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CITY OF CALGARY
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JUL 25 2023
ITEM: *7.2.13 CPC2023-0553*
Distrib Presentation 2
CITY CLERK'S DEPARTMENT

CH1531 July 25 Public Hearing LOC2023-0048, DP2023-03835, CPC2023-0553

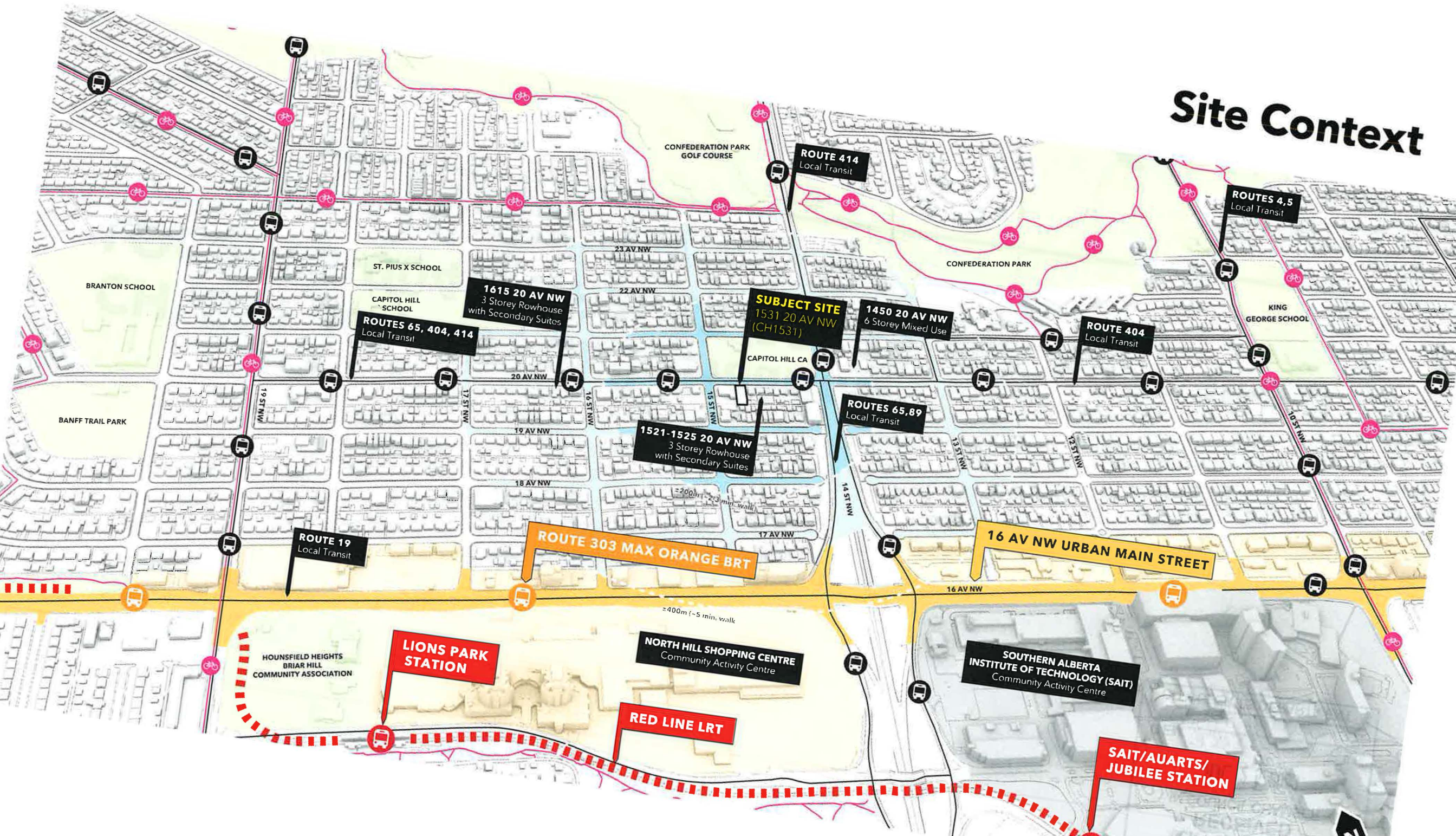
R-C2 to H-GO: 1531 20 AV NW



FAAS



Site Context



ROUTE 414
Local Transit

ROUTES 4, 5
Local Transit

ROUTES 65, 404, 414
Local Transit

1615 20 AV NW
3 Storey Rowhouse
with Secondary Suites

SUBJECT SITE
1531 20 AV NW
(CH1531)

1450 20 AV NW
6 Storey Mixed Use

ROUTE 404
Local Transit

ROUTES 65, 89
Local Transit

1521-1525 20 AV NW
3 Storey Rowhouse
with Secondary Suites

ROUTE 19
Local Transit

ROUTE 303 MAX ORANGE BRT

16 AV NW URBAN MAIN STREET

LIONS PARK STATION

NORTH HILL SHOPPING CENTRE
Community Activity Centre

SOUTHERN ALBERTA INSTITUTE OF TECHNOLOGY (SAIT)
Community Activity Centre

RED LINE LRT

**SAIT/AUARTS/
JUBILEE STATION**

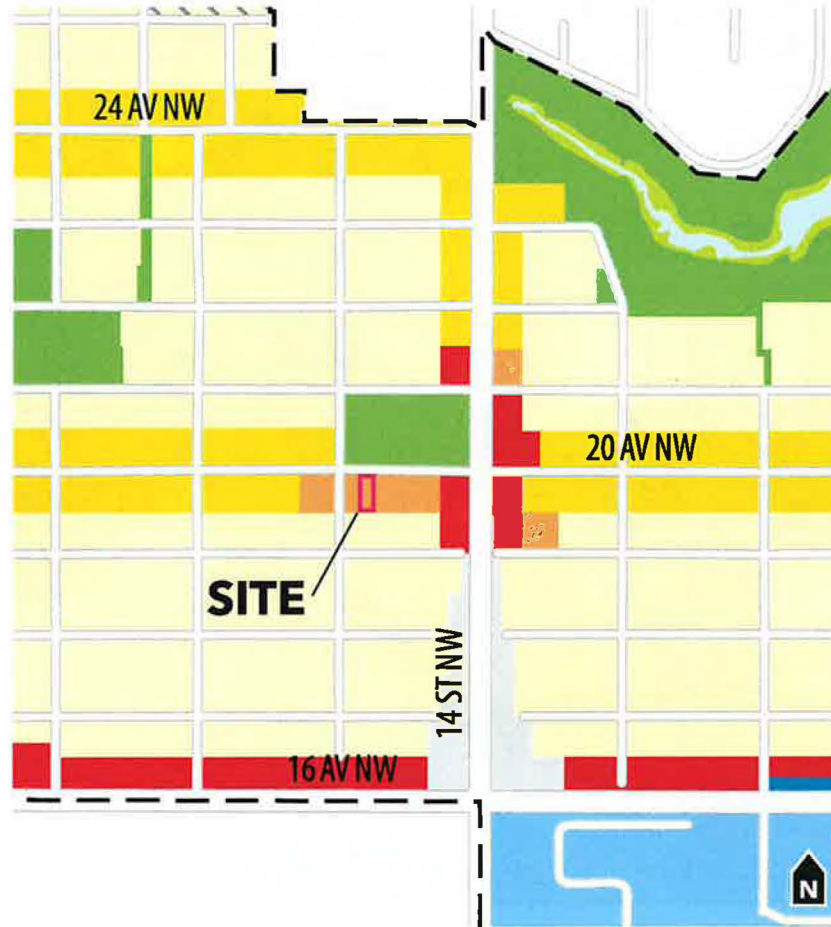
NORTH HILL COMMUNITIES LOCAL AREA PLAN

**Map 3:
Urban Form**

Legend

Urban Form Categories

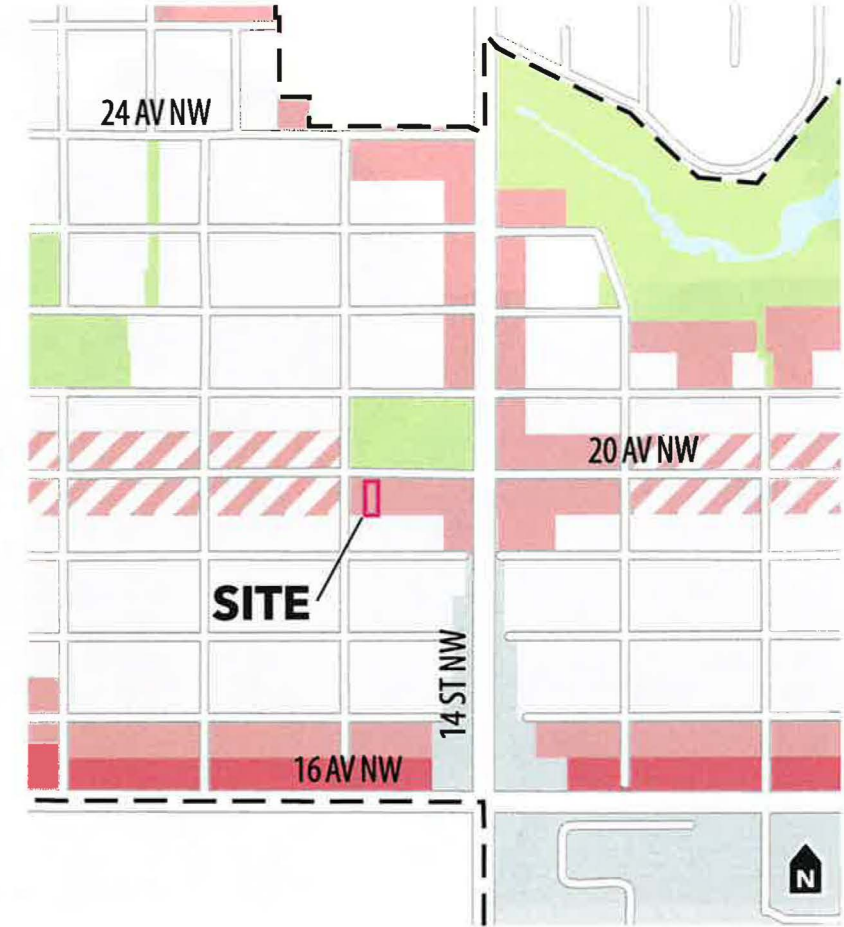
- Neighbourhood Commercial
- Neighbourhood Flex**
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



