

CITY OF CALGARY
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JUL 26 2021
ITEM: *8.1.6 CPC2021-0756*
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CITY CLERK'S DEPARTMENT

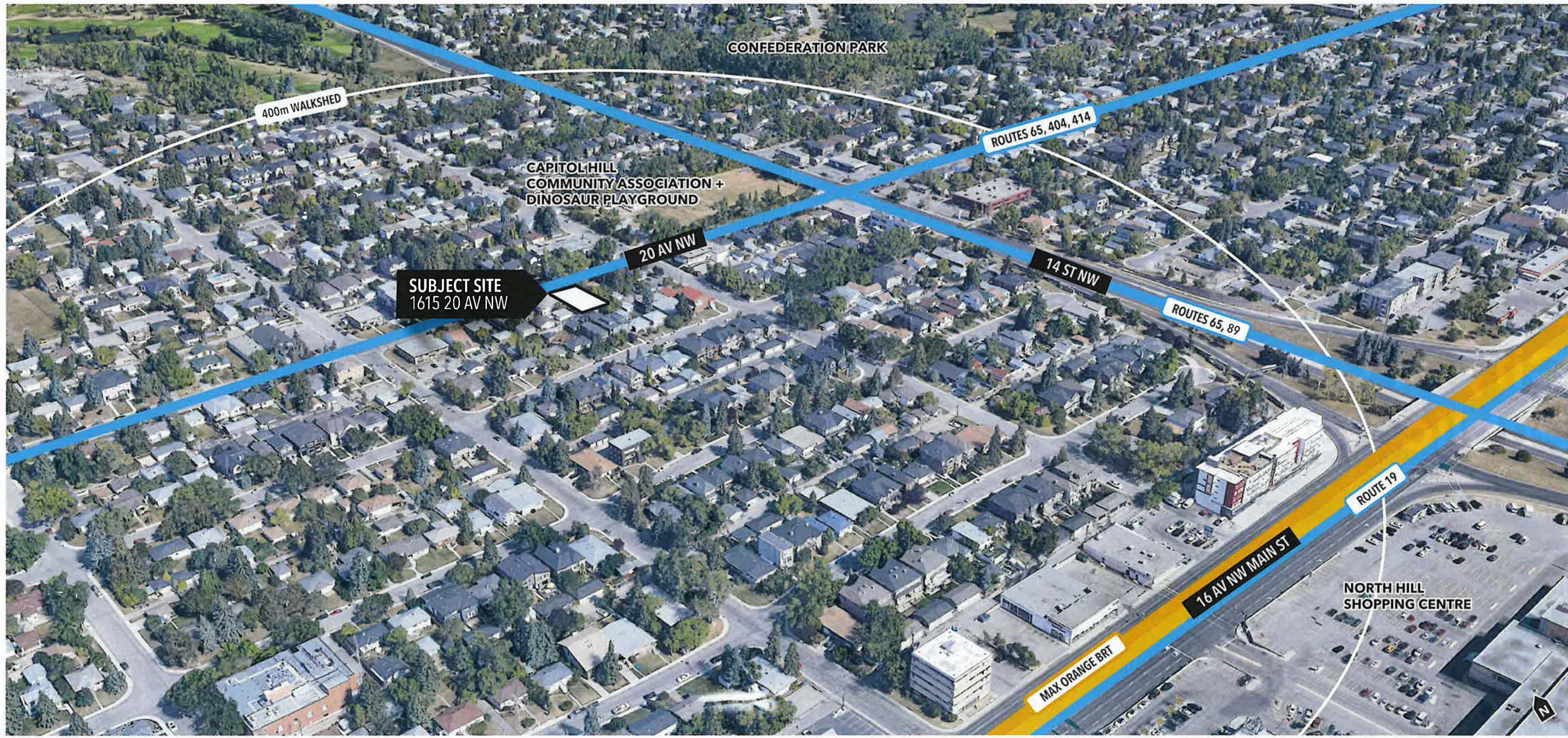
City of Calgary Public Hearing

Item #8.1.6
LOC2021-0004, CPC2021-0756
1615 20 AV NW Capitol Hill

Prepared on Behalf of
Eagle Crest Construction Ltd.

