

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
SEP 13 2021  
ITEM: 8.1.27 CPC 2021-1093  
Distnb Presentation 2  
CITY CLERK'S DEPARTMENT

## CALGARY CITY COUNCIL PUBLIC HEARING

SEPTEMBER 13, 2021

8.1.27 / LOC2021-0082 / CPC2021-1093





## SITE AREA CONTEXT

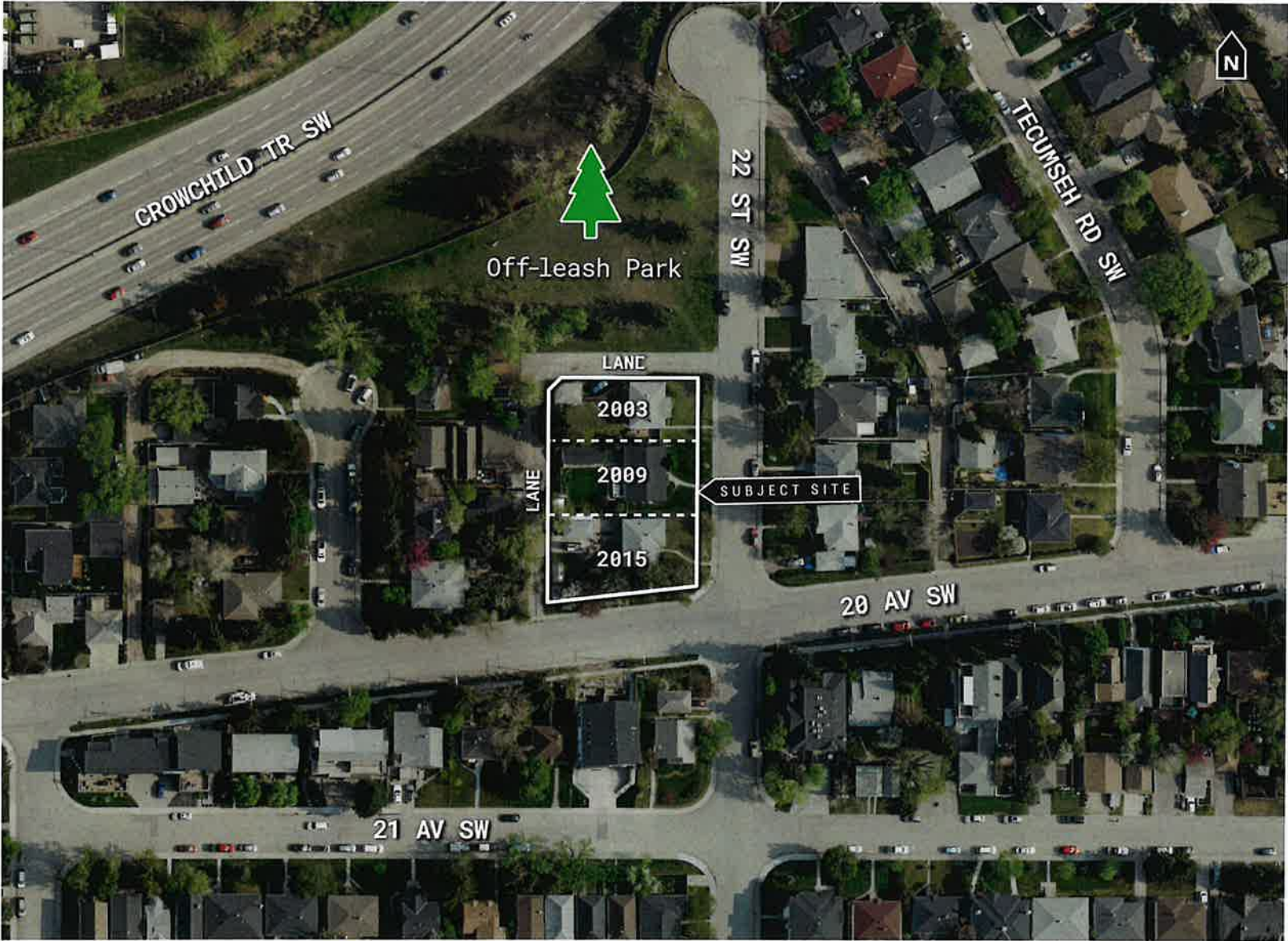


## LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

1. **CORNER PARCEL**  
*Full block assembly of 3 lots*
2. **WITHIN 400 METRES OF A TRANSIT STOP**  
*400m radius ( $\pm 5$  min walk) of two (2) BRT stops*
3. **WITHIN 600 METRES OF A PRIMARY TRANSIT STOP**  
*400m radius ( $\pm 5$  min walk) of two (2) BRT stops*
4. **ADJACENT MULTI-RESIDENTIAL DEVELOPMENT**  
*Full block assembly*
5. **ADJACENT TO OPEN SPACE/COMMUNITY AMENITY**  
*Directly adjacent off-leash park*
6. **NEAR A PLANNED CORRIDOR/ACTIVITY CENTRE**  
*Two blocks from a MDP-identified Main Street*
7. **DIRECT LANE ACCESS**  
*Direct lane access from 20 AV SW and 22 ST SW*



