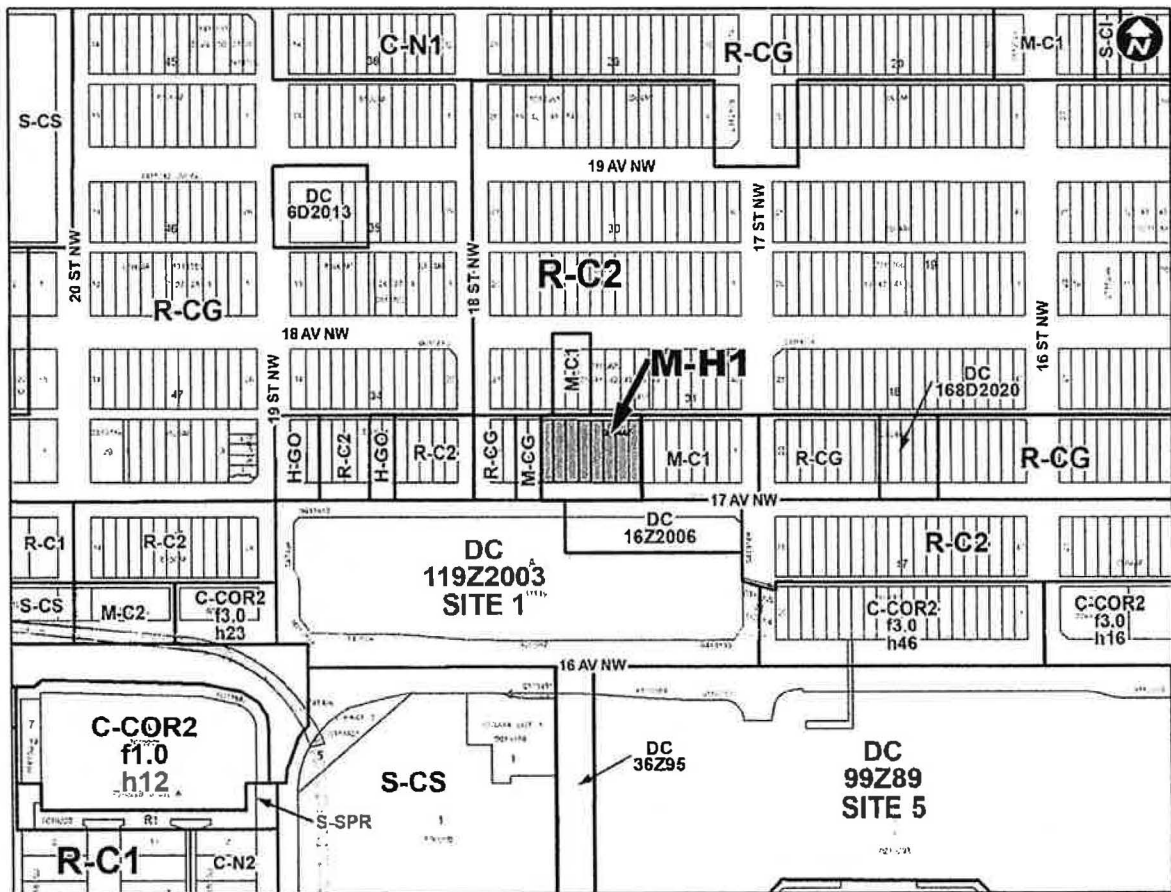


Members of the public wishing to address Council, on any public hearing matter on this Agenda, may participate remotely and pre-register by contacting the City Clerk's Office electronically at www.calgary.ca/publicsubmissions.

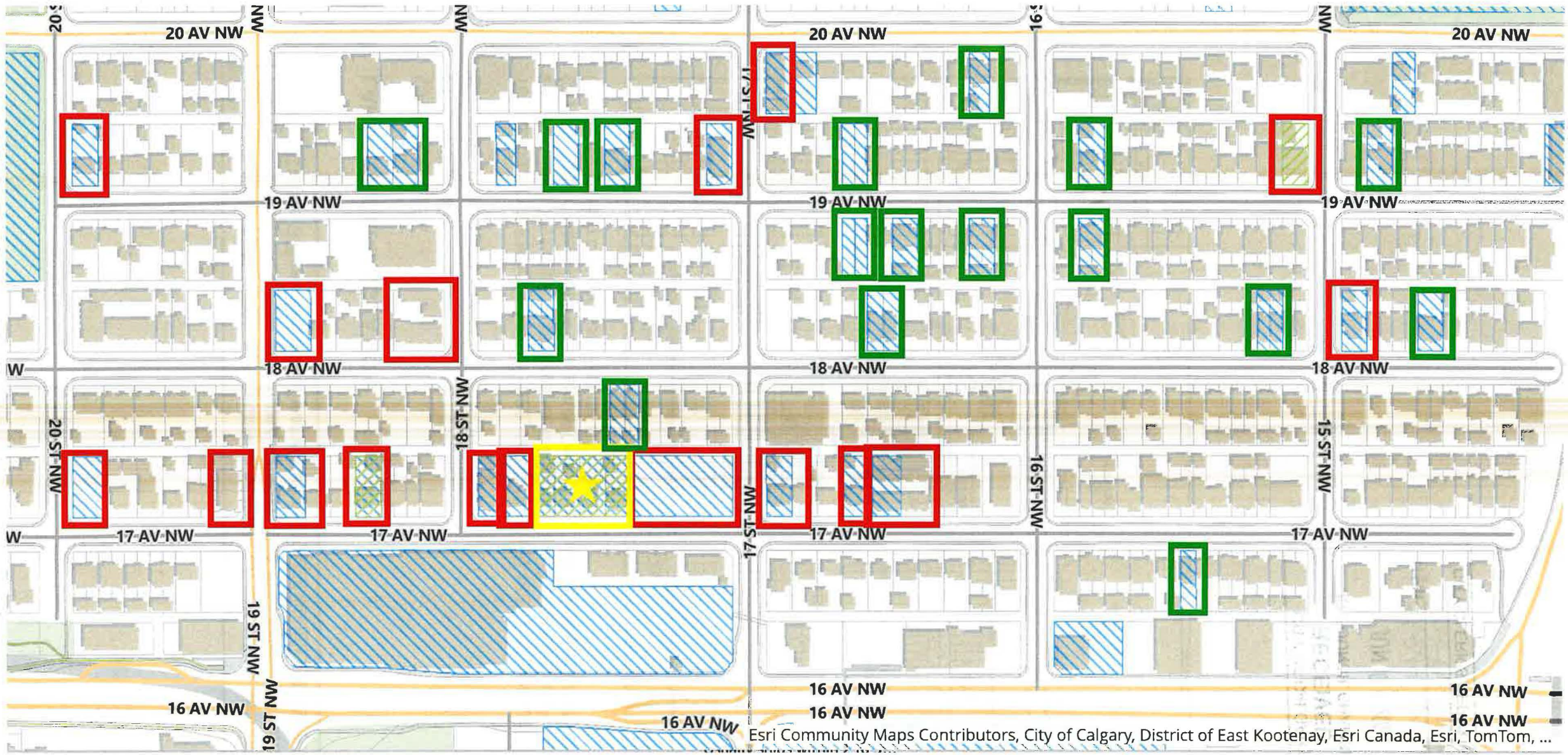
LAND USE REDESIGNATION

CAPITOL HILL LOC2023-0405 BYLAW 170D2024

To redesignate the land located at 1820, 1824, 1828 and 1832 – 17 Avenue NW (Plan 2864AF, Block 31, Lots 9 to 16) from Multi-Residential – Contextual Low Profile (M-C1) District and Residential – Contextual One / Two Dwelling (R-C2) District to Multi-Residential – High Density Low Rise (M-H1) District



CITY OF CALGARY
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IN COUNCIL CHAMBER
JUN 04 2024
ITEM: *7.2.14 CR2024-0445*
Distro presentation 3
CITY CLERK'S DEPARTMENT



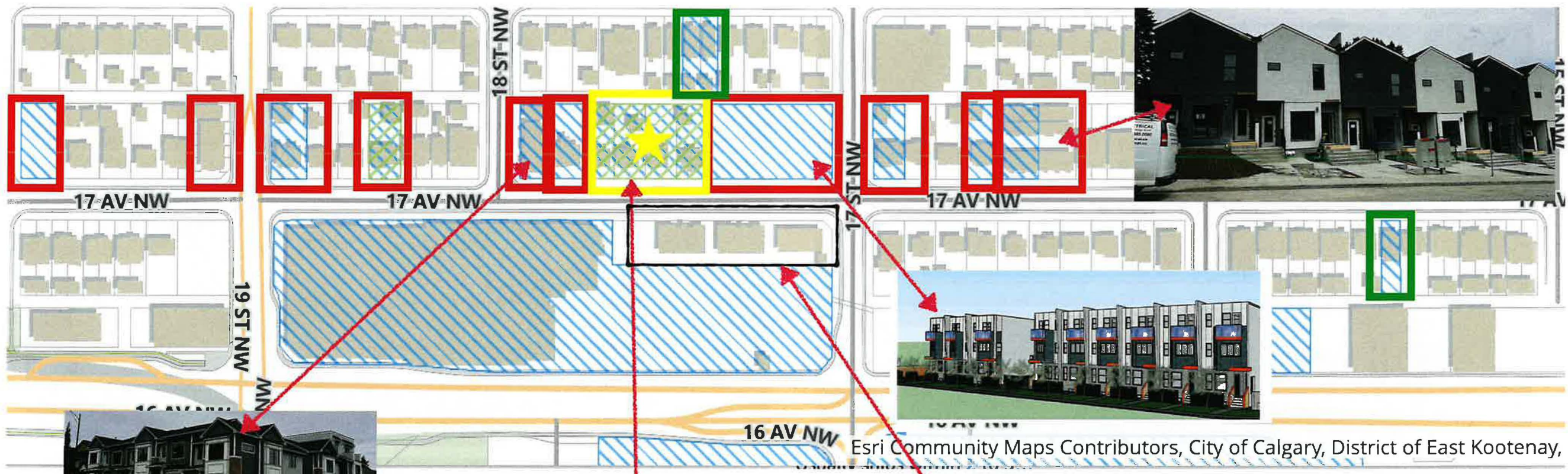
Town Homes (3 story)



Semi or Detached Infills (2 story)



