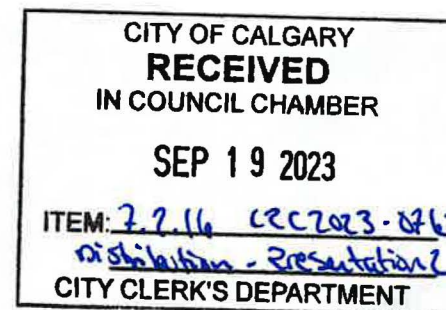


201 10 Ave NE

Vaughn Makey, AT
New Century Design



New Century
DESIGN



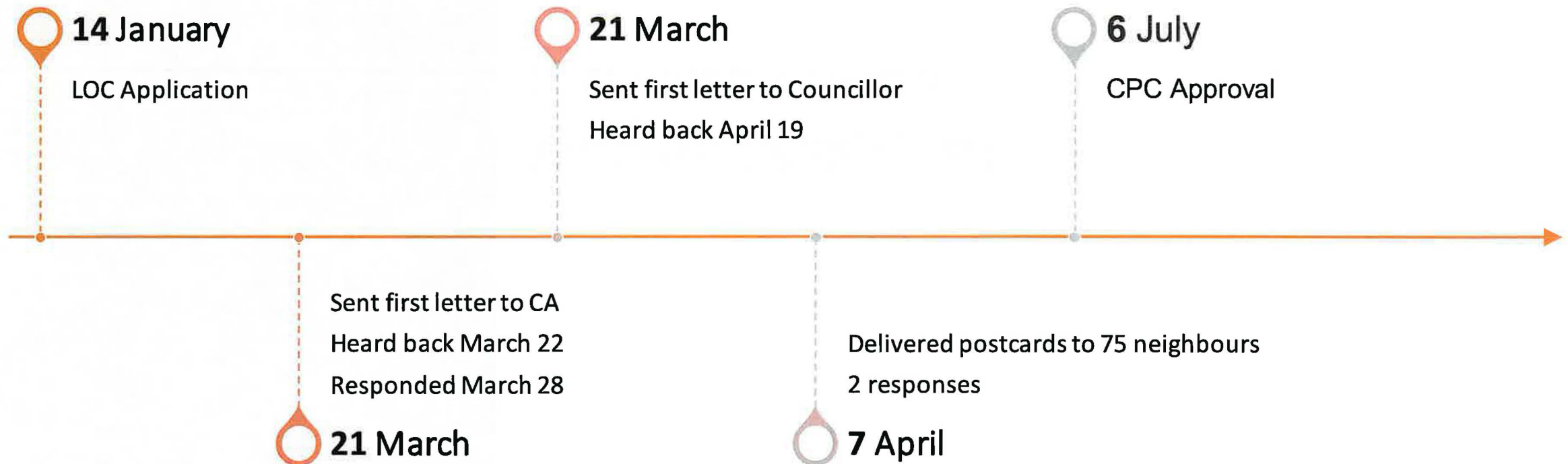
City Council Hearing

September 19, 2023

LOC2023-0086

CPC2023-0767

Public Outreach



Community & CA Concerns



Public trees will be maintained



Parking will be to bylaw standards including 4 private garages for the 4 units



Shadowing will be mitigated through design



Privacy of neighbours will be considered and maintained during design and development



Are row homes desirable living spaces? In our experience, yes!

Design Intentions

- 4 units, 4 suites
- 2-storey
- Lower peak height
- Minimum setback from shared property line of 3.0m
- Style informed by Heritage guidelines and surrounding homes and buildings



Example of a recent design with a peak height of 9.3m at the front and 9.0m at the midpoint
(NOTE: not the concept for this project)



Heritage Guidelines

- This property is:
 - in the Beaumont/Regal Terrace sector of the Heritage Guideline Area
- This property is not:
 - Listed as a Heritage Asset
 - Legally protected
 - A federally, provincially, or municipally recognized building
- Development and moderate density increases, *when done properly*, are still encouraged

Our design team has reviewed the Heritage Guidelines with our client and determined a beautiful row home can be accomplished on this lot

Why Here?



Site Characteristics

Large corner lot
Adjacent to a lane
With mature trees that can be designed around



Public Transit

200m from multiple bus routes
300m from the future green line



Green Spaces

Walking distance to many of Calgary's best parks and lookout points
e.g. Rotary Park is 300m away



Convenience

Directly between busy sections of Edmonton Trail and Centre Street N
Walkers are 10 minutes away from anywhere they need to be
Walk score of 87 & bike score of 98



School

Within minutes of all primary grades, pre-school, and after-school care
e.g. Crescent Heights High School is 370m away
SAIT and the Bow Valley College and Athabasca U downtown campuses are 15 minutes or less via public transit



Work

Easy commute for anyone working on 16th, Edmonton Trail, Centre St N, Downtown, or adjacent to Memorial

Conclusion

- ✓ Heritage guidelines
- ✓ Moderate density increase
- ✓ Ideal location for R-CG