



## CALGARY CITY COUNCIL PUBLIC HEARING

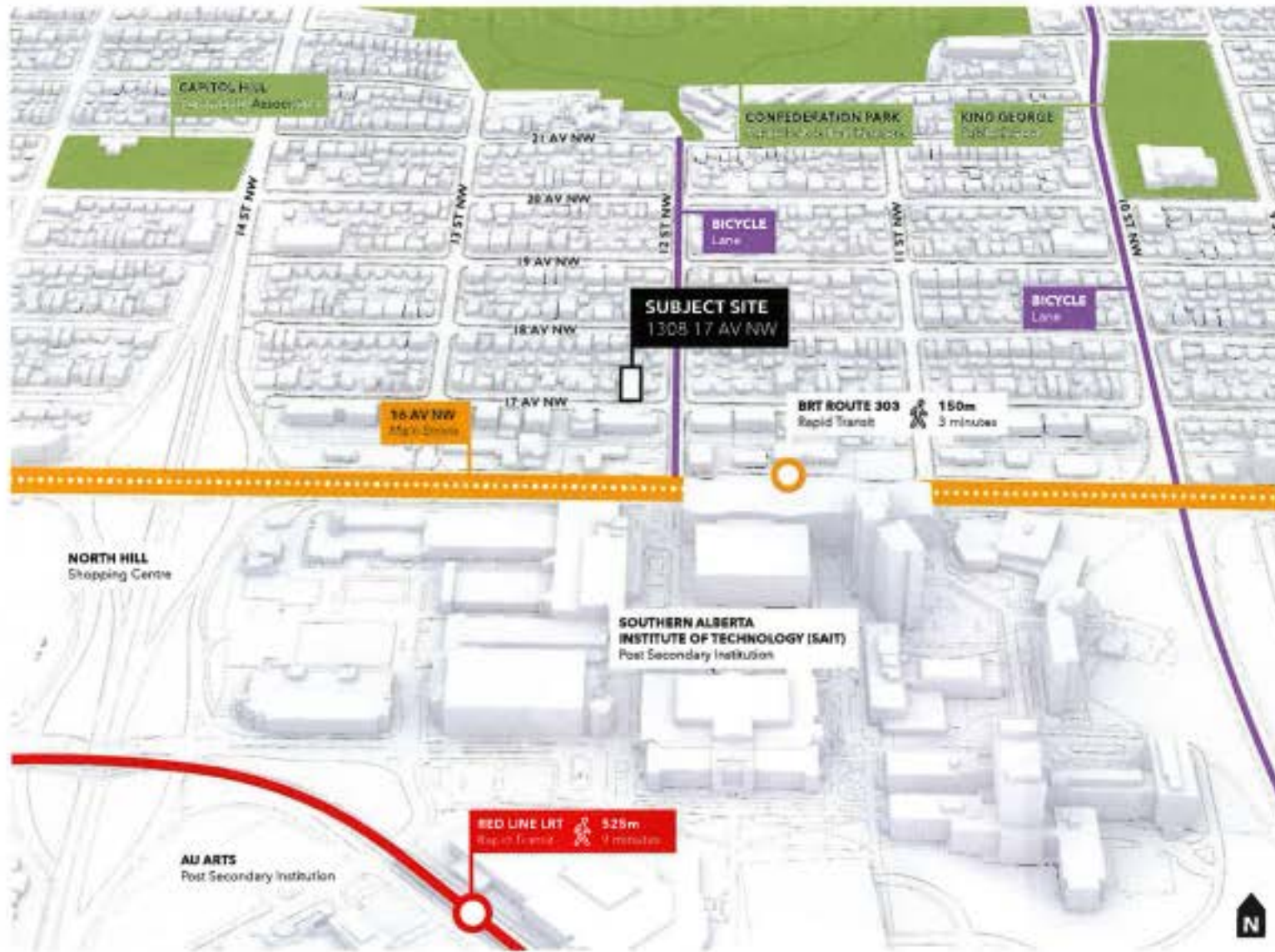
LOC2022-0076 / DP2022-03724 / CPC2022-1035  
ITEM 8.1.13 DECEMBER 6, 2022

