

1023 Cameron AV SW

Item 7.2.4 | LOC2022-0122 | CPC2023-1231

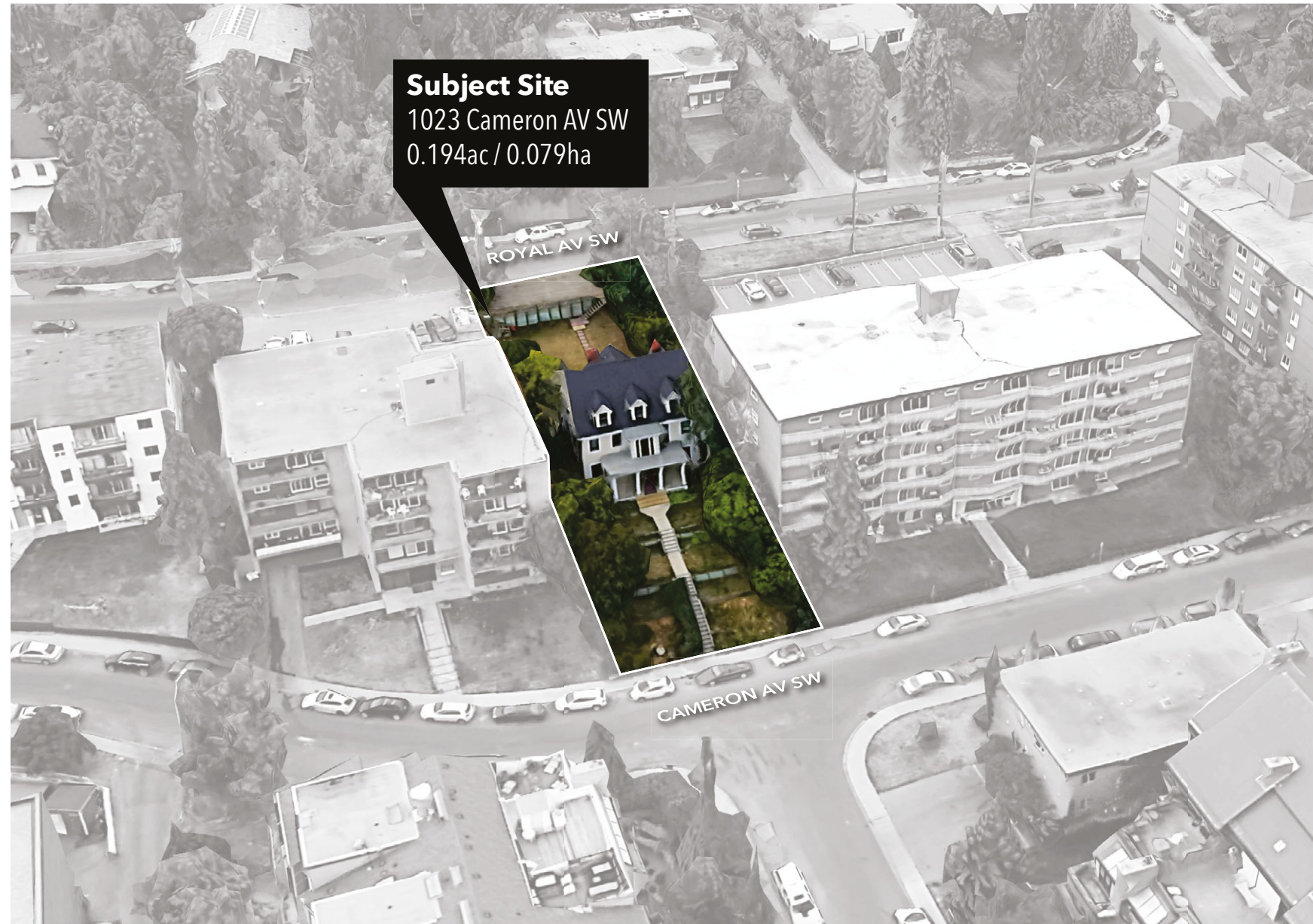
Public Hearing Presentation | February 6, 2024