**BLOCK CONTEXT**



2015 22 ST SW



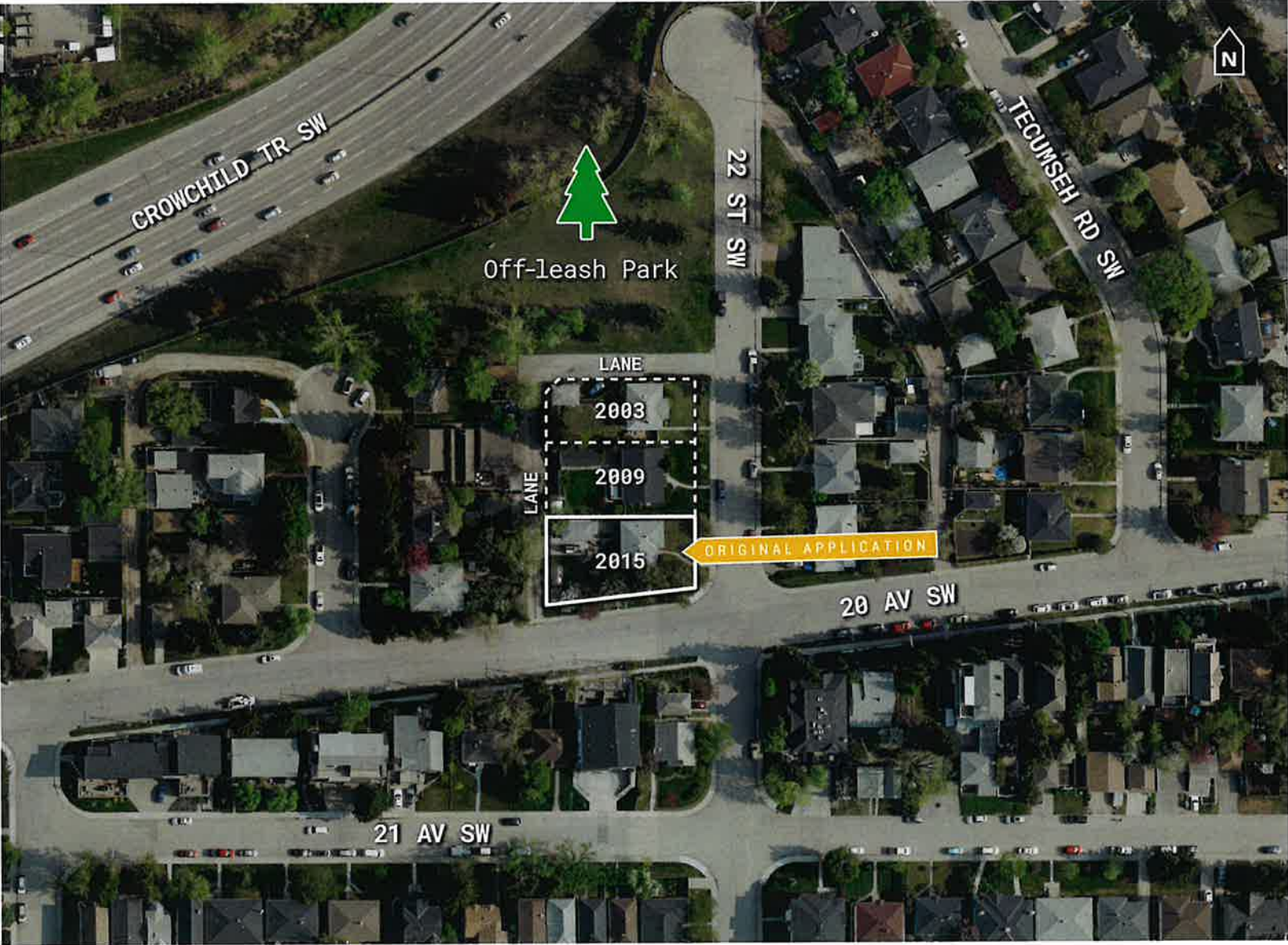
2009 22 ST SW



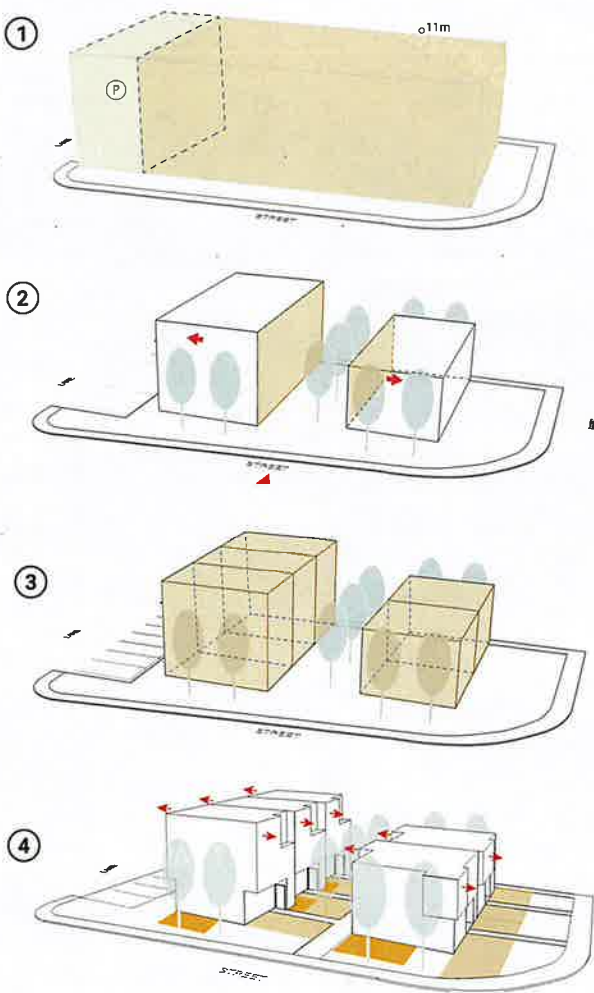
2003 22 ST SW



# APPLICATION HISTORY - ORIGINAL



## EARLY CONCEPT DEVELOPMENT





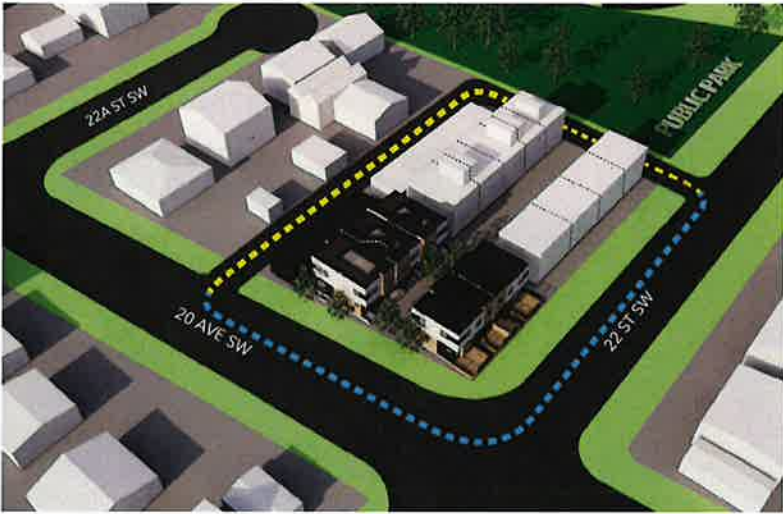
# APPLICATION HISTORY - REVISED



COMPREHENSIVE DEVELOPMENT



-  PHASE 1 (ACTIVE DEVELOPMENT PERMIT-DP2021-2908)
-  PHASE 2



REDUCED IMPACT TO NEIGHBOURS



-  PUBLIC STREET
-  PUBLIC LANE

SITE POROSITY



-  CONTINUOUS COURTYARD CONNECTION TO PUBLIC PARK
-  MID-BLOCK CONNECTION/CIRCULATION

**PHASE 1 DEVELOPMENT PERMIT**

**A FIRST PHASE DEVELOPMENT  
PERMIT HAS BEEN SUBMITTED  
BY FAAS ARCHITECTURE AND  
IS UNDER REVIEW BY CITY  
ADMINISTRATION**





# APPLICANT-LED STAKEHOLDER OUTREACH

## STRATEGIES



ONGOING COMMUNITY ASSOCIATION & WARD 8 OFFICE COMMUNICATIONS



PROJECT WEBSITE & FEEDBACK FORM



PROJECT VOICEMAIL + EMAIL INBOX



182 POSTCARD MAILERS (x2)



SUPPLEMENTARY APPLICANT ON-SITE SIGNAGE



DIGITAL + DISTANCED MEETINGS

DECEMBER 7, 2020 VIRTUAL MEETING  
JUNE 14, 2021 DIGITAL INFO SESSION



WHAT WE HEARD REPORT (WWHR)

### POSTCARD MAILERS (NOVEMBER 13, 2020)



### SUPPLEMENTAL ON-SITE SIGNAGE



### INFO SESSION SIGNAGE



### POSTCARD MAILERS (MAY 28, 2021)



### PROJECT WEBSITE, FEEDBACK FORM & DOWNLOADABLE WWHR



## APPLICANT-LED STAKEHOLDER OUTREACH - WHAT WE CHANGED

**IN RESPONSE TO INITIAL STAKEHOLDER CONCERN OVER BUILDING HEIGHT, THE THIRD-STOREY WAS REMOVED AND IS NOW JUST A PRIVATE AMENITY SPACE WITH STAIR ACCESS.**

