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CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2022
ITEM: 8.1.17 CPC2022-0895
planning
CITY CLERK'S DEPARTMENT

F1839 September 13 Public Hearing LOC2022-0051, DP2022-02522, CPC2022-0895

M-C1 to DC (M-C1/R-CG): 1839 38 ST SE



FAAS



Site Context

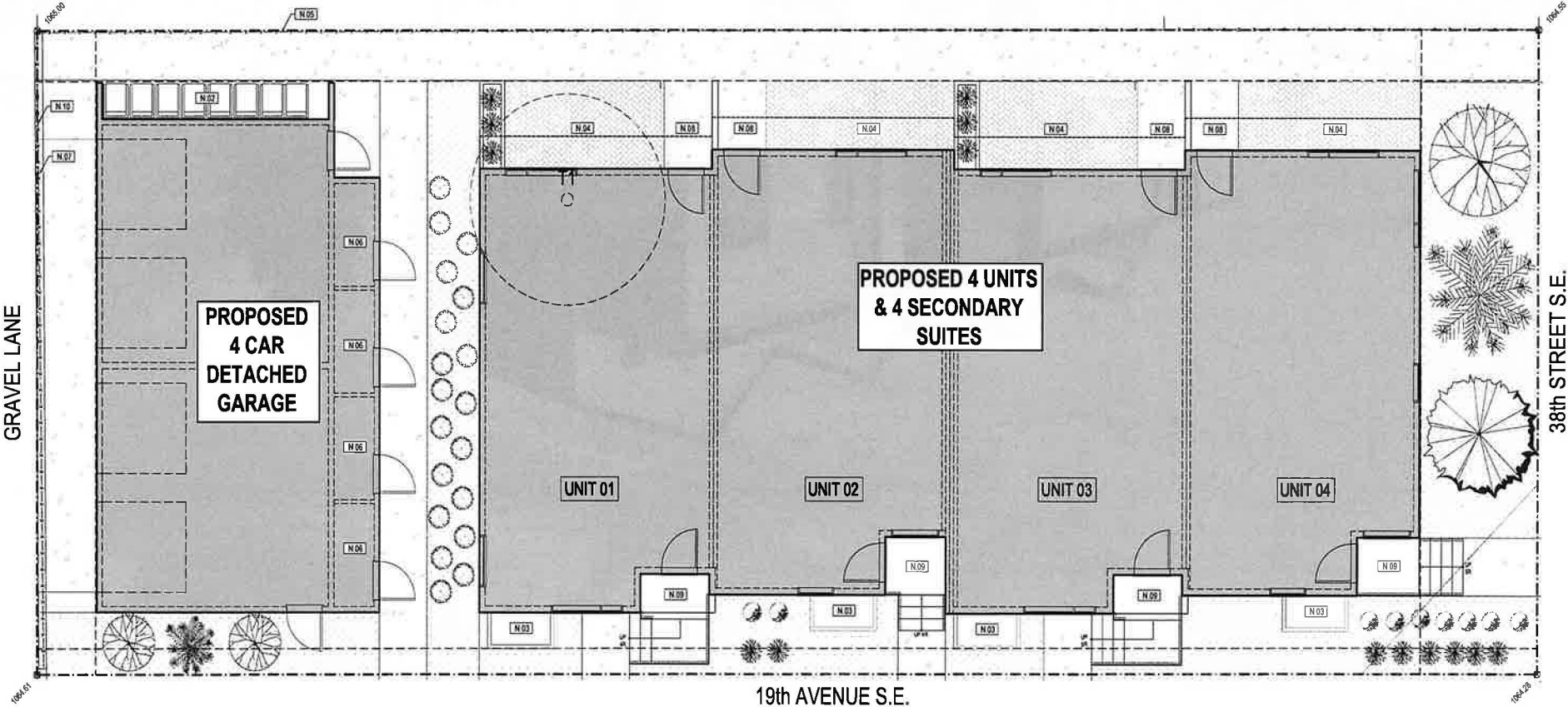




Supplementary Information



Site Plan



- N.01 PRIMARY RESIDENT PARKING STALL
- N.02 PROPOSED WASTE BIN STORAGE
- N.03 BASEMENT WINDOW RECESS, 2'4" X 3'4" WOOD WINDOW WELL
- N.04 AMENITY SECONDARY SUITE
- N.05 EXISTING 6" WOOD FENCE
- N.06 STORAGE (SECONDARY SUITES)
- N.07 EXISTING RETAINING WALL, TO BE REMOVED
- N.08 ACCESS TO SECONDARY SUITE
- N.09 ACCESS TO MAIN UNIT
- N.10 EXISTING 6" WOOD FENCE TO BE REMOVED



EXISTING TREES					
NO.	SP. SPECIES	CALIPER (IN)	CROWN (FT)	HEIGHT (FT)	NOTES
1	DECIDUOUS TREE	0.56	4.0	6.40	IN SUBJECTS PROPERTY TO REMAIN

LANDSCAPE INFORMATION

BYLAW 346.1(2): A MINIMUM OF 1 TREE AND 2 SHRUBS MUST BE PLANTED FOR EVERY 45 SQM OF LANDSCAPED AREA PROVIDED

TOTAL LANDSCAPED AREA = 253.3 SQM
 DIVIDED BY 45 SQM = 5.6
 IN TOTAL 6 TREES AND 12 SHRUBS ARE PROVIDED

BYLAW 352 (4) DECIDUOUS TREES MUST HAVE A MAIN CALIPER OF 50MM AND 50% MUST HAVE A CALIPER OF 75MM AT TIME OF PLANTING

BYLAW 352 (5) CONIFEROUS TREES MUST HAVE A MAIN HEIGHT OF 2.0 M AND 50% MUST HAVE A MAIN HEIGHT OF 3.0 M AT TIME OF PLANTING