Prepared by CivicWorks





*Amenity-Rich, Inner City
Policy-Aligned Development*



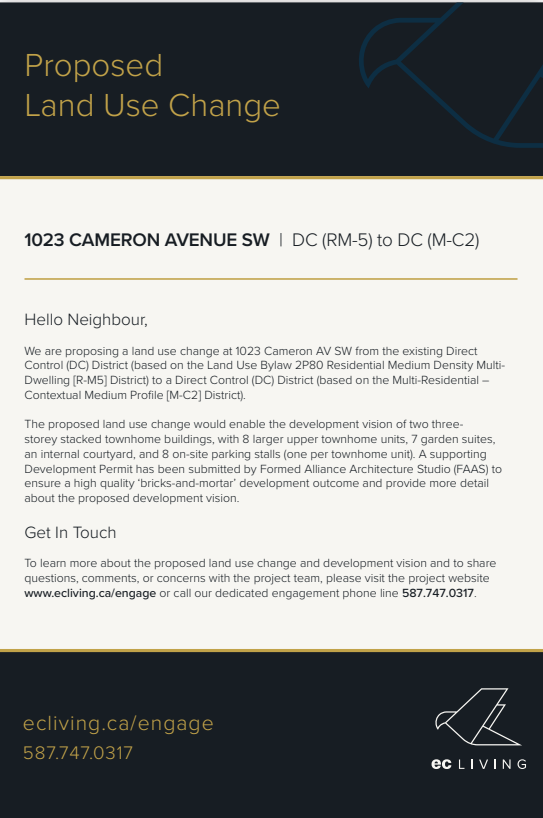
Land Use Redesignation application:
from **DC (RM-5)** to **DC (M-C2)**

- DC addresses unique site
- Already designated as Multi-Residential
- Aligned with surrounding M-C2 context
- Policy Aligned
- Nearby Transit
- Creates 15 New Homes

Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.



