



CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
**OCT 03 2023**  
ITEM: 7.2.14 CPC2023-0715  
Distrib-Presentation 2  
CITY CLERK'S DEPARTMENT



# 2008 28 AV SW

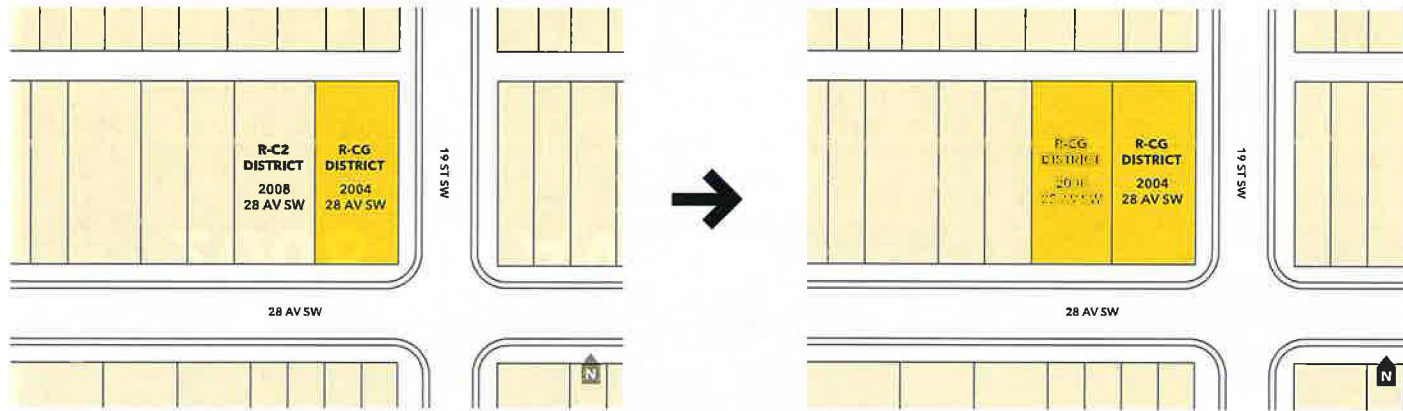
Item 7.2.14 | LOC2023-0023 | CPC2023-0075

Public Hearing Presentation | October 3, 2023

Prepared by CivicWorks

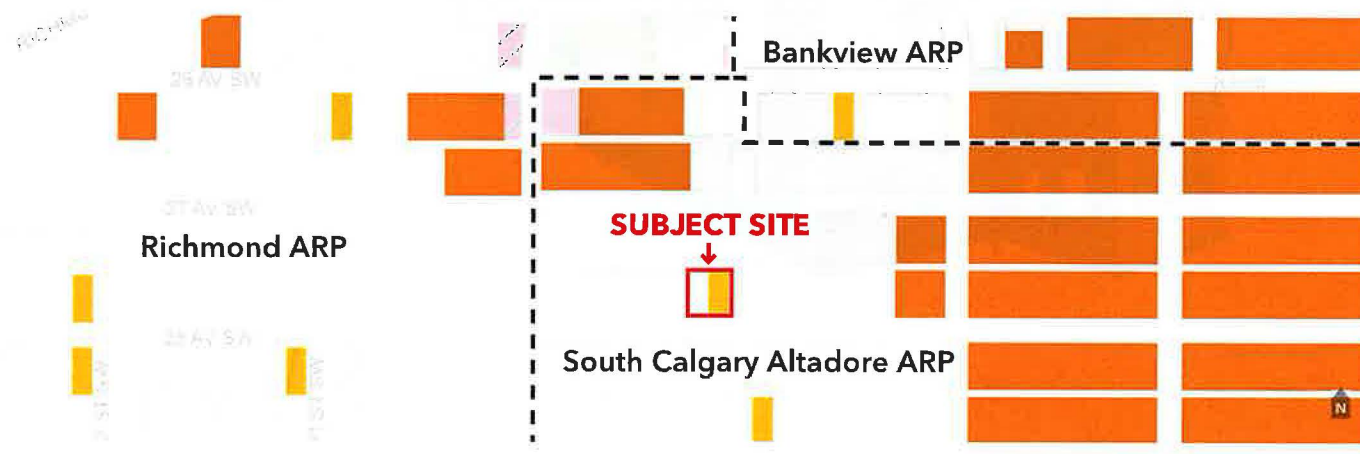
# Proposed Change R-C2 to R-CG

## Land Use Change



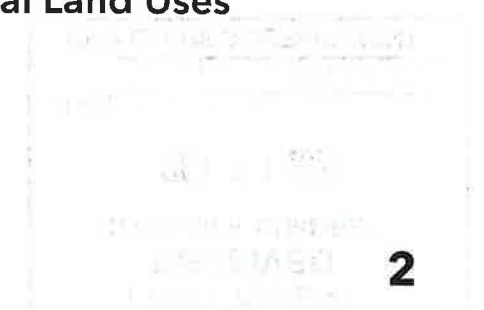
- R-C2 District
- R-CG District

## Local Policy Context



### R-CG to Low-Scale Multi-Residential Land Uses

- 50 ft Parcel
- > 50 ft Parcel



# Site Context



3-Storey Residential



Local Commercial



On-Street Bikeways



# 28 AV SW Street Interface

R-C2 10m Max. Height



R-C2 10m Max. Height



R-CG 11m Max. Height



19 ST SW



3 STOREYS 2020 - 2028 28 AV SW



3 STOREYS 2901 19 ST SW - 2007 28 AV SW



3 STOREYS 2037 - 2027 28 AV SW



3 STOREYS 2019 - 2021 28 AV SW

# Site Plan

## Site Area

0.13ha (0.32ac)

## Building Height

11m Proposed (2-3 Storeys)