**Gill**  
DEVELOPMENTS

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FAAS





- ✓ DIRECT LANE ACCESS
- ✓ WITHIN 150M OF BRT (PRIMARY TRANSIT)
- ✓ WITHIN 600M OF LRT (PRIMARY TRANSIT)
- ✓ WITHIN 100M OF 16 AV NW MAIN STREET
- ✓ NEAR COMMUNITY LOCATIONS & AMENITIES
- ✓ ALIGNMENT WITH MUNICIPAL DEVELOPMENT PLAN & NORTH HILL COMMUNITIES LOCAL AREA PLAN

URBAN FORM - NEIGHBOURHOOD LOCAL



BUILDING SCALE MODIFIER - LIMITED (UP TO 3 STOREYS)



# WHY A DIRECT CONTROL DISTRICT?



**MORE THAN 5 MONTHS OF APPLICATION PROGRESS BEFORE AMENDMENTS APPROVED**

## ■ APPLICATION PROGRESS



## ■ BYLAW SUSTAINMENT





## DEVELOPMENT VISION AT A GLANCE

5



 **±0.06HA**  
SITE AREA

 **04**  
ROWHOME UNITS

 **04**  
SECONDARY SUITES

 **04**  
ON-SITE PARKING STALLS

 **04**  
ALTERNATIVE MOBILITY STORAGE UNITS

 **±7.5 / 20SM**  
AMENITY SPACE PER SUITE / UNIT

 **11M / 3 STOREYS**  
MAXIMUM BUILDING HEIGHT



HAND-DELIVERED NEIGHBOUR MAILER



ON-SITE SIGNAGE



ON-SITE SIGNAGE



±140 HAND DELIVERED NEIGHBOUR MAILERS



OUTREACH EMAIL INBOX & TEAM RESPONSES



OUTREACH PHONE LINE & TEAM RESPONSES



PROJECT MEMO SHARED WITH CAPITOL HILL CA & WARD 7 OFFICE



WHAT WE HEARD SUMMARY





**THANK YOU**



## SUPPLEMENTARY SLIDES

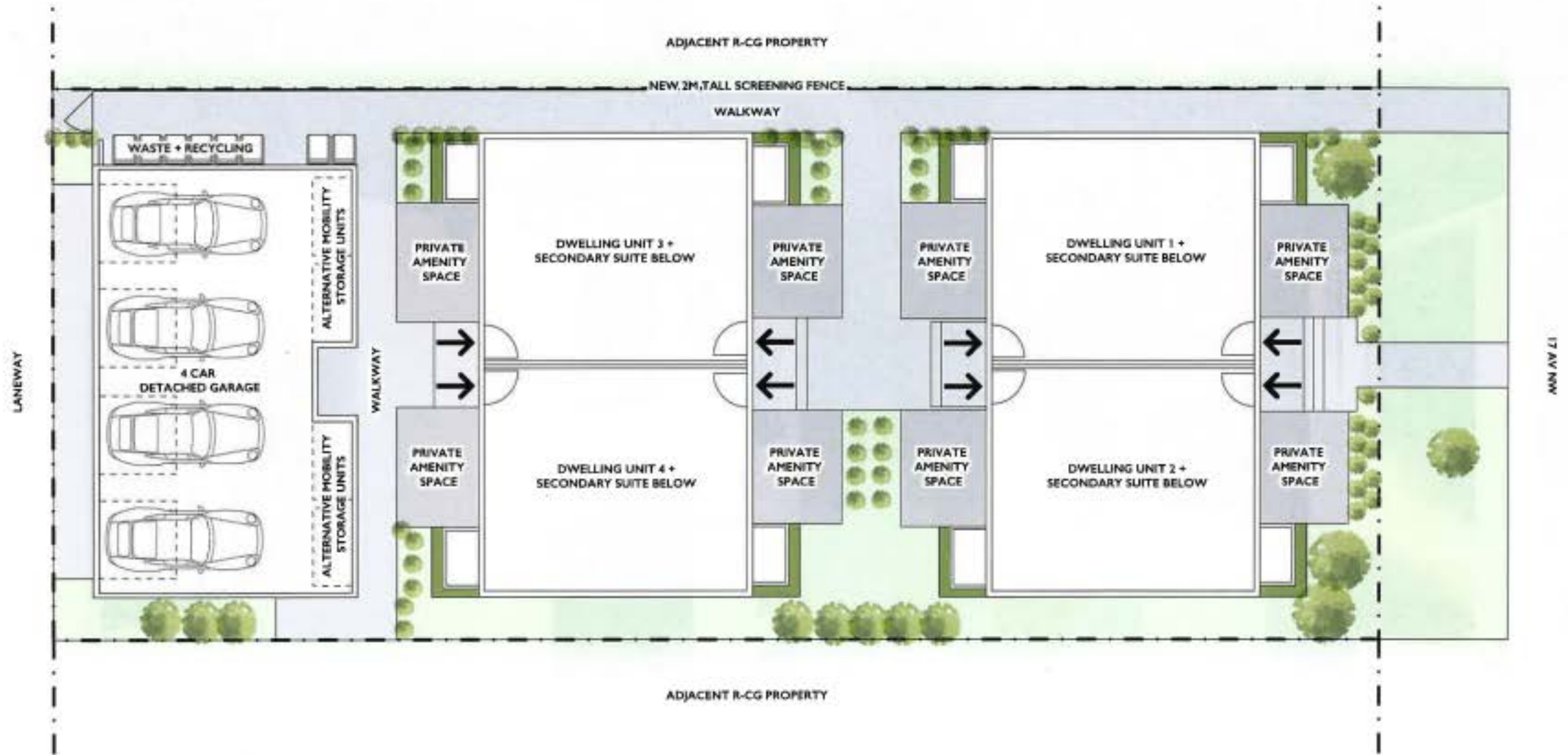
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## AMENITY SPACE AT-GRADE