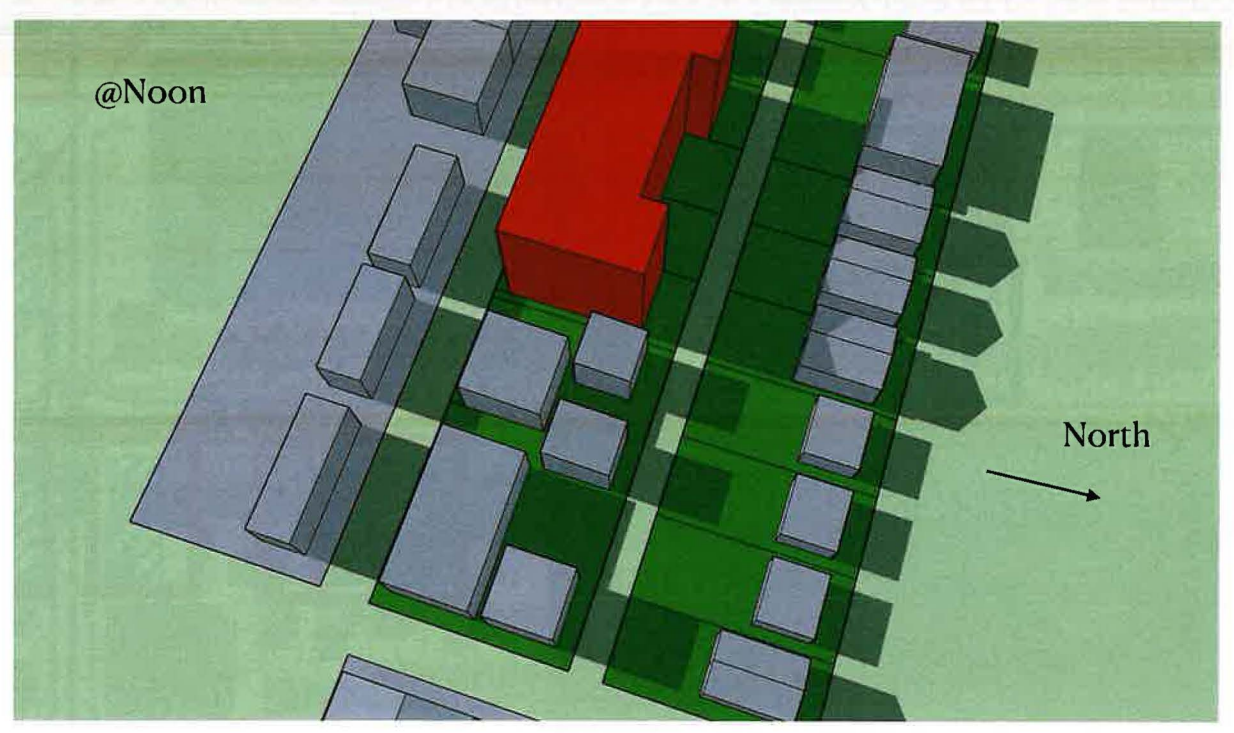
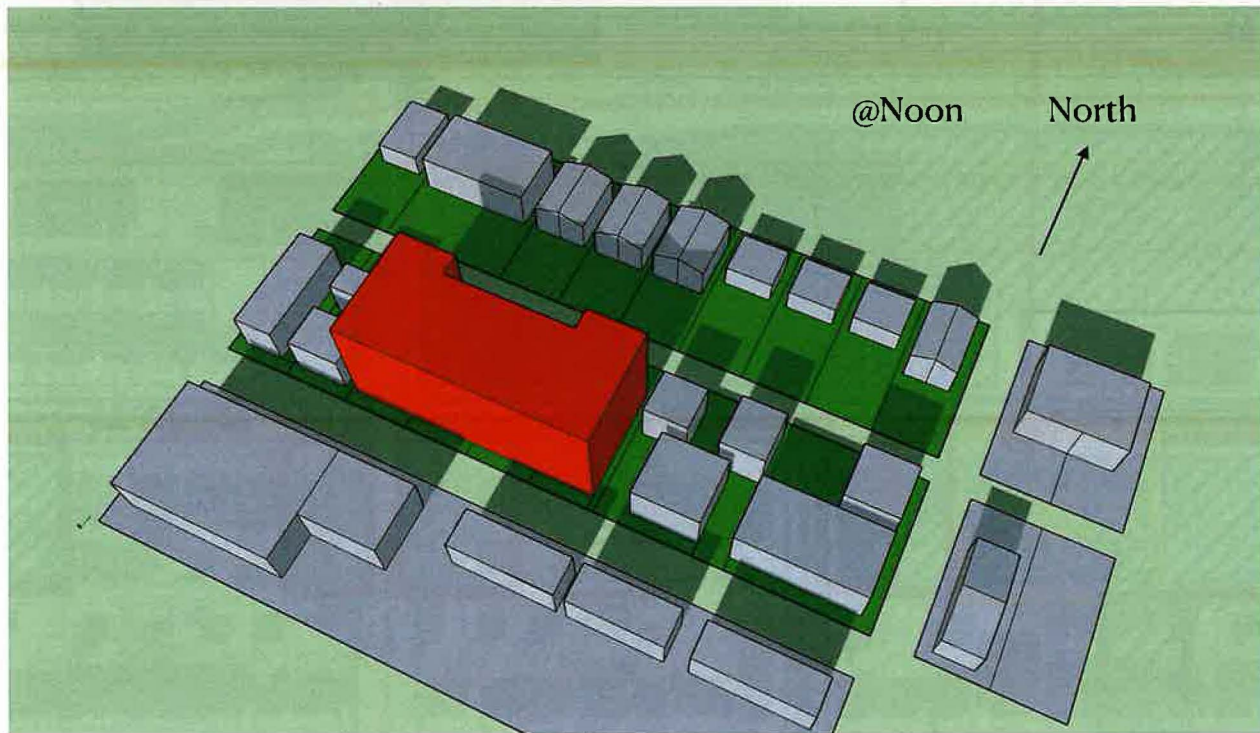
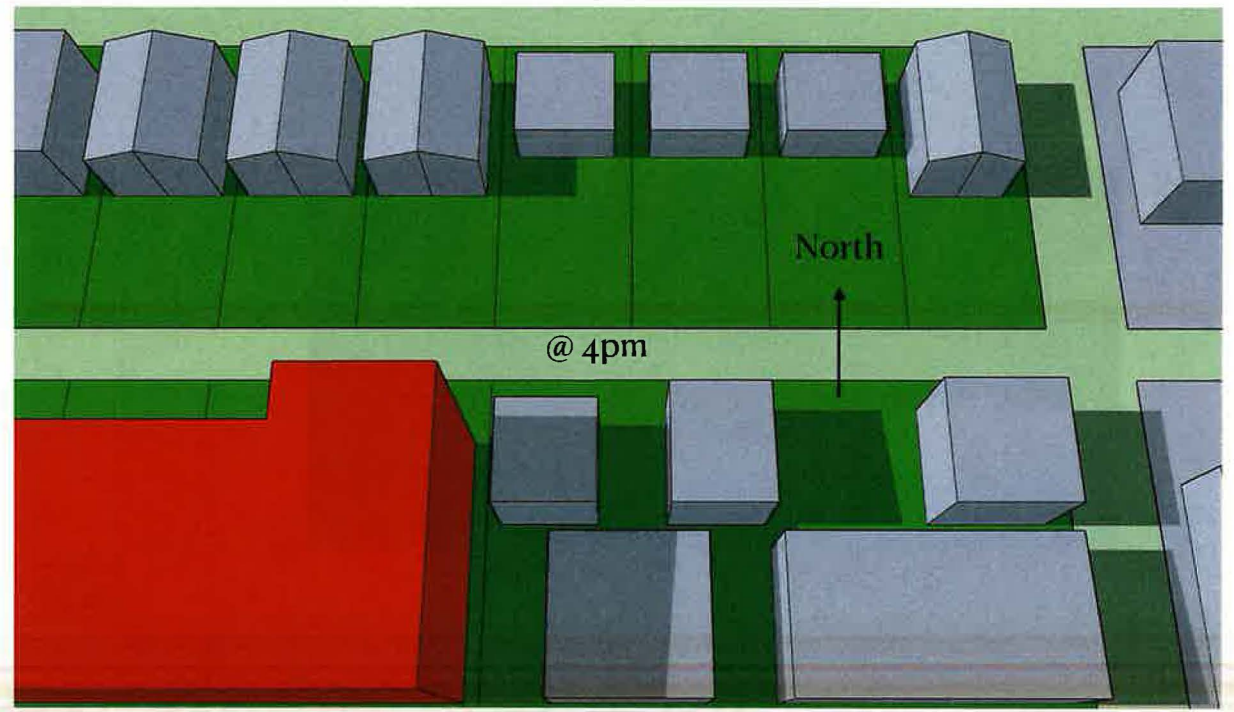
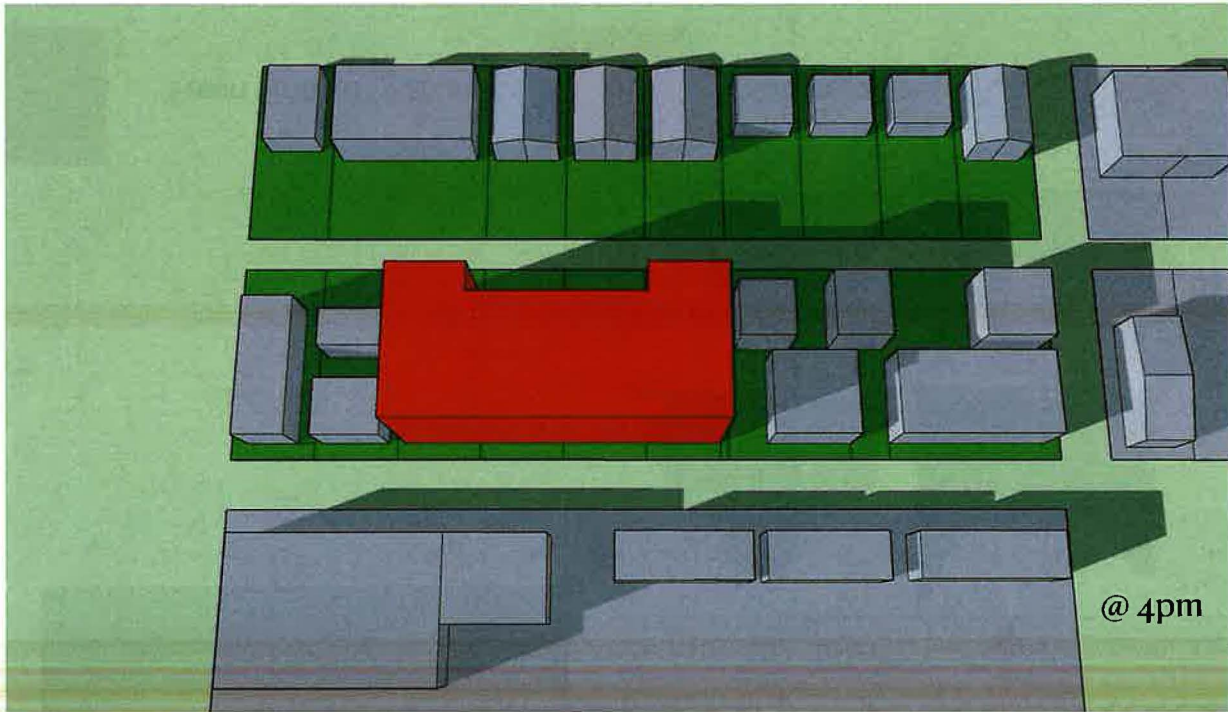
Subject site



Town Homes (3 story)



Subject site



Calgary



PLANNING & DEVELOPMENT
www.calgary.ca/development

17 & 17 REAL ESTATE HOLDINGS INC.
1615 21A ST NW
CALGARY, AB
T2N 2M7

8201

Application For Land Use Amendment: LOC2023-0405

Location : 1820 17 AV NW1824 17 AV NW1828 17 AV NW1832 17 AV NW

The City of Calgary has received an application for a Land Use Amendment on the subject property highlighted on the attached sketch. As the owner of an adjacent property, you may wish to submit written comments on the application.

The application proposes to redesignate the land use for the property listed above:

From: M-C1, R-C2
To: MU-1, MU-1

Learn more or comment at: www.calgary.ca/development or 403.268.5311

This application is currently being circulated to City departments, external referees and all adjacent owners. Circulation comments will be duly considered and a recommendation on the application will go forward to the Calgary Planning Commission.

The Calgary Planning Commission will review the application and make a recommendation to be forwarded to a public hearing of City Council for the final decision. You will be notified by letter when this item is scheduled to be heard at the public hearing and how you can be involved in the process should you wish to make representation to City Council, either in person or by filing a written submission.

If you have any comments regarding this Land Use Amendment application, please send your written response by March 6, 2024 to:

JULES HALL File Manager IMC# 8073
800 Macleod Trail SE P.O. Box 2100, Postal Station 'M' Calgary, Alberta T2P 2M5
Phone: 587-284-7444 Email: Julian.Hall@calgary.ca

Land Use Redesignation

We are currently accepting comments for input on this review



Summary



About



Status



Contact

determined later at the development permit review stage.

Existing Designations

Multi-Residential - Contextual Low Profile District (M-C1)

Proposed Designations

Multi-Residential - High Density Low Rise District (M-H1)

M-H1 is a multi-residential designation that is primarily for 4 to 8 storey apartment buildings that may include commercial storefronts.

**COMMUNITY
OPEN HOUSE
ENGAGEMENT**
2024-03-06
**CAPITOL HILL
COMMUNITY
ASSOCIATION**
1531 21 AVE NW

Drop-in from 6:00 to 8:00 PM
Wednesday, March 6, 2024

Please join us to provide feedback for the
following application:
LOC2023-0405 (1820 to 1832 17 AVE NW)

engagement @ ckarch.ca

2 East
1/8" = 1'-0"

1 South
1/8" = 1'-0"



- Overall Height 73' - 11 3/8"
- Roof 52' - 8 1/4"
- Level 6 51' - 4 7/8"
- Level 5 41' - 1 1/2"
- Level 4 30' - 10 1/8"
- Level 3 20' - 9 3/4"
- Level 2 10' - 3 3/8"
- Level 1 0"

PROJECT TO ARCHITECT

DATE:

PROJECT

casola koppe
ARCHITECTS LLP

546 500 - 1410 1st Street NW, Calgary AB T2R 1V8
P 403 267 9960 F 403 267 9962 info@casola.com

PROJECT NAME AND ADDRESS

CAPITOL HILL APARTMENTS
1920 to 1932 17 AVE NW

DATE:

