

# GLENDALE 17

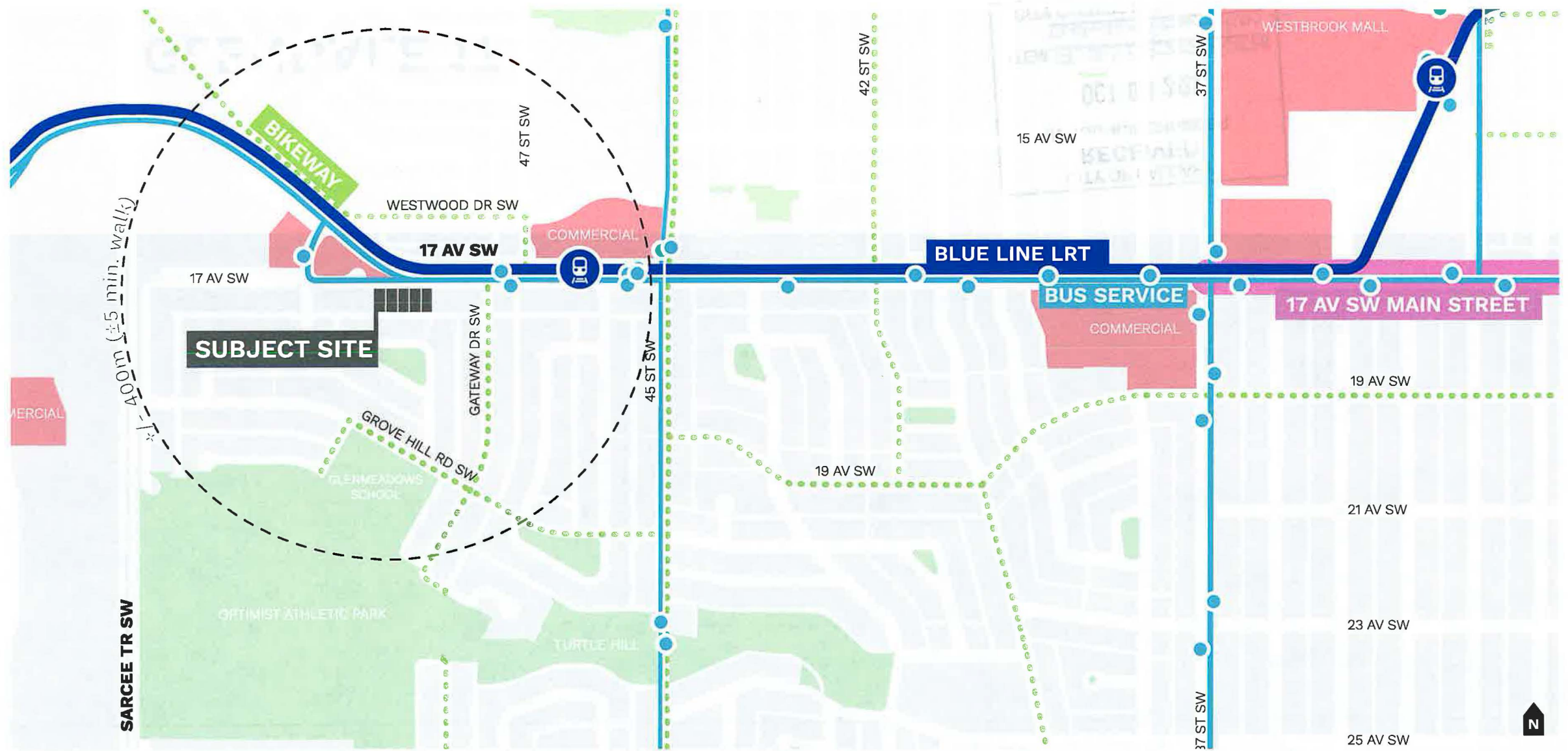
October 3 Public Hearing Item 7.2.1

LOC2022-0117 | DP2022-06295 | CPC2023-0878

M-C1 to H-GO: 4919, 4923, 4927, 4931, & 4935 17 AV SW

CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
OCT 03 2023  
ITEM: 7.2.1 CPC2023-0878  
Distrib-Presentation 2  
CITY CLERK'S DEPARTMENT

