

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2022
ITEM: 8.2.2 CPC2022-0346
Distrib-Presentation
CITY CLERK'S DEPARTMENT

CALGARY CITY COUNCIL PUBLIC HEARING

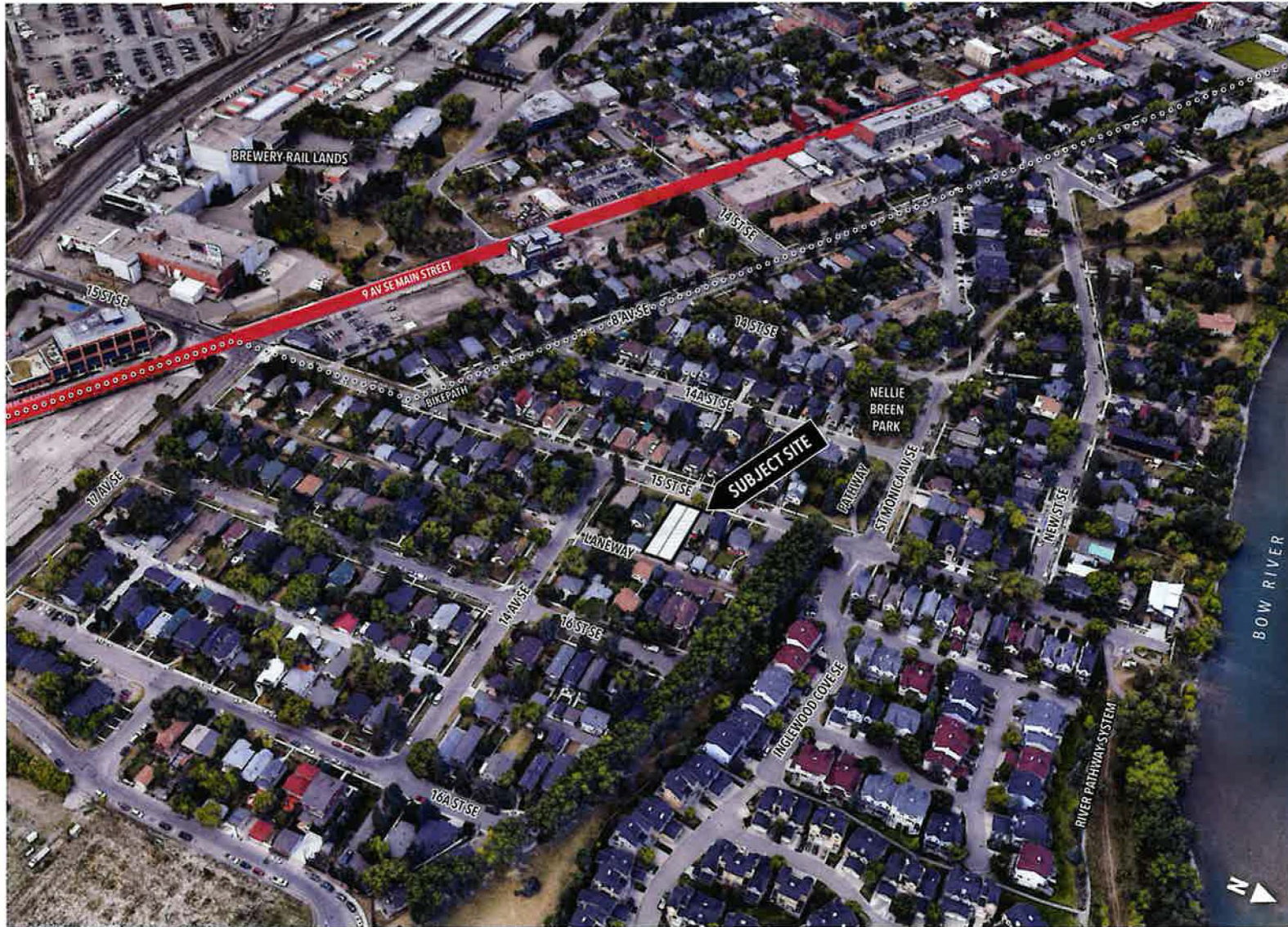
JULY 05, 2022

Item 8.2.2 / LOC2021-0192 / CPC2022-0346 / DP2022-00785



FAAS

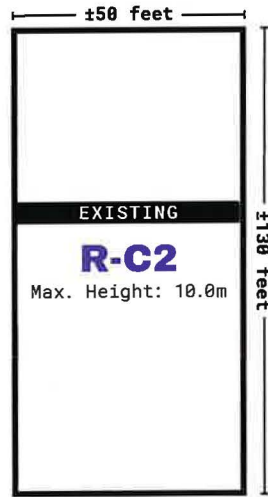
SITE CONTEXT



- DIRECT LANEWAY ACCESS
- WITHIN 400M OF TRANSIT STOPS
- WITHIN 600M OF PRIMARY TRANSIT (BRT)
- CLOSE PROXIMITY TO 9 AV SE MAIN STREET
- NEARBY ACTIVE INFRASTRUCTURE
- NEAR COMMUNITY AMENITIES
- ALIGNMENT WITH MDP, CTP, AND LOCAL ARP
- LOW-DENSITY, SEMI-DETACHED RESIDENTIAL

LAND USE CHANGE

ALLOWED TODAY (WITH SUBDIVISION)