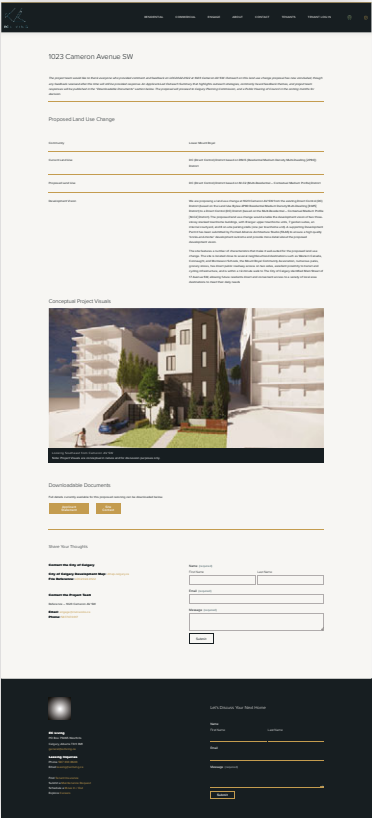
Custom On-Site Signage



Postcards to Neighbours



Outreach Website



Outreach Meetings



Notices & Outreach Summary



Launch March 2022▶ Public Hearing February 2024



Custom On-Site Signage



Dedicated Project Webpage



