

What We're Proposing

• LAND USE: DC based on M-CG

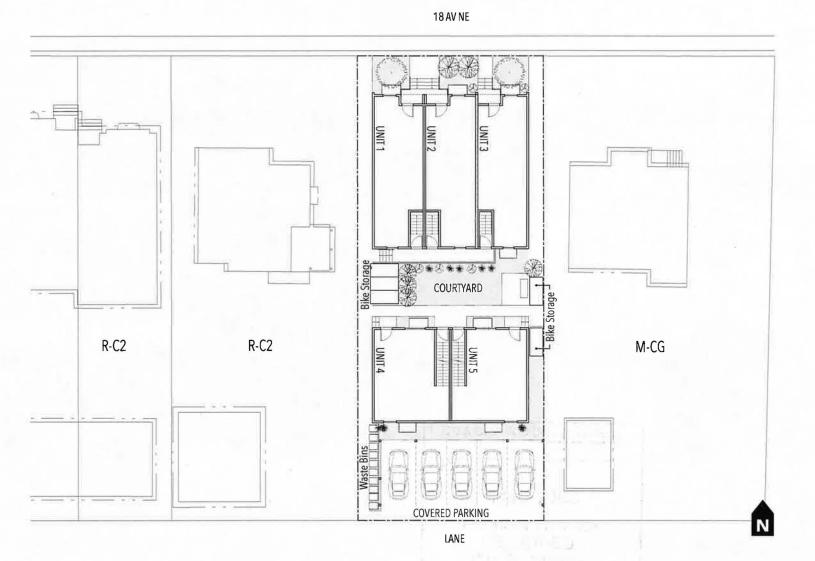
• SITE AREA: 0.058 ha

• BUILDING HEIGHT: 3 Storeys, 12m

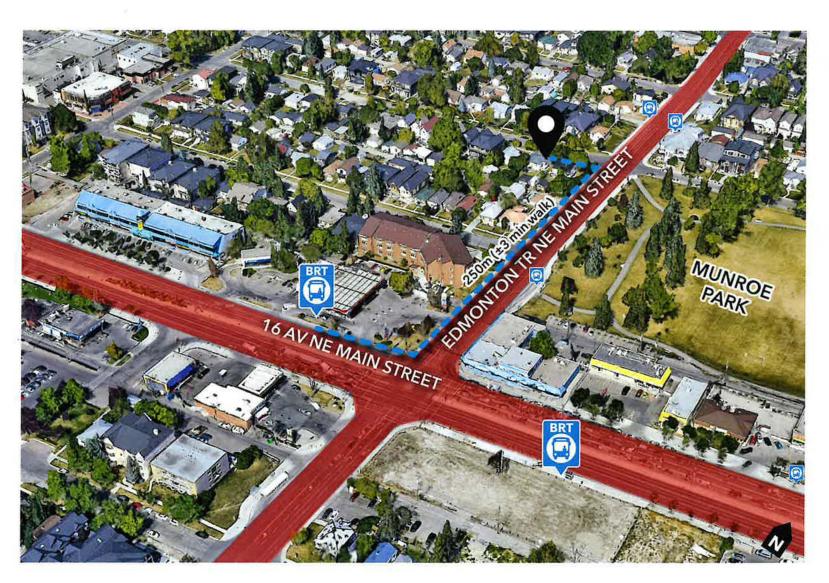
DENSITY: 10 Units Total
 5 Rowhouse-Style Units
 5 Small Basement Units (<45 m²)

• PARKING: 5 Vehicle Stalls / 5 Bike Stalls

• W & R: 10 Bins Private Collection



Surrounding Neighbourhood



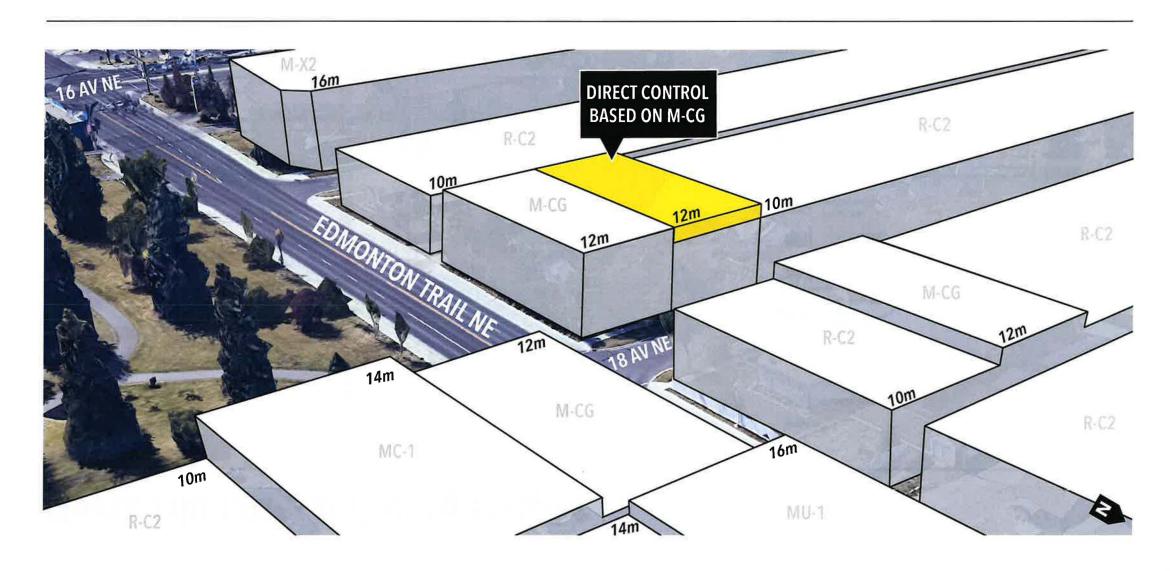
LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

