

CITY OF CALGARY
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ITEM: 7.2.4 CP2024-0981
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

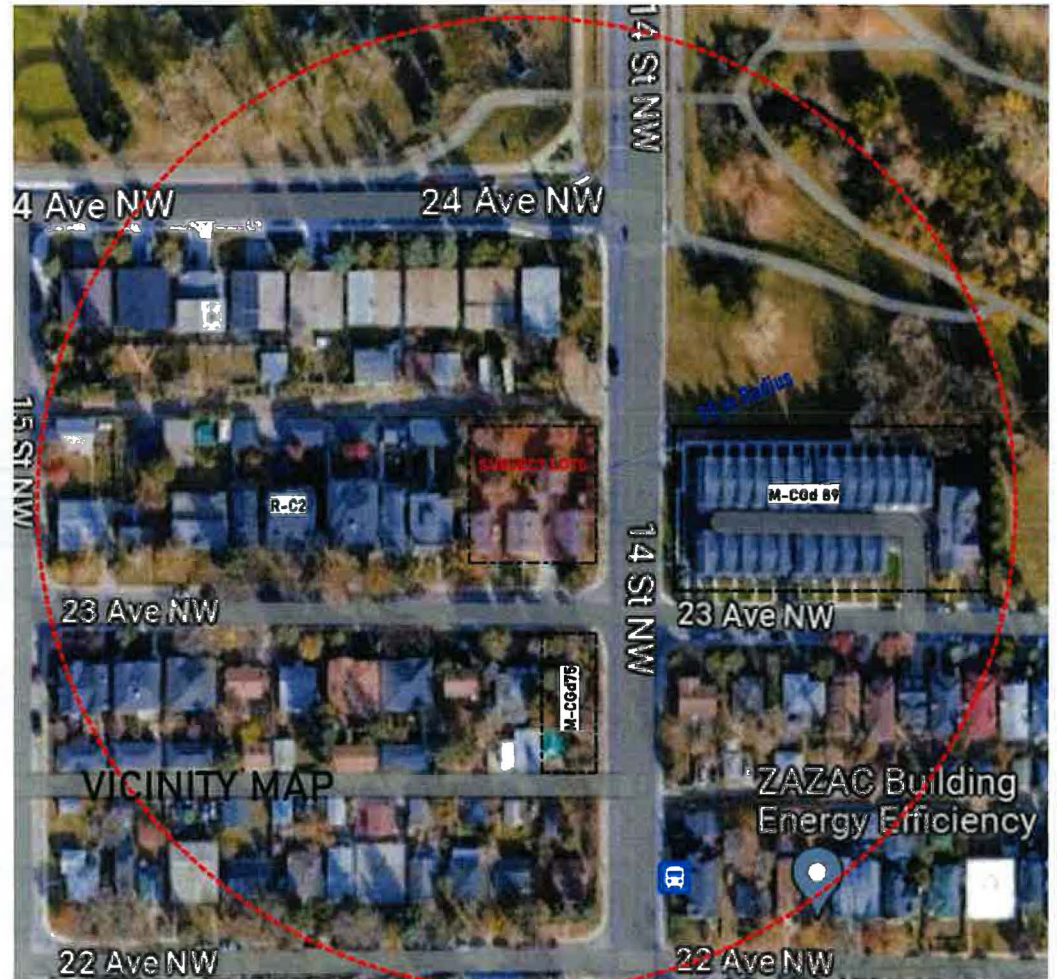
CAPITAL HILL



LOC2024-0057

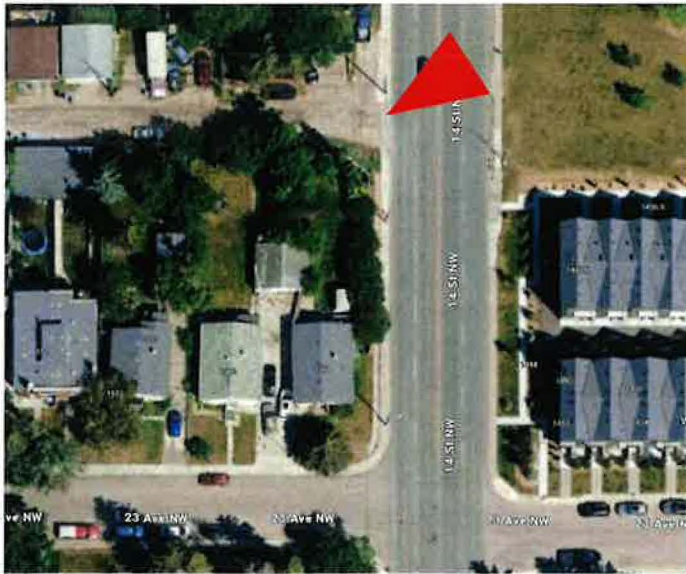
Site Info:

- Site is located at the corner of 14st NW and 23 Ave NW
- Includes 3 lots : 1504, 1506, and 1510 23 Ave NW
- Total Area: 1762.29 m²
- 5 min. walking distance from transit stop.



