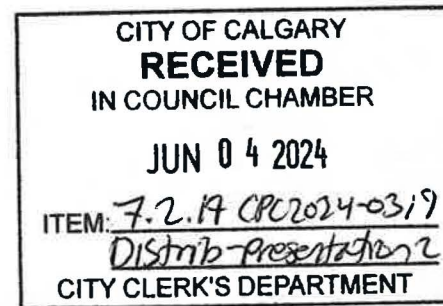


3701 14 ST SW

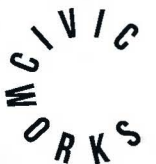
Item 7.2.19 | LOC2024-0027 | CPC2024-0319

Public Hearing Presentation | June 4, 2024

Prepared by CivicWorks



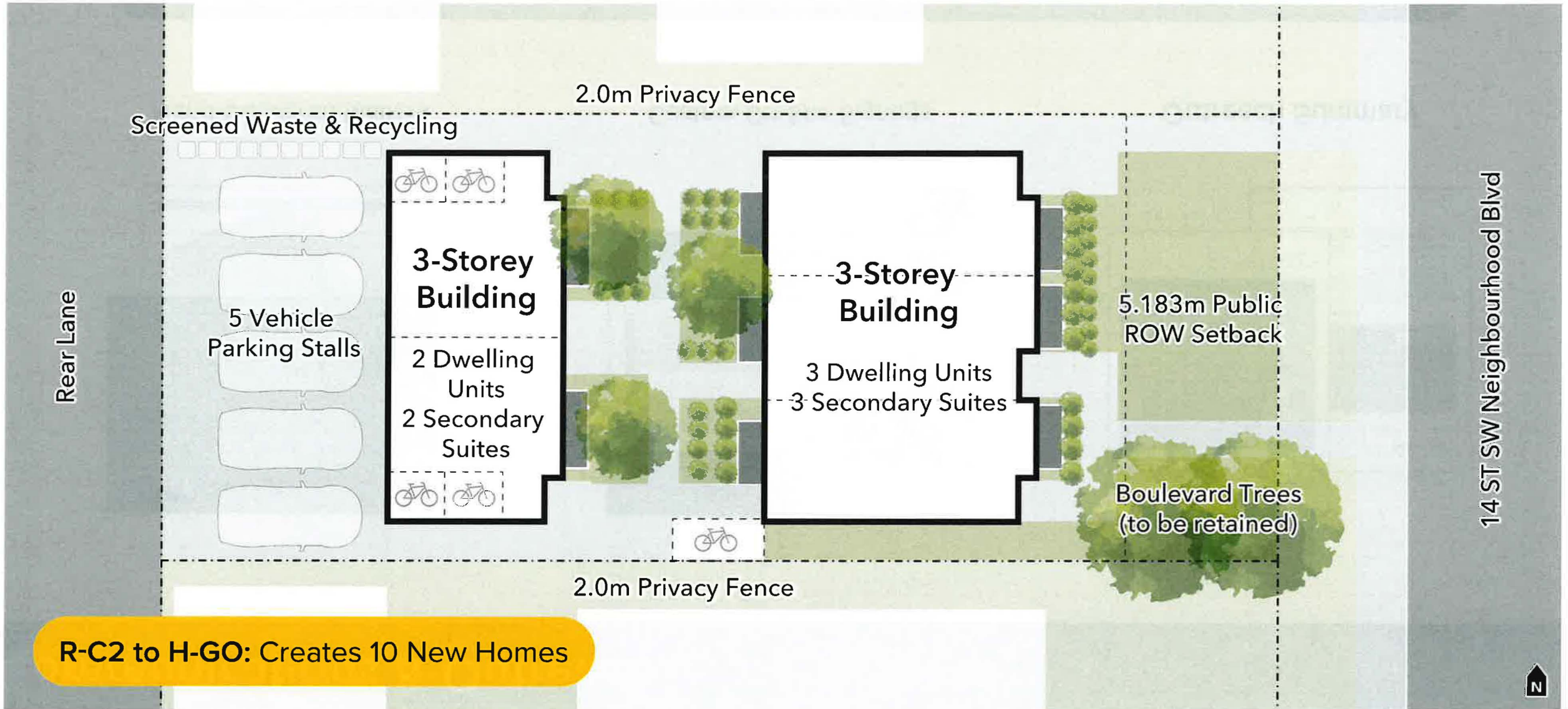
OTW DEVELOPMENTS LTD.



H-GO Locational Criteria

- ✓ Located in the Inner City
- ✓ Within 200m of a Main Street
- ✓ Within 200m of Primary Transit







Hand-Delivered Mailers



Custom On-Site Signage



Outreach Summary

Launch February 5, 2024

Public Hearing June 4, 2024



R-C2 to H-GO

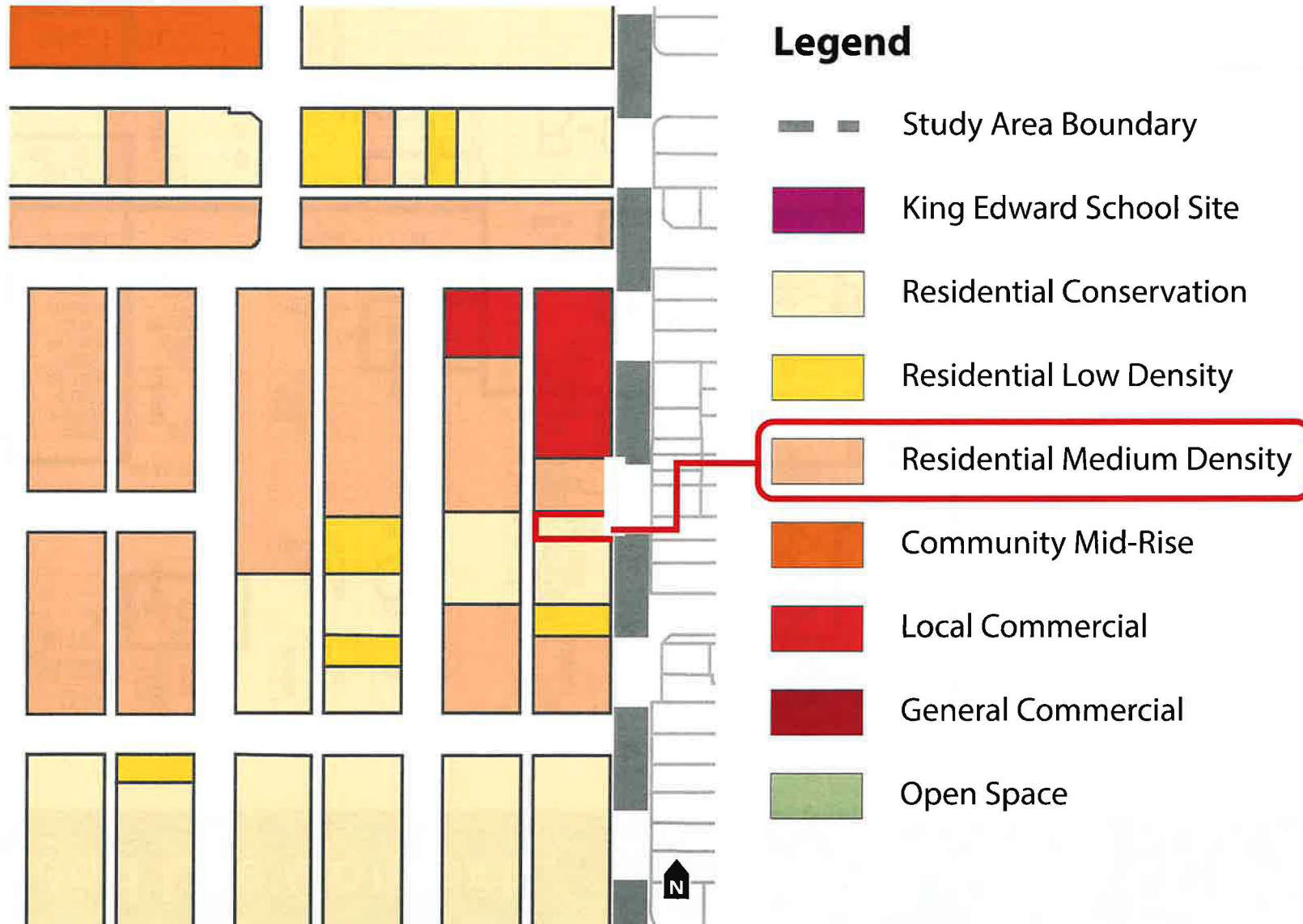
- Adjacent to Local Transit
- 200m from 2 Main Streets
- 200m from Primary Transit
- Nearby Open Green Spaces
- Developing Block with Commercial & Townhomes

