



stone west homes

Public Hearing Matter 8.1.3: April 12, 2022

LOC2021-0154, CPC2022-0257, DP2021-09266
725-729 20 AV NW

Prepared on Behalf of
Stone West Homes



FAAS

725-729 20 AV NW: LOC2021-0154, DP2021-09266

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

APR 12 2022
ITEM: 8.1.3 LCP2022-0257
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

22
Multi-residential grade-oriented Dwelling Units

11 11
Dwelling Units Basement Unit under 45m²
(2-3 Bedrooms) (1 Bedroom, under 45m²)








PARKING

11 11
Parking Stalls Storage Units
(Garage off Lane) (min. 2.5sq. m/Basement Unit ≤ 45m²)

*Please note that DP2021-09266 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, offer of meeting to Scandinavian Centre
-  Stakeholder Outreach Summary + Information Sharing

Feedback

7 Respondents
September 2021 - January 2022

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

Mailer, Mailer Radius, Site Signage, Outreach Summary




Proposed Land Use Change: MP729

Hello neighbour!
We are proposing a land use change at: 729 20 AV NW | R-C2 to DC (M-CG)

The proposed land use change would redesignate this property (which we're calling MP729) to a Direct Control (DC) District based on the Multi-Residential - Contextual Grade-Oriented (M-CG) District. This redesignation will facilitate the development of new and innovative housing options for Calgarians looking to live in amenity rich, inner city communities like Mount Pleasant. The proposed development vision is for 22 new dwelling units (11 rowhouse dwelling units + 11 basement micro units) in a three building, three storey, rowhouse style Multi-Residential Development. The proposed DC District aims to facilitate grade-oriented development compatible with other low density building forms while recognizing MP729's location on the 20 AV NW corridor where The City encourages multi-residential development up to 4 storeys. Further supporting the proposed use is a context of transit, nearby commercial-retail uses, community amenities, and parks and open spaces.

If you have any questions, comments or concerns, get in touch, referencing MP729: email engage@cityworks.ca or call 587.747.0317





