



stone west homes

Public Hearing Matter 8.1.4: April 12, 2022

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

Prepared on Behalf of
Stone West Homes



FAAS

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

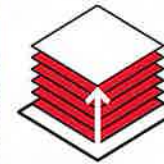
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 12 2022
ITEM: 8.1.4 CPC2022-0256
DISTRIBUTION
CITY CLERK'S DEPARTMENT

SLIDE 2



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

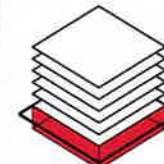
12m 3
Maximum Height Storeys



DWELLING UNITS

10
Multi-residential grade-oriented Dwelling Units

5 5
Dwelling Units Basement Unit under 45m²
(2-3 Bedrooms) (1 Bedroom, under 45m²)








PARKING

5 5
Parking Stalls Storage Units
(Garage off Lane) (min. 2.5sq.m/Basement Unit ≤ 45m²)

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

Applicant-led Stakeholder Outreach

How We Engaged

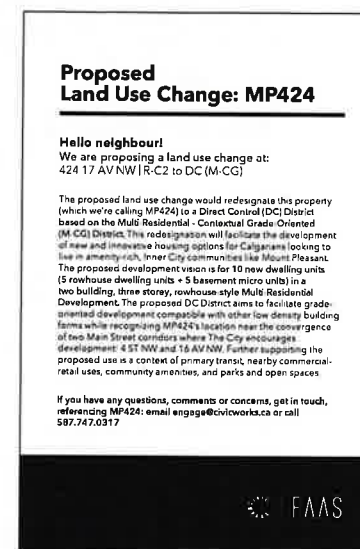
-  Hand Delivered Mailers (2 deliveries, at application submission + outreach close)
-  On-Site Signage (Project Team + City of Calgary, updated at outreach close)
-  Project Voicemail + Email Address
-  Letters to Ward 7 and Mount Pleasant CA, Zoom/phone meetings x 2, 3 email updates
-  Stakeholder Outreach Summary + Information Sharing

Feedback

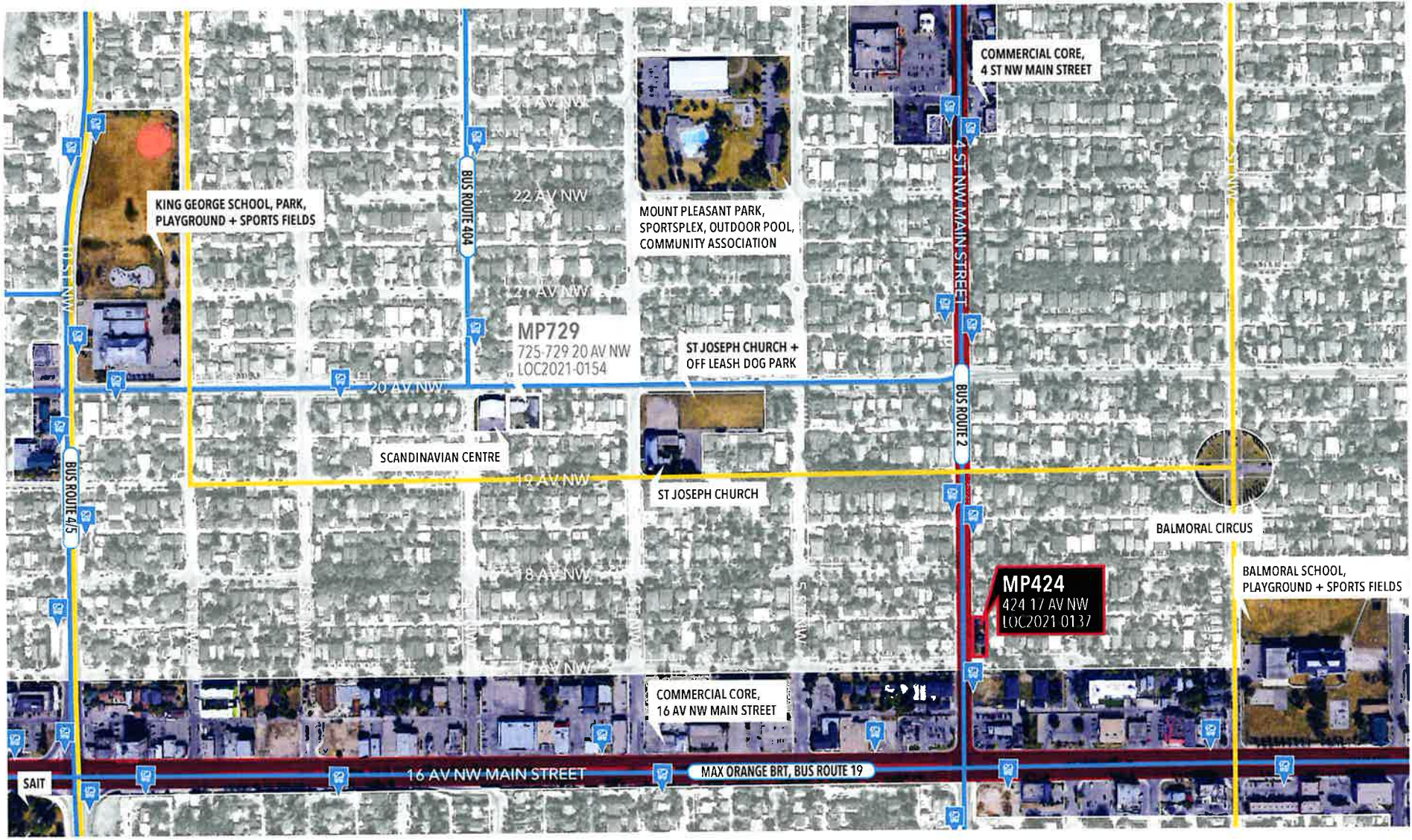
5 Respondents
September 2021 - January 2022

Main Themes: Proposed Land Use District, Density, Tenure + Community Fit, Parking, Interfacing

Mailer, Mailer Radius, Site Signage, Outreach Summary



Site Context + Amenity Provision



Legend:

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

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



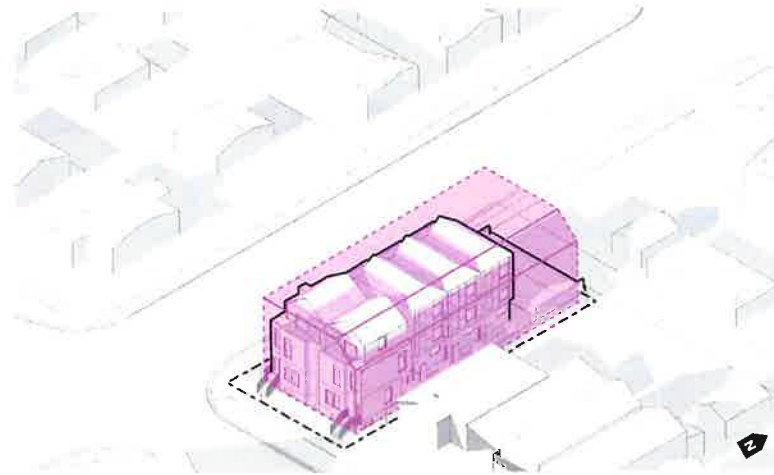
LEGEND

- 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

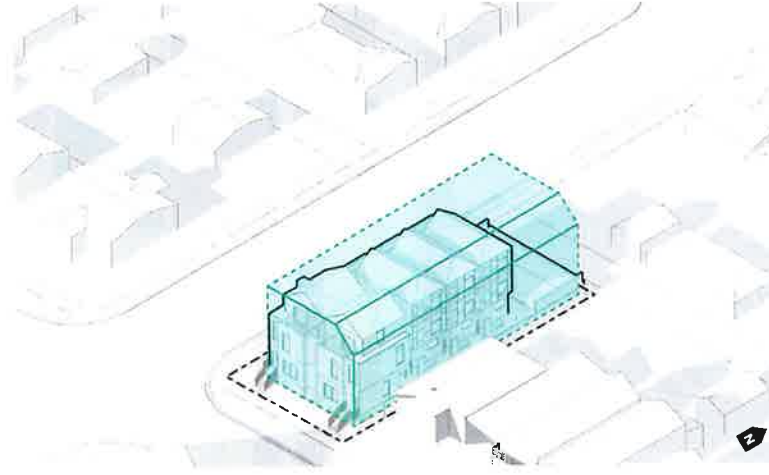
NHCLAP encourages multi-residential development of up to 6 storeys along 20 AV NW growth corridor.