## Building Intensity

75 Units/ha Bylaw Maximum  
70 Units/ha Proposed

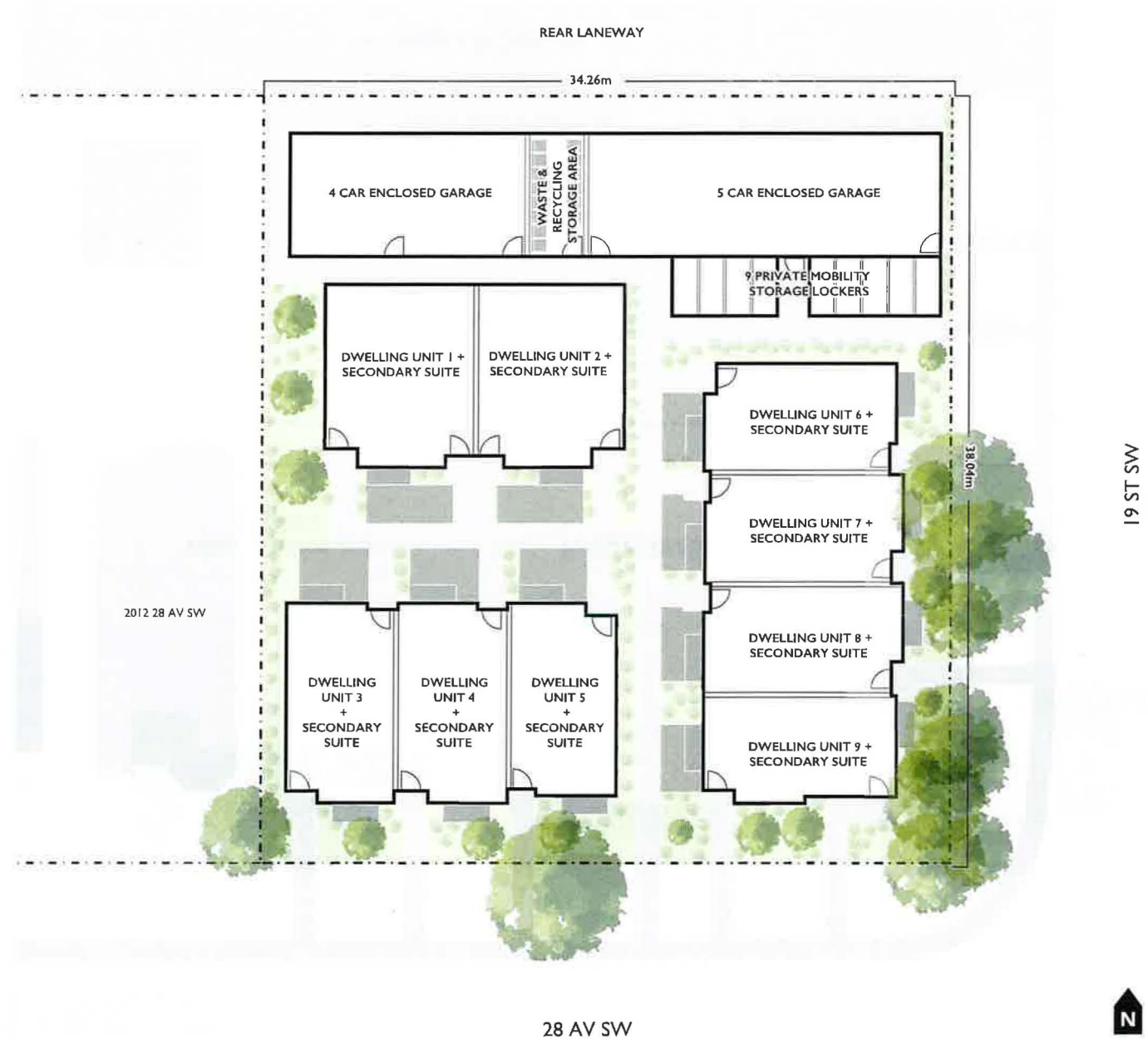
## Residential Units

18 Residential Units  
9 Townhome Dwelling Units  
9 Secondary Suites

## Vehicle & Bike Parking

9 Vehicle Stalls Bylaw Requirement  
9 Vehicle Stalls Provided

9 Mobility Storage Units Bylaw Requirement  
9 Mobility Storage Units Provided



# Applicant-Led Outreach



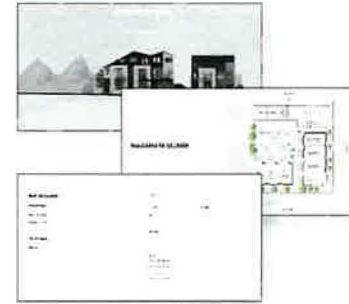
Outreach Voicemail & Email Address



On-Site Signage



Hand Delivered Mailers



Project Website



Online Webinar

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## By The Numbers

**700+** Mailers Delivered

**1** Custom On-site Sign

**15** Responses Received

**2** MLCA Meeting Invitations

**2** Ward 8 Meeting Invitations

**1** Online Information Session

**1** Community Meeting

**309** Website Visits

## Outreach Themes

- Parking & Traffic
- Contextual Fit & Future Residents
- Policy Alignment & Development Rationale
- Height & Density
- Environmental Considerations
- Infrastructure Capacity
- Waste & Recycling
- Construction

