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AP2822 October 3 Public Hearing LOC2023-0135, CPC2023-0881

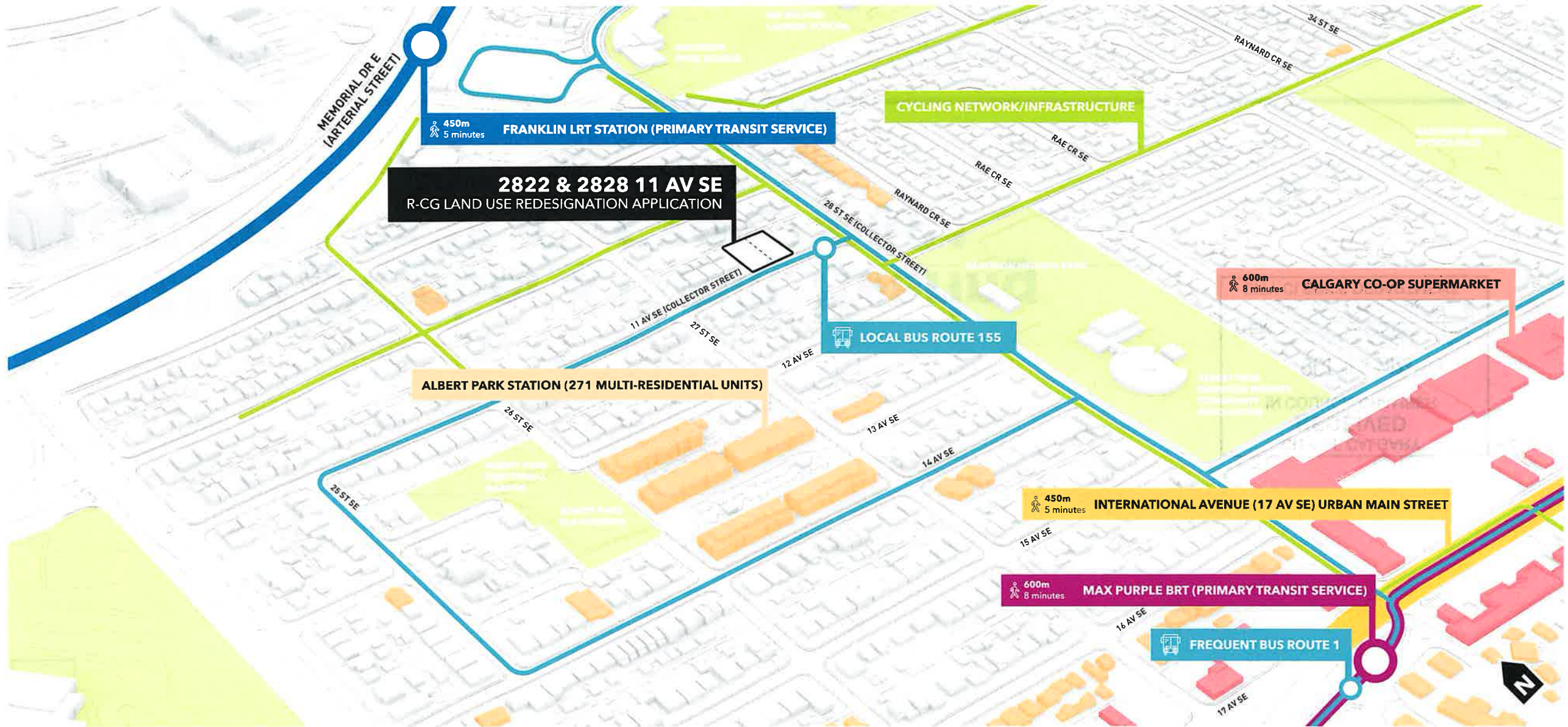
R-C2 to R-CG: 2822 & 2828 11 AV SE

Item 7.2.24

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 03 2023
ITEM: *7.2.24 CPC2023-0881*
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT

