



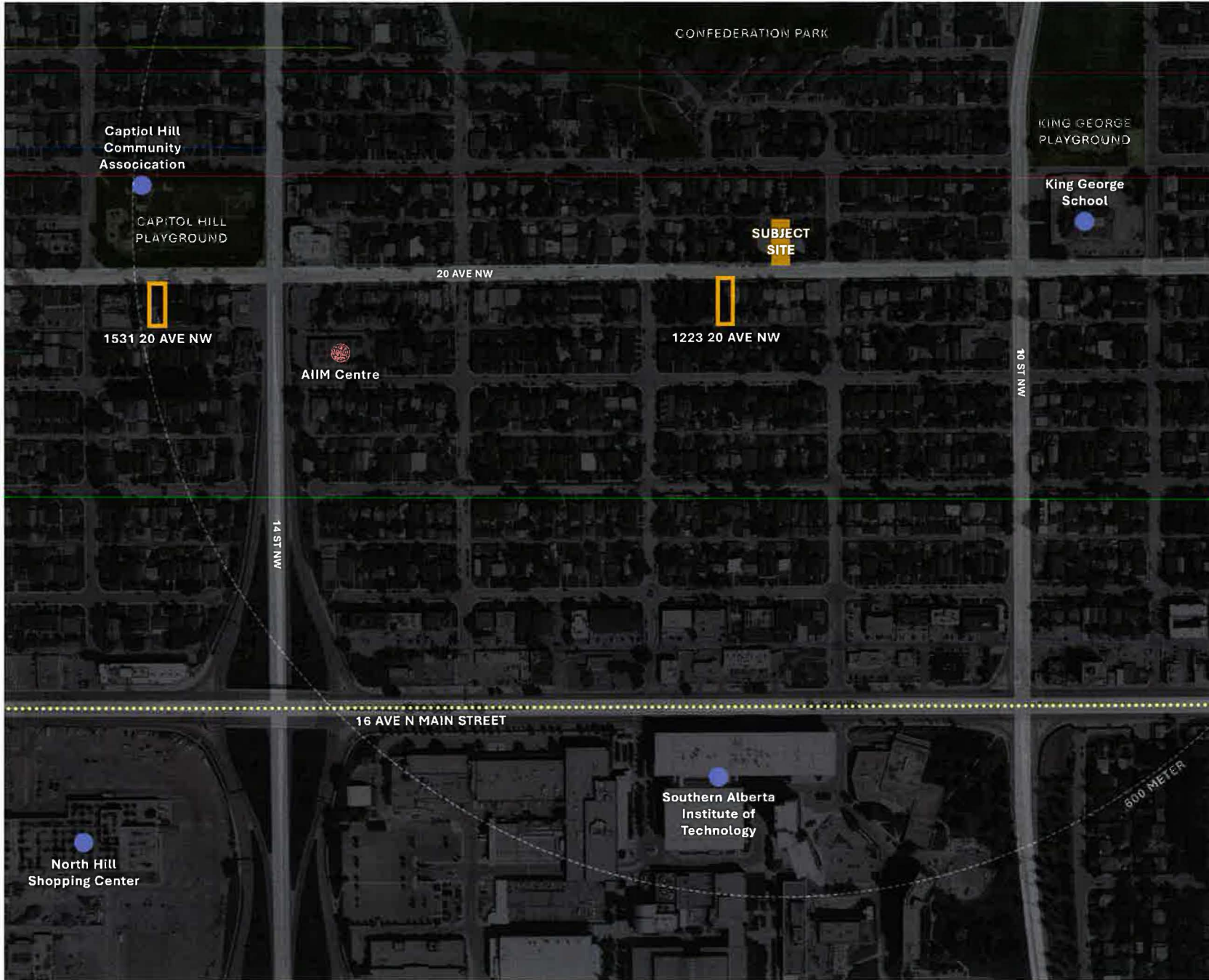
20 AVE NW

11 ST NW

1212 20 Ave NW

Land Use Redesignation

Council Presentation LOC2023-0204 - December 5, 2023

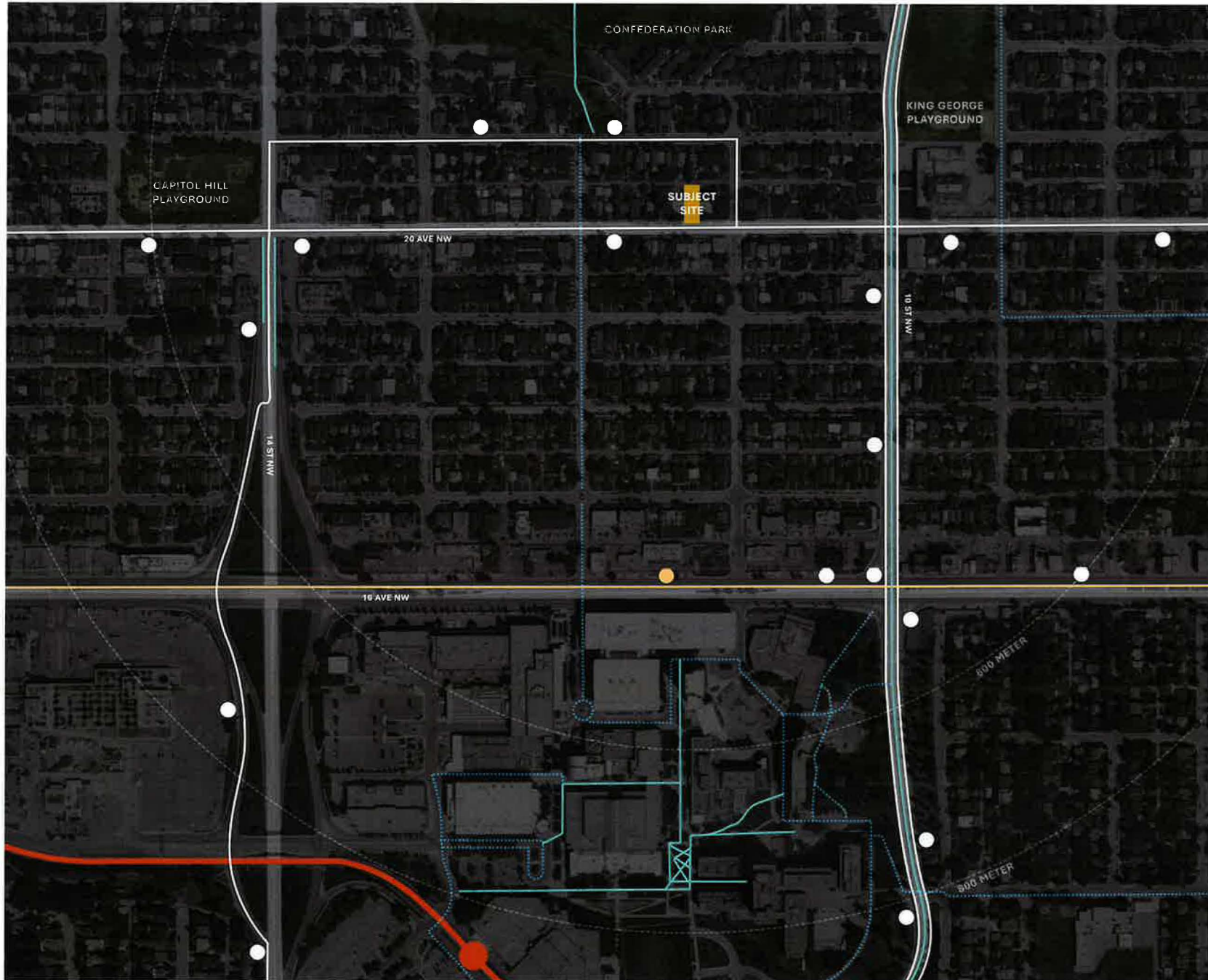


Site Context

- Site is comprised of one mid-block parcel surrounded by single detached homes and duplex homes.
- The immediate area is experiencing a transition with several new or approved H-GO applications south and west of the site.
- Surrounding area is well-served with nearby amenities including Confederation Park to the north, King George School to the east and SAIT to the south.

