

Public Hearing Planning Matter 8.1.1: November 15, 2021

LOC2021-0098, CPC2021-1356, DP2021-5293
2502 11 AV SE

Prepared on Behalf of
2299834 Alberta Ltd. (Sunny Pandher)



FAAS

Inner City & Established Areas Growth & Change

8%

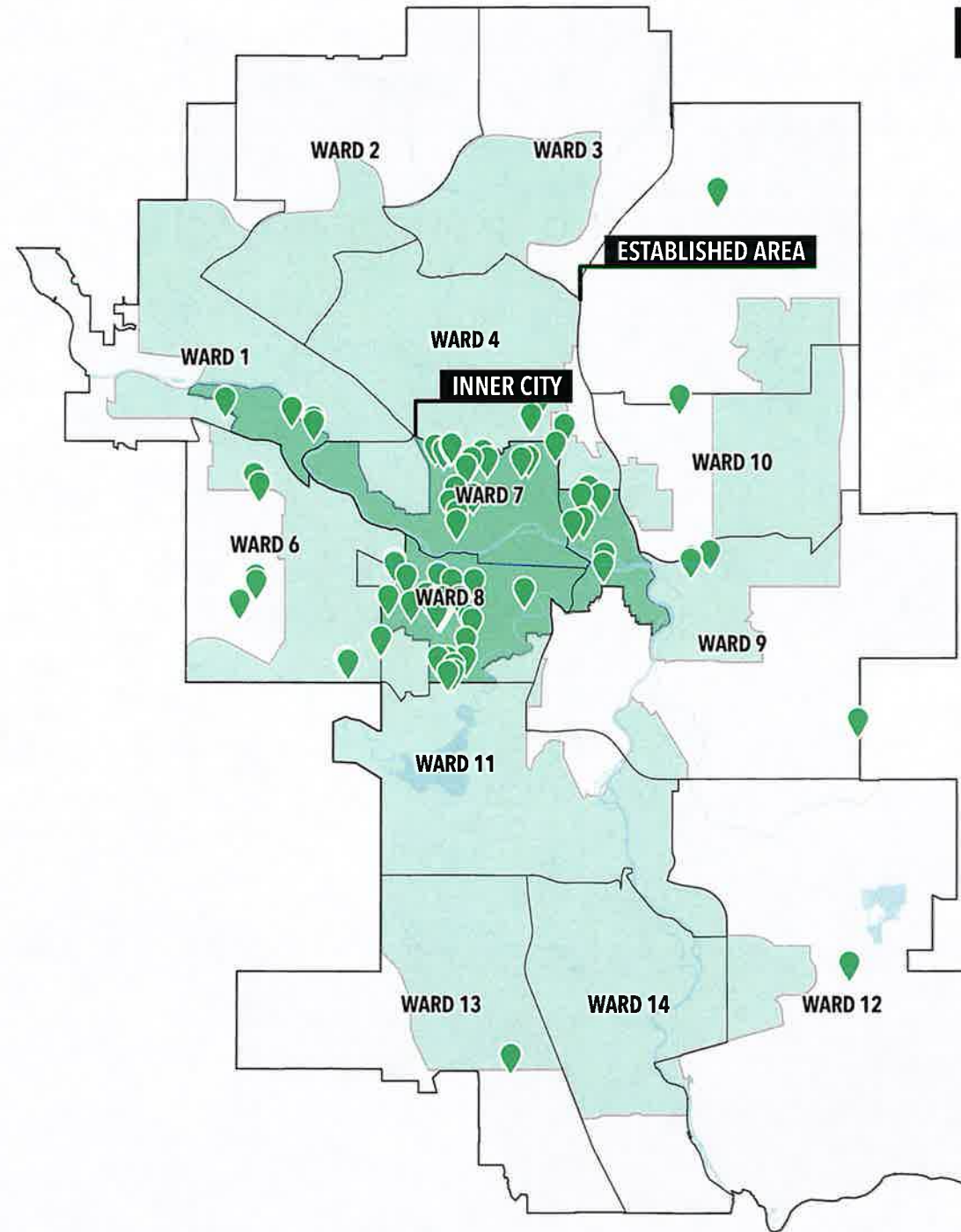
OF PUBLIC HEARING ITEMS HEARD BY COUNCIL
2017-2021 LED BY CIVICWORKS

80%

PROPORTION OF CIVICWORKS ITEMS LOCATED
IN THE INNER CITY & ESTABLISHED AREA



LEADER IN ESTABLISHED AREAS GROWTH & CHANGE



Missing Middle Housing

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 15 2021
ITEM: *8.1.1-CPC-2021-1356*
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

SLIDE 3



1718, 1722 17 AV NW



801 8 AV NE



424 17 AV NW



1623 48 AV SW



2015 22 ST SW



1940 BOWNESS RD NW



1743, 1747 36 AV SW



1080 REMINGTON RD NE



258 18 AV NE



725-729 20 AV NW



1302 34 ST SE



1615, 1619 33 AV SW



2139 1 AV NW

2502 11 AV SE: LOC2021-0098, DP2021-5293



A proposed concurrent redesignation from R-C2 to R-CG to allow for the development of a bylaw-compliant, 3 storey grade-oriented rowhouse development.



