

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 25 2023
ITEM: 7.2.12 CPC2023-0613
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

1

1921 & 1925 24 AV NW

R-C2 to MU-1f1.5h12

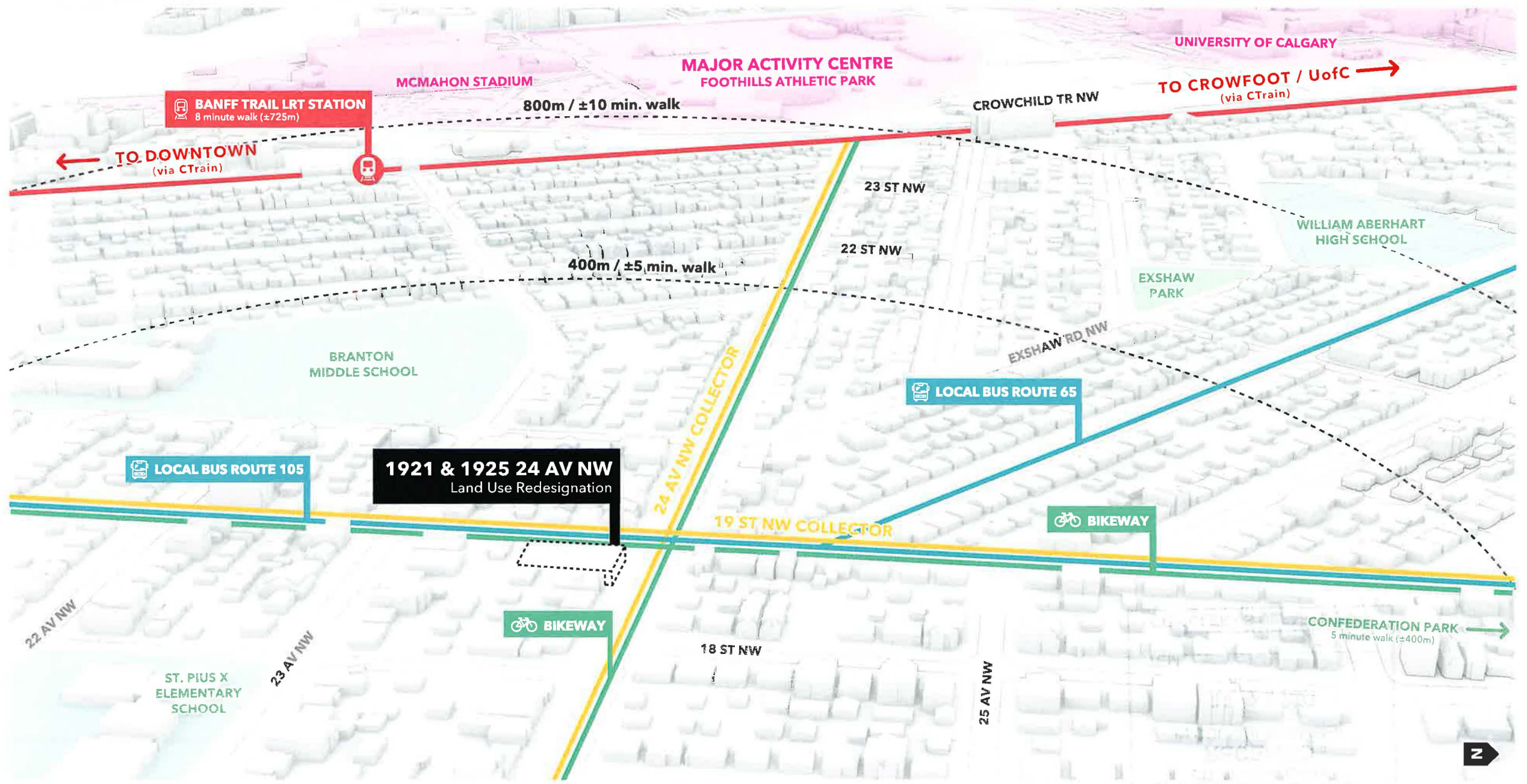
LOC2022-0081 / DP2022-07178

Item 7.2.12

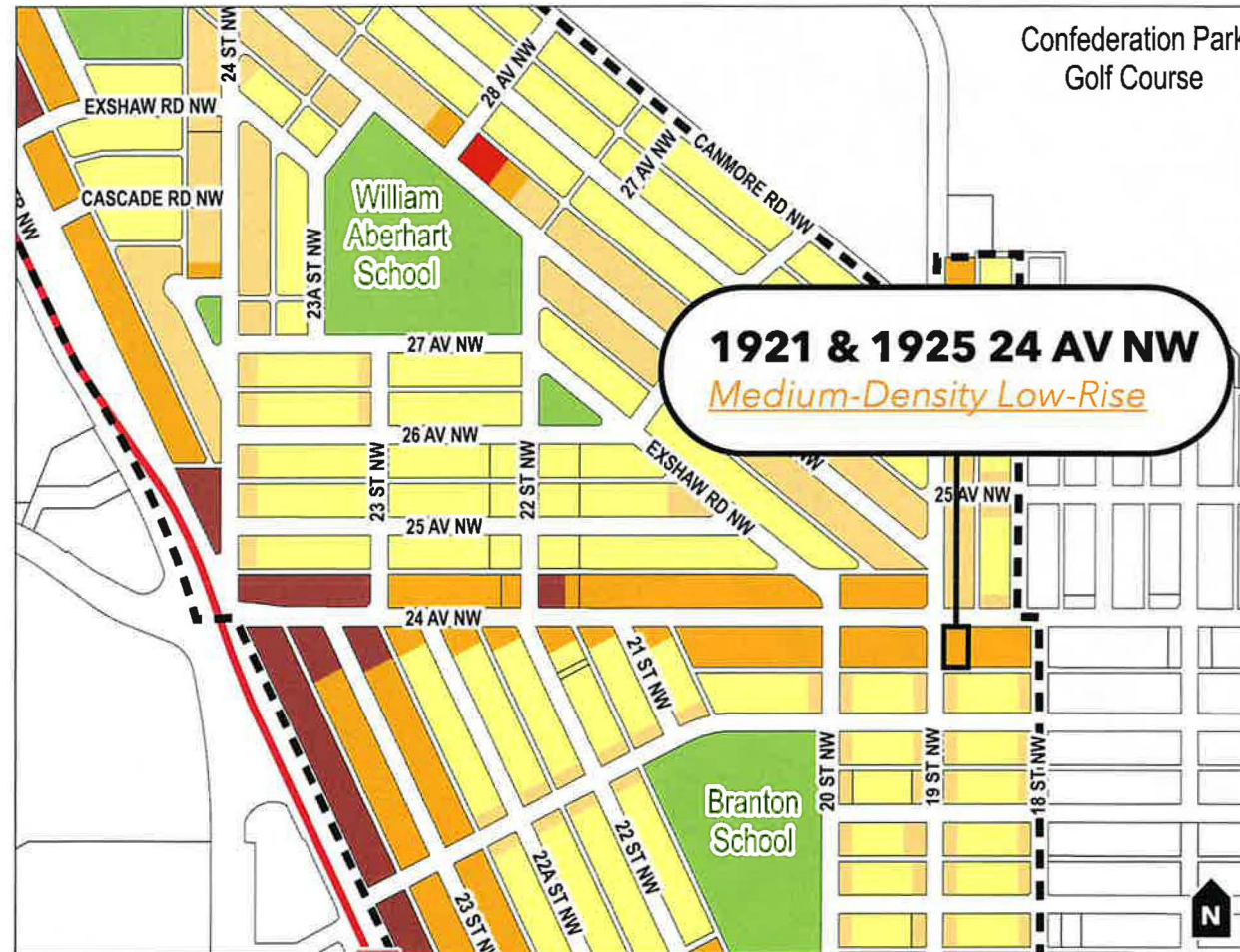


F A A S

Site Context Banff Trail

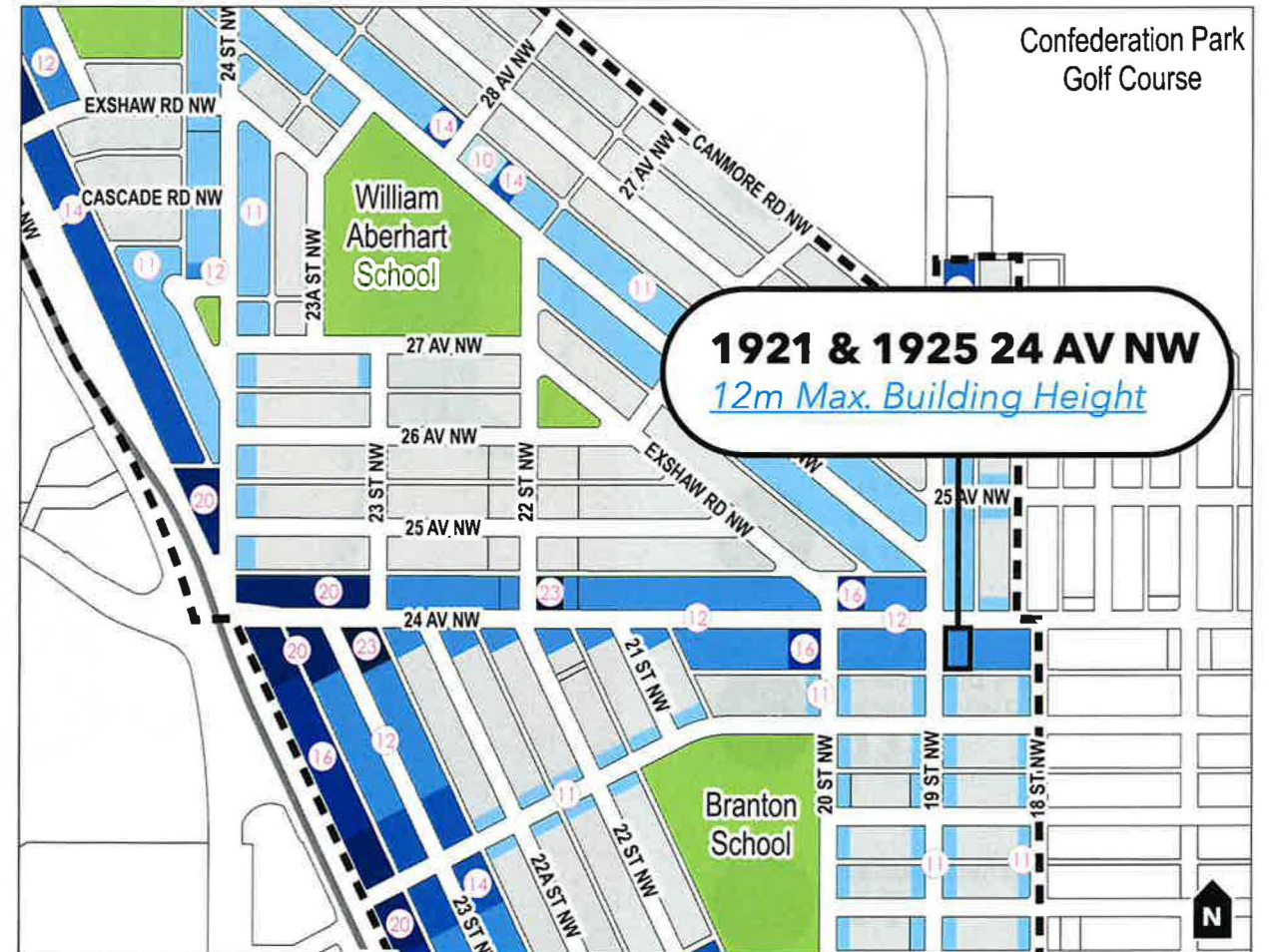


Land Use Plan



- Low Density Residential
- Low Density Rowhouse
- Medium Density Low-Rise
- Medium Density Mid-Rise
- Local Commercial
- General Commercial
- Park, Community Facility or School

Maximum Building Heights



- 11 m
- 12 m
- 14 m
- 16 m
- 20 m
- 23 m
- As Per Land Use Bylaw

Development Vision MU-1f1.5h12



-  **16**
RESIDENTIAL DWELLING UNITS
-  **11**
VEHICLE STALLS
(9 RESIDENT & 2 VISITOR)
-  **14**
BICYCLE PARKING STALLS
(12 CLASS 1 & 2 CLASS 2 STALLS)
-  **±1,700sq.FT.**
AT-GRADE COMMERCIAL
-  **±157sq.M.**
COMMON COURTYARD AMENITY
SPACE (±9.8 SQ.M. / UNIT)
-  **1.5**
FLOOR AREA RATIO
-  **12m / 3 STOREYS**
MAXIMUM BUILDING HEIGHT

Proposed Land Use Change

1921 & 1925 24 AV NW | R-C2 to MU-1f1.5h13

Hello Neighbour,

We are proposing a land use change at this address from its existing Residential – Contextual One / Two Dwelling (R-C2) District to an MU-1f1.5h13 (Mixed-Use General) District.

The proposed land use change would enable the development of two three-storey buildings with a total of 16 two-storey townhomes, ±1,700 sq ft of small scale neighbourhood-serving commercial, 11 vehicle parking stalls, and a minimum of 14 bicycle parking stalls on site.

Get In Touch

To learn more about the proposed land use change and development vision and to share questions, comments, or concerns with the project team, please visit www.ecliving.ca/engage

Scan the QR Code with the camera on your mobile device to visit www.ecliving.ca/engage, learn more about the proposal, and get in touch with the project team.