**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



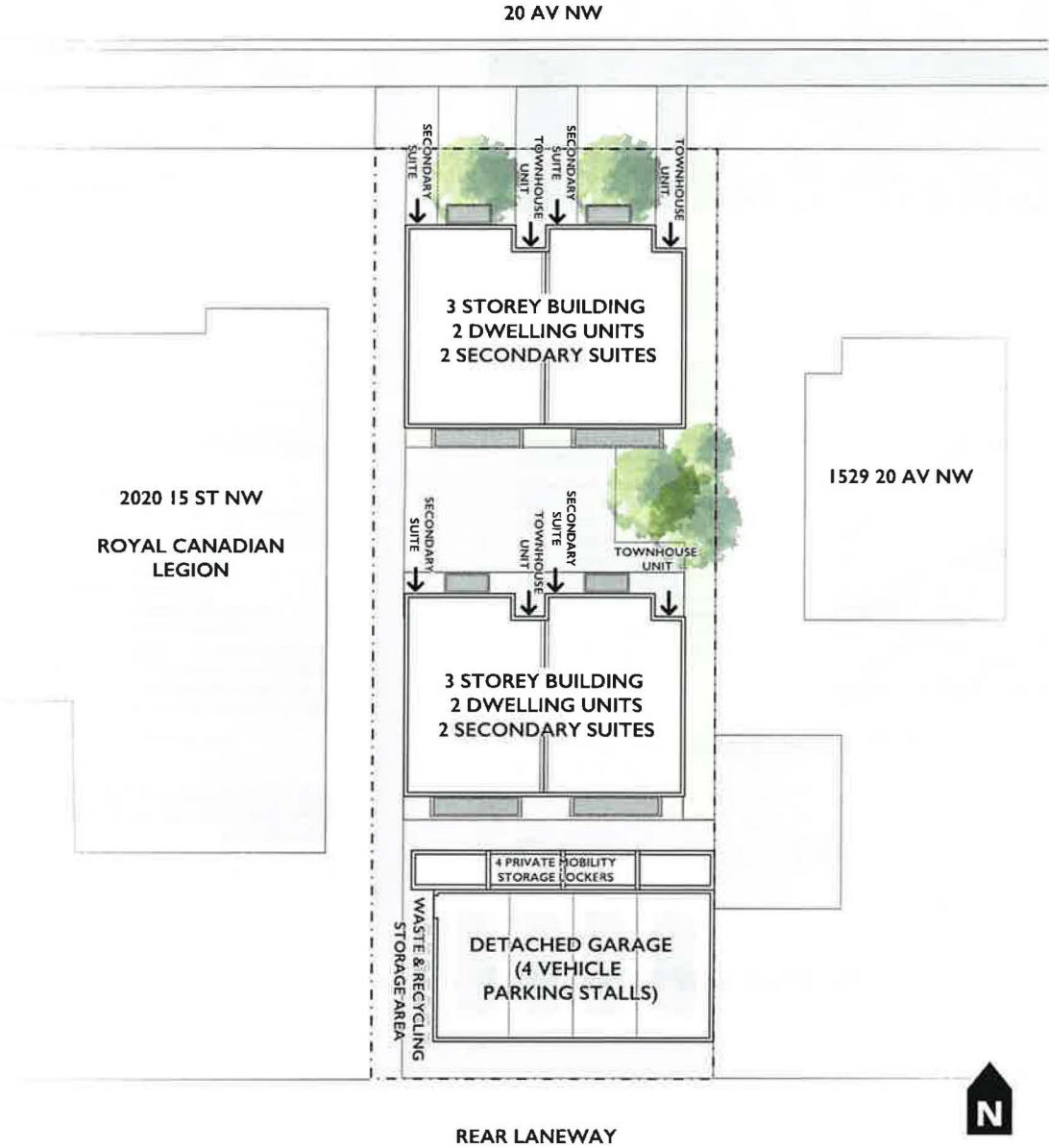
Policy Context

Development Permit DP2023-03835



Proposed H-GO District

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



BUILDING HEIGHT

12m **3**
Maximum Height Storeys



DWELLING UNITS + SECONDARY SUITES


8
Total Dwelling Units + Secondary Suites
4 **4**
Rowhouse Units Secondary Suites
(2-3 Bedrooms) (1 Bedroom)



PARKING

4 **4**
Parking Stalls Mobility Storage Units
(Detached Garage off Lane) (For Units without assigned parking)

NEIGHBOUR POSTCARDS



Proposed Land Use Change

1531 20 AV NW
R-C2 to Housing - Grade Oriented (H-GO) District
 City of Calgary Application Reference: LOC2023-0048

Hello Neighbour

We are proposing a land use change at 1531 20 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 4 larger townhouse units, 4 smaller flat-style units, 4 parking stalls in a garage, and 4 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.


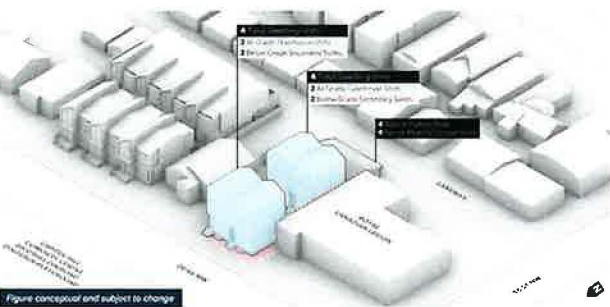
More information about the new H-GO District and recent bylaw changes aimed at creating more housing choice in our city: calgary.ca/housingchoice

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: CH1531
 1531 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

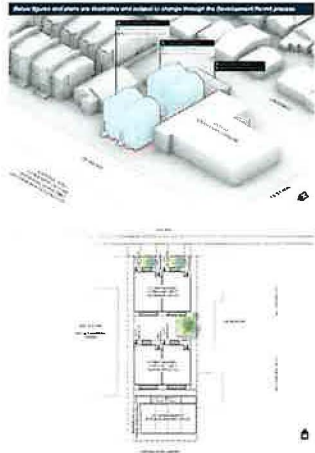
1531 20 AV NW
R-C2 to Housing - Grade Oriented (H-GO) District

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We are proposing a land use change at 1531 20 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 4 larger townhouse units, 4 smaller flat-style units, 4 parking stalls in a garage, and 4 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



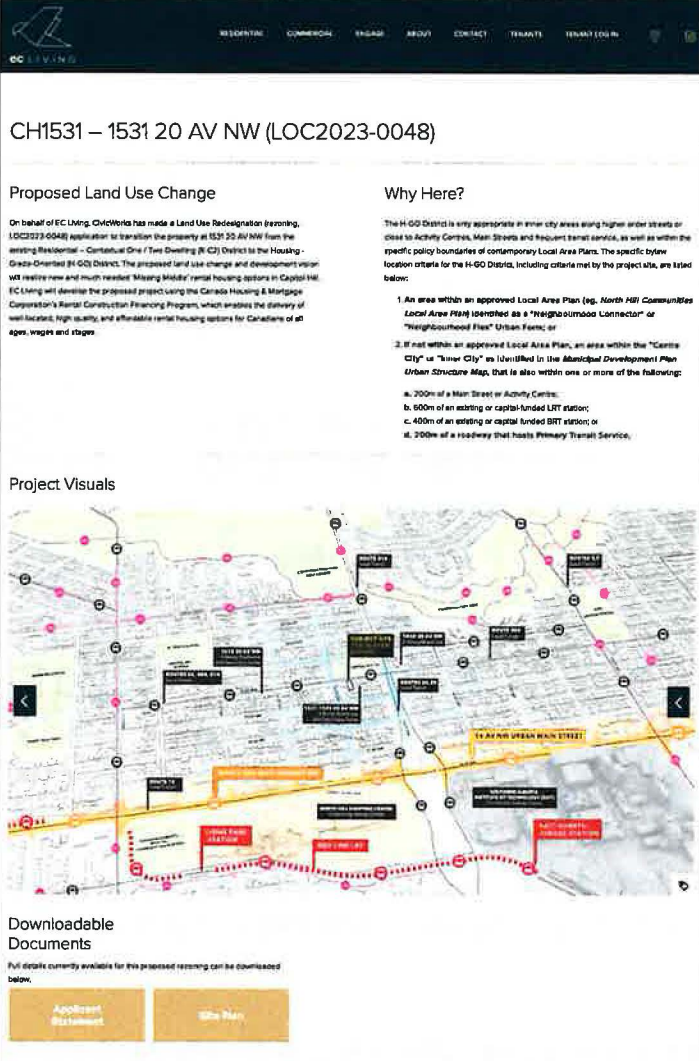
Get In Touch

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: CH1531 - 1531 20 AV NW

City of Calgary Application Information Portal: dmap.calgary.ca
 Application Reference: LOC2023-0048

PROJECT ENGAGEMENT WEBSITE



CH1531 – 1531 20 AV NW (LOC2023-0048)

Proposed Land Use Change


On behalf of EC Living, CivicWorks has made a Land Use Redesignation (re-zoning, LOC2023-0048) application to transition the property at 1531 20 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 Capital 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 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 Communities 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. 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 hosts Primary Transit Service.

