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CITY OF CALGARY
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IN COUNCIL CHAMBER
JUL 25 2023
ITEM: 7.2.14 CPC2023-0618
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

MP466 July 25 Public Hearing

LOC2023-0047, DP2023-04680, CPC2023-0618

M-C1 to H-GO: 466 29 AV NW



FAAS



Site Context



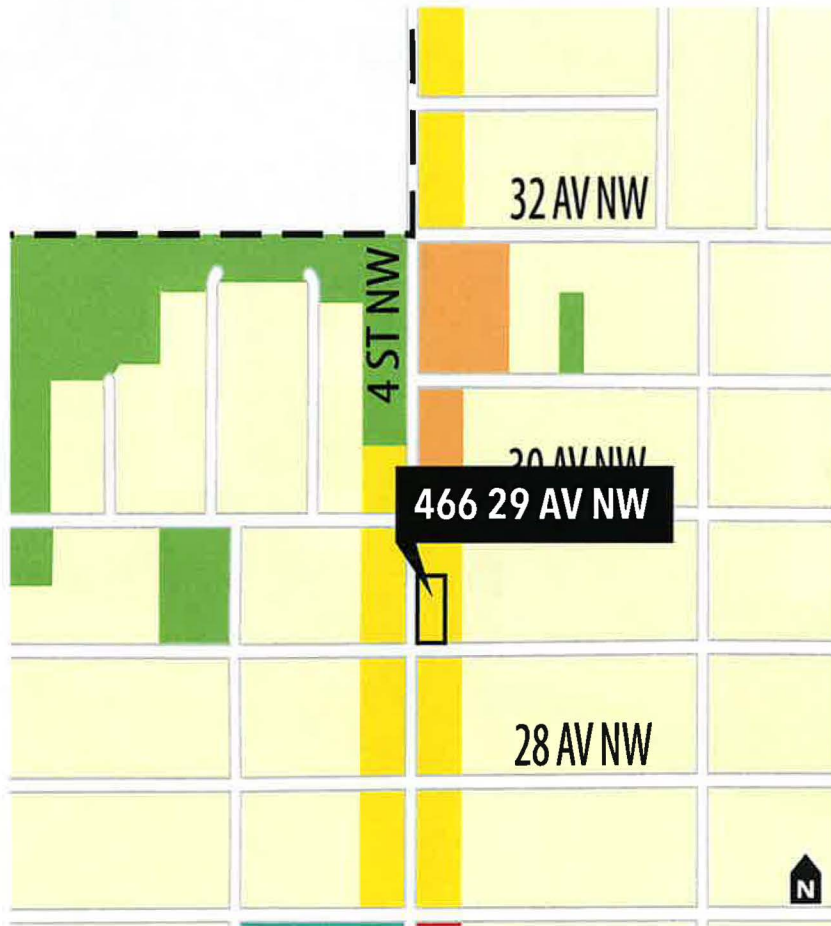
NORTH HILL COMMUNITIES LOCAL AREA PLAN

Map 3:
Urban Form

Legend

Urban Form Categories

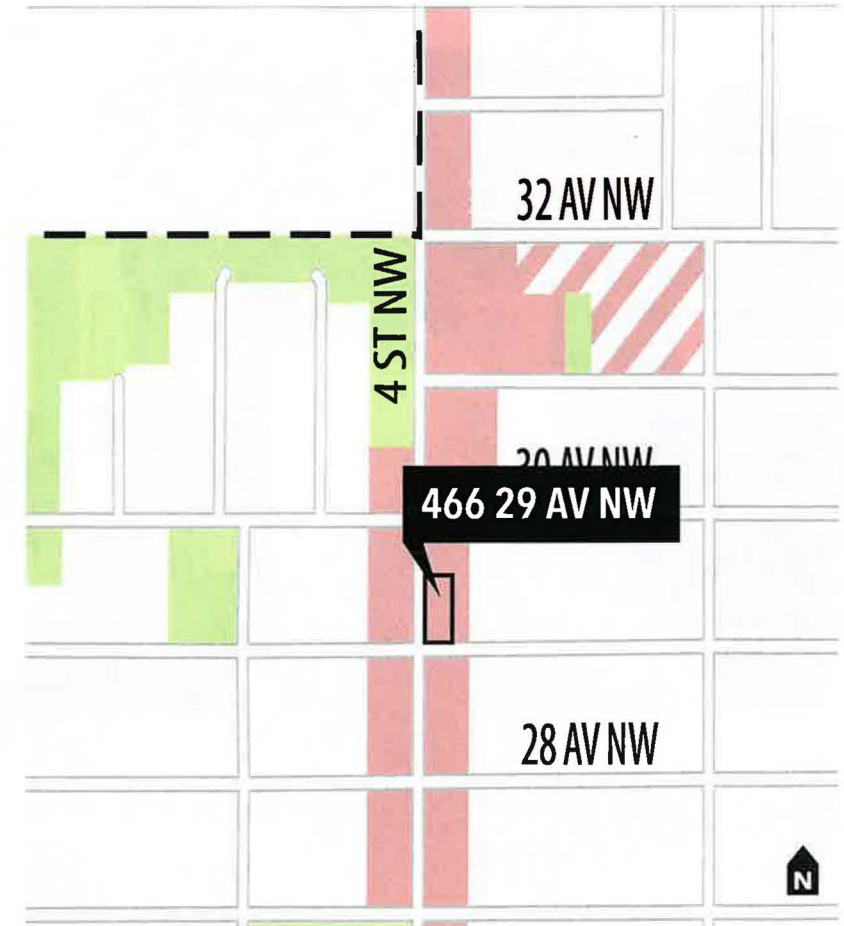
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Corridor
- Industrial General
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Regional Campus
- No Urban Form Category



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



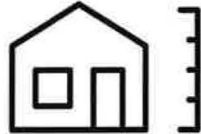
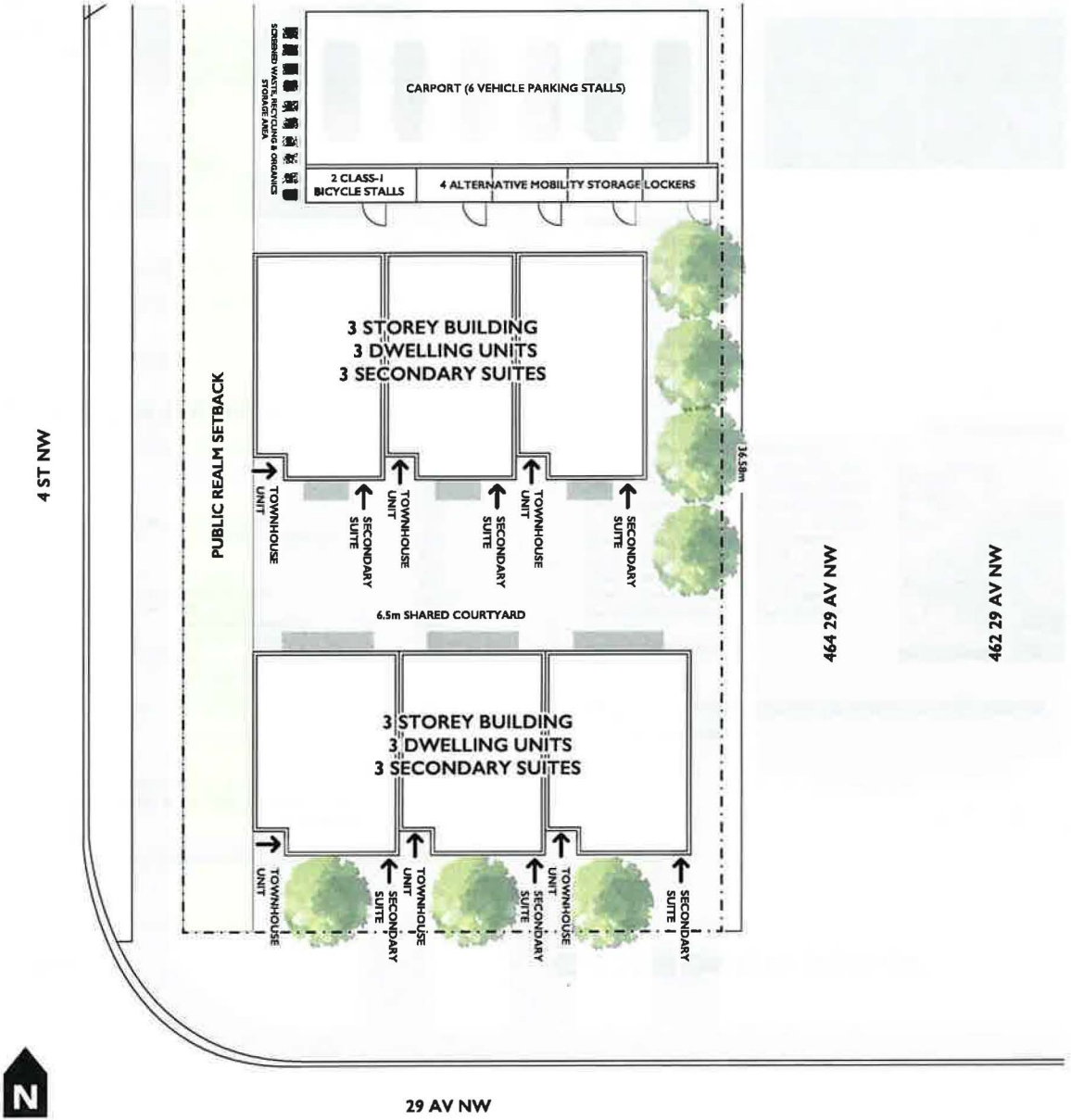
Policy Context

Development Permit DP2023-04680



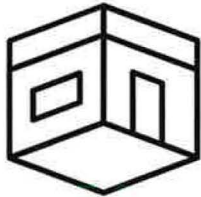
Proposed H-GO District

Proposed Land Use Redesignation from M-C1 to H-GO for a grade-oriented rowhouse development.