10 New Homes



Supplementary Slides

South Calgary Altadore Area Redevelopment Plan 1986



(a) Conservation and Infill

The intent of the conservation and infill policy is to improve existing neighbourhood quality and character while permitting low profile infill development that is compatible with surrounding dwellings. Existing structures in good repair should be conserved, while structures in poor repair should be rehabilitated or replaced. *Narrow lot (7.5 metres/25 foot) infill dwellings should be of a design that would encourage families with children to move into them.* **Bylaw 14P90**

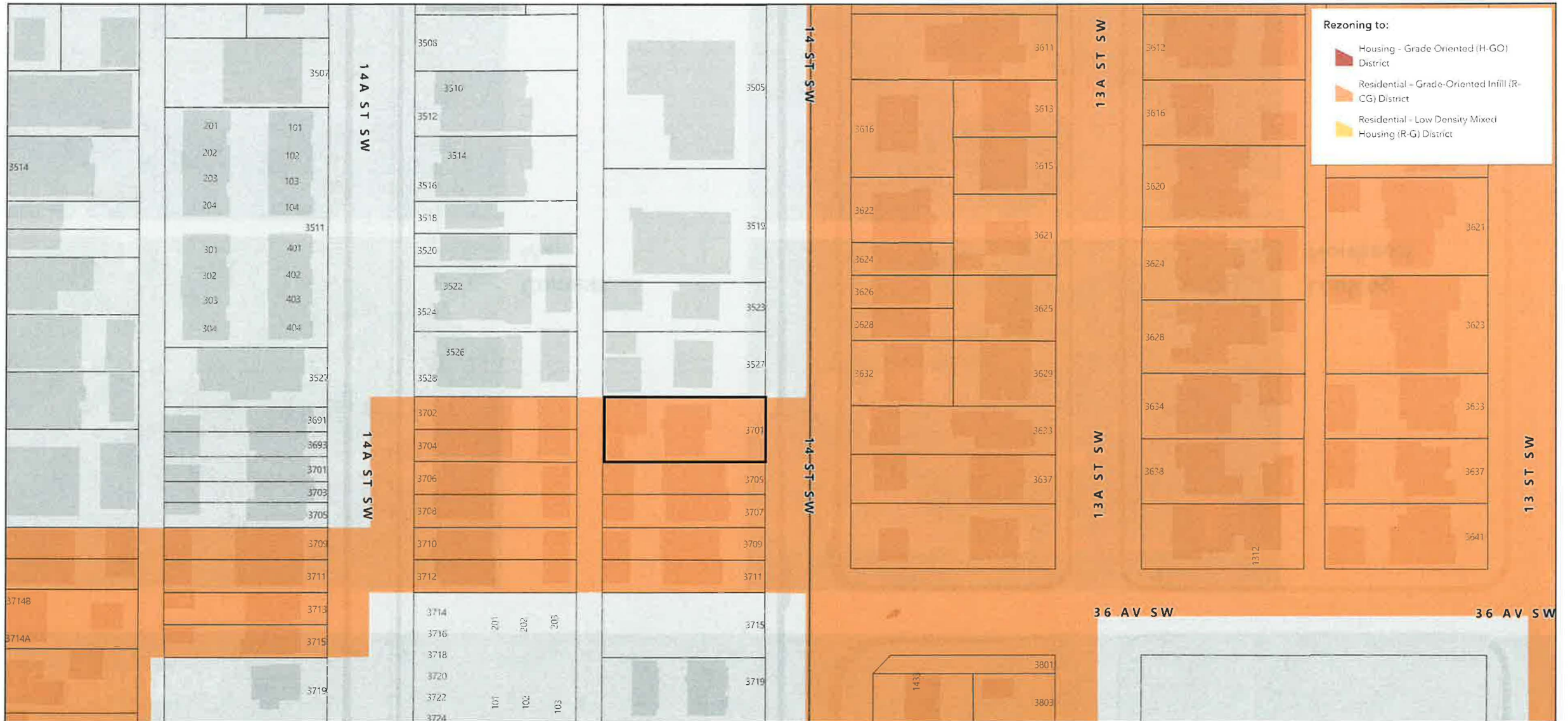
(d) Medium Density

Redevelopment with a variety of housing types attractive not only to single adults and childless couples, but families and seniors as well, is appropriate at certain locations in the community. Accordingly, a medium density policy which allows for apartment type development is provided for in the area.

Land Use Context

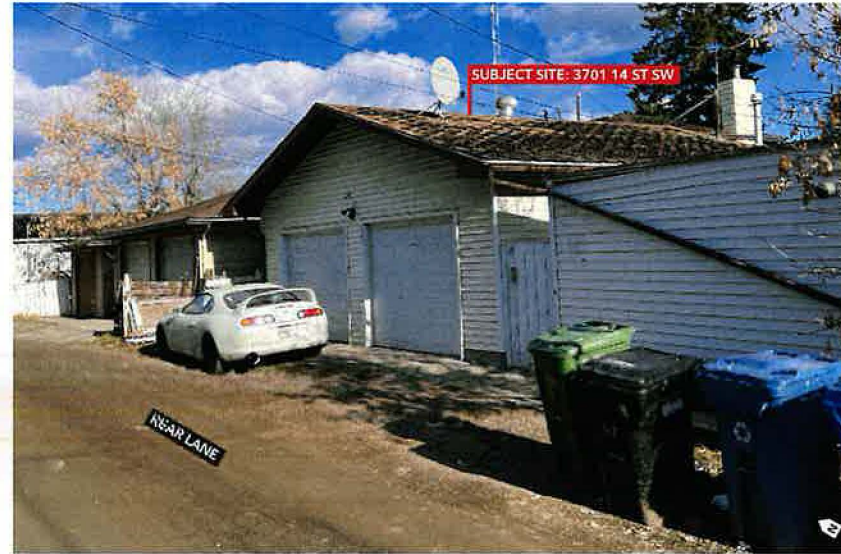


City-Wide Rezoning August 6, 2024





Context Map



Looking Northeast



Looking Northwest



Looking West

Block Context



1502-1510
37 AV SW



1501 34 AV SW
-
3519 14 ST SW



3709-3711
14 ST SW



3719
14 ST SW

Applicant Hand-Delivered Mailers

Proposed Land Use Change
 3701 14 ST SW
 R-C2 to Housing - Grade-Oriented (H-GO) District