Option 1: R-CG District



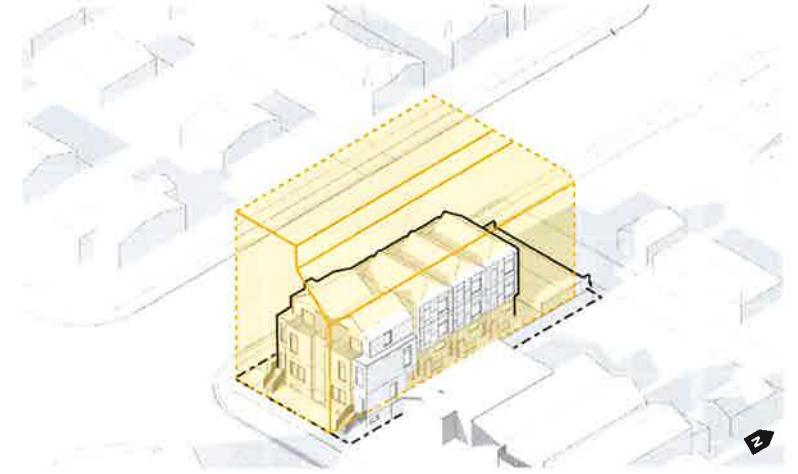
Could yield 4 dwelling units + 4 secondary suites with 4 parking stalls in a 3 storey, rowhouse-scaled form (maximum 11m).

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



MP424 proposal yields 10 dwelling units (5 larger units + 5 smaller basement units $\leq 45m^2$) with 5 parking stalls in a 3 storey, rowhouse-scaled form (maximum 12m).

Option 3: M-U1 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



Parking Memo

Memo Conclusions

Bunt was retained to determine if a basement unit $\leq 45m^2$ parking reduction to 0.0 stalls/unit is appropriate for the site location.

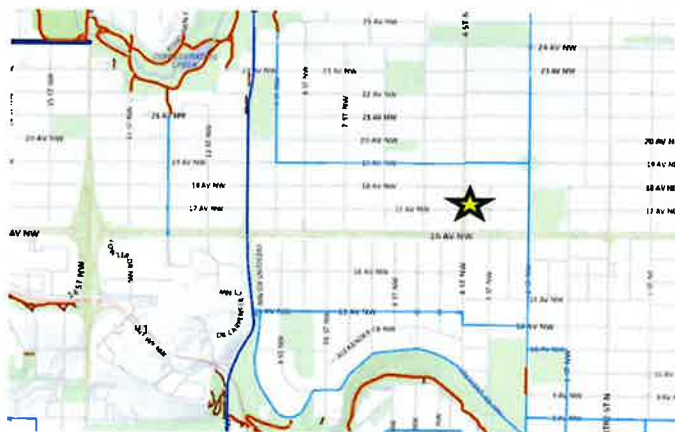
Bunt determined the 0.0 parking stall/ basement unit $\leq 45m^2$ ratio is acceptable because:

- The relaxation is consistent with relevant policy (Policy to Guide Discretion for Secondary Suites and Backyard Suites);
- Basement Units $\leq 45m^2$ have lower demographic parking demand due to their small size and rental tenure;
- Residential Permit Parking zone restrictions are in place to limit off-site impacts
- Multiple transit routes serve the site; and
- Multiple cycle routes serve the site.

On-Street Site-Adjacent Parking



Cycle Network



Transit Service

		Radius	Walking	Peaks	Mid-Day	Evening/Weekend
2 - Mt. Pleasant/Killarney/17 Ave	Frequent Bus	50-150m	50-175 m	13 min	20 min	27-30 min
#19 - 16 Ave North	Bus	150m	175-250m	19-21 min	30 min	27-30 min
MAX Orange -	BRT			16 min	25 min	24-30 min



Transportation Demand Management (TDM)

1. Active modes storage on site for each basement unit;
2. 1.0 Class 1 bicycle parking stall for each basement unit; and
3. Basement units will not qualify for Residential Parking Permits (DP Condition of Approval).

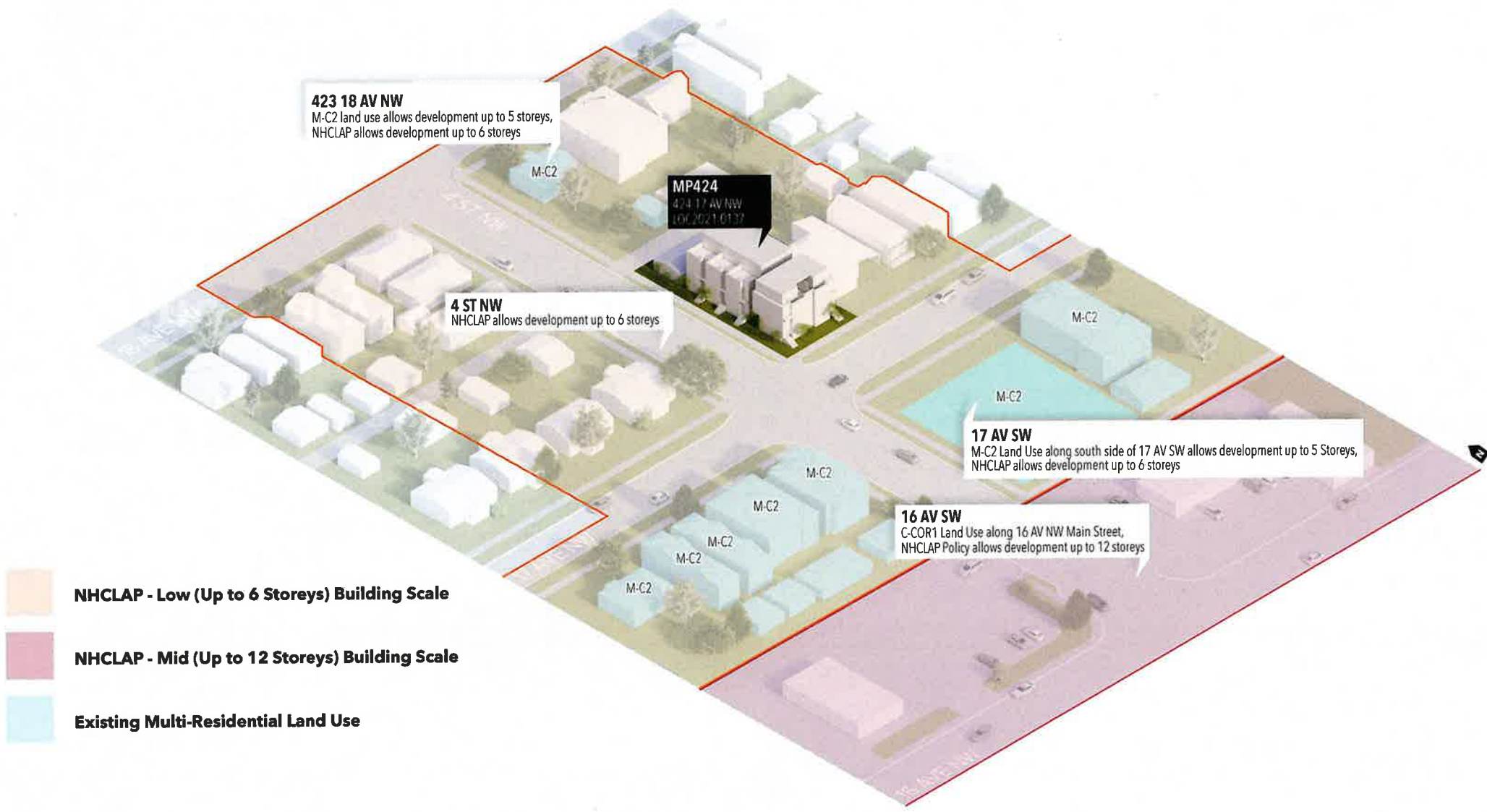
424 17 AV NW



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Supplementary Materials

Proposed Massing in Context



Site Plan



4 ST NW

17 AVE NW

The Missing Middle, What Is It?

Missing Middle Housing

A broad range of 2 to 3 storey buildings with multiple units and a variety of unit sizes, situated in walkable neighborhoods with easy access to transit, amenities and daily needs.