- 400m OF TRANSIT STOP Routes 4, 5, 19 + 69
- 600m OF PRIMARY TRANSIT Max Orange BRT + Future Greenline LRT @ 16 AV
- MAJOR ROADWAY ACCESS
 Edmonton TR NE Urban Blvd
- MULTI-RES. DEVELOPMENT
 M-CG lots 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

Application Process



Land Use: From R-C2 to DC



North Hill LAP - Building Height



Applicant-Led Outreach



ON-SITE SIGNAGE



HAND-DELIVERED MAILERS



PROJECT MEMO SHARED WITH CA



WHAT WE HEARD SUMMARY



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE

On-Site Signage + City Signage



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 (ake recorning) at 259 I 8 AV. ET he proposed development is intended to previous educational missing middle housing appoint are advantaged to the rowing household reads of Celgarians, with easy access to Man Sirvets, local neighbourhood destinations, transit options, parks,

A Land Use Application has been submitted to a Great control plant has RCZ District to a Dreat Control District. The new District will include strangerable rules that share for additional writes to be included in the development, while limiting that building form to a low-insection story scale.

Development Vision
The presented development includes five Roukeuper.
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There forces of AM PEE and the passing the sease. Each wint will have an associated decorderly Sudestryle Unit and a parking 1814. A concurrent Development Ferral Cycle development plants has been pulpmetted up the City of development plants has been pulpmetted up the City of Calgary. Visit damps calgary 6 for more information.

FAAS

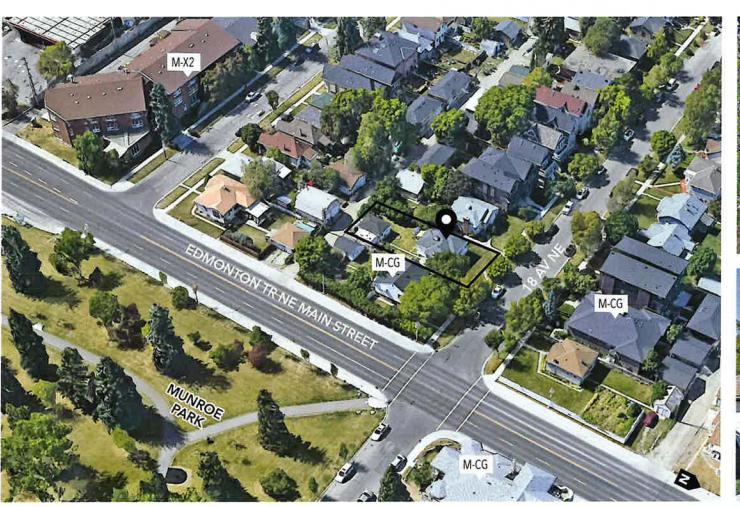
Hand-Delivered Mailers

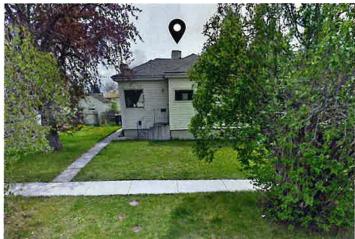
FAAS | LANGE | Hello Neighbour! We are proposing a land use change at 259 18 AV NE 1 LOC2021-0075 Current Land Use: R.C2 Residential - Contextual One / Two Dwelling District
Proposed Land Use: Direct Control based on General Rules for Multi-Residential Land Use Districts We are proposing a renhouse-style development and Land Use change (as a recomple at 539 18 AV NE. The proposed development is manded to provide addecoval instang models beuring aptions that are adoptable to the evolving household reside of Edigmans, which evaluates the services thousands are the services of the services (before the proposition of the services) pushs, should and other amendes. 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 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.

