

October 3 Public Hearing LOC2023-0084, CPC2023-0476

R-C2 to R-CG: 2639 28 ST SW

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

OCT 03 2023
ITEM: *7.2.17 CPC2023-0476*
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT



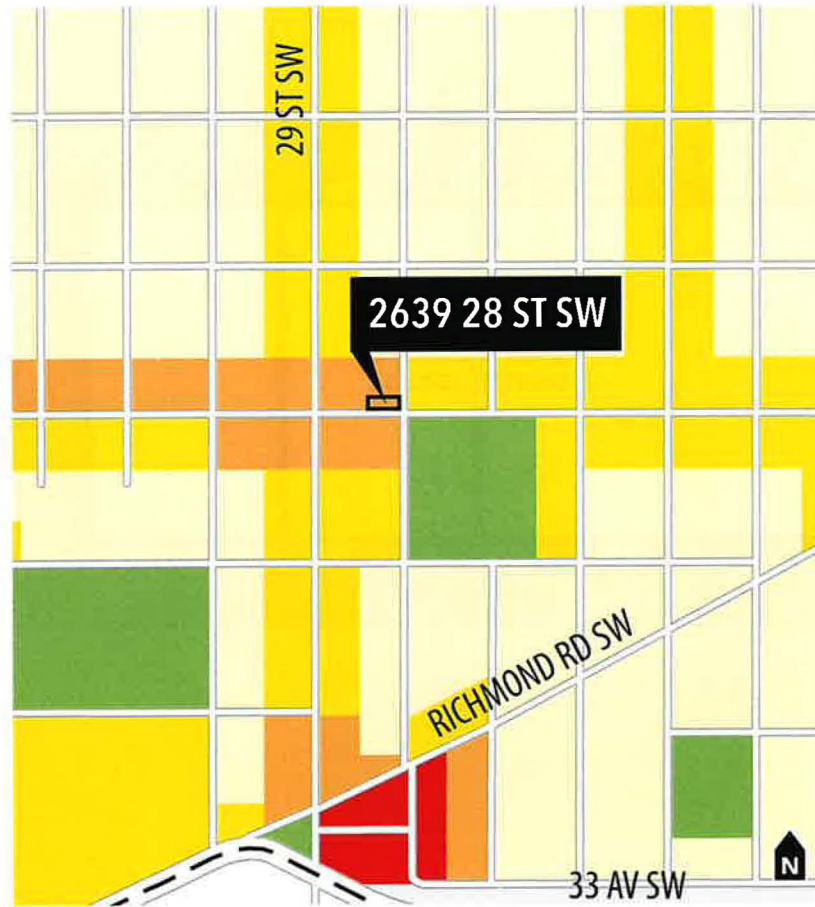
Site Context



WESTBROOK COMMUNITIES LOCAL AREA PLAN

Map 3:
Urban Form

- Legend**
- Urban Form
- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Centre
 - Commercial Corridor
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category
- Additional Policy Guidance**
- Active Frontage
 - Comprehensive Planning Site
 - Plan Area Boundary



Map 4:
Building Scale

- Legend**
- 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)
 - No Scale Modifier
 - Parks, Civic and Open Space
 - Plan Area Boundary