Project Visuals

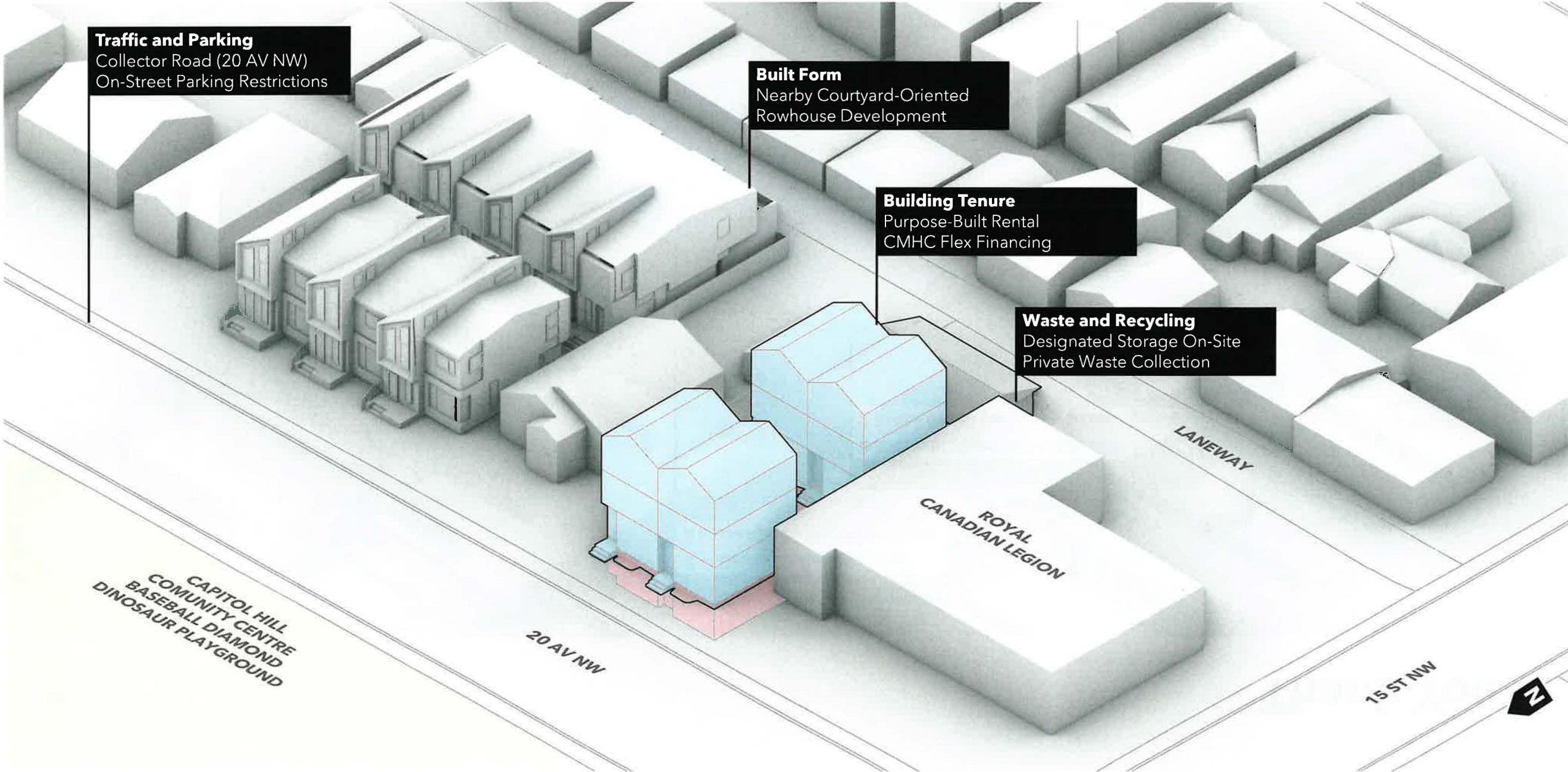


Downloadable Documents

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

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

Applicant-Led Outreach

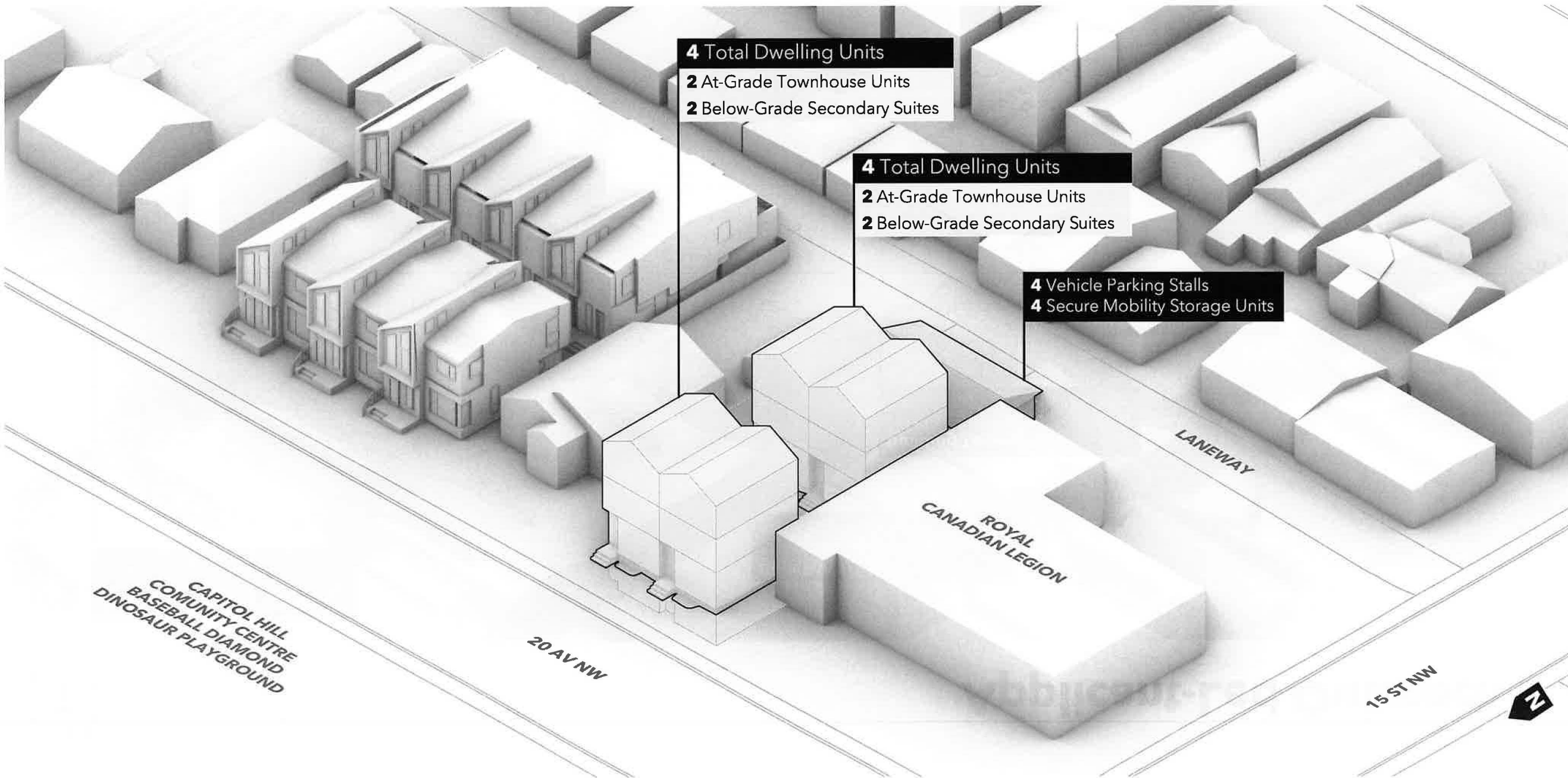


Traffic and Parking
Collector Road (20 AV NW)
On-Street Parking Restrictions

Built Form
Nearby Courtyard-Oriented
Rowhouse Development

Building Tenure
Purpose-Built Rental
CMHC Flex Financing

Waste and Recycling
Designated Storage On-Site
Private Waste Collection



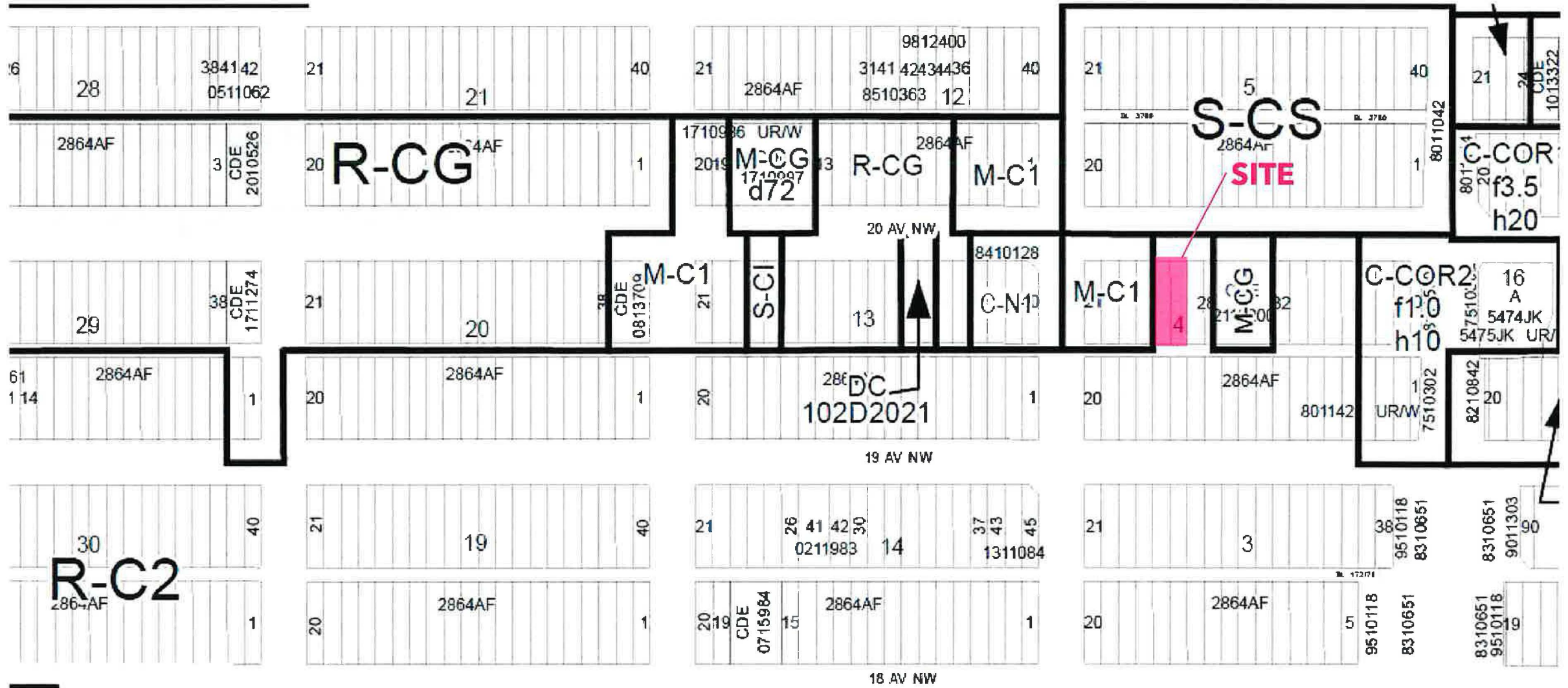
4 Total Dwelling Units
2 At-Grade Townhouse Units
2 Below-Grade Secondary Suites

