



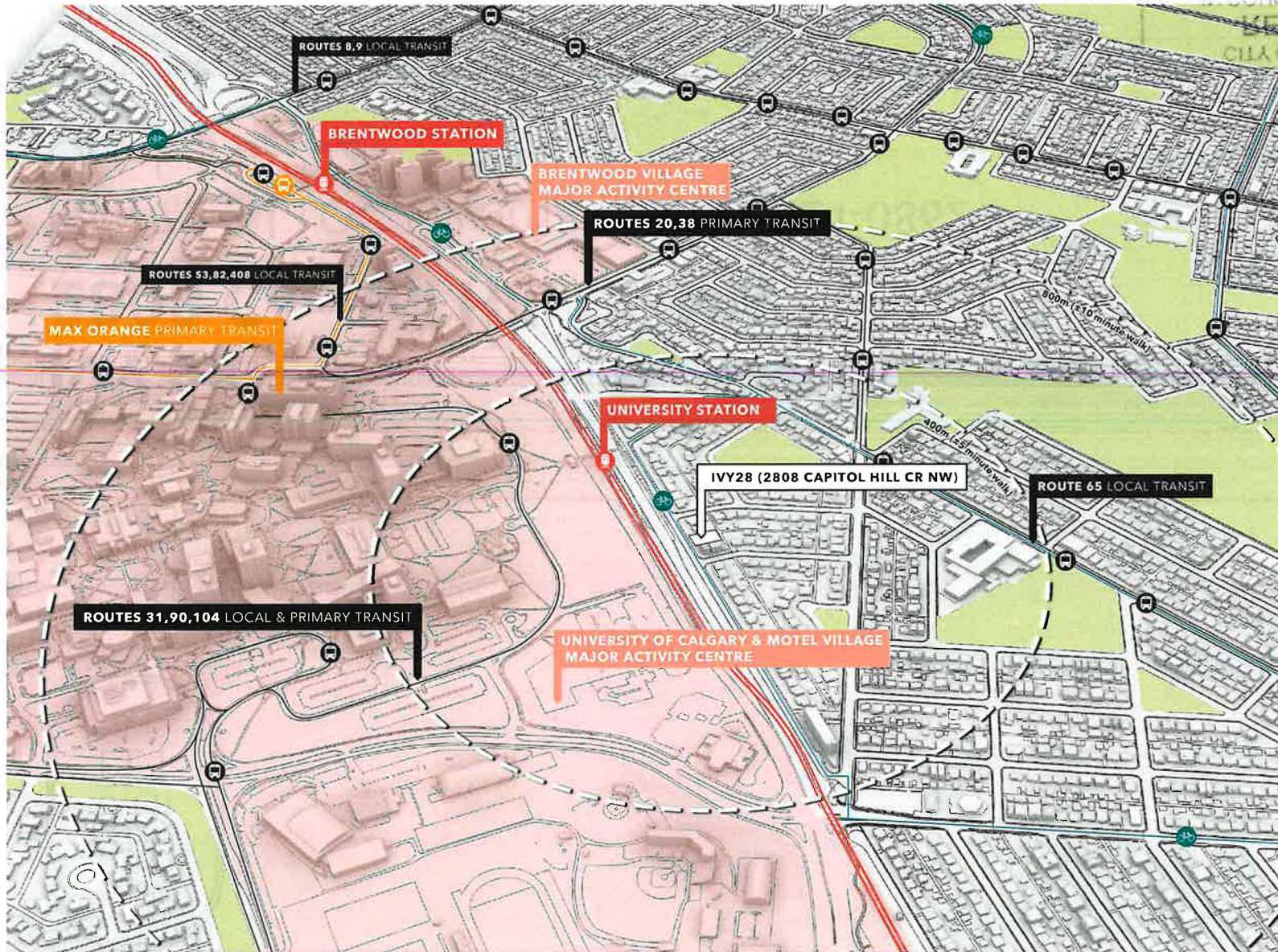
IVY 28
2808 Capitol Hill CR NW

Item 7.2.3 | LOC2024-0129 | CPC2024-0862
October 8, 2024

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
OCT 08 2024
ITEM: 7.2.3 CPC2024-0862
Distrib- Presentation 2
CITY CLERK'S DEPARTMENT



FAAS



Planning Considerations

- **Within ±5 minute walk** of University Station Red Line LRT
- **Within ±10 minute walk** of Brentwood Village and University of Calgary/Motel Village Major Activity Centres
- **Easy access** to the greater cycling network
- **Nearby** to many parks and public amenities

