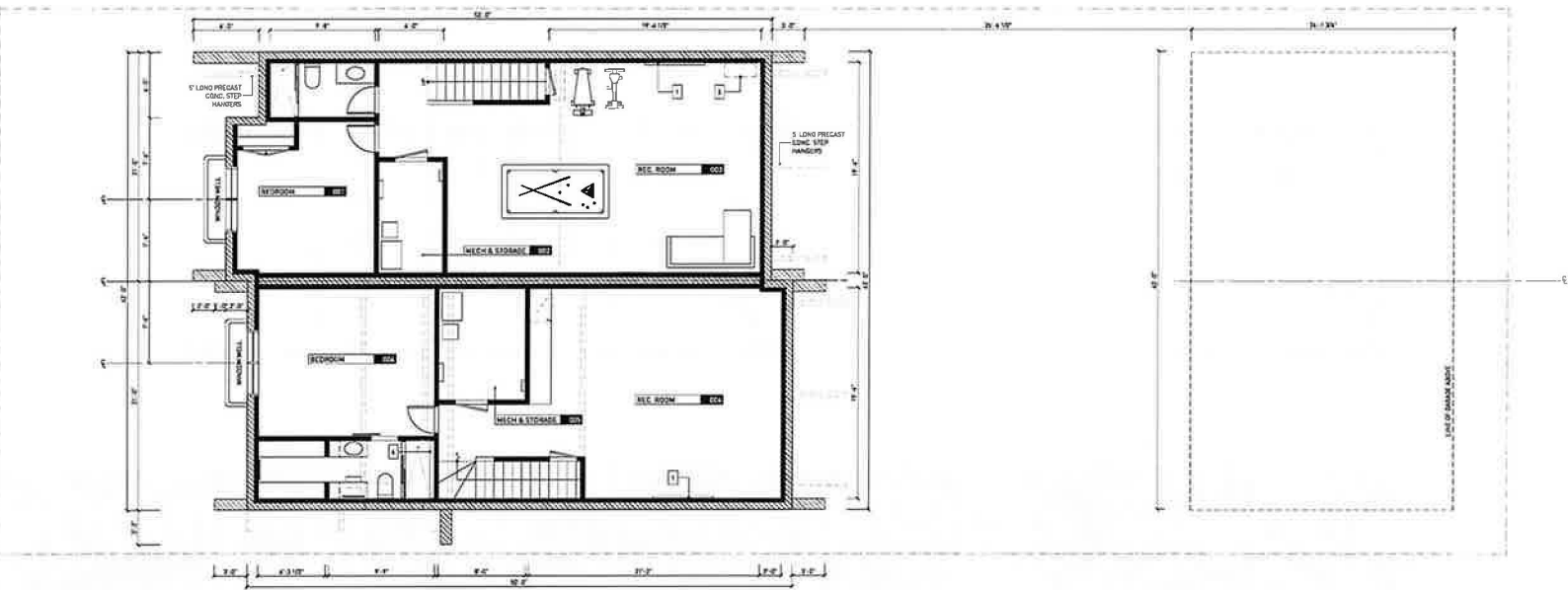
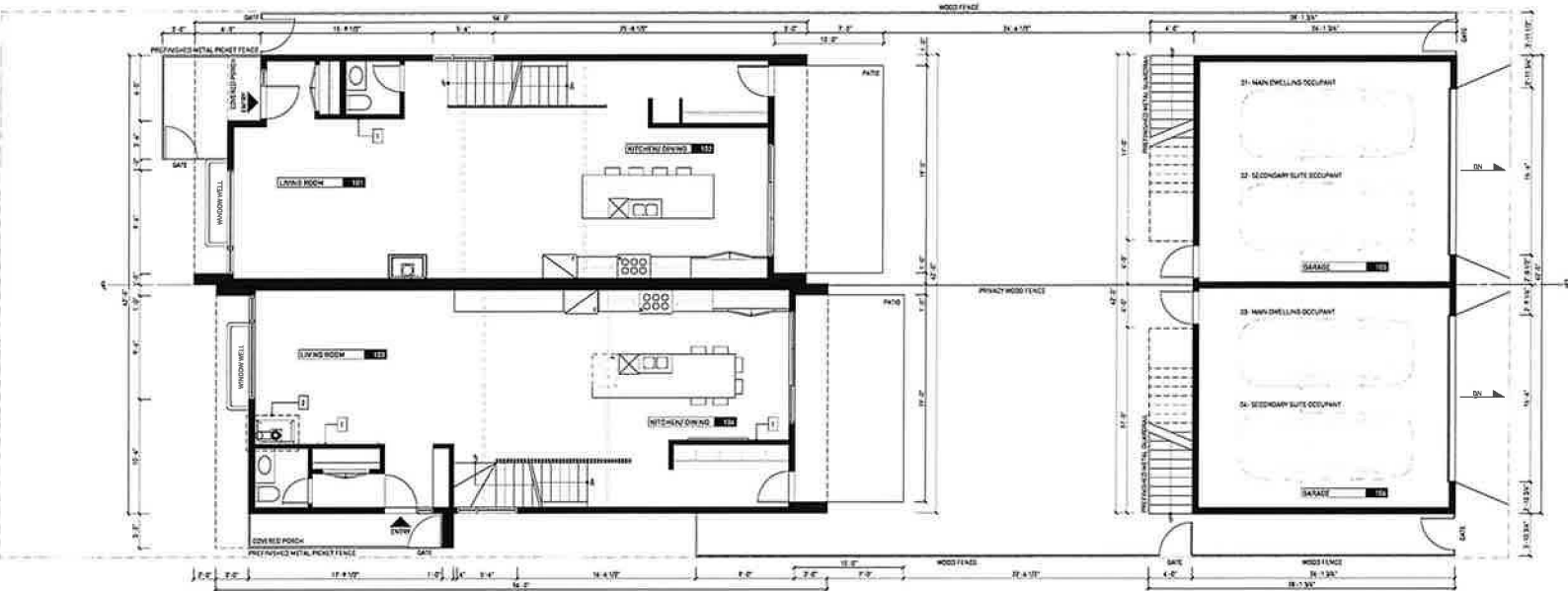
STUCCO