# SITE CONTEXT





# SITE ASSEMBLY

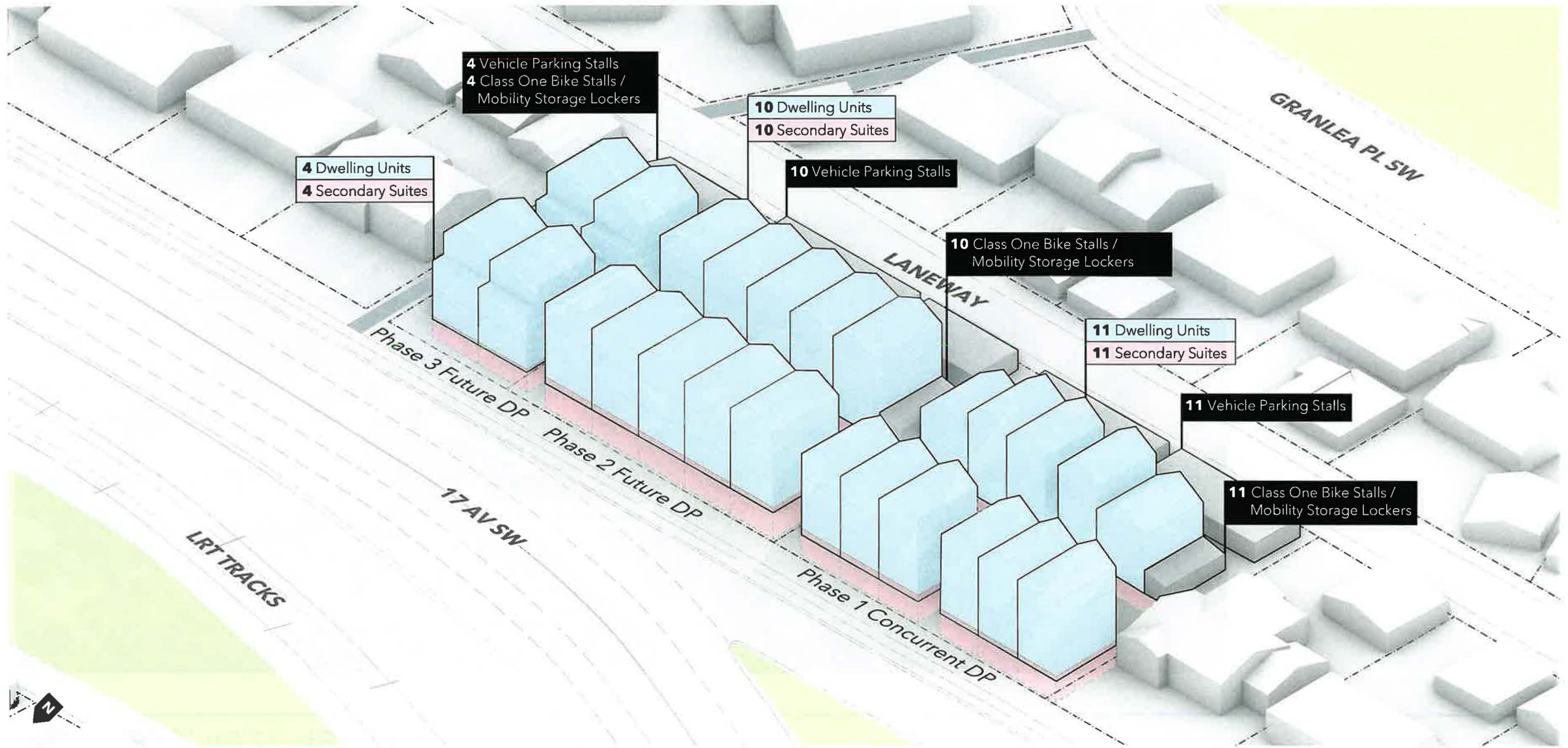
4919, 4923, 4927, 4931, & 4935 17 AV SW



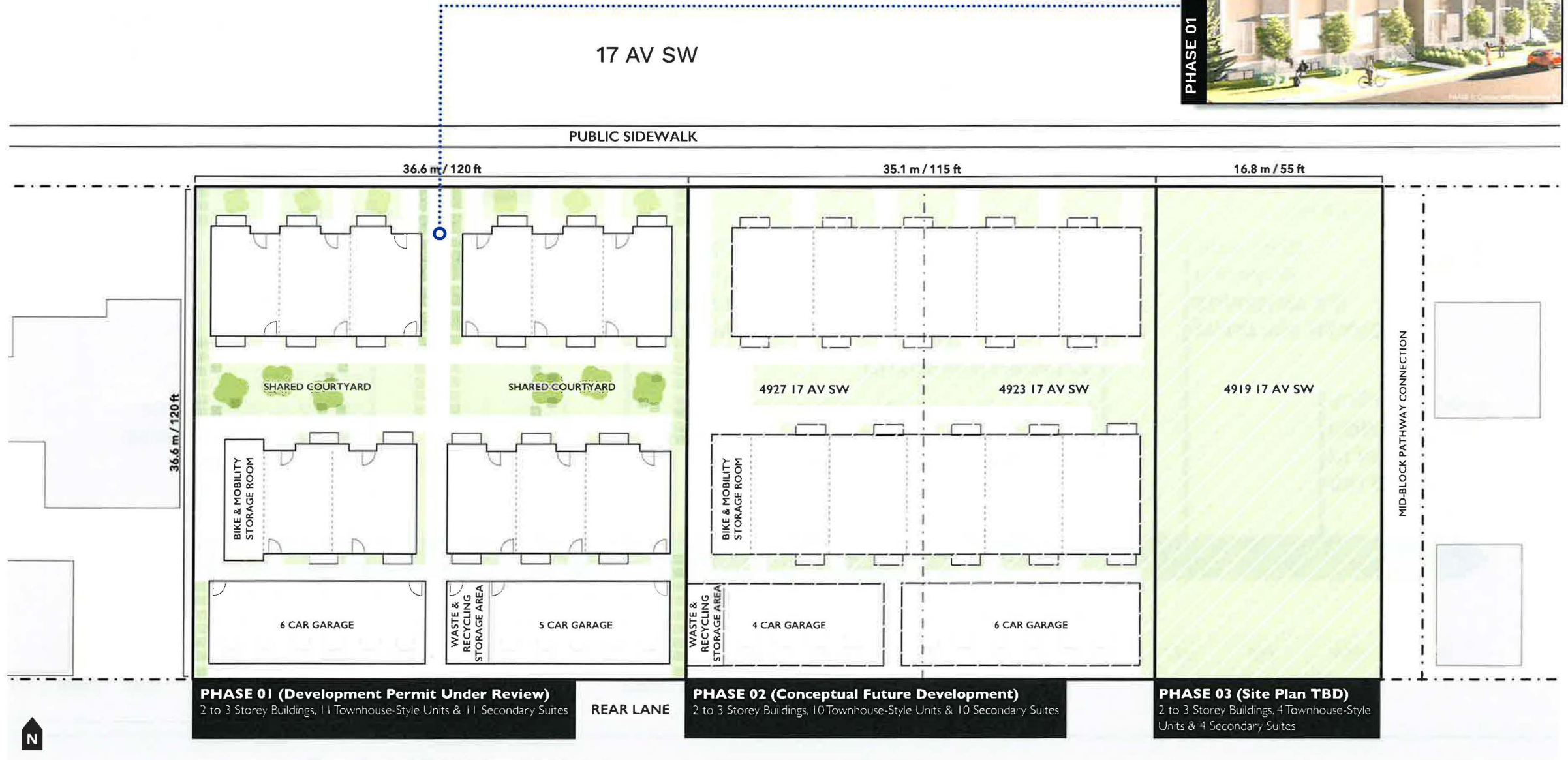


# DEVELOPMENT VISION

## 3D Massing Model



# SITE PLAN & PHASING





# TIMELINE

2020 2021 2022 2023  
 JUL AUG SEP OCT NOV DEC JAN FEB MAR APR MAY JUN JUL AUG SEP

**APPLICANT-LED OUTREACH** Webpage, Mailers, On-Site Signage, Phonenumber, Email, Feedback Form, CA Meeting

**DEVELOPMENT PERMIT APPLICATION**  
 4931 & 4935 17 AV SW  
 Sept 2022

**CA MEETING**  
 In-Person  
 Nov 9, 2022

**LAND USE APPLICATION UPDATE**  
**\*NEW H-GO DISTRICT & 3 NEW PARCELS**  
 4919, 4923 & 4927, 4931 & 4935 17 AV SW

**CALGARY PLANNING COMMISSION**  
 August 17, 2023

**LAND USE APPLICATION**  
**\*DC DISTRICT**  
 4931 & 4935 17 AV SW  
 July 2022

**WHAT WE HEARD SUMMARY 1.0**  
 Published  
 Dec 2022

**OUTREACH UPDATES**  
 Updated May 2023

**WHAT WE HEARD SUMMARY 2.0**  
 Published  
 June 2023



**H-GO DISTRICT BYLAW APPROVAL**  
 H-GO added to Land Use Bylaw  
 Council Approved October 2022

PUBLIC HEARING BEFORE COUNCIL

PHASE 1 DEVELOPMENT PERMIT DECISION  
 Anticipated Fall, 2023



**SUBJECT SITE DESIGNATED M-C1**  
 4919, 4923, 4927, 4931 & 4935 17 AV SW  
 Council Approved July 2020



**WESTBROOK COMMUNITIES LOCAL AREA PLAN APPROVAL**  
 Enables H-GO at Glendale17 Site  
 Council Approved April 2023

**Land Use Redesignation**  
Application Update

NEWGEN HOMES

**4919 - 4935 17 AV SW**  
From M-C1 to H-CO (LOC2022-0117 / DP2022-06295)

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**Development Vision**

**What Has Changed**

2-3 Storeys  
25 Dwelling Units  
25 Parking Stalls  
25 Bike Stalls

Project Team Contact  
www.newgenhomes.ca  
info@newgenhomes.ca  
403-747-6337

City of Calgary Contact  
www.drafts@calgary.ca  
File Number: LOC2022-0117 & DP2022-06295

Custom On-Site Signage



# OUTREACH

Project Website, Voicemail, & Email



[www.newgenhomes.ca/glendale17](http://www.newgenhomes.ca/glendale17)

Neighbourhood Mailers



Delivered to ±180 surrounding neighbours (within ±200m)

