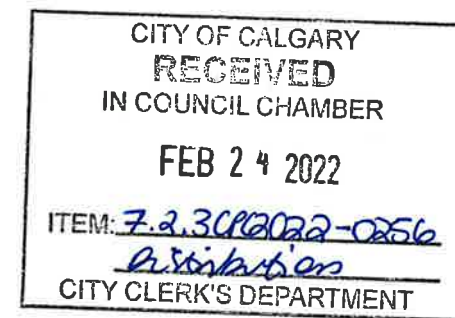


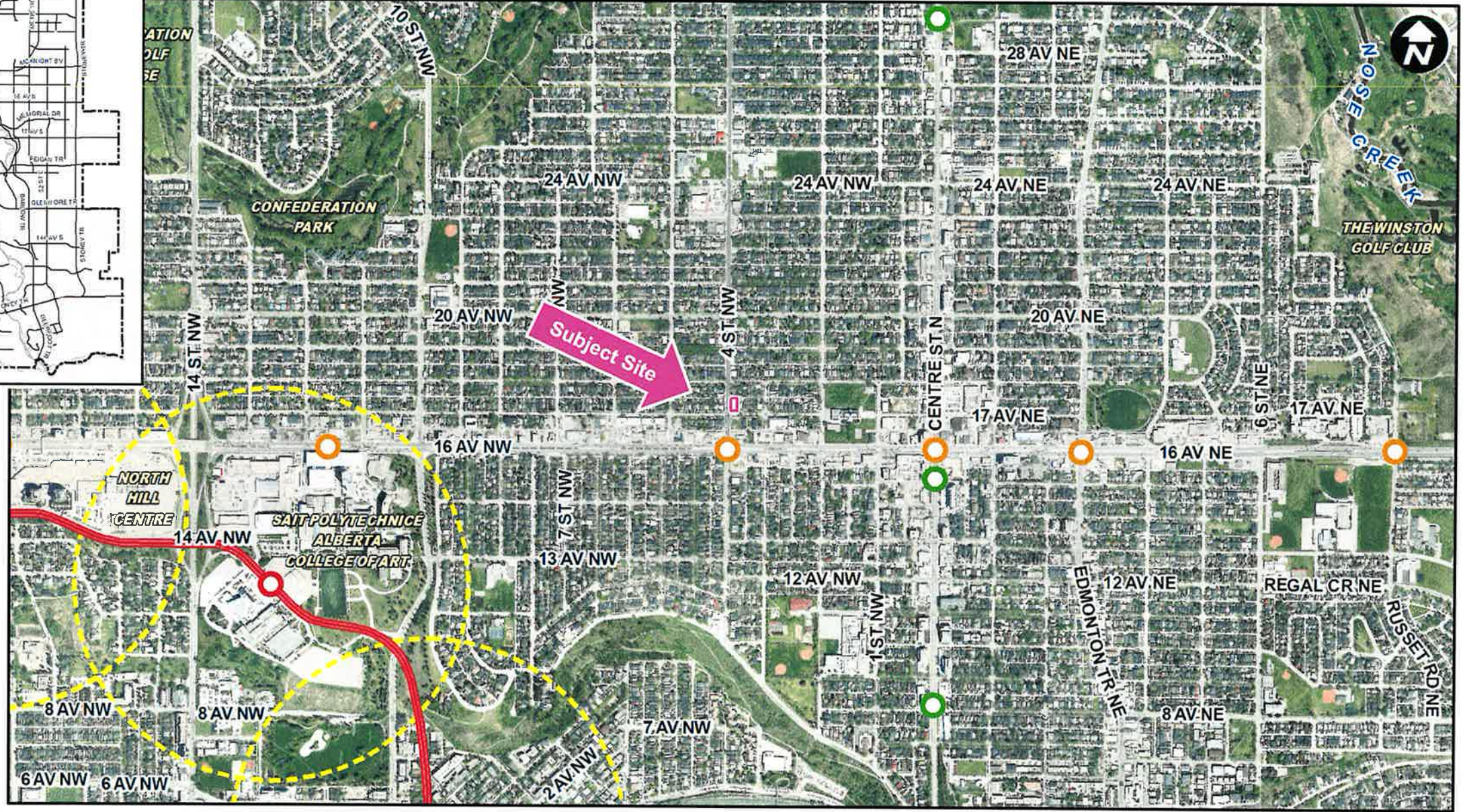
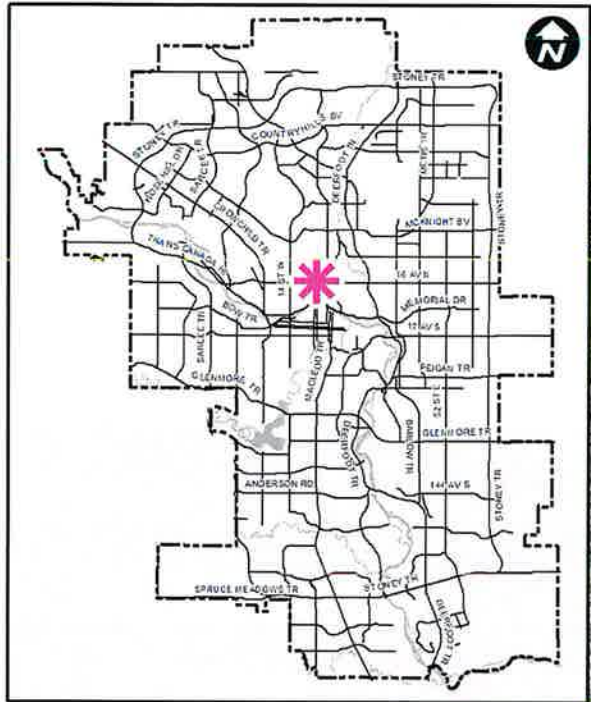


