

## **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

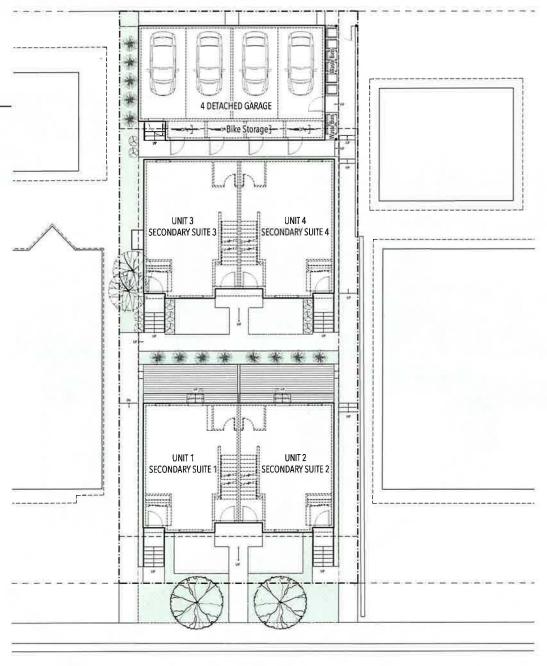
W & R: 10 Shared Bins Private Collection

CITY OF CALGARY

RECEIVED
IN COUNCIL CHAMBER

NOV 0 1 2022

Distribution- Prosentation
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)

#### Proposed **Land Use Change**

We are proposing a land use change at: 1314 20 AV NW



CURRENT LAND USE: R. CG. District (Residential - Grade-Oriented Infill District)
PROPOSED LAND USE: Direct Control based on the current R-CG District.

New Gen Homes is proposing a townhouse-style development and Land Use change (ake rezoning) at 1314 20 AV NVT The pronosed development is intended to provide additional missing middle housing options that are adeptable to the evolving household needs of Calgarians, with early access to local neighbourhood destructure. Transit options p. 100 Average Calgarians and Calgarians are consistent of the control of t schools and other amenities

A Land Use Application has been submitted to redesignate the property to a Direct Control District which will include site specific rules to allow for a

VBVA
The proposed development includes four townhouse-syle units surrounding an internal countyset—with two units facing 204 NW and two units facing the countyset Each unit will have an instandant beatminit secondary surject and the proposed includes a de-secondary surject and the proposed includes a de-secondary surject and the proposed includes a de-secondary surject and the proposed of the county of Calgary in the New Year, world map calgaryca for more antiformation.

FAAS

### Hand-Delivered Letters

#### NEWGEN HOMES

Current Land Use: R-CG District (Residential - Grade-Oriented Infili District)
Proposed Land Use: Direct Control District based on the R-CG District

New Gen Homes is proposing a new townhouse development within the community of Capitol Hill at 1314 20 AV NW. As part of the application process we are reaching out to neighbours and local area stakeholders to share details about the proposal and contact information for the project team.

Development Valido
The proposed development includes four toemhouse style units surrounding an internal countyard—with two units facing 20 AV NW and invo units facing the countyard. Each cownhouse will have an associated basement secondary sale, and the proposal includes a 4-car garage A Development Permit application will be submitted to the four of Calgary in early 2022. A site plan and conceptual visualization of the proposed development can be found on page 2 of this letter.

Land Use Change

A Land Use Redesignation (rezoning) Application has been submitted with the City of Calgary to change the Land

Use Bylaw that applies to this property to a Direct Control (DC) District. This District will include site-specific rules to

support a courtyard layout, while still maintaining the same number of allowable rowhouse units/secondary suites

and low scale building forms as the property's current Redefeated. - Carde-Oriented Infill (CG) District. The Land

Use Change and Davelopment Permit application progress can be tracked by visiting dmap calgary.cz

Policy Alignment:
This development proposal follows the City of Caligary's recently approved North Hill Communities Local Area Plan-nich guides planning and development implementation decisions in the community. The Local Area Plan ellows for a mix of housing system that can be up to four storage in height at this boaloon, however, we are proposing staffences a housing options they are subgraphic and proposition of the development all interest of a periodic staffences a housing options they are subgraphic and subgraphic and subgraphic and proposition of the subgraphic and subgraphic and subgraphic and proposition of the subgraphic and subgraphic and proposition of the subgraphic and propositions are subgraphic and propositions and proposition of the subgraphic and propositions are subgraphic and proposition of the subgraphic and subgr

Get in Teuch
The project team for this development proposal includes New Gen Homes (local developer and builder). CiricWorks (planning and outreach) and Formed Alliance Architecture Studio (architecture). Should you have any questions or comments for the project team, please contact us at 557.747.0317 or engage@chickworks.ca.