Proposed Land Use Change

1921 & 1925 24 AV NW | R-C2 to MU-1f1.5h13
Application Update

ec LIVING

Hello Neighbour,

We are reaching out to provide an update on the land use application at 1921 & 1925 24 AV NW in the community of Bant Trai.

What has changed?

The proposed land use change and associated development vision has been revised in response to feedback heard from neighbouring residents through our outreach process as well as discussions with City of Calgary Administration. The initial application submitted to The City in May 2022 proposed 27 residential units comprised of 14 townhomes and 13 micro units, and through a significant revision, the revised application reduced the overall number of residential units to 16 townhomes, the floor area ratio (FAR) from 2.3 to 1.5, and the max height from 12 to 13m (3 storeys).

What hasn't changed?

The fundamentals of the application have not changed. Recognizing an opportunity to provide greater community benefits and building on the momentum of investment and change along the 24 AV corridor, the land use change will still enable the development vision of a unique mixed-use building with small scale commercial uses along 24 AV NW.


Get In Touch

At all times, we remain committed to being good neighbours and working with the community where we build. To learn more about this application, visit our outreach process or to share your feedback, please visit our website or contact the project team directly.




Contact the Project Team
Visit www.ecliving.ca/engage page 24-av
by phone 587.742.0511




Contact the City of Calgary
Visit www.developmentapplications.ca
in the search bar, enter LDC1922-0081

Scan the QR Code with the camera on your mobile device to visit www.ecliving.ca/engage, learn more about the proposal, and get in touch with the project team.



