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# R-C1 to MU-1f4.0h22

1904 Georgia ST SW

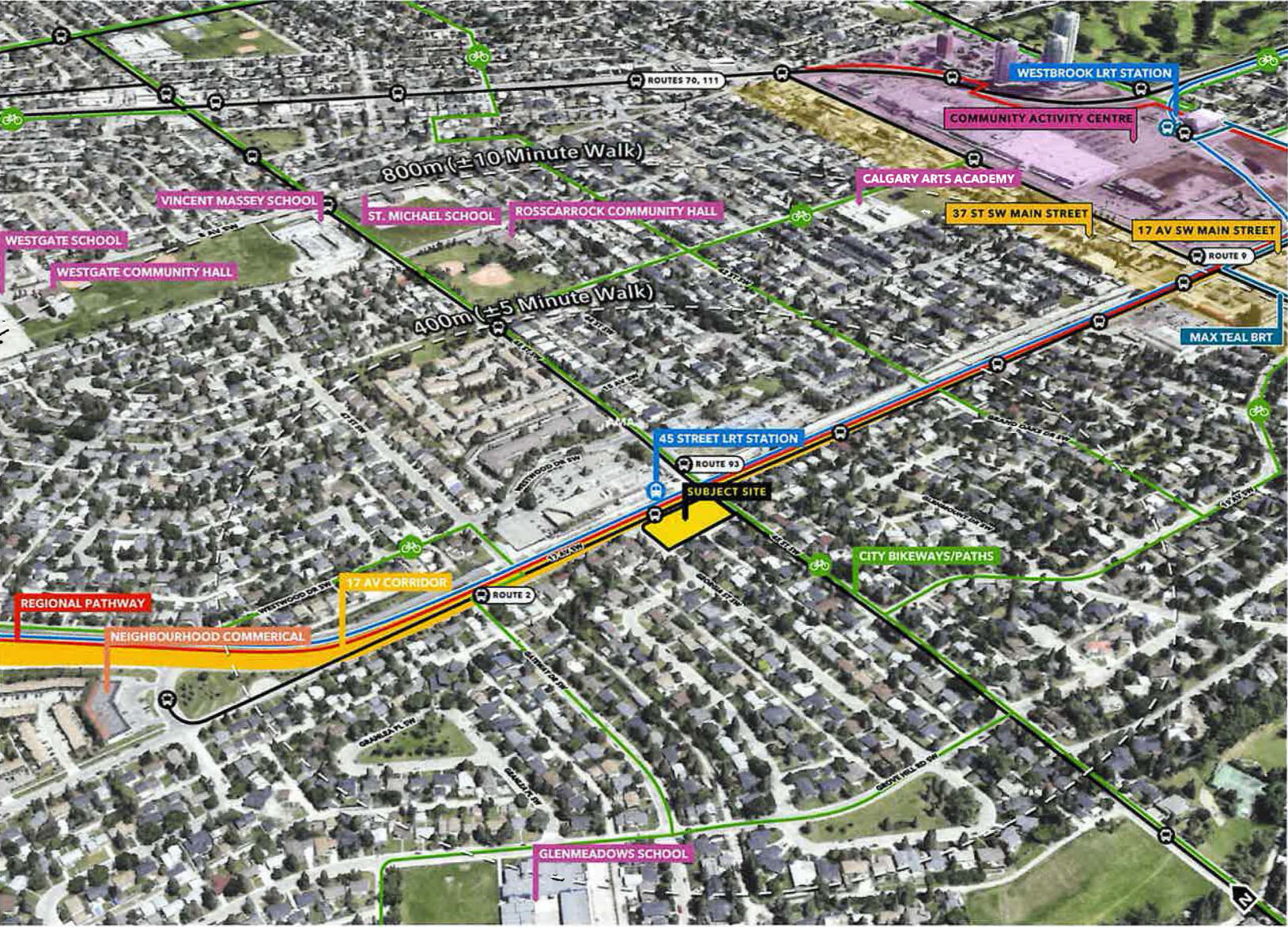
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Item 7.2.2 LOC2023-0081



