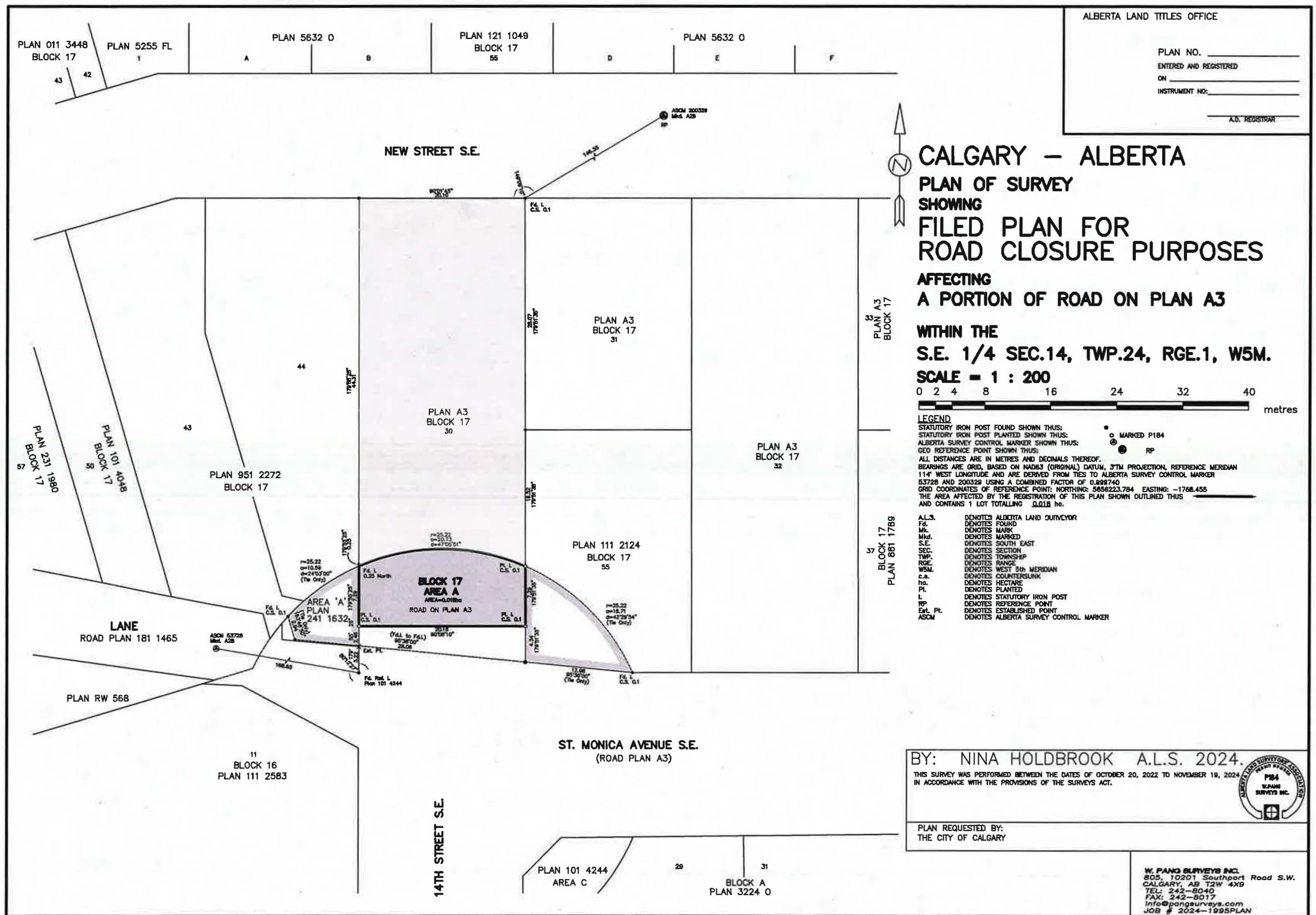




**LOC2024-0194
45 NEW STREET SE
INGLEWOOD**

