

CITY OF CALGARY
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IN COUNCIL CHAMBER
SEP 13 2022
ITEM: 8.1.4 CPC2022-0863
25/09/2022
CITY CLERK'S DEPARTMENT

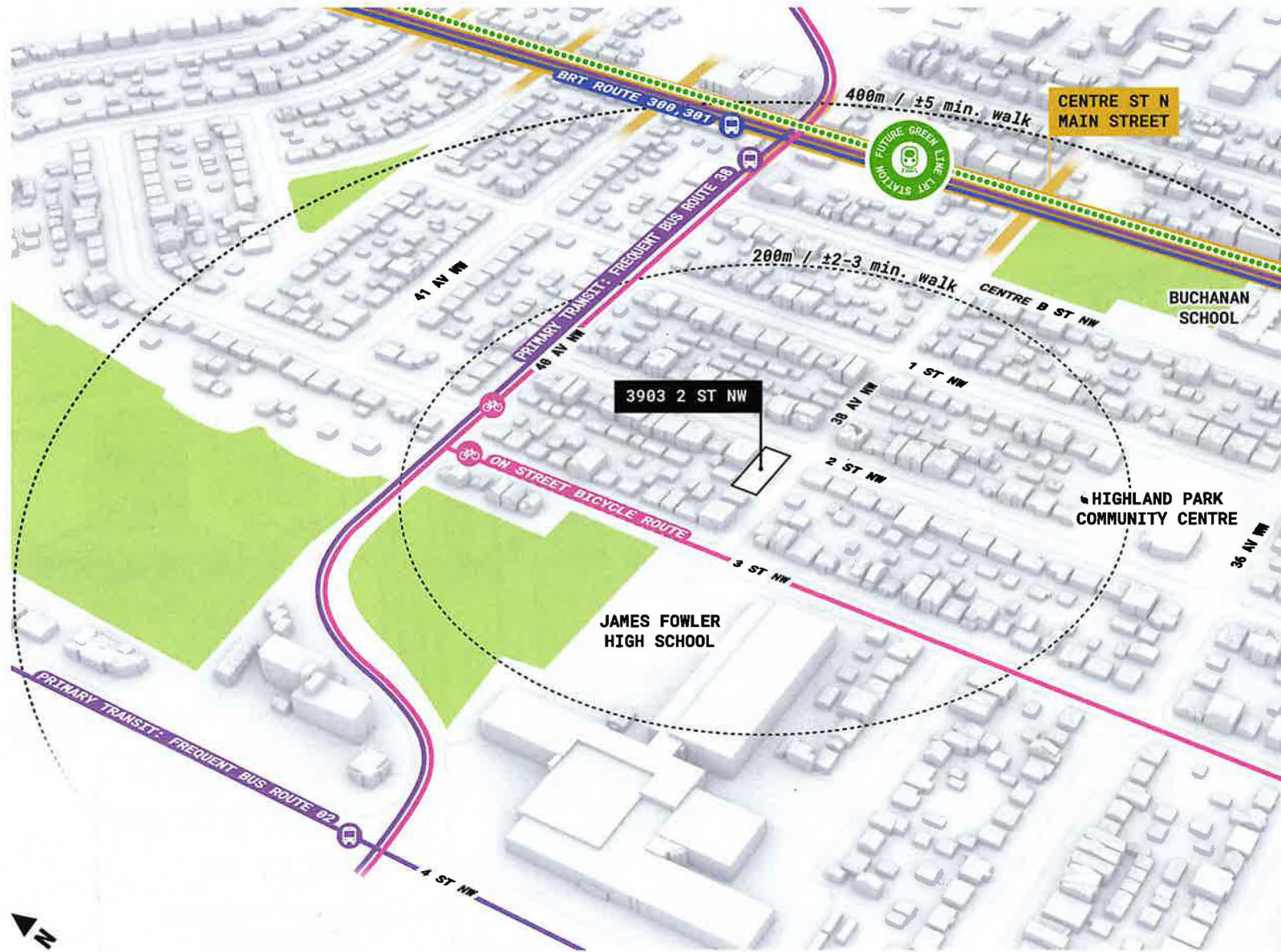


CALGARY CITY COUNCIL PUBLIC HEARING

CPC2022-0863 / LOC2022-0071 / DP2022-04104
ITEM 8.1.4 SEPTEMBER 13, 2022



SITE CONTEXT



- ✓ CORNER PARCEL
- ✓ DIRECT LANE ACCESS
- ✓ WITHIN 400M OF TRANSIT STOPS
- ✓ WITHIN 600M OF PRIMARY TRANSIT
- ✓ WITHIN 400M OF CENTRE ST N MAIN STREET
- ✓ NEAR COMMUNITY LOCATIONS & AMENITIES
- ✓ ALIGNMENT WITH MUNICIPAL DEVELOPMENT PLAN & NORTH HILL COMMUNITIES LOCAL AREA PLAN

DEVELOPMENT VISION AT A GLANCE



±0.06HA
SITE AREA



04
RESIDENTIAL DWELLING UNITS



04
SECONDARY SUITES



04
ON-SITE PARKING STALLS




04
ALTERNATIVE MOBILITY STORAGE UNITS



±7.5 - 20sm
AMENITY SPACE PER SUITE / UNIT



11M / 3 STOREYS
MAXIMUM BUILDING HEIGHT



Hello, Neighbour



We are proposing a land use change at 3903 2 ST NW from its existing Residential - Contextual One / Two Dwelling (R-C2) District to a Residential - Grade-Oriented Infill (R-CG) District. The proposed land use change would enable a development, vision that includes a total of four townhome units and four basement secondary suites with four associated parking stalls (one per townhome) within a two-storey, built form.