**THE VIBE**

# Site Context

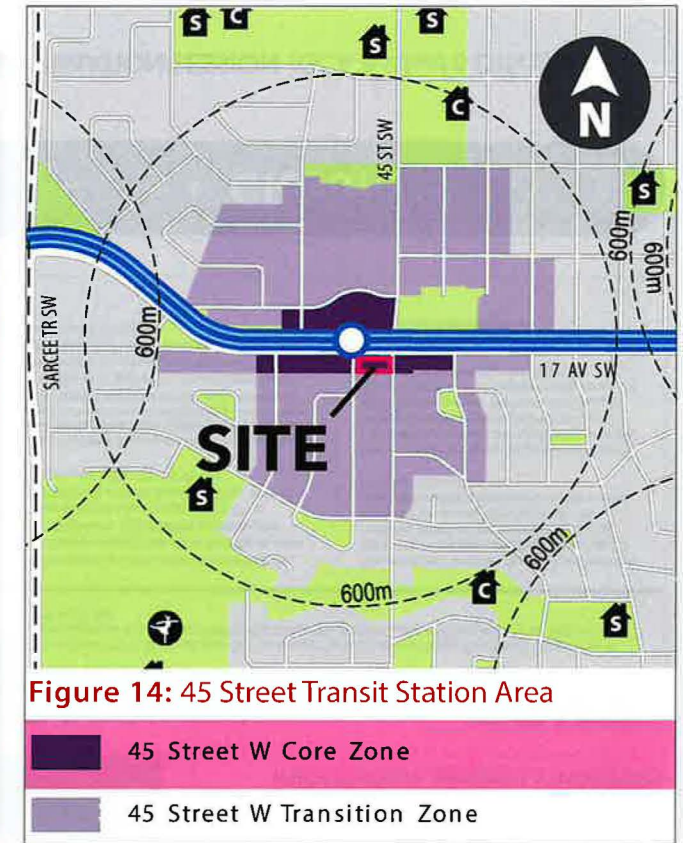
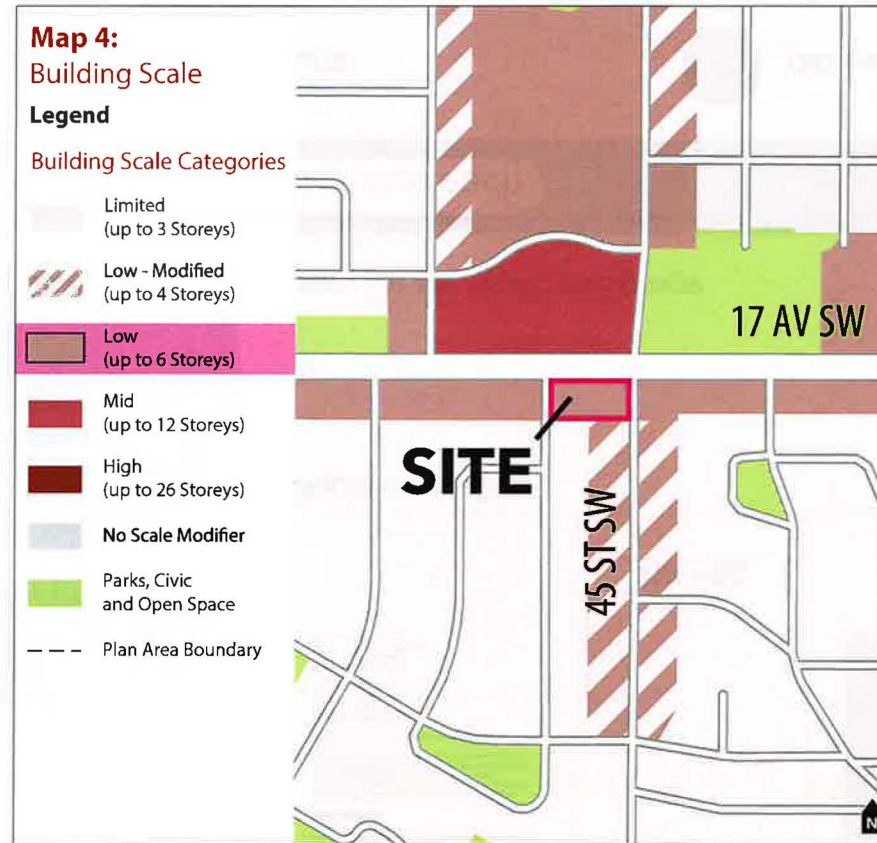
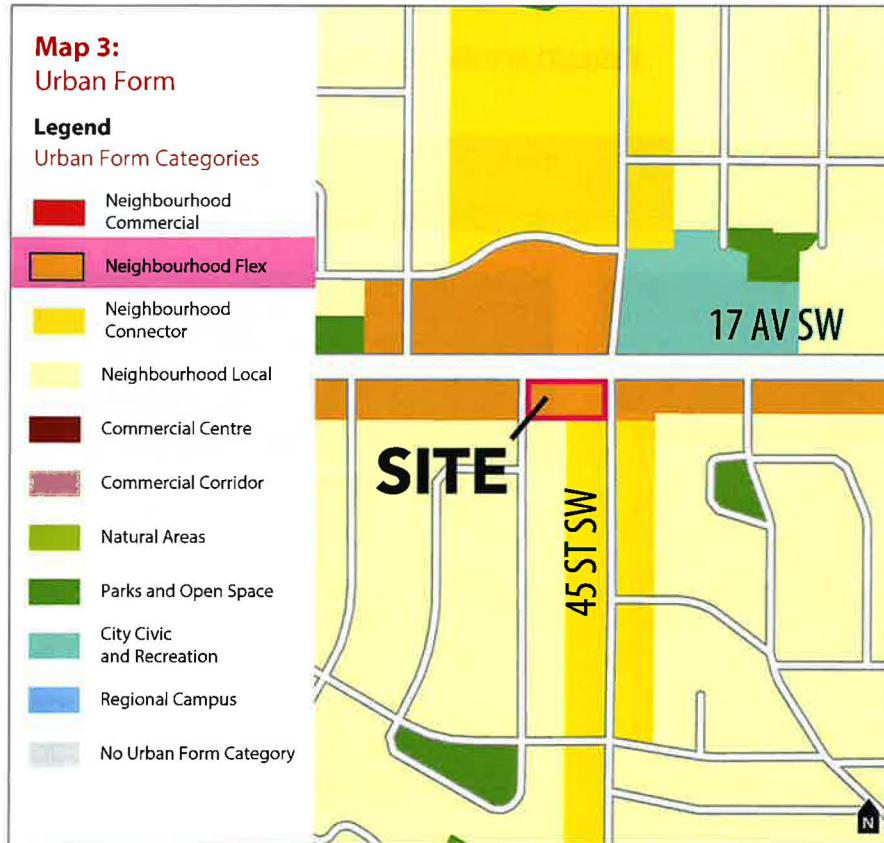