Site surrounding:

- North side: Unpaved lane



Site Context:

- East side: a multi-family project



Site Context:

- West side: Single House



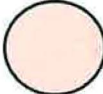





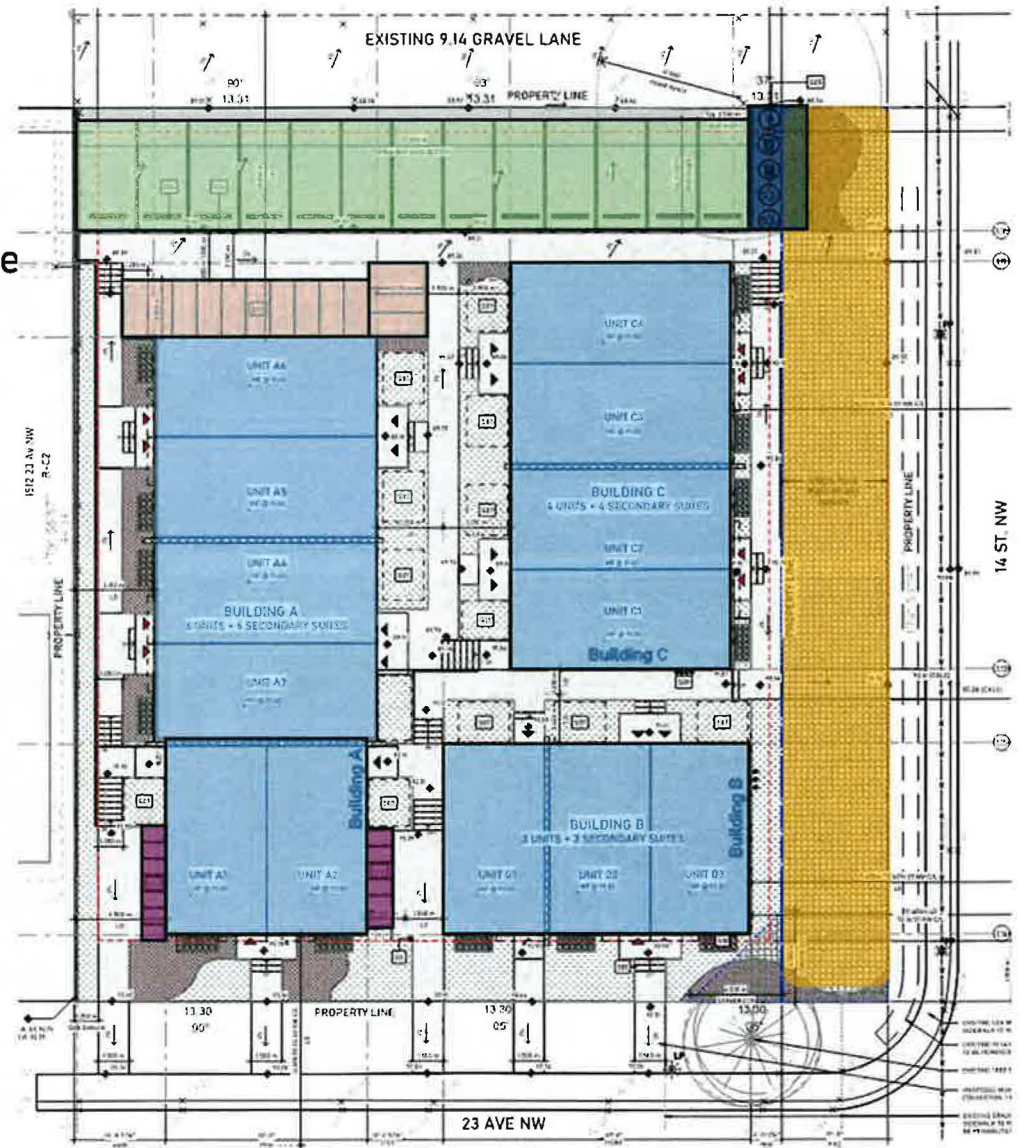
Site Context:

- South side: 23 Ave.