# Contextual Design Response

**1 Additional Lane Setback for Circulation**

1.753m Setback Provided  
1.2m Setback Required

**2 Only 2 West-Facing Windows**

Located in Less-Frequented Rooms

**3 Rear Buildings Moved Inwards**

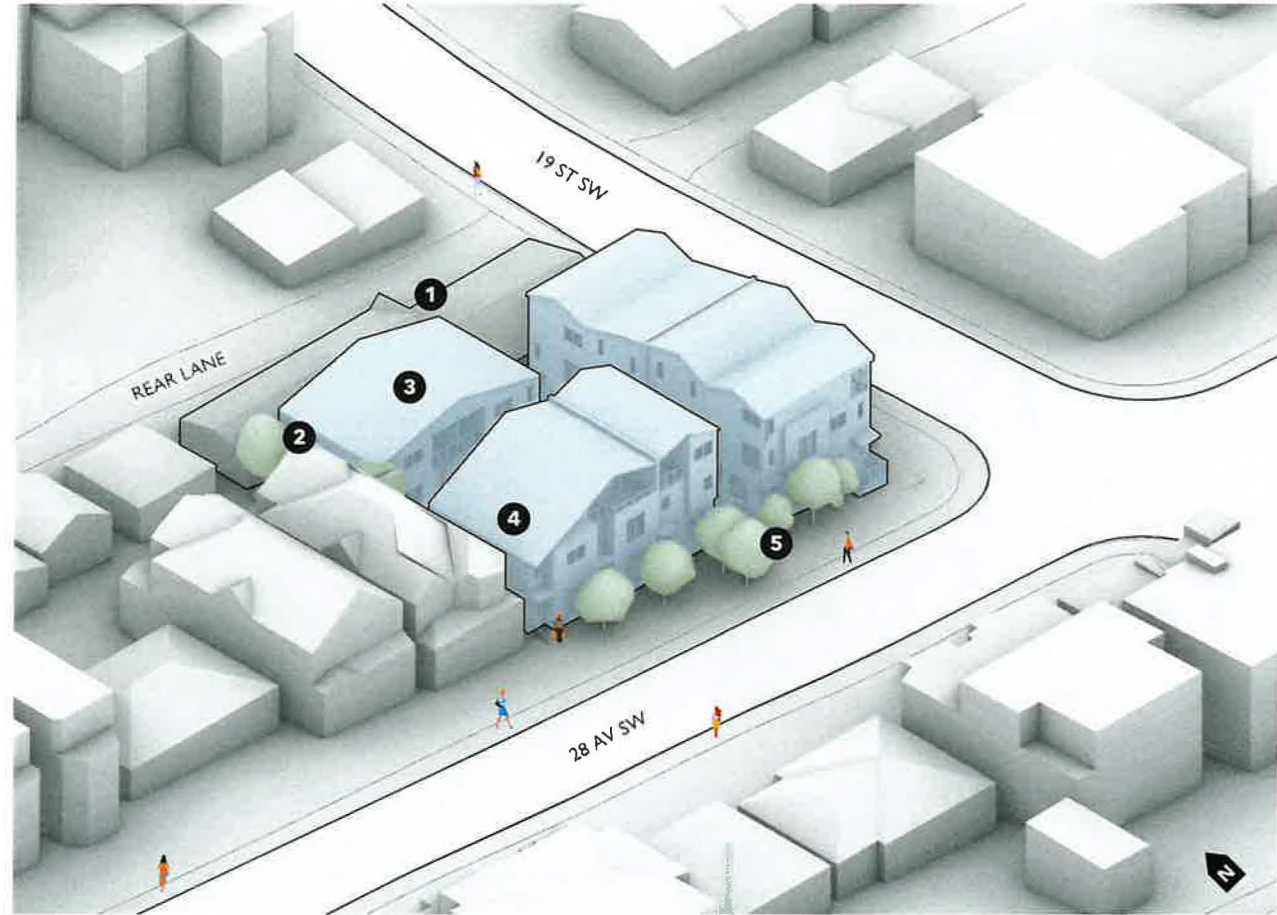
To Minimize Overlooking of Adjacent Backyard

**4 Lower Building Scale Adjacent to Neighbours**

Neighbour Adjacent Homes are 2-Storeys to Minimize Overlooking and Shadowing

**5 Maintaining Tree Canopy**

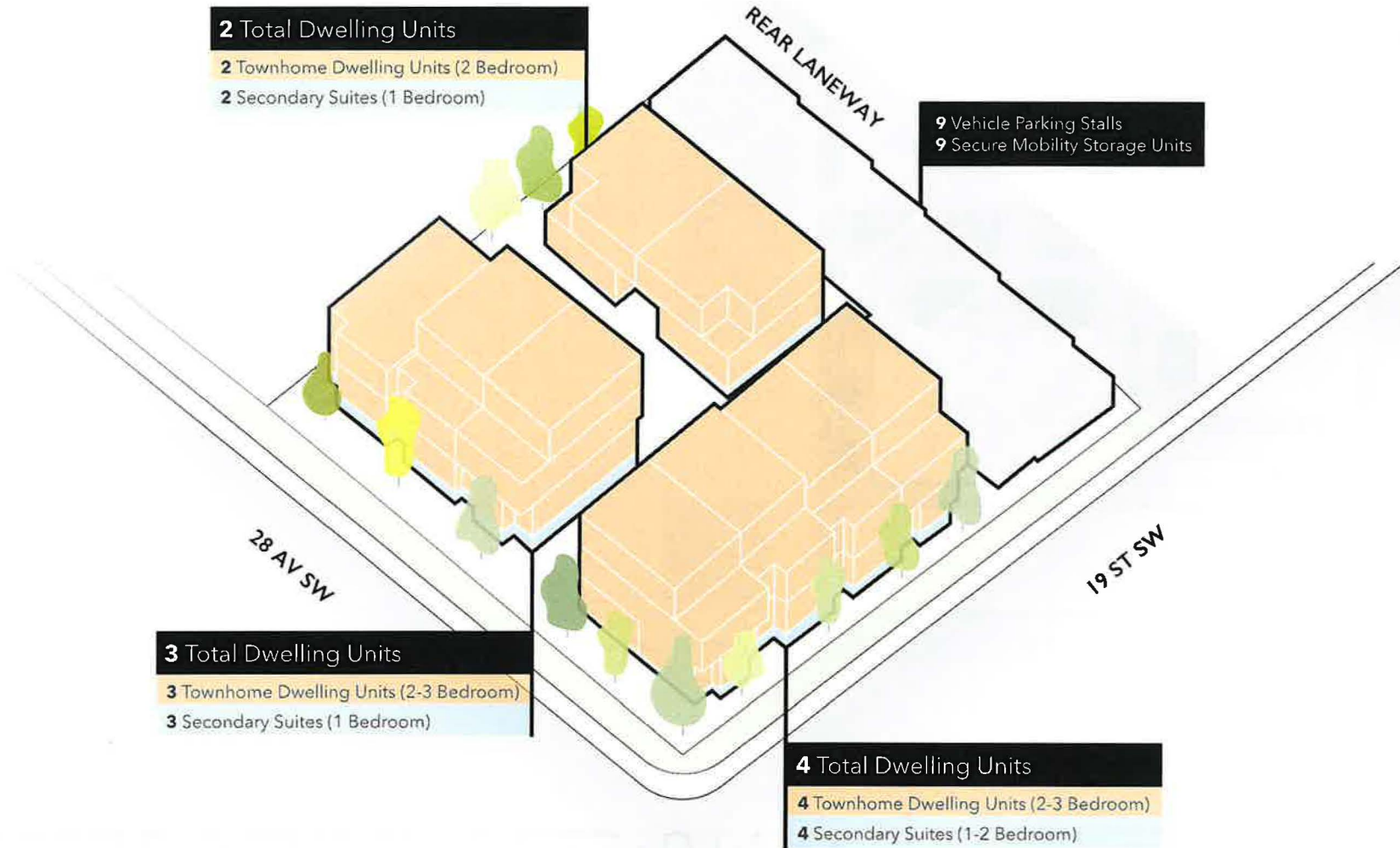
14 New Trees Planted, 7 Public Trees Retained



