

CH1314

Item 8.1.6 | 1314 20 AV NW

LOC2021-0176 | CPC2022-1022

M
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FAAS

EAGLE CREST
CONSTRUCTION



Surrounding Neighbourhood



AMENITIES & CONNECTIVITY

NEIGHBOURHOOD CONNECTOR
North Hill Communities Local Area Plan

TRANSIT STOPS (5 MIN WALKSHED)
Routes 19, 65, 89 & 414
Max Orange BRT

PARKS & SCHOOLS (5 MIN WALKSHED)
Confederation Park, King George School,
SAIT & AU Arts

MAIN STREET (5 MIN WALKSHED)
16 AV NW

LANE ACCESS
Direct lane access

MAJOR ROADWAY ACCESS
20 AV NW Collector

What We're Proposing

DC BASED ON R-CG

Site Area: 0.065 ha

Building Height: 2 to 3 Storeys, 11m

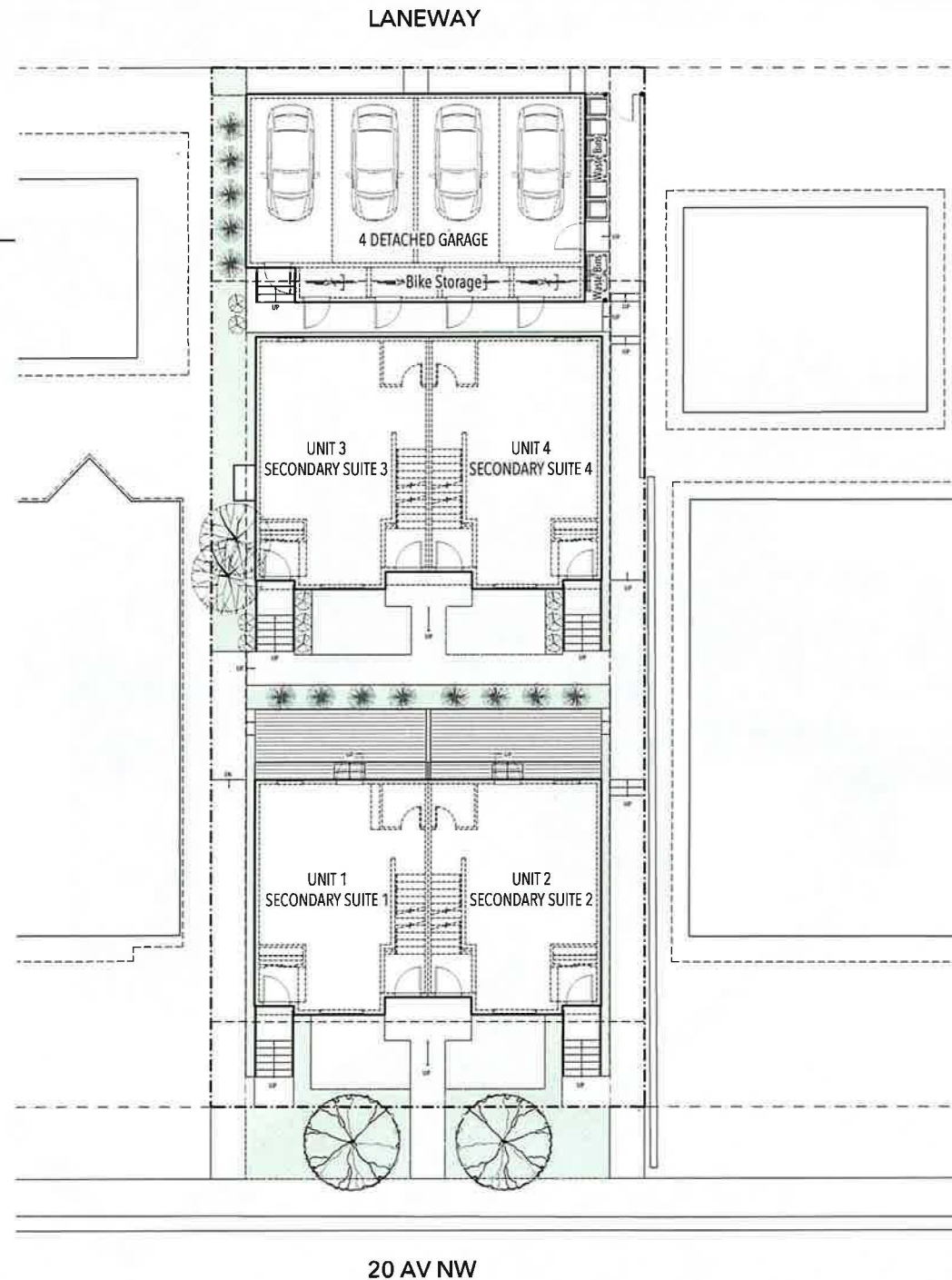
Density: less than 75 uph

- 4 Grade Oriented Rowhouse Units
- 4 Basement Secondary Suites (<45 m²)