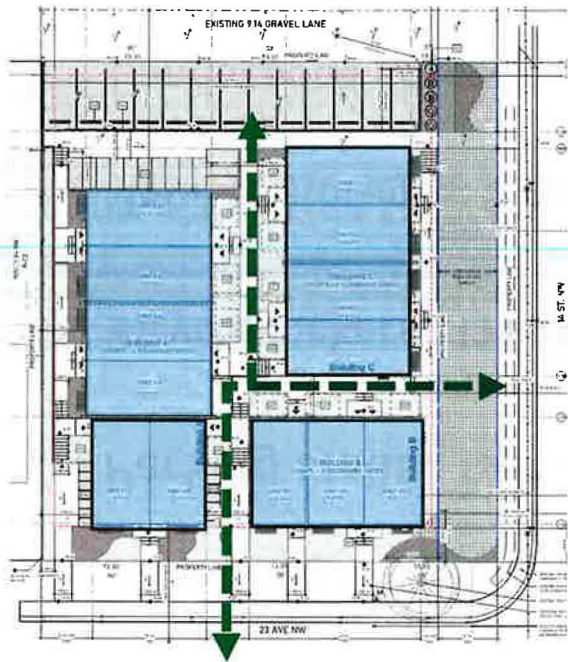
Proposed Development:

-  3 Buildings: 13 units + 13 secondary suite
-  Parking stalls: 13 stalls
-  Bicycle lockers: 13 locker
-  Mobility storages: 13 locker
-  Landscaped screened garbage
-  Road R/W – Improved visibility



Streetscape

The proposed development breaks building mass to continue the existing semi-detached units on duplexes 23rd AV NW and townhomes across 14th ST NW.



Privacy

To provide privacy to the adjacent neighbor to the west, proposed setback is 4X required - 4.5m (front) to 3.9m (rear)

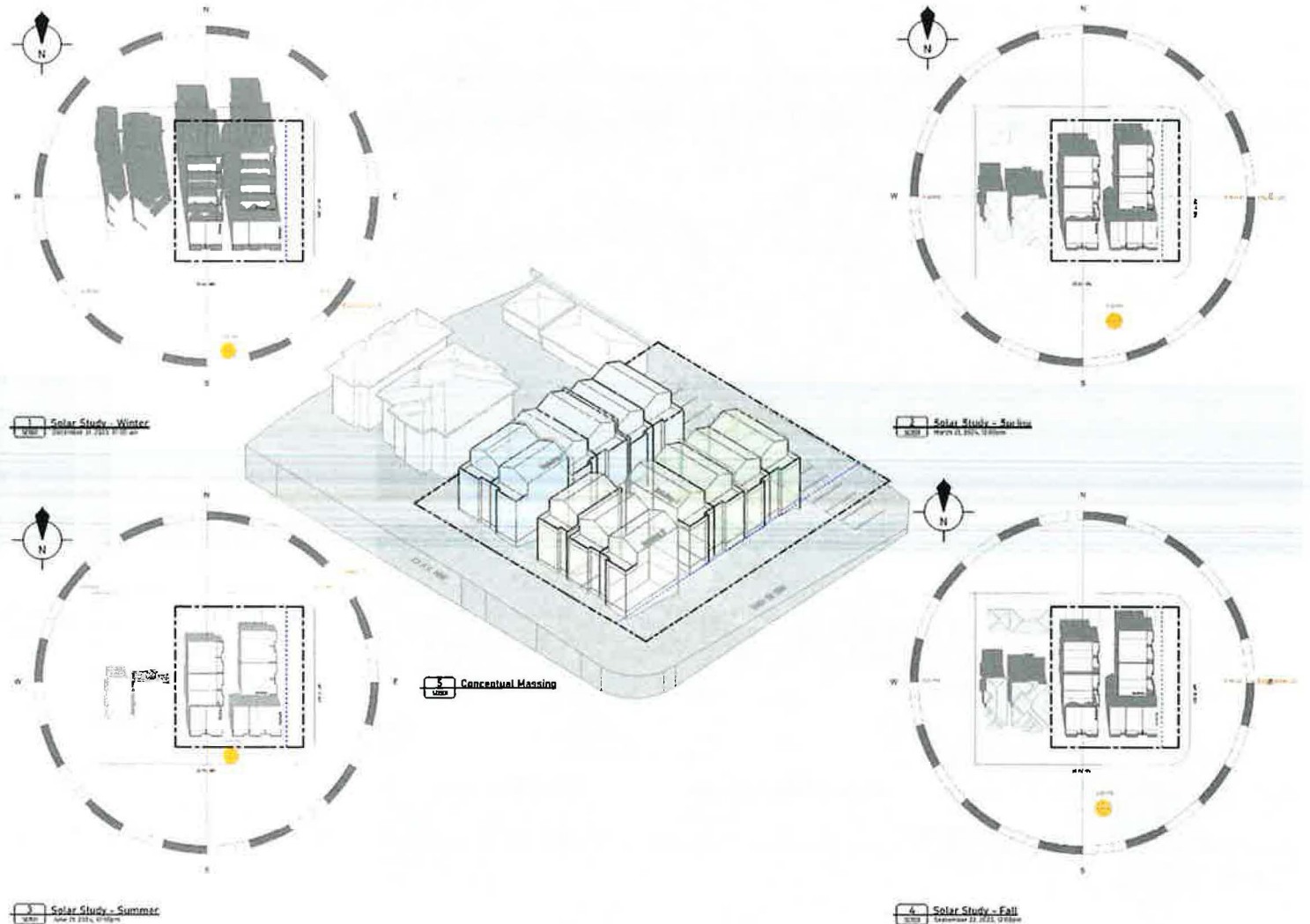
Additionally, a columnar aspen tree buffer &