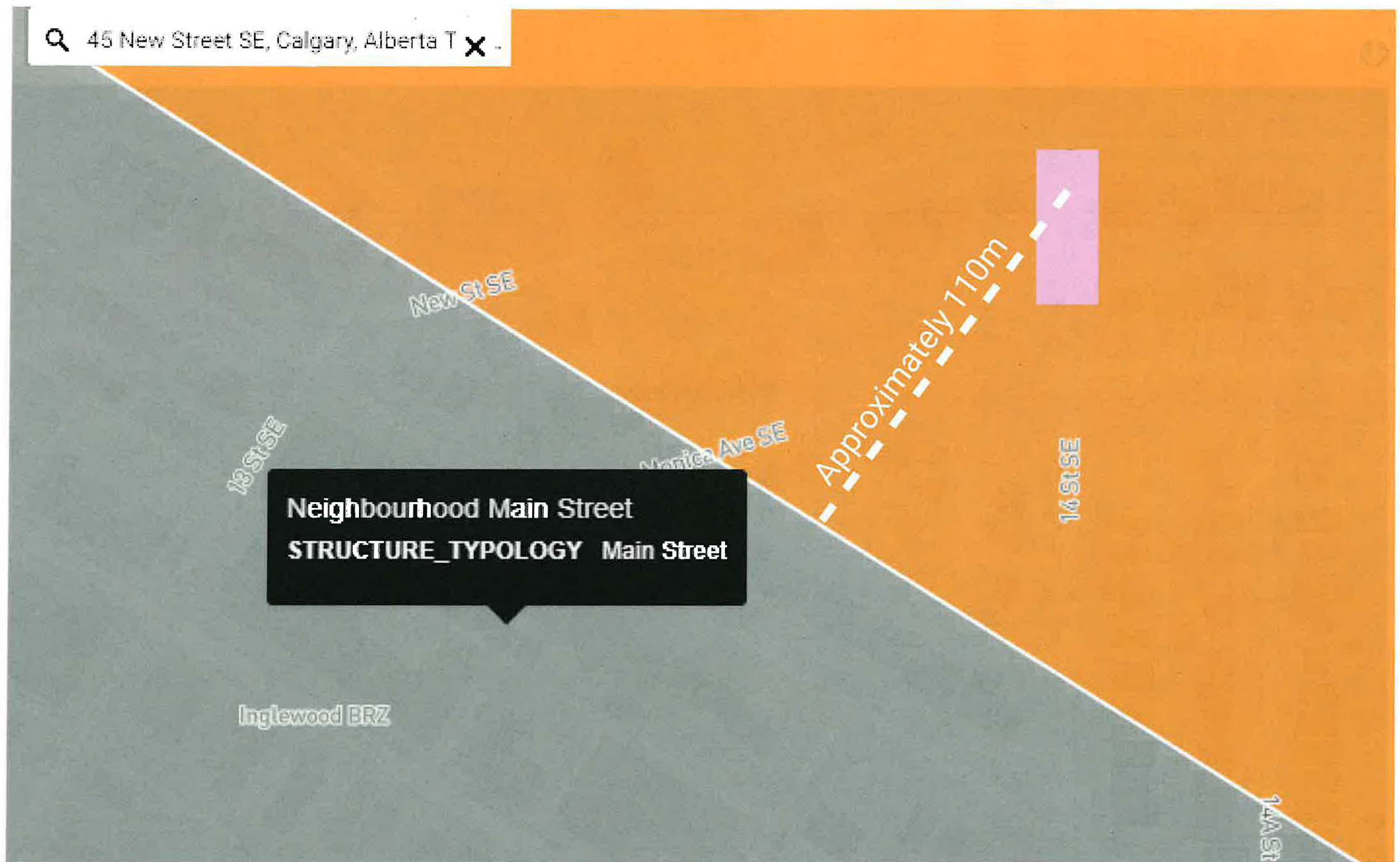
BOLD WORKSHOP ARCHITECTURE / XYC DESIGN CORP.



