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CITY OF CALGARY
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IN COUNCIL CHAMBER
SEP 19 2023
ITEM: *7.2.10 CPC2023-0663*
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

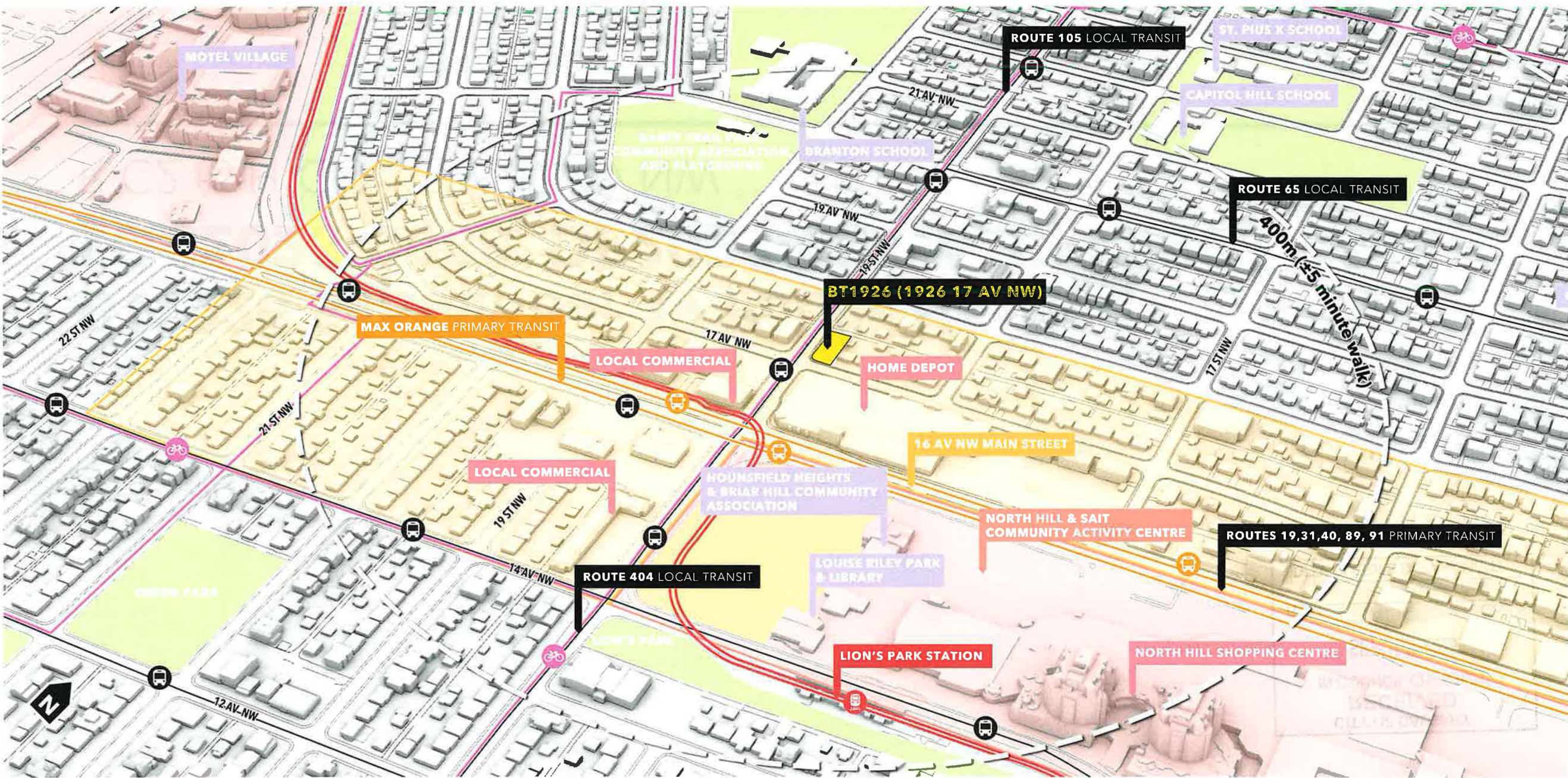
BT1926 September 19 Public Hearing

LOC2023-0088, DP2023-03576, CPC2023-0663

R-C2 to H-GO: 1926 17 AV NW



Site Context



Policy Context

BANFF TRAIL AREA REDEVELOPMENT PLAN

Figure 2
Land Use Plan

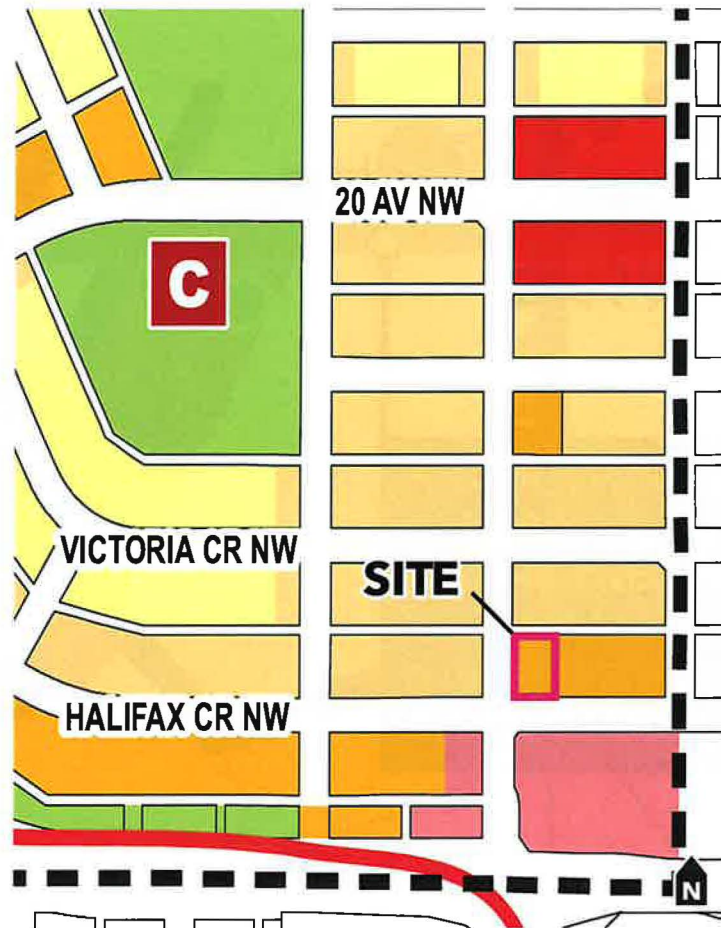
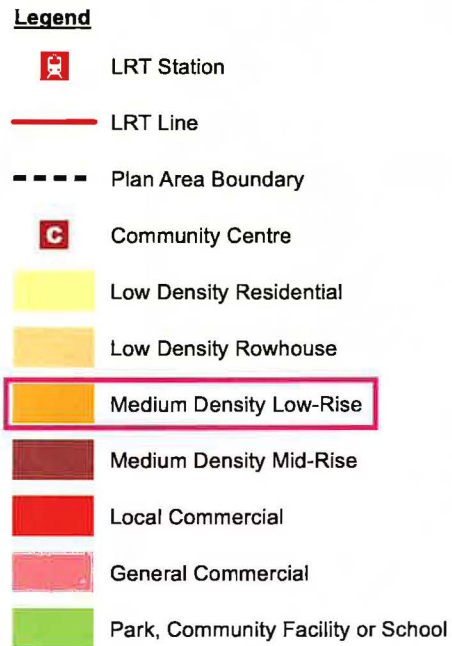
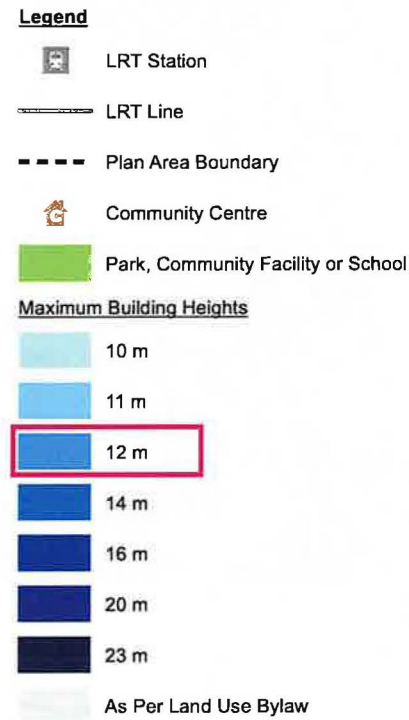
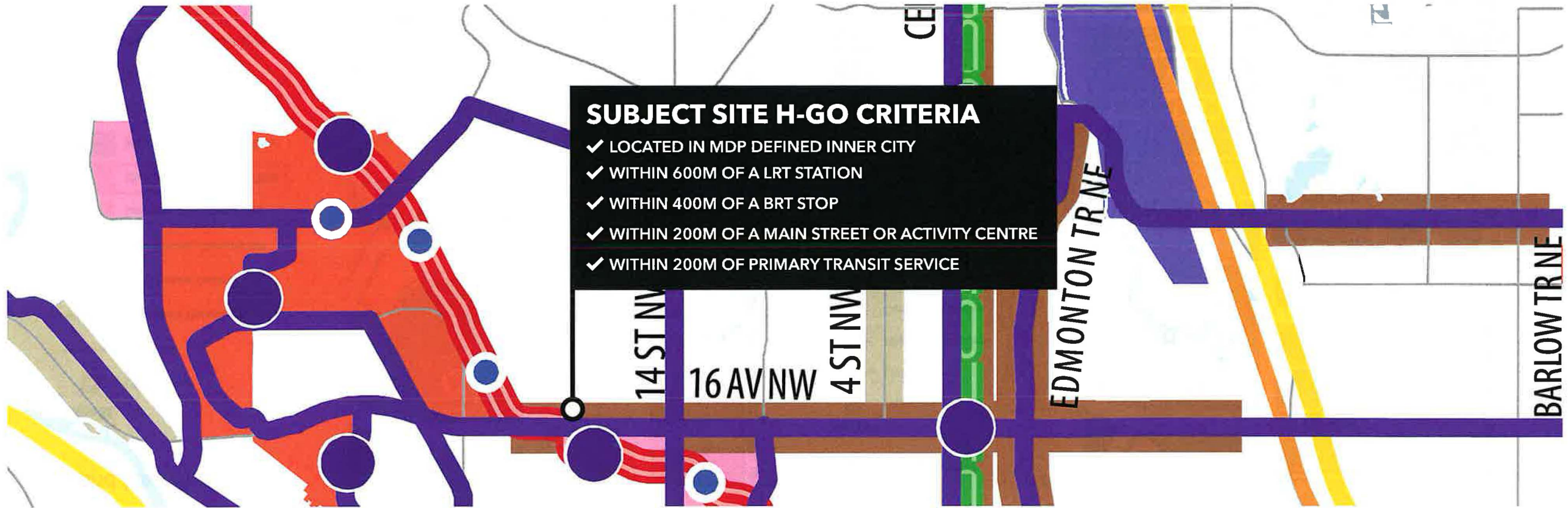