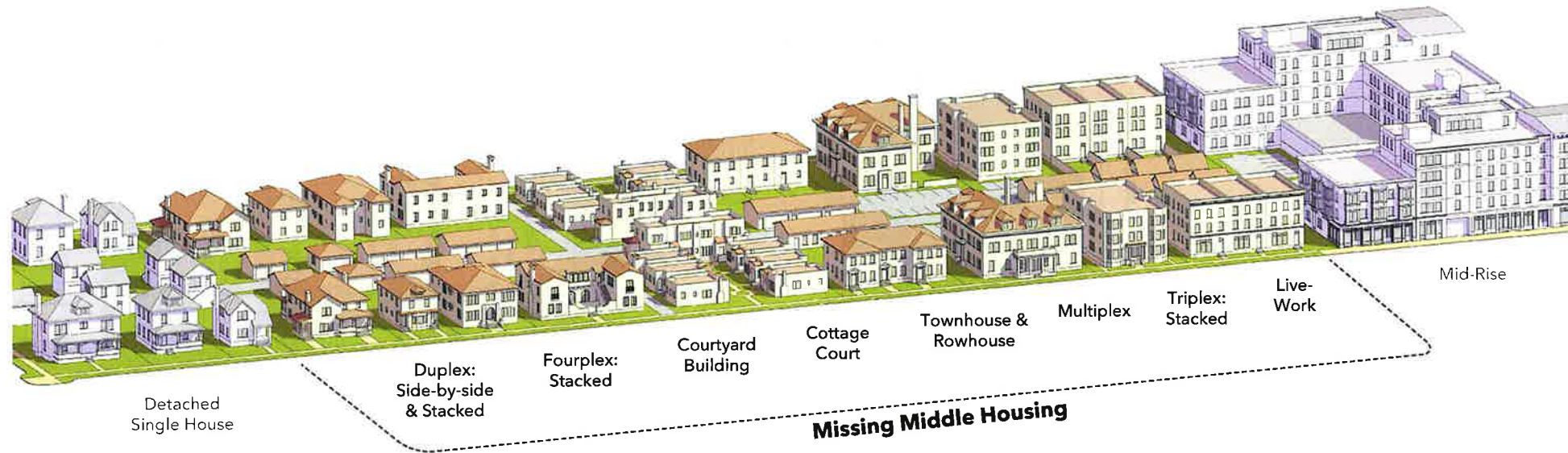


Illustration Credit
Opticos Design

Direct Control Applications - 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)	N/A
FAR	N/A	1.5 FAR
Street Orientation/ Unit Mix	N/A	All Rowhouse-style units must face the street Small units (≤ 45m ²) 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, 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	5m ² amenity space per unit	5m ² to 7.5m ² amenity space per unit. (168D2020)
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 ≤ 45m ² 0.5 Class One Bike Stalls per Unit