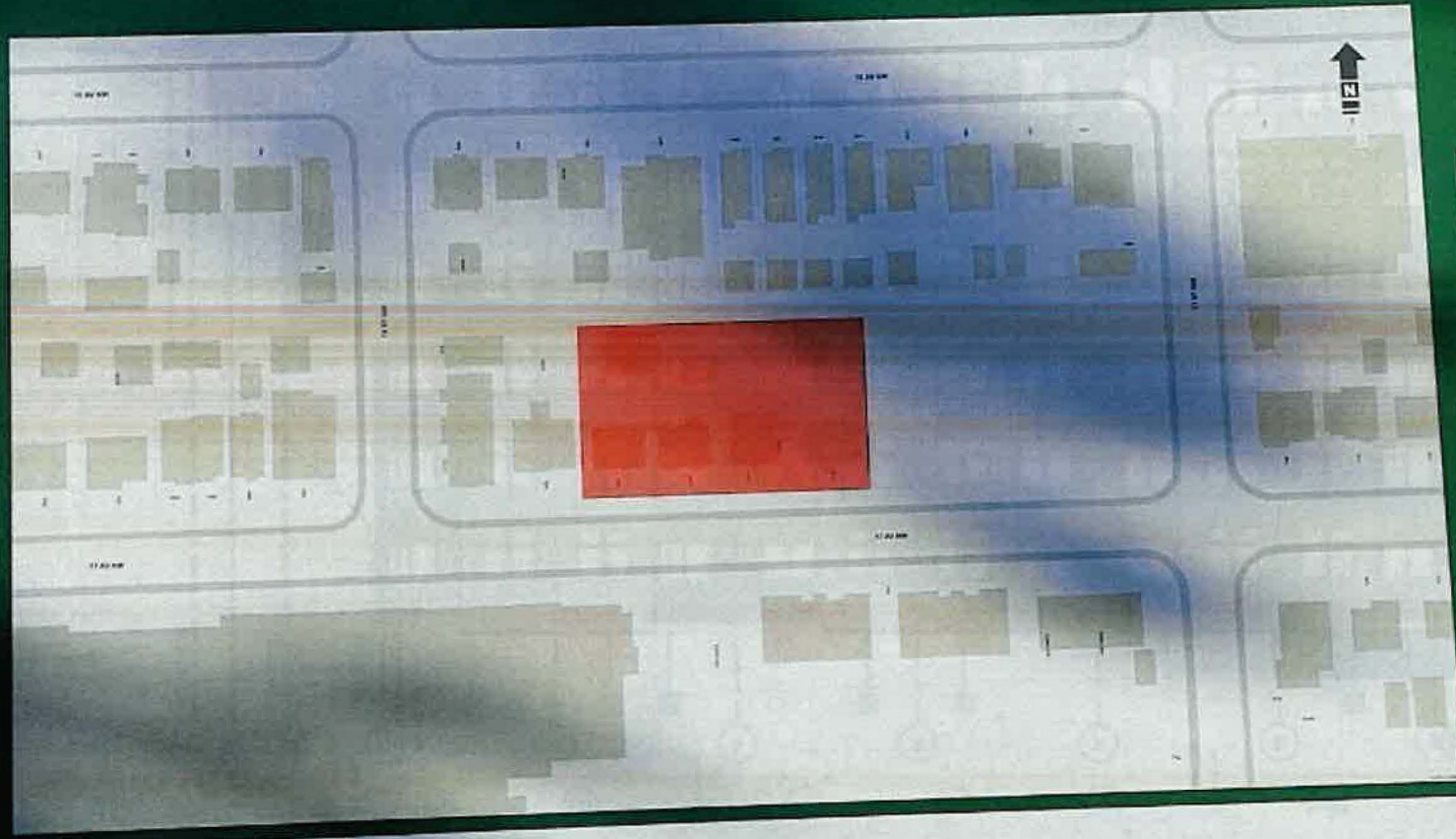
SOUTH & EAST ELEVATIONS

DESIGNED BY	DATE NO.	BUILDING PERMIT
Author	2325	8
CHECKED BY		
Checker		
ISSUE DATE		
2024/05		
SCALE		
AS NOTED		

DP3.0

C:\Users\jordan\Documents\2325 - Capitol Hill Apartments

PROPOSED LAND USE CHANGE



A change is proposed at multiple properties (see map) to allow for:

- multi-residential buildings (e.g. apartment buildings) [Multi-Residential - High Density Low Rise (M-H1h21d3.3) District];
- a maximum building height of 21 metres, about 6 storeys (an increase from the current maximum of 11 to 12 metres); and
- A floor area ratio (FAR) of 3.3.

calgary.ca/developmentmap

Reference Number: LOC2023-0405

Phone: 403-268-5311

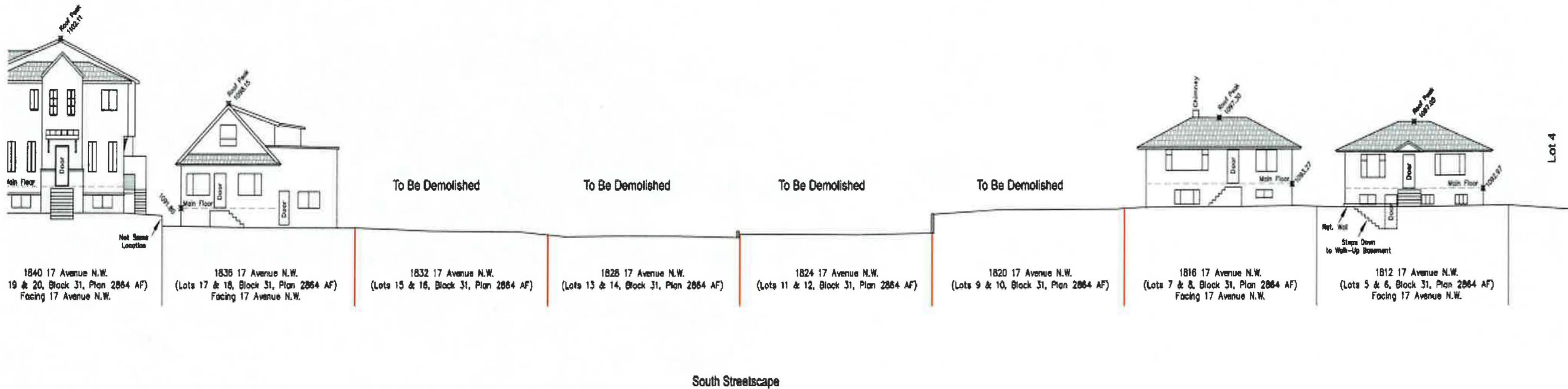
Applicant Contact Information:

Name: Hans Koppe

Phone: (403) 287-9960

DP application for the proposed building

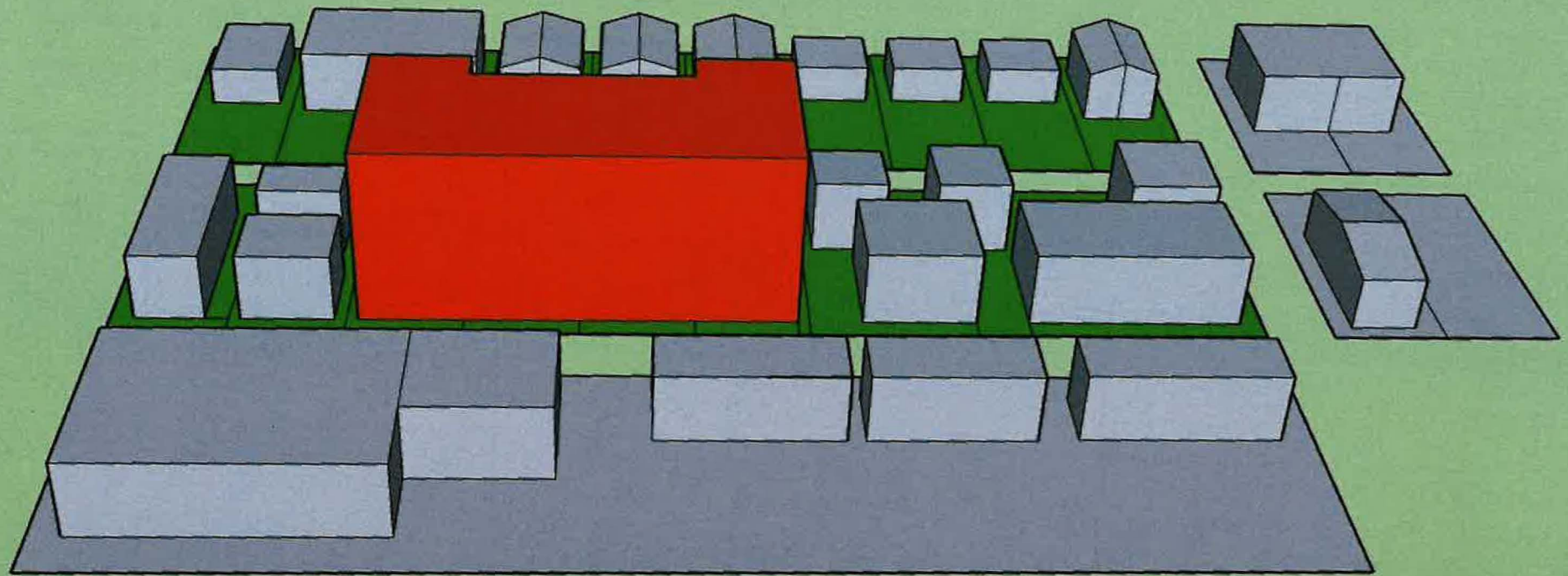
DP2024-03519 DMAP Plans Submitted_2024-05-16 -

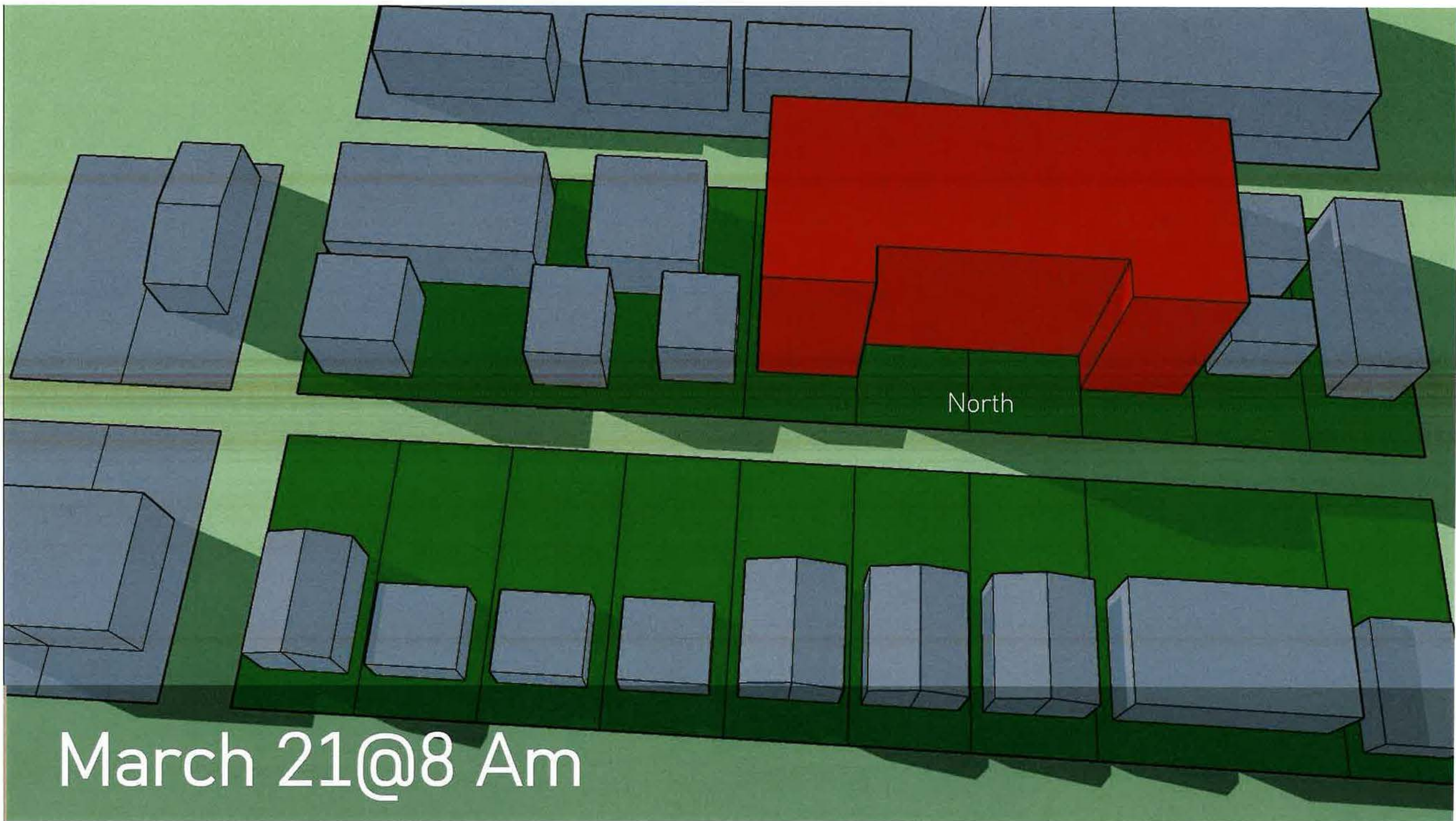


Shadow Analysis



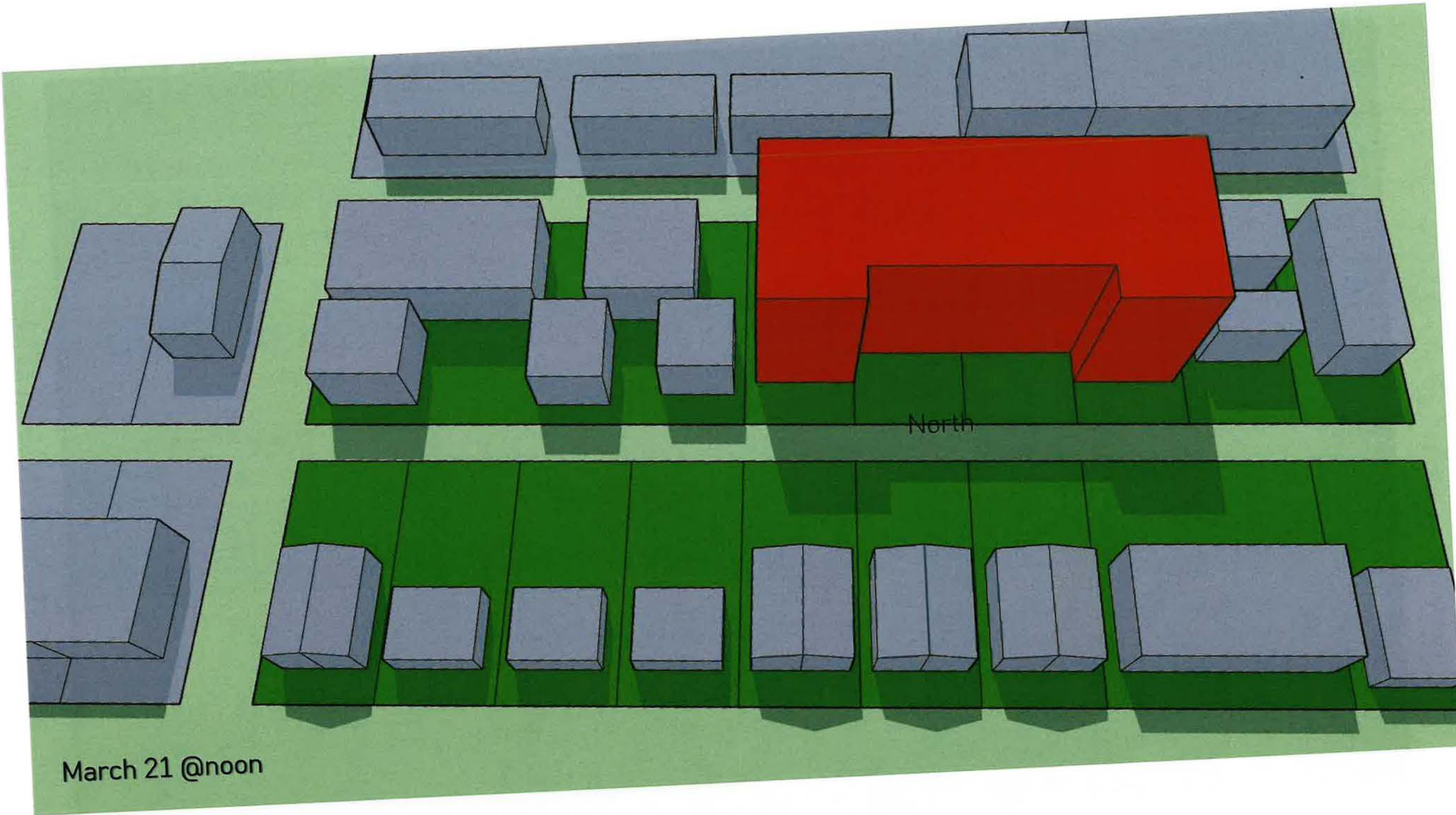
Proposed building size compared to the surrounding area