Calgary Planning Commission

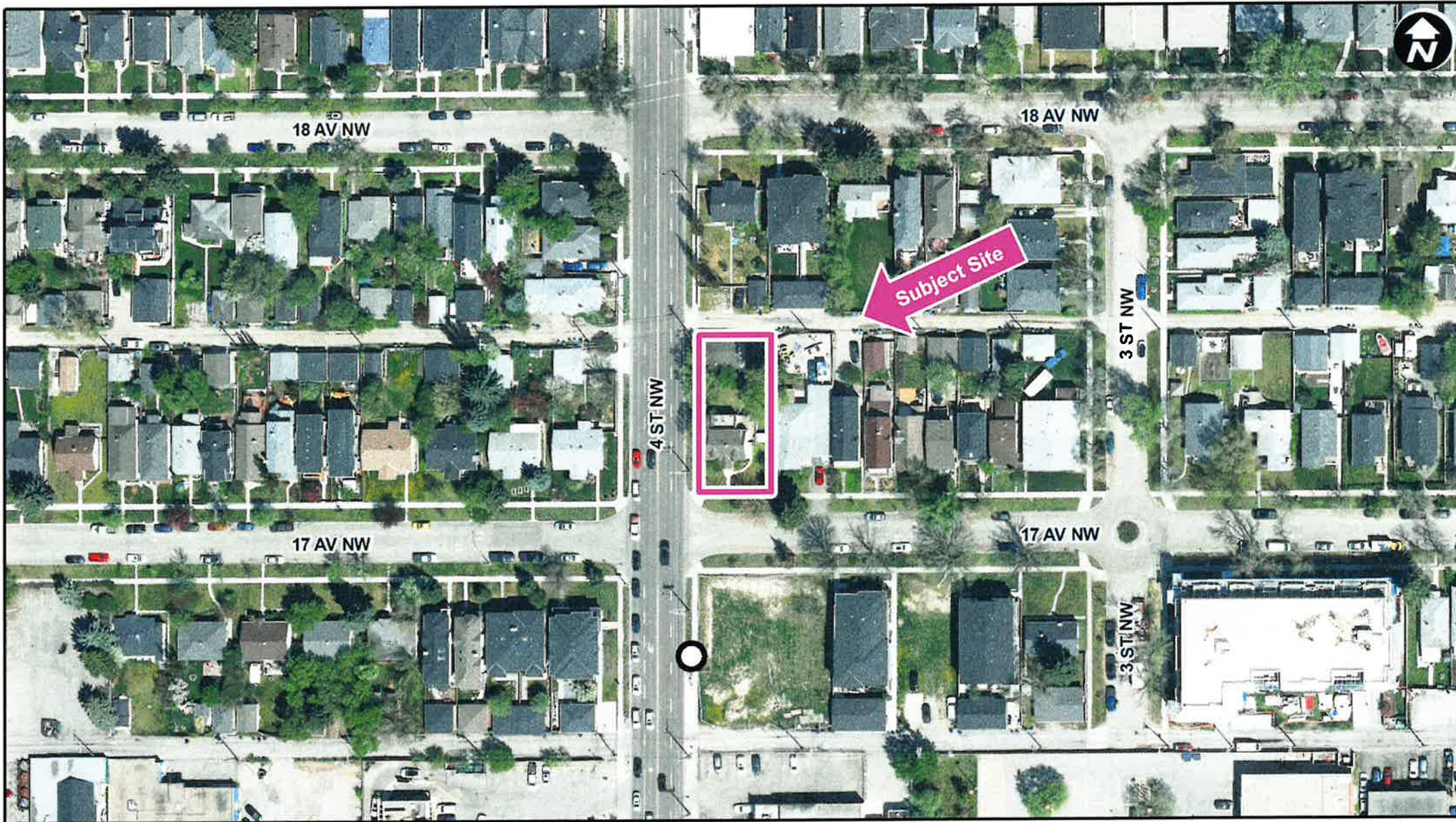
Agenda Item: 7.2.3



LOC2021-0137
Land Use Amendment
February 24, 2022



- LEGEND**
- 600m buffer from LRT station
 - LRT Stations**
 - Blue
 - Downtown
 - Red
 - Green (Future)
 - LRT Line**
 - Blue
 - Blue/Red
 - Red
 - Max BRT Stops**
 - Orange
 - Purple
 - Teal
 - Yellow



Legend

○ Bus Stop

Parcel Size:

0.06 ha
17m x 37m





- LEGEND**