REVISED APPROACH
Based on CPC Feedback

□ DC Policy section aligns with M-CG District

□ DC Policy section based on existing approved DC District

Parallel Applications

THIRD READING APRIL 12, 2022

LOC2021-0065

1531 33 AV SW SOUTH CALGARY



Land Use: DC(M-CG)
Density: 10 Units
Parking: 5 Vehicular Stalls

THIRD READING APRIL 12, 2022

LOC2021-0072

3719 14 ST SW ALTADORE



Land Use: DC(M-CG)
Density: 10 Units
Parking: 5 Vehicular Stalls

APPROVED JANUARY 11, 2022

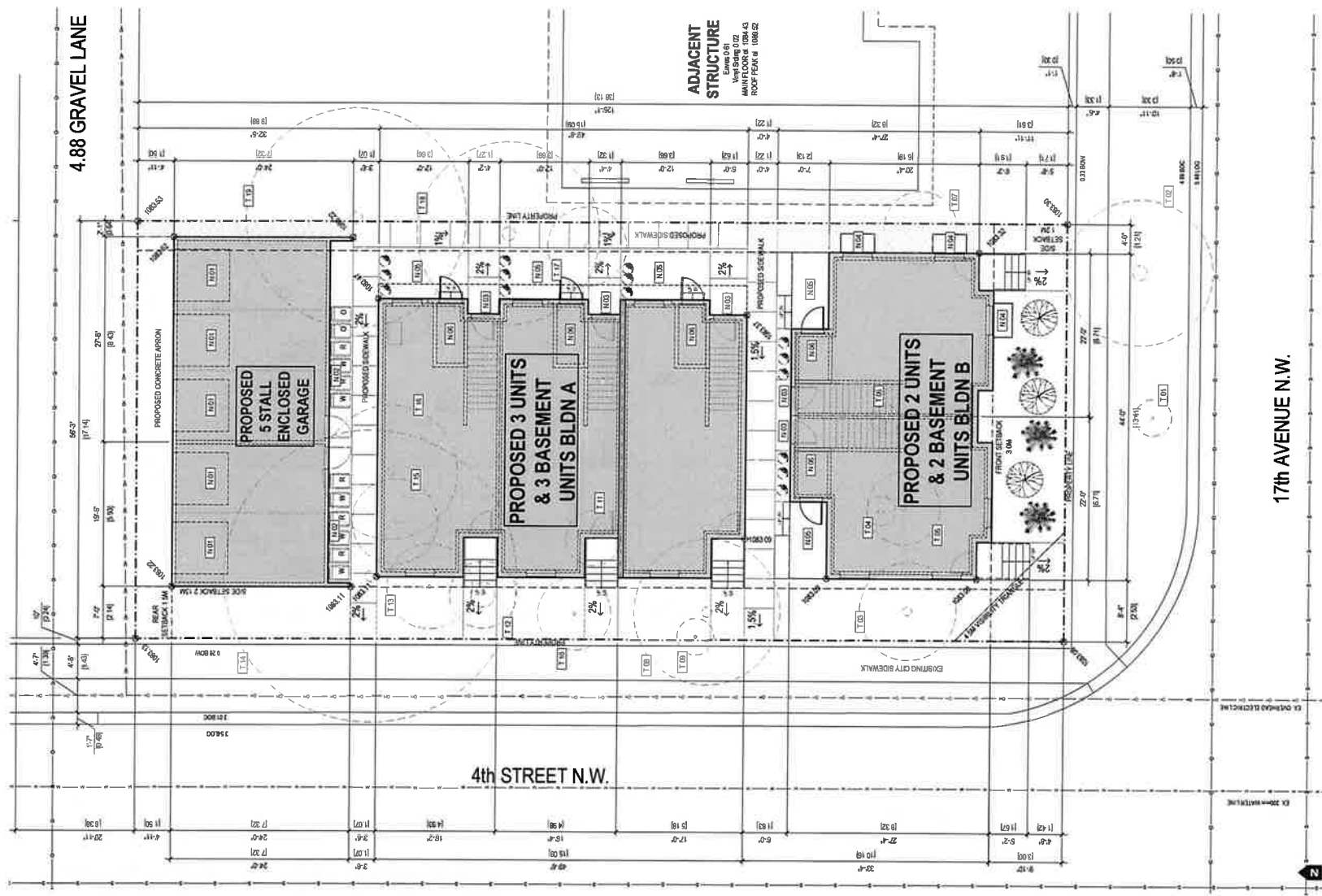
LOC2021-0075

259 18 AV NE TUXEDO



Land Use: DC(M-CG)
Density: 10 Units
Parking: 5 Vehicular Stalls

DP2021-8227: Site Plan

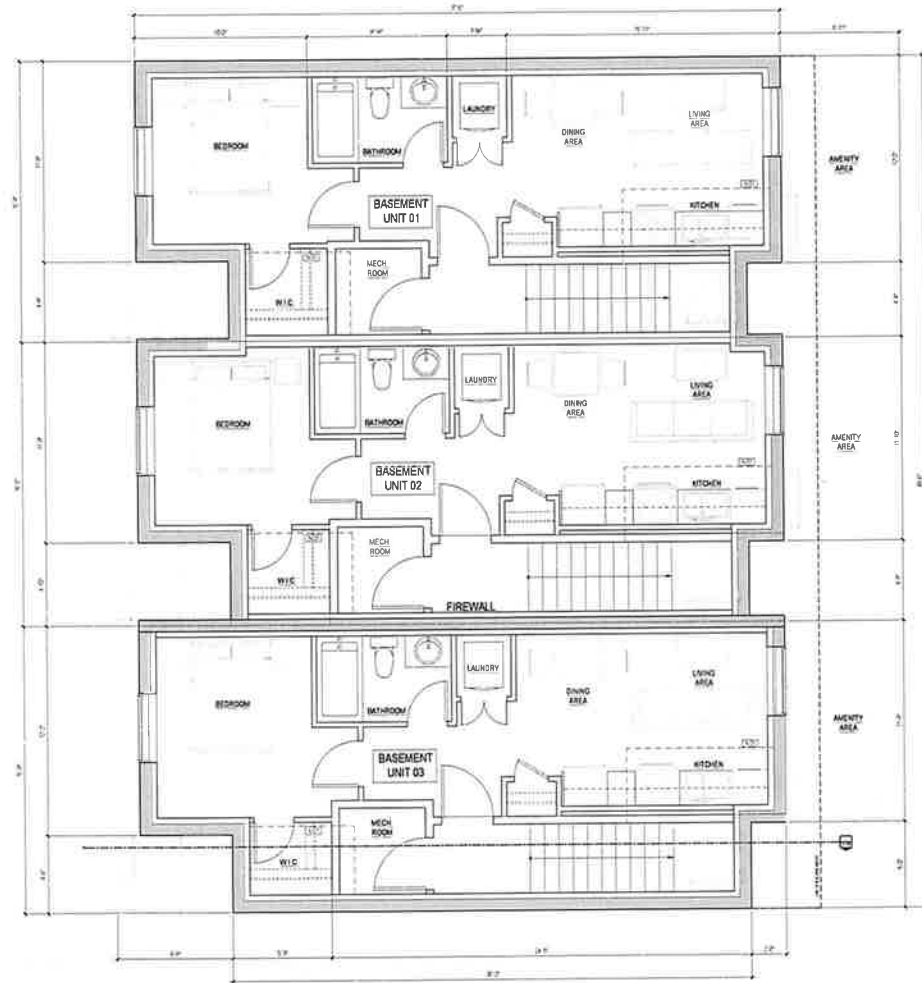


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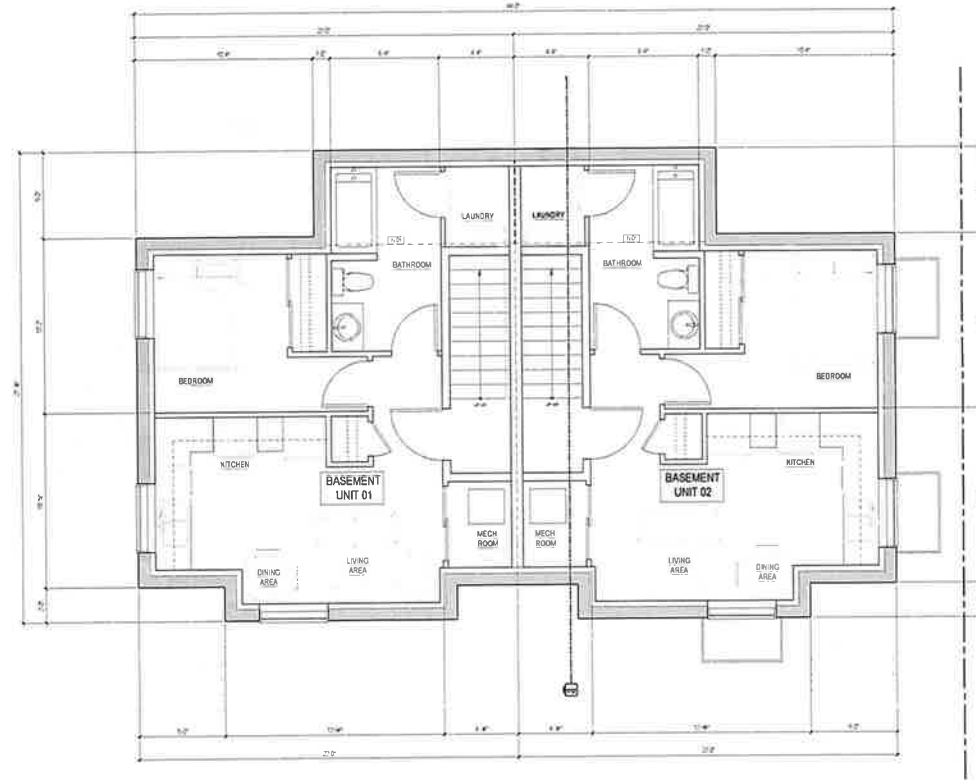
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DP2021-8227: Basement Plan

Building A



Building B

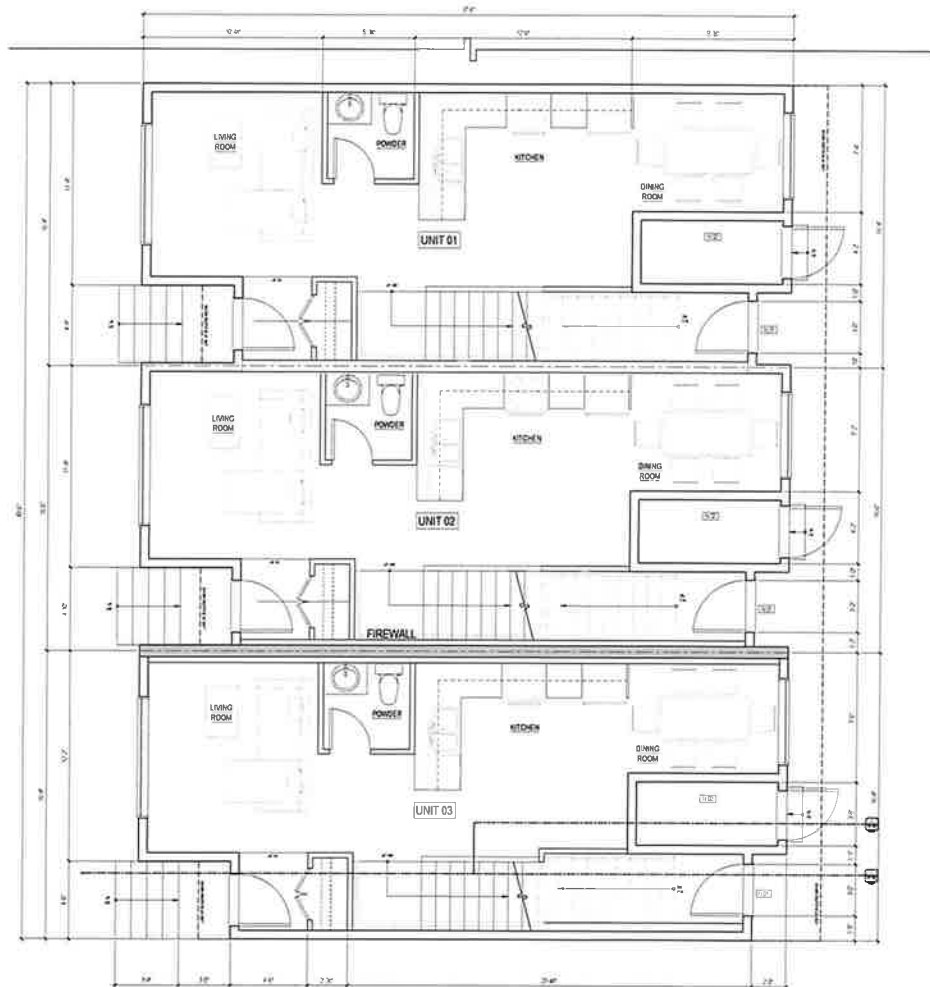


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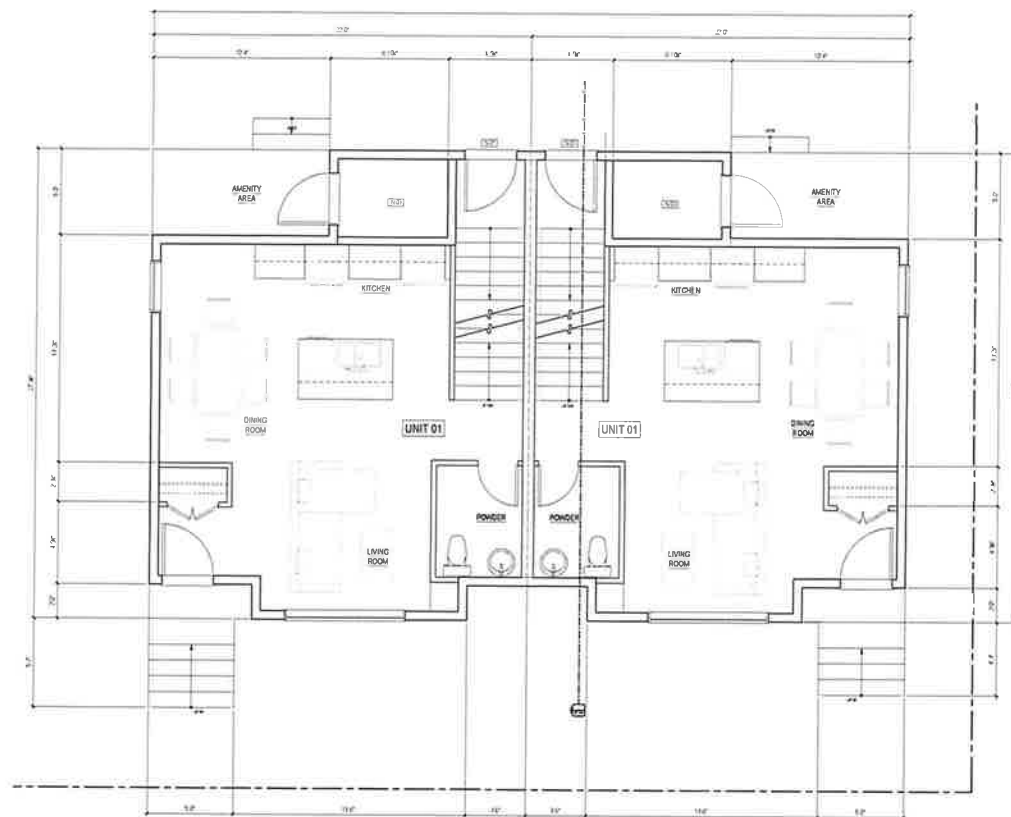
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DP2021-8227: Main Floor Plan