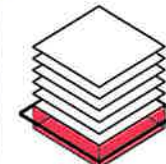
BUILDING HEIGHT

11m 3
Maximum Height Storeys



DWELLING UNITS

4 4
Dwelling Units Secondary Suites
(2-3 Bedrooms) (1 Bedroom, under 45sq.m)



PARKING

4 4
Parking Stalls Storage Units
(Garage off Lane, (2.5sq.m/Secondary Suite)
1.0 /dwelling unit)






**Please note that DP2021-5293 details are subject to Administration's review*

Context



Applicant-led Stakeholder Outreach

How We Engaged

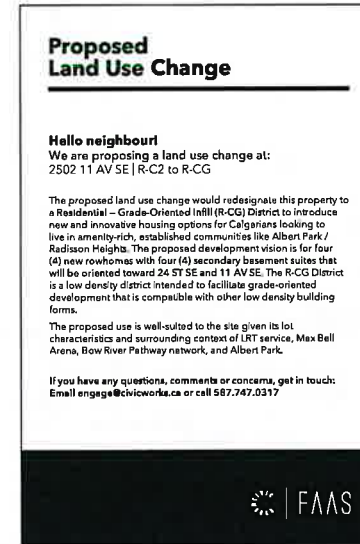
-  Hand Delivered Mailers (2 deliveries, at application submission + outreach close)
-  On-Site Signage (Project Team + City of Calgary, updated at outreach close)
-  Project Voicemail + Email Address
-  Letters to Ward 9 and Albert Park/Radisson Heights CA, Zoom/phone meeting offers x 3, 3 email updates
-  Stakeholder Outreach Summary + Information Sharing