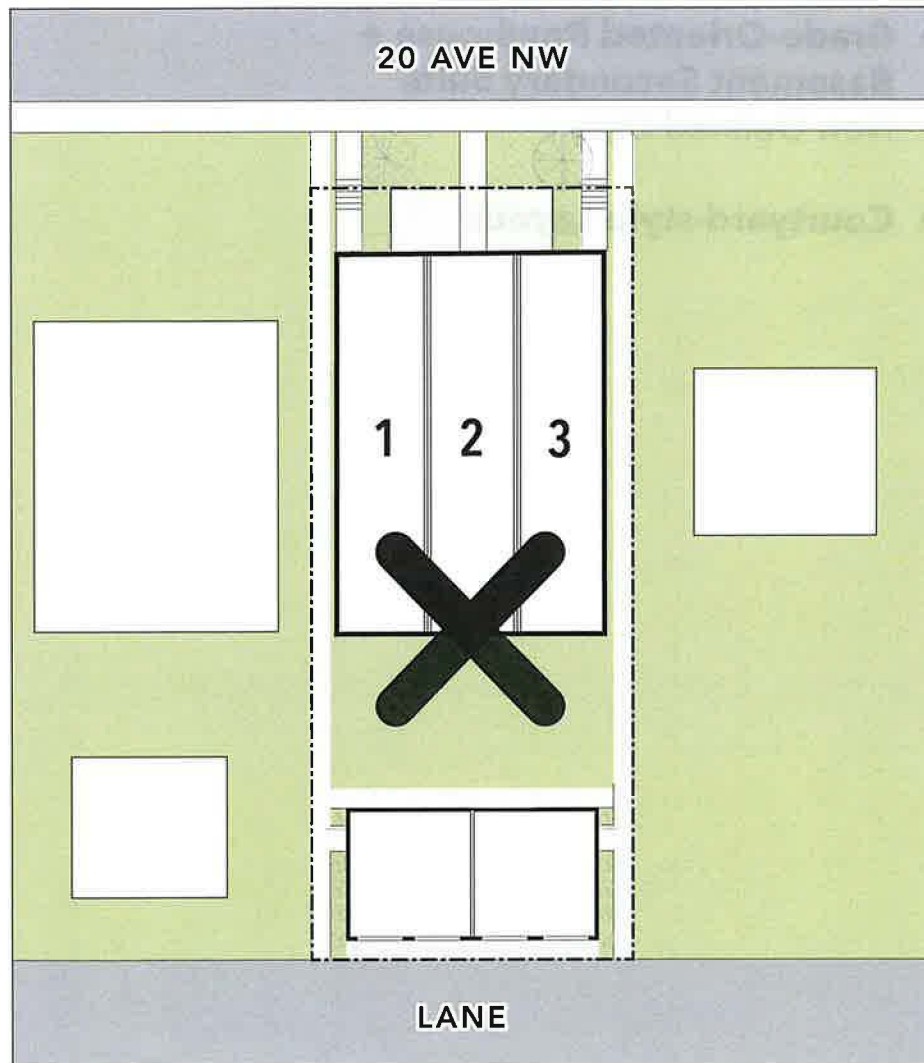


SURROUNDING AREA CONTEXT

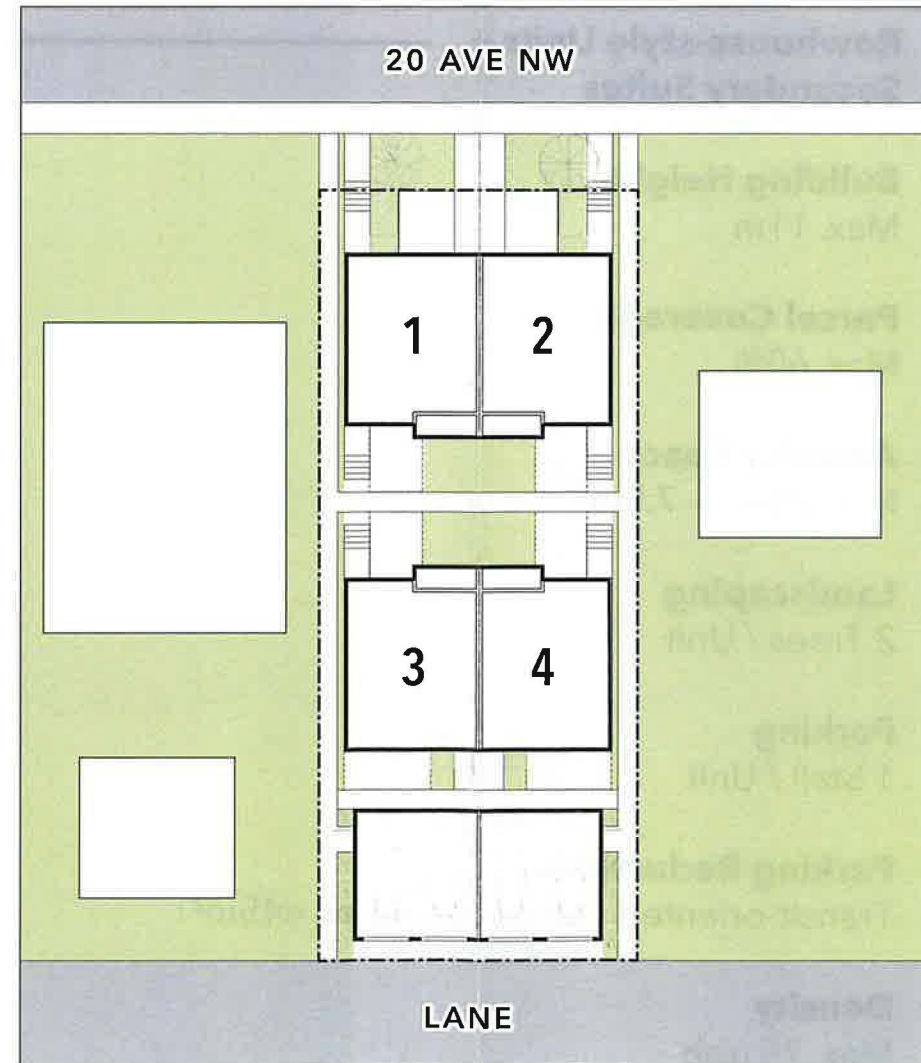


MIDBLOCK R-CG: AN INDUSTRY DILEMMA

MIDBLOCK R-CG
Non-viable Project: ±52uph



DEVELOPMENT VISION
Viable Project: ±69uph



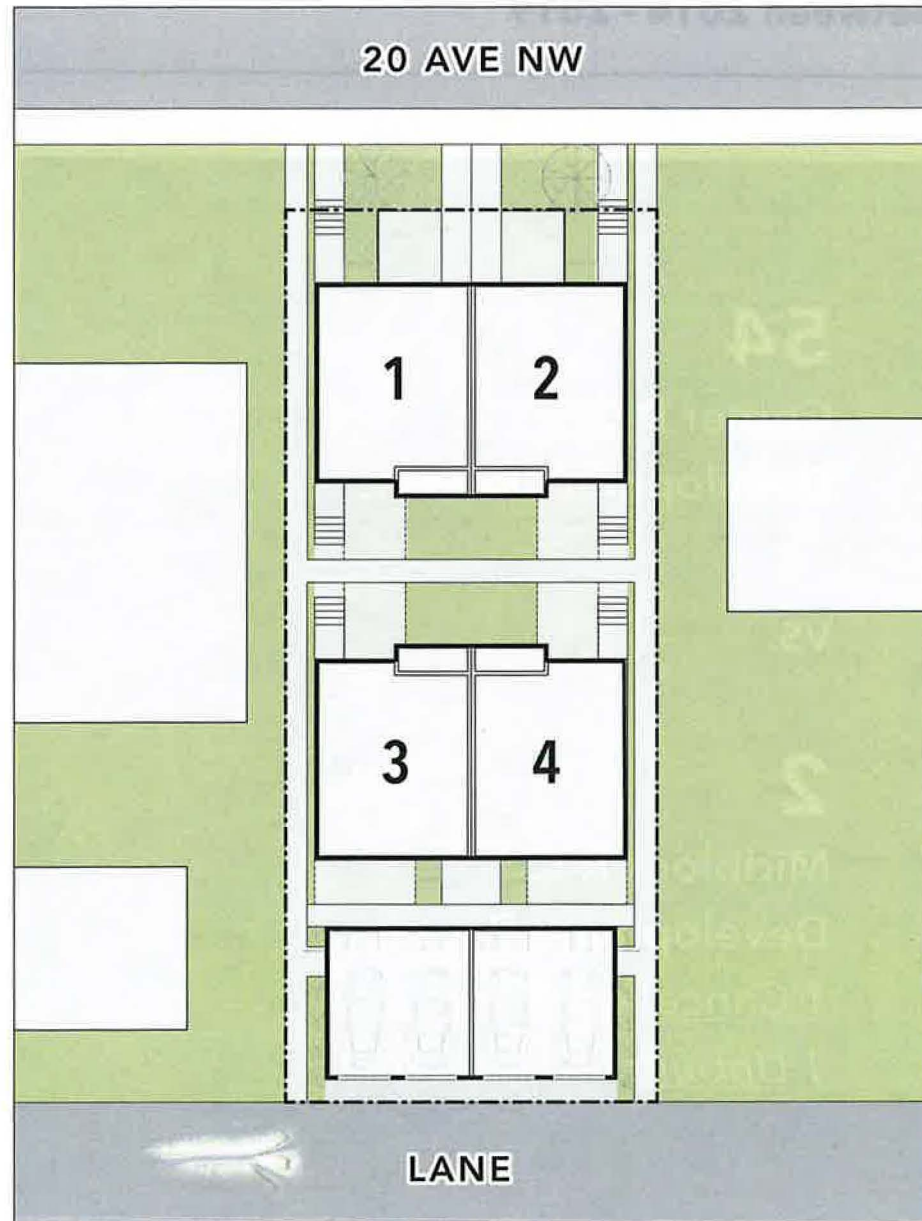
R-CG DEVELOPMENTS
Between 2014 - 2019

54
 Corner R-CG
 Development Permits

vs.

2
 Midblock R-CG
 Development Permits
1 Cancelled
1 Unbuilt

DIRECT CONTROL DISTRICT



R-CG Style Policies

- **Rowhouse-style Units + Secondary Suites**
- **Building Height**
Max. 11m
- **Parcel Coverage**
Max. 60%
- **Amenity Space**
Min. 20m² + 7.5m²
- **Landscaping**
2 Trees / Unit
- **Parking**
1 Stall / Unit
- **Parking Reductions**
Transit-oriented criteria for Suites <45m²
- **Density**
Max. 75 uph

New DC Policies

- **Grade-Oriented Rowhouse + Basement Secondary Suite**
New Defined Uses
- **Courtyard-style Layout**






CONCURRENT DEVELOPMENT PERMIT CONCEPT



Front Visualization

APPLICANT-LED STAKEHOLDER OUTREACH

Outreach Strategies

-  **Custom On-Site Signage**
-  **Hand-Delivered Neighbour Postcard Mailers**
-  **Project Voicemail**
-  **Project Email Address**
-  **Conversations + Shared Materials with Stakeholders**




Proposed Land Use Change




Hello Neighbour!
 We are proposing a land use change at this address:
1615 20 AV NW | R-CG to DC (Based on R-CG)

We are proposing a Direct Control (DC) District that is based on the existing Residential Contextual Grade-Oriented Infill (R-CG) District, a low density residential land use district that is primarily for rowhouses, but also includes other low density building types and secondary suites. The proposed DC District includes site-specific policies designed to support an alternative site layout for this midblock property, but will retain the existing R-CG District's policies related to density, building height, parcel coverage, landscaping, and other low density elements.

