

CITY OF CALGARY
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JUL 25 2023
ITEM: *7.2.11 CPC2023-0565*
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

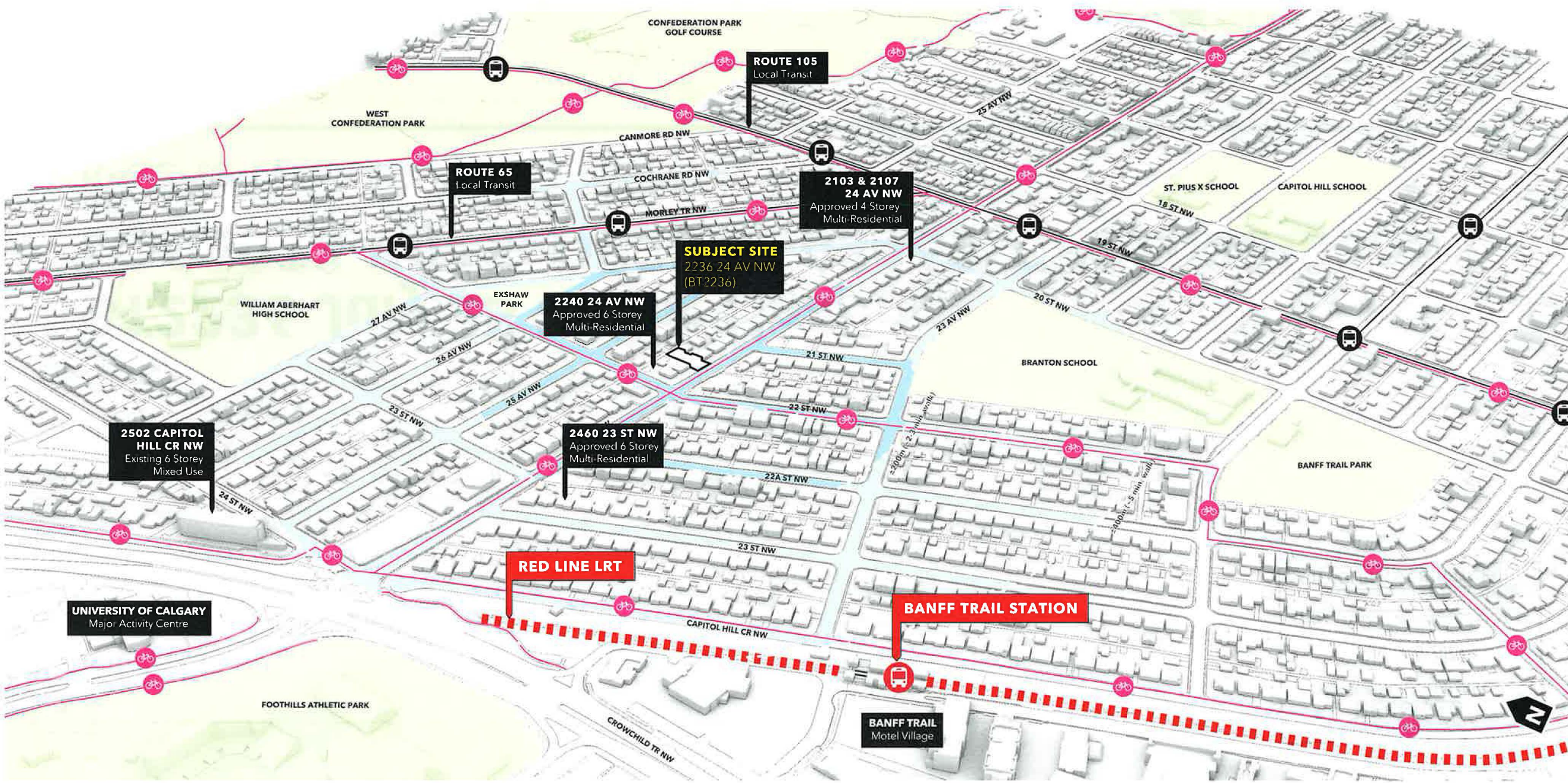
BT2236 July 25 Public Hearing

LOC2023-0045, DP2023-03469, CPC2023-0565

R-C2 to H-GO: 2236 24 AV NW



Site Context



Policy Context

BANFF TRAIL AREA REDEVELOPMENT PLAN

Figure 2
Land Use Plan

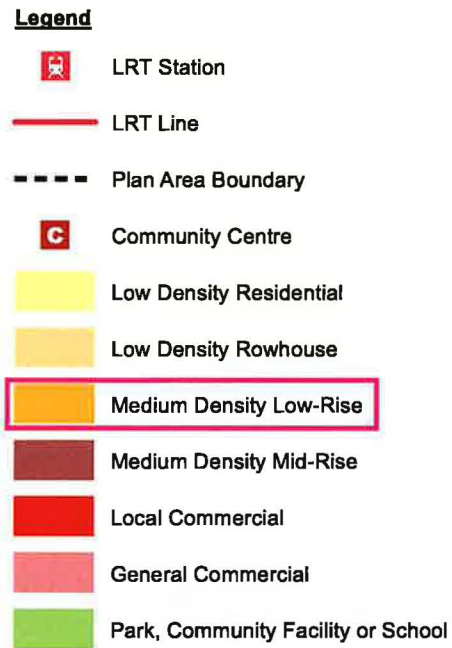
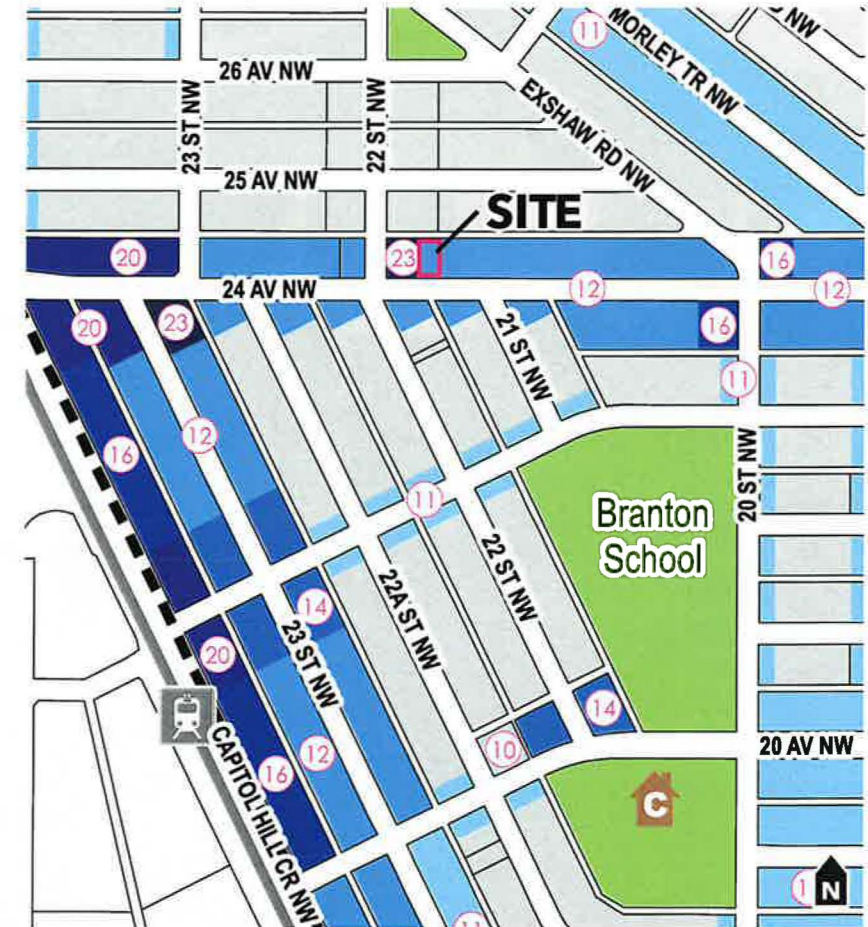
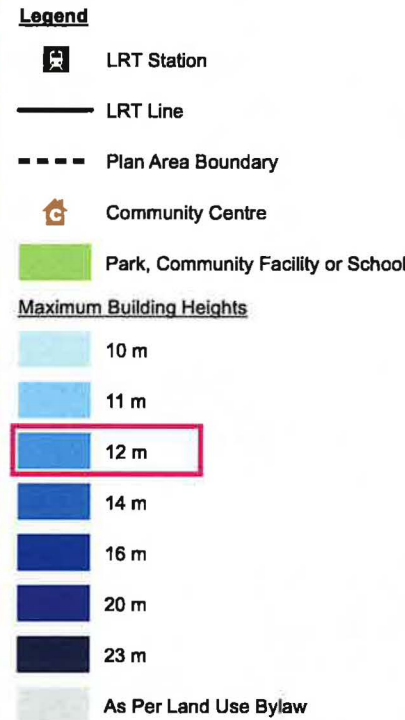