All units oriented to face the central courtyard on east.



Shading

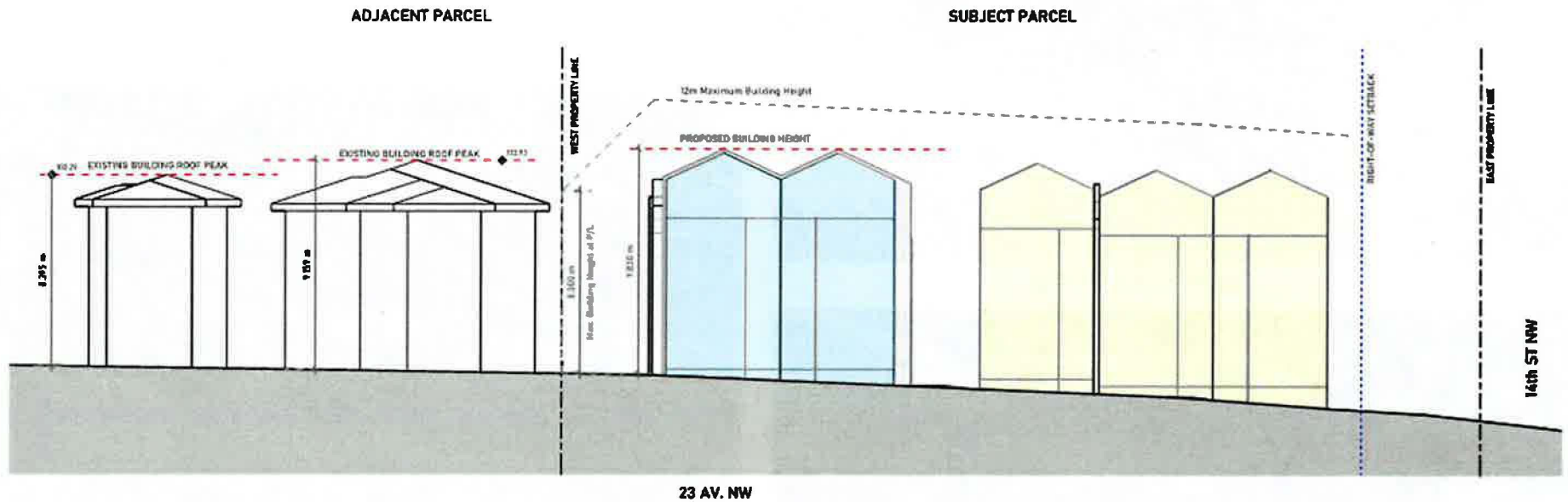
A shadow study indicates that the proposed design will have minimal impact on the neighboring backyard, ensuring adequate sunlight and reducing potential shading concerns.



Building Height

The site slopes downward toward 14th Street and the rear lane.

The proposed buildings comply with the allowable height and chamfer rules, respecting existing buildings.



1 STREET ELEVATION - SOUTH
SCALE 1:100



Renderings



View from 23 Ave.



Views from 14 St.