Notice Memos & Meetings



Postcards to Neighbours



Project Voicemail + Email



Applicant-Led Outreach Summary

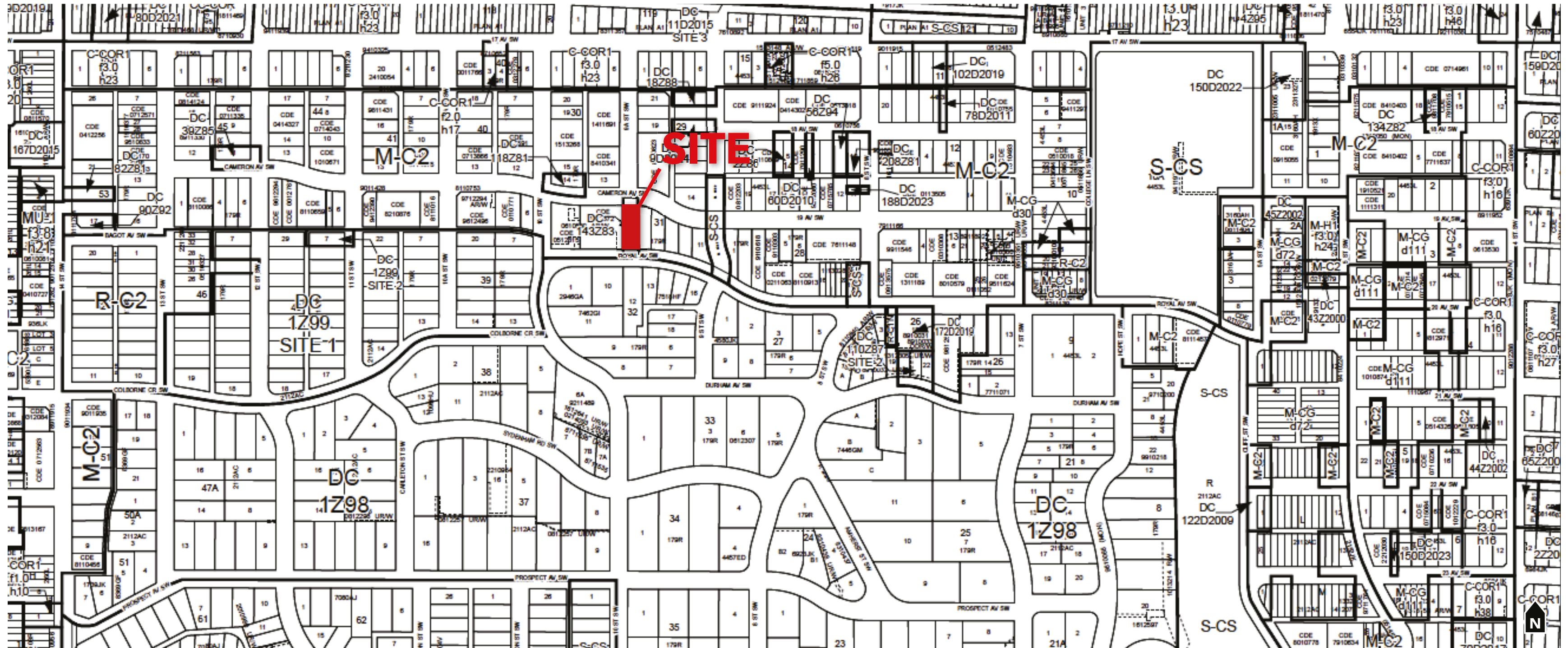


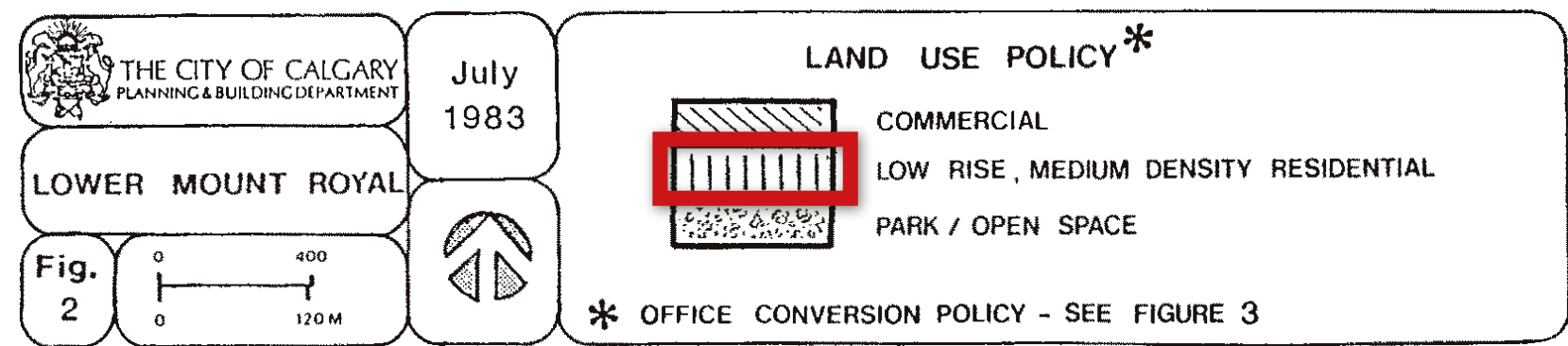
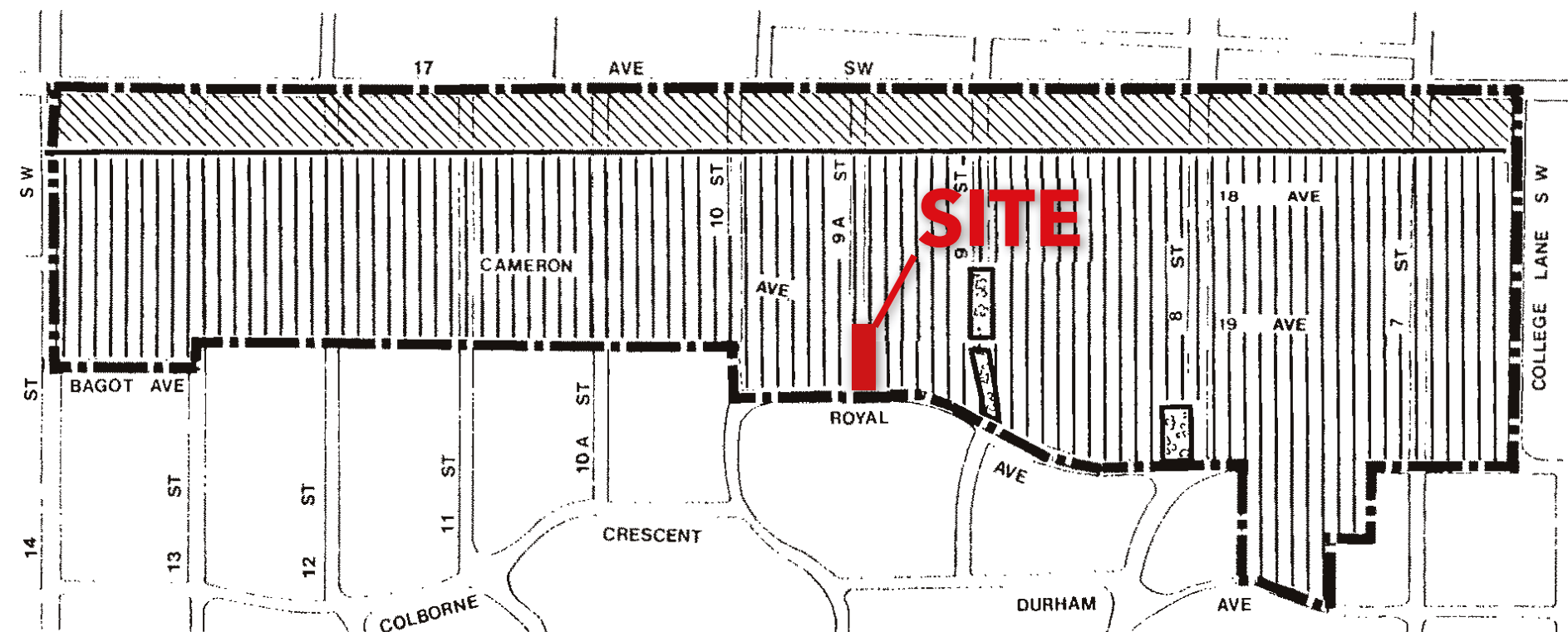
Questions?

