

CITY OF CALGARY
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JUN 20 2023
ITEM: 7.2.10 CPC2023-0453
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

CH1224 June 20 Public Hearing LOC2023-0046, DP2023-02610, CPC2023-0453

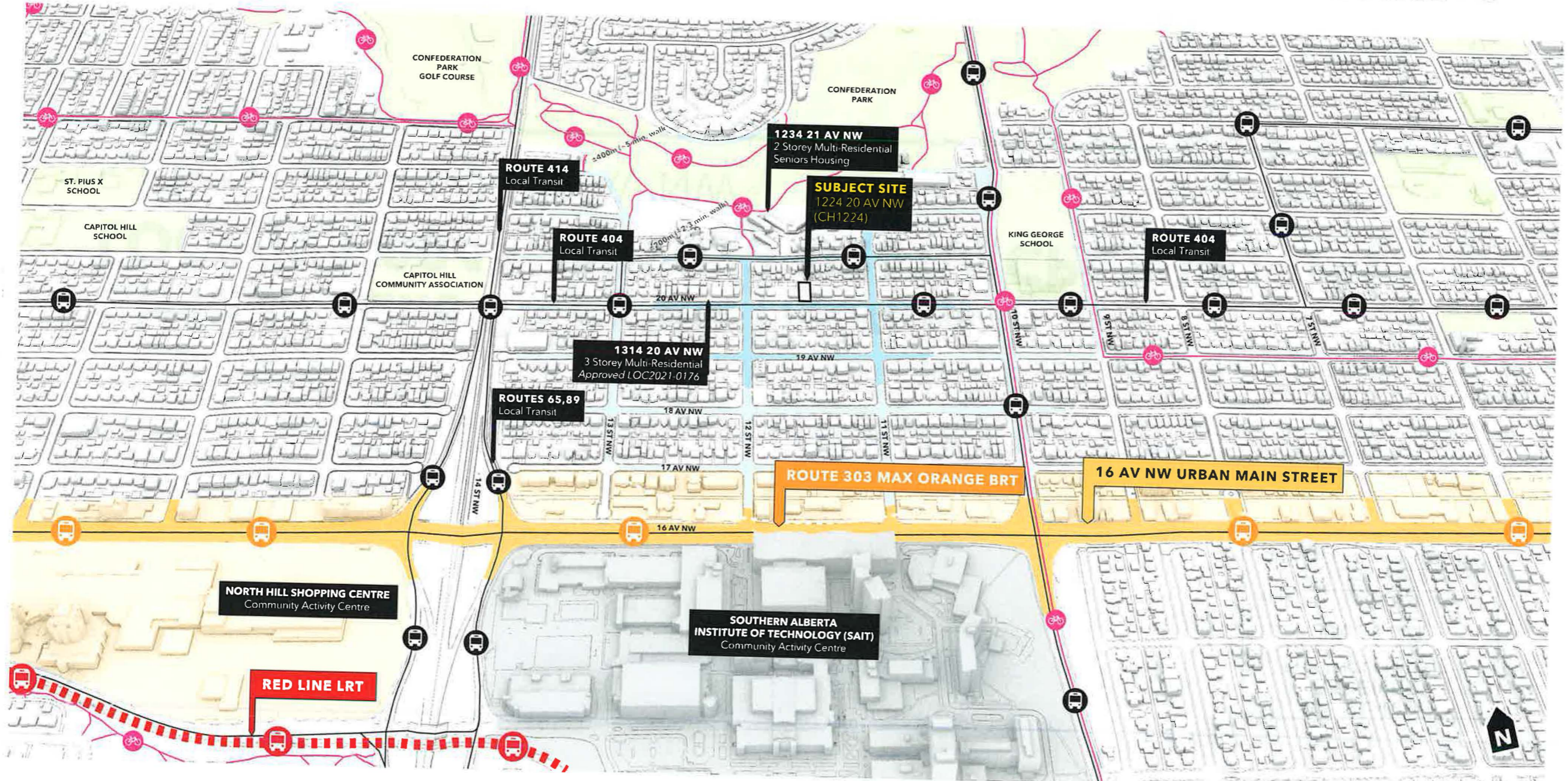
R-CG to H-GO: 1224 20 AV NW



FAAS



Site Context



Policy Context

NORTH HILL COMMUNITIES LOCAL AREA PLAN

Map 3:
Urban Form

Legend

Urban Form Categories

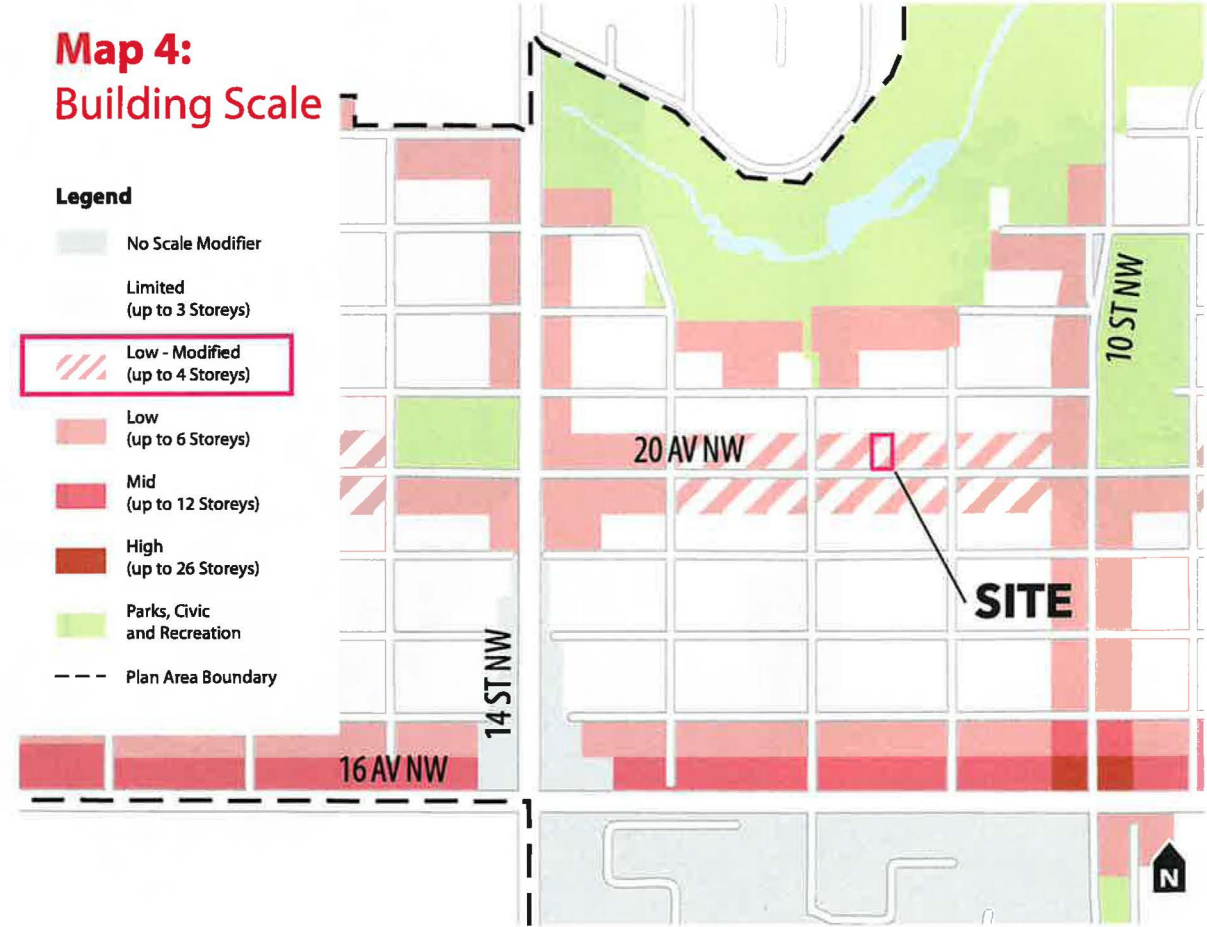
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