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

4 Vehicle Parking Stalls
4 Secure Mobility Storage Units

Supplementary Information

Land Use Context



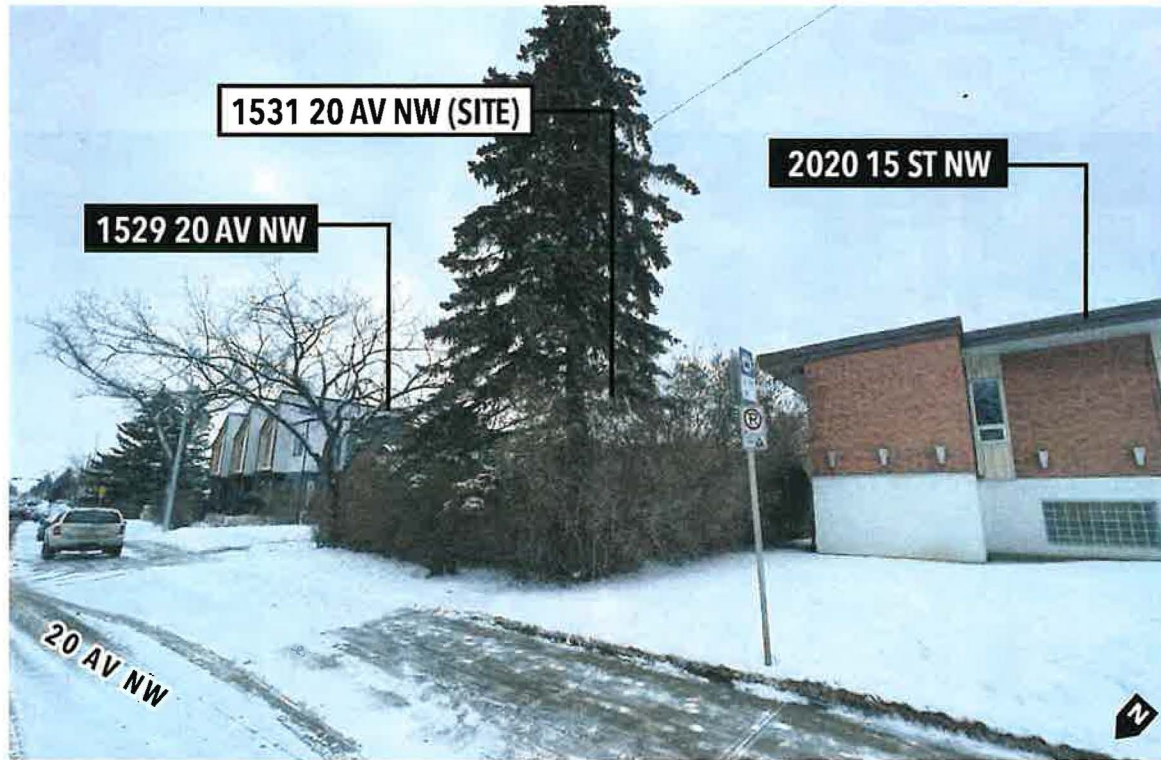
AERIAL VIEW



VIEW SOUTH FROM 20 AV NW



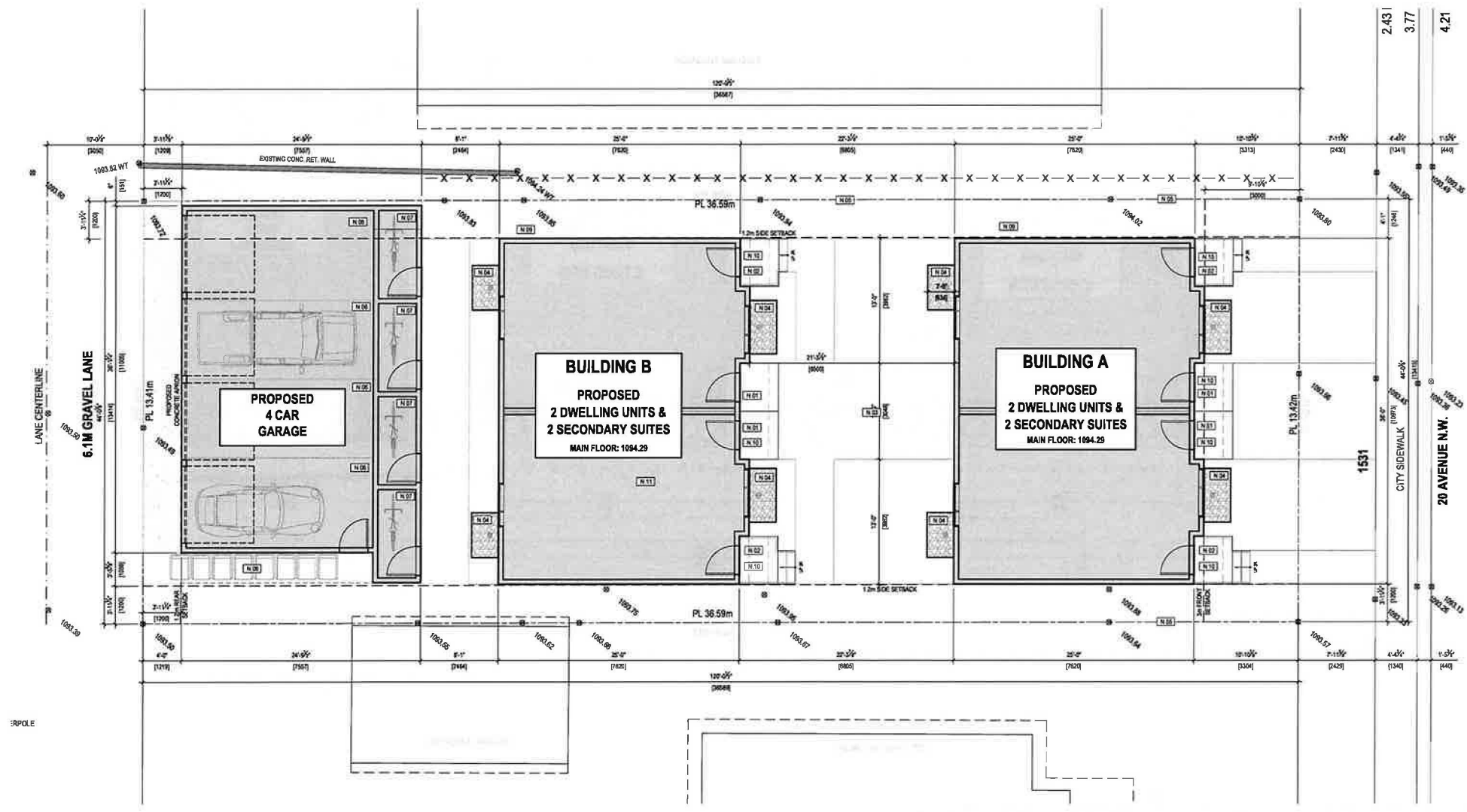
