

What We're Proposing

LAND USE: DC (based on M-CG)

SITE AREA: 0.276 ha (0.682 ac)

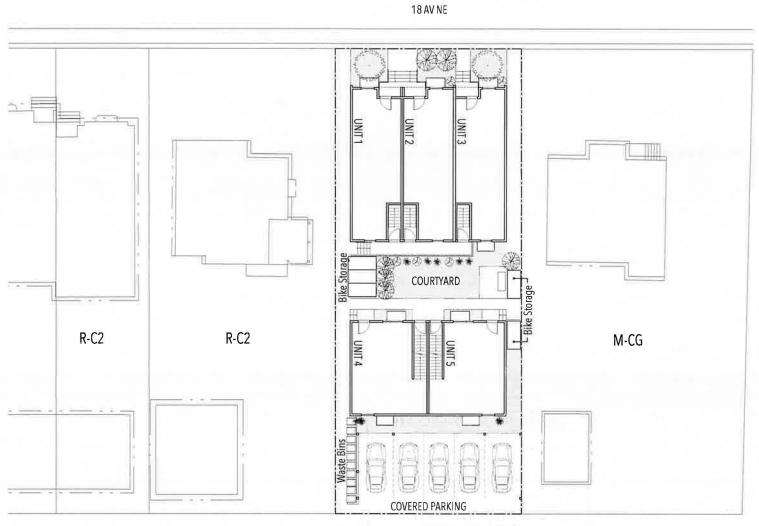
BUILDING HEIGHT: 3 Storeys (less than 12m)

DENSITY: 10 Units Total

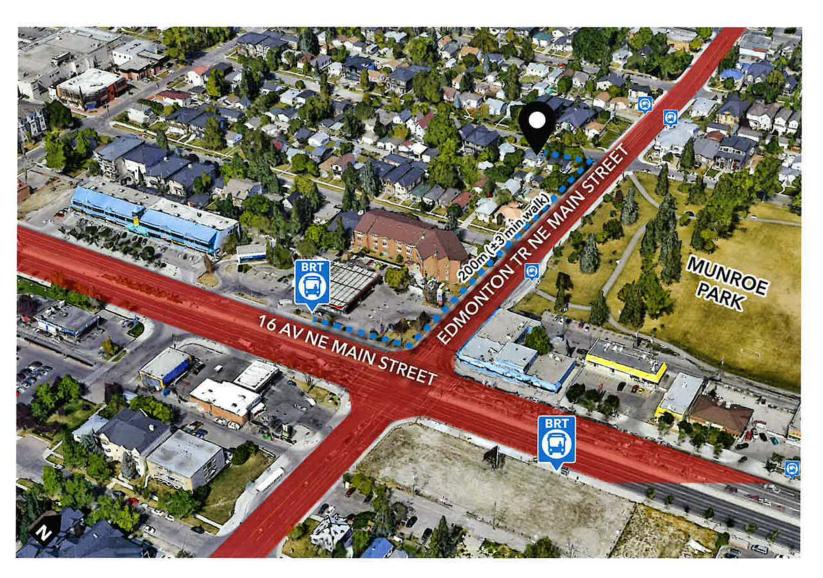
5 Rowhouse-Style Units

5 Small Basement Units (less than 485 sqft)

PARKING: 5 Vehicle Stalls / 5 Bike Stalls



Surrounding Neighbourhood



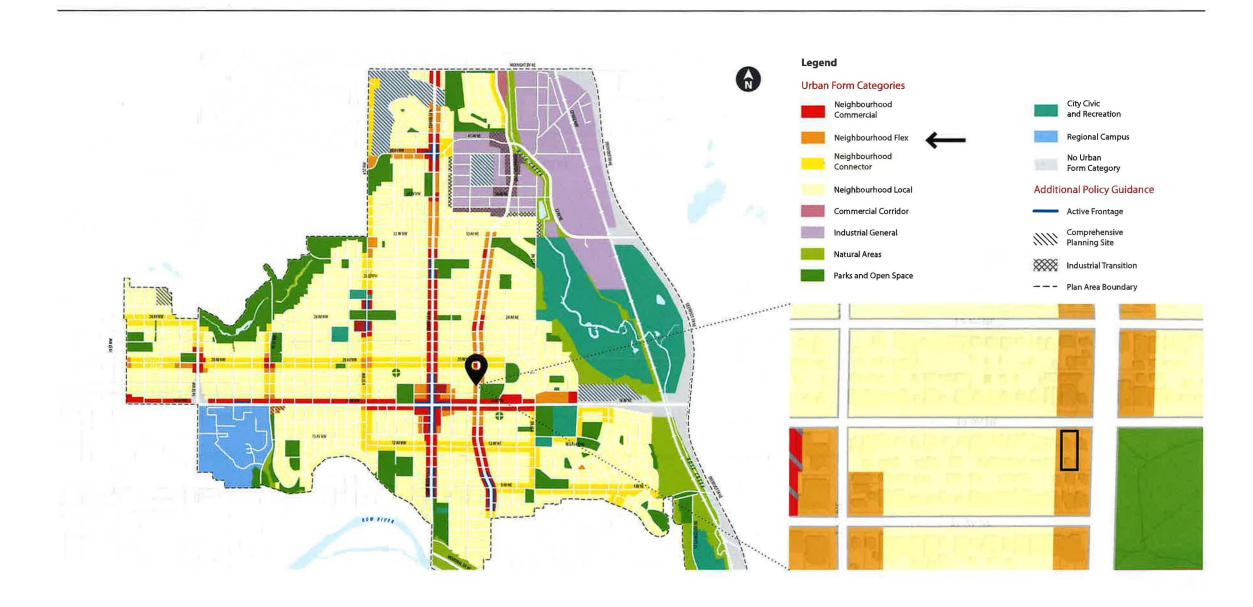
LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