Figure 2
Land Use Plan

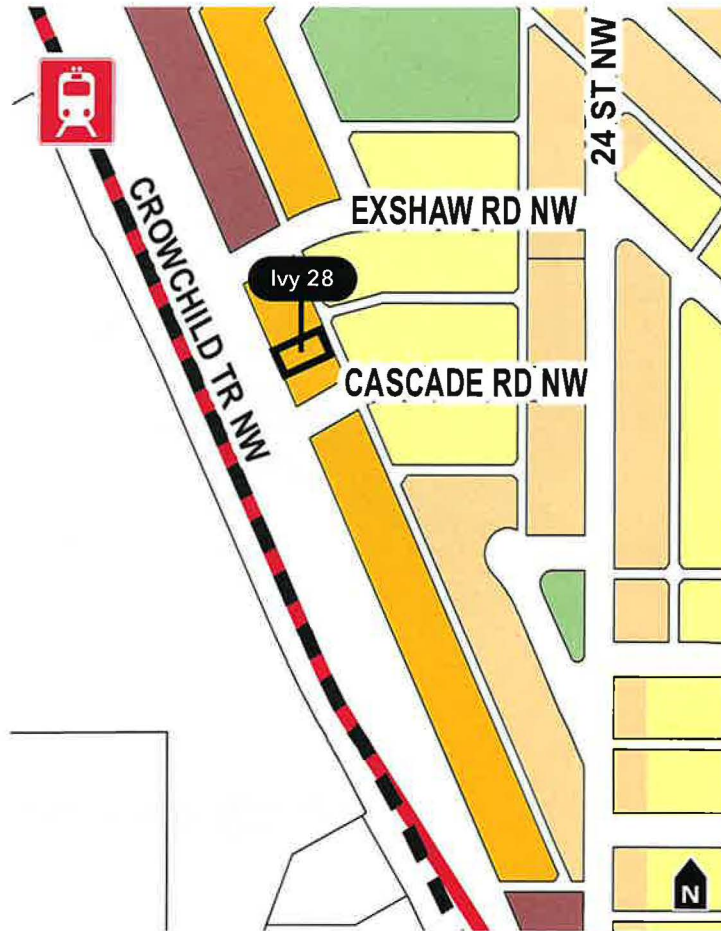
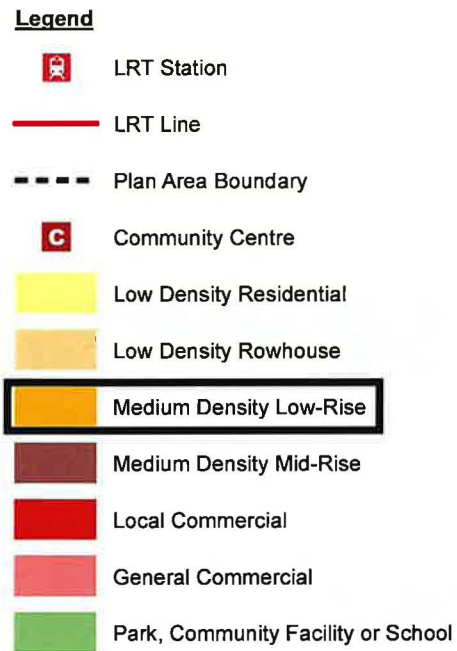
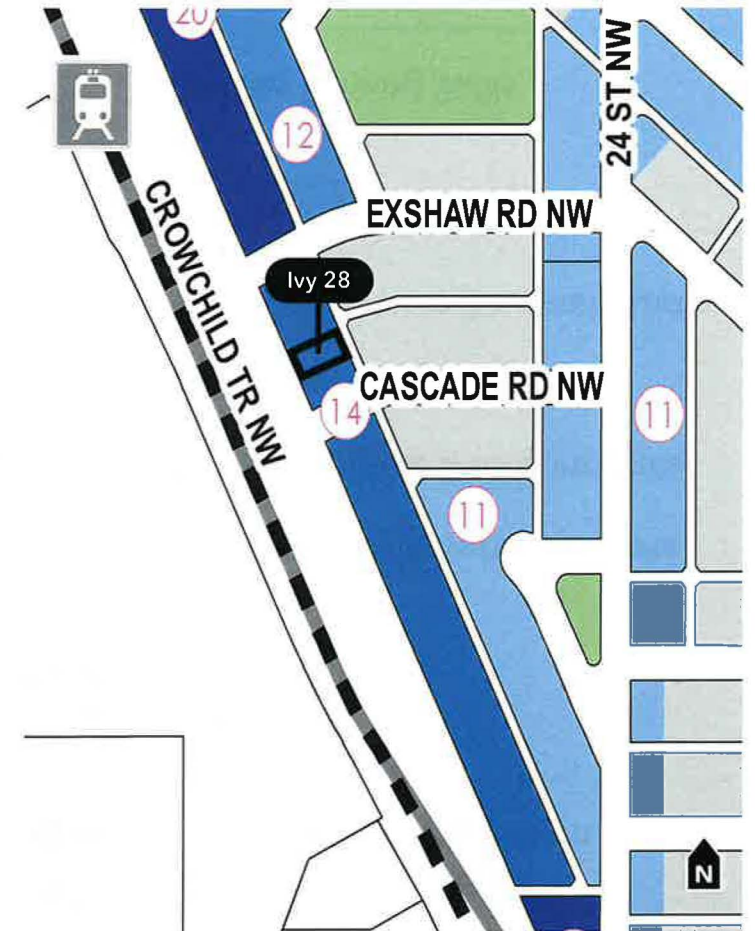
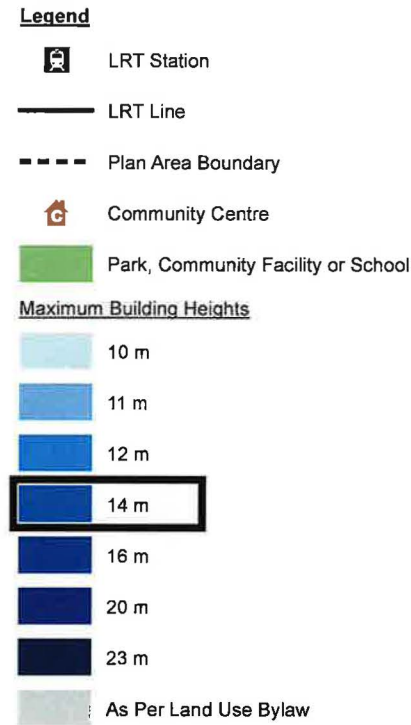
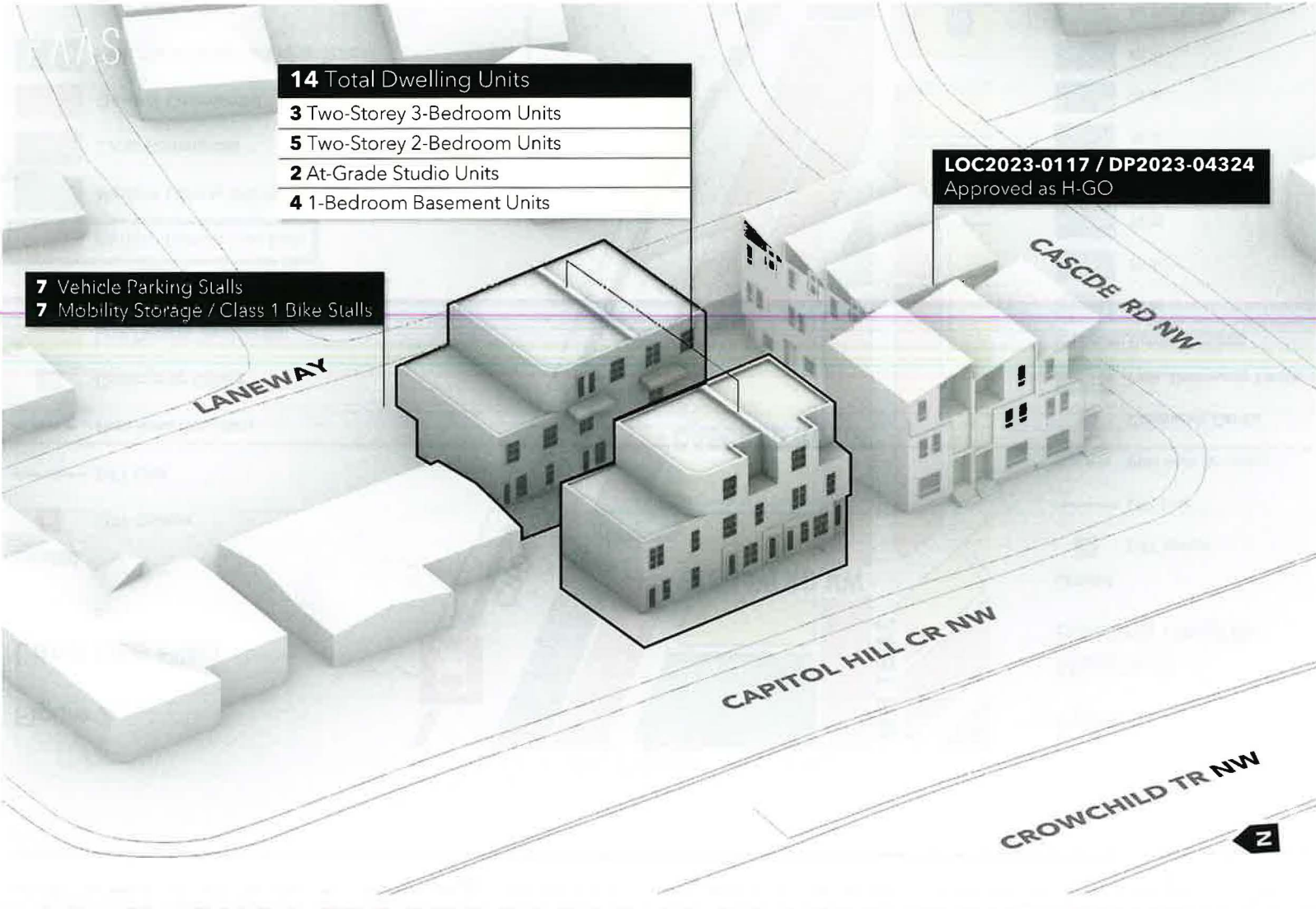