15 ST SE

PRIMARY DWELLING UNITS



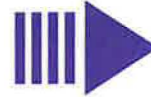
SECONDARY SUITES



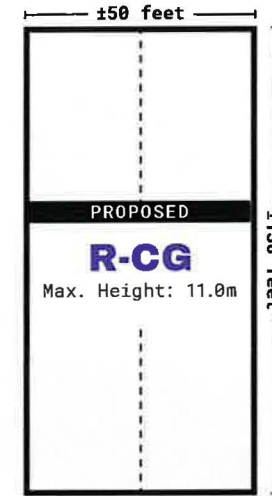
BACKYARD SUITES



BACKYARD SUITES NOT PERMITTED UNDER R-C2 WITH SEMI-DETACHED



PROPOSED WITH LAND USE CHANGE



15 ST SE

PRIMARY DWELLING UNITS



SECONDARY SUITES



NO SECONDARY SUITES PROPOSED

BACKYARD SUITES



STAKEHOLDER OUTREACH SUMMARY

STRATEGIES

 PROJECT WEBSITE & ONLINE FEEDBACK FORM

 PROJECT VOICEMAIL + EMAIL INBOX

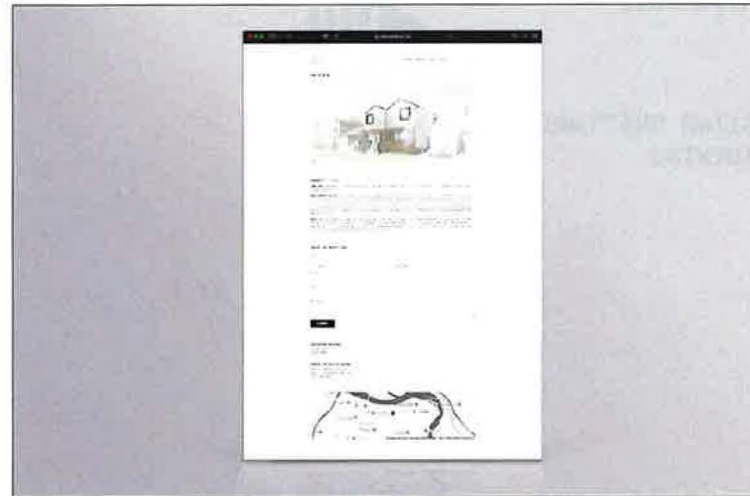
 ±80 HAND-DELIVERED LETTERS

 NOTICES TO COMMUNITY ASSOCIATION + WARD 9

 SUPPLEMENTARY ON-SITE SIGNAGE

 OUTREACH SUMMARY