Building A



Building B

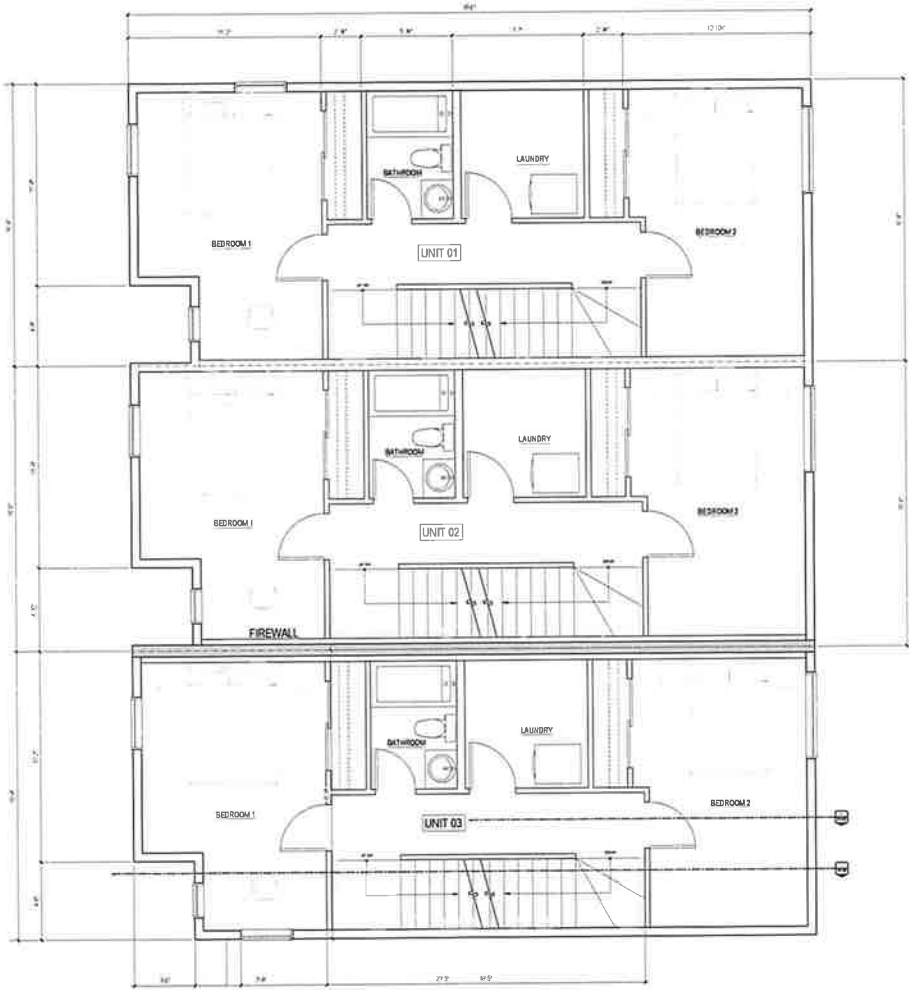


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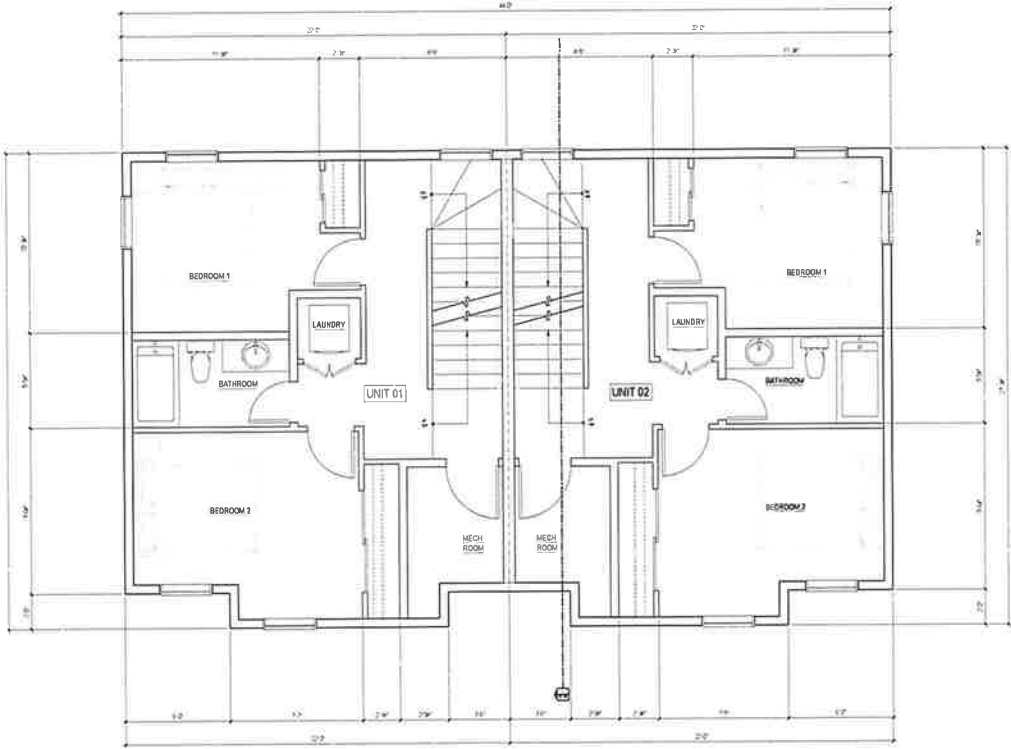
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DP2021-8227: Second Floor Plan