## Planning Considerations

- **Large assembly** (full block face)
- **Immediately adjacent** to the **Blue Line LRT 45 ST SW Station**
- **Frontage to Arterial & Collector streets** 17 AV SW & 45 ST SW
- **Extra wide rear lane** acts as buffer
- **Within 10 minute walk of Main Street corridors** 37 ST SW & 17 AV SW
- **Policy aligned** with Westbrook LAP
- **6/8** Multi-Residential Infill Criteria met

CITY OF CALGARY  
 RECEIVED  
 IN COUNCIL CHAMBER  
 DEC 05 2023  
 ITEM: 7.2.2 CP2023-0950  
 Distrib - Presentational  
 CITY CLERK'S DEPARTMENT

# Westbrook Communities LAP



## Fully Policy Aligned:

- ✓ Within **Neighbourhood Flex** and **Low** (Up to 6 Storeys)
- ✓ Within the **Core Zone** of the **45 ST W Transit Station Area**

# Outreach Strategies

## Proposed Land Use Change

**R-C1 to MU-1f4.0h22.0**  
1904 Georgia ST SW, 4611 17 AV SW, 1903 & 1907 45 ST SW

### Hello Neighbour

We are proposing a land use change at 1904 Georgia Street SW, 4611 17 Avenue SW, 1903 & 1907 45 Street SW. The proposed Land Use Redesignation (LOC2023-0081) would enable a six-storey, mixed-use building with opportunities for commercial retail and/or live-work units at street level and multi-residential units above. The proposed land use change would transition the project site from the Residential-Contextual One Dwelling (R-C1) District to the Mixed Use- General (MU-1) District with a maximum Floor Area Ratio (FAR) of 4.0 and maximum building height of 22.0 metres. The site's location would allow future residents the option to live in an amenity-rich neighbourhood with excellent access to frequent transit and day-to-day conveniences such as schools, parks, shops and restaurants, and employment opportunities.



**Find Out More**  
If you have any questions, comments, or concerns, please get in touch with the Applicant Team of The City of Calgary via the contact information below.

Detailed project information available at [thevibe17.ca](http://thevibe17.ca)

<b>Contact the Applicant Team:</b>	<b>Contact The City of Calgary:</b>
Visit: <a href="http://thevibe17.ca">thevibe17.ca</a>	Visit: <a href="http://dmap.calgary.ca">dmap.calgary.ca</a>
Email: <a href="mailto:engage@cityworks.ca">engage@cityworks.ca</a>	Email: <a href="mailto:ross.mcMahon@calgary.ca">ross.mcMahon@calgary.ca</a>
Phone: 587.747.0317	Fax No: LOC2023-0081

## Outreach Closure Proposed Land Use Change

**R-C1 to MU-1f4.0h22.0**  
1904 Georgia ST SW, 4611 17 AV SW, 1903 & 1907 45 ST SW

### Hello,

We are reaching out to provide an update on the proposed Land Use Redesignation (LOC2023-0081) and concurrent Development Permit application (DP2023-02650).

The application was submitted in March 2023. As of September 2023 outreach has formally concluded. An Outreach Summary which reviews the outreach program and methods and any feedback heard by the project team is available on the dedicated project website at [thevibe17.ca](http://thevibe17.ca).

Interested parties can also track City of Calgary updates for this proposed redesignation on the City's Development Map at [dmap.calgary.ca](http://dmap.calgary.ca). Please reach out to the project team with any questions or comments.



**Find Out More**  
Detailed project information available at [thevibe17.ca](http://thevibe17.ca)

<b>Contact the Applicant Team:</b>	<b>Contact The City of Calgary:</b>
Visit: <a href="http://thevibe17.ca">thevibe17.ca</a>	Visit: <a href="http://dmap.calgary.ca">dmap.calgary.ca</a>
Email: <a href="mailto:engage@cityworks.ca">engage@cityworks.ca</a>	Email: <a href="mailto:ross.mcMahon@calgary.ca">ross.mcMahon@calgary.ca</a>
Phone: 587.747.0317	Fax No: LOC2023-0081

**Hello!**

We are proposing a land use change at 1904 Georgia Street SW, 4611 17 Avenue SW, 1903 & 1907 45 Street SW. The proposed Land Use Redesignation (LOC2023-0081) would enable a six-storey, mixed-use building with opportunities for commercial retail and/or live-work units at street level and multi-residential units above.

The proposed land use change would transition the project site from the Residential-Contextual One Dwelling (R-C1) District to the Mixed Use- General (MU-1) District with a maximum Floor Area Ratio (FAR) of 4.0 and maximum building height of 22.0 metres.

**Find Out More**

Stevens Properties Inc. is committed to being a good neighbour and working with community members throughout the application process. The project team undertakes a meaningful and appropriate public outreach program in support of all applicants to ensure a clear and transparent process for all interested parties.

