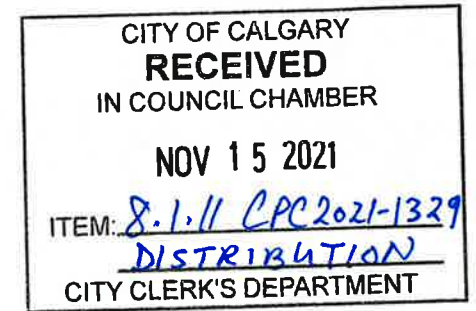


1



Land Use Redesignation

M-C1 to Direct Control (based on M-C1/R-CG): 3815 10 AV SW



Site Context



Development Vision

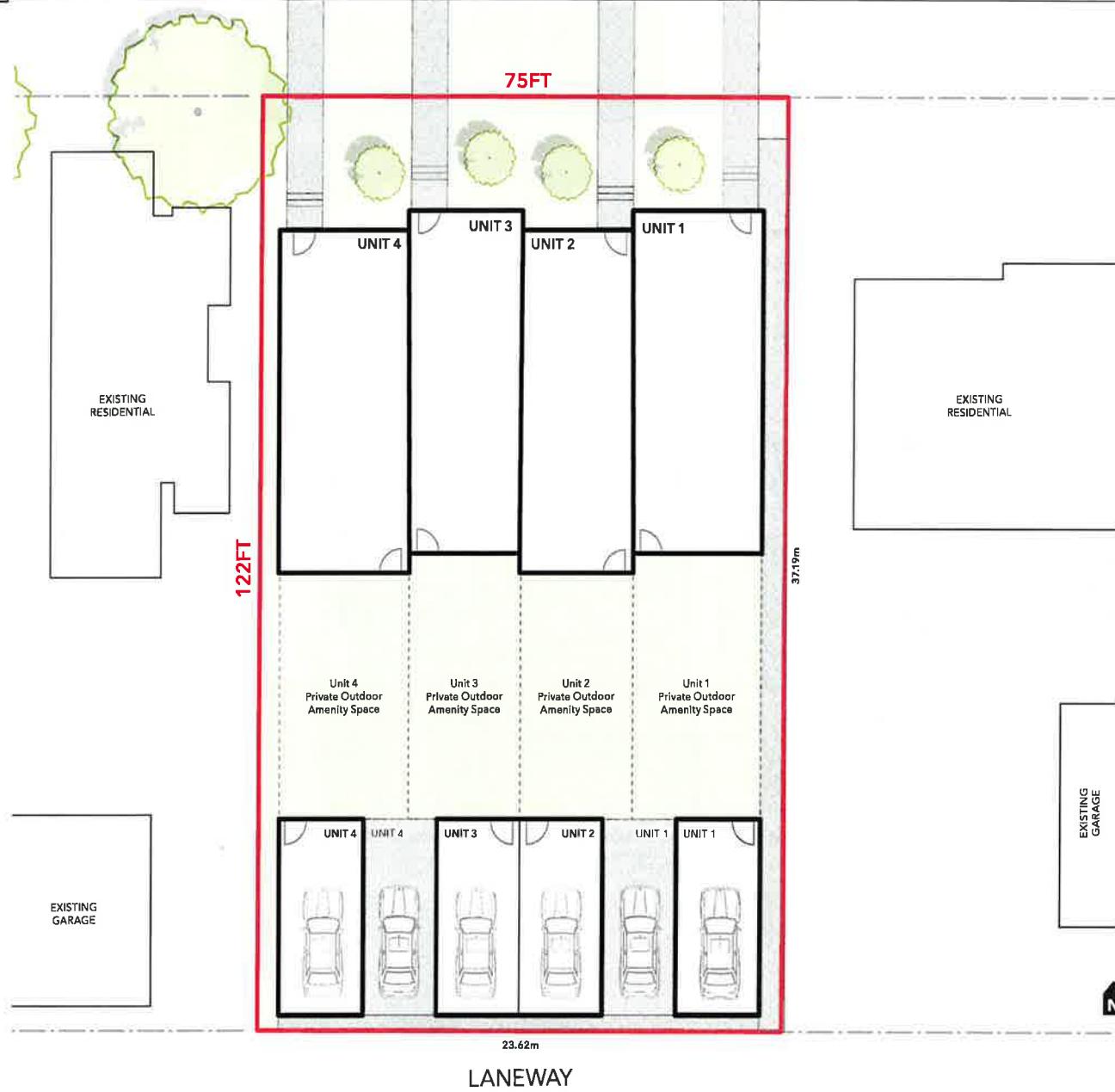


Supplementary Information

5

10 AV SW

Schematic Plan



75FT

122FT

37.19m

23.62m

LANEWAY

EXISTING RESIDENTIAL

EXISTING RESIDENTIAL

EXISTING GARAGE

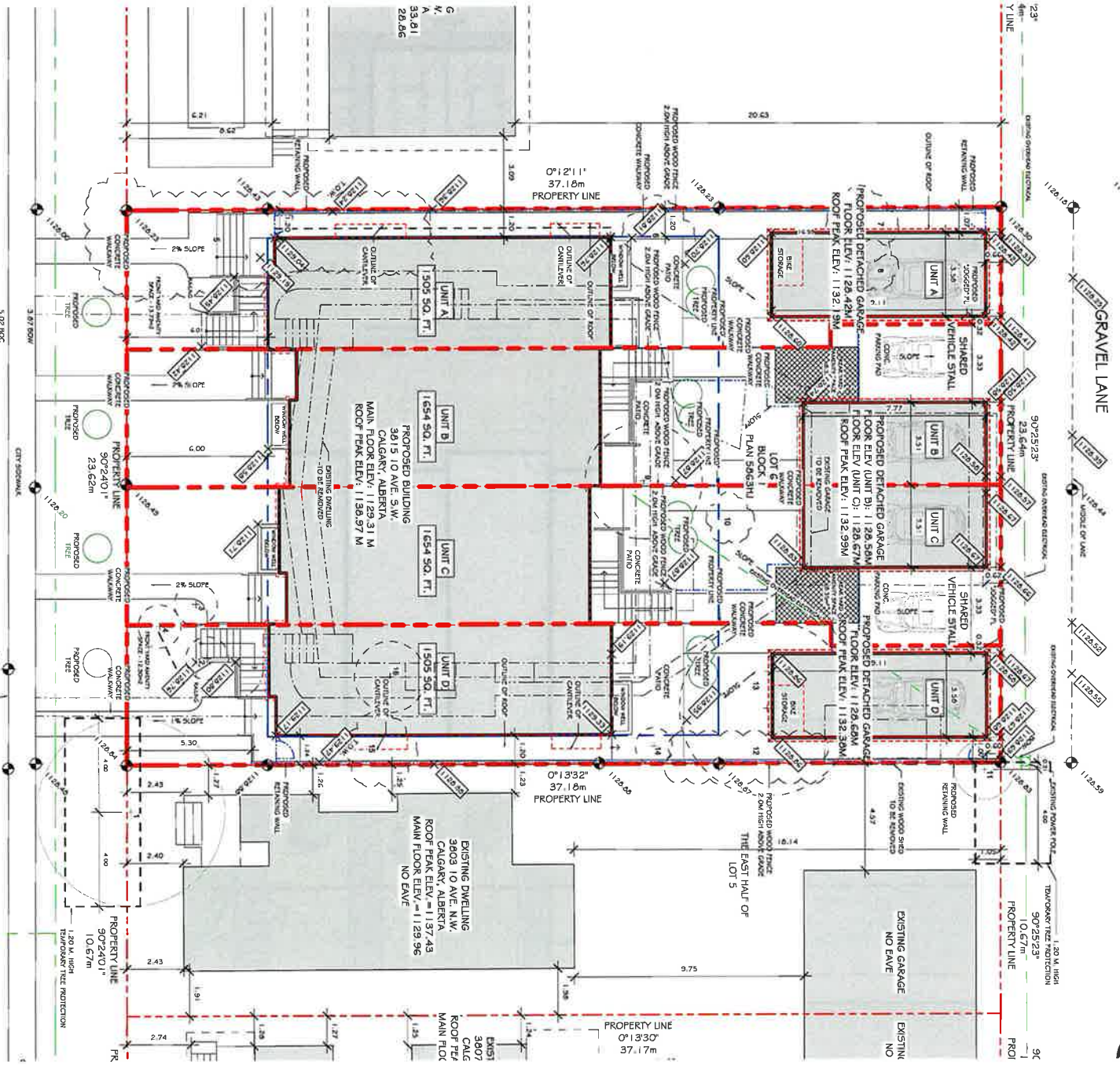
EXISTING GARAGE



Site Plan

6

10 AVENUE S.W.



EXISTING GAS LINE TO BE REMOVED AND REINSTALLED AT THE DEVELOPER'S PERISH

1.89 M HIGH TYPICAL TREE PROTECTION