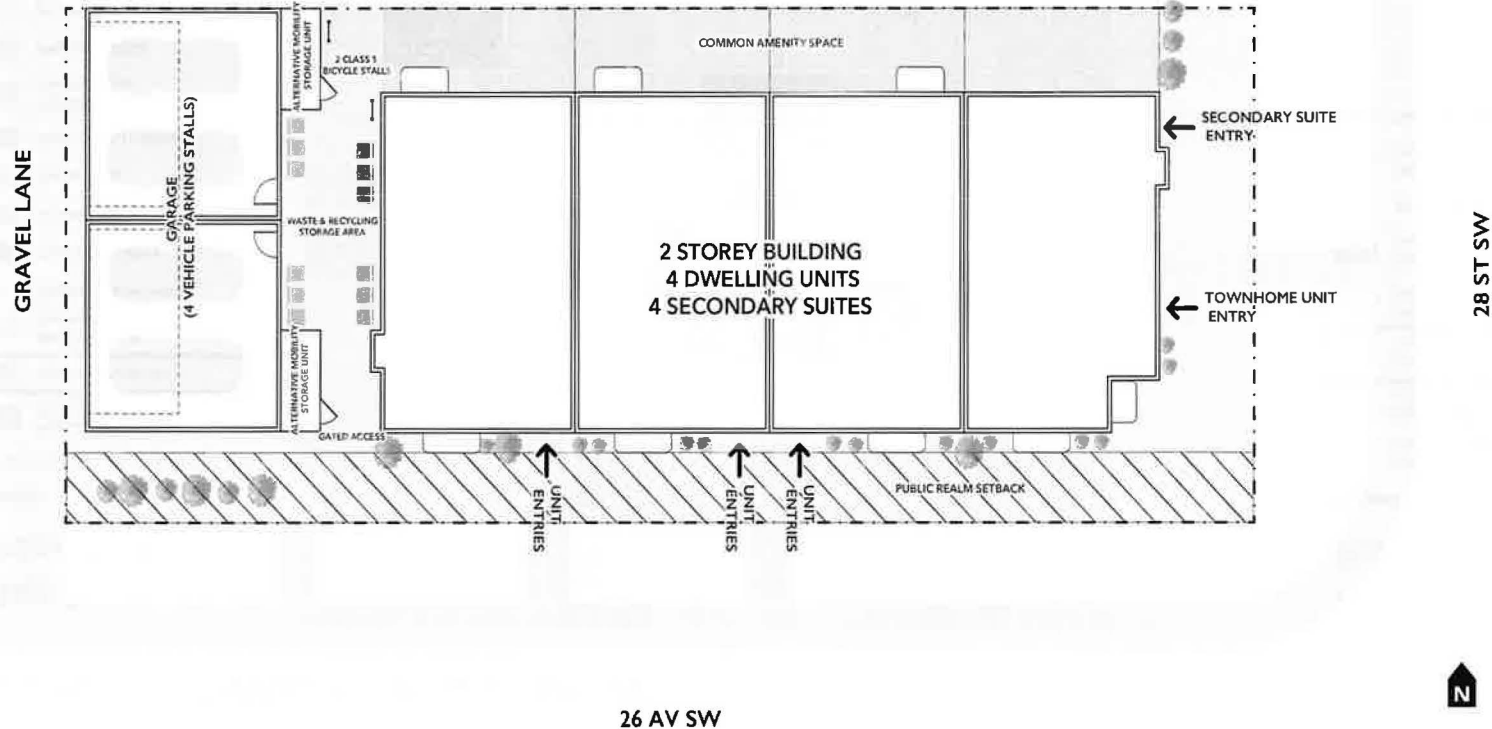
Policy Context

Proposed R-CG District

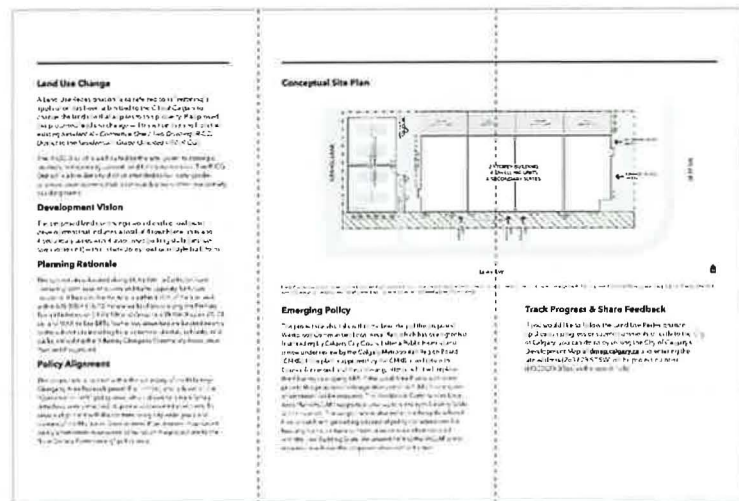
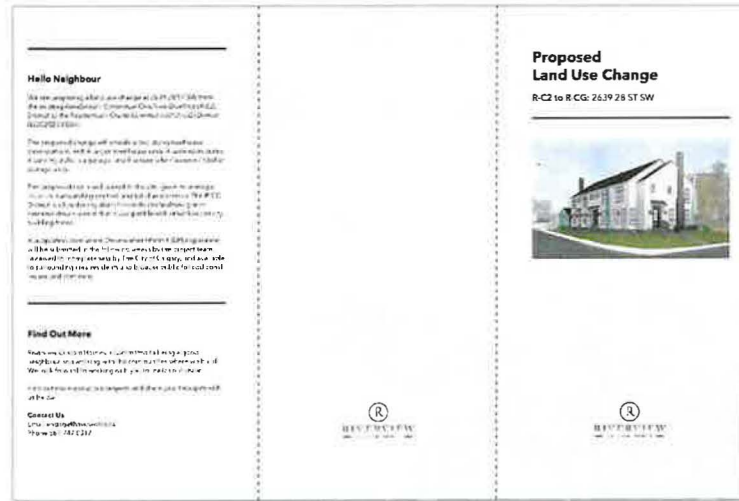
PROPOSED LAND USE REDESIGNATION FROM R-C2 TO R-CG

FUTURE DEVELOPMENT VISION:

- Street-oriented Rowhouse Development
- Maximum 3 Storey / 11 m
- 4 Rowhouse Units (3 Bedrooms)
- 4 Secondary Suites (1 Bedroom)
- 4 Parking Stalls (Detached Garage with lane access)
- 4 Alternative Mobility Storage Units or Class 1 Bicycle Stalls
(For Units without assigned parking)
- Common amenity space provided for all units and suites



HAND DELIVERED MAILERS



CUSTOM ON-SITE SIGNAGE



Applicant-Led Outreach



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)