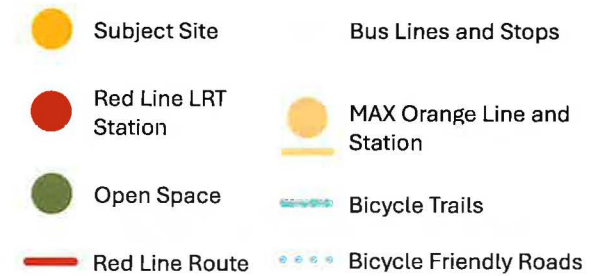
CITY OF CALGARY
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 IN COUNCIL CHAMBER
DEC 05 2023
 ITEM: 7.2.9 CPG2023-0941
Distrib - Presentation 2
 CITY CLERK'S DEPARTMENT

- Subject Site
- Neighbourhood Amenity
- Medical Center
- Open Space
- ⋯ Main Street
- H-GO Designated Sites / Applications



Connectivity & Mobility

- Well served with bus service fronting the site on 20 Avenue, with access to the SAIT LRT Station 800 metres south.
- Broader connections to the Primary Transit Network of 16 Avenue NW and 14 Street NW (5-minute walk), provide access to multi-modal options ideal to support increased density.
- On-street cycling connections are located west of the site on 12 Street NW with connections into Confederation Park and east on 10 Street NW and 9 Street NW.
- Pedestrian pathways are available around the site, enabling efficient access to broader community destinations.



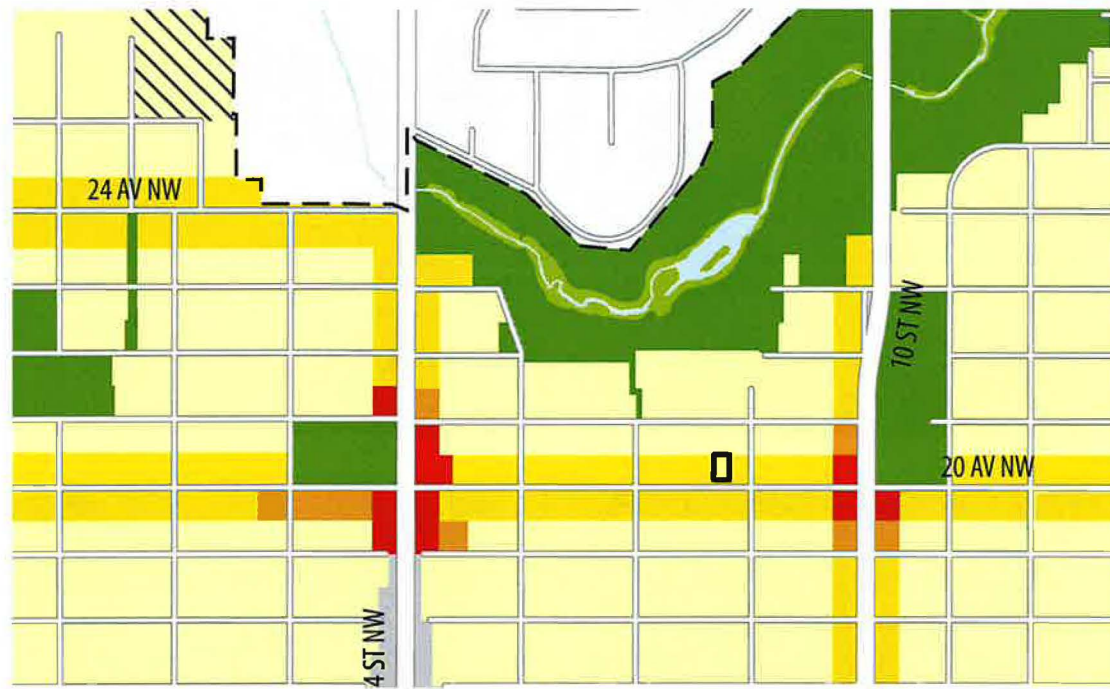


Development Vision

- Enable grade-oriented housing to support “the missing middle”.
- Increase housing options near transit and existing infrastructure.
- Housing - Grade Oriented (H-GO) represents the most appropriate land use district to enable the development vision.
- Preliminary concept proposing 5 townhouse units and 5 smaller dwelling units.
- Internal courtyard with rear car port parking area.