Figure 3
Maximum Building Heights



H-GO Eligibility

MUNICIPAL DEVELOPMENT PLAN - PRIMARY NETWORK TRANSIT MAP



SUBJECT SITE H-GO CRITERIA

- ✓ LOCATED IN MDP DEFINED INNER CITY
- ✓ WITHIN 600M OF A LRT STATION
- ✓ WITHIN 400M OF A BRT STOP
- ✓ WITHIN 200M OF A MAIN STREET OR ACTIVITY CENTRE
- ✓ WITHIN 200M OF PRIMARY TRANSIT SERVICE

LEGEND

PRIMARY TRANSIT NETWORK

- <10 min. Frequency, 15 hours/day, 7 days/week (Frequent, Fast, Reliable, Connected)
- Primary Transit Network (mode to be determined by corridor development)
- Primary Transit Network (dependent on supportive land use)
Connection to Route in Region

- Regional Commuter Rail Corridor
- High Speed Rail Corridor
- Primary Transit Hub
- Regional/Inter-City Gateway Hub
- Transit Centre

- Red Line LRT Line
- Future LRT Green Line

URBAN STRUCTURE

- Greater Downtown
- Major Activity Centre
- Community Activity Centre
- Urban Main Street
- Neighbour Main Street
- Industrial - Employee Intensive

Development Permit DP2023-03576

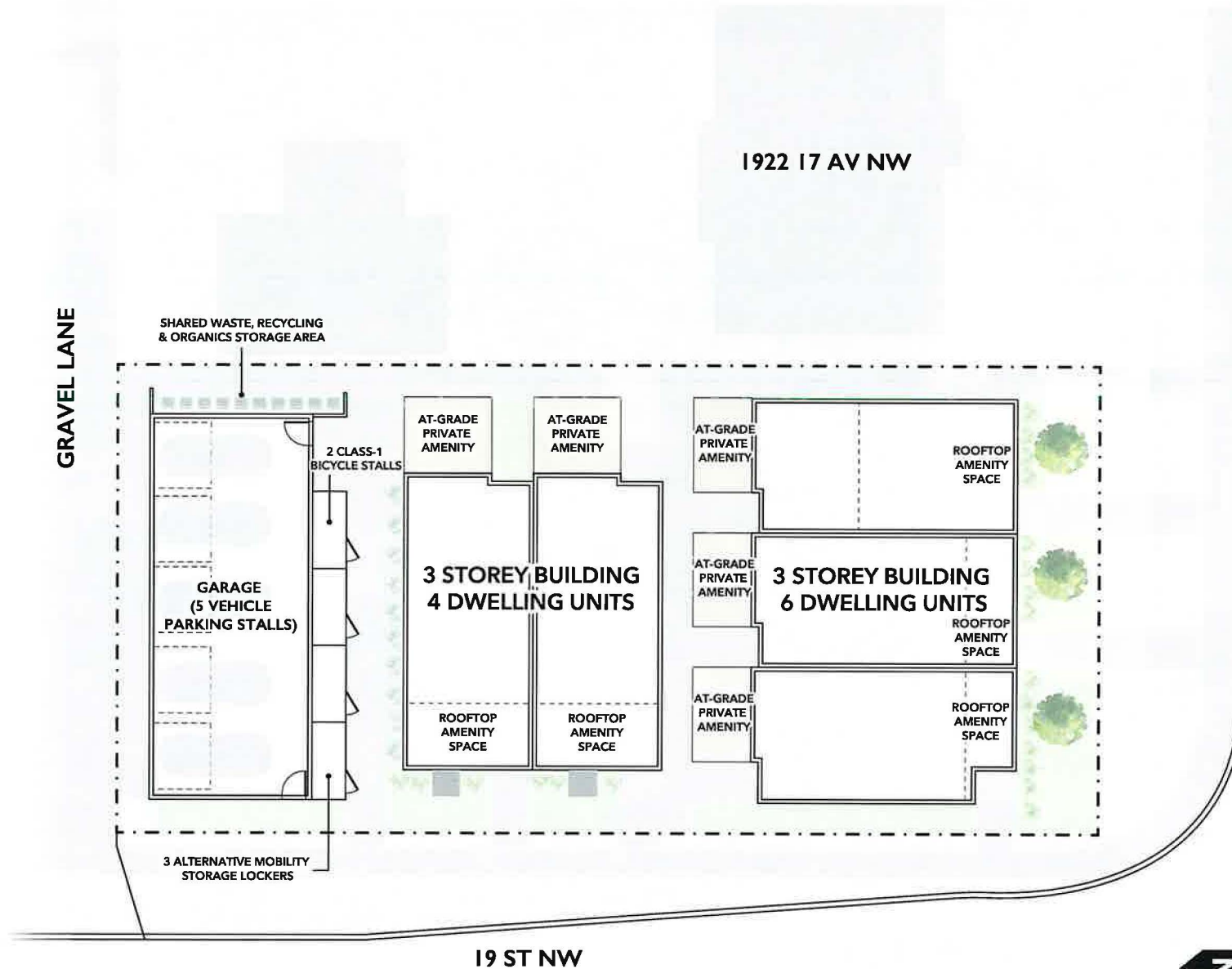


Proposed H-GO District

PROPOSED LAND USE REDESIGNATION FROM R-C2 TO H-GO

FUTURE DEVELOPMENT VISION:

- 2 Building Courtyard-oriented Stacked Townhouse Development
- Maximum 3 Storey / 12 m
- 5 Townhouse Units (2-3 Bedrooms)
- 5 Secondary Suites (1 Bedroom)
- 5 Parking Stalls (Detached Garage with lane access)
- 5 Secure Storage Units (For Units without assigned parking)
- Private amenity spaces provided at grade or balcony



Applicant-Led Outreach

HAND DELIVERED MAILERS

Hello!
We are proposing a Land Use Reapplication at 1926 17 AV NW to transition the existing land use from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the new Housing - Grade Oriented (H-GO) District.

Proposed Land Use Change
R-C2 to H-GO: 1926 17 AV NW (BT1926)

Find Out More
Stone West Homes is committed to being a good neighbour and working with the community where we build. We look forward to working with you to realize our vision.

Contact Us
Email: engage@civicworks.ca
Phone: 587.747.0317
Reference: BT1926

Land Use Change
A Land Use Reapplication (also referred to as " rezoning") application has been submitted to the City of Calgary to change the land use that applies to the property. If approved, the proposed land use change will transition the site from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the new Housing - Grade Oriented (H-GO) District.