INTRODUCTORY MESSAGES & INVITATIONS

Meeting offered to Ward 8 Office and Killarney-Glengarry Community Association



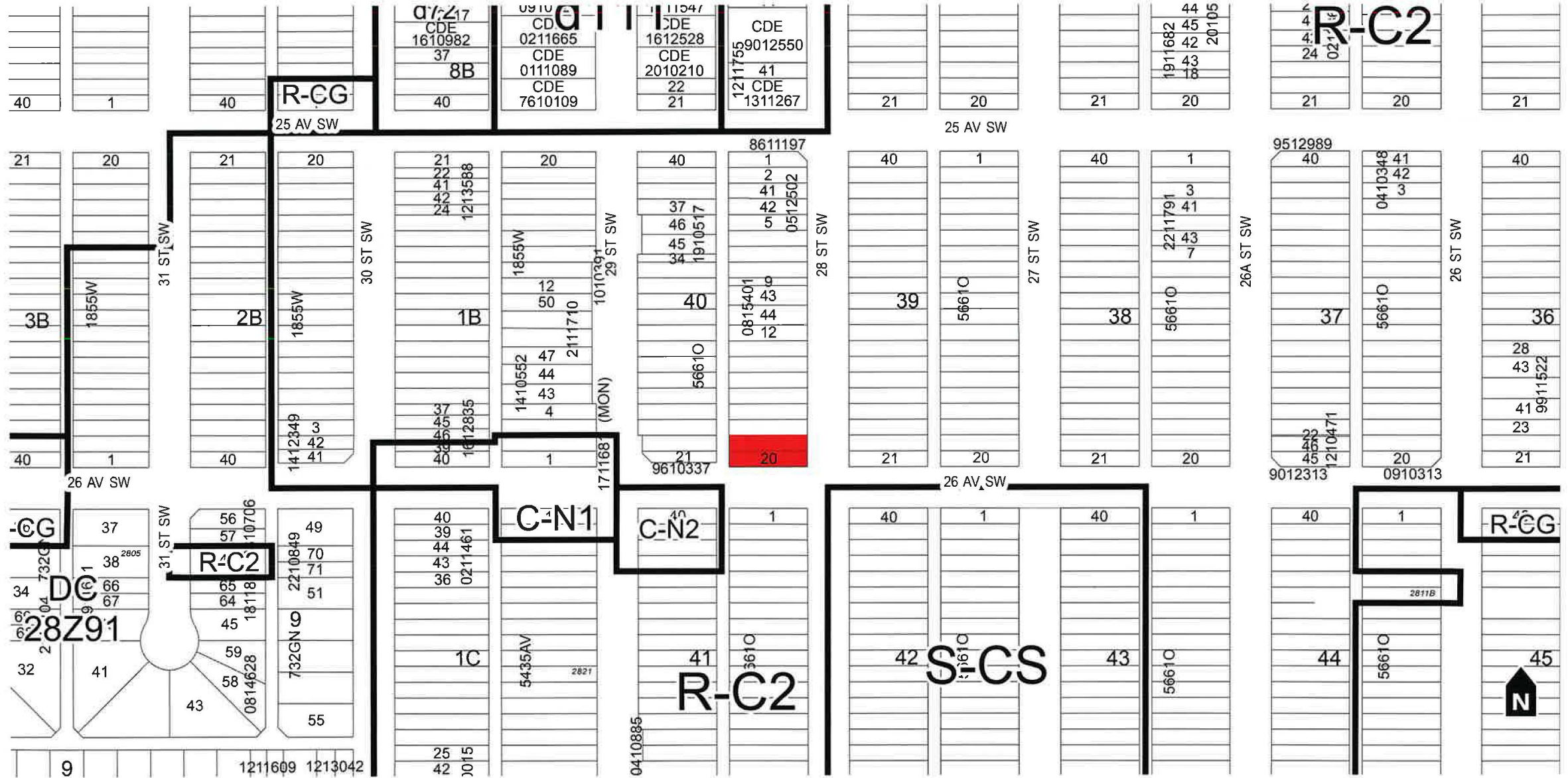
APPLICANT-LED OUTREACH SUMMARY

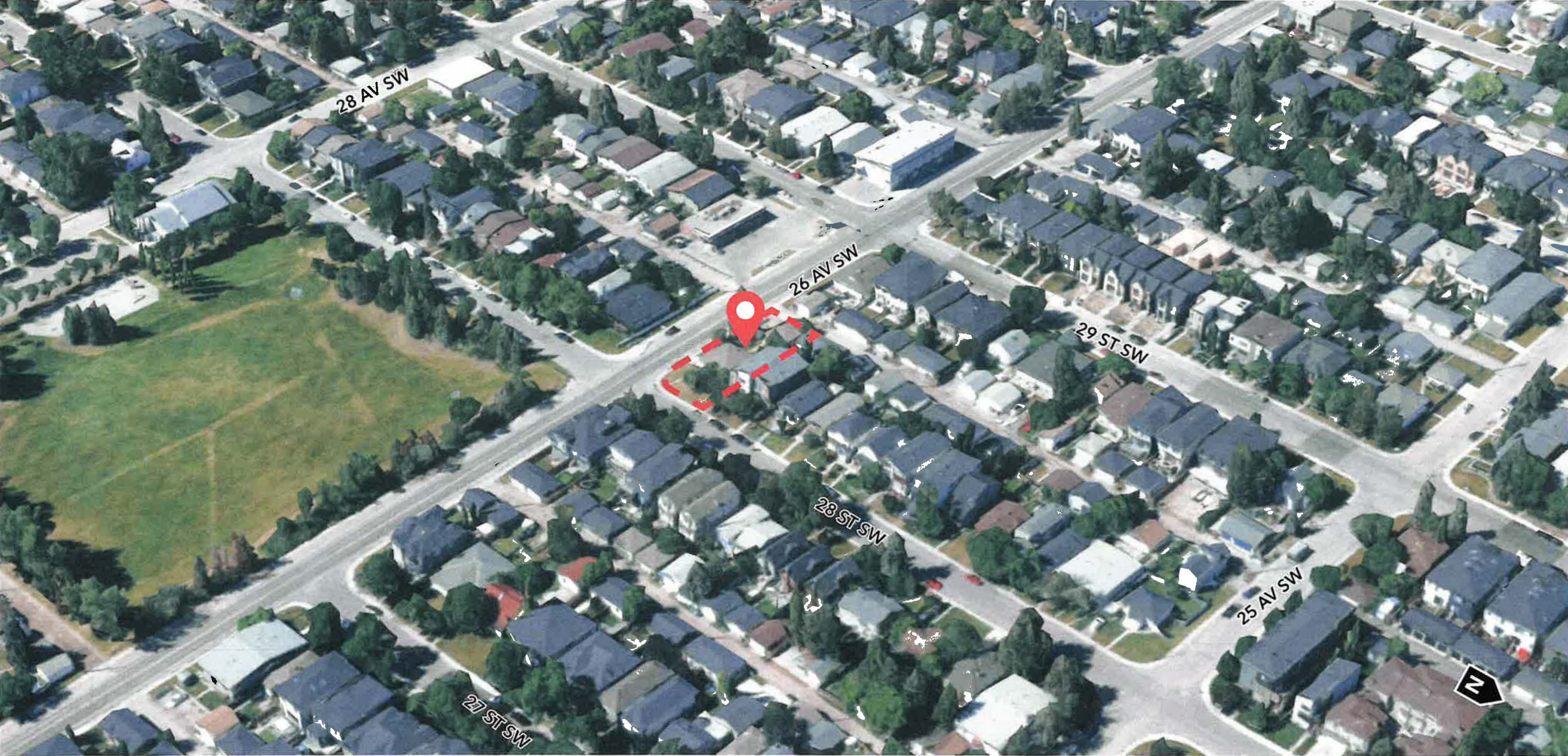
Provided to KGCA, Ward 8 Office, & anyone who requests the summary