Detailed project information available at [thevibe17.ca](http://thevibe17.ca)

**Contact the Applicant Team**  
Visit: [thevibe17.ca](http://thevibe17.ca)  
Email: [engage@cityworks.ca](mailto:engage@cityworks.ca)  
Phone: 587.747.0317

**Contact the City of Calgary**  
Visit: [dmap.calgary.ca](http://dmap.calgary.ca)  
Email: [ross.mcMahon@calgary.ca](mailto:ross.mcMahon@calgary.ca)  
Fax No: LOC2023-0081

## Neighbour Mailers

## Custom On-site Applicant Signage

## Proposed Land Use Change

**R-C1 to MU-1f4.0h22.0**  
1904 Georgia Street SW, 4611 17 Avenue SW, 1903 & 1907 45 ST SW



## Information Session Invitations

### Digital Information Session

Proposed Land Use Change  
R-C1 to MU-1f4.0h22

Join us from 7:00-8:30pm on April 20<sup>th</sup> to discuss the proposed land use change and development permit application (LOC2023-0081/DP2023-02650) at 1904 Georgia ST SW, 4611 17 AV SW, and 1903-1907 45 ST SW.

## THE VIBE

We're reaching out to invite you to a digital information session that we're hosting on June 13<sup>th</sup>, 2023 from 7:00-8:30pm to discuss the proposed land use change from R-C1 to MU-1f4.0h22 at 1904 Georgia ST SW, 4611 17 AV SW, and 1903-1907 45 ST SW.


The proposed development vision proposes a six-storey, mixed-use building with potential opportunities for commercial-retail and/or live-work units at street level and multi-residential units above. If approved, the proposed land use change would enable a maximum Floor Area Ratio (FAR) of 4.0 and maximum building height of 22.0 metres.


The proposed land use change is aligned with the overarching goals and policies for transit oriented development and the Westbrook Communities Local Area Plan (LAP). No policy amendment is required to support the proposed change.


We're committed to working with community members throughout the application process to ensure a clear and transparent process for all interested parties. We hope that you can join us on June 13<sup>th</sup> to find out more about the proposal and share your feedback.


Detailed information about the project can also be found at [thevibe17.ca](http://thevibe17.ca).


# Launch Mar 2023 ..... 7 months of outreach ..... Closure Oct 2023


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**HAND-DELIVERED NEIGHBOUR LETTERS**
- 


**DEDICATED PROJECT WEBSITE**
- 


**DIGITAL INFORMATION SESSION (GCA & Ward 6 Office)**
- 

**ON-SITE SIGNAGE**
- 

**OUTREACH EMAIL INBOX + CORRESPONDENCE**
- 

**PUBLIC DIGITAL INFORMATION SESSION**
- 

**PROJECT MEMO (GCA, WCA & Ward 6 Office)**
- 

**OUTREACH PHONE LINE + TEAM RESPONSES**
- 

**DETAILED OUTREACH SUMMARY**

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- ✓ Fully aligned with the Westbrook Communities LAP
- ✓ Meets the majority of Multi-Residential Infill Criteria
- ✓ Enables Transit-Oriented Development near Main Streets