- Residential Low Density
 - Residential Medium Density
 - Residential High Density
 - Commercial
 - Heavy Industrial
 - Light Industrial
 - Parks and Openspace
 - Public Service
 - Service Station
 - Vacant
 - Transportation, Communication, and Utility
 - Rivers, Lakes
 - Land Use Site Boundary

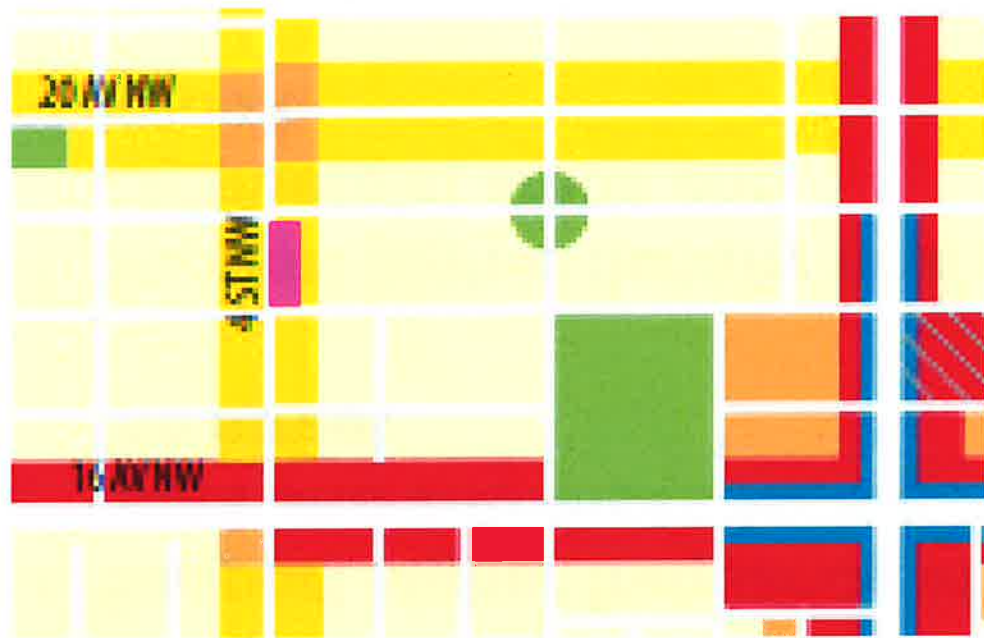






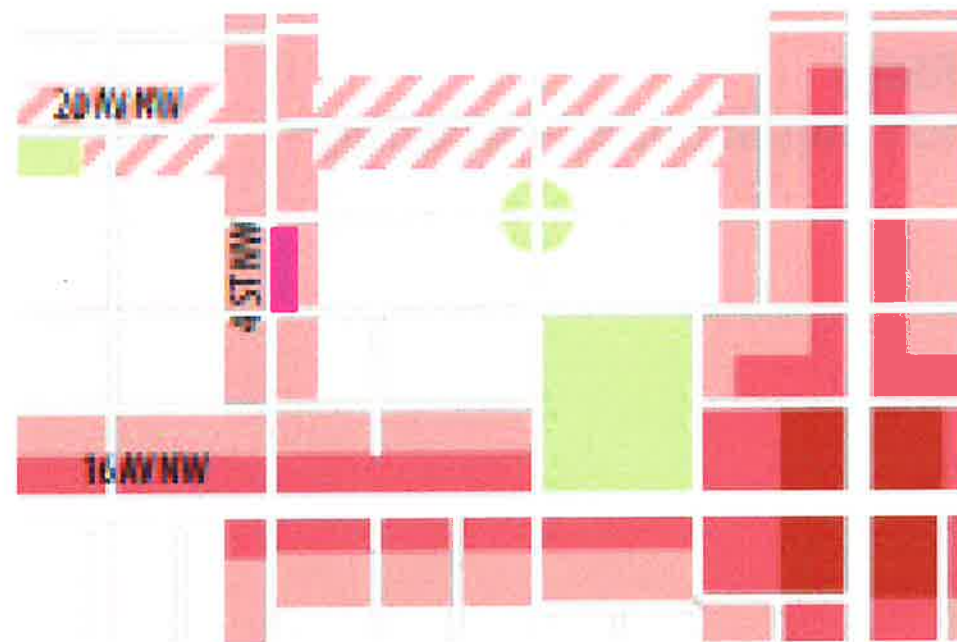
Proposed Direct Control District:

- Based on M-CG/R-CG
- Multi-residential in a low density form
- Maximum height – 12 metres
- FAR – 1.5



Map 3 – Urban Form

- Neighbourhood Connector



Map 4 – Building Scale

- Low (up to 6 storeys)

North Hill Communities Local Area Plan
(September 2021)

Land Use Policies – Neighbourhood Connector

- **Primarily Residential**
- **Support a broad range and mix of housing types, unit structures and forms**
- **Support higher frequency of units and entrances facing the street**
- **Support higher density near commercial areas and transit.**

North Hill Communities Local Area Plan
(September 2021)

RECOMMENDATION(S):

That Calgary Planning Commission recommend that Council:

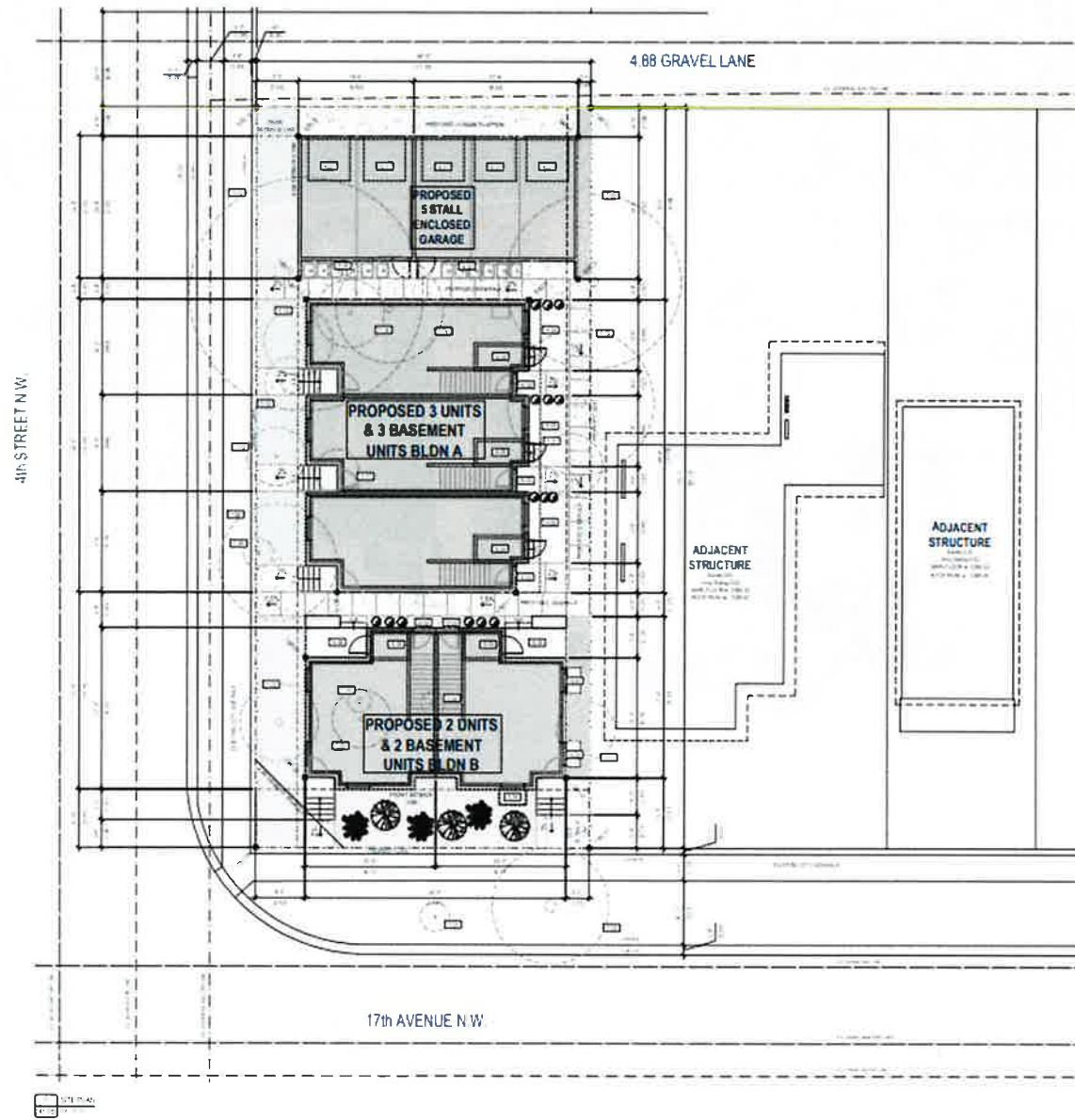
Give three readings to the proposed bylaw for the redesignation of 0.06 hectares \pm (0.148 acres \pm) located at 424 - 17 Avenue NW(Plan 219O, Block 6, Lots 11 and 12) from Residential – Contextual One/Two Dwelling (R-C2) District to Direct Control (DC) District to accommodate multi-residential development with guidelines.