Supplementary Information

Land Use Context





Site Photos



Looking East/Southeast from the intersection of 26 AV SW and 28 ST SW



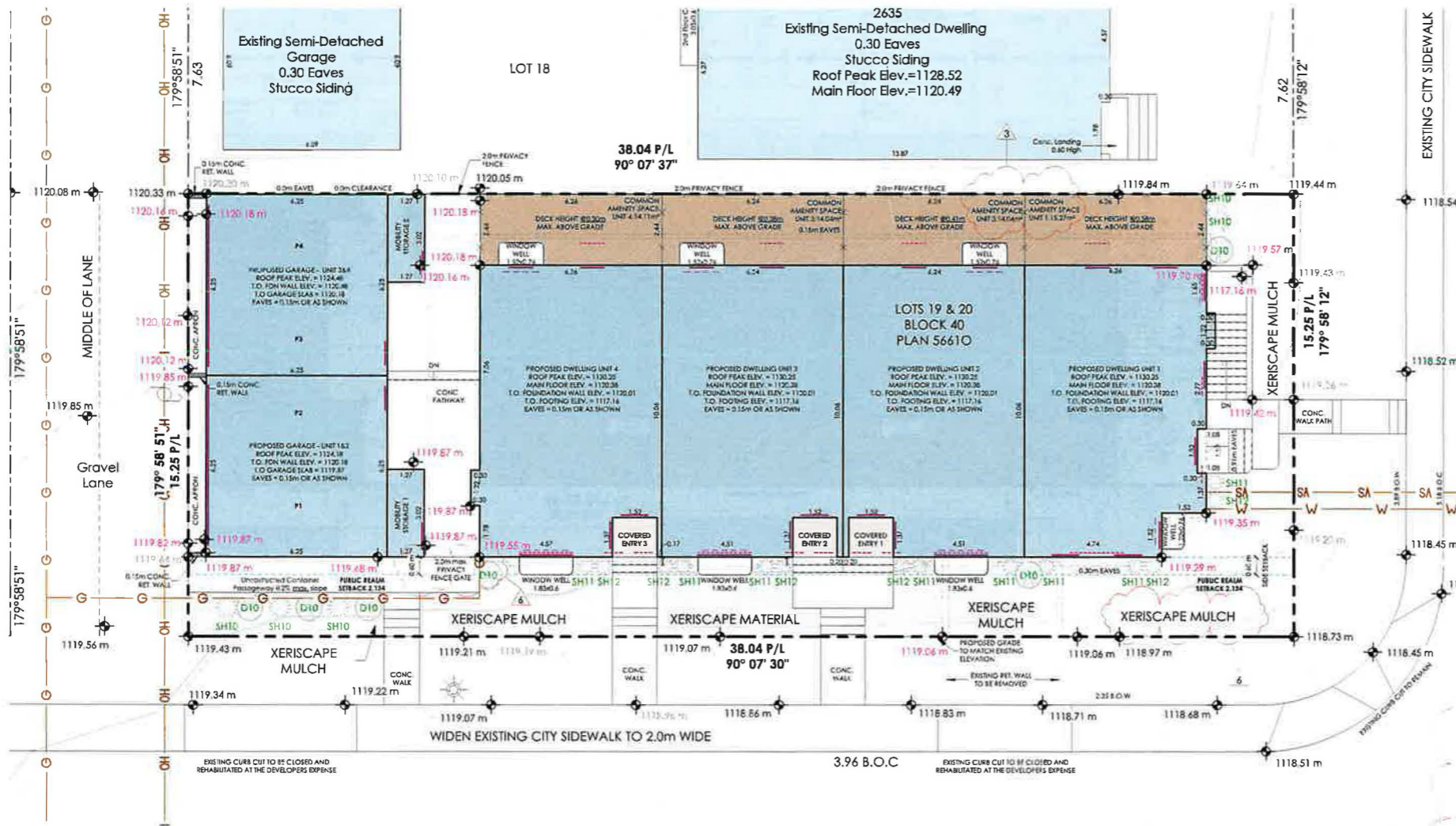