PREVIOUS CONCEPT



NEW CONCEPT

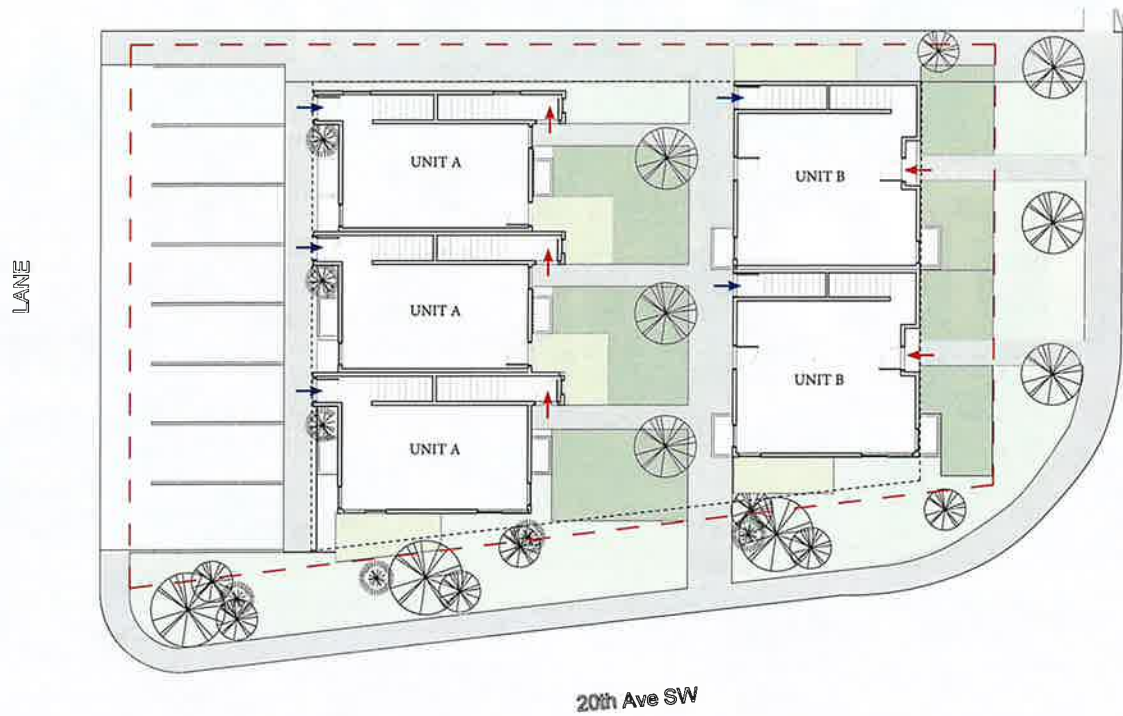




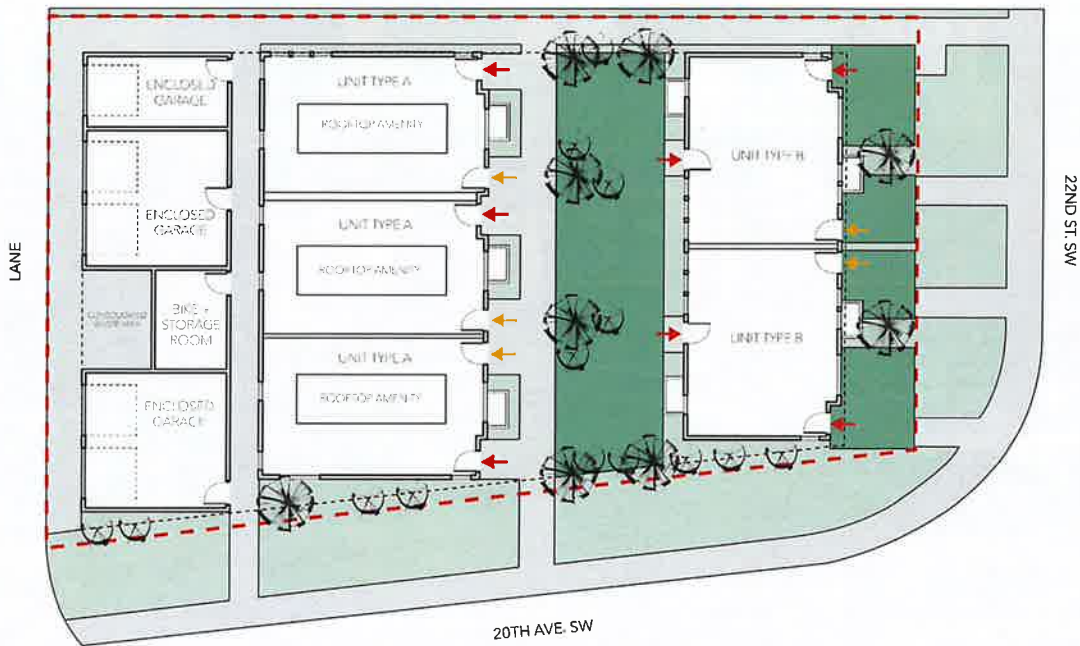
APPLICANT-LED STAKEHOLDER OUTREACH - WHAT WE CHANGED

IN RESPONSE TO INITIAL STAKEHOLDER CONCERNS, THE DEVELOPMENT CONCEPT WAS CHANGED FROM OPEN-AIR STALLS TO ENCLOSED GARAGES. THE SHIFT TO ENCLOSED GARAGES INCLUDES A SEMI-ENCLOSED CONSOLIDATED BIN

PREVIOUS CONCEPT



NEW CONCEPT







APPLICANT-LED STAKEHOLDER OUTREACH - WHAT WE CHANGED

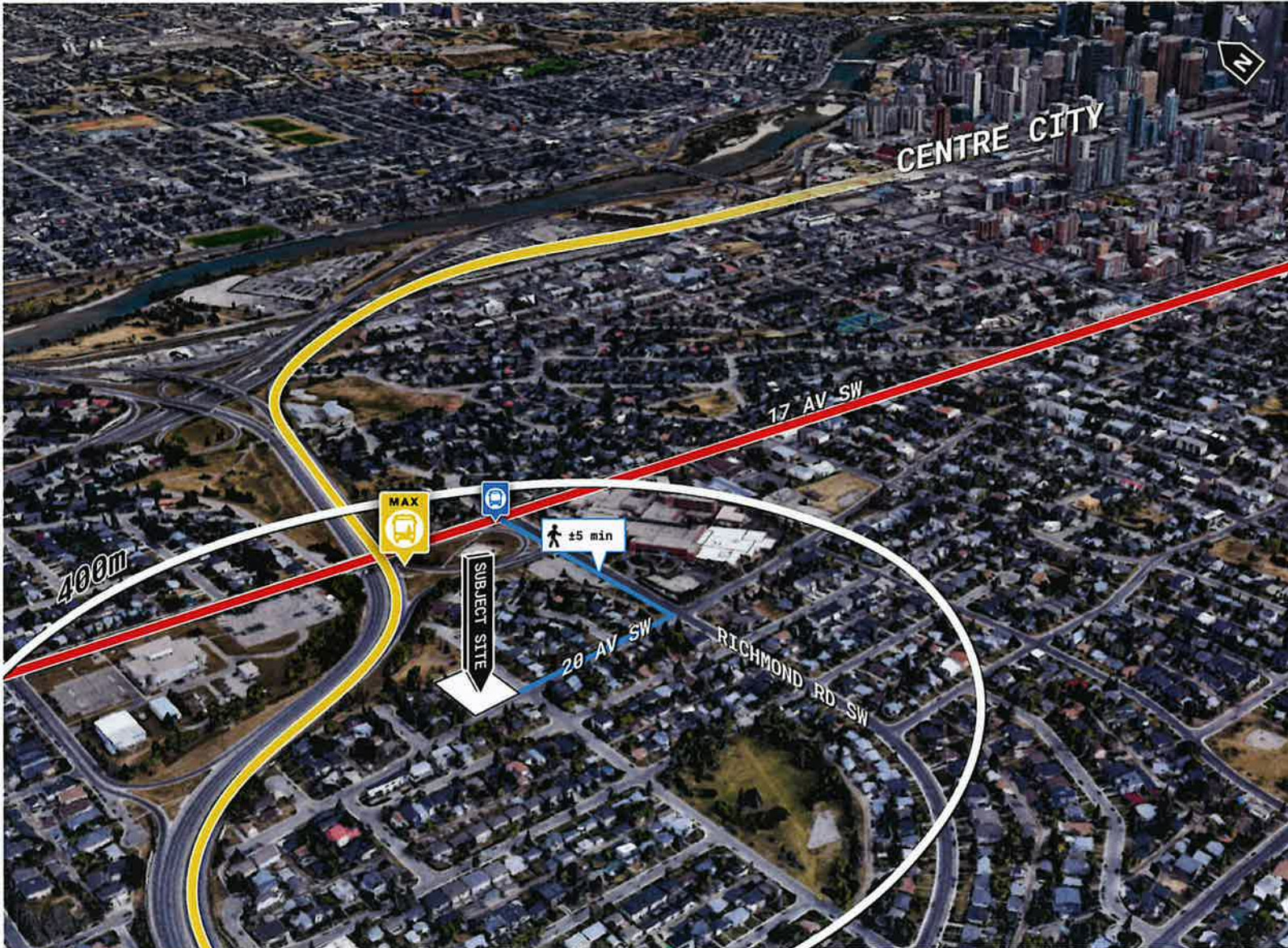
IN RESPONSE TO INITIAL STAKEHOLDER CONCERNS, THE DEVELOPMENT CONCEPT WAS CHANGED FROM OPEN-AREA STAIRS TO ENCLOSED GARAGES. THE DEVELOPMENT WAS UPDATED WITH