Figure 3
Maximum Building Heights



Application Summary



12m/4 Storeys
Maximum Building Height



14
New Homes

3 Two-Storey 3-Bedroom Units

5 Two-Storey 2-Bedroom Units

2 At-Grade Studio Units

4 One-Bedroom Basement Units



7
On-Site Parking Stalls

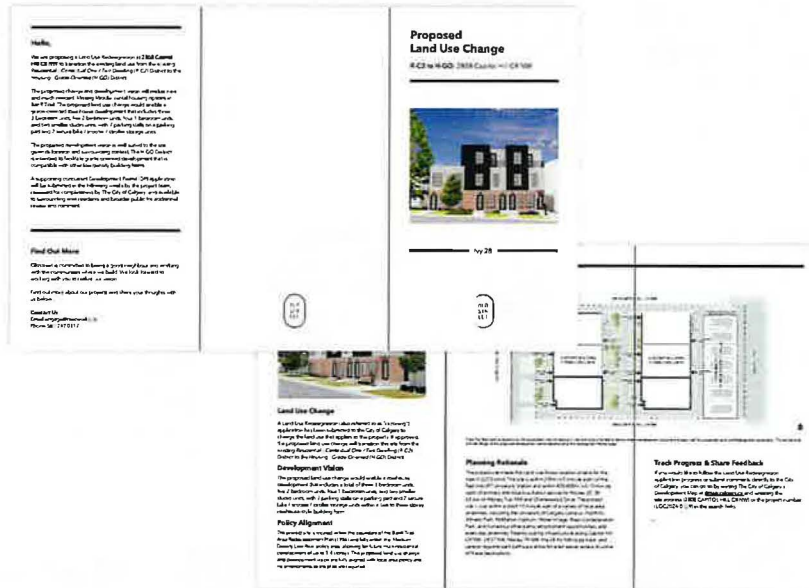


7
Class 1 Bicycle stalls /
Alternative Mobility Storage Units

Custom On-Site Signage



Postcards to Neighbours






Outreach Summary



Launch June 2024 **Closure July 2024**

-  Hand-Delivered Neighbour Letters
-  Custom On-Site Signage
-  Project Memo (BTCA + Ward 7 Office)