Email: engage@civicwe Phone: 587 747 0317



Site Photos







Parking Rationale

Literature

Small units (<45 m²) have a low documented rate of car ownership and parking demand.

On-Street Parking Restrictions

Future residents of the car-free units will be ineligible for parking permits.

Active Transportation Credits

\$2000 credit allotted to each car-free unit reimburses alternative transportation costs.

Transit

Within ±5 min walk of bus/BRT routes, and future LRT station.

Cycle

Within cycling distance of many destinations.

Carshare

Within Communauto service area.



Courtyard Common Amenity (6.5 m / 21 ft depth)

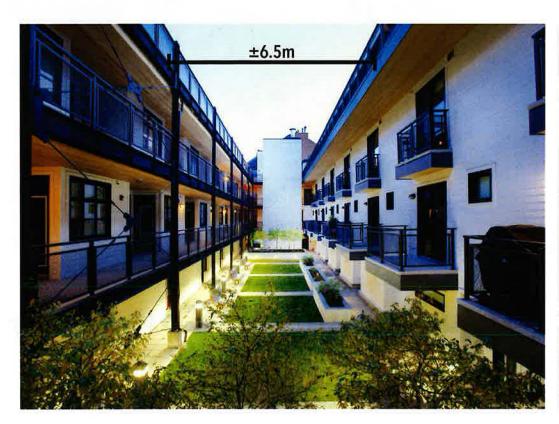


Courtyard Precedents (±6 m / 20 ft depth)

The Block (62 units)

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

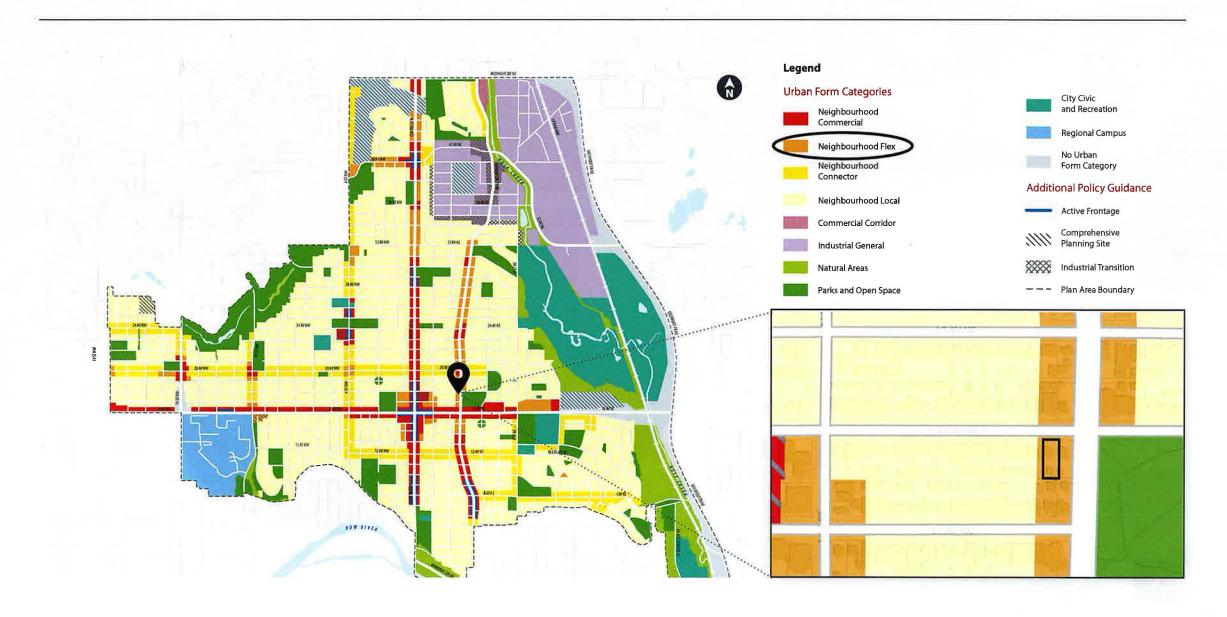
FAAS Sarina Homes 3375 15 ST SW, Calgary







North Hill LAP - Urban Form



Shadow Study

MARCH 21 & SEPTEMBER 21 18 AVE NE 18 AVE NE LANE 10:00 am 1:00 pm SHADOWS - PROPOSED BUILDING SHADOWS - EXISTING CONTEXT 18 AVE NE LANE 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.

Shadow Study

JUNE 21 18 AVE NE 18 AVE NE 18 AVE NE 18 AVE NE LANE 10:00 am 1:00 pm 4:00 pm

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Shadow Study

SHADOWS - PROPOSED BUILDING SHADOWS - EXISTING CONTEXT 18 AVE NE LANE 10:00 am 1:00 pm 4:00 pm

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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 Orientation	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, I.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

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