- 400m OF TRANSIT STOP Routes 4, 5, 19 + 69
- 600m OF PRIMARY TRANSIT Max Orange BRT < 200m
- MAJOR ROADWAY ACCESS
 Edmonton TR NE Urban Blvd
- MULTI-RES. DEVELOPMENT PROXIMITY M-CG lot directly east and north of site
- PARKS/AMENITIES ACCESS
 Munroe Park & Mt View School
- MAIN STREET ACCESS Edmonton TR NE + 16 AV NE + Centre ST
- LANE ACCESS Direct lane access

North Hill LAP - Building Height



North Hill LAP - Urban Form



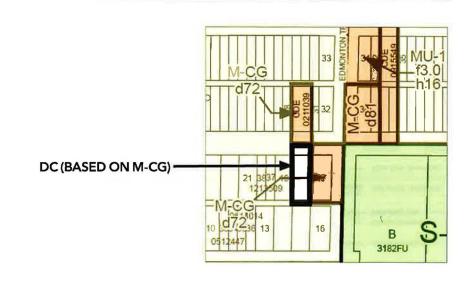
Land Use Redesignation

CURRENT DISTRICT: R-C2

PROPOSED DISTRICT: DC (based on M-CG)

12m (3 storeys)

173 uph (5 Rowhouse Units/ 5 basement units)



SUBJECT SITE: FROM R-C2 TO DC (12 m)



Direct Control District: M-CG Comparison

	M-CG DISTRICT POLICIES	DC POLICIES (BASED ON M-CG)
Intent	Low Scale	Low Scale
	Low Density	Medium Density
Permitted/ Discretionary Uses	Range of Low Scale Residential Uses	Range of Low Scale Residential Uses
Density	111 UPH (6 Units)	±173 UPH (10 Units - 5 Rowhouse-Style Units + 5 Basement Units)
Street Orientation/ Unit Mix	N/A	More than half of Rowhouse-style units must face the street Small units (≤ 45m²) cannot exceed Rowhouse units
At-Grade	Unit and access located at grade.	Individual unit access provided at grade.
Building Separation	N/A	Minimum courtyard depth of 6.0m.
Setbacks	± 3m contextual front, 1.2m side, 1.2m rear	3m front, 1.2m side, 1.2m rear setbacks.
Building Height	Max. 12m (± 3 Storeys) + stepbacks	Max. 12m (3 Storeys) + stepbacks
Landscaping	100% of Landscaping located at grade	100% of landscaping provided at grade.
Amenity Space	5m² amenity space per unit	5m² to 7.5m² amenity space per unit. (168D2O2O)
Parking	1 Parking Stall/ Unit + 0.15 Visitor Stalls/Unit Ø Bike Stalls	1 Stall per Unit + Ø Visitor Stalls per Unit + Ø Stalls per Unit ≤ 45m² 0.5 Class One Bike Stalls per Unit

DC Policy section closely or fully aligns with M-CG District DC Policy section based an existing approved DC

Site Photos



Courtyard Common Amenity (6.5 m / 21 ft depth)

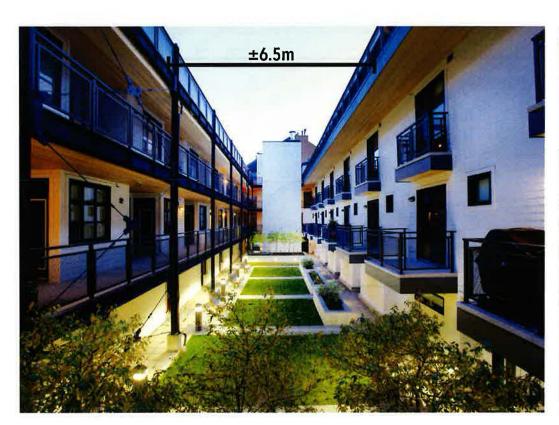


Courtyard Precedents (±6 m / 20 ft depth)

The Block (62 units)

Sturgess Architecture Avi Urban 1719 9a ST SW, Calgary Coco (74 units)

FAAS Sarina Homes 3375 15 ST SW, Calgary







Shadow Study



NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. 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 are based on established City of Calgary requirements. Locations of adjacent solar panels are generalized based on available satellite imagery and do not reflect the exact solar panel dimensions.