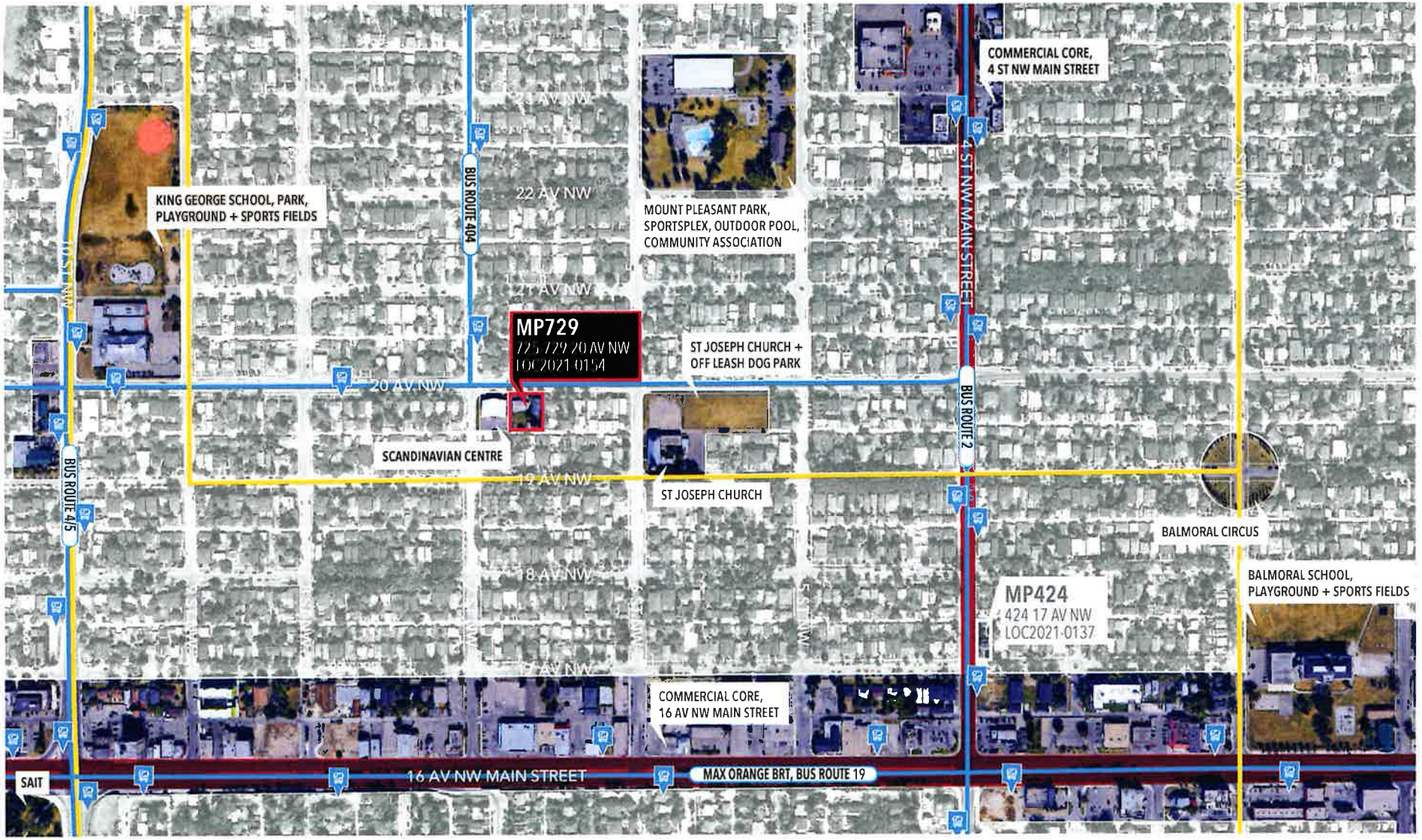

STAKEHOLDER OUTREACH SUMMARY

MP729: 725 - 729 20 AV NW
LOC2021 0152, DP2021 09266

 2021



Site Context + Amenity Provision



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

North Hill Communities Local Area Plan

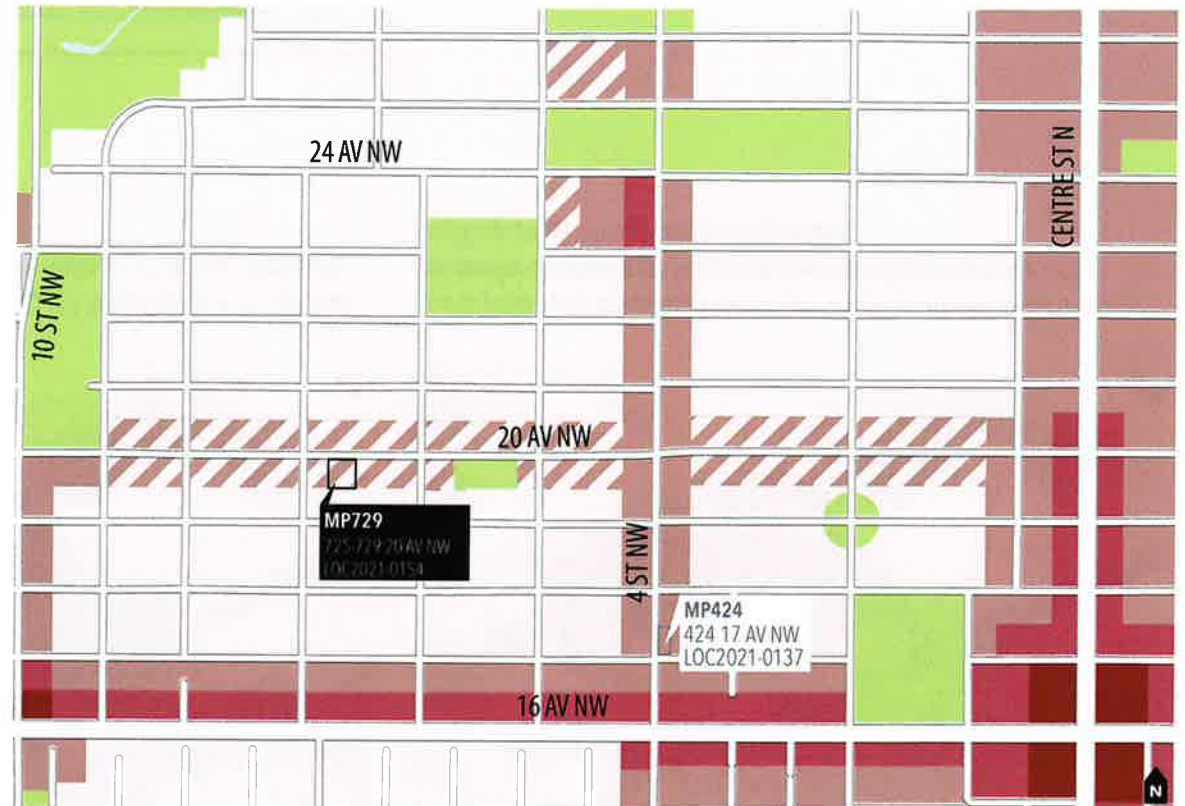
Map 3: Urban Form



LEGEND

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

Map 4: Building Scale



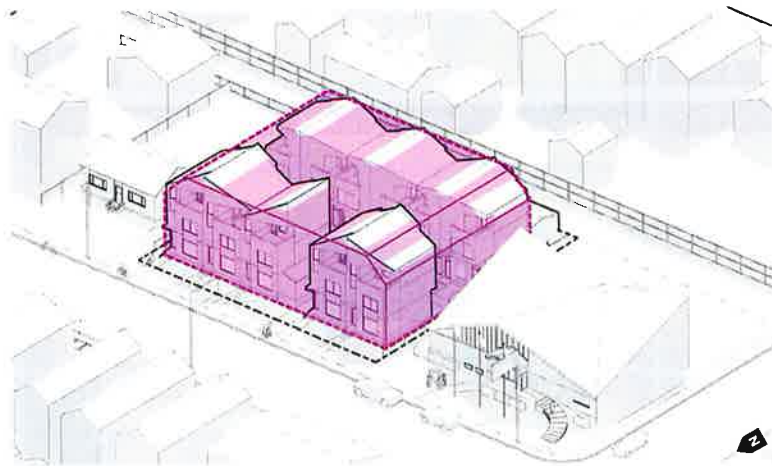
LEGEND

- 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

20 AV NW Corridor Development Potential

NHCLAP encourages multi-residential development of up to 4 storeys along 20 AV NW growth corridor.

Option 1: DC (R-CG) District

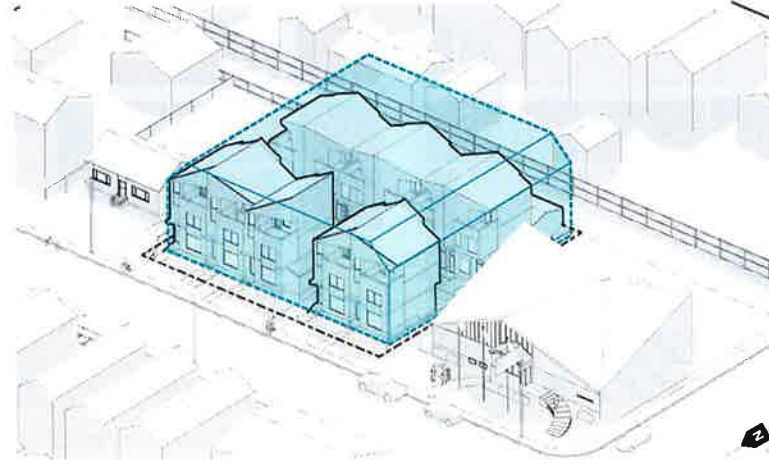


Could yield 9 dwelling units + 9 secondary suites with 9 parking stalls in a 3 storey, rowhouse-scaled form (maximum 11m).

Front Yard Elevation

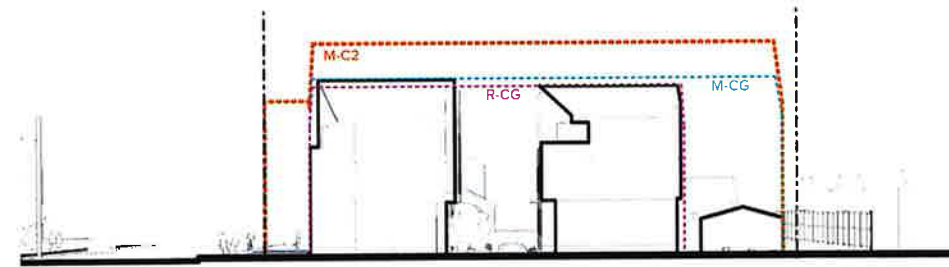


Option 2: DC (M-CG) District - MP729 proposal

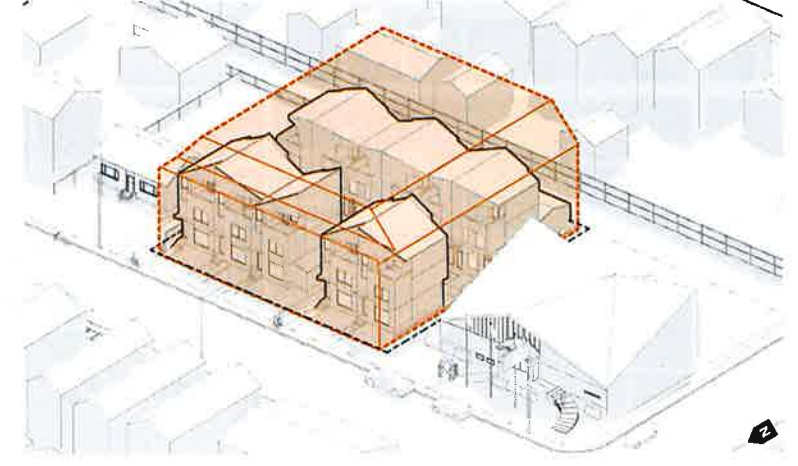


MP729 proposal yields 22 dwelling units (11 larger units + 11 smaller basement units $\leq 45m^2$) with 11 parking stalls in a 3 storey, rowhouse-scaled form (maximum 12m).

Side Yard Elevation



Option 3: M-C2 District



Could yield up to a 4 storey (maximum 16m) apartment-style multi-residential development (compared with similar precedents, ± 40 dwelling units) with at/subgrade parkade.

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.

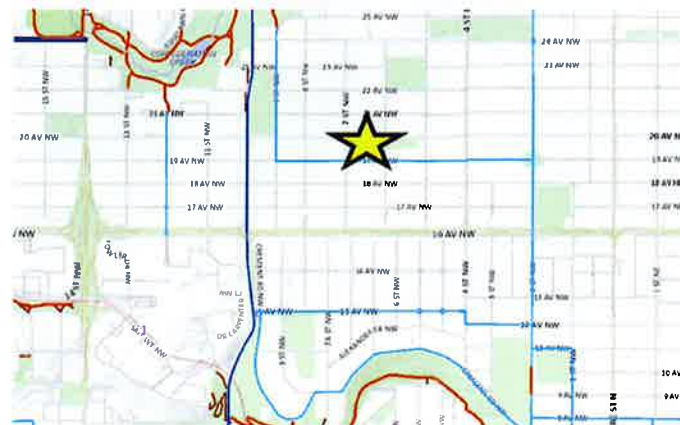
Bunt determined the 0.0 parking stall/ basement unit $\leq 45m^2$ ratio is acceptable because:

