



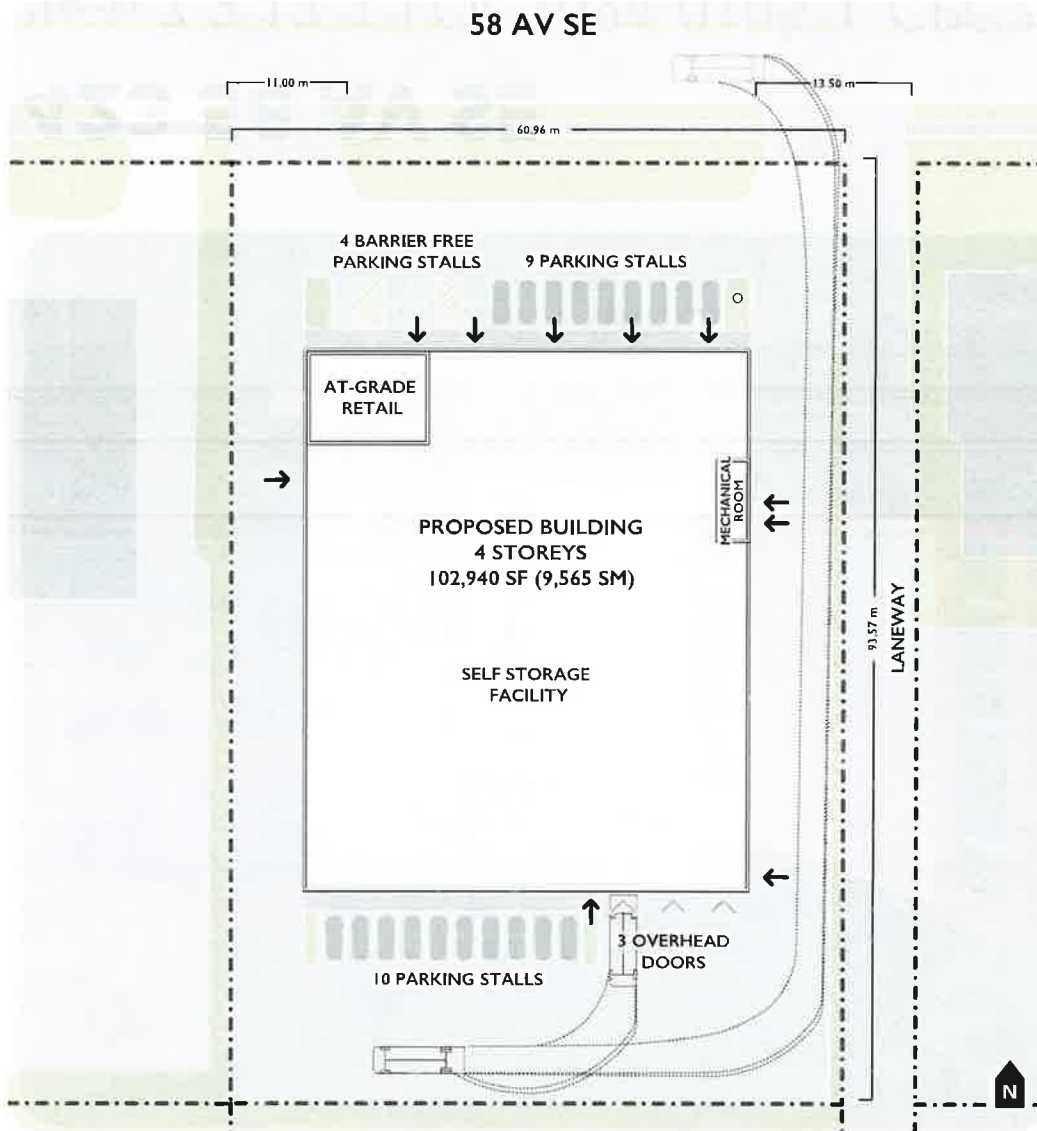
423 58 AV SE

Item 7.2.12 | LOC2024-0105 | CPC2024-1143

Public Hearing Presentation | January 14, 2025
Prepared by CivicWorks



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 14 2025
ITEM: 7.2.12 CPC2024-1143
Distrib-Presentation 2
CITY CLERK'S DEPARTMENT