Shadow Study

JUNE 21 SHADOWS - PROPOSED BUILDING SHADOWS - EXISTING CONTEXT 18 AVE NE 18 AVE NE LANE LANE 19 AVE NE LANE 19 AVE NE 4:00 pm

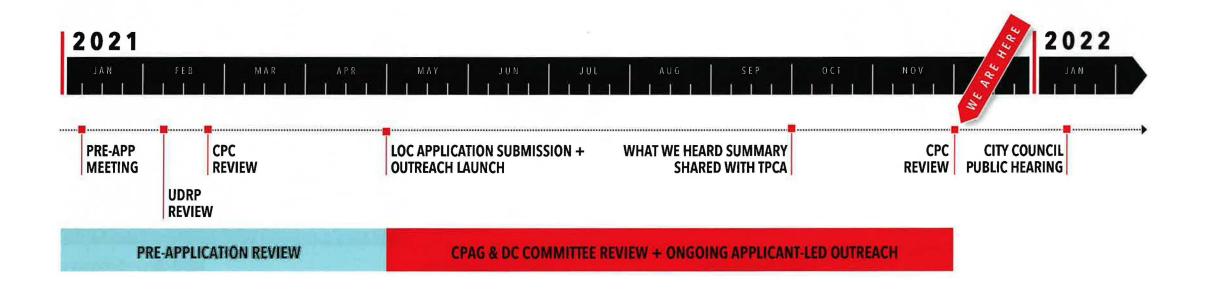
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Shadow Study

SHADOWS - PROPOSED BUILDING SHADOWS - EXISTING CONTEXT 18 AVE NE LANE LANE 1:00 pm 4:00 pm

NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. 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 are based on established City of Calgary requirements. Locations of adjacent solar panels are generalized based on available satellite imagery and do not reflect the exact solar panel dimensions.

Application Process



Applicant-Led Outreach

On-Site Signage + City Signage



ON-SITE SIGNAGE



HAND-DELIVERED MAILERS

On-Site Signage (Close-up)

Proposed Land Use Change

Hello Neighbourl



Current Land Use: R-C2 Residential - Contextual One / Two Dwelling District Proposed Land Use: DC Direct Control District

We are proposing a rowhouse style development and Land Use change (six receiving) at 259 18 AV NE. The proposite development, intended to provide assistance almost medical to have a controlled to the extraction of the controlled to the controlled

A Land Use Application has been submitted to redesignate the site from the R C2 District to a Direct Control District. The new District will include sate-specific rules that allow for additional units to be included in the development, while limiting the building form to a low-

Development Vision
The proposed development includes five RowhouseTople Units symmetricing an internal it assessed uses
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Tople Units symmetricing and include the unit.
Will have an associated Sectiondary Sudes type Units and
a parking stall. A concurrent Development Parmit of
the development plans) has been submitted to the City of
Calgary, set of thomps calgary calls more information.

E-mail engage@civicworks.ca Phone 587.747.0317





PROJECT MEMO SHARED WITH CA



WHAT WE HEARD SUMMARY

Hand-Delivered Mailers

Hello Neighbour!

We are proposing a land use change at 259 18 AV NE I LOC2021-0078

FAAS | MACE CAREST

Current Land Use: R-C2 Residential - Contextual One / Two Dwelling District
Proposed Land Use: Direct Control based on General Rules for Multi-Residential Land Use Districts

We are proposing a rowhouse style development and Land Use change (ake rezoning) at 259 18 AV NE. The proposed developments or intended to provide additional matting matter, shousing options that are adaptable to the eveluing matter, shousing options that are adaptable to the eveluing broughold rescond Caligarans, with easy access to Man Streets, local neighbourhood destinations, trenss options, parts, schools and other amendance.

A Land Use Application has been submitted to redesignate the site from the R-C2 Distinct to a Direct Control Distinct. The new Distinct will include site-specific rules that allow for additional units to be included in the development, while limiting the building form to a low rise three storey scale.

Get in Touch
If you have any questions, comments, or concerns related this proposal, get in touch with the project learn directly bit

Email: engage@civicworks.ca Phone: 587.747.0317







OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE

Balancing Multiple Interests



Calgary's Growth & Development Vision

Planning for the next generations of Calgarians



Our Design Principles

Key guiding principles for desirable design and development



Local Area Policy

The existing policy framework that guides development



Stakeholder Feedback

What various stakeholders think and say about an issue



Economic Viability

The needs of the developer to create a viable project