Custom On-Site Signage



Supplemented standard City signage

Project Memo



Shared with Glendale Community Association & Ward 6 Office

Community Association Meeting



Held November 2, 2022 with Glendale Community Association



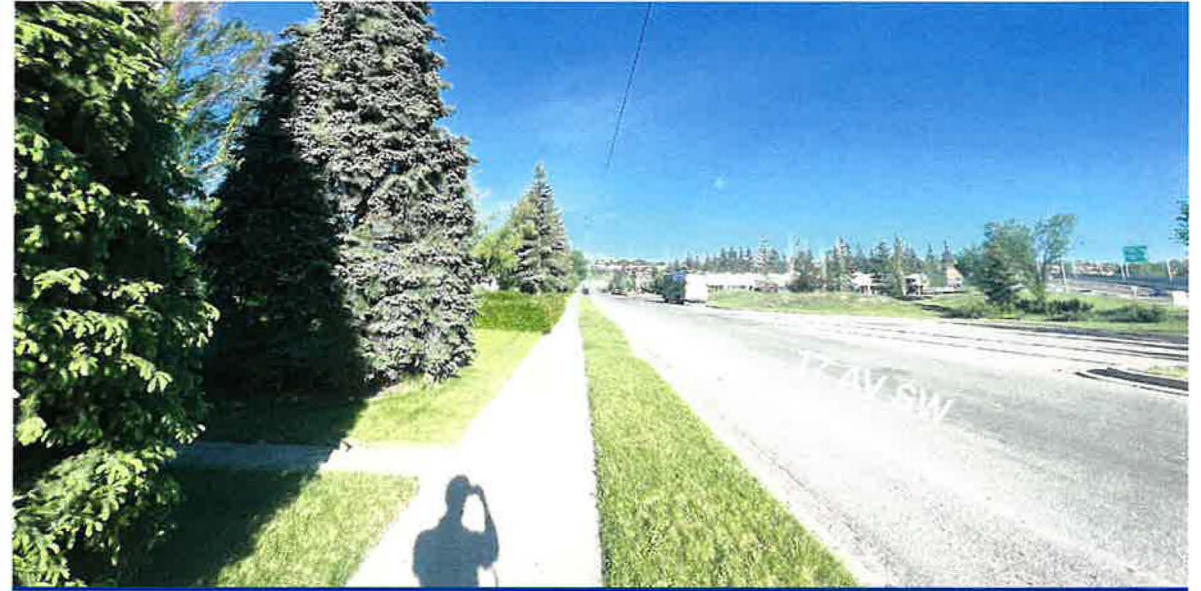


# SUPPLEMENTAL SLIDES





Looking Southeast along 17 AV SW



Looking East along 17 AV SW