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

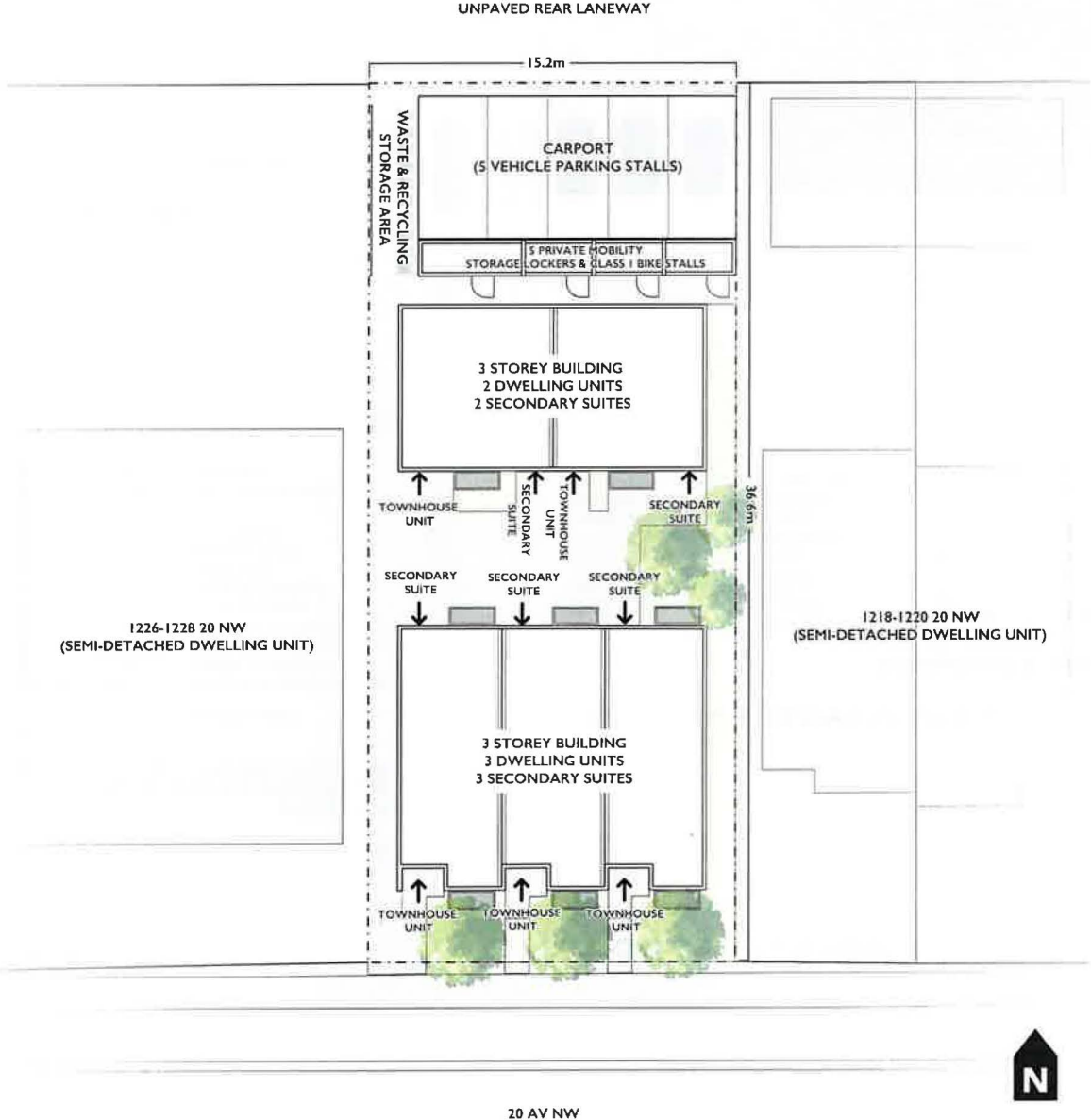


Development Permit DP2023-02610



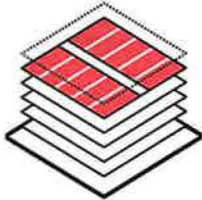
Proposed H-GO District

Proposed Land Use Redesignation from R-CG to H-GO to allow for a courtyard-oriented rowhouse development.



BUILDING HEIGHT

12m **3**
Maximum Height Storeys



DWELLING UNITS + SECONDARY SUITES

10
Total Dwelling Units + Secondary Suites


5 **5**
Rowhouse Units Secondary Suites
(2-3 Bedrooms) (1 Bedroom)



PARKING

5 **5**
Parking Stalls Mobility Storage Units & Class 1 Bike Stalls
(Carport off Lane) (For Units without assigned parking)

NEIGHBOUR POSTCARDS



Proposed Land Use Change
1224 20 AV NW
R-CG to Housing - Grade Oriented (H-GO) District
 City of Calgary Application Reference: LOC2023-0046

Hello Neighbour

We are proposing a land use change at 1224 20 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) District to the new Housing - Grade-Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.


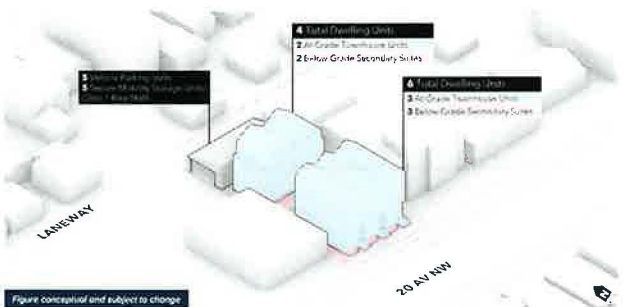
More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

Find Out More

You can review all publicly available materials for the proposed land use change and share questions or feedback with the project team via:

ecliving.ca/engage
engage@civicworks.ca
 587.747.0317
 Reference: CH1224
 1224 20 AV NW


City of Calgary Application Info: dmap.calgary.ca

ecliving.ca

Figure conceptual and subject to change

CUSTOM ON-SITE SIGNAGE



Proposed Land Use Change

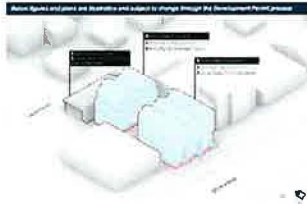

1224 20 AV NW
R-CG to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 1224 20 AV NW from the existing Residential - Grade-Oriented Infill (R-CG) District to the new Housing - Grade-Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller flat-style units, 5 parking stalls in a carport, and 5 secure bike / scooter / stroller storage units.

The City of Calgary's new H-GO District is specifically intended to introduce a wider range of ground-oriented housing options in amenity-rich inner city areas like this one, specifically along higher order streets or close to Activity Centres, Main Streets and frequent transit service.

More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

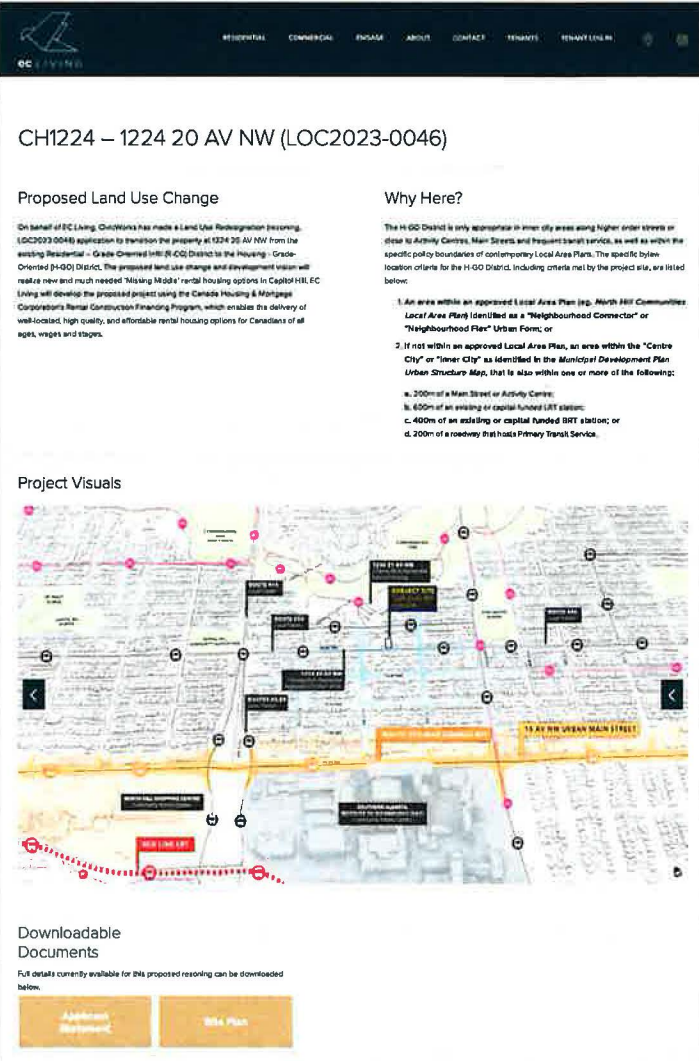
Get In Touch

You can review all publicly available materials for the proposed land use change and share questions or feedback directly with the project team.

ecliving.ca/engage
engage@civicworks.ca
 587.747.0317
 Reference: CH1224 - 1224 20 AV NW

City of Calgary Application Information Portal: dmap.calgary.ca
 Application Reference: LOC2023-0046

PROJECT ENGAGEMENT WEBSITE



CH1224 – 1224 20 AV NW (LOC2023-0046)

Proposed Land Use Change

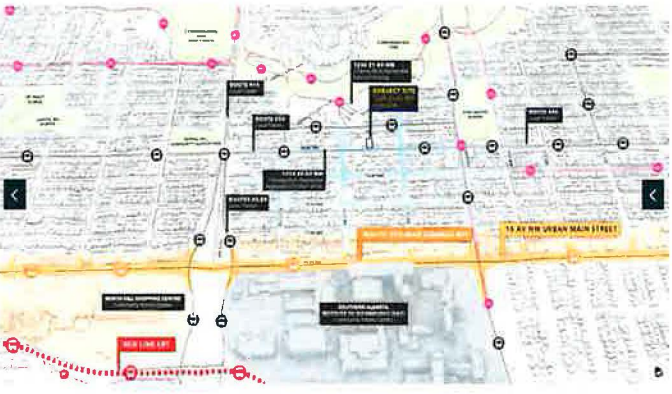
On behalf of EC Living, CivicWorks has made a Land Use Redesignation Incentive (LOC2023-0046) application to transition the property at 1224 20 AV NW from the existing Residential - Grade Oriented Infill (R-CG) District to the Housing - Grade Oriented (H-GO) District. The proposed land use change and development vision will create new and much needed "Missing Middle" rental housing options in Capitol Hill. EC Living will develop the proposed project using the Canada Housing & Mortgage Corporation's Rental Construction Financing Program, which enables the delivery of well-located, high quality, and affordable rental housing options for Canadians of all ages, wages and stages.