## **SUPPLEMENTARY SLIDES**



## KEY THEMES - PARKING

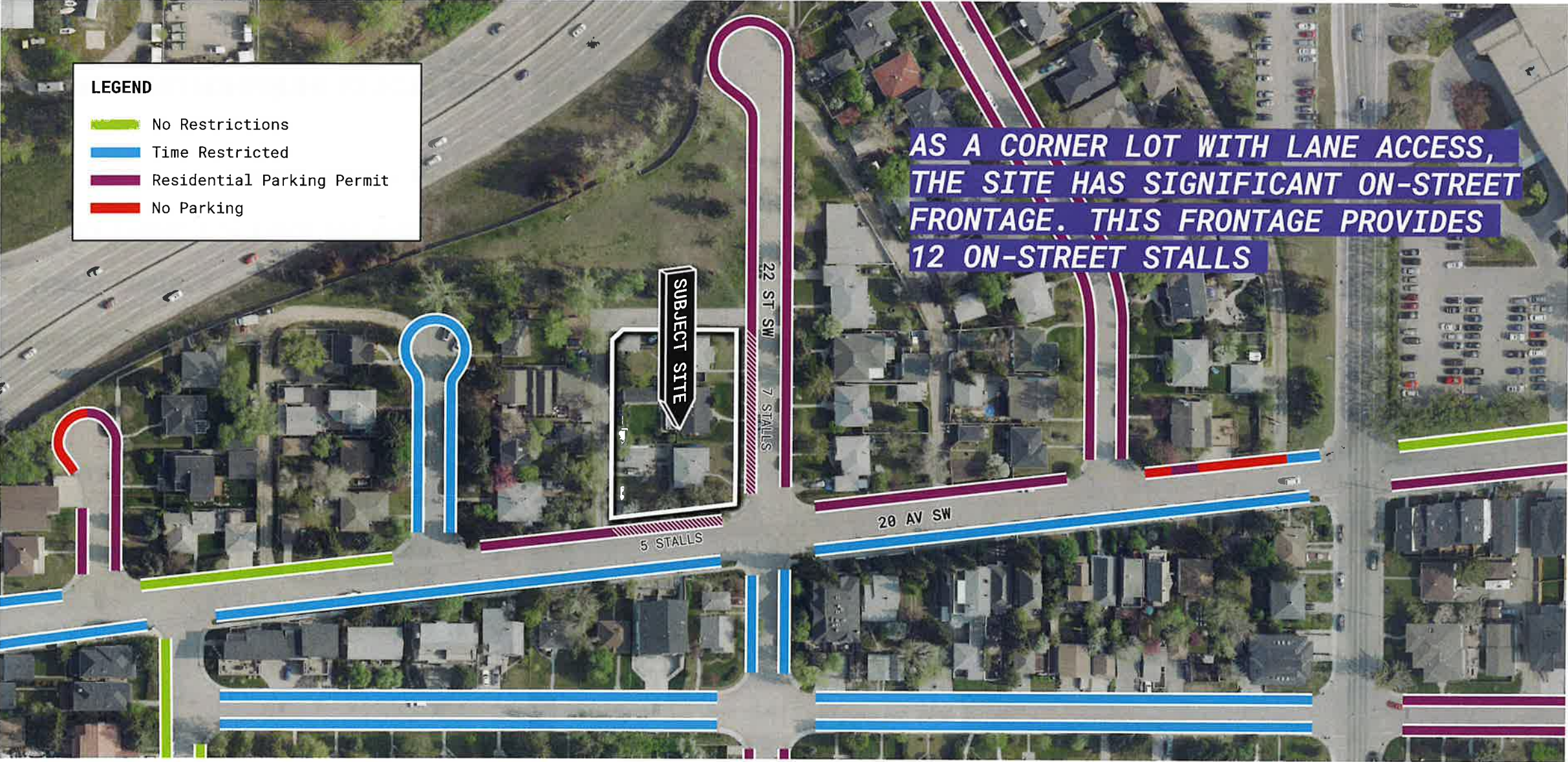


## REDUCED PARKING RATIONALE

- 1. PROXIMITY TO CENTRE CITY**  
*Convenient active modes distance of the Centre City*
- 2. PROXIMITY TO FREQUENT TRANSIT**  
*400m radius ( $\pm 5$  min walk) of two (2) BRT stops*
- 3. UNIT SIZE = LOWER PARKING DEMAND**  
*Secondary suites are less than 45 m<sup>2</sup> (484 ft<sup>2</sup>)*
- 4. ALTERNATIVE MOBILITY STORAGE AREAS**  
*All secondary suites will have access to dedicated alt. mobility storage areas*
- 5. CARSHARE OPTIONS**  
*Communauto (carshare) services the site area*