QUESTIONS

Site rendering



Site Plan



SHEET NOTES

- U.1** PROPOSED RESIDENT PARKING STALL
- U.2** PROPOSED WASTE BUILDING
- U.3** WALKER TO BASEMENT UNIT
- U.4** EXISTING OR PROPOSED 20' x 4' x 4' METAL SENSOR AREA
- U.5** BENTLEY SPACE AREA
- U.6** STORAGE BASEMENT UNIT

GENERAL NOTES

- A** ALL EXISTING UTILITIES, REMAINING WALLS AND LANDSCAPING TO BE RECONSTRUCTION COORDINATED BY DEVELOPMENT PROVIDER.
- B** REVISION TO PLAN NUMBER SCHEDULED FOR EVALUATION AND APPROVAL BY DEVELOPMENT PROVIDER.
- C** ALL SITE REMEDIATION OF EXISTING BUT NOT APPROPRIATE AND PROPOSED SHALL BE COMPLETED AT THE OWNER'S EXPENSE.

EXISTING TREES

Tree ID	Species	DBH (inches)	Height (feet)	Condition	Remarks

PROPOSED PLANTINGS

Planting ID	Species	Quantity	Location	Remarks

LANDSCAPING LEGEND

Symbol	Description

RELEASES

DP.100

Elevation fronting 17 Avenue NW

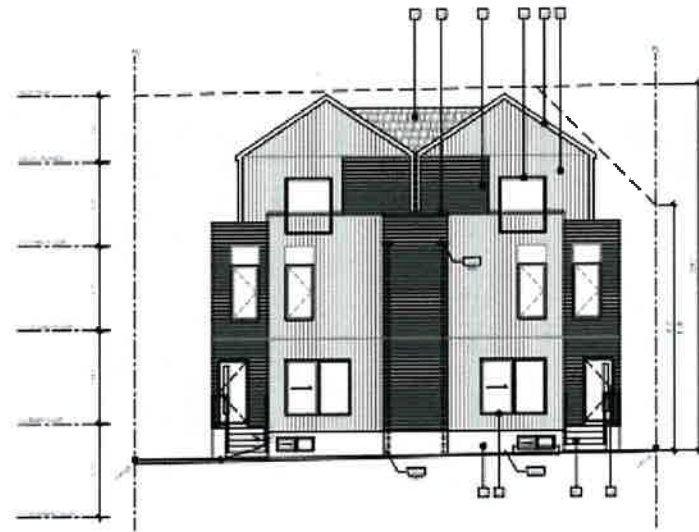
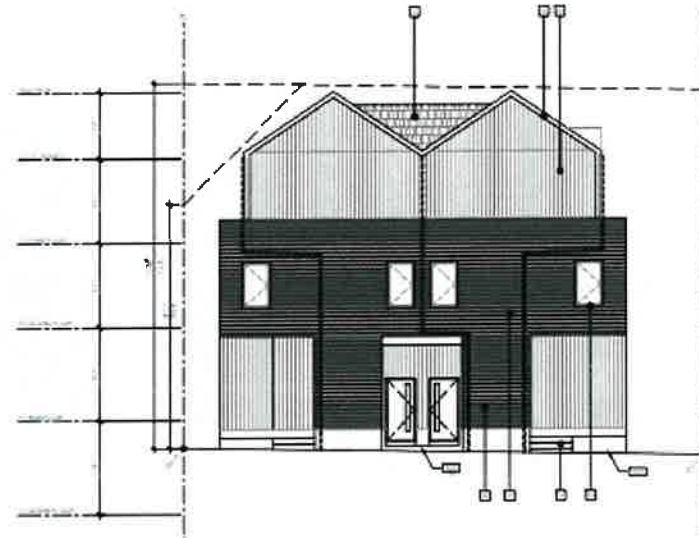


