

1

R-C2 / R-CG to H-GO

204 - 224 40 AV NW

Item 7.2.27 LOC2023-0054



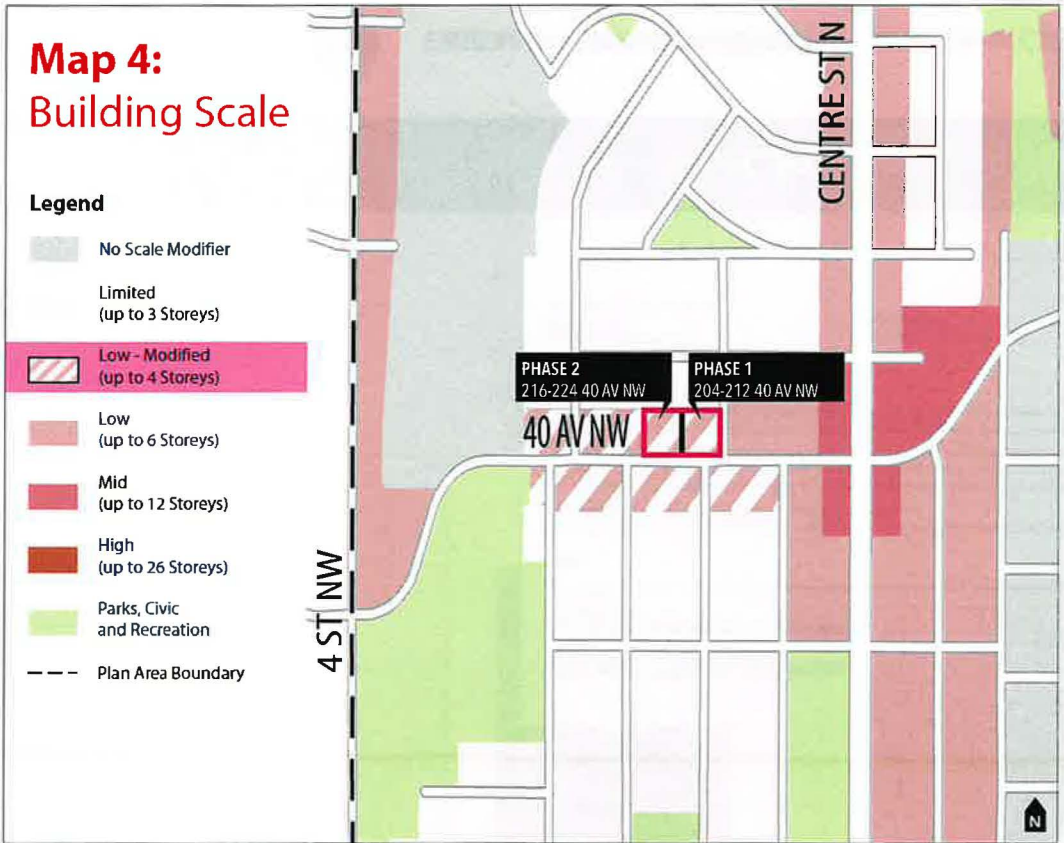
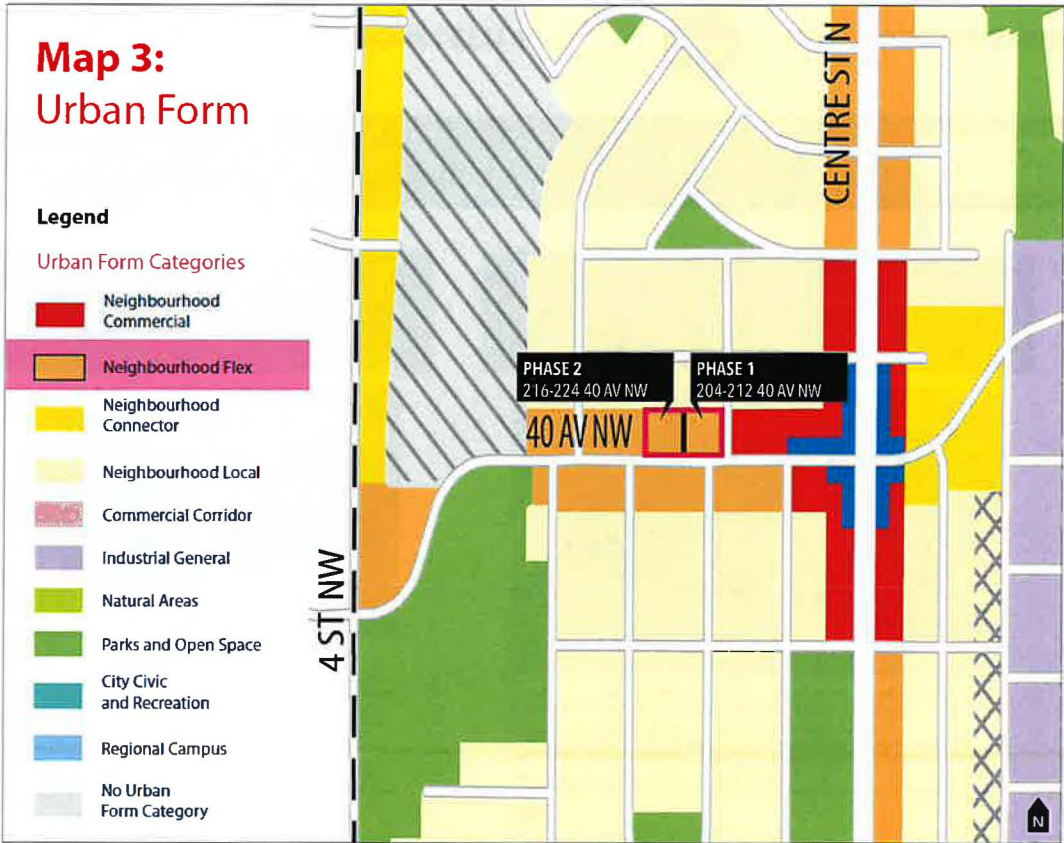
Site Context