## Application Summary

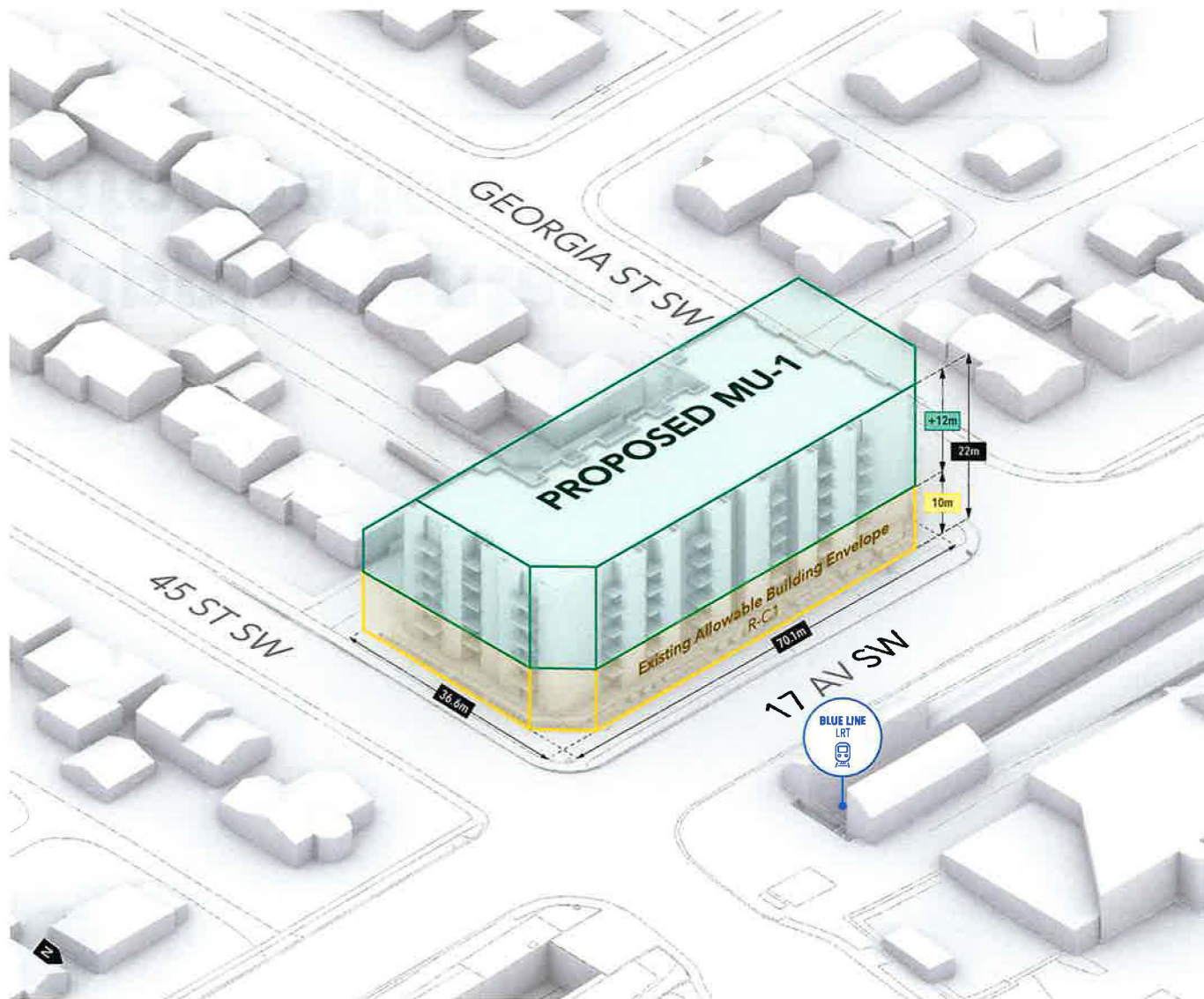




# Supplementary Information

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# Development Vision At-a-Glance