BUILDING HEIGHT

12m **3**
Maximum Height Storeys



DWELLING UNITS + SECONDARY SUITES

12
Total Dwelling Units + Secondary Suites

6 **6**
Rowhouse Units (2 Bedrooms) Secondary Suites (2 Bedroom)



PARKING

6 **6**
Parking Stalls (Carport off Lane) Mobility Storage Units / Class 1 Bike Stalls (For Units without assigned parking)

NEIGHBOUR POSTCARDS



Proposed Land Use Change

466 29 AV NW
M-C1 to Housing - Grade Oriented (H-GO) District
 City of Calgary Application Reference: LOC2023-0047

Hello Neighbour

We are proposing a land use change at 466 29 AV NW from the existing Multi-Residential – Contextual Low Profile (M-C1) District to the new Housing - Grade-Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 6 townhouse units, 6 secondary suites, 6 parking stalls in a carport and 6 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: MP466
 466 29 AV NW


City of Calgary Application Info: dmap.calgary.ca

DIGITAL PUBLIC INFORMATION WEBINAR

- Webinar held on March 30, 2023.
- Twenty-nine members of the public in attendance at the digital public information webinar.



CUSTOM ON-SITE SIGNAGE



Proposed Land Use Change


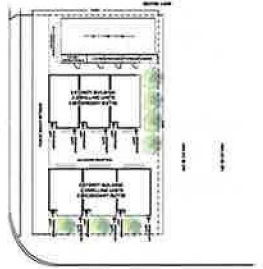
466 29 AV NW
M-C1 to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 466 29 AV NW from the existing Multi-Residential – Contextual Low Profile (M-C1) District to the new Housing - Grade-Oriented (H-GO) District. The proposed change will enable a three-storey courtyard-oriented stacked townhouse development, with 6 townhouse units, 6 secondary suites, 6 parking stalls in a carport, and 6 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: MP466 - 466 29 AV NW

City of Calgary Application Information Portal: dmap.calgary.ca
 Application Reference: **LOC2023-0047**

PROJECT ENGAGEMENT WEBSITE

MP466 – 466 29 AV NW (LOC2023-0047)

Proposed Land Use Change

On behalf of EC Living, CivicWorks has made a Land Use Re-designation (re-zoning, LOC2023-0047) application to transition the property at 466 29 AV NW from the existing Multi-Residential – Contextual Low Profile (M-C1) District to the new 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 Mount Pleasant. 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 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. 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