PROJECT WEBSITE + ONLINE FEEDBACK FORM



SUPPLEMENTARY ON-SITE SIGNAGE



HAND-DELIVERED LETTERS



OUTREACH SUMMARY



CONCURRENT DEVELOPMENT PERMIT (DP2022-00785) CONCEPT

FRONT VISUALIZATION



REAR VISUALIZATION



SUPPLEMENTAL SLIDES

CONCURRENT DEVELOPMENT PERMIT (DP2022-00785) CONCEPT

FRONT INTERFACE

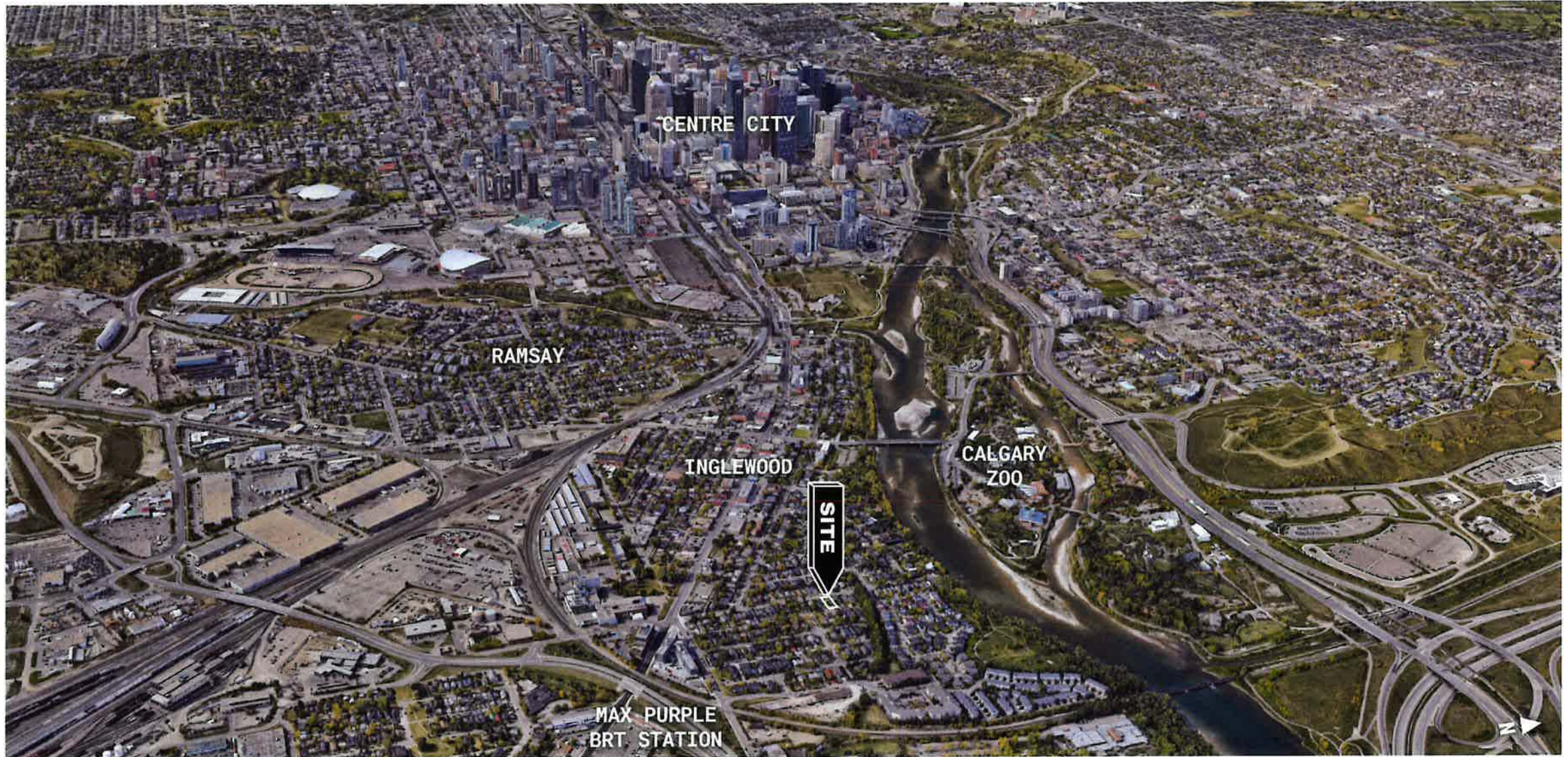


CONCURRENT DEVELOPMENT PERMIT (DP2022-00785) CONCEPT

REAR INTERFACE



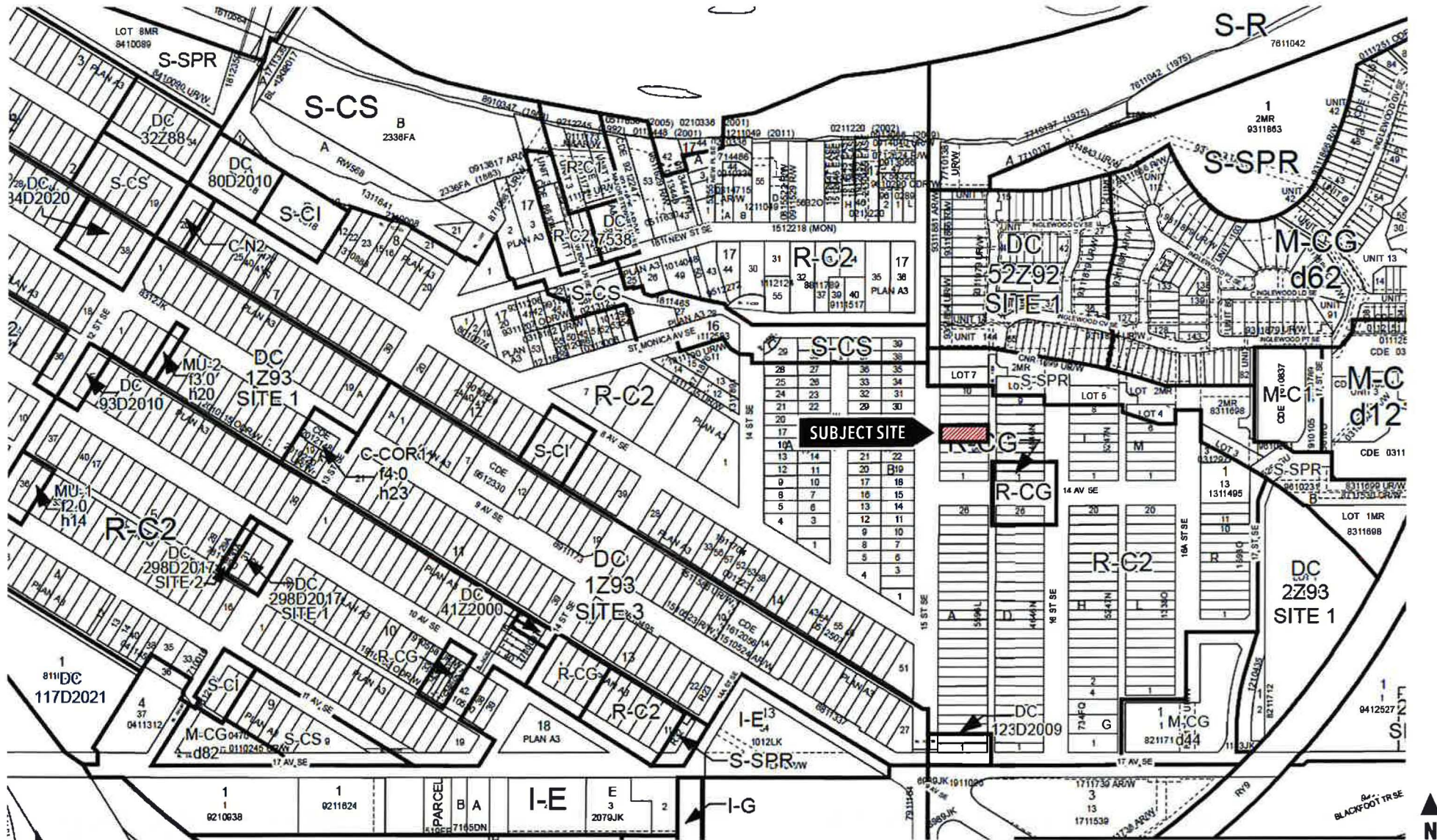
SITE LOCATION



SITE PHOTOS



LAND USE CONTEXT

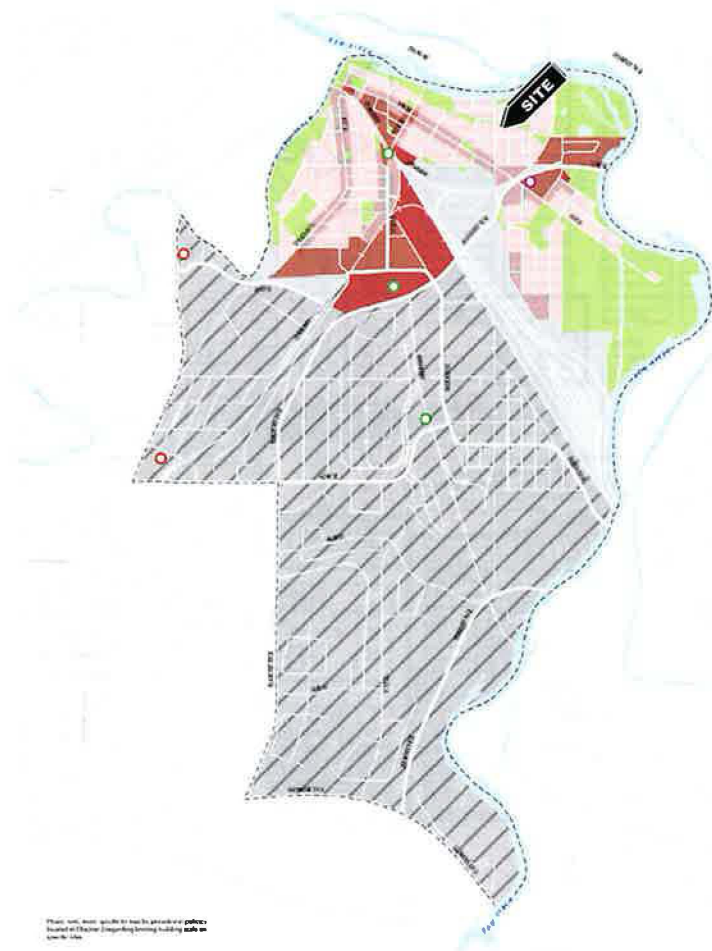


HISTORIC EAST CALGARY COMMUNITIES LOCAL AREA PLAN (JUNE 2021 DRAFT)