- ✓ 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

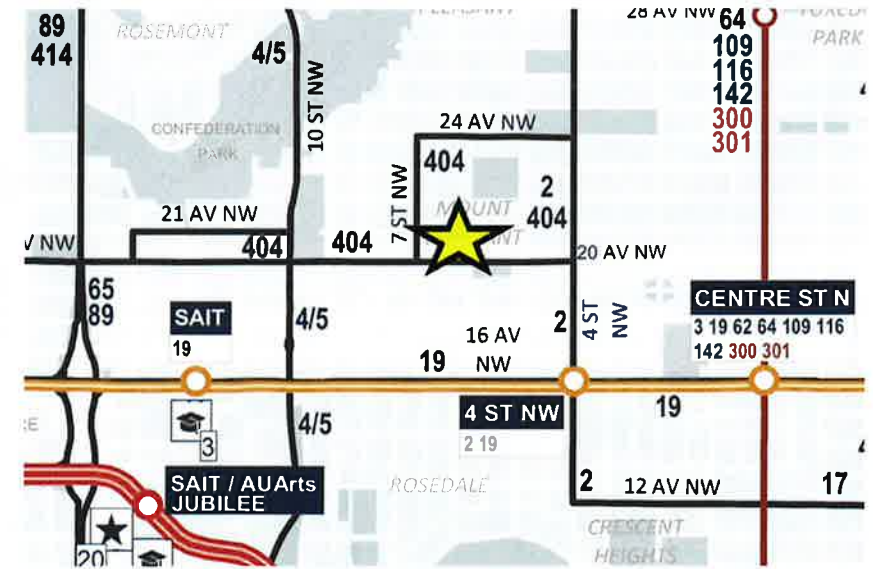


Cycle Network



Transit Service

		(RADIUS) TO STOP	Peaks	Mid-Day	Evening/ Weekends
404 - North Hill	Bus	75 m	60 min	60 min	60 min
#2 - Mt. Pleasant/Killarney/17 Ave	Frequent Bus	450-475m	13 min	20 min	27-30 min
#4/5 - Huntington/North Haven	Bus	450-475m	8-15 min	20 min	32-37 min
#19 - 16 Avenue North	Bus	350-400m	19-21 min	30 min	30 min



Transportation Demand Management (TDM)

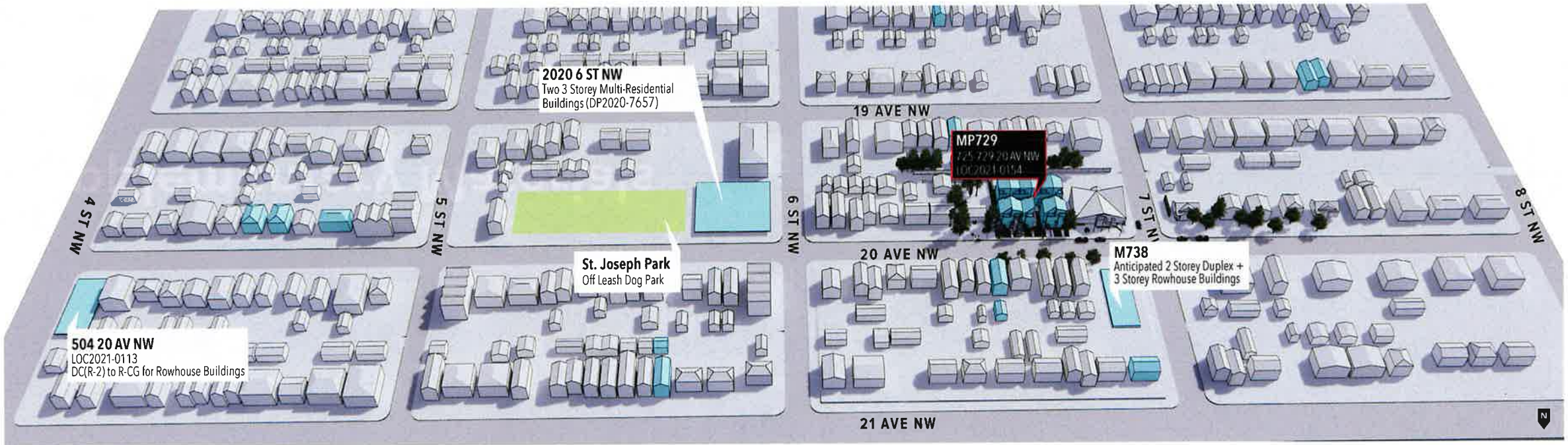
1. Active modes storage on site for each basement unit;
2. 1.0 Class 1 bicycle parking stall for each basement unit; and
3. Basement units will not qualify for Residential Parking Permits (DP Condition of Approval).

Proposed Massing in Context



Supplementary Materials

20 AV NW Corridor Proposed Development



Proposed Development

Site Plan



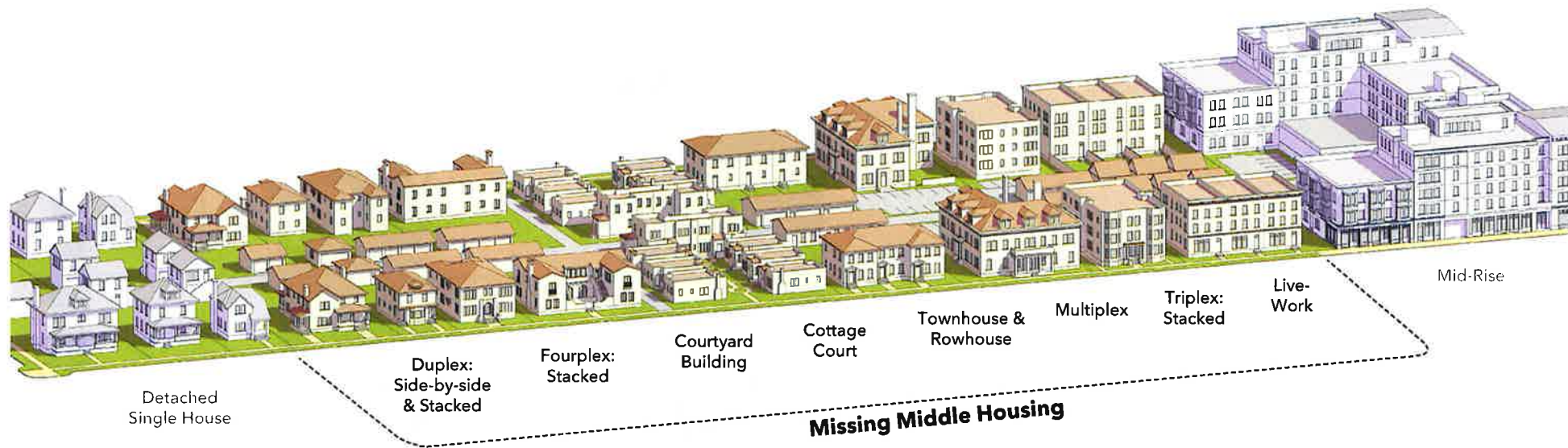
20 AVE NW



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.



Direct Control Applications - M-CG Comparison

	M-CG DISTRICT POLICIES	DC POLICIES (BASED ON M-CG)
Intent	Low Scale Low Density	Low Scale Medium Density
Permitted/Discretionary Uses	Range of Low Scale Residential Uses	Range of Low Scale Residential Uses
Density	111 UPH (13 Units)	N/A
FAR	N/A	1.5 FAR
Street Orientation/ Unit Mix	N/A	45.0 per cent or more of 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 ALTIADORE