Find Out More


In all we do, we remain committed to being good neighbours and working with the community where we build. We look forward to working with you to realize our vision.

Find out more about our projects and share your thoughts with us here.


Engaged by
www.engagerndsqr.com
 or phone 587.747.0317

Conceptual Site Plan



Conceptual Building Elevation



Land Use Change

A Land Use Designation (also sometimes referred to as "zoning") application has been submitted to the City of Calgary to change the land use designations on this property. If approved, the proposed land use change will transition this site from its existing Residential - Contextual One / Two Dwelling (R-C2) District to a Residential - Grade-Oriented Infill (R-CG) District.

Like the site's existing R-C2 District, the proposed R-CG District is an urban density Residential District intended to facilitate grade-oriented development. The intent of the R-CG District is to allow for a diverse building form to accommodate a mix of uses and to accommodate a variety of building heights that provide a variety of housing types within the urban fabric.

For the site transition to be approved, specific family forms that the change is required to enable the proposed development vision outlined in this brochure.

If you would like to follow the Land Use Designation application process or submit comments directly to the City of Calgary, you can do so by visiting the City of Calgary Development Hub at www.calgary.ca and enter in the site address (3903 2 St NW) in the search field.

Development Vision

The subject site is located on the corner of 2 St NW and 39th Ave. The development vision for this site includes a total of four townhome units and four basement secondary suites with four associated parking stalls (one per townhome) within a two-storey built form. The supporting development concept details three townhome units and four basement secondary suites along 2 St NW and one townhome entry along 2 St NW. Private amenity spaces will be provided at grade for each townhome and secondary suite.

Policy Alignment

The North Hill Community Local Area Plan (LAP) supports a limited mix of 2-Storey Building Scale in this location. The subject site is also within the R-CG District, which supports a diverse mix of building heights and forms, providing additional policy considerations for building form, containing three or more units when coupled with the limited building scale. For these reasons, an amendment to the LAP is not required to approve the proposed development vision.

This proposed land use change and development vision is consistent with the City's vision goals and policies of the Municipal Development Plan (MDP), which encourage the development of innovative and well-located options in established communities, more efficient use of infrastructure, and more diverse built forms. In addition, this vision also aligns with the City's vision goals and policies of the MDP, which encourage the development of innovative and well-located options in established communities, more efficient use of infrastructure, and more diverse built forms.

Planning Rationale

This site features a number of characteristics that make it well-suited for the proposed land use change from its current R-C2 District to an R-CG District. It is close to a variety of amenities, including the site's proximity to James Smiley High School and Buchanan School, the Highland Park Community Association, and Central Park. It is also close to the R-CG District's supporting policies and the City's policies of Calgary's Local Area Plan (LAP) and the City of Calgary's Municipal Development Plan (MDP), which encourage the development of innovative and well-located options in established communities, more efficient use of infrastructure, and more diverse built forms.

HAND-DELIVERED NEIGHBOUR MAILER



PROPOSED LAND USE CHANGE


3903 2 ST NW | R-C2 to R-CG

PROPOSED LAND USE CHANGE

3903 2 ST NW | R-C2 to R-CG


Hello Neighbour!

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Get In Touch

If you have any questions, comments, or addresses, please visit www.engagerndsqr.com or phone 587.747.0317.