MAP 4
Urban Form

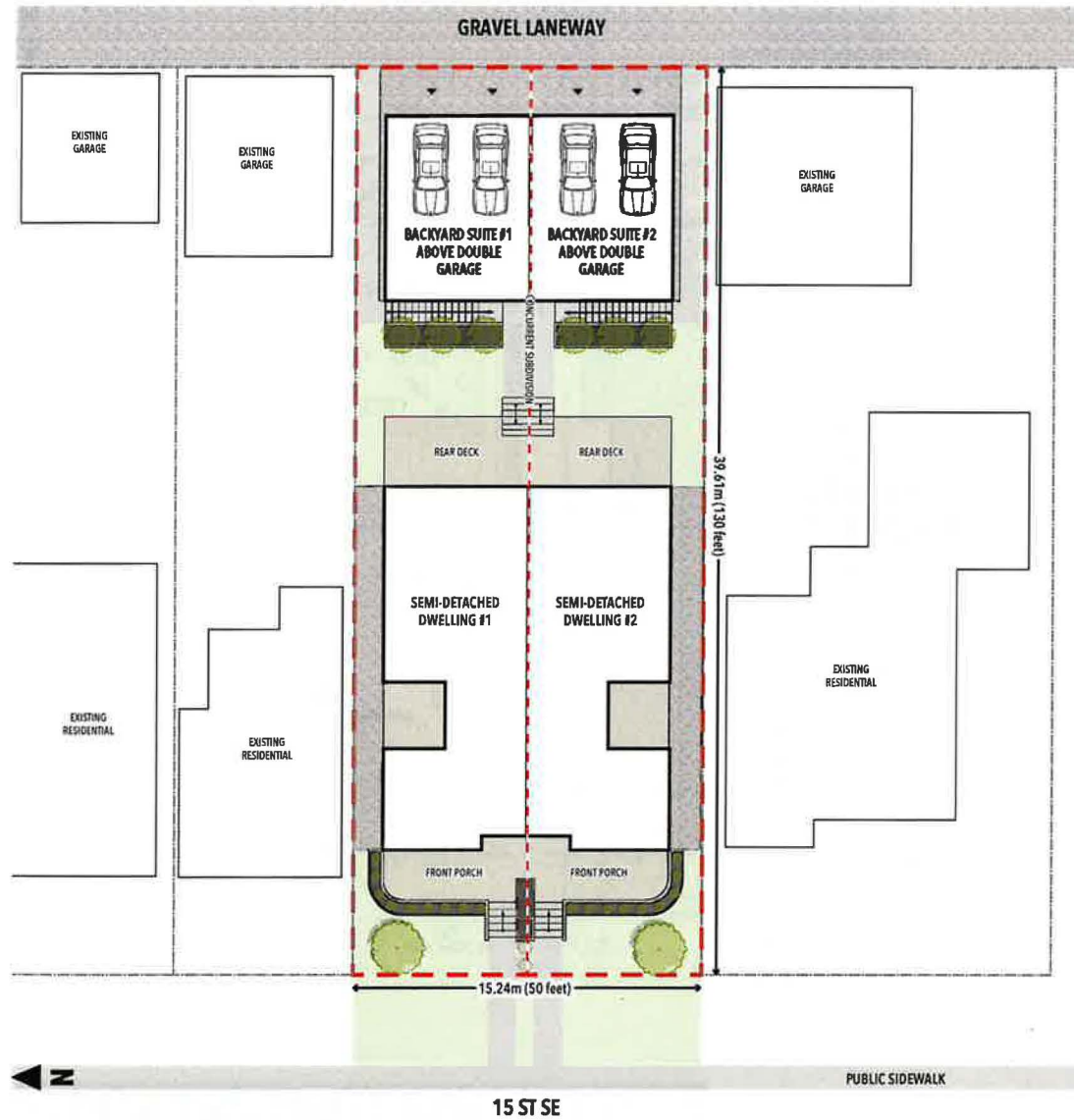
- Legend**
- | | | | |
|------------------------------|--------------------------------------|-------------------------------|-----------------------------------|
| Urban Form Categories | Natural Areas | No Urban Form Category | Additional Policy Guidance |
| Neighbourhood Commercial | Parks and Open Space | LRT Green Line | Active Frontage |
| Neighbourhood Plan | City Core and Transition | LRT Red Line | Comprehensive Planning Site |
| Neighbourhood Connector | Private Institutional and Recreation | AMM Purple | Industrial Transition |
| Neighbourhood Local | Regional Corridor | | Plan Area Boundary |
| Industrial General | Future Policy Peak | | |
| Industrial Heavy | | | |