868 SM
 175 SM

SITE + REMNANT ROW CLOSURE TO MAKE A DEVELOPABLE LOT

CITY OF CALGARY
RECEIVED
 IN COUNCIL CHAMBER
 JAN 14 2025
 ITEM: 7-2-10 CPC2024-1154
 Distrib-Presentation 2
 CITY CLERK'S DEPARTMENT



INGLEWOOD IS AN INNER CITY AREA

OUR LOT FALLS WITHIN 200M OF A MAIN STREET OR ACTIVITY CENTRE IDENTIFIED ON THE URBAN STRUCTURE MAP OF THE CALGARY MUNICIPAL DEVELOPMENT PLAN



WE ARE AN EXISTING R-CG SITE WITH H-GO ELIGIBILITY

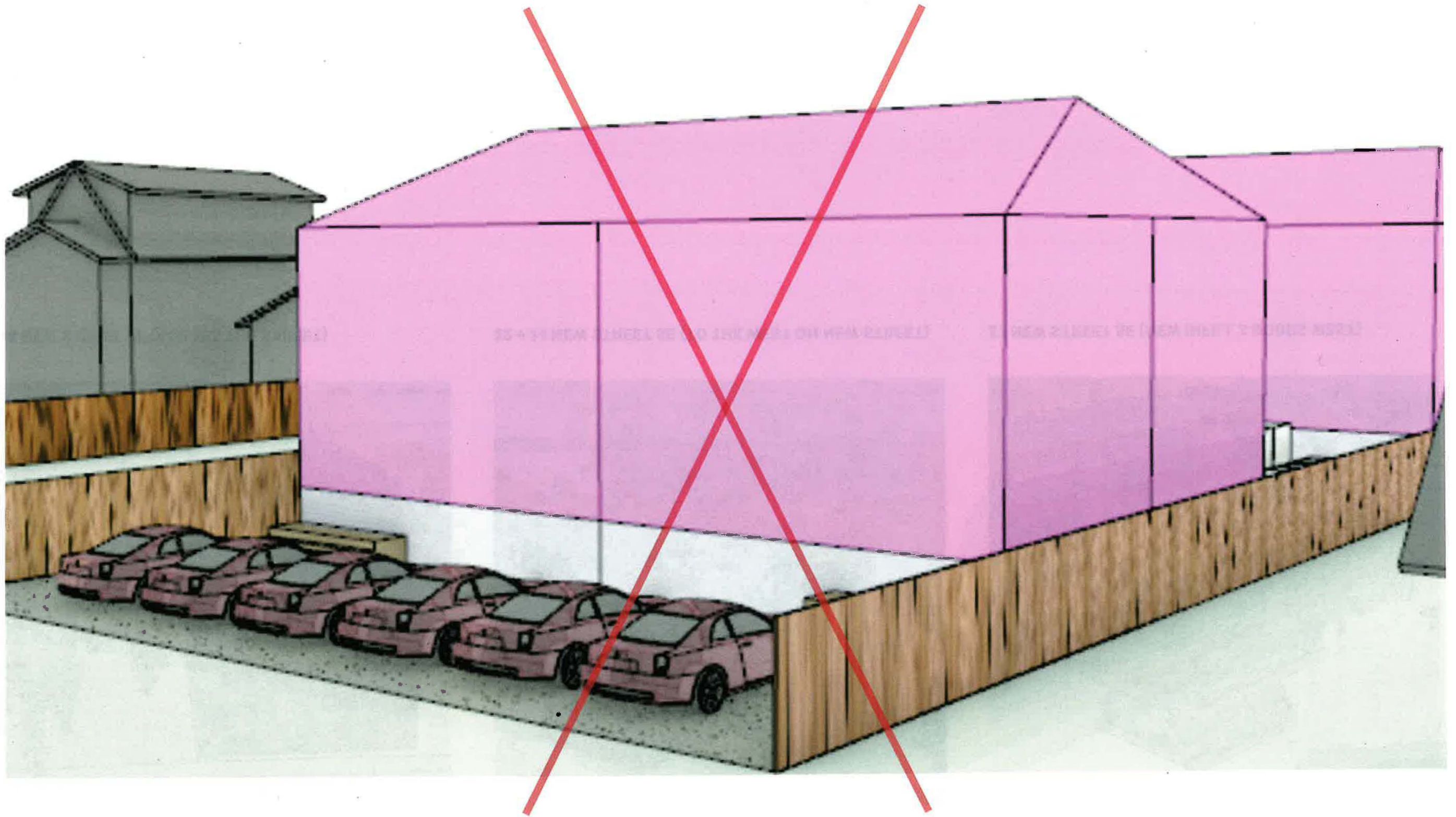
REGIONAL PATHWAY

**9TH AVENUE
MAIN STREET**

- 45 NEW STREET
- OTHER MULTI-UNIT PROPERTIES



LOCATION: 45 NEW STREET SE, INGLEWOOD, WARD 9



WHY NOT R-CG?