LOW WATER IRRIGATION SYSTEM WILL BE PROVIDED

LANDSCAPING LEGEND	
SYMBOL	ITEM
	MULCH (GROUND COVER)
	LAWN (GRASS)
	CONCRETE (WALKWAY, CURB)
	WOOD (AMENITY SPADE BENCH)
	BRICK (AMENITY)

PROPOSED PLANTINGS					
SYMBOL	SP. SPECIES	COMMON NAME	QTY	HT	SPR
	Aspen populus	Aspen Poplar	3	18-25m tall	18-25m tall
	Pinus nigra	Blue spruce	2	10-15m tall	10-15m tall
	Pinus canadensis	Loblolly pine	1	18-25m tall	18-25m tall
	Juniperus communis	Juniper (horizontal)	14	2-3m tall	2-3m tall
	Pinus mugo	Mugo pine	18	2-3m tall	2-3m tall
	Polystichum frondosum	Circaea	6	2-3m tall	2-3m tall

Stakeholder Outreach

NEIGHBOUR LETTER + RADIUS



Hello Neighbour

We are providing an update on Agaar Homes' proposed Land Use Redesignation (LOC2022-0051) and concurrent Development Permit (DP2022-02522) for a 4 unit and 4 secondary suite grade-oriented rowhouse development at 1839 38 ST SE.

Current Land Use: M-C1 (Multi-Residential - Contextual Low Profile) District
Proposed Land Use: Direct (DC) Control District based on M-C1 & R-CG (Residential - Grade-Oriented Infill) Districts

In April 2022, a Development Permit (DP2022-02522) was submitted in support of the proposed Land Use Redesignation (LOC2022-0051) and is currently under municipal review. In June 2022, stakeholder outreach formally concluded for LOC2022-0051, though the project team will continue to respond to stakeholder inquiries received via our email inbox and phone line as the proposal proceeds through Administrative review, Calgary Planning Commission and Public Hearing in the coming months.

Get In Touch
 Please reach out to the project team if you have any questions or would like a copy of our Stakeholder Outreach Summary, which reviews the outreach program, common feedback themes, and project team responses. Stakeholders can also track City of Calgary updates for this proposed redesignation on the City's Development Map at dmap.calgary.ca. Should you have any questions or comments for the project team, please contact us at 587.747.0317 or engage@olivicworks.ca, referencing F1839 or 1839 38 ST SE.

DEVELOPMENT VISION: CONCEPTUAL RENDERING
 1839 38 ST SE, F1839




DEVELOPMENT VISION: CONCEPTUAL ILLUSTRATION AND SITE PLAN
 1839 38 ST SE, F1839




Render, illustration and site plan are conceptual in nature to demonstrate a development outcome that aligns with the proposed Land Use Redesignation application. The final architectural design of F1839 is subject to municipal review of Development Permit DP2022-02522.

SUPPLEMENTARY SITE SIGN



INTERNATIONAL AVENUE ARP

Map 4 | Building height



- Neighbourhood - Low-Rise (Max 4 Stories)
- Community - High-Density (Above 10 Stories)
- Future Comprehensive Area
- Community Centre
- Community - Mid-Rise (Max 6 Stories)
- Employment - Industrial (Max 3 Stories)
- Active Frontage
- School
- Special Area
- Rapid Transit Bus Stop

LAND USE CONTEXT





5.2.5 Summary

Bunt & Associates concludes the proposed zero secondary suite parking supply is appropriate as:

- *R-CG Bylaw* – The proposal is consistent with and uses the R-CG secondary suite zero parking criteria;
- *Policy* – The reduction is consistent with relevant parking policies;
- *Literature* – Small rental suites experience lower parking demand when compared to other dwellings;
- *On-street* – The on-street supply along the site frontage is 4 stalls;
- *Transit* – MAX Purple and frequent bus service (#1, #43) is provided near the site,
- *Cycling* – New protected lanes will provide high quality connectivity on 19 Avenue SE, and
- *Transportation Demand Management* – Mobility alternative storage area will support non-auto travel.

3.3 Demand

Hourly occupancy counts were completed on June 14, 2022 (19:00-21:00). Observed on-street parking demand in the area is summarized in **Table 3.1**. Complete count data is provided in **Appendix A**.