Looking North at subject site



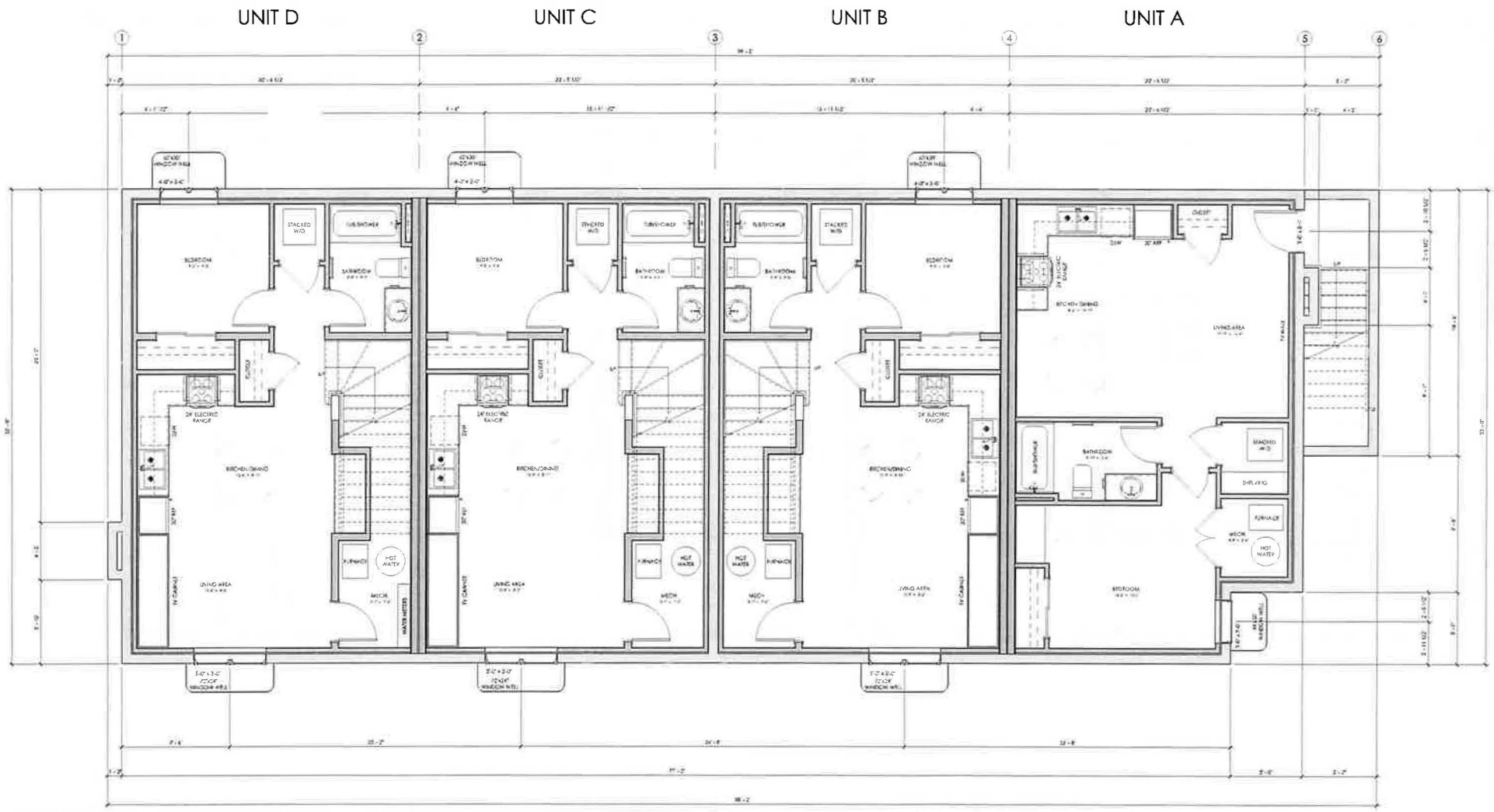
Looking West at subject site

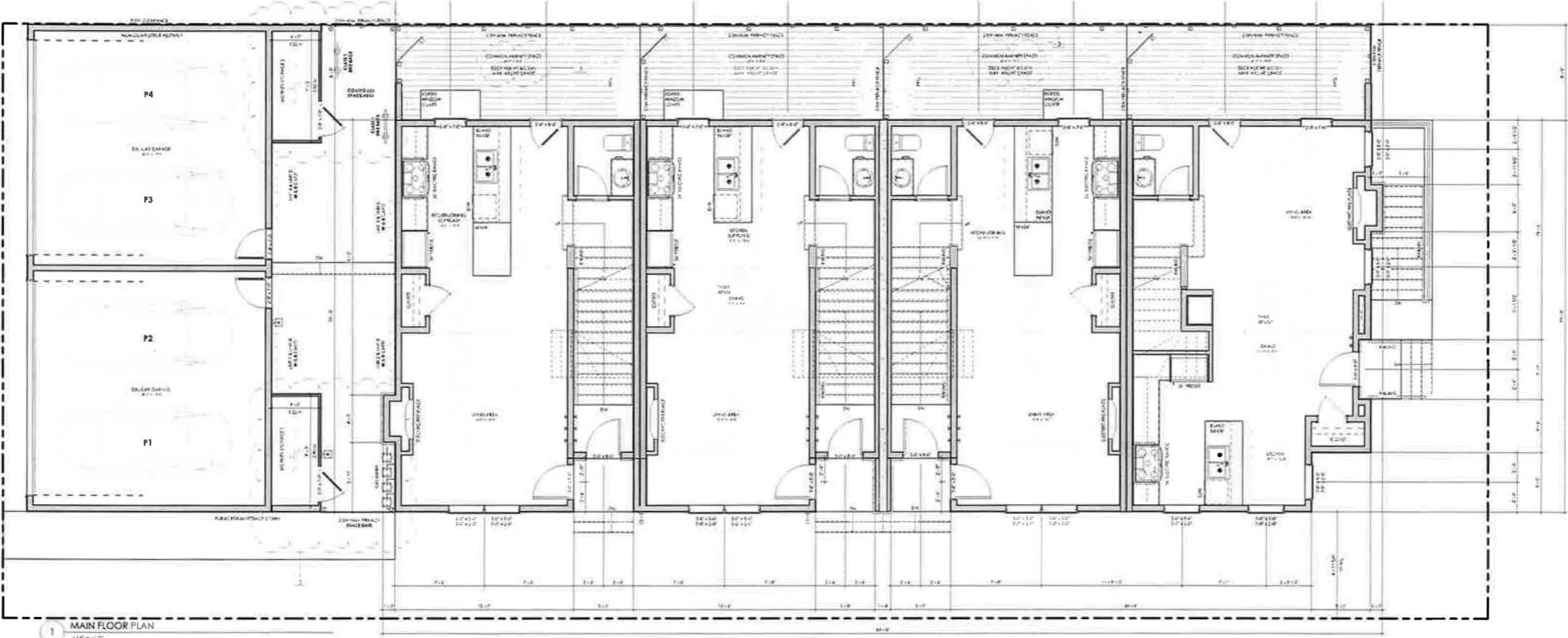


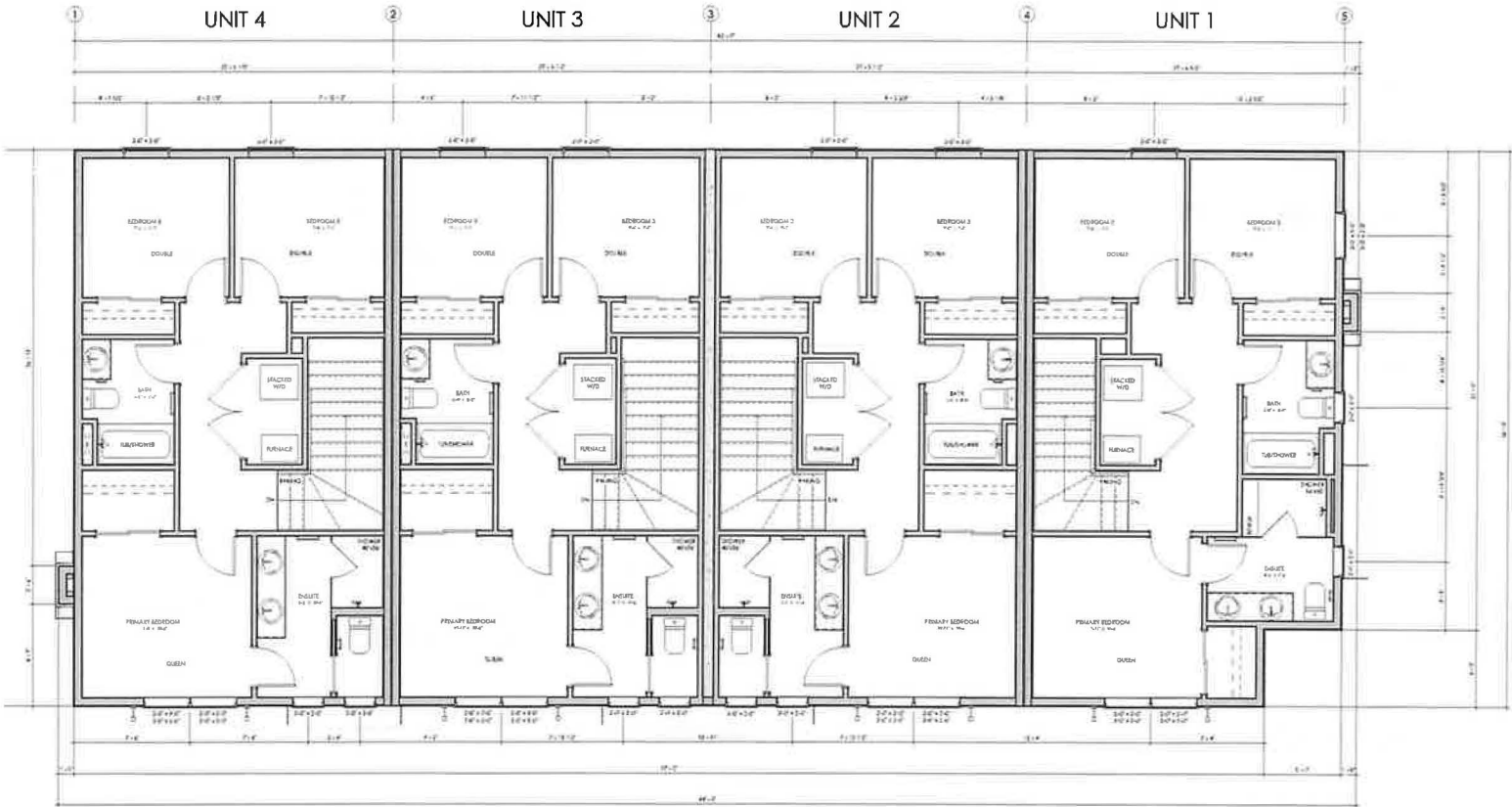
