

Calgary City Council Public Hearing: Item 7.2.33

R-C2 to H-GO

LOC2023-0234 | CPC2023-1257

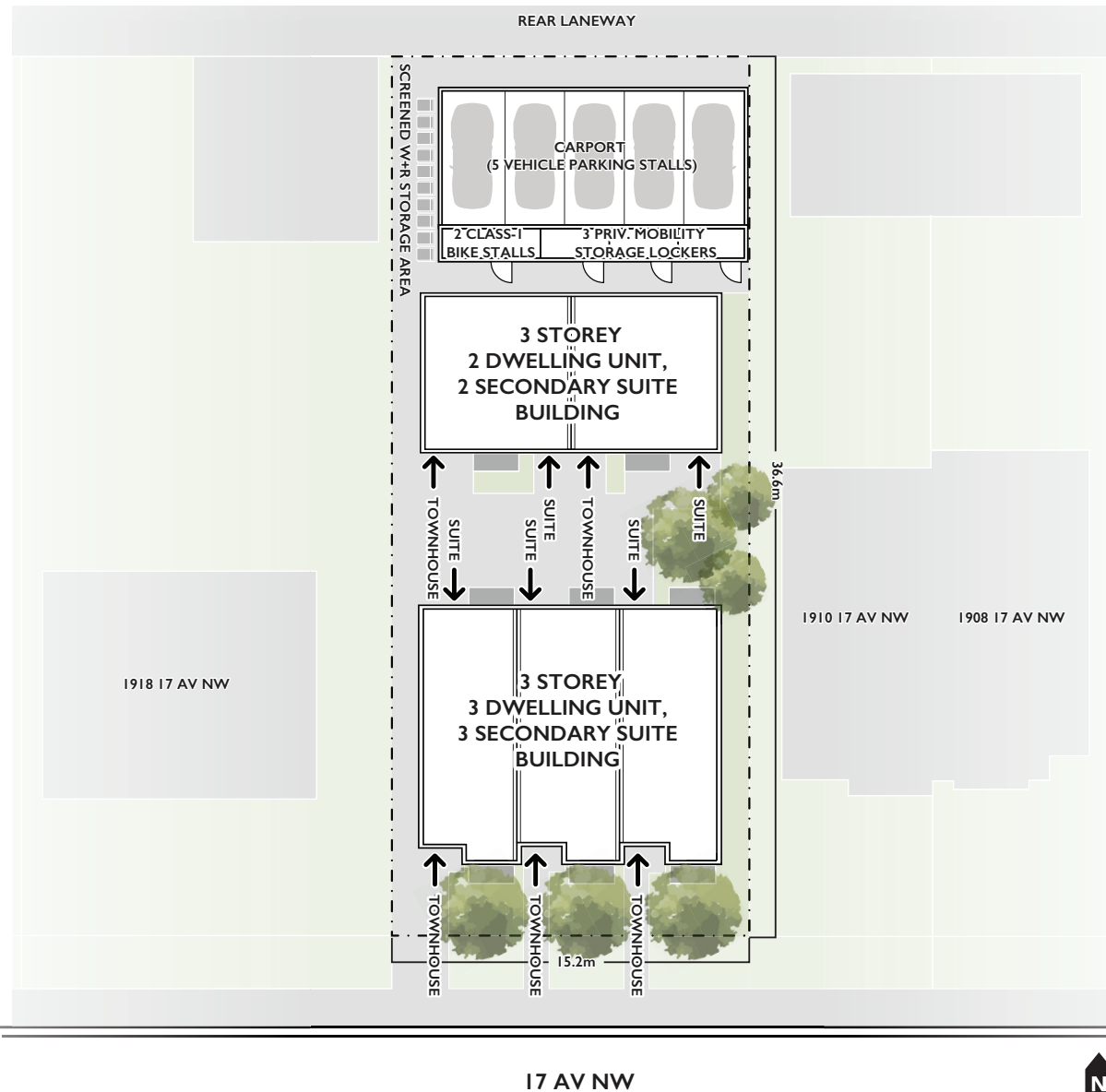
February 6, 2024

Prepared by CivicWorks



10 New Homes for Calgarians

3



Building Typology: 2 Courtyard-Oriented Stacked Townhouse Buildings

Height: 2-3 Storeys, 12 metres

Homes: 10 Homes
5 Townhouses
5 Basement Secondary Suites

Vehicle Parking: 5 Stalls

Mobility/Class-1 Bicycle Storage: 5 Units

Residential Amenity Space: 6.5m wide internal courtyard

Outreach Strategies

4



**OUTREACH EMAIL
INBOX & CORRESPONDENCE**



**OUTREACH PHONE LINE &
TEAM RESPONSES**



APPLICANT-LED OUTREACH SUMMARY



**HAND-DELIVERED NEIGHBOUR
LETTERS TO RESIDENTS WITHIN