F A A S





Local Area Policy

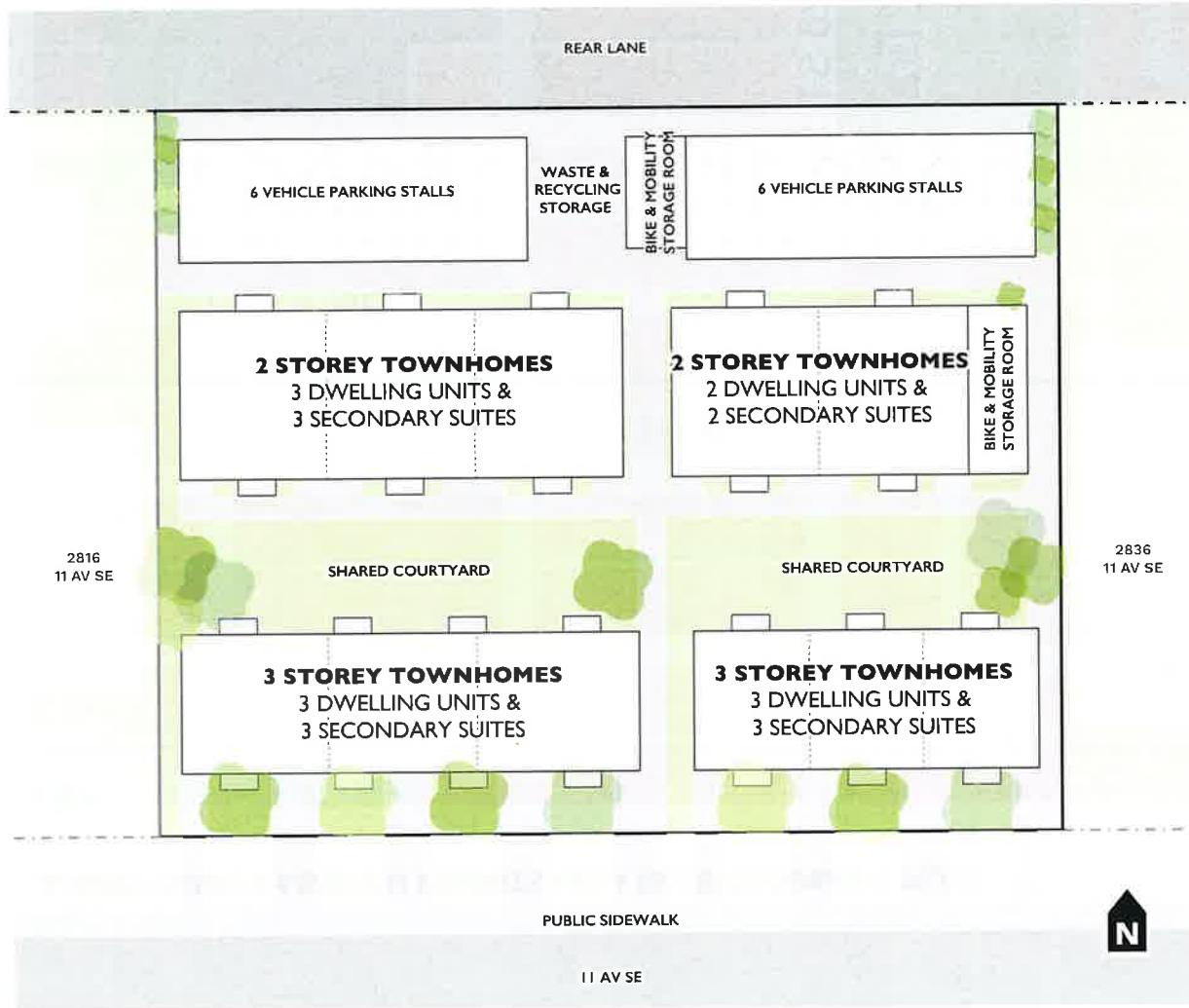
ALBERT PARK/ RADISSON HEIGHTS AREA REDEVELOPMENT PLAN



LEGEND

- Community Hall
- LRT Station
- LRT Alignment
- Plan Area Boundary
- Main Street Area Development Area Guidebook
- Neighbourhood - Limited
- Community - Mid-Rise
- Low Density Residential
- Medium Density Residential
- Commercial
- School
- Park'n'Ride
- Open Space, Park, School or Community Facility