Parking: 4 Vehicle Stalls / 4 Bike Stalls

W & R: 10 Shared Bins *Private Collection*

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 NOV 01 2022
 ITEM: 8.1.6 CPC2022-1022
Distribution-Presentation
 CITY CLERK'S DEPARTMENT







Applicant-Led Outreach



ON-SITE SIGNAGE



HAND-DELIVERED LETTERS



PROJECT MEMO SHARED WITH CA



WHAT WE HEARD SUMMARY



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE

On-Site Signage + City Signage



On-Site Signage (Close-up)

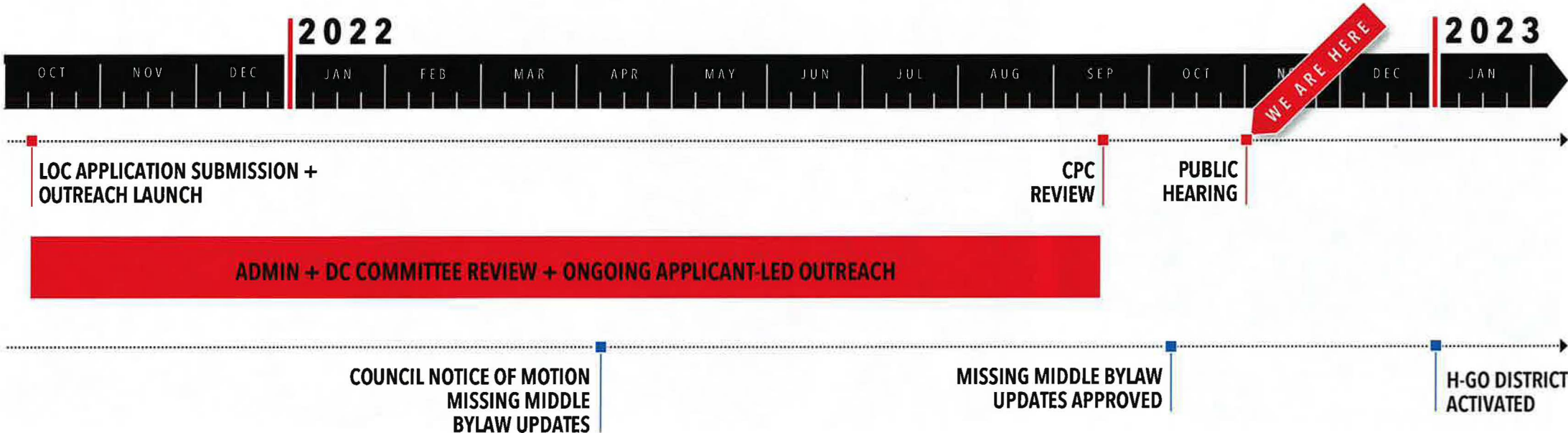


Hand-Delivered Letters



Application Process

- Land Use Application
- Missing Middle Bylaw Sustainment



Site Photos



Capitol Hill *Missing Middle*



2021 - 2033 17 ST NW



1803 - 1835 17 AV NW Habitat for Humanity



1313 20 AV NW



1523 20 AV NW

CAPITOL HILL PROFILE (2016)

57%

Rental Households
(City of Calgary Average: 29%)