Building A



Building B

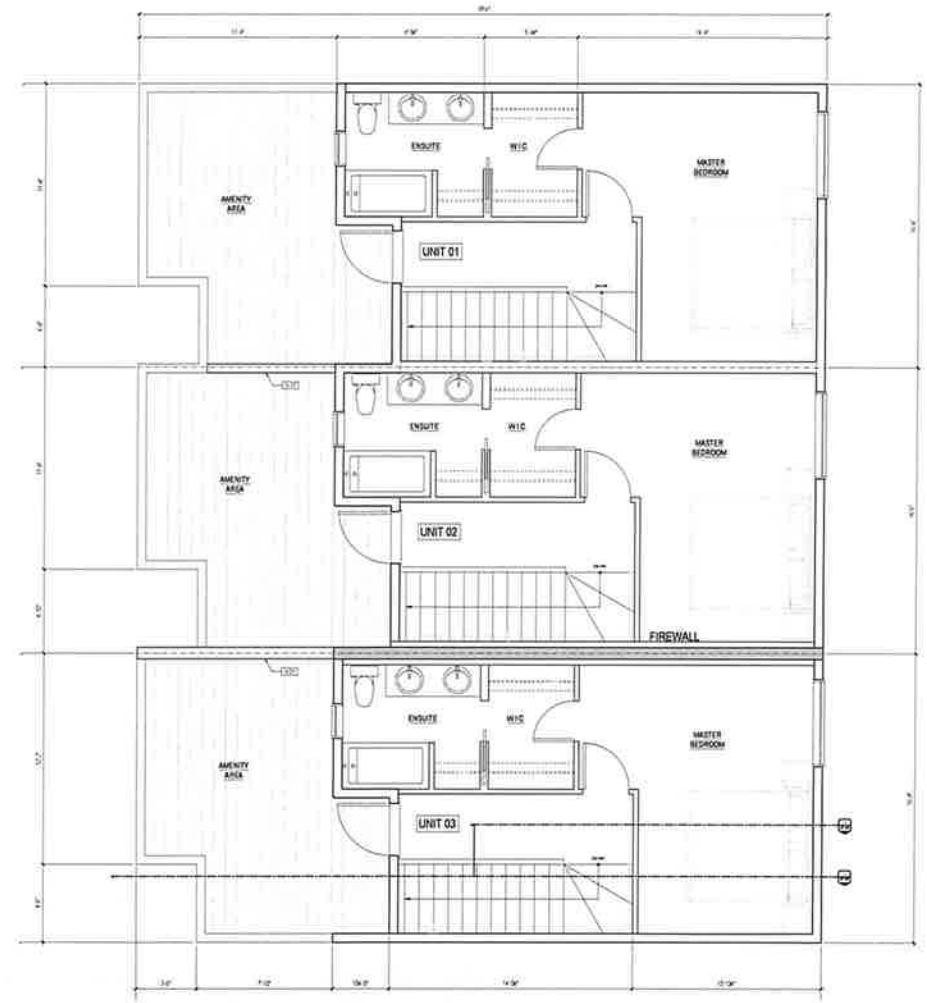


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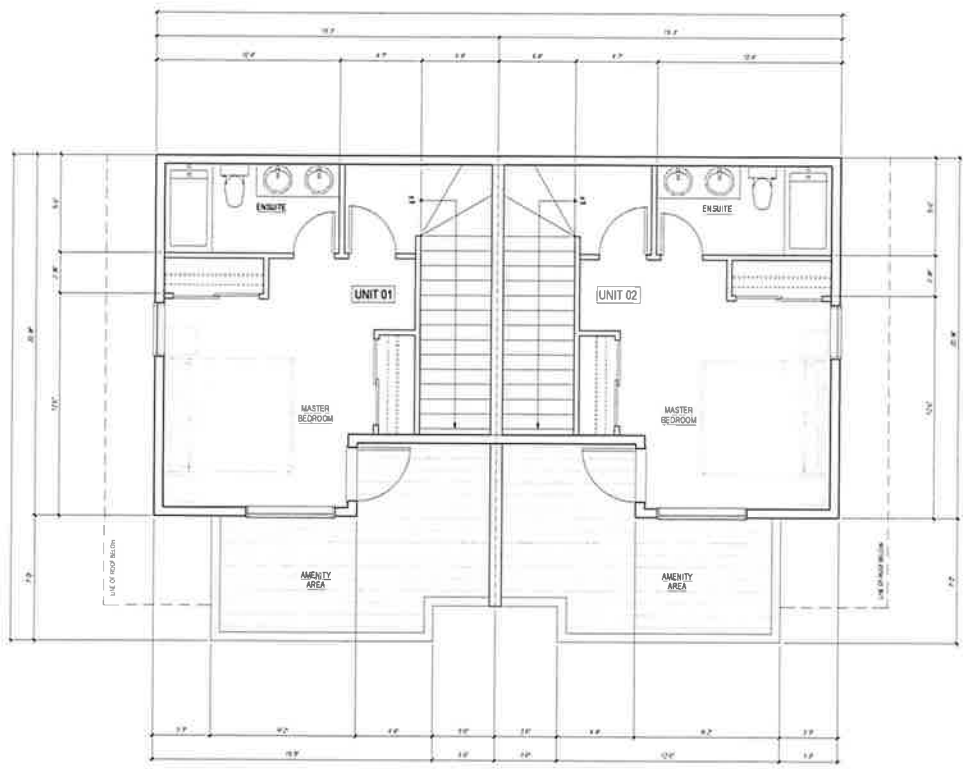
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DP2021-8227: Third Floor Plan

Building A



Building B

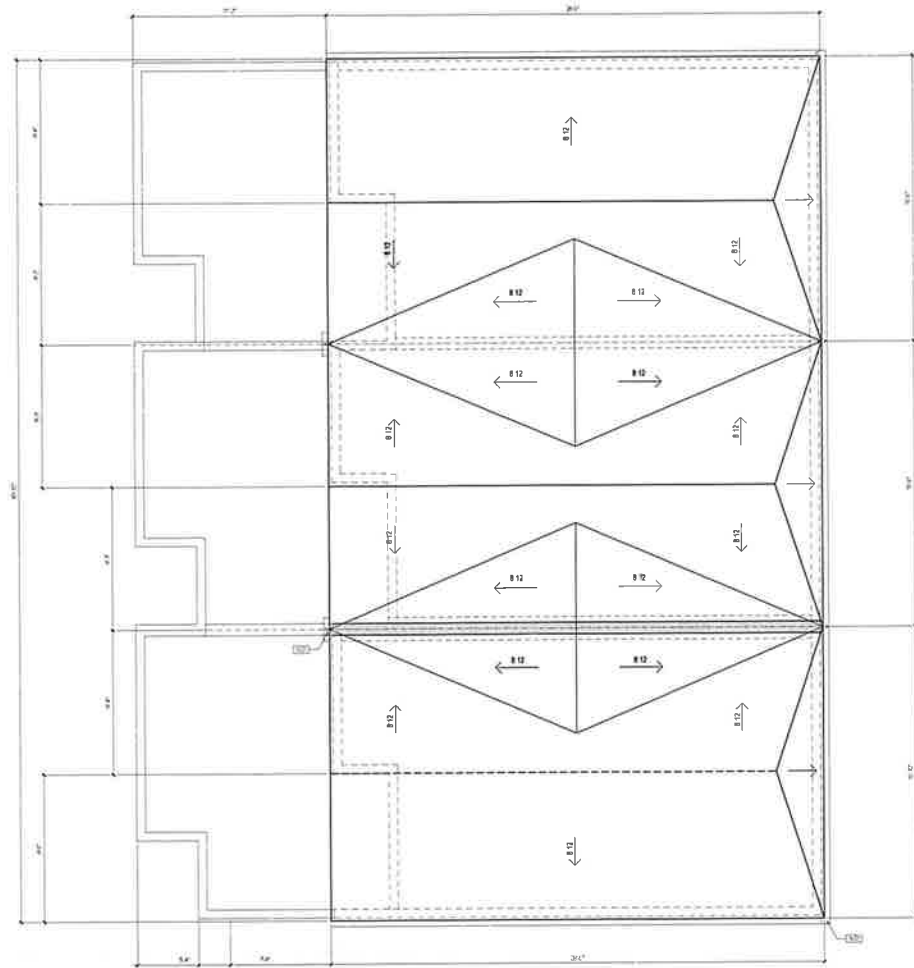


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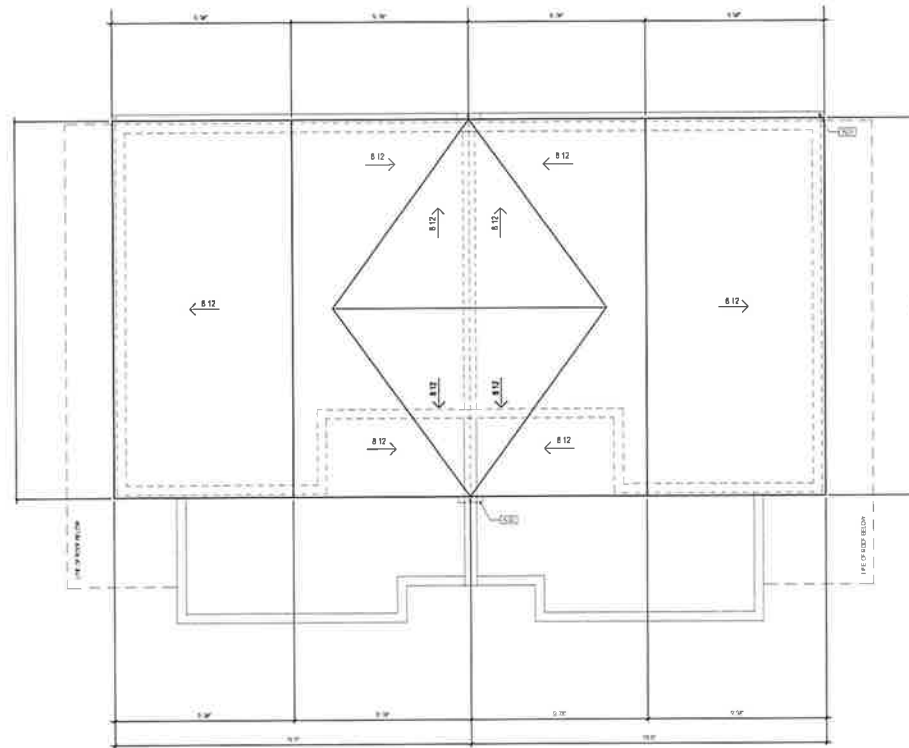
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DP2021-8227: Roof Plan