VIEW SOUTHEAST ALONG 20 AV NW



VIEW NORTHEAST ALONG REAR LANE



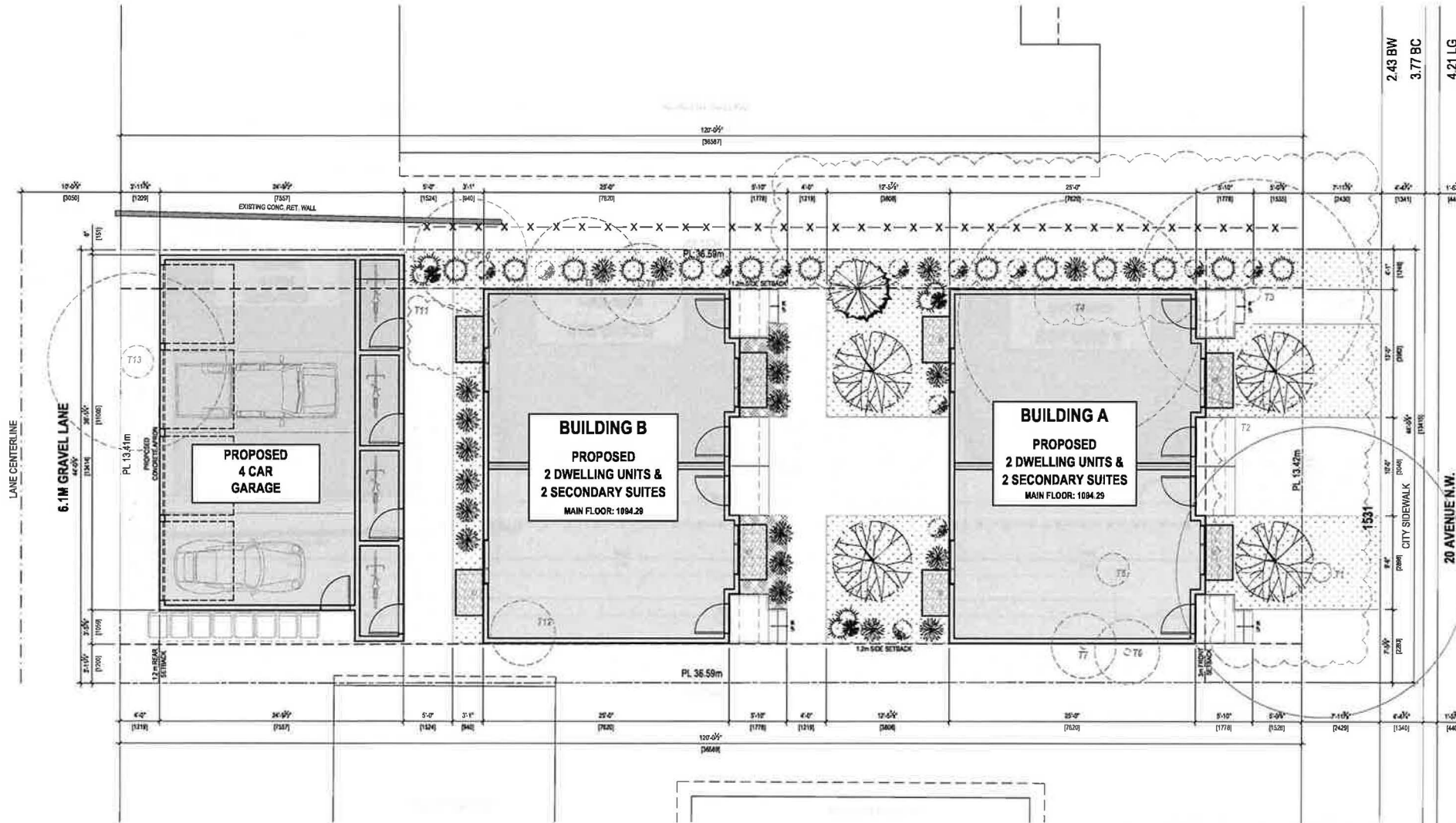
Site Plan DP2023-03835



PROFILE



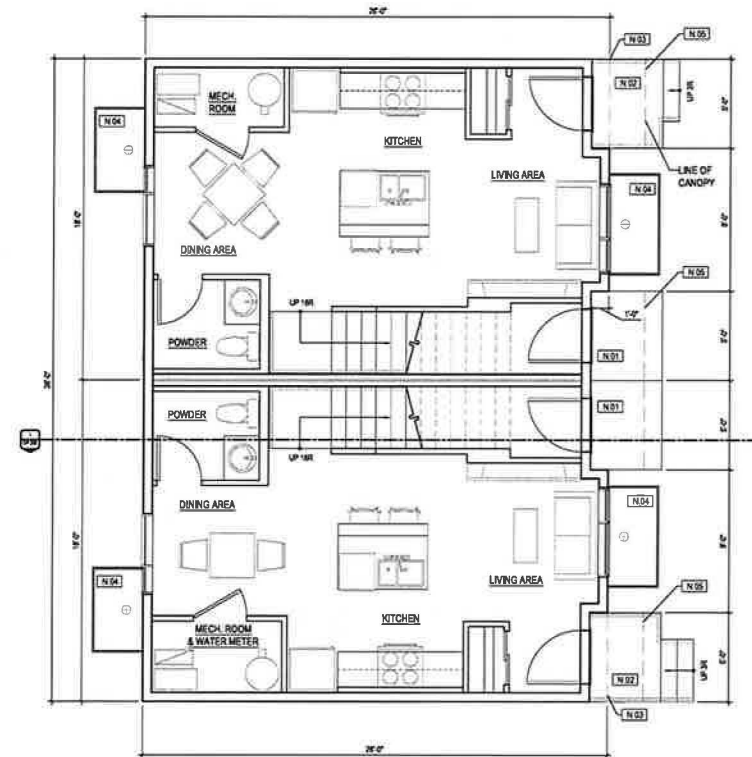
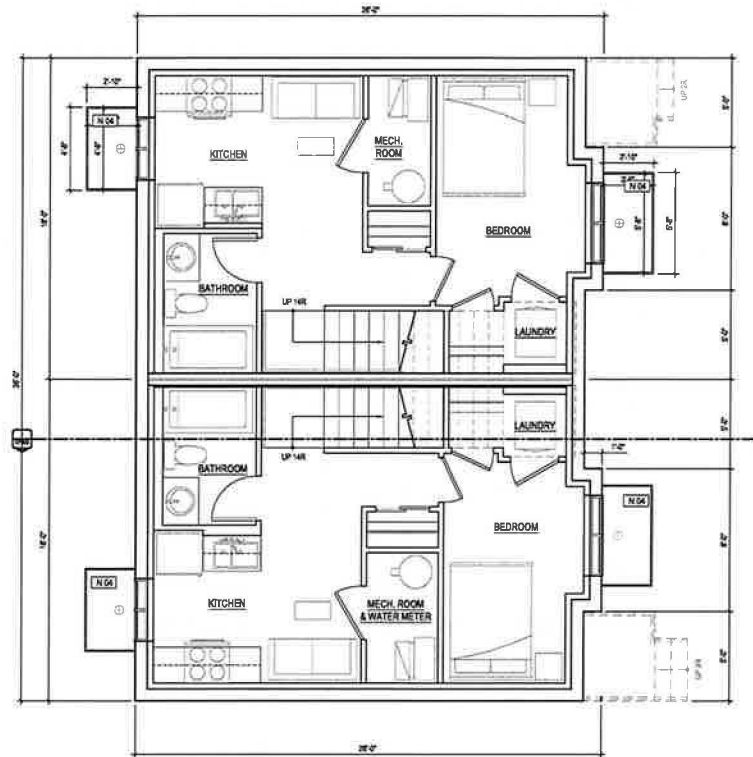
Landscape Plan DP2023-03835