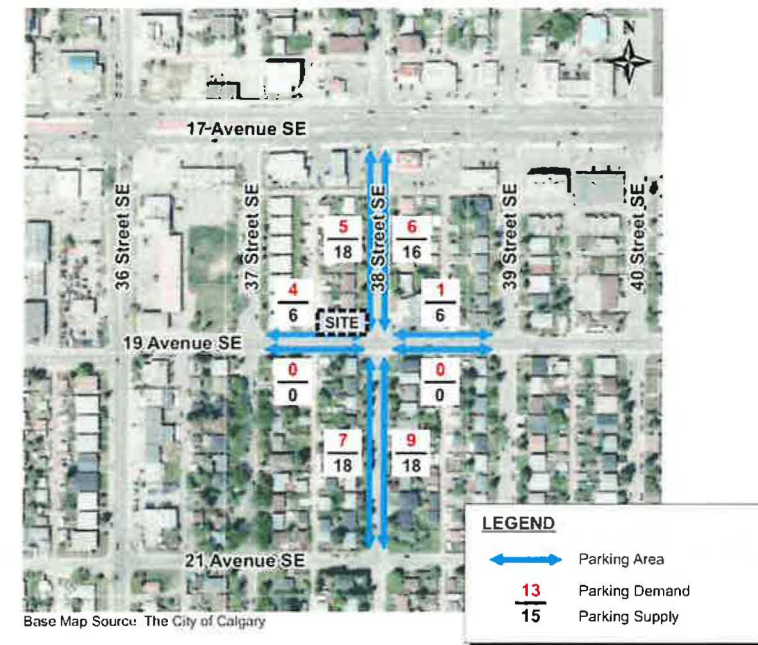
Table 3.1: Public Parking Demand

TIME	ON-STREET PARKING DEMAND	
	Site Frontage Only	Within 1 block
Supply	4	82
19:00	1	26
20:00	1	25
21:00	1	32
PEAK DEMAND	1 (25%)	32 (39%)

Figure 4.4: Transit Stops

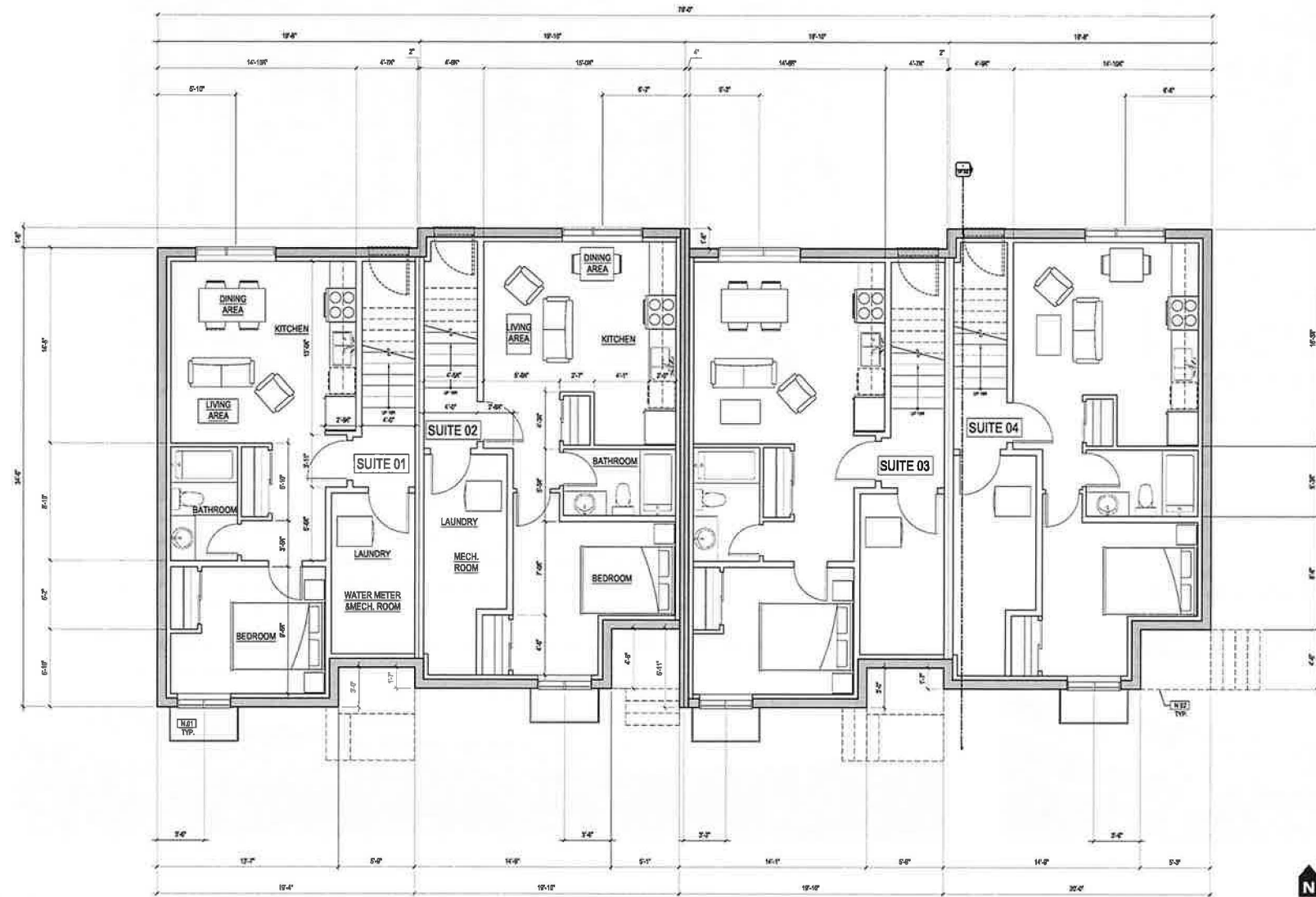


Figure 3.3: Observed Peak On-Street Demand (21:00)