Figure 3
Maximum Building Heights

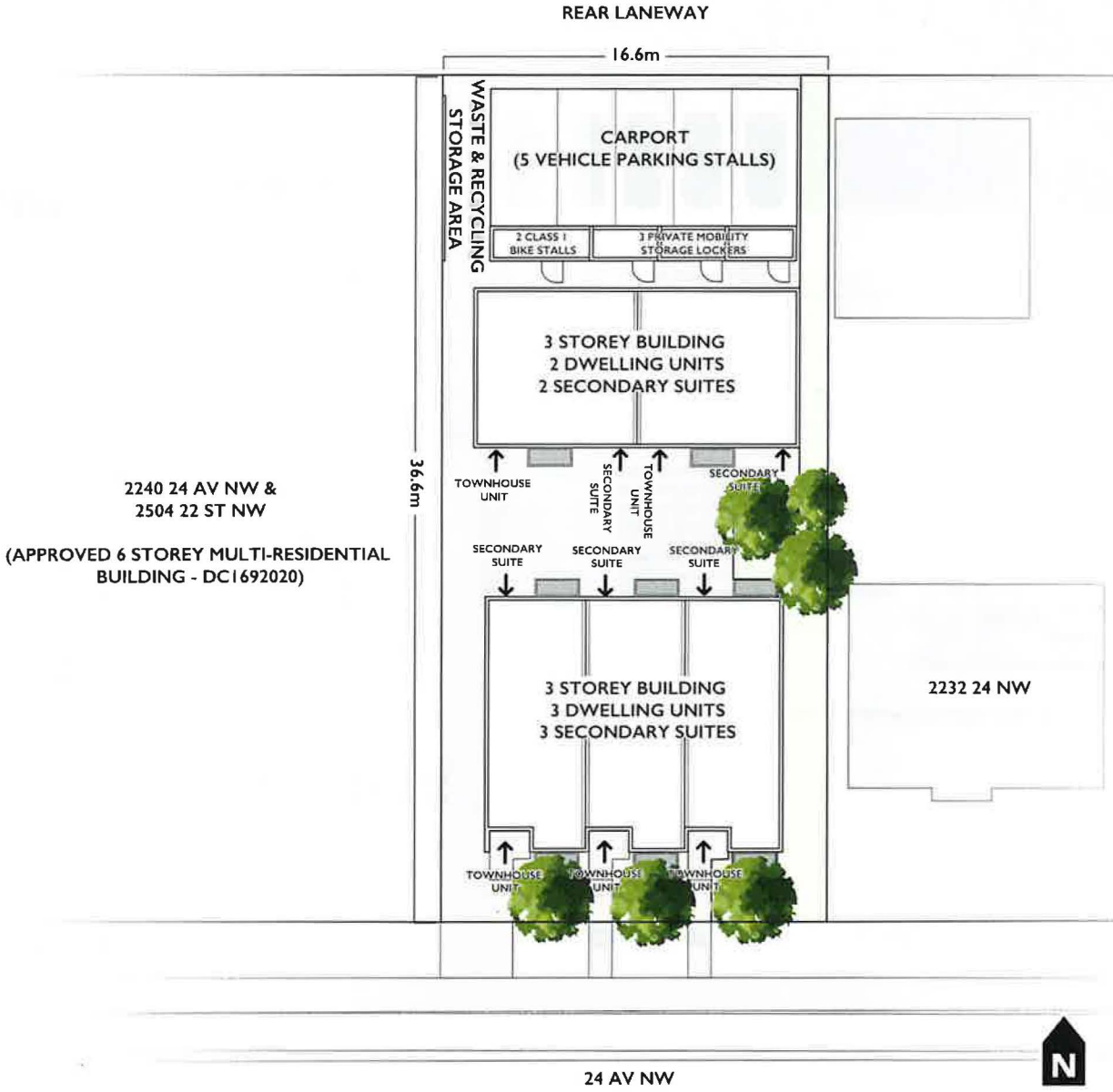


Development Permit DP2023-03469



Proposed H-GO District

Proposed Land Use Redesignation from R-C2 to H-GO to allow for a courtyard-oriented rowhouse development.



2240 24 AV NW &
2504 22 ST NW
(APPROVED 6 STOREY MULTI-RESIDENTIAL
BUILDING - DC1692020)



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)

Applicant-Led Outreach

NEIGHBOUR POSTCARDS



Proposed Land Use Change

2236 24 AV NW
R-C2 to Housing - Grade Oriented (H-GO) District
 City of Calgary Application Reference: LOC2023-0045

Hello Neighbour

We are proposing a land use change at 2236 24 AV NW from the existing Residential - Contextual One / Two Dwelling (R-C2) 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.


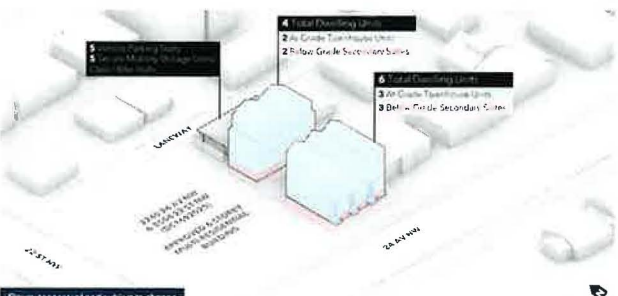
More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

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: BT2236
 2236 24 AV NW

City of Calgary Application Info: dmap.calgary.ca





ecliving.ca

1. 5 Larger Townhouse Units
 2. 5 Smaller Flat-Style Units
 3. 5 Parking Stalls in a Carport
 4. 5 Secure Bike / Scooter / Stroller Storage Units

Figure conceptual and subject to change

CUSTOM ON-SITE SIGNAGE



Proposed Land Use Change

2236 24 AV NW
R-C2 to Housing - Grade Oriented (H-GO) District

Hello Neighbour

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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



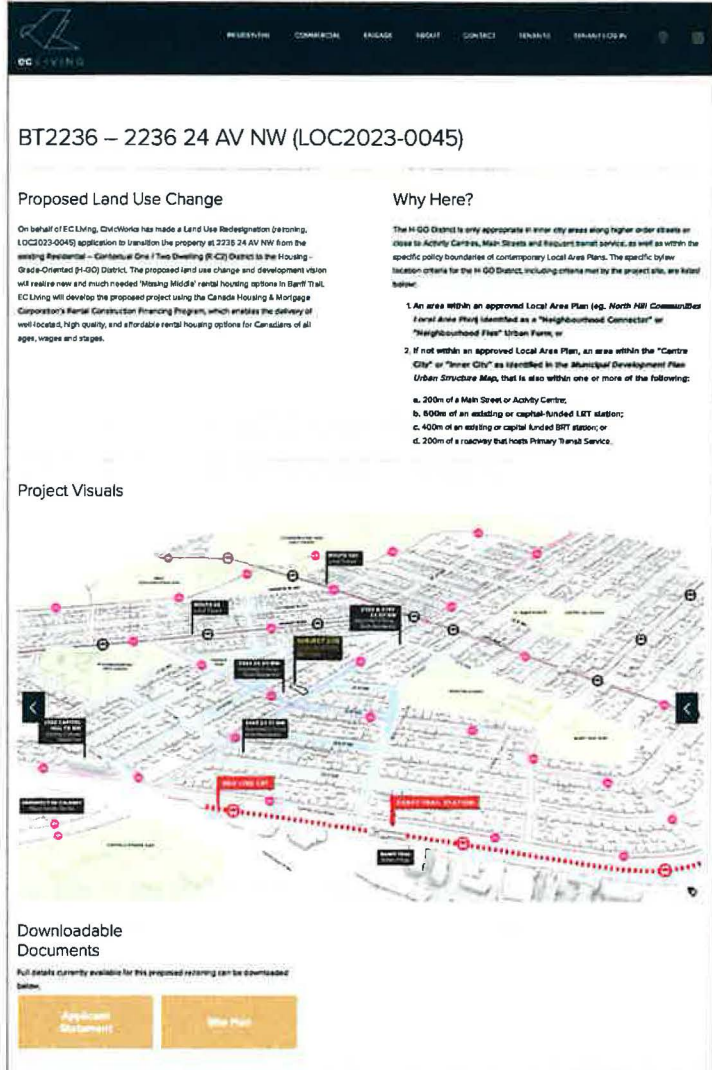

Get In Touch

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: BT2236 - 2236 24 AV NW

City of Calgary Application Information Portal: dmap.calgary.ca
 Application Reference: LOC2023-0045

PROJECT ENGAGEMENT WEBSITE



BT2236 – 2236 24 AV NW (LOC2023-0045)

Proposed Land Use Change

On behalf of EC Living, CivicWorks has made a Land Use Redesignation (Locating, LOC2023-0045) application to transition the property at 2236 24 AV NW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed land use change and development vision will realize new and much needed "Missing Middle" rental housing options in Banff Trail. 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 appropriate 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:

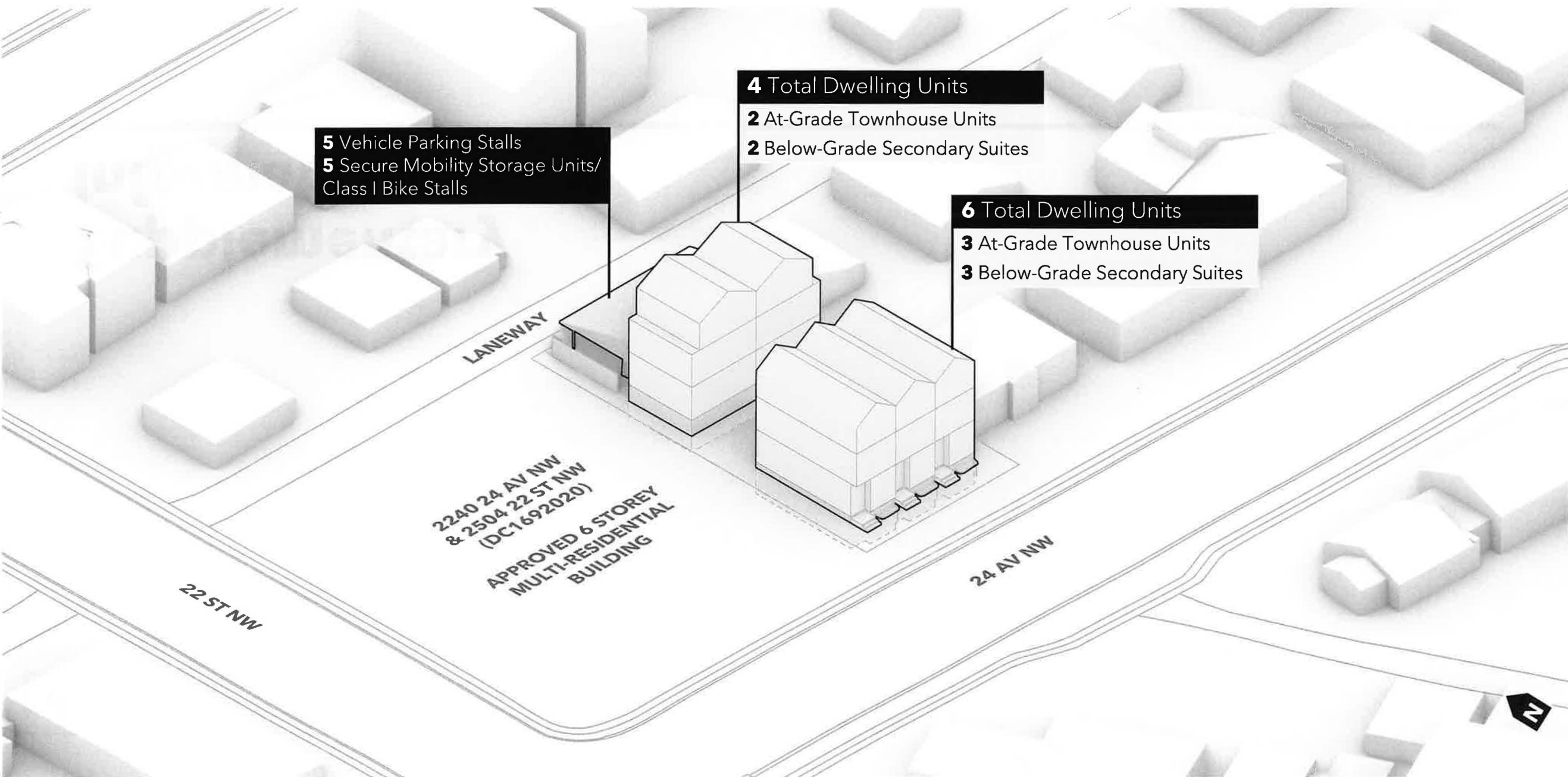
1. An area within an approved Local Area Plan (eg. North Hill Community Local Area Plan) identified as a "Neighbourhood Connector" or "Neighbourhood Plan" Urban Form; or
2. If not within an approved Local Area Plan, an area within the "Centre City" or "Inner City" as identified in the Municipal Development Plan Urban Structure Map, that is also within one or more of the following:
 - a. 200m 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 hosts Primary Transit Service.