Launch May 2022 1 year of outreach + refinement **Closure May 2023**

-  ±200 HAND-DELIVERED NEIGHBOUR LETTERS
-  CUSTOM ON-SITE SIGNAGE
-  PROJECT MEMO (BTCA + WARD 7 OFFICE)

-  OUTREACH EMAIL INBOX + CORRESPONDENCE
-  OUTREACH PHONE LINE + TEAM RESPONSES
-  DEDICATED PROJECT WEBSITE

-  DETAILED OUTREACH SUMMARY

Thank You & Questions



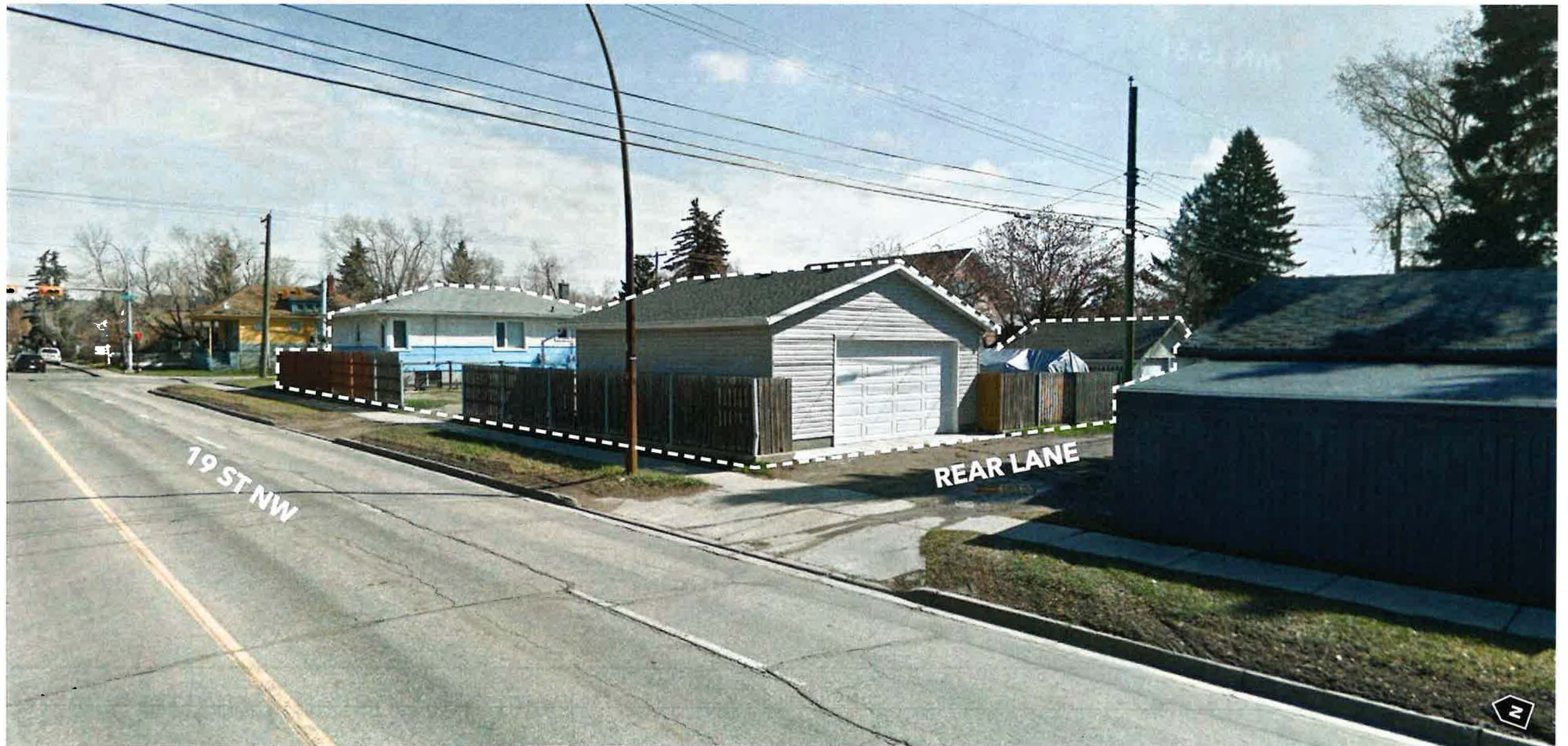
Supplementary.