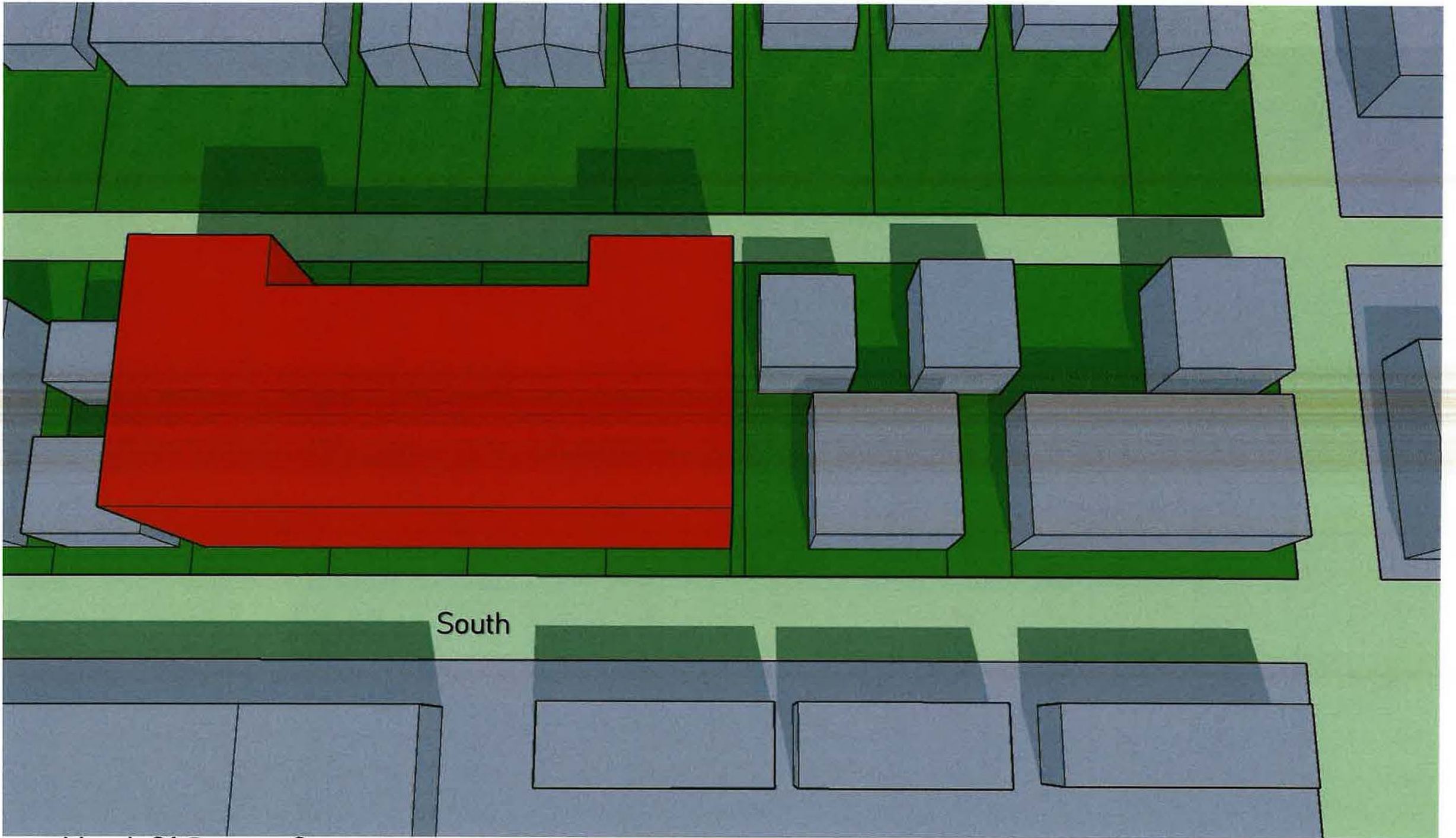
North

March 21@8 Am



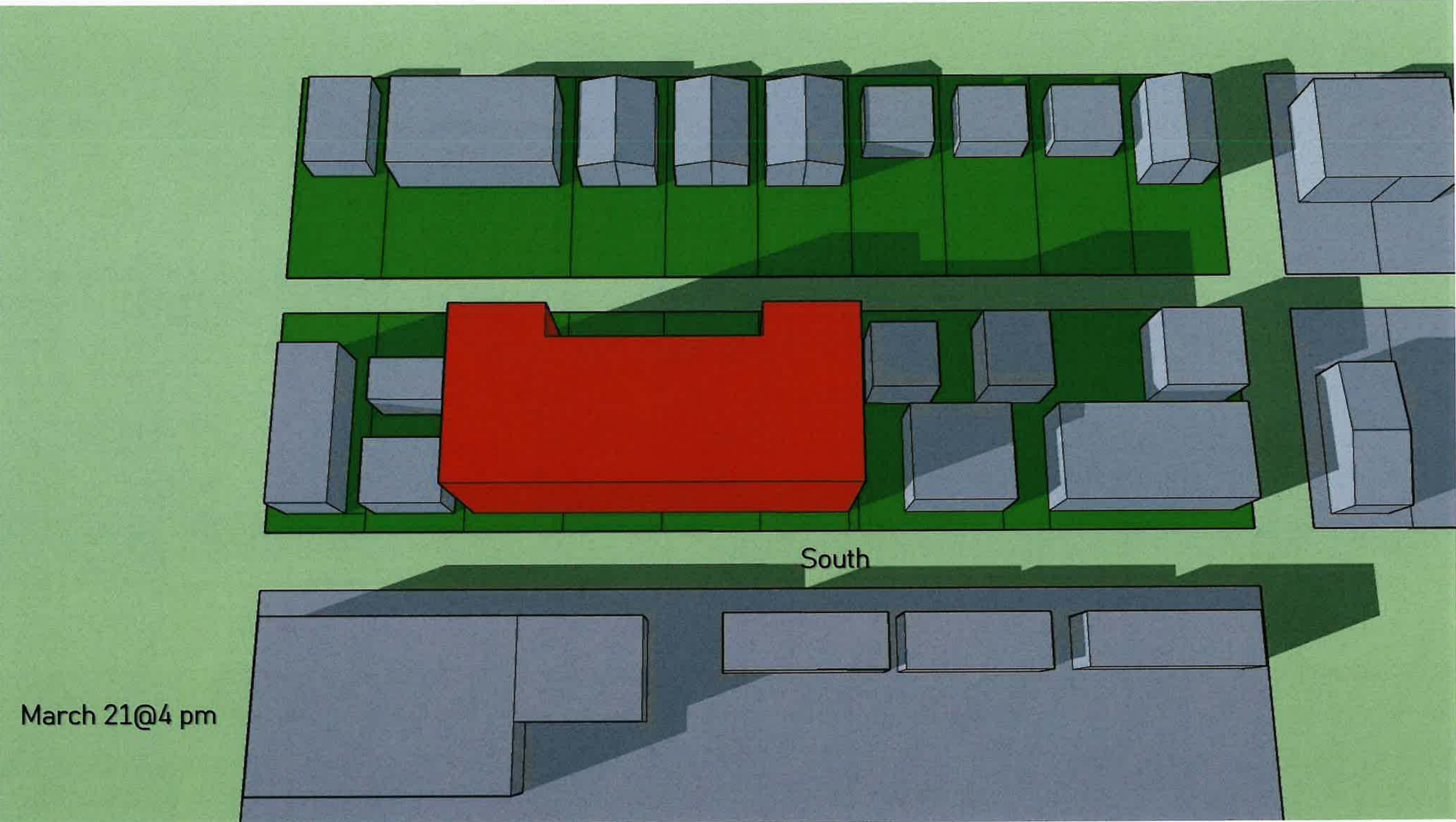
North

March 21 @noon



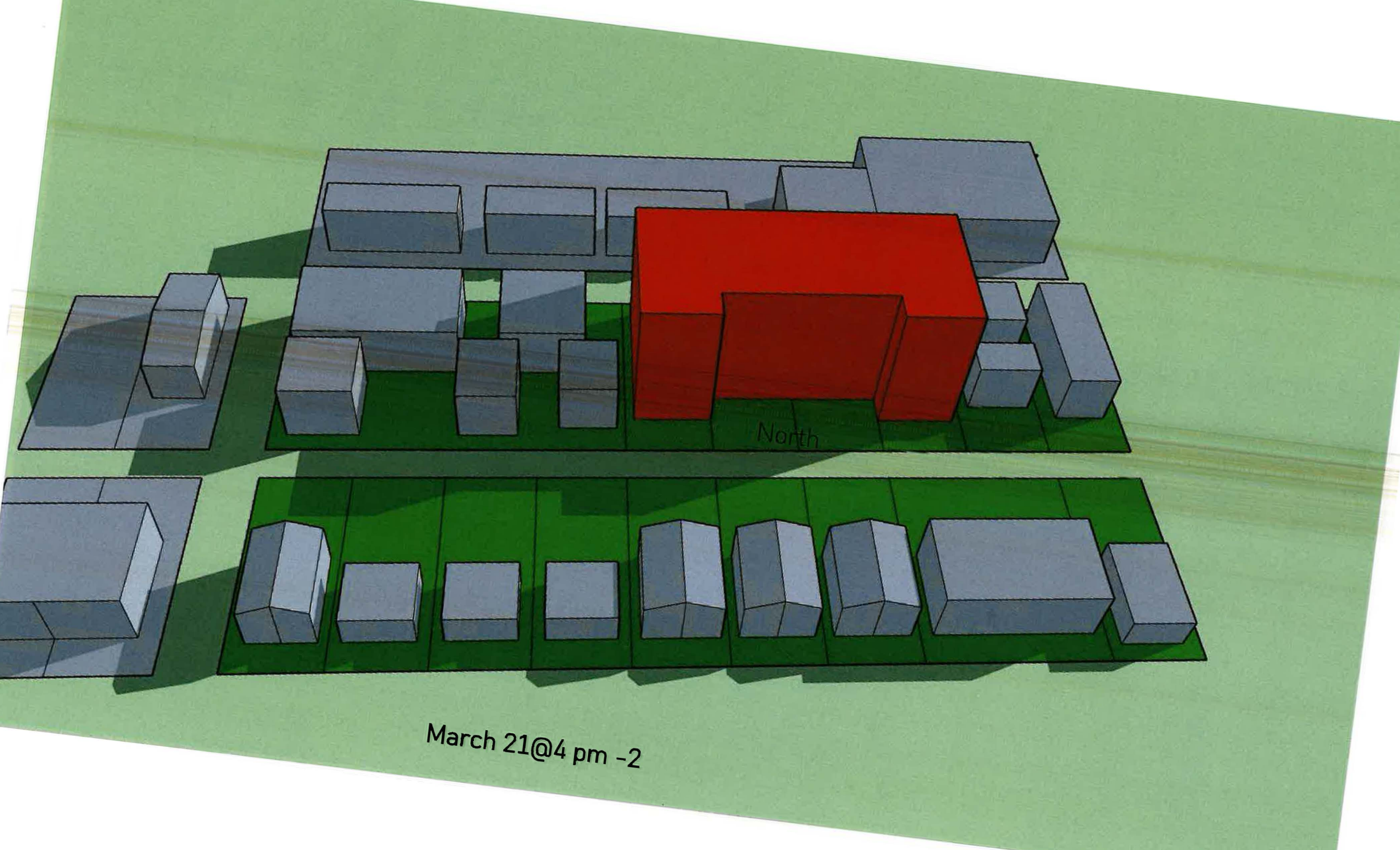
South

March 21@noon -2