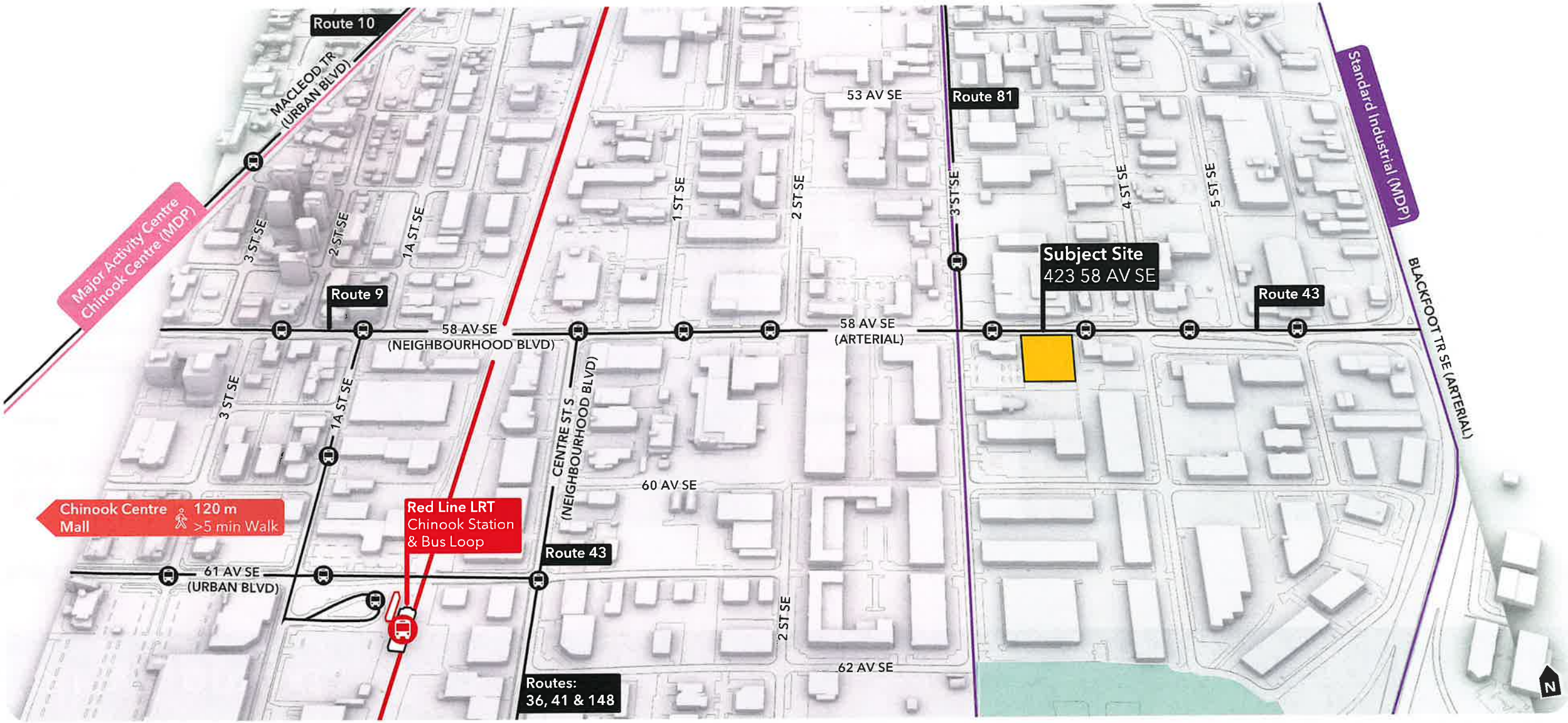


Conceptual visualization is subject to change through the Development Permit review process.

Direct Control District (Based on I-C District Rules)

-  **18m / 4 Storeys**
Maximum Building Height
-  **2.0**
Maximum Floor Area Ratio (FAR)
-  **50%**
Glass Façade on Ground Floor
-  **±23**
Parking Stalls
-  **±3**
Loading Stalls

Site Context



Draft Chinook Communities Local Area Plan

Map 3:
Draft Urban Form

Legend

Urban Form

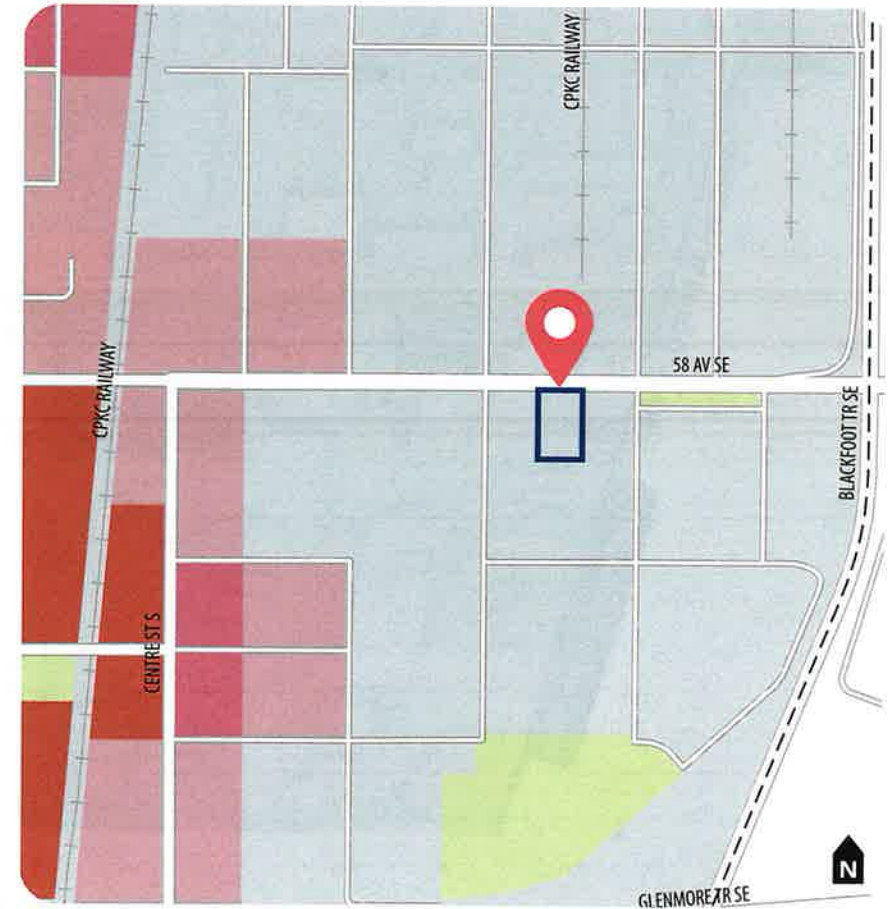
- Neighbourhood Commercial
- Neighbourhood Flex
- Neighbourhood Connector
- Neighbourhood Local
- Commercial Centre
- Commercial Corridor
- Industrial General
- Industrial Heavy
- Natural Areas
- Parks and Open Space
- City Civic and Recreation
- Private Institutional and Recreation
- No Urban Form Category