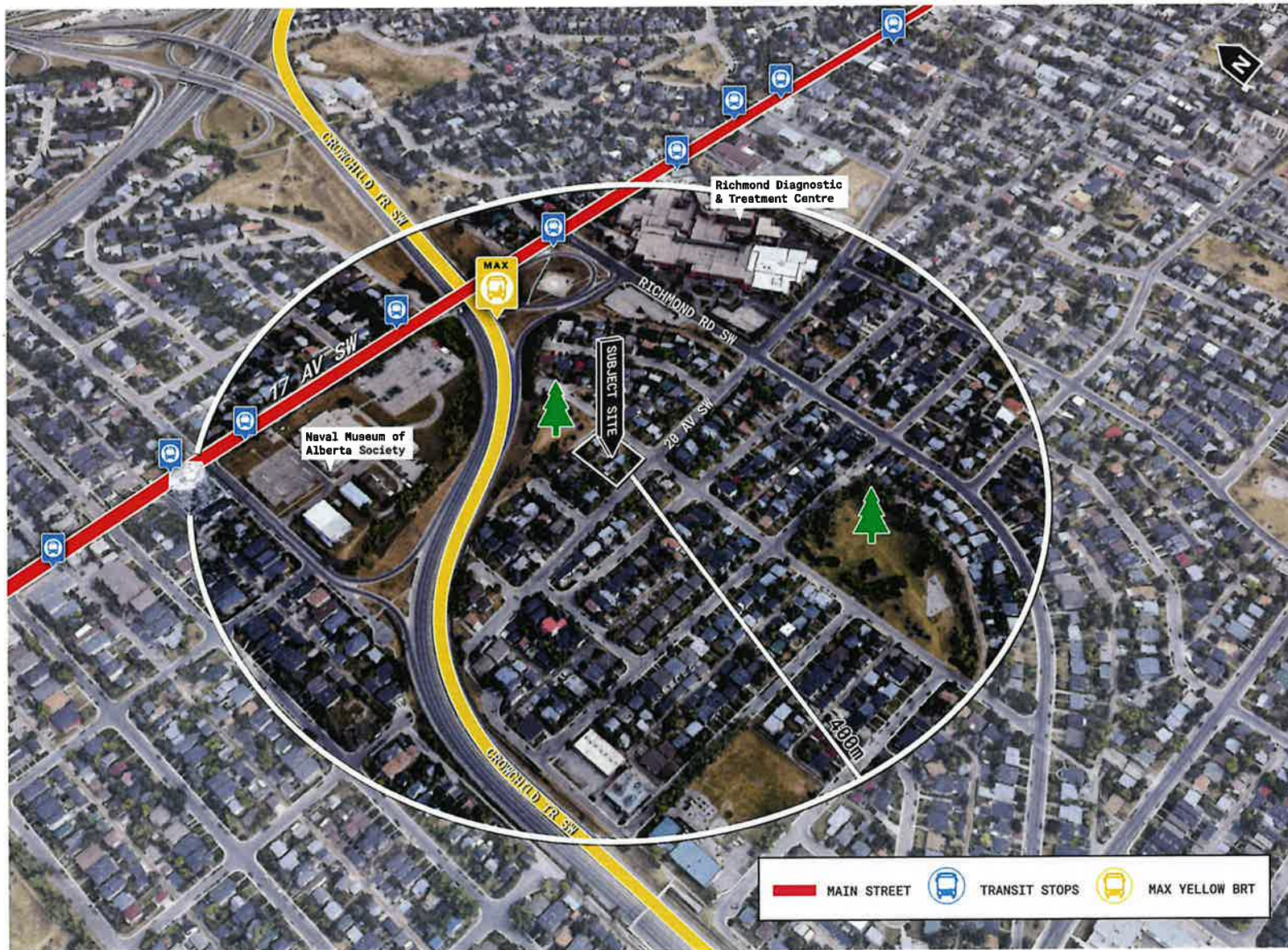


KEY THEMES - PARKING





## KEY THEMES - DENSITY



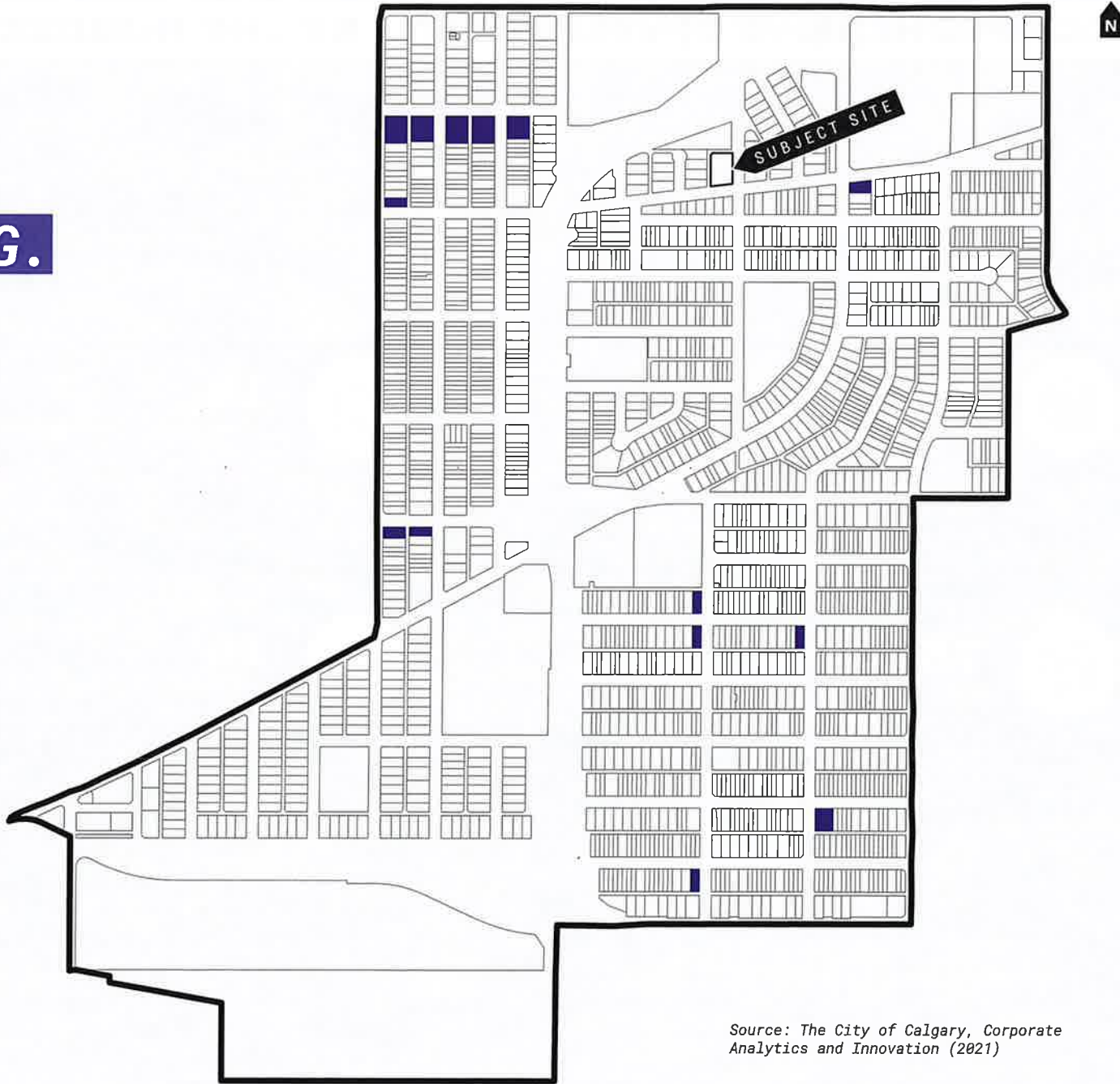
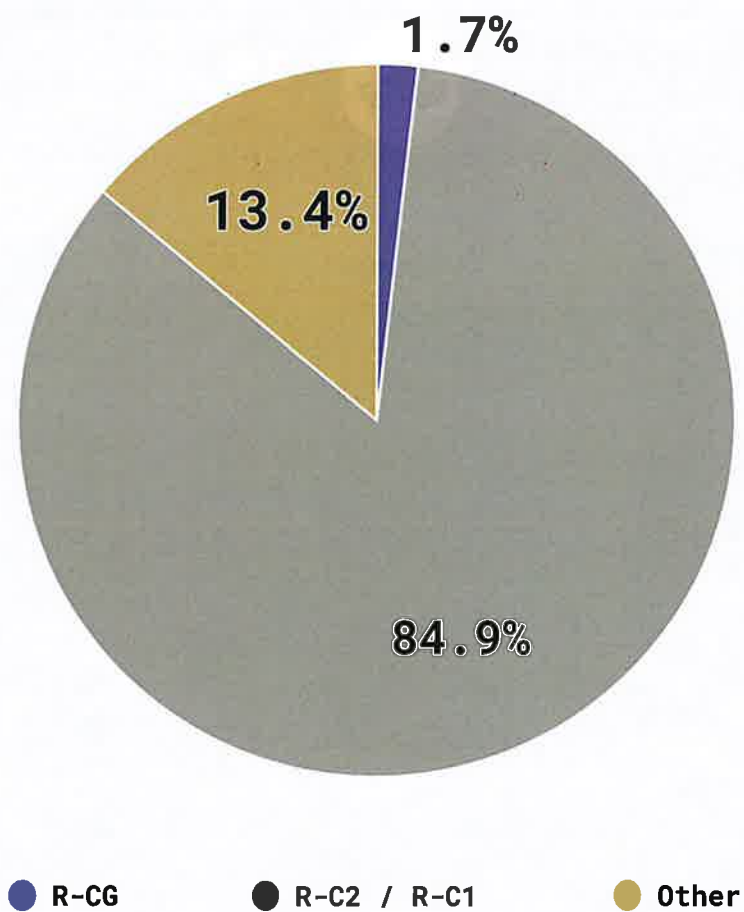
## LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