Supplemental Slides

Land Use Context

7





*Policy Aligned Low Rise,
Medium Density Residential*



Aerial View looking Southwest



Looking South from Cameron AV SW



Looking East along Cameron AV SW



Looking West along Royal AV SW



Looking North from Front Yard near Cameron AV SW



Looking South from Interior Yard near Royal AV SW



Land Use Application:
from DC (RM-5) to DC (M-C2)

Development Vision:

- Stacked Townhome-Style Buildings
- Medium Scale (16m)
- 8 Townhome Units
- 7 Garden Suites
- 8 Motor Vehicle Parking Stalls
- 16 Class-1 Bicycle Stalls

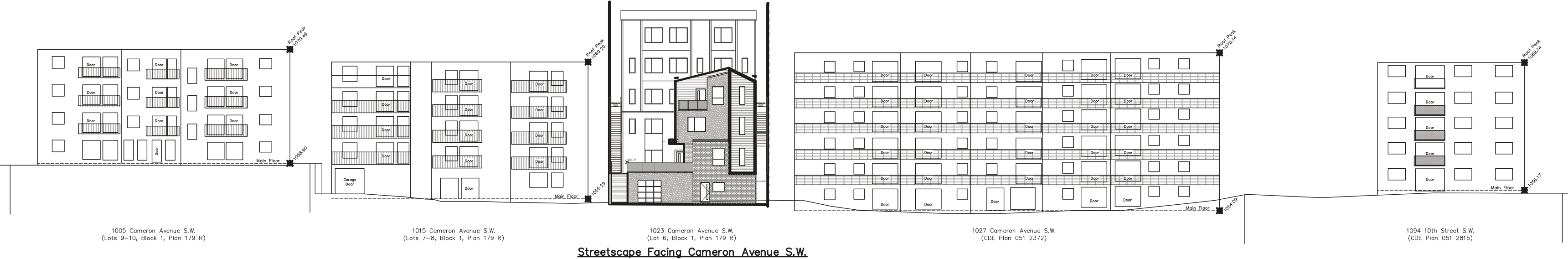
Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.





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Cameron AV SW Contextual Streetscape Elevation



