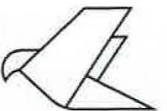
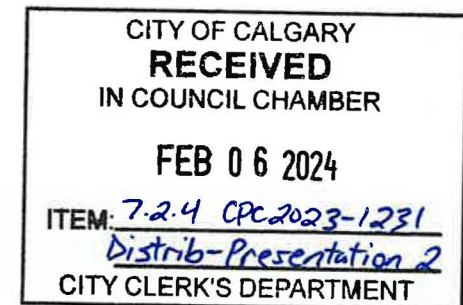


1023 Cameron AV SW

Item 7.2.4 | LOC2022-0122 | CPC2023-1231

Public Hearing Presentation | February 6, 2024

Prepared by CivicWorks



ec LIVING





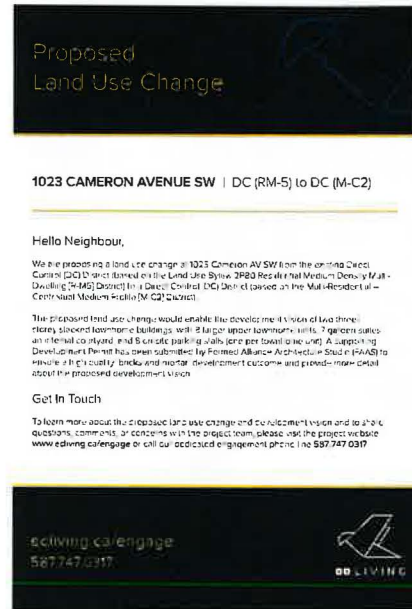
Land Use Redesignation application:
from **DC (RM-5)** to **DC (M-C2)**