Hello Neighbour

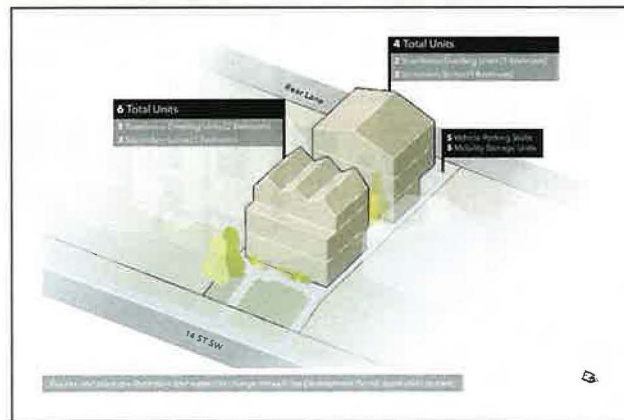
We are proposing a land use change at 3701 14 St SW from the existing Residential - Conventional (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed change will include a 3-storey, row-oriented residential development, with 5 larger townhome-style Dwellling Units, 3 smaller townhome Secondary Suites, 5 parking stalls, and 5 secure bike / scooter / stroller storage units or Class 1 Bike Stalls.

The H-GO District generally allows for multi-unit residential development of up to 3 storeys (7.0m) in a row-oriented, including row-oriented, with street-ground level access for all entries. The H-GO District is specifically intended for row-oriented residential along major arterial streets such as 14 St SW or close to Main streets such as 23 Ave SW.

Find Out More

You can share your comments or provide feedback directly with the project team via engage@cityworks.ca 587.747.0317 Reference: A13701 3701 14 St SW

City of Calgary Application Hub <http://map.calgary.ca> LOC2024-0027



Land Use Redesignation Notification

Outreach Closure Notification
 3701 14 ST SW
 R-C2 to Housing - Grade-Oriented (H-GO) District

Hello Neighbour

We are reaching out to provide an update on our proposed redesignation A13701 at 3701 14 St SW. Our project team has formally concluded outreach in support of the proposed redesignation to those who have provided feedback. An Applicant and Outreach Summary has been prepared that details the addressing and feedback strategies used by the project team, commonly heard feedback themes from citizens and community groups, and details responses from the City. This report is available by request on the City of Calgary Planning Commission and Public Hearing.

Despite this outreach closure, the project team will continue to respond to all enquiries as they are received.

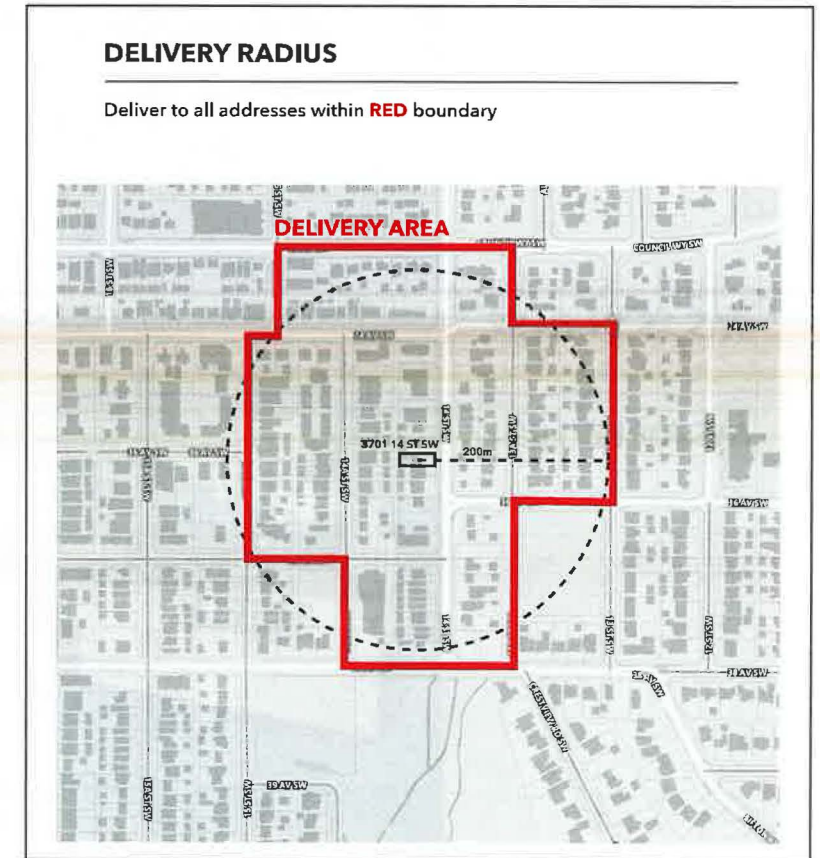
Find Out More

You can receive additional materials for the proposed land use change (including the Outreach Summary and Status of Applicant Feedback) with the project team via engage@cityworks.ca 587.747.0317 Reference: A13701

City of Calgary Application Hub <http://map.calgary.ca> (LOC2024-0027)



Outreach Closure Notification



Mailer Hand-Delivery Radius

Custom Applicant Signage

Proposed Land Use Change

3701 14 ST SW
R-C2 to Housing - Grade-Oriented (H-GO) District

Hello Neighbour

We are proposing a land use change at 3701 14 ST SW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed change will enable a 3 storey courtyard-oriented stacked townhouse development, with 5 larger townhouse-style Dwelling Units, 5 smaller basement Secondary Suites, 5 motor vehicle parking stalls, and 5 secure bike / scooter / stroller storage units or Class-1 Bike Stalls.

The H-GO District generally allows for multi-residential development of up to 3 storeys (12m) in a variety of forms, including townhomes, with direct ground-level access for all homes. The H-GO District is specifically intended for amenity-rich inner city areas along higher order streets such as 14 ST SW or close to Main Streets such as 33 AV SW.



Figures and plans are subject to change through the Development Permit application process.

Get In Touch

You can reach our directly to the applicant team with questions or feedback here:

engage@civicworks.ca
587 747 0317
Reference: LOC2024-0027 (3701 14 ST SW)

City of Calgary Application Information Portal: dmap.calgary.ca/LOC2024-0027

Custom Applicant Sign

Proposed Land Use Change

Project Update: AL3701, 3701 14 ST SW, LOC2024-0027 - Outreach Closure
The project team has now concluded outreach for this redesignation proposal and thanks everyone who participated. An Outreach Summary is available by reaching out to the project team at engage@civicworks.ca.

Hello Neighbour

We are proposing a land use change at 3701 14 ST SW from the existing Residential - Contextual One / Two Dwelling (R-C2) District to the Housing - Grade-Oriented (H-GO) District. The proposed change will enable a 3 storey courtyard-oriented stacked townhouse development, with 5 larger townhouse-style Dwelling Units, 5 smaller basement Secondary Suites, 5 motor vehicle parking stalls, and 5 secure bike / scooter / stroller storage units or Class-1 Bike Stalls.