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North Elevations



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South Elevation

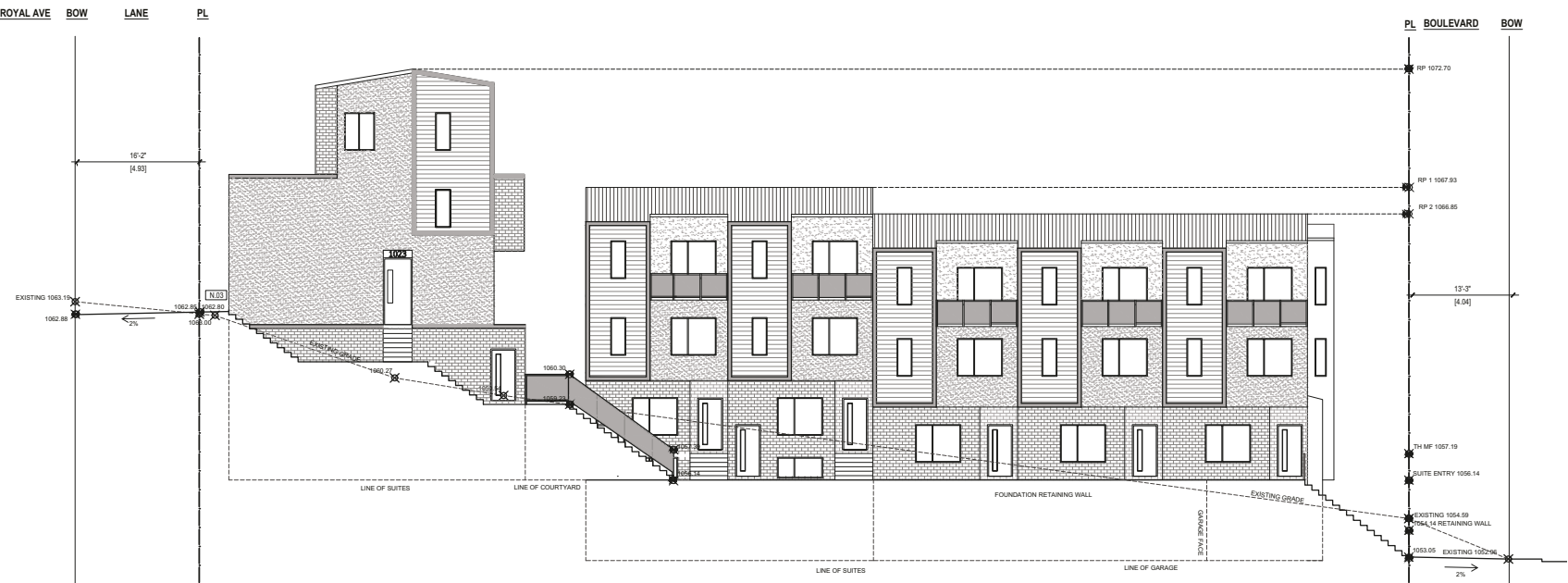