EXHIBIT A

GENERAL NOTES

- 1. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 2. FINISHES TO BE AS SHOWN ON THE DRAWINGS.
- 3. ALL WORK TO BE IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA (NBC) AND THE NATIONAL ELECTRICAL CODE OF CANADA (NEC).
- 4. ALL MATERIALS TO BE APPROVED BY THE ARCHITECT.
- 5. ALL WORK TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE.
- 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL BY-LAWS.
- 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL ZONING BY-LAWS.
- 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL PLANNING BY-LAWS.
- 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE LOCAL ENVIRONMENTAL BY-LAWS.

NOTES

- 1. SEE DRAWING FOR DETAILS.
- 2. SEE DRAWING FOR DETAILS.
- 3. SEE DRAWING FOR DETAILS.

REVISIONS

NO.	DATE	DESCRIPTION

DATE: _____

SCALE: _____

PROJECT: _____

CLIENT: _____

ARCHITECT: _____

DP.201

Elevation fronting 4 Street NW



Item	Proposed DC Rules
Floor Area Ratio	1.5
Unit Mix	10 dwellings (5 above, 5 below grade)
Unit Orientation	>45 sq m direct access from street <45 sq m at grade access
Height	12.0 m
Amenity Area	>45 sq m = 7.5 sq m <45 sq m = 5.0 sq m
Parking	1 stall per unit >45 sq m 0 stalls <45 sq m 0.5 bicycle parking stalls per unit

Calgary Planning Commission Item 7.2.3 Supplemental Slides: February 24, 2022

LOC2021-0137, CPC2022-0256, DP2021-8227
424 17 AV NW

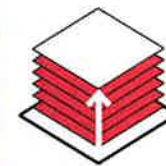
Prepared on Behalf of
Stone West Homes



424 17 AV NW: LOC2021-0137, DP2021-8227



A proposed concurrent redesignation from R-C2 to DC (M-CG) to allow for the development of a Low Scale, Medium Density, FAR-Driven, Grade-Oriented Multi-Residential Rowhouse Development.



BUILDING HEIGHT

12m 3
Maximum Height Storeys



DWELLING UNITS

10
Multi-residential grade oriented Dwelling Units

5	5
Dwelling Units	Micro Units
(2-3 Bedrooms)	(1 Bedroom, under 45sq. m)