Map 4:
Draft Building Scale

Legend

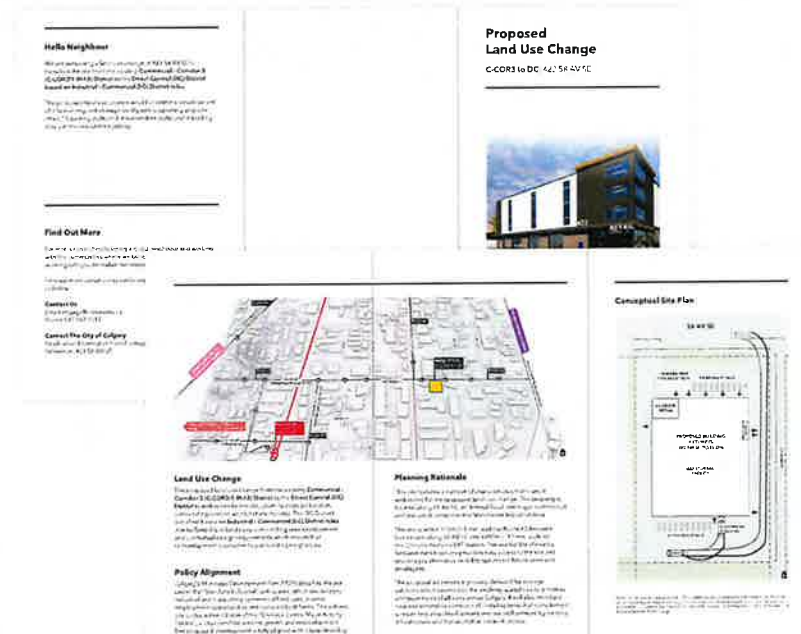
- Limited (up to 3 Storeys)
- Low - Modified (up to 4 Storeys)
- Low (up to 6 Storeys)
- Mid (up to 12 Storeys)
- High (up to 26 Storeys)
- No Scale Modifier
- Parks, Civic and Recreation
- Plan Area Boundary



