



## CALGARY CITY COUNCIL PUBLIC HEARING

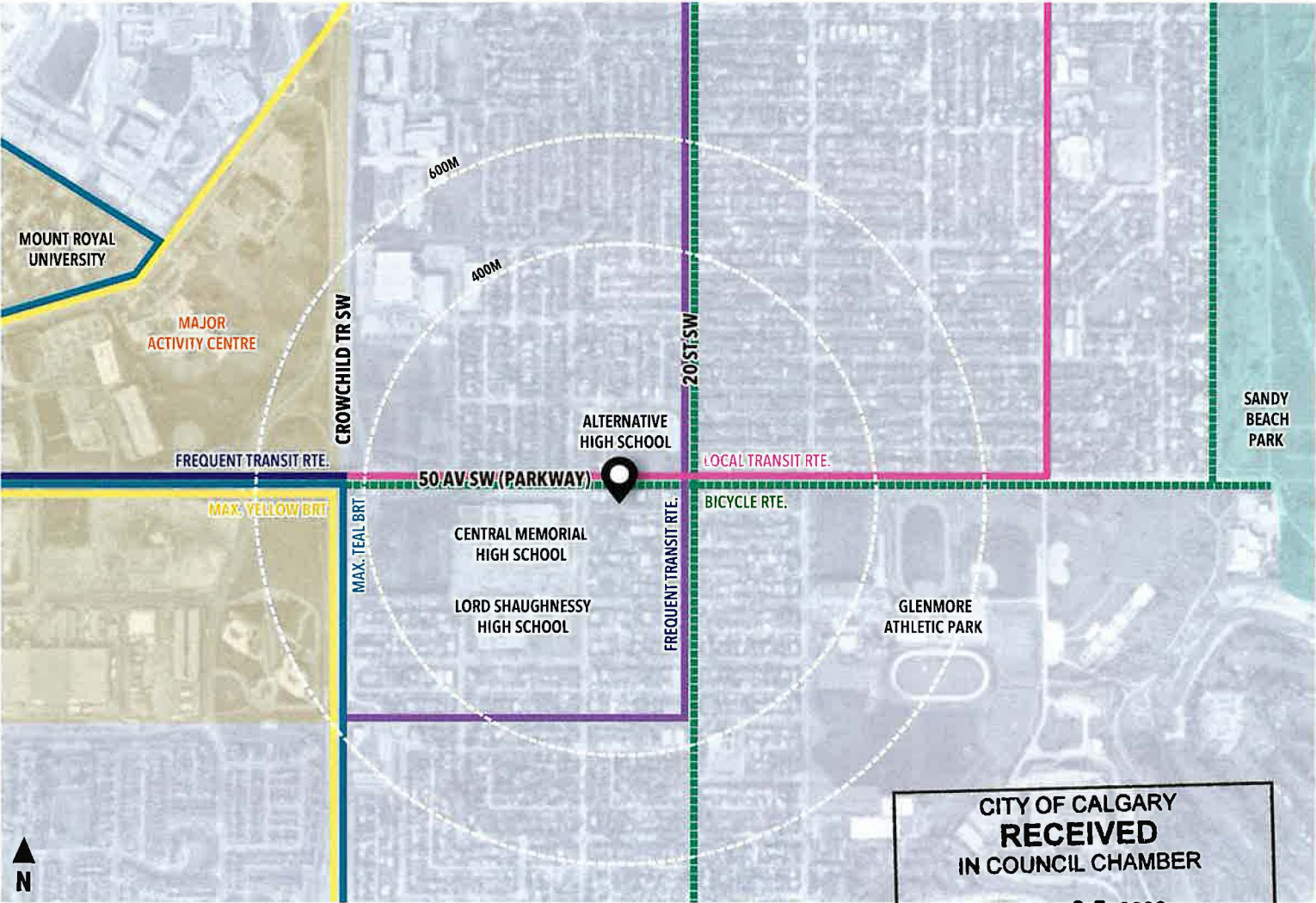
LOC2022-0156 / DP2022-06677 / CPC2023-0052  
ITEM 6.1.3 MARCH 07, 2023