Building A



Building B

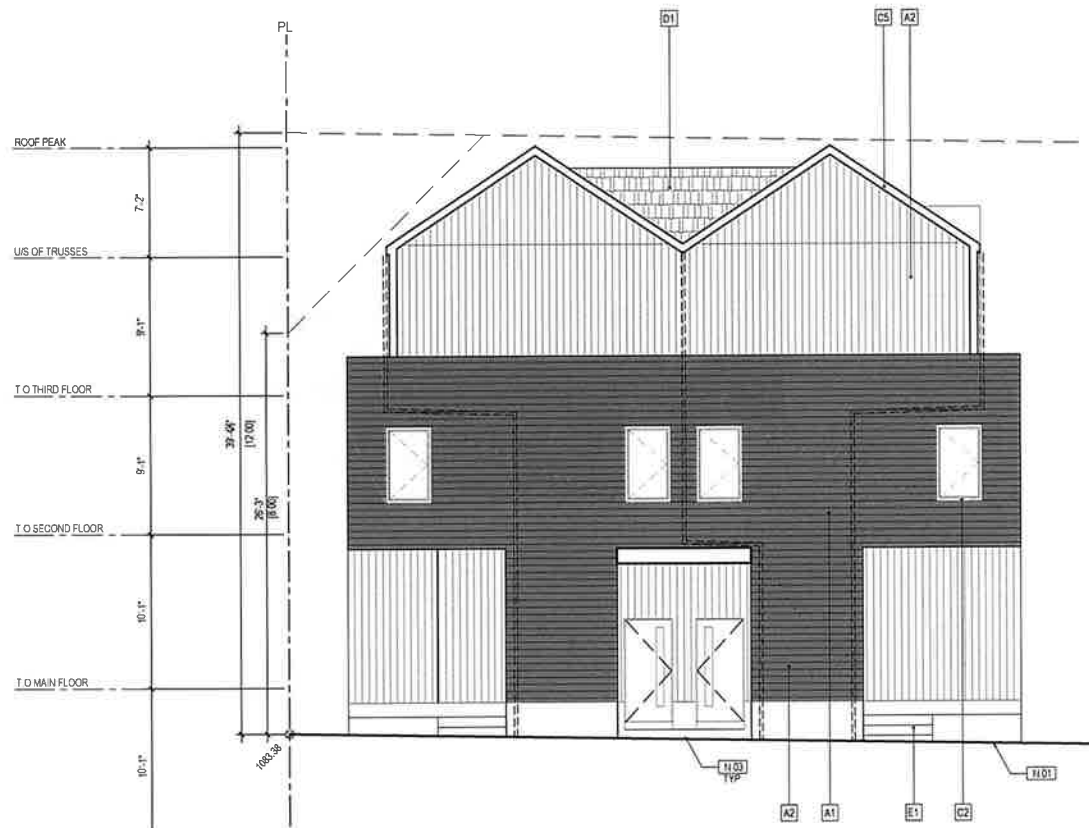


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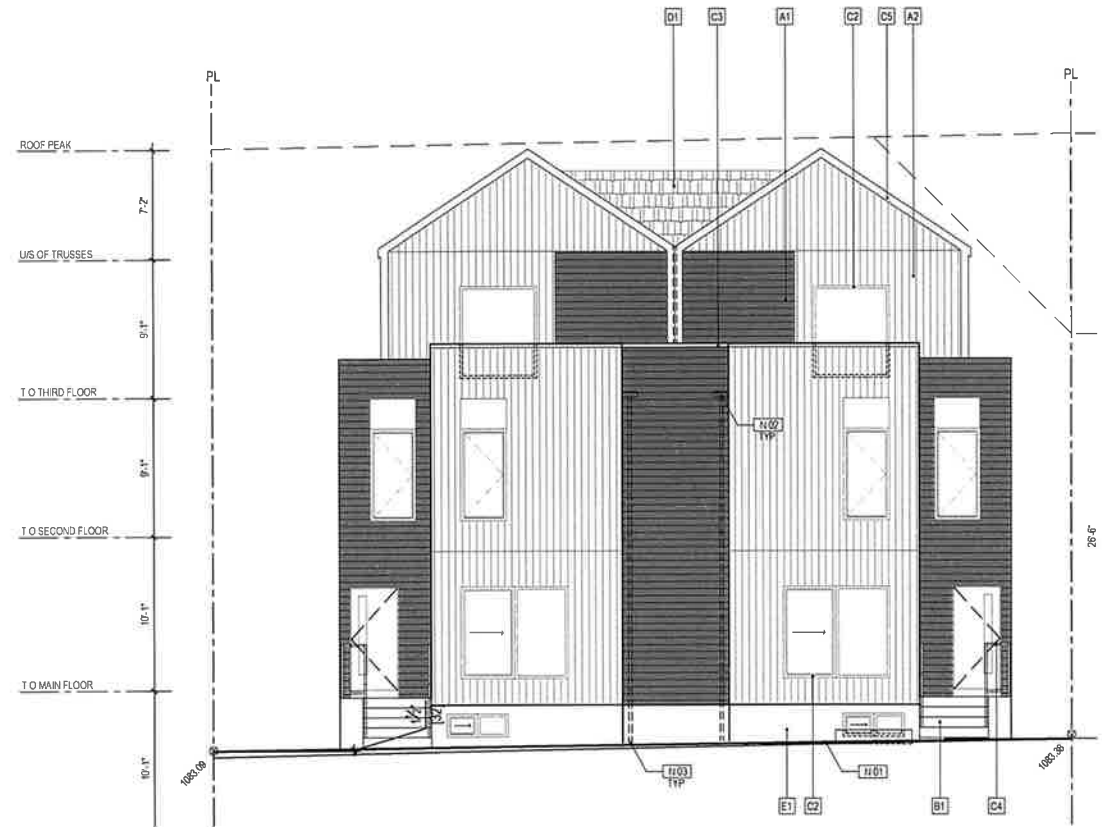
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DP2021-8227: Elevations