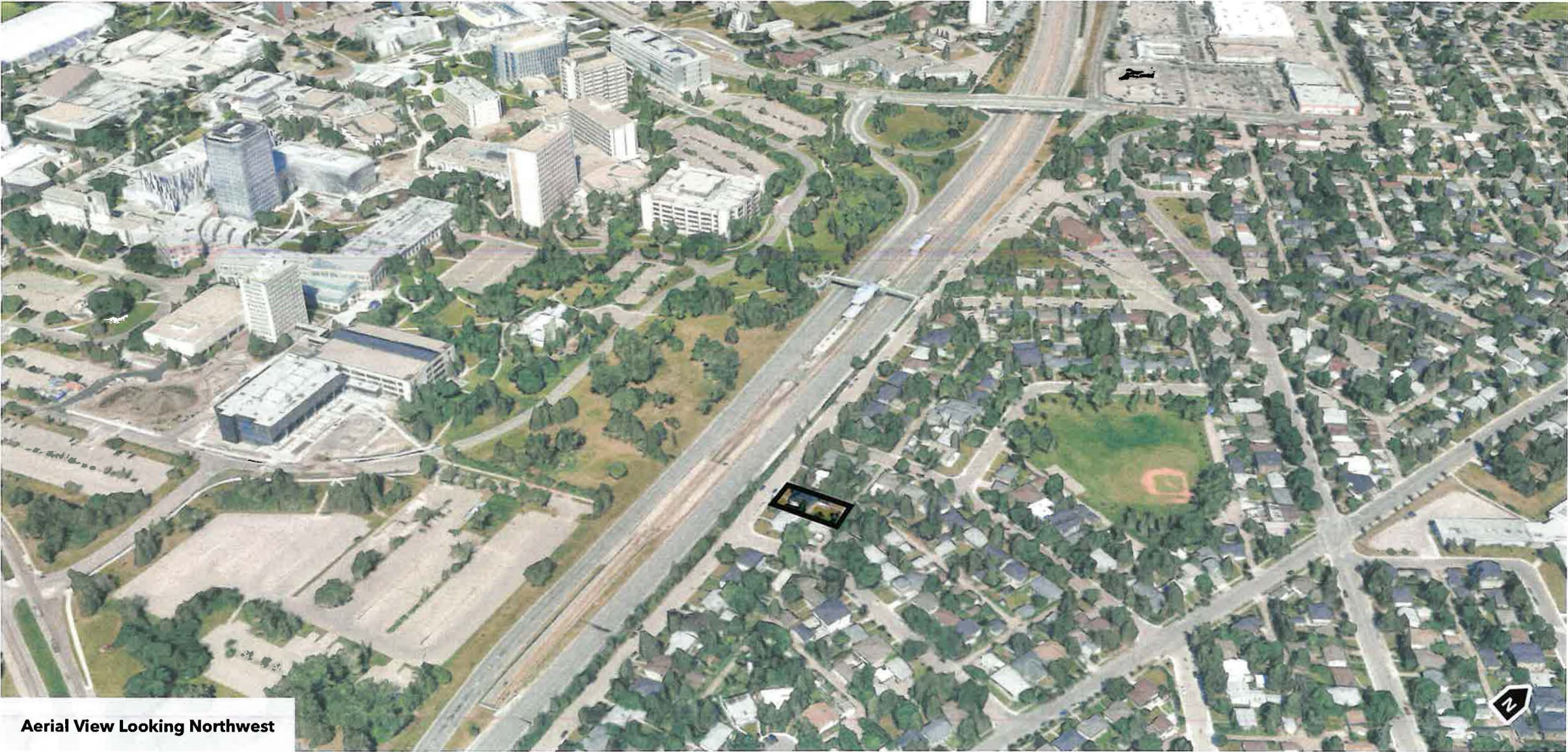
-  Outreach Email Inbox
-  Dedicated Outreach Phone Line
-  Detailed Outreach Summary

Questions?