Feedback

5 Respondents, June - August 2021

Main Themes: Density, Parking, + Interfacing

Mailer, Mailer Radius, Site Signage, Outreach Summary



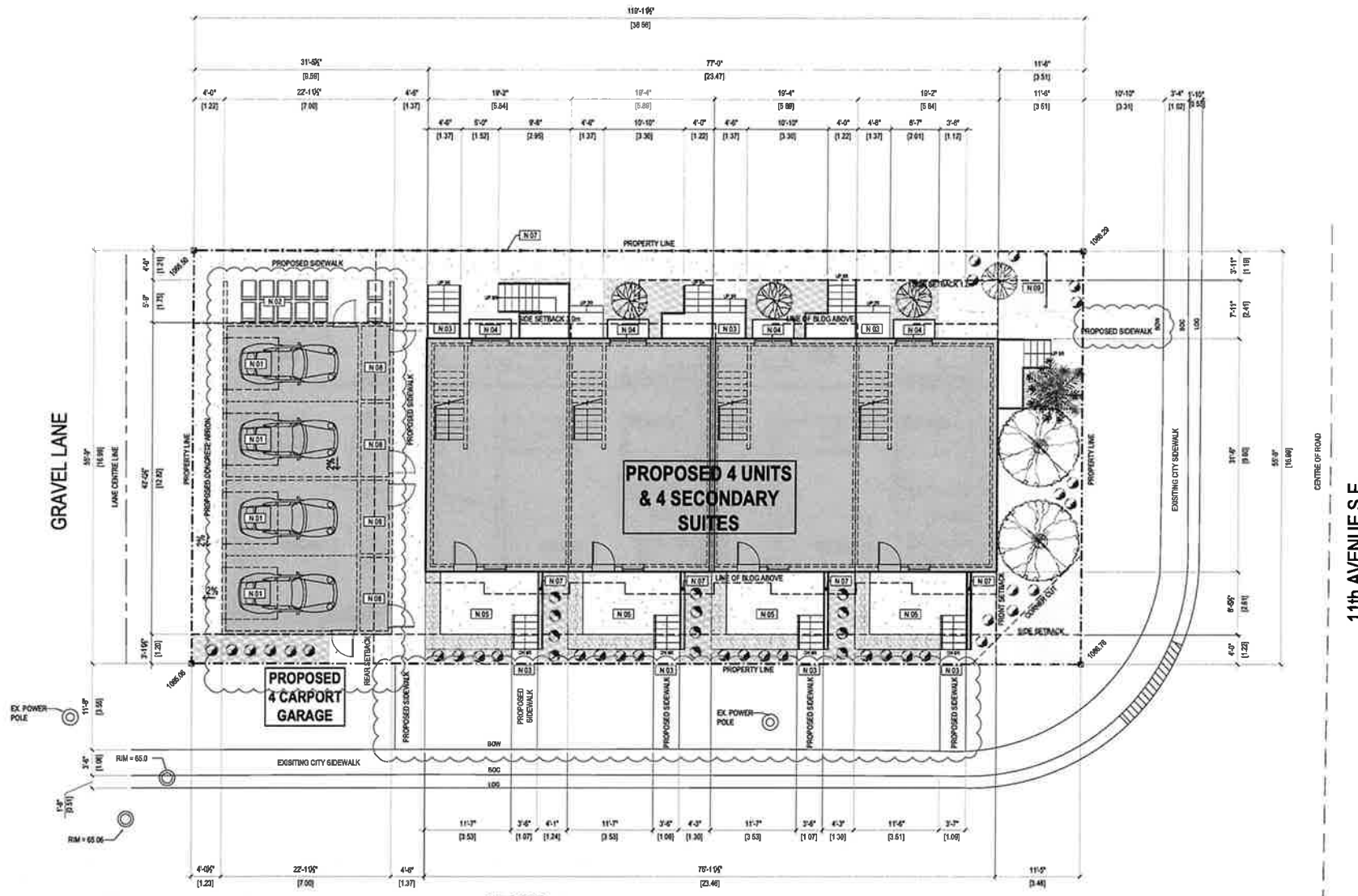
2502 11 AV SE



FAAS

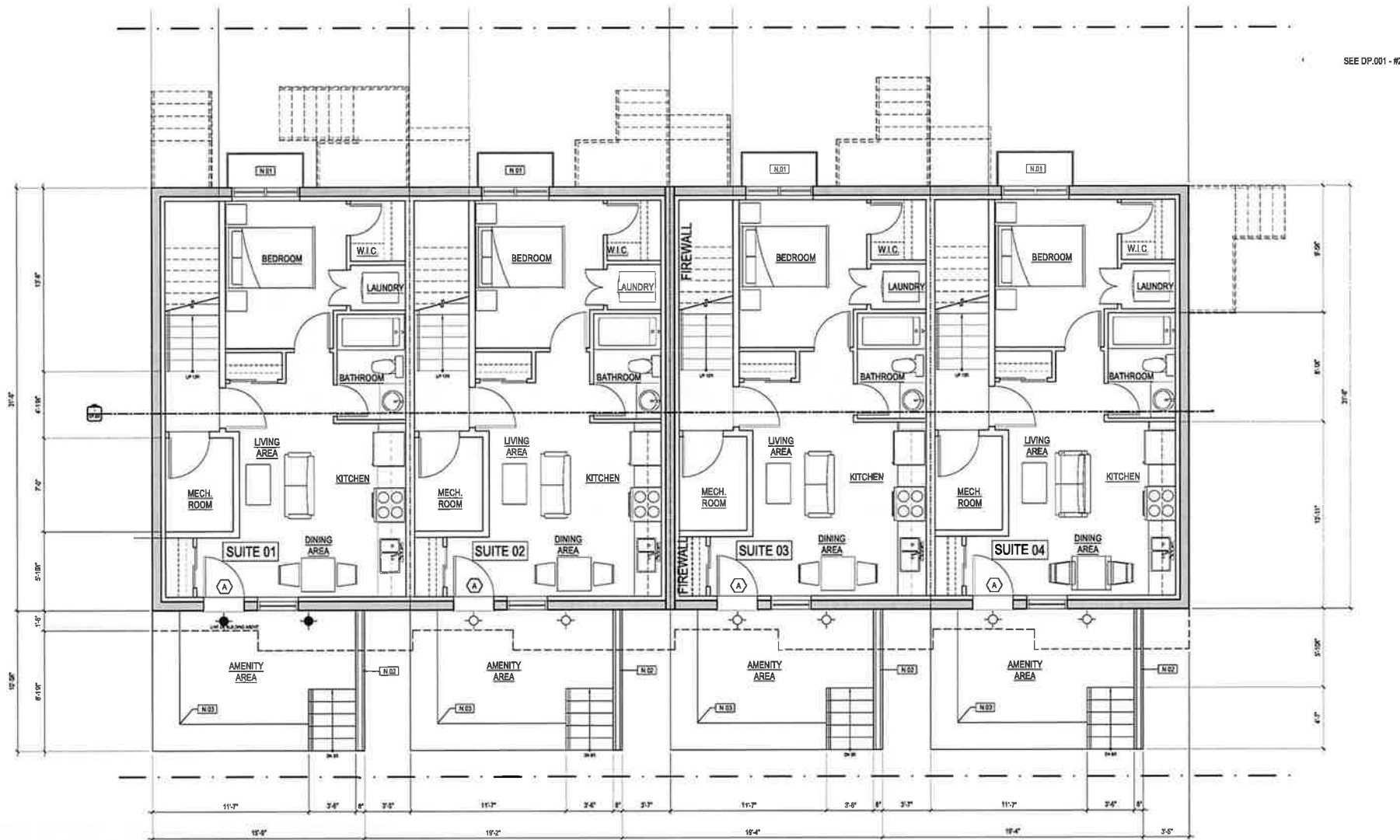
Supplementary Materials

DP2021-5293: Site Plan



*Please note that DP2021-5293 details are subject to municipal review and change