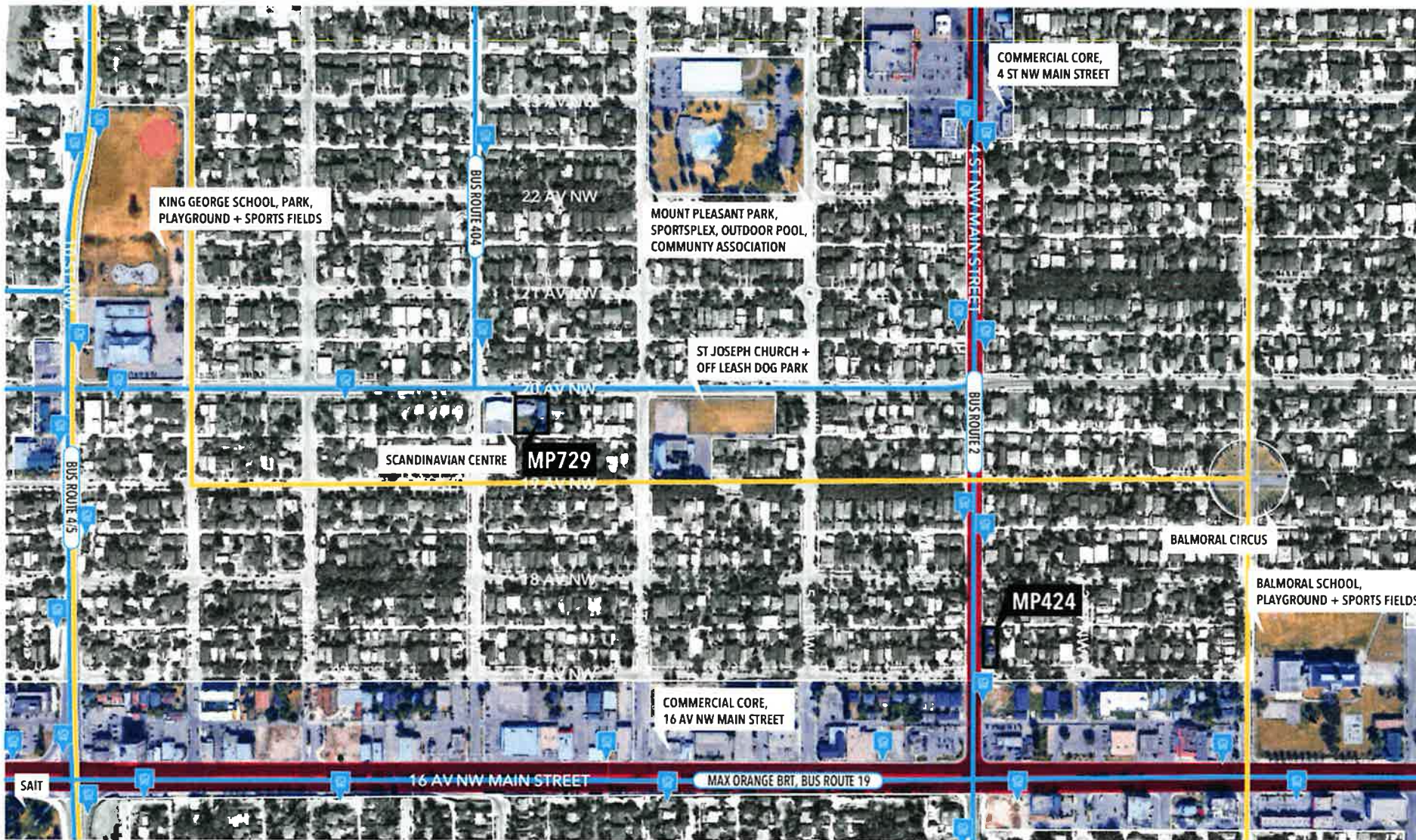


PARKING

5	5
Parking Stalls	Storage Units
(Garage off Lane)	(min. 2.5sq. m/Micro Unit)

**Please note that DP2021-8227 details are subject to Administration's review and decision pending Land Use Redesignation*

Site Context + Amenity Provision



Legend:

- PRIMARY TRANSIT NETWORK
- BUS/BRT ROUTE
- CYCLE INFRASTRUCTURE

N

North Hill Communities Local Area Plan

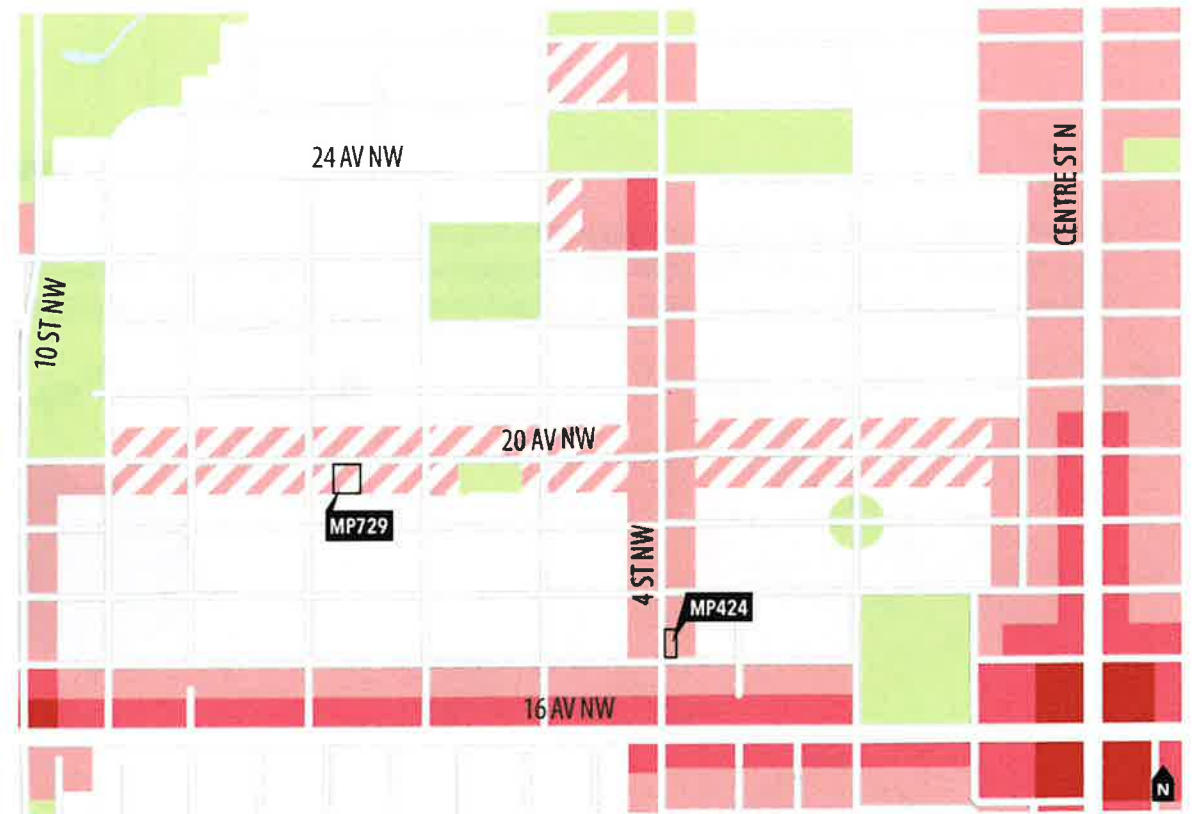
Map 3: Urban Form



LEGEND

- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Parks + Open Space
- City Civic + Recreation
- Active Frontage
- Comprehensive Planning Site

Map 4: Building Scale



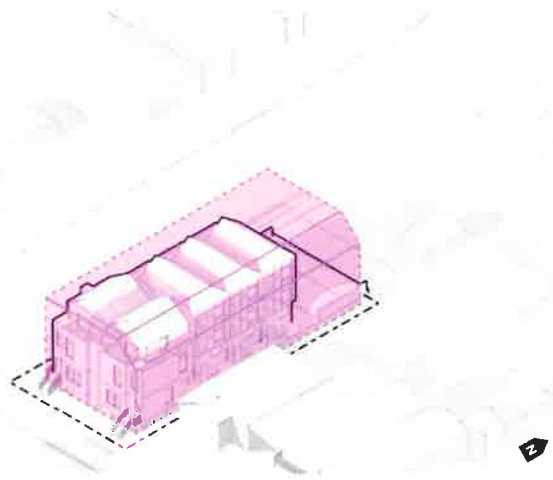
LEGEND

- Limited (up to 3 storeys)
- Low - Modified (up to 4 storeys)
- Low (up to 6 storeys)
- Mid (up to 12 storeys)
- High (up to 26 storeys)
- Parks, Civic + Recreation

4 ST NW Neighbourhood Main Street Corridor Development Potential

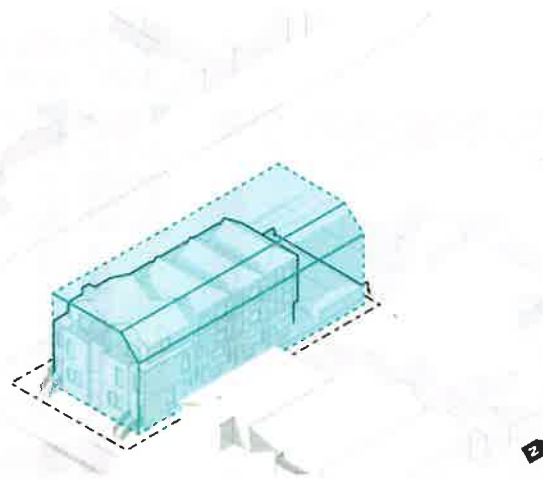
NHCLAP encourages multi-residential development of up to 6 storeys along 20 AV NW growth corridor.

Option 1: R-CG District



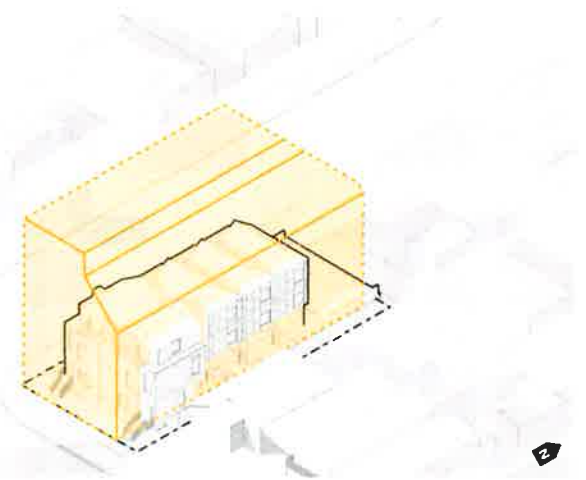
Could yield 4 dwelling units + 4 secondary suites with 4 parking stalls in a 3 storey, rowhouse-scaled form (maximum 11m).

Option 2: DC (M-CG) District - MP424 proposal



MP424 proposal yields 10 dwelling units (5 larger units + 5 micro units) with 5 parking stalls in a 3 storey, rowhouse-scaled form (maximum 12m).

Option 3: MU-1 District



Could yield up to a 6 storey (maximum 22m) apartment-style multi-residential development (compared with similar precedents, +/-25 dwelling units) with 0.375 resident parking stalls required per unit.

17 AV NW Elevation



4 ST NW Main Street Elevation



Proposed Massing in Context