ON-SITE SIGNAGE



ON-SITE SIGNAGE



±140 HAND DELIVERED NEIGHBOUR MAILERS



OUTREACH EMAIL INBOX & TEAM RESPONSES



OUTREACH PHONE LINE & TEAM RESPONSES



PROJECT MEMO SHARED WITH HIGHLAND PARK CA & WARD 4 OFFICE



HIGHLAND PARK CA MEETING: MAY 19, 2022



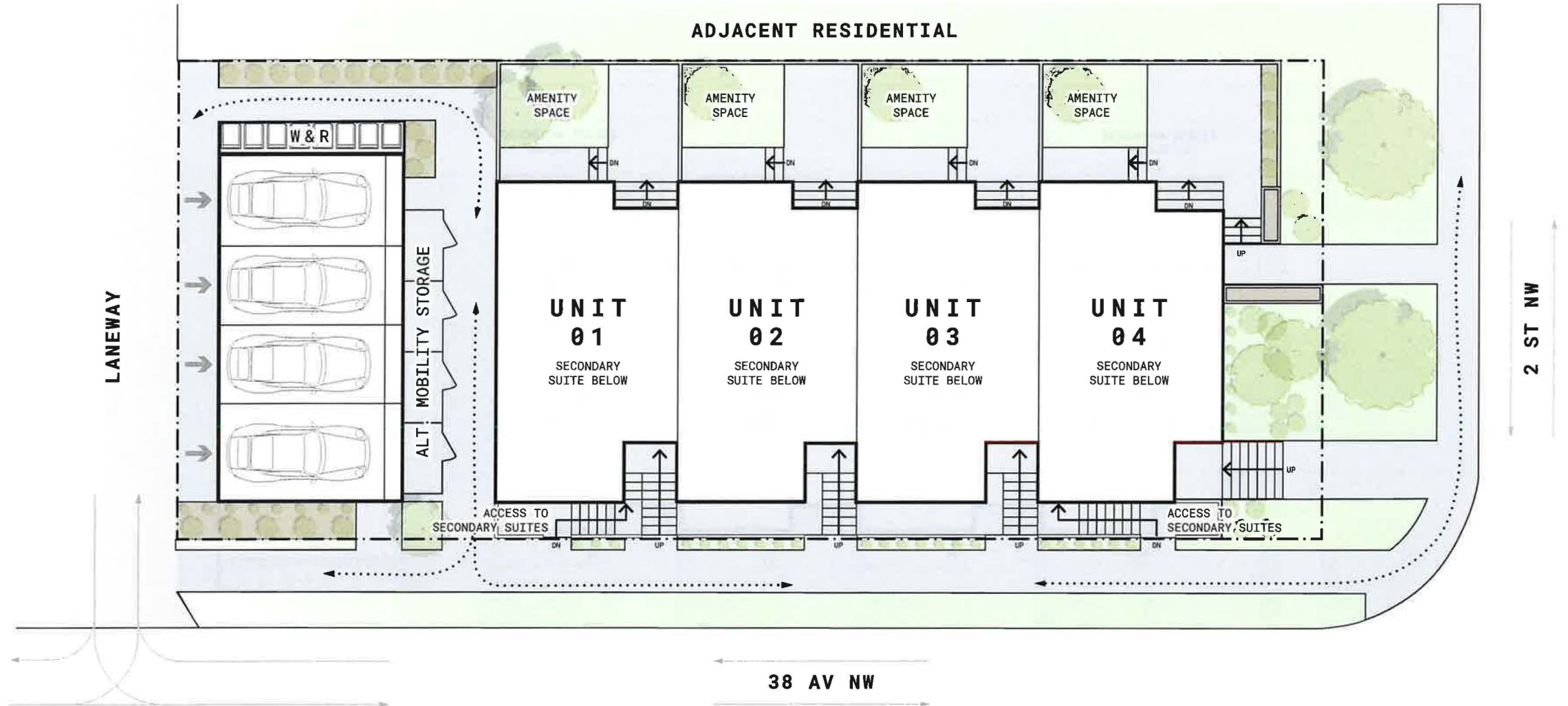
WHAT WE HEARD SUMMARY



THANK YOU

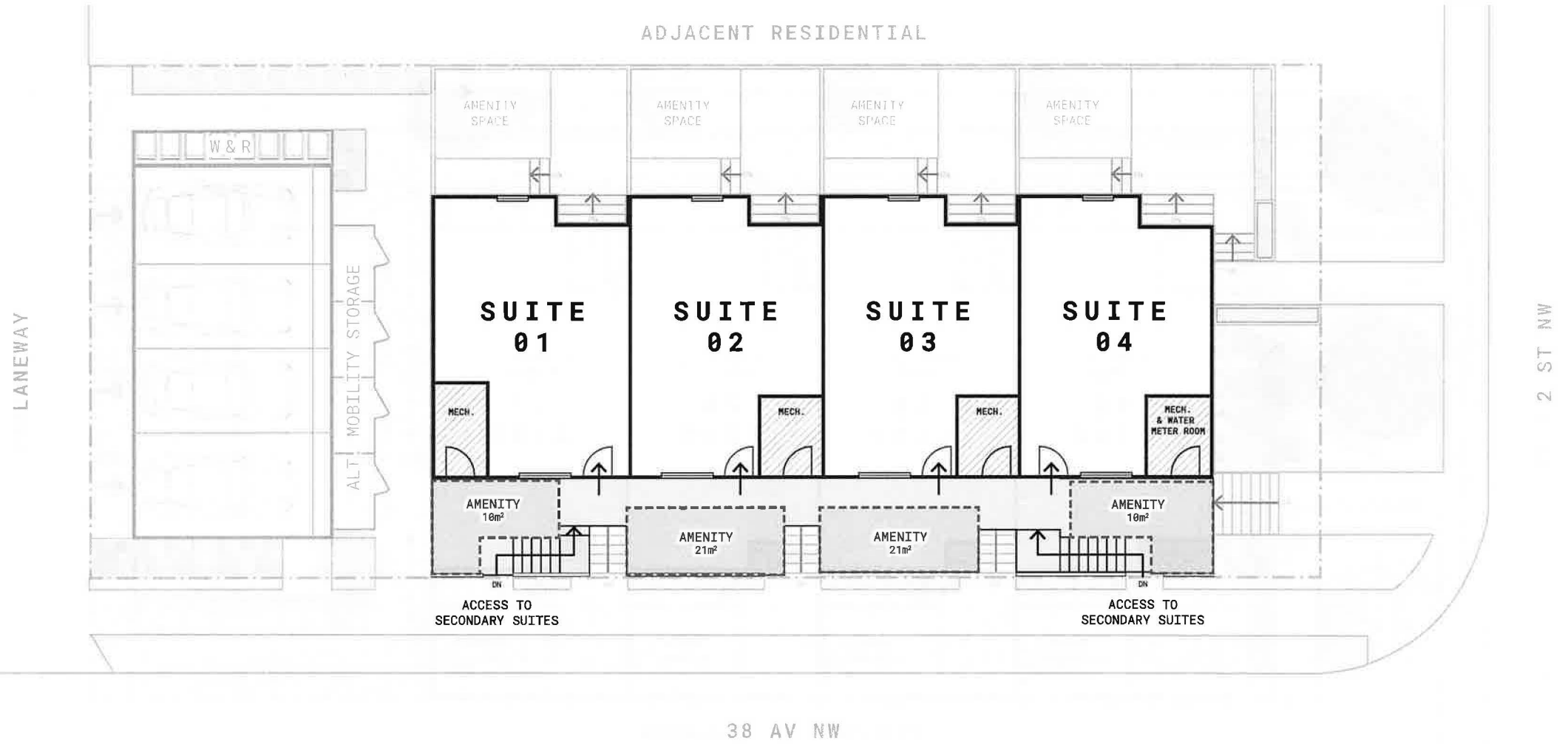
SUPPLEMENTARY

SCHEMATIC SITE PLAN