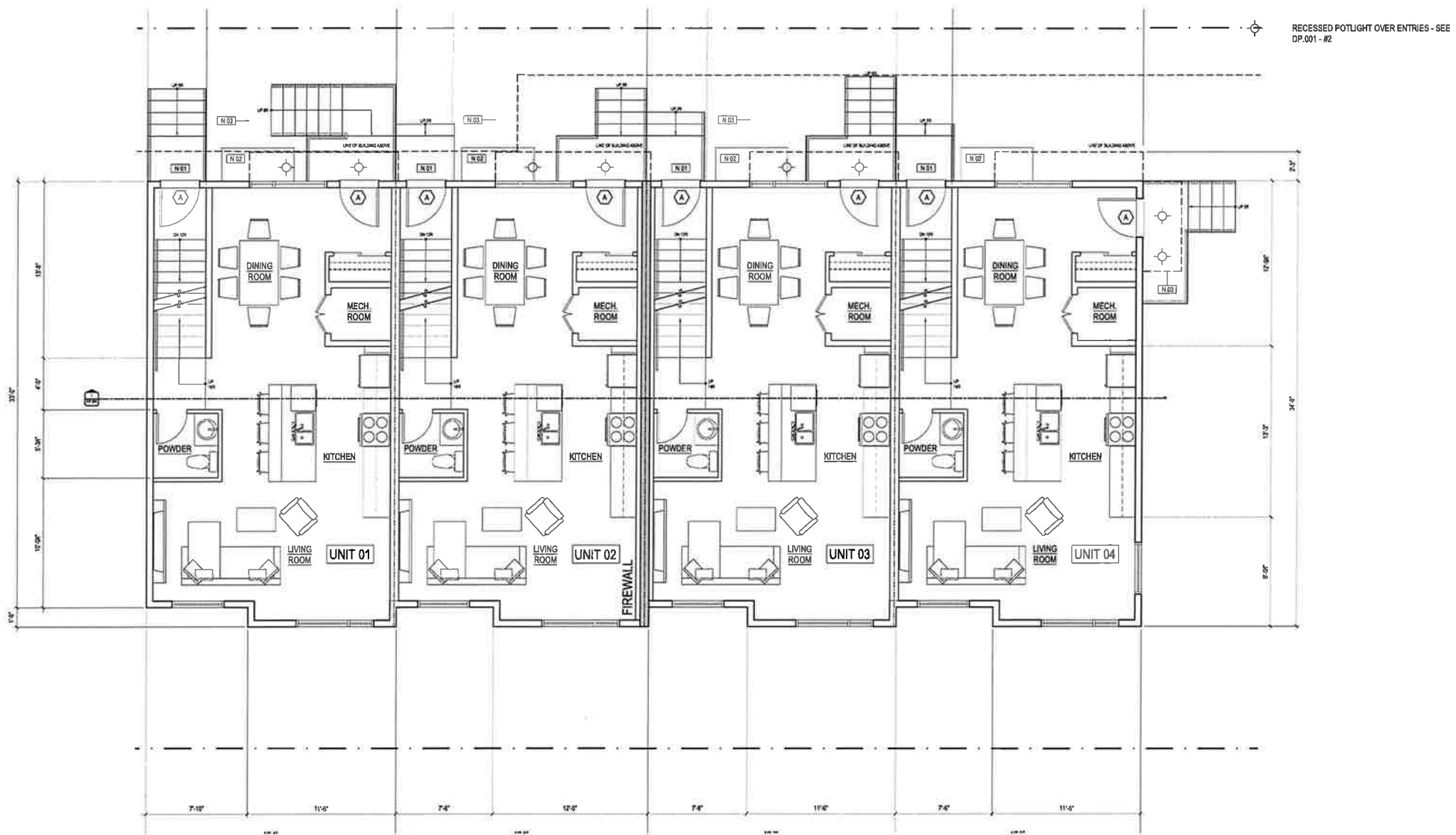
DP2021-5293: Basement Suites Plan



F A A S

**Please note that DP2021-5293 details are subject to municipal review and change*

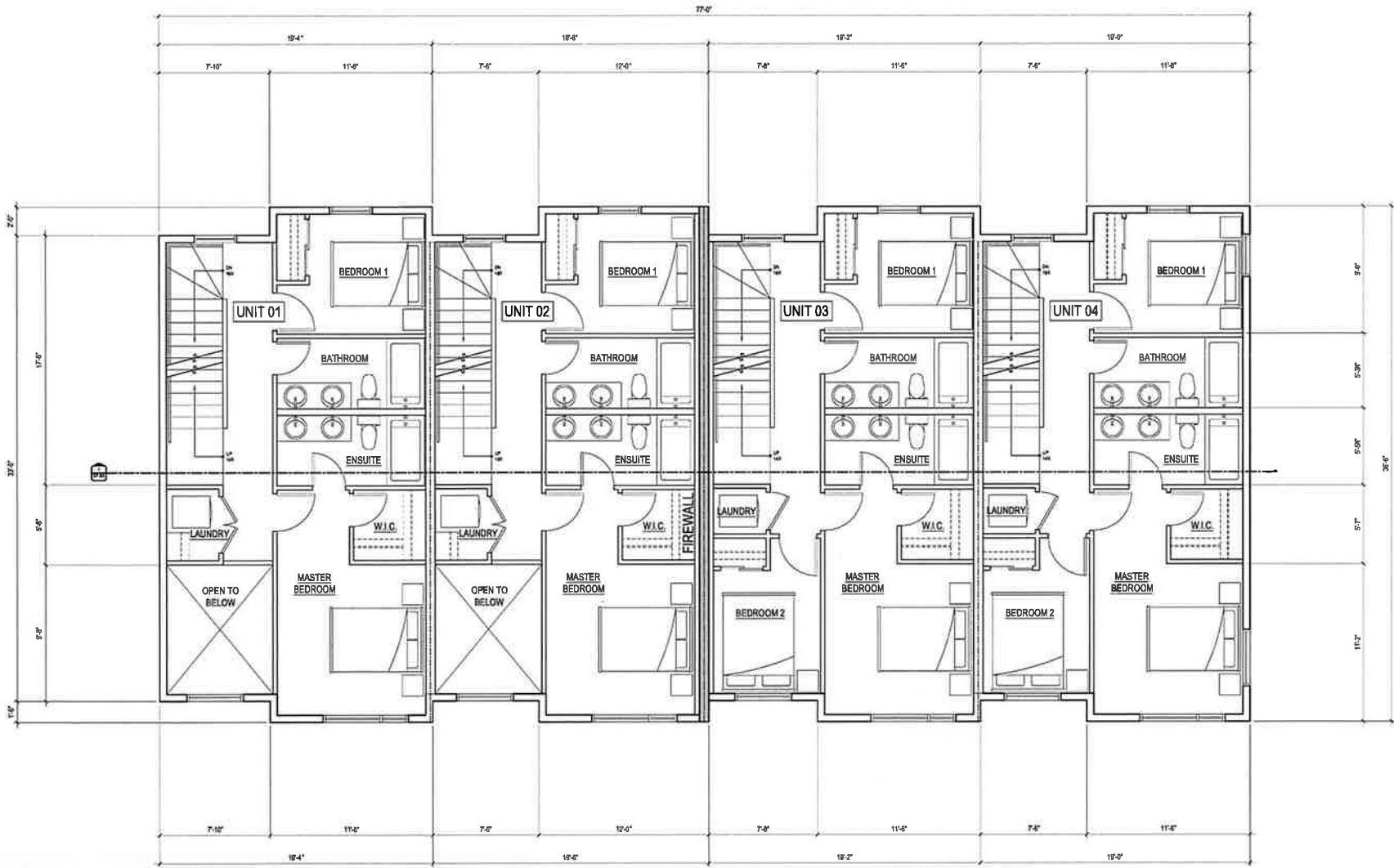
DP2021-5293: Main Floor Plan



**Please note that DP2021-5293 details are subject to municipal review and change*

FAAS

DP2021-5293: Second Floor Plan