Conceptual Site Plan

Conceptual Architectural Visualization

Get In Touch
engage@civicworks.ca
587.747.0317
Reference: BT1926 - 1926 17 AV NW

CUSTOM ON-SITE SIGNAGE

Proposed Land Use Change
1926 17 AV NW (BT1926)
R-C2 to Housing - Grade Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 1926 17 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 street-oriented stacked townhouse development, with 5 larger townhouse units, 5 smaller basement units, 5 parking stalls in a garage, 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 primary 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
engage@civicworks.ca
587.747.0317
Reference: BT1926 - 1926 17 AV NW



HAND DELIVERED MAILERS

Delivered to neighbours within ±200m (2 deliveries, at application submission & outreach closure)



EMAIL INBOX

engage@civicworks.ca



PROJECT PHONE LINE & VOICEMAIL

Shared via mailers & on-site signage



CUSTOM ON-SITE SIGNAGE

Supplemented standard City signage (Installed at application submission & updated upon outreach closure)



DIGITAL INFORMATION SESSION

Held on April 26, 2023 with the Banff Trail Community Association via Zoom

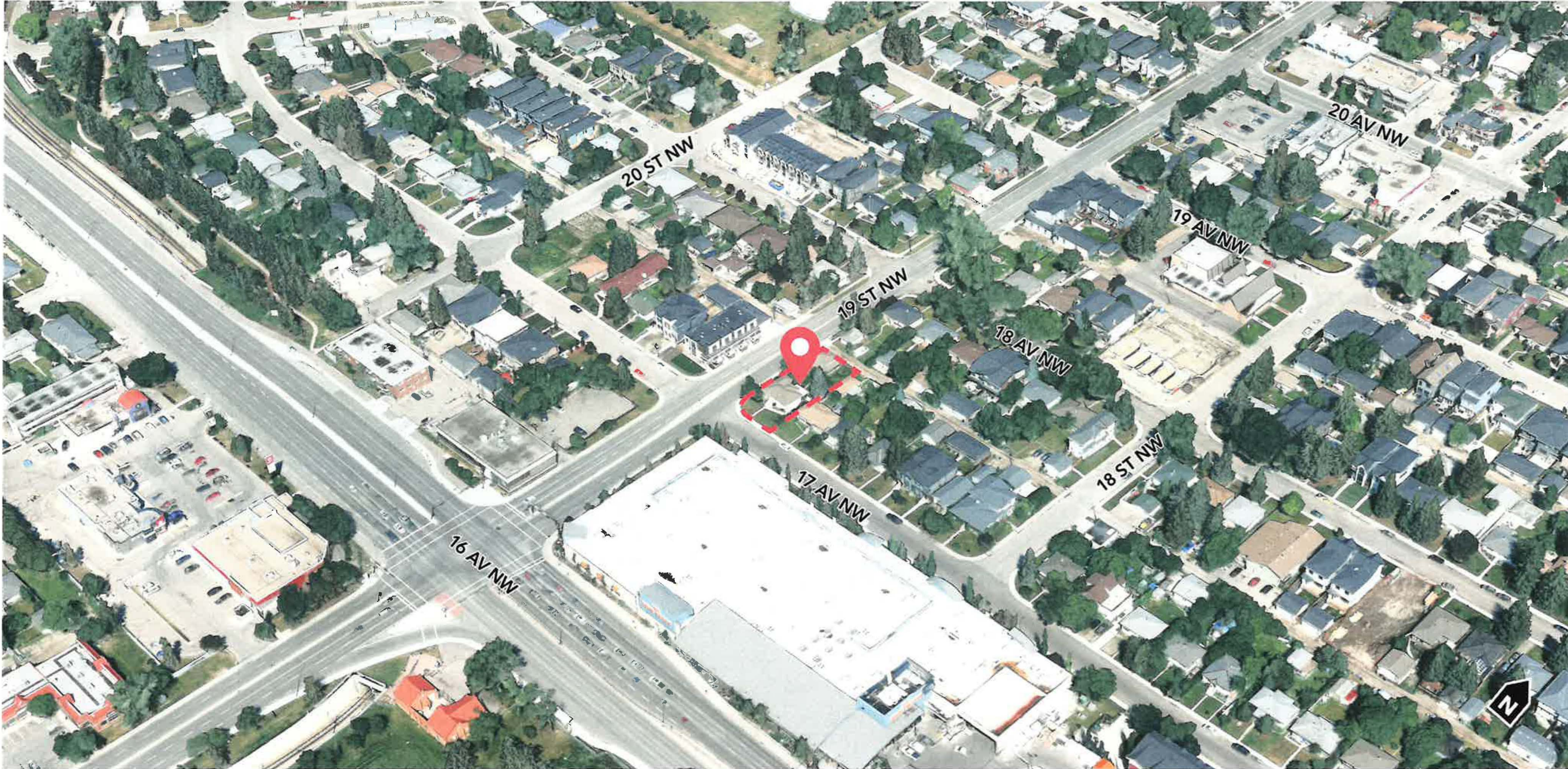