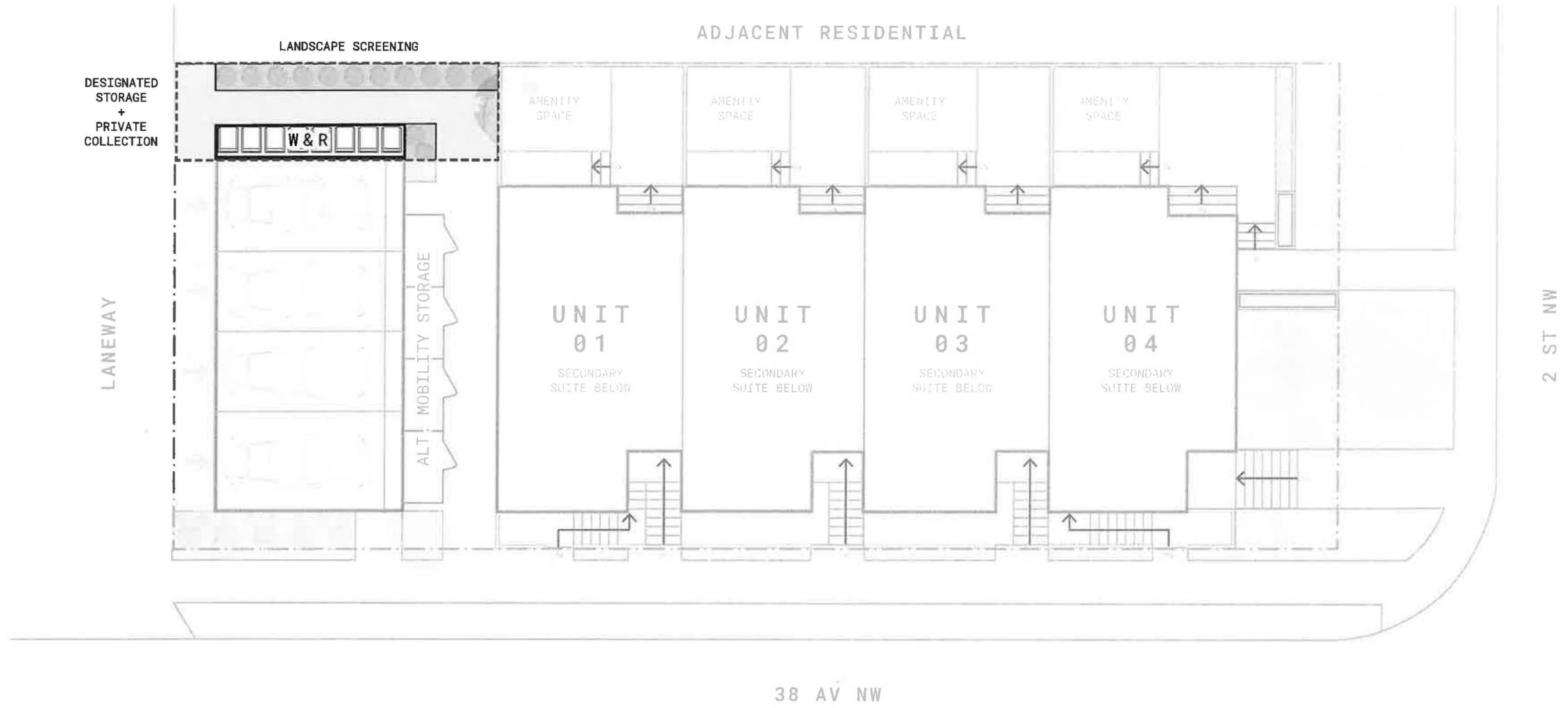
FAAS

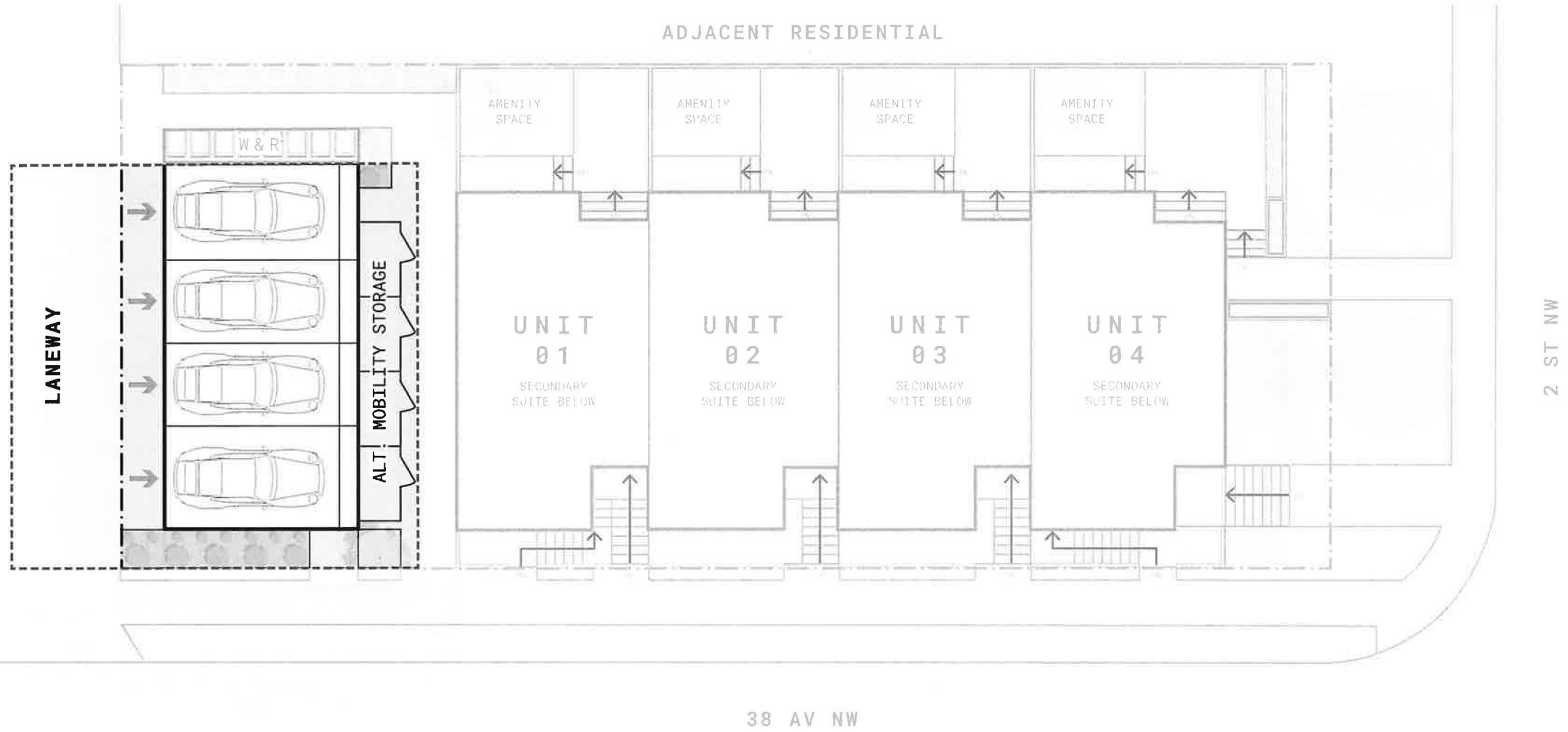
SCHEMATIC SECONDARY SUITE PLAN



F.A.S.

WASTE & RECYCLING





BUILDING ELEVATIONS

SOUTH ELEVATION (LOOKING NORTH)