Custom On-Site Signage



Brochures to Neighbouring Businesses



Outreach Summary



Launch April 2024

► Public Hearing January 2025



Custom On-Site Signage



Project Phonenumber + Email



Application Updates
Ward 9 Councillor's Office



Brochures to Neighbouring Businesses

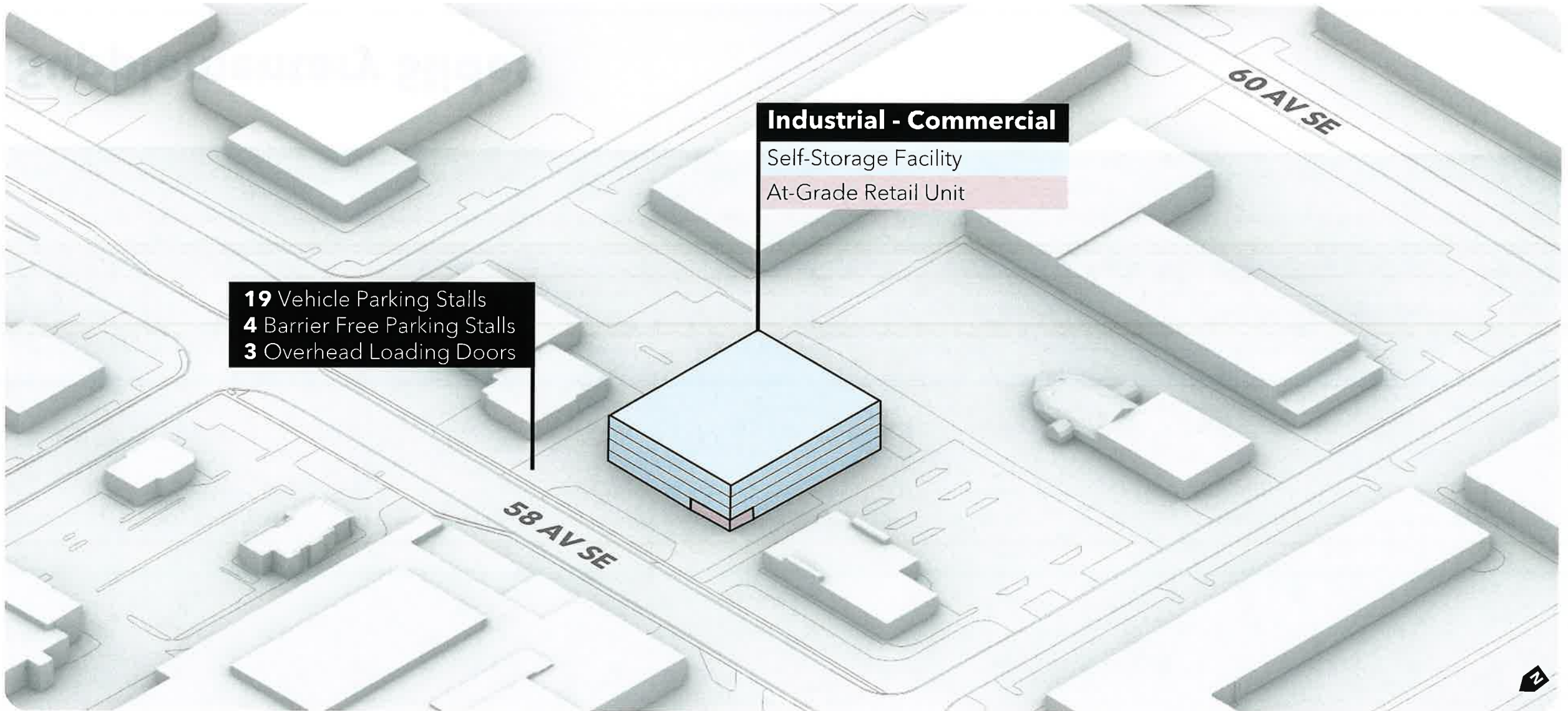


Applicant-Led Outreach Summary

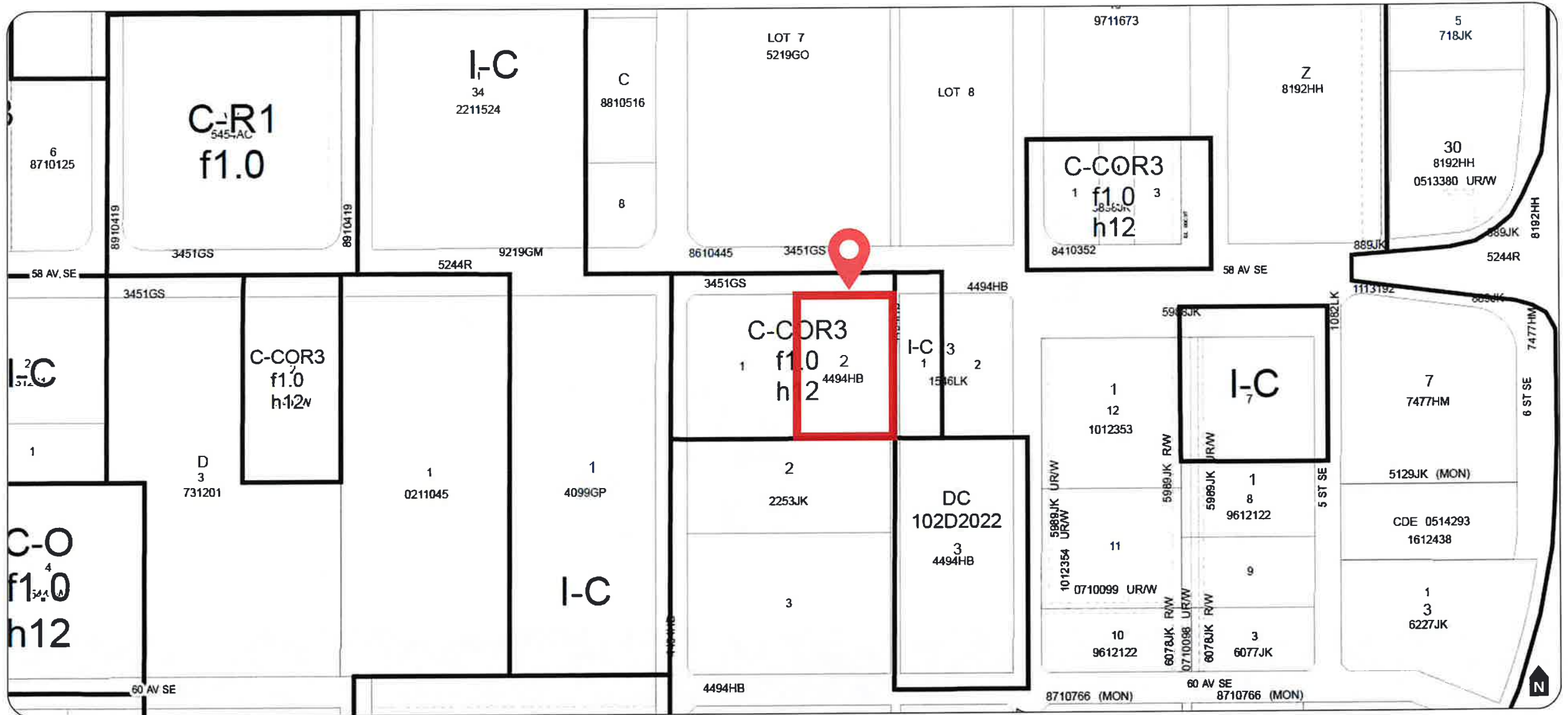


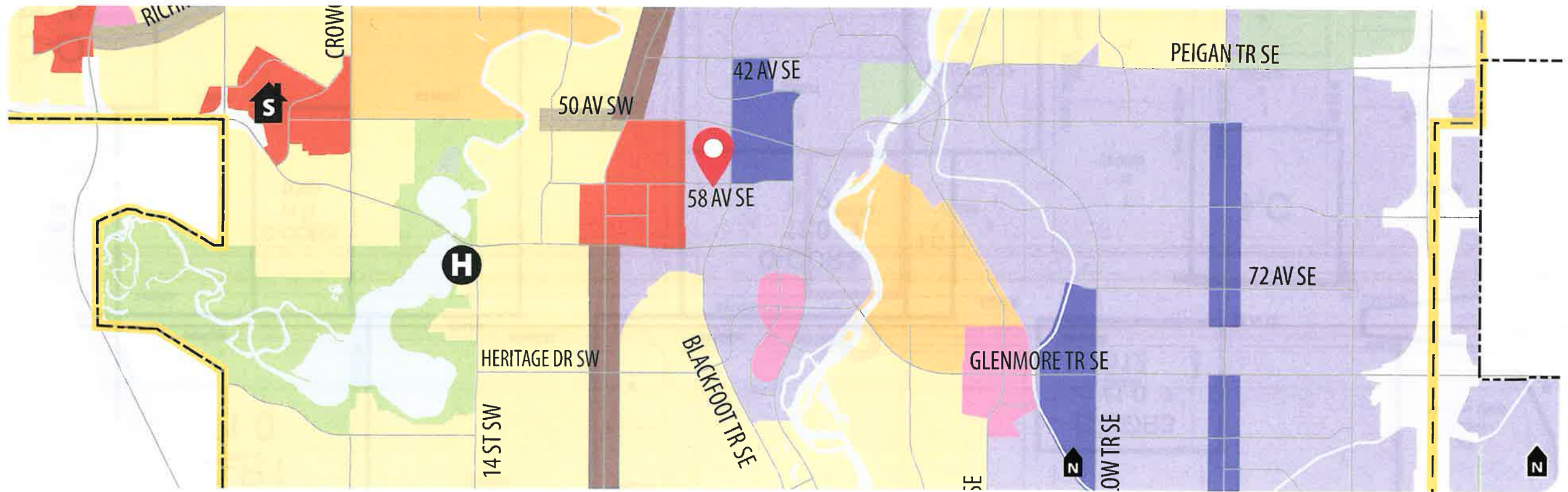


Supplementary Slides