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East Elevations



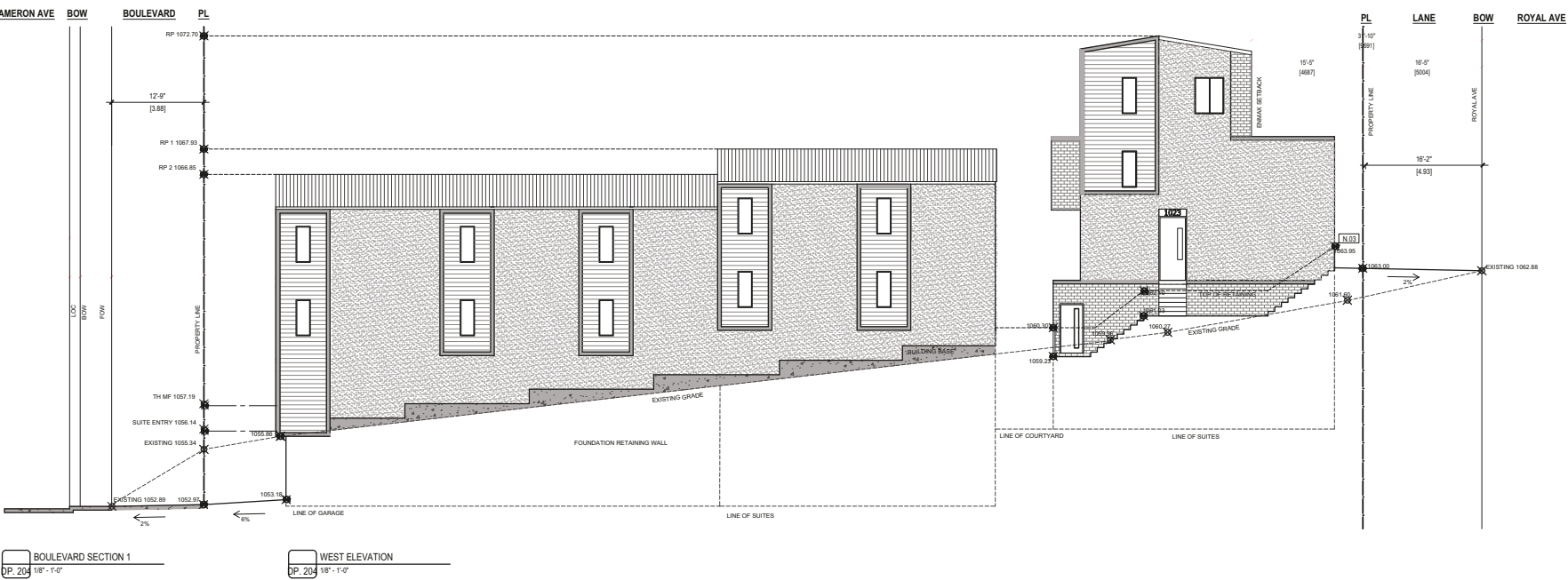
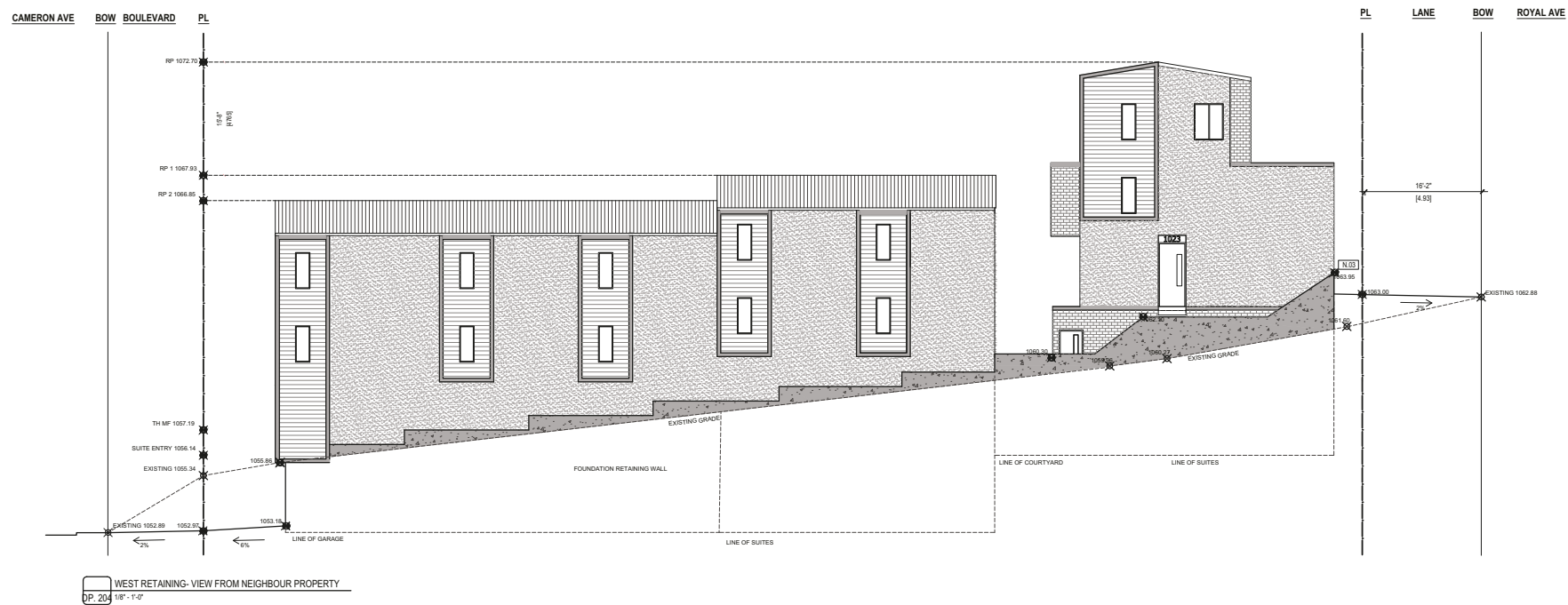
EAST RETAINING- VIEW FROM NEIGHBOURING PROPERTY
DP_202 1/8" = 1'-0"