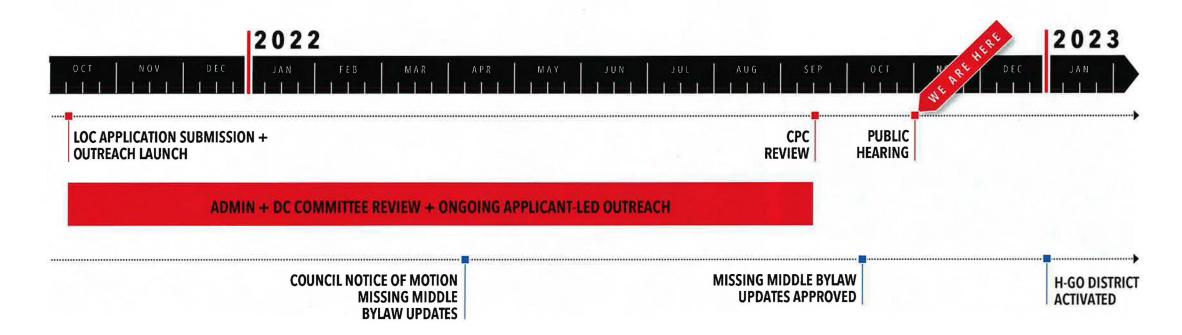




uses only. The architectural design of the building will be determined at the

## **Application Process**

- Land Use Application
- Missing Middle Bylaw Sustainment



## **Site Photos**







## **Capitol Hill** Missing Middle



2021 - 2033 17 ST NW



1313 20 AV NW



1803 - 1835 17 AV NW Habitat for Humanity



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%

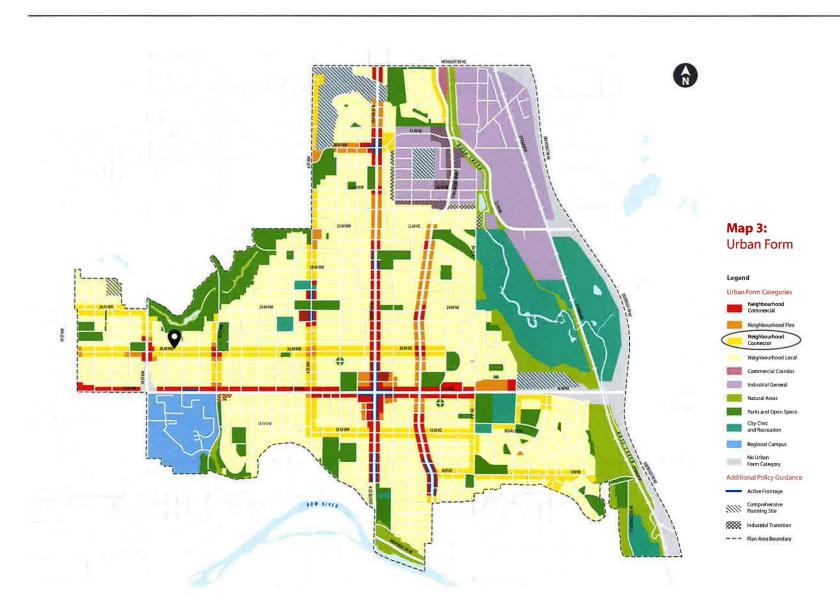
of Dwelling Structures are Rowhouses (City of Calgary Average: 10%)