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

APPROVED JANUARY 11, 2022

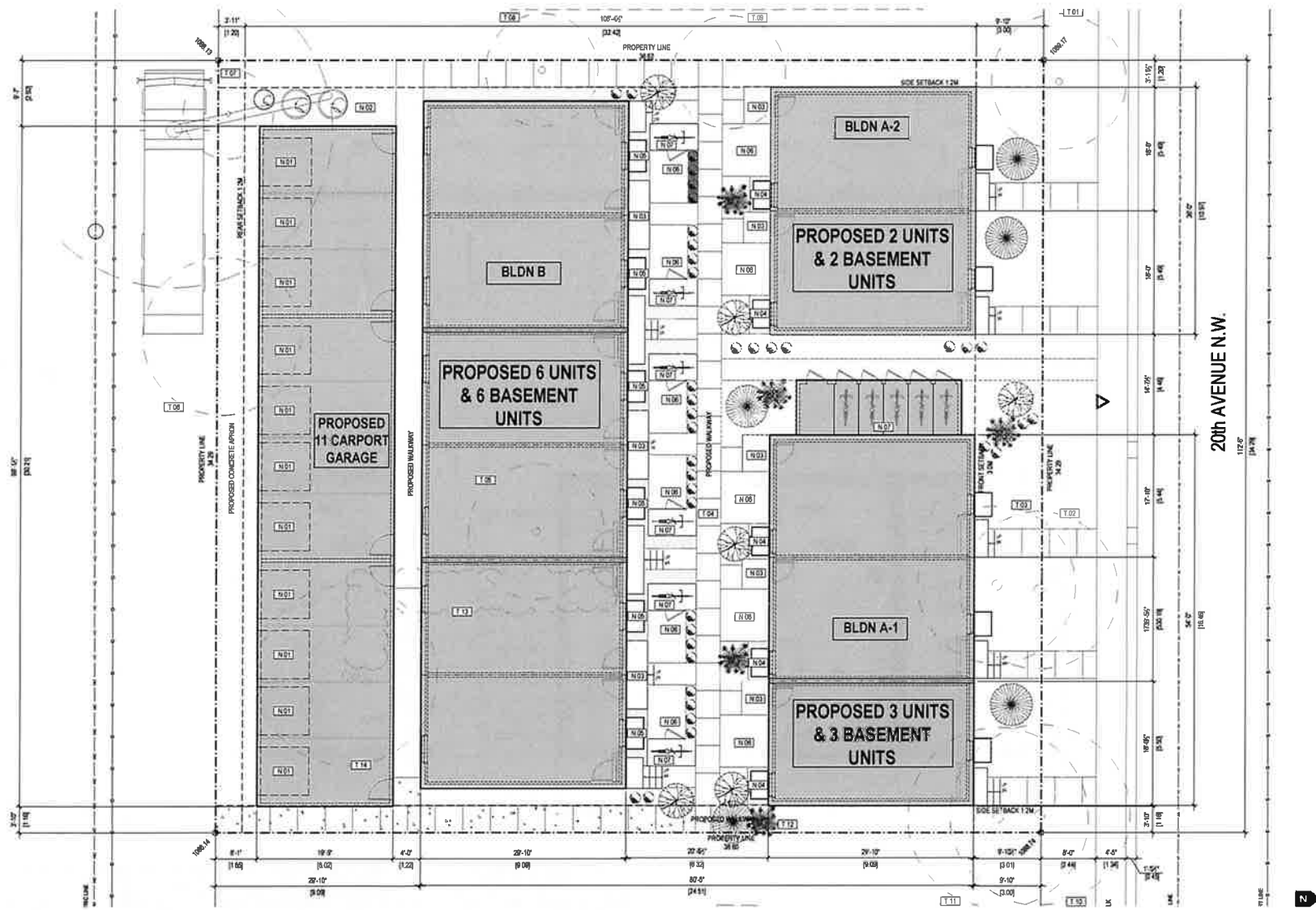
LOC2021-0075

259 18 AV NE TUXEDO



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

DP2021-09266: Site Plan



*Please note that DP2021-09266 details are subject to municipal review and change



DP2021-09266: Basement Units Plan

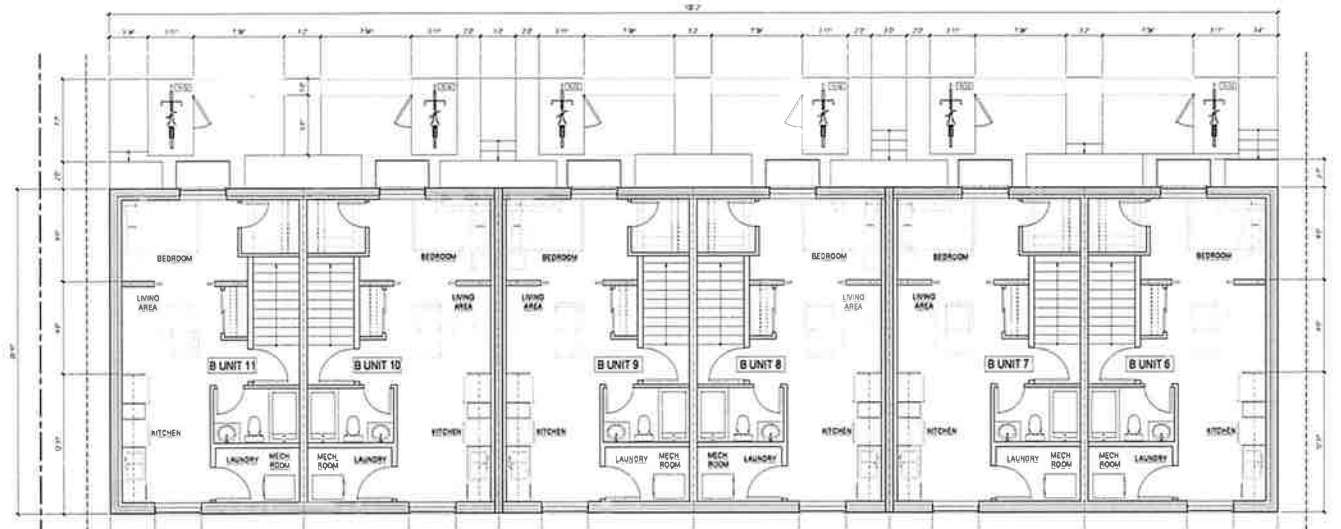
Building A2



Building A1



Building B



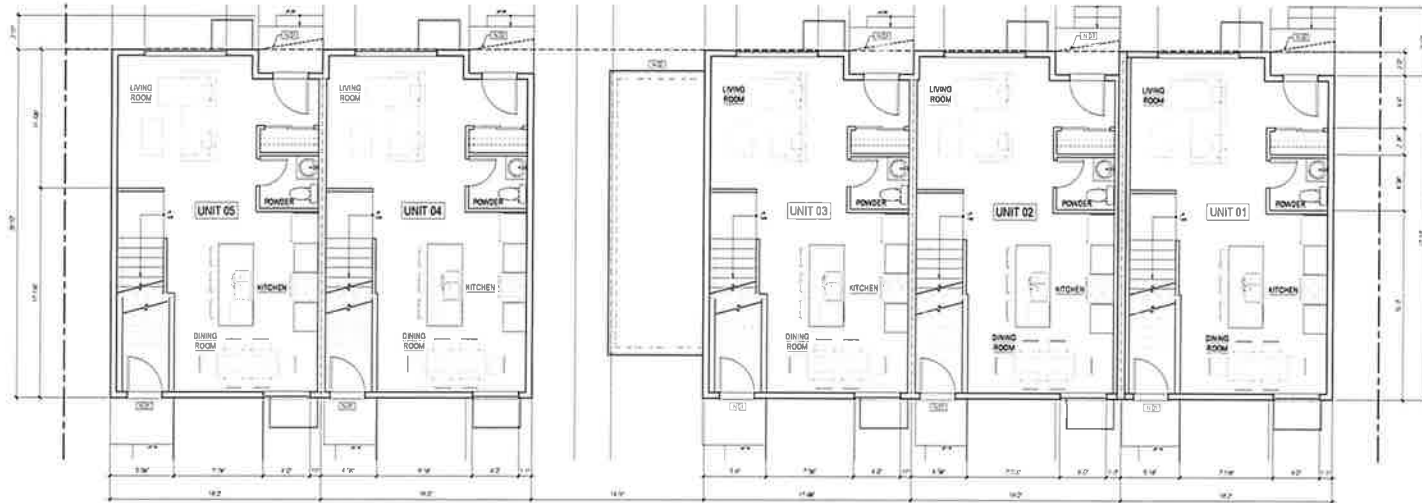
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FAAS