# **Supplemental Slides**



# Site Programming



# Landscape Plan DP2023-01449

## 7 Public Trees Retained

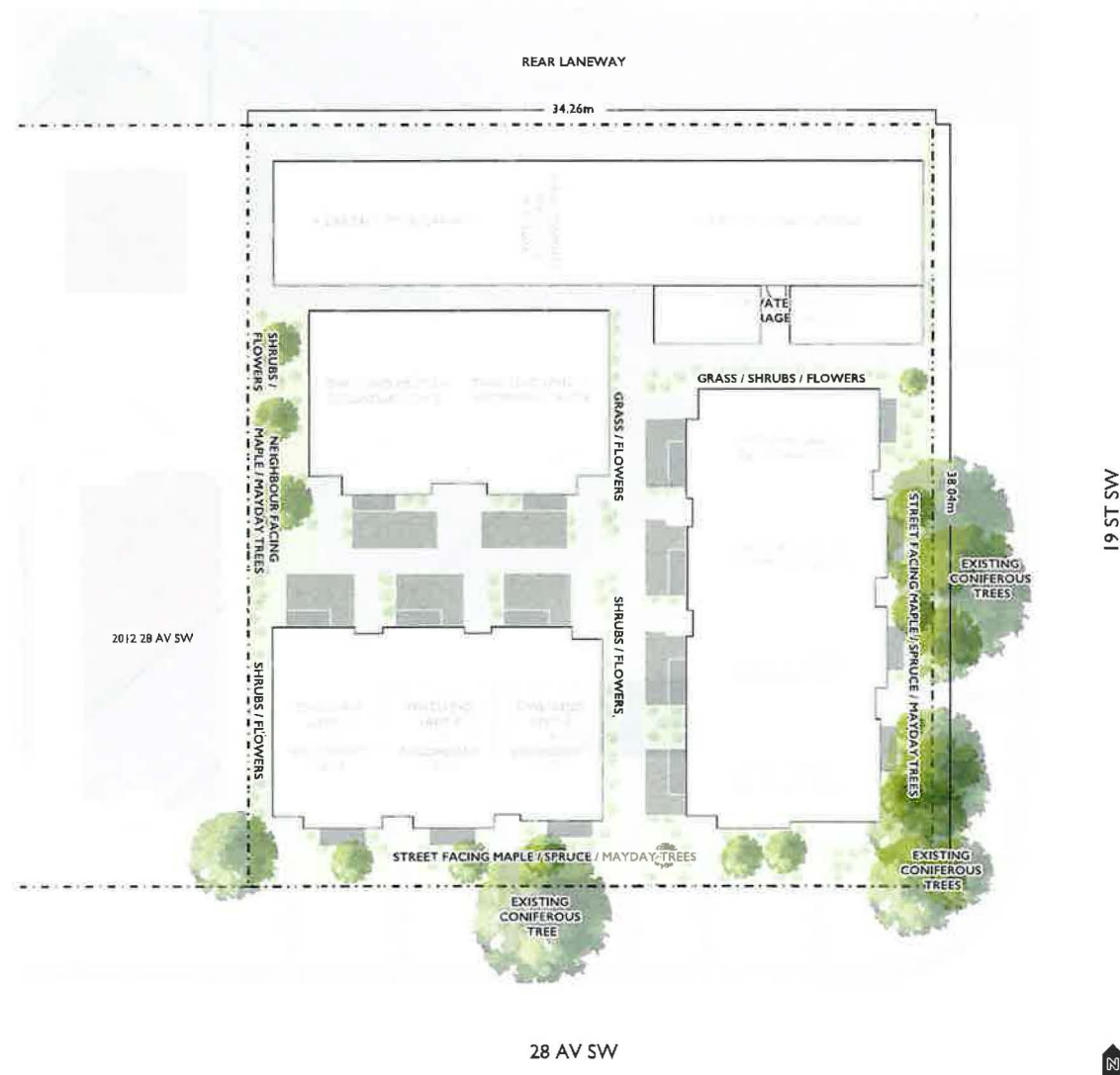
0 Public Trees Removed

## 14 New Trees Planted

14 Private Trees Removed

## 57.17% Parcel Coverage

Min. 30% Landscaped Area is Softscape



# Development Vision DP2023-01449



28 AV SW

SLIDE 11

**Development Vision DP2023-01449**



28 AV SW

19 ST SW