FAAS



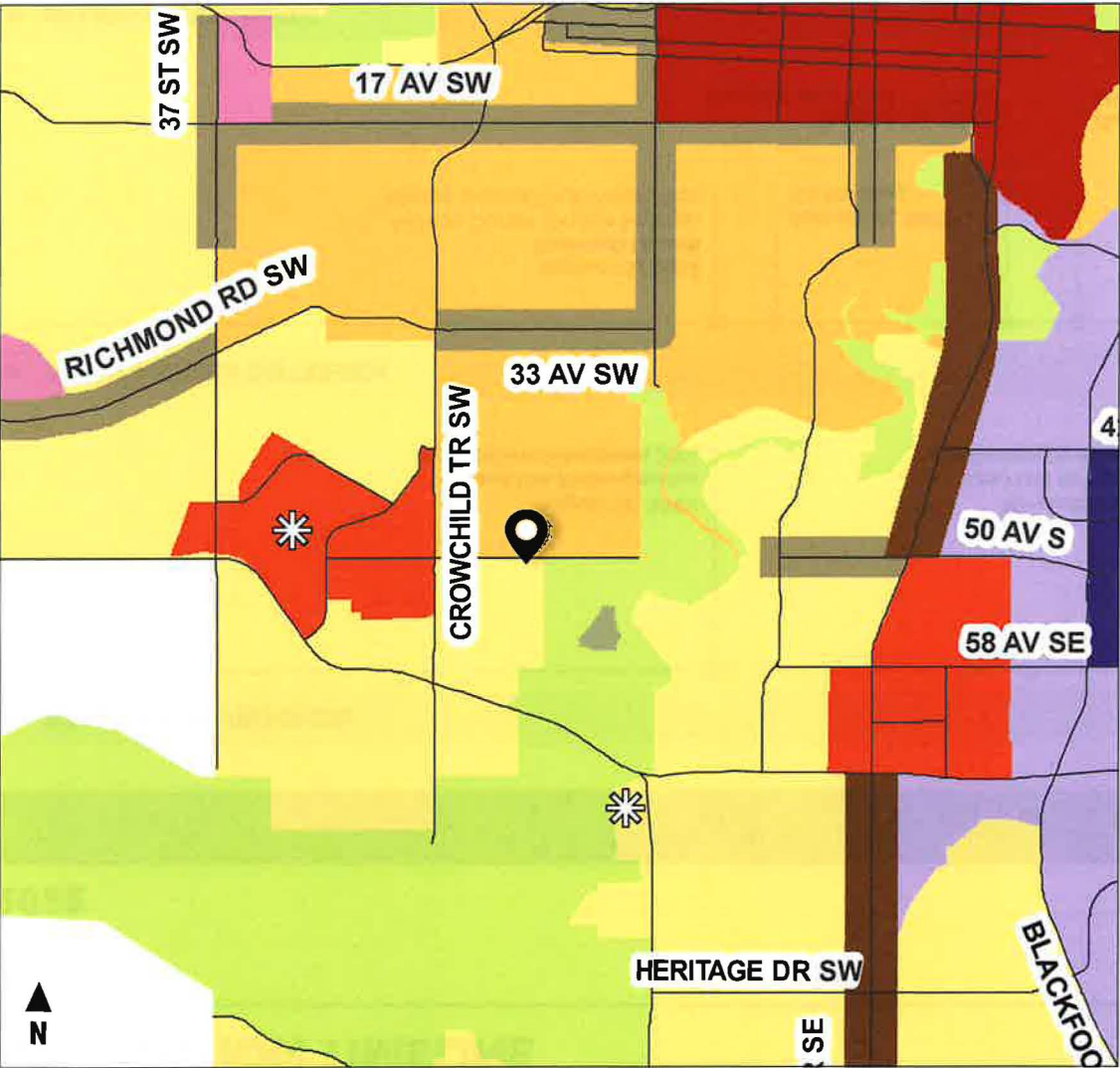
# SITE CONTEXT



- ✓ DIRECT LANE ACCESS
- ✓ WITHIN 600M OF PRIMARY TRANSIT
- ✓ WITHIN 400M OF TRANSIT
- ✓ ALONG A HIGHER STANDARD ROADWAY
- ✓ ACROSS FROM A COMMUNITY AMENITY
- ✓ WITHIN 450M OF MOUNT ROYAL UNIVERSITY MAJOR ACTIVITY CENTRE
- ✓ ALIGNMENT WITH MUNICIPAL DEVELOPMENT PLAN

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAR 07 2023  
ITEM: 6.1.3 CPC2023-0052  
*Distrib-Presentation 2*  
CITY CLERK'S DEPARTMENT

MUNICIPAL DEVELOPMENT PLAN URBAN STRUCTURE MAP



3.5.3 ESTABLISHED AREAS

RESIDENTIAL DEVELOPED - ESTABLISHED AREA

Land Use Policies

- a. Encourage modest redevelopment of Established Areas.
- b. Redevelopment opportunities should be focused on the Neighbourhood Activity Centres, though changes to other sites may provide opportunities for redevelopment over time.
- c. New developments in Established Areas should incorporate appropriate densities, a mix of land uses and a pedestrian-friendly environment to support an enhanced Base or Primary Transit Network.