MAP 5
Building Scale

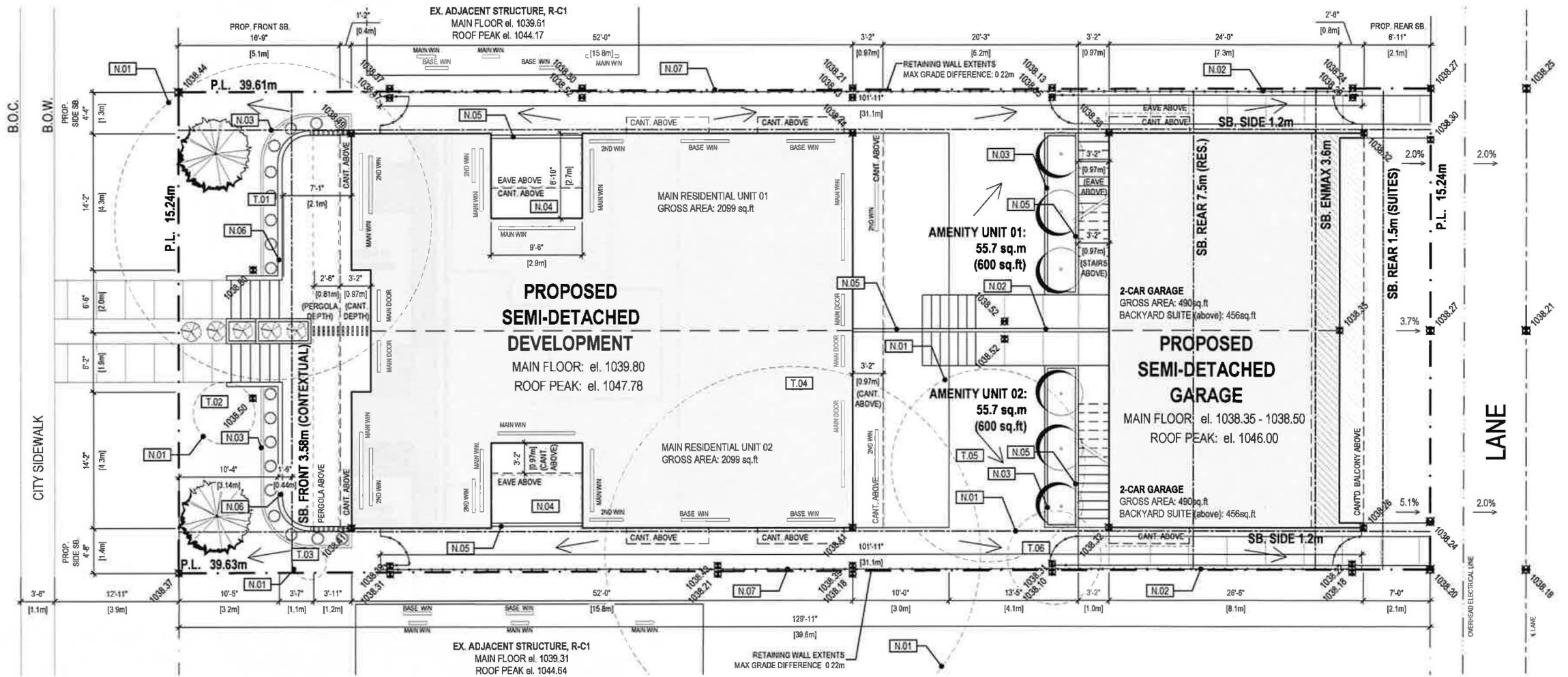
- Legend**
- | | | |
|---------------------------|------------------------|--------------------------------|
| No Scale Modifier | AMM (up to 12 Storeys) | AMM Purple |
| Limited (up to 3 Storeys) | Low (up to 5 Storeys) | Parks, Civic and Institutional |
| Low (up to 5 Storeys) | Red Line LRT | Future Policy Work |
| Put over Green Line LRT | | Plan Area Boundary |

