

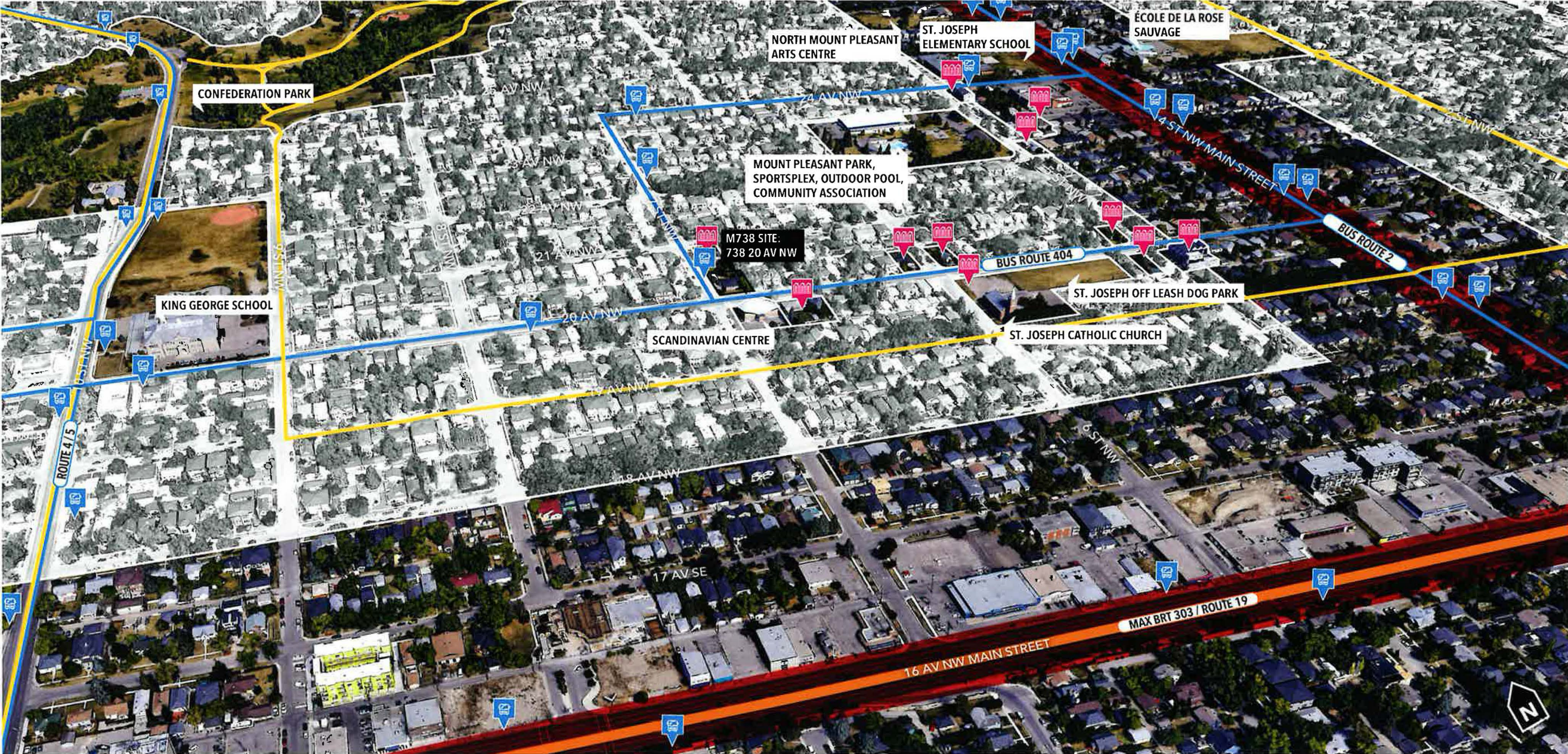
M738 November 1 Public Hearing LOC2022-0077, DP2022-03733

R-C2 to DC (M-CG): 738 20 AV NW

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV 01 2022
ITEM: 8.1.5 CPB2022-1007
Distribution-Presentation
CITY CLERK'S DEPARTMENT