**SLIDE 12**

# 28 AV SW Interface



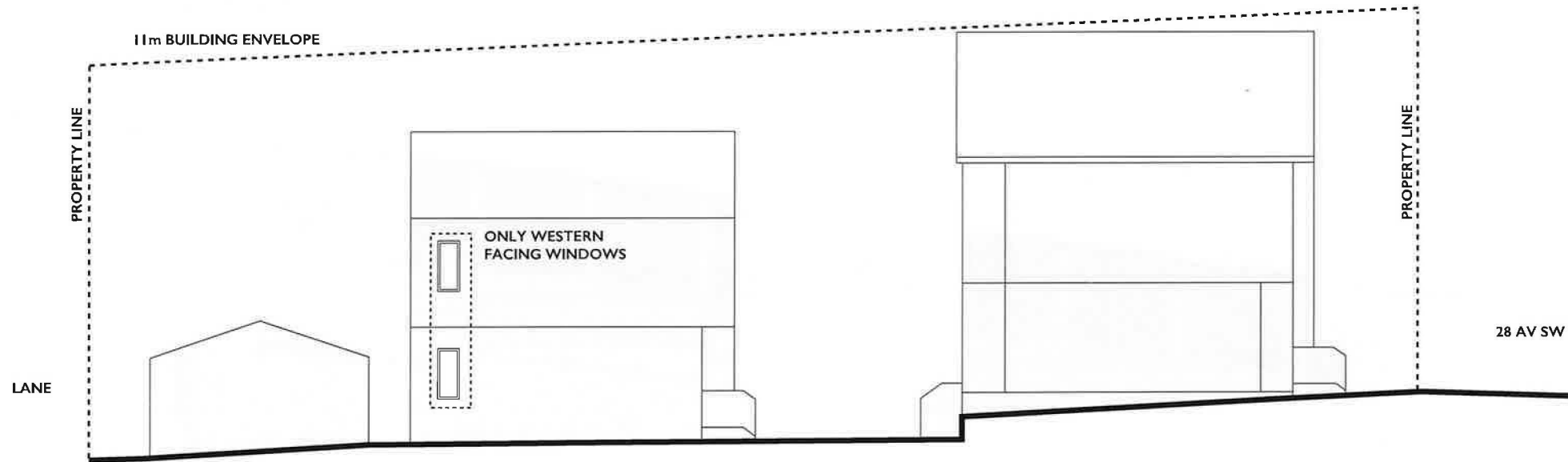
South Elevation 28 AV SW

# 19 ST SW Interface



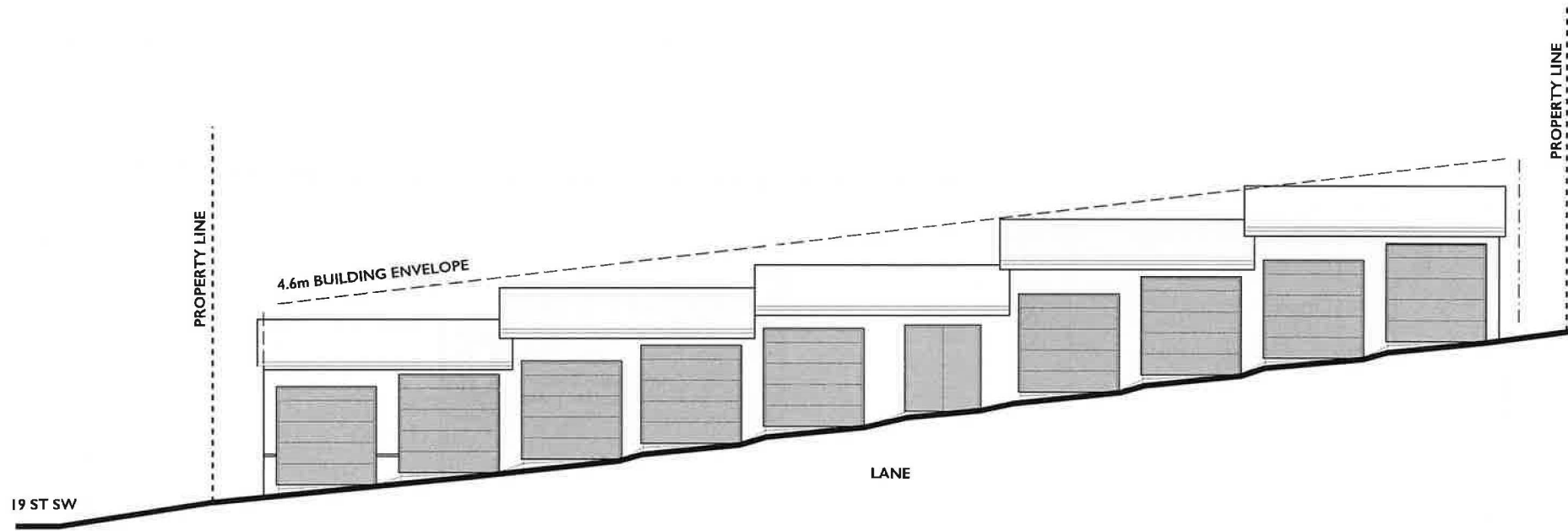
East Elevation 19 ST SW

# Neighbour Interface



**West Elevation** from Neighbouring Property

# Lane Interface



North Elevation Laneway



# Lane Precednet



**Stepped Garage Doors Example** 2806 Richmond RD SW

# Site Photos



Lane Entrance



Intersection Interface



Aerial Perspective



26 AV SW Frontage