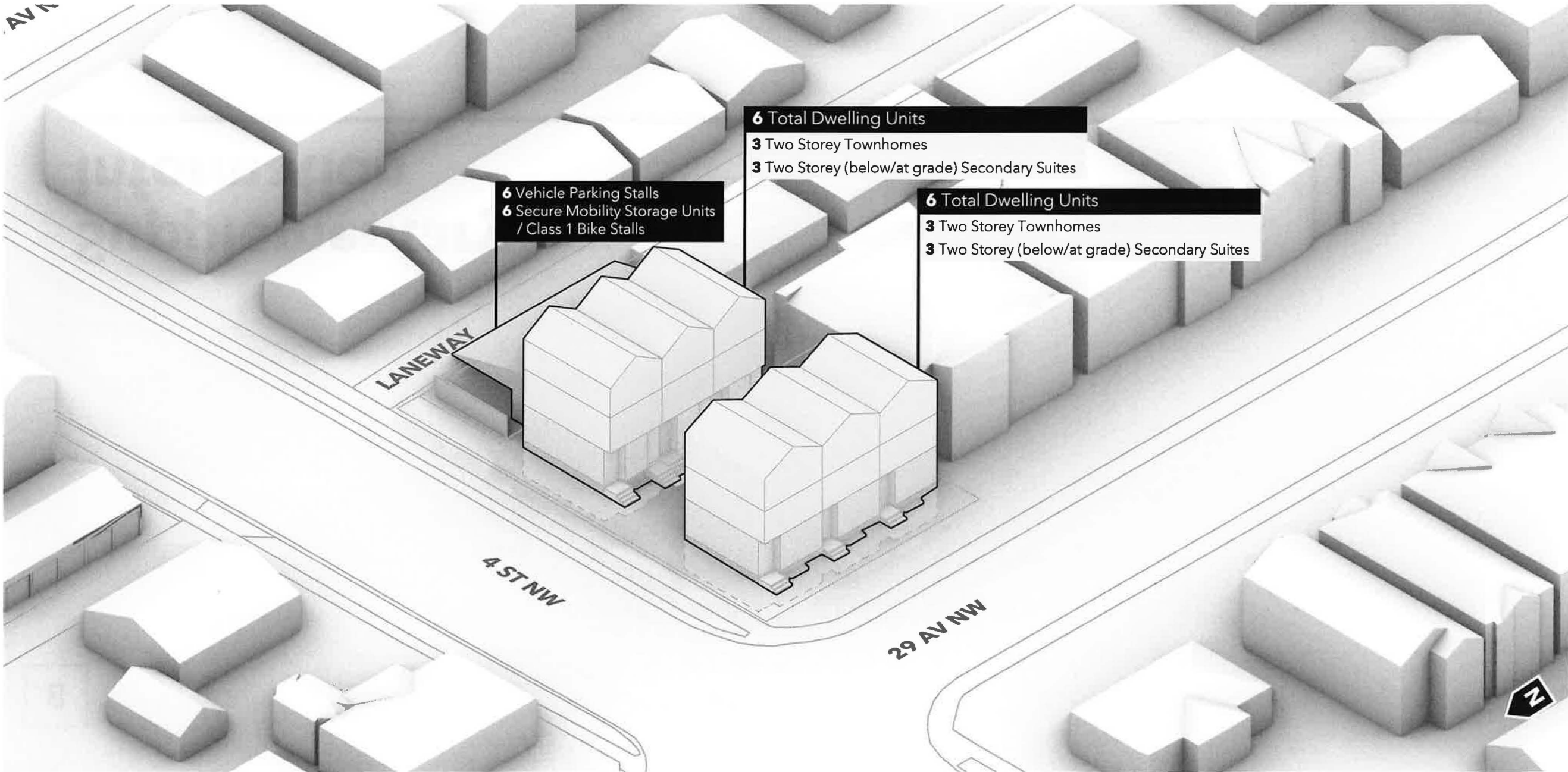
Downloadable Documents

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

Support Statement

Site Plan

Outreach Summary



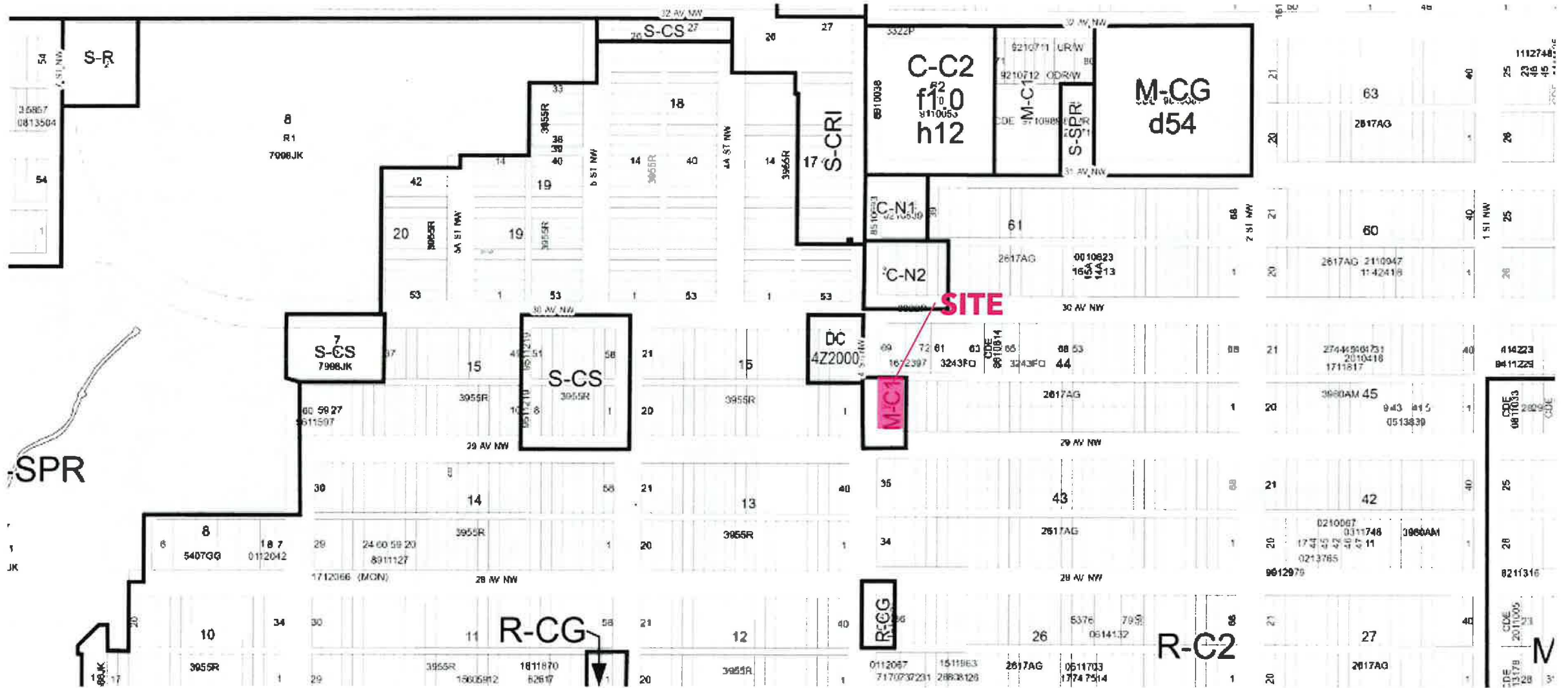
6 Vehicle Parking Stalls
6 Secure Mobility Storage Units / Class 1 Bike Stalls

6 Total Dwelling Units
3 Two Storey Townhomes
3 Two Storey (below/at grade) Secondary Suites

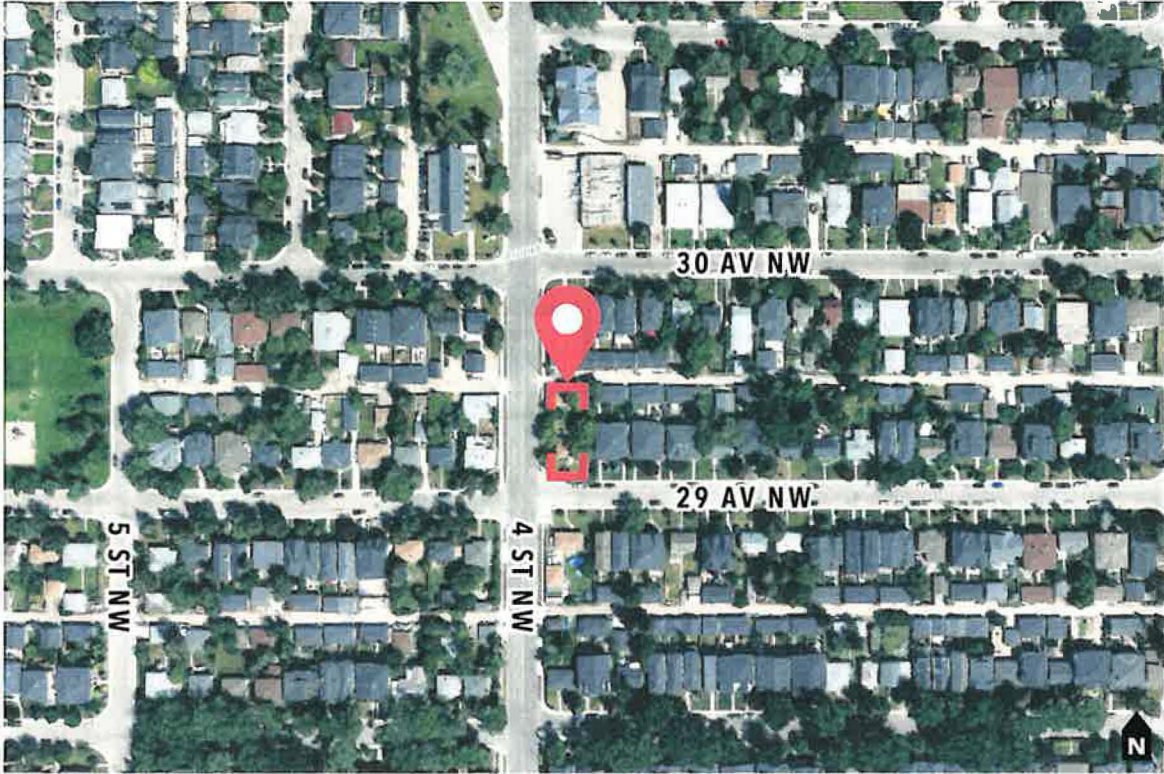
6 Total Dwelling Units
3 Two Storey Townhomes
3 Two Storey (below/at grade) Secondary Suites

