

1931 26 AV SW

R-C2 to R-CG | LOC2023-0224 | CPC2023-1182

Item 7.2.8

Prepared on Behalf of
RNDSQR



RNDSQR



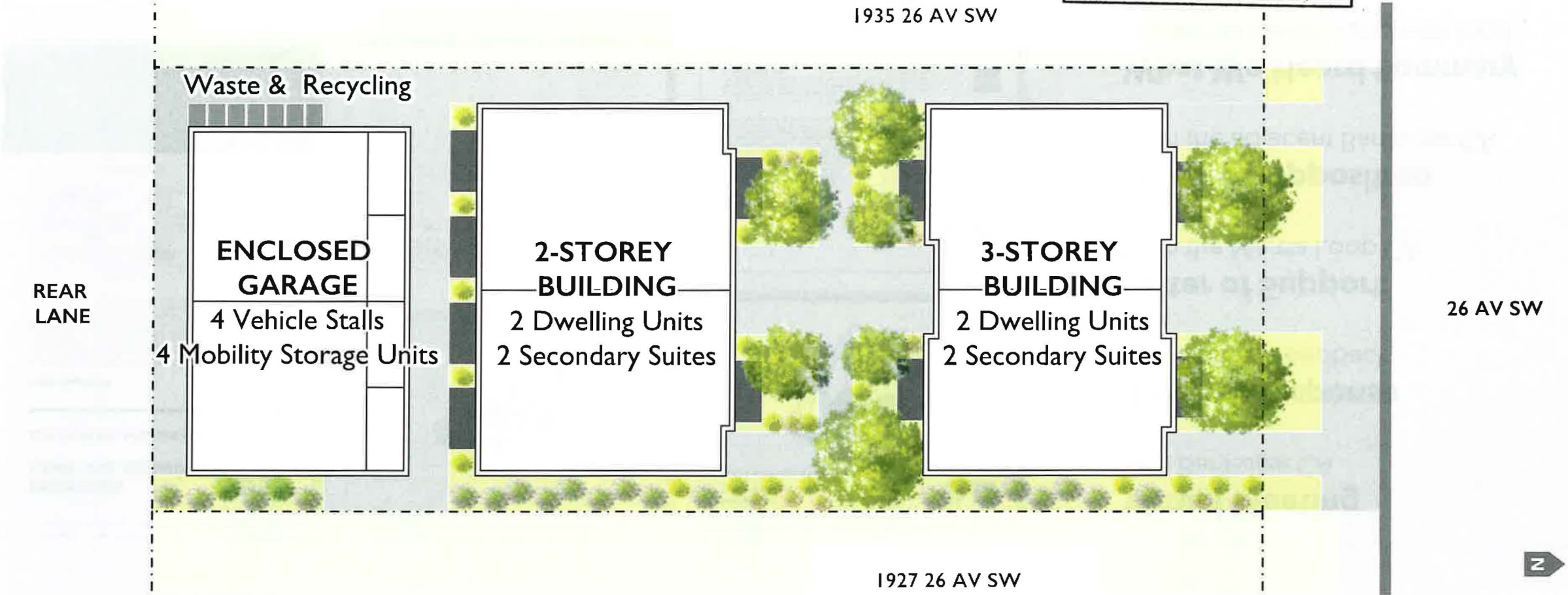
Site Context + Amenity Provision



**26 AV SW Collector Roadway
with Future Improvements**

Site Plan + Statistics

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 JAN 16 2024
 ITEM: 7.2.8 - CPC 2023-1182
Distrib- Presentation 2
 CITY CLERK'S DEPARTMENT




11m Maximum Building Height
75 uph Maximum Density

4 Dwelling Units
4 Secondary Suites

4 Vehicle Parking Stalls
4 Mobility Storage

8 New Homes

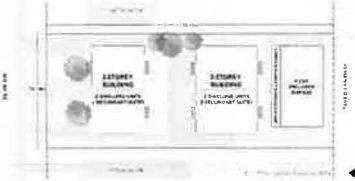
Communications + Outreach

PROPOSED LAND USE CHANGE 

1931 26 AV SW | R-C2 to R-CG


Hello, Neighbour!

We are proposing a land use change at 1931 26 AV SW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Residential - Grade-Oriented Infill (R-CG) District. The proposed land use change would enable a development vision that includes a total of 4 Townhome Dwelling Units and 4 Secondary Suites within a 2+3 storey built form, along with 4 associated parking stalls (one per Townhome) and 4 private mobility storage units (one per Suite) all within an enclosed garage accessed via the rear lane.