200M OF SUBJECT SITE**



CUSTOM ON-SITE SIGNAGE INSTALLED



**PROJECT MEMO & CORRESPONDENCE
(BTCA + WARD 7 OFFICE)**



Thank You

5



Supplementary Slides

City-led Rezoning

Rezoning for Housing

1914R 17 AV NW

Results:1

Rezoning from: R-C2

Rezoning to: R-CG

R-CG is a residential designation that is primarily for rowhouses but also allows for single detached, side-by-side and duplex homes that may include a secondary suite.

Parcel Address: 1914 17 AV NW

Legal Description:

There are 2 registered lots in this parcel.
Plan:8100AF;Block:34;Lot:7
Plan:8100AF;Block:34;Lot:6

Clear search location

Rezoning to:

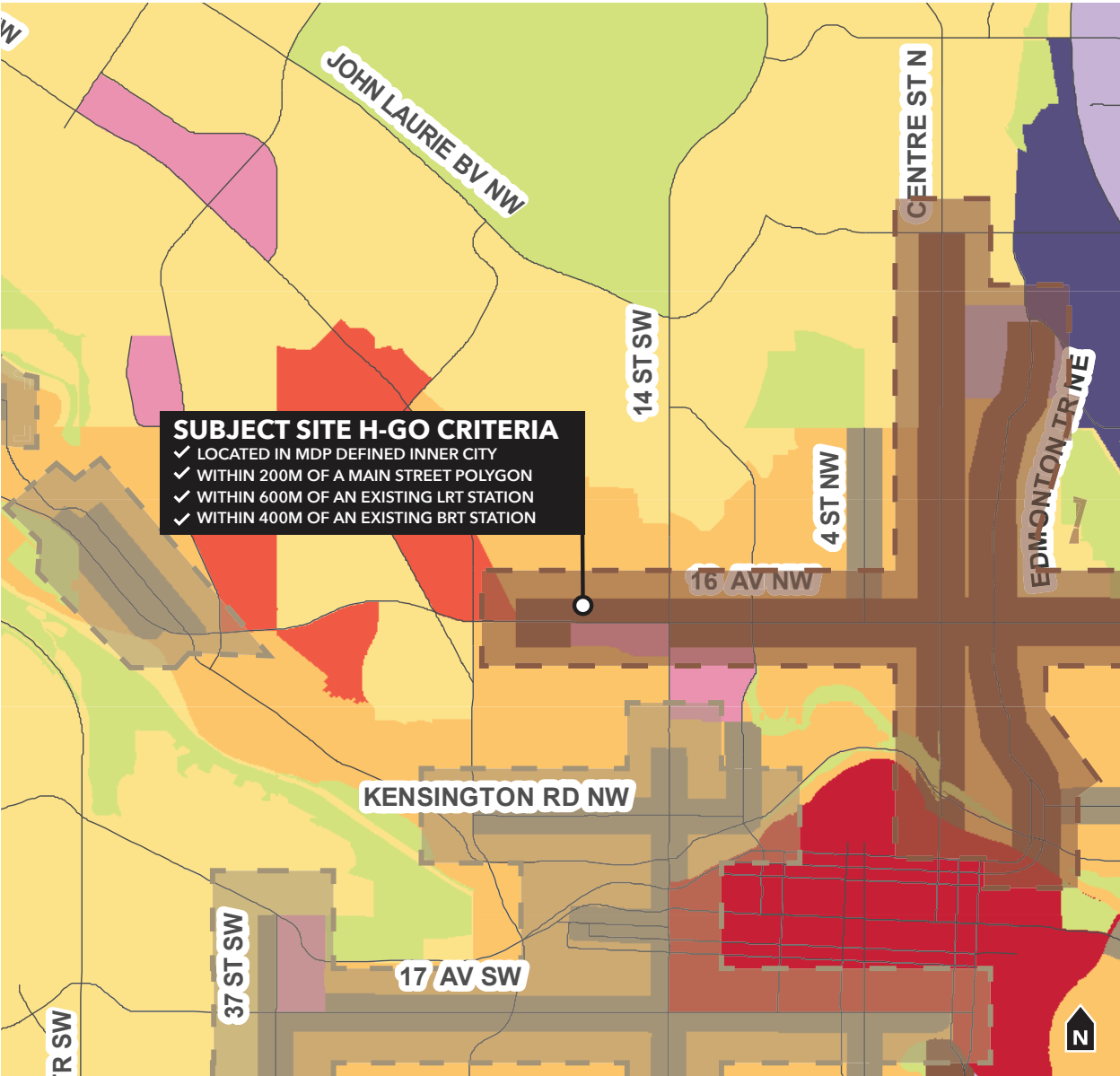
Housing - Grade Oriented (H-GO) District