CONCURRENT DEVELOPMENT PERMIT (DP2022-00785) CONCEPT SITE PLAN



SITE PLAN - DP2022-00785

15 STREET SE

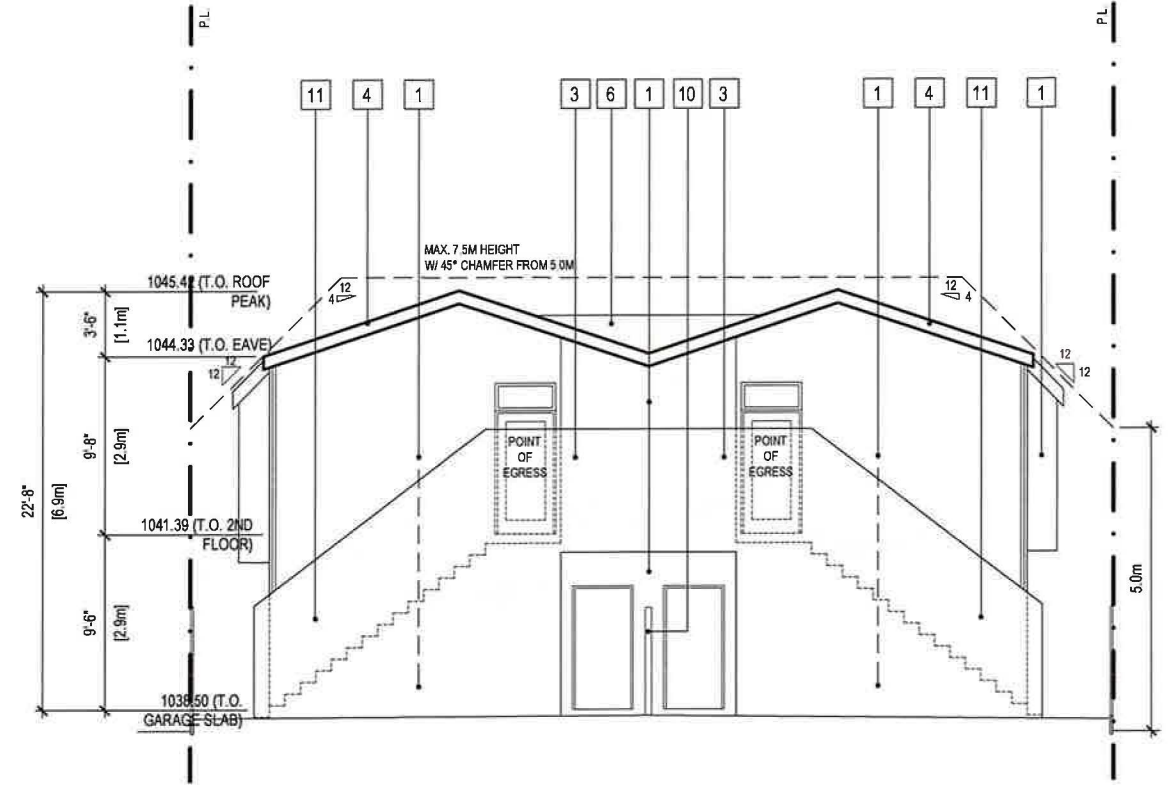


FRONT ELEVATIONS – DP2022-00785

FRONT / WEST ELEVATION – RESIDENCE

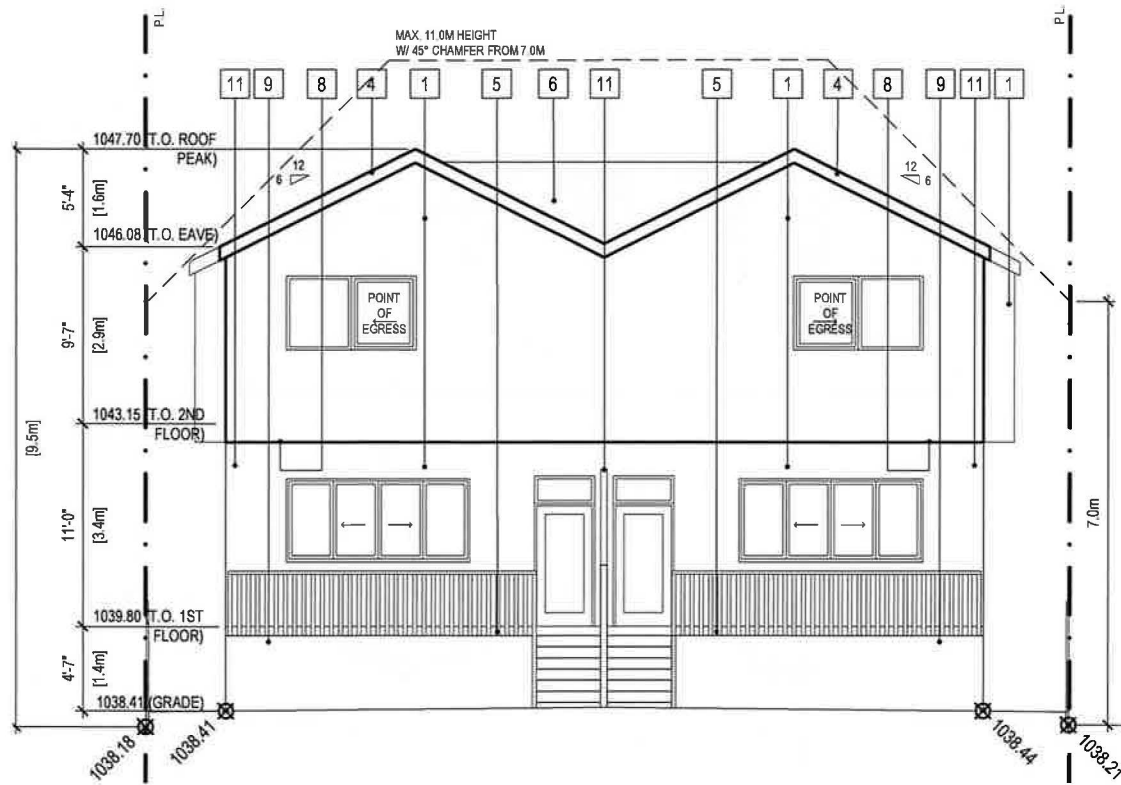


FRONT / WEST ELEVATION – BACKYARD SUITES

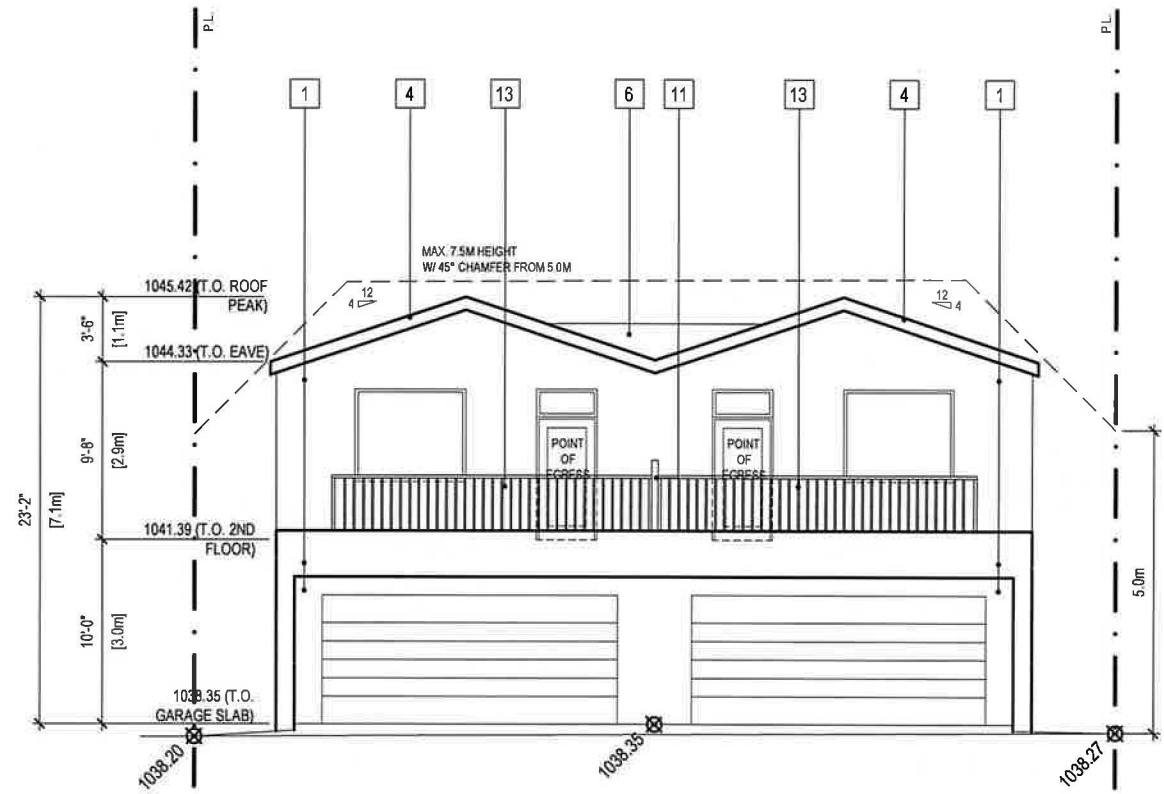


REAR ELEVATIONS – DP2022-00785

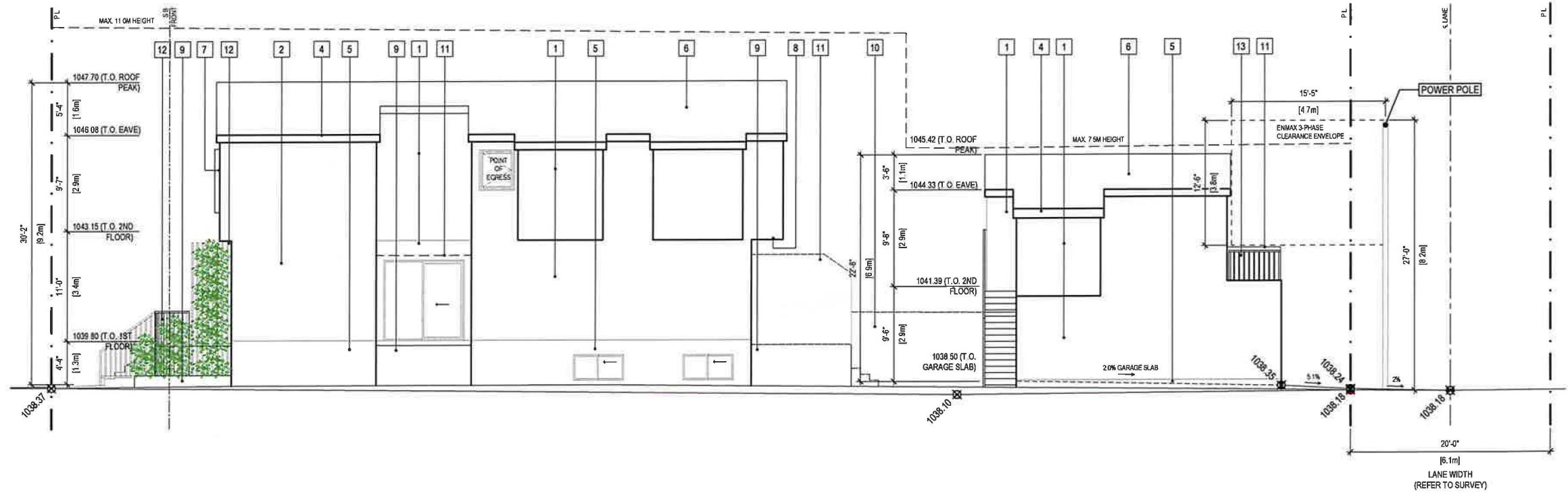
REAR / EAST ELEVATION – RESIDENCE



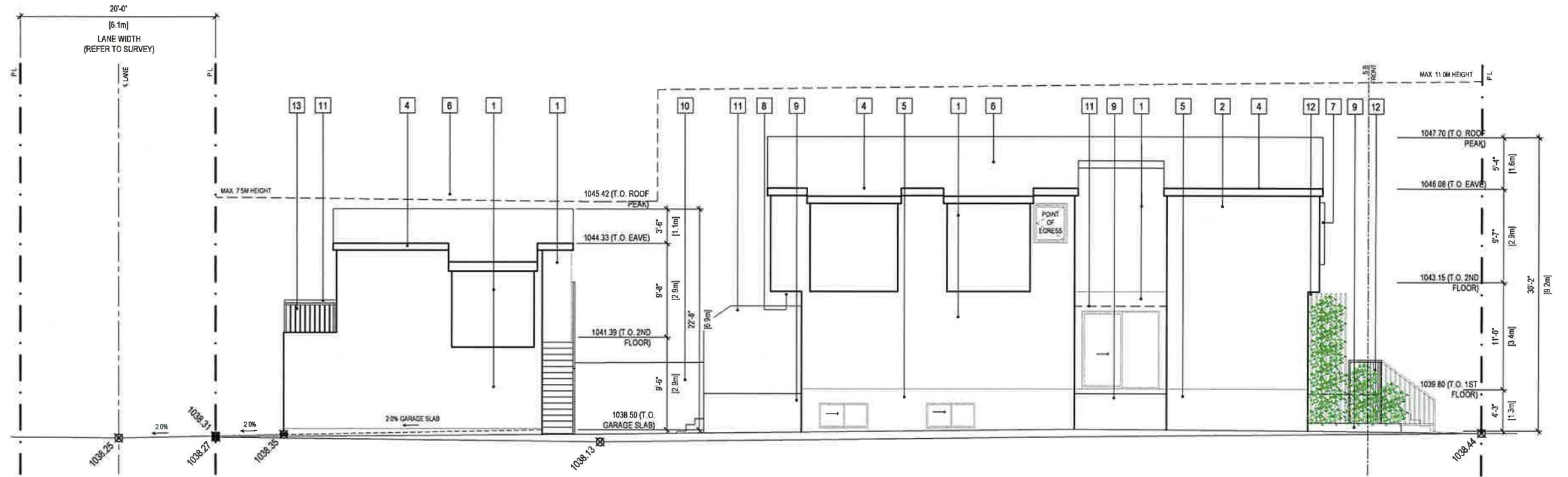
REAR / EAST ELEVATION – BACKYARD SUITES



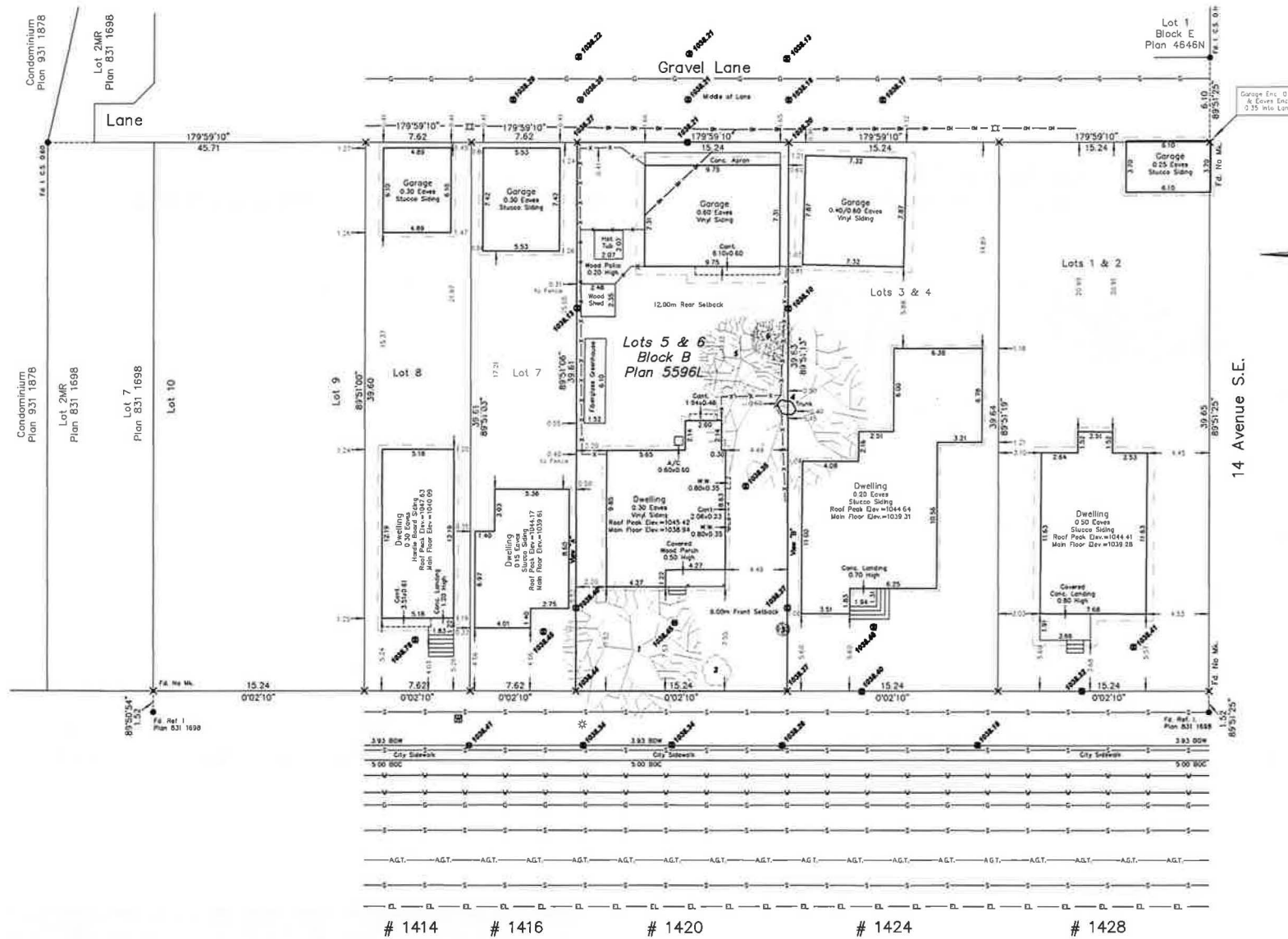
SOUTH SIDE ELEVATION – DP2022-00785



NORTH SIDE ELEVATION - DP2022-00785



SITE SURVEY

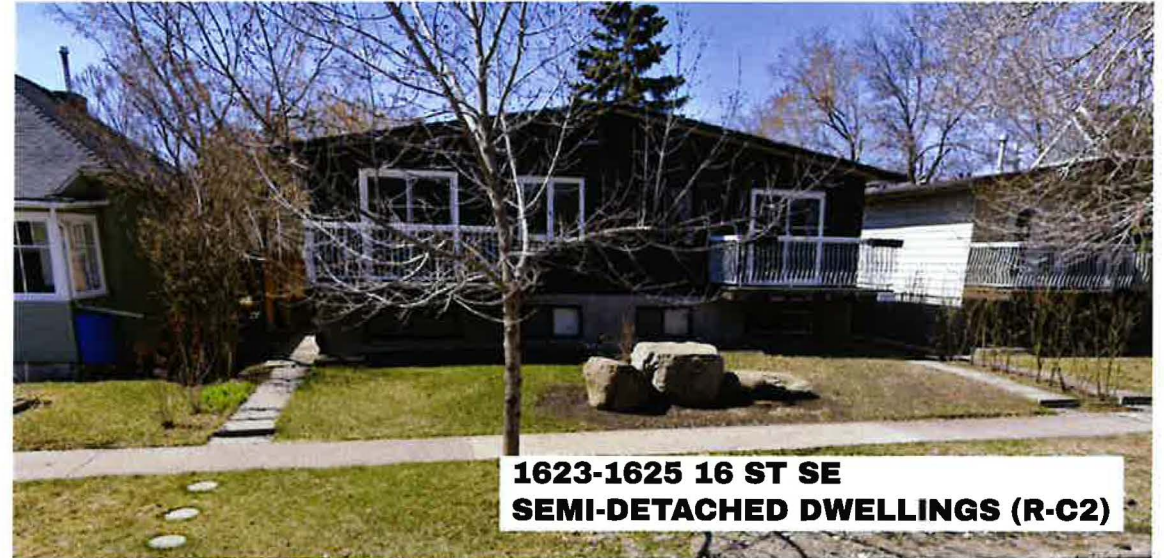


15 STREET SE ELEVATION



OUTLINE

NEARBY LOW-DENSITY RESIDENTIAL DWELLINGS ON 25-FOOT-WIDE LOTS