Conceptual Renderings Only

Policy Context: North Hill Communities Local Area Plan



- Subject Site
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- No Urban Form Category

Urban Form Category Map

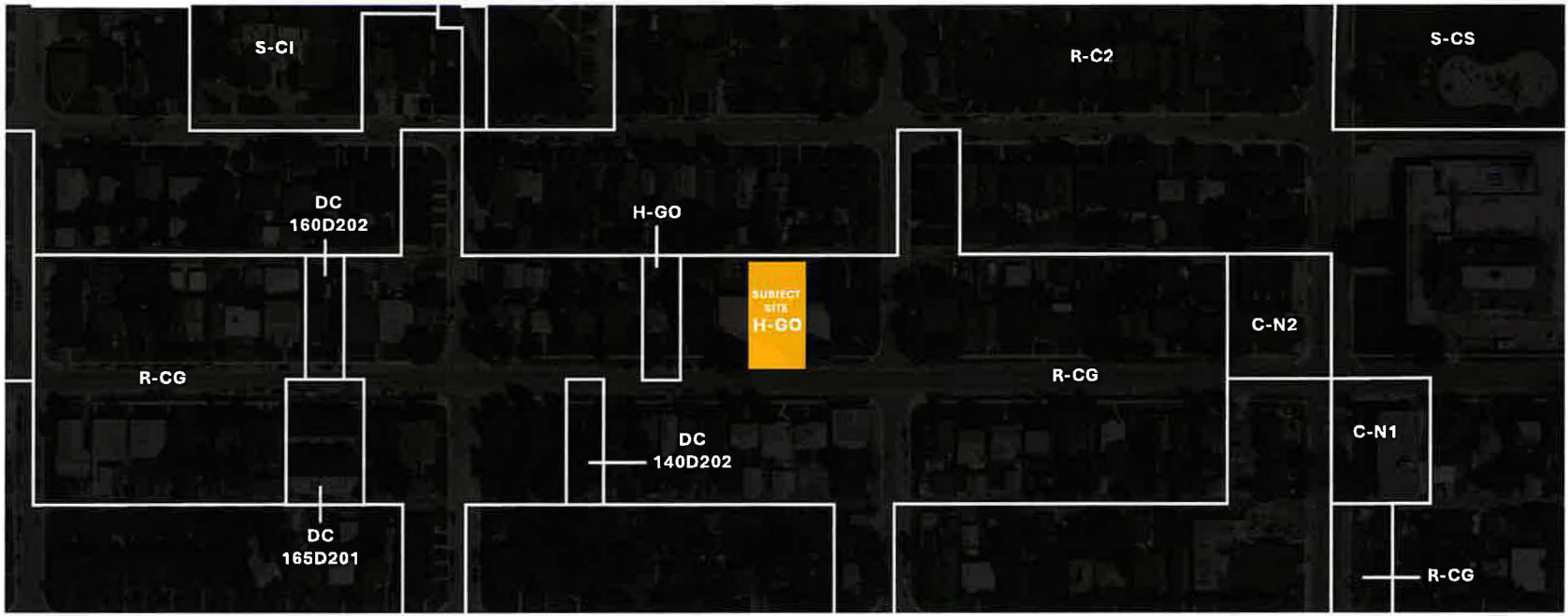
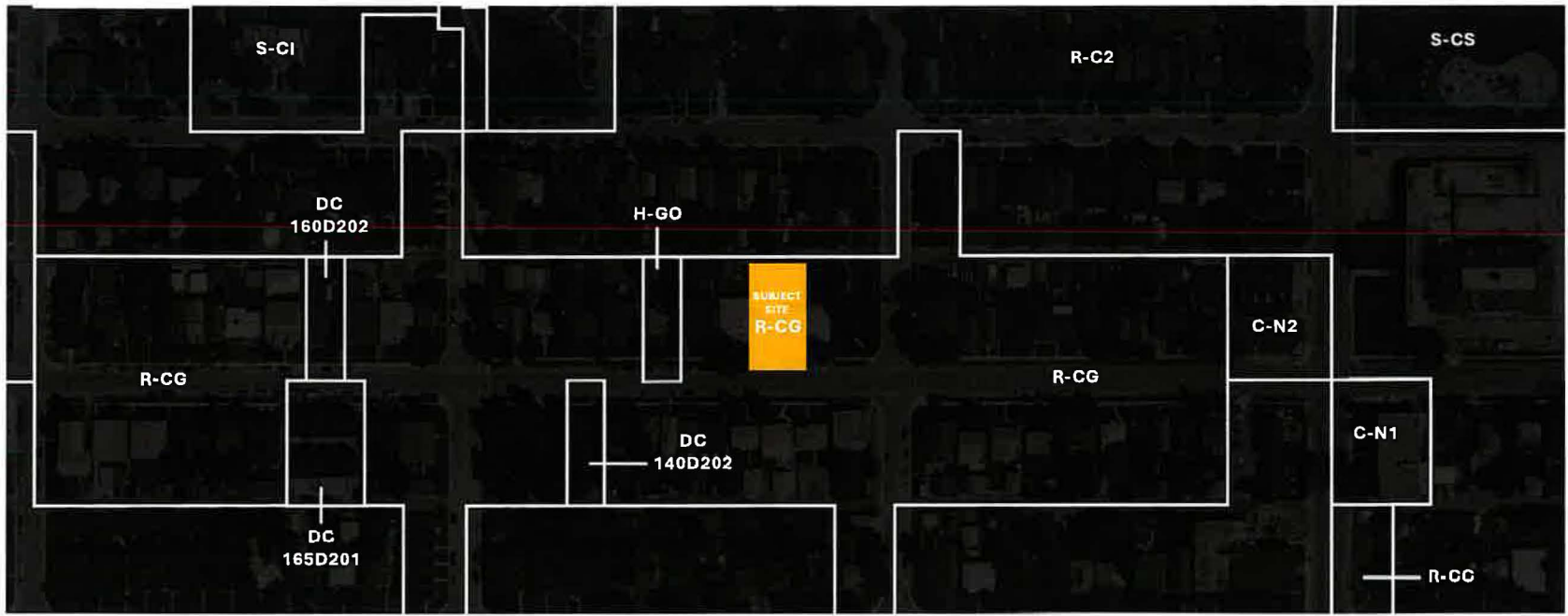
Site is designated 'Neighbourhood Connector' envisioned to support a mix of housing types along higher activity streets. Grade-oriented housing is consistent with the Local Area Plan and does not require a policy amendment.