29%

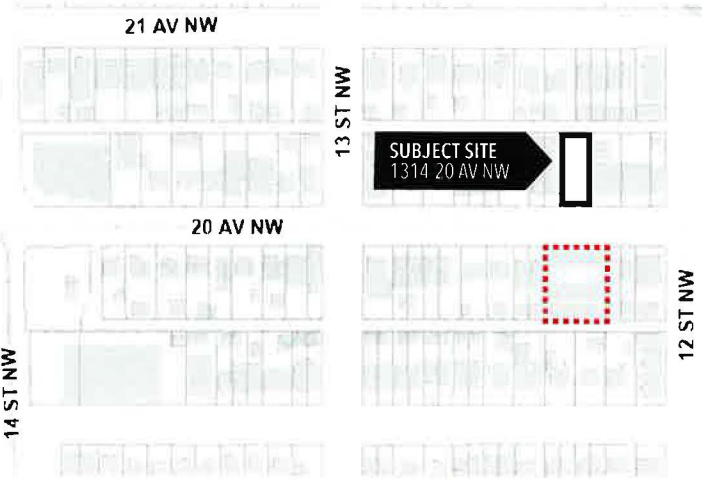
Spend more than 30% of Household
income on Housing.
(City of Calgary Average: 22%)

1%

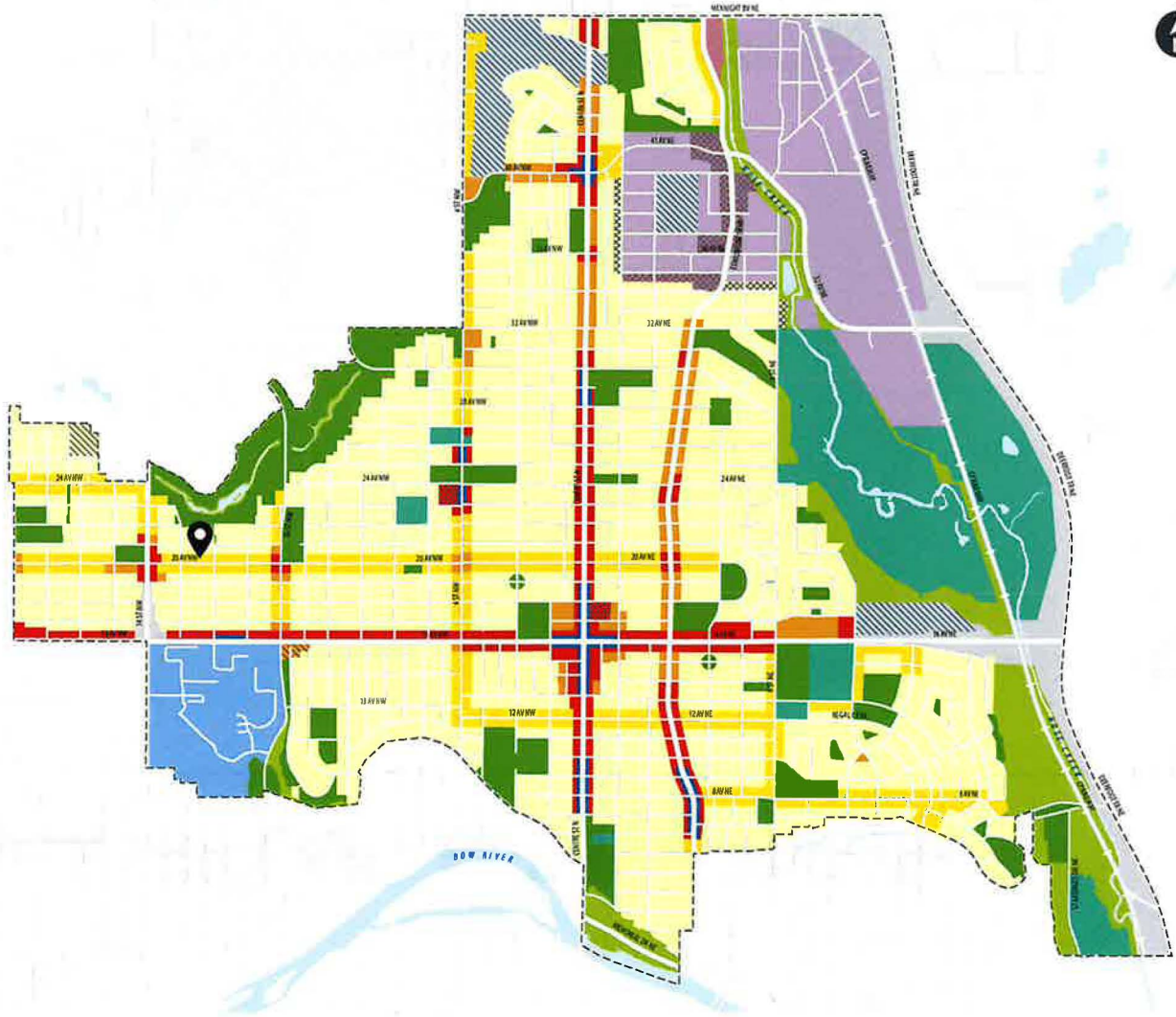
of Dwelling Structures are Rowhouses
(City of Calgary Average: 10%)