Supplementary Information

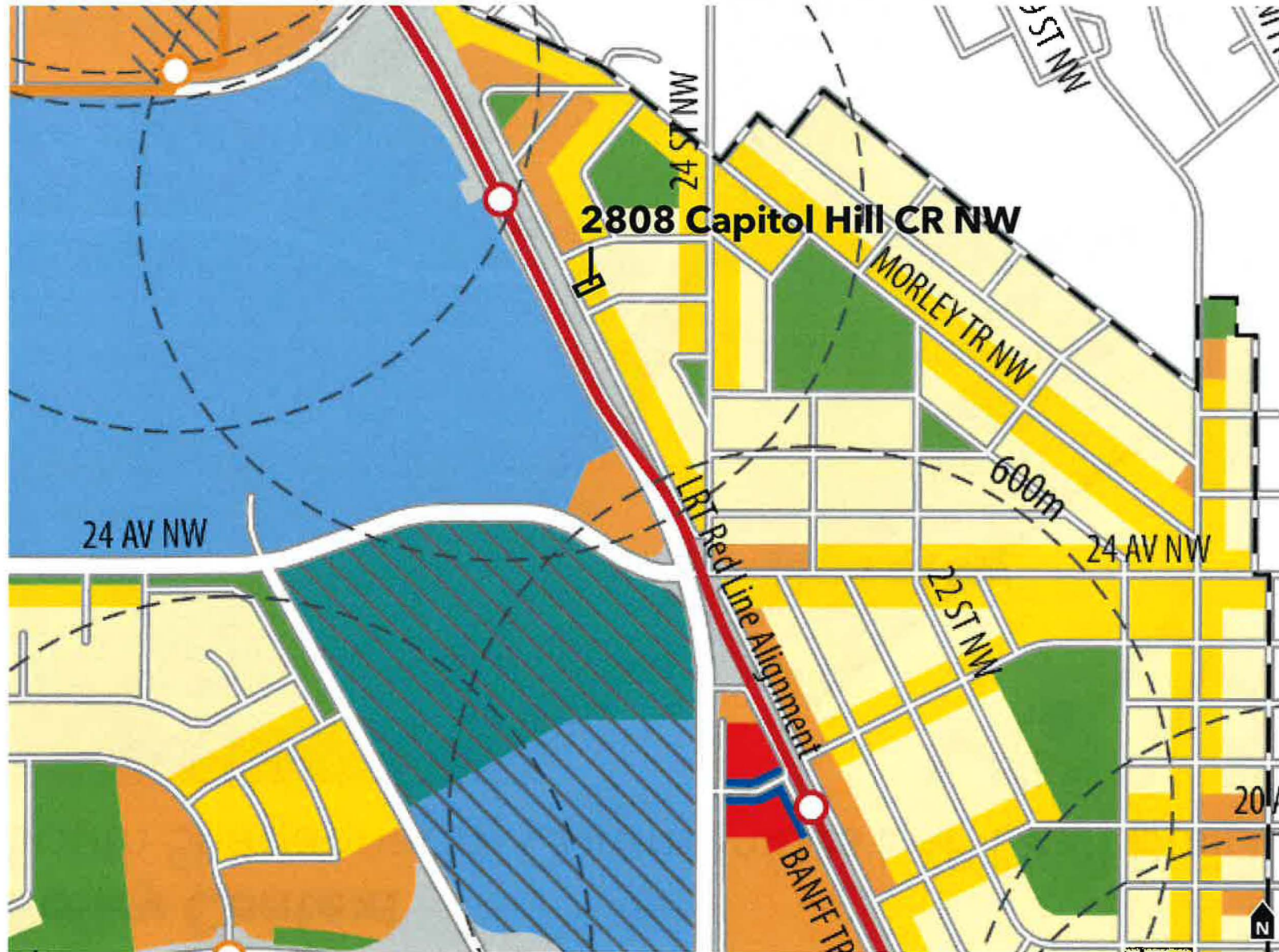
Site Context Aerial Photo



Aerial View Looking Northwest

Policy Context

South Shagannappi Communities LAP Draft Urban Form Map



***FOR DISCUSSION PURPOSES ONLY & SUBJECT TO CHANGE**

Urban Form Categories show what types of uses a future building could have.

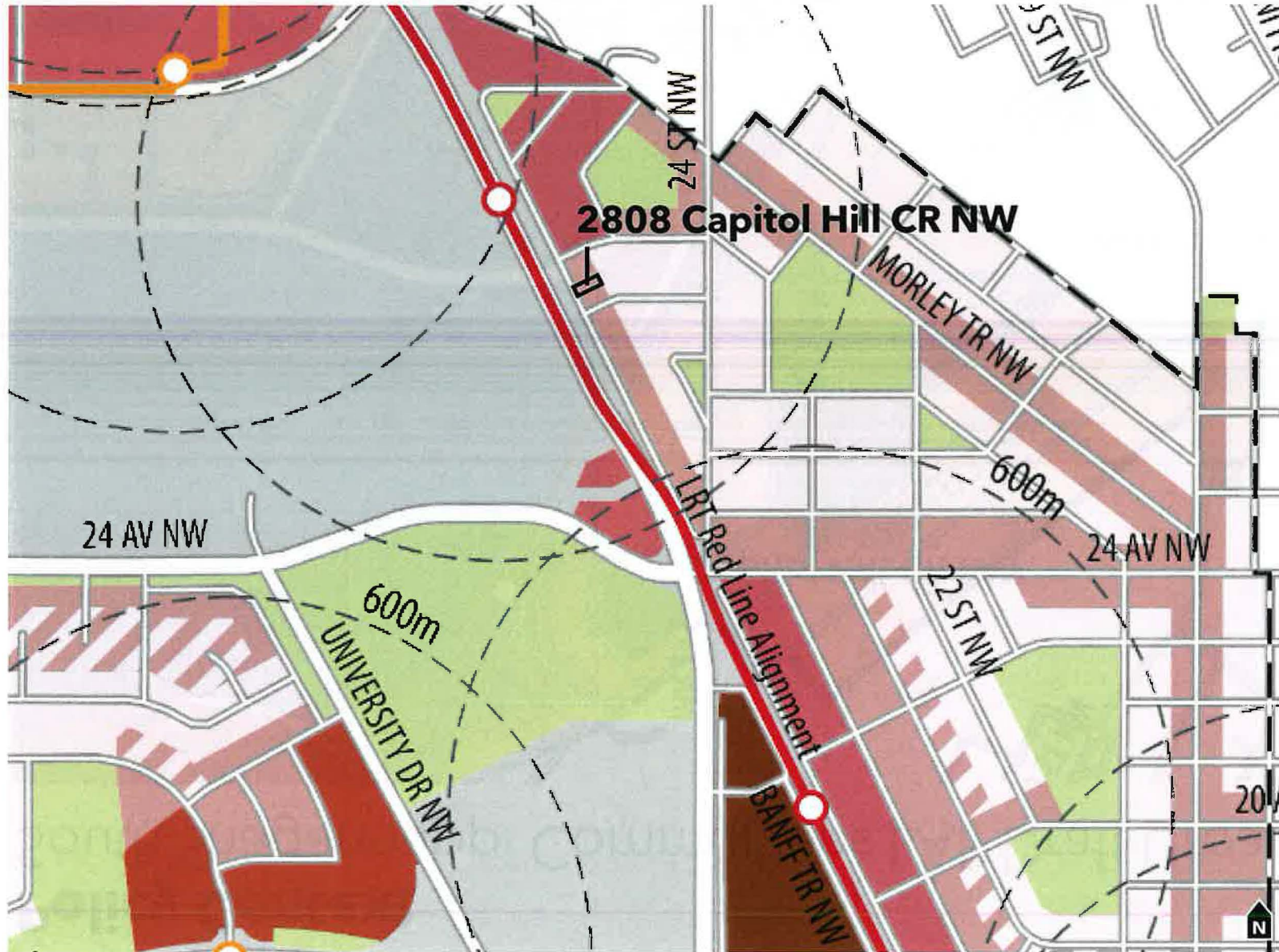
Urban Form Categories

- Neighbourhood Commercial
 - Neighbourhood Flex
 - Neighbourhood Connector
 - Neighbourhood Local
 - Commercial Corridor
 - Industrial General
 - Natural Areas
 - Parks and Open Space
 - City Civic and Recreation
 - Regional Campus
 - No Urban Form Category
- Additional Policy Guidance**
- Active Frontage

SOURCE: CITY OF CALGARY

Policy Context

South Shagannappi Communities LAP Draft Building Scale Map



***FOR DISCUSSION PURPOSES ONLY & SUBJECT TO CHANGE**

Scale shows the maximum potential height of future buildings.

