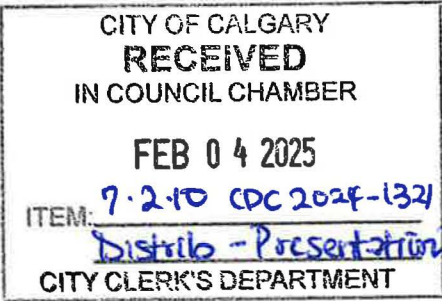


3407 3 AV NW

Item 7.2.10 | LOC2024-0201 | CPC2024-1321

February 4, 2025





Planning Considerations

- **Adjacent to** Parkdale Crescent Centre commercial node
- **Within ± 15 minute walk** of Foothills Medical Centre
- **Adjacent to Primary Transit** with stop on 3 AV NW
- **Easy access** to the greater cycling network
- **Nearby** to many parks and public amenities

Local Area Policy South Shaganappi Communities Area Plan

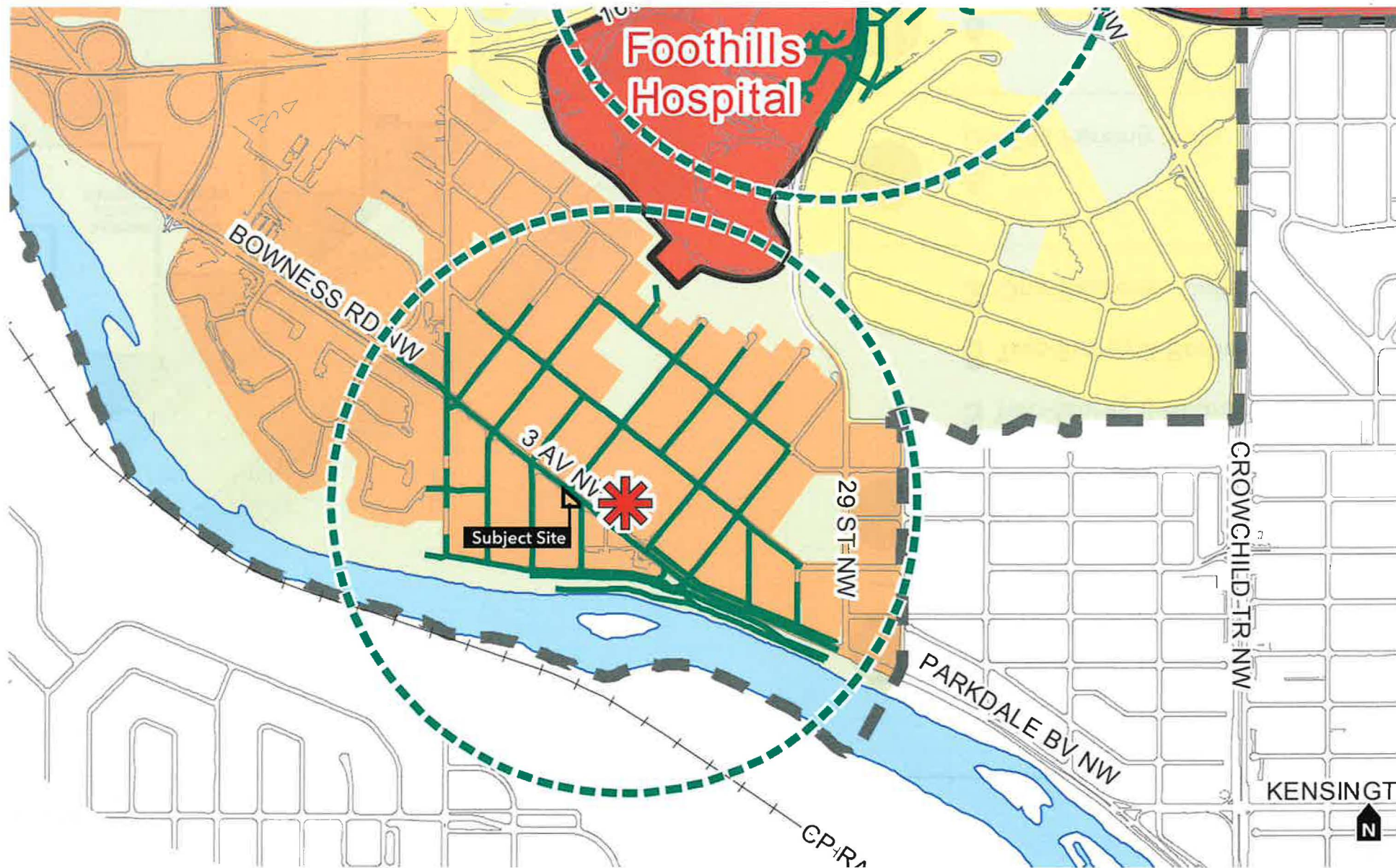
Legend

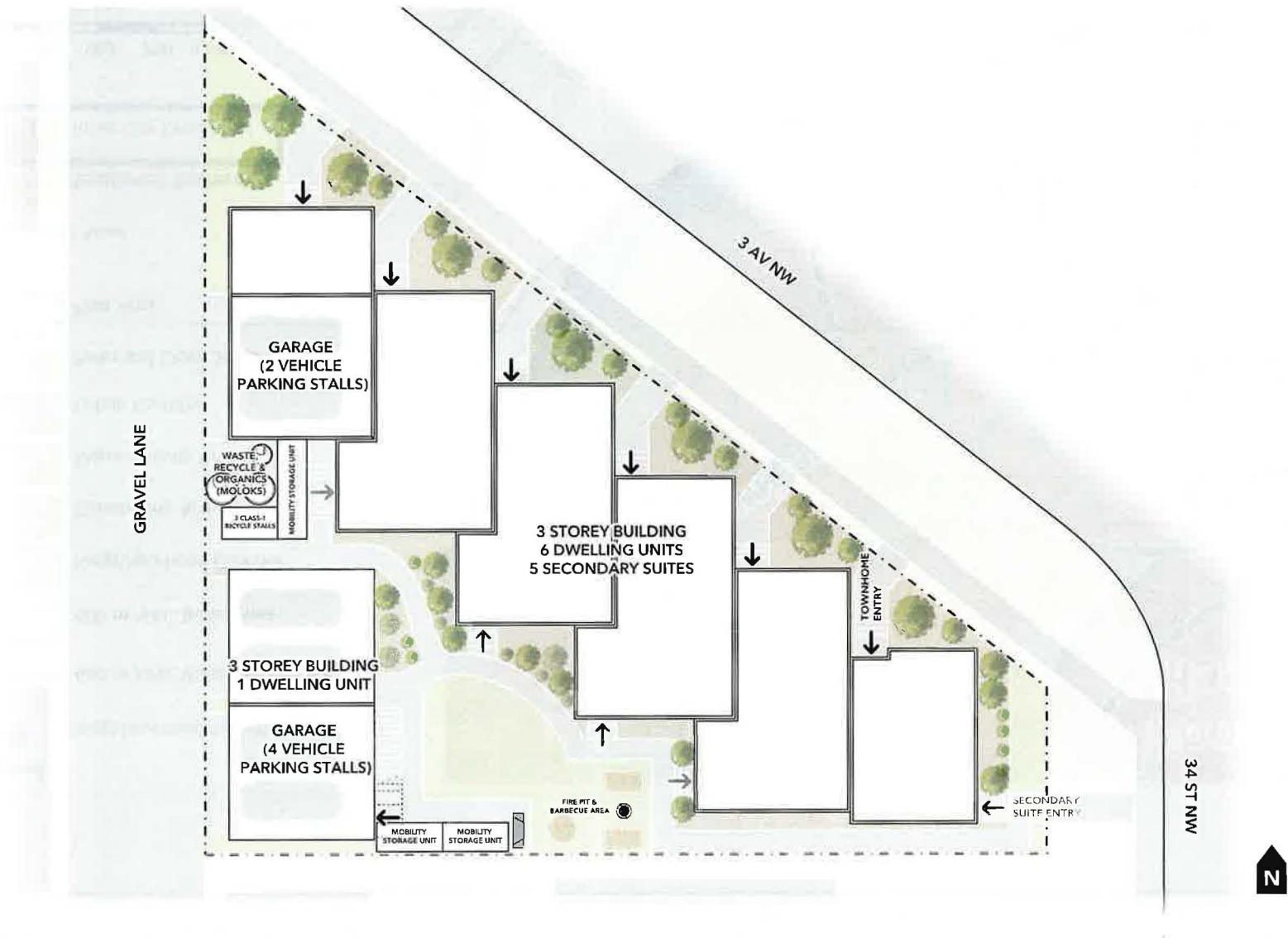
-  Neighbourhood Activity Centre
-  600 m NAC Walkshed Network
-  600 m NAC Buffer Area
-  Neighbourhood Corridor
-  Community Activity Centre
-  Major Activity Centre
-  Urban Corridor
-  Parks and Open Space
-  Plan Area