Supplementary Information

Land Use Context



AERIAL VIEW



VIEW NORTH FROM 29 AV NW



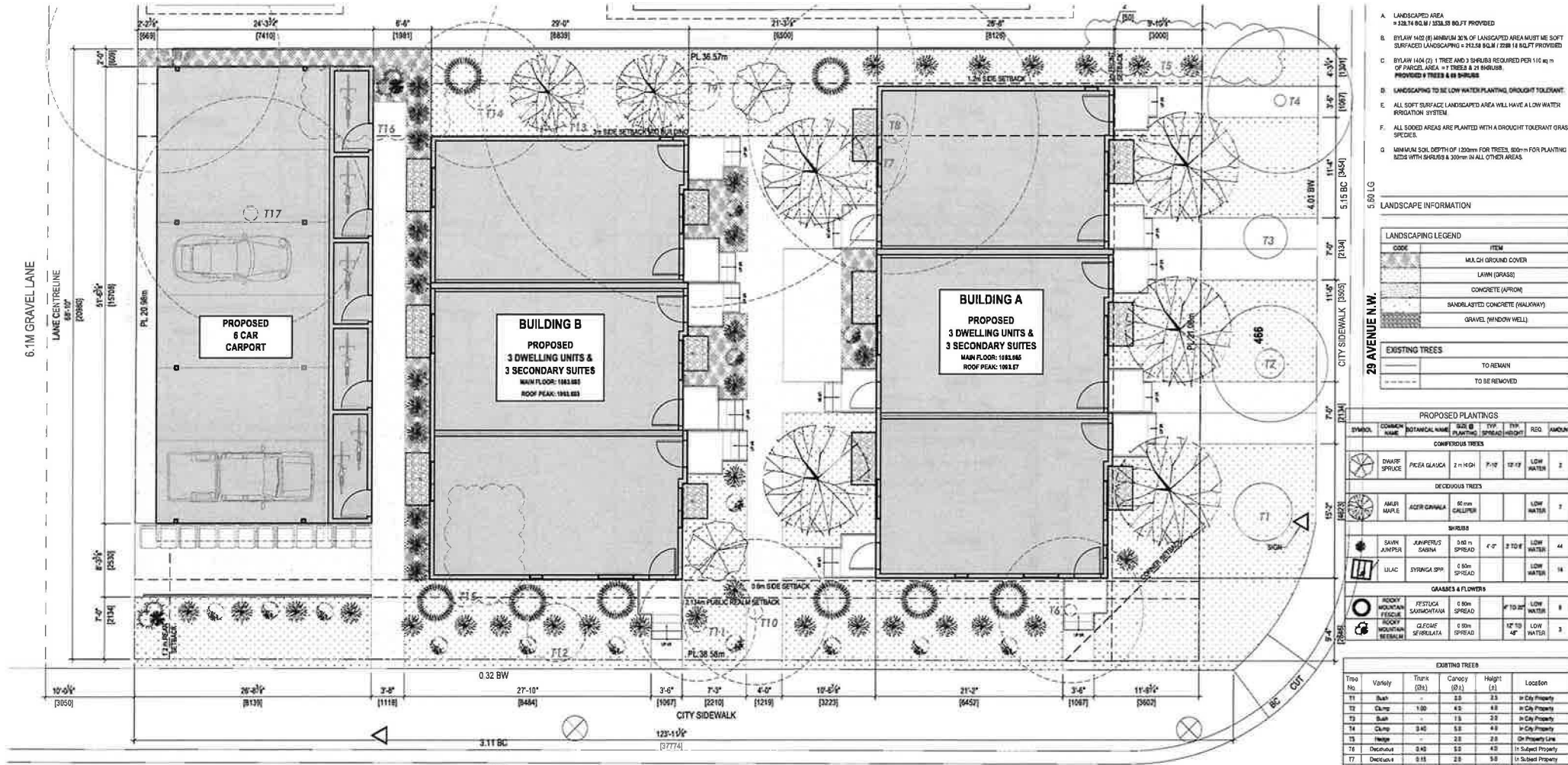
VIEW SOUTHEAST FROM REAR LANE



VIEW NORTHWEST FROM 29 AV NW



Landscape Plan DP2023-04680



- A. LANDSCAPED AREA = 232.76 SQ.M (2328.92 SQ.FT) PROVIDED
- B. BYLAW 1402 (B) MINIMUM 20% OF LANDSCAPED AREA MUST BE SOFT SURFACED LANDSCAPING = 212.58 SQ.M (2288.18 SQ.FT) PROVIDED
- C. BYLAW 1404 (C) 1 TREE AND 3 SHRUBS REQUIRED PER 110 sq.m OF PARCEL AREA = 7 TREES & 21 SHRUBS PROVIDED = 7 TREES & 19 SHRUBS
- D. LANDSCAPING TO BE LOW WATER PLANTING, DROUGHT TOLERANT.
- E. ALL SOFT SURFACE LANDSCAPED AREA WILL HAVE A LOW WATER IRRIGATION SYSTEM
- F. ALL SOOED AREAS ARE PLANTED WITH A DROUGHT TOLERANT GRASS SPECIES.
- G. MINIMUM SOIL DEPTH OF 150mm FOR TREES, 80mm FOR PLANTING BEDS WITH SHRUBS & 30mm IN ALL OTHER AREAS.

LANDSCAPE INFORMATION

LANDSCAPING LEGEND

CODE	ITEM
[Symbol]	MULCH GROUND COVER
[Symbol]	LAWN (GRASS)
[Symbol]	CONCRETE (APRON)
[Symbol]	SANDBLASTED CONCRETE (WALKWAY)
[Symbol]	GRAVEL (WINDOW WELL)

EXISTING TREES

Symbol	TO REMAIN	TO BE REMOVED
[Symbol]	[Symbol]	[Symbol]

PROPOSED PLANTINGS

SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TRV @ SPREAD	TRV @ HEIGHT	REQ	AMOUNT
CONIFEROUS TREES							
[Symbol]	DWARF SPRUCE	PICEA GLAUCA	2 m HGH	P-12	12' x 12'	LOW WATER	2
DECIDUOUS TREES							
[Symbol]	AMUR MAPLE	ACER GINALEA	50 mm CALIBER			LOW WATER	7
SHRUBS							
[Symbol]	SAWN JASMINE	JUNIPERUS SABINA	3.00 m SPREAD	4' x 4'	3' TO 4'	LOW WATER	44
[Symbol]	LIAC	SYRINGA spp.	0.60 m SPREAD			LOW WATER	14
GRASSES & FLOWERS							
[Symbol]	ROCKY MOUNTAIN FESCUE	FESTUCA SARMONTANA	0.60 m SPREAD		4' TO 20'	LOW WATER	8
[Symbol]	ROCKY MOUNTAIN BESSLER	CLYCAPA SEROTINATA	0.60 m SPREAD		12' TO 14'	LOW WATER	3

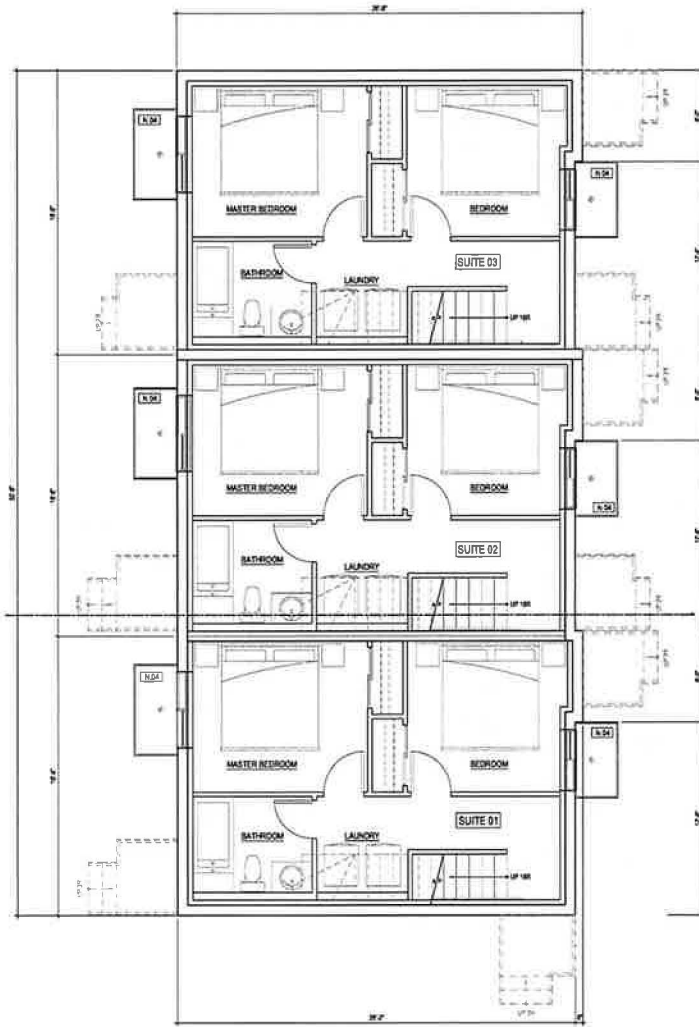
EXISTING TREES

Tree No	Variety	Trunk (Ø1)	Canopy (Ø1)	Height (H)	Location
T1	Bush	-	2.5	2.5	In City Property
T2	Clump	1.00	4.0	4.0	In City Property
T3	Bush	-	1.5	2.0	In City Property
T4	Clump	3.40	5.0	4.0	In City Property
T5	hedge	-	2.0	2.0	On Property Line
T6	Deciduous	3.40	5.0	4.0	In Subject Property
T7	Deciduous	3.15	2.0	3.0	In Subject Property
T8	Deciduous	1.00	10.0	10.0	In Subject Property
T9	Clump	1.50	10.0	10.0	In Subject Property
T10	Deciduous	0.60	3.0	3.0	In Subject Property
T11	Deciduous	0.60	4.0	3.0	In Subject Property
T12	Bush	-	2.0	2.0	In Subject Property
T13	Bush	-	1.0	2.0	In Subject Property
T14	Clump	1.00	4.0	5.0	In Subject Property
T15	Bush	-	2.0	3.0	In Subject Property
T16	Bush	-	2.0	4.0	In Subject Property
T17	Deciduous	0.50	5.0	5.0	In Subject Property
T18	Deciduous	0.40	3.0	3.0	In Subject Property