Site Context Existing Conditions

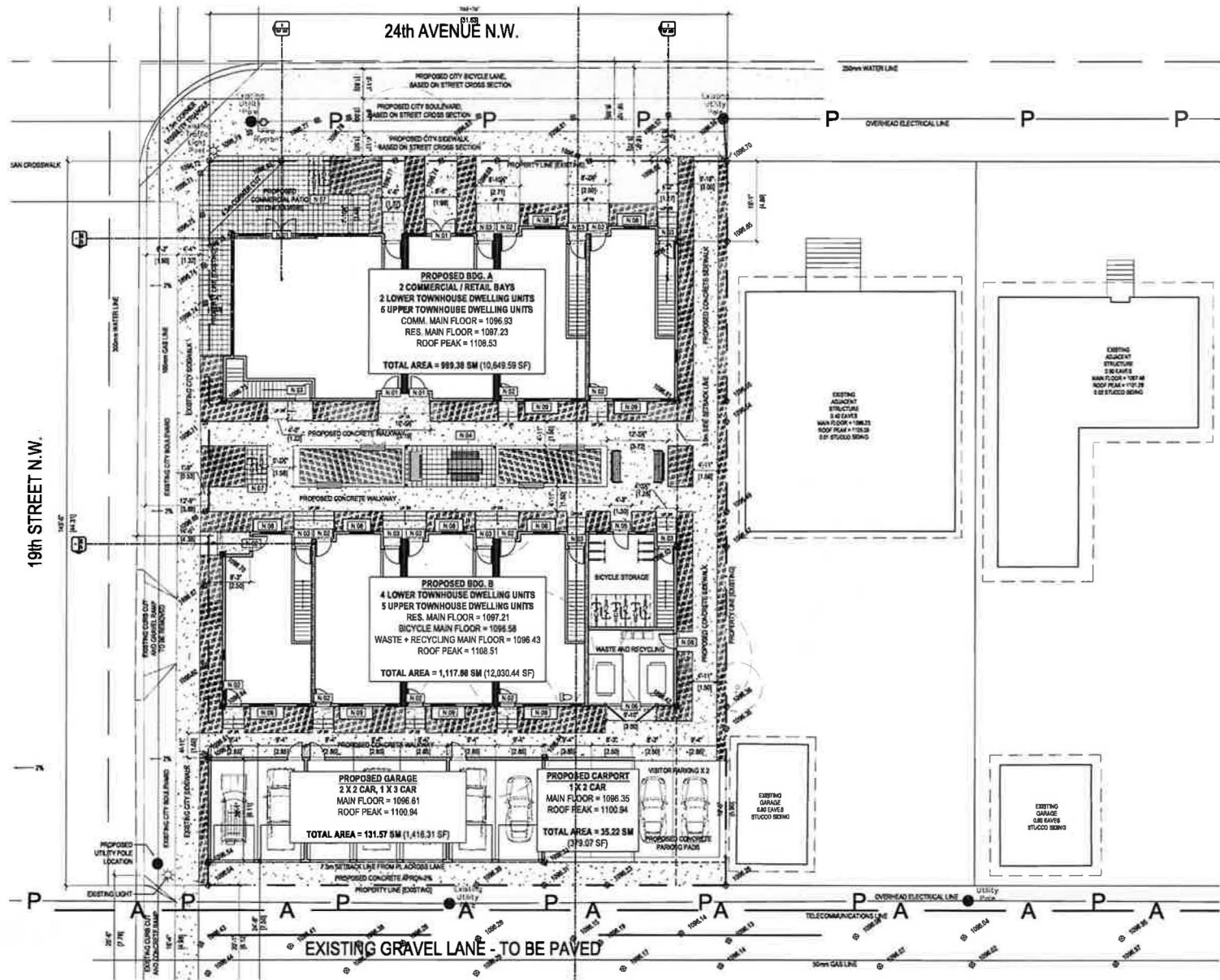


Site Context Existing Conditions



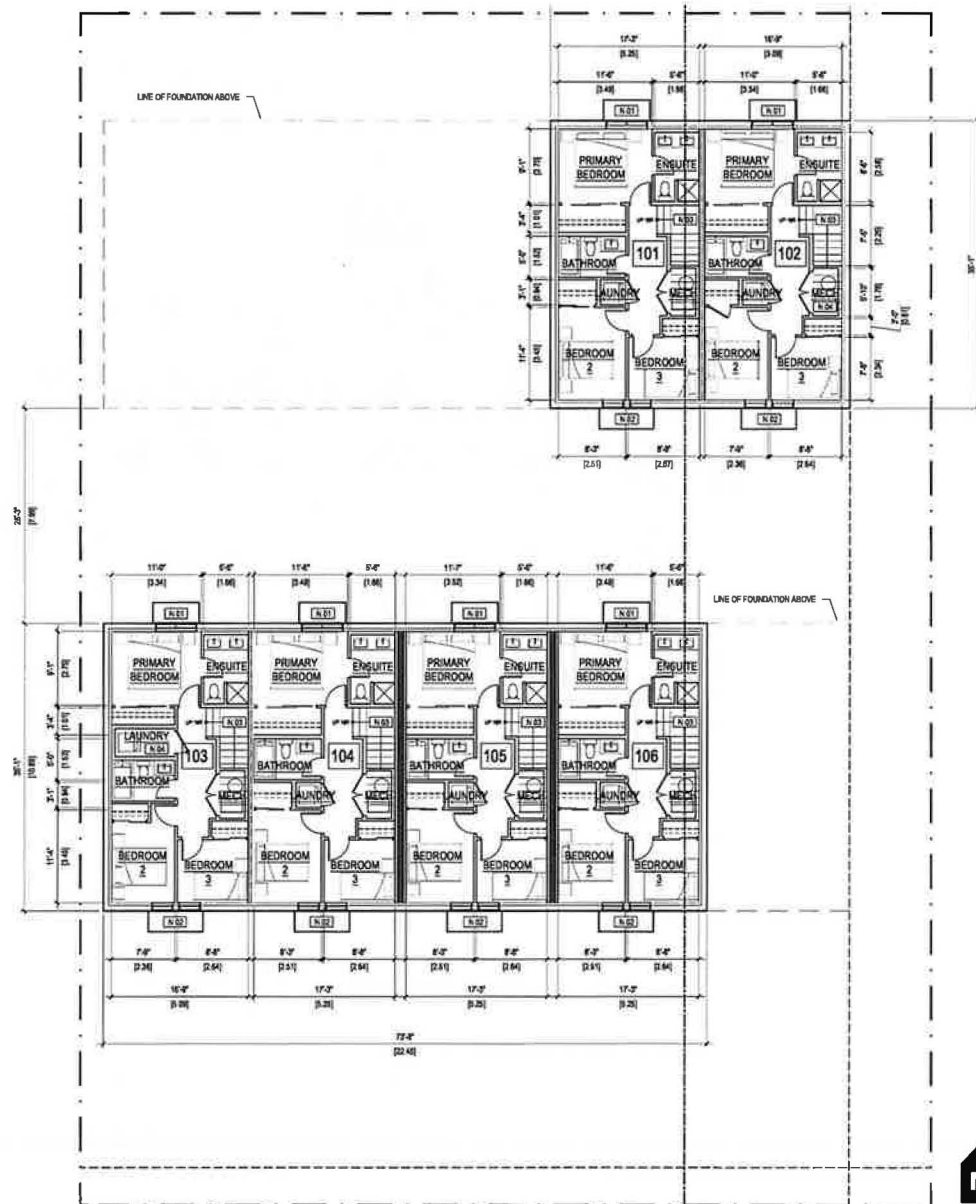
Site Plan DP2022-07178

DTR1 Drawing Set
Currently Under Review &
Subject to Change



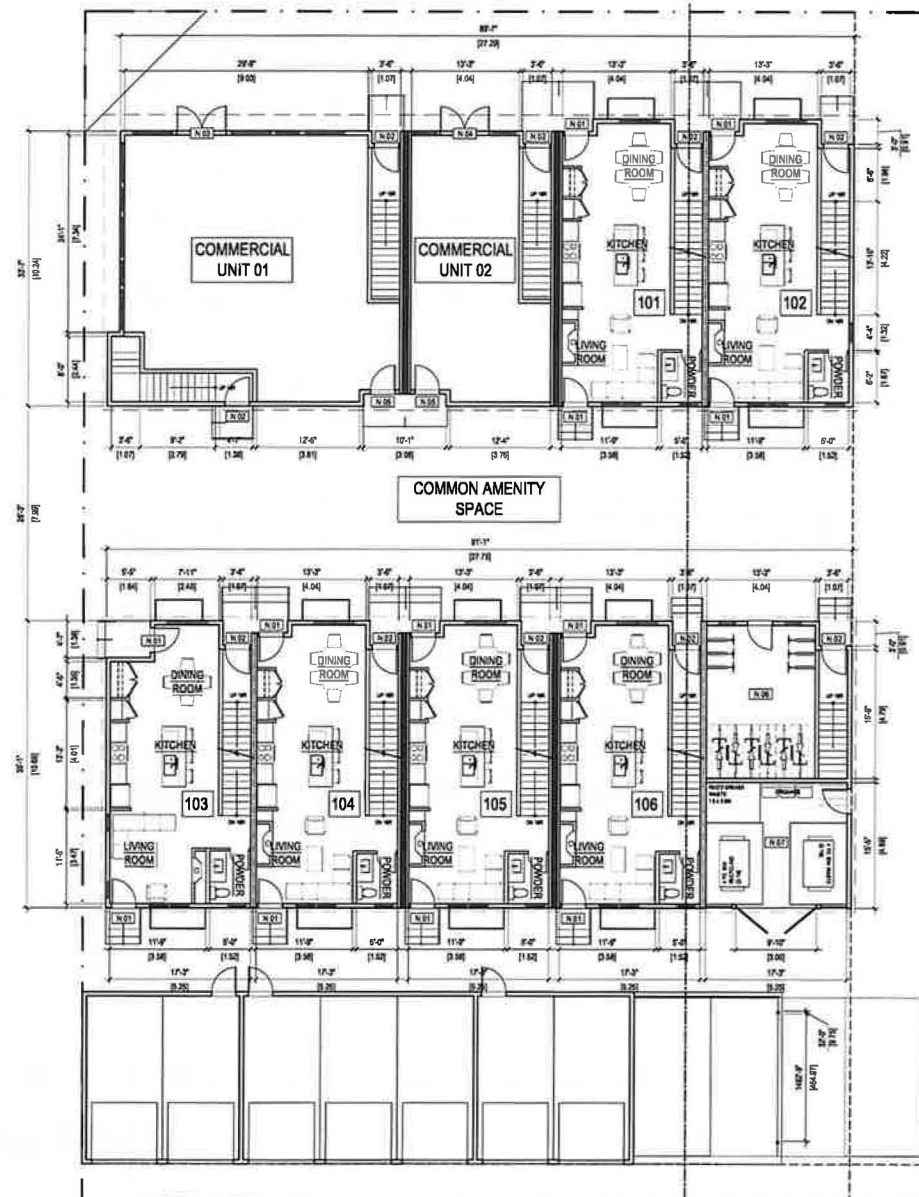
Floor Plan Lower Level

DTR1 Drawing Set
Currently Under Review &
Subject to Change



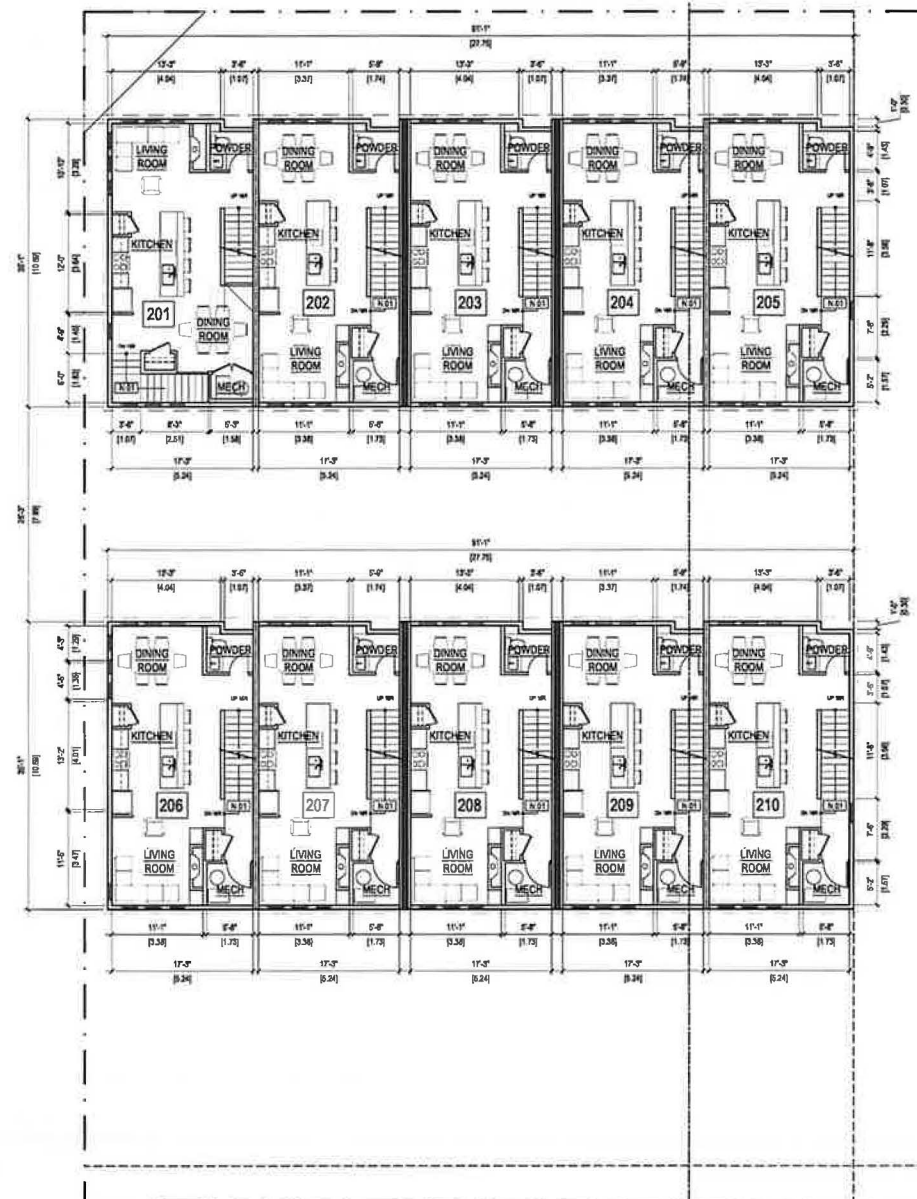
Floor Plan Ground Level