Developed Areas

-  Established Residential
-  Inner City Residential

0 250 500 750 1,000
Metres





12m/4 Storeys
Maximum Building Height



12
New Homes

- 5** Two-Storey 3-Bedroom Units
- 5** Two-Storey 2-Bedroom Units
- 2** One-Bedroom Units



6
On-Site Parking Stalls



6
Class 1 Bicycle stalls /
Mobility Storage Units

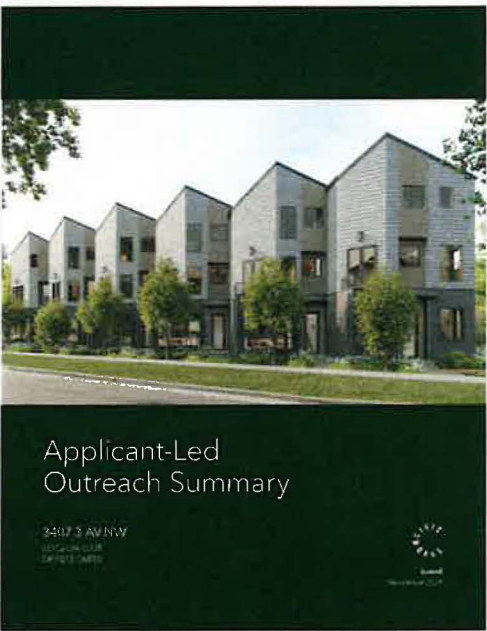
Custom On-Site Signage



Postcards to Neighbours



Outreach Summary



Launch August 2024 Closure December 2024



Hand-Delivered Neighbour Letters



Custom On-Site Signage



Project Memo (PCA + Ward 7 Office)