48 NEW STREET SE (ACROSS THE STREET)

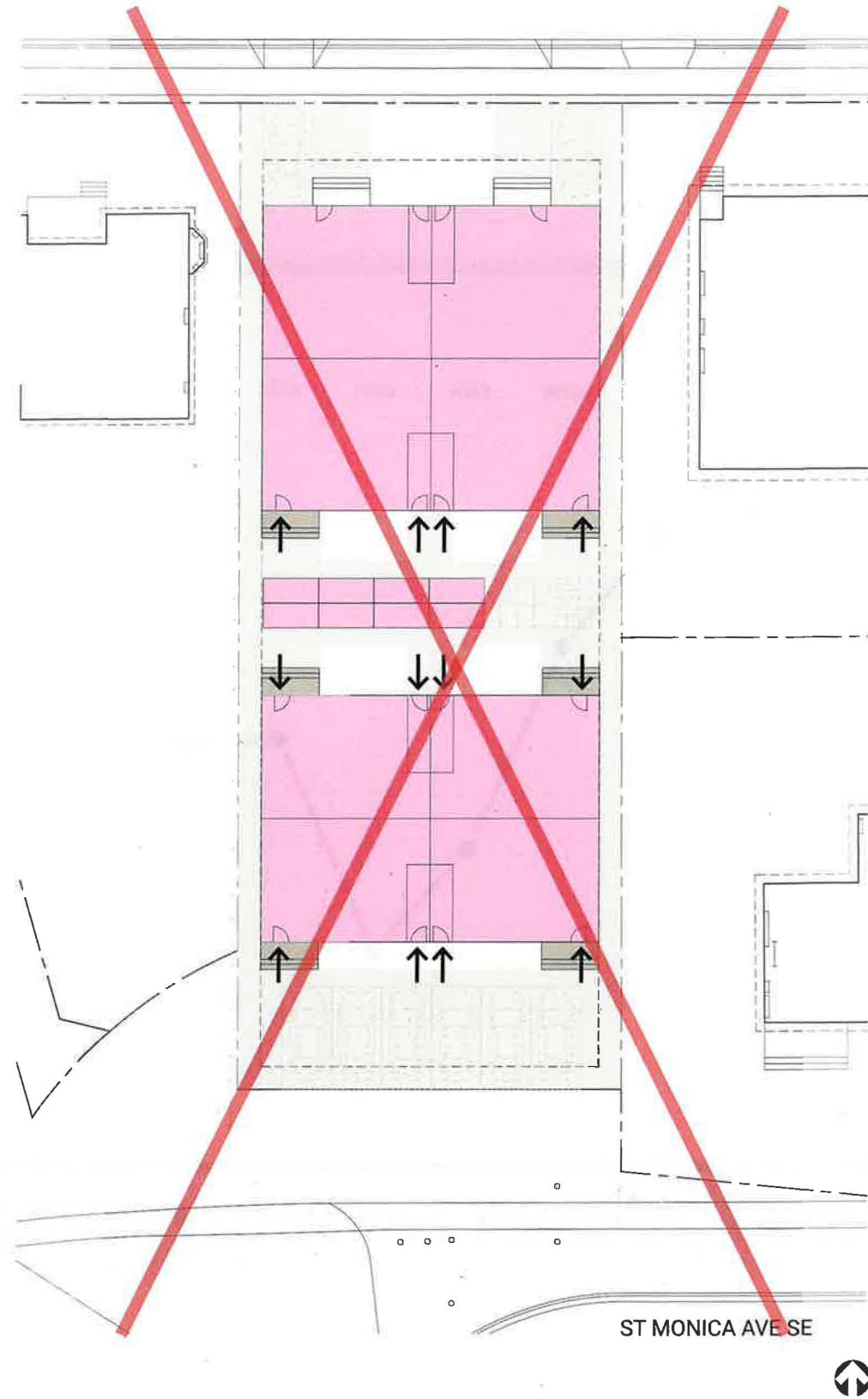


22 + 24 NEW STREET SE (TO THE WEST ON NEW STREET)