- ☒ 1. ON A CORNER PARCEL
- ☒ 2. WITHIN 400 METRES OF A TRANSIT STOP
- ☒ 3. WITHIN 600 METRES OF A PRIMARY TRANSIT STOP
- ☐ 4. ON A COLLECTOR OR HIGHER STANDARD ROADWAY
- ☒ 5. ADJACENT TO EXISTING OR PLANNED MULTI-UNIT DEVELOPMENT
- ☒ 6. ADJACENT TO OR ACROSS FROM AN OPEN SPACE, PARK OR COMMUNITY AMENITY
- ☒ 7. ALONG OR IN CLOSE PROXIMITY TO AN EXISTING OR PLANNED CORRIDOR
- ☒ 8. DIRECT LANE ACCESS



**KEY THEMES - DENSITY**

**UNDER 2% OF PARCELS IN RICHMOND DESIGNATED R-CG.**



Source: The City of Calgary, Corporate Analytics and Innovation (2021)



COMPREHENSIVE DEVELOPMENT - BY THE NUMBERS



**11<sub>m</sub>**  
MAXIMUM BUILDING HEIGHT

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**14**  
TOWNHOUSE DWELLING UNITS

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**14**  
ON-SITE VEHICLE STALLS

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**75<sub>UPH</sub>**  
MAXIMUM DENSITY

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**14**  
BASEMENT SECONDARY SUITES

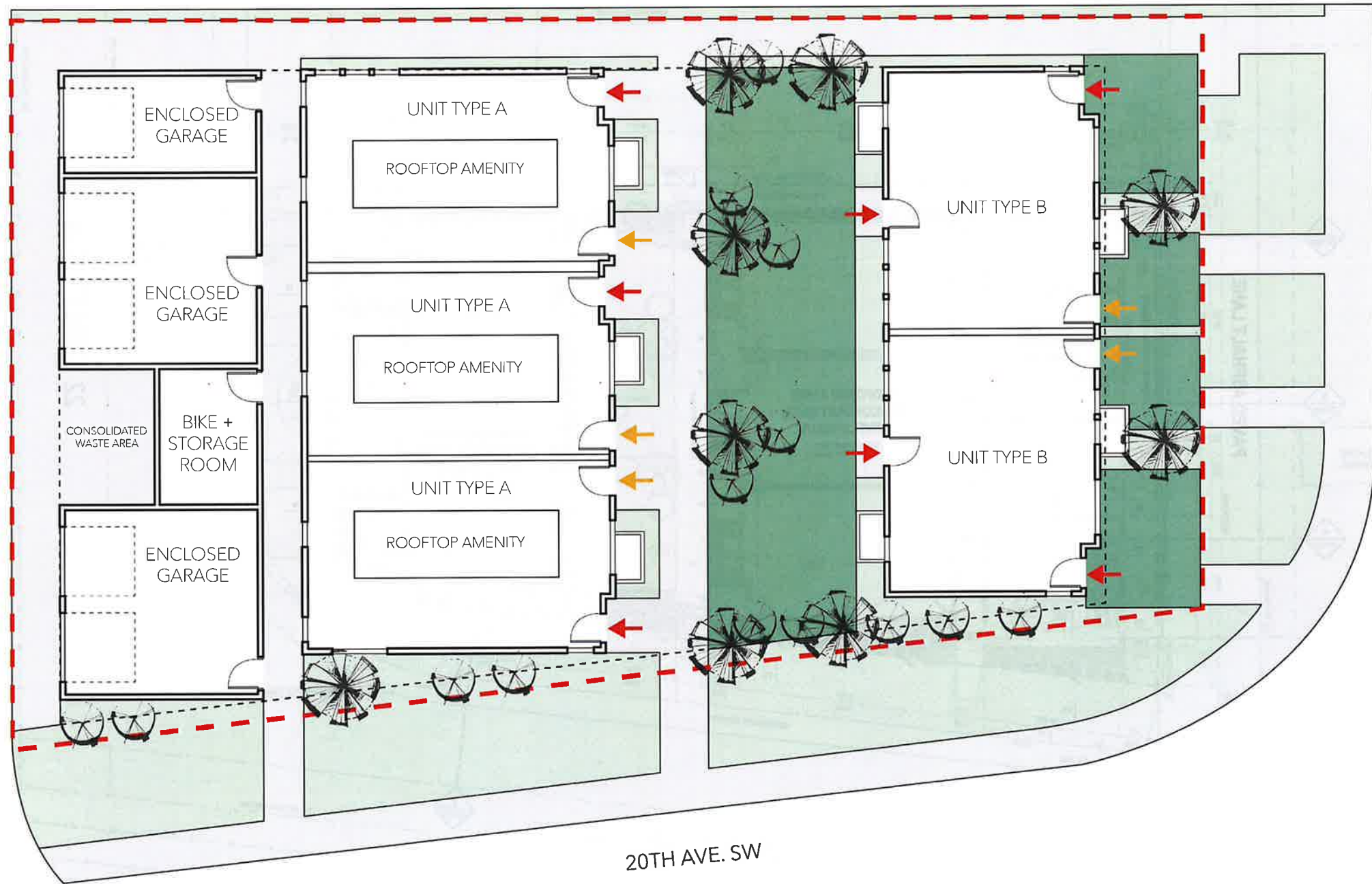
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LANE