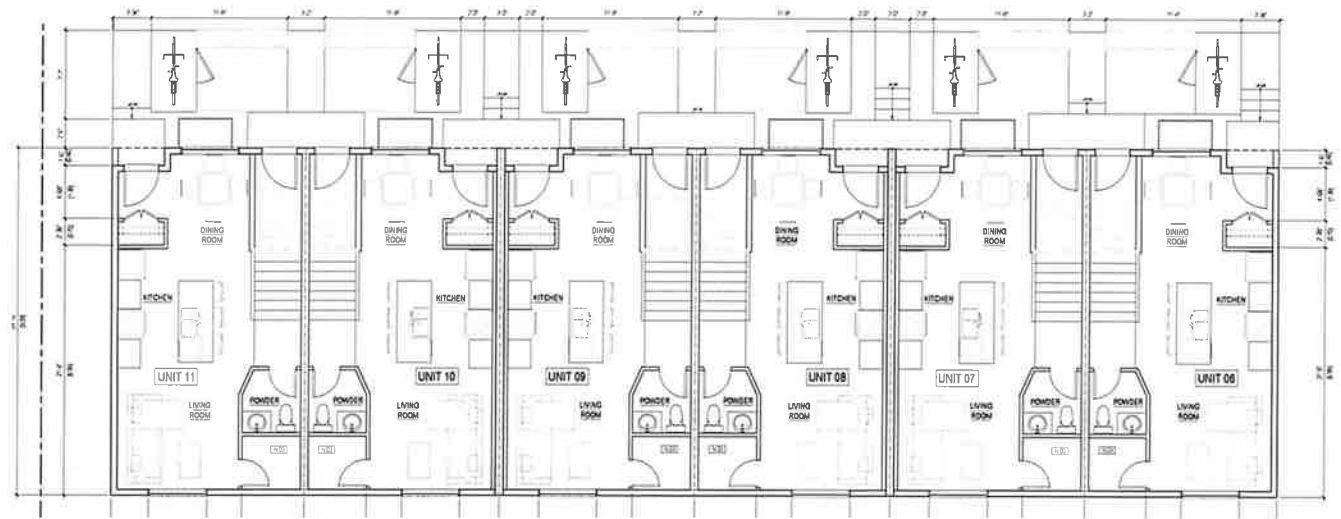
DP2021-09266: Main Floor Plan

Building A2

Building A1



Building B



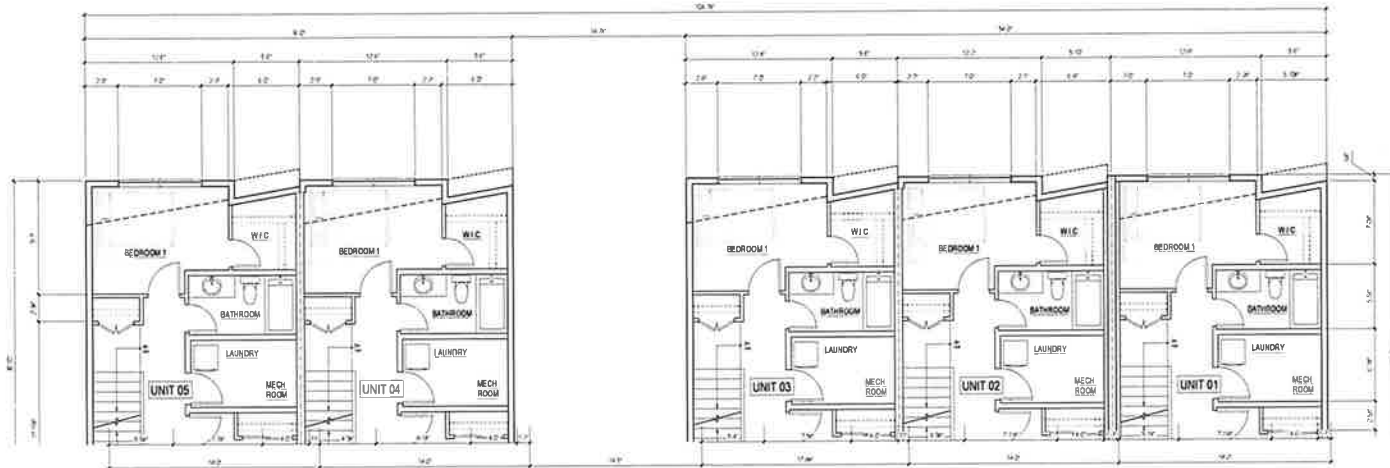
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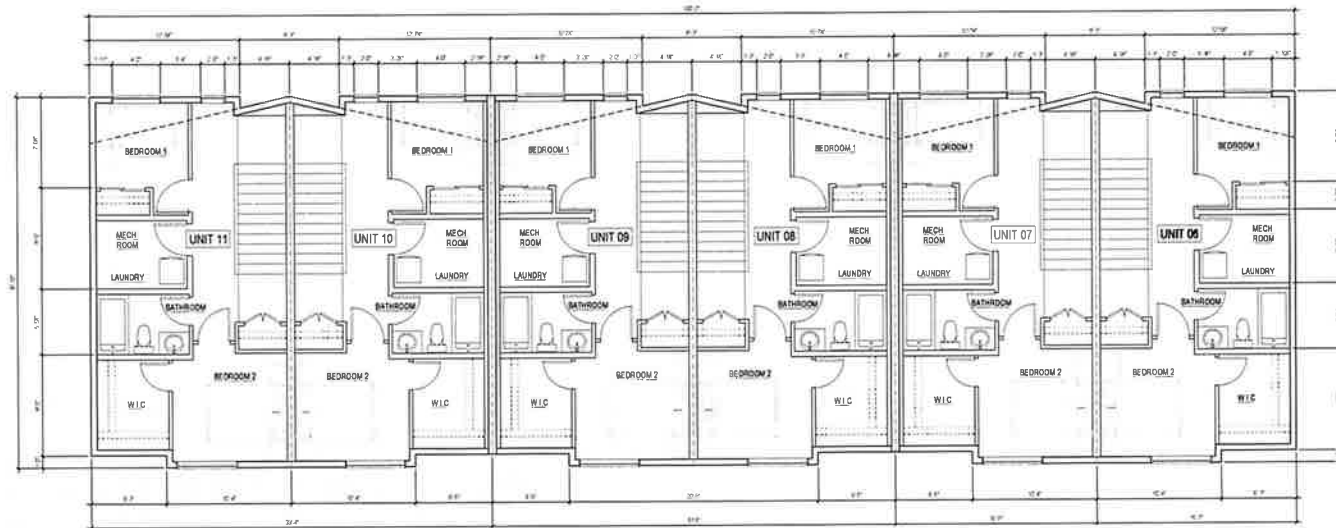
DP2021-09266: Second Floor Plan