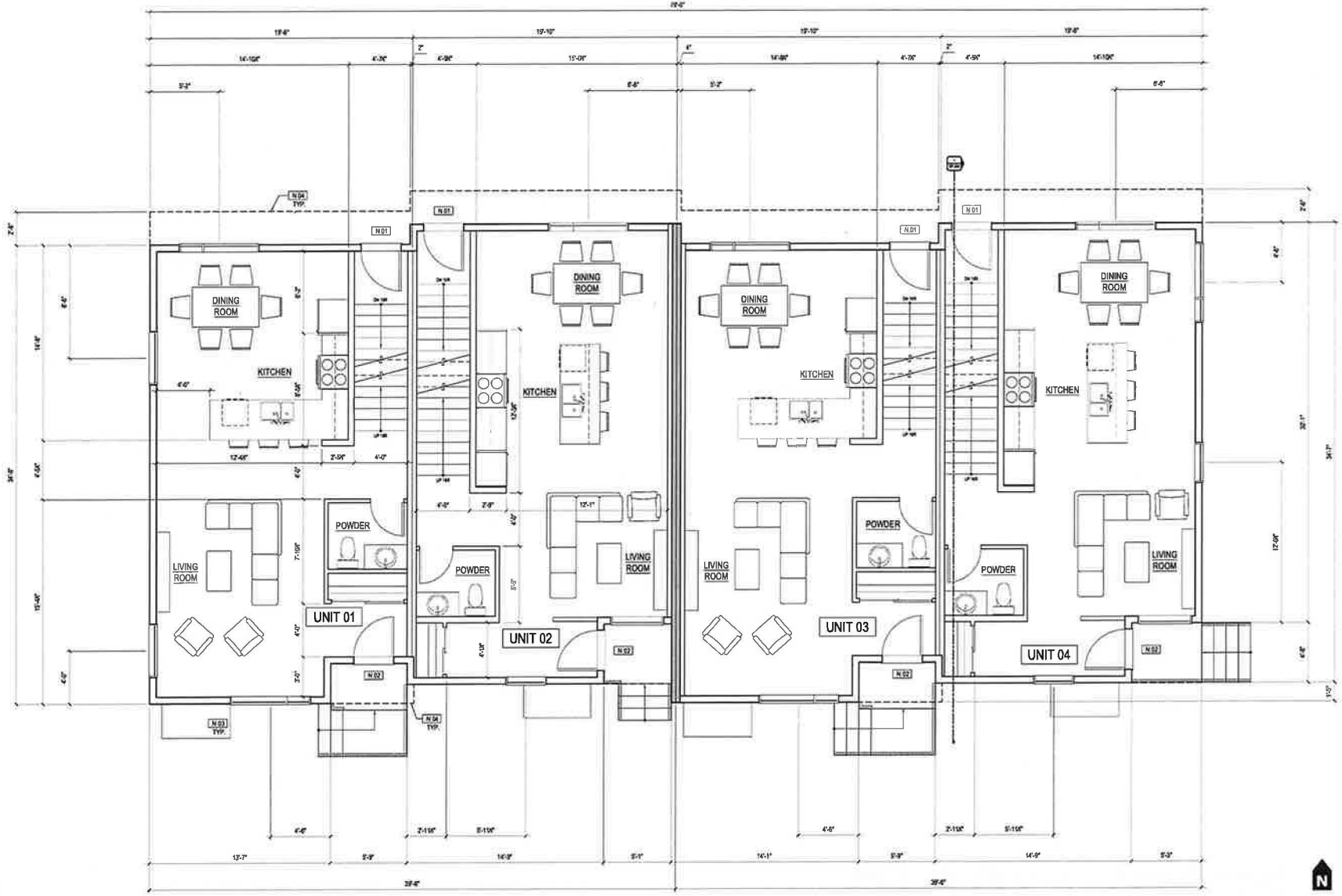


The maximum observed on-street demand of 32 stalls at 21:00 is illustrated in **Figure 3.3**.