Looking West along 17 AV SW

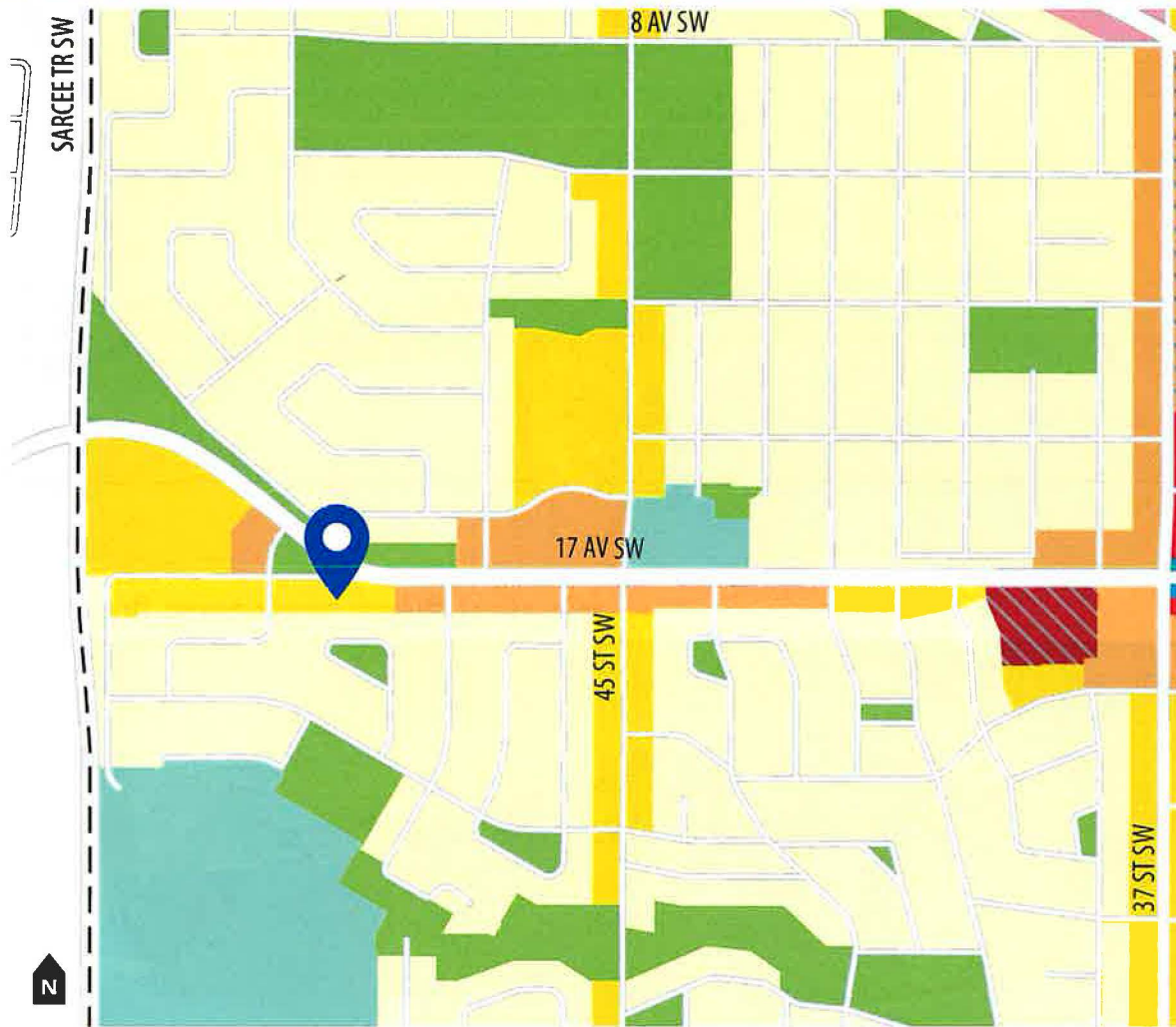


Looking Northeast from rear lane

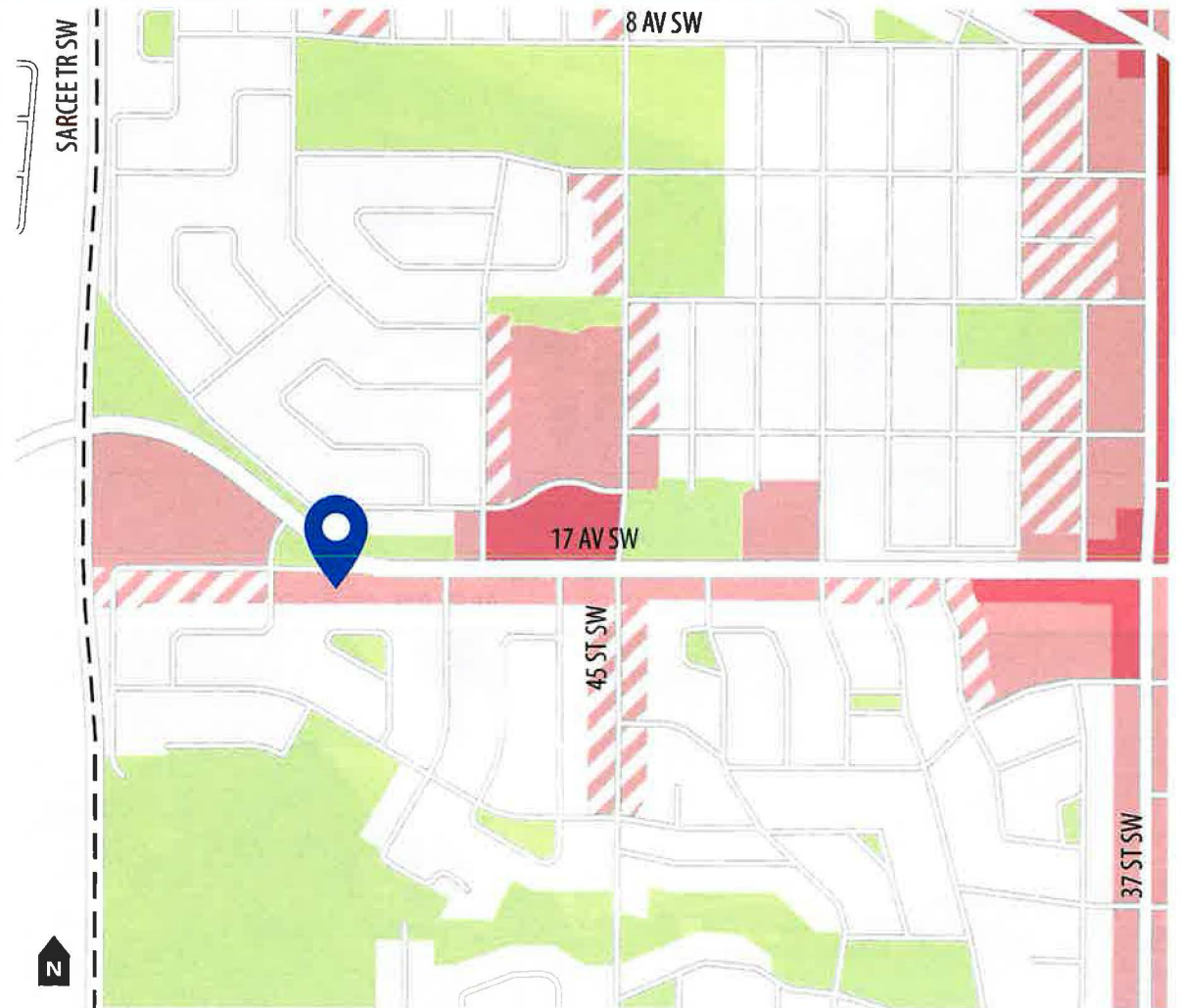


# POLICY CONTEXT

## Westbrook Communities Local Area Plan Maps



**Urban Form Category**  
Neighbourhood Connector (H-GO Eligible)



**Building Height**  
Up to 6 Storeys



# PHASE 01

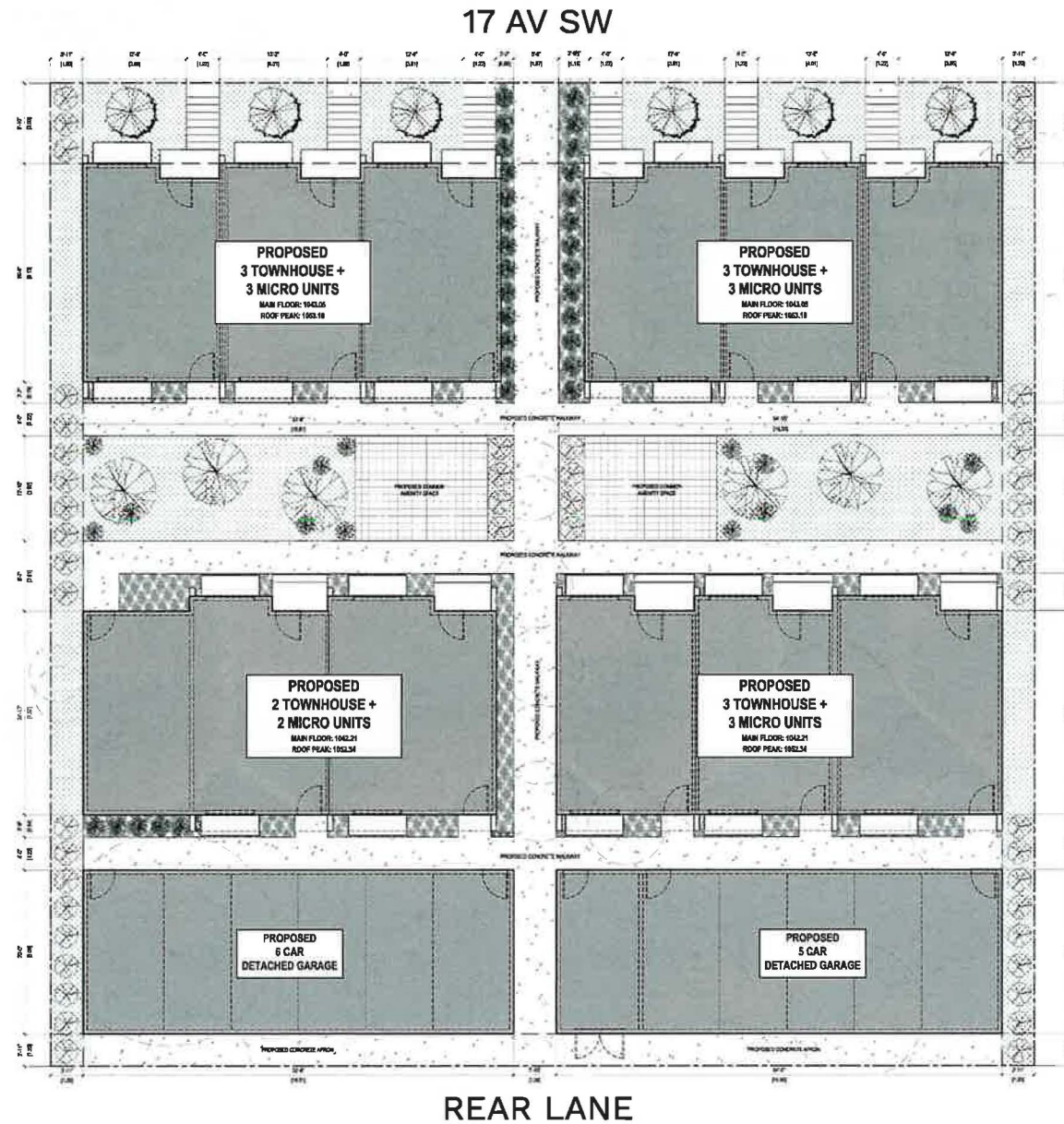