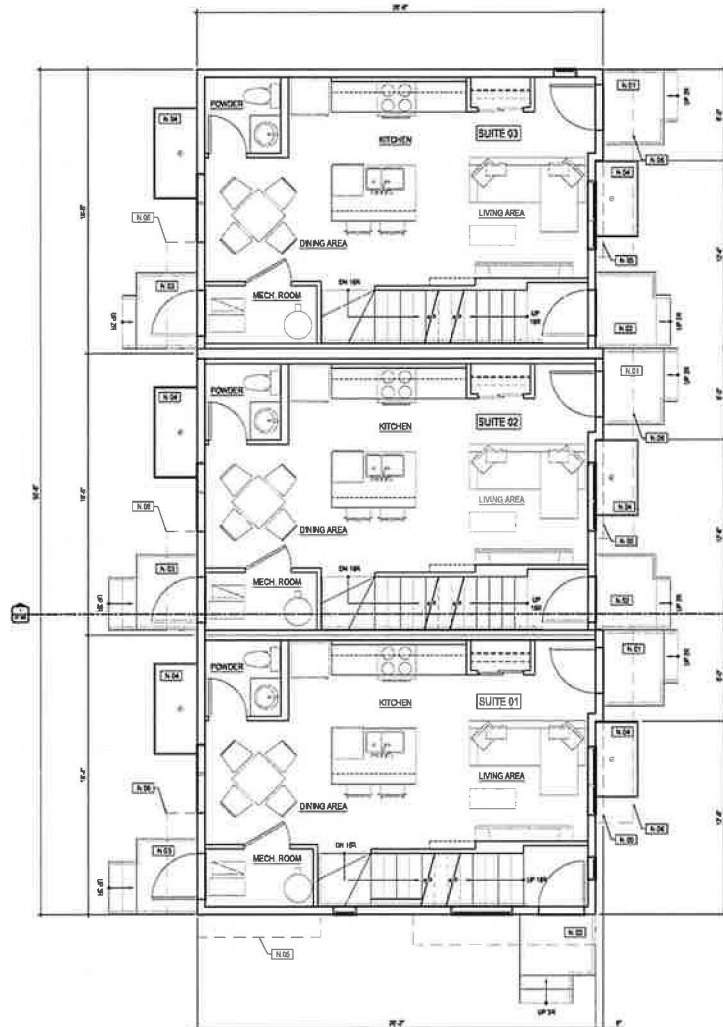


Lower Level + Main Floor DP2023-04680

BUILDING A



1 LOWER LEVEL PLAN
DP-103 1/4"=1'-0"

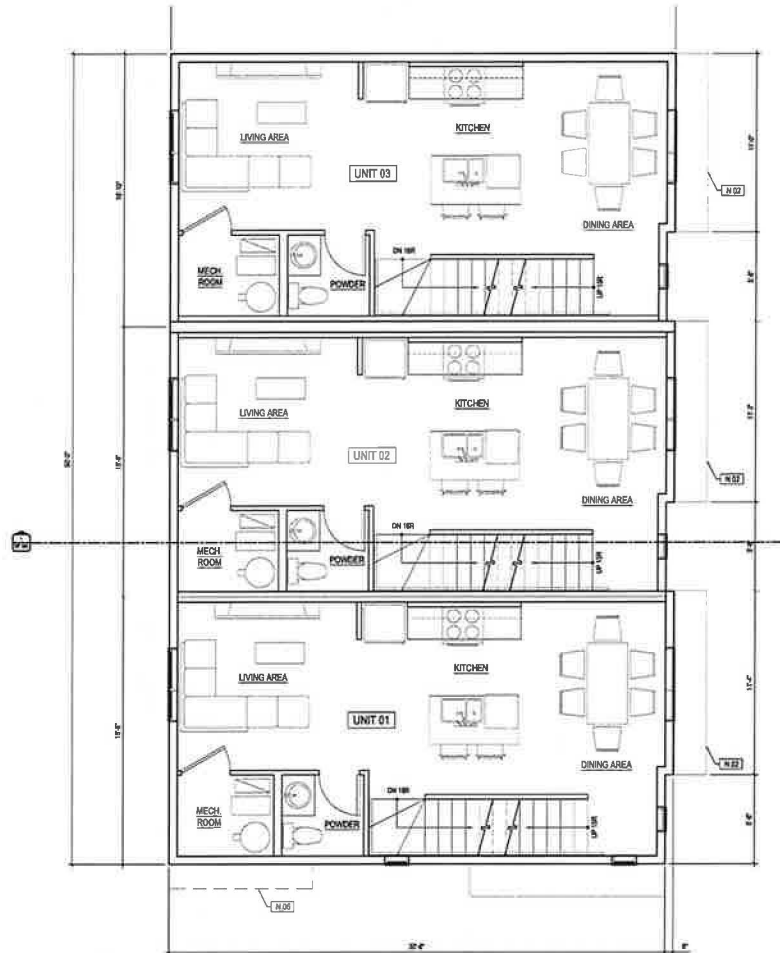


2 MAIN FLOOR PLAN - BUILDING A
DP-104 1/4"=1'-0"

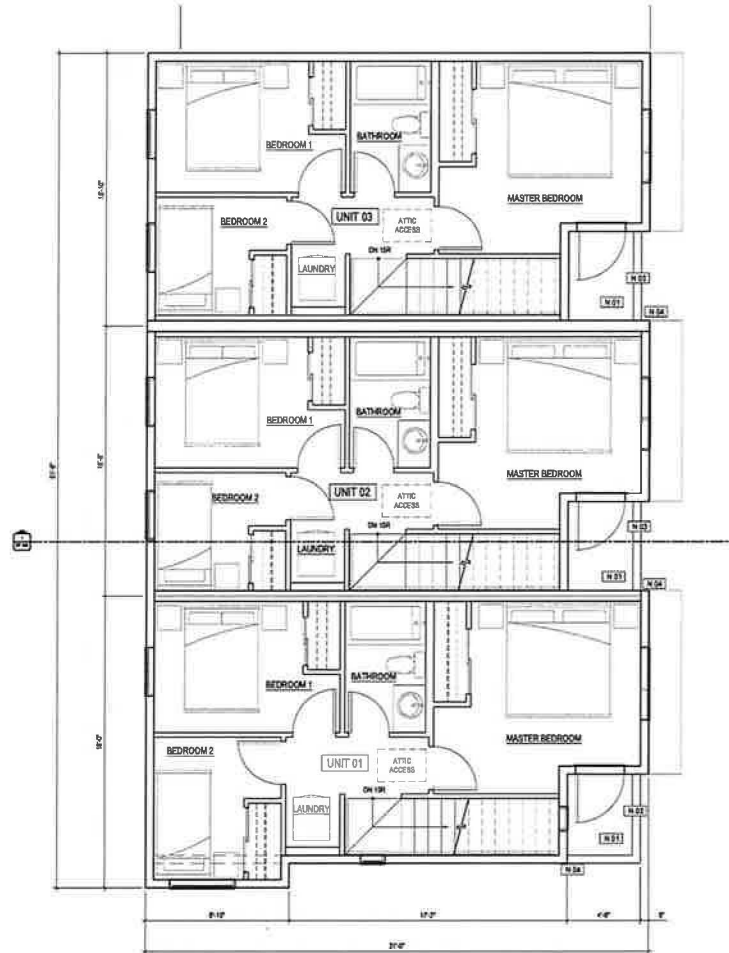


Lower Level + Main Floor DP2023-04680

BUILDING B



1 SECOND FLOOR PLAN - BUILDING B