Project Visuals

Downloadable Documents

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

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



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

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

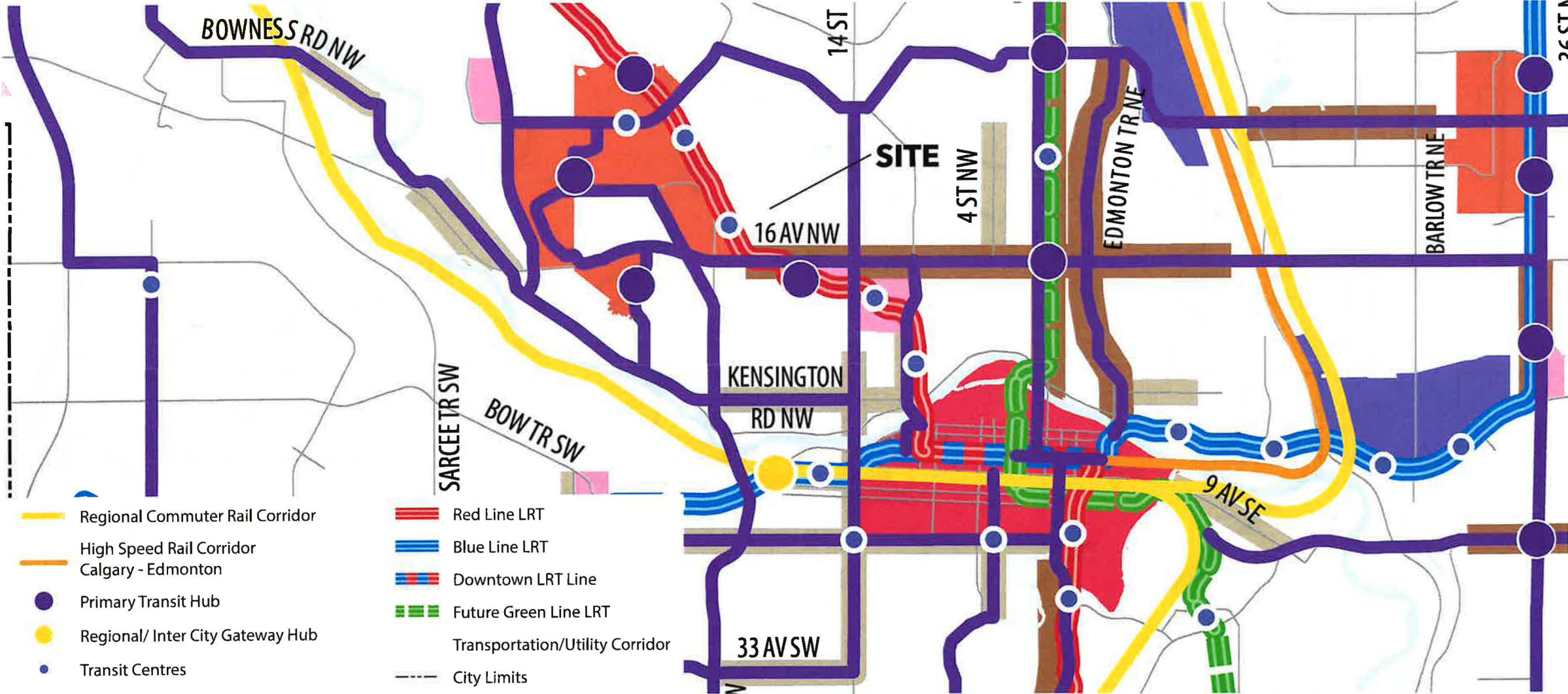
6 Total Dwelling Units
3 At-Grade Townhouse Units
3 Below-Grade Secondary Suites