*DTR1 Drawing Set
Currently Under Review &
Subject to Change*



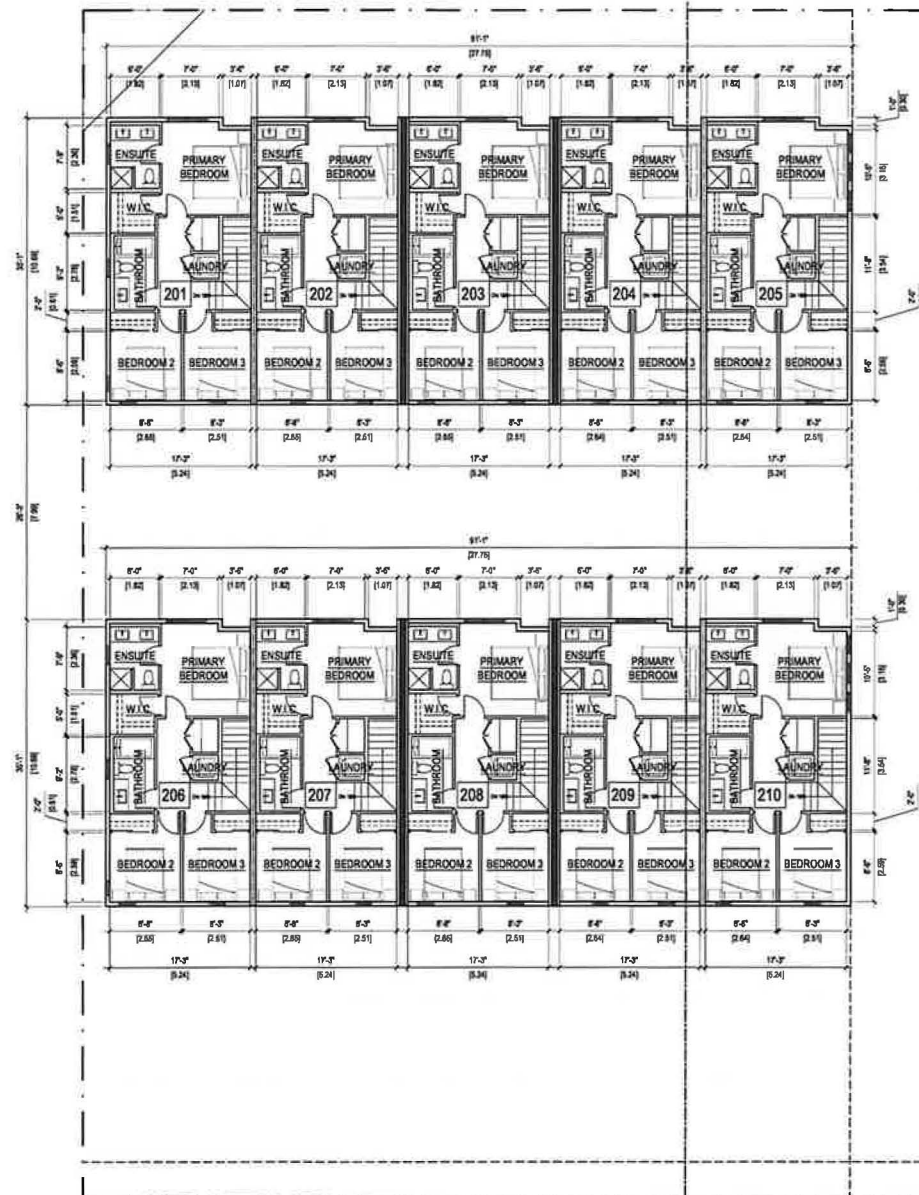
Floor Plan Second Level

*DTR1 Drawing Set
Currently Under Review &
Subject to Change*



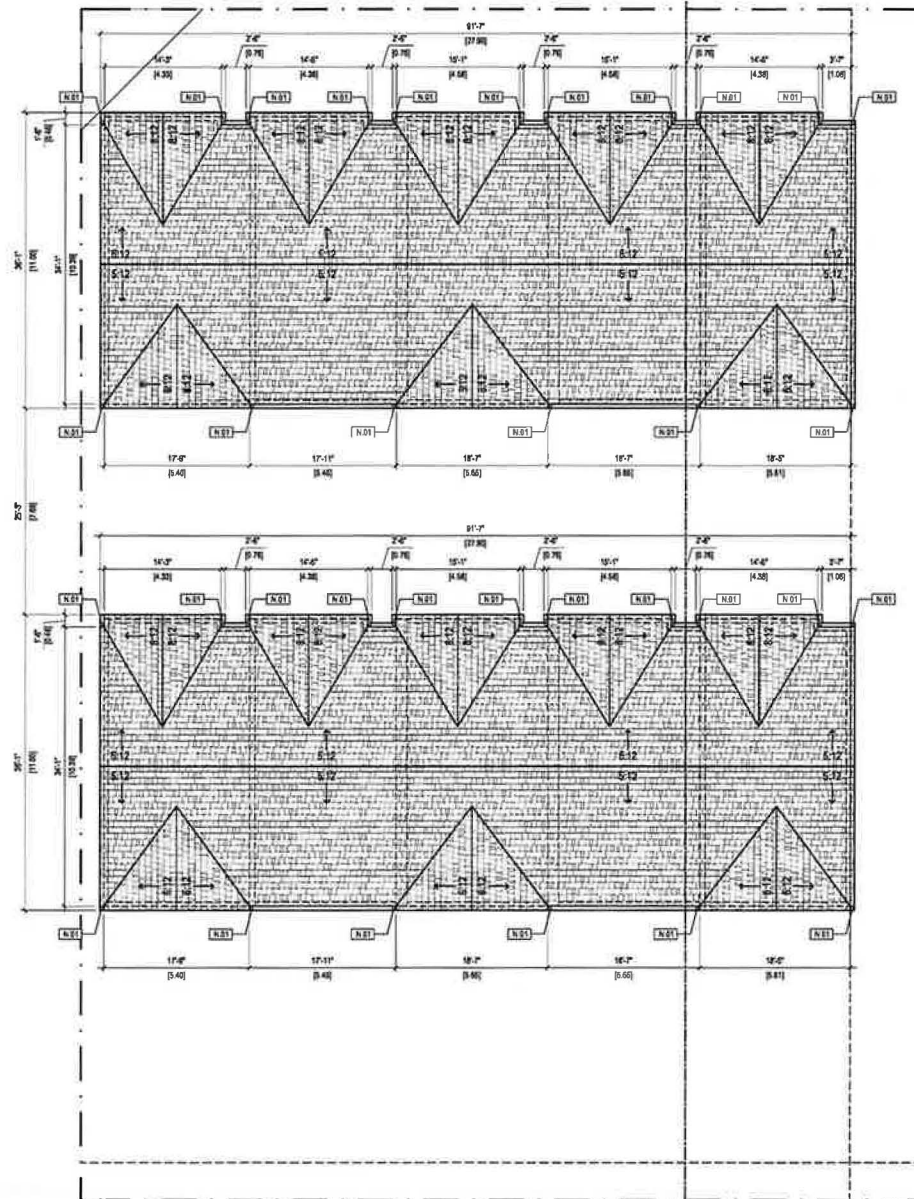
Floor Plan Third Level

DTR1 Drawing Set
Currently Under Review &
Subject to Change



Floor Plan Rooftop

*DTR1 Drawing Set
Currently Under Review &
Subject to Change*

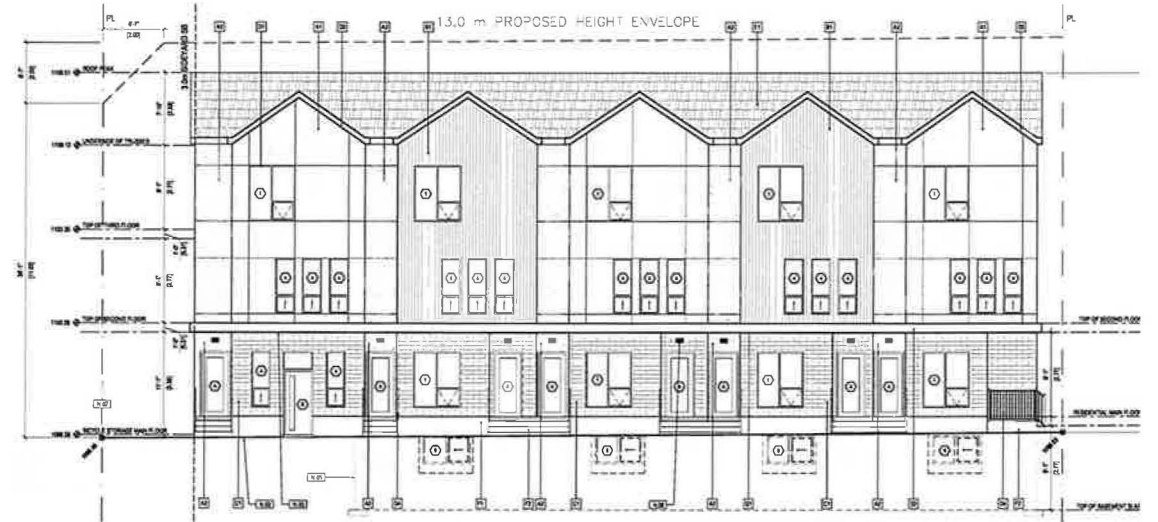