Outreach Email Inbox



Dedicated Outreach Phone Line

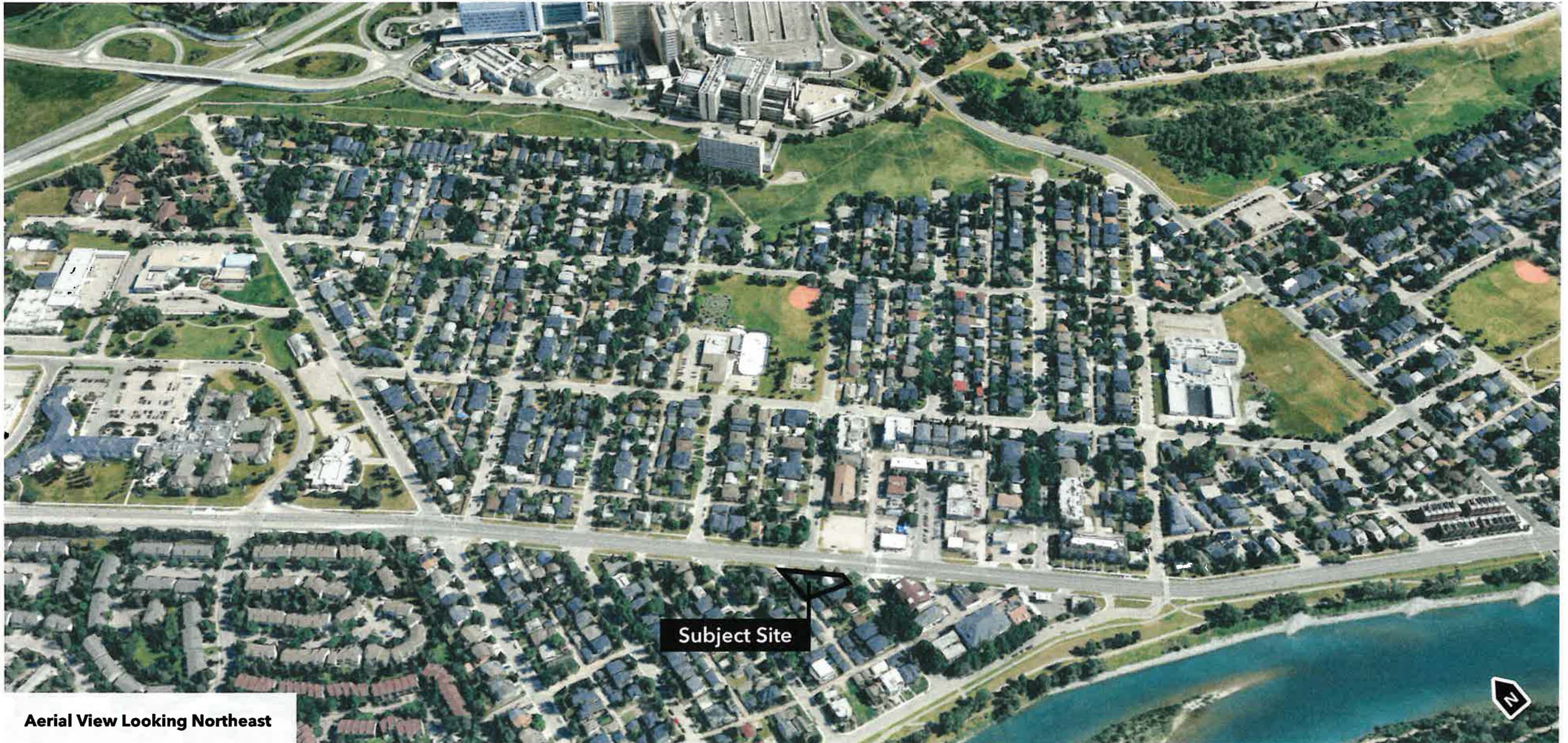


Detailed Outreach Summary

Questions?



Supplementary Information



Aerial View Looking Northeast

Policy Context

South Shaganappi Communities LAP Draft Urban Form Map



Unanimously recommended at IPC on January 30, 2025 for Council to give first reading.

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

Policy Context

South Shaganappi Communities LAP Draft Building Scale Map



Unanimously recommended at IPC on January 30, 2025 for Council to give first reading.