2240 24 AV NW
& 2504 22 ST NW
(DC1692020)
APPROVED 6 STOREY
MULTI-RESIDENTIAL
BUILDING

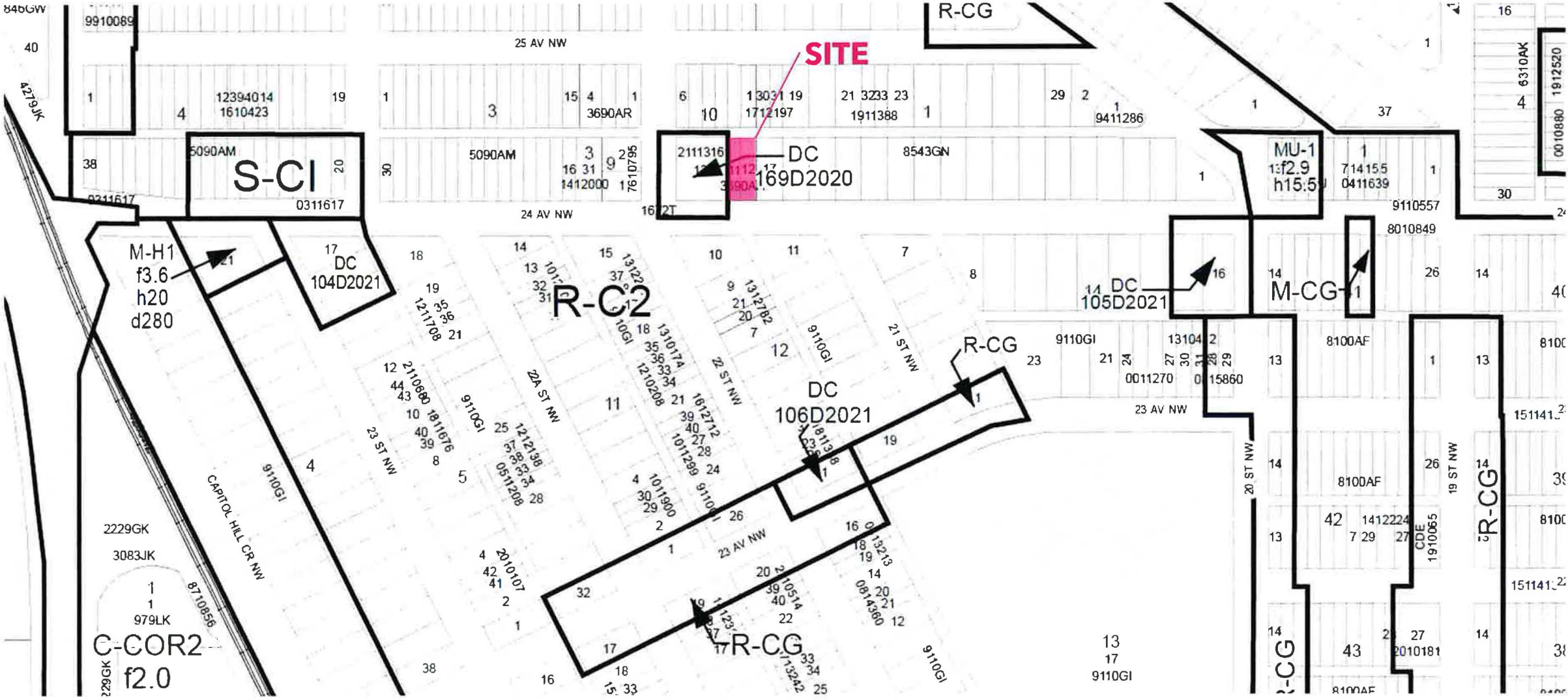


Supplementary Information

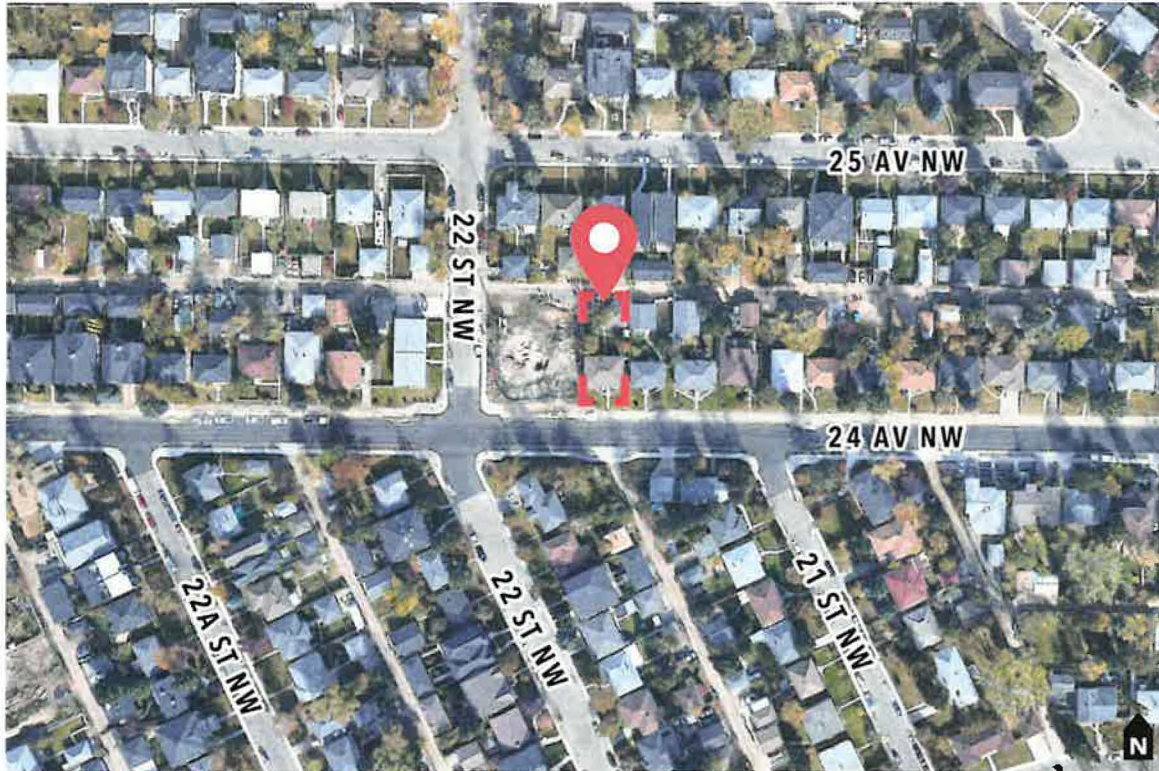
MUNICIPAL DEVELOPMENT PLAN - PRIMARY NETWORK TRANSIT MAP



Land Use Context



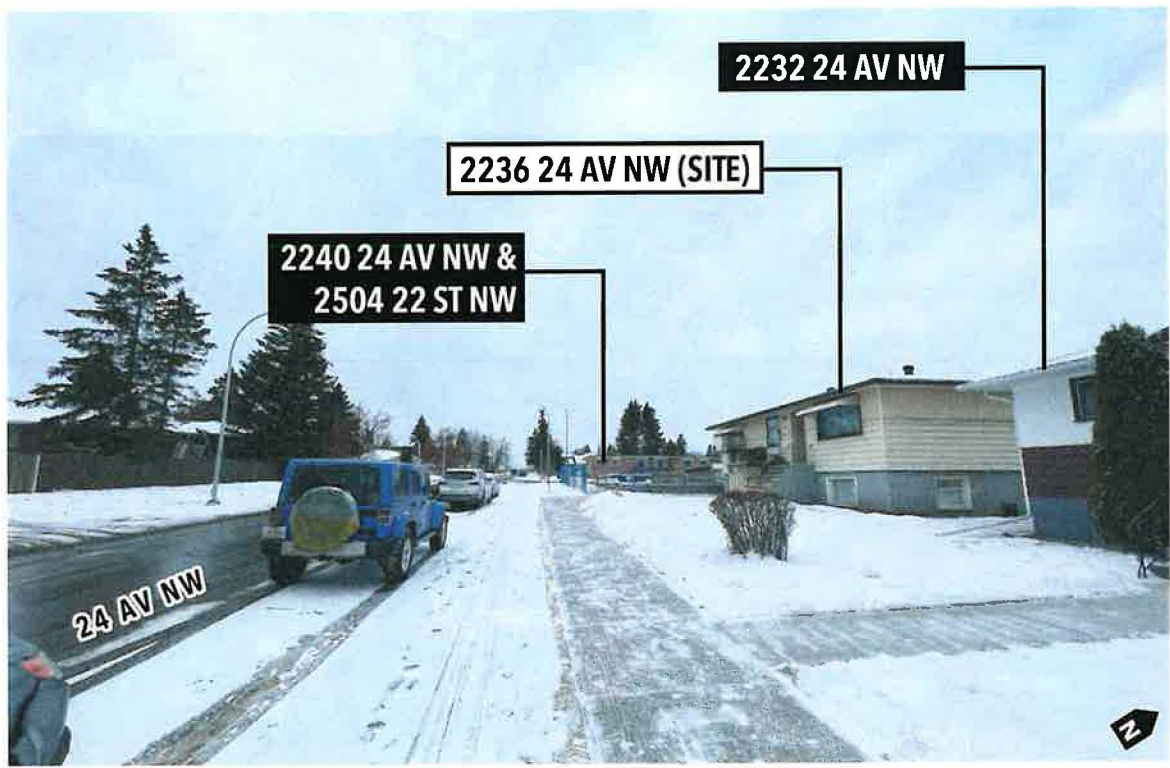
AERIAL VIEW



VIEW NORTH FROM 24 AV NW



VIEW WEST ALONG 24 AV NW