Concurrent Development Permit





# DP2022-06295

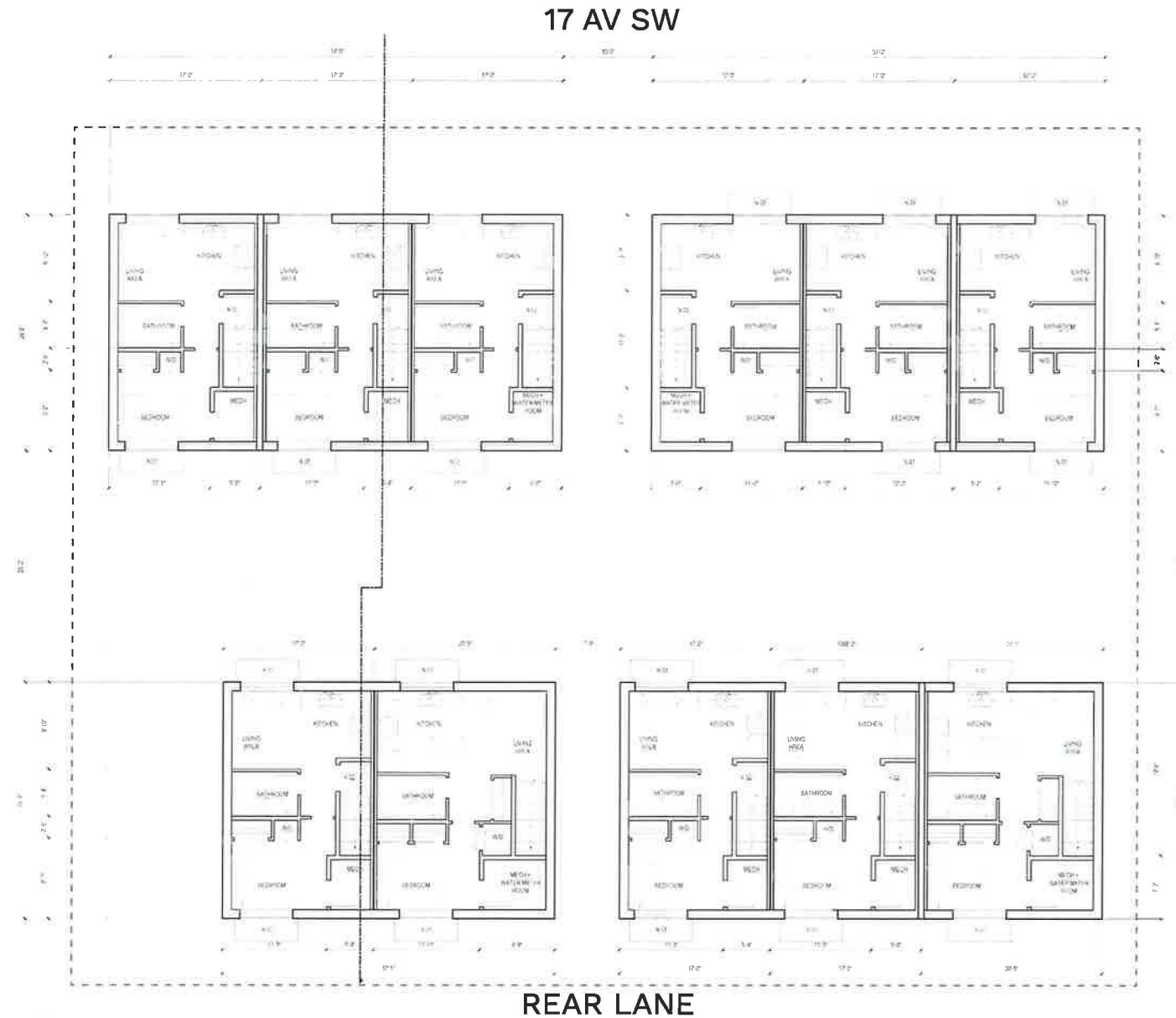
## Site Plan





# DP2022-06295

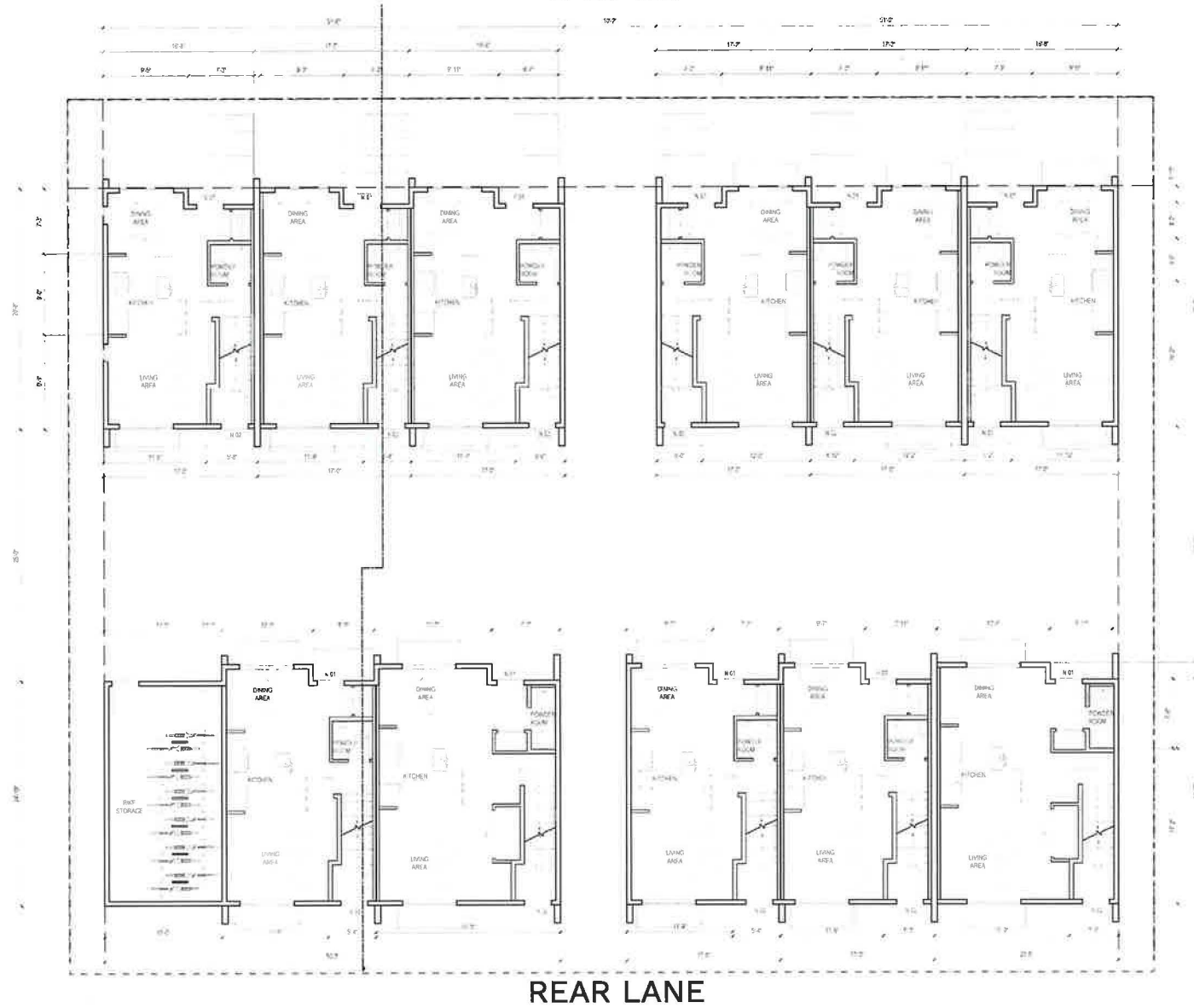
## Below Grade Secondary Suite Plan



# DP2022-06295

## Main Level Plan

17 AV SW



REAR LANE

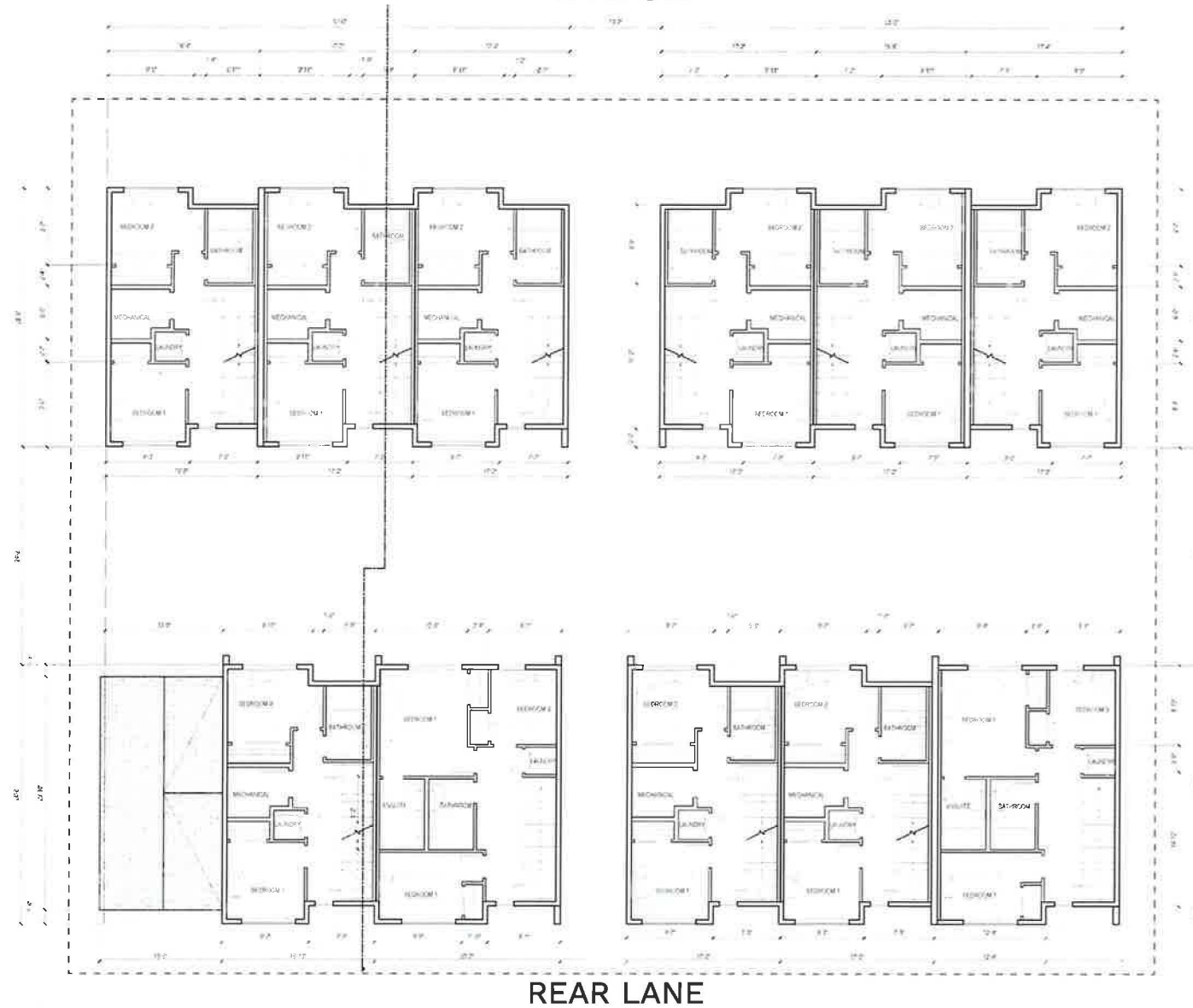




# DP2022-06295

## Second Level Plan

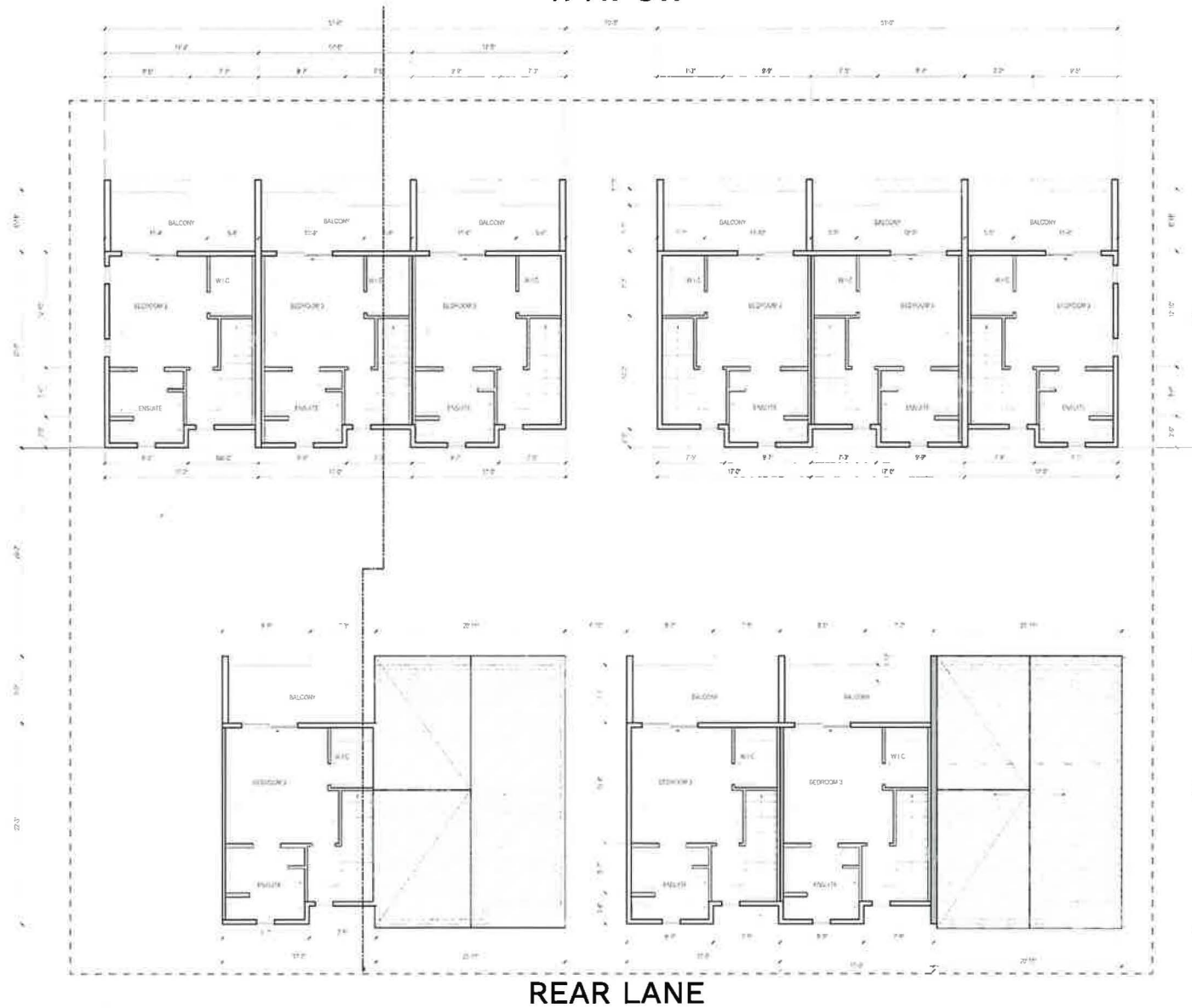