For Calgarians who want the opportunity to call Capitol Hill home, we are building sensitively-scaled rowhomes close to Main Streets, transit options, parks, schools, and amenities. Our development vision for this site is to build two rowhouse-style units fronting 20 AV NW and two rowhouse-style units along the back of the site fronting onto an internal courtyard. The proposed Land Use change will support this development vision to allow for a diversity of housing choices while accommodating site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions, comments, or concerns, get in touch:
 e-mail engage@civicworks.ca or call **587.747.0317**

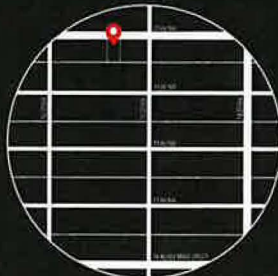




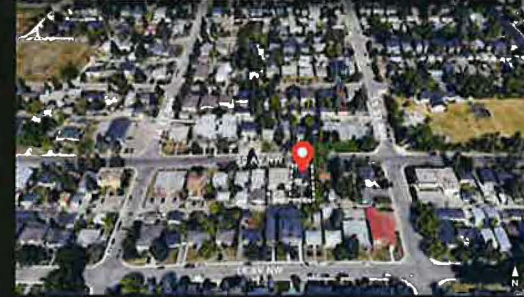
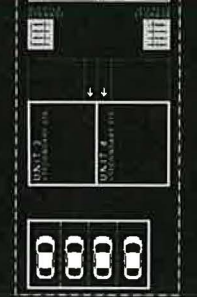
Hello neighbour!
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*Site plan is conceptual in nature and for discussion purposes only.