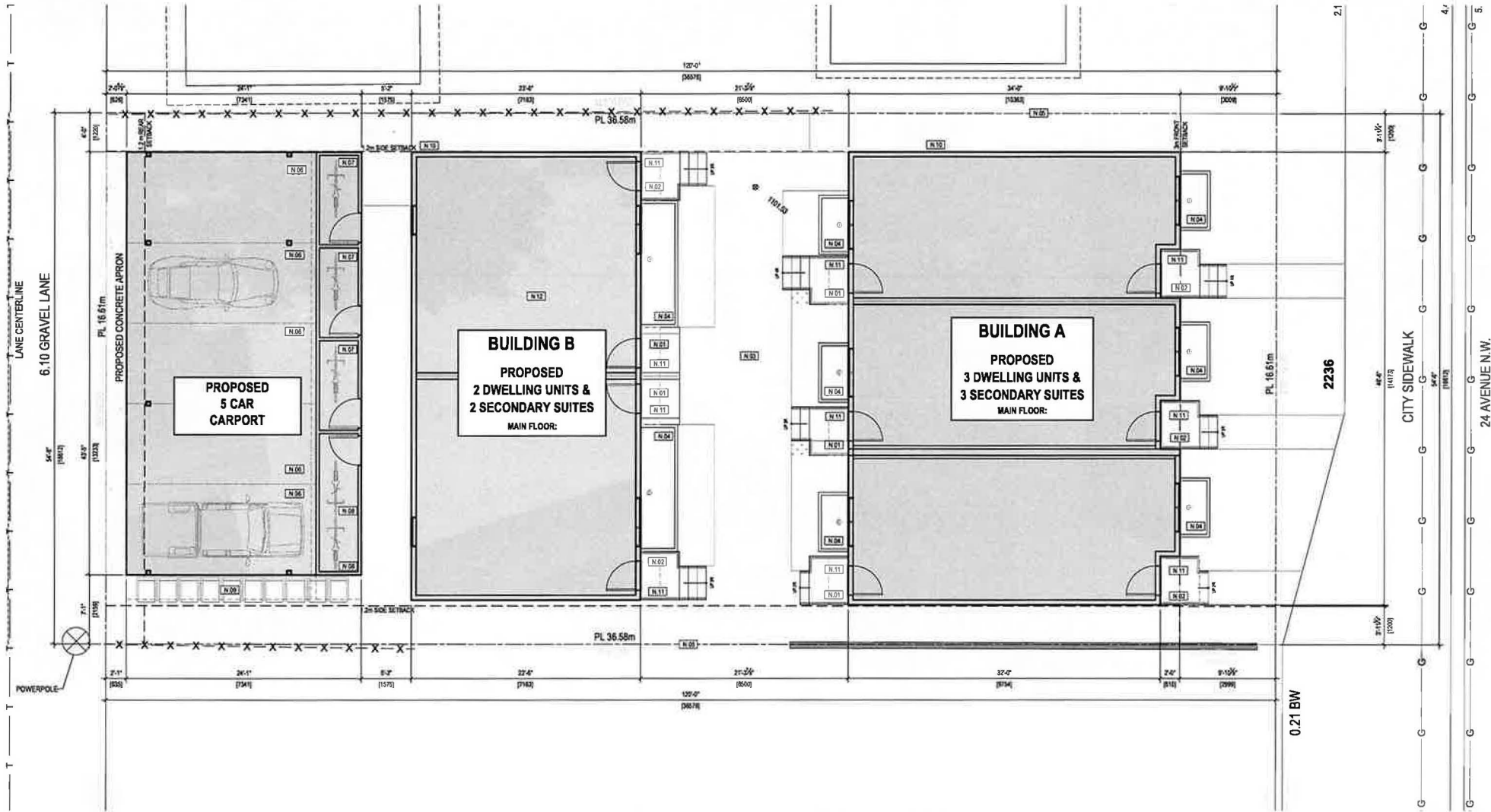
VIEW SOUTHWEST ALONG REAR LANE



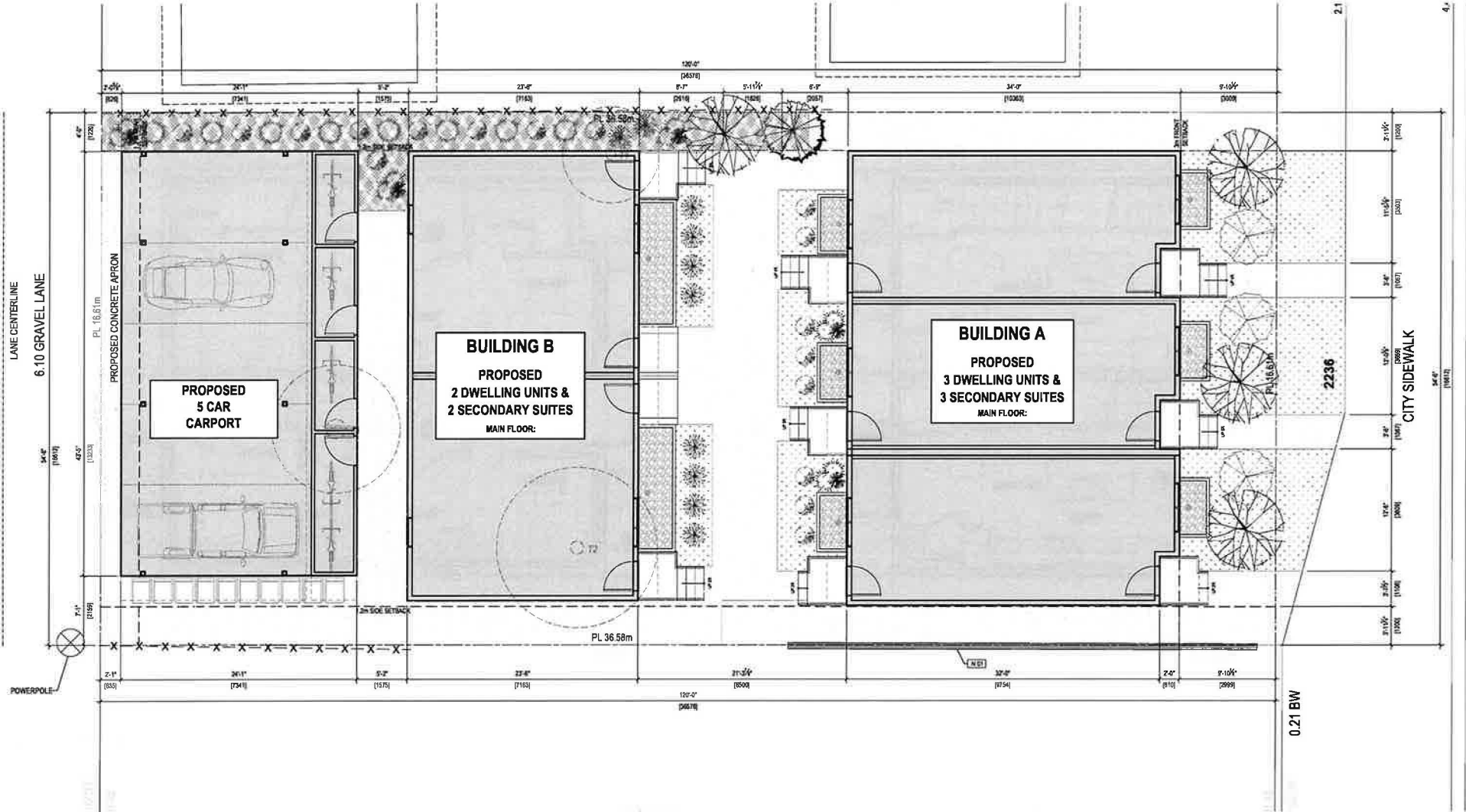
Development Permit DP2023-03469



Site Plan DP2023-03469

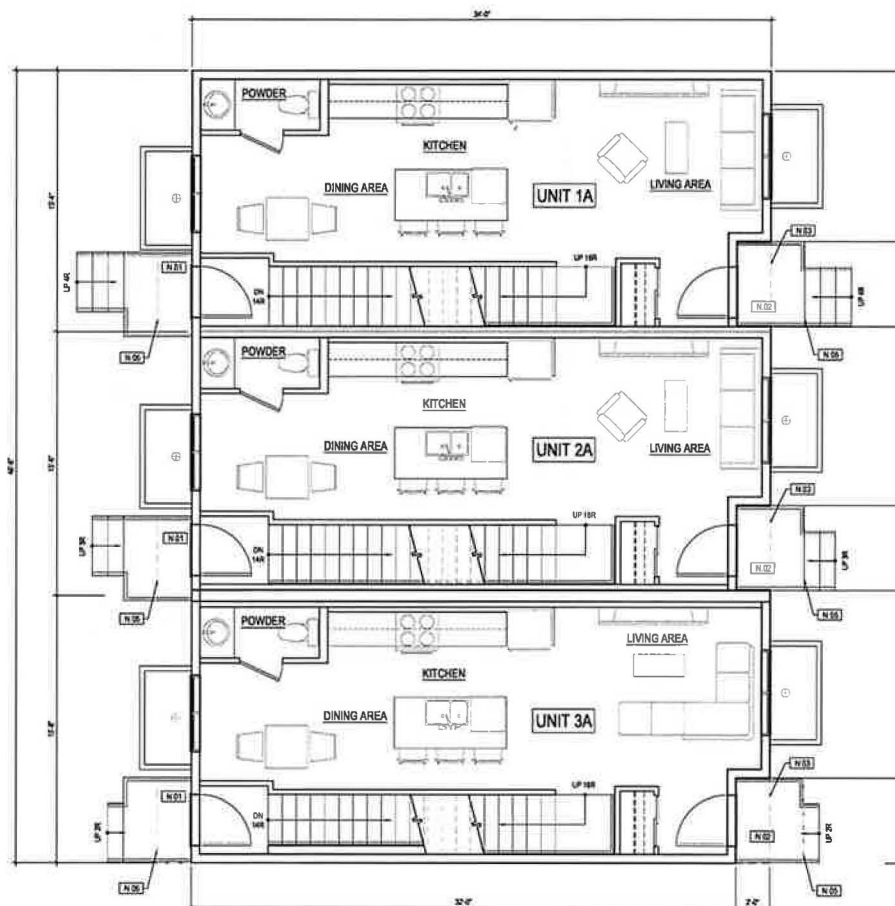
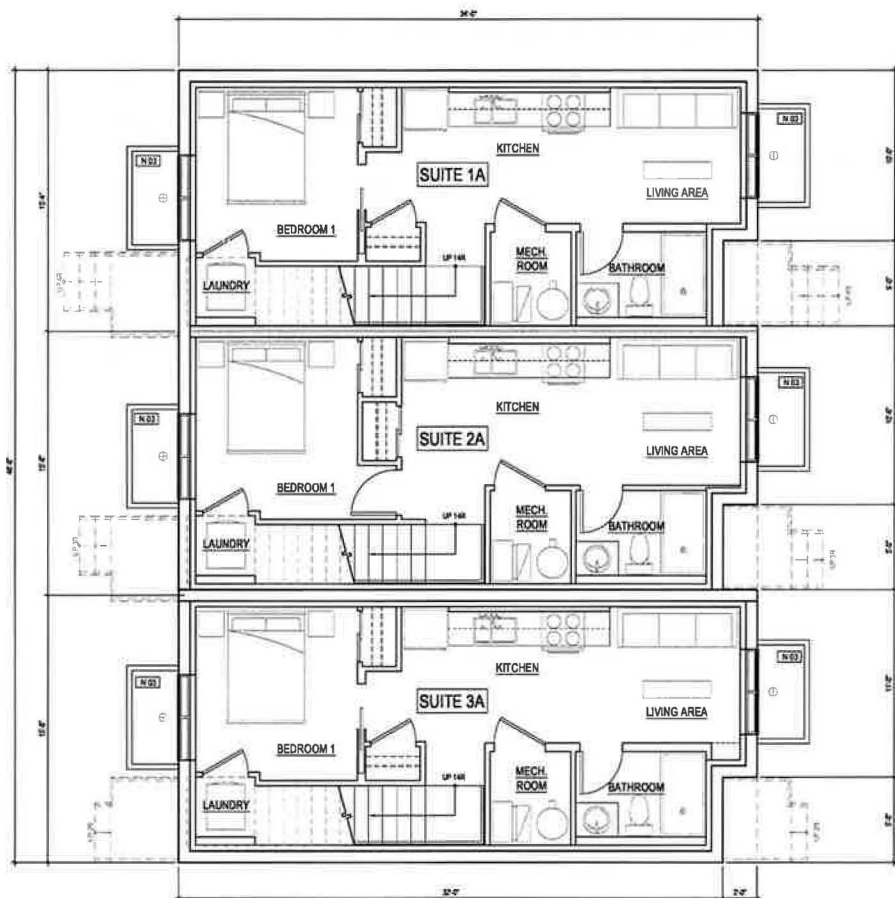


Landscape Plan DP2023-03469



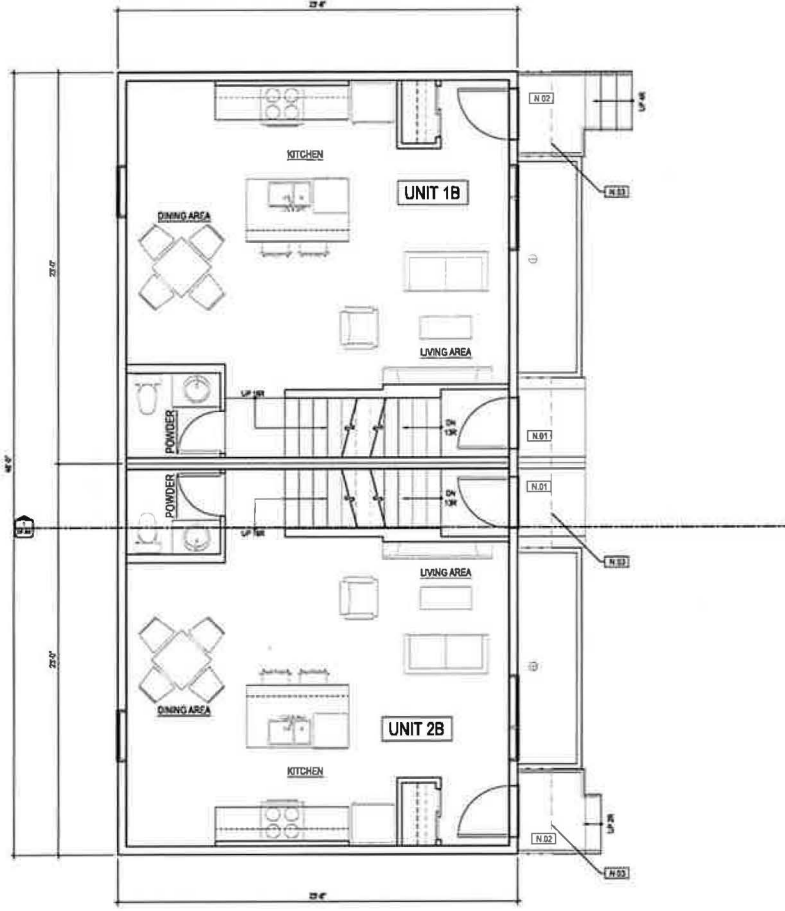
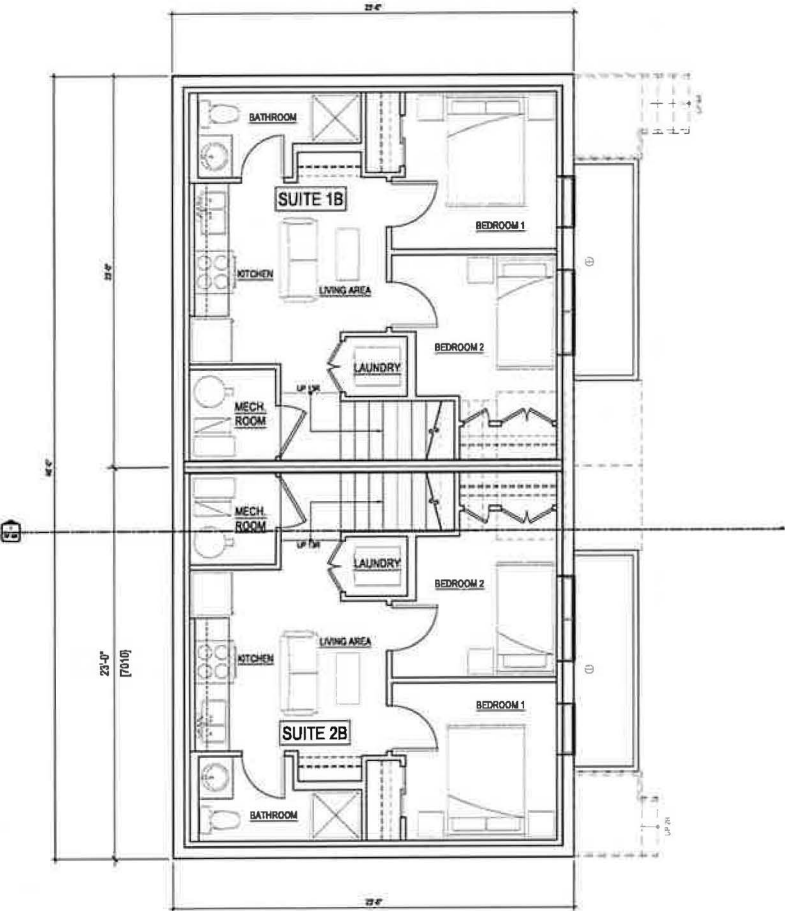
Main Floor + Lower Level DP2023-03469