Legend

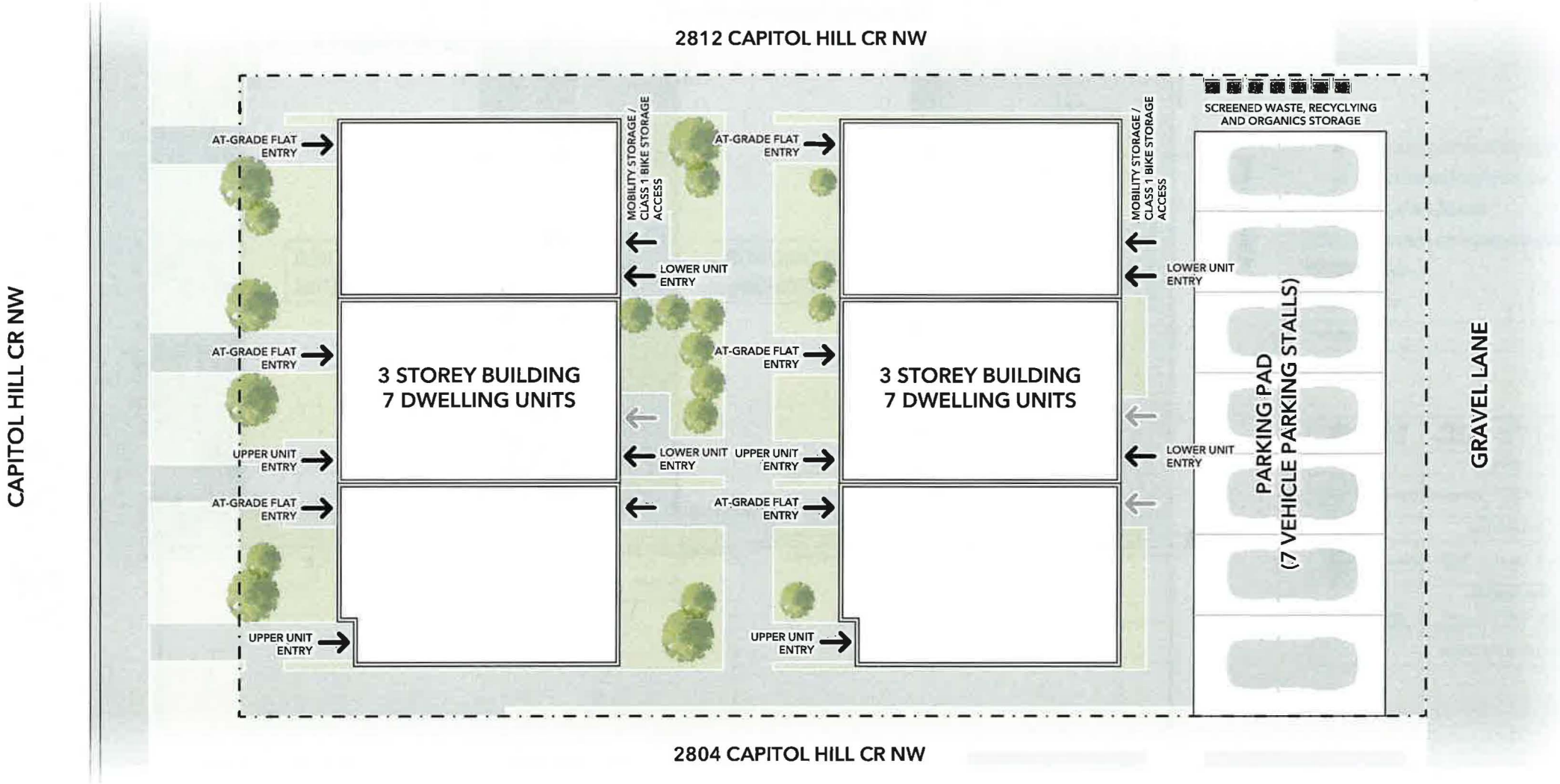
-  No Scale Modifier
-  Limited (up to 3 Storeys)
-  Low - Modified (up to 4 Storeys)
-  Low (up to 6 Storeys)
-  Mid (up to 12 Storeys)
-  High (up to 26 Storeys)