# Nearby Townhome Developments



1736 28 AV SW 350m from site



1905 27 AV SW 150m from site

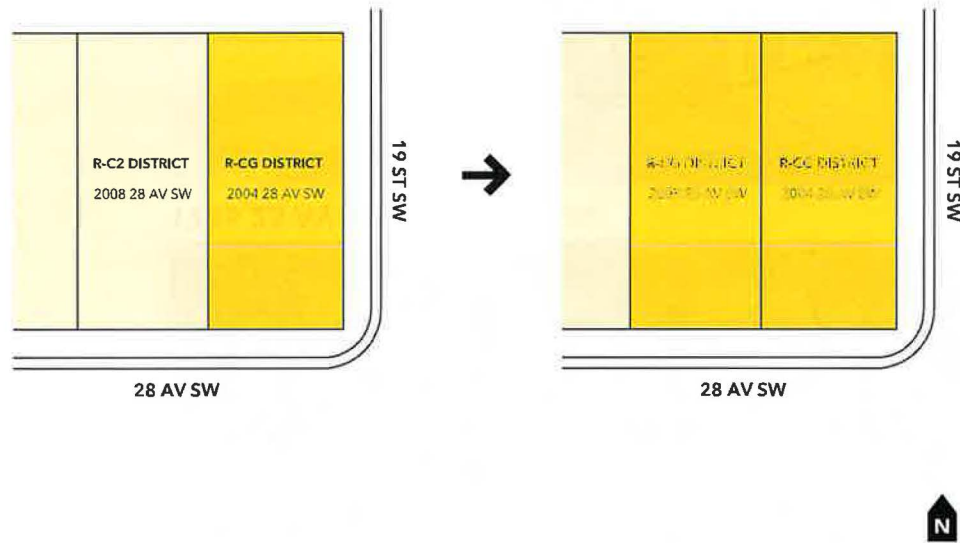


1648 28 AV SW 530m from site

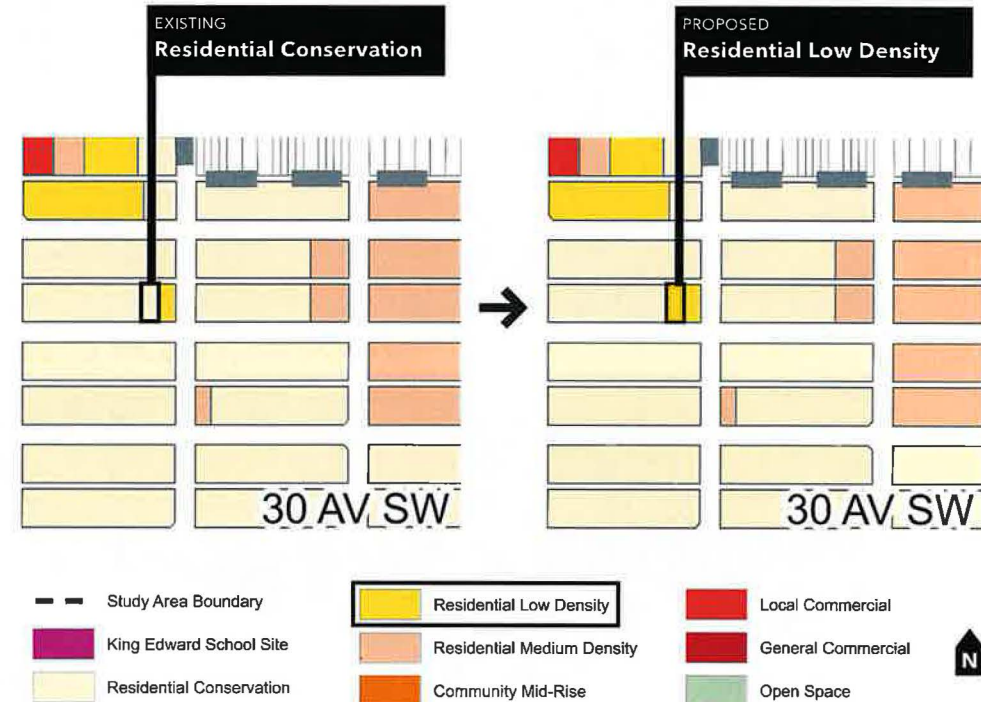


1810 27 AV SW 330m from site

# Proposed Change R-C2 to R-CG



Land Use Change



Minor Policy Amendment

# Land Use Map



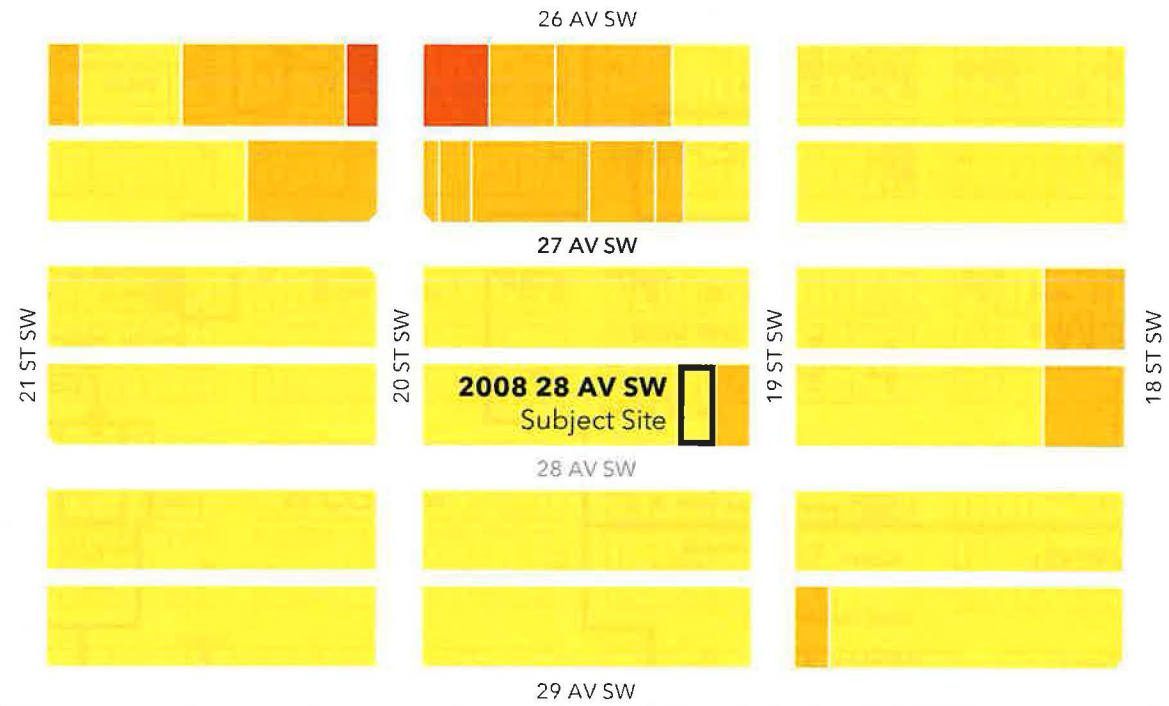
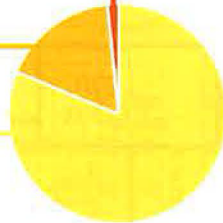
# Land Use Context