APPLICANT-LED OUTREACH SUMMARY

Provided to BTCA, Ward 7 Office, & anyone who requests the summary



Supplementary Information





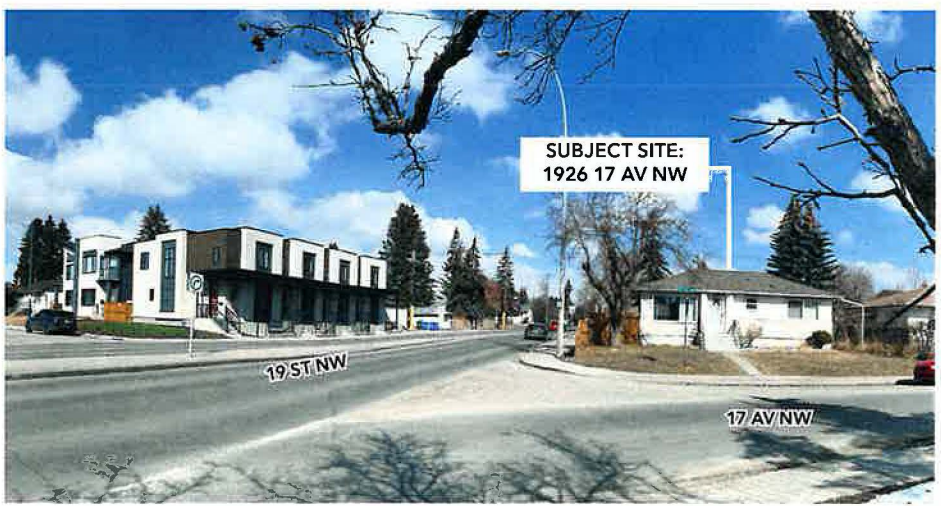
Looking Northeast from 19 ST NW



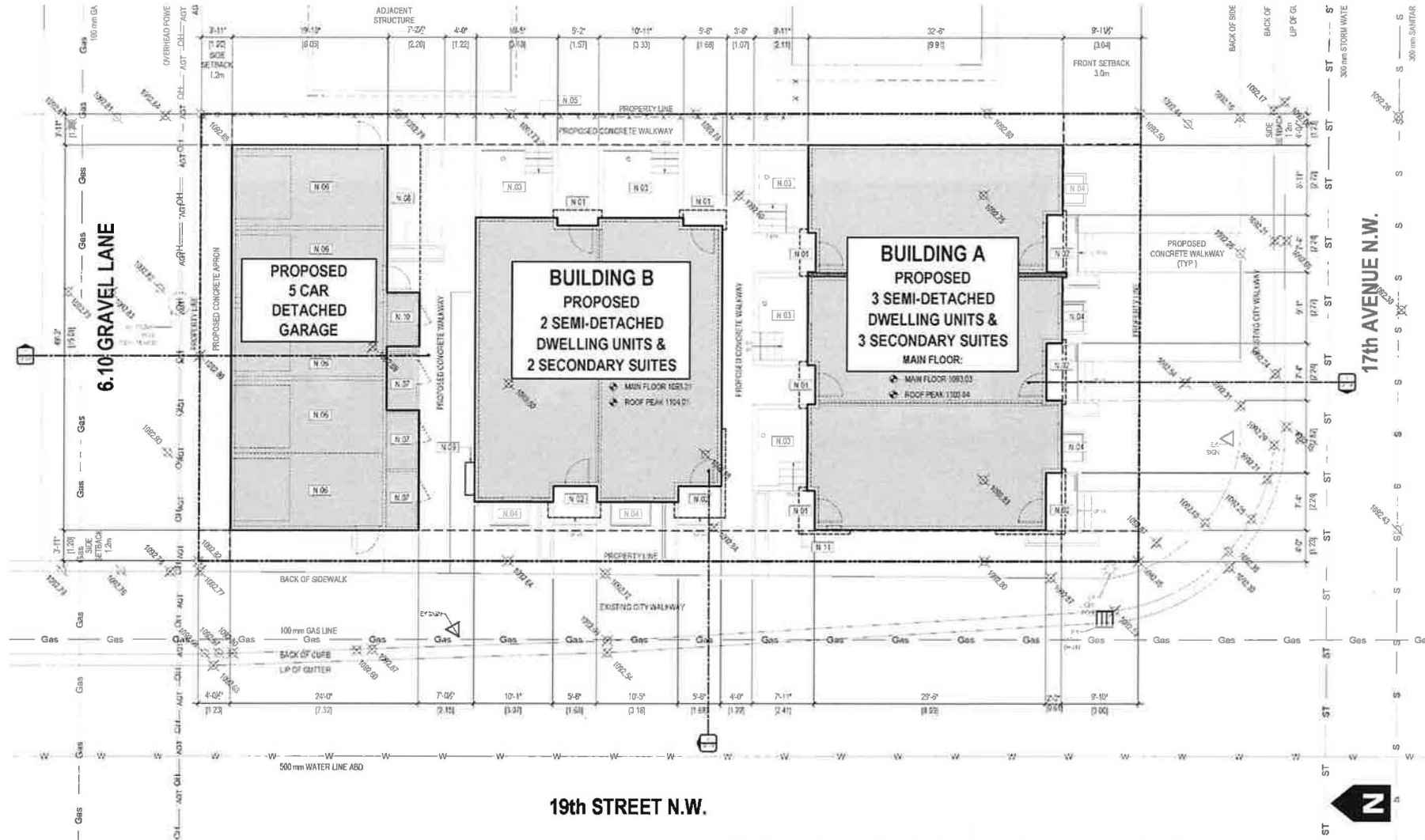
Looking Southeast from 19 ST NW



Looking East along rear lane

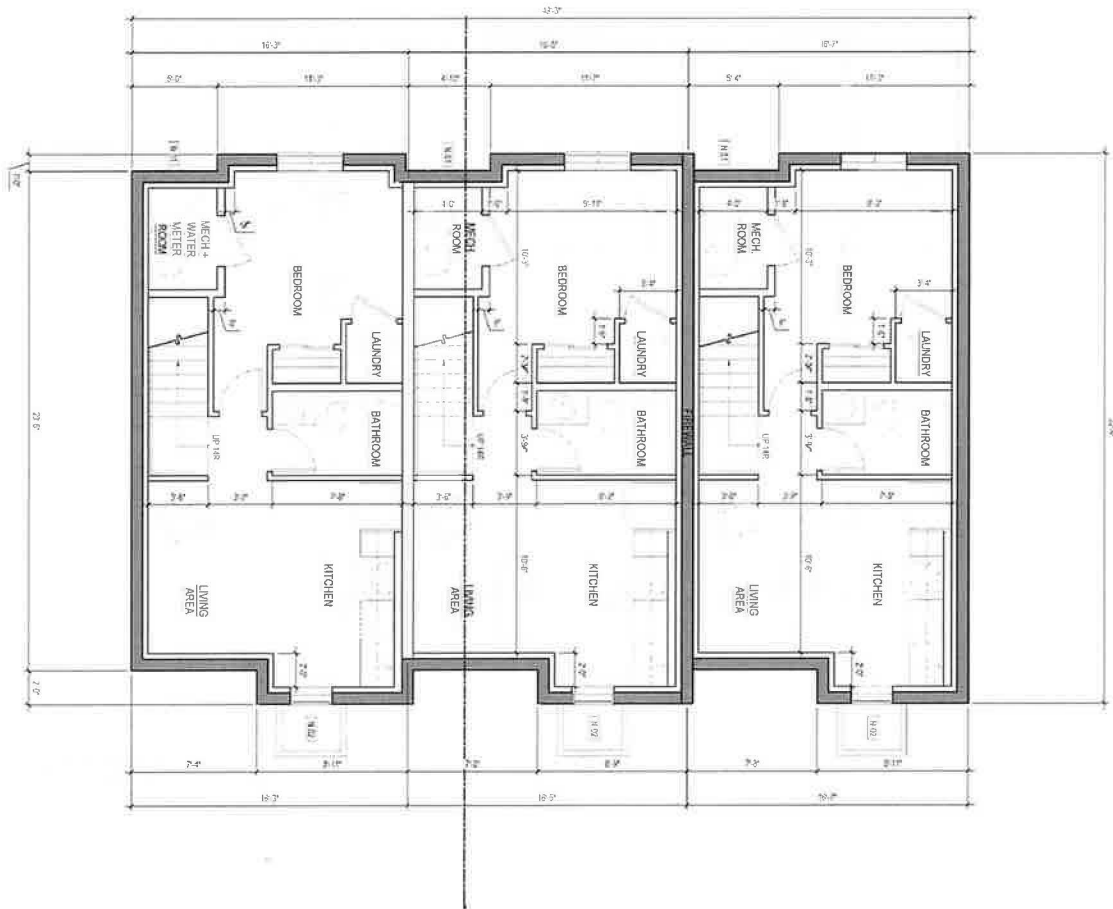


Looking North from 17 AV NW

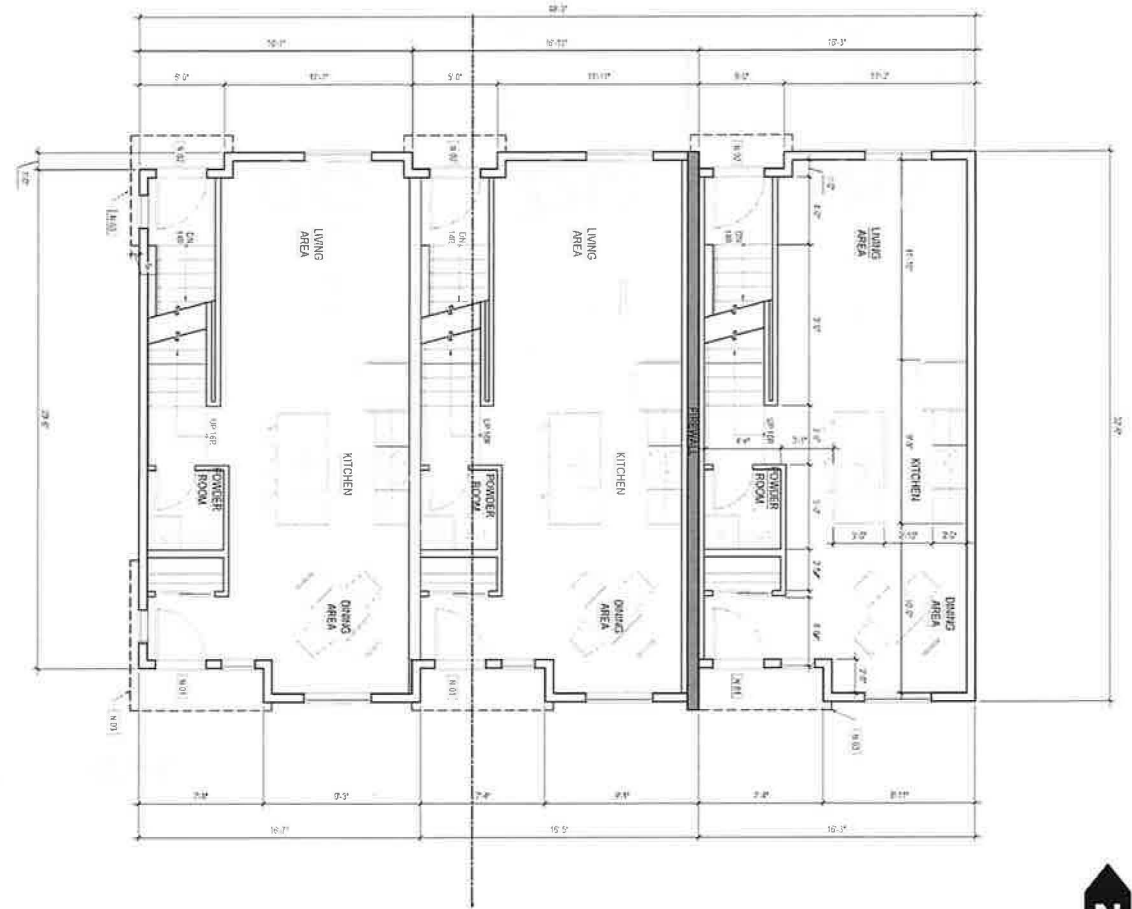


Building A: Lower Level + Main Level DP2023-03576

LOWER LEVEL

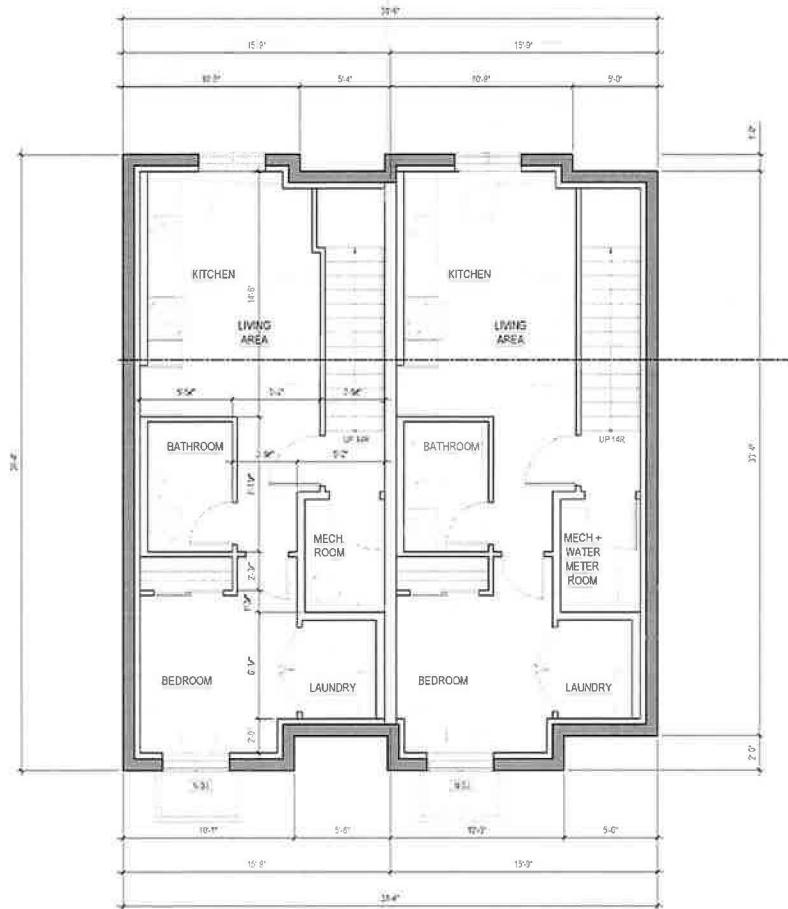


MAIN LEVEL

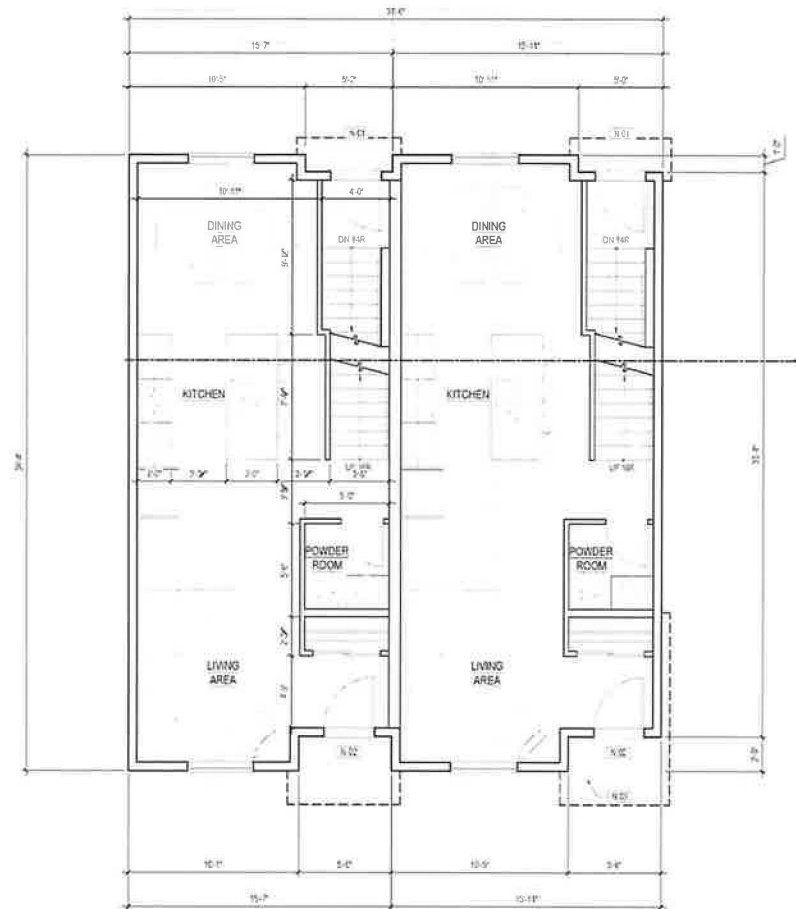