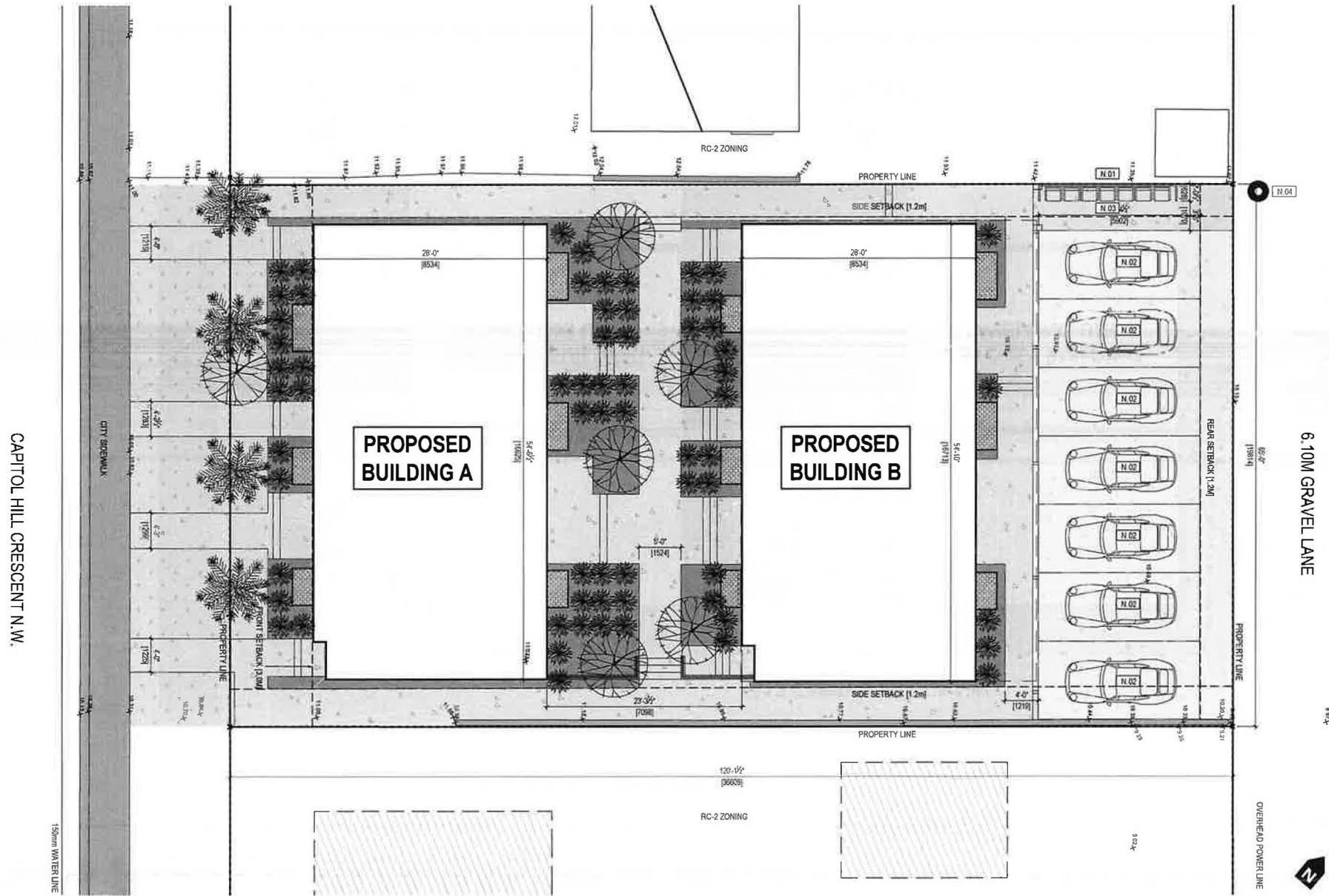
Low

- Buildings of up to six storeys.
- Examples include apartments, stacked townhouses or mixed-use buildings.