Mobility Policies

- d. Provide opportunities to increase pedestrian, cycling and emergency services connectivity when redevelopment occurs where community support exists.
- e. Transit stops should be easily accessible and, where possible, integrated with adjacent multi-family residential or retail buildings.



# APPLICATION TIMELINE

2022

2023



## ■ APPLICATION PROGRESS



## ■ APPLICANT-LED OUTREACH



## ■ BYLAW SUSTAINMENT



# DEVELOPMENT VISION AT A GLANCE



 **±0.06<sub>HA</sub>**  
SITE AREA

 **04**  
TWO-STOREY ROWHOME UNITS

 **04**  
SECONDARY SUITES

 **04**  
ON-SITE PARKING STALLS

 **04**  
ALTERNATIVE MOBILITY STORAGE UNITS

 **08**  
PRIVATE AMENITY SPACES (1 PER UNIT / SUITE)

 **8.6 - 11<sub>M</sub> / 2 - 3 STOREYS**  
MAXIMUM BUILDING HEIGHT





HAND-DELIVERED NEIGHBOUR MAILER



ON-SITE SIGNAGE



ON-SITE SIGNAGE



±200 HAND DELIVERED NEIGHBOUR MAILERS



OUTREACH EMAIL INBOX & TEAM RESPONSES



OUTREACH PHONE LINE & TEAM RESPONSES



PROJECT MEMO SHARED WITH NORTH GLENMORE PARK CA & WARD 11 OFFICE



WARD 11 OFFICE MEETING: OCTOBER 12, 2022  
NGPCA MEETINGS: AUGUST 31 & OCTOBER 27, 2022



OUTREACH SUMMARY



**THANK YOU**

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## **SUPPLEMENTARY SLIDES**

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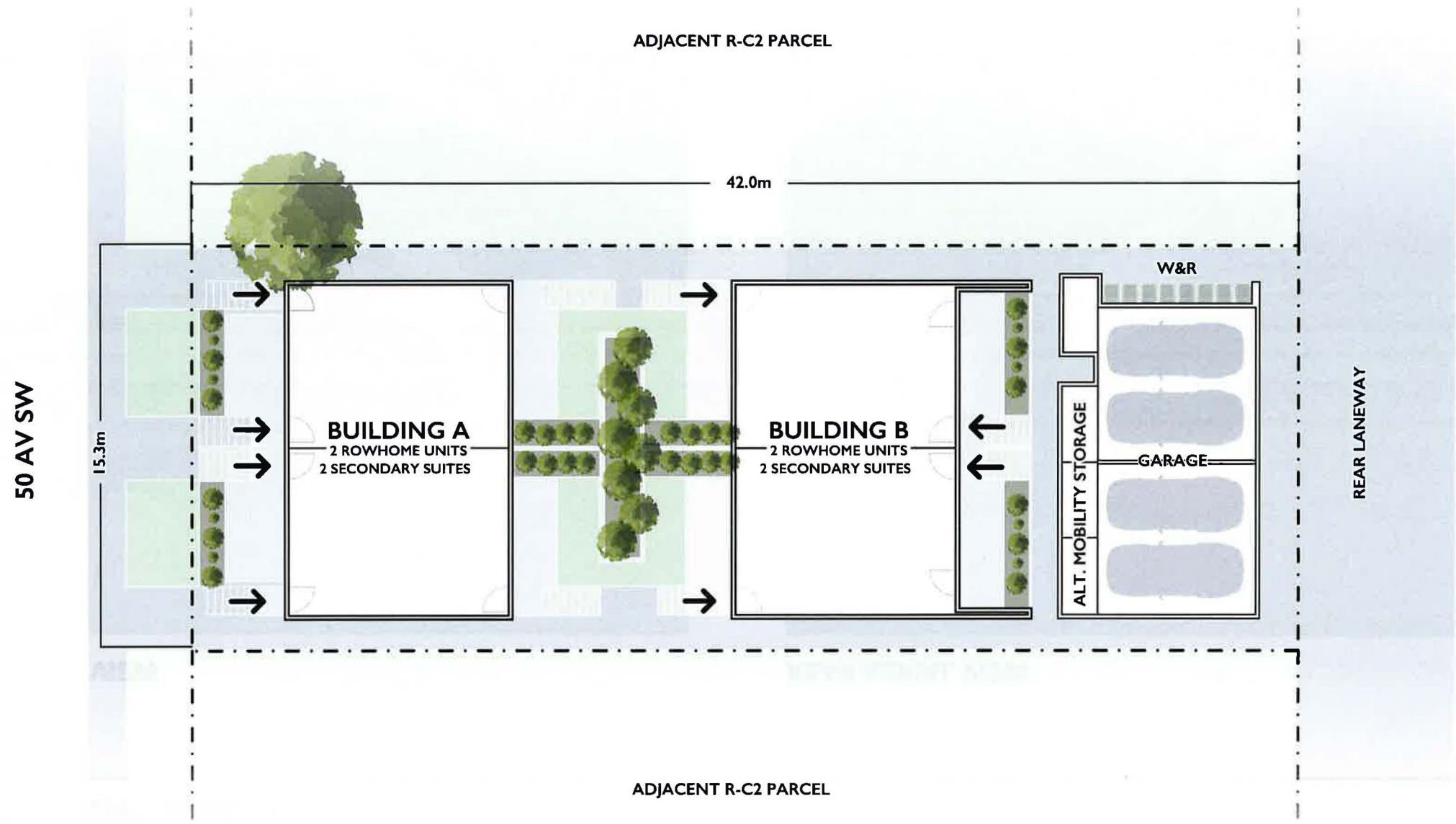