2016 City of Calgary Capitol Hill Community Profile

Adjacent Development: 1313 20 AV NW



North Hill LAP - Urban Form



Map 3: Urban Form

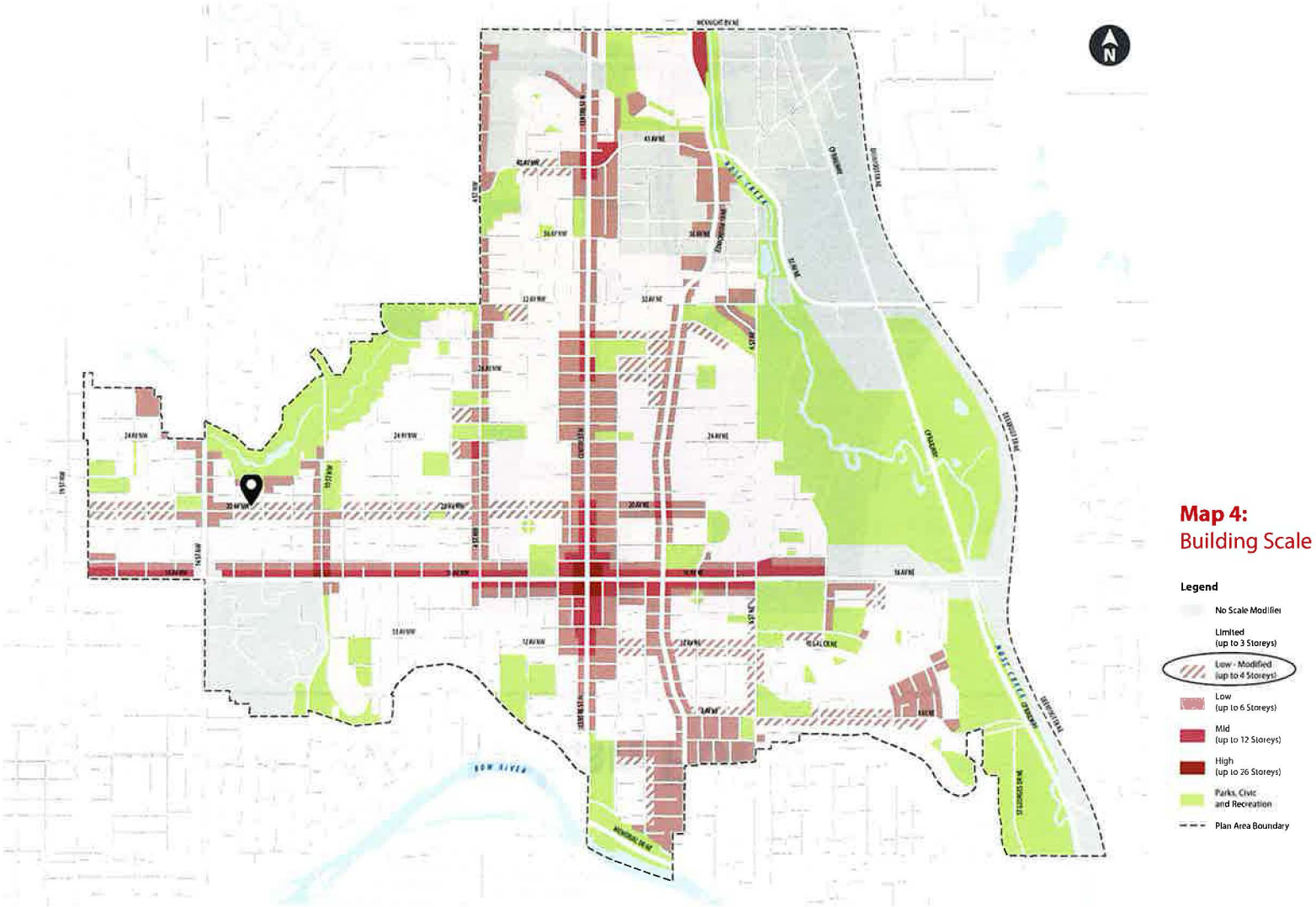
- Legend**
- Urban Form Categories**
 - Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category
- Additional Policy Guidance**
 - Active Frontage
 - Comprehensive Planning Site
 - Industrial Transition
 - Plan Area Boundary



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.