Building A2

Building A1



Building B



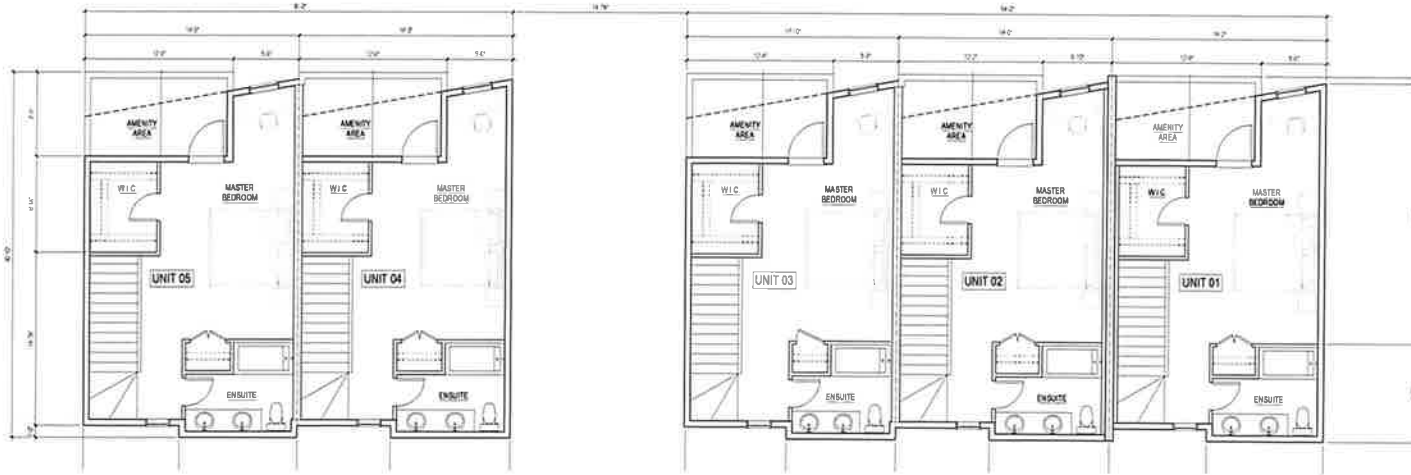
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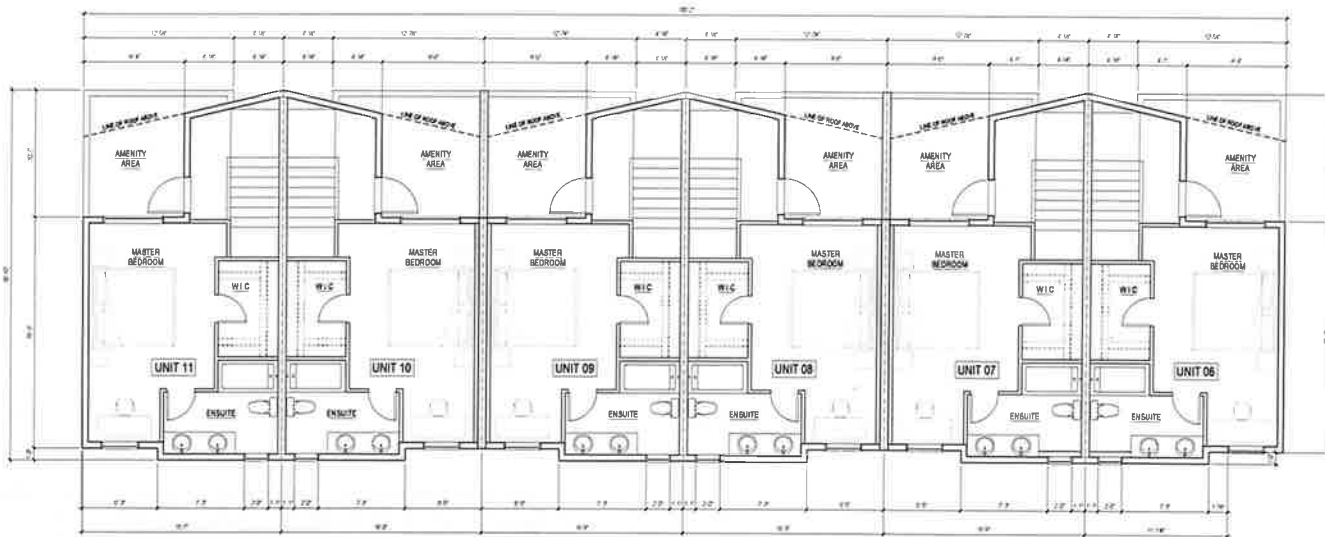
DP2021-09266: Third Floor Plan

Building A2

Building A1



Building B

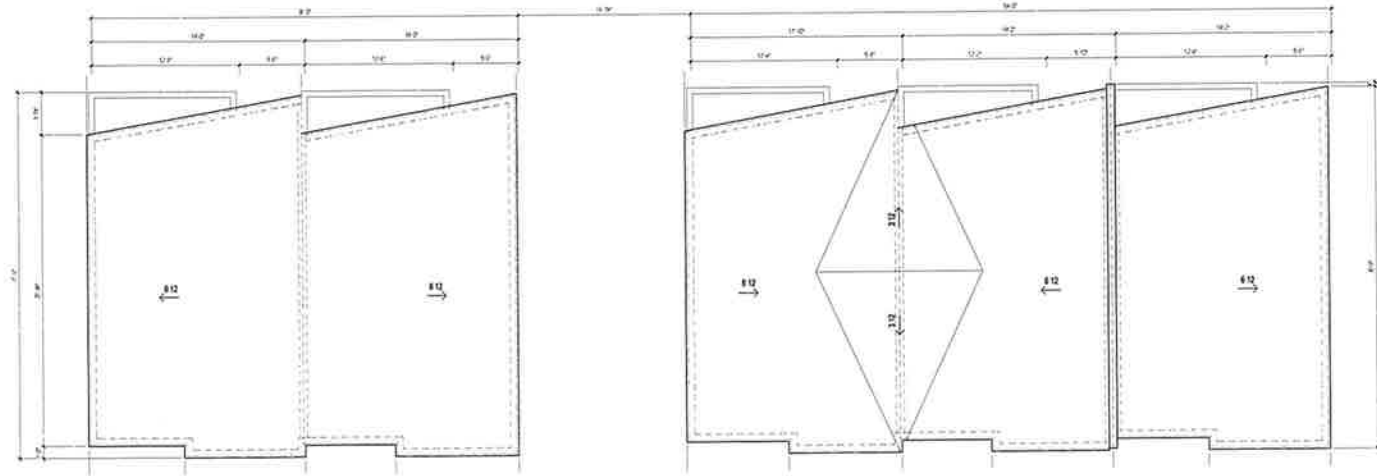


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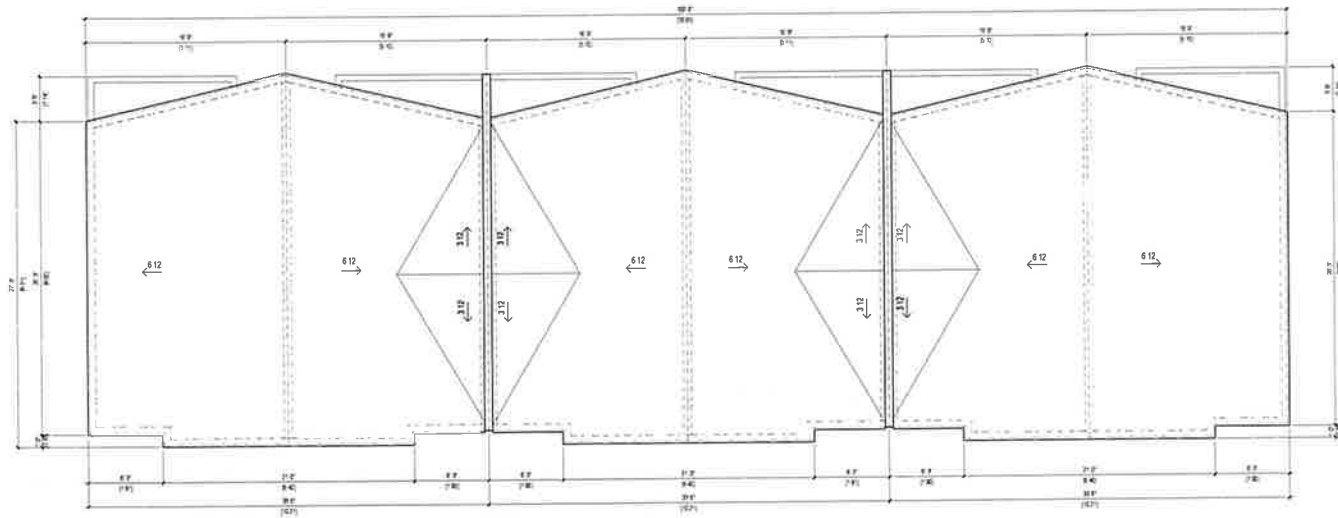
DP2021-09266: Roof Plan