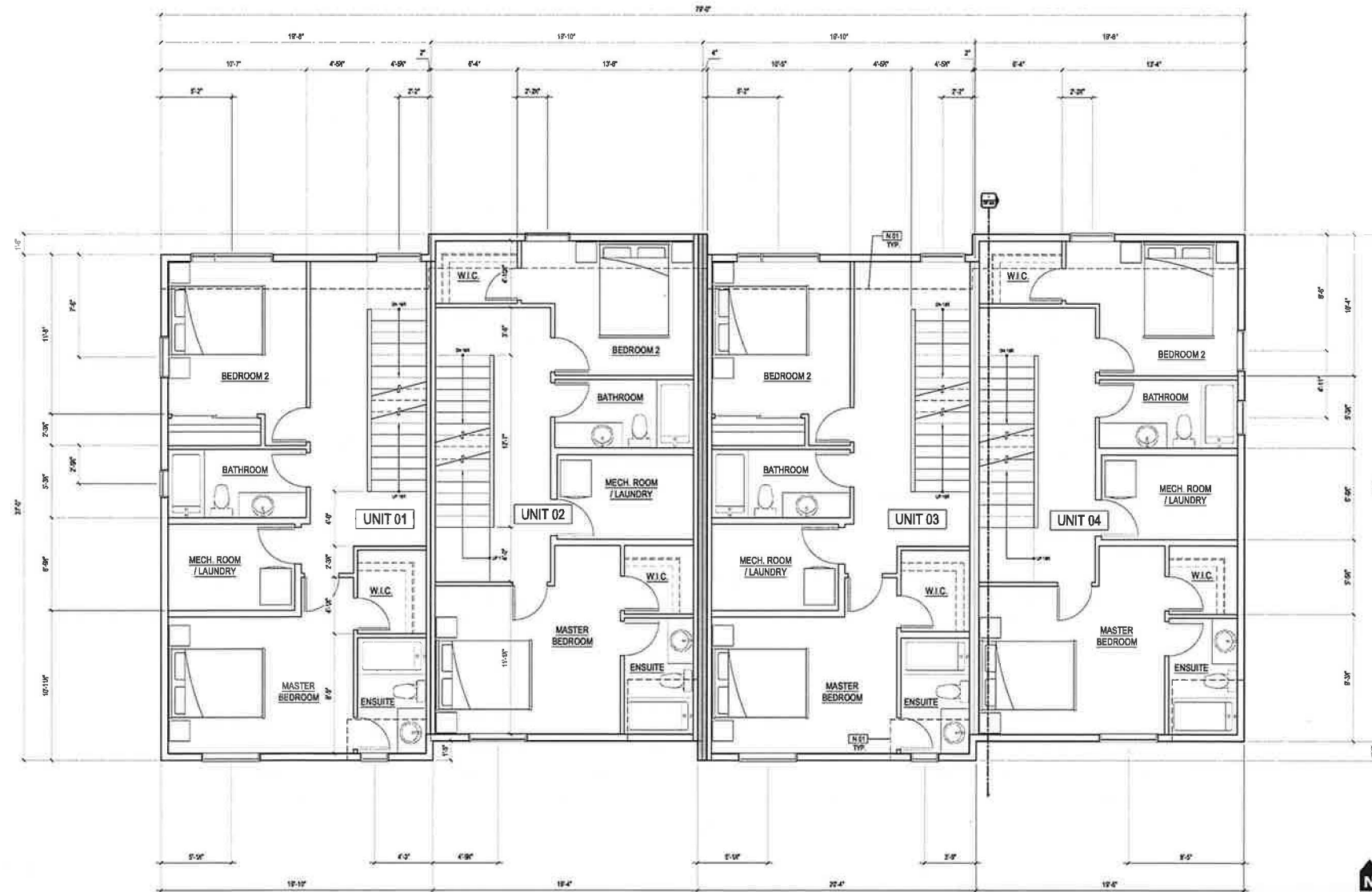
DP2022-02522 Basement Secondary Suites Plan