- 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



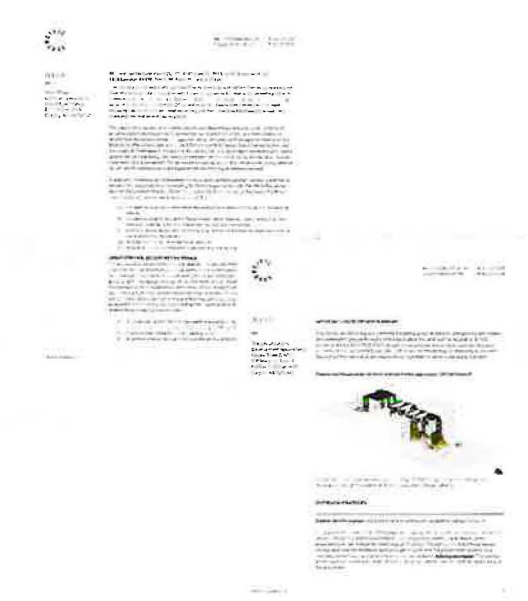
Outreach Website



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



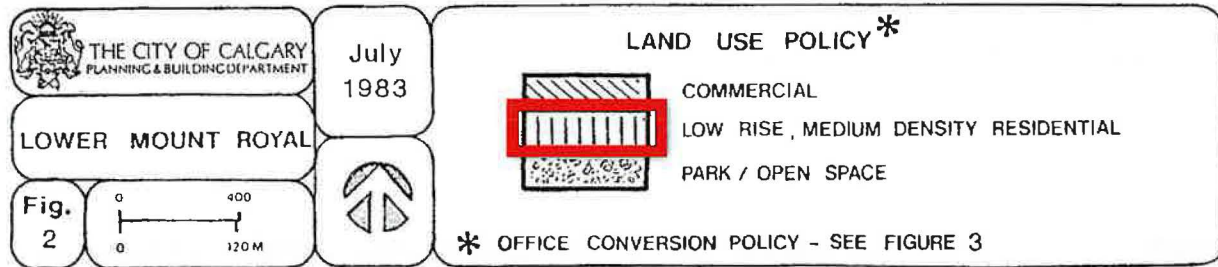
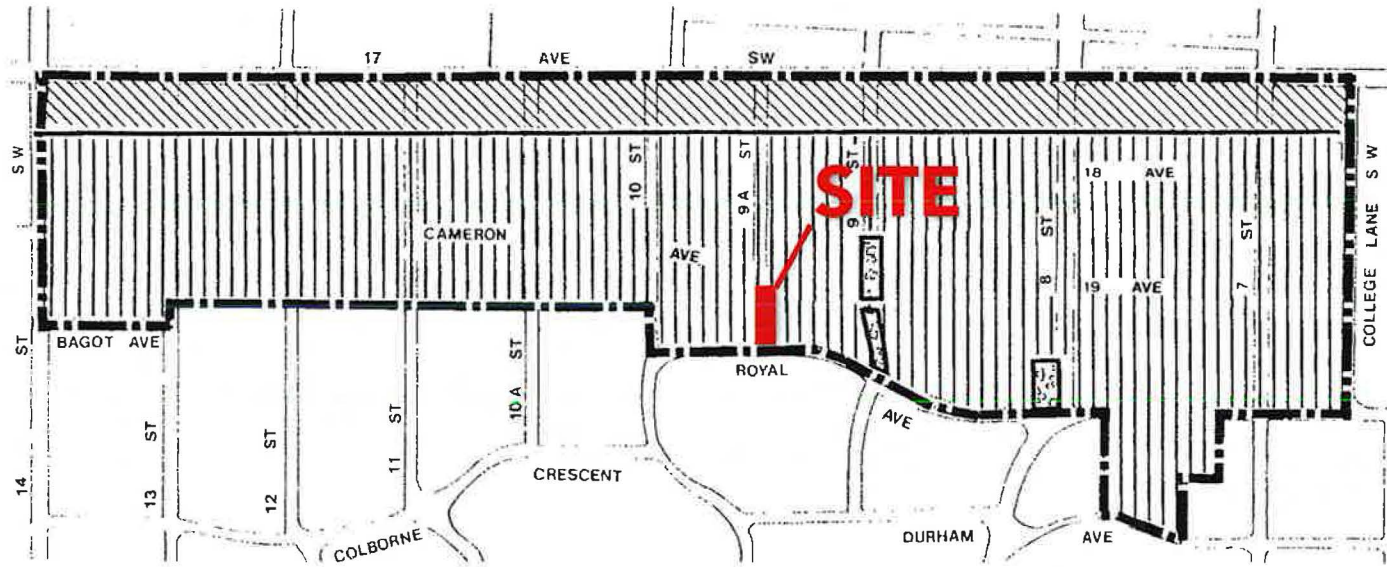
Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.

Questions?





Supplemental Slides



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

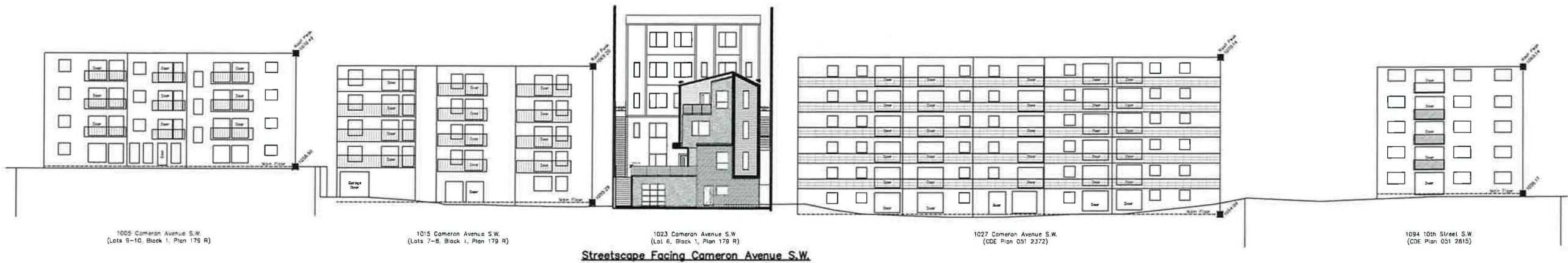
Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.