- Subject Site
- 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

Building Scale Map

Site is designated 'Low-Modified' which supports up to 4 storeys of development.

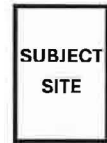


Land Use Redesignation

Existing

Residential Grade - Oriented Infill (R-CG)

Accommodates grade-oriented development through many built forms that adapt to evolving housing needs.



DENSITY MAX:
75 Units per hectare



HEIGHT:
11 Meters

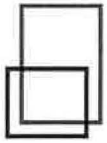


MIN PARKING:
0.5 Spaces per unit

Proposed

Housing - Grade Oriented (H-GO)

Accommodates grade oriented development, such as townhouse development at a scale consistent with low density residential districts.



DENSITY:
1.5 FAR



HEIGHT:
12 Meters



MIN PARKING:
0.5 Spaces per unit

Engagement

Tactics



Virtual Information Session



Postcard Circulation



On Site Signage

Timeline



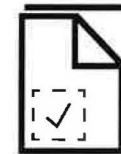
JULY 2023
Land Use Application Submission



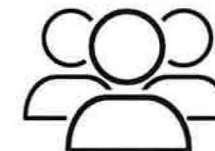
SUMMER/FALL 2023
Community Association Engagement



FALL 2023
Broader Community Engagement



OCTOBER 5 2023
Calgary Planning Commission



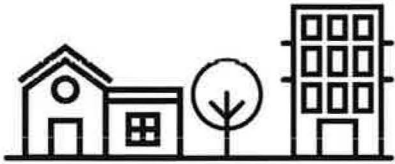
DECEMBER 5 2023
City Council Public Hearing

Application Summary



Appropriate scale of development

Diversifies residential offerings in proximity to transit and key amenities.



Addresses 'Missing Middle' Housing

Increases available housing supply and caters to both auto and transit oriented lifestyles.