FRONT AERIAL VIEW

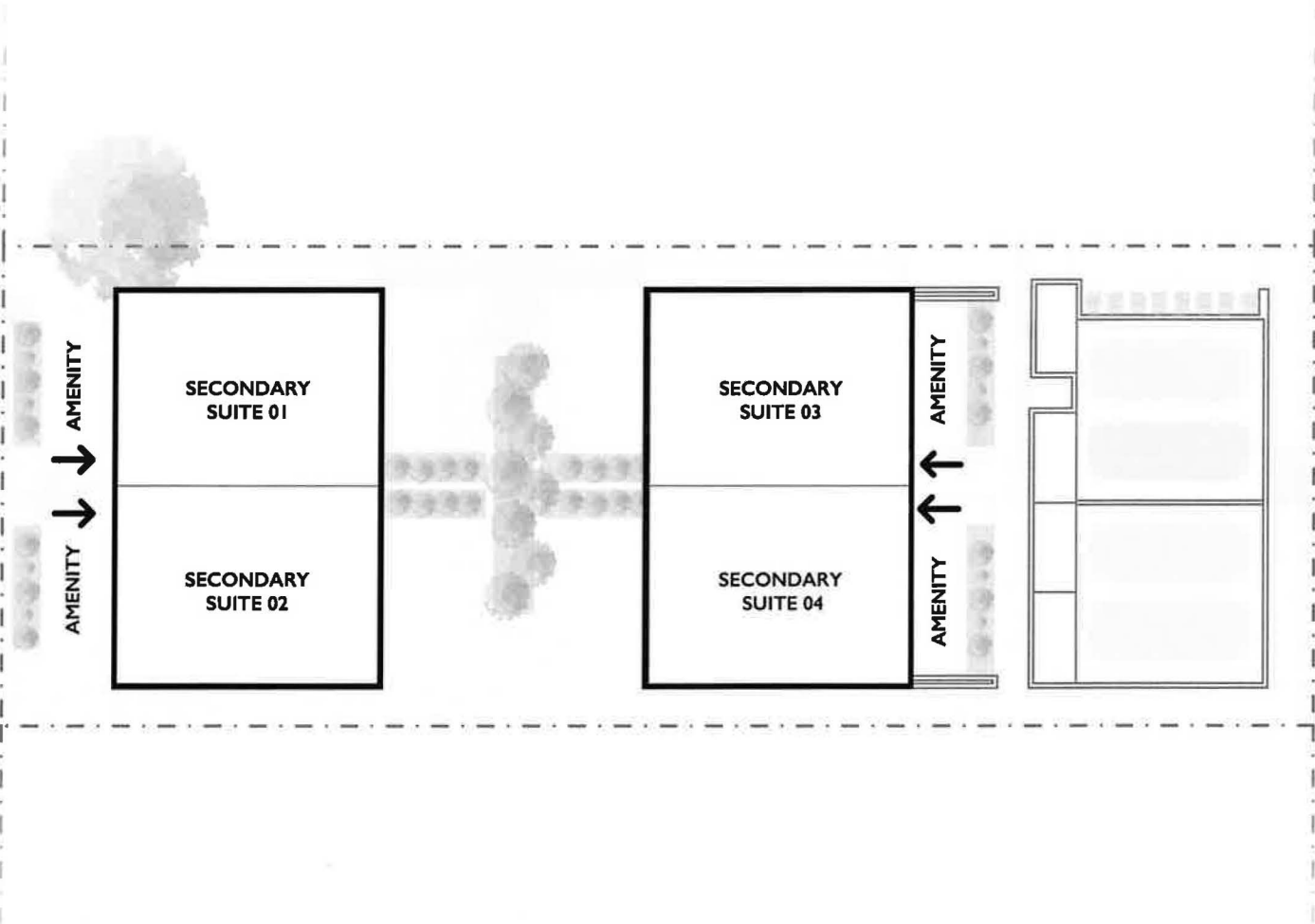


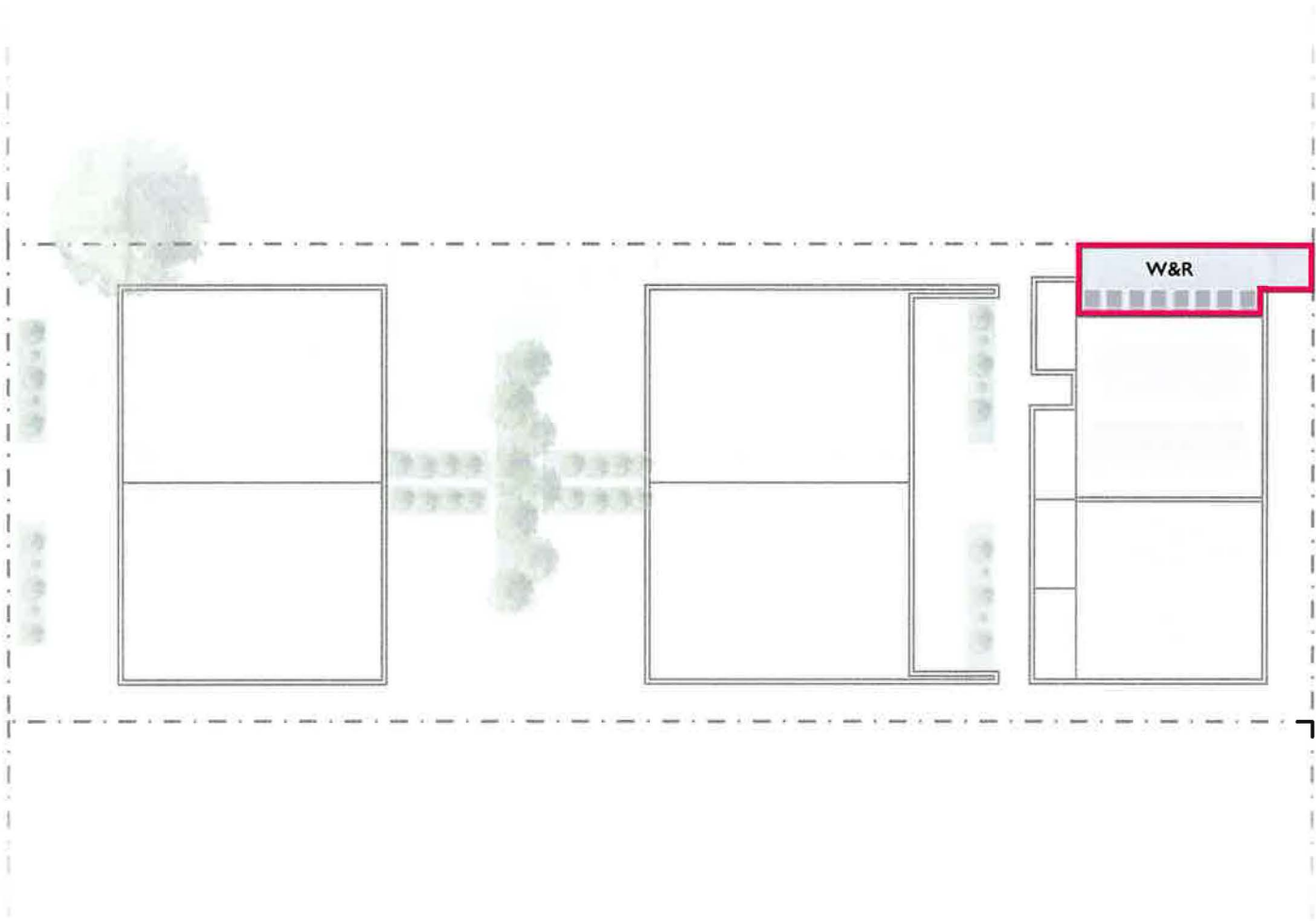
REAR AERIAL VIEW