Planning Considerations

- **Large corner assembly** (300ft)
- **Collector street frontage** (40 AV NW)
- One block from the **Centre Street Urban Main Street**
- **Policy aligned** with North Hill LAP and:
 - ✔ Within 400m Bus Rapid Transit
 - ✔ Within 200m Primary Transit Network
 - ✔ Within 200m Main Street
- **7/8** Multi-Residential Infill Criteria met
- Allows for **phased development** and **incremental density**

North Hill Communities LAP



Policy Aligned:

- ✔ Within Neighbourhood Flex and Low - Modified (up to 4 Storeys)

CITY OF CALGARY
 RECEIVED
 IN COUNCIL CHAMBER
 DEC 05 2023
 ITEM: 7.2.27 CP 2023-1108
 Distrib - Presentation 2
 CITY CLERK'S DEPARTMENT

Outreach Strategies

Proposed Land Use Change

R-CG/R-C2 to H-GO: 204-224 40 AV NW

Hello Neighbour

We are proposing a Land Use Redesignation at 204-224 40 AV NW to transition the existing land use from the existing Residential - Grade Oriented Infill (R-CG) District (204 40 AV NW), and Residential - Contextual One / Two Dwelling (R-C2) District (208-224 40 AV NW) to the new Housing - Grade Oriented (H-GO) District.

The proposed change and development vision will realize new and much needed 'Missing Middle' rental housing options in Highland Park. The proposed land use change would enable a courtyard-oriented stacked townhouse development that includes a total of 32 townhome units and 32 one bedroom flats with 32 associated parking stalls (one per townhome unit) within a three-storey bulk form. The project will be constructed in two phases, with each phase featuring 16 townhome units, 16 one bedroom flats, and 16 associated parking stalls.



Get In Touch
 If you have any questions or comments, please contact us at:
 Email: engage@civicworks.ca
 Phone: 587.747.0317

Outreach Closure Notification Proposed Land Use Change

R-CG/R-C2 to H-GO
 204-224 40 AV NW

Hello,

We are reaching out to provide an update on the proposed Land Use Redesignation (LOC2023-0054) and concurrent Development Permit application (DP2023-01343).

The application was submitted in March 2023. As of October 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 from the project team by emailing engage@civicworks.ca.

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



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A supporting concurrent Development Permit (DP) application for Phase 1 (204, 208, 212 40 AV NW) will be submitted by the project team, reviewed for completeness by the City of Calgary, and available to same and neighboring residents and broader public, for additional review and comment.

Find Out More

In all we do, we remain committed to being good neighbours and working with the community on issues where we build. We look forward to working with you to realize our vision.