17 AV SW



# DP2022-06295

Third Level Plan

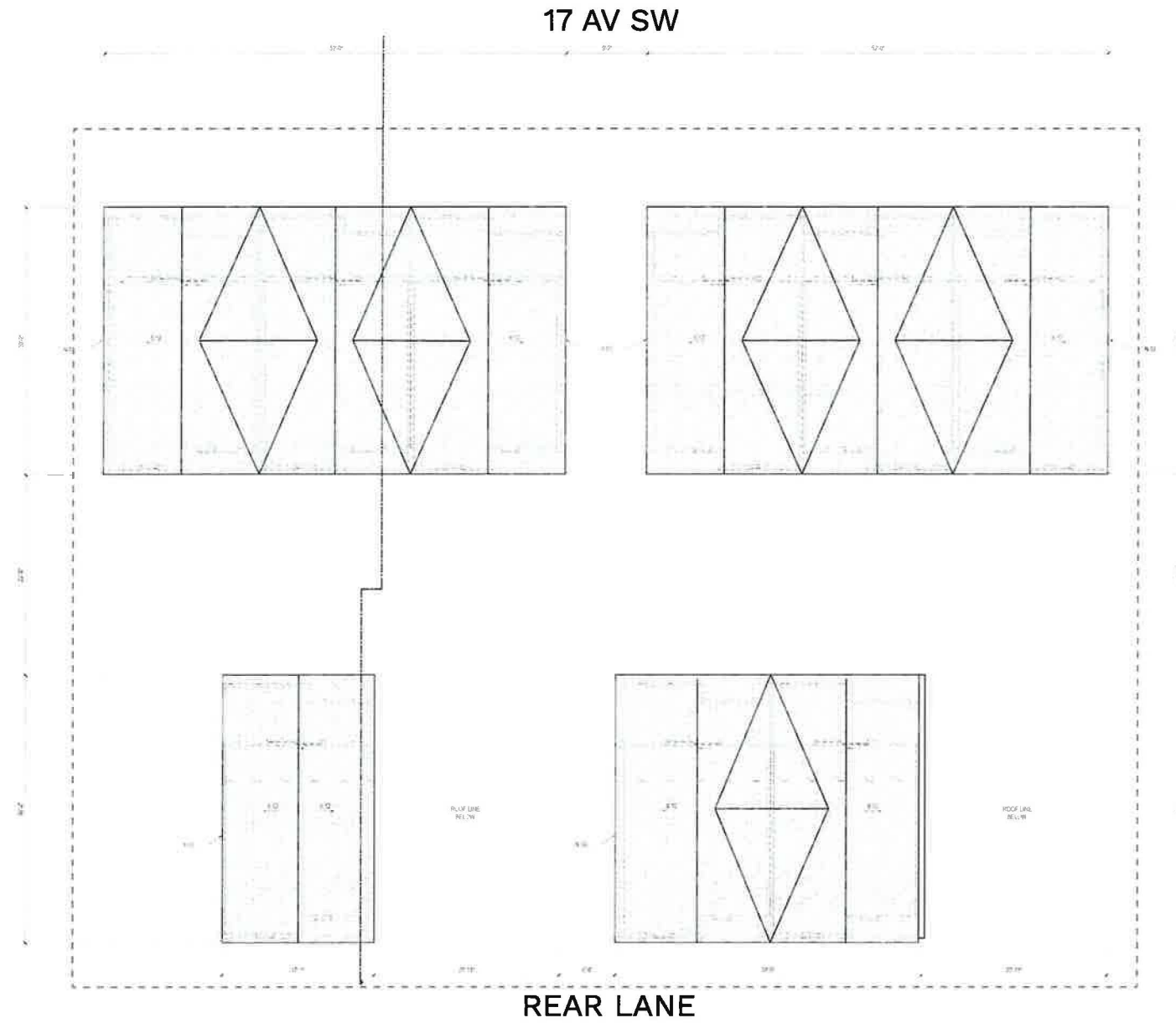
17 AV SW





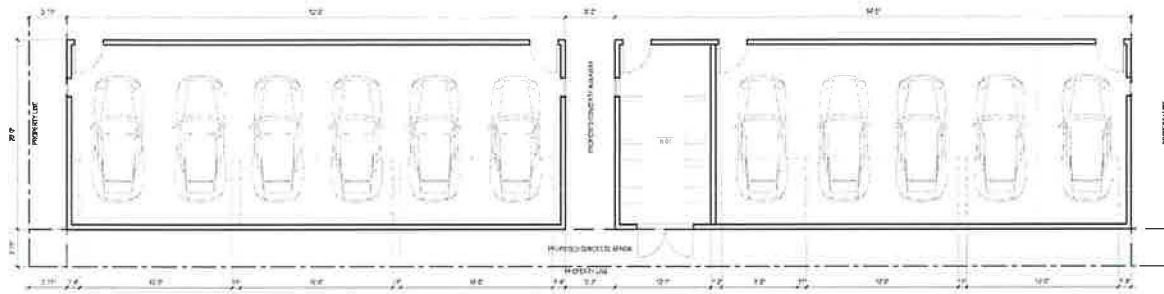
# DP2022-06295

## Roof Plan

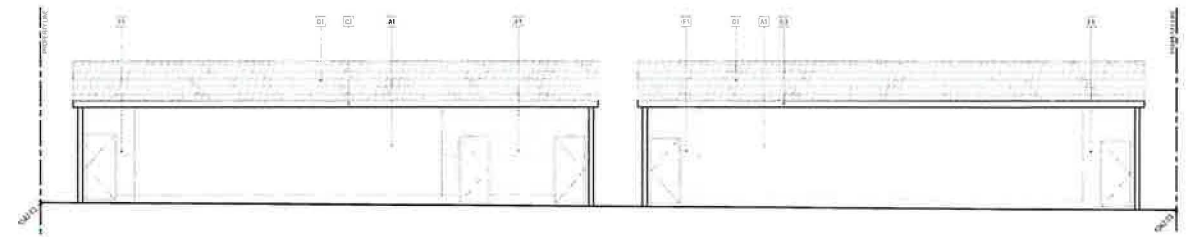


# DP2022-06295

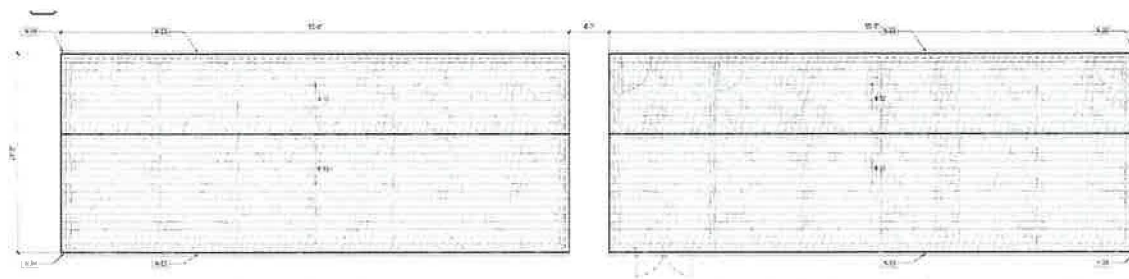
## Garage Plan & Elevation



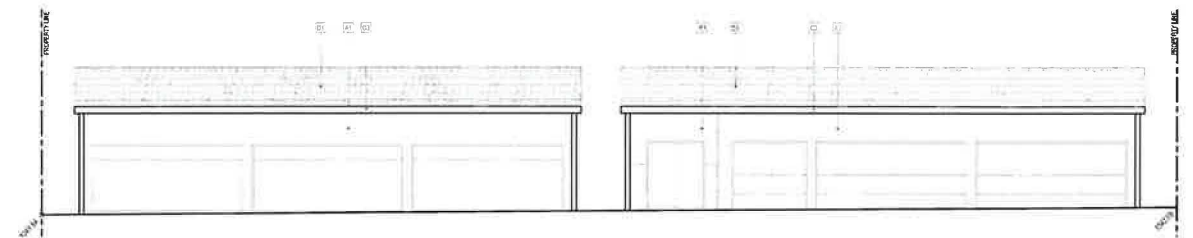
Site Plan