Residential - Grade-Oriented Infill (R-CG) District

Residential - Low Density Mixed Housing (R-G) District

20 m

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H-GO District Location Criteria

(LAND USE BYLAW 1P2007, PT 15, DIV 1, 1386 (D)(II):

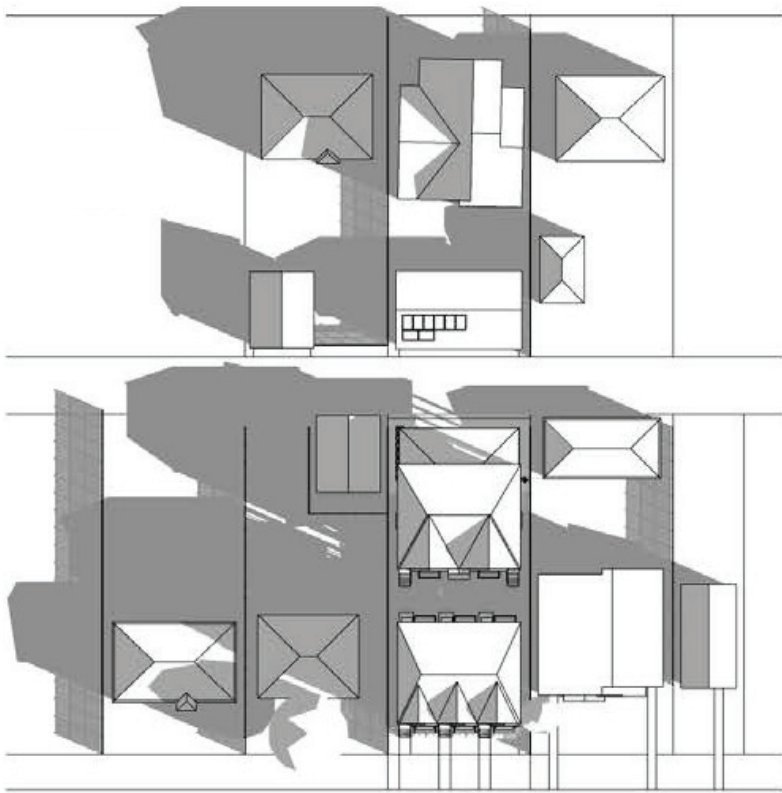
Should only be designated on parcels located within the Centre City or **Inner City** areas identified on the Urban Structure Map of the Calgary Municipal Development Plan and also within one or more of the following:

- 200m of a Main Street or Activity Centre identified on the Urban Structure Map of the Calgary Municipal Development Plan;
- 600m of an existing or capital funded LRT platform;
- 400m of an existing or capital funded BRT station; or
- 200m of primary transit service.