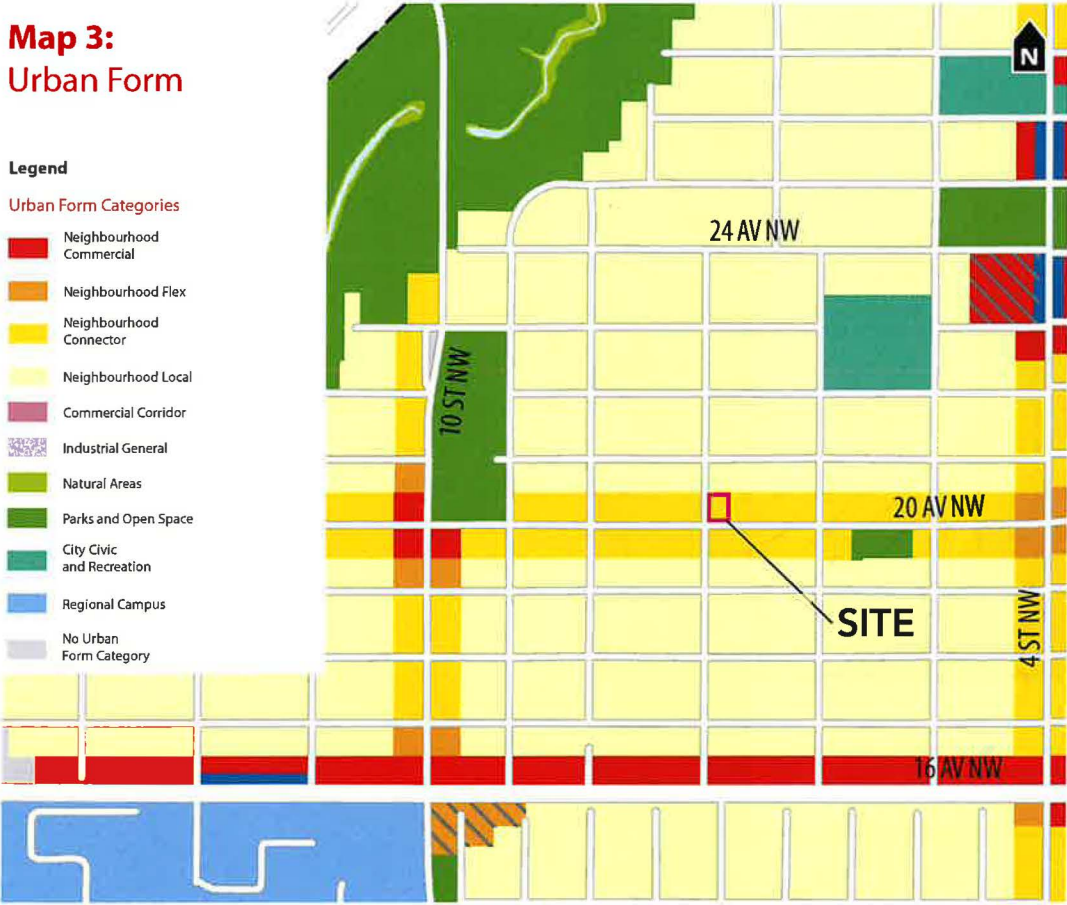
Site Context



NORTH HILL COMMUNITIES LOCAL AREA PLAN

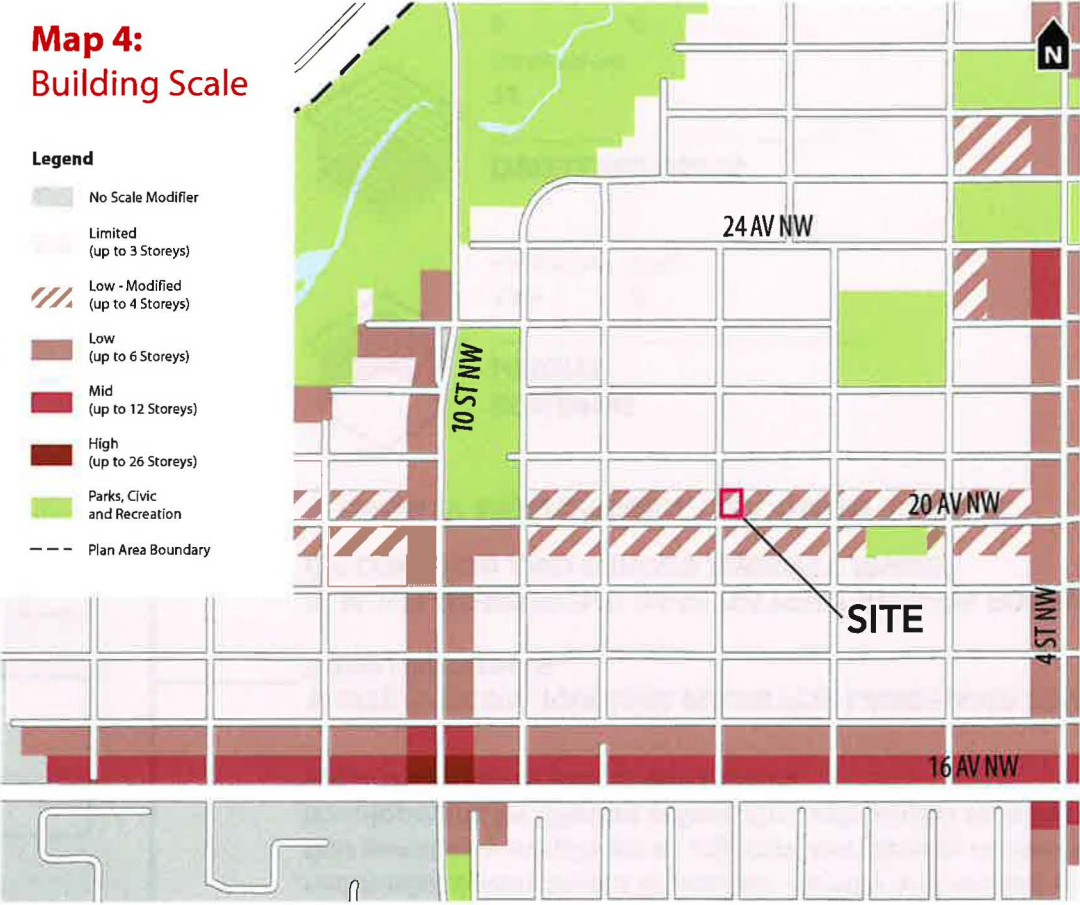
Map 3: Urban Form

- Legend**
- Urban Form Categories
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category



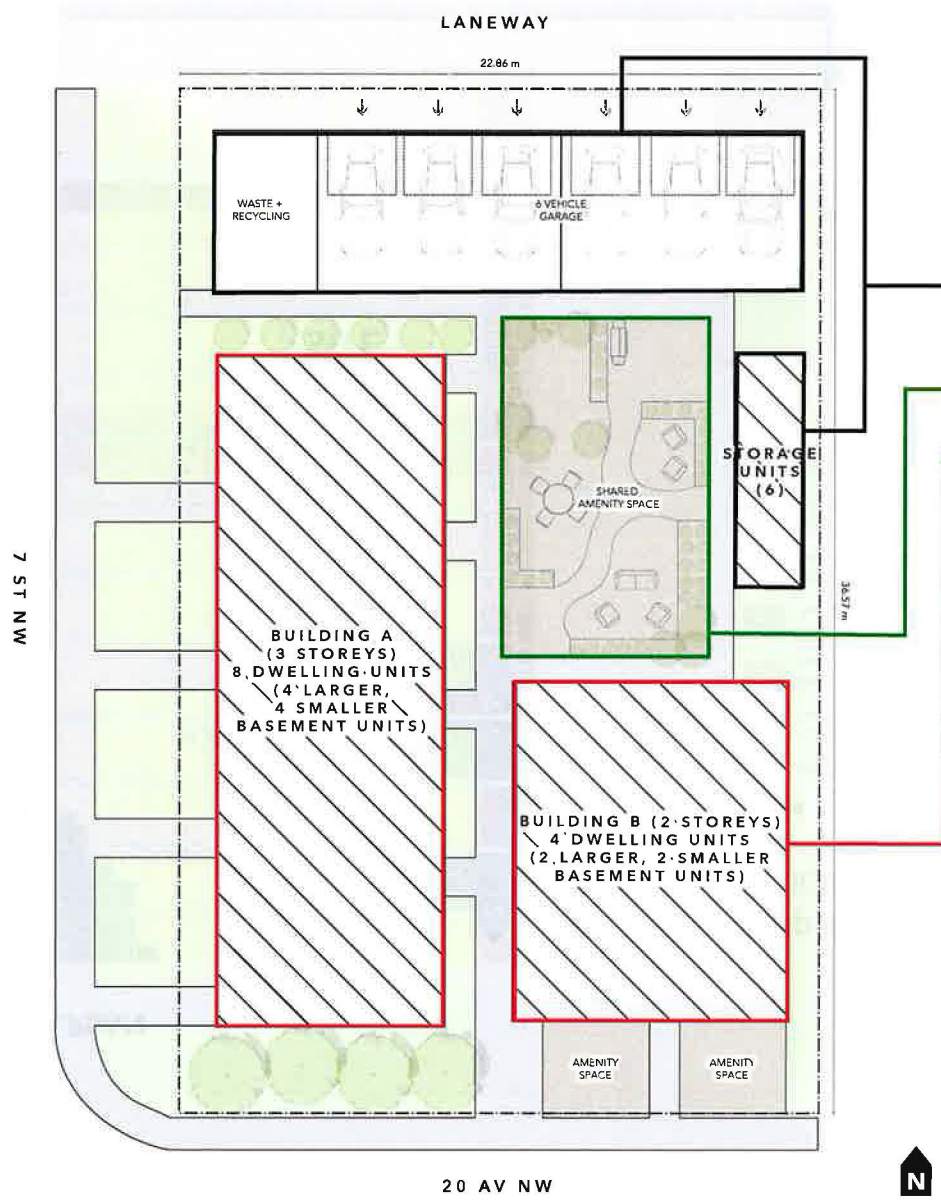
Map 4: Building Scale

- Legend**
- No Scale Modifier
 - 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 and Recreation
 - Plan Area Boundary