2016 City of Calgary Capitol Hill Community Profile

# **Adjacent Development:** 1313 20 AV NW



## **North Hill LAP - Urban Form**

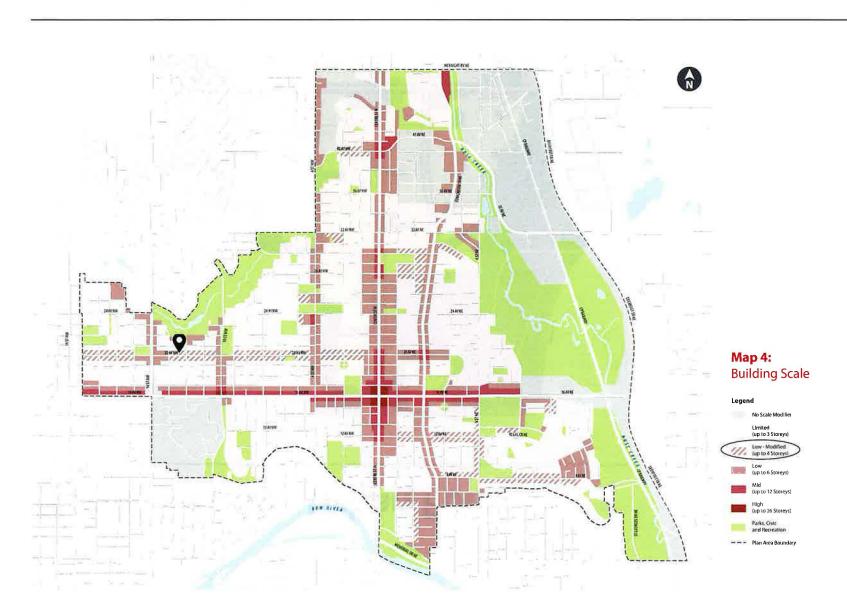




# NEIGHBOURHOOD CONNECTOR

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, mixeduse, office, and industrial buildings.

## **Parking Rationale**

### Literature

Small units (<45 m<sup>2</sup>) 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**



### What are the Solutions?

#### **Create a New District:**

Housing - Grade-Oriented (H-GO)

### What:

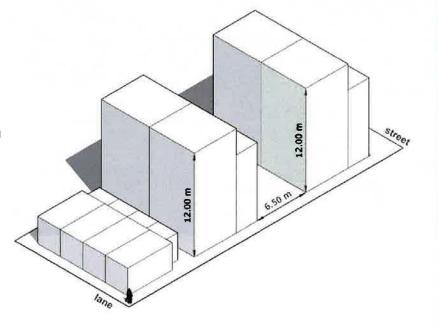
- Same height as M-CG (12 metres)
- Same parcel coverage as R-CG (60%)

#### Where:

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

#### How:

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

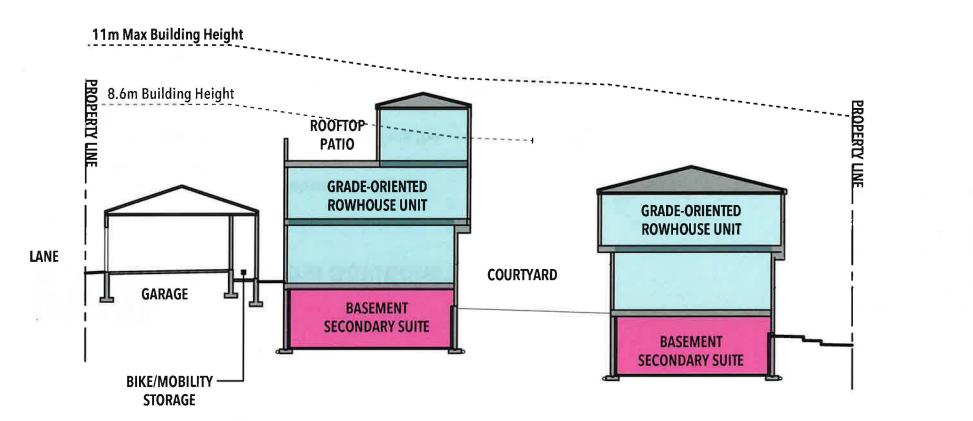


- Meets Location Criteria Neighbourhood Connector
- Concurrent Development Permit Generally aligns with H-GO rules
- Max Height 12m (2-3 Storeys)
- Max 60% Parcel Coverage
- Max 1.5 FAR
- 0.5 Stalls per Unit & Suite

ISC Unrestricted

sand Use Bylaw Amenoments to address Missing Middle Housing

## **Site Section**



**20 AV NW** 

## **R-CG Mis-Alignment**



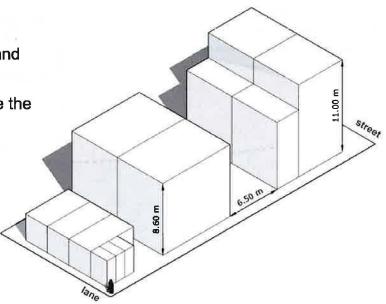
### What are the Solutions?

### 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** (±6 m / ±20 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