Why Here?

The H-GO District is only applicable in inner city areas along higher order streets or close to Activity Centres, Main Streets and frequent transit service. As well as within the specific policy boundaries of contemporary Local Area Plans. The specific bylaw location criteria for the H-GO District, including criteria met by the project site, are listed below:

1. An area within an approved Local Area Plan (eg. North Hill Communities Local Area Plan) identified as a "Neighbourhood Connector" or "Neighbourhood Flex" Urban Form; or
2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the *Municipal Development Plan Urban Structure Map*, that is also within one or more of the following:
 - a. 300m of a Main Street or Activity Centre;
 - b. 600m of an existing or capital funded LRT station;
 - c. 400m of an existing or capital funded BRT station; or
 - d. 200m of a roadway that has Primary Transit Service.

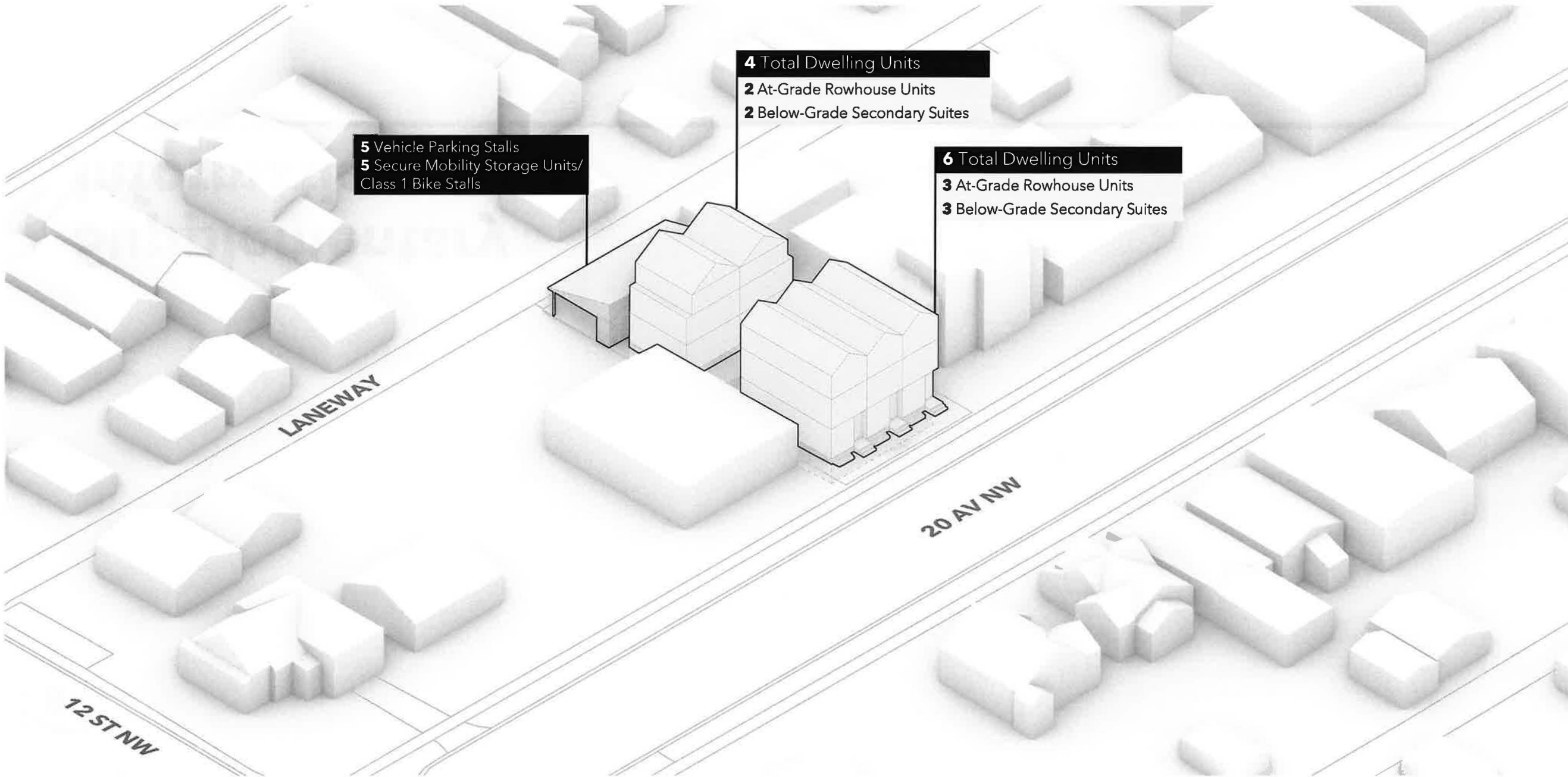
Project Visuals



Downloadable Documents

Full details currently available for this proposed rezoning can be downloaded below.

[Application Information](#) [Site Plan](#)