Proposed R-CG District



BUILDING HEIGHT

11m **2-3**
 Maximum Height Storeys

DWELLING UNITS

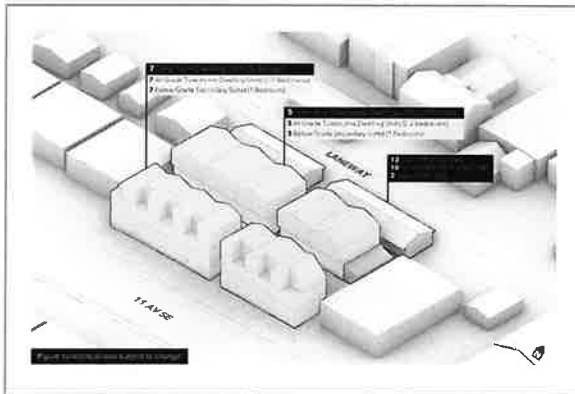
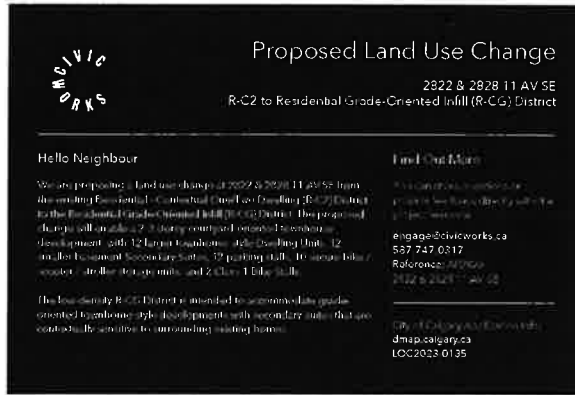
Max 12 Dwelling Units (75 Units/ha)
 12 Dwelling Units + 12 Secondary Suites

Proposed 11 Dwelling Units
 11 Dwelling Units + 11 Secondary Suites

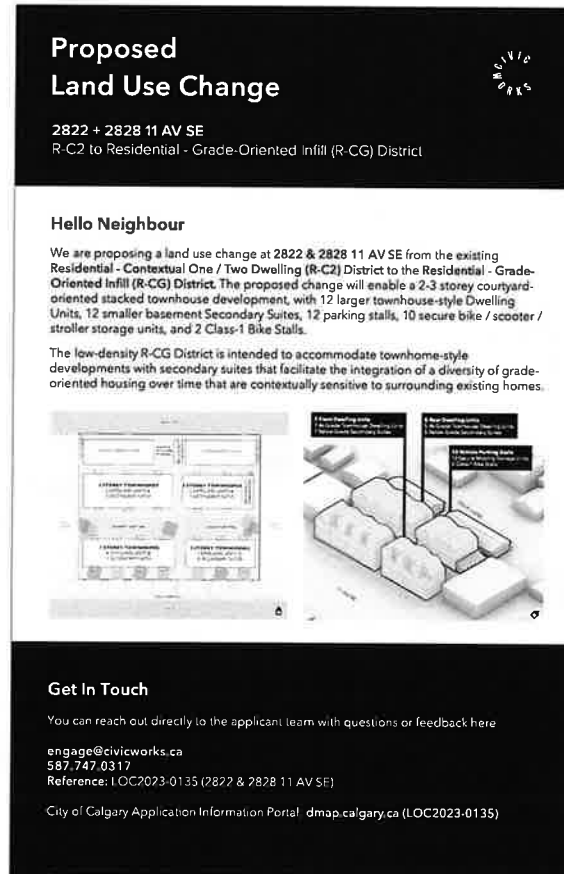
PARKING SUPPLY

12 **12**
 Parking Stalls Secure Storage Units
 (Carport off lane) (For Units without assigned parking)