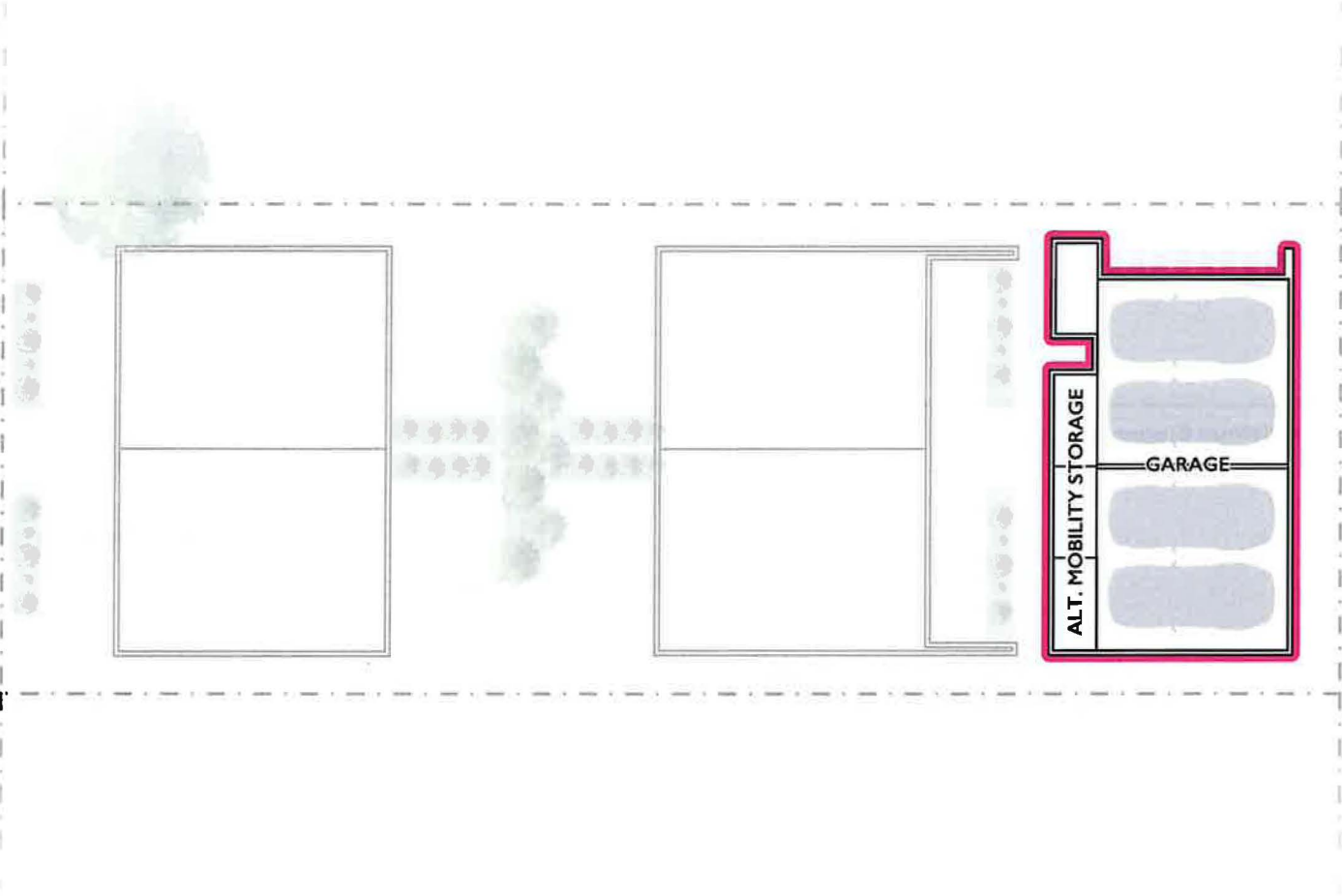




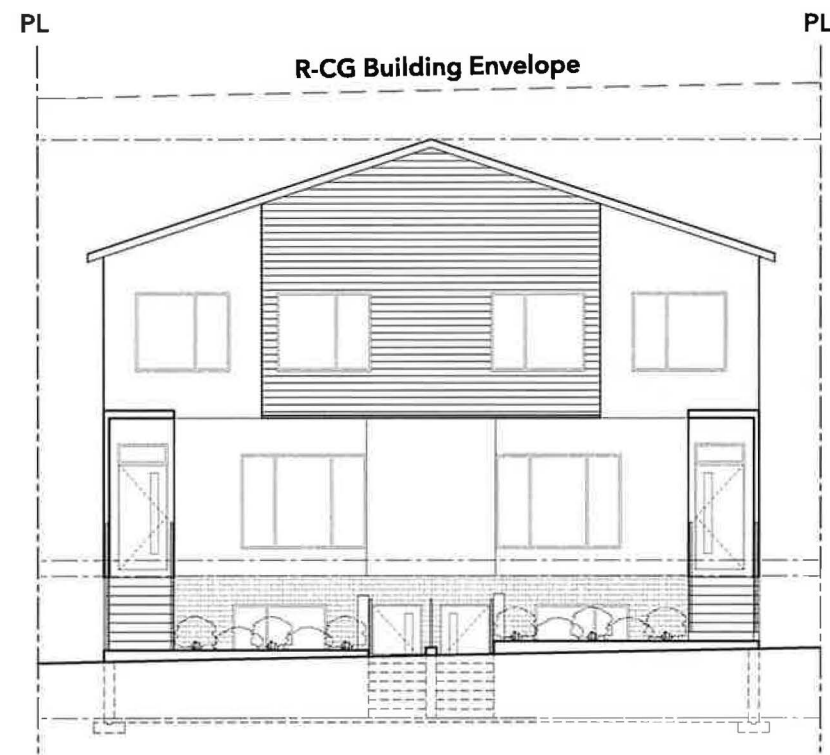




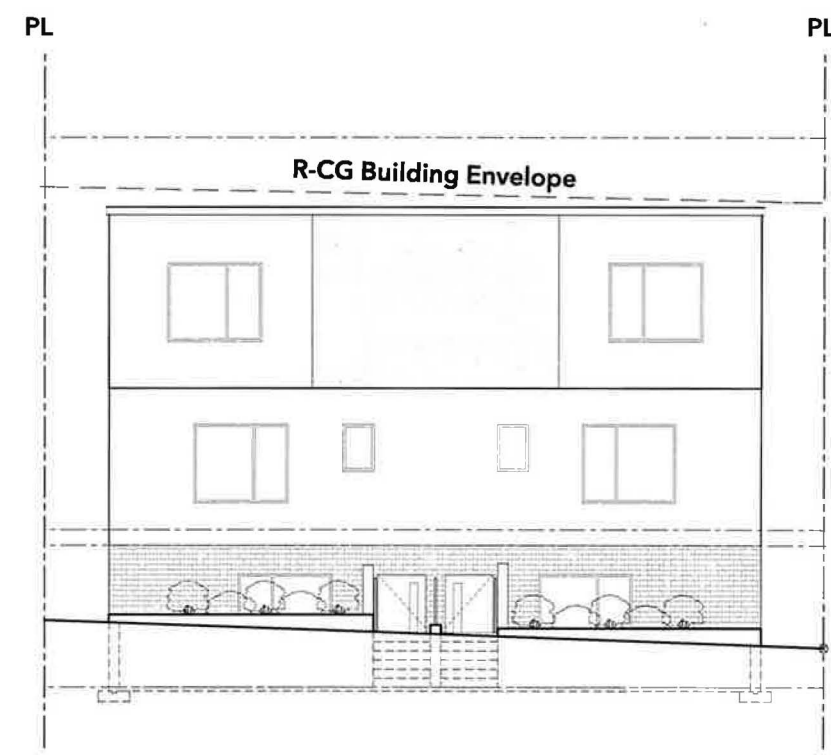