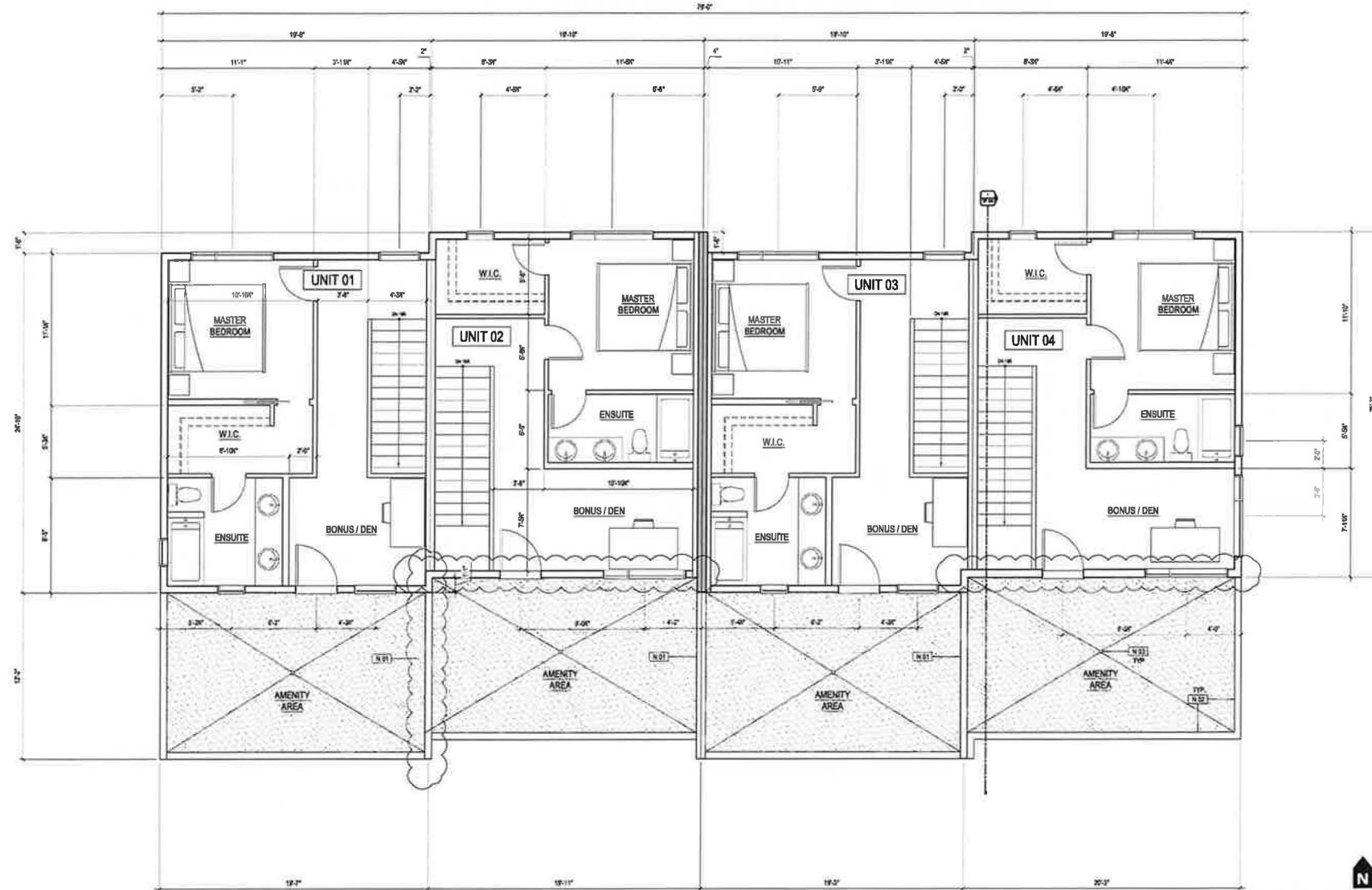
DP2022-02522 Main Floor Plan



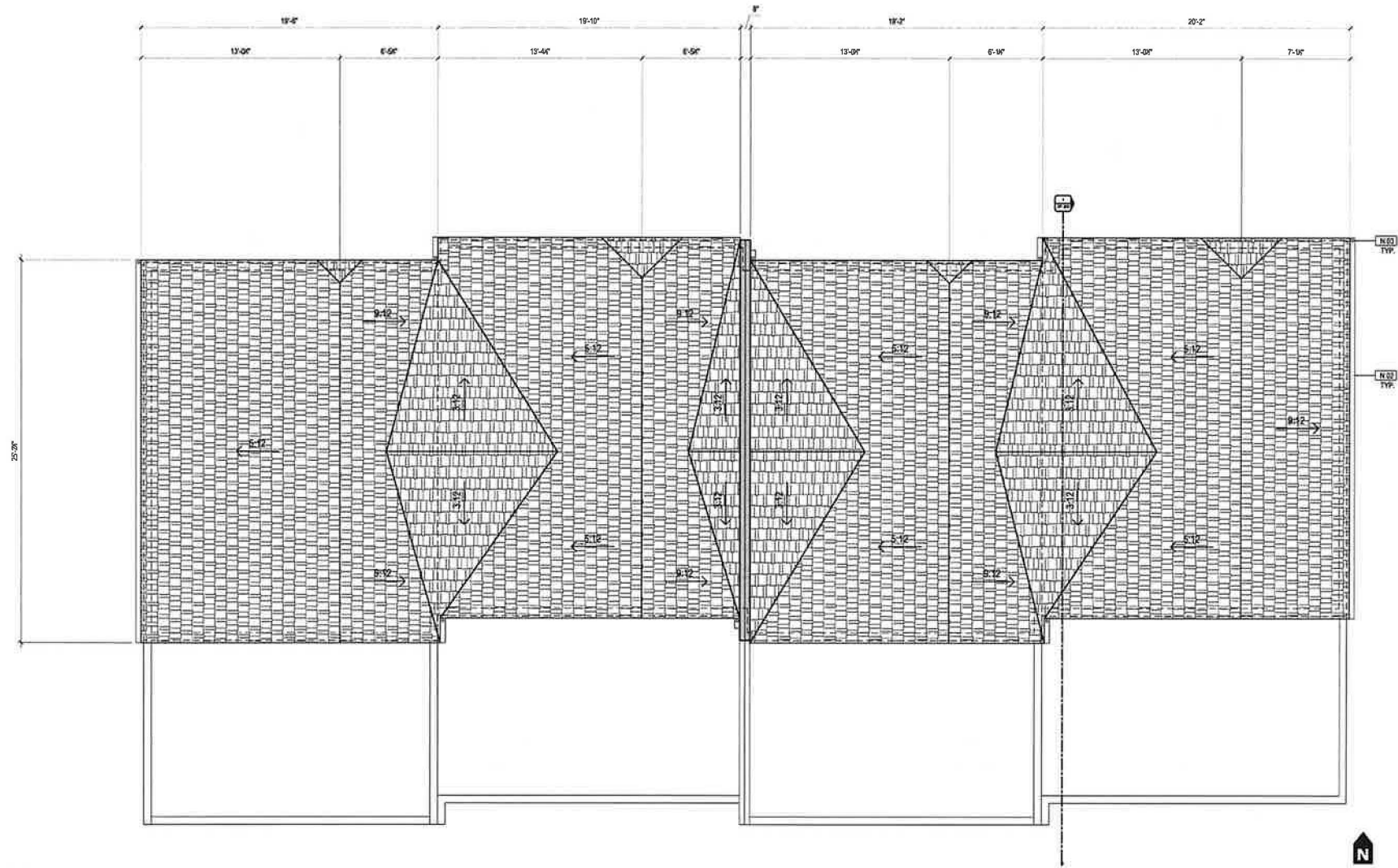
DP2022-02522 Second Floor Plan



DP2022-02522 Third Floor Plan



DP2022-02522 Roof Plan

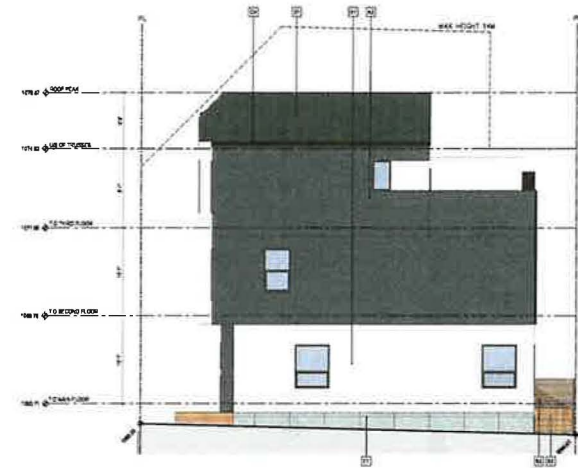


DP2022-02522 Elevations

NORTH ELEVATION



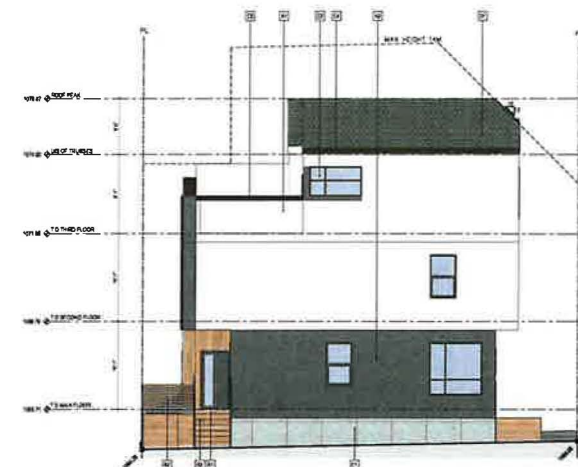
WEST ELEVATION



SOUTH ELEVATION

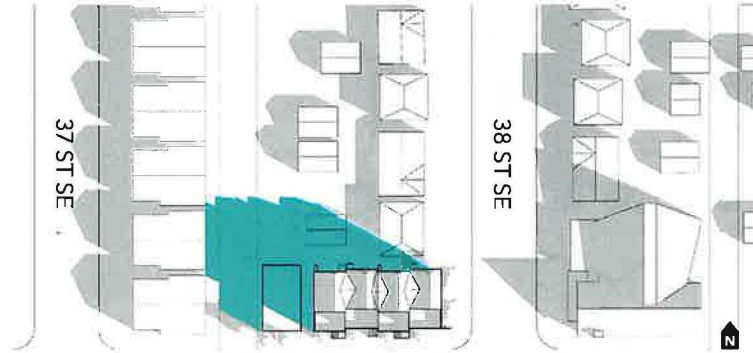


EAST ELEVATION

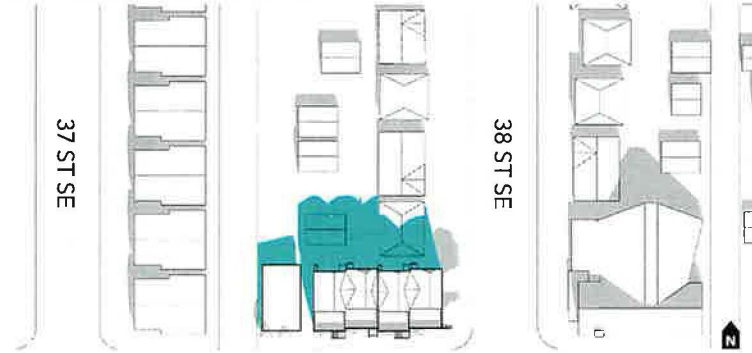


DP2022-02522 Sun-Shadow Studies

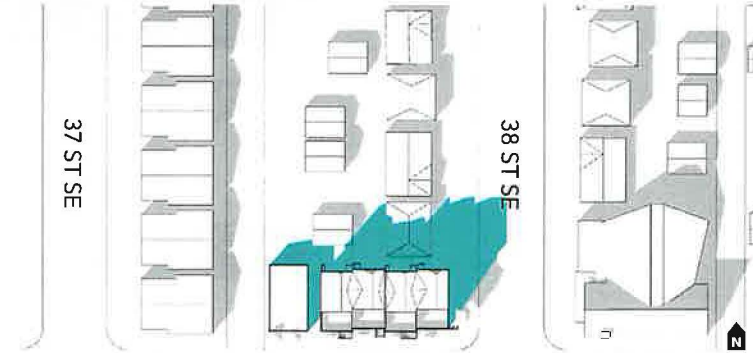
MARCH/SEPT 21: 10AM