FAAS

BUILDING ELEVATIONS

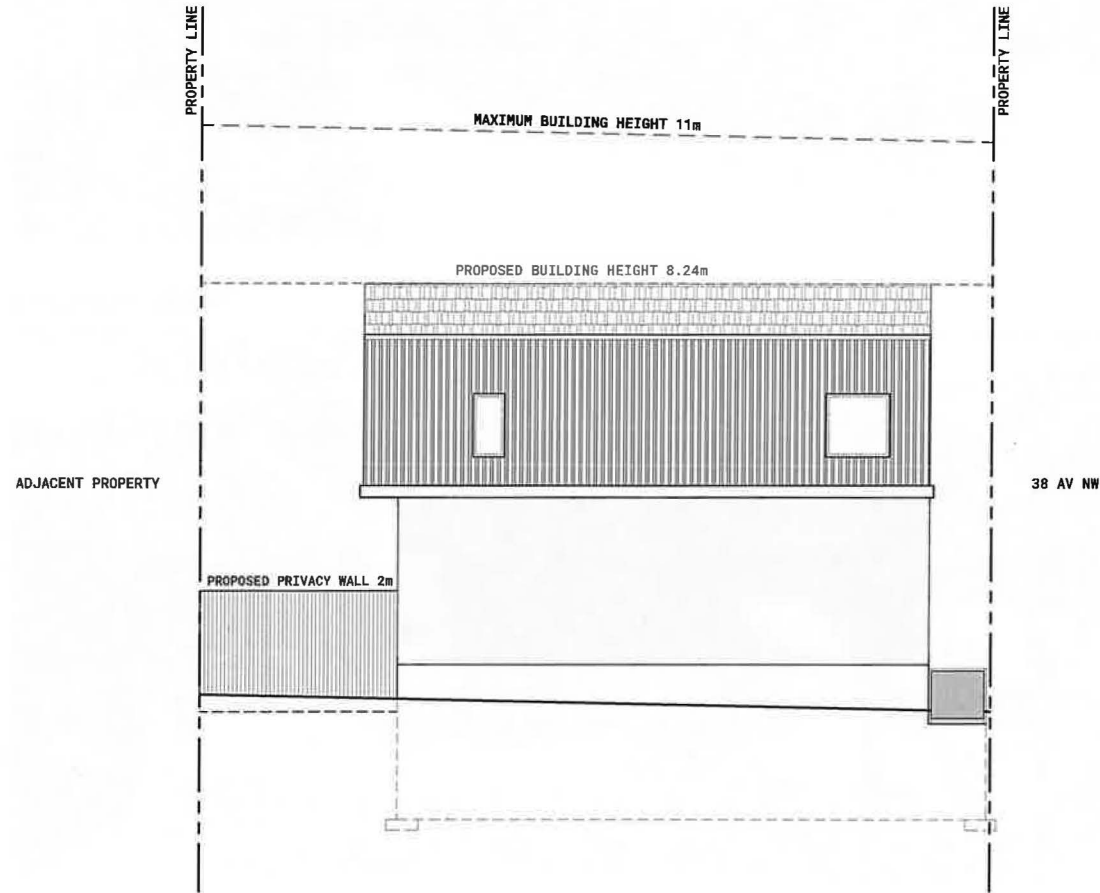
NORTH ELEVATION (LOOKING SOUTH)