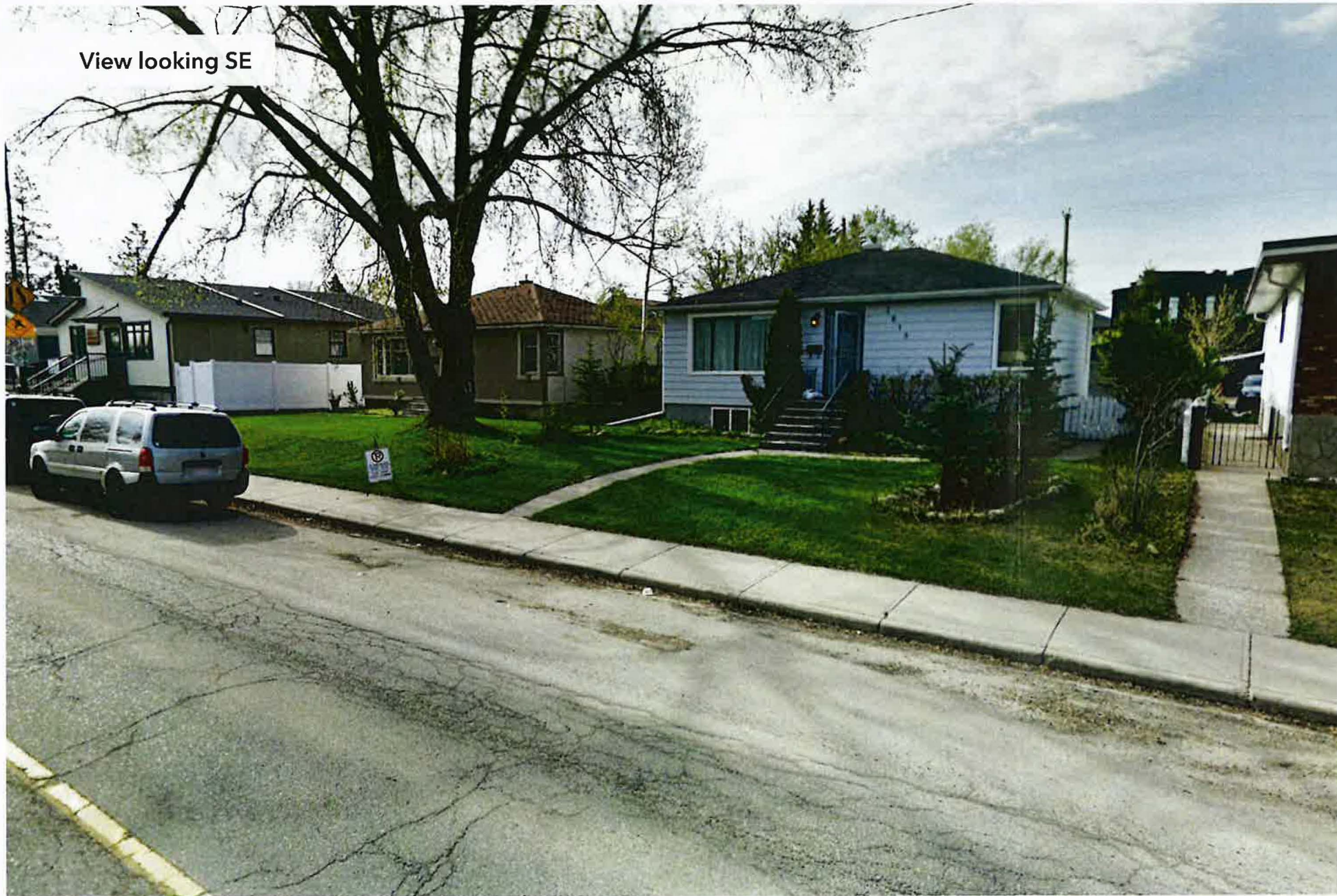
Supplemental Slides

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1615 20 AV NW Capitol Hill

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SITE PHOTOS



DIRECT CONTROL DISTRICT: DEVELOPMENT PERMIT

	R-CG District	Proposed DC District	Development Permit
Density	75 Dwelling Units / ha Up to 4 Dwelling Units	75 Dwelling Units / ha Up to 4 Dwelling Units	69 Dwelling Units / ha 4 Rowhouse-Style Units
Secondary Suites	1 Suite / Dwelling Unit	1 Suite / Dwelling Unit, permitted within basements	4 Basement Secondary Suites (1 suite / unit)
Residential Buildings	1 main residential building / parcel	More than 1 main residential building / parcel	2 Grade-Oriented Rowhouse-Style Buildings
Street Orientation	All Dwelling Units must face a public street	>50% of Dwelling Units must face the public street	2 Dwelling Units along 20 AV NW 2 Dwelling Units accessed through an internal courtyard
Parcel Coverage	Max. 60% parcel coverage	Max. 60% parcel coverage	54% parcel coverage
Setbacks	4.5m front, 1.2m side, 7.5m rear	3m front, 1.2m side, 1.5m rear	3m front, 1.2m side, 1.5m rear
Building Height	Max. 11m Max. 3 storeys	Max. 11m Max. 3 storeys	11m 3 storeys
Amenity Space	20m ² / Dwelling Unit 7.5m ² / Secondary Suite	20m ² / Dwelling Unit 7.5m ² / Basement Secondary Suite	20m ² / Dwelling Unit 7.5m ² / Basement Secondary Suite
Tree Planting	Min. 2 Trees / Dwelling Unit	Min. 2 Trees / Dwelling Unit	8 Trees (2 / Dwelling Unit) + 3 Shrubs / Dwelling Unit
Parking	1 Parking Stall / Dwelling Unit <i>No min. stall requirement for Secondary Suites when meeting specific criteria</i>	1 Parking Stall / Dwelling Unit <i>No min. stall requirement for Secondary Suites when meeting specific criteria</i>	4 Parking Stalls (1 / Dwelling Unit) <i>0 Secondary Suite stalls, providing additional storage space for mobility alternatives (e.g. bikes, strollers, etc.)</i>

CONCURRENT DEVELOPMENT PERMIT CONCEPT

Proposed Streetscape Elevation



SHADOW STUDY

June 21

10:00 am



1:00 pm



4:00 pm

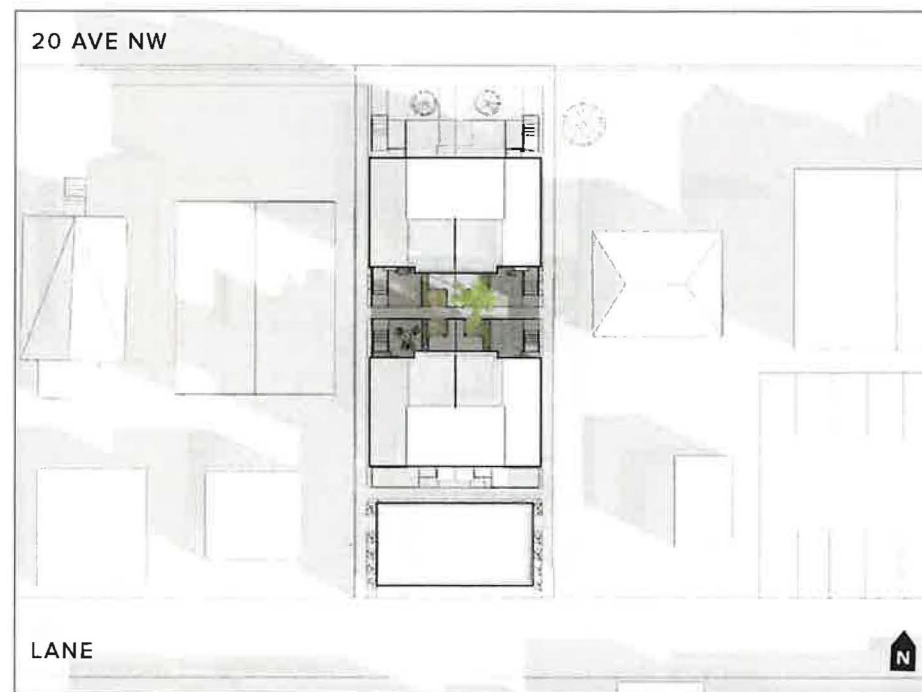


NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features/grade. Simulated dates and times (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.

SHADOW STUDY

March 21 + September 21

10:00 am



1:00 pm



4:00 pm



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/grade. Simulated dates and times (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.