*Please note that DP2021-5293 details are subject to municipal review and change

F A A S

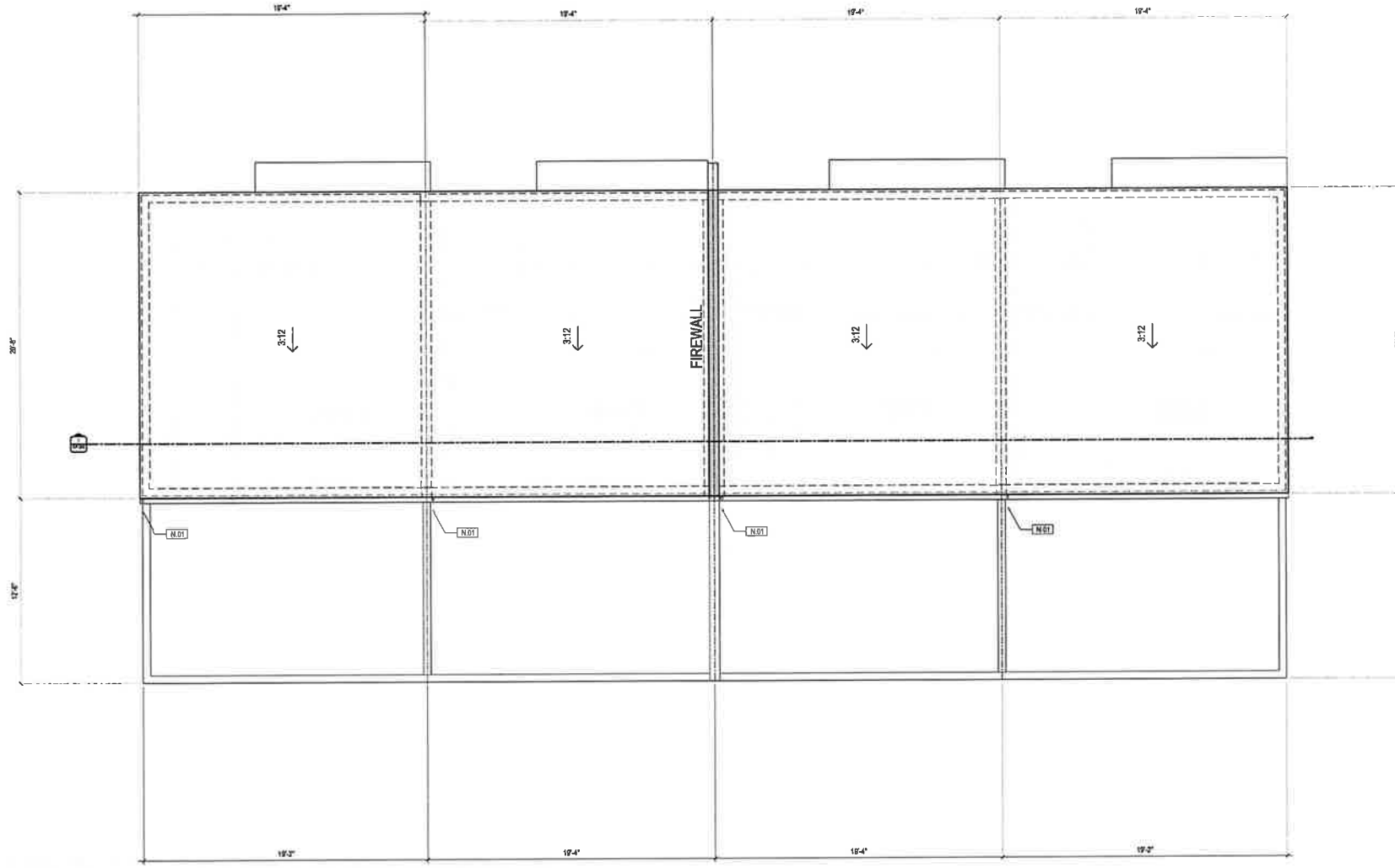
DP2021-5293: Third Floor Plan



*Please note that DP2021-5293 details are subject to municipal review and change

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DP2021-5293: Roof Plan

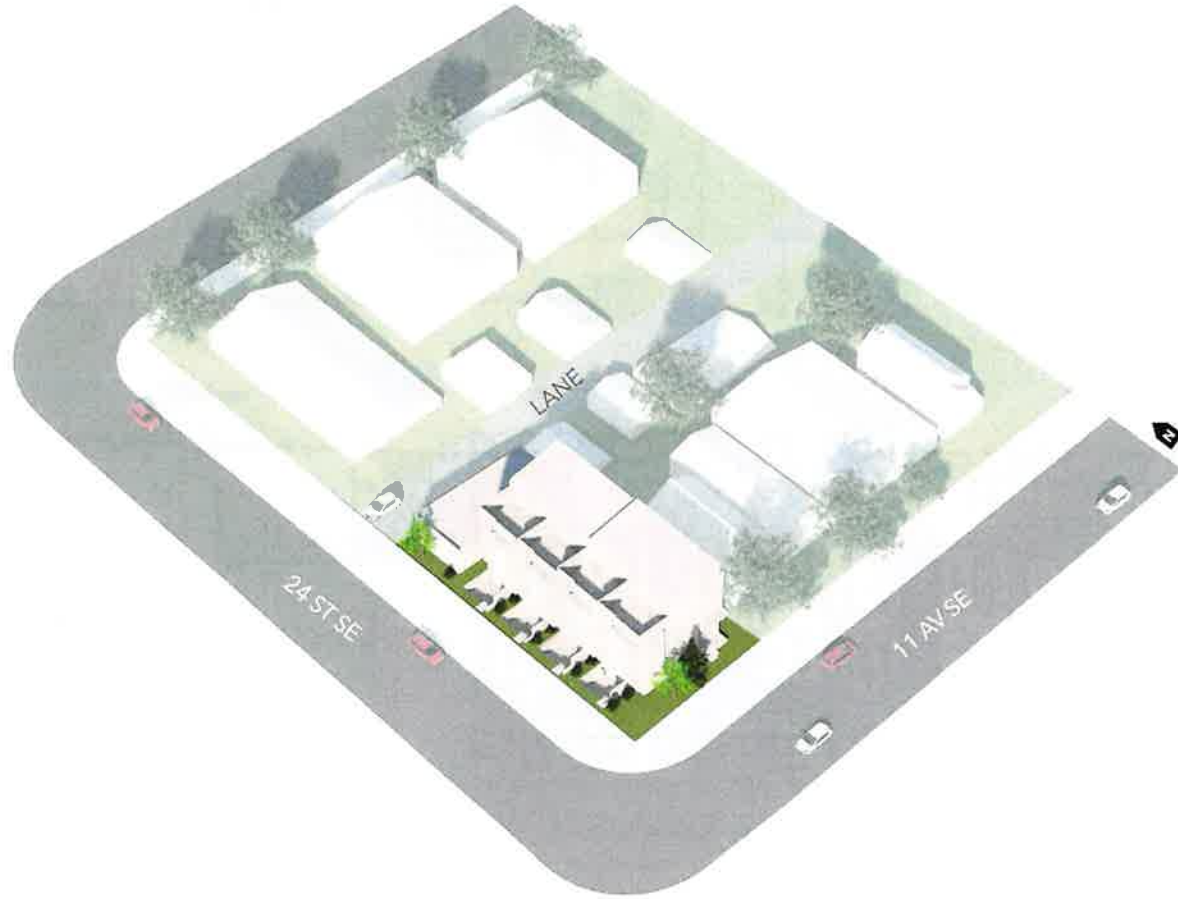