DP.104 14'-7"

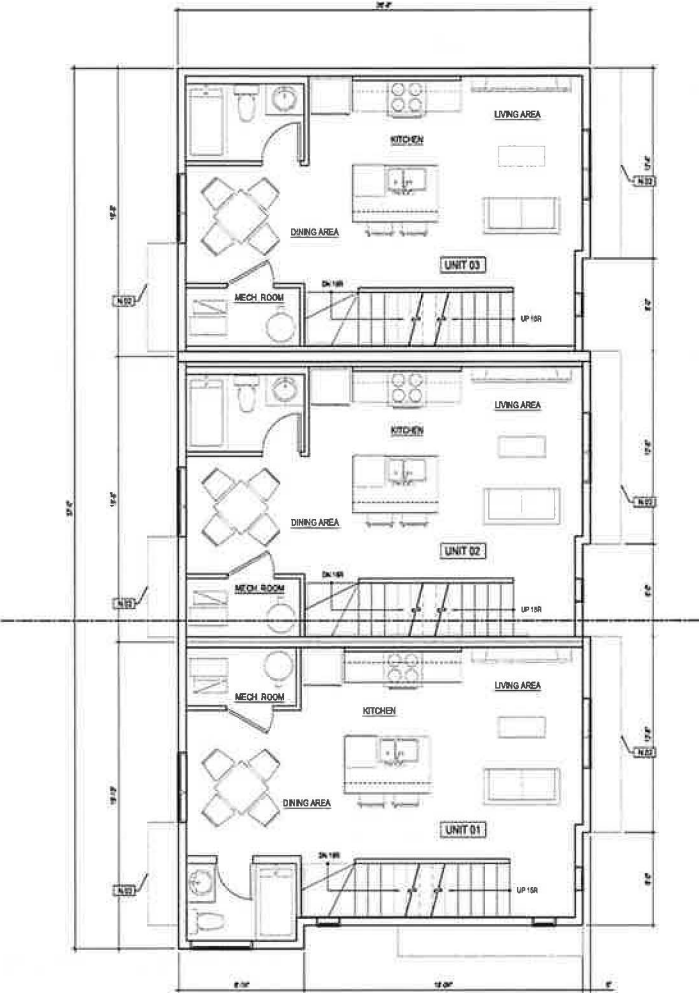


2 THIRD FLOOR PLAN - BUILDING B
DP.104 14'-7"

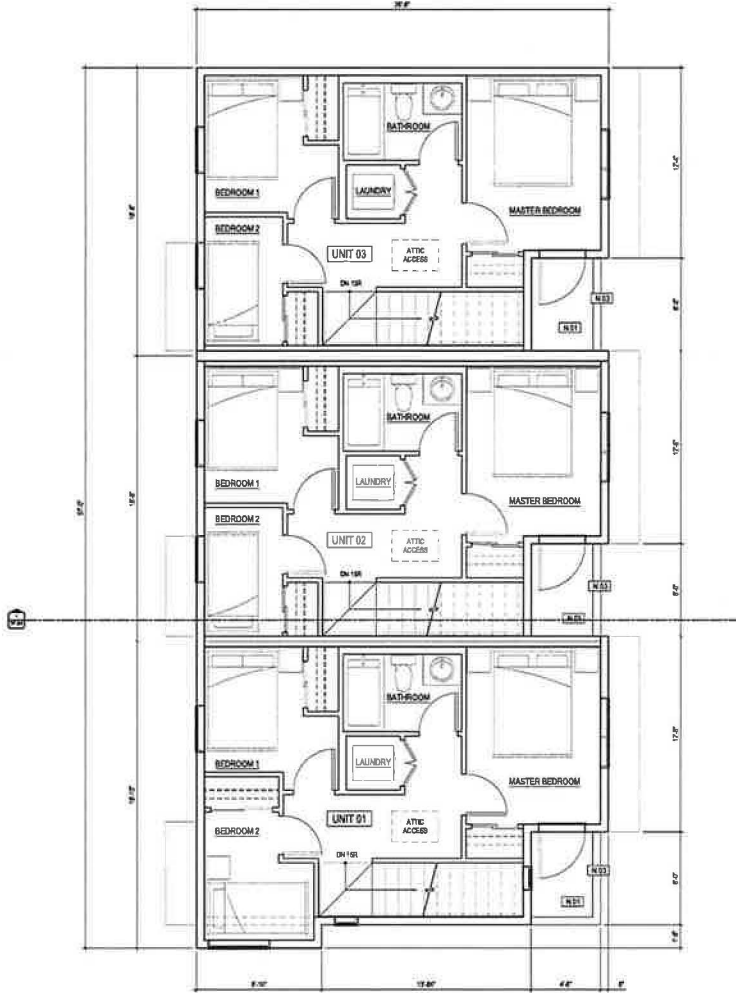


Second + Third Floor DP2023-04680

BUILDING A



1 SECOND FLOOR PLAN - BUILDING A
DP.102 1/4" = 1'-0"

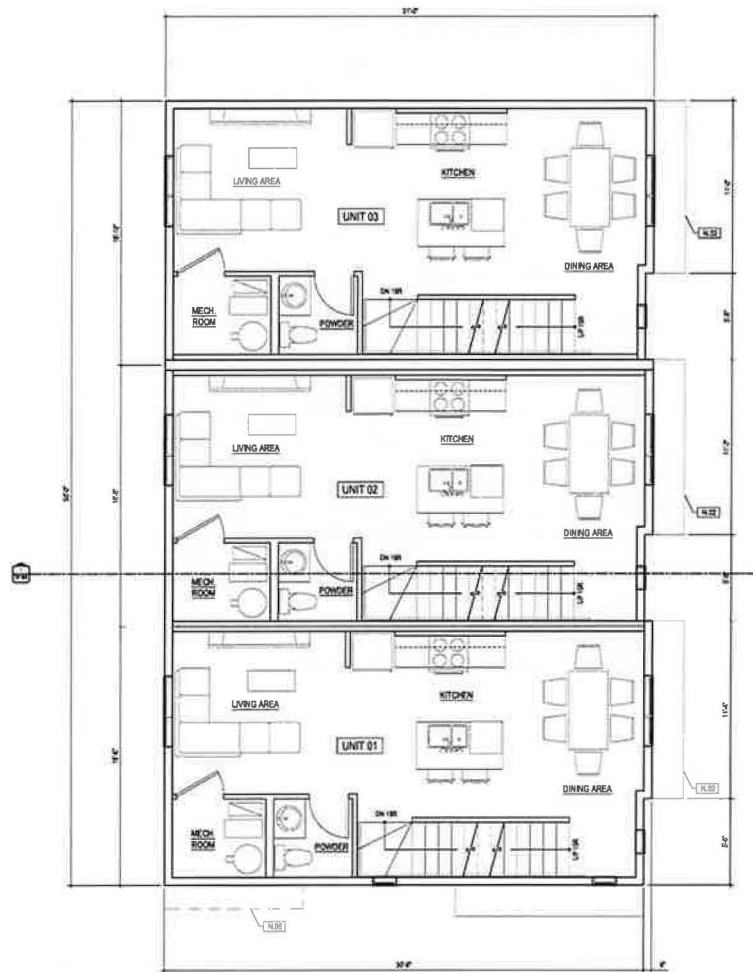


2 THIRD FLOOR PLAN - BUILDING A
DP.102 1/4" = 1'-0"