The H-GO District generally allows for multi-residential development of up to 3 storeys (12m) in a variety of forms, including townhomes, with direct ground-level access for all homes. The H-GO District is specifically intended for amenity-rich inner city areas along higher order streets such as 14 ST SW or close to Main Streets such as 33 AV SW.



Figures and plans are subject to change through the Development Permit application process.

Get In Touch

You can reach our directly to the applicant team with questions or feedback here:

engage@civicworks.ca
587 747 0317
Reference: LOC2024-0027 (3701 14 ST SW)

City of Calgary Application Information Portal: dmap.calgary.ca/LOC2024-0027

Outreach Closure Notification



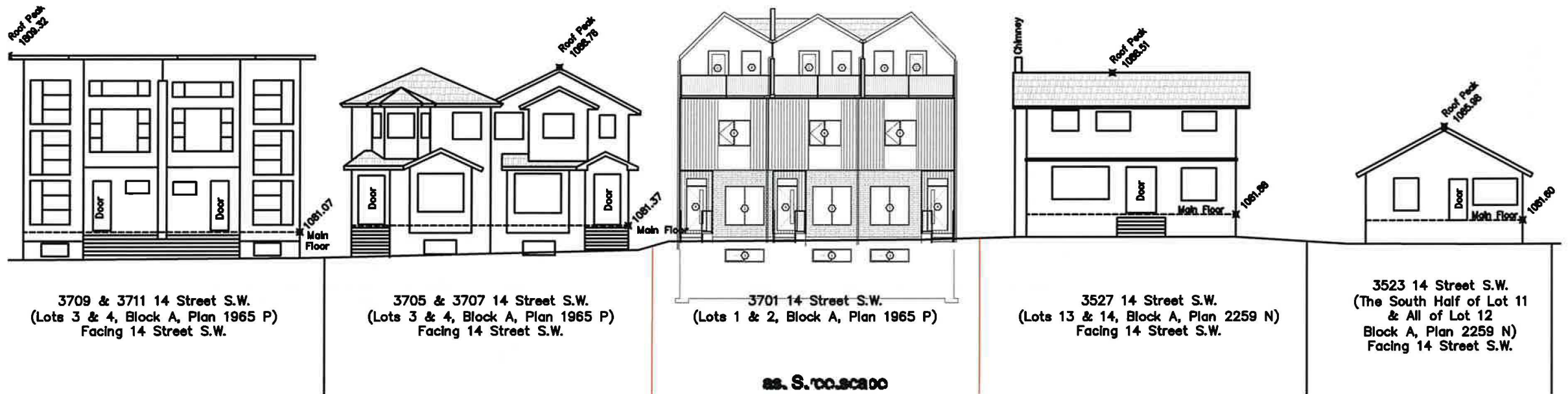
Custom Applicant Signage Installation

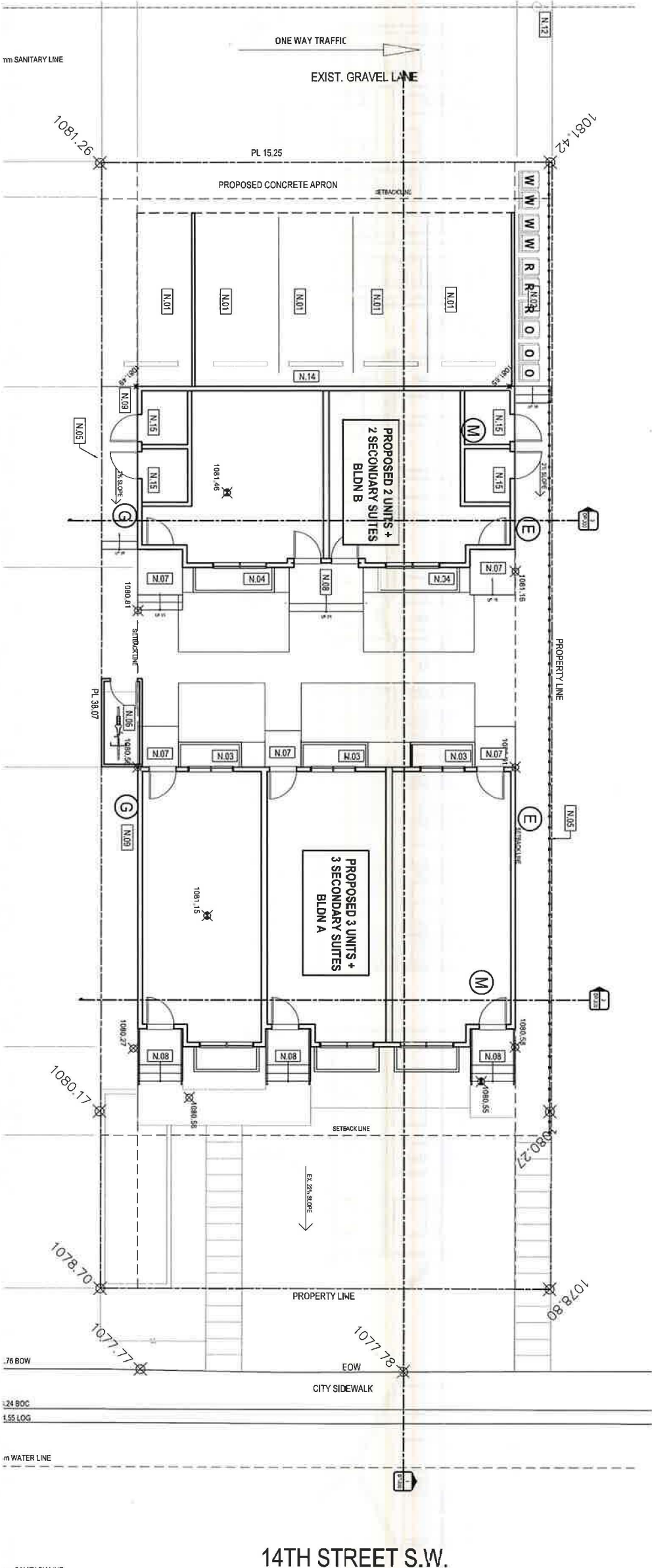
Public Notice Proof of Posting

14



Posted May 14, 2024





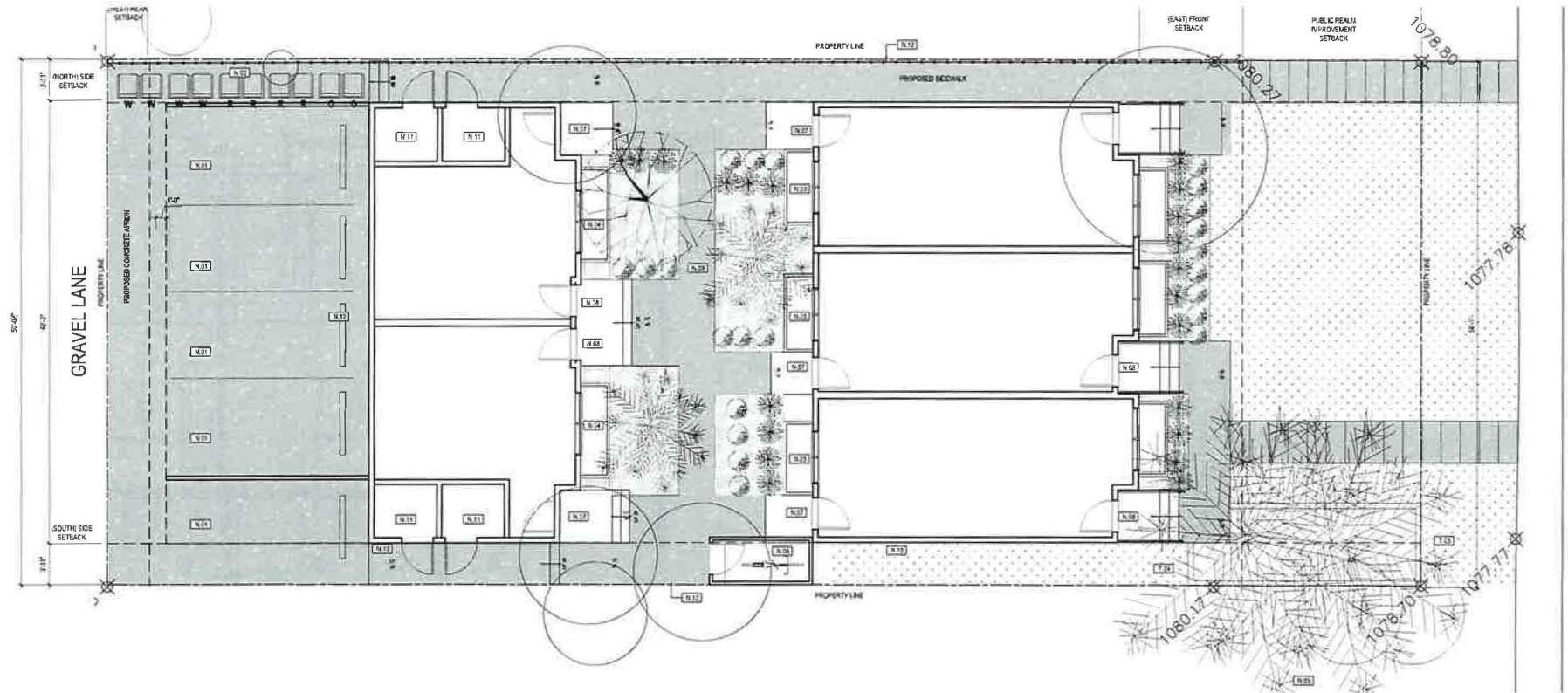
Site Plan



1" = 20' SANITARY LINE

14TH STREET S.W.

76 BOW
24 BOC
1.55 LOG
1" = 20' WATER LINE



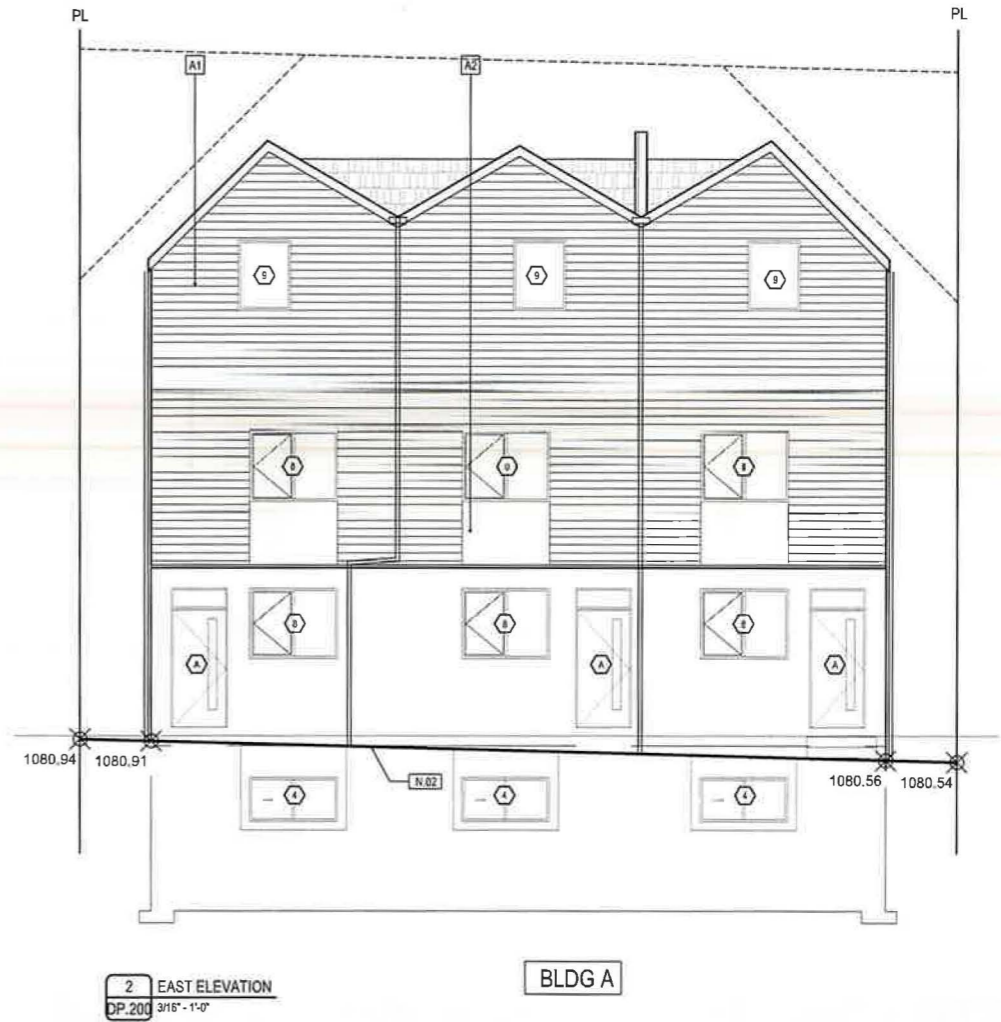
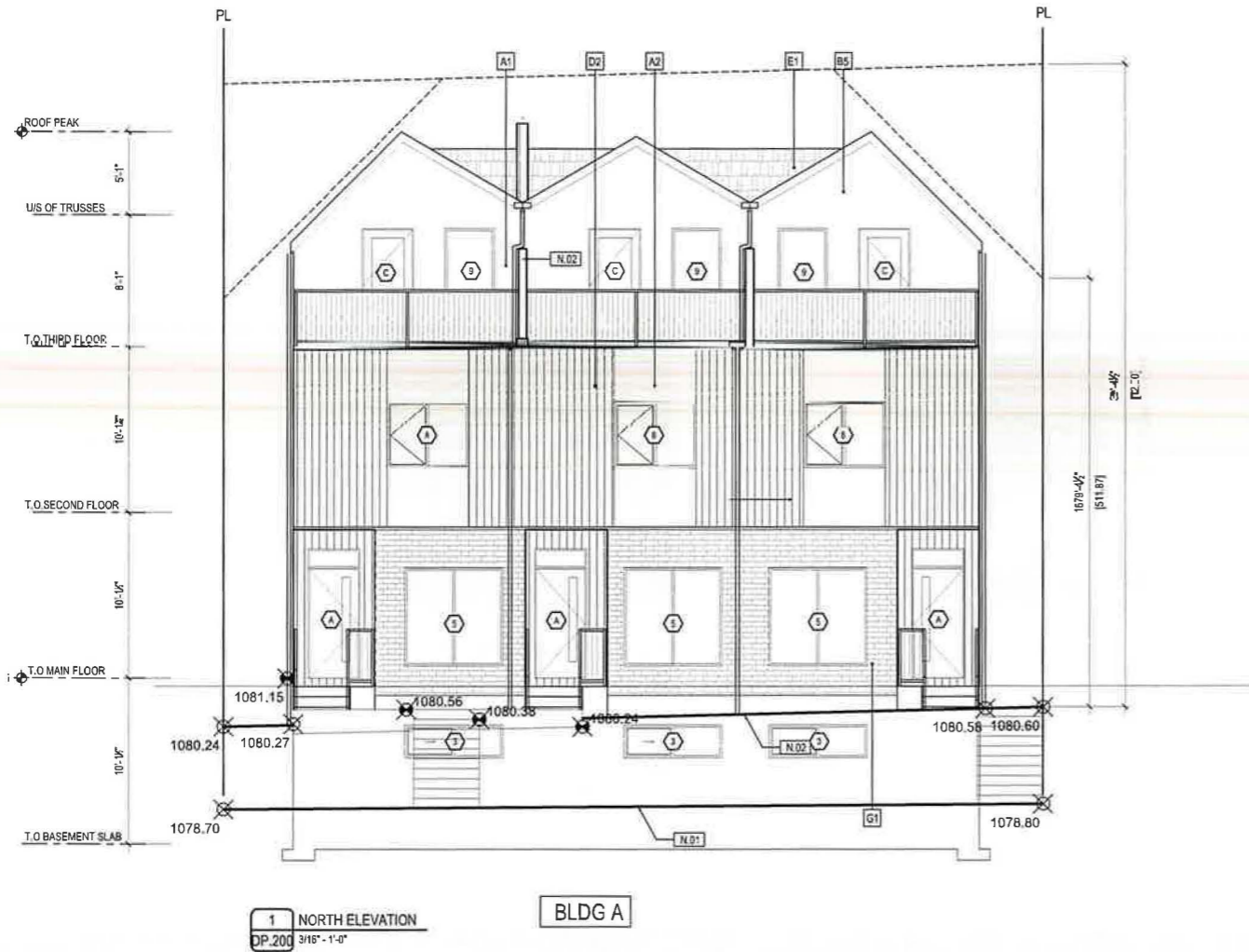
14th STREET S.W.