5 Vehicle Parking Stalls
5 Secure Mobility Storage Units/
Class 1 Bike Stalls

4 Total Dwelling Units
2 At-Grade Rowhouse Units
2 Below-Grade Secondary Suites

6 Total Dwelling Units
3 At-Grade Rowhouse Units
3 Below-Grade Secondary Suites

Supplementary Information

AERIAL VIEW



VIEW NORTH FROM 20 AV NW



VIEW WEST ALONG 20 AV NW



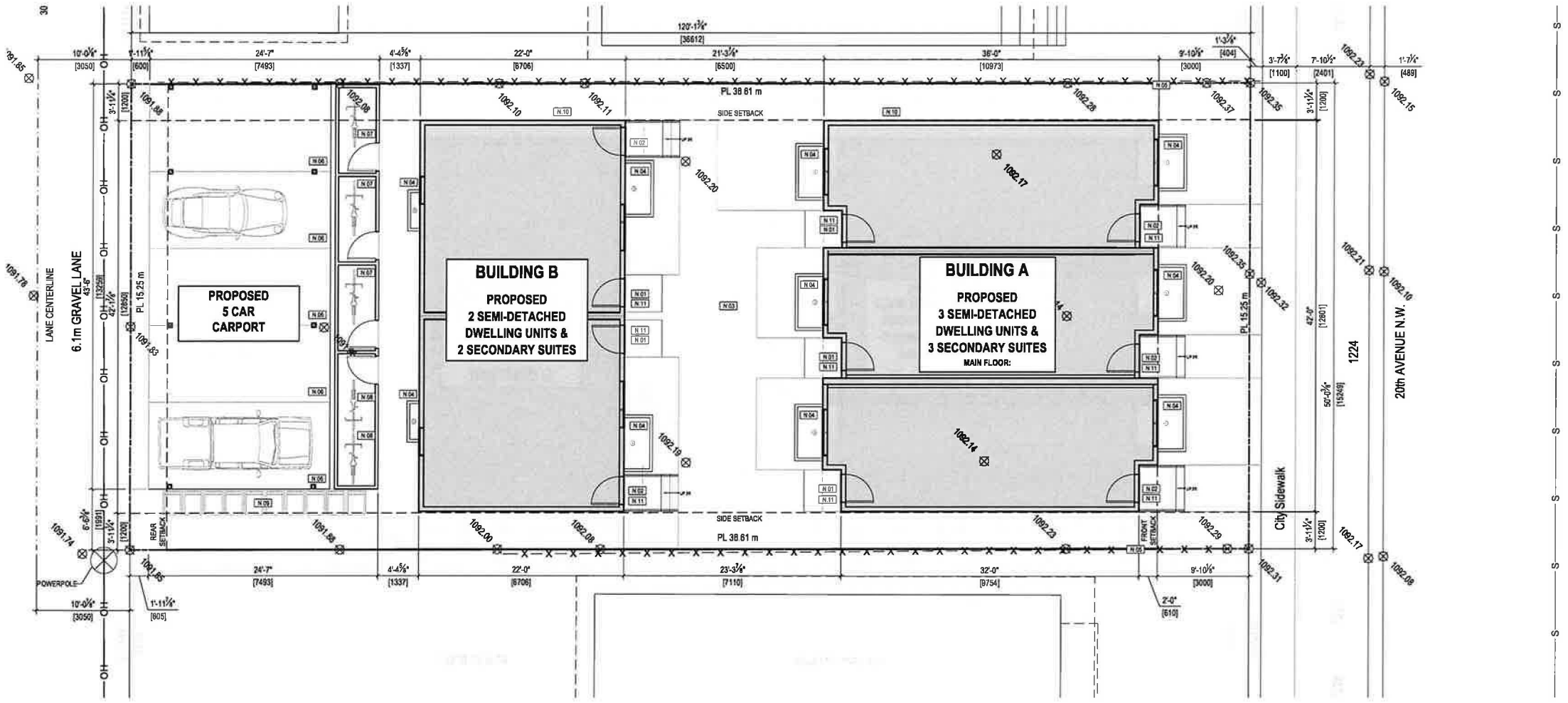
VIEW SOUTH EAST ALONG REAR LANE



Development Permit DP2023-02610



Site Plan DP2023-02610

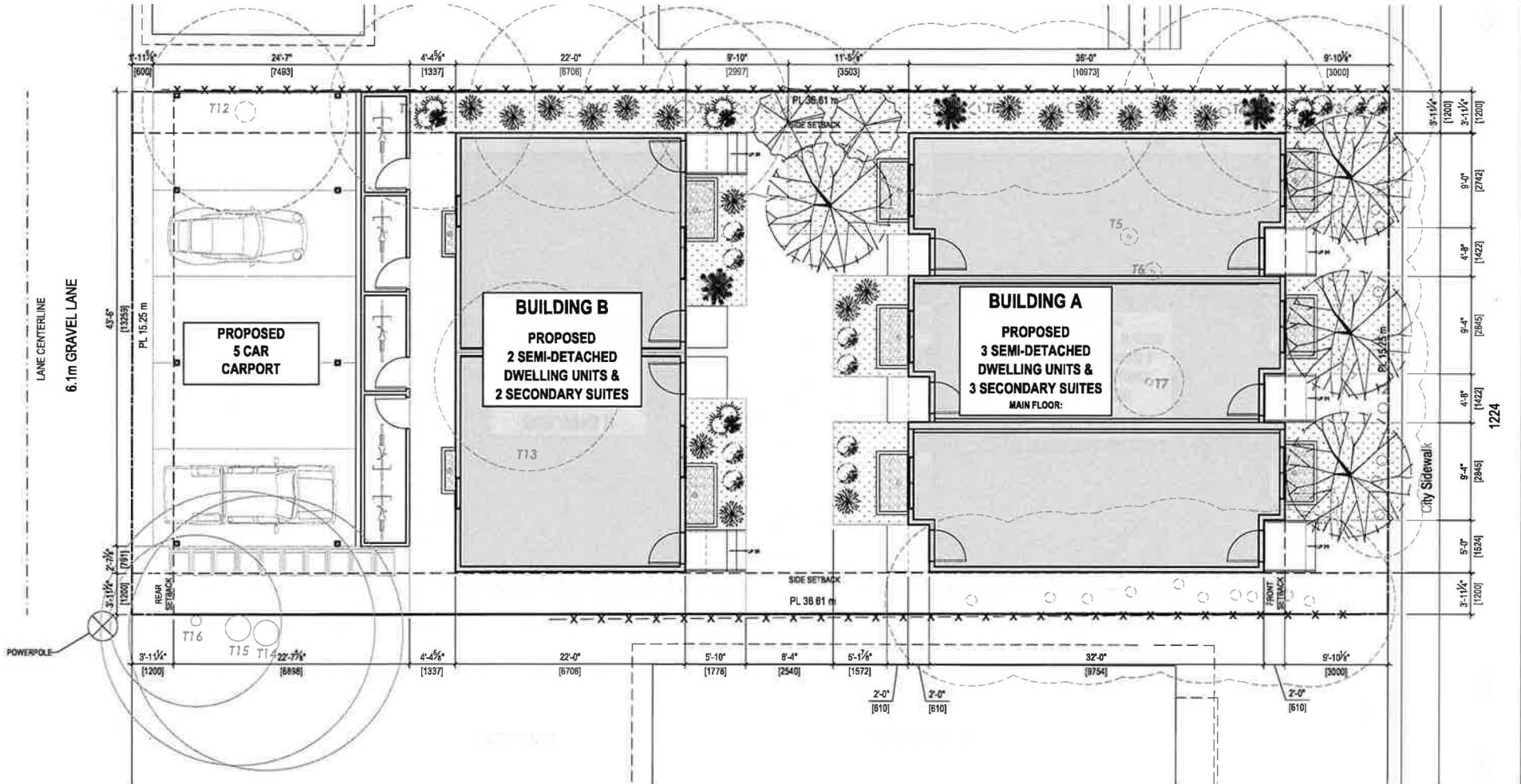


1 SITE PLAN
DP.103 3/16" = 1'-0"

GENERAL NOTES SHEET NOTES



Landscape Plan DP2023-02610



20th AVENUE N.W.

1 LANDSCAPE PLAN
DP 101 3/16" = 1'0"

PROPOSED PLANTINGS						
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQUIREMENTS / AMOUNT
	CONIFEROUS TREES					

LANDSCAPE INFORMATION	
LANDSCAPING LEGEND	

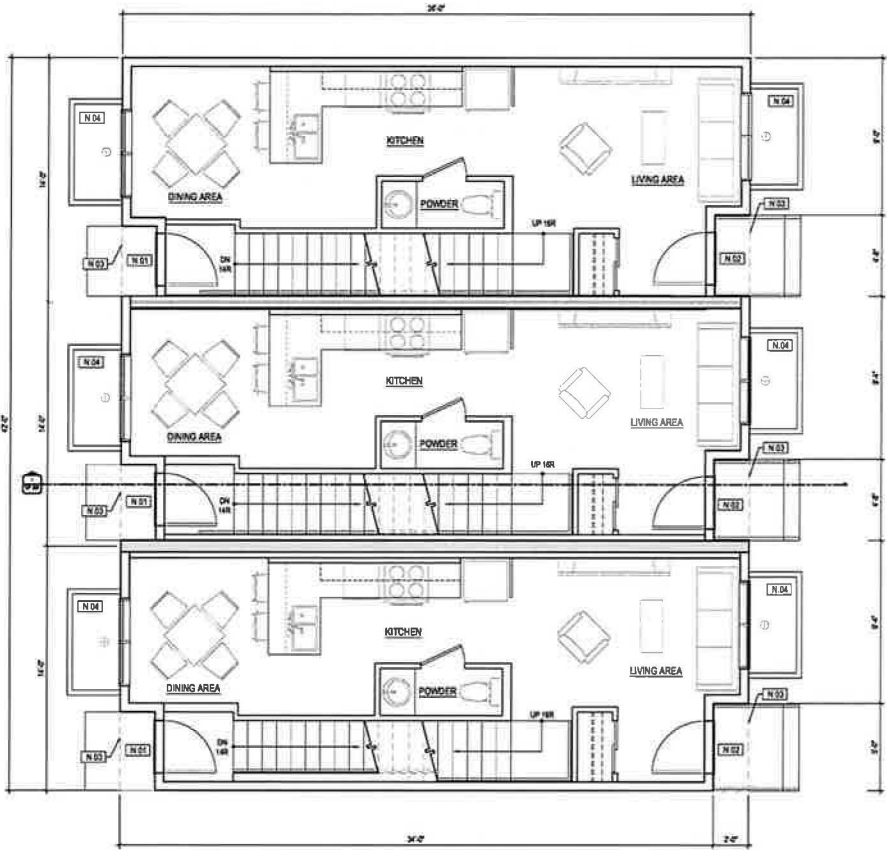
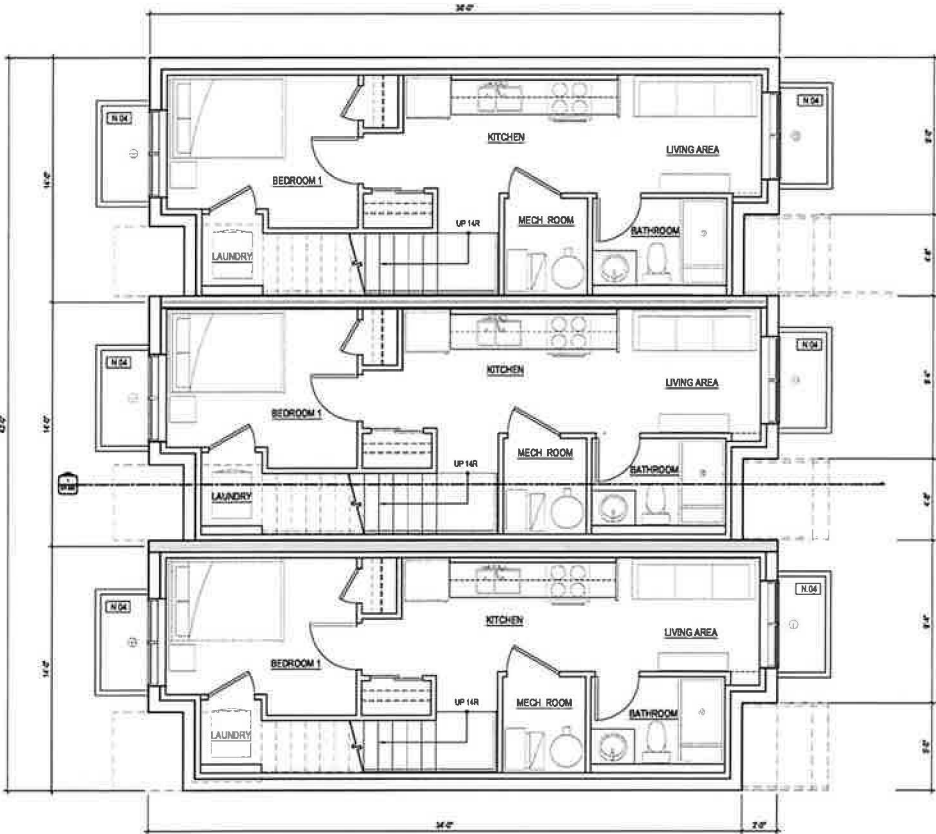
GENERAL NOTES	
A.	LANDSCAPED AREA = 214.44 SQ. M / 2306.13 SQ. FT. PROVIDED