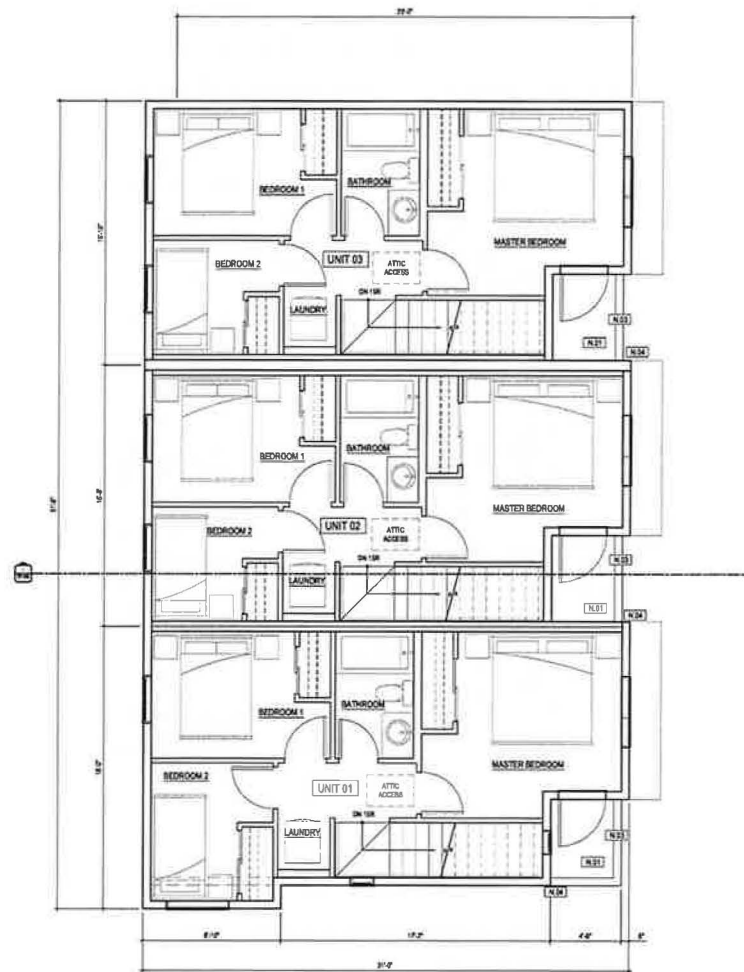


Second + Third Floor DP2023-04680

BUILDING B



1 SECOND FLOOR PLAN - BUILDING B
DP 104 1/4" = 1'-0"

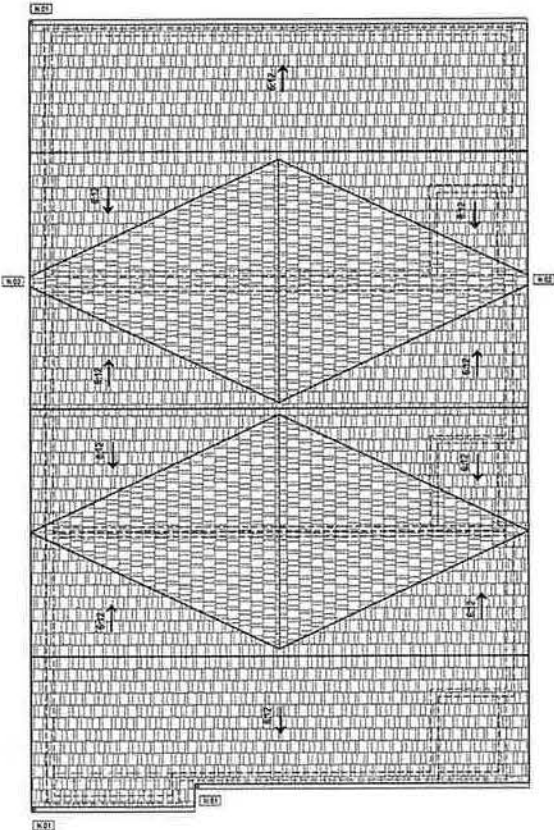


2 THIRD FLOOR PLAN - BUILDING B
DP 104 1/4" = 1'-0"

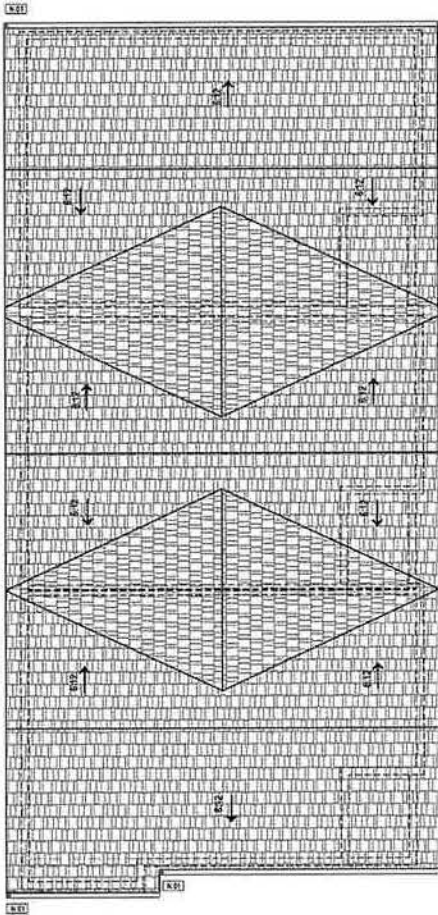


BUILDINGS A + B

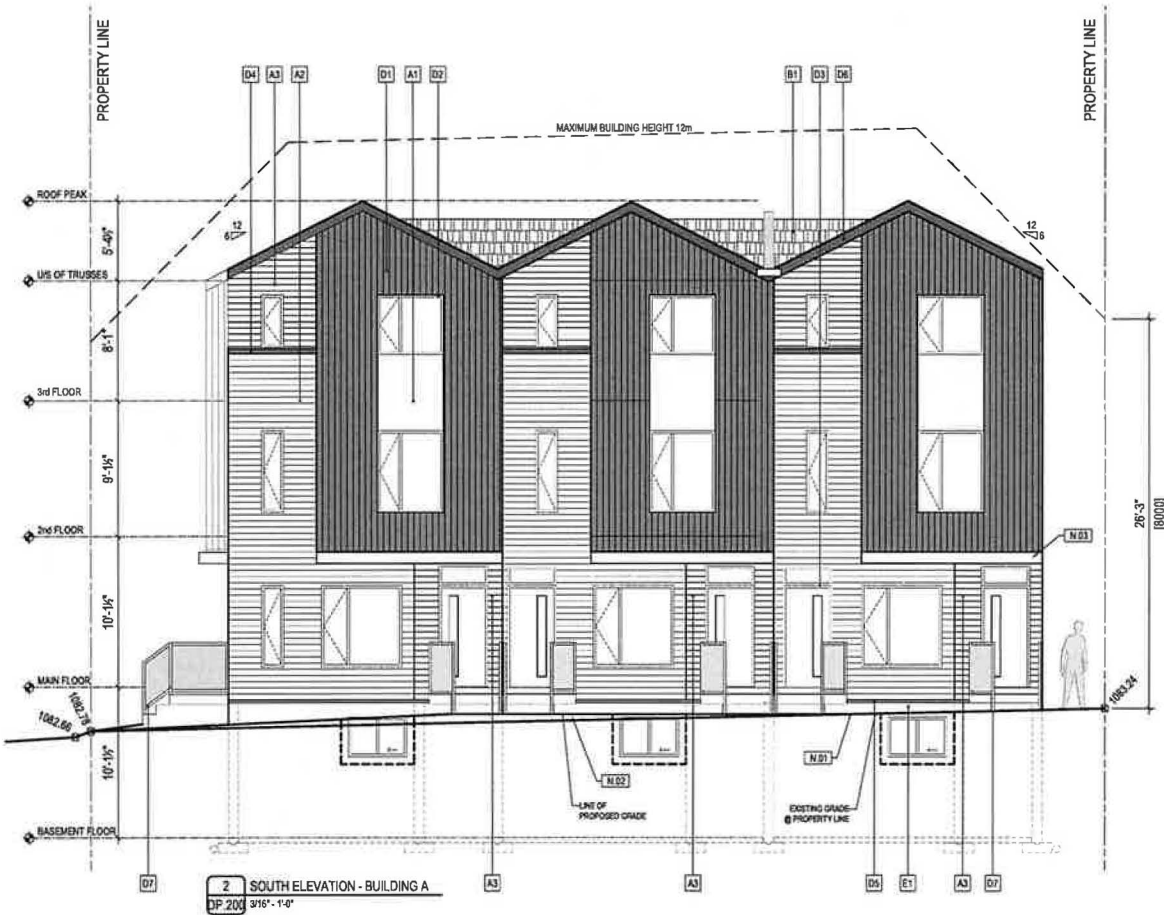
BUILDING B