Elevations North & South

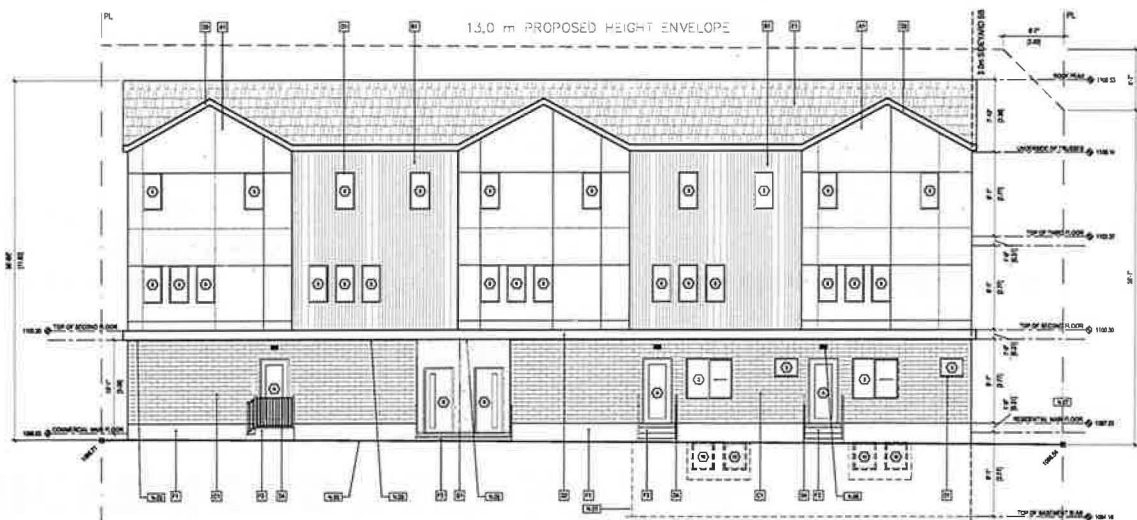
North Elevation Building A



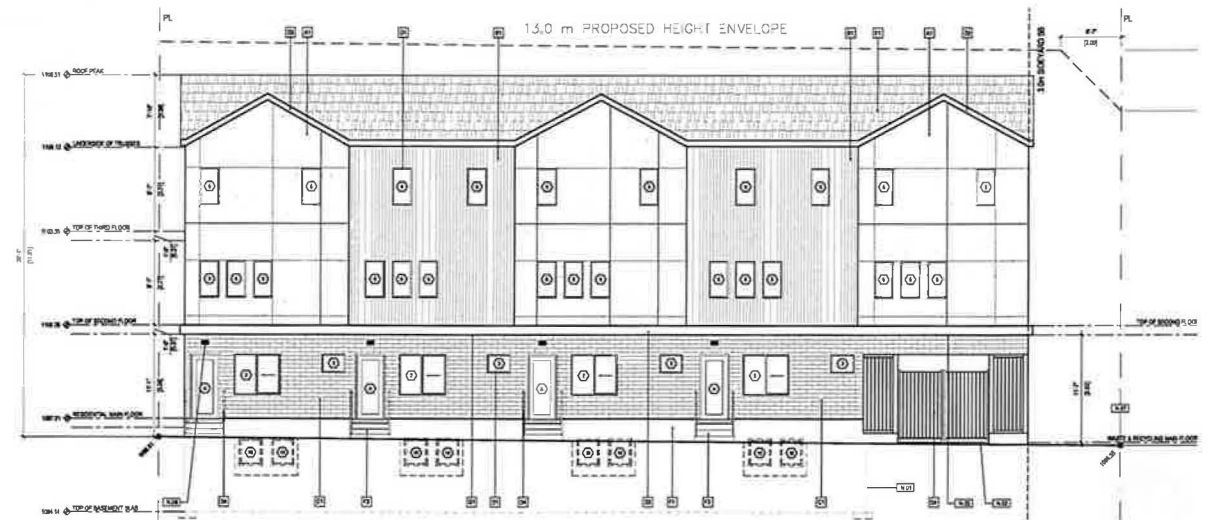
North Elevation Building B



South Elevation Building A

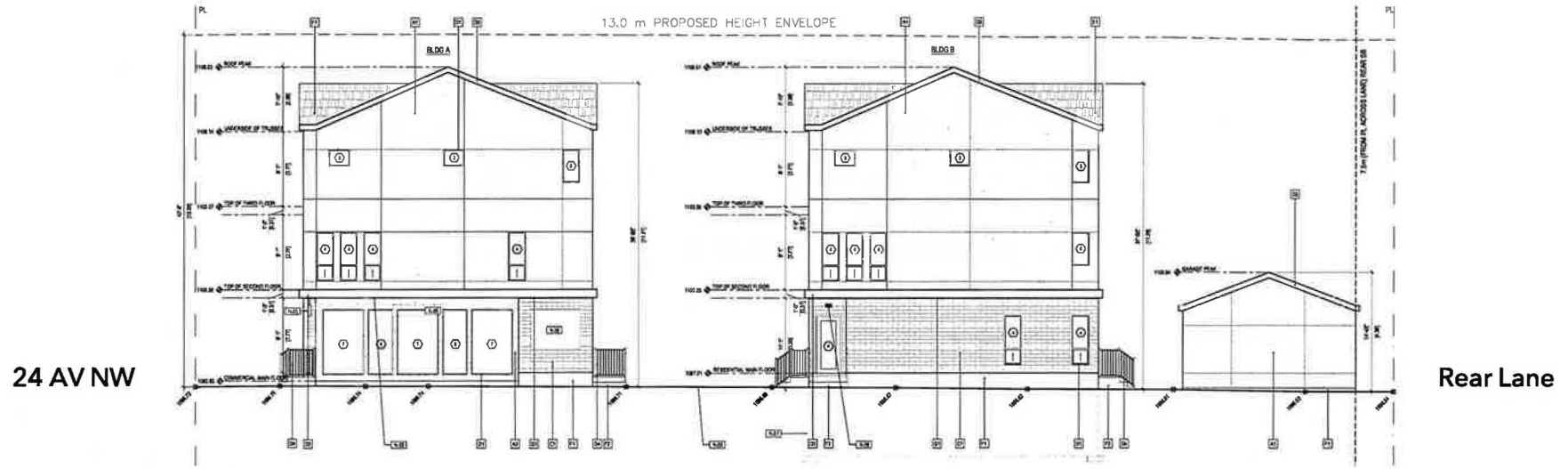


South Elevation Building B

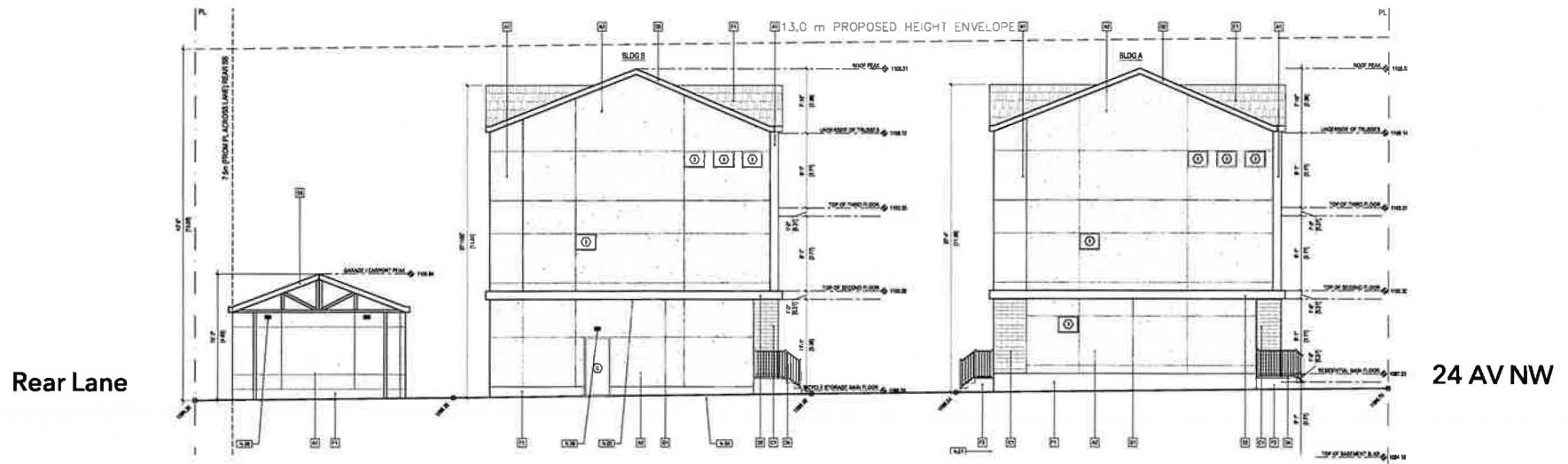


DTR1 Drawing Set
Currently Under Review &
Subject to Change

West Elevation Building A & B



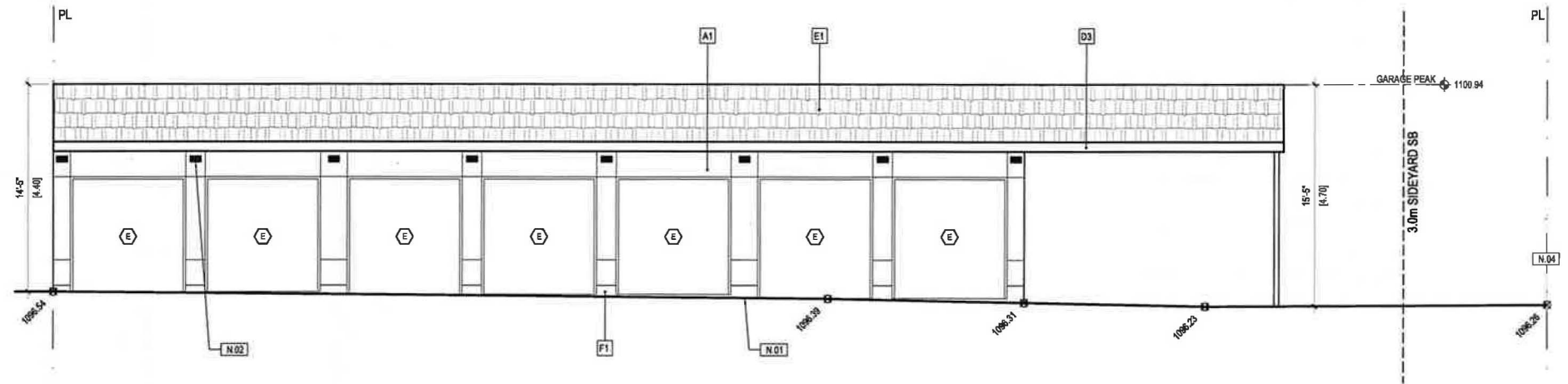