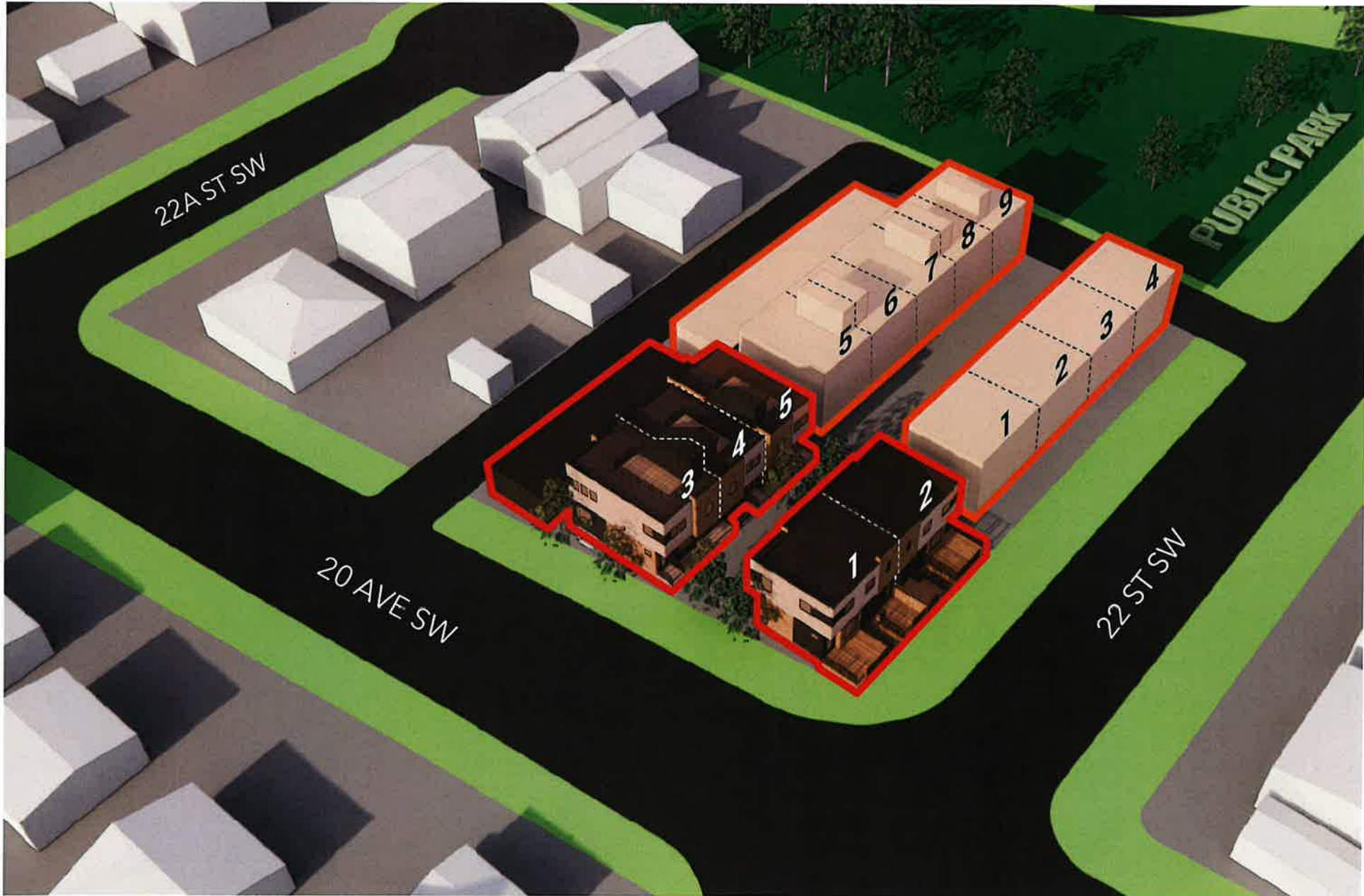
22ND ST. SW

20TH AVE. SW



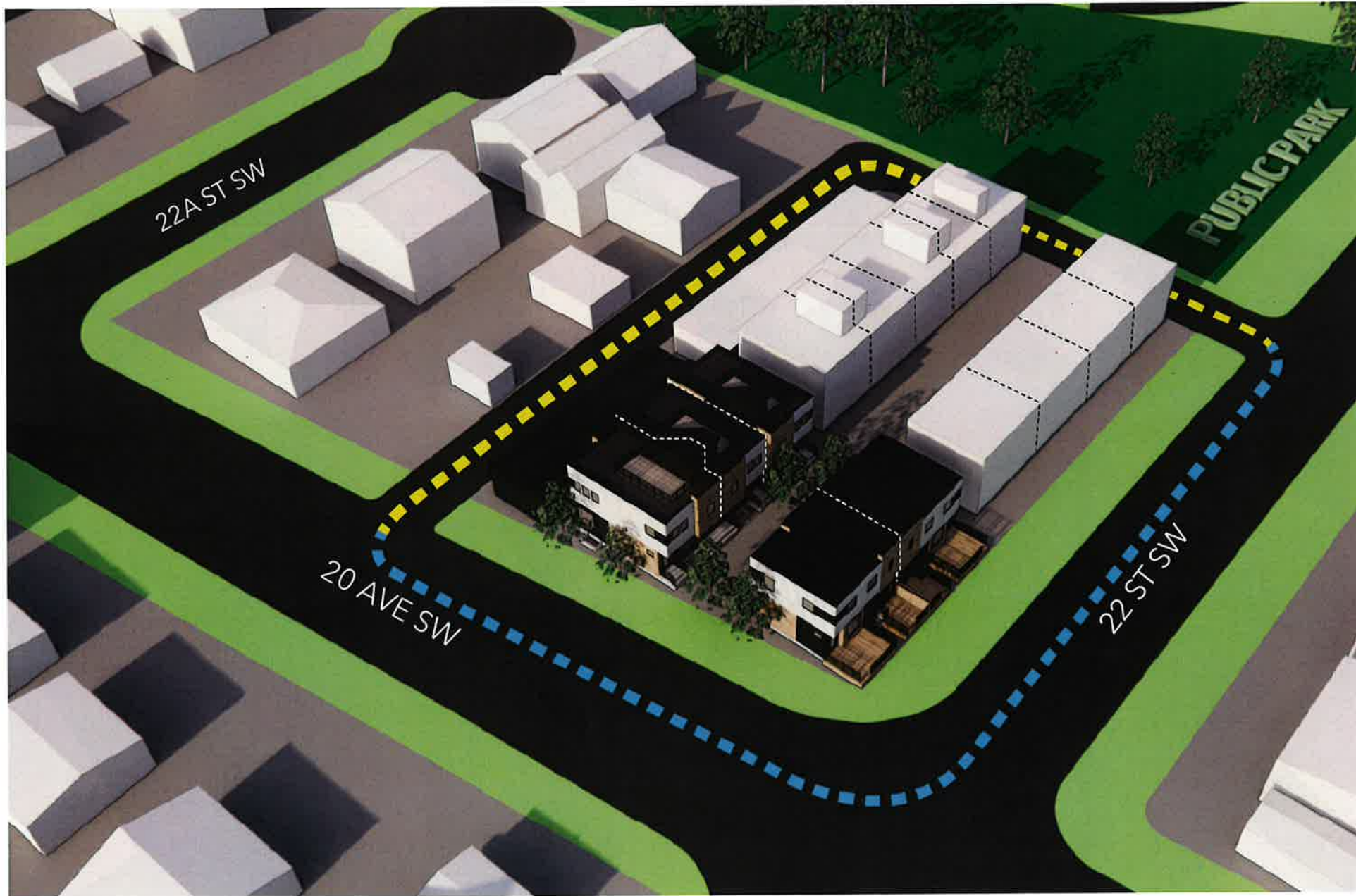
PHASE 1 (ACTIVE DEVELOPMENT PERMIT-DP2021-2908)