BUILDING A

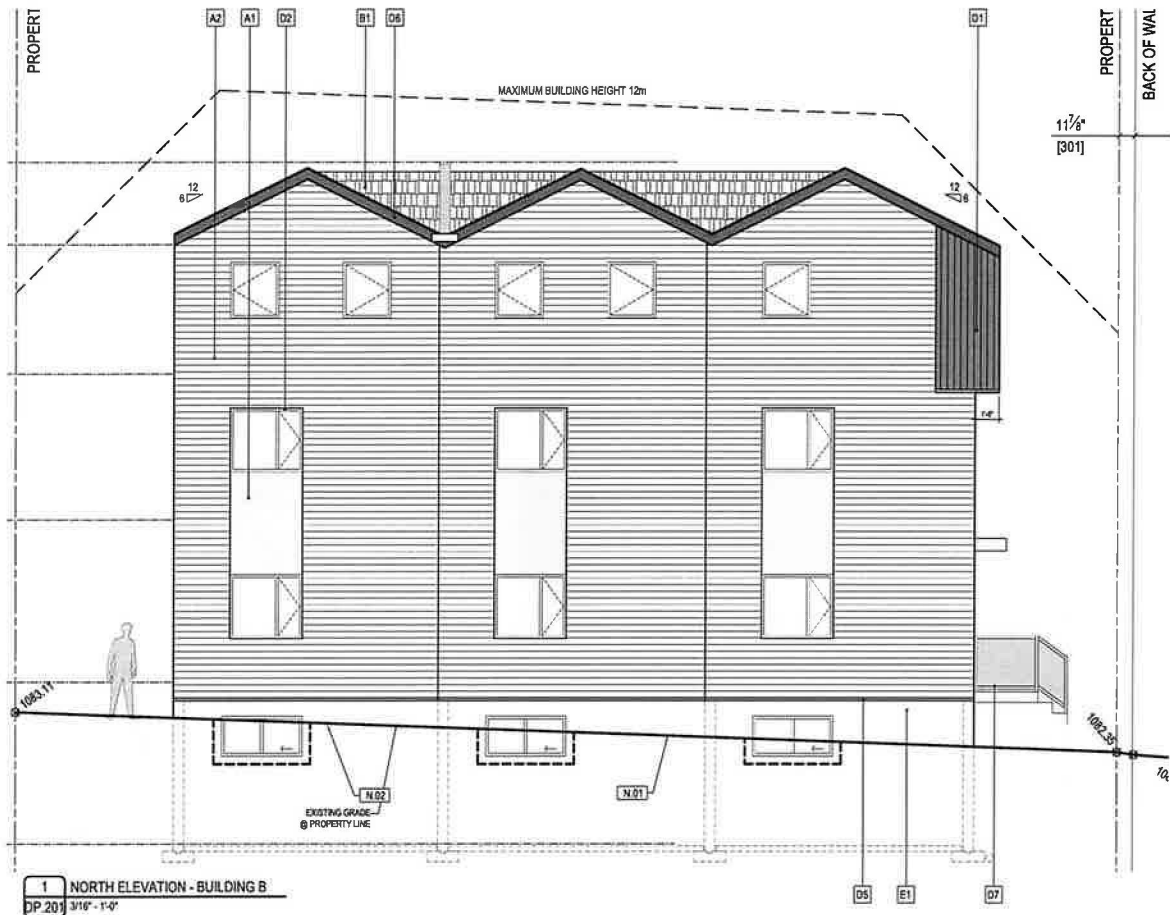


BUILDING A

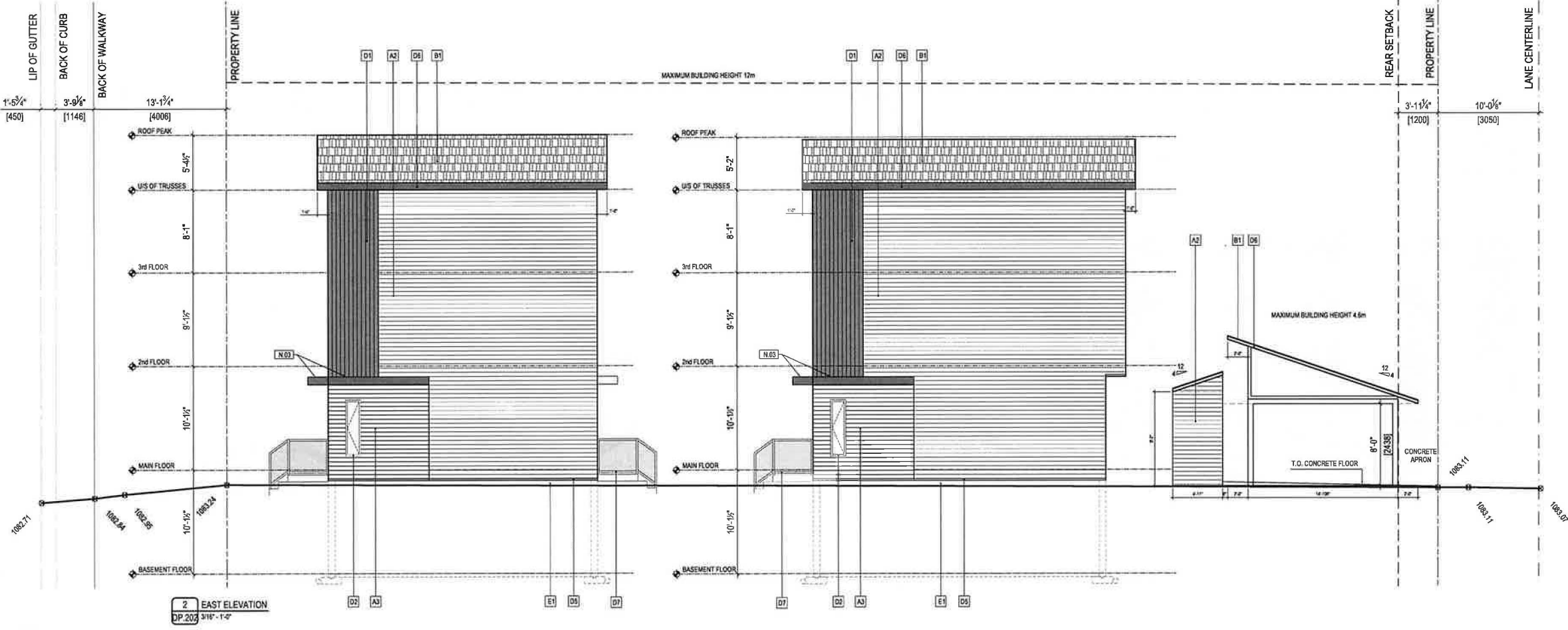


Elevations DP2023-04680

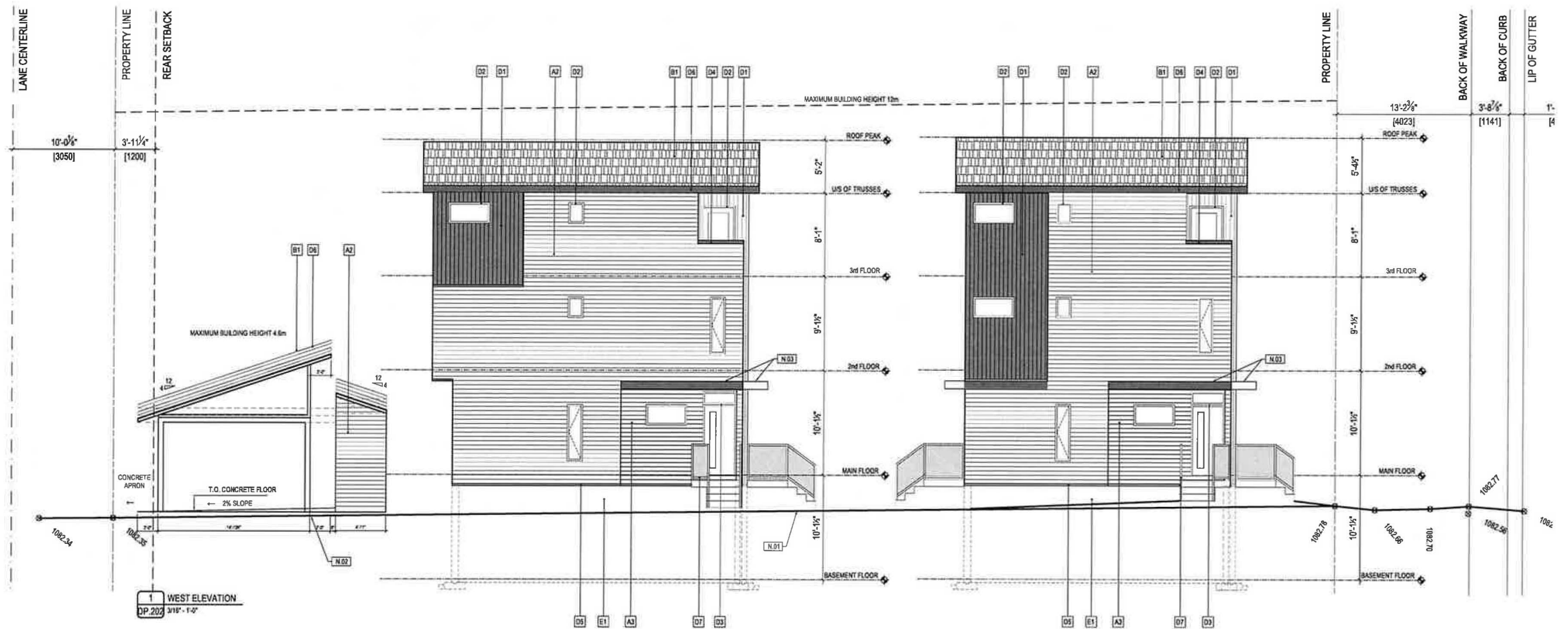
BUILDING B



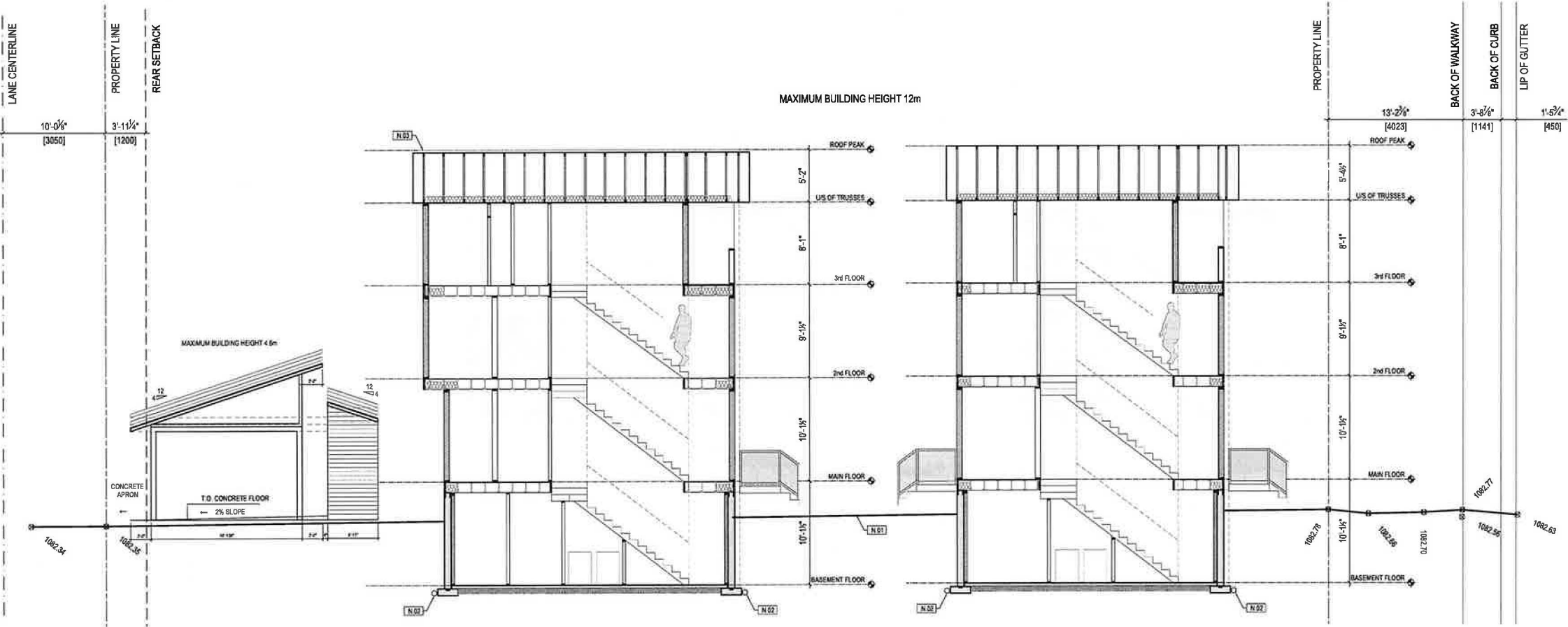
EAST ELEVATION



WEST ELEVATION



Building Section DP2023-04680



1 SECTION
DP-300 3/16" = 1'-0"

Precedent H-GO (4 ST NW)