Proposed DC District

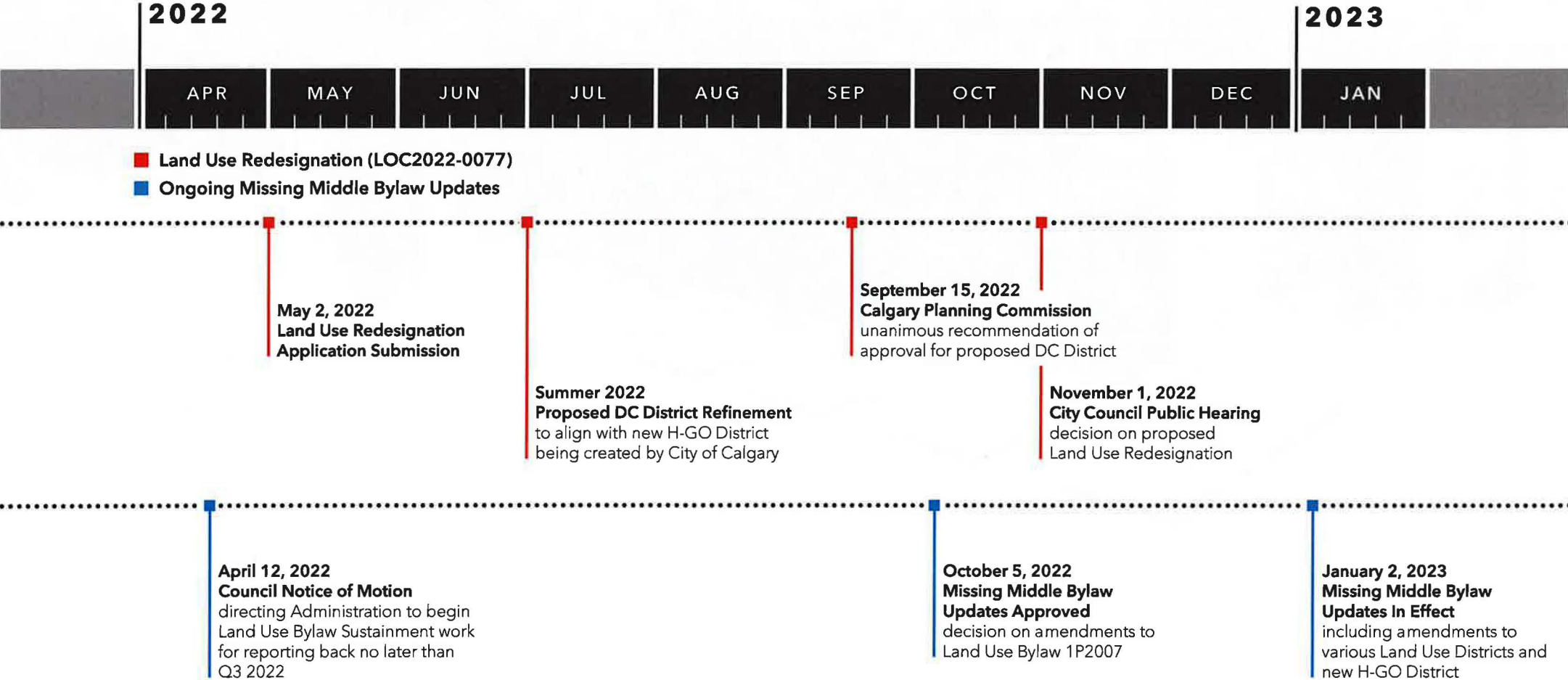
A proposed concurrent redesignation from R-C2 to DC (M-CG) to allow for the development of grade-oriented, multi-residential development of medium density and limited scale that sensitively transitions to adjacent low density residential development. DC District refined through project timeline to align with rules of new H-GO District.



- 1. SITE-SPECIFIC PARKING RULES FOR LARGE AND SMALL DWELLING UNITS
- 2. MULTI-RESIDENTIAL BASE DISTRICT ALLOWS FOR A MIX OF COMMON AND PRIVATE AMENITY SPACE
- 3. DENSITY MEASUREMENT: MAXIMUM 1.5 F.A.R.

	BUILDING HEIGHT	
	12m Maximum Height	3 Storeys
	DWELLING UNITS	
	12 Total Dwelling Units	
	6 Dwelling Units (2-3 Bedrooms)	6 Smaller Basement Dwelling Units (1 Bedroom, under 45m ²)
	PARKING	
	6 Parking Stalls (Garage off Lane)	6 Active Modes Storage Units (min. 2.5sq.m/Dwelling Unit ≤ 45m ²)

Proposed DC District



Concurrent Development Permit DP2022-03733



NEIGHBOUR LETTER + RADIUS



AAAF HOMES

Hello Neighbour

We are providing an update on Afaar Homes' proposed Land Use Redesignation (LOC2022-0077) and concurrent Development Permit (DP2022-03733) for a 12 unit grade-oriented rowhouse-style multi-residential development at 738 20 AV NW.

Current Land Use: R-C2 (Residential - Contextual One / Two Dwelling) District
Proposed Land Use: Direct Control District based on the M-CG (Multi-Residential - Contextual Grade-Oriented) District

In May 2022, a Development Permit (DP2022-03733) was submitted in support of the proposed Land Use Redesignation (LOC2022-0077) and is currently under municipal review. In late July 2022, stakeholder outreach formally concluded for LOC2022-0077, 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@cityworks.ca, referencing M738 or 738 20 AV NW.