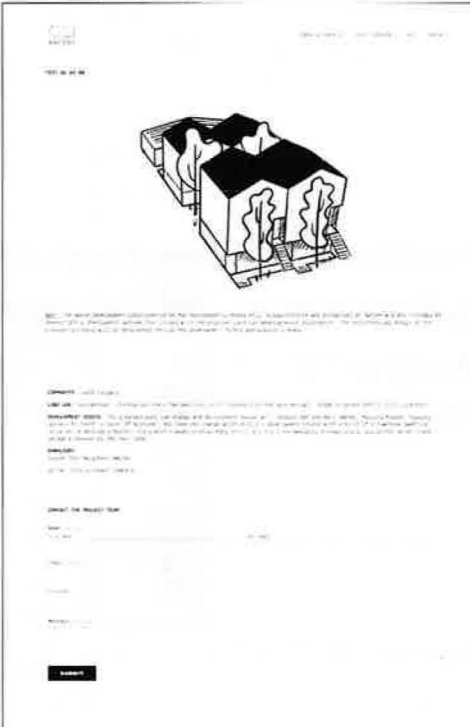


Get In Touch

If you have any questions, comments, or concerns, please visit www.engageRND5QR.com or phone 587-747-6317.




Custom On-Site Sign

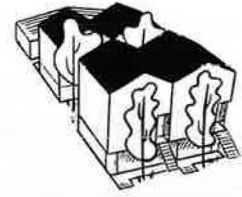


Project website content including a 3D architectural rendering of the proposed townhome development, project details, and contact information.

Project Website

PROPOSED LAND USE CHANGE 

1931 26 AV SW | R-C2 to R-CG



PROPOSED LAND USE CHANGE 


1931 26 AV SW | R-C2 to R-CG

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Hand-Delivered Mailers

Virtual Meeting
with Bankview CA

1 Direct Response
with Postive Feedback

Letter of Support
from the Marda Loop CA

Letter of Opposition
from the adjacent Bankview CA

What We Heard Summary
shared on website and with local
Community Associations



Conclusion



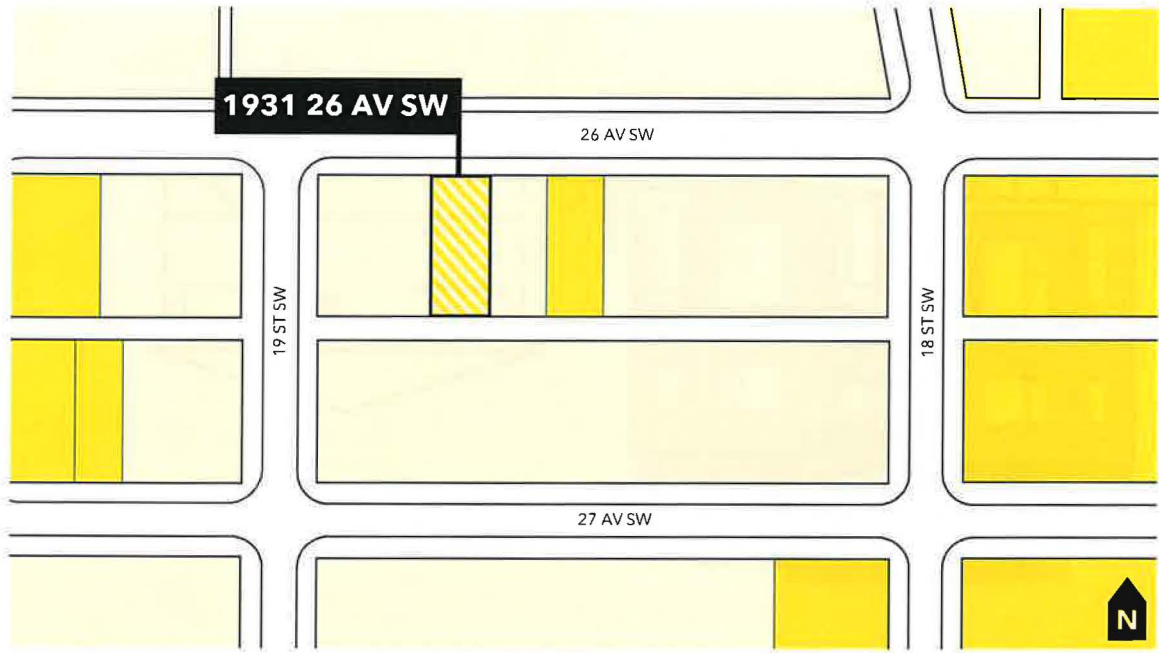
***8 New Homes along the
26 AV SW Collector Roadway
with Mobility Improvements***