BUILDING A



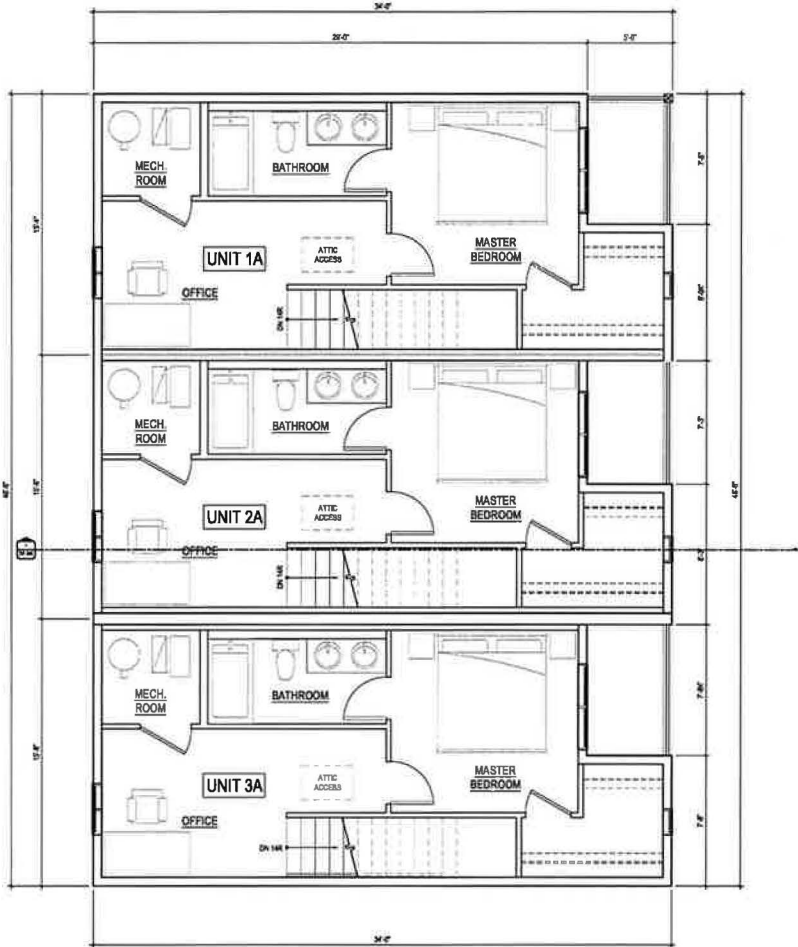
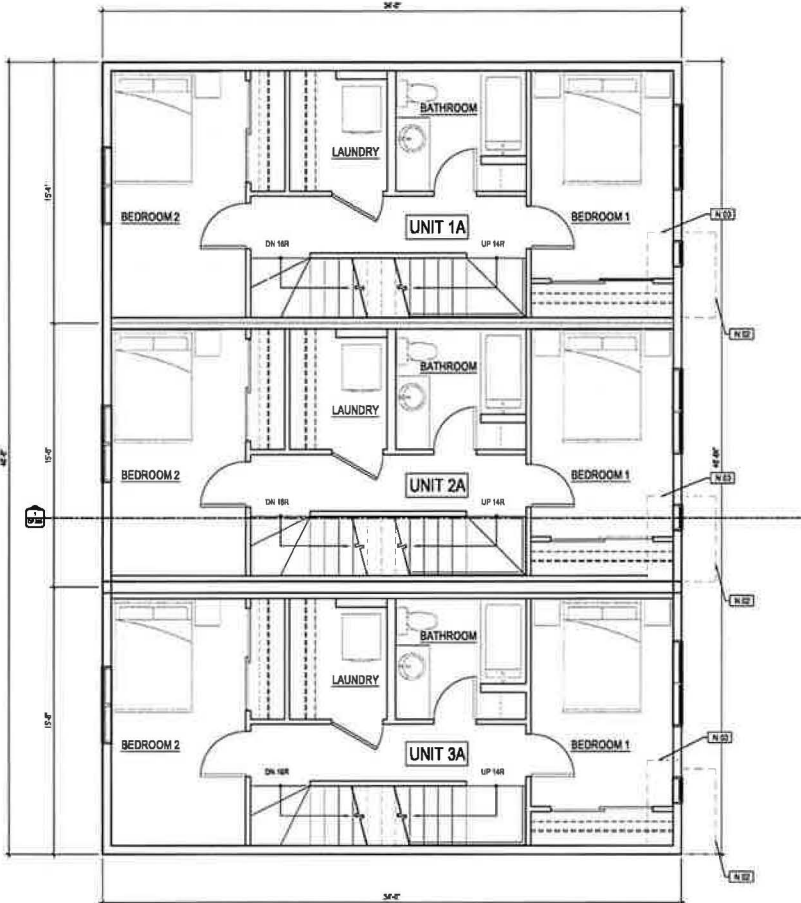
Main Floor + Lower Level DP2023-03469

BUILDING B



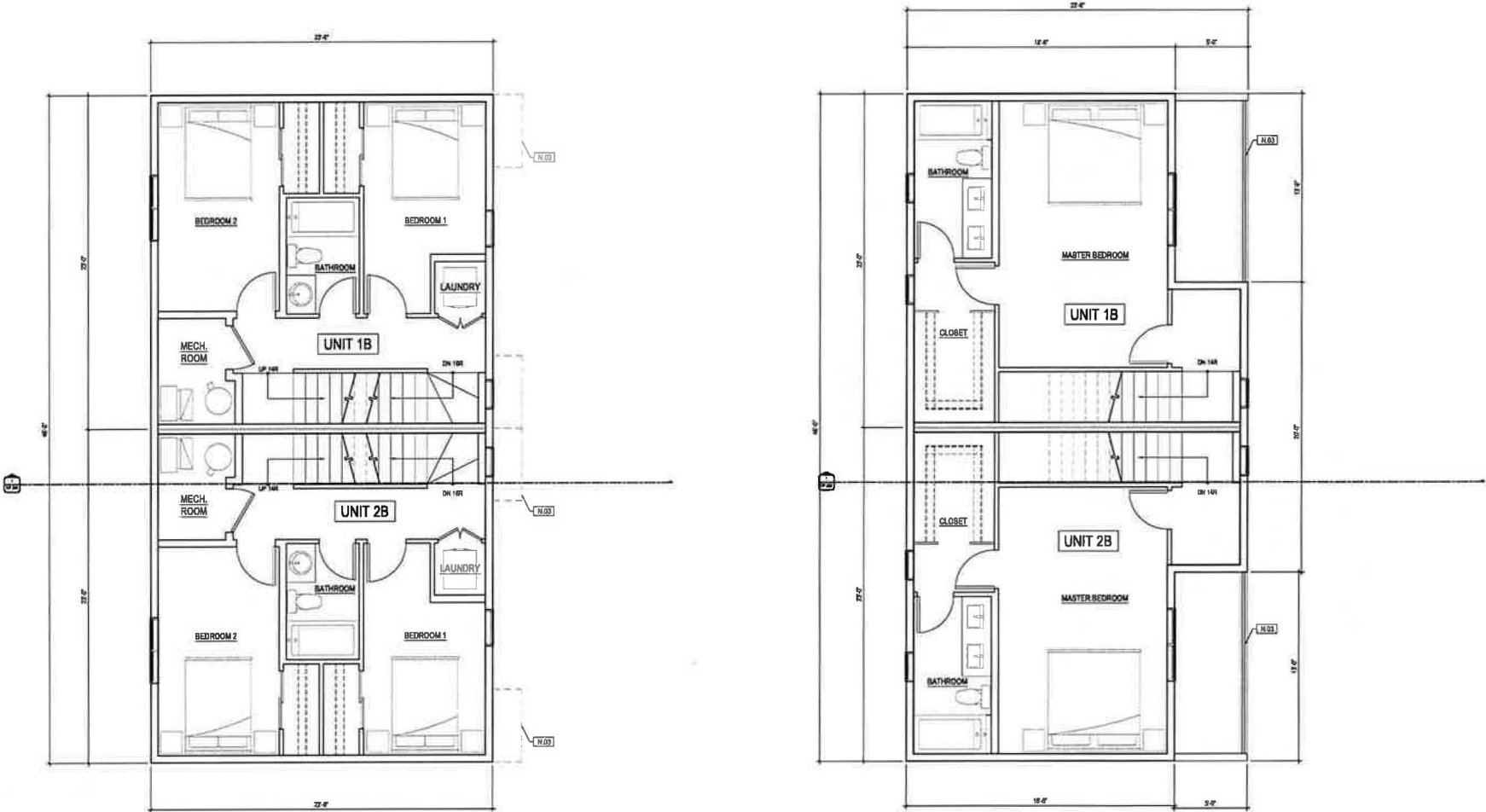
Second + Third Floor DP2023-03469

BUILDING A

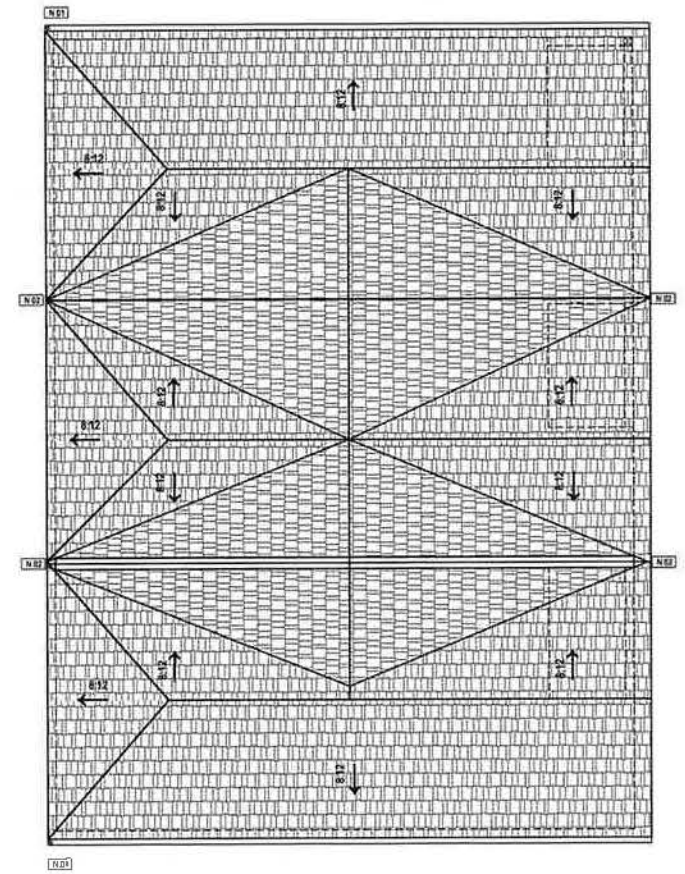
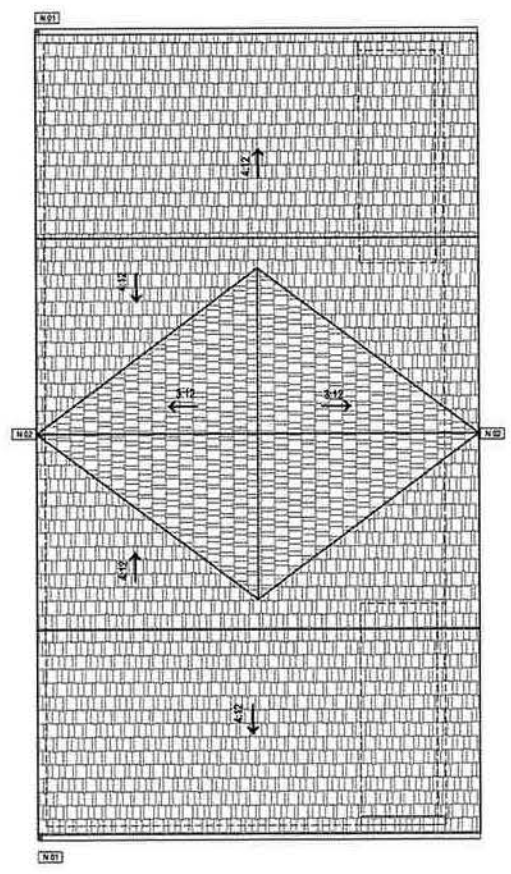