DEVELOPMENT VISION: CONCEPTUAL RENDERING
 738 20 AV NW, M738

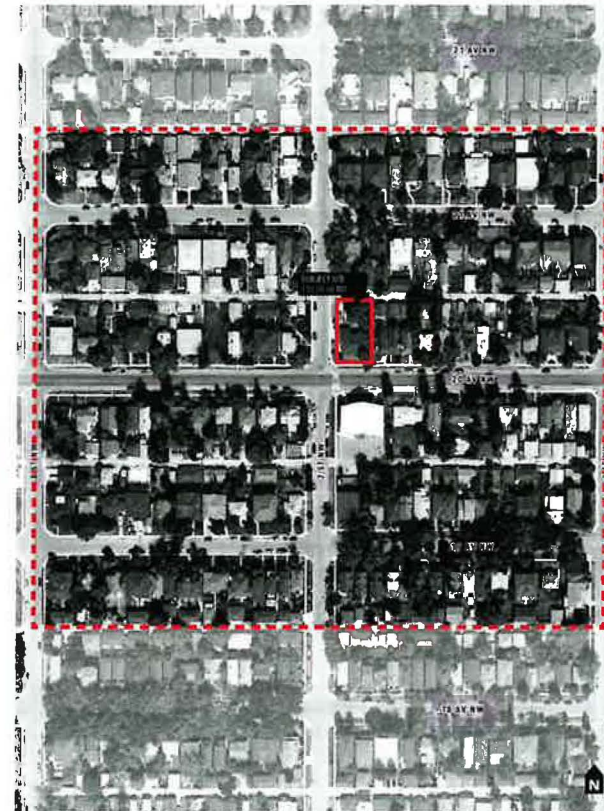



AAAF HOMES

DEVELOPMENT VISION: CONCEPTUAL RENDERING AND SITE PLAN
 738 20 AV NW, M738



Renders and site plan are conceptual in nature to demonstrate a development outcome that aligns with the proposed Land Use Redesignation application. The architectural design of the building will be finalized in response to municipal review of concurrent Development Permit DP2022-03733.

SITE SIGNAGE



COMMON FEEDBACK THEMES FROM OUTREACH

1. PROJECT SUPPORT
2. PARKING + TRAFFIC
3. SITE HISTORY

ON-STREET PARKING



WALKING DISTANCE TO TRANSIT

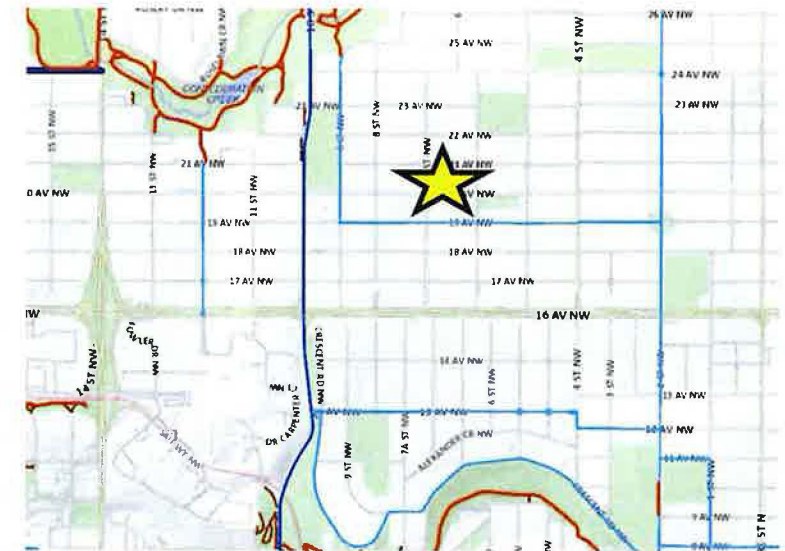


TRANSIT CONTEXT

ROUTE	TYPE	DISTANCE (RADIUS) TO STOP	SERVICE FREQUENCY		
			Peaks	Mid-Day	Evening/Weekends
404 - North Hill	Bus	0 m	60 min	60 min	60 min
#2 - Mt. Pleasant/Killarney/17 Ave	Frequent Bus	475-500m	13 min	20 min	27-30 min
#4/5 - Huntington/North Haven	Bus	425-450m	8-15 min	20 min	32-37 min
#19 - 16 Avenue North	Bus	425-475m	19-21 min	30 min	30 min
MAX Orange	BRT	575-675m	10 min	22 min	25-35 min