Supplementary



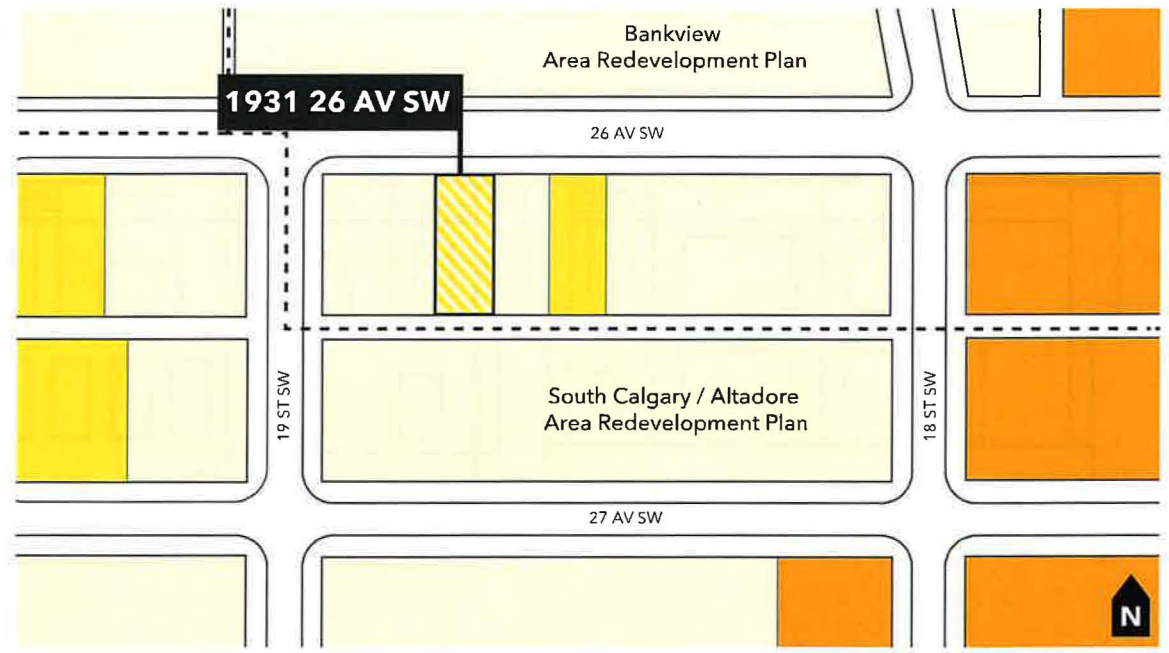
FAAS

Land Use Change + Minor Policy Amendment



R-C2 Multi-Residential Districts (M-CG, M-C1, M-C2)

R-C2 to R-CG
Land Use Change



Conservation Low Density Residential / Conservation & Infill Medium Density

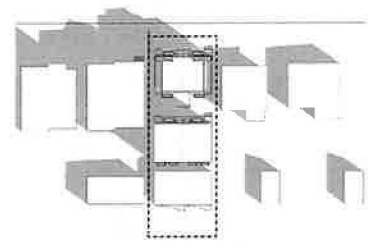
Conservation to Conservation & Infill
Minor Policy Amendment (Bankview ARP)