Main Floor + Lower Level DP2023-03835

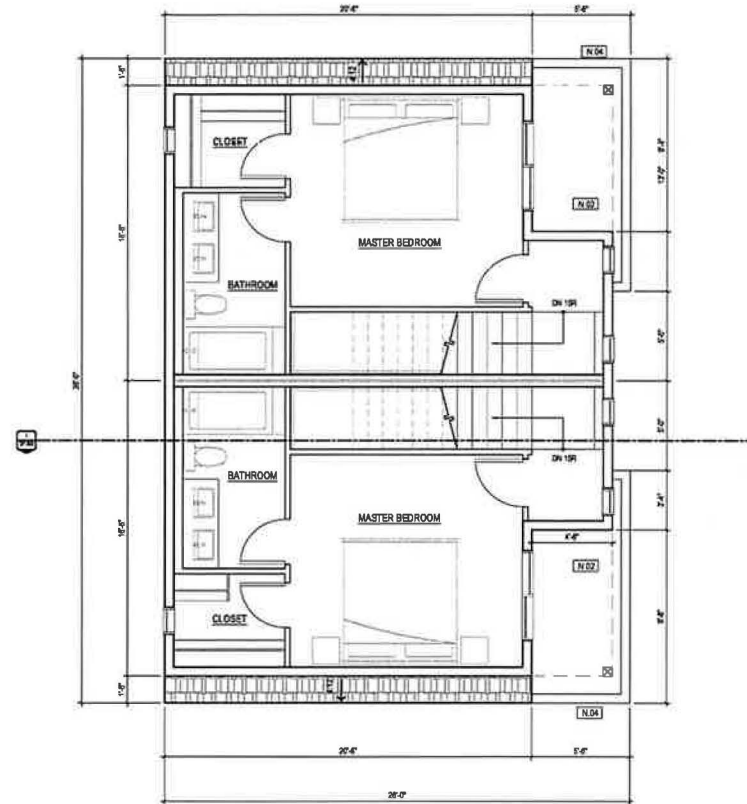
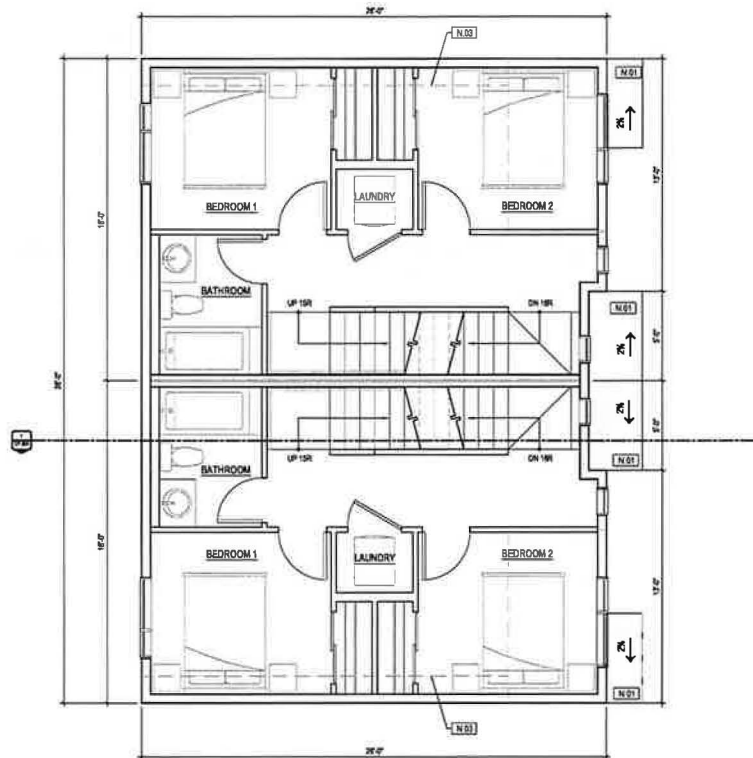
BUILDINGS A + B

15

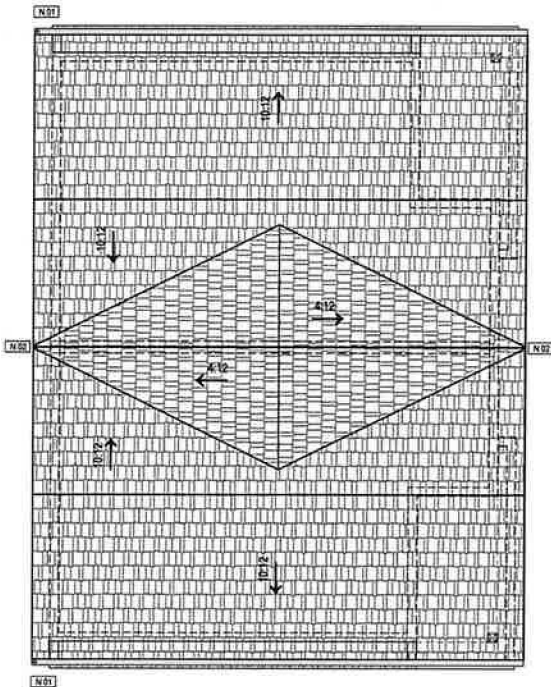


Second + Third Floor DP2023-03835

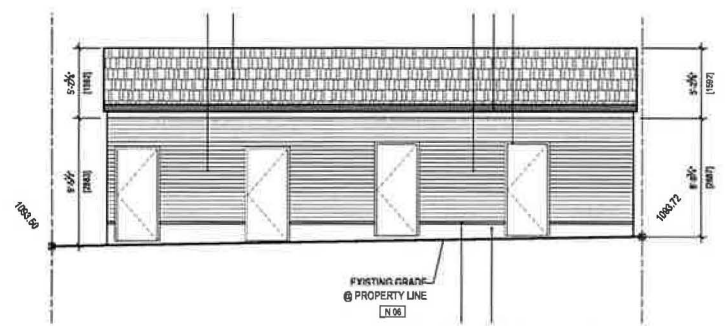
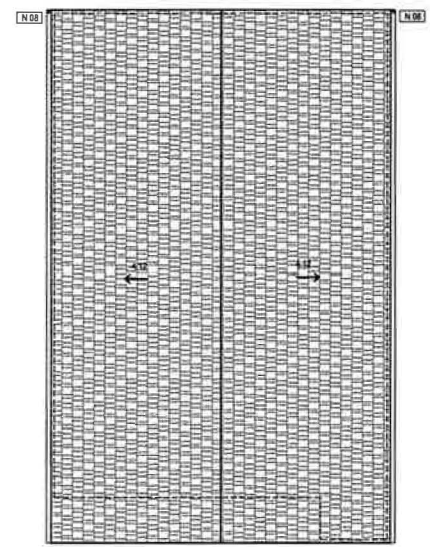
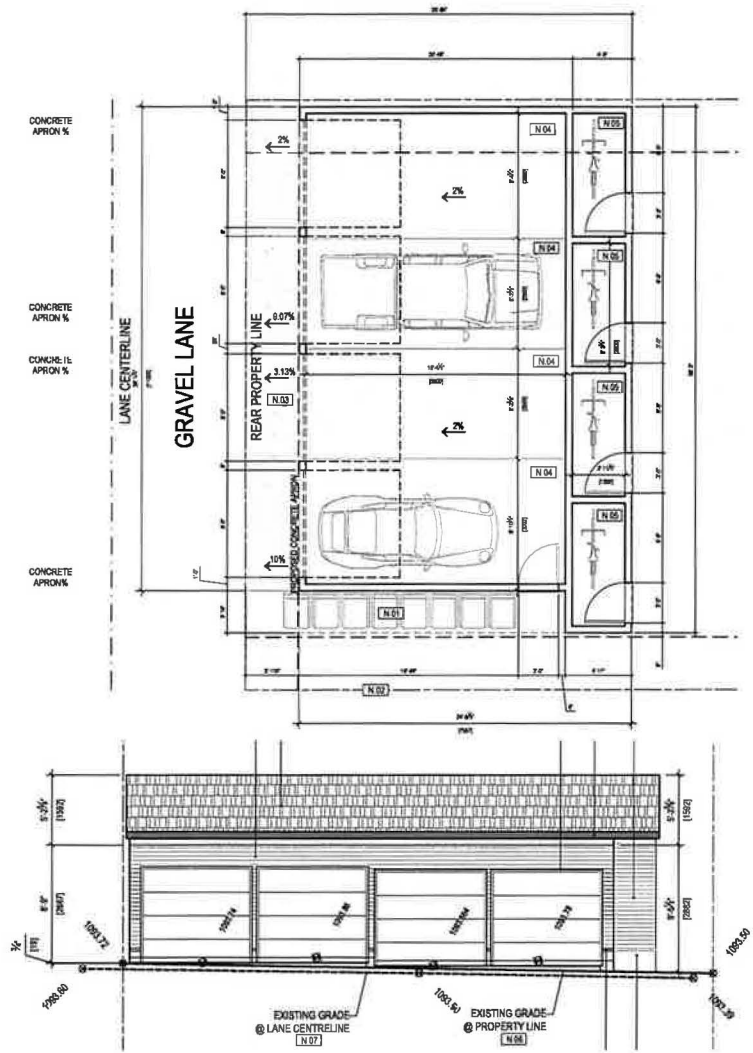
BUILDINGS A + B