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

Cameron AV SW Contextual Streetscape Elevation



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

North Elevations



ALPHA NORTH ELEVATIONS
DP 2022



BETA SOUTH ELEVATIONS
DP 2022

SHEET NOTES

-  ACCESS TO MF
-  ACCESS TO RITE
-  PERIMETER HANDRAIL
-  4\"/>

MATERIAL LEGEND

	BRICK
	HORIZONTAL SIDING
	VERTICAL SIDING
	GLASS
	CONCRETE

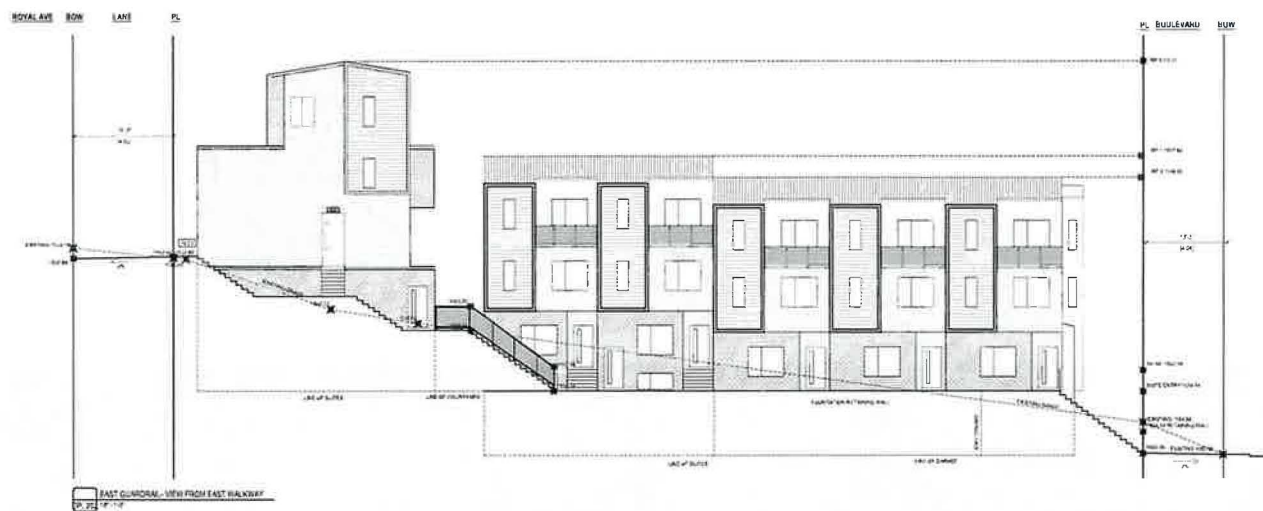
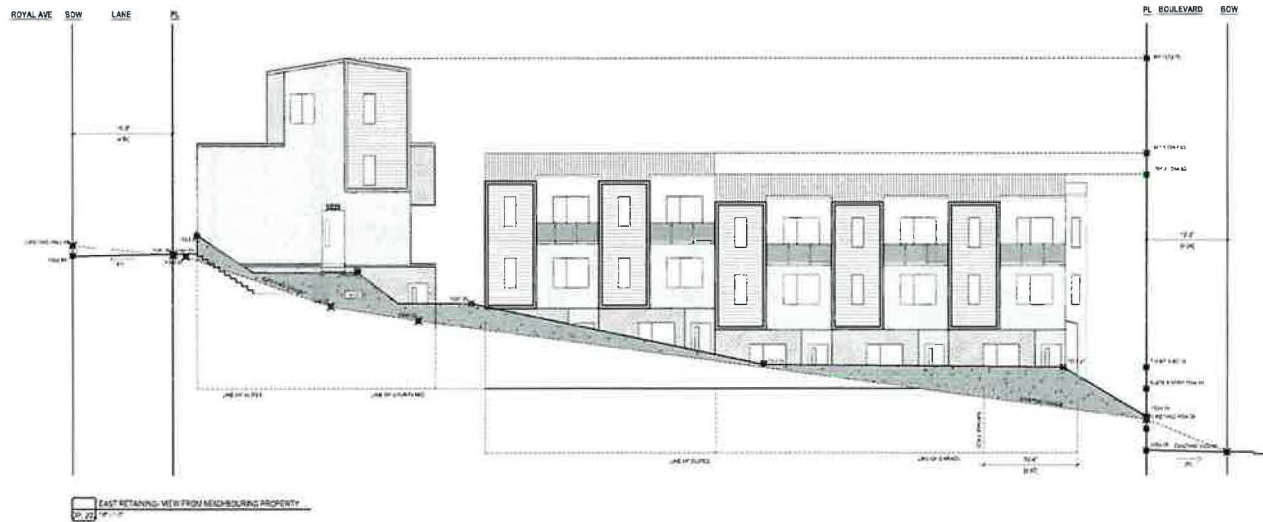
Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.