Land Use Context





Activity Centres

- Greater Downtown
- Major Activity Centre
- Community Activity Centre

Main Streets

- Urban Main Street
- Neighbourhood Main Street

Developed Residential

- Inner City
- Established

Developing Residential

- Planned Greenfield with Area Structure Plan (ASP)
- Future Greenfield

Industrial

- Industrial - Employee Intensive
- Standard Industrial

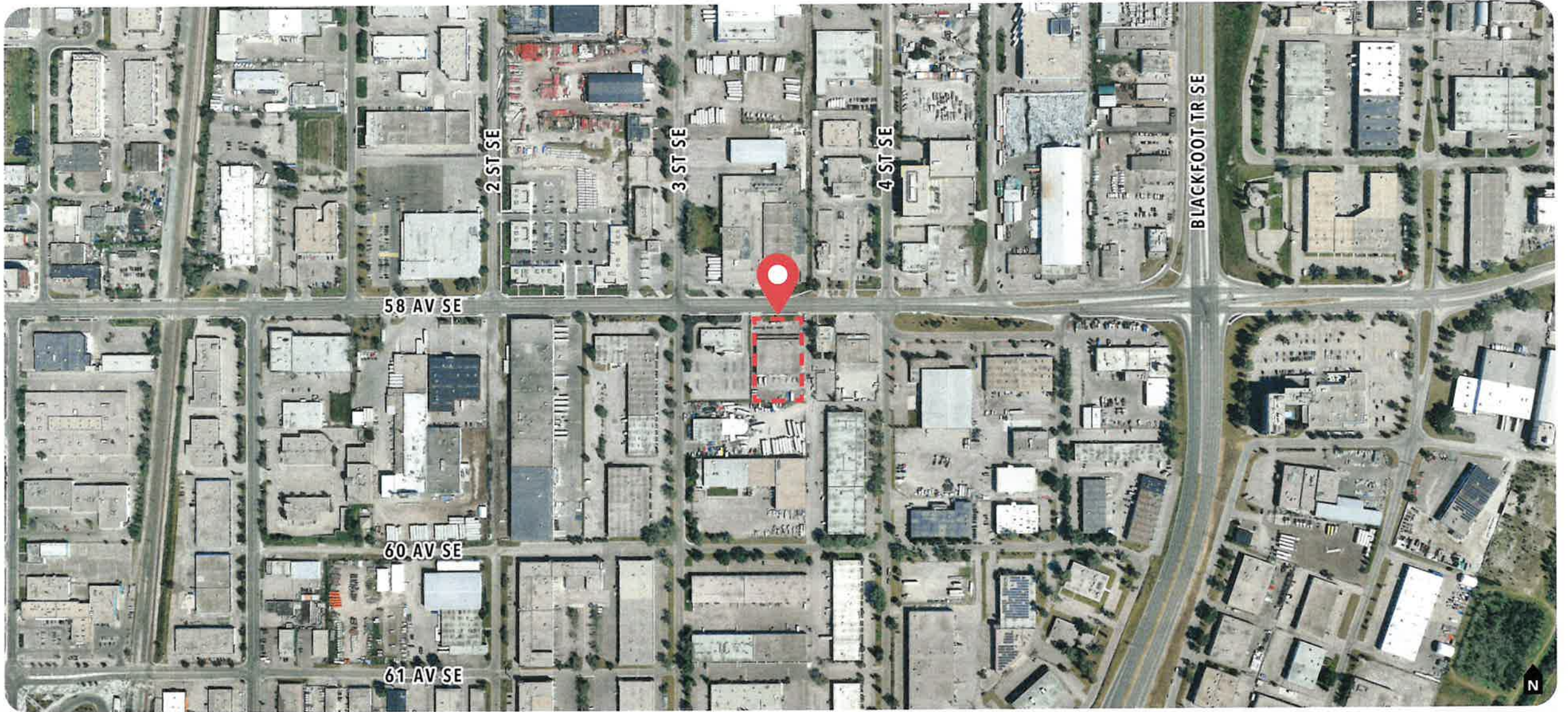
- Major Public Open Space
- Public Utility