CONCRETE

LAP SIDING

HARDIE

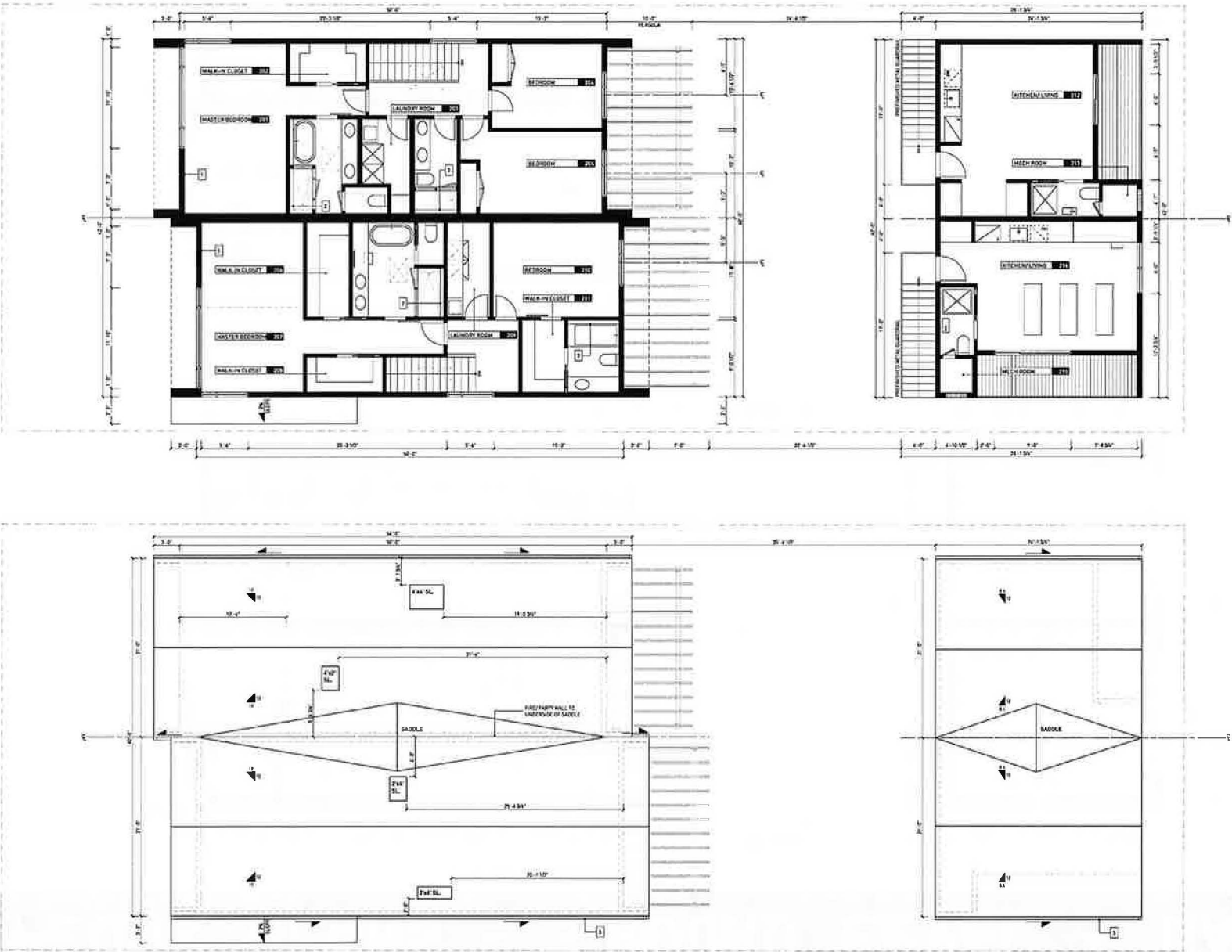
FLOOR PLANS – GROUND LEVEL + BASEMENT



LEGEND:

- BELOW
- ABOVE
- PROPERTY LINE
- NEW WOOD FRAMED WALL
- NEW CONCRETE FOUNDATION WALL

FLOOR PLANS – LEVEL 2 + ROOF



LEGEND:

BELOW

ABOVE

PROPERTY LINE

NEW WOOD FRAMED WALL

NEW CONCRETE FOUNDATION WALL