North Hill LAP - Building Height



LOW-MODIFIED (UP TO 4 STOREYS)

Low-Modified scale areas accommodate buildings of **four 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, mixed-use, office, and industrial buildings.

Parking Rationale

Literature

Small units (<45 m²) have a low documented rate of car ownership and parking demand.

On-Street Parking Restrictions

Future residents of the car-free units will be ineligible for parking permits.

Transit

Within ±5 min walk of bus/BRT routes.

Cycle

Within cycling distance of many destinations.

Carshare

Within Communauto service area.



H-GO Development Permit Alignment

Calgary



What are the Solutions?

Create a New District:

Housing – Grade-Oriented (H-GO)

What:

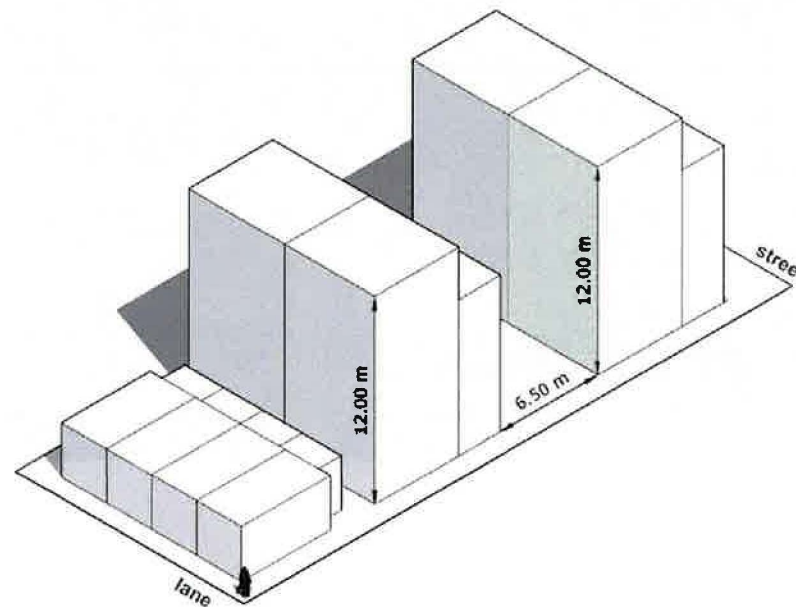
- Same height as M-CG (12 metres)
- Same parcel coverage as R-CG (60%)

Where:

- Only near Main Streets and Transit
- LAP: Neighbourhood Connector and Neighbourhood Flex