SHADOW STUDY

December 21

10:00 am



1:00 pm



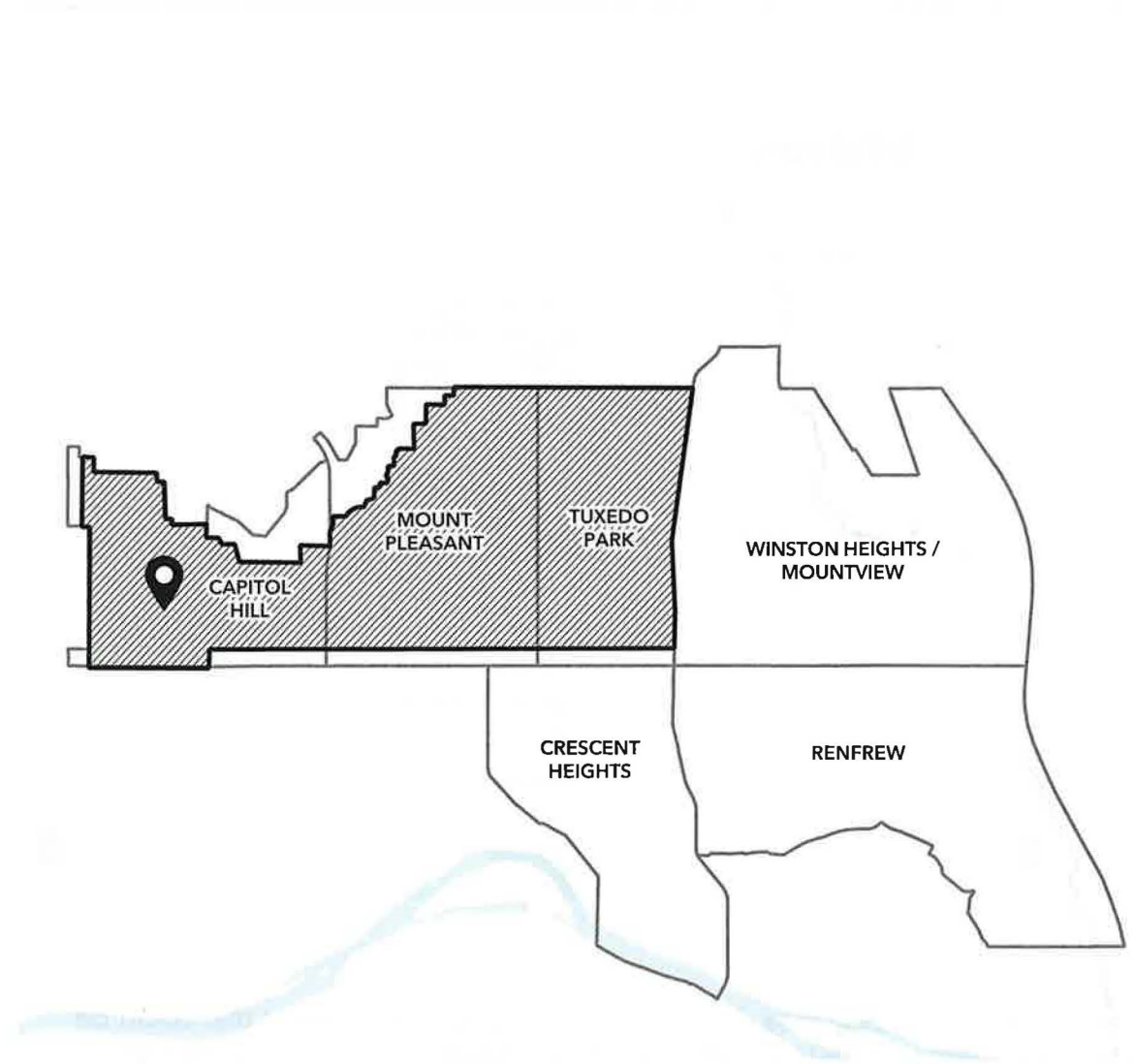
4:00 pm



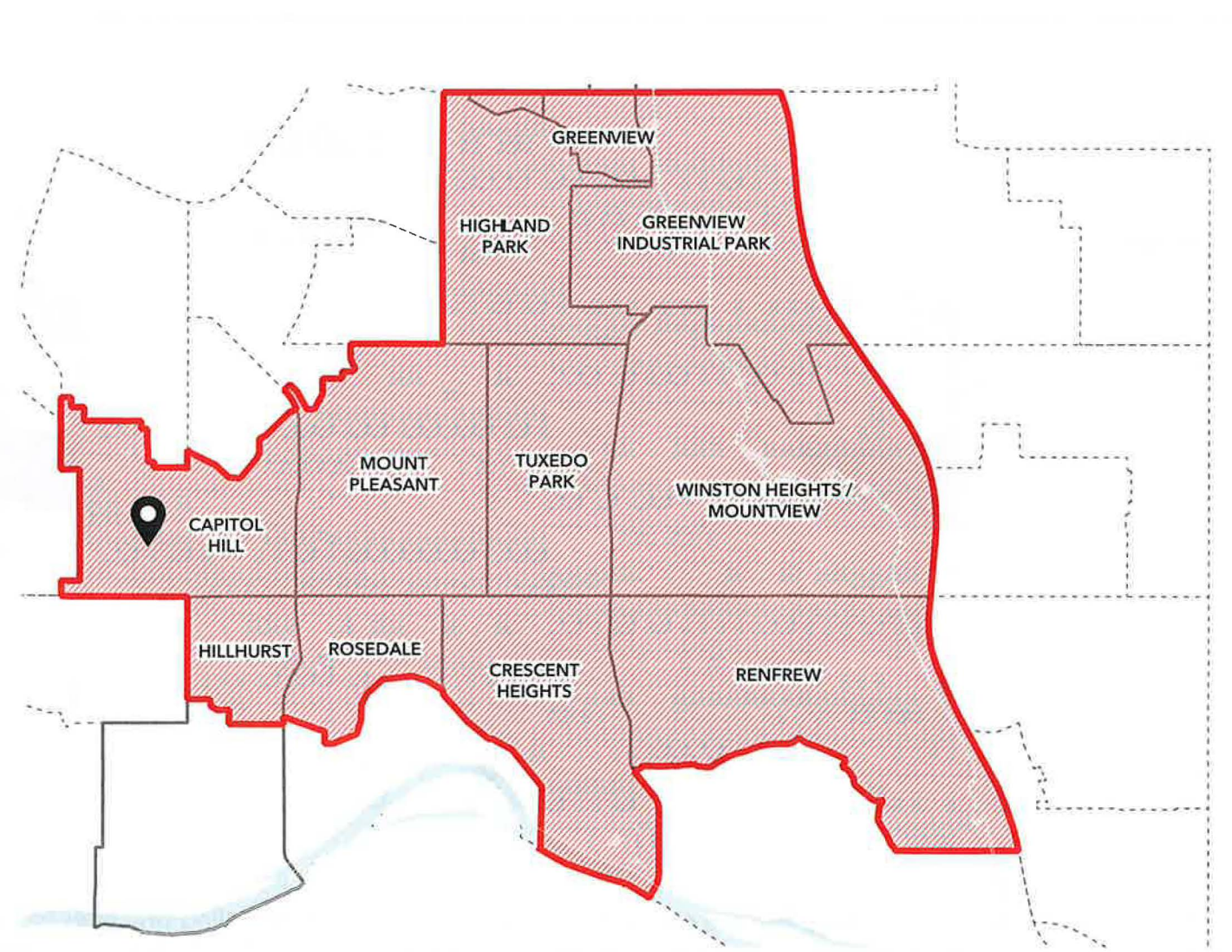
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POLICY FRAMEWORK