- Balanced Growth Boundary

- H Hospital
- S University

- Transportation/Utility Corridor
- City Limits

Aerial Photo





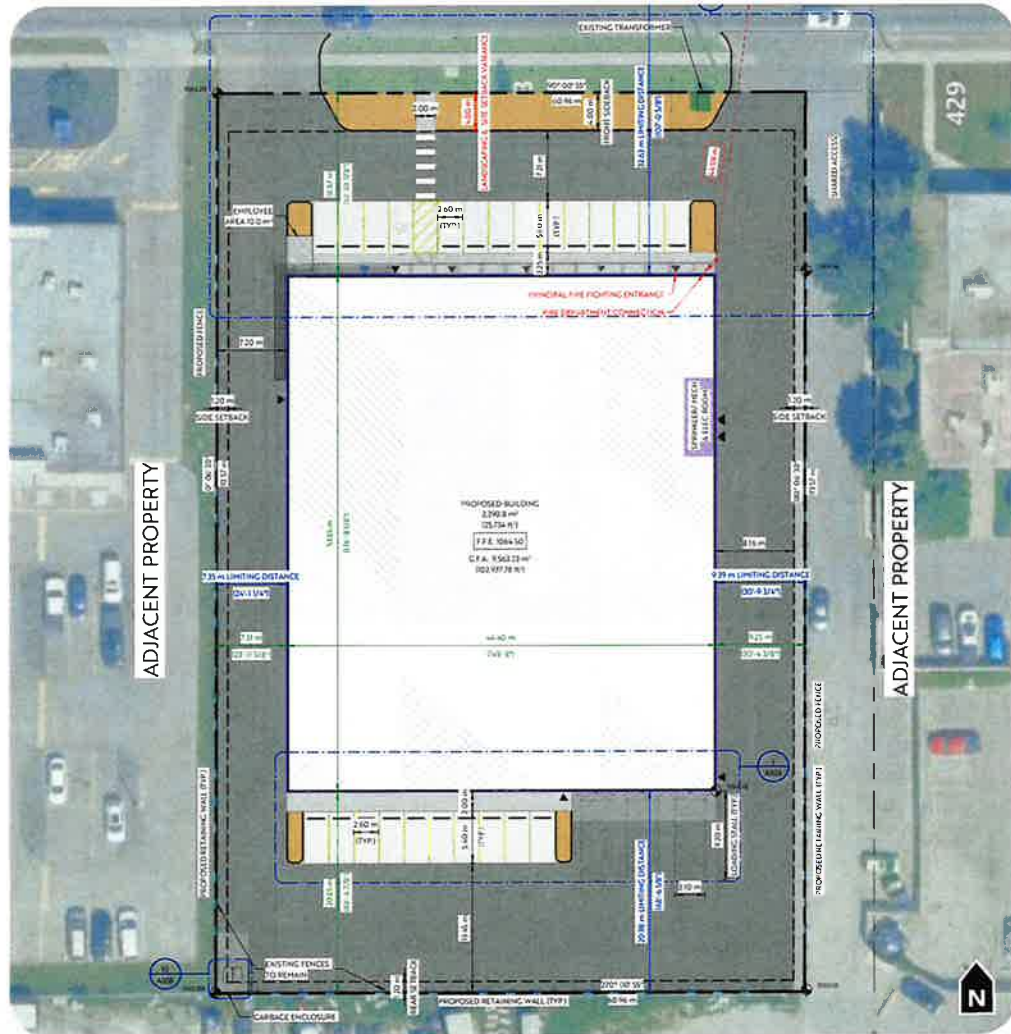
Subject Site (View southeast towards existing building)



Subject Site (View west along 58 AV SE)