**Please note that DP2021-5293 details are subject to municipal review and change*

FΛΛS

DP2021-5293: Massing Diagrams

Looking Northeast into Front Yard

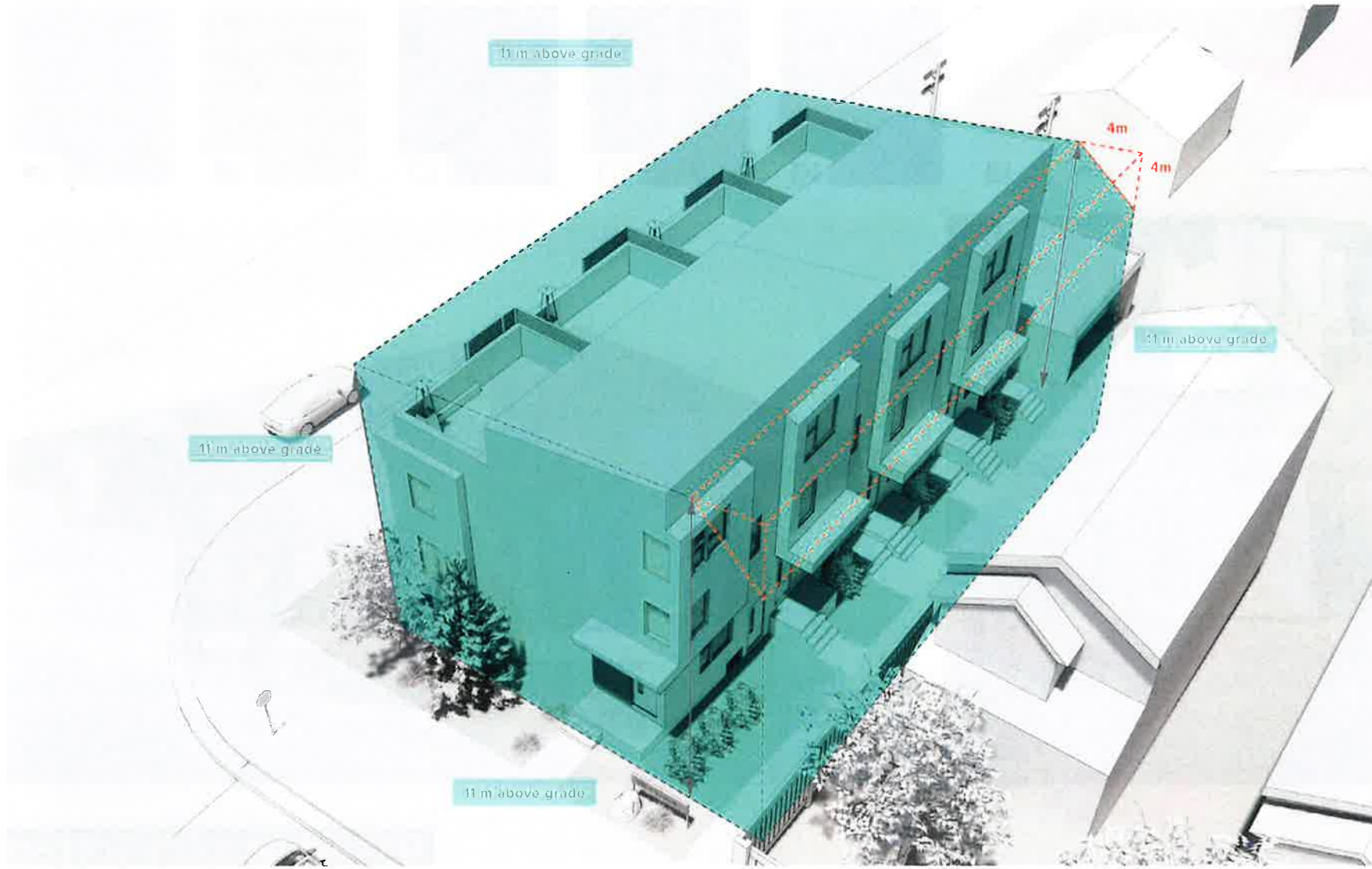


Looking Southwest into Side Yard



**Please note that DP2021-5293 details are subject to Administration's review and final decision pending Land Use Redesignation*