Looking South at subject site



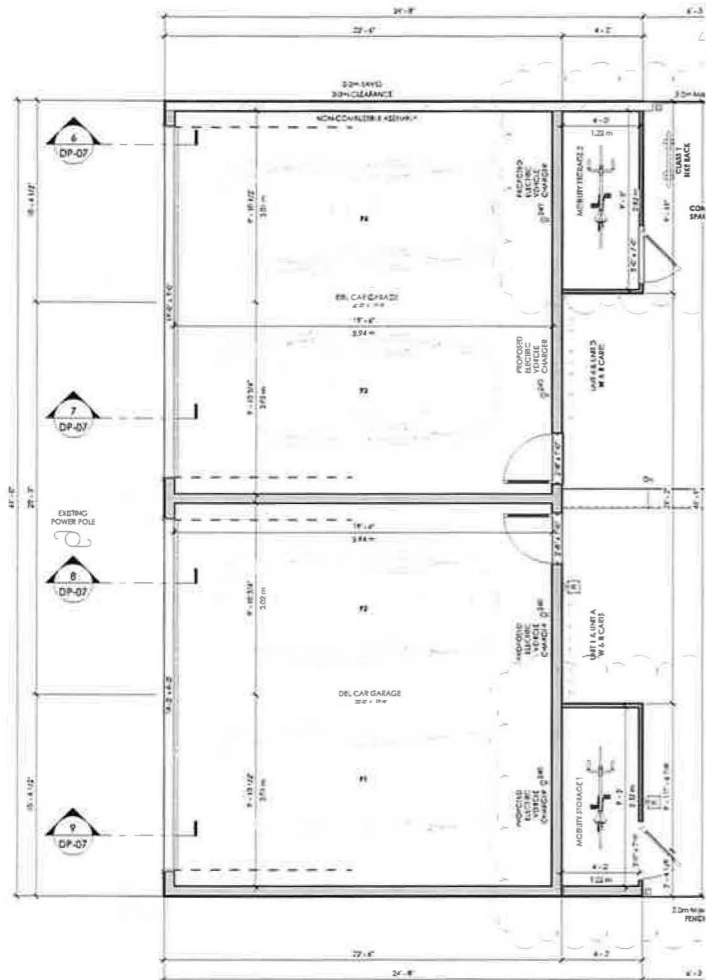
Lower Level DP2023-02307



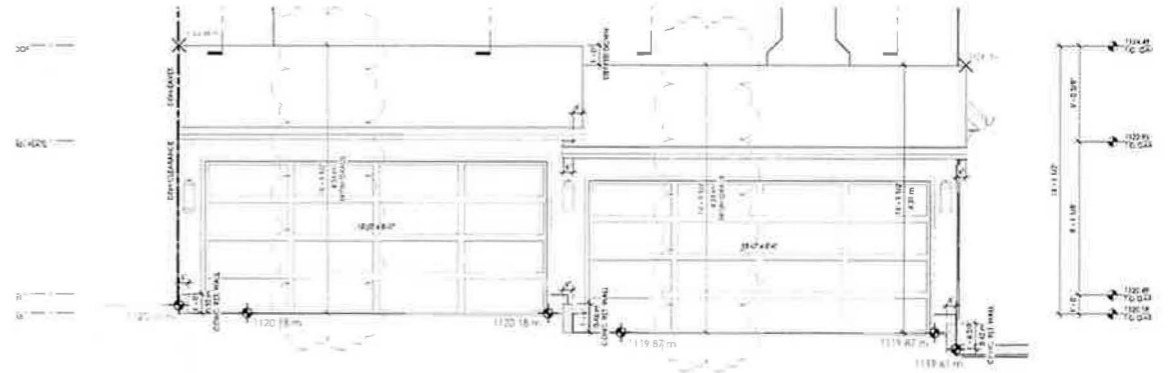