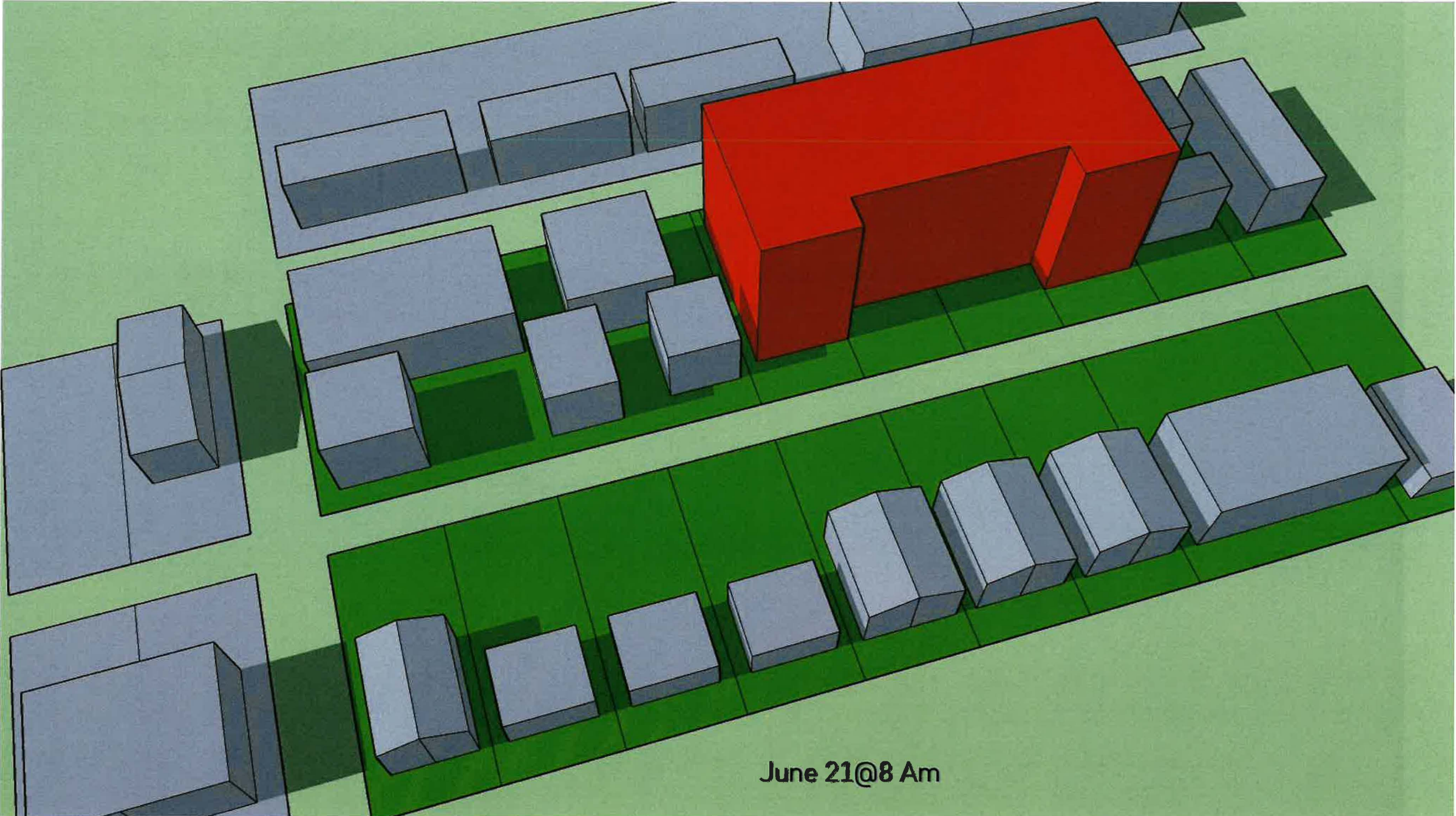
South

March 21@4 pm



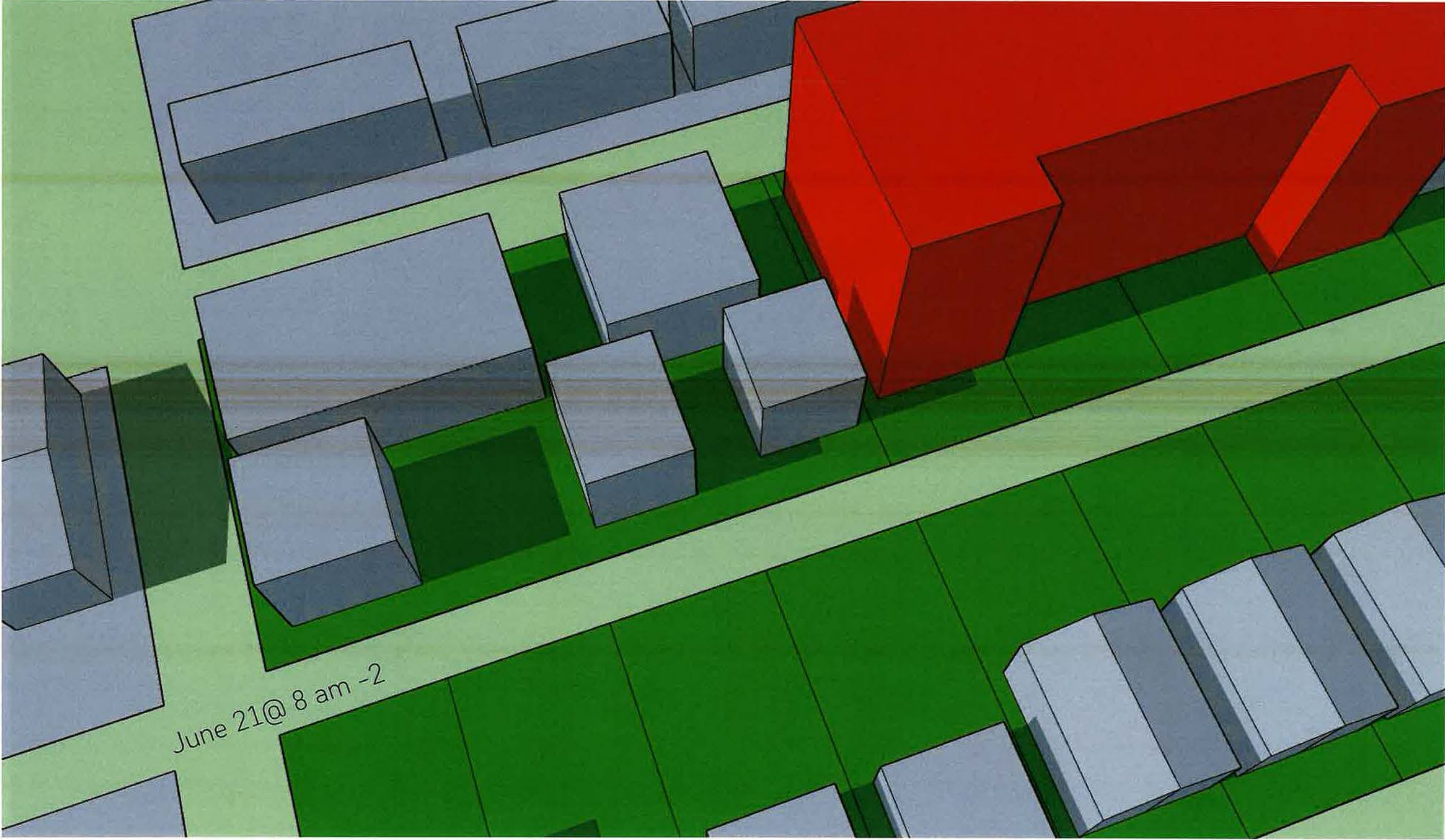
North

March 21@4 pm -2

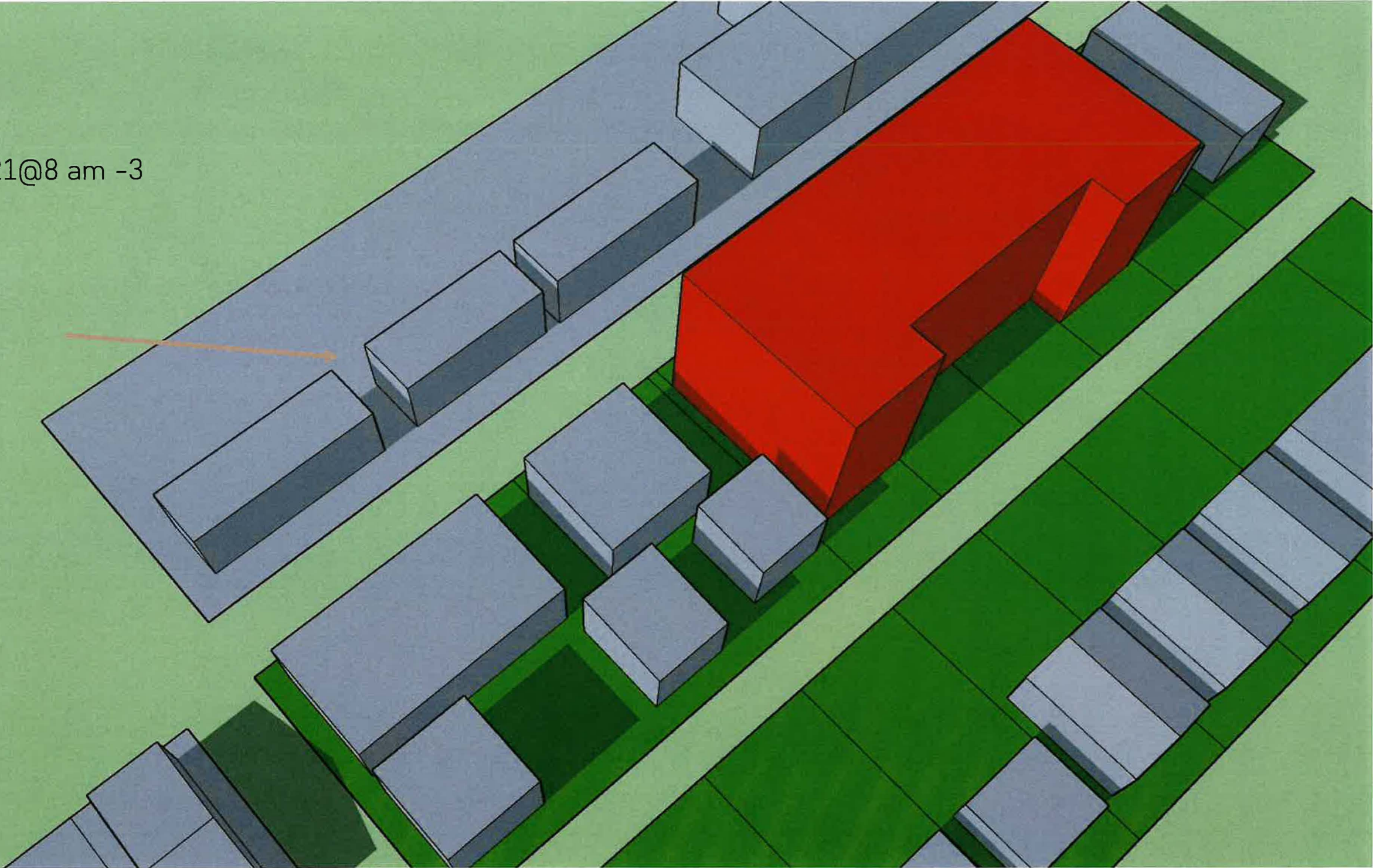


June 21@8 Am

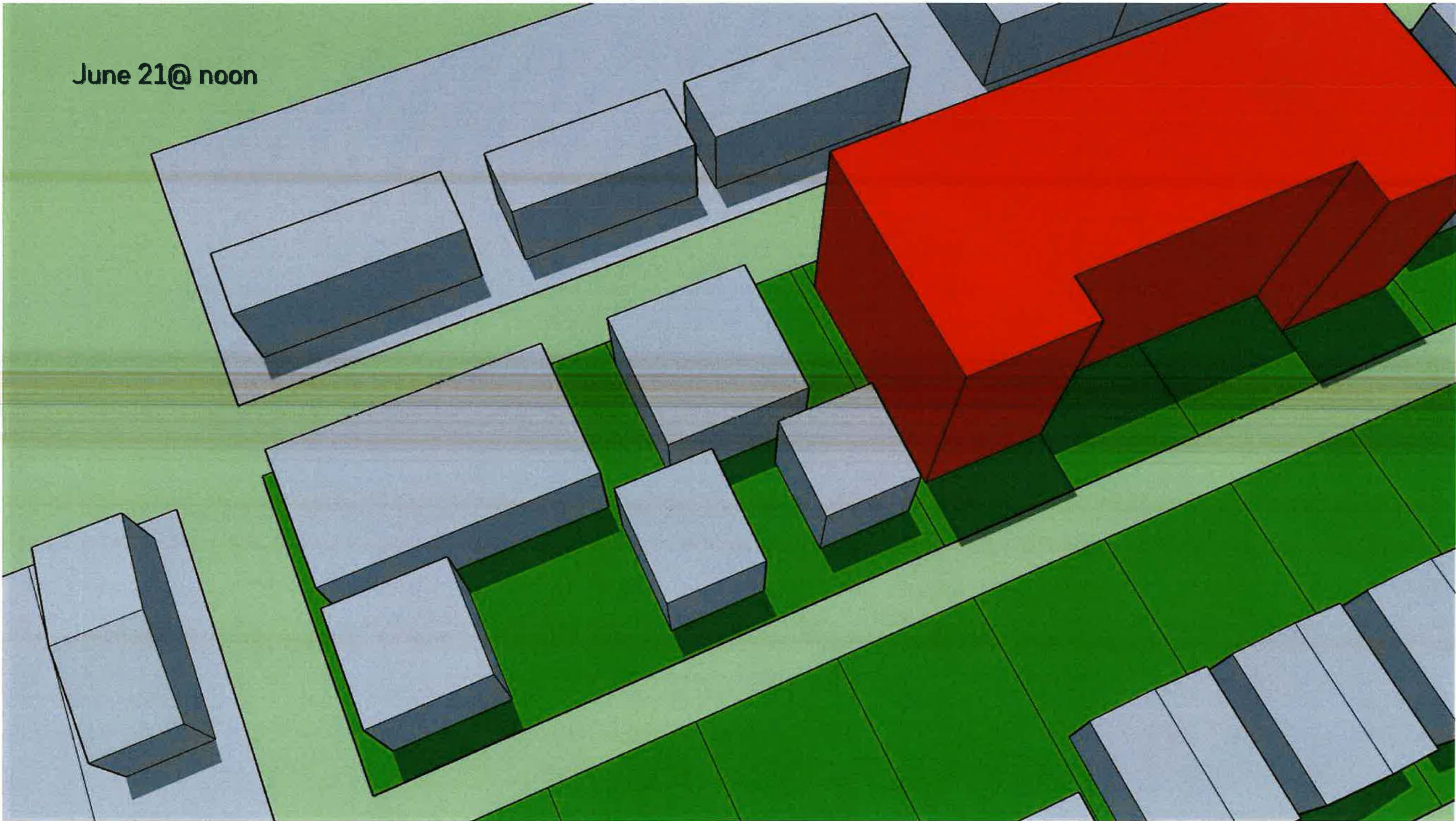