Building B North Elevation



Building B South Elevation



F A A S

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DP2021-8227: Elevations

West Elevation

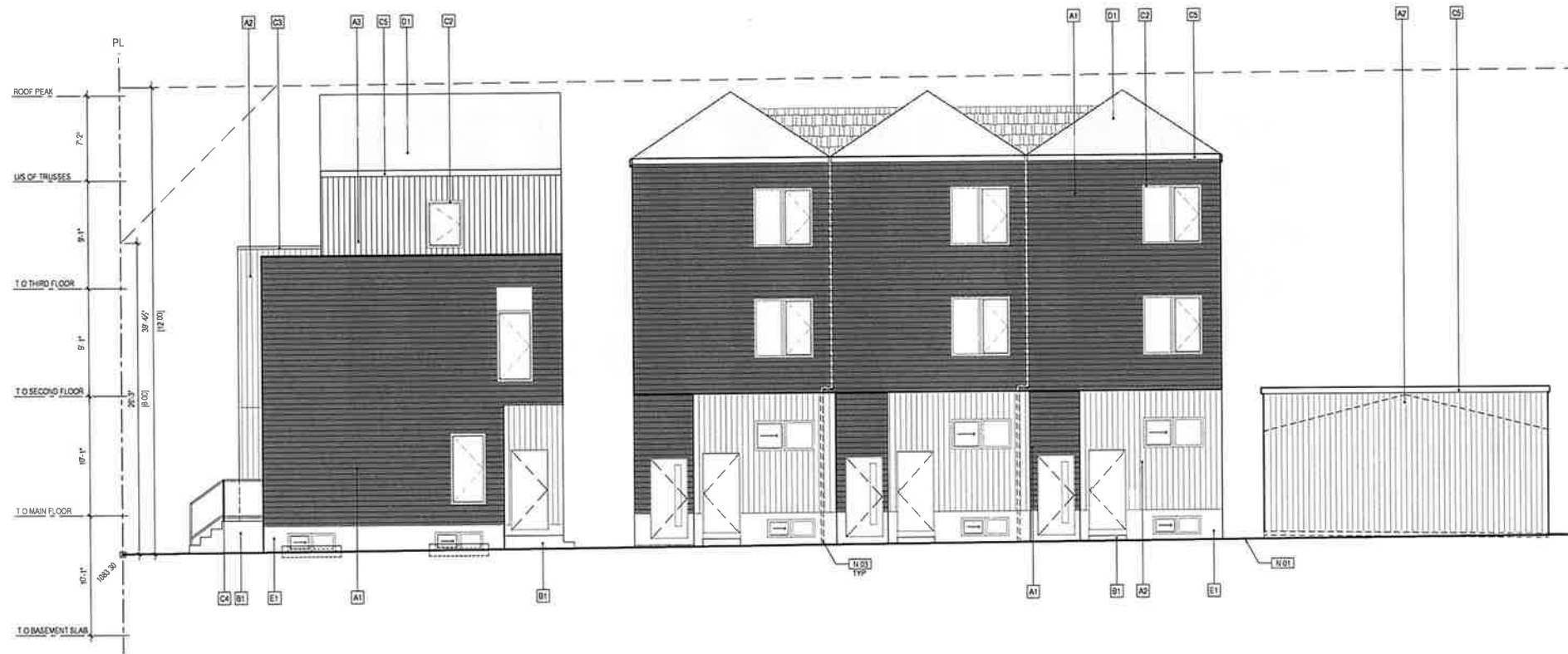


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DP2021-8227: Elevations

East Elevation

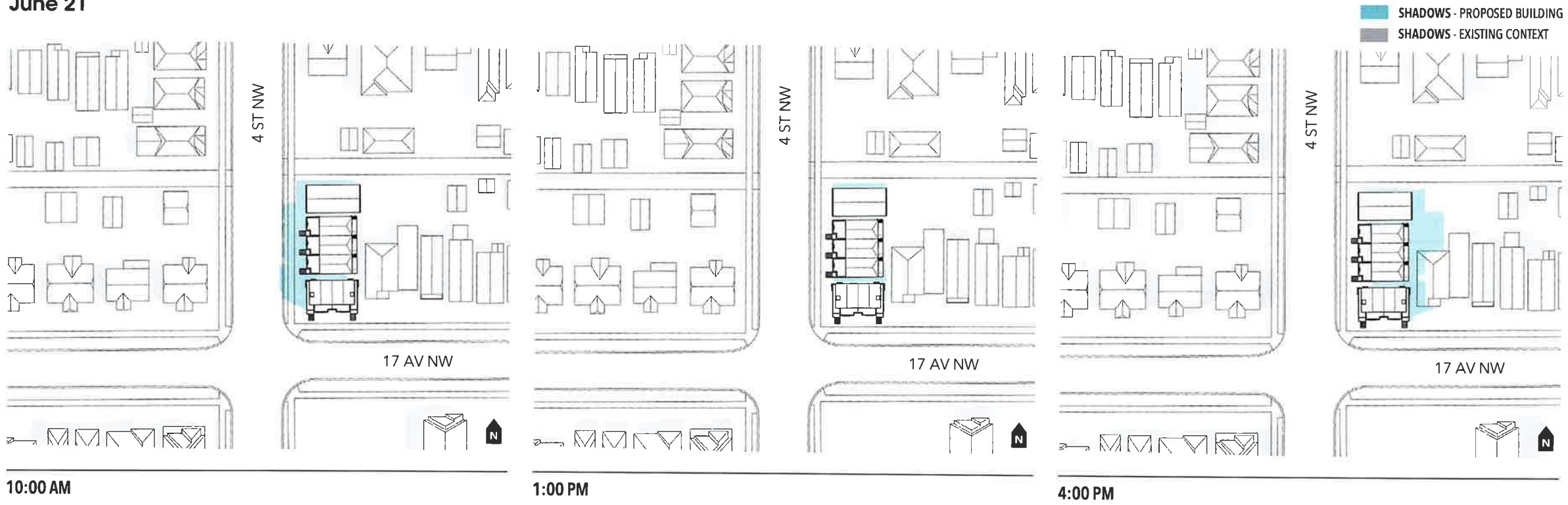


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DP2021-8227: Sun-Shadow Studies

June 21

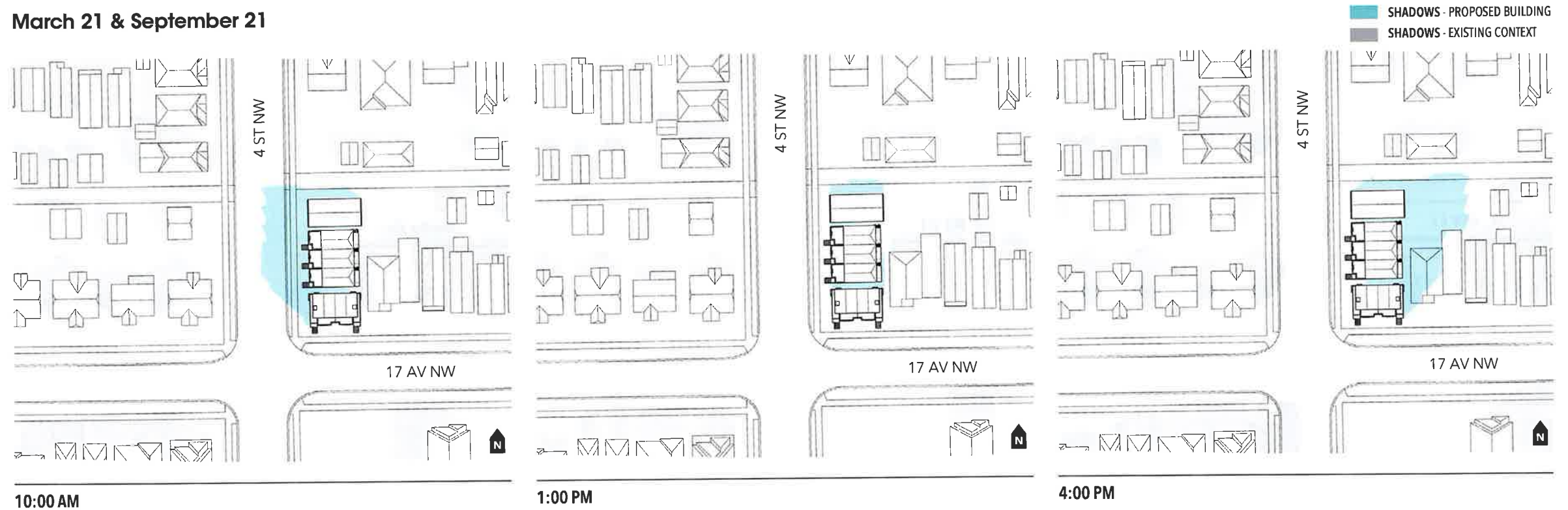


NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships.

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.

DP2021-8227: Sun-Shadow Studies

March 21 & September 21

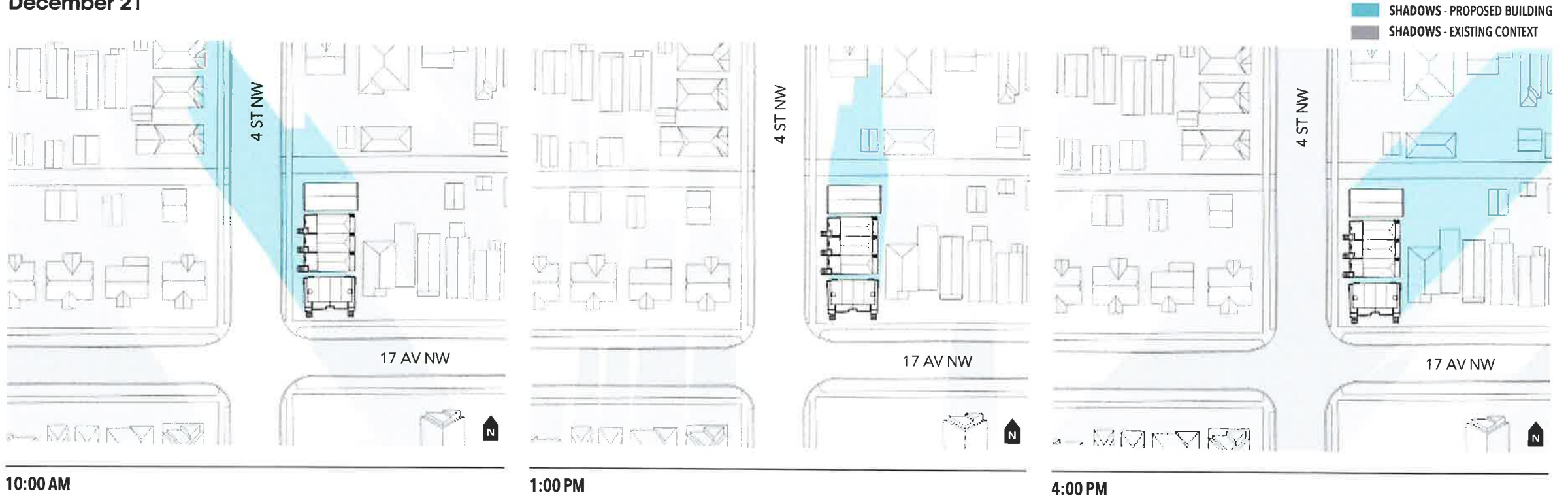


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DP2021-8227: Sun-Shadow Studies

December 21



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

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