Building A2

Building A1



Building B

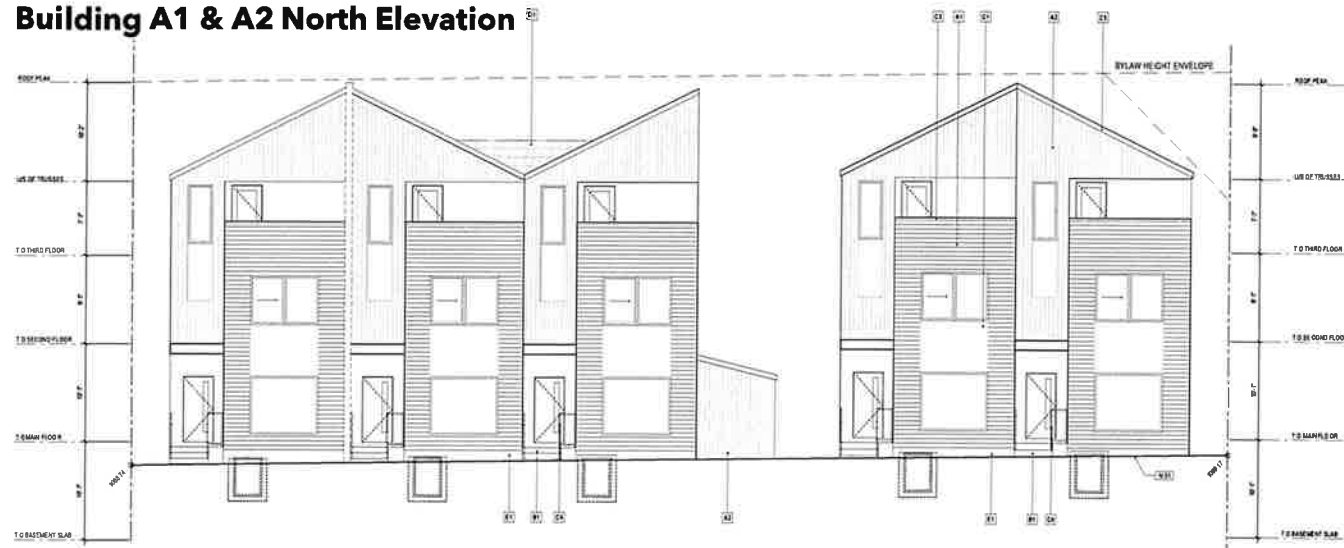


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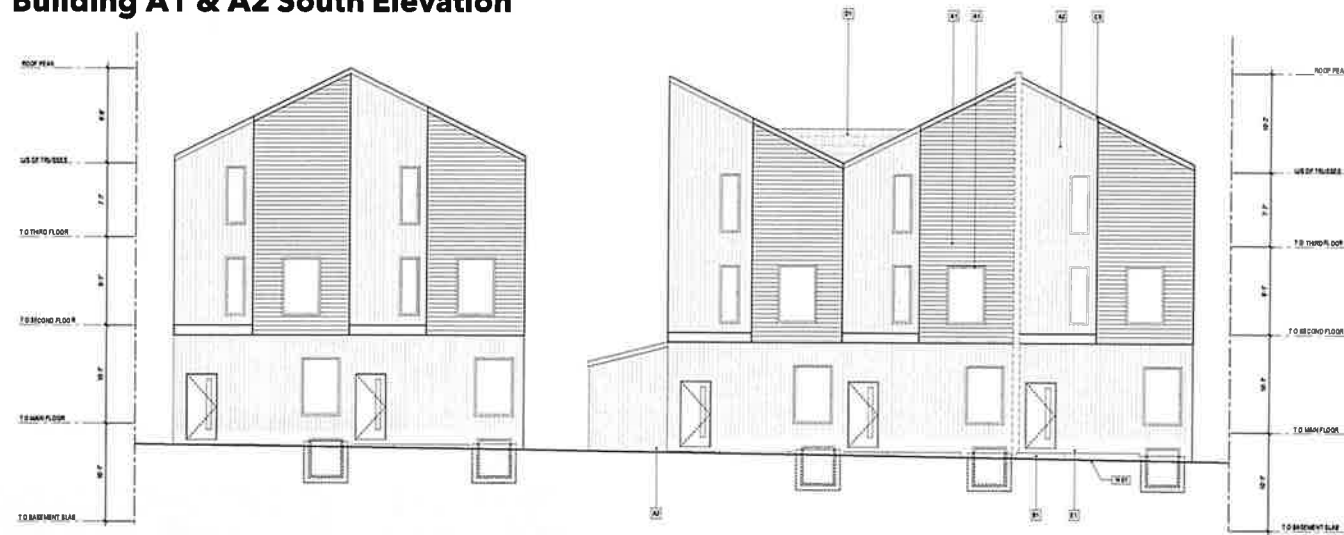
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DP2021-09266: Elevations

Building A1 & A2 North Elevation



Building A1 & A2 South Elevation



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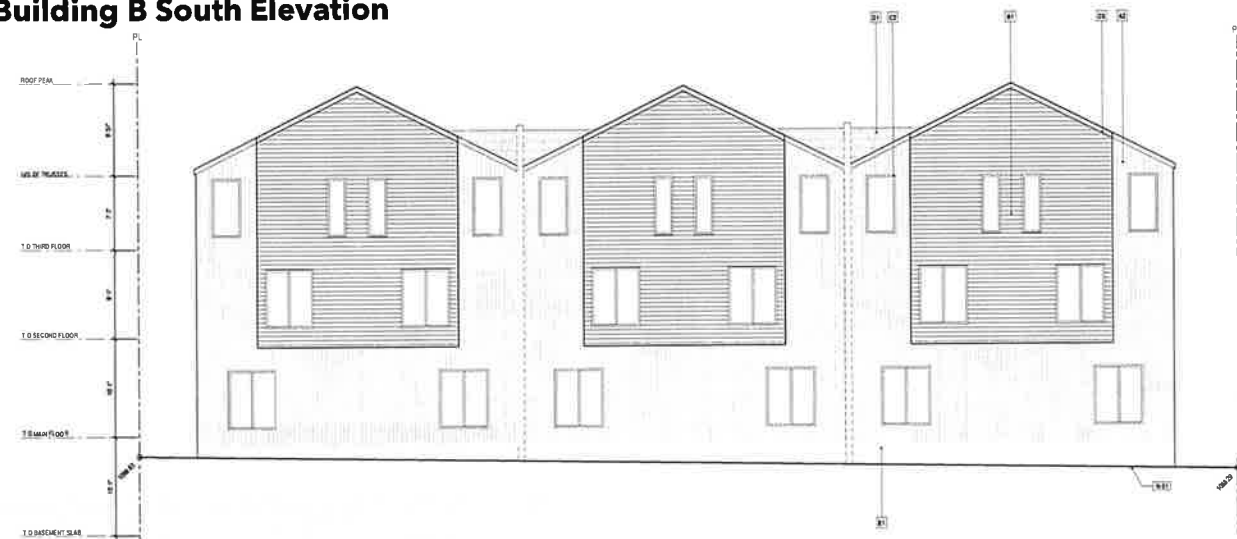
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DP2021-09266: Elevations