NEARBY FRONT PORCH PRECEDENTS



R-CG DISTRICT REQUIRED FOR BACKYARD SUITES ON SAME PARCEL AS SEMI-DETACHED

153.1 Backyard Suite[†]

- (a) means a *use* that:
- (i) contains two or more rooms used or designed to be used as a residence by one or more persons;
 - (ii) that contains a *kitchen*, living, sleeping and sanitary facilities;
 - (iii) is located in a detached building located behind the front façade of the *main residential building*;
 - (iv) may be attached to an **Accessory Residential Building**;
 - (v) is considered part of and secondary to a **Dwelling Unit**;
 - (vi) except as otherwise indicated in subsection (vii) and (viii), must be located on the same *parcel* as a **Contextual Single Detached Dwelling** or a **Single Detached Dwelling**;
 - (vii) in the R-CG District or a *multi-residential district* must be located on the same *parcel* or *bare land unit* as a **Dwelling Unit** contained in a **Contextual Semi-detached Dwelling, Contextual Single Detached Dwelling, Rowhouse Building, Semi-detached Dwelling, or a Single Detached Dwelling**; and
 - (viii) in the R-G and R-Gm Districts must be located on the same *parcel* as a **Dwelling Unit** in a **Rowhouse Building, Semi-Detached Dwelling or a Single Detached Dwelling**;
- (b) is a *use* within the Residential Group in Schedule A to this Bylaw;
- (c) requires a minimum of 1.0 *motor vehicle parking stalls*; and
- (d) does not require *bicycle parking stalls – class 1 or class 2*.

[†] Screenshot from:

<https://lub.calgary.ca>

APPLICATION TIMELINE

2021

2022