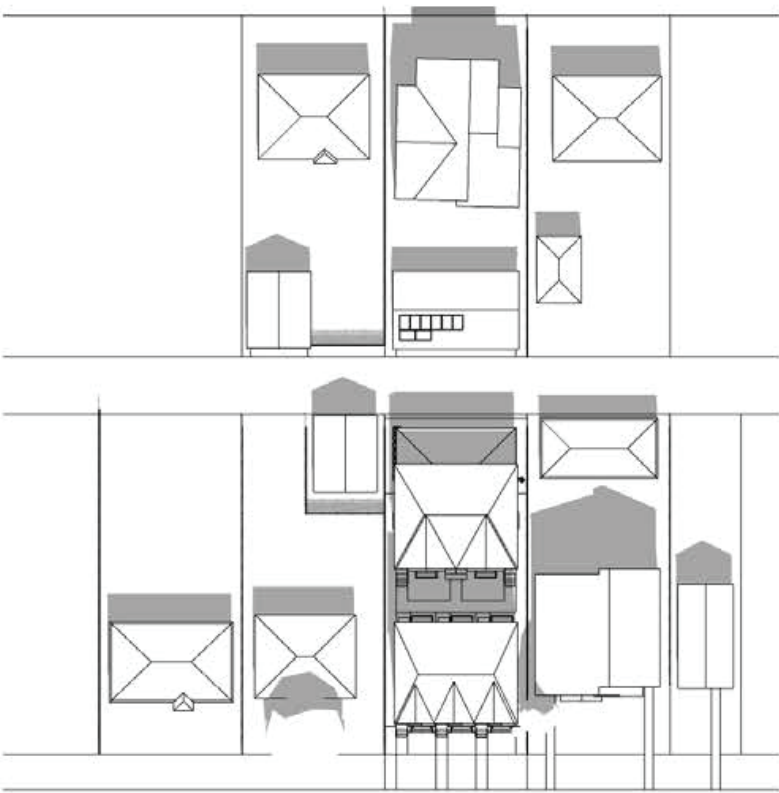
- Inner City
- Urban Main Street
- 200m Urban Main Street Buffer