SHEET NOTES	
RS1	EXISTING RETAINING WALL



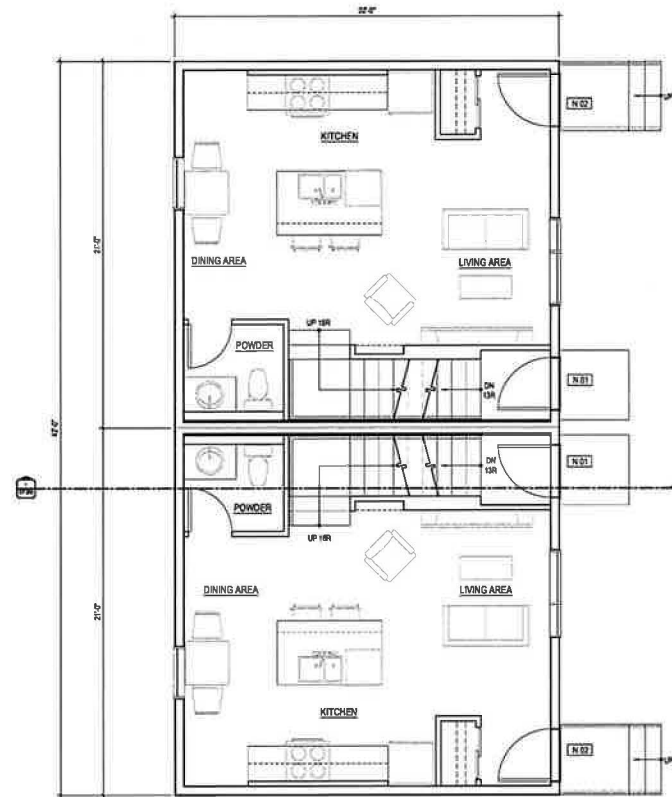
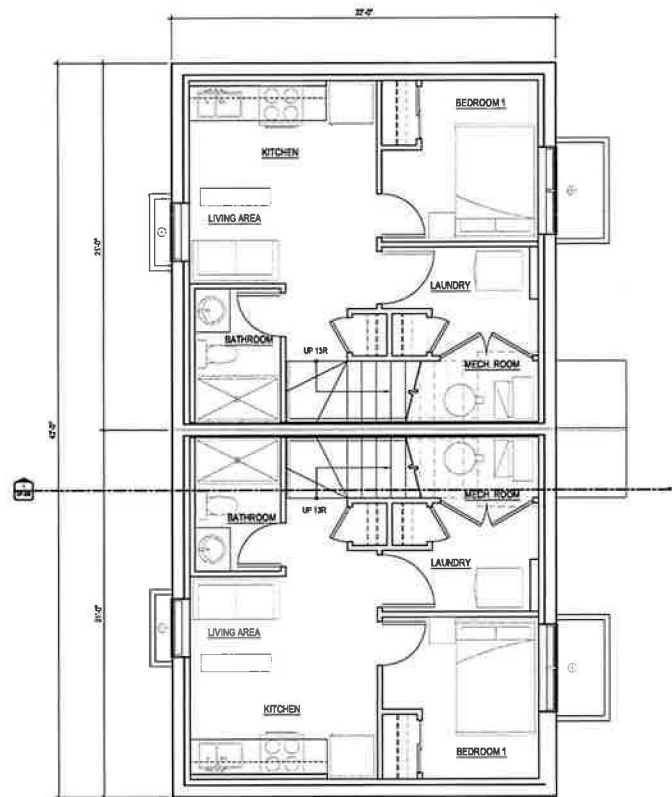
Main Floor + Lower Level DP2023-02610

BUILDING A



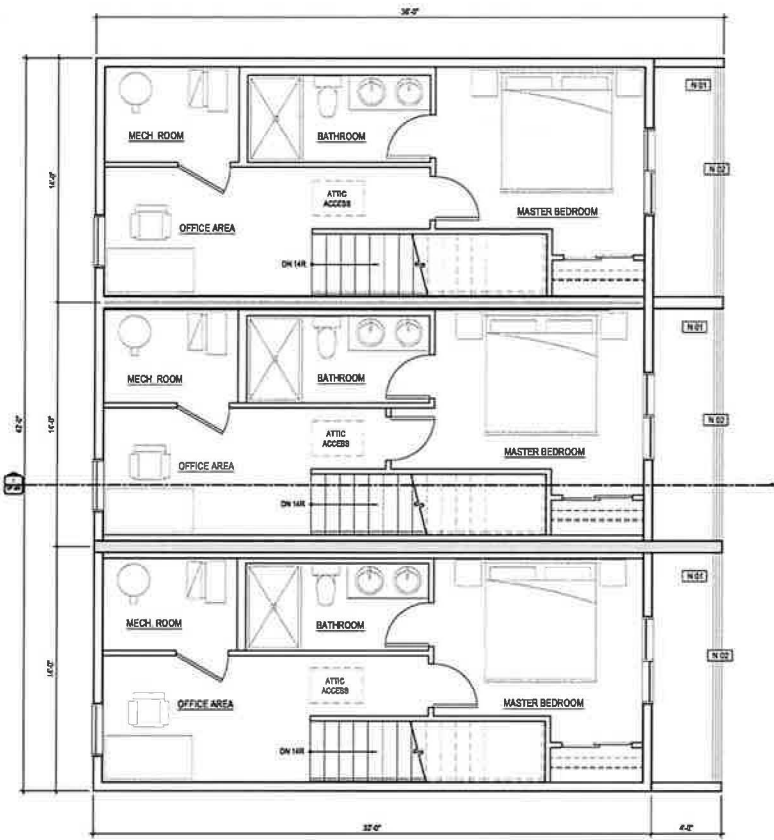
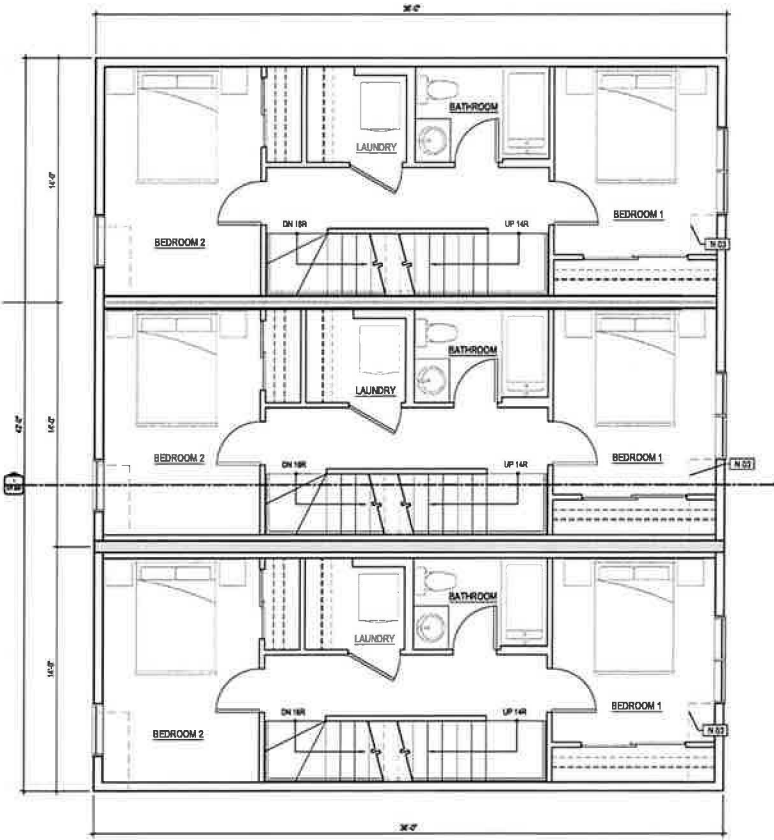
Main Floor + Lower Level DP2023-02610