Second + Third Floor Plan DP2023-03469

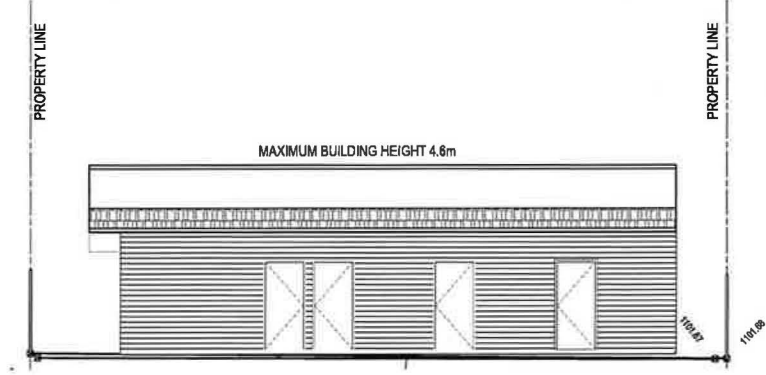
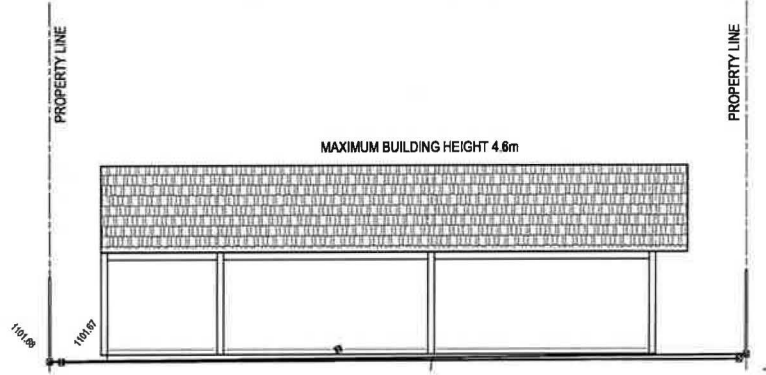
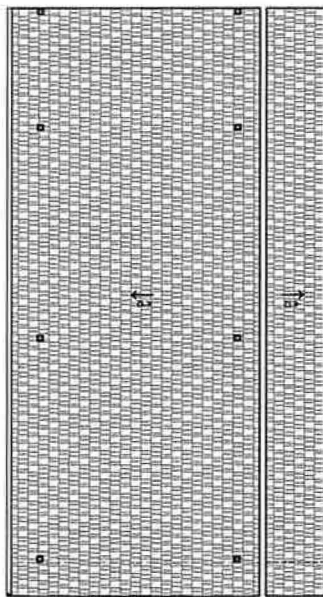
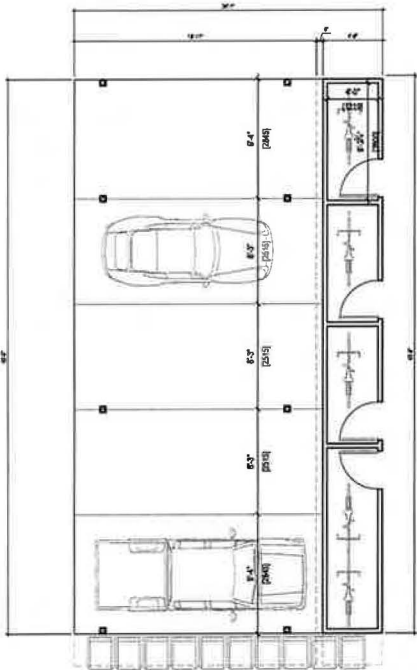
BUILDING B