**22m / 6 STOREYS**  
Maximum Building Height

**4.0**  
Maximum Floor Area Ratio

**102**  
Dwelling Units

**89**  
Resident Vehicle Parking Stalls

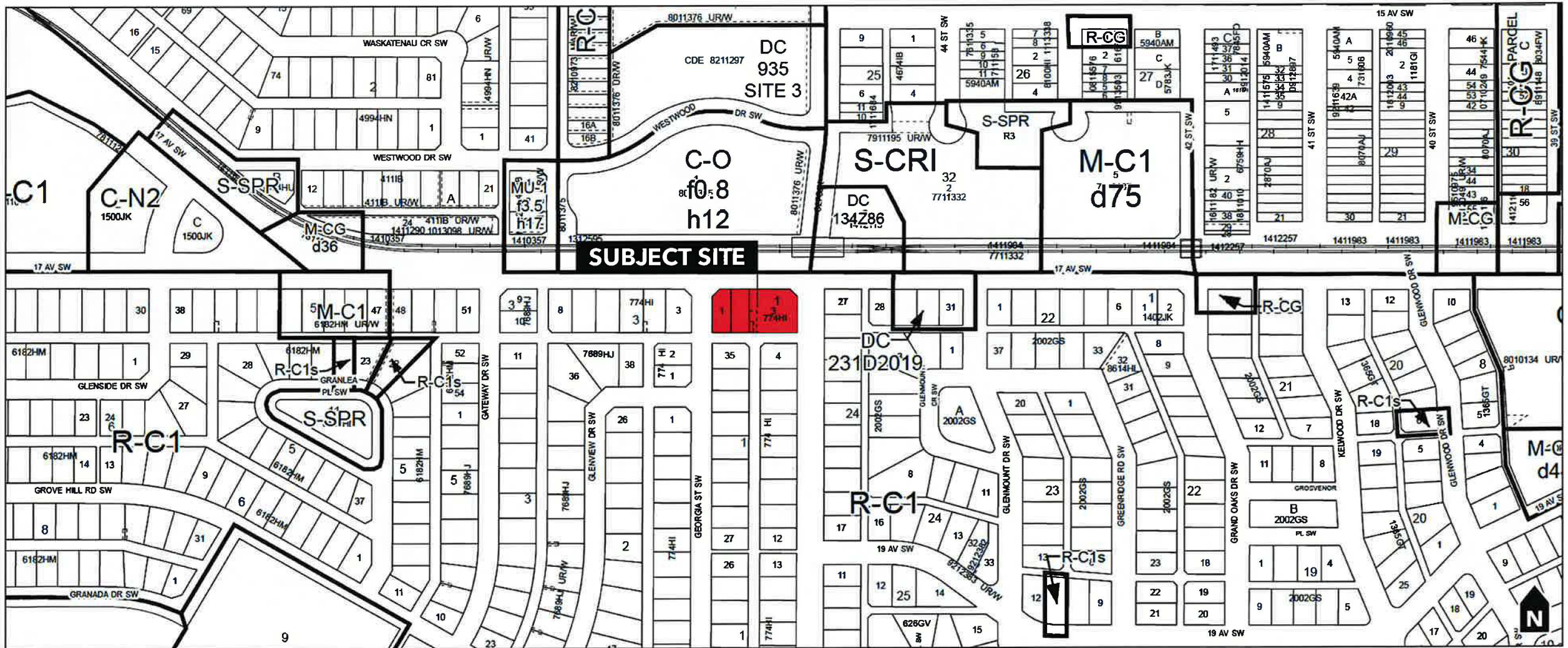
**8**  
Visitor Vehicle Parking Stalls

**136**  
Class 1 Bike Stalls

**12**  
Class 2 Bike Stalls



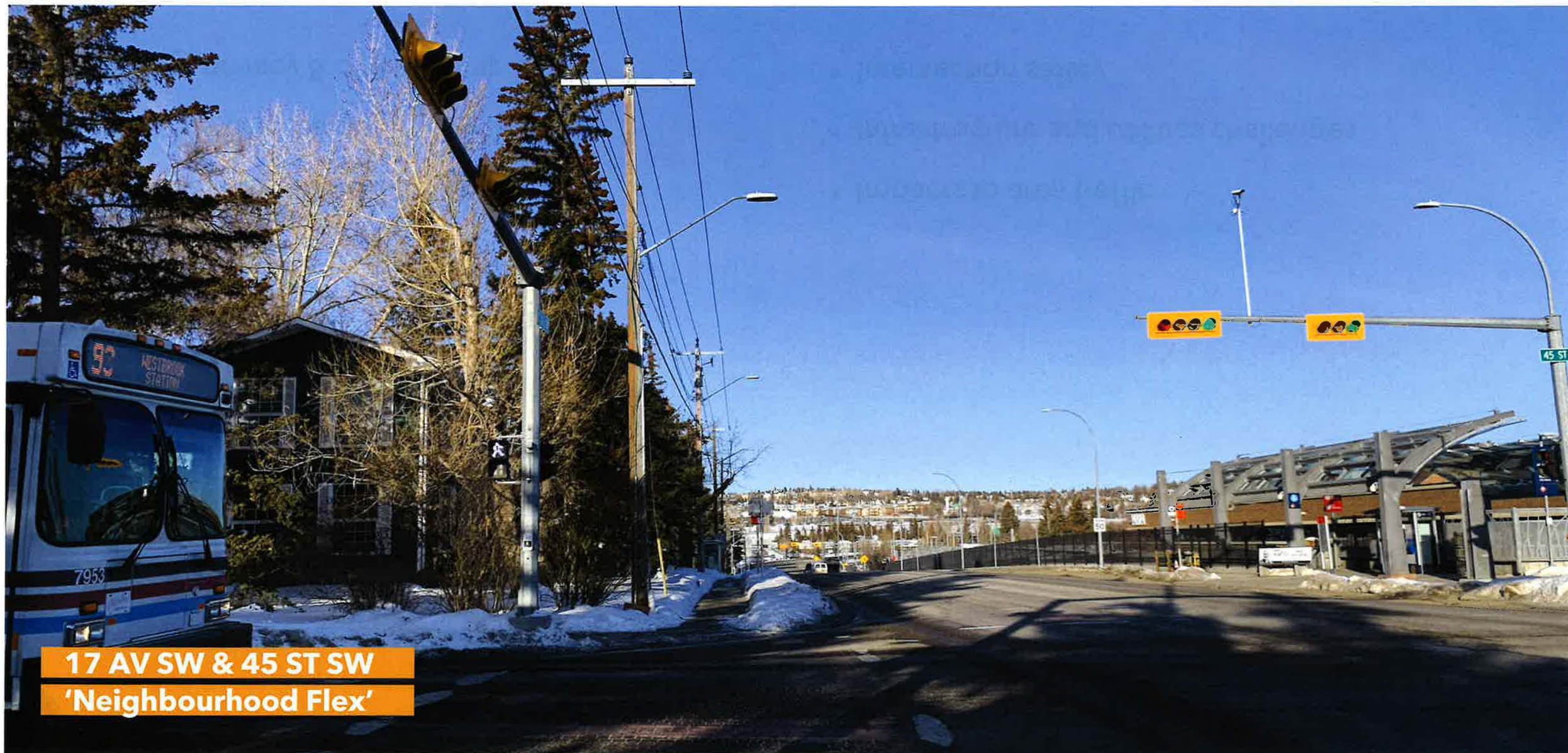
# Context Land Use



# Context Existing Conditions



# Context Existing Conditions



# Outreach What We Heard

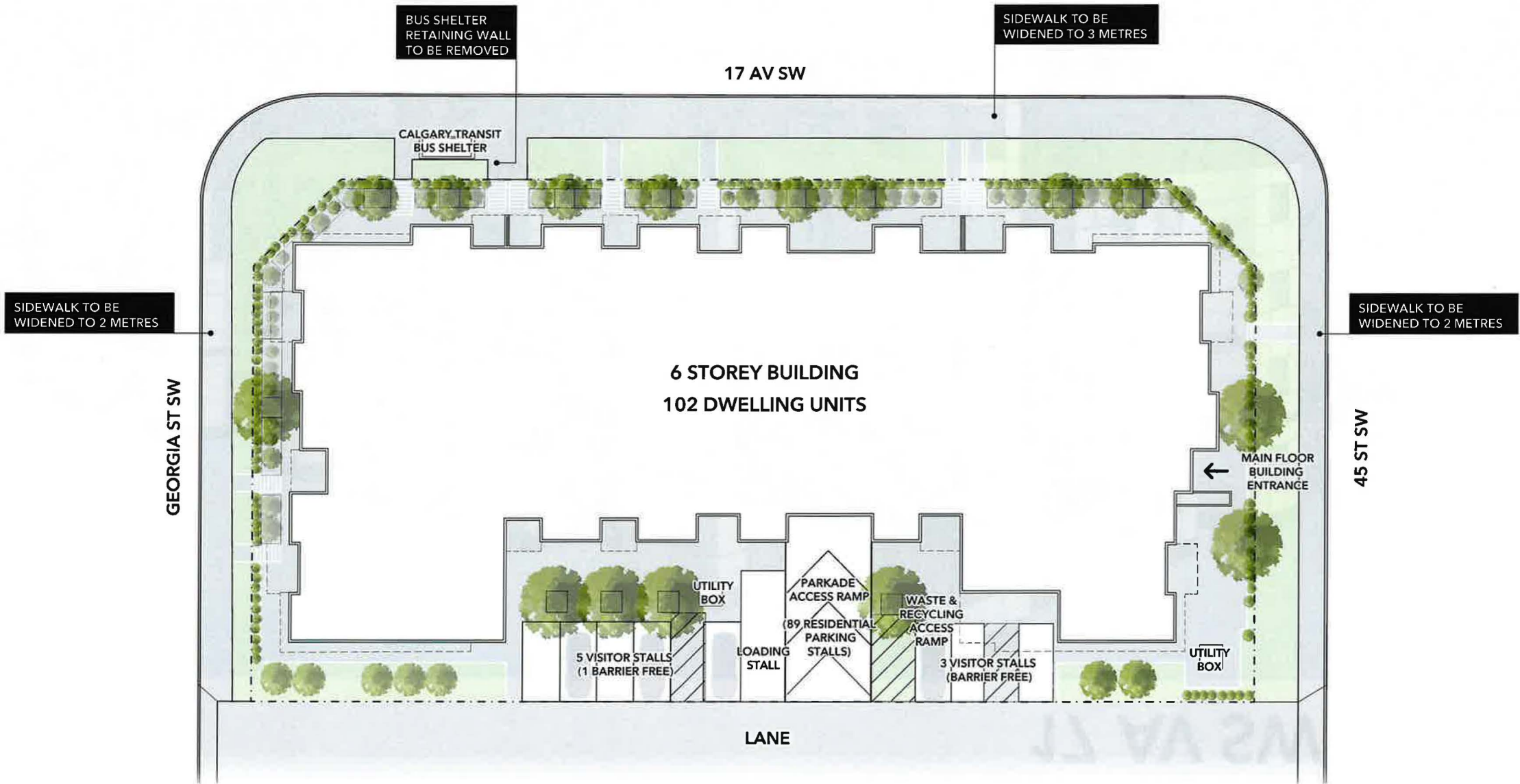
## Who We Heard From

- 3 individuals contacted Applicant Team