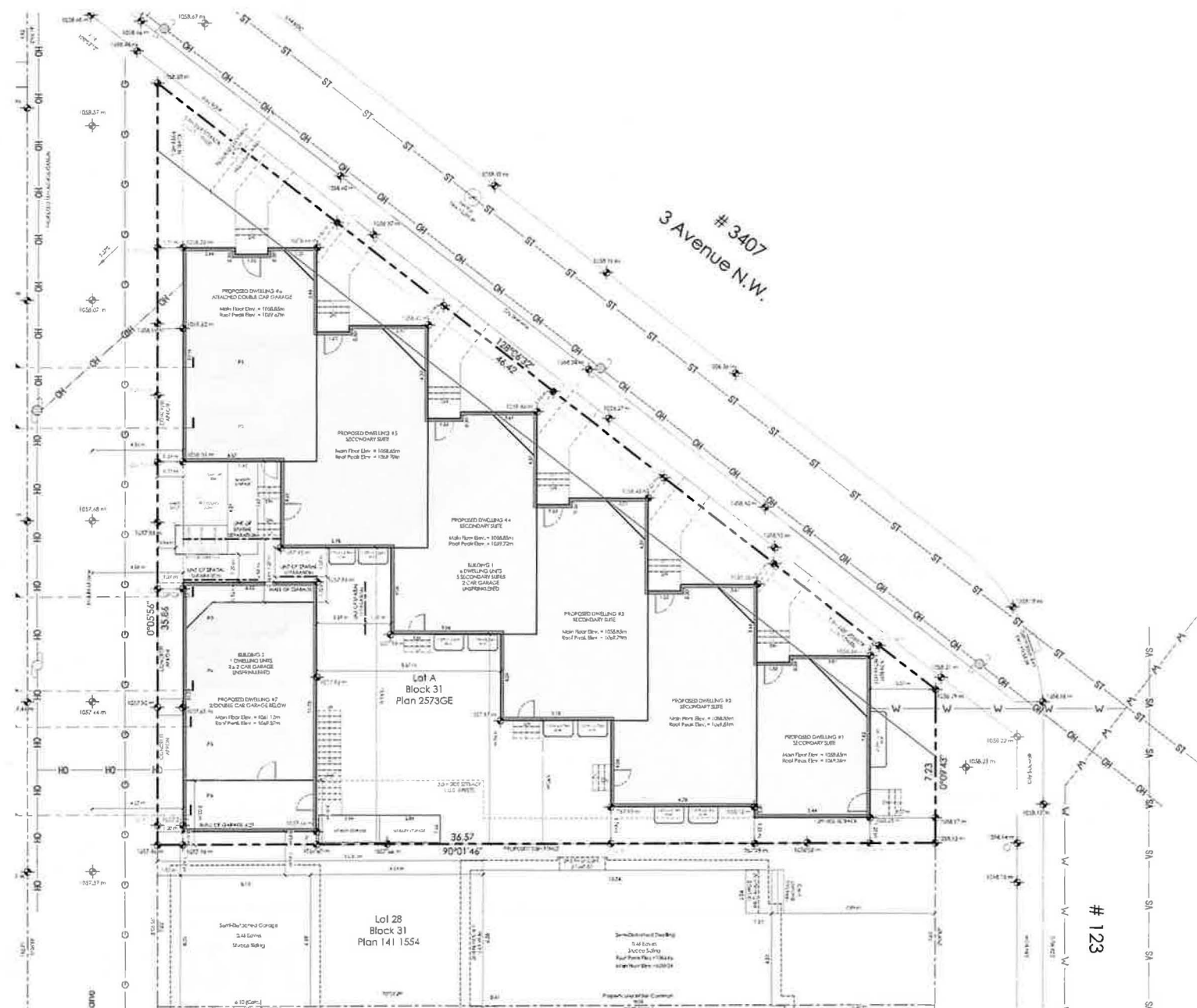
Scale shows the maximum potential height of future buildings.