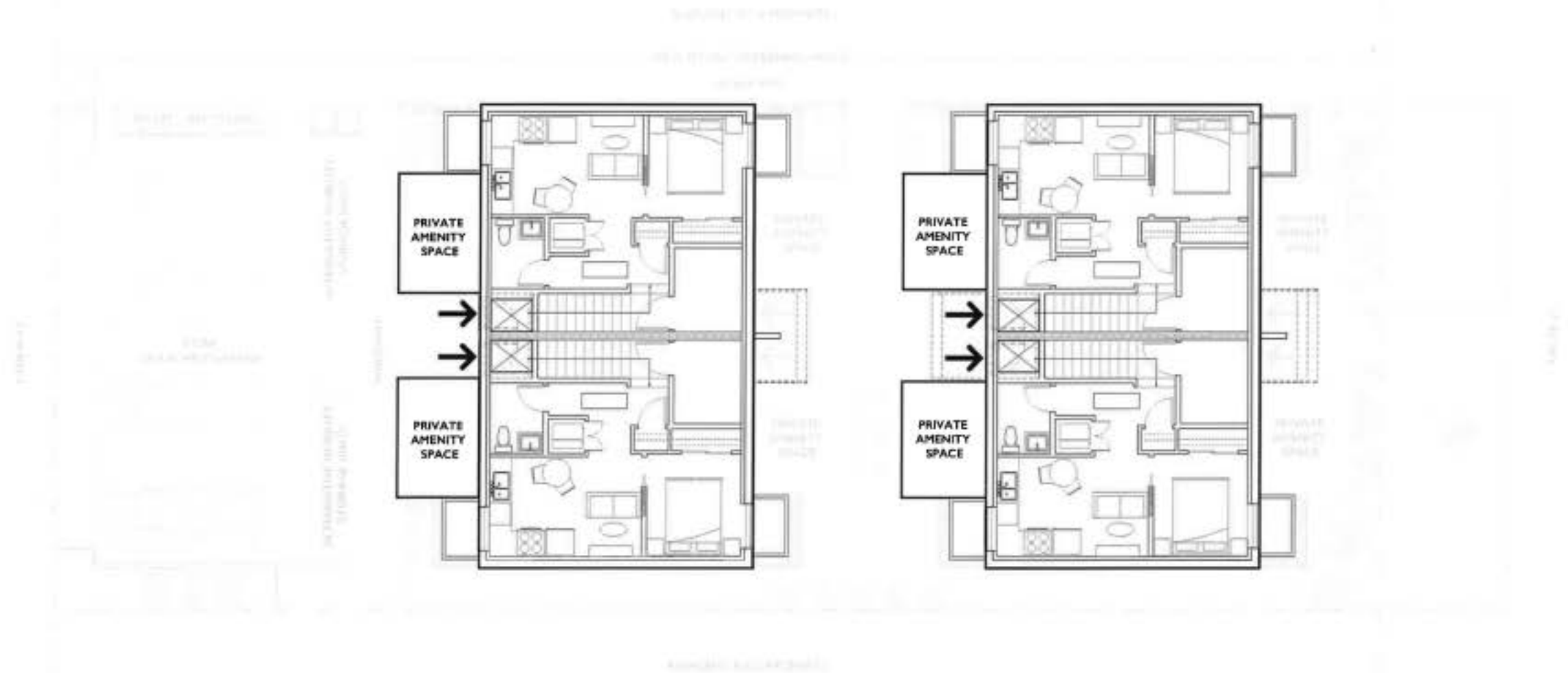


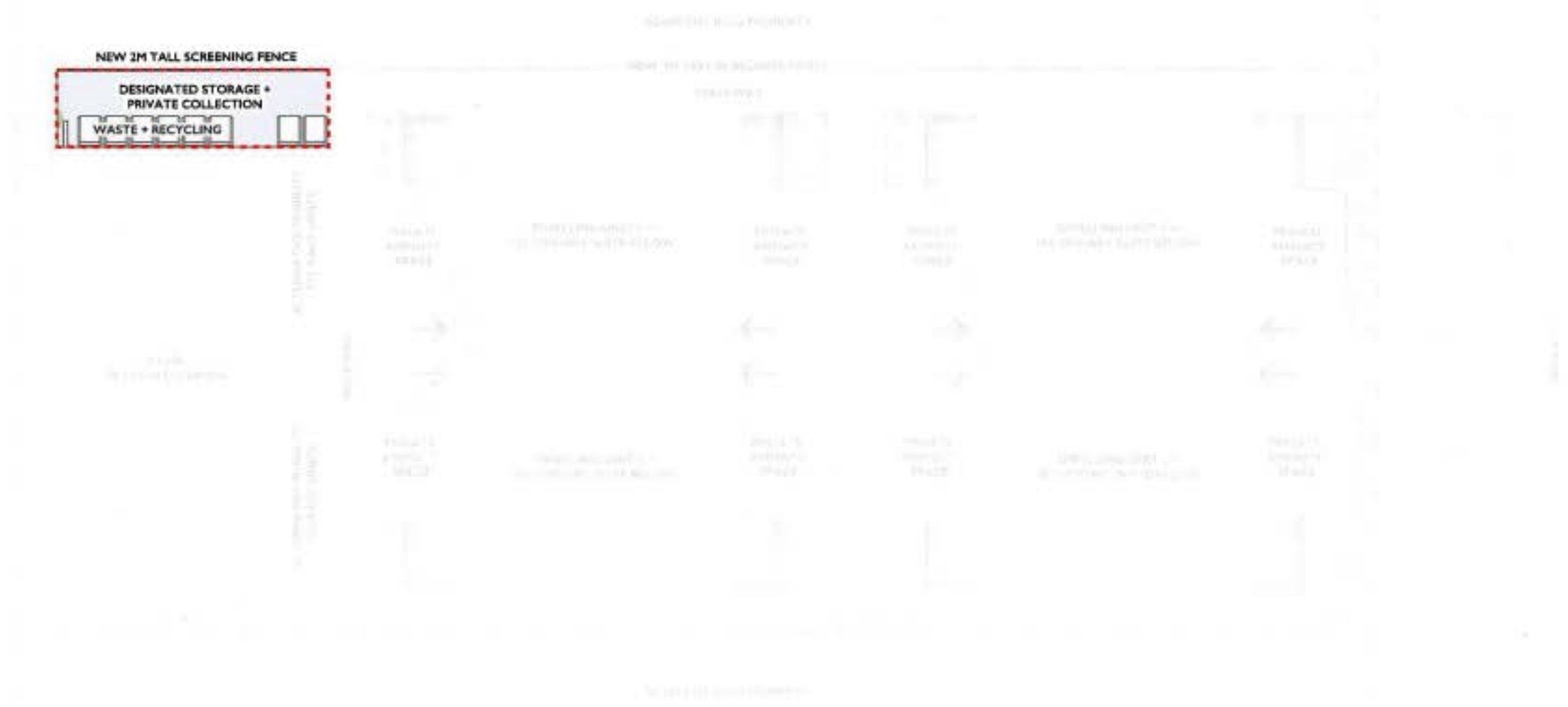
# SCHEMATIC SITE PLAN



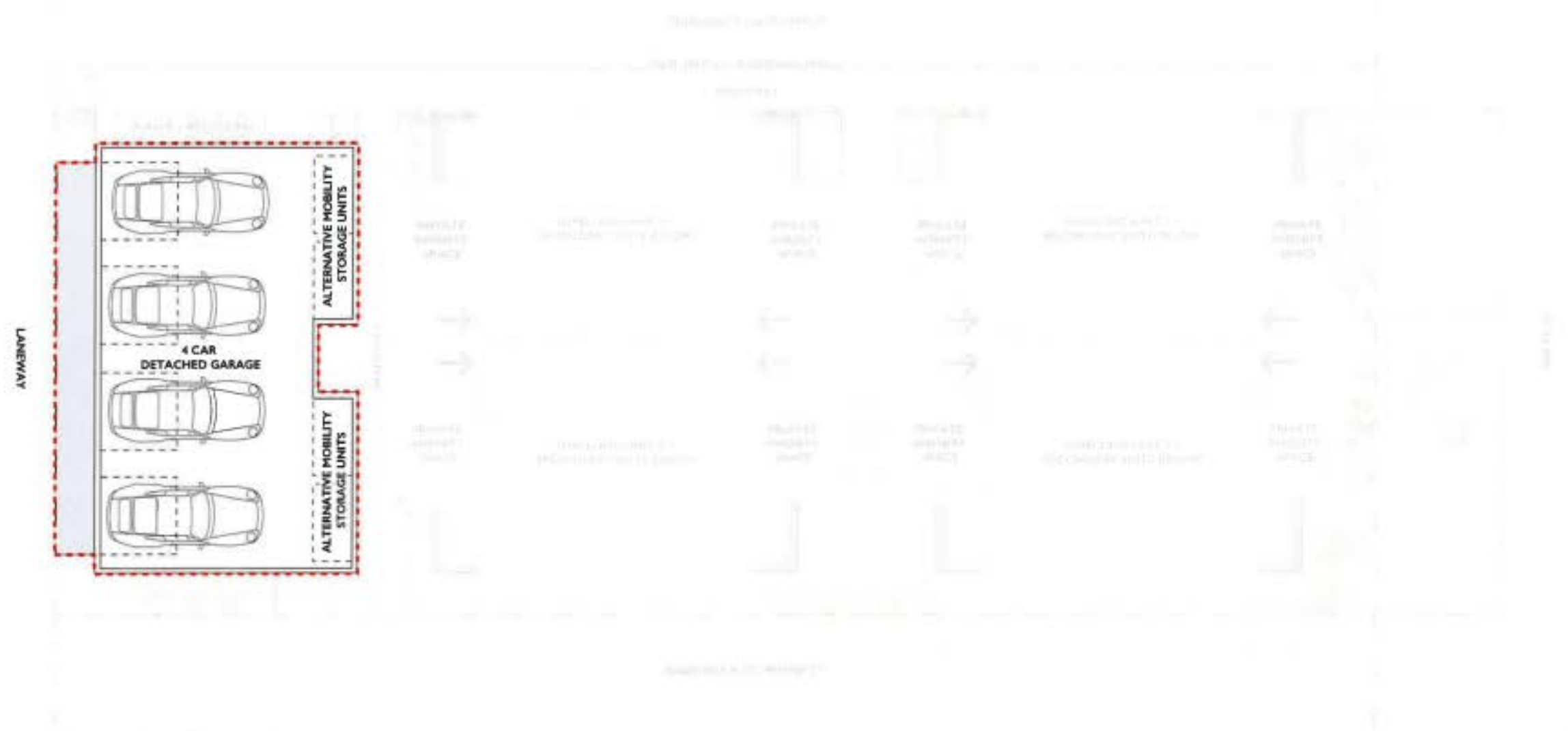


# SCHEMATIC SECONDARY SUITE