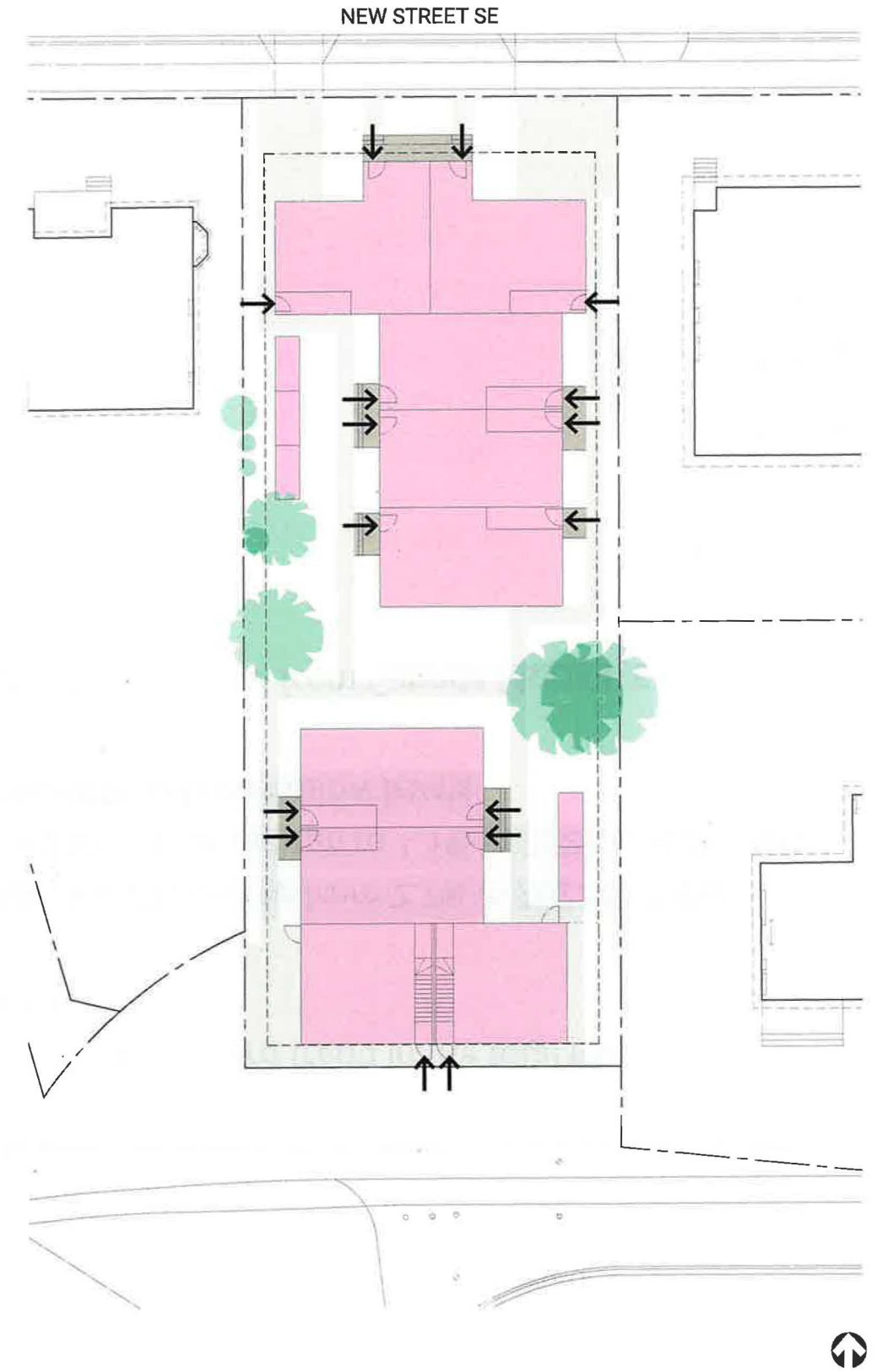


37 NEW STREET SE (NEW INFILL 3 DOORS WEST)

CONTEXT

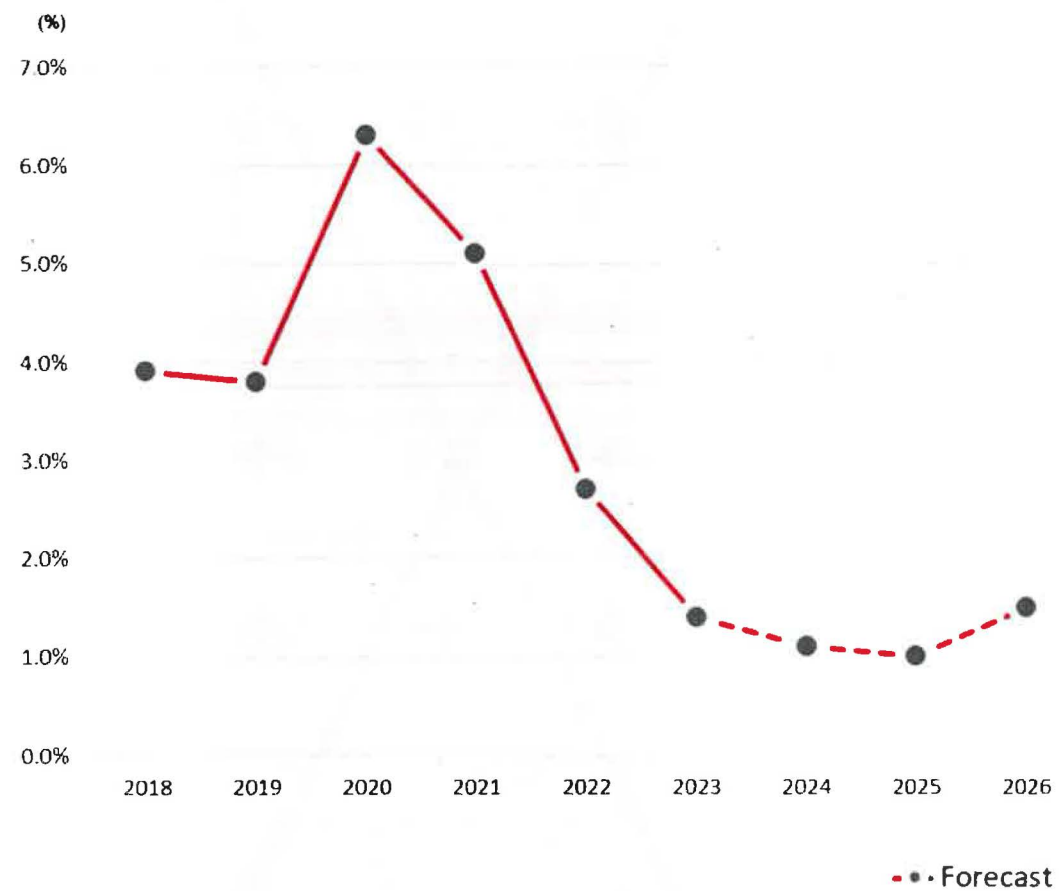


SITE PLAN UNDER PERMITTED R-CG ZONING



PROPOSED SITE PLAN WITH H-GO ZONING

Rental market vacancy rate



This line graph shows a downward trend in the total market vacancy rate in Calgary.

The market vacancy rate decreased from 2.7% in 2022 to 1.4% in 2023. It is forecasted to further tighten to 1.1% in 2024. The market vacancy rate continues to set record-low levels.

Data used in this graph is sourced from [Canada Mortgage and Housing Corporation \(CMHC\)](#).

THANK YOU!

LUB REQUIREMENTS	UNDER R-CG	45 NEW ST UNDER R-CG	LUB REQUIREMENTS	UNDER H-GO	45 NEW ST UNDER R-CG