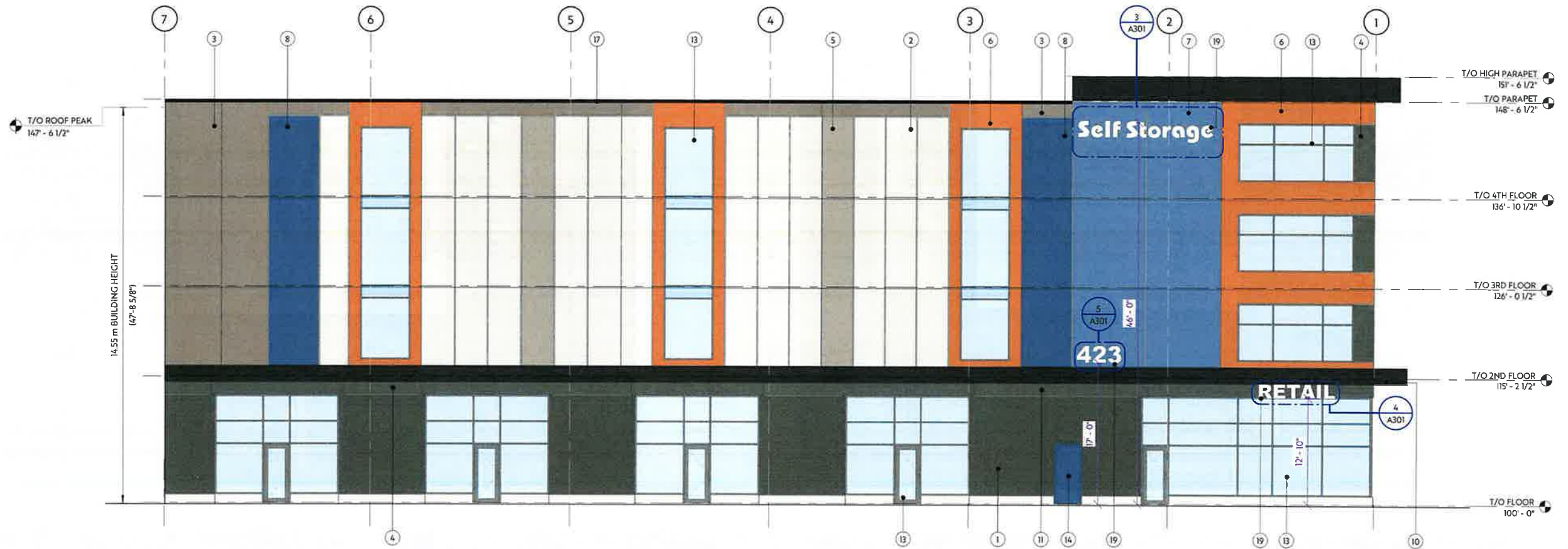
Subject Site (View east along 58 AV SE)