BUILDING B



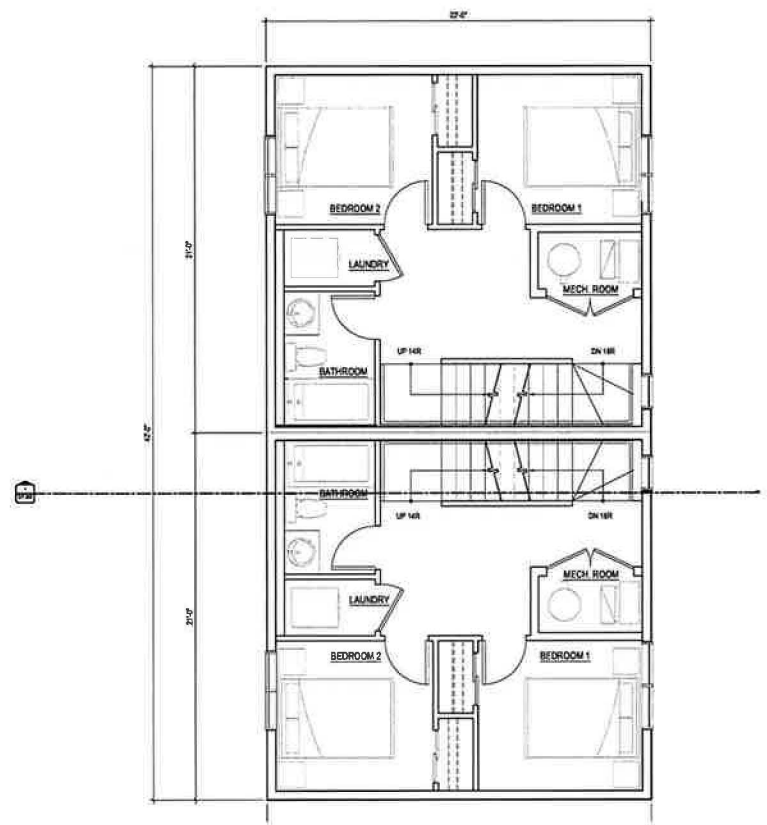
Second + Third Floor Plan DP2023-02610

BUILDING A

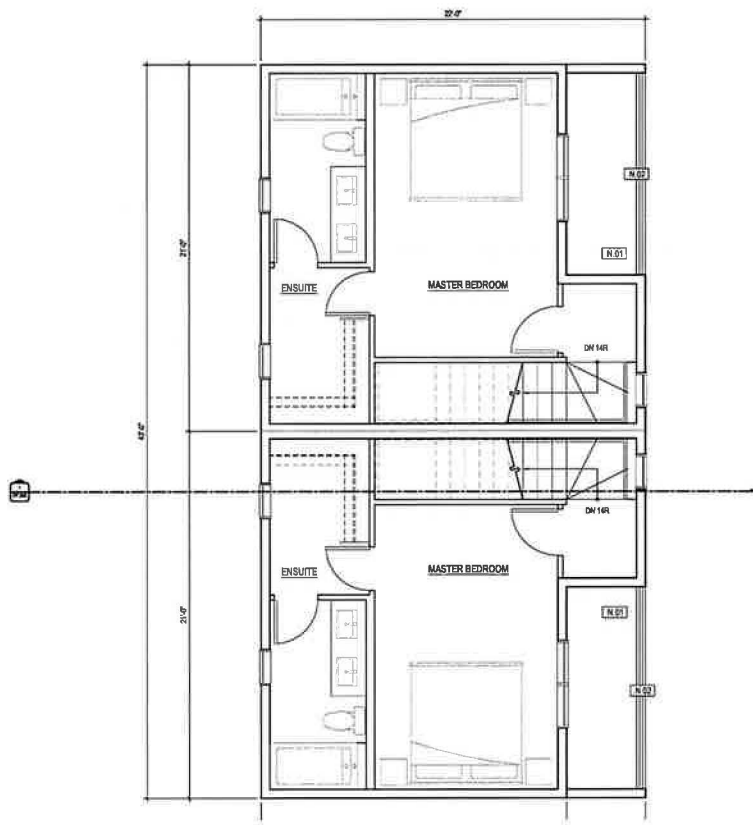


Second + Third Floor Plan DP2023-02610

BUILDING B

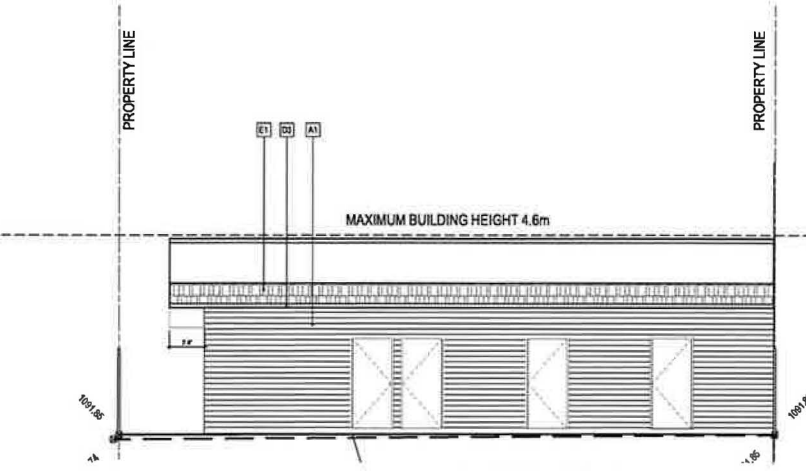
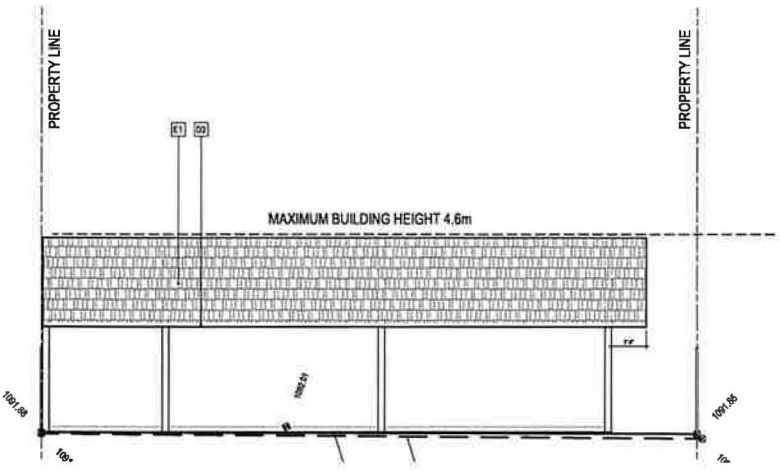
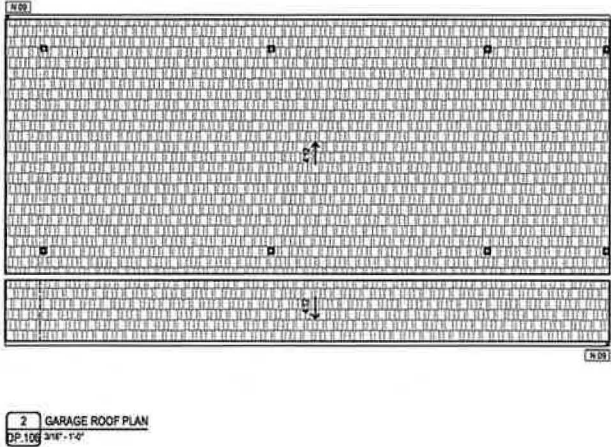
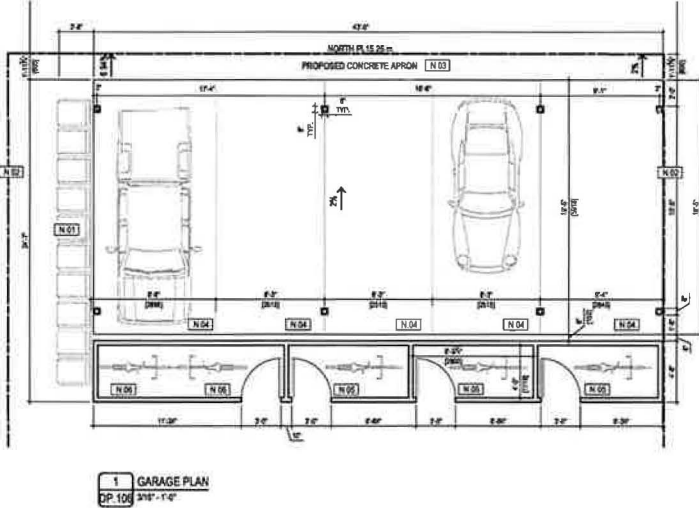