26 AV SW Streetscape

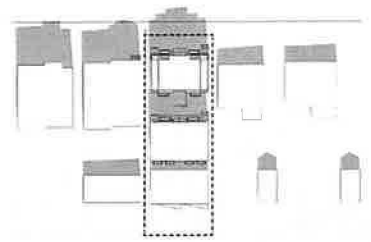


Sun-Shadow Study

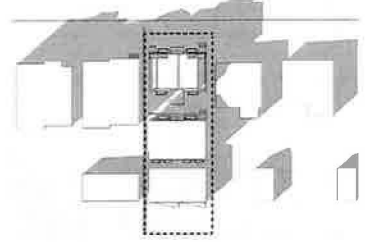
March 21



9:00am

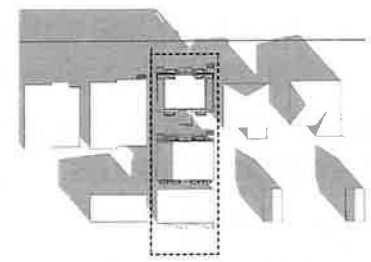


12:00pm

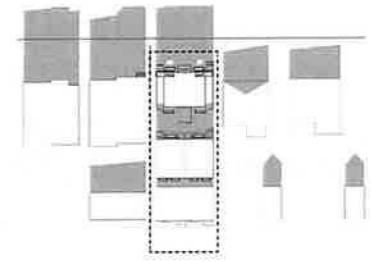


3:00pm

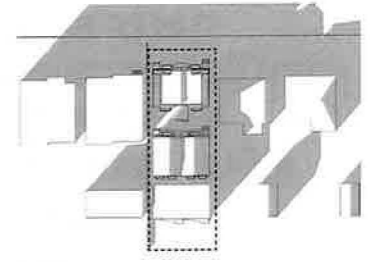
December 21



9:00am

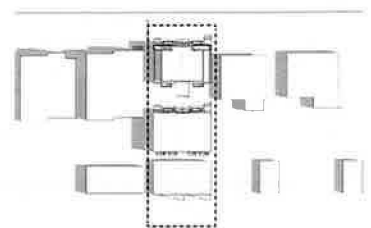


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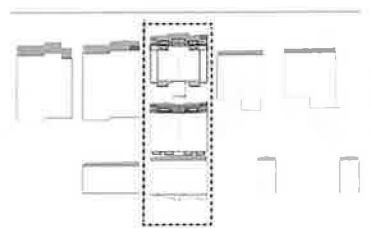


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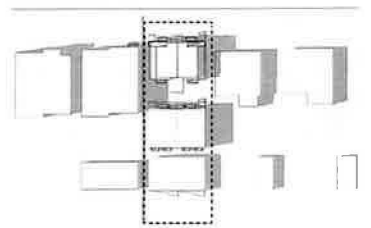
June 21



9:00am

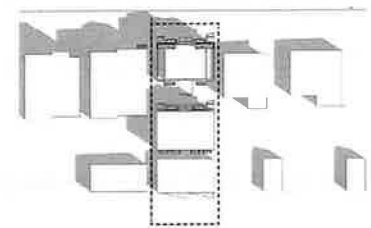


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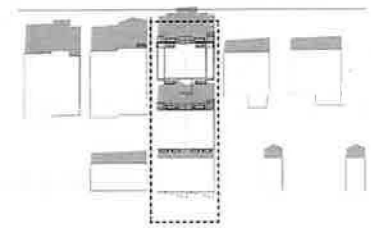


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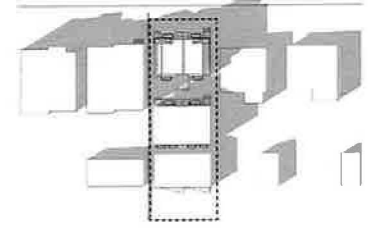
September 21



9:00am



12:00pm



3:00pm

Bankview Area Redevelopment Plan

Land Use Policy Map



LEGEND

- Conservation
- Conservation & Infill
- Medium Low Density
- Medium Density
- Neighbourhood - Mid-Rise
- Park School and Recreation
- Study Area Boundary

Conservation and Infill Land Use Policy

The intent within these areas is to improve existing neighbourhood quality and character as described in the conservation policy, while permitting limited low profile redevelopment to occur. Housing may be preserved and enhanced through maintenance and renovation. As an encouragement to retain existing structures, conversion to two units on lots less than 15 metres (50 feet) is permitted. Alternately, housing may be replaced by developments which relate to surrounding dwellings and enhance the character of the street. **Acceptable redevelopment would include single and two family dwellings and small multi-dwelling infill projects. Maximum density in new developments should not exceed 75 units per net hectare (30 units per net acre).**

Site Photos



Nearby Multi-Residential Developments



1923 26 AV SW (same block)

- Active Development Permit
- 4 Dwelling Units / 4 Secondary Suites



CREDO - 1820 26 AV SW (200m)

- Completed
- 125 Units

Courtyard Visualization



Axometric Perspective



Greater Site Context