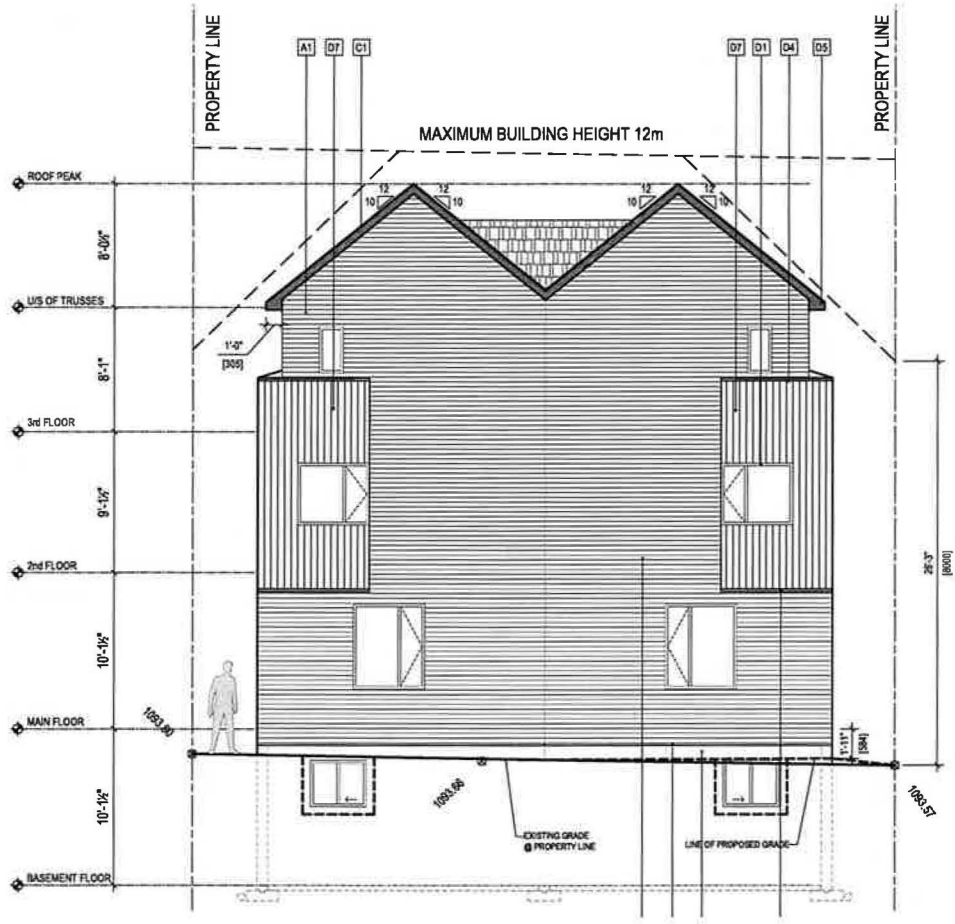
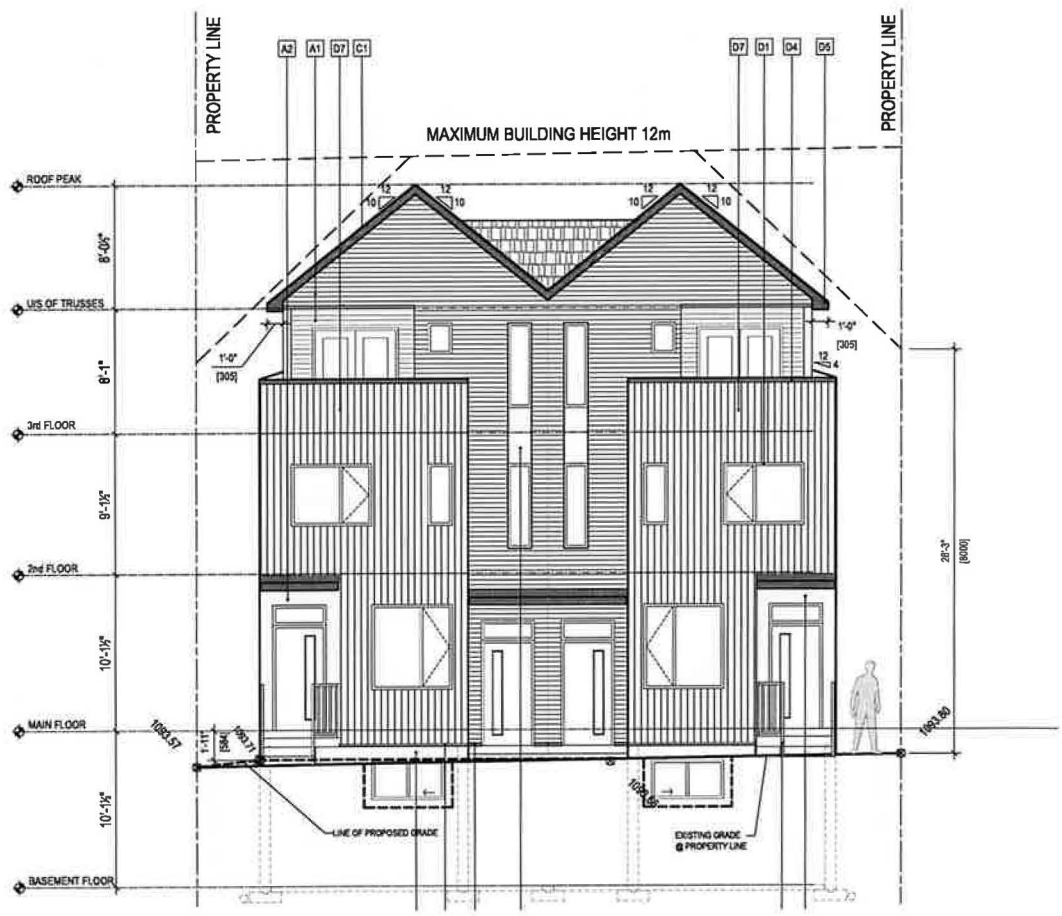
BUILDINGS A + B