SECOND FLOOR PLAN BUILDING B



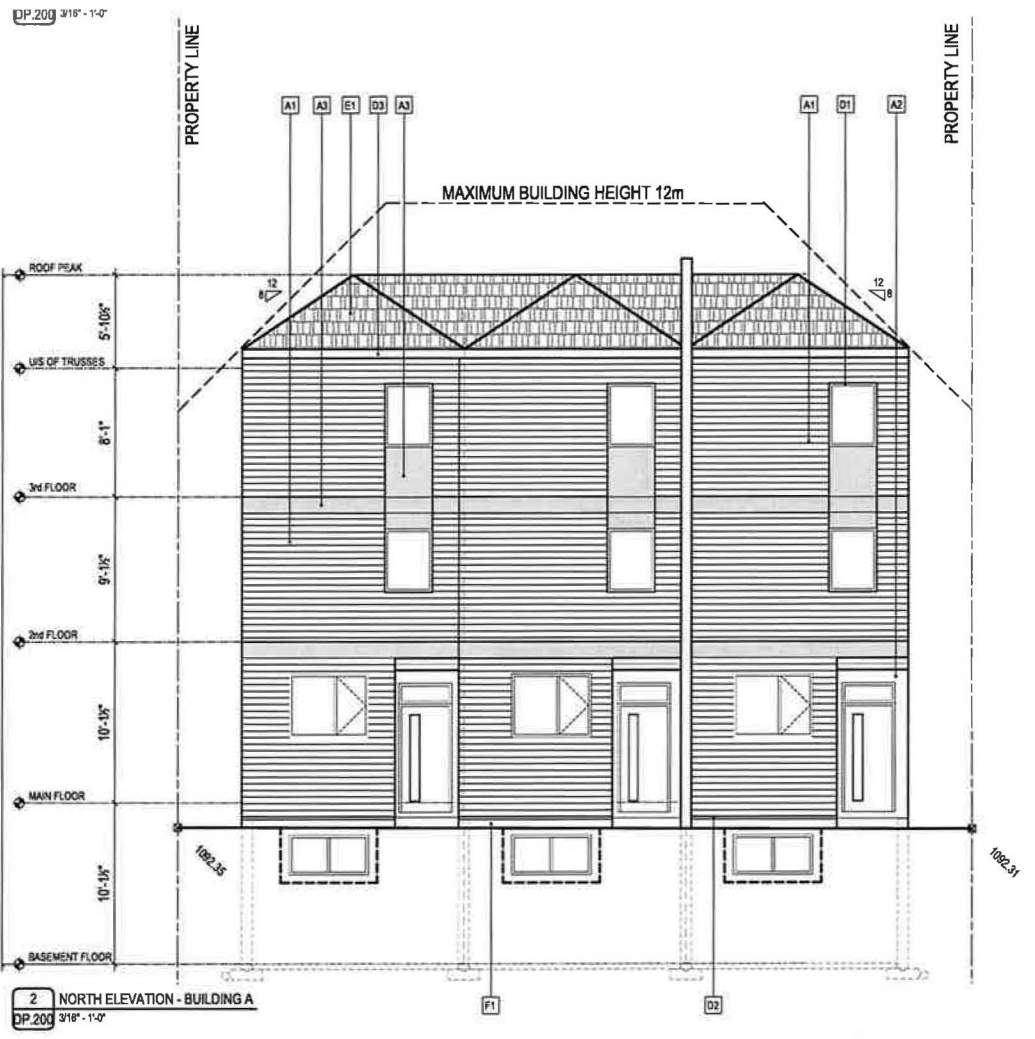
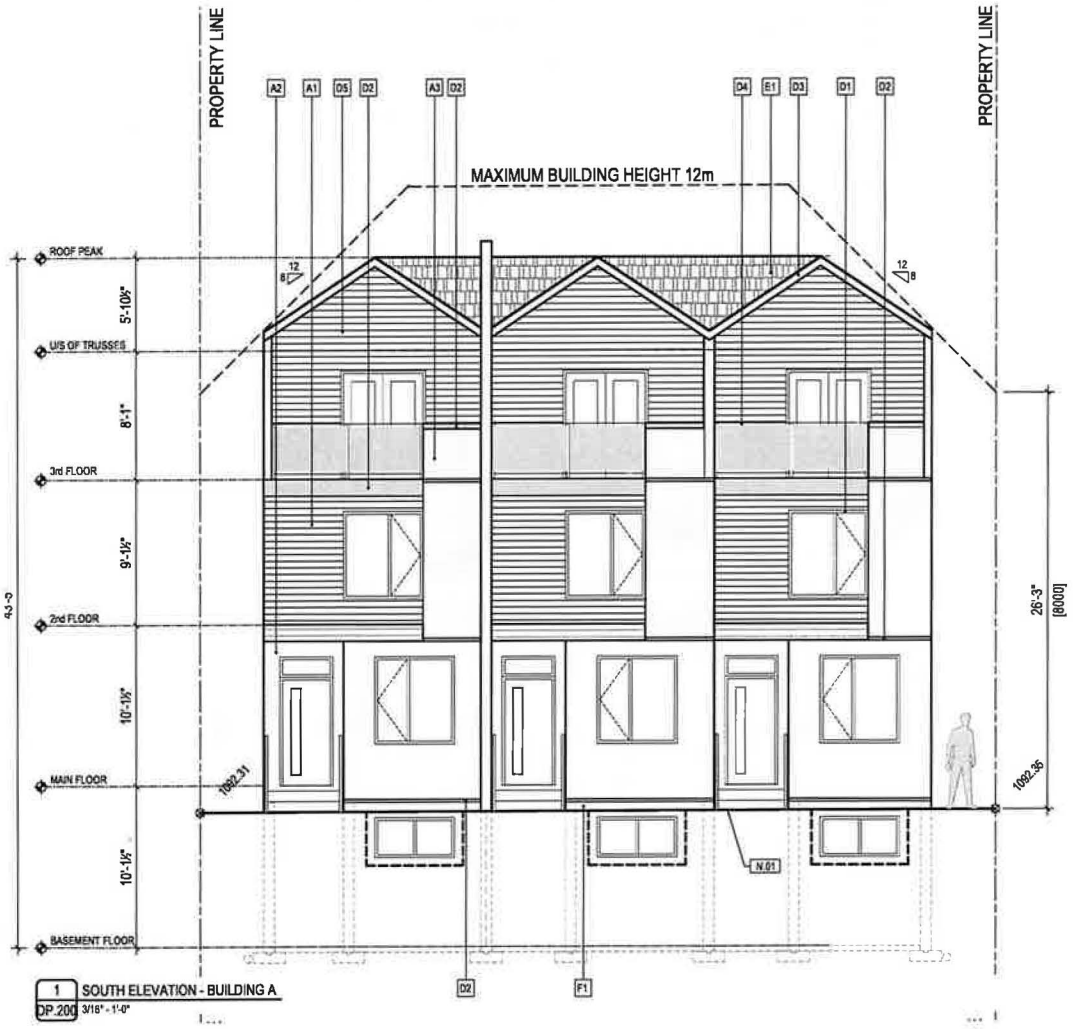
THIRD FLOOR PLAN BUILDING B