Building B North Elevation



Building B South Elevation

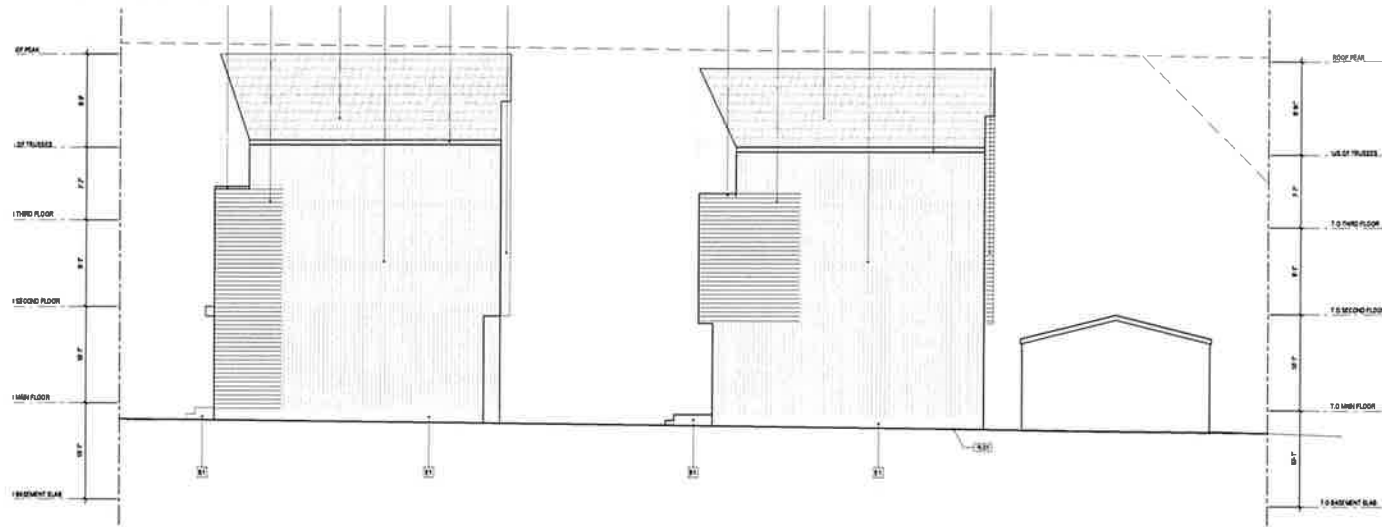


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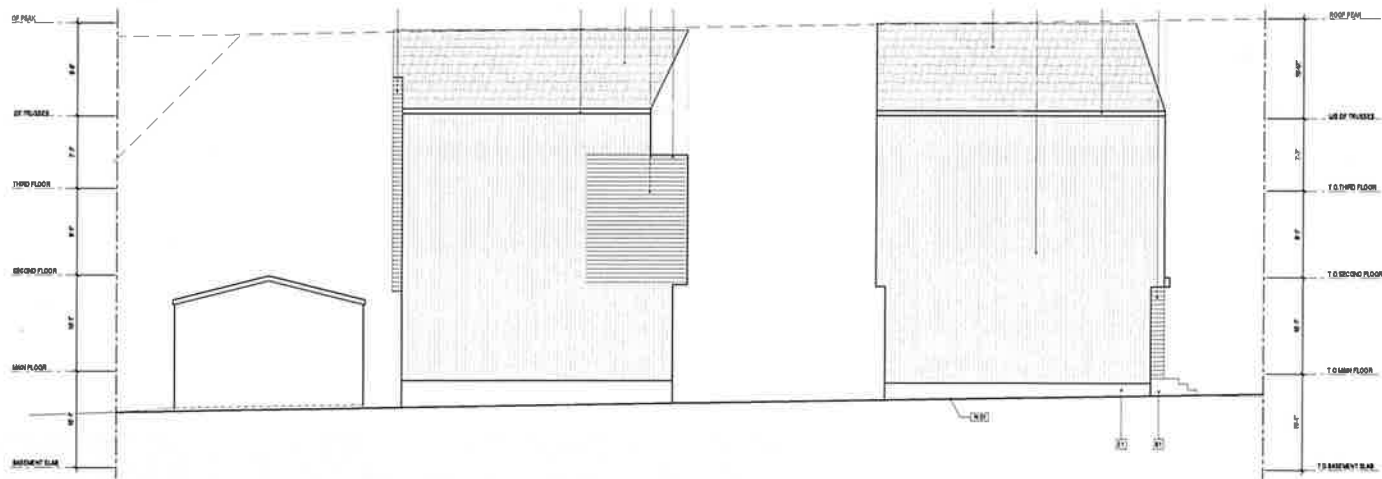
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DP2021-09266: Elevations

West Elevation



East Elevation

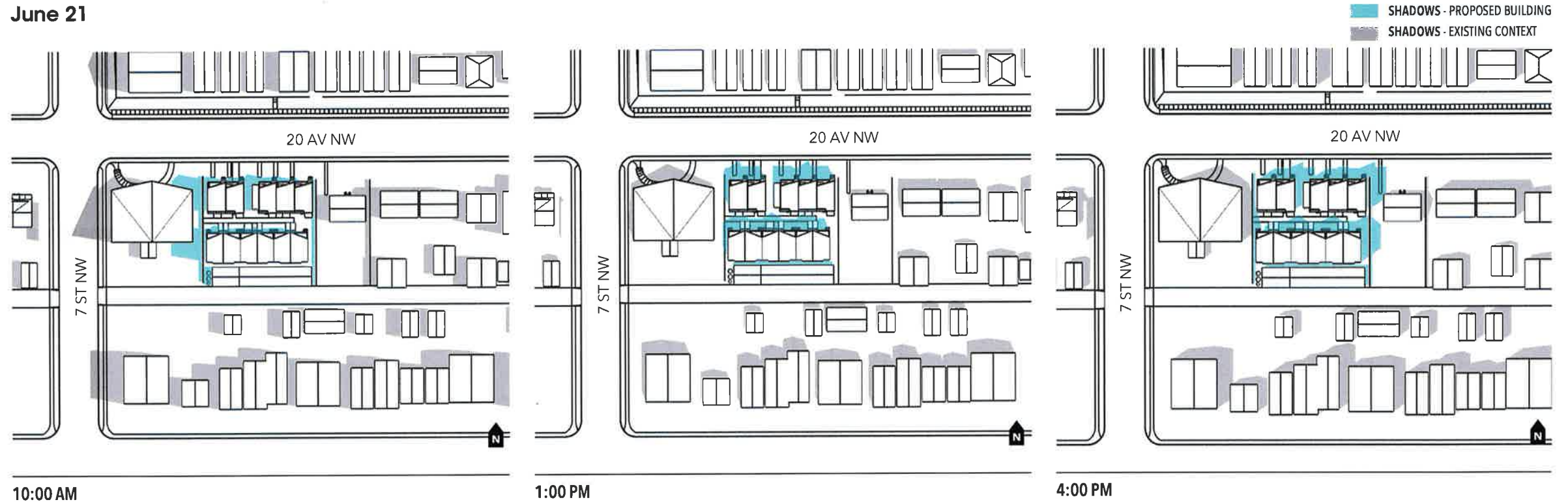


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FAAS

DP2021-09266: 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.

DP2021-09266: Sun-Shadow Studies

March 21 & September 21

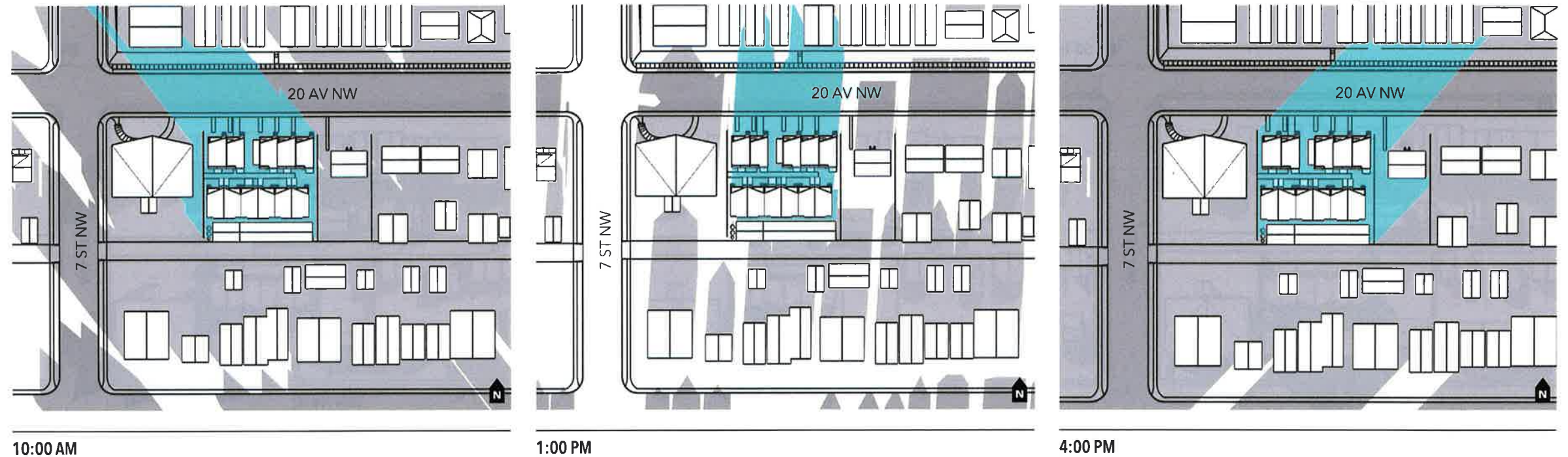


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DP2021-09266: Sun-Shadow Studies

December 21



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

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