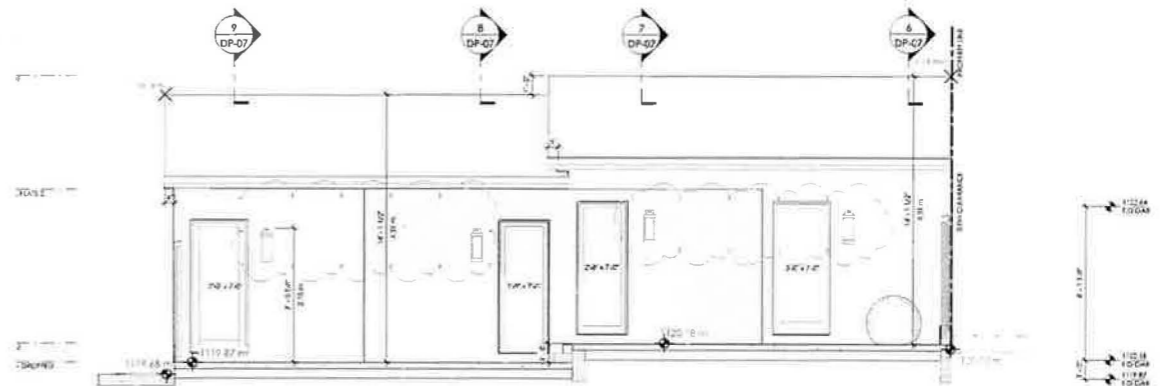
Garage Plan + Elevation DP2023-02307



WEST ELEVATION



EAST ELEVATION

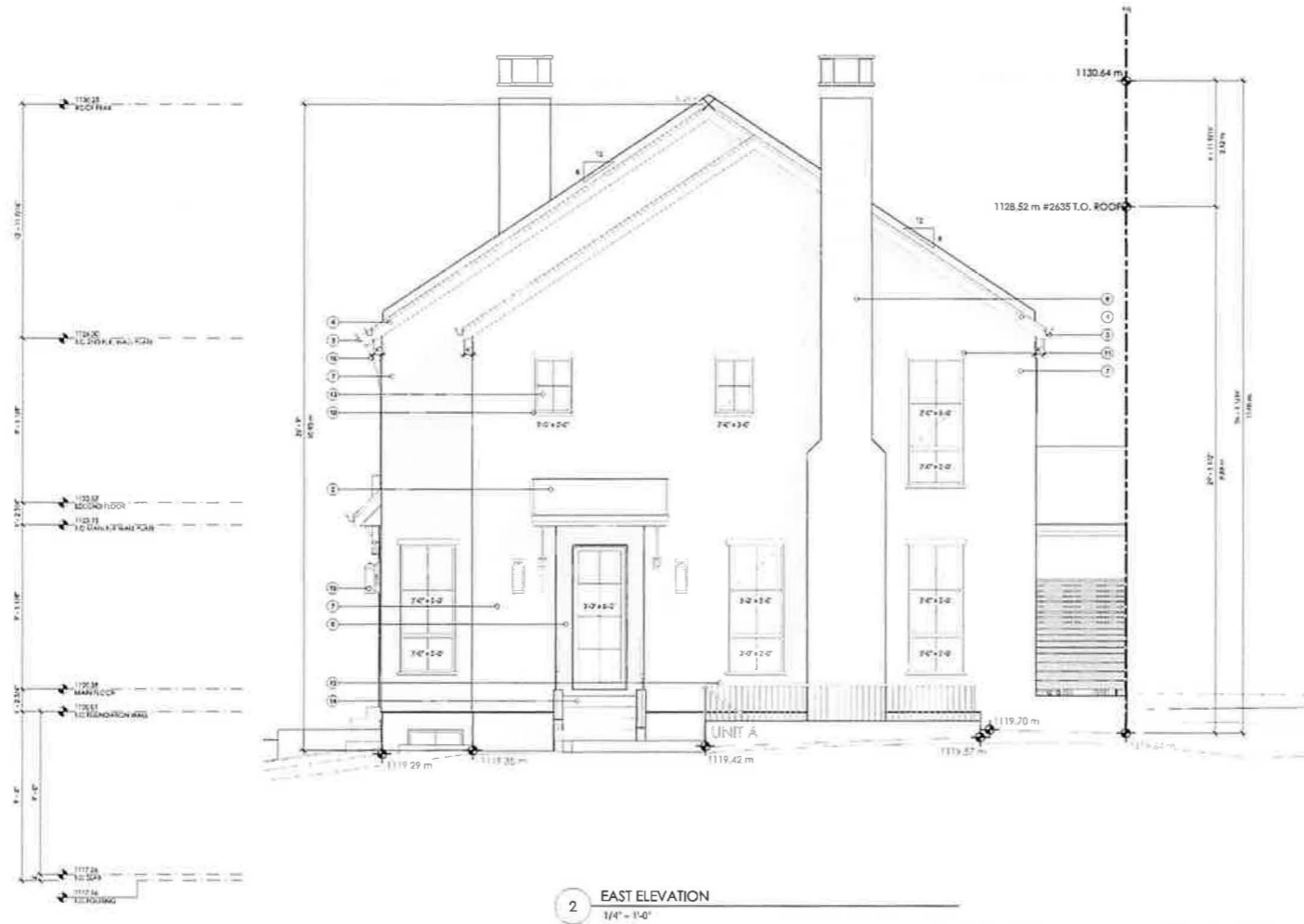


South Elevation DP2023-02307