June 21@ 8 am -2



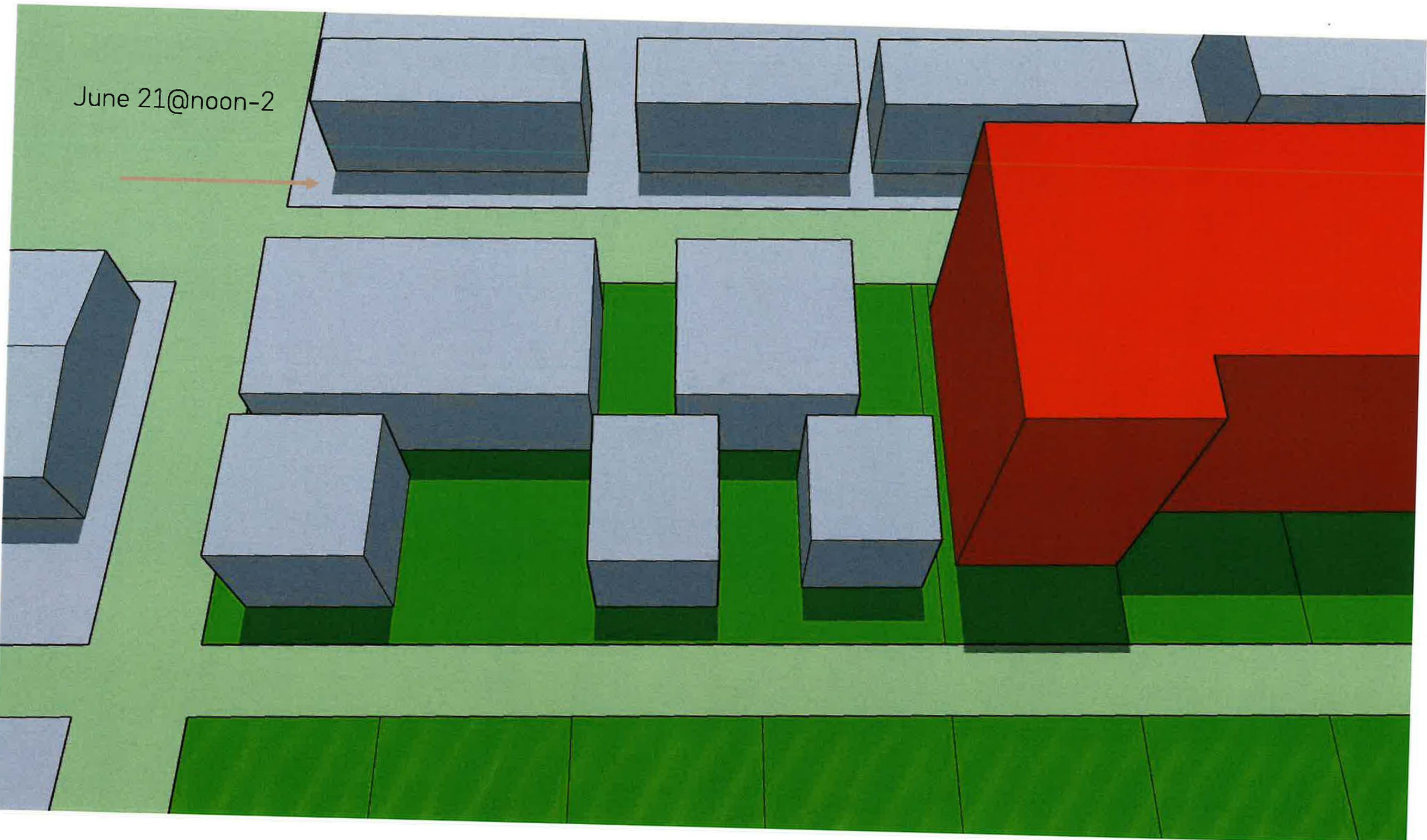
June 21@8 am -3



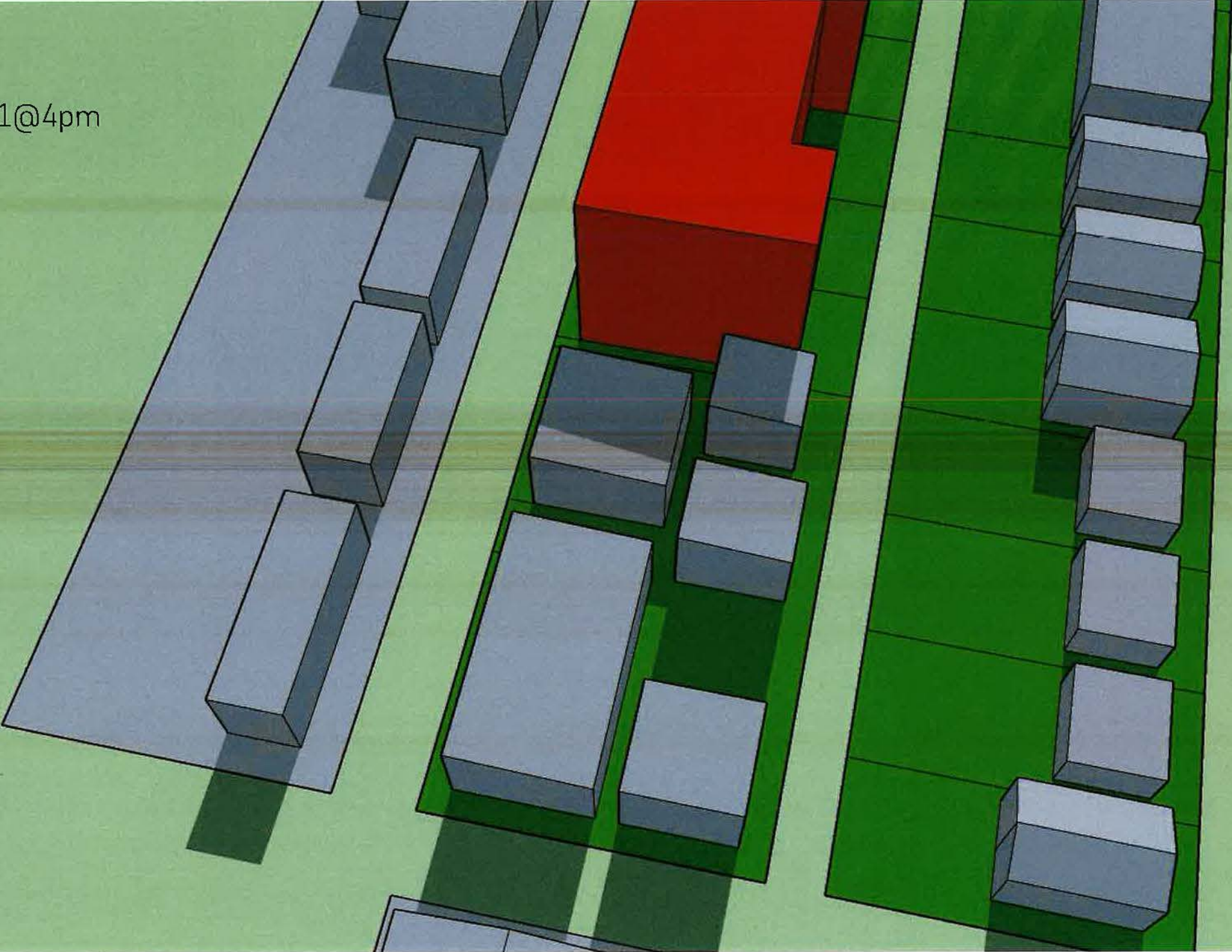
June 21@ noon

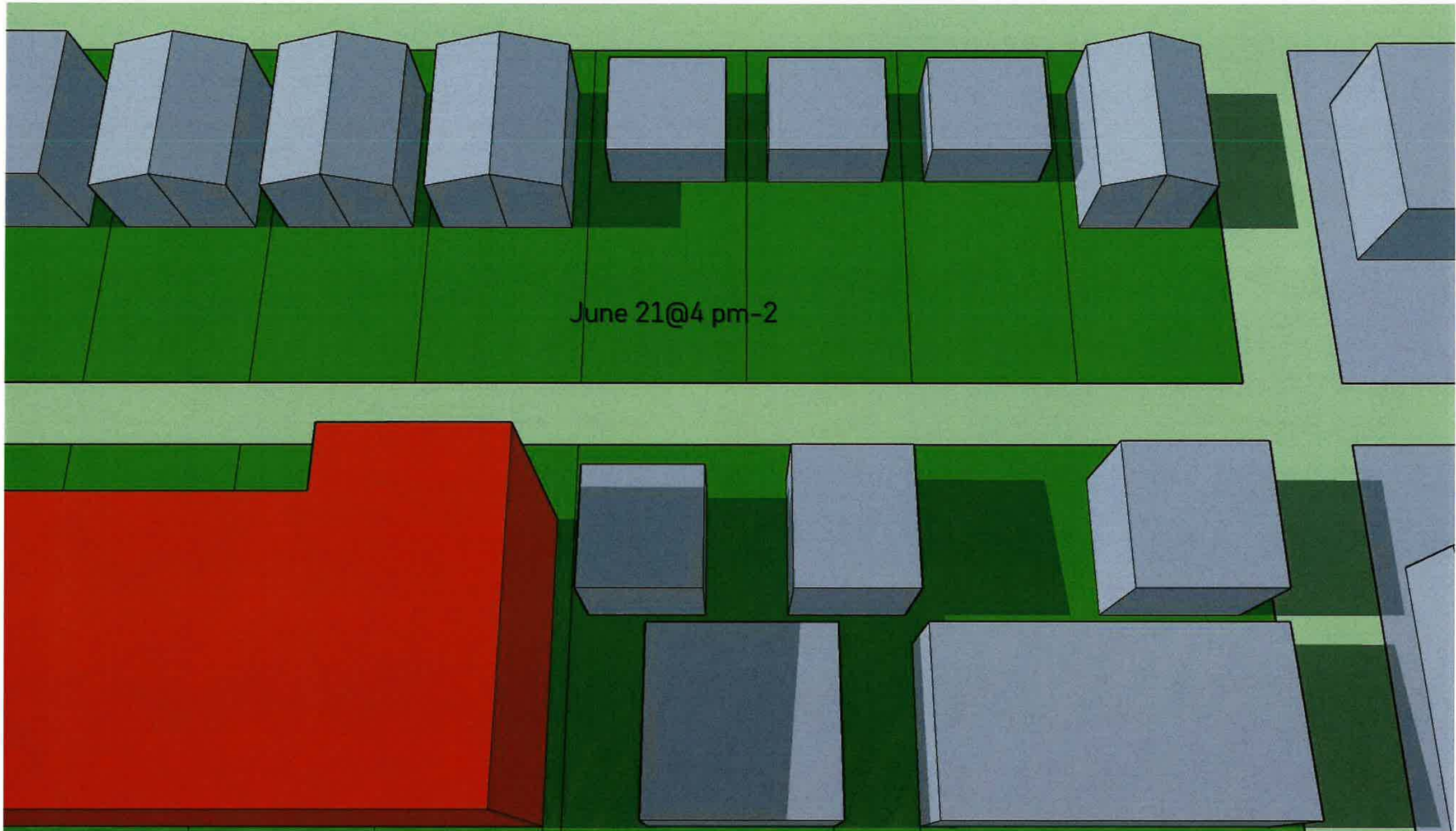


June 21@noon-2



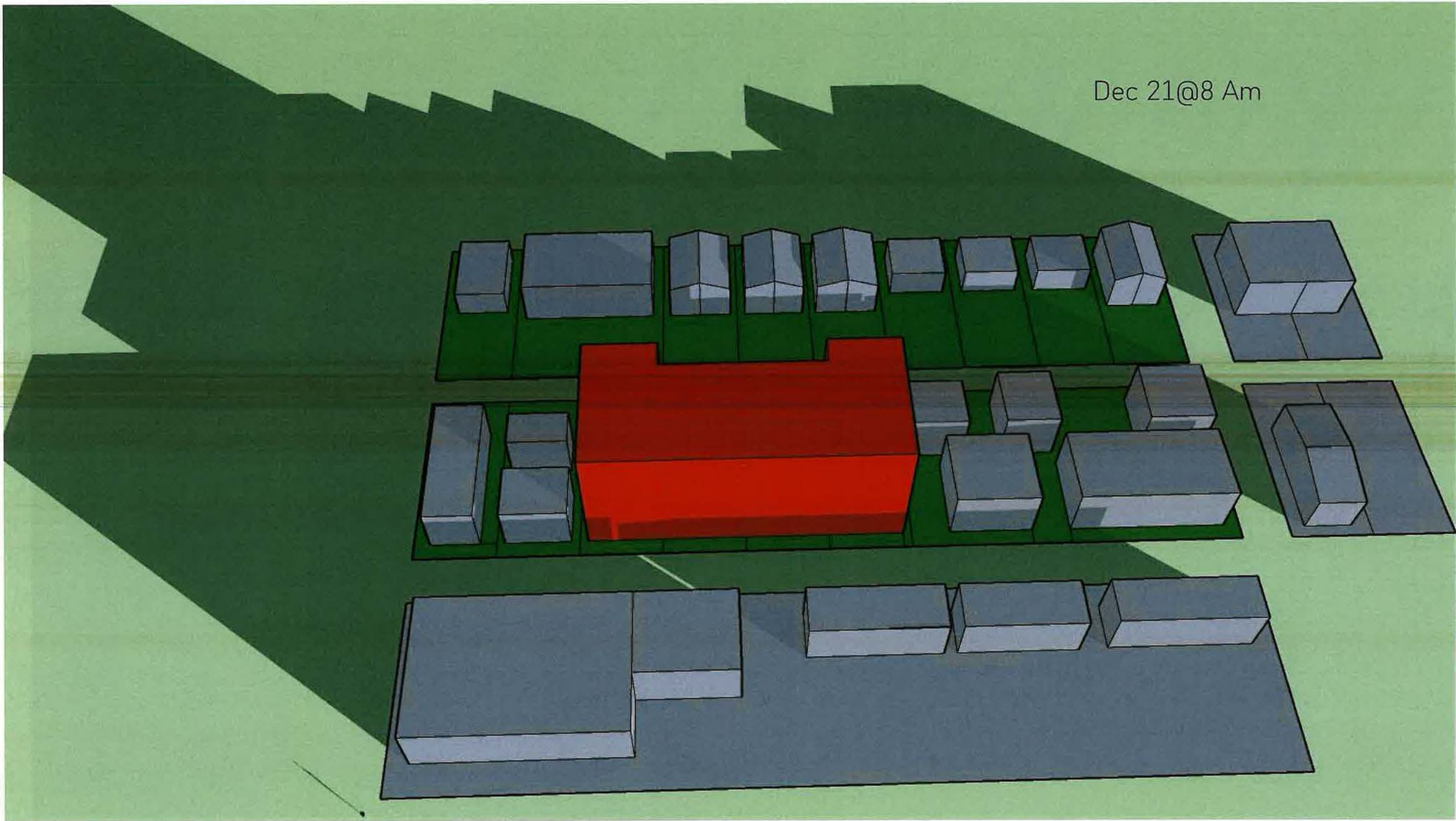