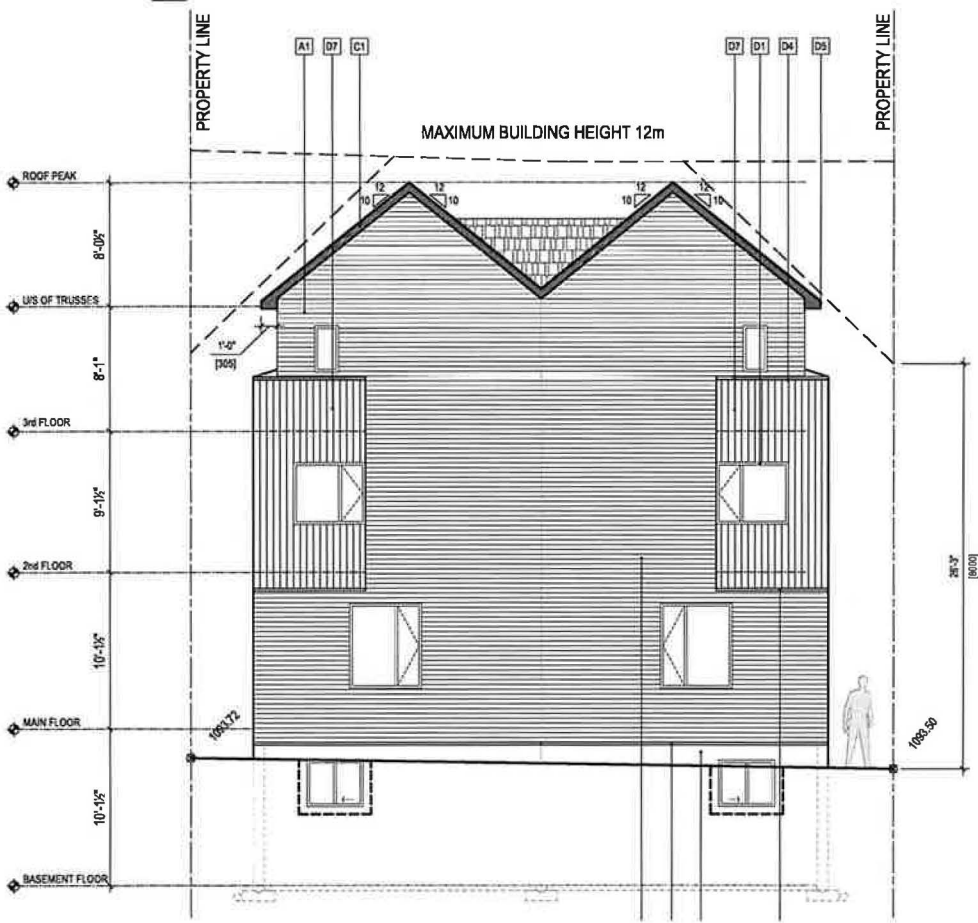
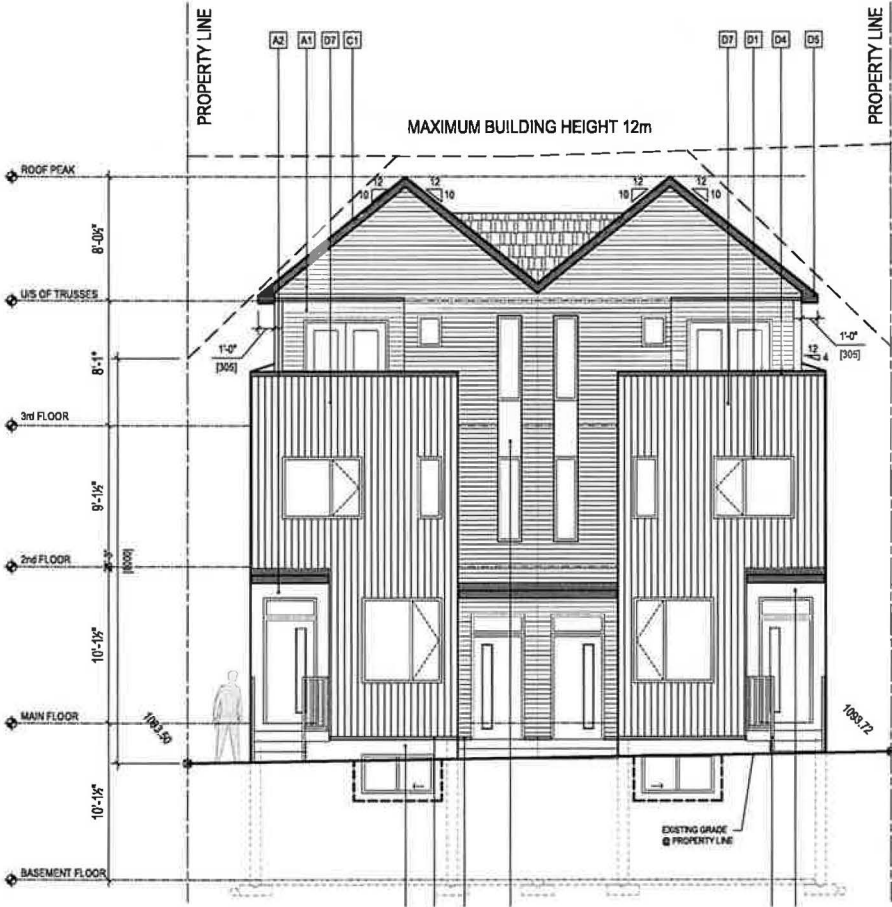
Garage Plan + Elevations DP2023-03835



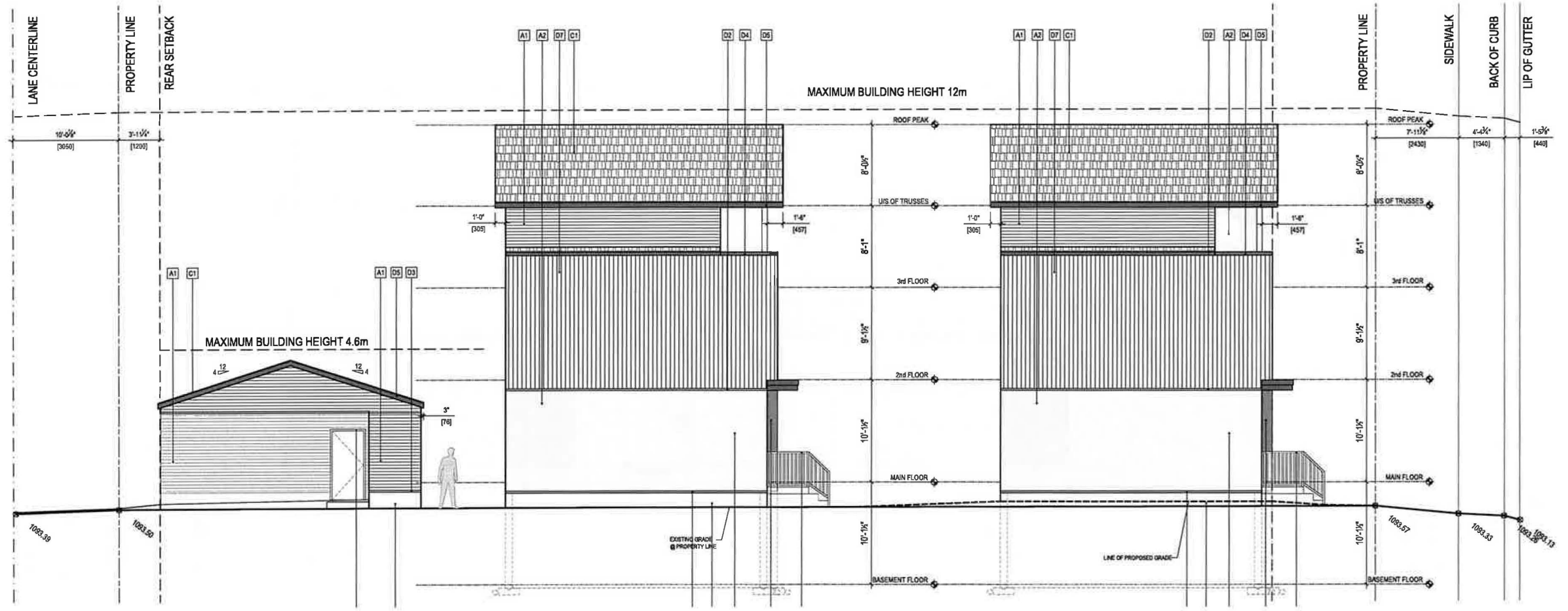
BUILDING A



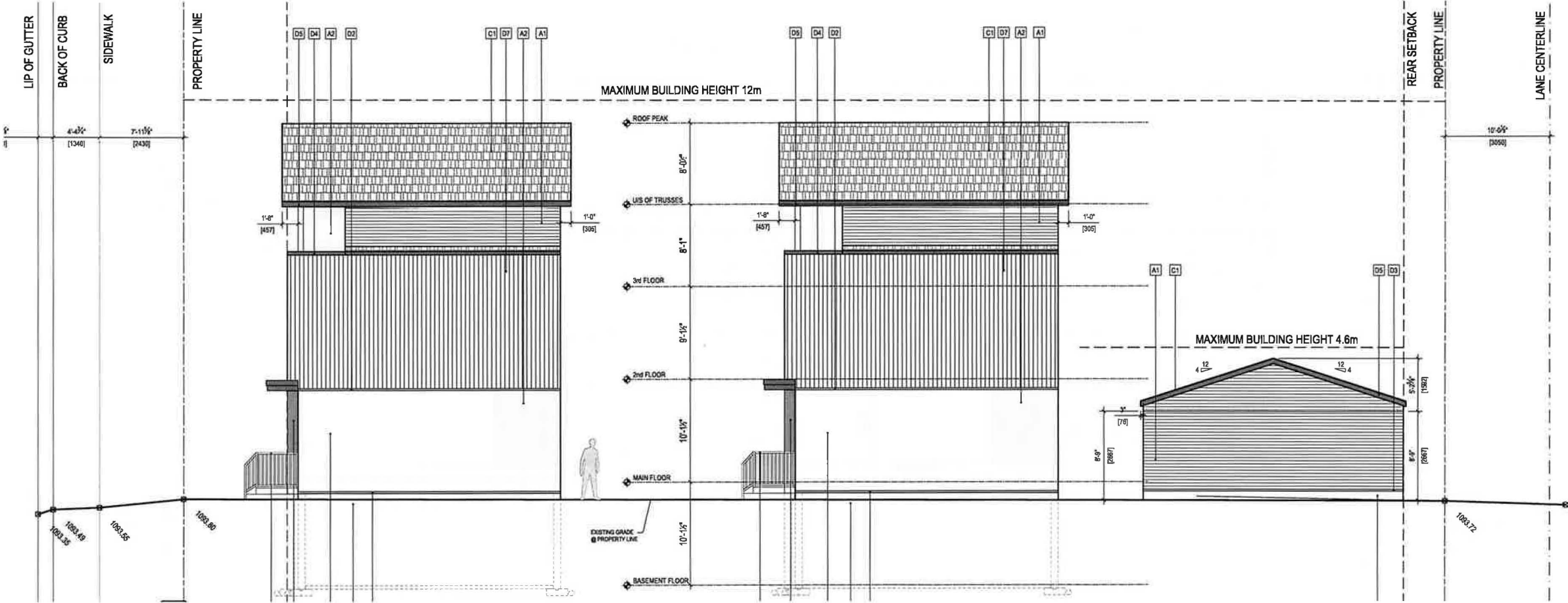
BUILDING B



EAST ELEVATION



WEST ELEVATION



Building Section DP2023-03835