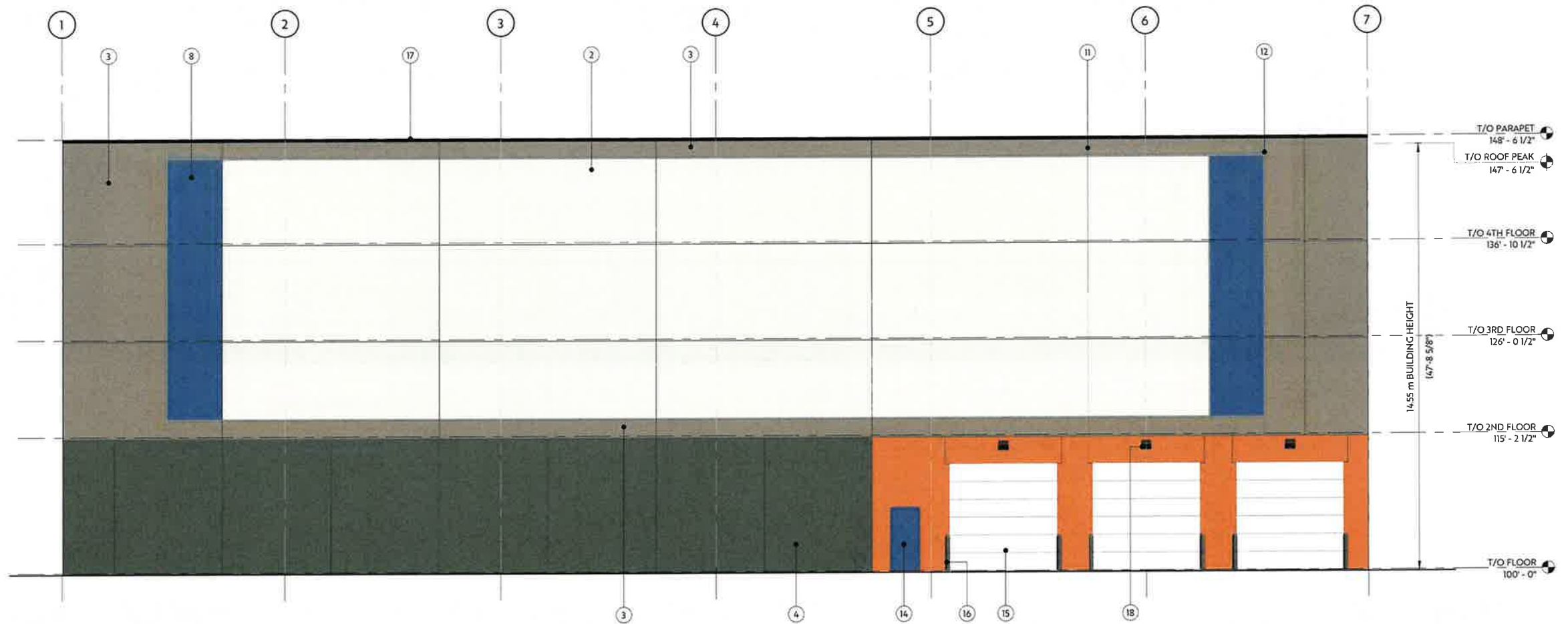
Site Plan



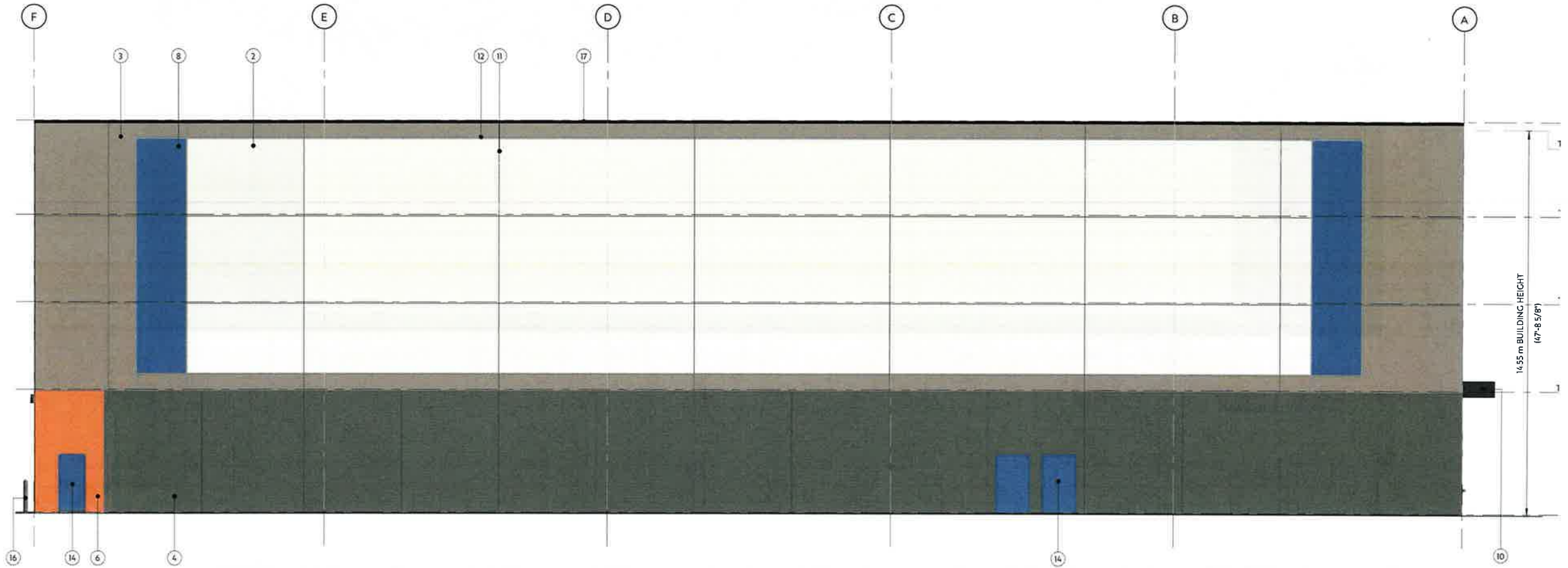
Landscape Plan



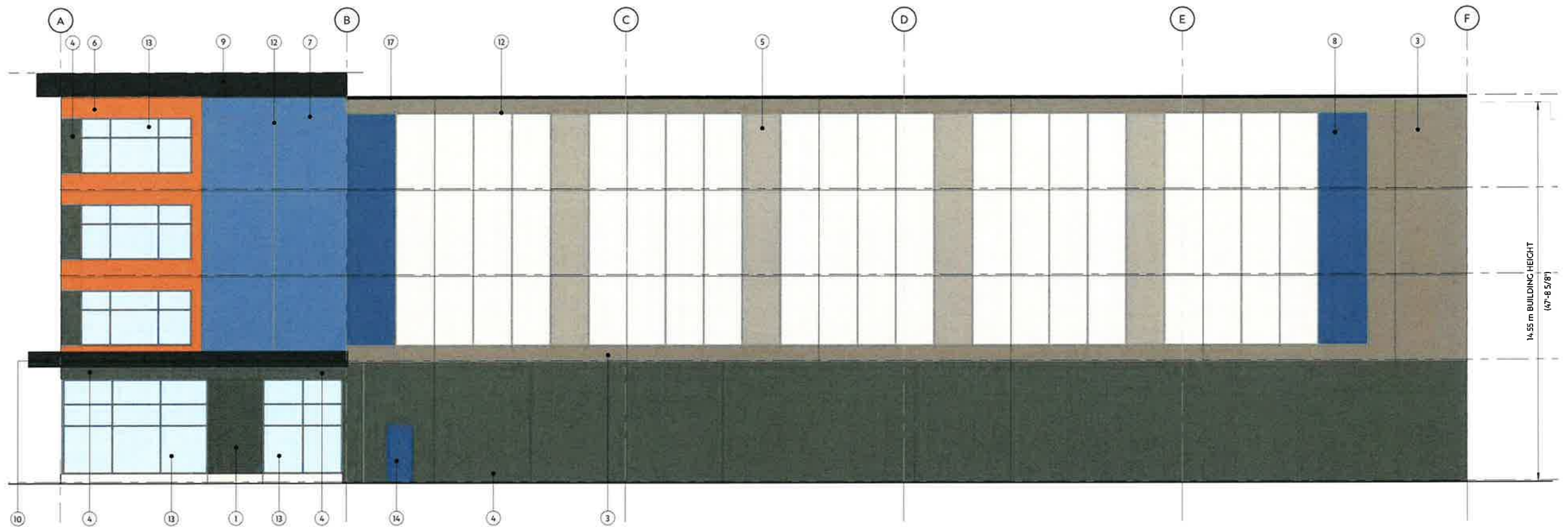
North Elevation



South Elevation



East Elevation



West Elevation