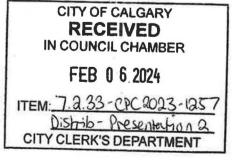
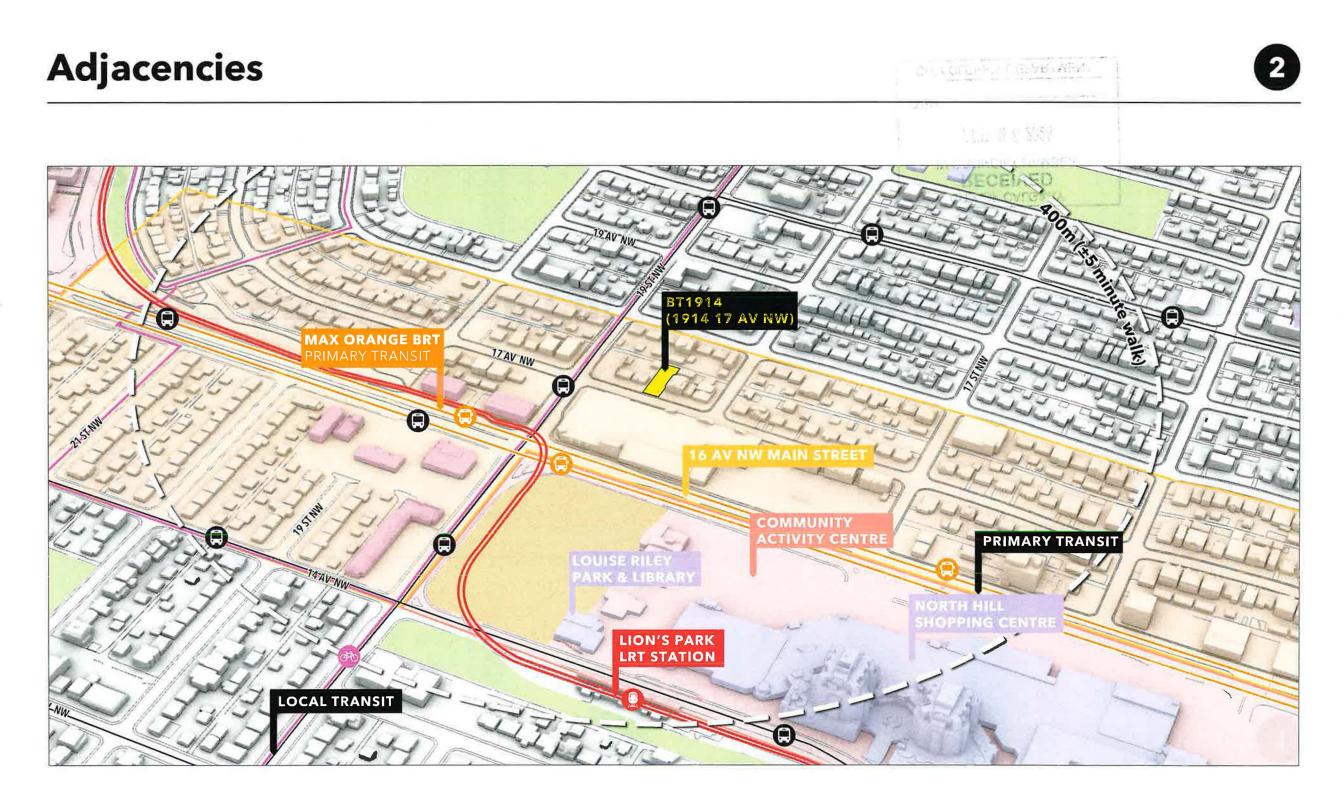
Calgary City Council Public Hearing: Item 7.2.33