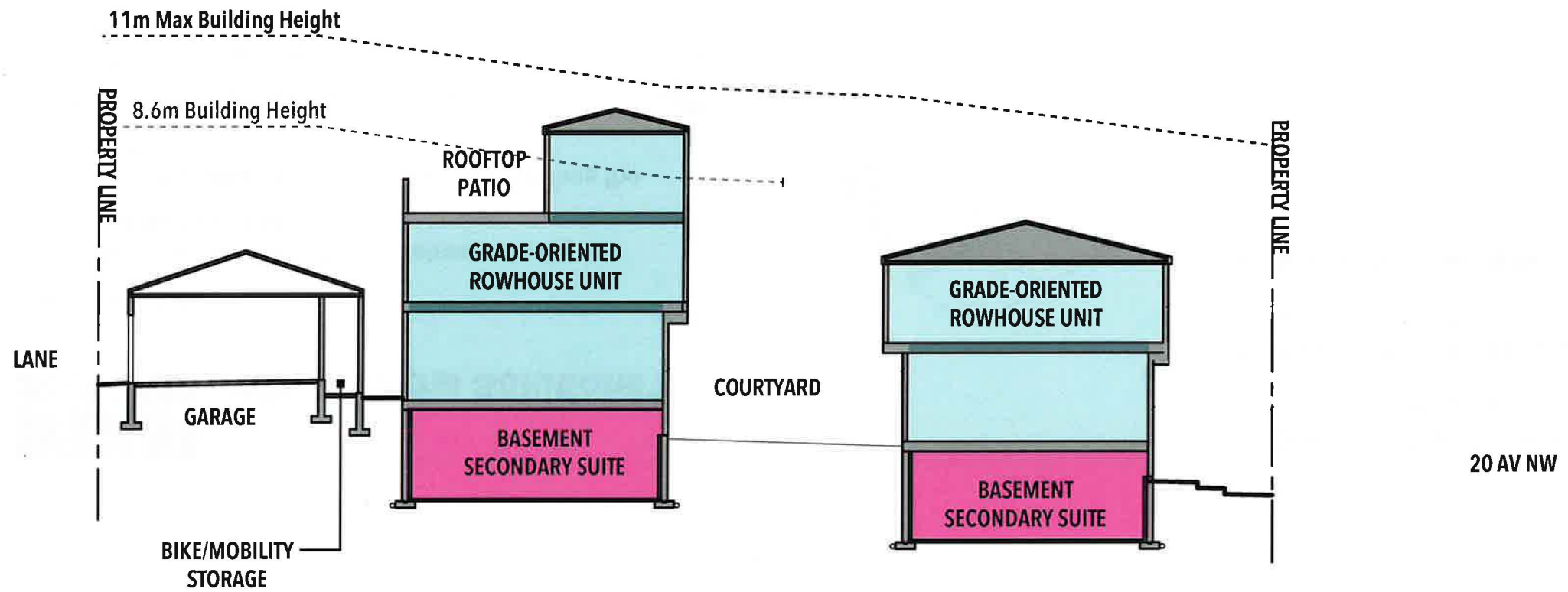
How:

- Applicant-led applications
- Case-by-case Council decisions



- **Meets Location Criteria**
Neighbourhood Connector
- **Concurrent Development Permit**
Generally aligns with H-GO rules
- **Max Height 12m (2-3 Storeys)**
- **Max 60% Parcel Coverage**
- **Max 1.5 FAR**
- **0.5 Stalls per Unit & Suite**

Site Section



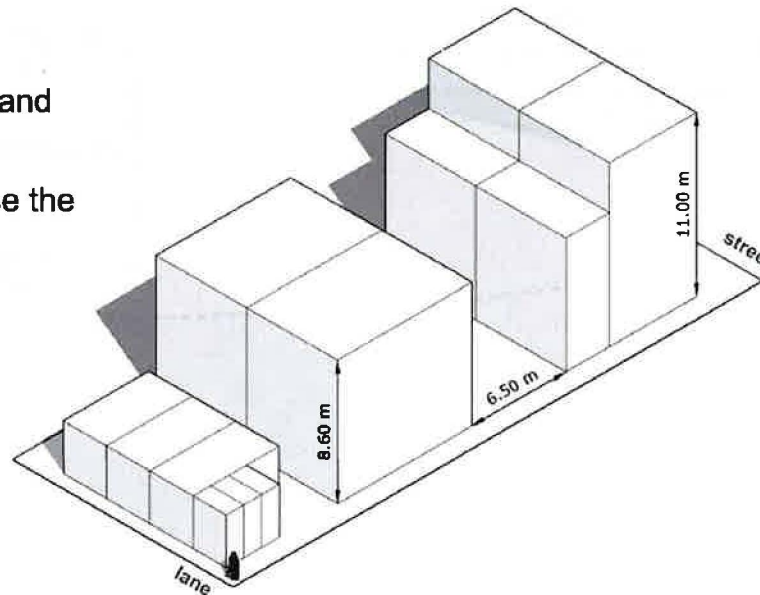
R-CG Mis-Alignment



What are the Solutions?

Improve R-CG

- No changes to height (11 metres), density and parcel coverage
- Remove restriction that all homes must face the street
- Reduce height for rear buildings
- Reduce parking requirements by 1 stall



- **Concurrent Development Permit**
Doesn't follow revised R-CG rules
- **Neighbourhood Connector**
Location supports H-GO District
- **Rear Units exceed 8.6m**

20 AV NW Streetscape Elevation



Courtyard Precedents ($\pm 6\text{ m}$ / $\pm 20\text{ ft}$ depth)

The Block (62 units)

Sturgess Architecture
Avi Urban
1719 9a ST SW, Calgary



Coco (74 units)

FAAS
Sarina Homes
3375 15 ST SW, Calgary