Building B: Lower Level + Main Level DP2023-03576

LOWER LEVEL

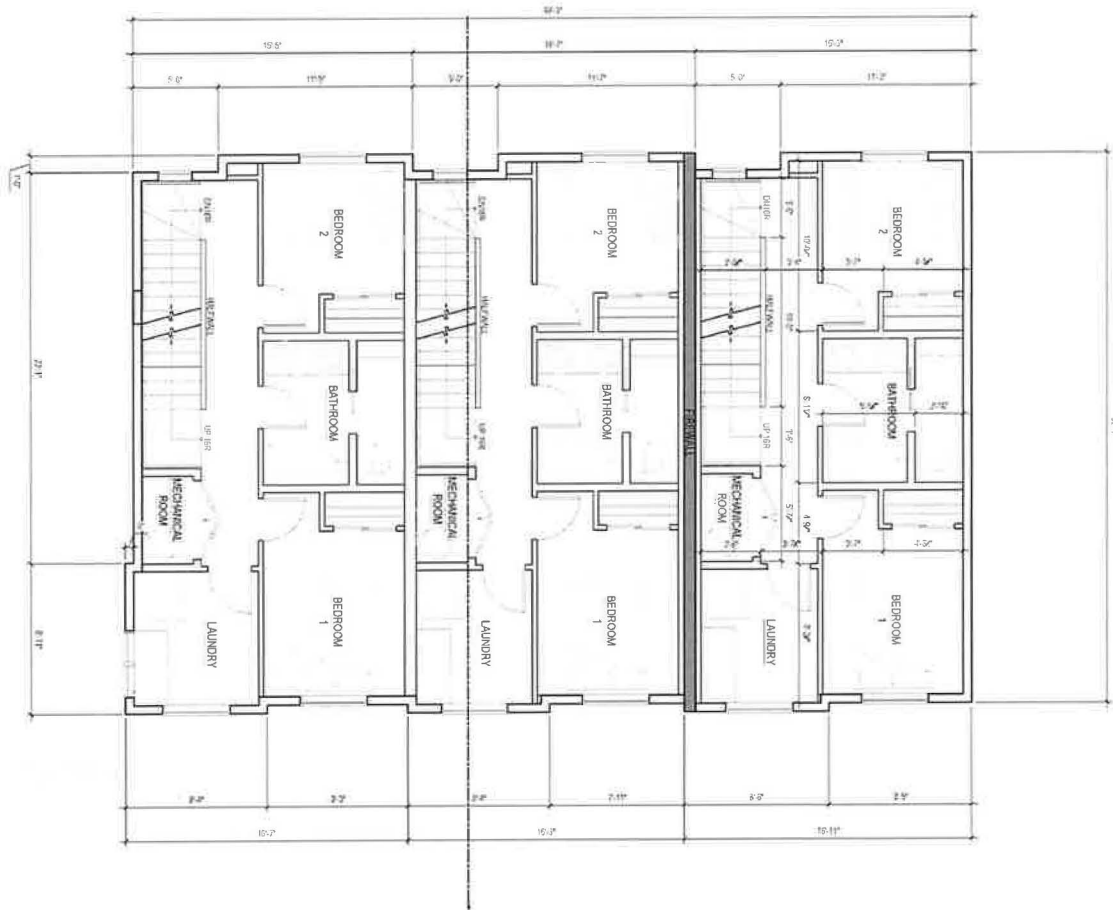


MAIN LEVEL

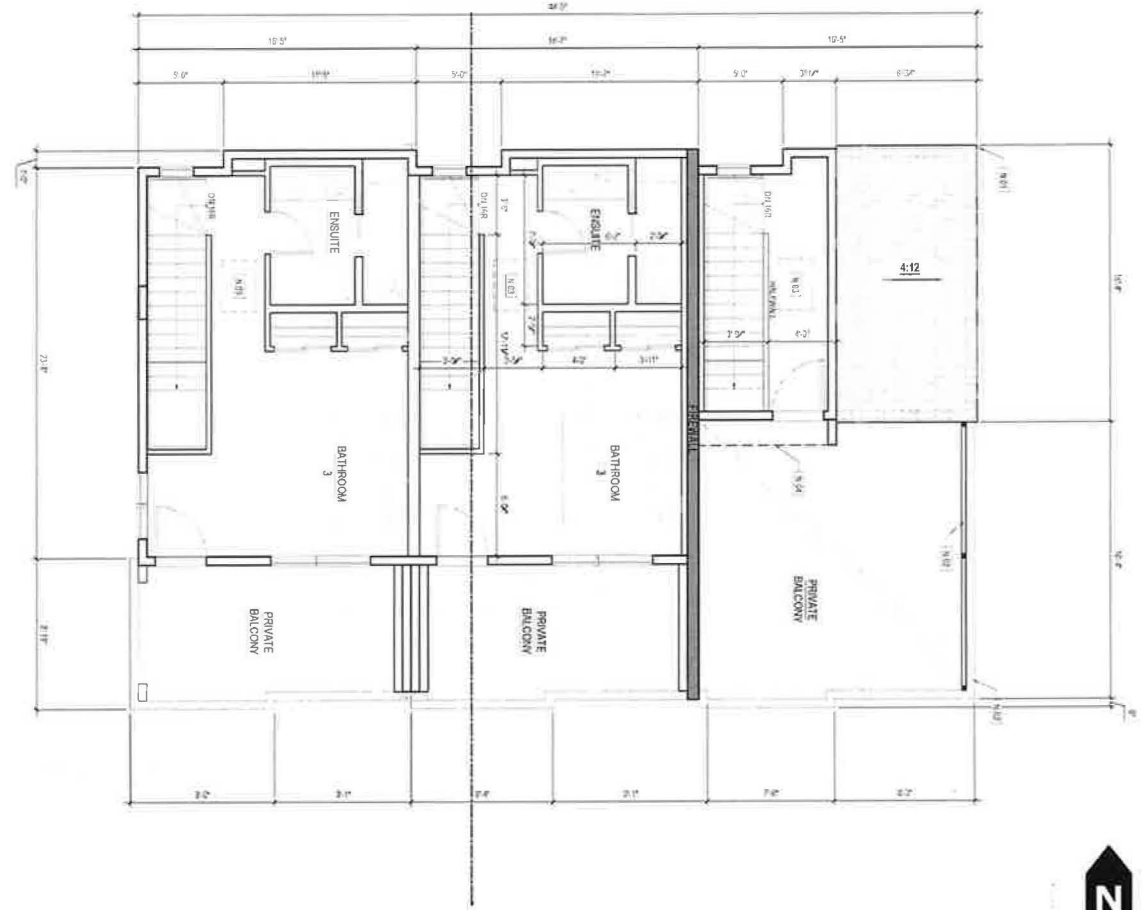


Building A: Second + Third Level DP2023-03576

SECOND LEVEL

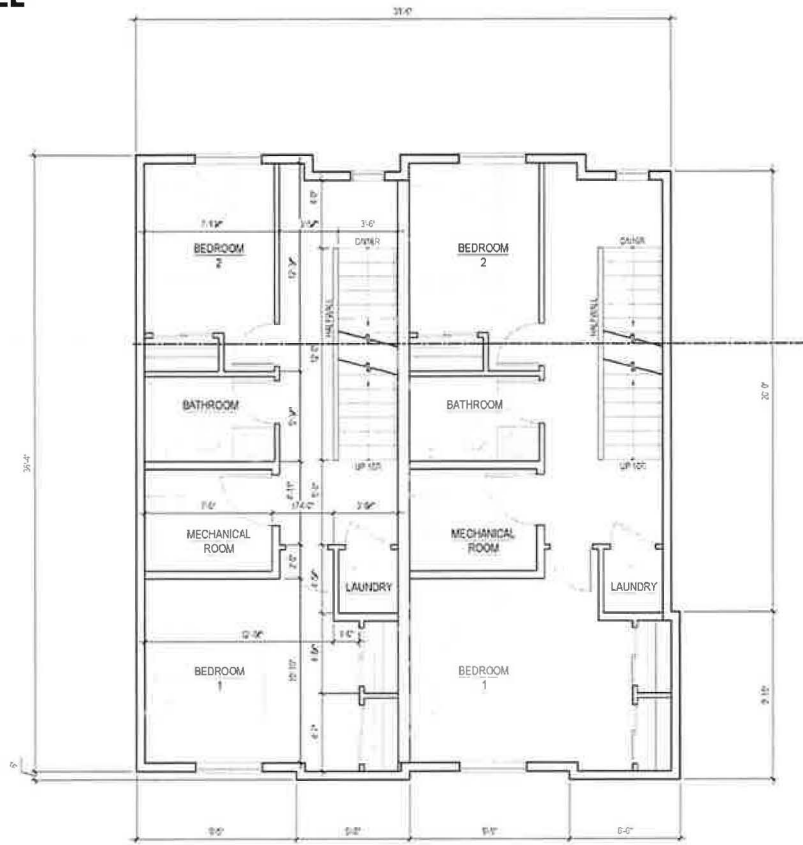


THIRD LEVEL

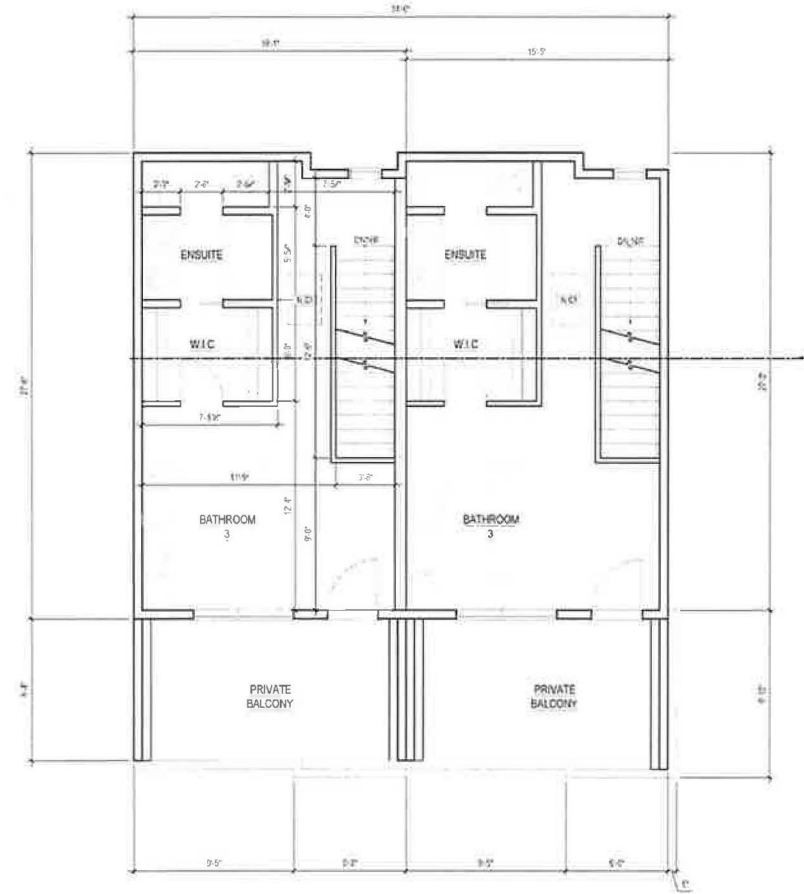


Building B: Second + Third Level DP2023-03576

SECOND LEVEL

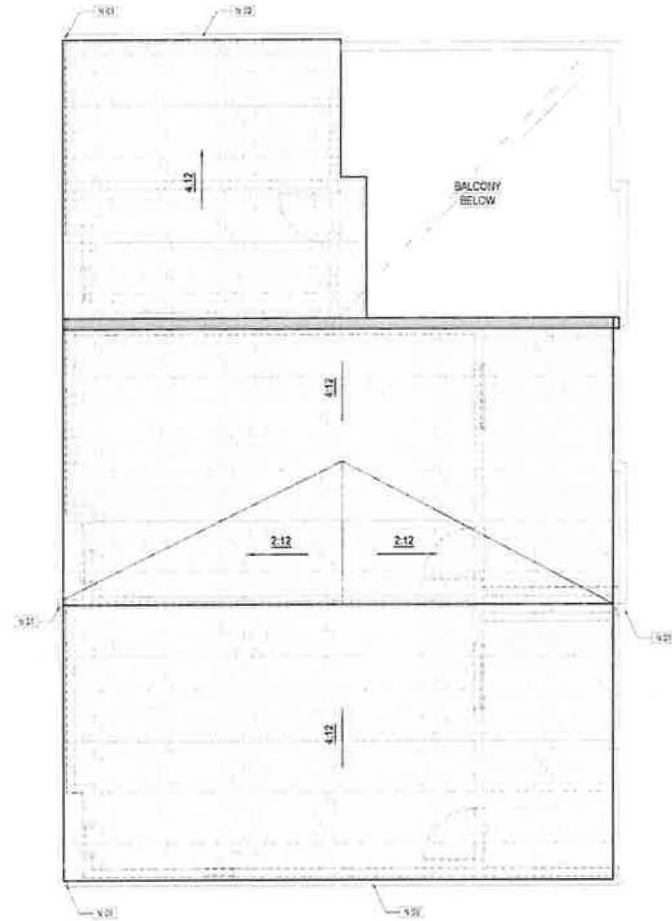


THIRD LEVEL

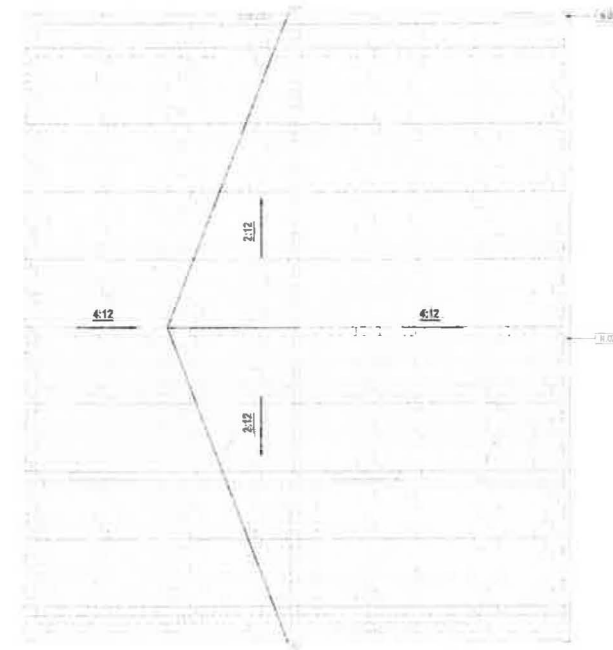


Roof Plan DP2023-03576

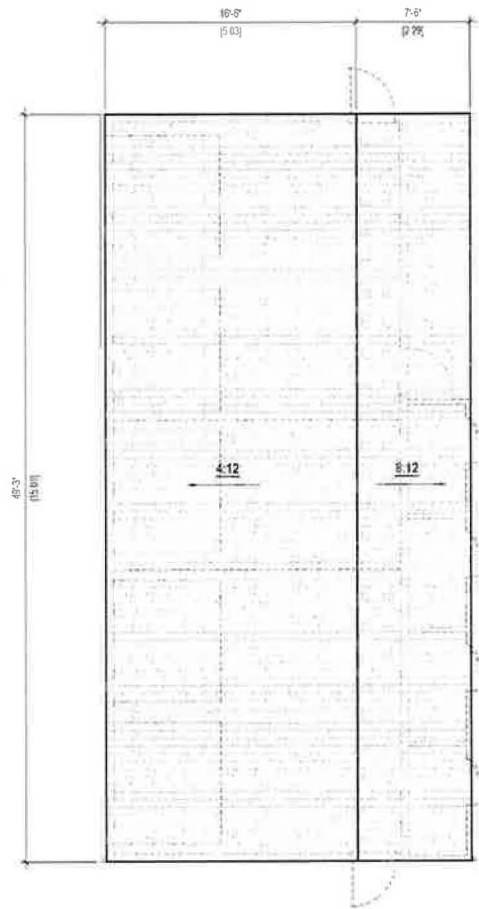
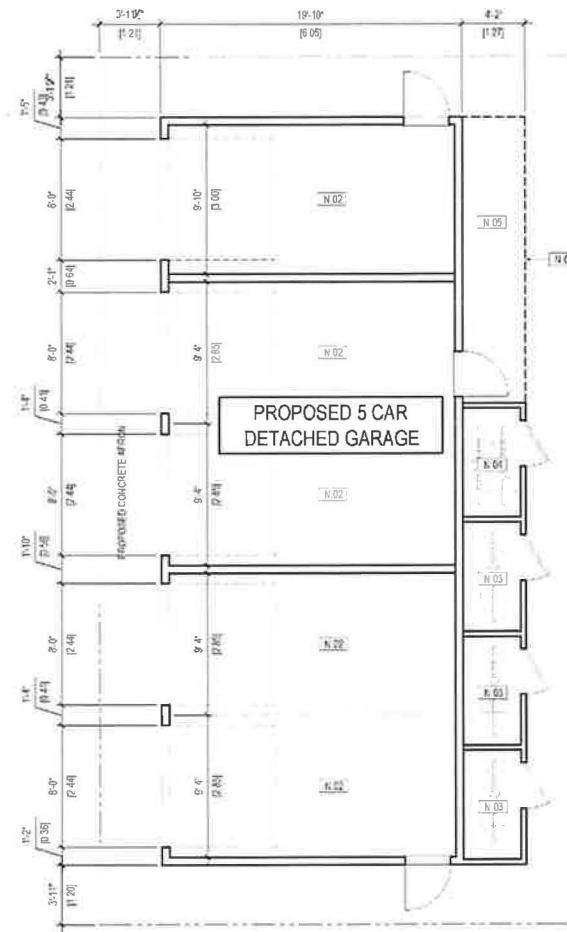
BUILDING A