Consistent with the North Hill LAP Policy

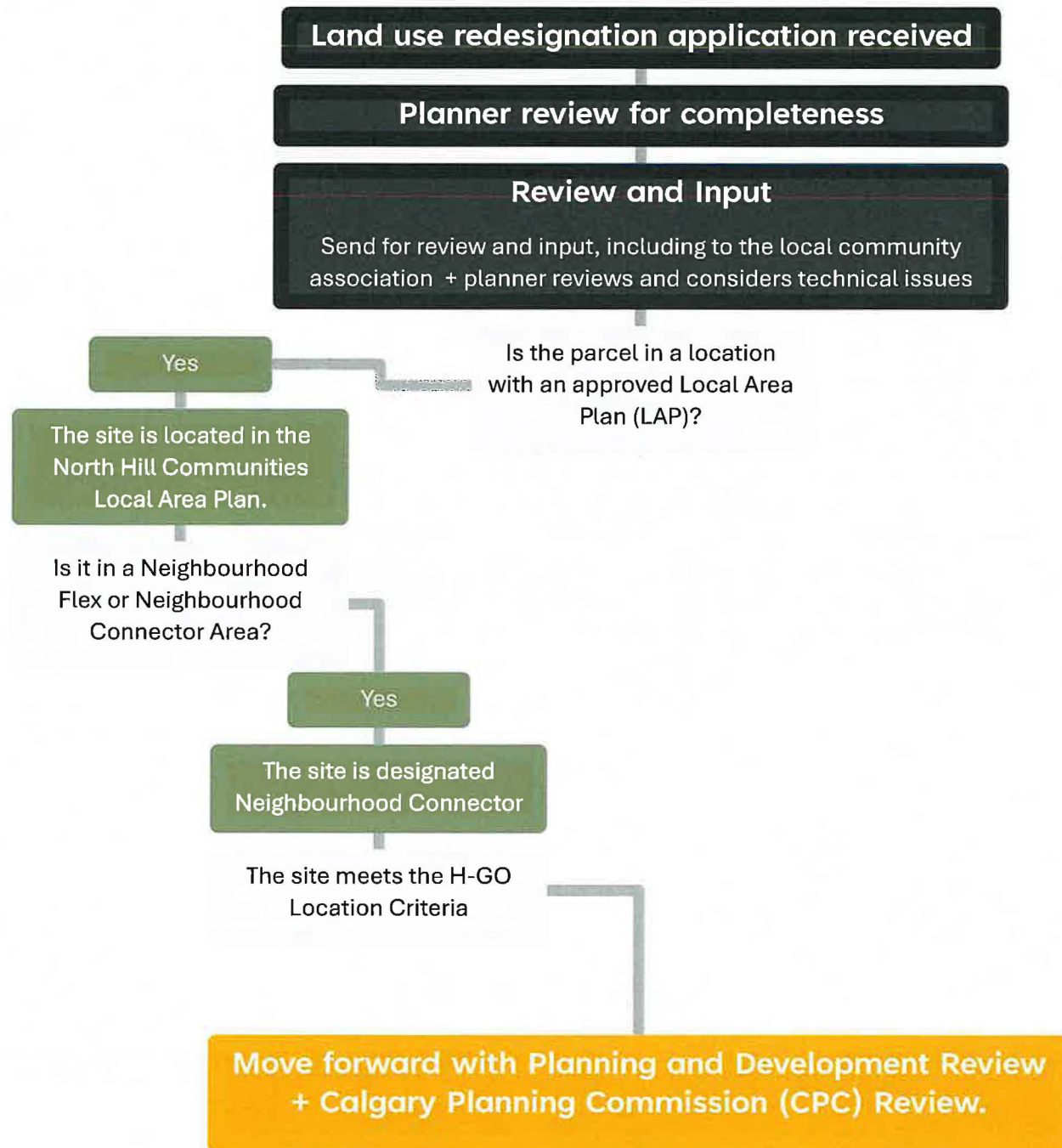
Aligned with the existing urban form category and building scale modifier of the LAP.



Appropriate land use district

Meets H-GO location criteria and enables townhouse development.

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Supplementary Slides



H-GO Location Criteria

- Site is located in an existing Local Area Plan boundary
- Site is designated a Neighbourhood Connector