Garage Plan + Elevations DP2023-02610

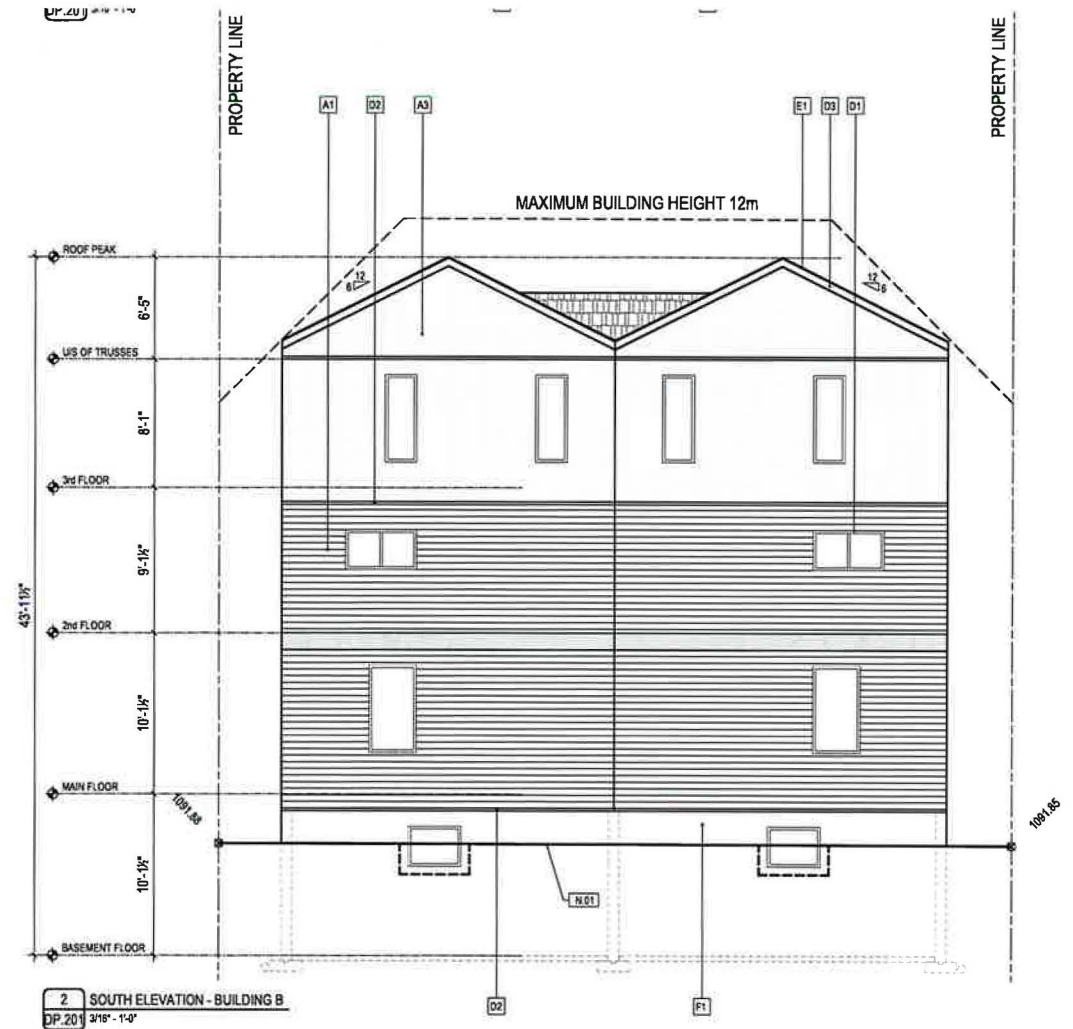


Elevations DP2023-02610

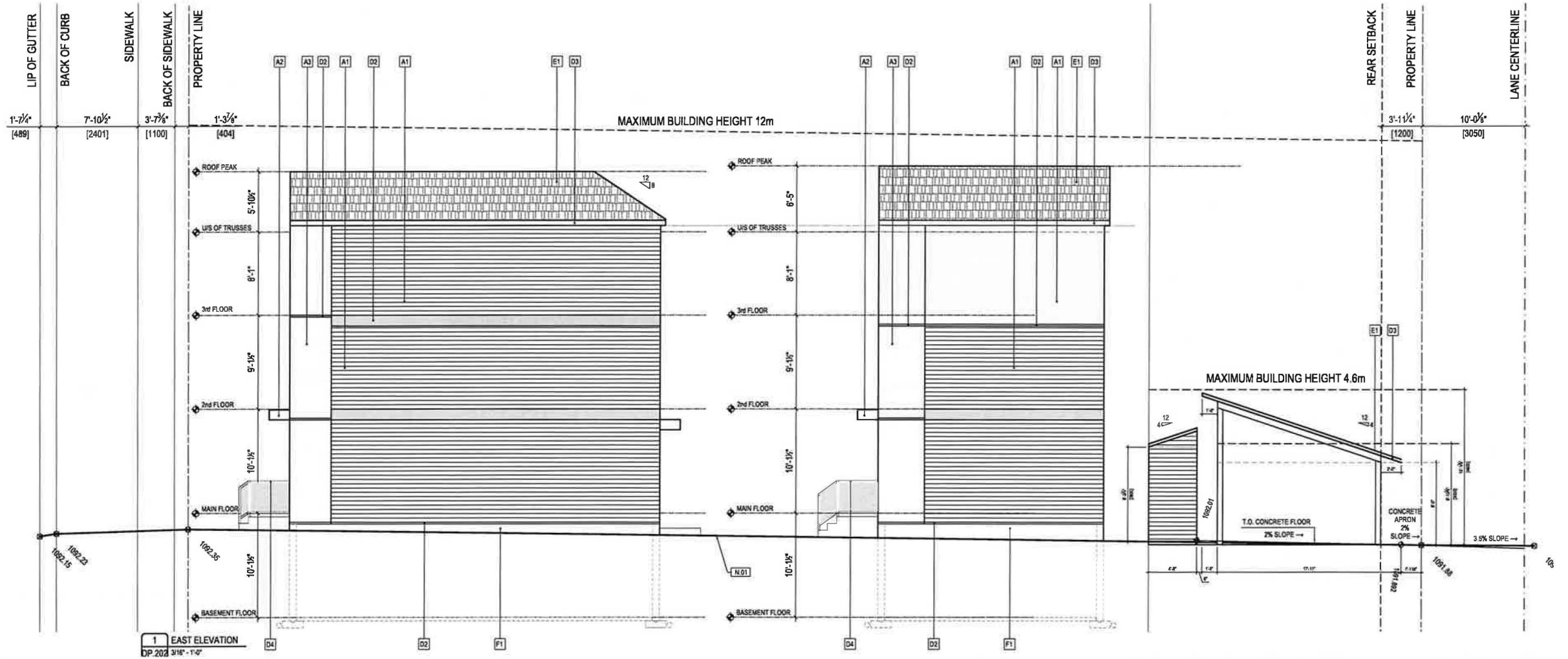
BUILDING A



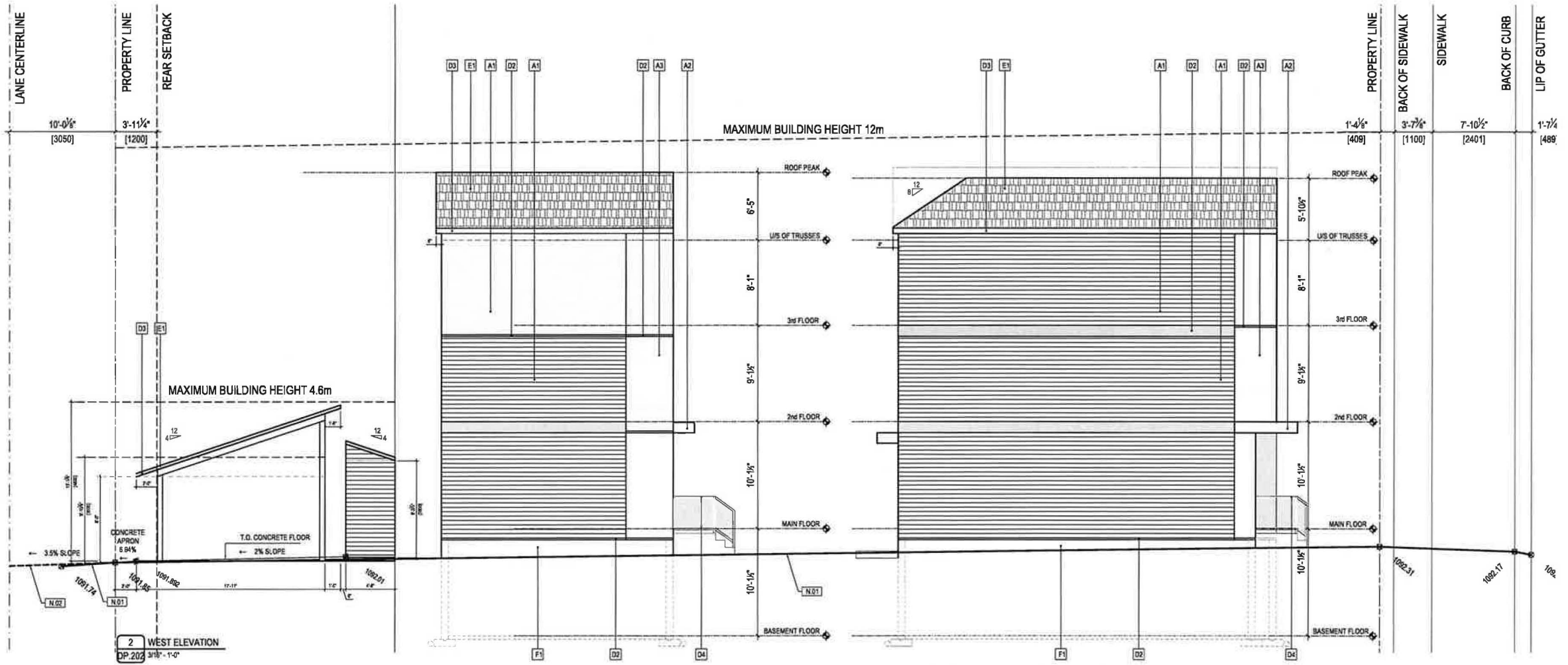
BUILDING B



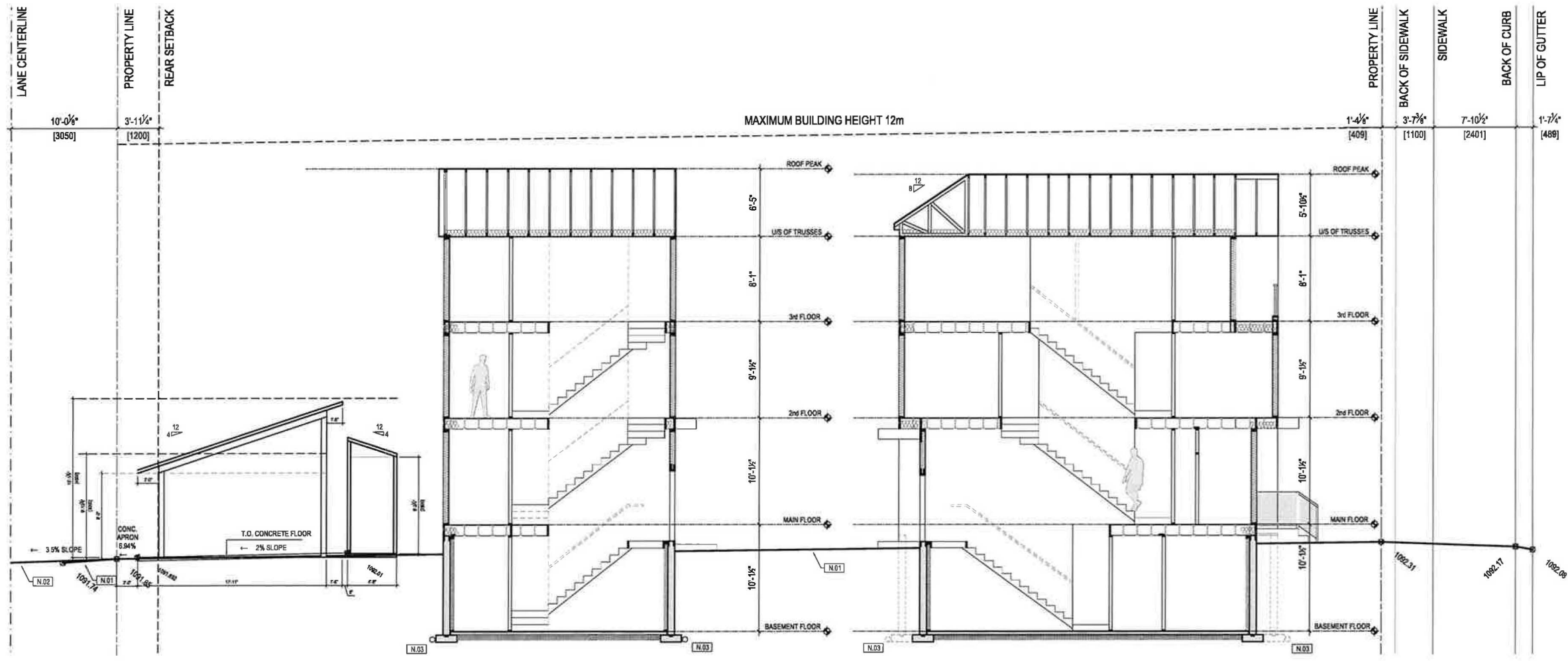
EAST ELEVATION



WEST ELEVATION



Building Section DP2023-02610



1 SECTION
DP.300 3 1/8" - 1'-0"