Sun-Shadow Study

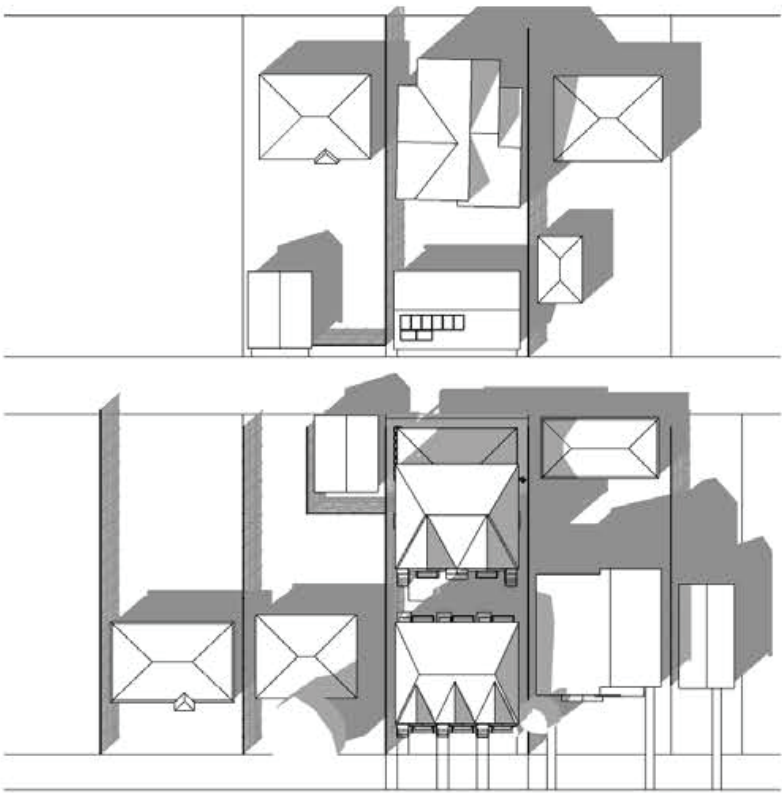
SPRING EQUINOX, March 21 & September 21



9:00AM



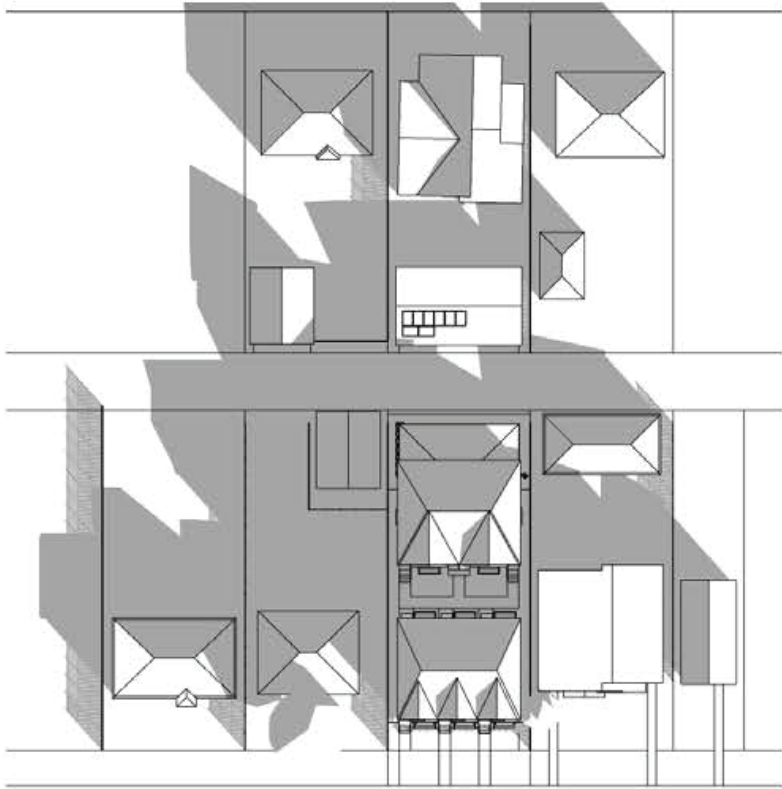
1:00PM



4:00PM

Sun-Shadow Study

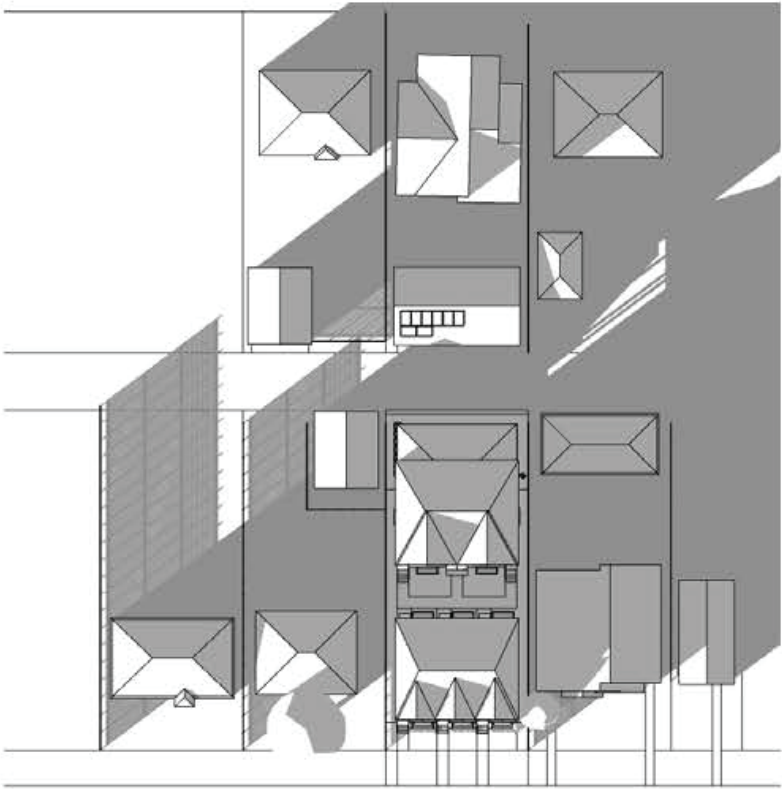
WINTER SOLSTICE, December 21



9:00AM

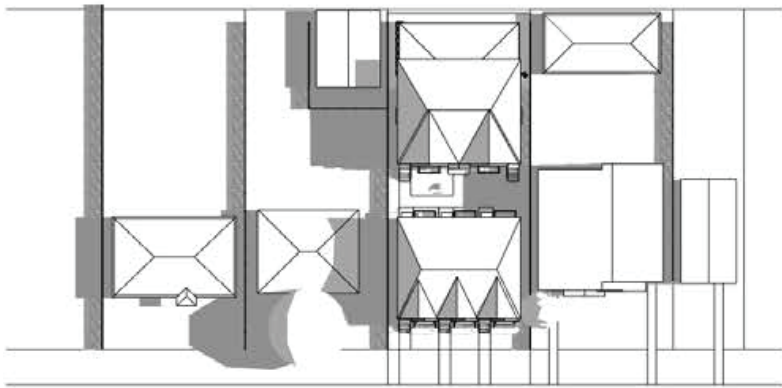


1:00PM

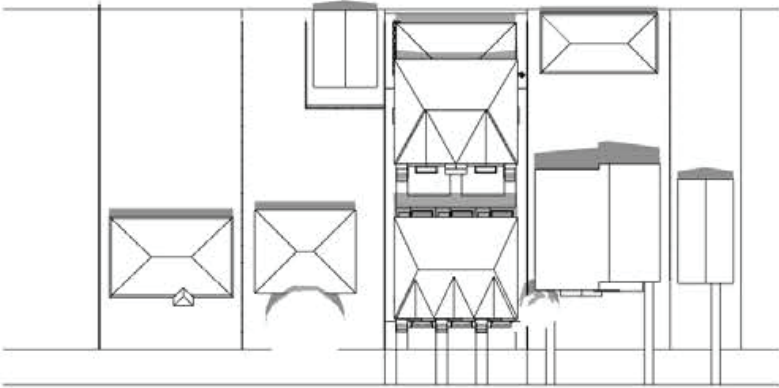