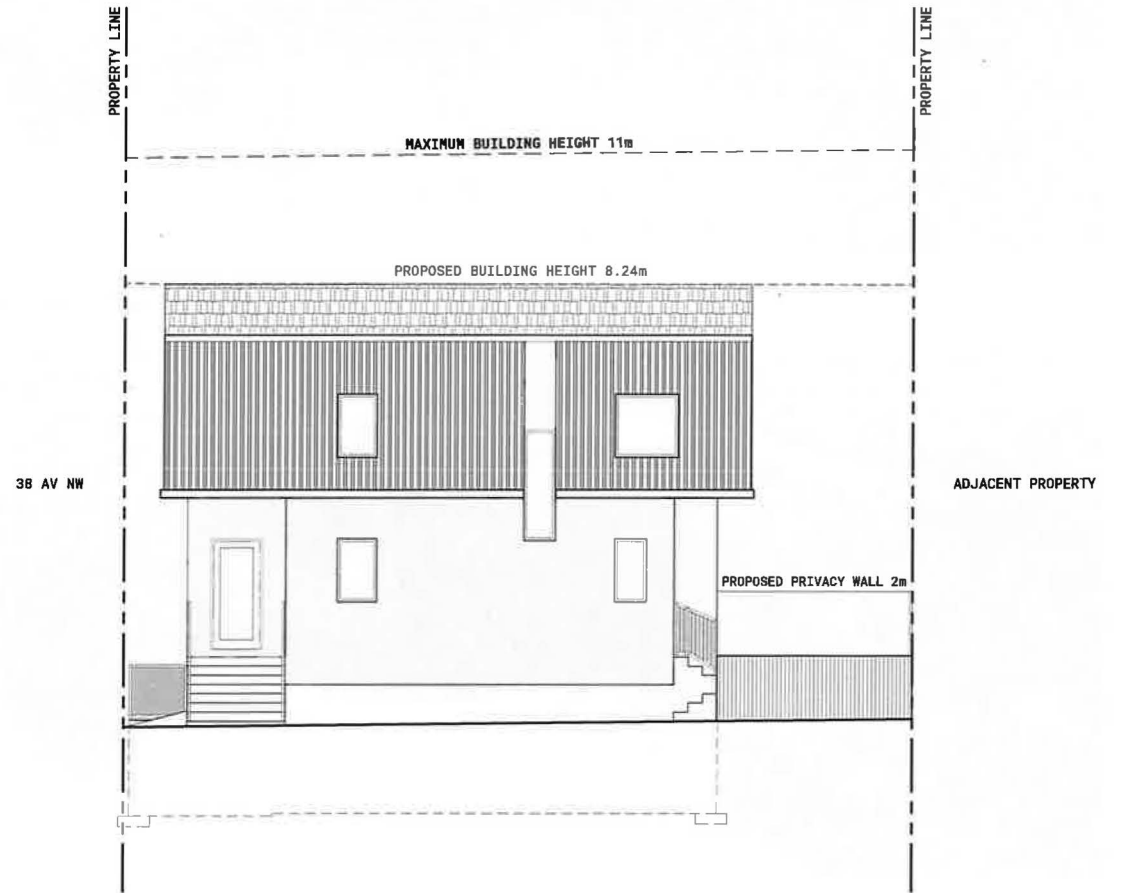
FAAS

BUILDING ELEVATIONS

WEST ELEVATION (LOOKING EAST)



EAST ELEVATION (LOOKING WEST)