- 20 individuals contacted Administration

## Key Concerns Heard

- Insufficient on-site vehicle parking
- Density & building height
- Shadowing, privacy & overlooking
- Impacts to area traffic
- Infrastructure and utilities challenges
- Intersection safety

# Illustrated Site Plan



# 17 AV SW Interface



# Public Realm Interface



# Laneway Condition





# Elevations

**North Elevation**



**East Elevation**



**South Elevation**

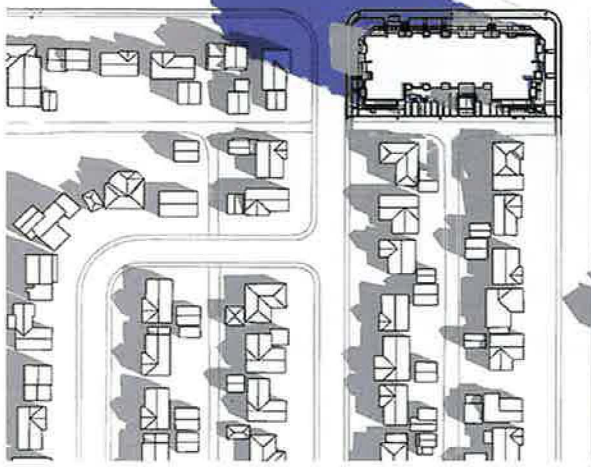
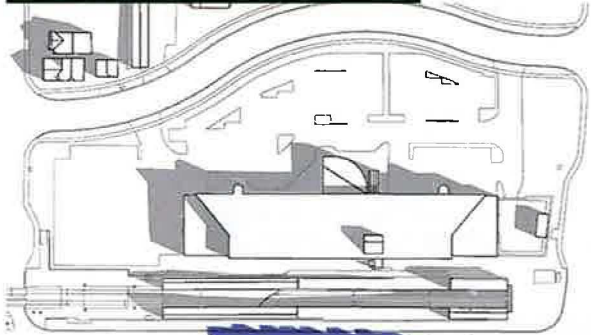