BUILDINGS A + B

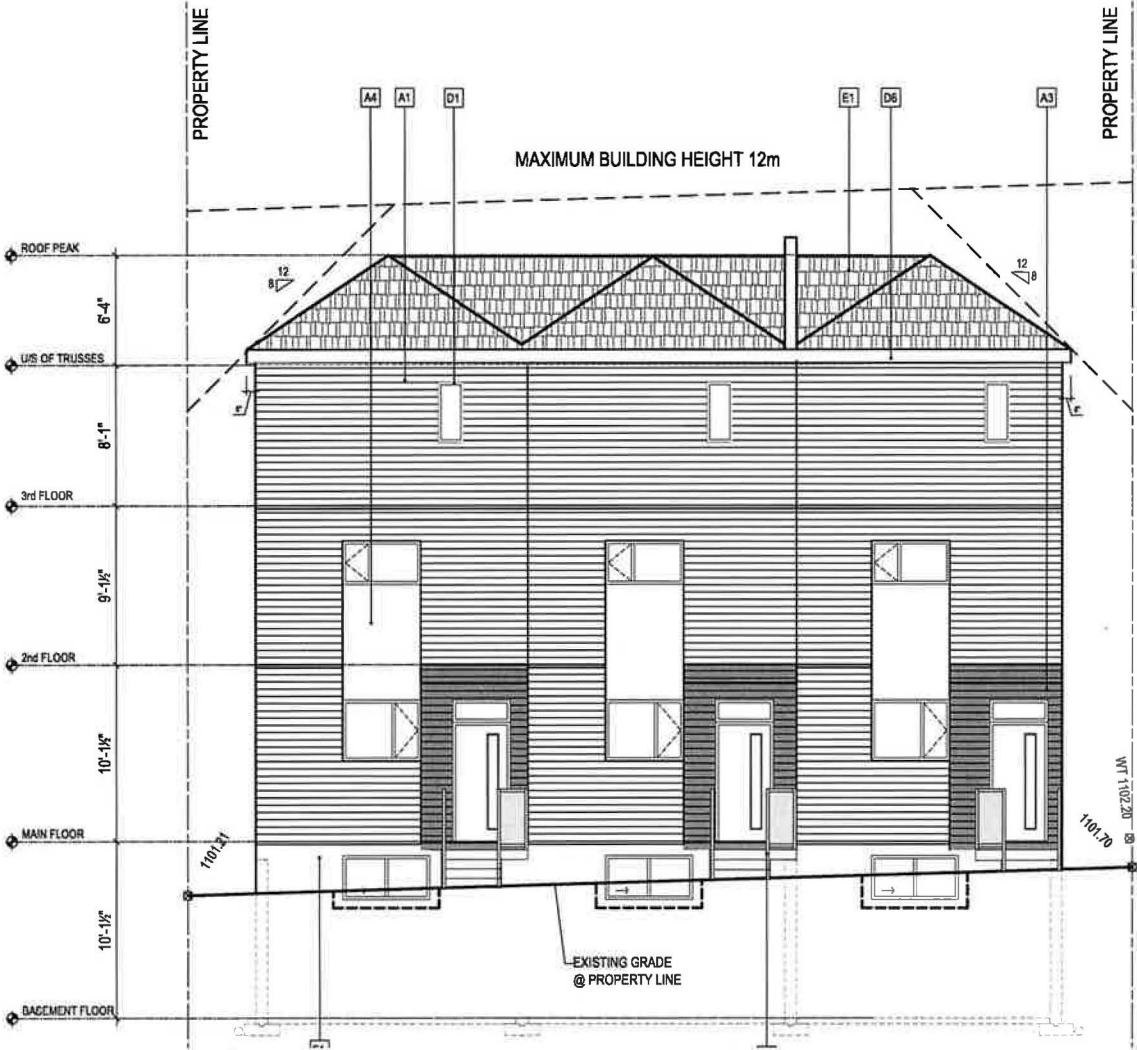


Garage Plan + Elevations DP2023-03469

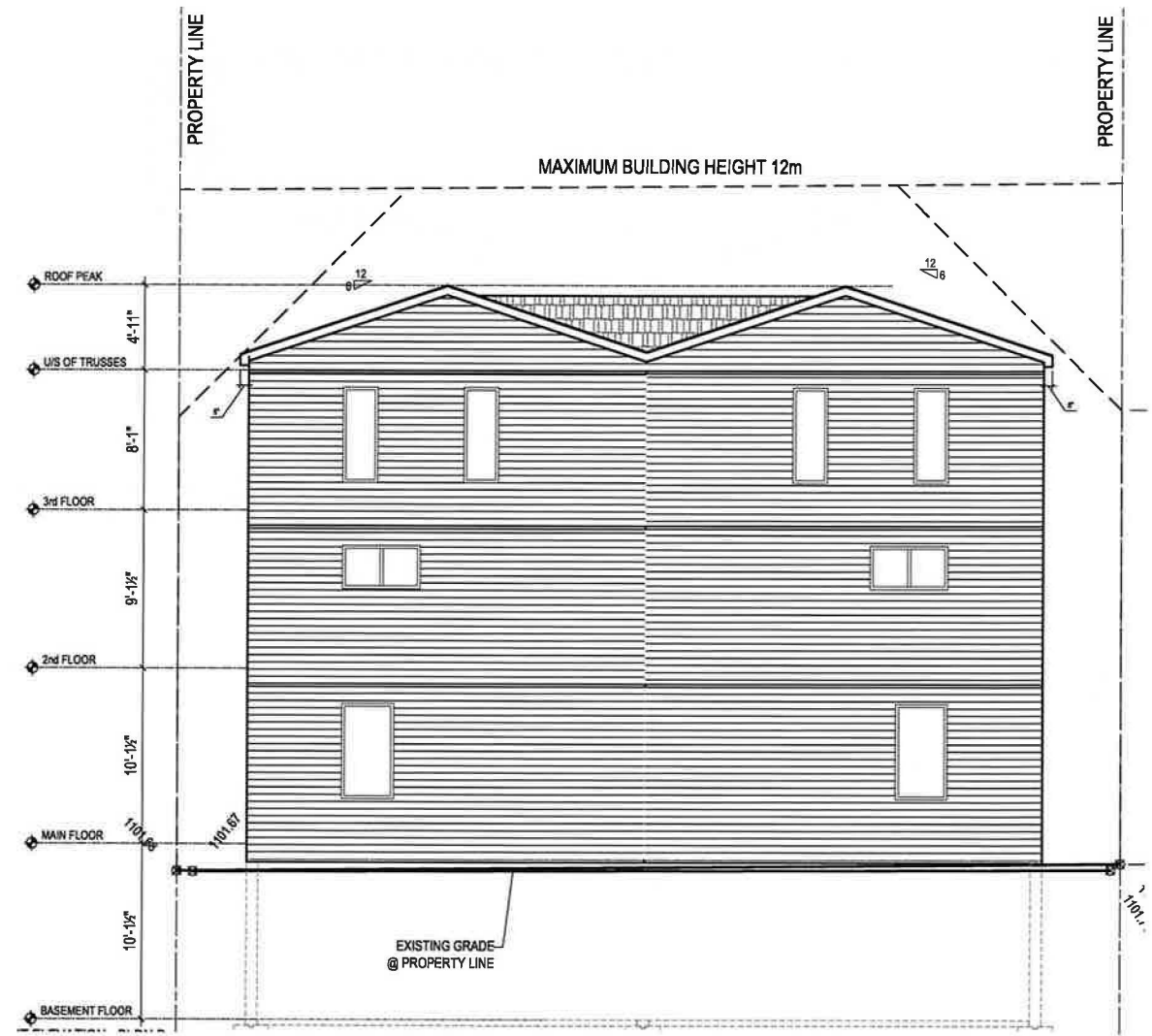
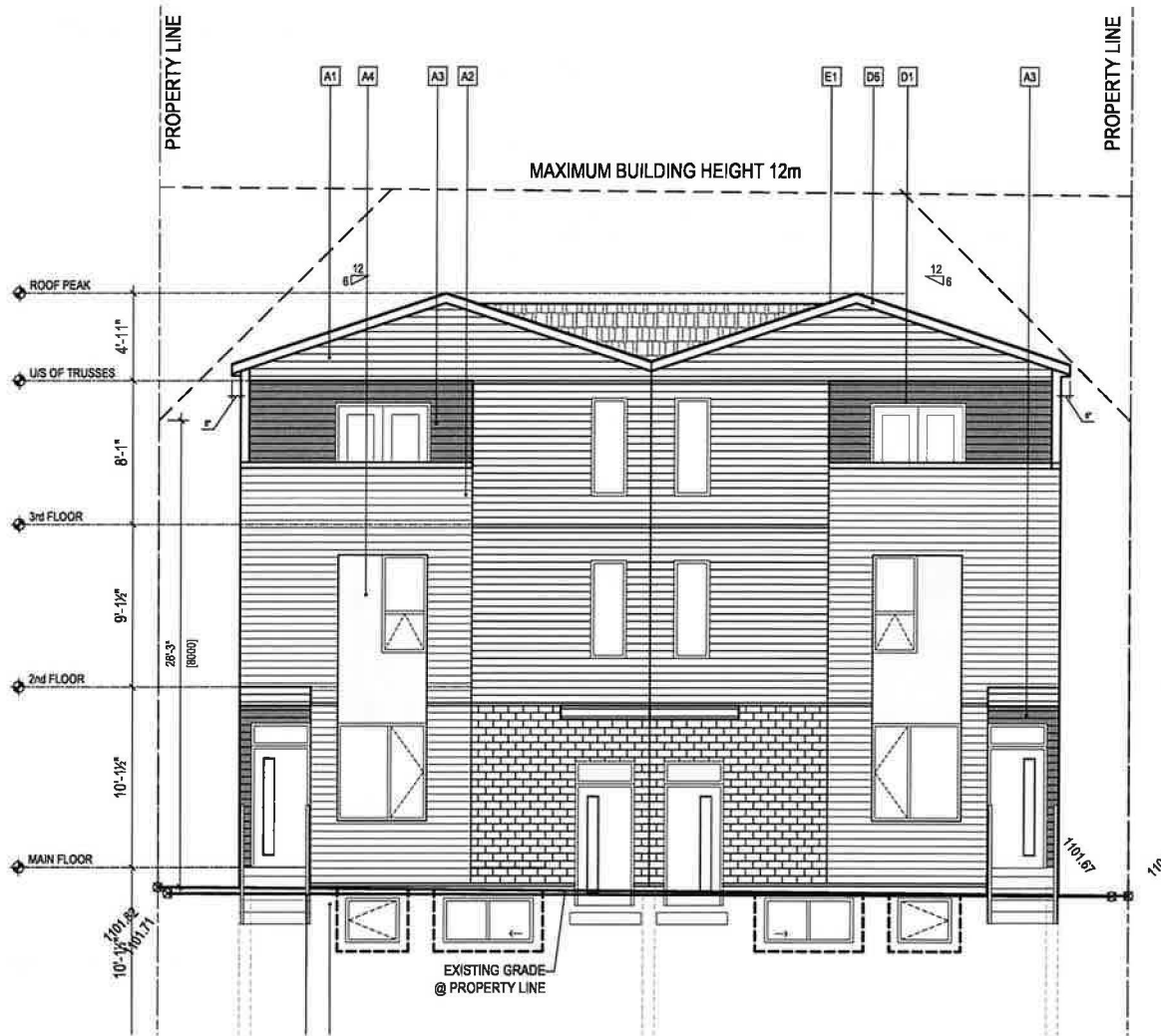


Elevations DP2023-03469

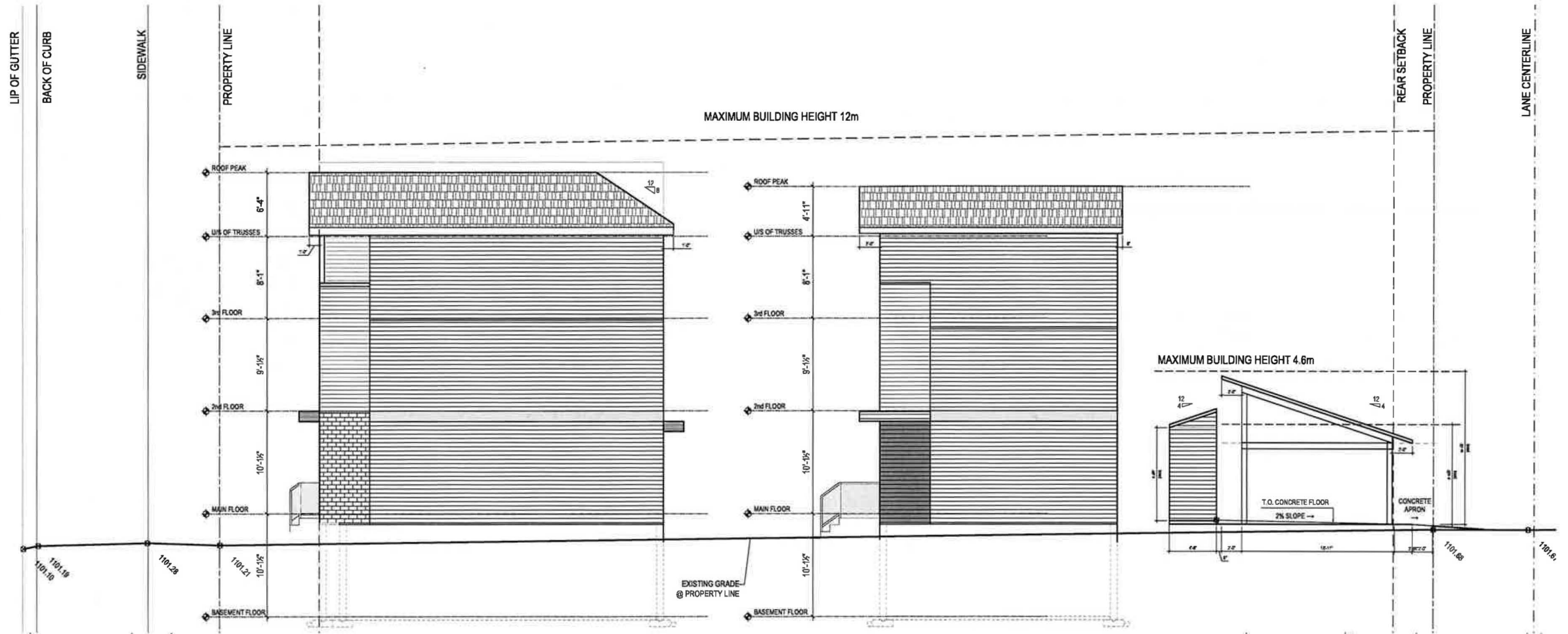
BUILDING A



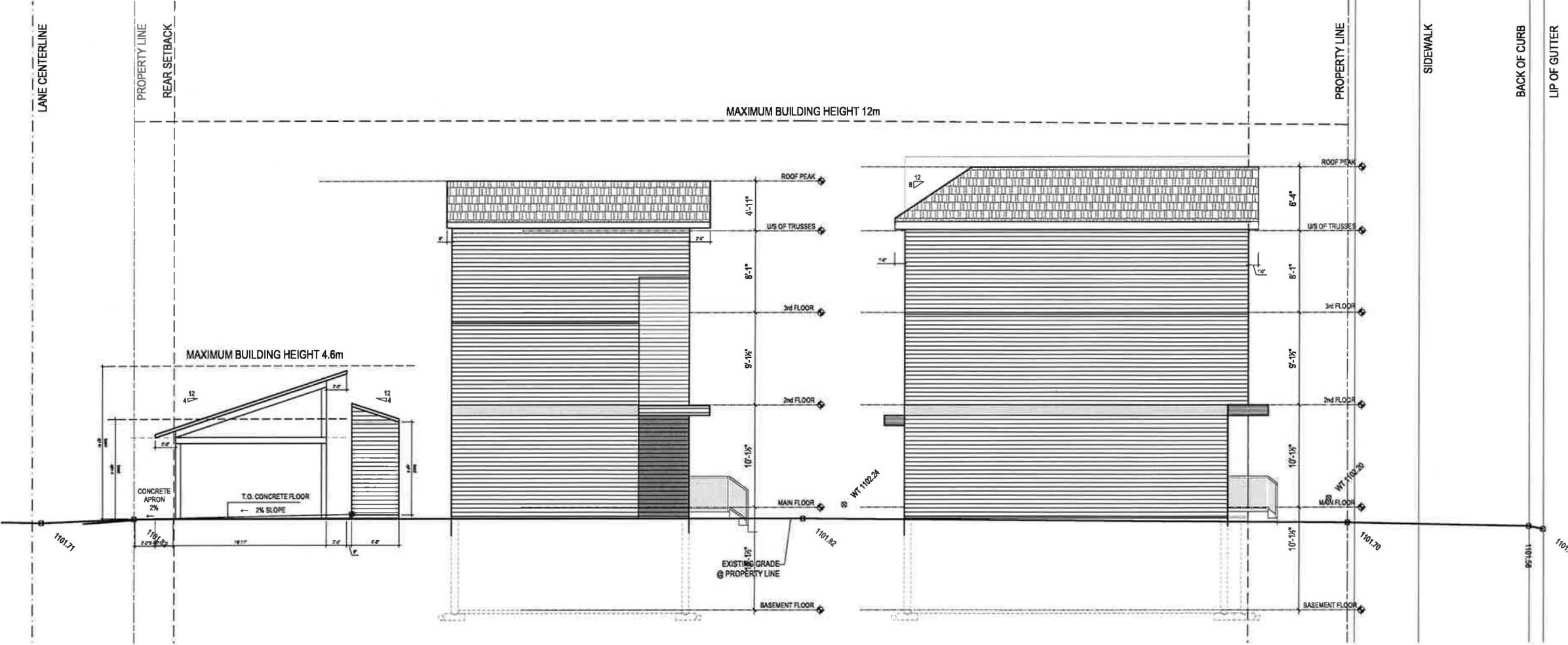
BUILDING B



WEST ELEVATION



EAST ELEVATION



Building Section DP2023-03469