- R-C2
- R-CG, M-CG, M-C1
- C-N1

1.7% C-N1

17.2% R-CG, M-CG, M-C1

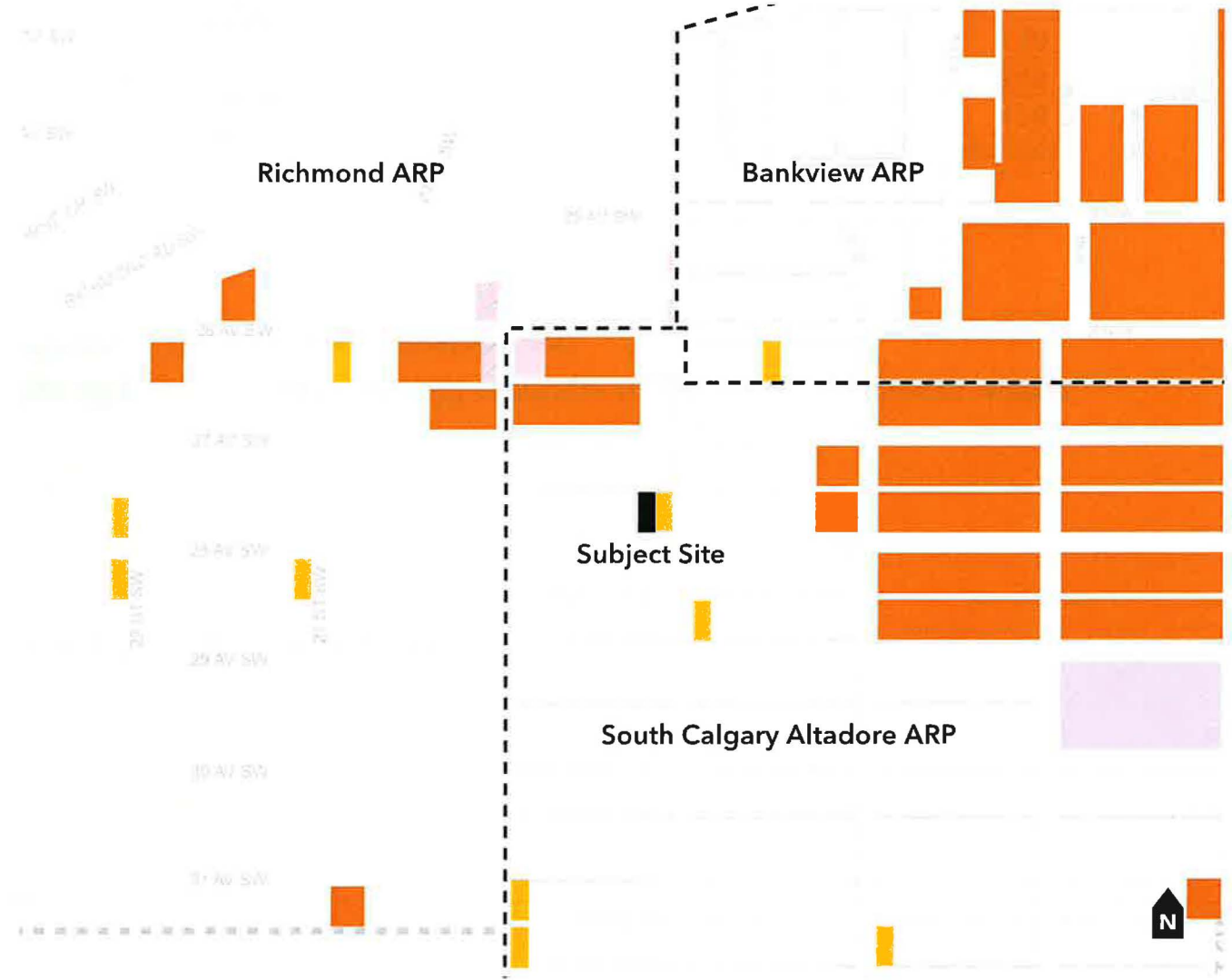
81.1% R-C2



# Local Area Plans Development Potential

R-CG to Low-Scale  
Multi-Residential  
Land Uses

- 50 ft Parcel
- > 50 ft Parcel



# Parking Study Traffic

- **5% Local Traffic Growth** from Proposed Development
- 19 ST SW & 26 AV SW Will **Remain Under 21% Volume Capacity**

**Table 3.3.** The comparison confirms that all adjacent roadways will continue to carry traffic volumes within their respective guidelines after the addition of the proposed development.