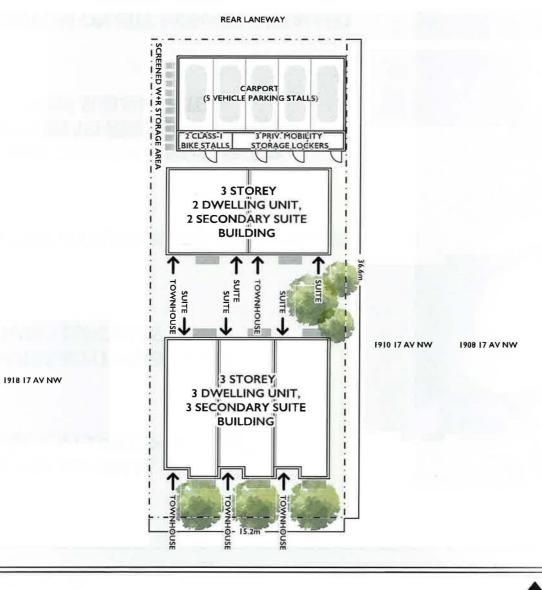
R-C2 to H-GO

LOC2023-0234 | CPC2023-1257 February 6, 2024 Prepared by CivicWorks









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

Ν

Mobility/Class-1 Bicycle Storage: 5 Units

Residential Amenity Space: 6.5m wide internal courtyard

Outreach Strategies





OUTREACH EMAIL INBOX & CORRESPONDENCE



OUTREACH PHONE LINE & TEAM RESPONSES

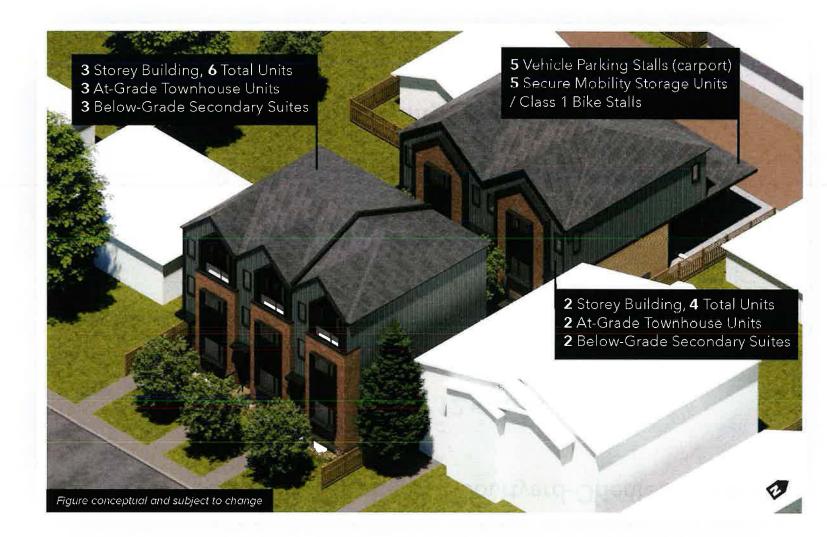
APPLICANT-LED OUTREACH SUMMARY



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



CUSTOM ON-SITE SIGNAGE INSTALLED





PROJECT MEMO & CORRESPONDENCE (BTCA + WARD 7 OFFICE)



Supplementary Slides

VIC E RKS

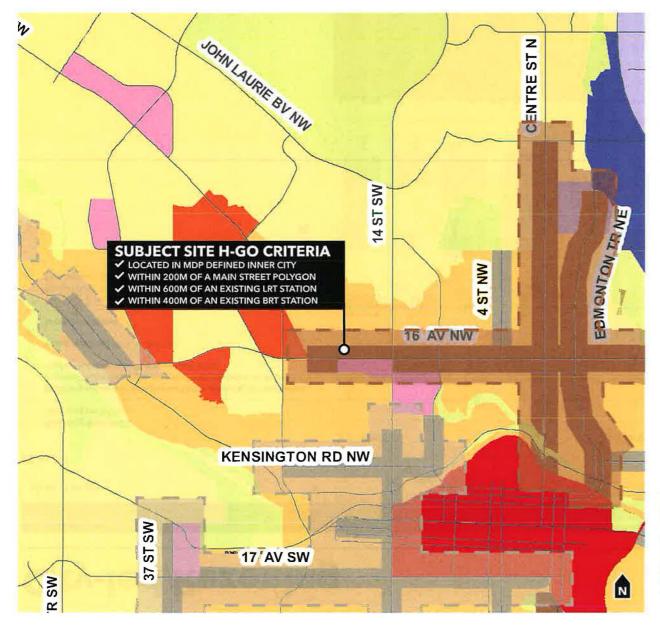
6

City-led Rezoning

Rezoning for Housing i 202 1930 6 6 9 9 X 1914R 17 AV NW 100 Clear search location SOOB 1926 920 2012 2010 > Rezoning to: Results:1 Housing - Grade Oriented (H-GO) District 18 AV NW **18 AV NW** 18 AV NW Residential - Grade-Oriented Infill (R Rezoning from: R-C2 CG) District Rezoning to: R-CG M-N-Residential - Low Density Mixed 9 2003 926 1913 1911 Housing (R-G) District R-CG is a residential designation that is primarily for rowhouses ST but also allows for single detached, side-by-side and duplex 107 2 ٧V homes that may include a secondary suite. Parcel Address: 1914 17 AV NW Legal Description: 2013R 85102 00 There are 2 registered lots in this parcel. Plan:8100AF:Block:34:Lot:7 Plan:8100AF;Block:34;Lot:6 610 19 1636R G 0066 ST 1809 NN 1807 1805 2064 36 33 010 2012 926 2008 2006 17 17 AV NW AV NW 1-7-A-V-N-W 17 AV NW 19 19 ST τ NW NN 1831-1837/2 a _ 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