CYCLE NETWORK



COMMUNAUTO HOME ZONE

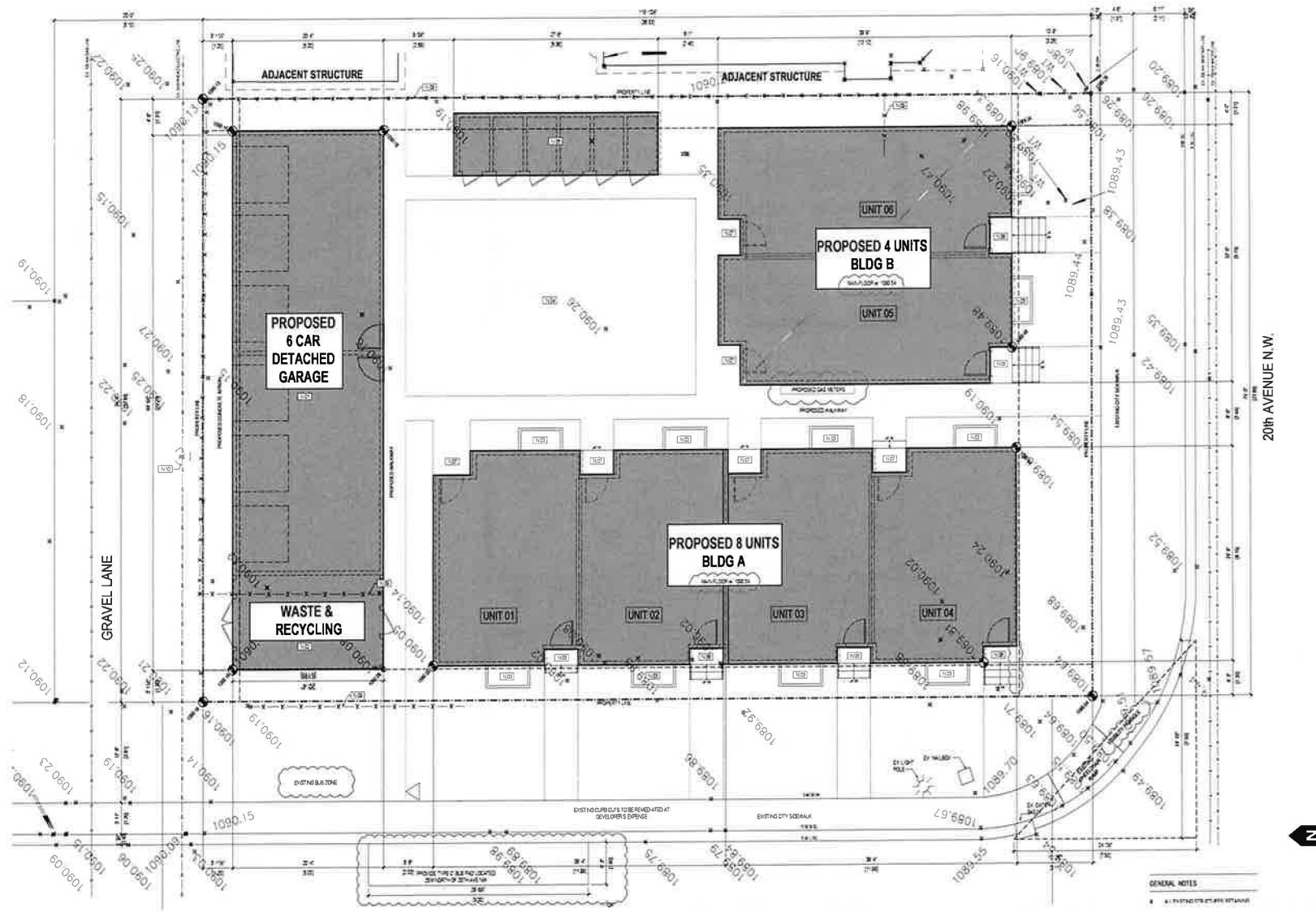


Support for Redevelopment

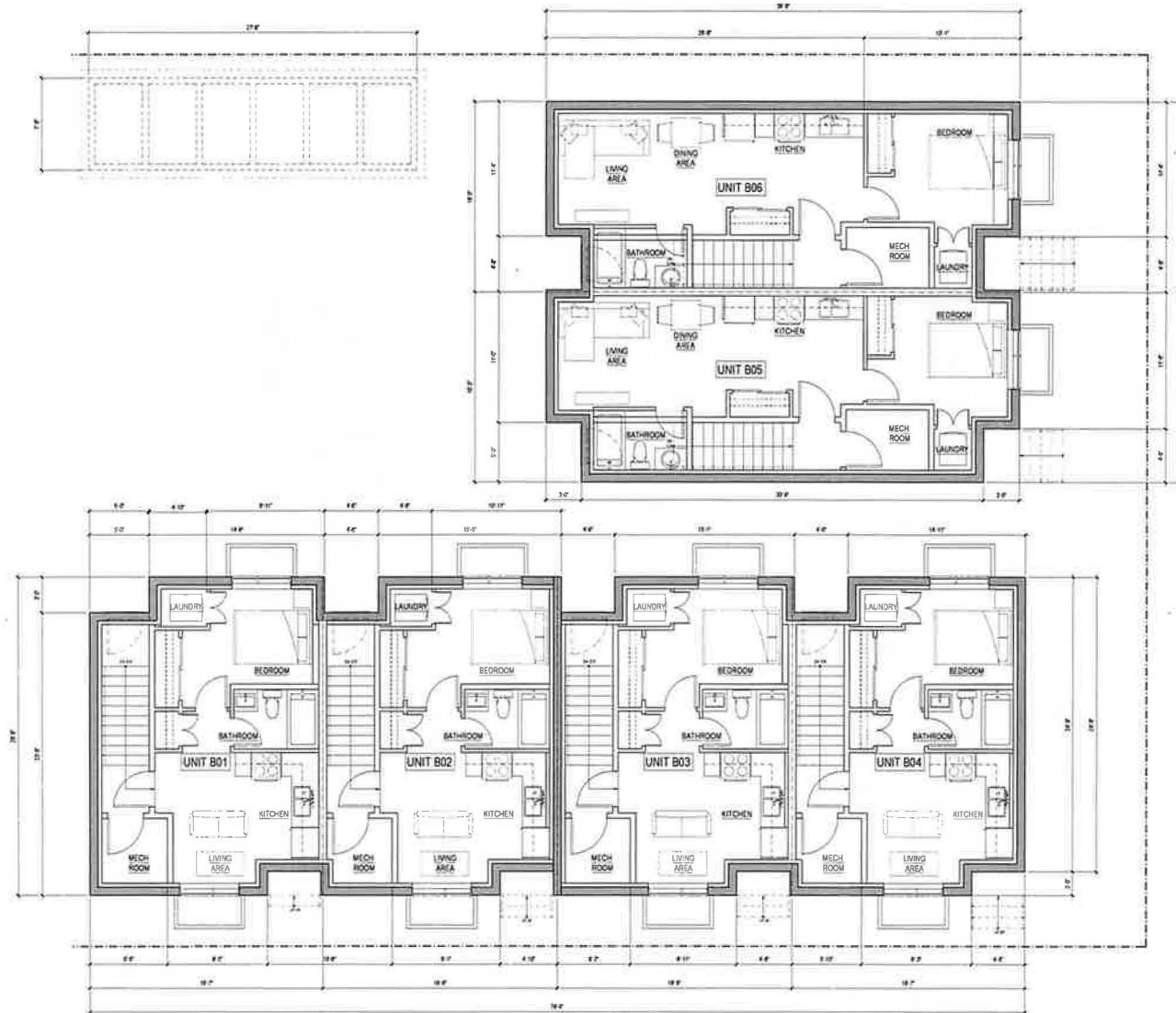


Supplementary Information

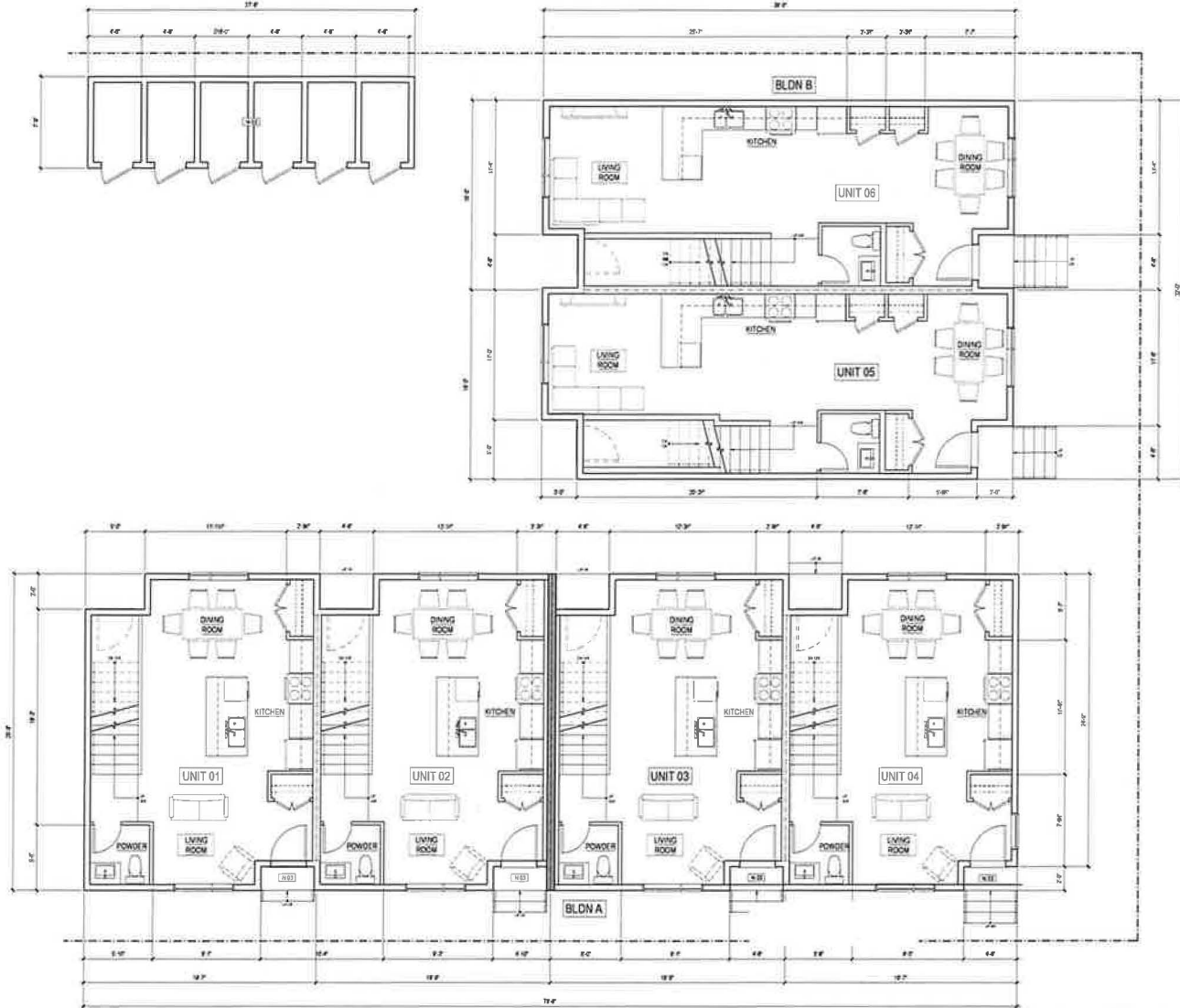
Site Plan DP2022-03733



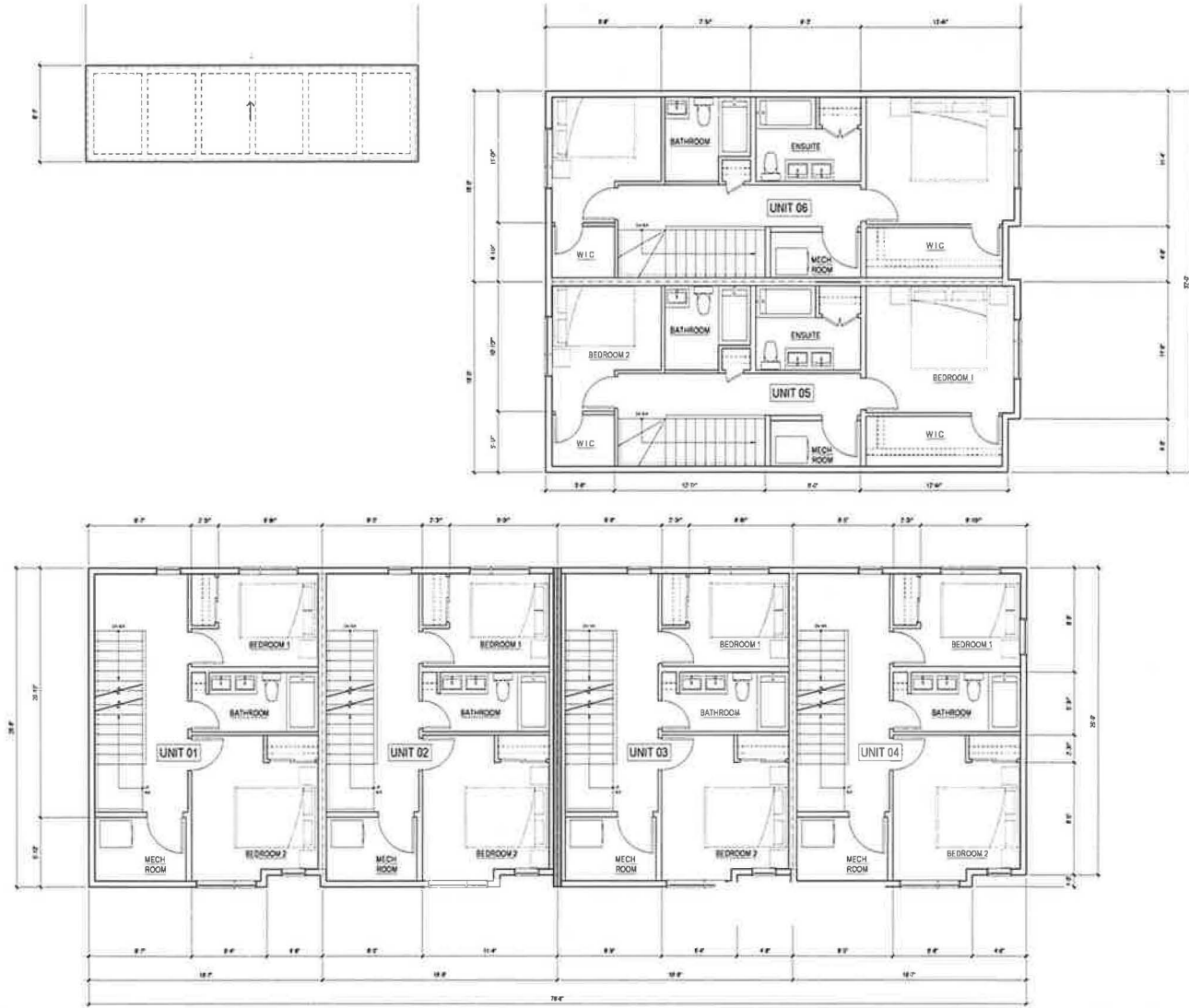