East Elevation Building A & B



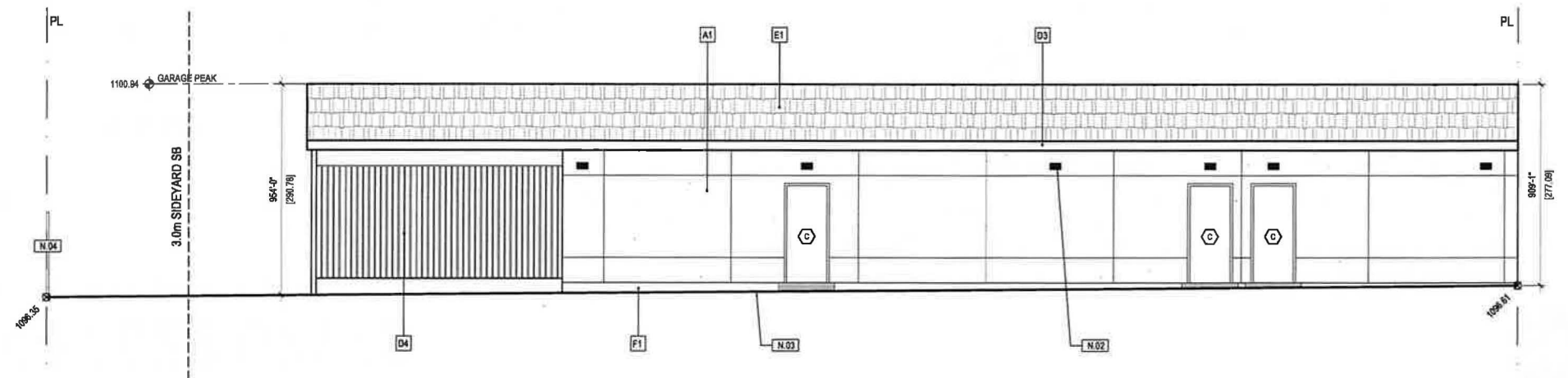
Elevations Garage & Carport

DTR1 Drawing Set
Currently Under Review &
Subject to Change

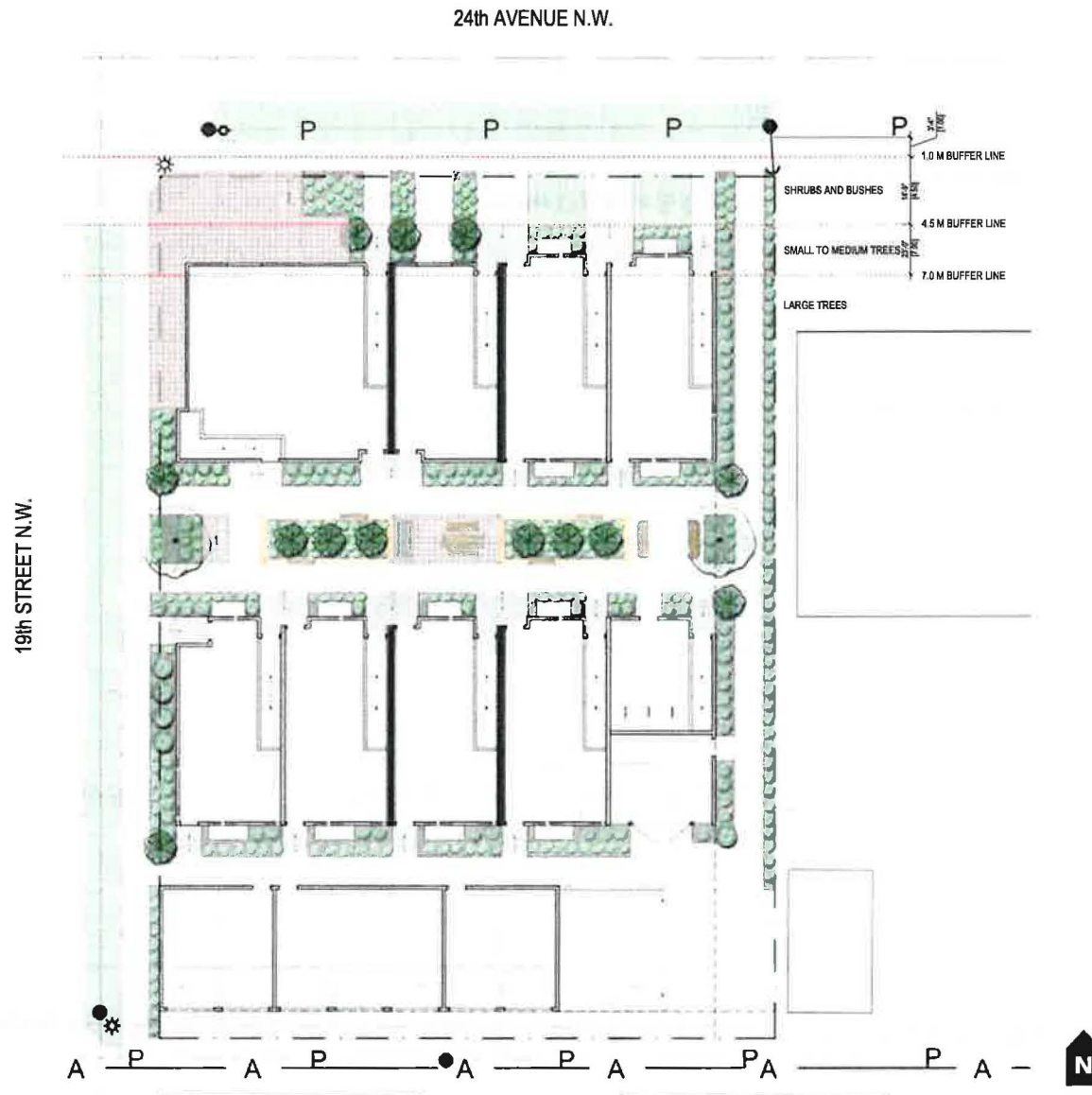
South Elevation Garage & Carport



North Elevation Garage & Carport



DTR1 Drawing Set
 Currently Under Review & Subject to Change



PROPOSED GROUND COVERING	
SYMBOL	MATERIAL
	Mulch
	Grass
	Concrete Walkway
	Precast Pavers

PROPOSED PLANTINGS				
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE
	<i>Cornus alba</i>	Ivory Halo Dogwood (shrub)	271	0.6m spread and height
	<i>Symphoricarpos albus</i>	Common White Snowberry	145	0.6m spread and height
	<i>Populus tremuloides</i>	Trembling Aspen	13	75 mm cal
	<i>Picea pungens</i> "Fastigata"	Fastigate Colorado Spruce	5	min. 3.0m height
	<i>Ulmus americana</i> "Brandon"	Brandon Elm	2	75 mm cal