PLAN







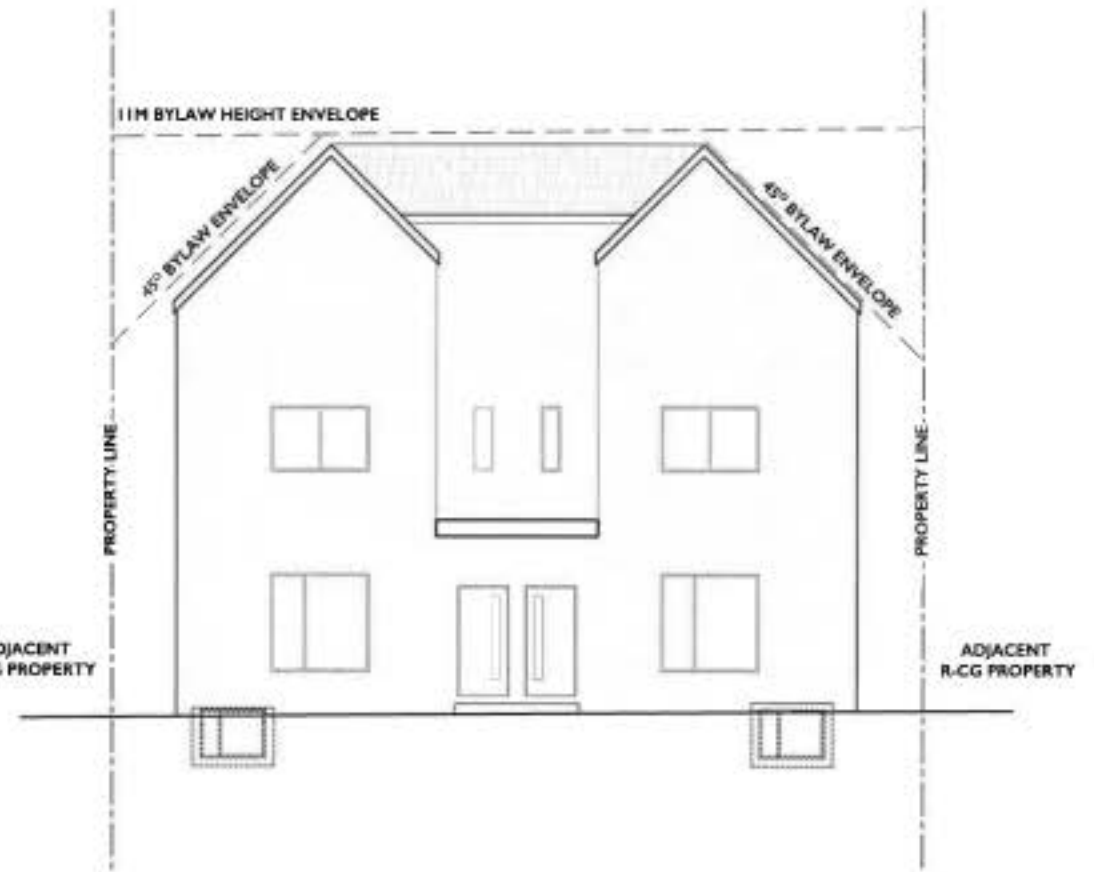


# BUILDING ELEVATIONS FRONT & REAR

SOUTH ELEVATION (LOOKING NORTH FROM 17 AV NW)



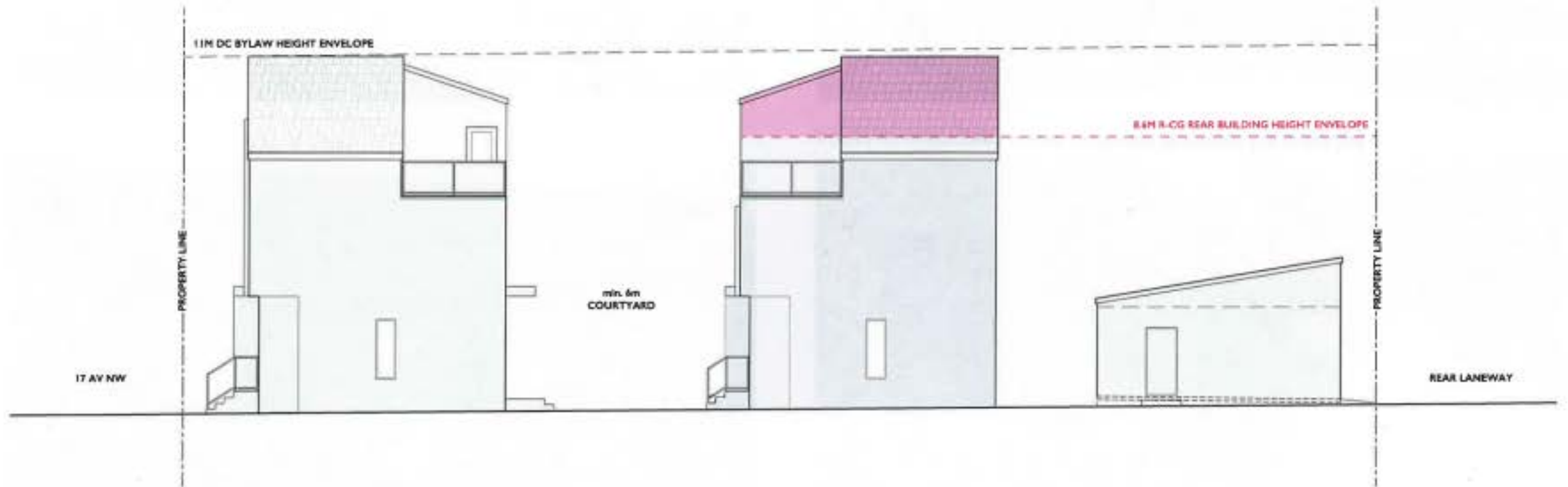
NORTH ELEVATION (LOOKING SOUTH FROM THE REAR LANE)





# BUILDING ELEVATIONS SIDE

EAST ELEVATION (LOOKING WEST)





LOOKING NORTH



LOOKING NORTHEAST



LOOKING NORTHWEST



LOOKING EAST



# SURROUNDING DEVELOPMENT FORMS



DIRECTLY ACROSS THE STREET



DOWN THE STREET (SAME SIDE)



VIEW FROM SITE LOOKING SOUTHEAST TOWARD SAIT



DOWN THE STREET (OPPOSITE SIDE)