**Table 3.3: Daily Volume Analysis**

ROADWAY	TYPE	DAILY VOLUME GUIDELINE	DAILY VOLUMES		
			Existing	Site	After Development
19 Street SW	Residential	≤ 2,000	360	+60	420
28 Avenue SW	Residential	≤ 2,000	325	+20	345
Lane	Lane	≤ 500	70	+60	130

*\*Lane daily volume guideline in the Inner City is ≤ 1,500 daily vehicles. A lower guideline is used in this analysis to account for Lane surface condition and dead-end nature.*

*\*Existing daily volumes are determined by applying a standard factor of 2.4 to City 6-hour volumes.*

*\*Lane daily volumes calculated using ITE daily trip generation rates applied to existing dwellings with Lane access.*



# Parking Study Collisions

- Half of Reported Collisions (4) at the intersection of 19 ST SW & 28 AV SW are **Weather Related**
- Most Effective Mitigation Tactic is **Warning Signage, Retaining On-Street Parking & Snow Clearance Routes**
- We have **Advocated to the City for Greater Snow Clearance & Warning Signage**

**Figure 4.3: City Snow & Ice Control Map**



# Parking Study Parking

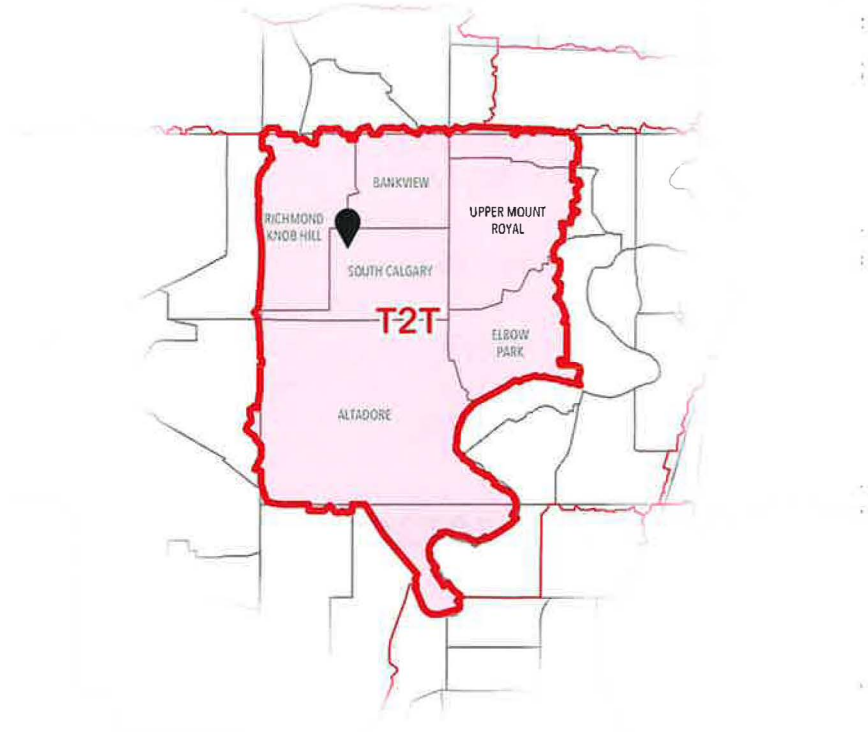
- **On-Street and On-Site Parking Supply** is a Concern of Residents
- On-Site Parking meets Council-Approved Bylaw-Requirement (**9 Stalls**)
- Site-Adjacent Public On-Street Parking for **10 Vehicles**, and **On-Street Parking Supply is Below 50%**

**Table 6.2: On-Street Parking Demand**

AREA	SUPPLY	DEMAND	OCCUPANCY
Site Frontage	10	5	50%
0-1 Block Radius	88	38	43%
1-2 Block Radius	198	97	49%
Total	296	140	47%

City of Calgary *Parking Policies* identifies that parking congestion “occurs when parking supply is unable to serve parking demand, given the time restrictions and/or prices for the zone and parking management period. This would generally occur when the average occupancy of a space exceeds 80 per cent.” This threshold is not currently met.

# Vehicle Ownership Trends



**15,472**

**Total Households In T2T Forward Sorting Area (FSA)**

*Excluding vacant dwellings or short term rentals*



**±20%**

**0 Vehicle Households**

*3,046 households*



**±39%**

**1 Vehicle Households**

*5,967 households*



**±23%**

**2 Vehicle Households**

*3,603 households*



**±18%**

**3+ Vehicle Households**

*2,856 households*

**Sources:**

*Alberta Transportation Vehicle Registrations: Aggregated by FSA (2021)*

*Canada Post DMTI Postal Suite Addressing: Calgary (2021)*

*City of Calgary Open Data: Short Term Rentals (2022)*

*City of Calgary Census: City-wide Vacancy Rate (2019)*

# Land Use District Comparison

	LOC2023-0023	R-C2	R-CG
<b>Density</b>	70 Units/ha	n/a	75 Units/ha
<b>Building Height</b>	11.0m	10.0m	11.0m
<b>Parcel Coverage</b>	57.17%	45% (max.)	60% (max.)
<b>Setback Minimum</b>	26 AV SW: 3.0m 19 ST SW: 0.6m Lane: 1.2m Side: 1.2m	Street: 3.0m Lane: 1.2m Side: 1.2m	Front Street: 3.0m Side Street: 0.6m Lane: 1.2m Side: 1.2m
<b>Vehicle Parking</b>	0.5 Stalls / Unit or Suite	2.0 Stalls / Unit	0.5 Stalls / Unit or Suite
<b>Bike Storage</b>	1.0 Stall / Unit or Suite w/o Parking	n/a	1.0 Stall / Unit or Suite w/o Parking

# Outreach Timeline 6 Months

2023