SIDE SETBACKS	1.2M	1.2M	SIDE SETBACKS	1.2M	3.0 - 7.3M
LOT COVERAGE	60% MAX	60%	LOT COVERAGE	60% MAX	+/-51%
HEIGHT (FRONT/BACK)	MAX 10.0M/9.6M	10.0M/9.6M	HEIGHT (FRONT / BACK)	MAX 12.0M	10.0M/10.0M
DENSITY	MAX OF 75 UPH	75 UPH, EQUIVALENT 1.18 FAR	FAR	MAX OF 1.5	1.0
# OF UNITS (PRIMARY/SECONDARY)	8/8 (16 TOTAL)	16 TOTAL	# OF UNITS	16 TOTAL	16 TOTAL
# OF PARKING STALLS	8	8	# OF PARKING STALLS	8	8

COMMON CONCERNS	45 NEW ST UNDER R-CG	45 NEW ST UNDER R-CG
MATURE TREES SAVED	0	8
ENCLOSED PARKING	0	4
ST. MONICA STREET PRESENCE	PARKING ONLY, NO UNITS	STREET-RESPONSIVE FACADE W/ UNITS (EYES ON THE STREET)
LOSS OF CHARACTER	UNIFORM, STANDARD RESPONSE	BUILDING MASSING AND SITE PLAN RESPOND TO NEIGHBOURHOOD CONCERNS
OVERLOOK ON NEIGHBOURS	MINIMUM SIDE YARDS, WINDOW PLACEMENT AT 1.2M	WINDOWS THOUGHTFULLY PLACED TO MINIMIZE OVERLOOK, WIDER SETBACKS
CARS NEAR PARK	8	5

DESIGN QUALITY	45 NEW ST UNDER R-CG	45 NEW ST UNDER R-CG
INTERIOR LIVING	0 THROUGH UNITS, POOR NATURAL LIGHT	13 THROUGH UNITS, BRIGHT INTERIORS
OPEN SPACE	MINIMAL	2 SHARED COURTYARDS
PRIVATE ENTRANCES	NOT CONSIDERED	YES, ENTRANCES ON TWO SIDES OF UNITS
WASTE AND RECYCLING	SURFACE, IN COURTYARD	CONCEALED W/IN BUILT FORM
VARIETY IN BUILT FORM	NO, STANDARD CITY-WIDE R-CG BUILDING FORM	CONSIDERED TO RESPOND TO SURROUNDING FORMS, SITE CONDITIONS AND MATERIALS

COMPARISON OF NEW STREET UNDER R-CG AND H-GO