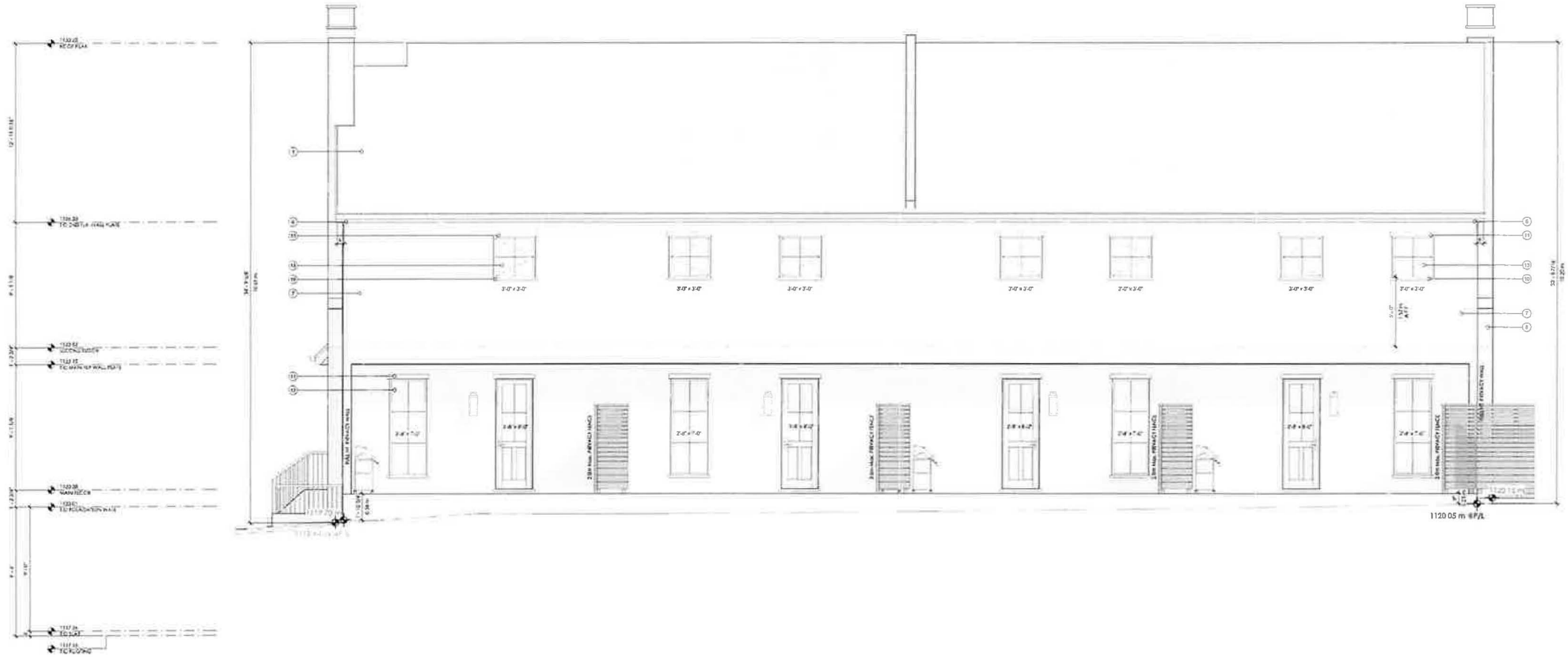


1 SOUTH ELEVATION
1/4" = 1'-0"

East Elevation DP2023-02307



North Elevation DP2023-02307



West Elevation DP2023-02307