**West Elevation**

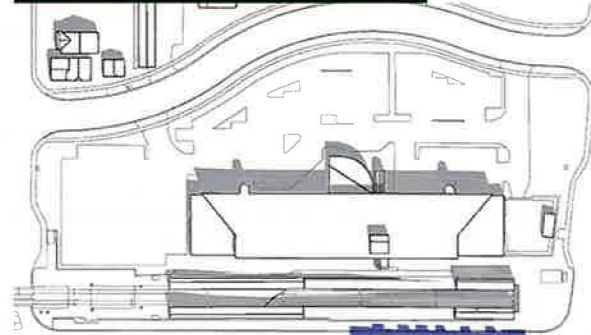


# Shade Analysis March

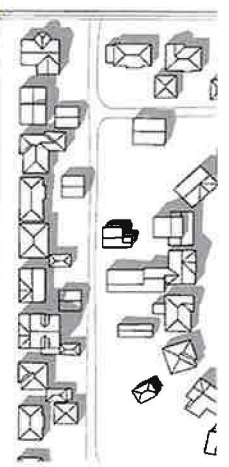
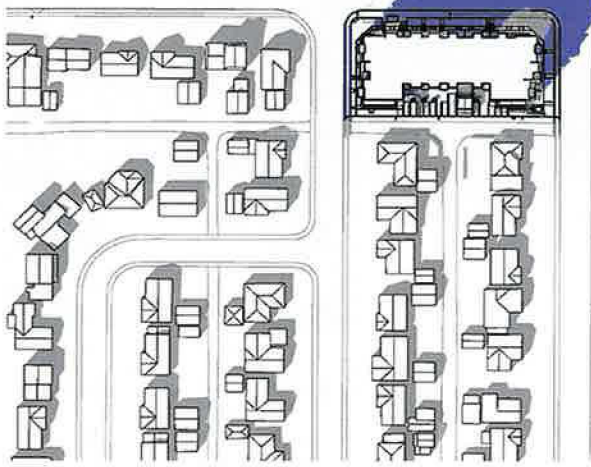
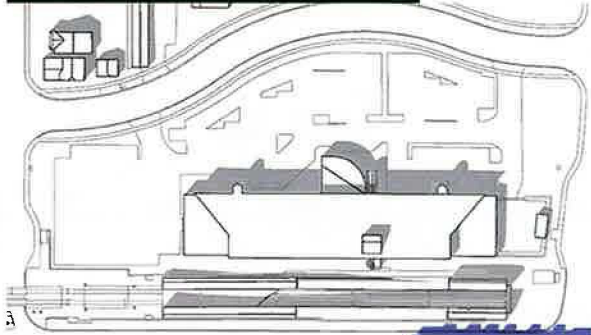
10:00 AM



1:00 PM

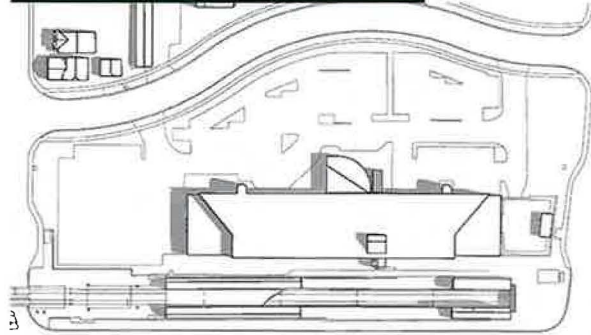


4:00 PM

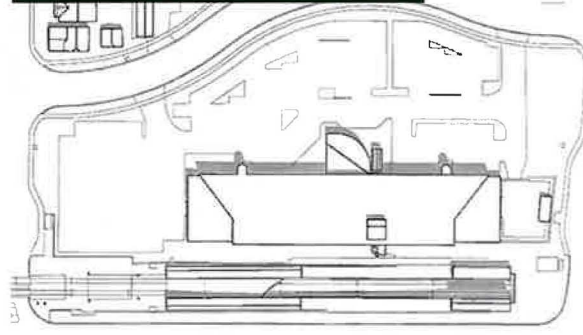


# Shade Analysis June

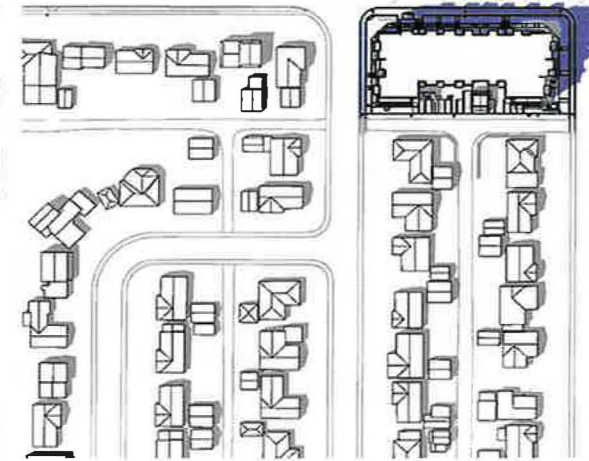
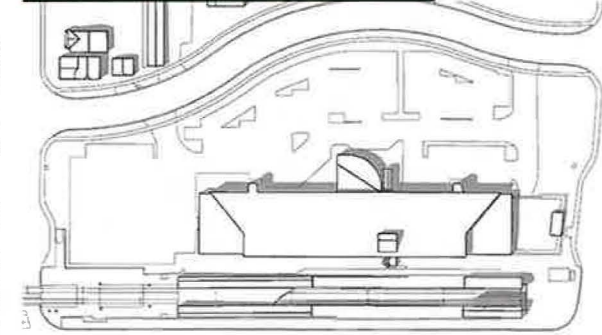
10:00 AM



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4:00 PM



# Shade Analysis December

10:00 AM



1:00 PM



4:00 PM