Find out more about our projects and share your thoughts with us here:
 Contact Us
 Email: engage@civicworks.ca
 Phone: 587.747.0317

Neighbour Mailers

Proposed Land Use Change
 R-CG/R-C2 to H-GO: 204-224 40 AV NW

Outreach Closure Notification
 204-224 40 AV NW
 R-CG/R-C2 to H-GO (Housing - Grade Oriented)
 LOC2023-0054

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Find Out More
engage@civicworks.ca
 587.747.0317
 Reference: 204-224 40 AV NW

City of Calgary Application Info:
dmap.calgary.ca

Custom On-site Applicant Signage

Launch Mar 2023 7 months of outreach **Closure Oct 2023**

- HAND-DELIVERED NEIGHBOUR LETTERS**
- OUTREACH EMAIL INBOX + CORRESPONDENCE**
- DIGITAL INFORMATION SESSION (HPCA & City of Calgary)**
- ON-SITE SIGNAGE**
- OUTREACH PHONE LINE + TEAM RESPONSES**
- DETAILED OUTREACH SUMMARY**
- PROJECT MEMO (HPCA & Ward 4 Office)**

5



**Meets almost all
Multi-Residential Infill Criteria**



**Fully aligned with the
North Hill Communities LAP**



**A block from Centre Street
Urban Main Street Corridor**



Application Summary



32

New Homes
in Phase 1



Supplementary Information

Development Vision Phase 1



32 Households
16 Dwelling Units & 16 Secondary Suites



16 Vehicle Parking Stalls



16 Mobility Storage Units / Class 1 Bike Stalls

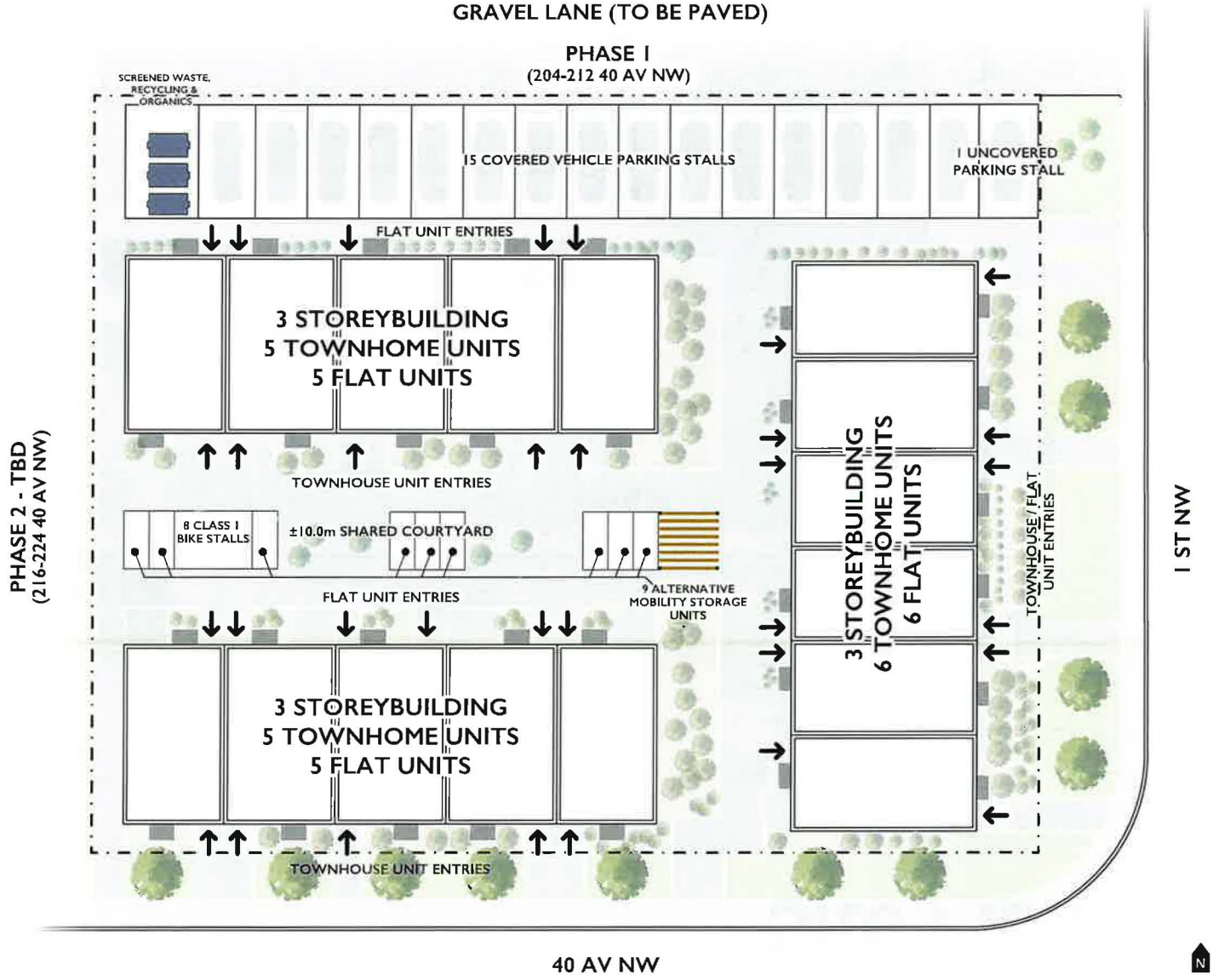


1.5 Maximum Floor Area Ratio

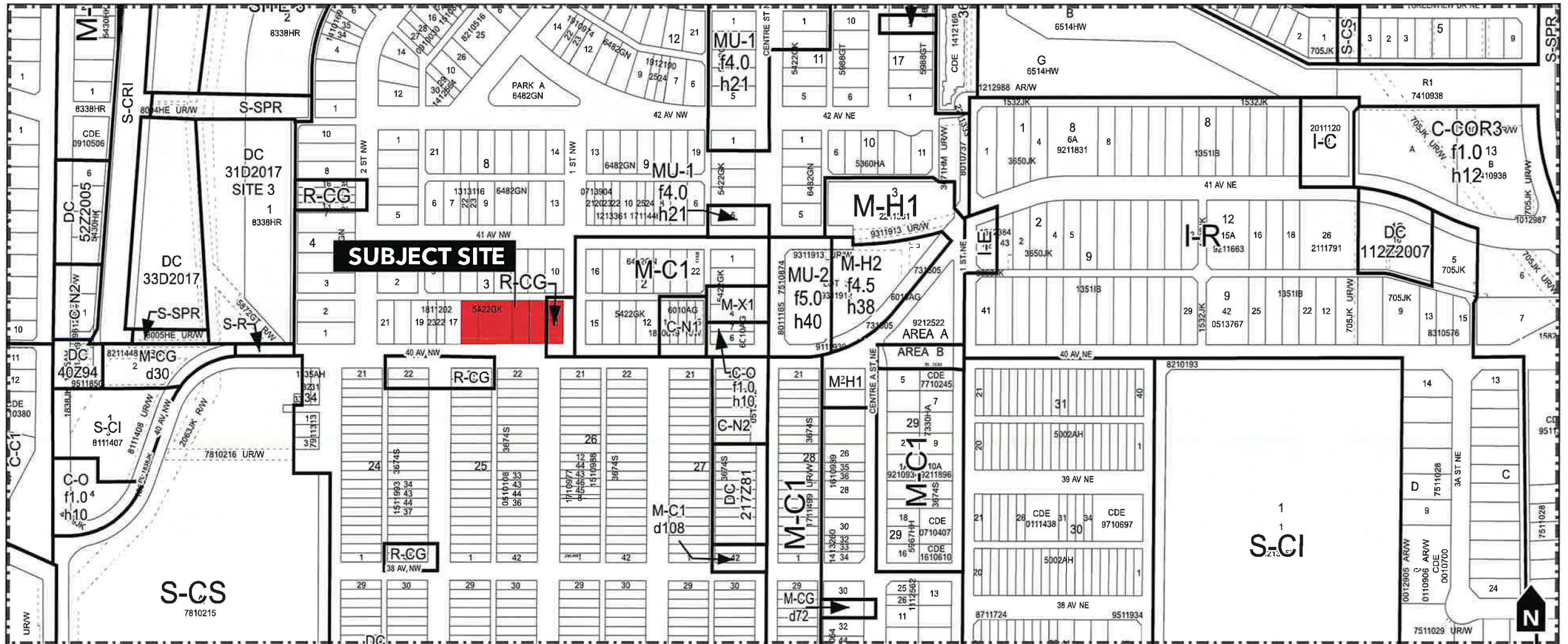


12m Maximum Building Height

Illustrated Site Plan Phase 1



Context Land Use



Context Existing Conditions



Context Existing Conditions



Outreach What We Heard

Who We Heard From

- 2 individuals contacted Applicant Team
- 11 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