South Elevation



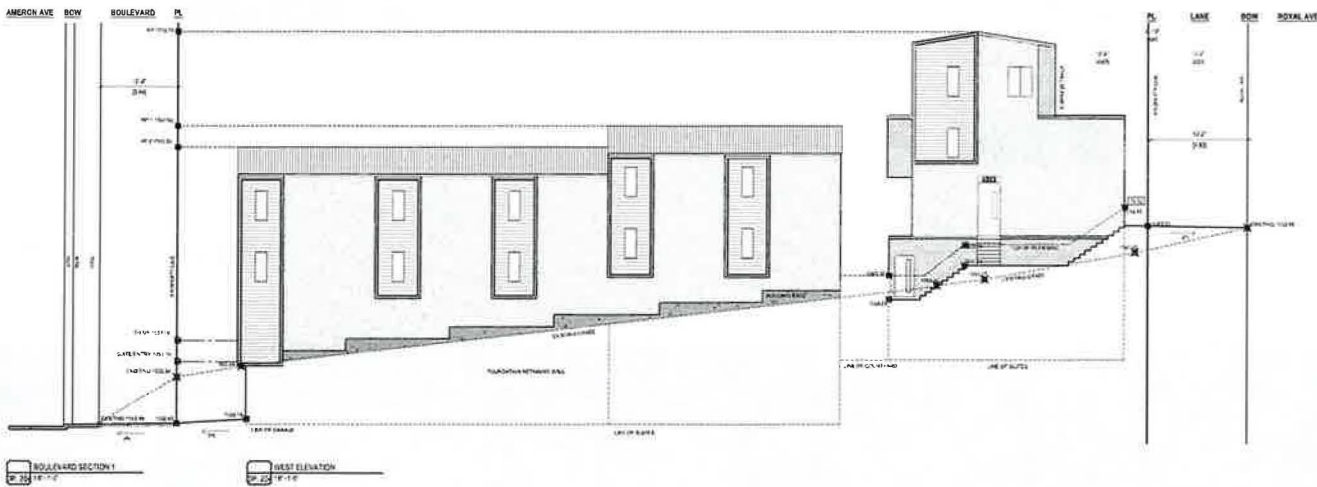
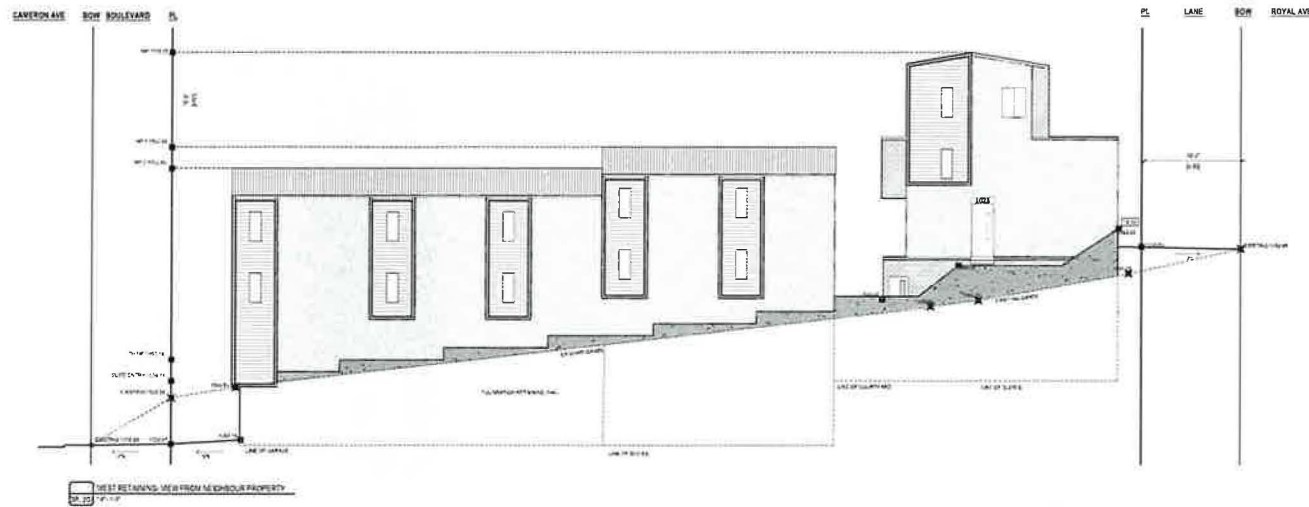
Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.