HAND DELIVERED MAILERS



CUSTOM ON-SITE SIGNAGE



Applicant-Led Outreach

HAND-DELIVERED MAILERS

Delivered to Neighbours within ±200m

EMAIL INBOX

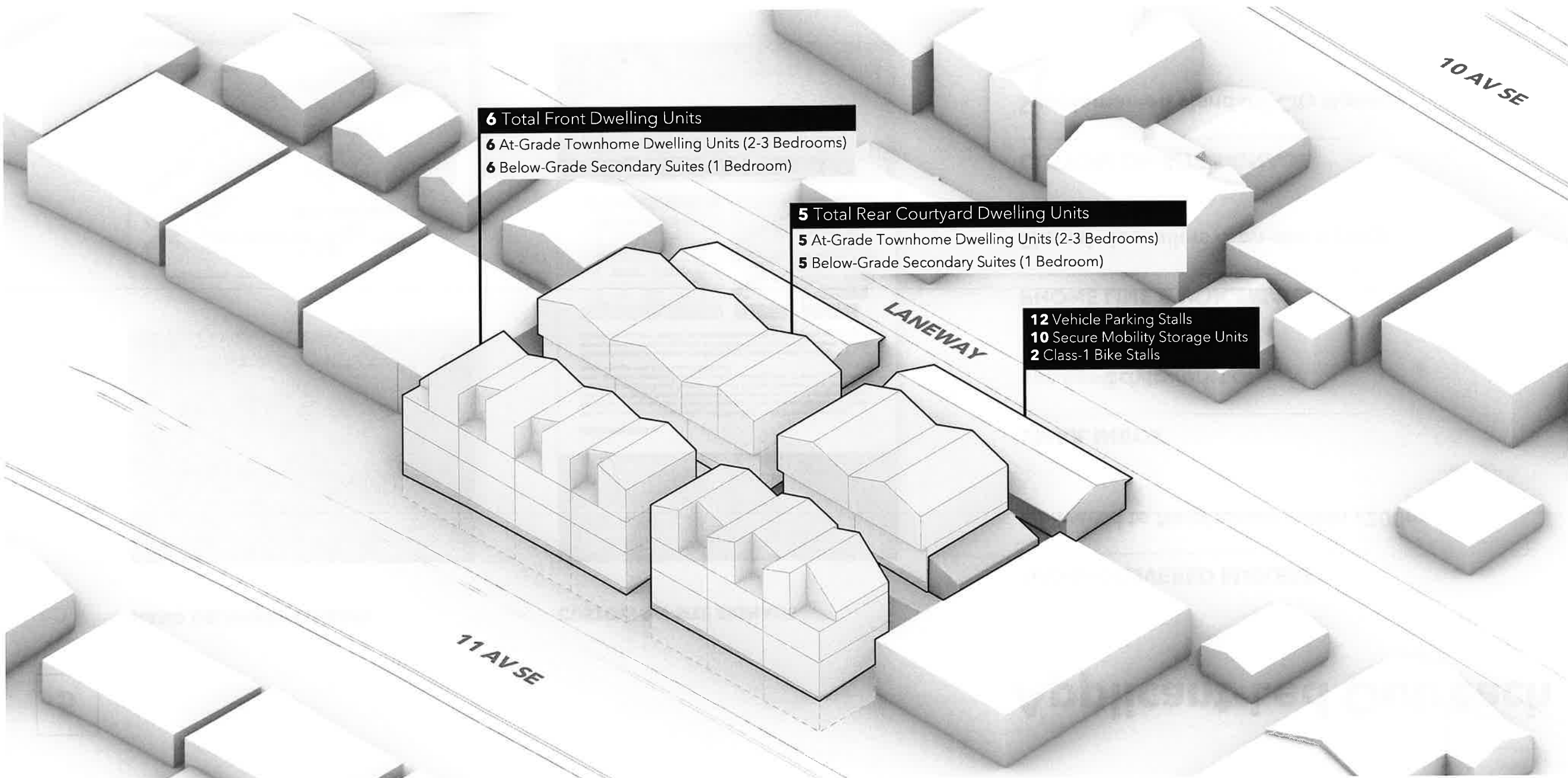
engage@civicworks.ca

PHONE LINE & VOICEMAIL

Shared via mailers & on-site signage

CUSTOM ON-SITE SIGNAGE

Supplemented standard City signage



6 Total Front Dwelling Units
6 At-Grade Townhome Dwelling Units (2-3 Bedrooms)
6 Below-Grade Secondary Suites (1 Bedroom)