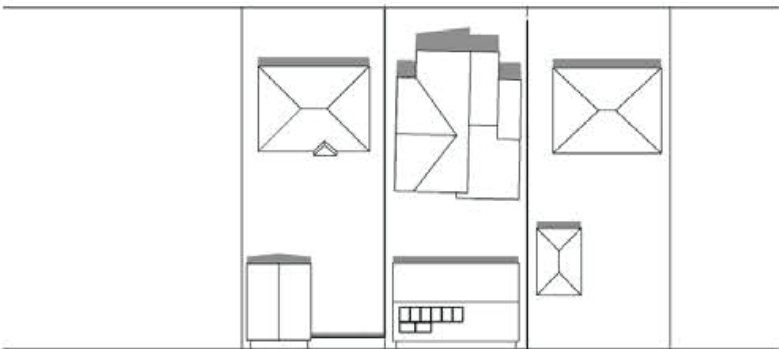


4:00PM

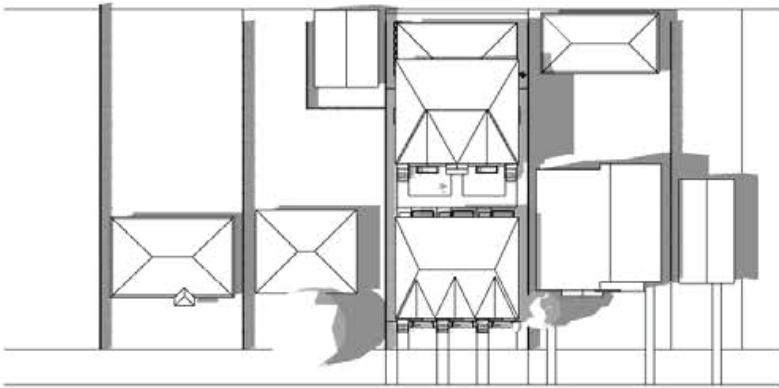
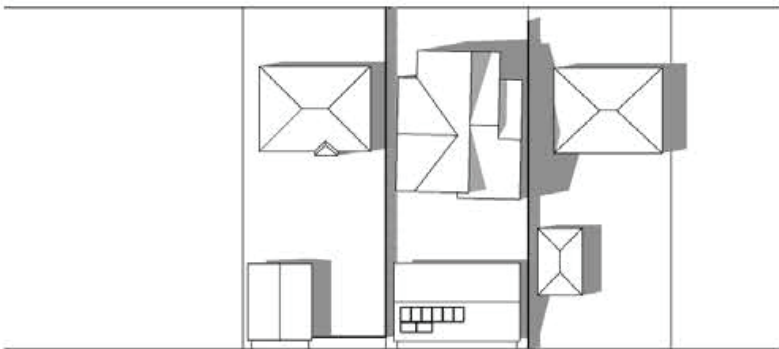
SUMMER SOLSTICE, June 21



9:00AM



1:00PM



4:00PM



Site Photos



Looking North from 17 AV NW



Looking West from 17 AV NW



Looking East from 17 AV NW



Looking Southwest from rear lane



Looking South from rear lane



Looking Southwest from rear lane