DP2022-03733 Basement Units Floor Plan



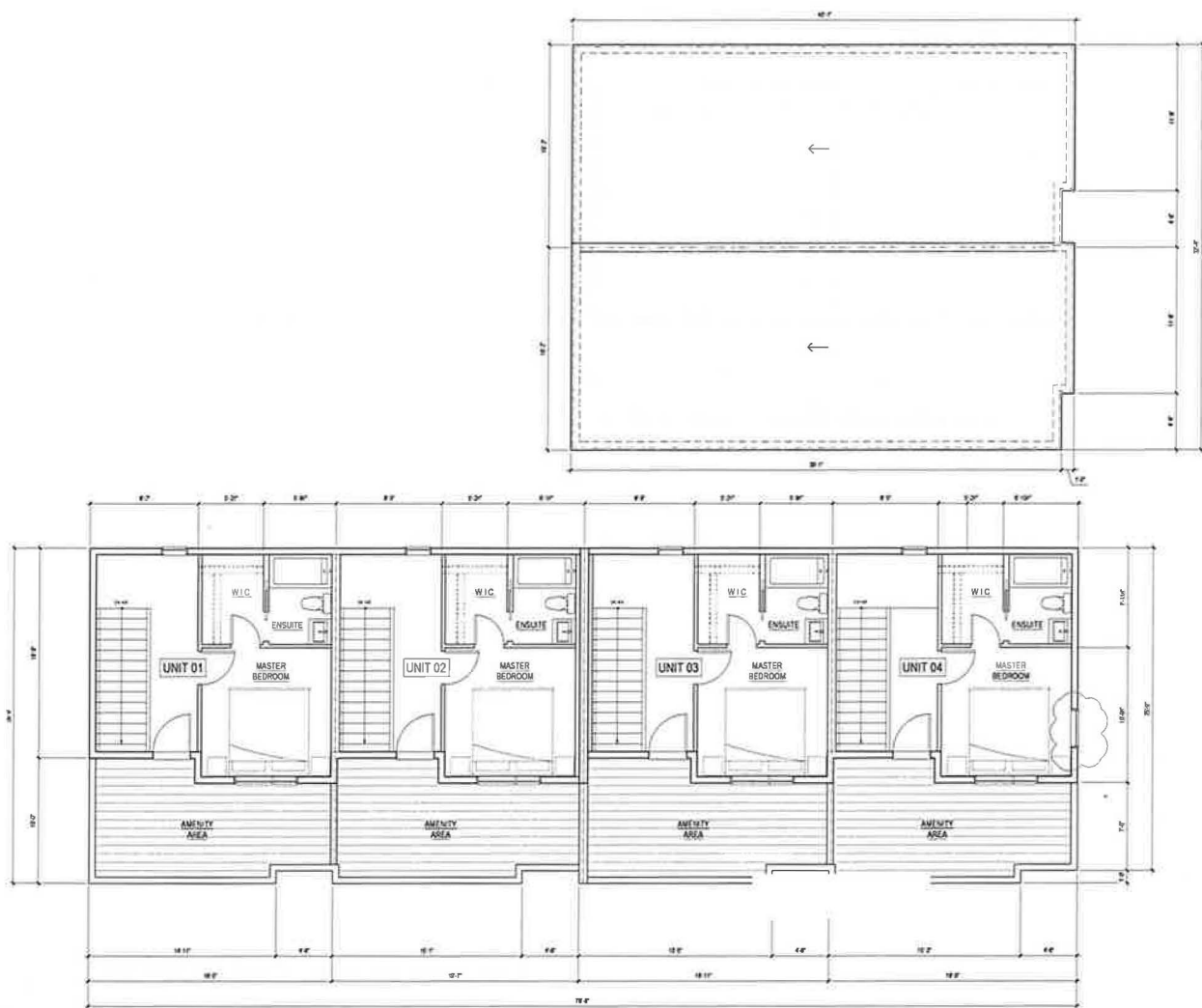
DP2022-03733 Main Floor Plan



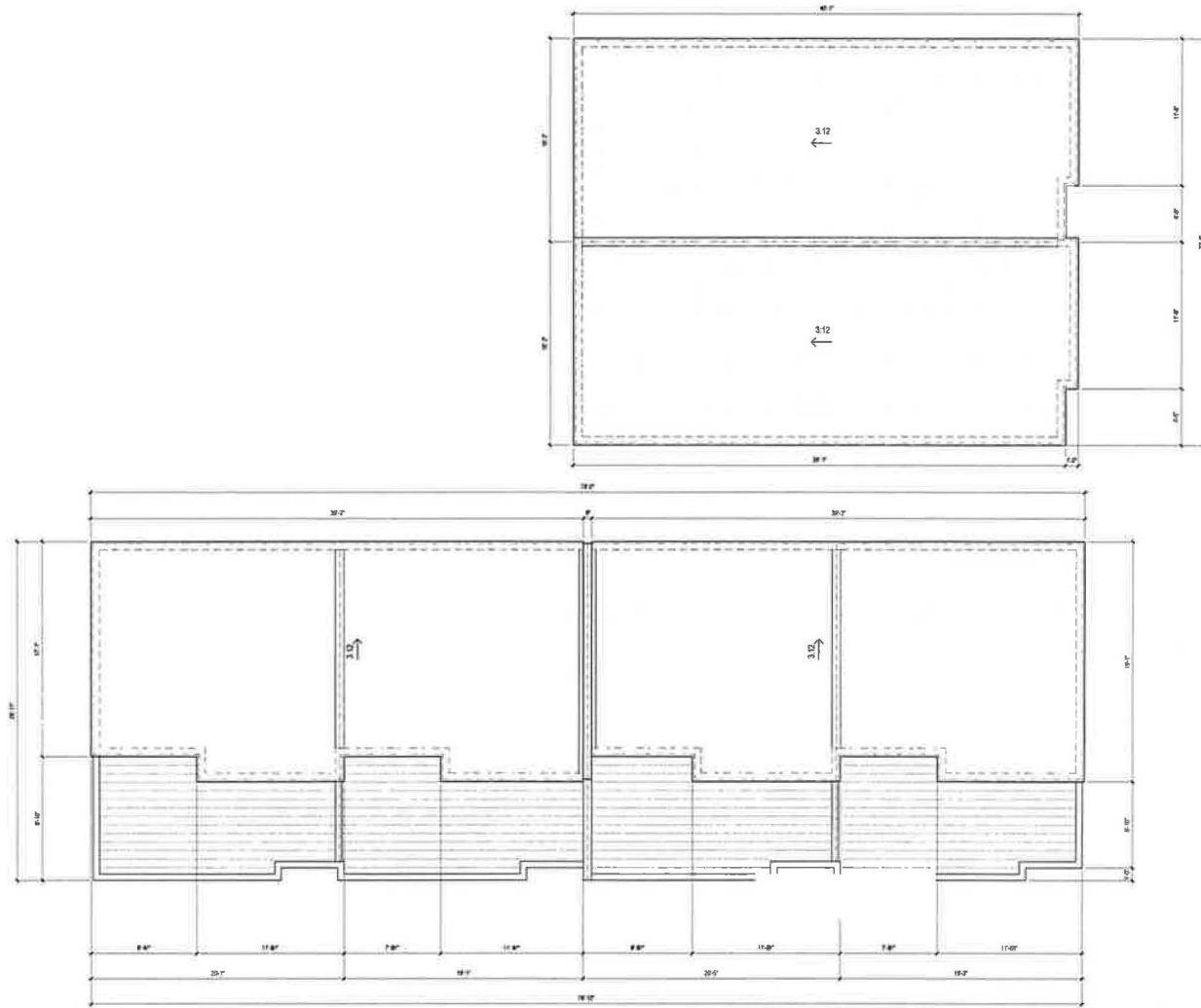
DP2022-03733 Second Floor Plan



DP2022-03733 Third Floor Plan



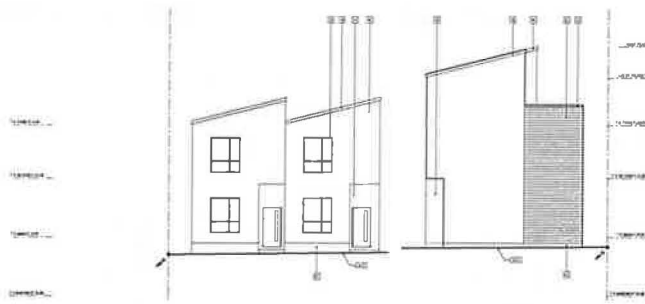
DP2022-03733 Roof Plan



DP2022-03733 Elevations