5 Total Rear Courtyard Dwelling Units
5 At-Grade Townhome Dwelling Units (2-3 Bedrooms)
5 Below-Grade Secondary Suites (1 Bedroom)

12 Vehicle Parking Stalls
10 Secure Mobility Storage Units
2 Class-1 Bike Stalls

Supplementary Information

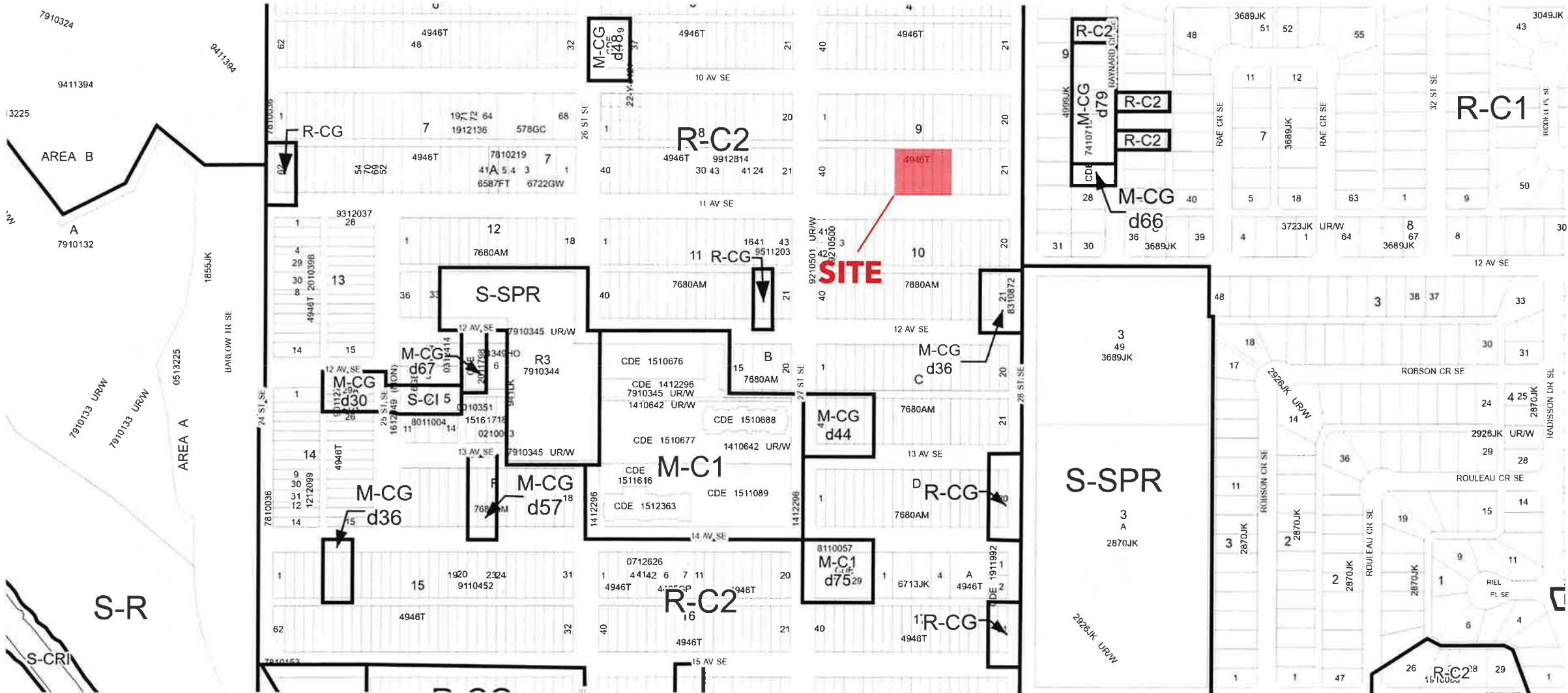
Emerging Development Permit

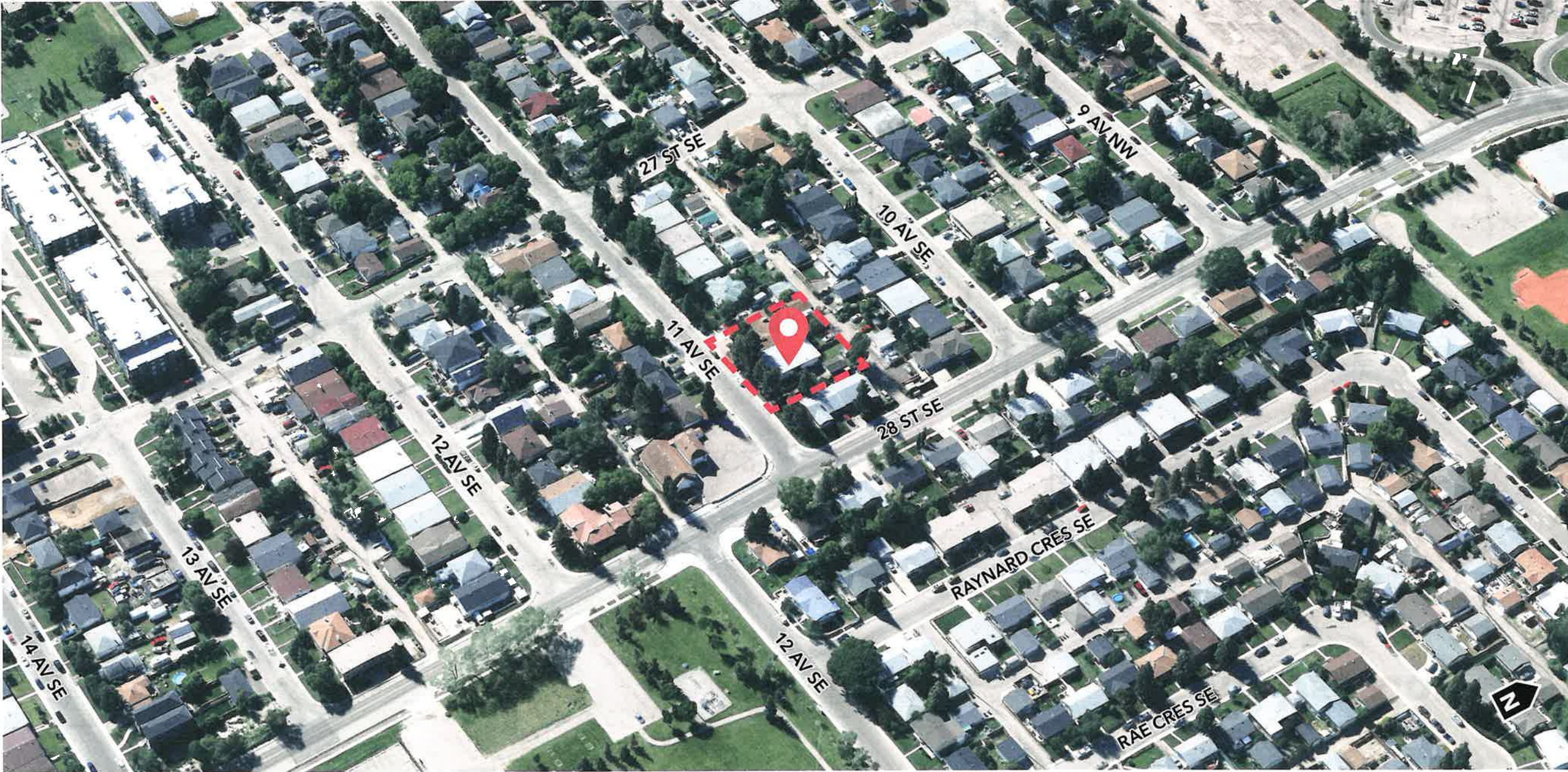


11 AV SE



Land Use Context







Looking North from 11 AV SE



Looking Northeast along 11 AV SE



Looking East along rear lane