East Elevations



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

West Elevations

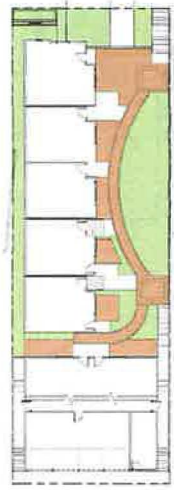


Note: Building design is conceptual in nature and subject to change through the review of DP2022-06469.

Landscape Plan



1 overall landscape plan
Scale: 1:125



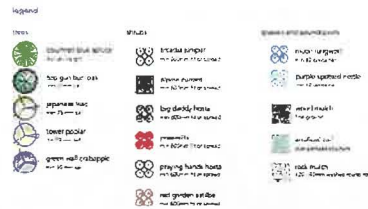
2 landscape details
Scale: 1:200

Site Information

Address	1028 Cameron Avenue SW Calgary, A.B.			
City of Calgary Zoning	M.C.Z.			
Landscape Statistics				
Site Area	288.88 sqm			
Landscape area required	245.49 sqm			
Maximum landscape retention (%)	5.7% of site			
Landscape area provided	283.85 sqm			
	38.47 % of site			
Soft landscape area	182.02 sqm = 63.0%			
Hard landscape area	101.77 sqm = 35.0%			
Tree Requirements				
Minimum Stock	Total	Required	Approved	
Deciduous Trees	Platanus	5.1	8.00	
	Spirea	2.9	4	
	Spirea	2.6	4	
Evergreen Trees	3m height	1.7	3.00	
	3m height	0.8	3.00	
Shrub Requirements		Total	Required	Approved
Soft landscape area	1.83	30	45.00	
Hard landscape area	1.83	30	45.00	

Plant List

Site	Common Name	Botanical Name
Dimensional Grasses and Groundcovers		
29	Ark Major Lungs	<i>Polygonum sachalinense</i> Miy. Moon
4	Purple Dragon Spotted Grass	<i>Stemodia maculata</i> Pursh. Dragon
Shrubs		
Deciduous		
11	Arctic Juniper	<i>Juniperus sibirica</i> Pursh
Evergreen		
10	Arctic Juniper	<i>Juniperus sibirica</i> Pursh
12	Dog Dandy Honeysuckle	<i>Lonicera xylosteum</i> Michx.
13	Prunella	<i>Prunella vulgaris</i> L.
14	Playing Hand Honeysuckle	<i>Lonicera xylosteum</i> Michx.
15	Arctic Juniper	<i>Juniperus sibirica</i> Pursh
Trees		
Landmark		
3	Common Spruce	<i>Picea canadensis</i> (Mill.) B.S.P.
Planting		
1	new six Japanese Tree Lilac	<i>Syringa reticulata</i> Hort. ex Ledeb.
4	Marble Spruce Columnar	<i>Abies balsamea</i> (Mill.) (Mill.) B.S.P.
1	Top Gun Elm	<i>Ulmus americana</i> (Mill.) (W.) K. Koch
2	Tower Poplar	<i>Populus alba</i> L.



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