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Outreach Strategies

NEIGHBOUR POSTCARD

SUPPLEMENTARY SITE SIGN



Proposed Land Use Change

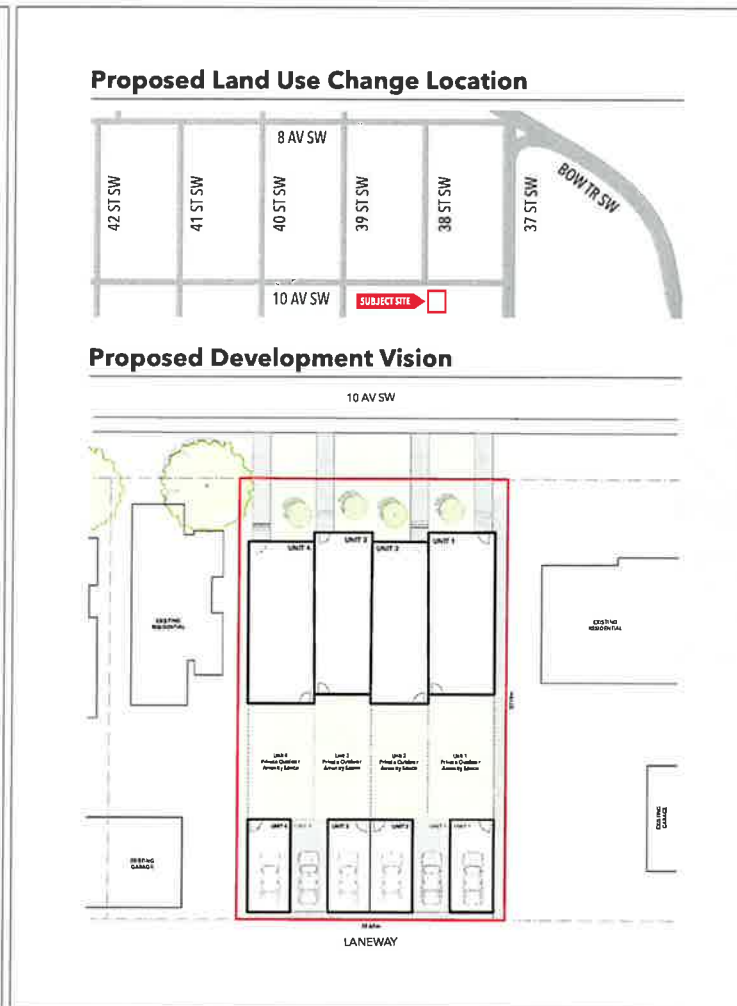
Hello neighbour!
 We are proposing a land use change at:
 3815 10 Avenue SW | M-C1 to DC (based on M-C1 & R-CG)

The proposed change would transition these lands from the existing Multi-Residential - Contextual Low Profile (M-C1) to a **Direct Control District** based on the existing M-C1 district supplemented by the bylaw rules of the Residential – Grade-Oriented Infill (R-CG) District.

The proposed development vision will introduce new and innovative housing options for Calgarians looking to live in amenity-rich inner city communities like Rosscarrow. The proposed development vision includes four new street-oriented rowhomes, with front doors facing 10 Avenue SW, individual rear yard amenity spaces, secondary suites within some units, 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. The proposed addition of R-CG rules is 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@calgiviworks.ca or call **317.747.0317**



Outreach Strategies

NEIGHBOUR POSTCARD DELIVERY AREA