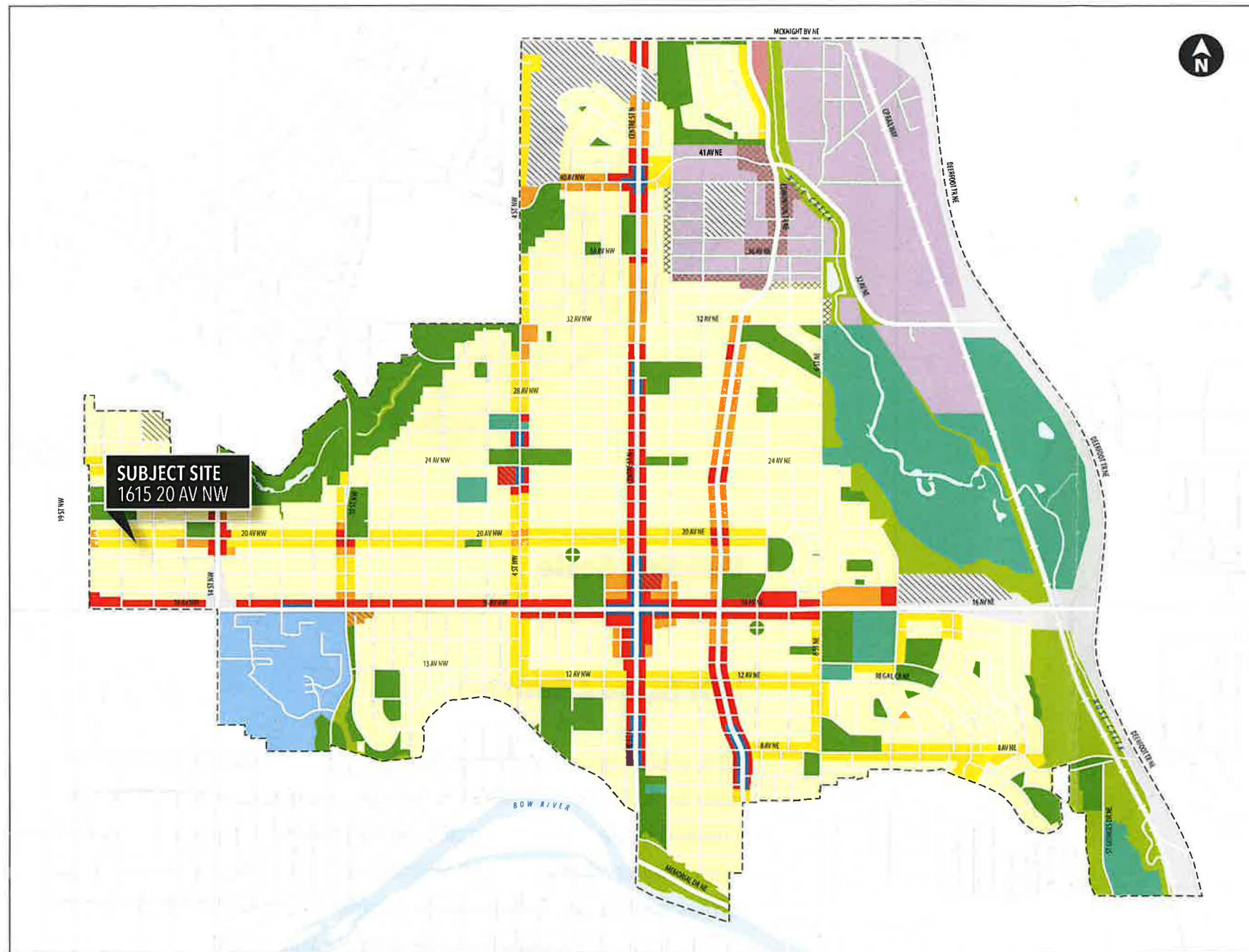
North Hill Area Redevelopment Plan



North Hill Communities Local Area Plan (Proposed)



DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN

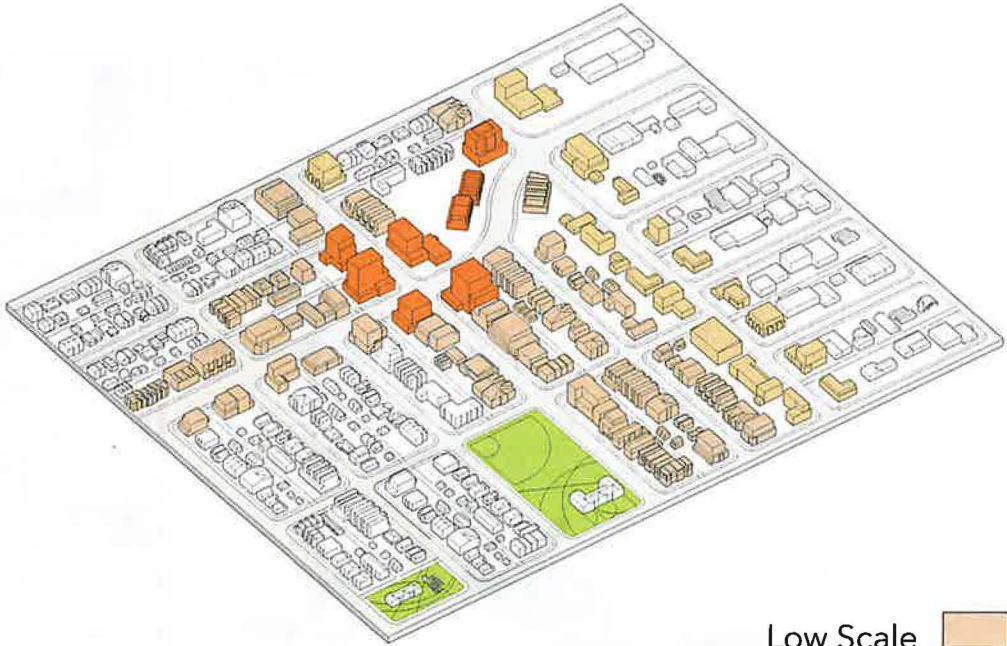


Urban Form

Neighbourhood Connector

Neighbourhood Connector areas are characterized by a broad range of housing types along higher activity, predominantly residential streets, local transit service and infrastructure, and moderate volumes of pedestrian activity. These areas are located along streets and avenues which demonstrate higher levels of activity than the Neighbourhood Local category.

DRAFT NORTH HILL COMMUNITIES LOCAL AREA PLAN



Low Scale 

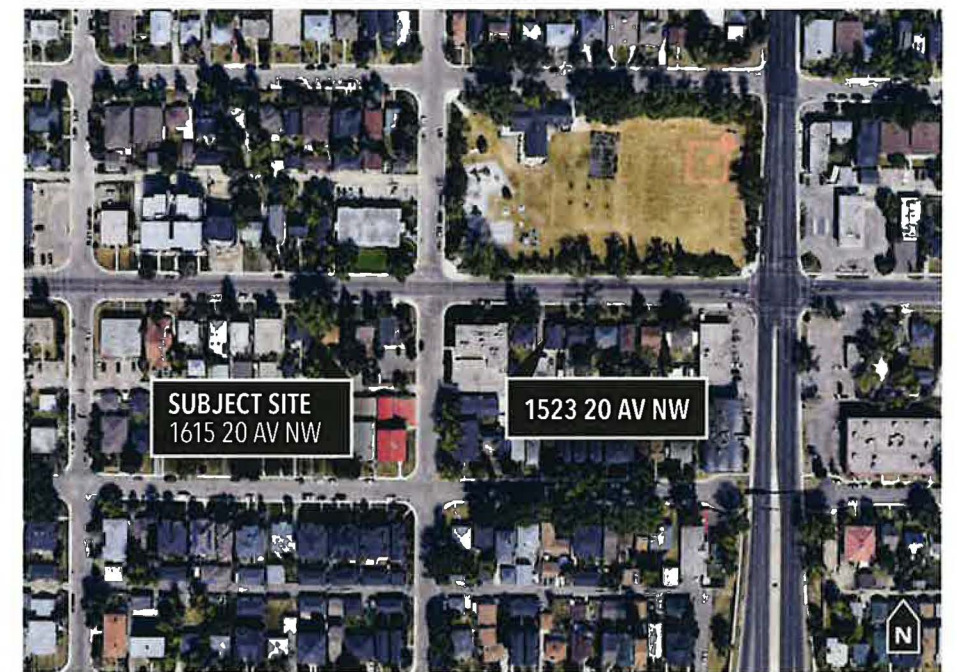
Building Scale

Low (up to 6 Storeys)

Low scale areas accommodate buildings of six storeys or less with building footprints that are generally larger than those in Limited scale areas. Typical building forms in this category include apartments, stacked townhouses, vertical mixed-use buildings, office, and larger industrial buildings. Many of the Main Streets, corridors and Activity Centres include this scale.

CAPITOL HILL MISSING MIDDLE

1523 20 AV NW – EAGLE CREST CONSTRUCTION



1523 20 AV NW – EAGLE CREST CONSTRUCTION

CAPITOL HILL MISSING MIDDLE



2021 2033 17 ST NW



1803 - 1835 17 AV NW Habitat for Humanity

Capitol Hill Community Profile

57%

Rental Households

(City of Calgary Average: 29%)

29%

Spend more than 30% of Household income on Housing

(City of Calgary Average: 22%)

1%

of Dwelling Structures are Rowhouses

(City of Calgary Average: 10%)

Source: 2016 City of Calgary Census