**NORTH ELEVATION - FRONT BUILDING**  
LOOKING SOUTH FROM 50 AV SW



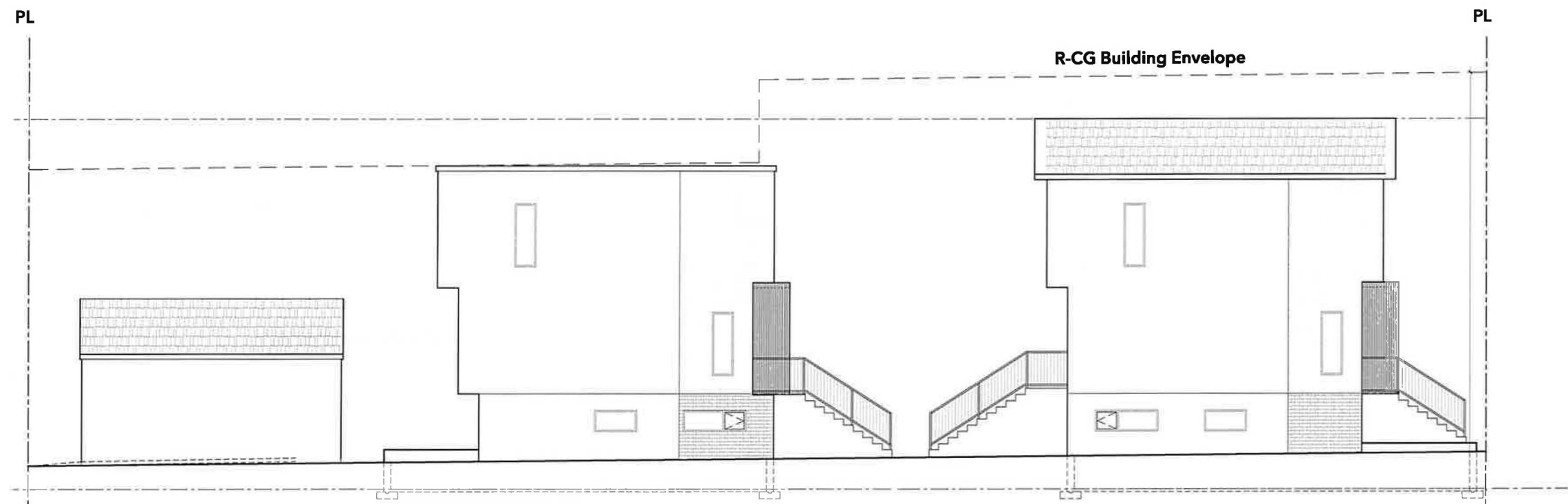
**SOUTH ELEVATION - REAR BUILDING**  
LOOKING