North Elevation



Roof Plan



South Elevations





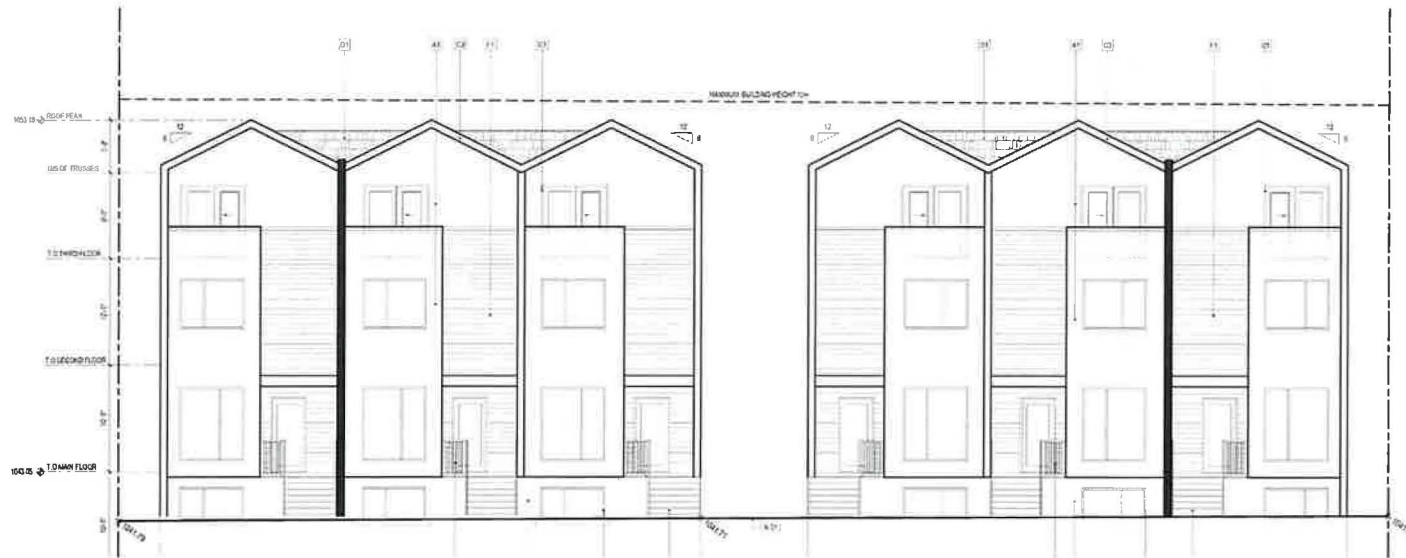
# DP2022-06295

## Building A & B Elevation

South Elevation



North Elevation



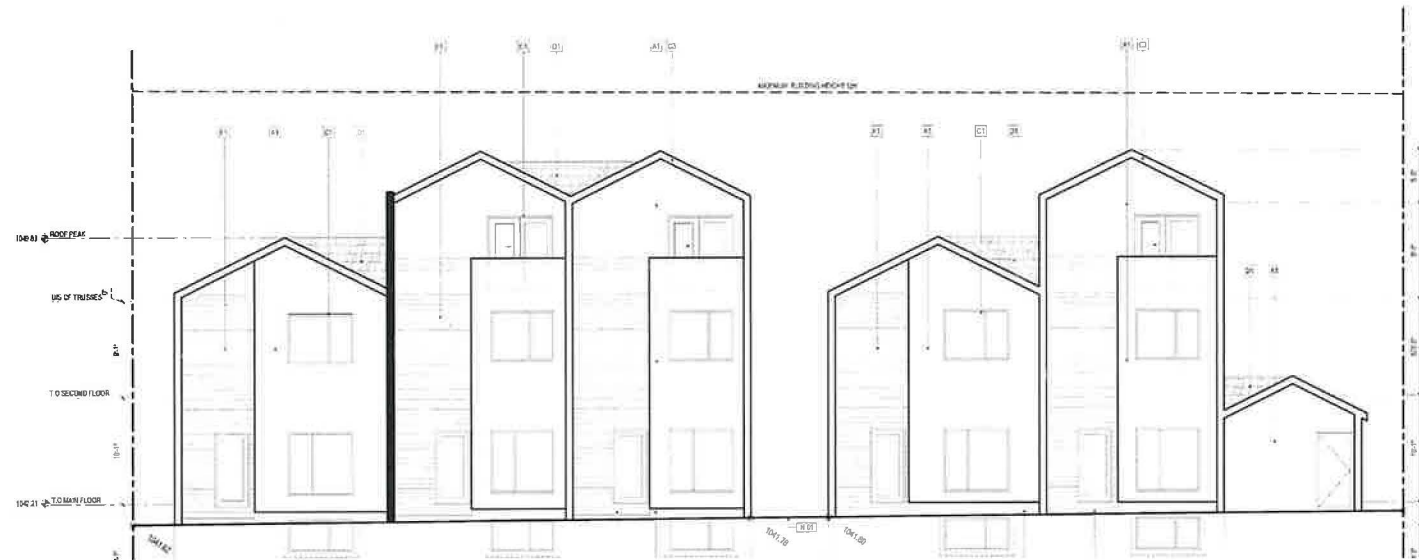
# DP2022-06295

## Building C & D Elevation

South Elevation



North Elevation

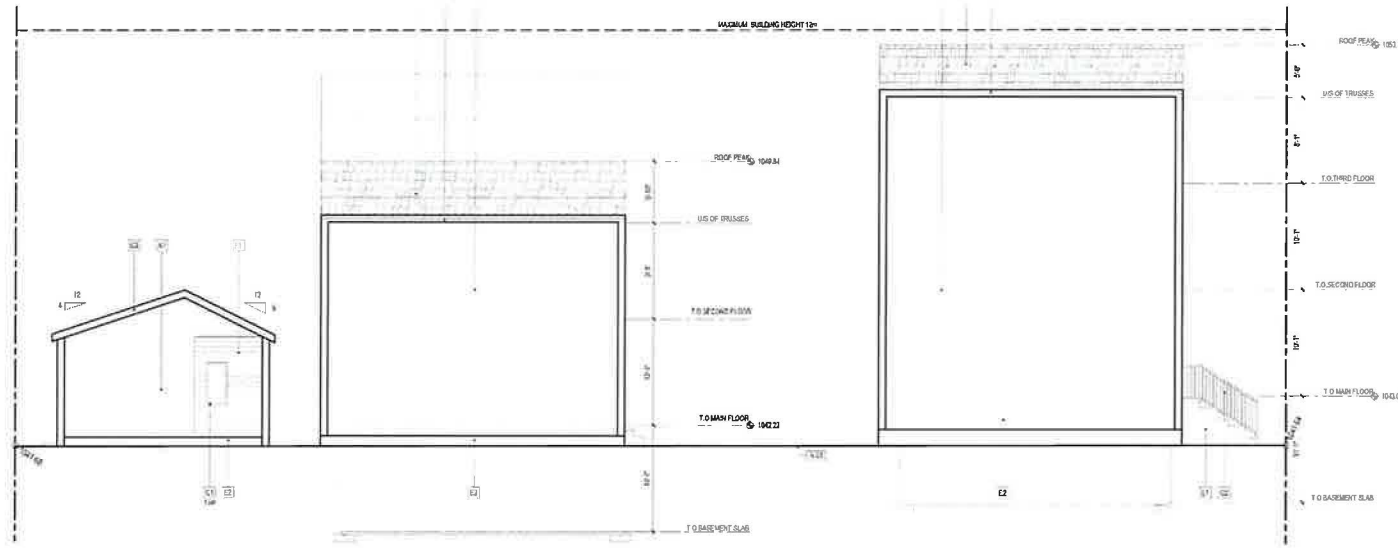