SITE PHOTOS



LOOKING WEST



LOOKING NORTHWEST



LOOKING NORTHEAST



LOOKING NORTH

SURROUNDING DEVELOPMENT FORMS



ADJACENT NEIGHBOUR



ACROSS THE STREET

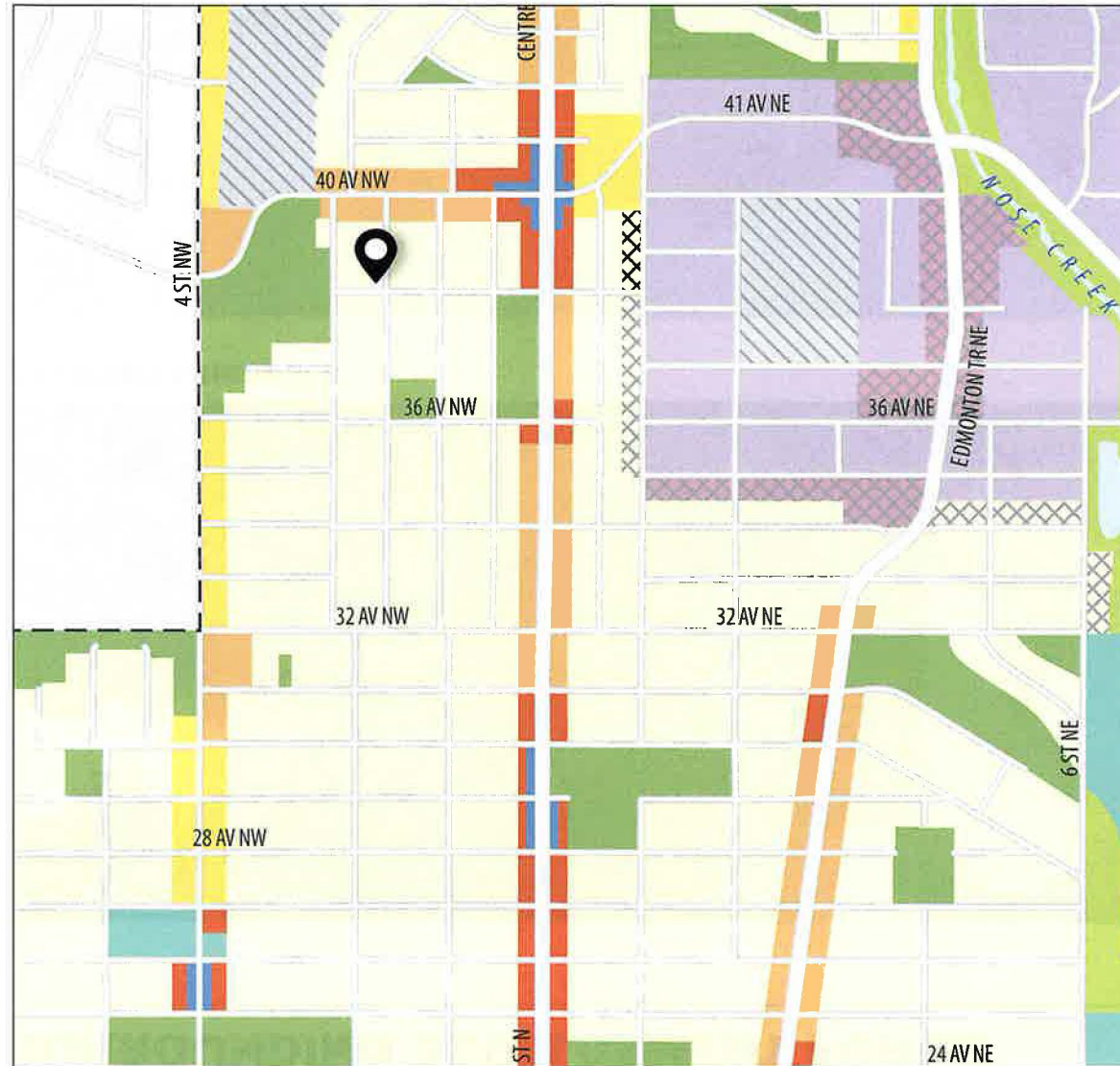


KITTY-CORNER

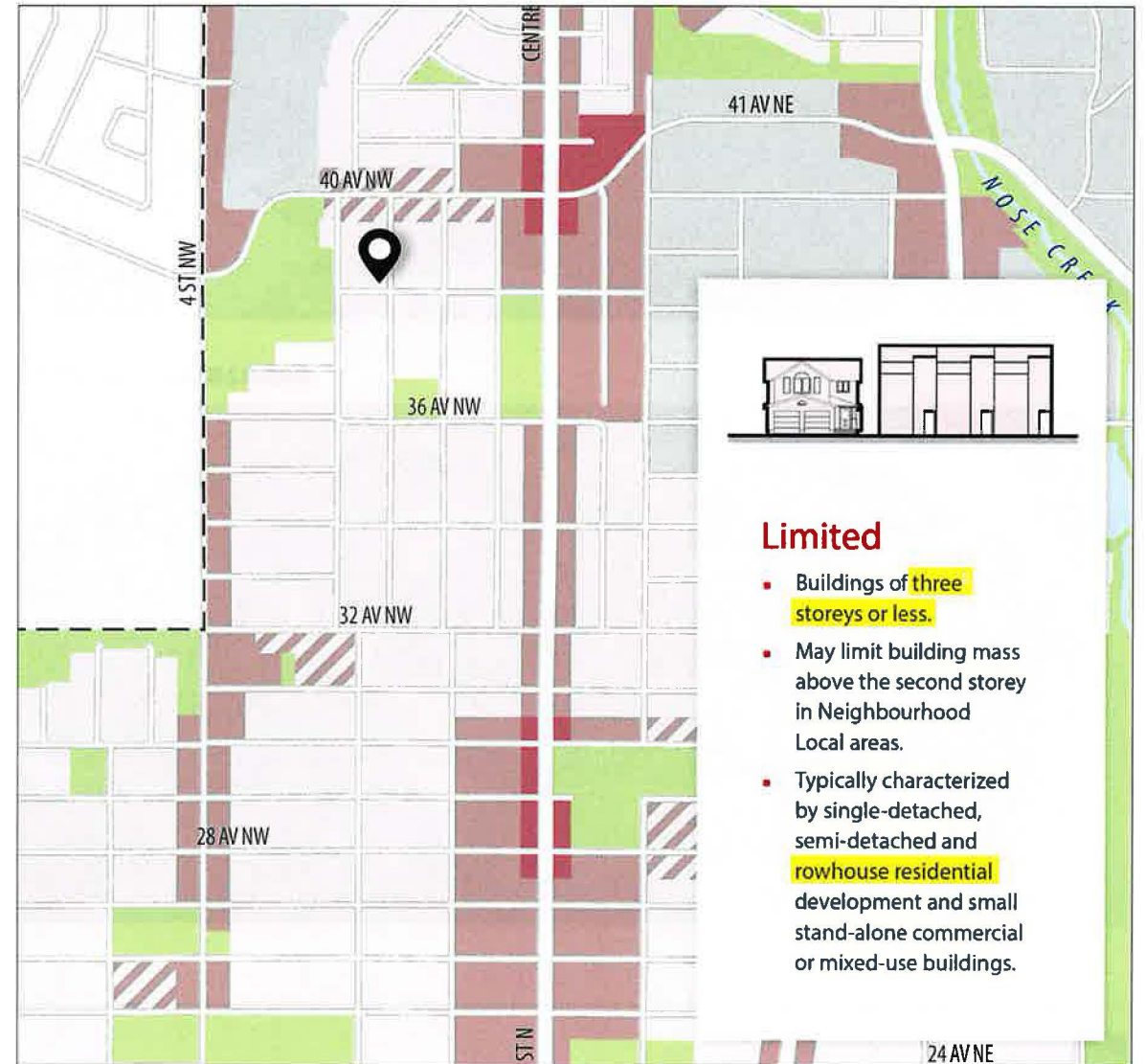


DOWN THE STREET

URBAN FORM – NEIGHBOURHOOD LOCAL



BUILDING SCALE MODIFIER – LIMITED (UP TO 3 STOREYS)



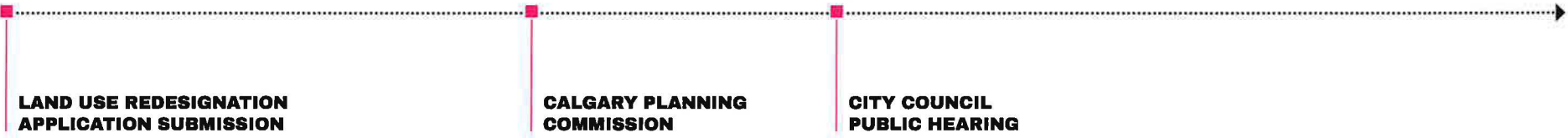
PROCESS TIMELINE

2022

2023



■ LAND USE REDESIGNATION



■ DEVELOPMENT PERMIT



■ STAKEHOLDER OUTREACH