NORTH FROM REAR LANE



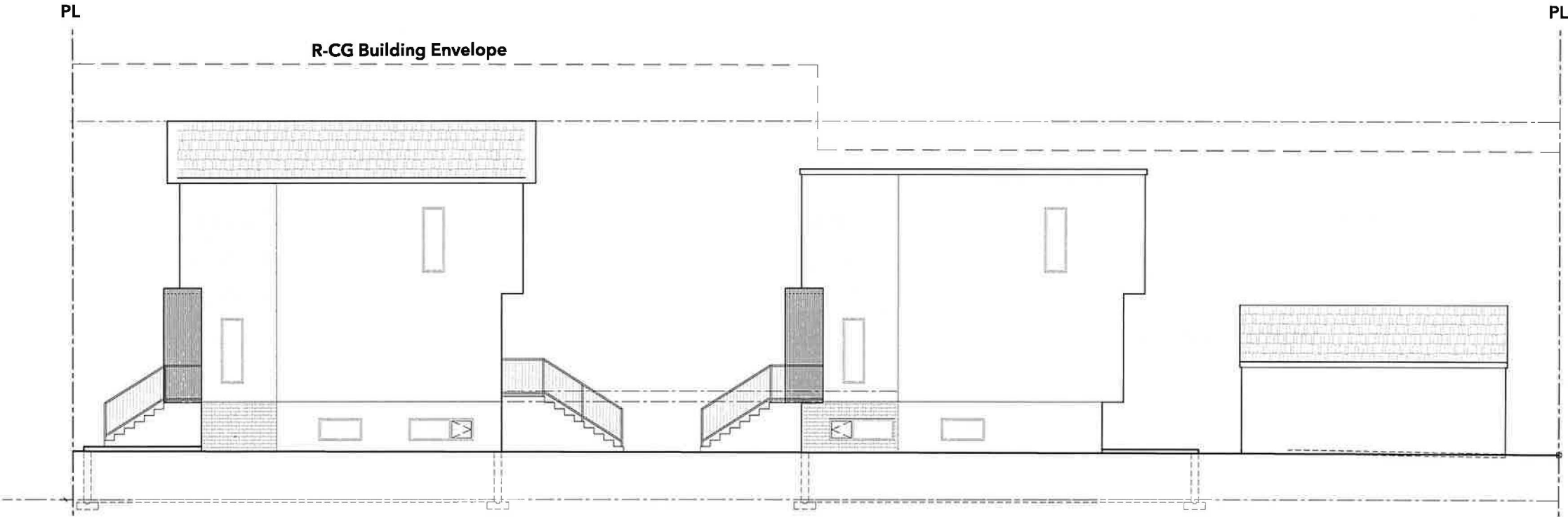


# BUILDING ELEVATIONS

EAST ELEVATION (LOOKING WEST)



WEST ELEVATION (LOOKING EAST)







AERIAL VIEW



LOOKING WEST FROM REAR LANE



LOOKING SOUTHEAST FROM 50 AV SW



LOOKING SOUTHWEST FROM 50 AV SW