# DP2022-06295

## Building A & C Elevation

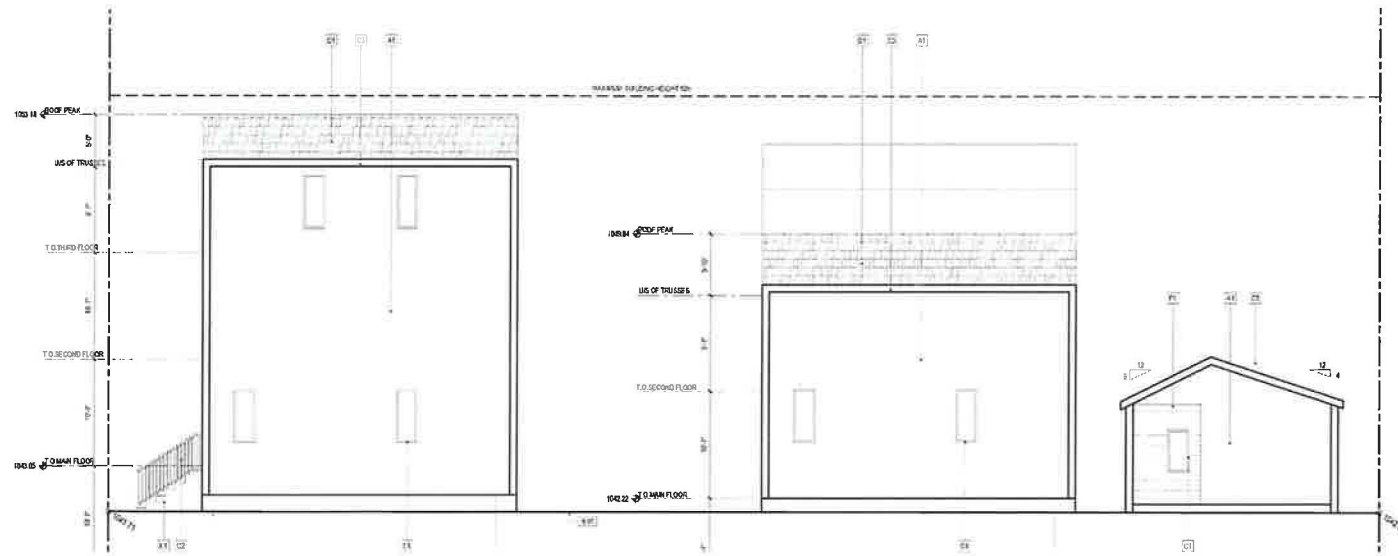
West Elevation



REAR LANE

17 AV SW

East Elevation



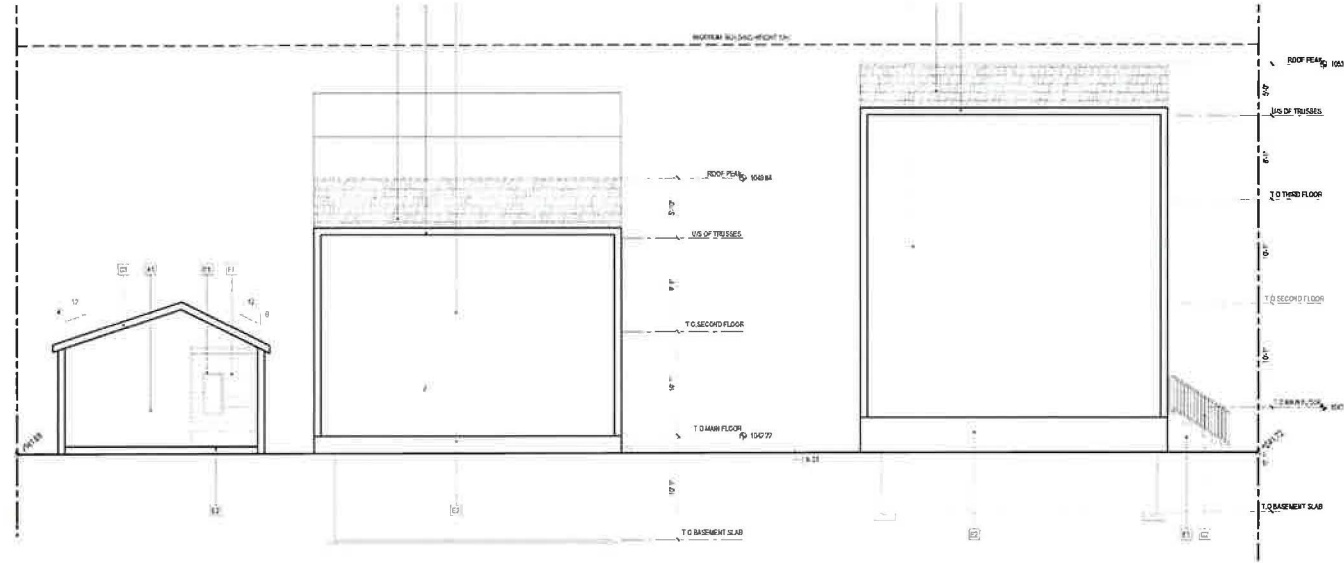
17 AV SW

REAR LANE

# DP2022-06295

## Building B & D Elevation

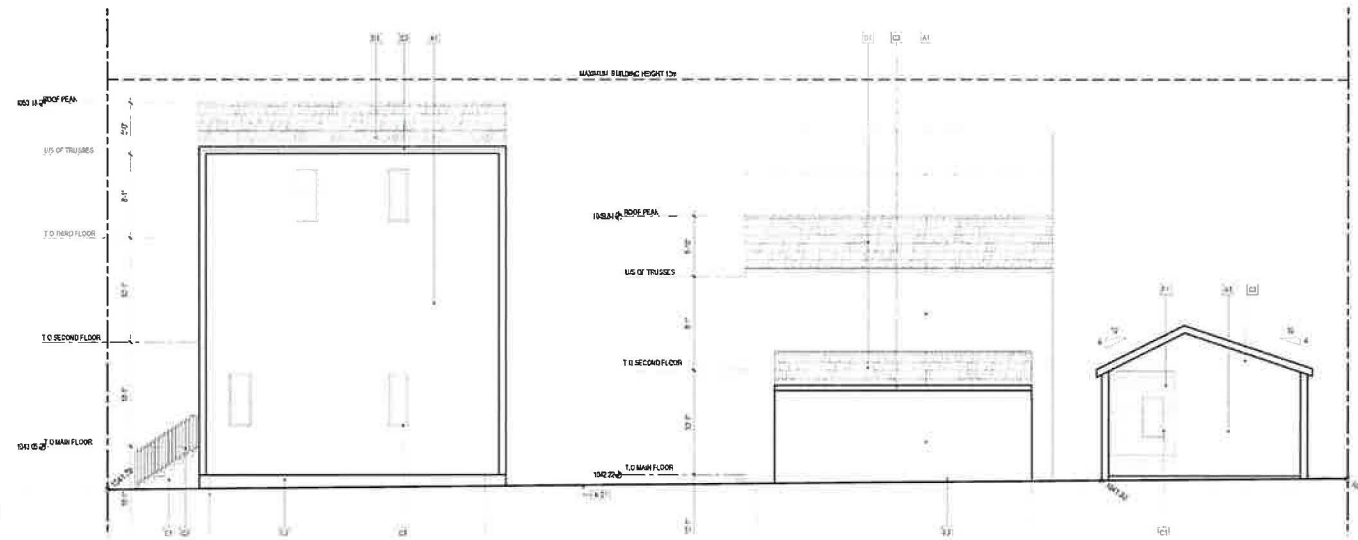
West Elevation



REAR LANE

17 AV SW

East Elevation



17 AV SW

REAR LANE



# DP2022-06295

## Building Section