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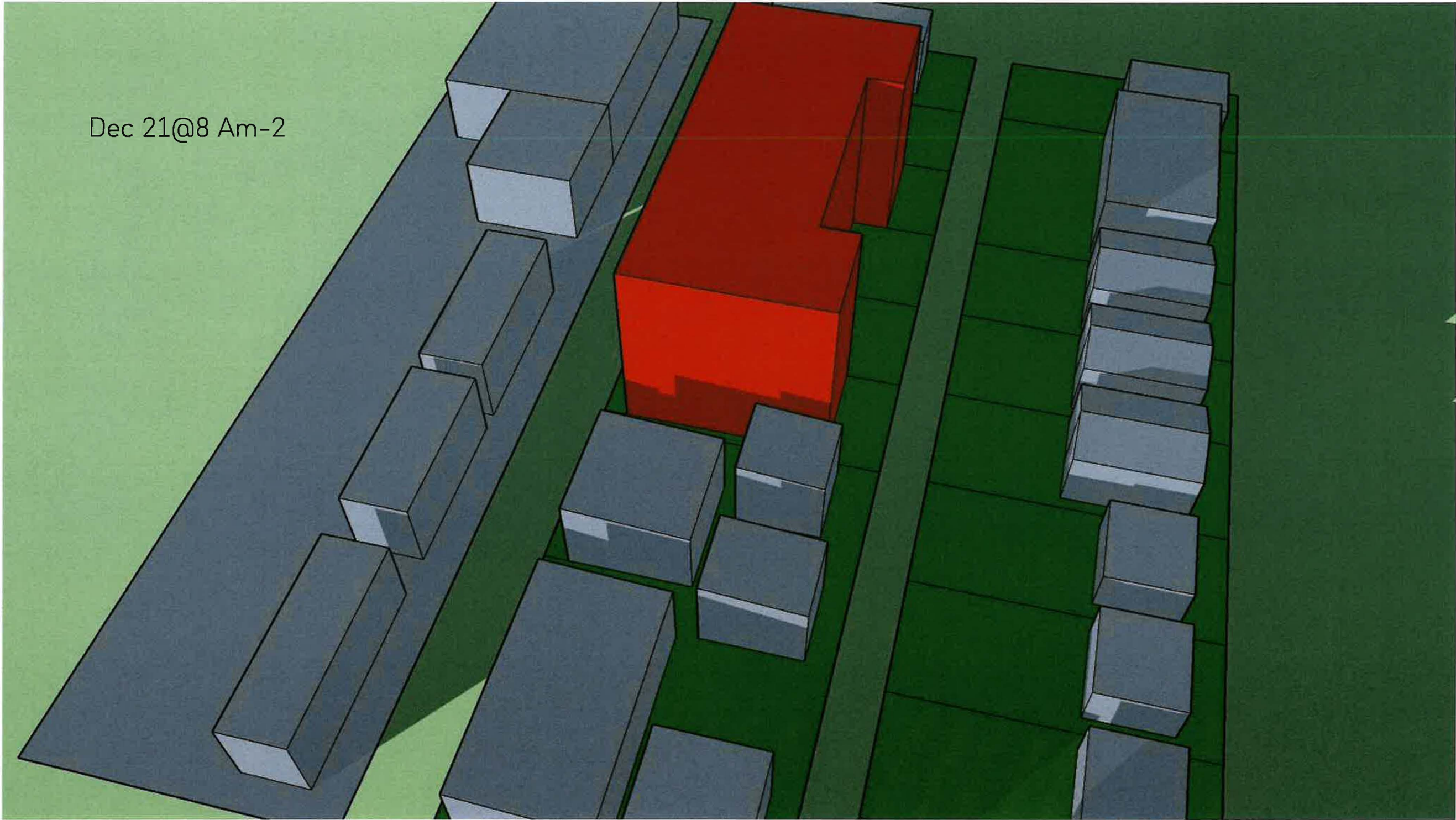


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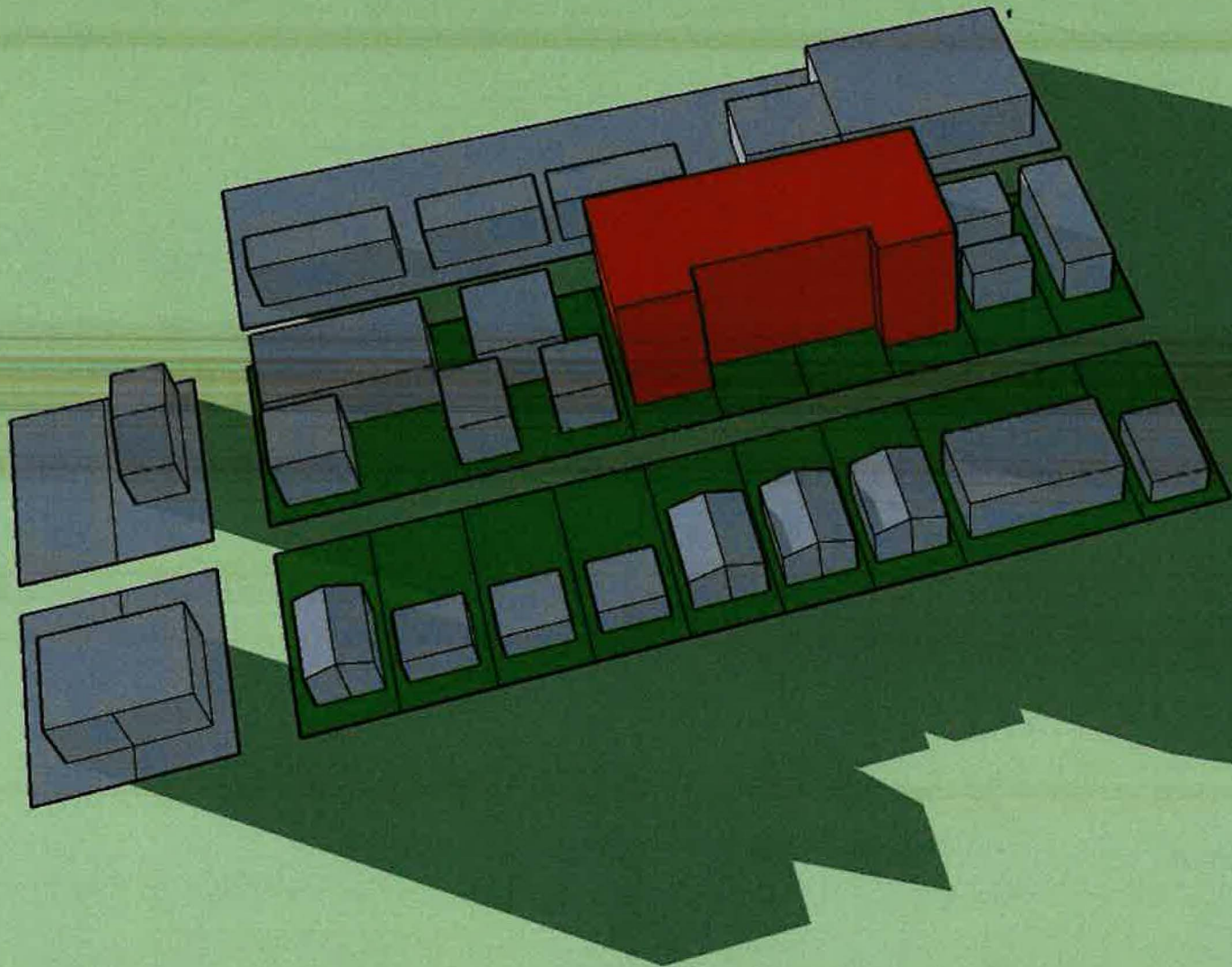
Dec 21@8 Am