DP2021-5293: R-CG Envelope Study



FAAS

DP2021-5293: Materiality



A1
ACRYLIC STUCCO,
GREY



B1
NATURAL CEDAR
SLATS



C1
METAL PANEL,
GREY



C2
METAL CORRUGATED
PANEL, GREY



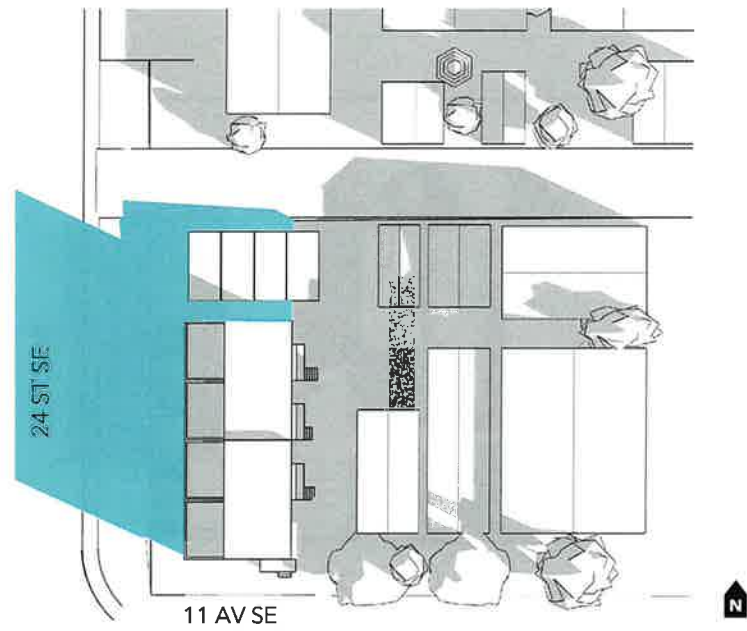
D1
ASPHALT SHINGLES,
CHARCOAL



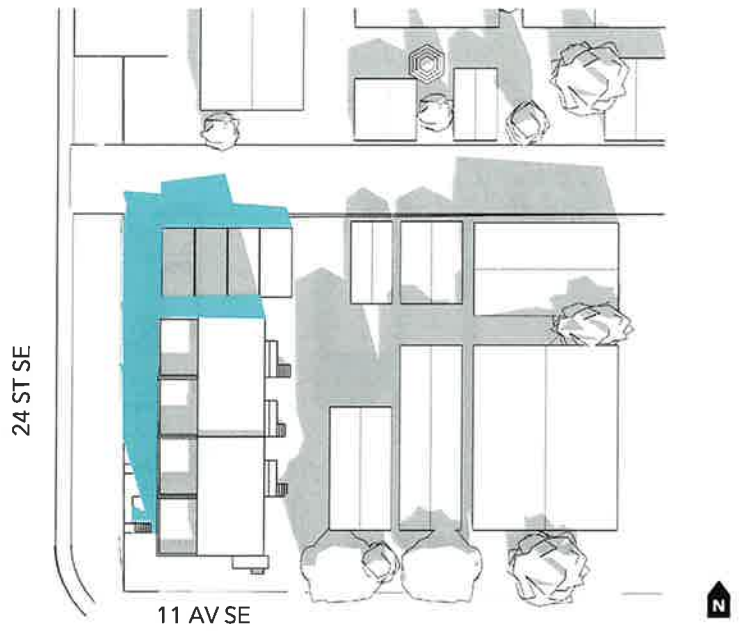
E1
CONCRETE,
FINISHED SURFACE

DP2021-5293: Sun-Shadow Studies

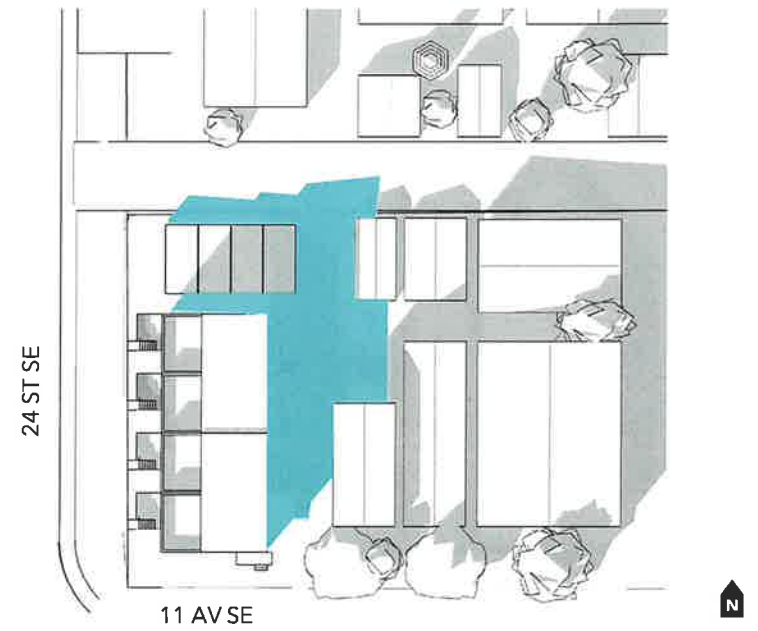
March 21 & September 21



10:00 AM



1:00 PM



4:00 PM

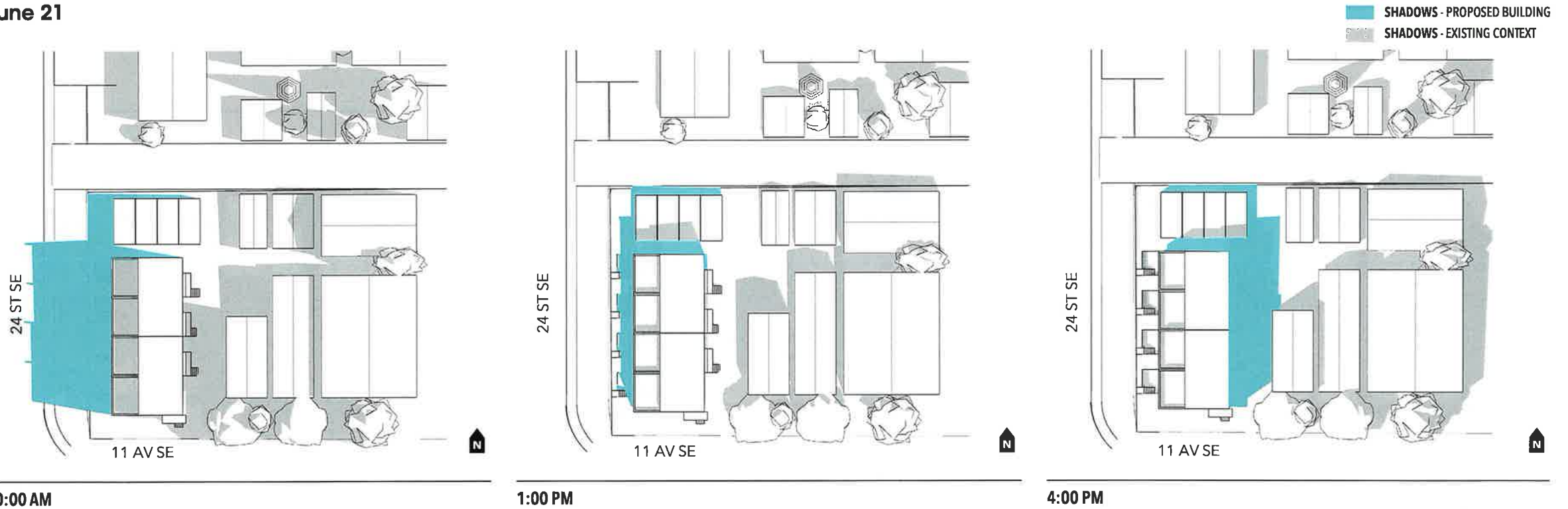
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT

NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships.

ADDITIONAL 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. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.

DP2021-5293: Sun-Shadow Studies

June 21

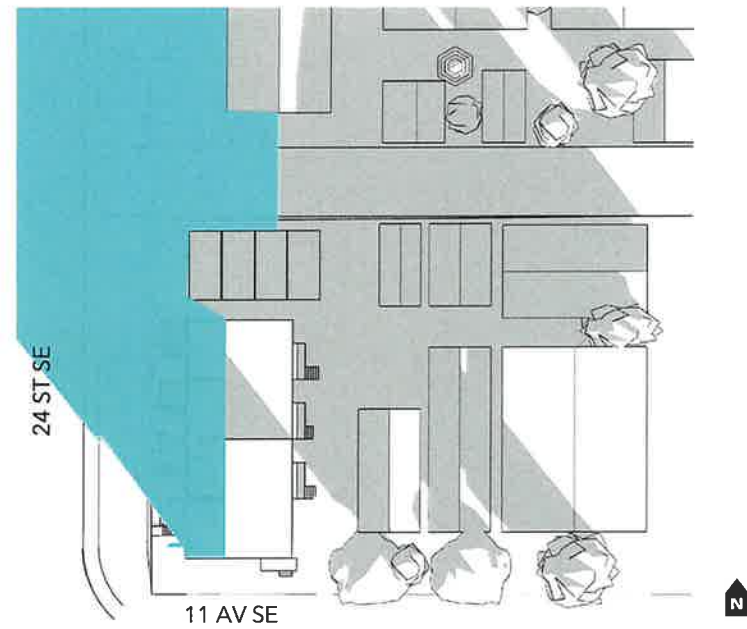


NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships.

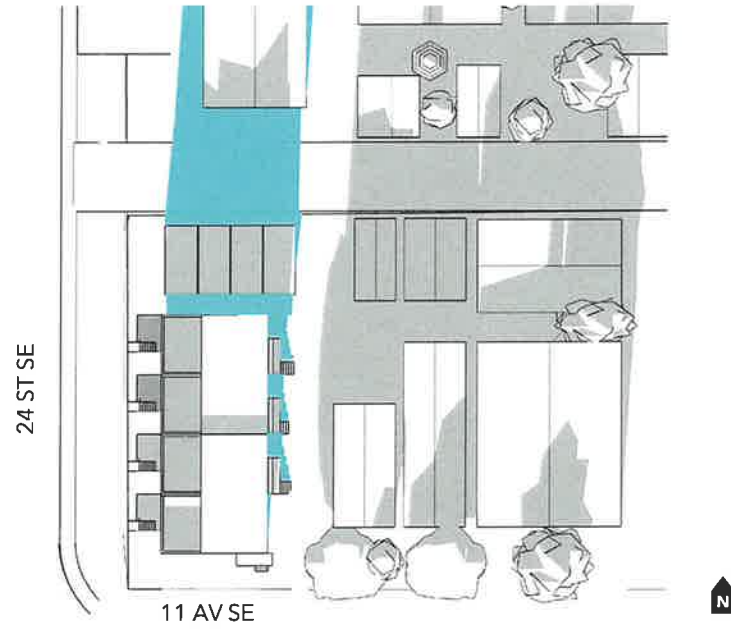
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DP2021-5293: Sun-Shadow Studies

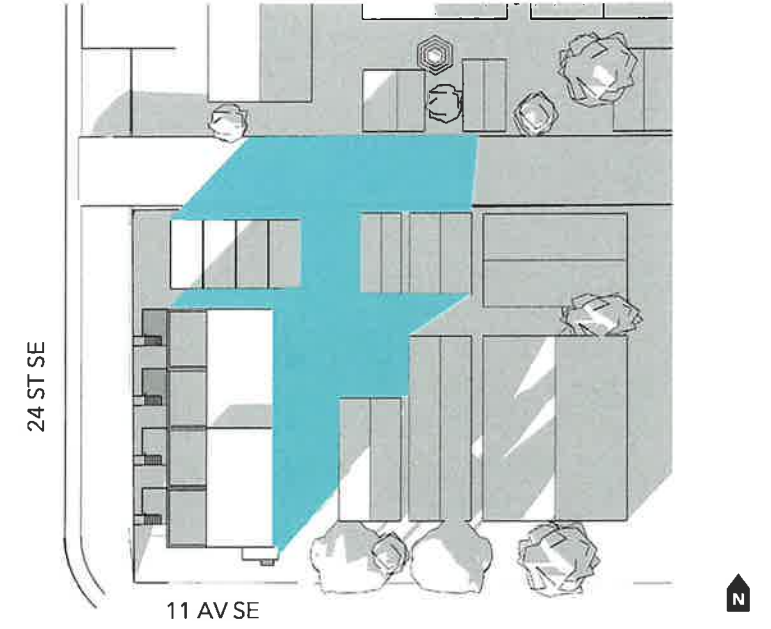
December 21



10:00 AM



1:00 PM



4:00 PM

NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships.

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