PHASE 2





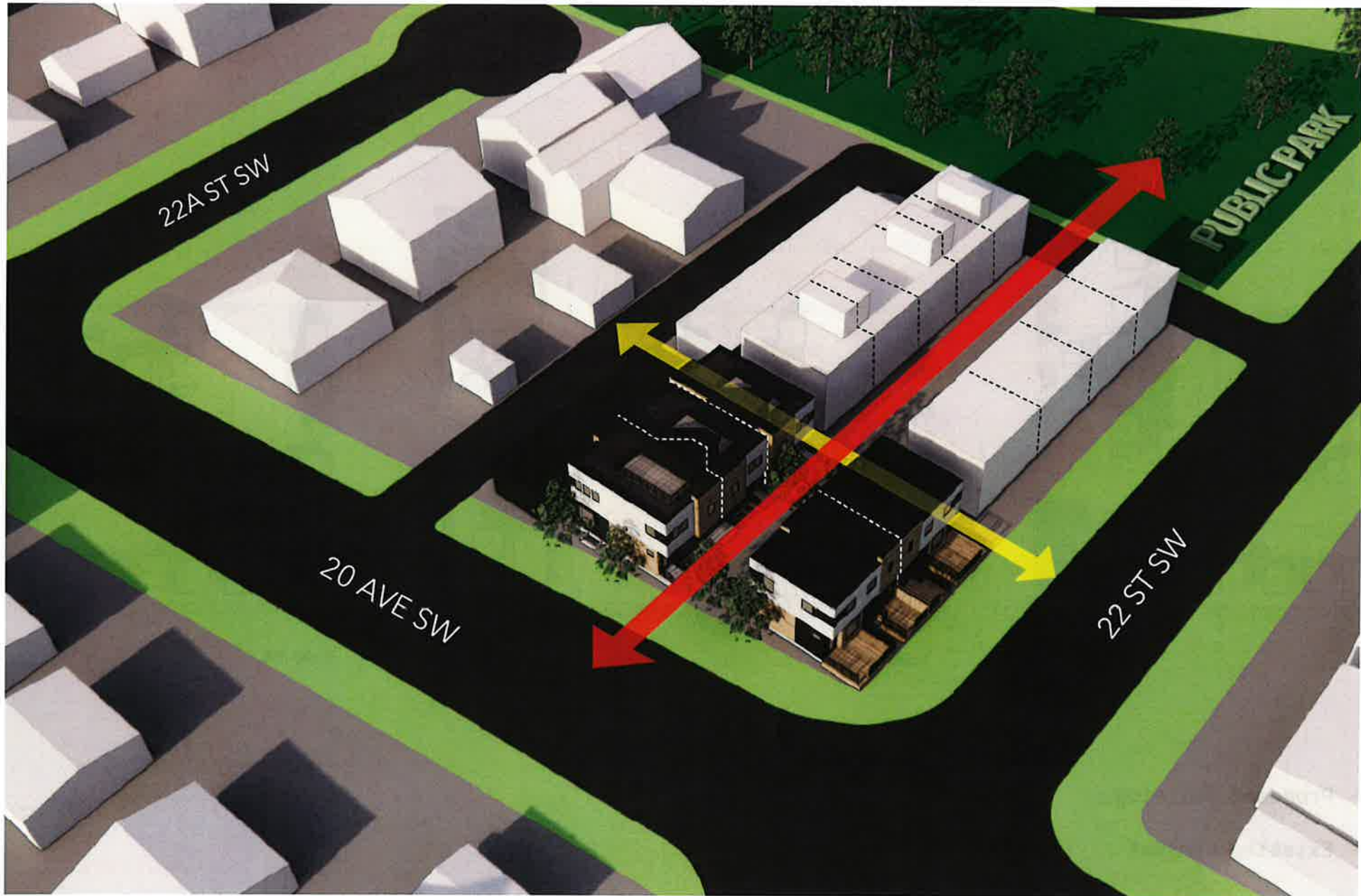
Public Street Public Lane





↔ CONTINUOUS COURTYARD CONNECTION TO PUBLIC PARK

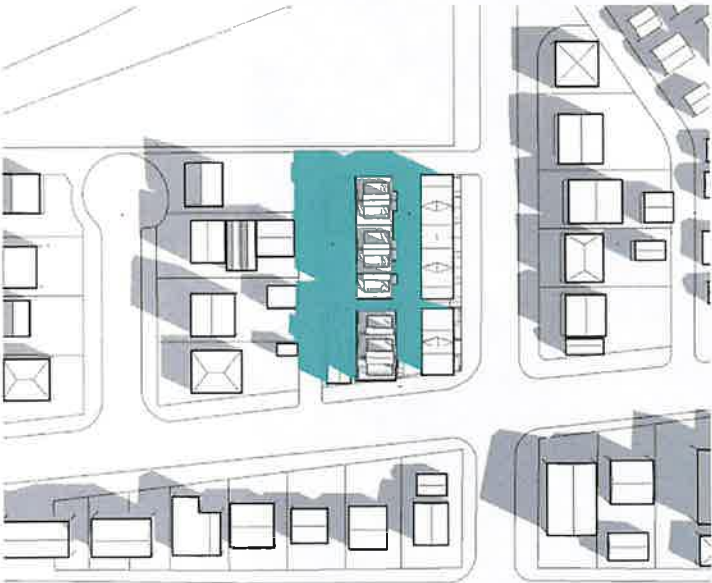
↔ MID-BLOCK CONNECTION/CIRCULATION





# SHADOW STUDY

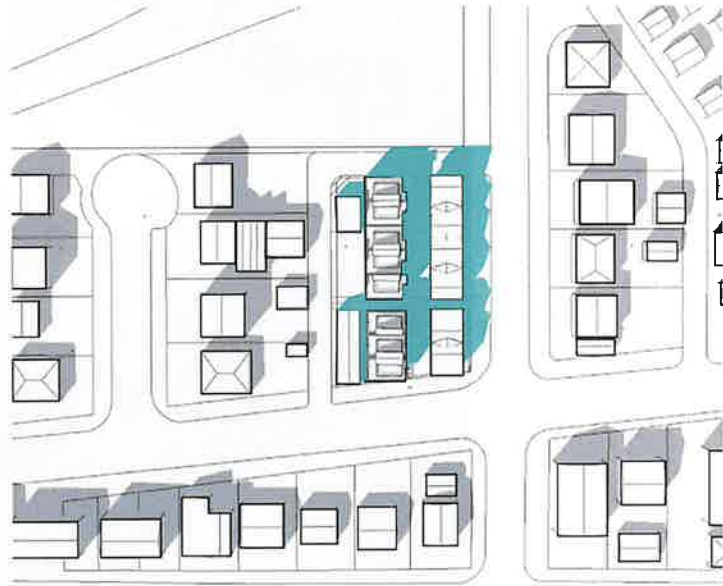
MARCH 21





10:00 AM



1:00 PM



4:00 PM

-  Shadow - Proposed Building
-  Shadow - Existing Context



# SHADOW STUDY

JUNE 21





10:00 AM



1:00 PM



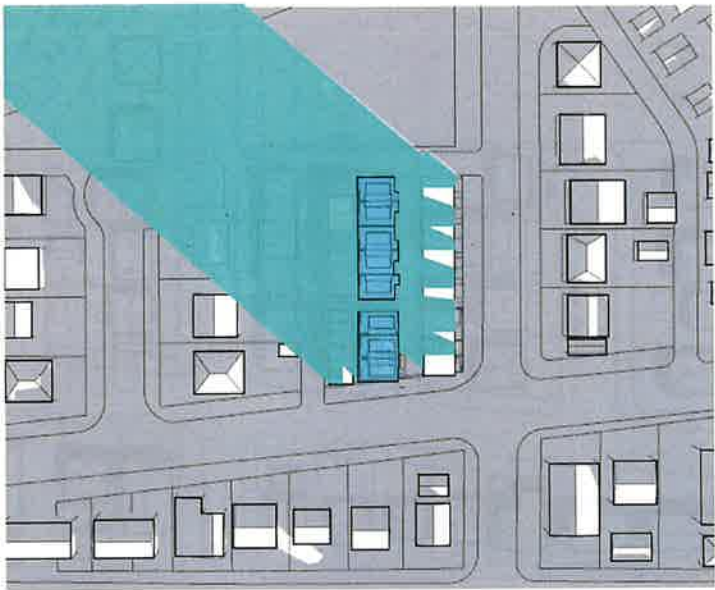
4:00 PM

-  Shadow - Proposed Building
-  Shadow - Existing Context



# SHADOW STUDY

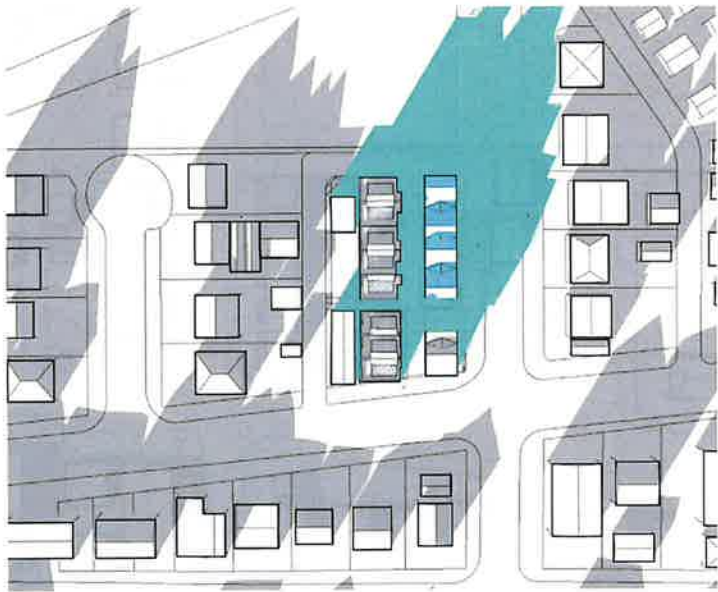
DECEMBER 21





10:00 AM



1:00 PM



4:00 PM

-  Shadow - Proposed Building
-  Shadow - Existing Context