SOURCE: CITY OF CALGARY



Landscape Plan DP2024-04559

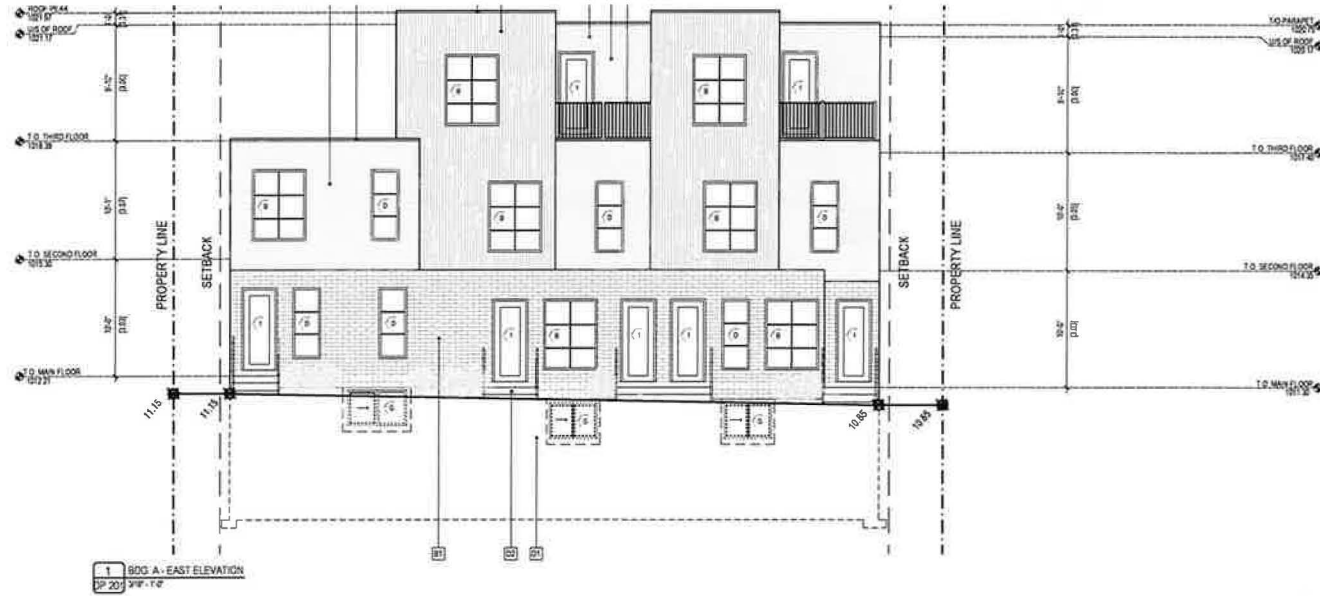


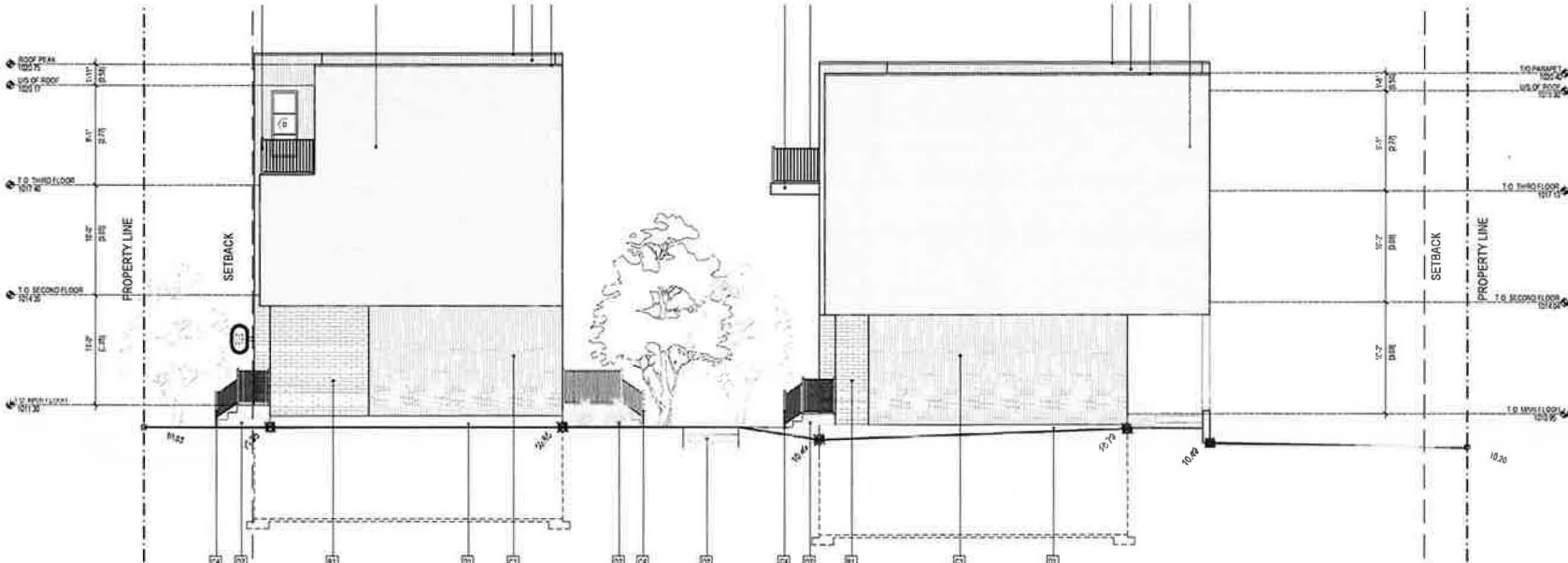
PROPOSED PLANTINGS							
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE @ PLANTING	TYP. SPREAD	TYP. HEIGHT	REQ.	TOTAL PROVIDED
CONIFEROUS TREES							
	BLUE SPRUCE	PICEA PUNGENS	3 m HIGH	10'-20'	50'-75'	LOW WATER	4
DECIDUOUS TREES							
	AMUR MAPLE	ACER GINNALA	75 mm CALLIPER			LOW WATER	6
SHRUBS							
	SAVIN JUNIPER	JUNIPERUS SABINA	0.60 m SPREAD	4'-0"	3' TO 6'	LOW WATER	66

LEGEND

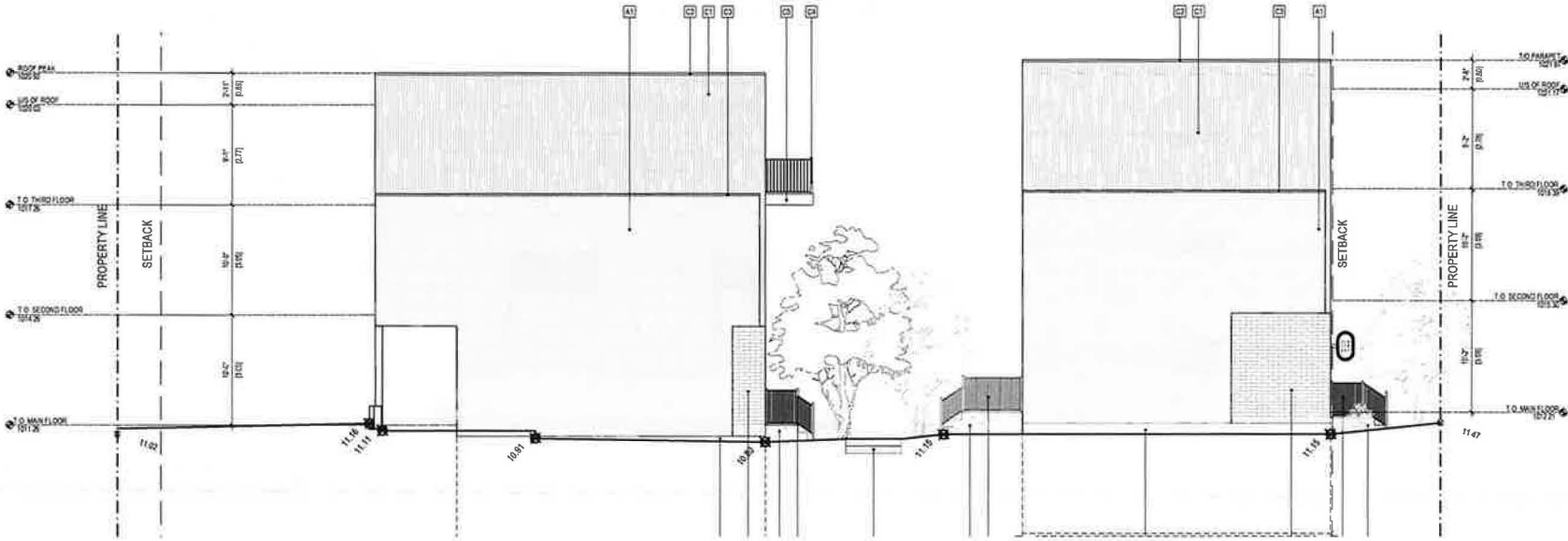
- SOD
- MULCH
- SANDBLASTED CONCRETE [WALKWAY]
- CONCRETE [APRON]
- EXISTING GEODETIC ELEVATION
- PROPOSED GEODETIC ELEVATION

Elevations DP2024-04559





1 BDC A-B - SOUTH ELEVATION
DP 200 3/4" = 1'-0"



Oldstreet Past & Current Projects