| CODE | ITEM |
|------|---------------------------------------|
| | MULCH GROUND COVER |
| | SOD (DROUGHT TOLERANT SPECIES) |
| | BROOM FINISH CONCRETE (WALKWAY, CURB) |
| | CONCRETE PAVERS |
| | CRUSHED GRAVEL |

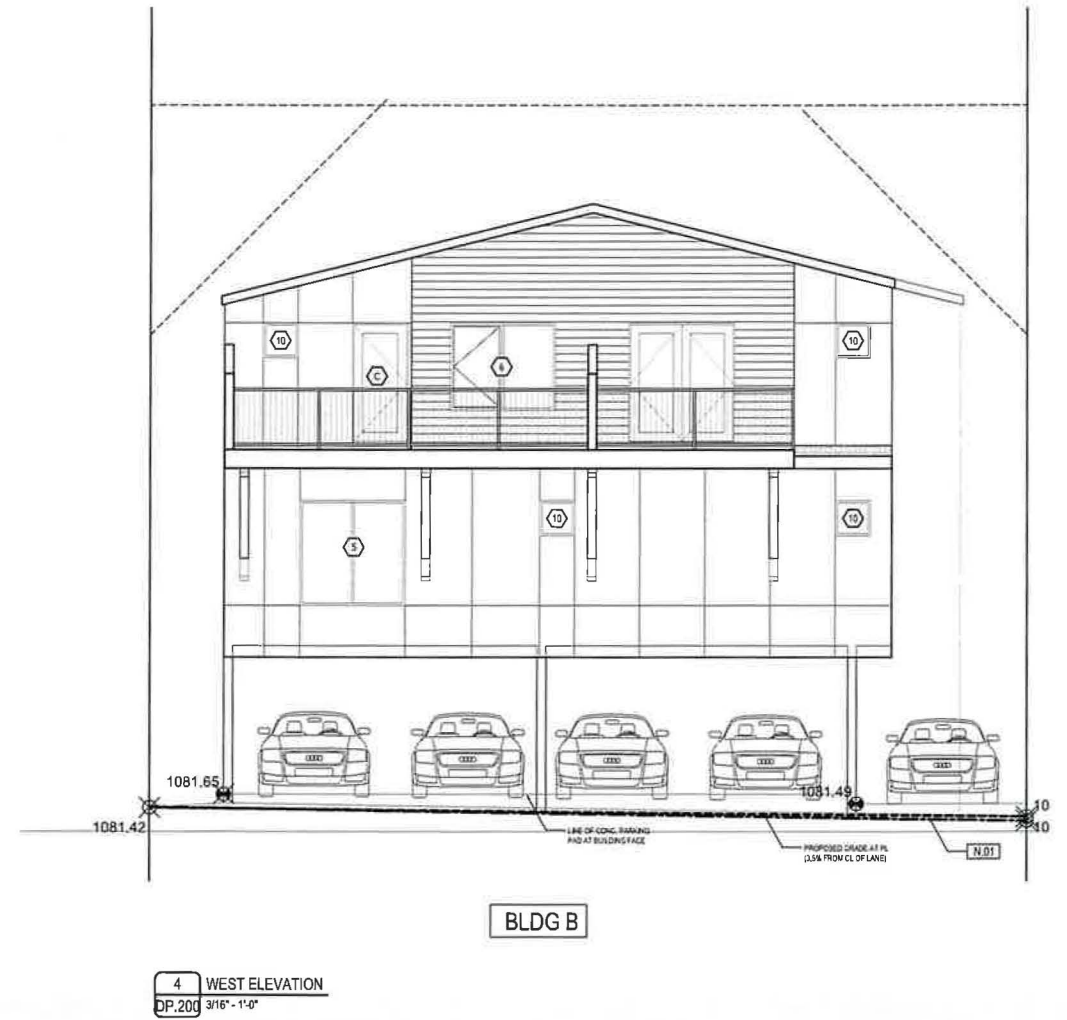
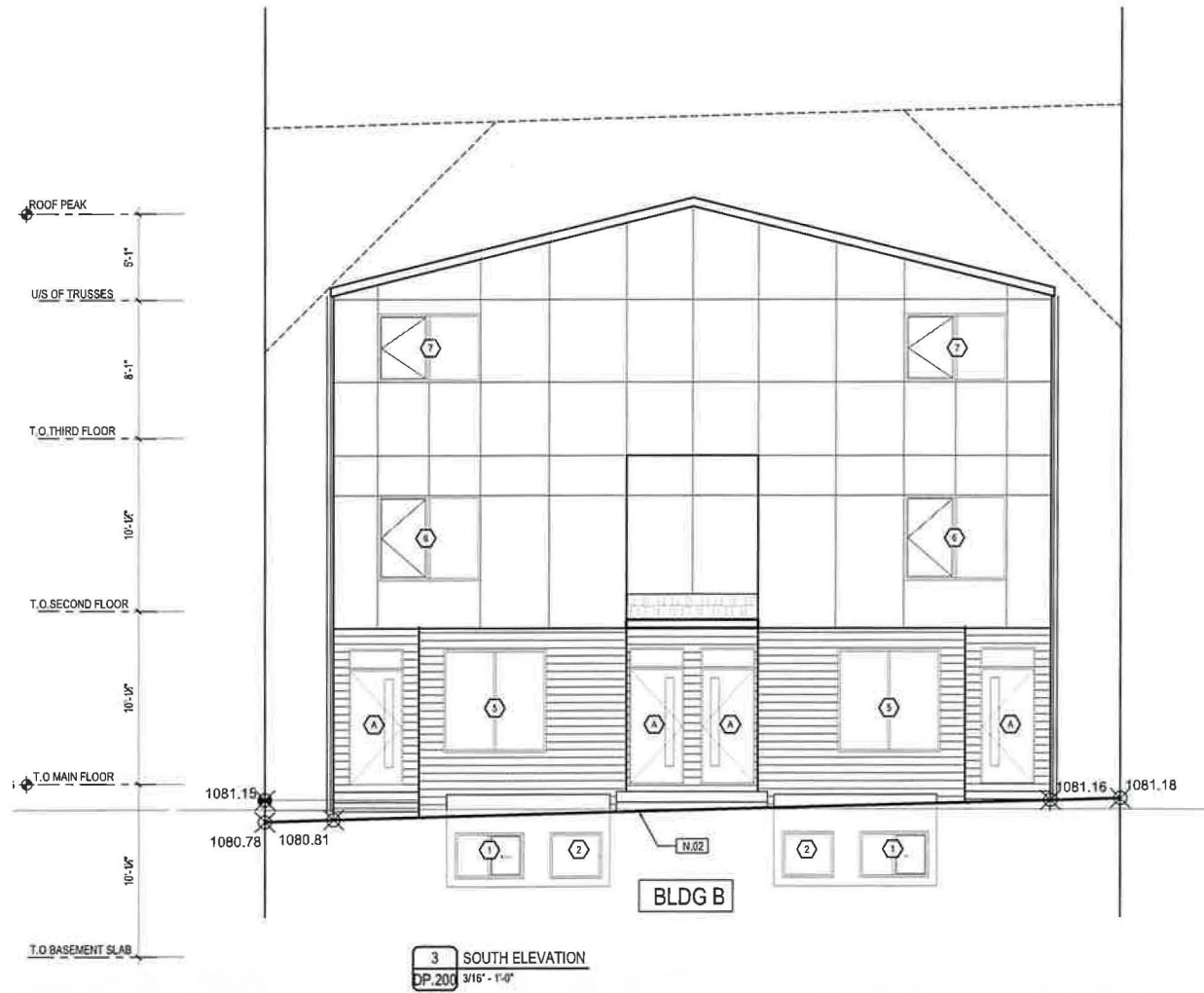
| PROPOSED PLANTINGS | | | | | |
|--------------------|------------------------------|------------------|-----|-----------------------|--|
| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY | SIZE | |
| | <i>Acer granale</i> | Amur Maple | 1 | 3.0m high 85mm cal | |
| | <i>Pinus aristata</i> | Brittleness Pine | 2 | 2.0m high | |
| | <i>Juniperus</i> spp. | Juniper | 22 | 2 to 3 ft. High | |
| | <i>Deschampsia cespitosa</i> | Tufted Hairgrass | 21 | 0.6 m spread | |