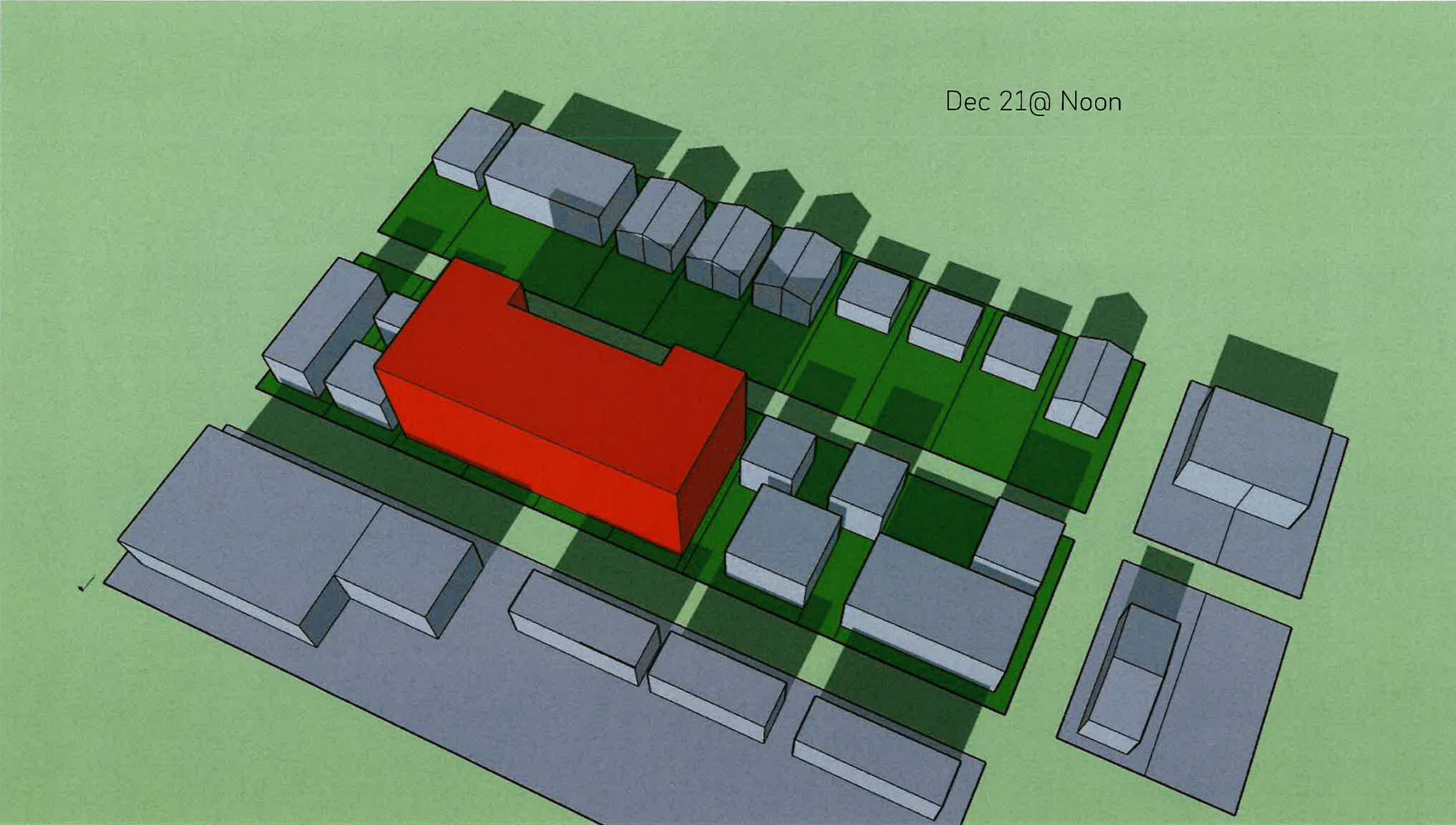
Dec 21@8 Am-2



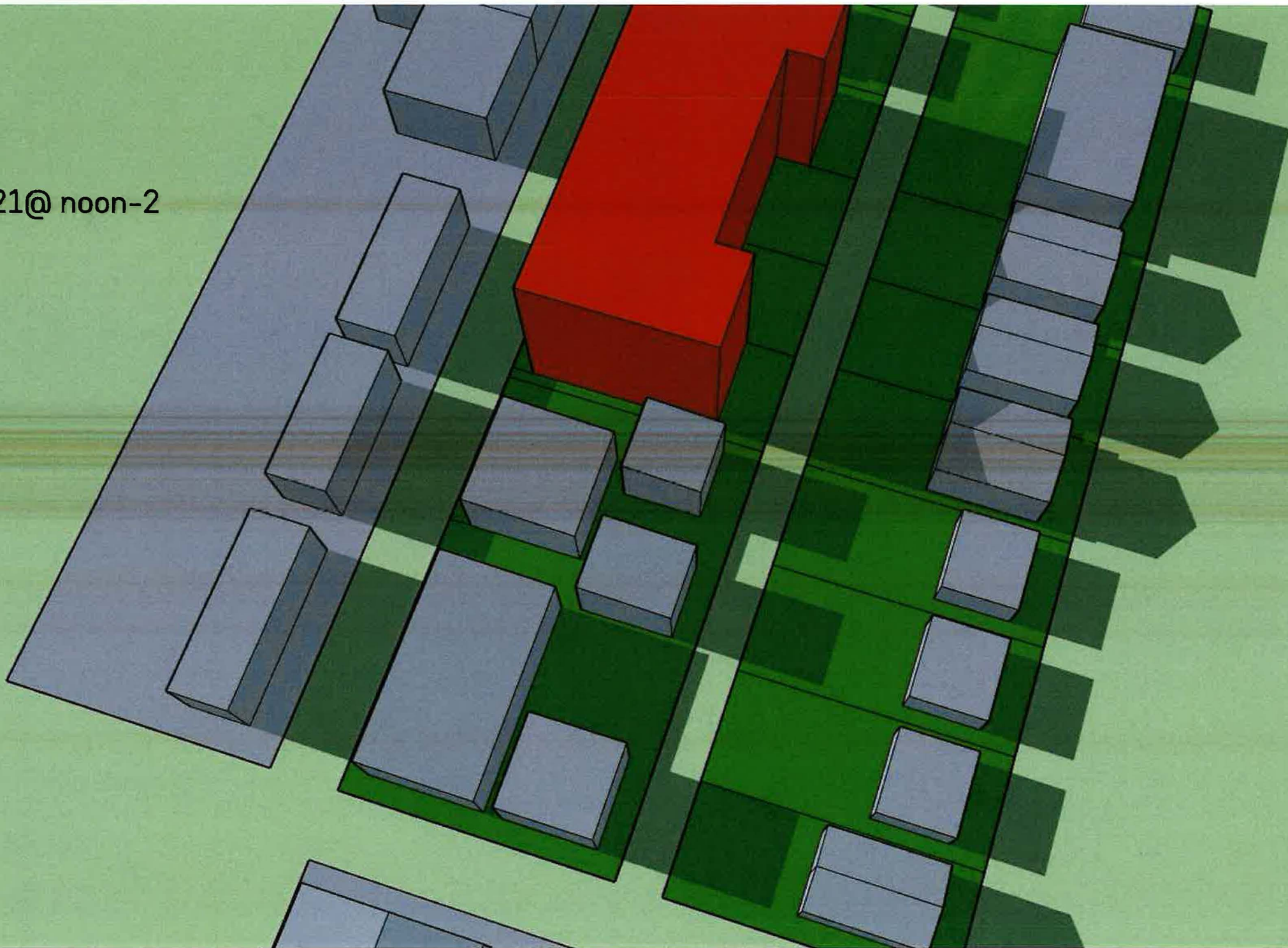
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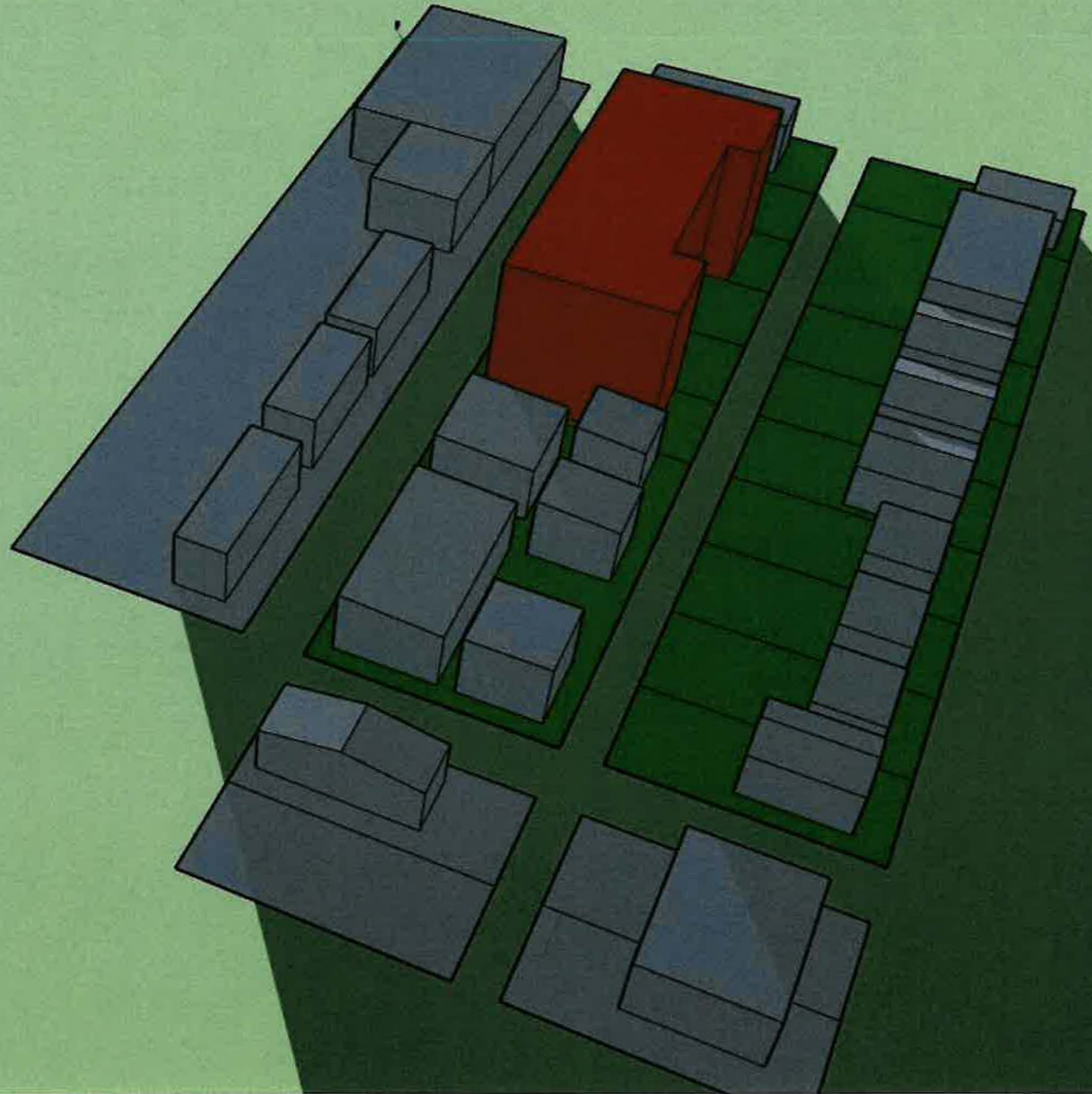
Dec 21@ Noon



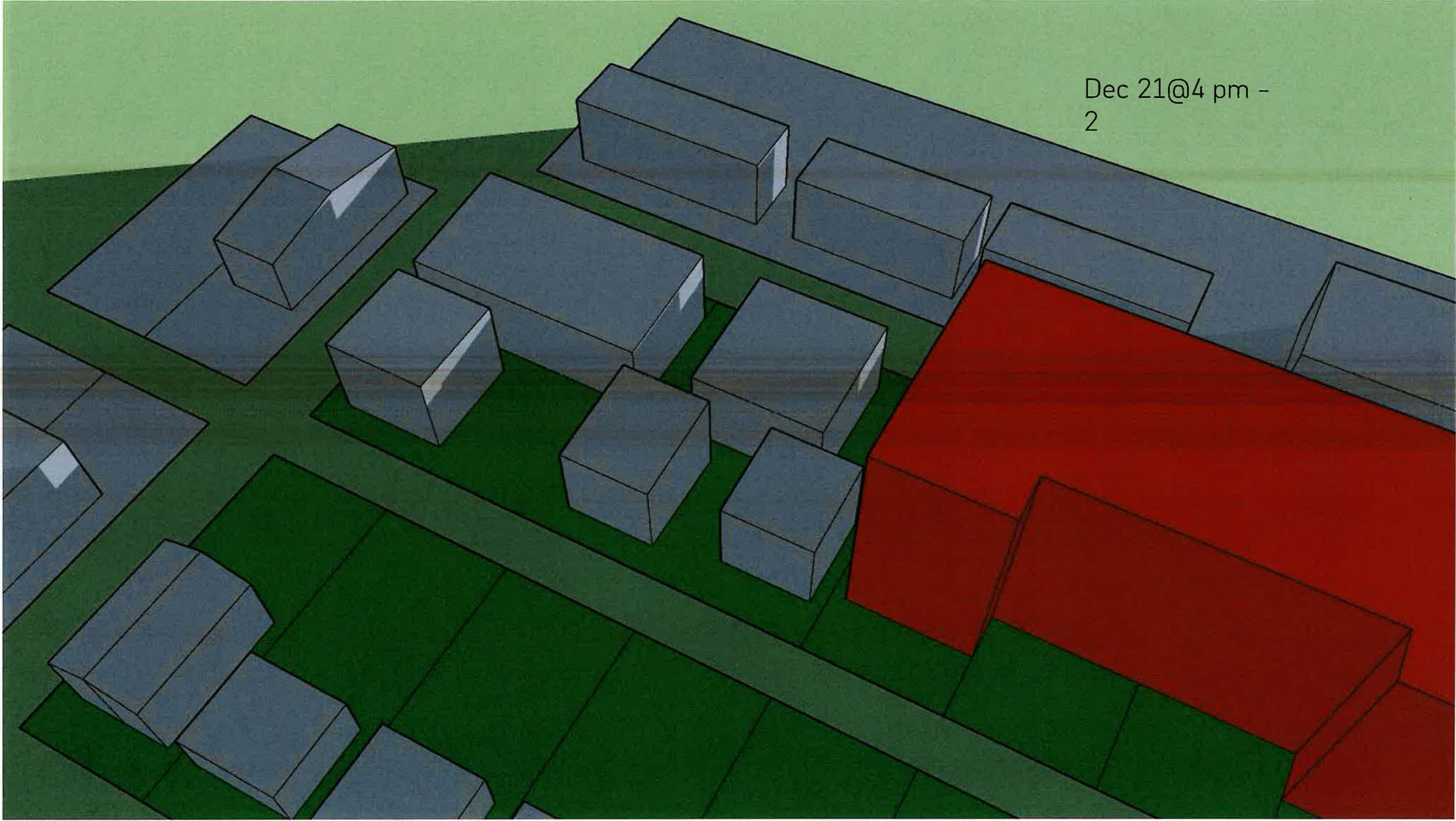
Dec 21@ noon-2



Dec 21@4 pm



Dec 21@4 pm -
2



Dec 21@4 pm overall