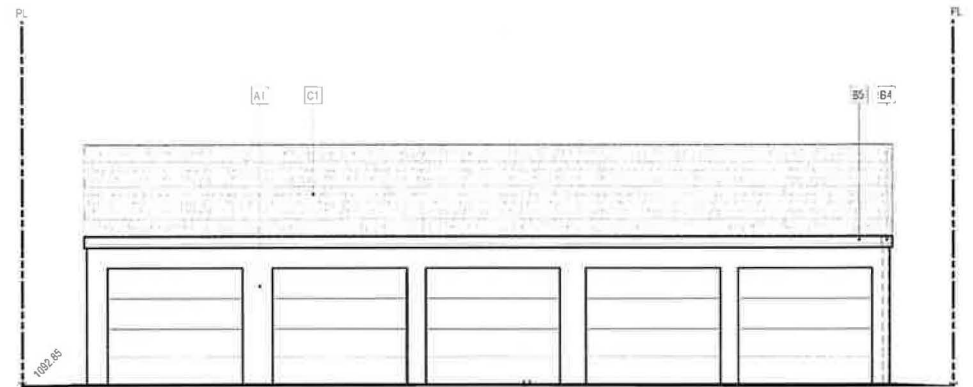
BUILDING B



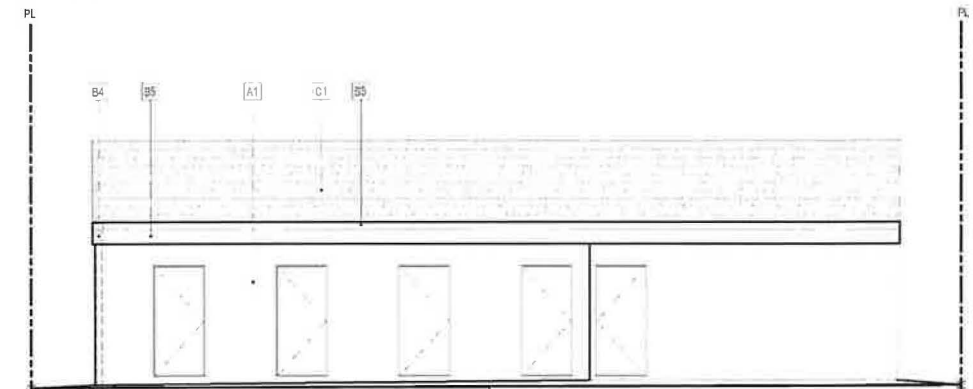
Garage Plan + Elevation DP2023-03576



NORTH ELEVATION

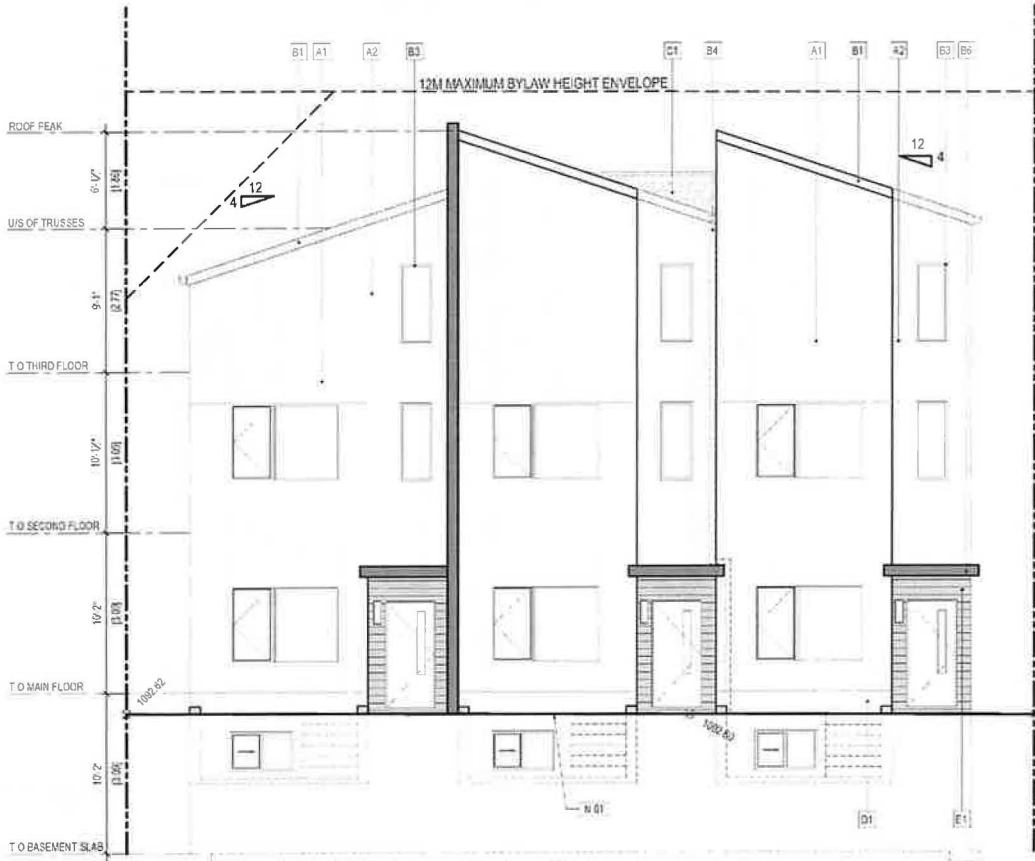


SOUTH ELEVATION

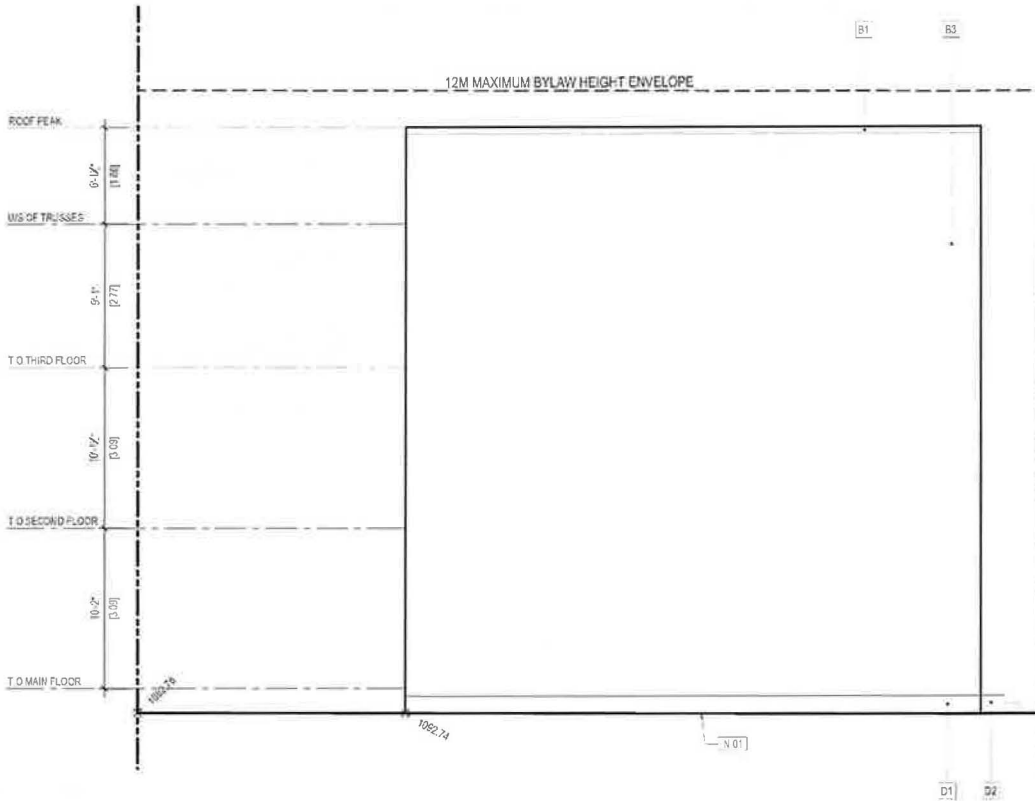