SPRING EQUINOX, March 21 & September 21

Sun-Shadow Study

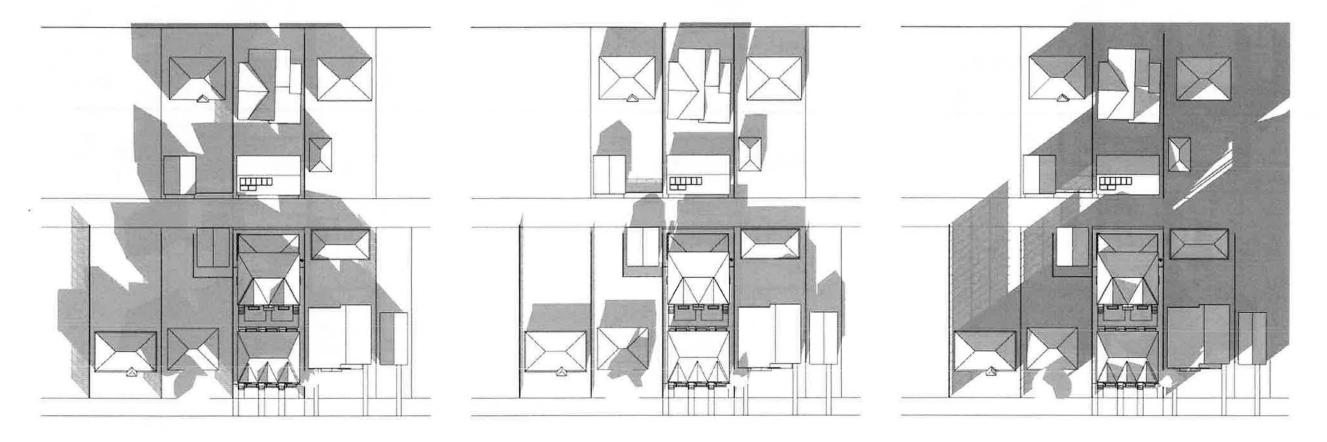
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1:00PM





WINTER SOLSTICE, December 21



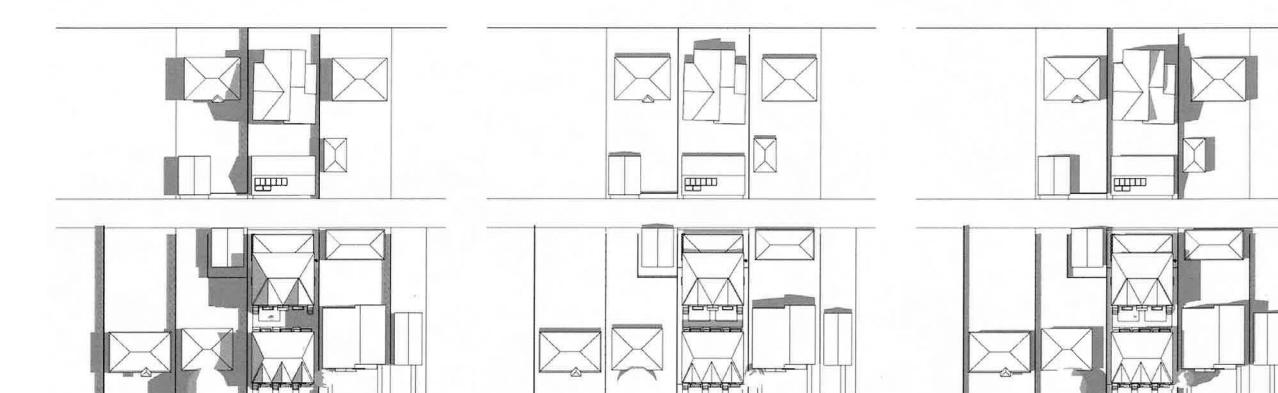
9:00AM

1:00PM

4:00PM



SUMMER SOLSTICE, June 21



9:00AM

1:00PM











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