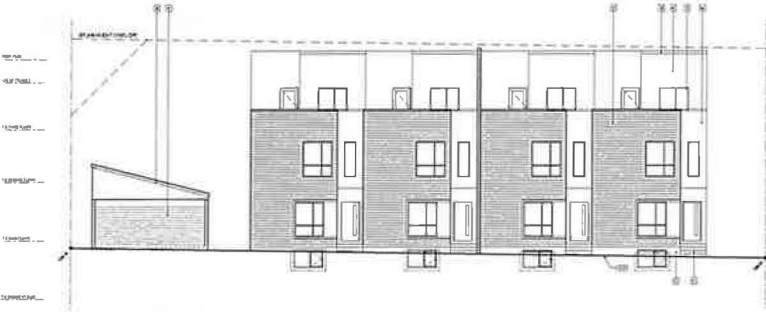
NORTH ELEVATION

Building A & B



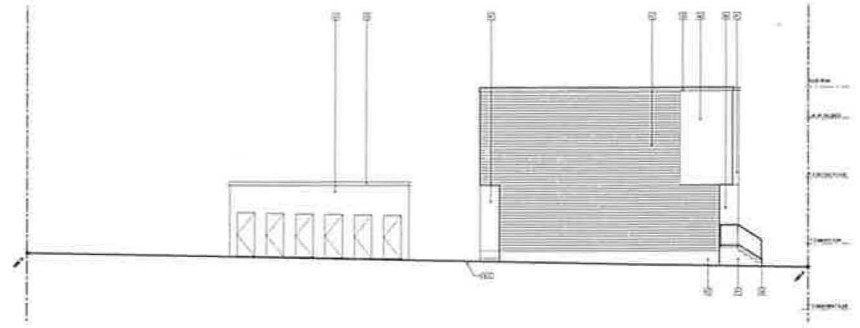
WEST ELEVATION

Building A



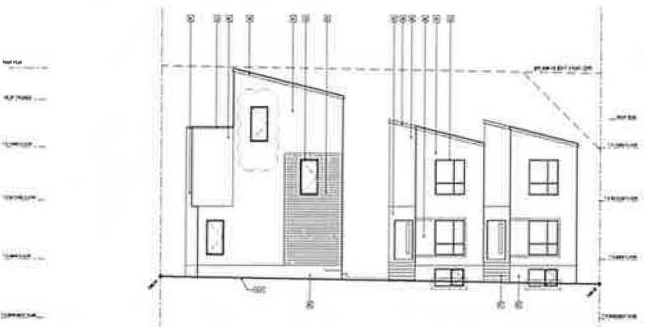
WEST ELEVATION

Building B



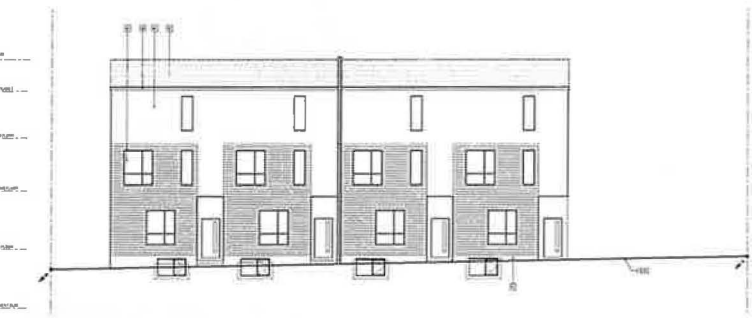
SOUTH ELEVATION

Building A & B



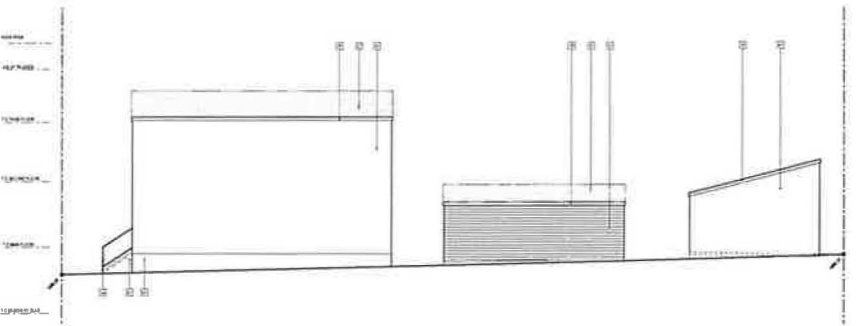
EAST ELEVATION

Building A



EAST ELEVATION

Building B



DP2022-03733 Sun-Shadow Studies

MARCH/SEPT 21: 10AM



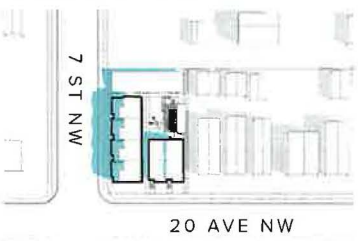
MARCH/SEPT 21: 1PM



MARCH/SEPT 21: 4PM



JUNE 21: 10AM



JUNE 21: 1PM



JUNE 21: 4PM



DEC 21: 10AM



DEC 21: 1PM



DEC 21: 4PM