North Elevation DP2023-03576

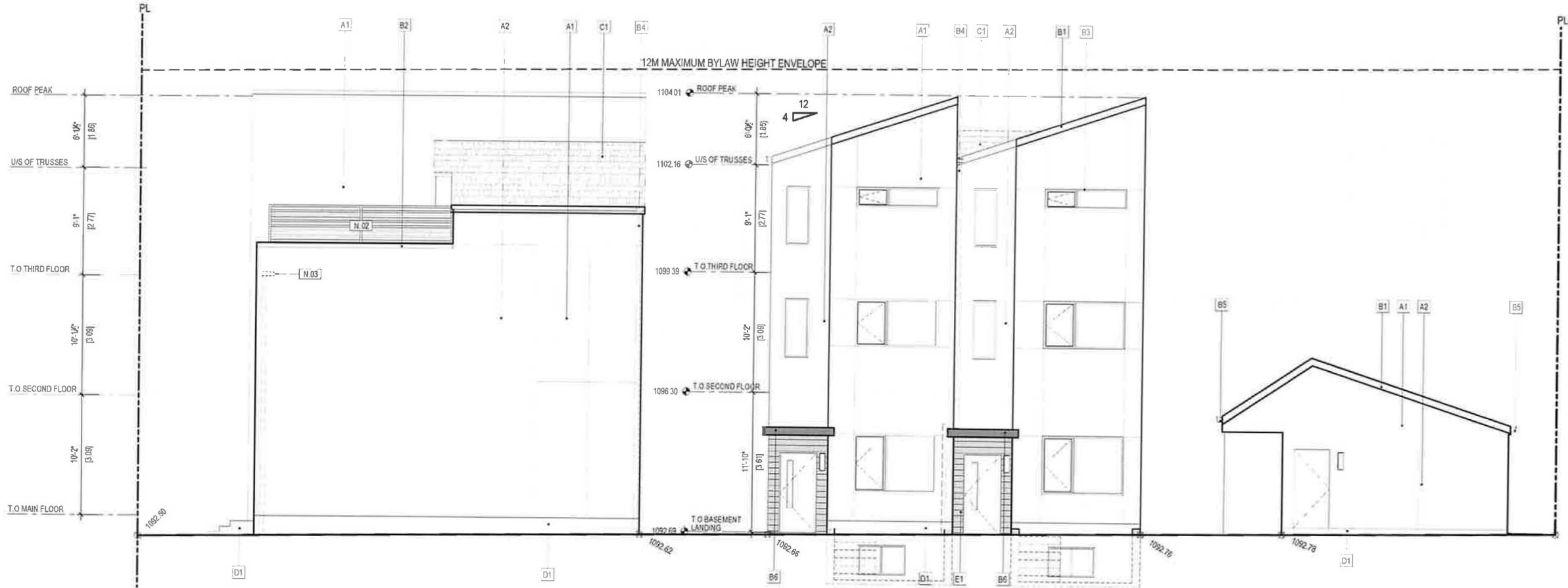
BUILDING A



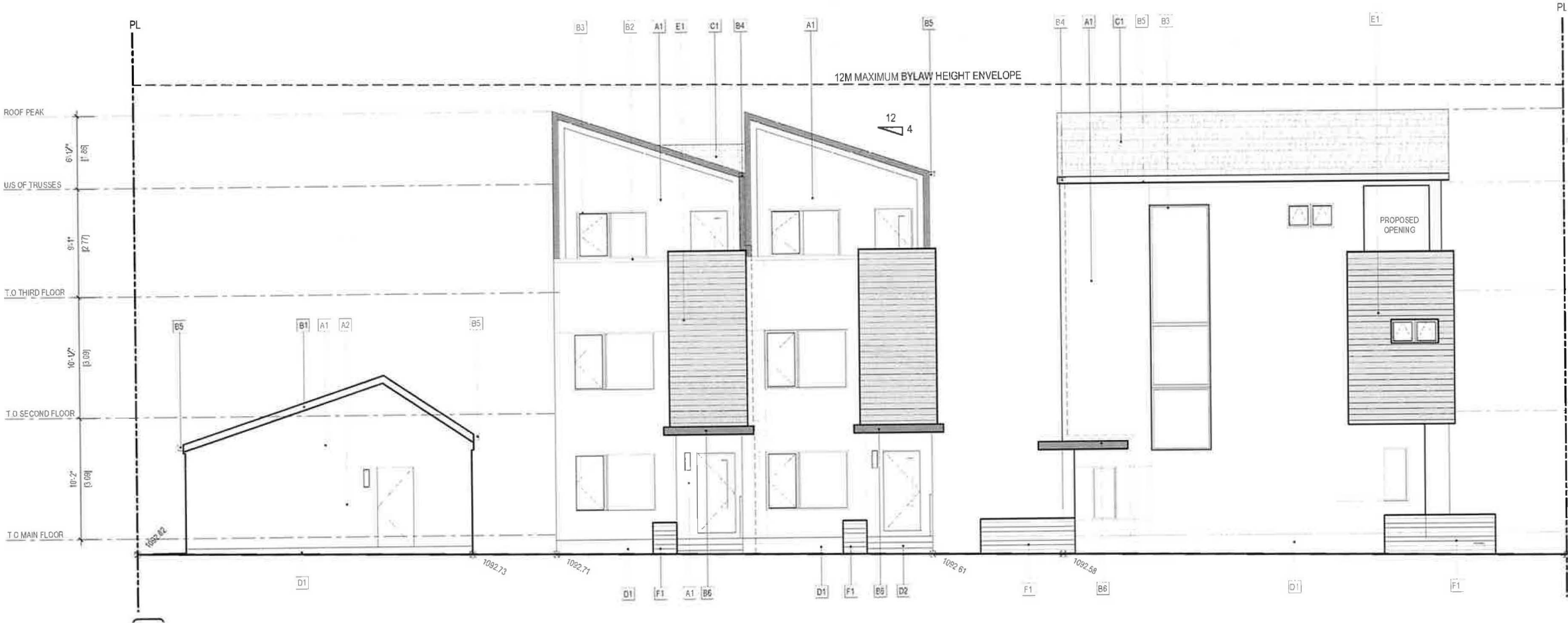
BUILDING B



East Elevation DP2023-03576



West Elevation DP2023-03576



Building Section DP2023-03576