EAST GUARDRAIL- VIEW FROM EAST WALKWAY
DP_202 1/8" = 1'-0"

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West Elevations

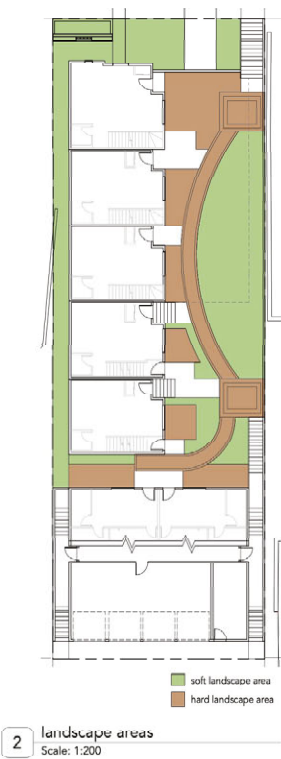


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Landscape Plan



1 overall landscape plan
Scale: 1:125



2 landscape areas
Scale: 1:200

Site Information	
Address:	1022 Cameron Avenue SW Calgary, A.B.
City of Calgary Zoning:	M-C2
Landscape Statistics	
Site Area	787.80 sq.m
Landscape area required	291.49 sq.m
low water landscaping reduction (3%)	3.7% of site
Landscape area provided	303.06 sq.m
	38.47 % of site
soft landscape area	182.32 sq.m. 40.16%
hard landscape area	120.72 sq.m. 20.94%
Tree Requirements	
1 tree per 45 sq.m	
Total	required 6.7 provided 11
Deciduous Trees	
75mm cal	5.1 8.00
50mm cal	2.3 4
Coniferous Trees	
3m height	1.7 3.00
0.8	3.00
Shrub Requirements	
min 200 height or spread	
Total	required 13.5 provided 75
Deciduous	65.00
Coniferous	11.00

Qty	Common Name	Botanical Name
Ornamental Grasses and Groundcovers		
22	Mrs Moon Lungwort	Pulmonaria saccharata 'Mrs. Moon'
6	Purple Dragon Spotted Dead F	Lamium maculatum 'Purple Dragon'
Shrubs		
Coniferous		
11	Arcadia Juniper	Juniperus sabinia 'Arcadia'
Deciduous		
10	Alpine Currant	Ribes alpinum
12	Big Daddy Hosta	Hosta 'Big Daddy'
13	Potomacilla	Potamogeton 'Potomacilla'
18	Praying hands hosta	Hosta 'Praying Hands'
12	Red Chaucer Avicula	Avicula x unicolor 'Paradise'
Trees		
Coniferous		
3	Columnar Spruce	Picea pungens 'Fastigiata'
Deciduous		
1	Ivory Silk Japanese Tree Lilac	Syringa reticulata 'Ivory Silk'
4	Midnight spire Columnar Crabapple	Malus 'Midnight Spire'
1	Top Gun Bur Oak	Quercus macrocarpa 'Top Gun'
2	Tower Poplar	Populus x canadensis 'Tower'

Legend		
trees	shrubs	grasses and groundcovers
columnar blue spruce min 3m height	arcadia juniper min 600mm ht or spread	moon lungwort min #2 container
top gun bur oak min 75mm cal	alpine currant min 600mm ht or spread	purple spotted nestle min #2 container
japanese lilac min 75 mm cal	big daddy hosta min 600mm ht or spread	wood mulch fine ground
tower poplar min 75 mm cal	potomacilla min 600mm ht or spread	artificial turf over parking structure
green wall crabapple min 90 mm cal	praying hands hosta min 600mm ht or spread	rock mulch 200 - 40mm washed round rock
	red garden astilbe min 600mm ht or spread	

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