| EXISTING PLANTS | | | | | | |
|-----------------|-----------------|-------------|-------------|-------------|---------------------|---------------|
| Tree No. | Variety | Caliper (") | Canopy (ft) | Height (ft) | Location | |
| T1 | Bush | --- | 4.00 | 2.00 | In Subject Property | to remain |
| T2 | Coniferous Tree | 0.70 | 8.00 | 25.00 | In Subject Property | to be removed |
| T3 | Coniferous Tree | 0.40 | 8.00 | 25.00 | In Subject Property | to be removed |
| T4 | Coniferous Tree | 0.40 | 8.00 | 25.00 | In Subject Property | to remain |
| T5 | Coniferous Tree | 0.40 | 8.00 | 25.00 | In Subject Property | to remain |
| T6 | Bush | --- | 5.00 | 4.00 | On Property Line | to be removed |
| T7 | Coniferous Tree | 0.60 | 8.00 | 25.00 | In Subject Property | to be removed |
| T8 | Deciduous Tree | 0.20 | 3.00 | 4.00 | In Subject Property | to be removed |

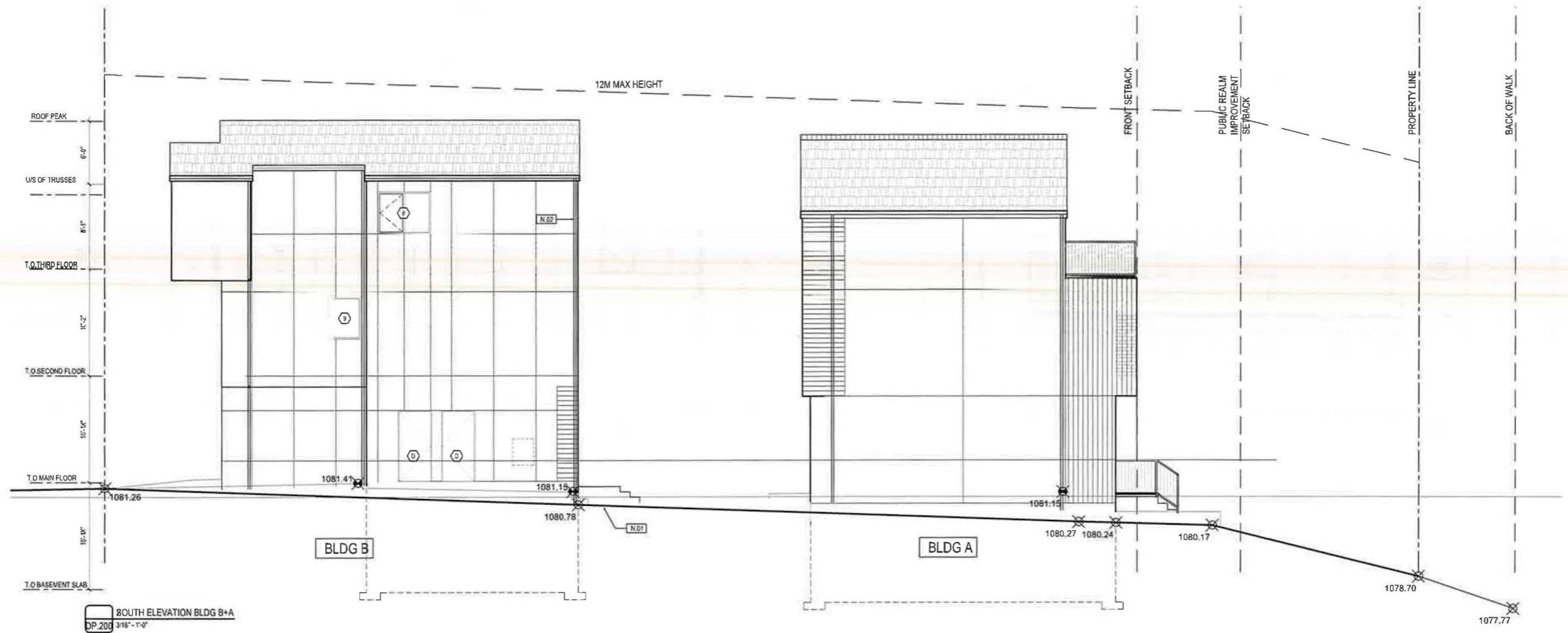




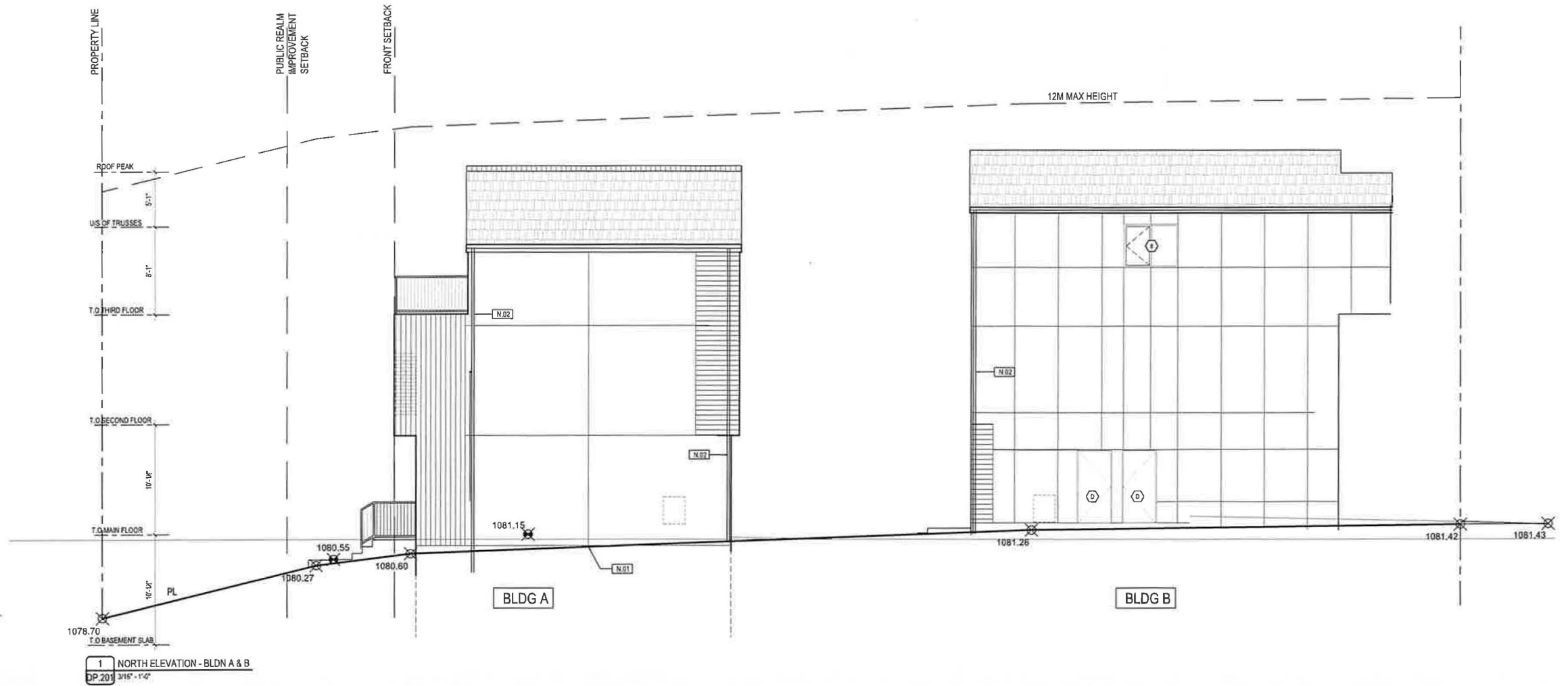
Front Building Elevations



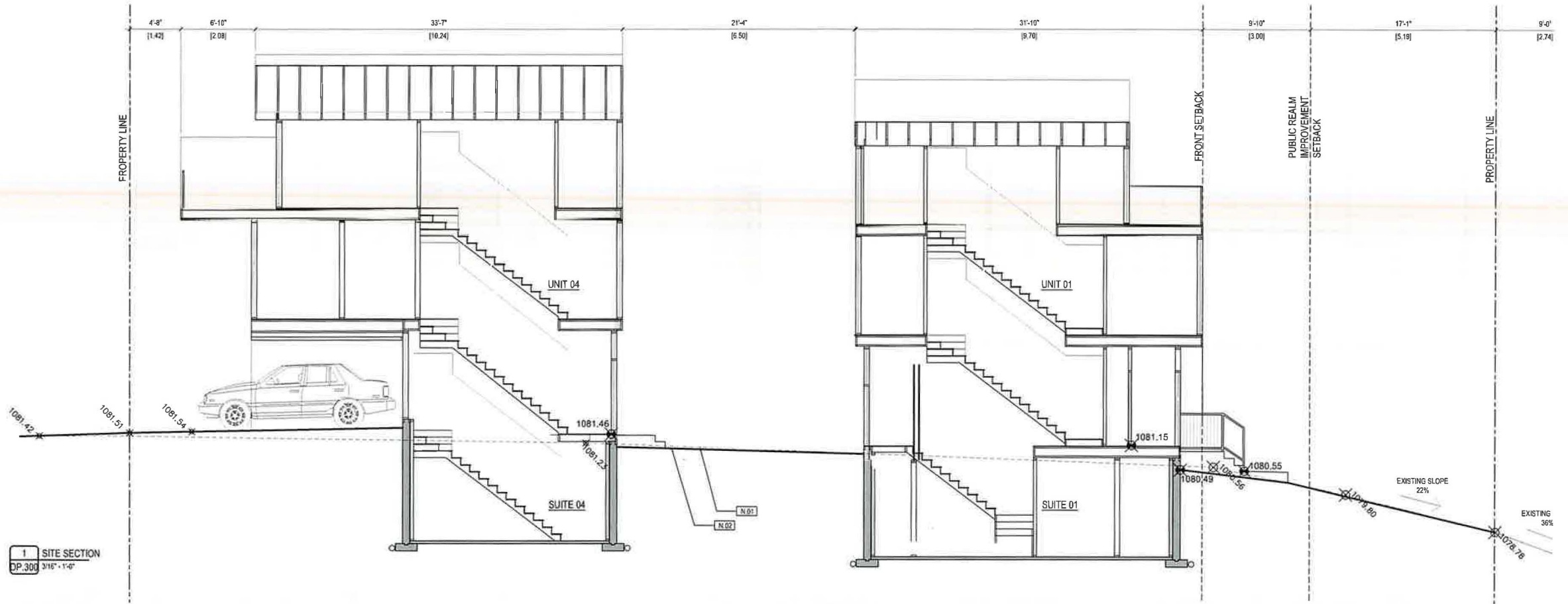
Rear Building Elevations



South Elevation



North Elevation



Site Section