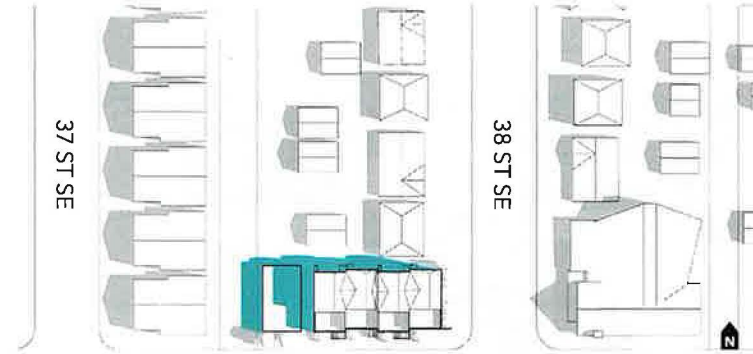
MARCH/SEPT 21: 1PM



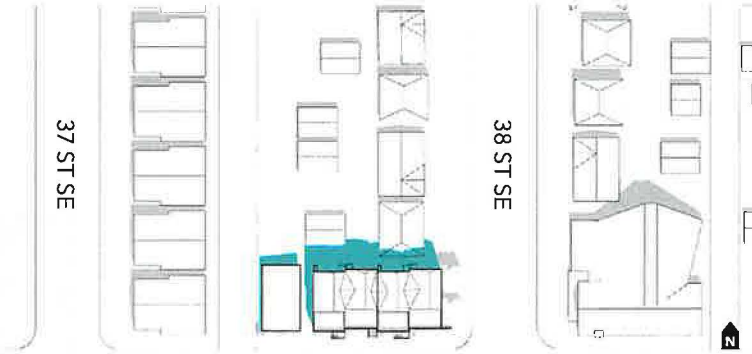
MARCH/SEPT 21: 4PM



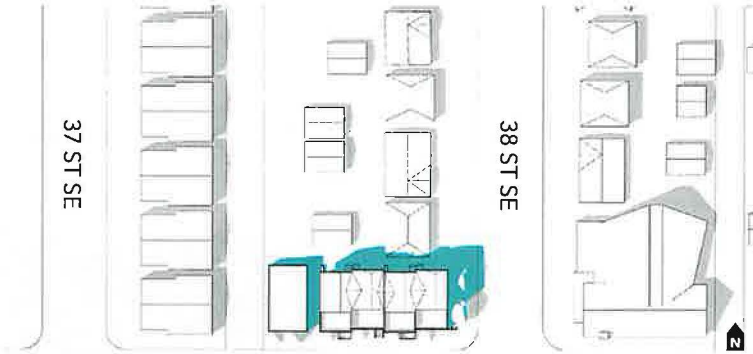
JUNE 21: 10AM



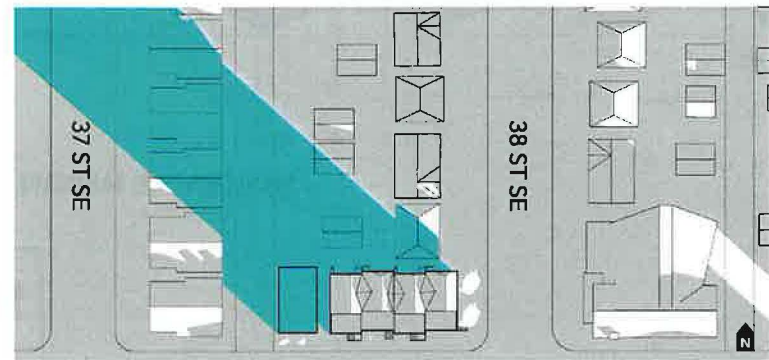
JUNE 21: 1PM



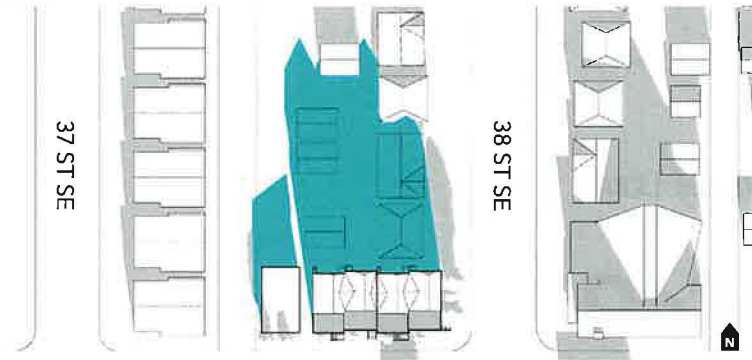
JUNE 21: 4PM



DEC 21: 10AM



DEC 21: 1PM



DEC 21: 4PM



LAND USE REDESIGNATION

On behalf of WestCreek - we are seeking two land use redesignations for two previously approved sites within the developing community of Legacy.



TWO sites in LEGACY - Phase 10 and Phase 18/24



Land Use changes are based on market demand and a desire for fee simple product



**PUBLIC OUTREACH was undertaken in MAY 2022
No concerns from public or Legacy Residents
Association were expressed**



LEGACY

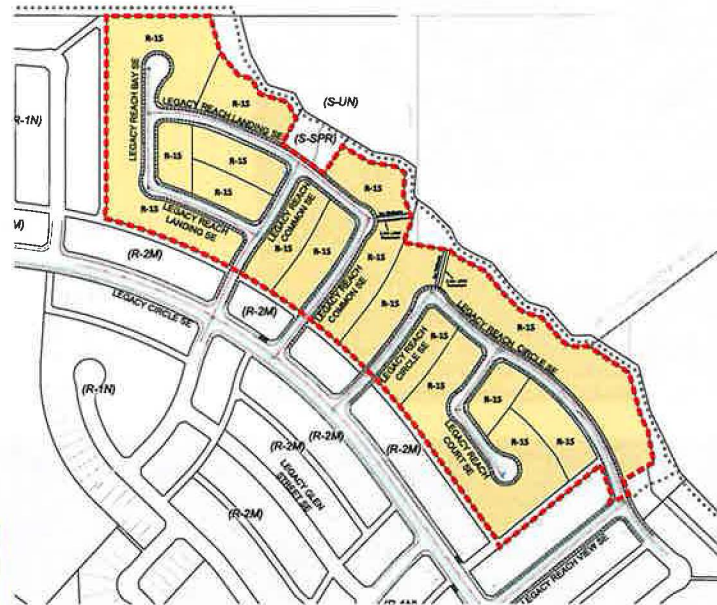
PHASE 10 APPROVED (120 UNITS)



PHASE 10 PROPOSED (73 UNITS)



PHASE 18/24 APPROVED (185 UNITS)



PHASE 18/24 PROPOSED (240 UNITS)



**PHASE 10: from MULTI to SEMIS/
TOWNS (R-G)**



**PHASE 18/24: from TRADITIONAL
SINGLES (R-1S) to NARROW
SINGLES (R-G)**



**Net increase of 8 UNITS (DENSITY
RELATIVELY UNCHANGED)**