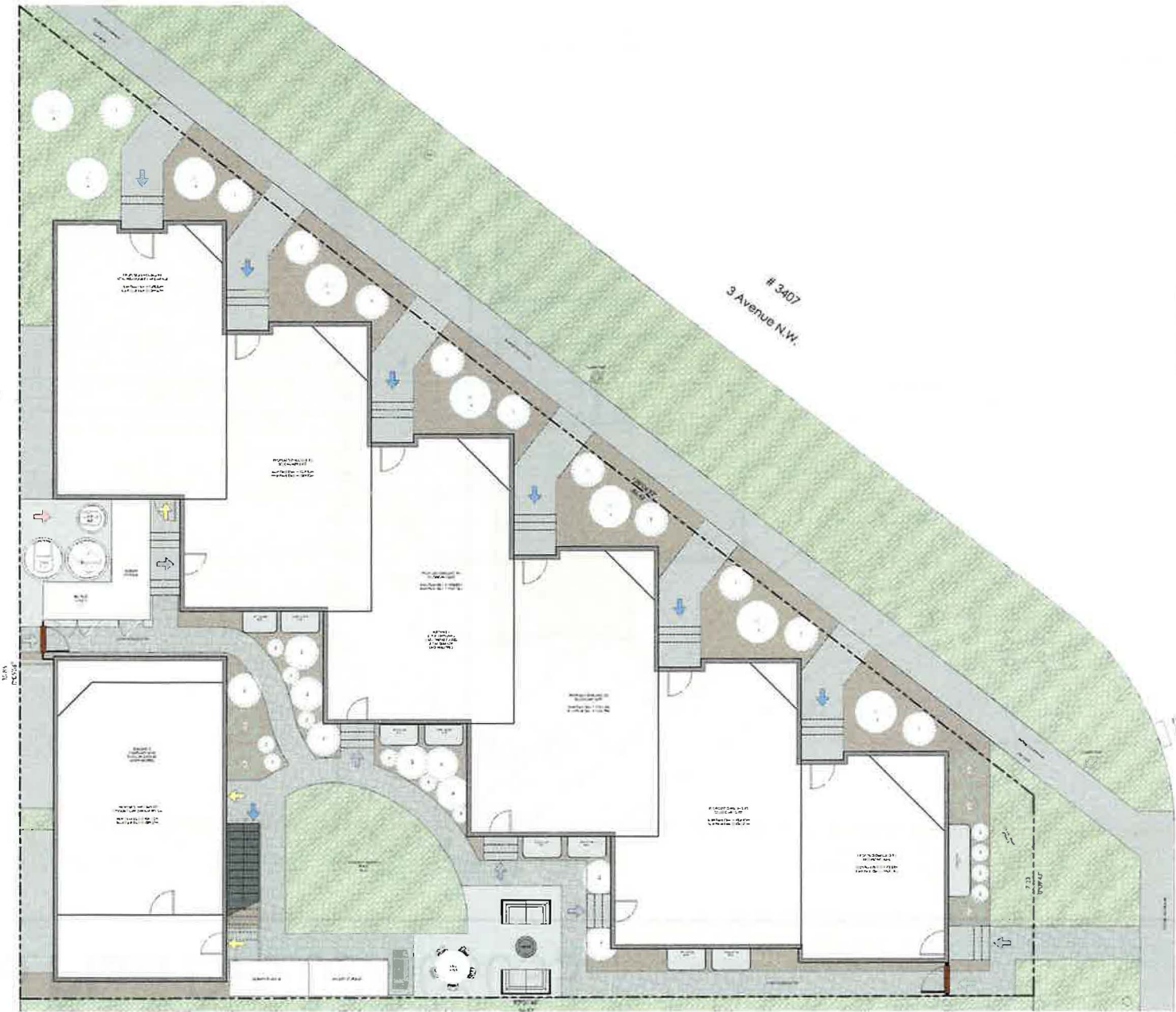
Legend

- 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)
- Parks, Civic and Recreation
- Plan Area Boundary



SOURCE: CITY OF CALGARY





LANDSCAPING LEGEND

SOFT / PERMEABLE LANDSCAPING



GRASS



MULCH

NON-LANDSCAPED AREAS



BUILDING
FOOTPRINT



NEIGHBORING
BUILDING FOOTPRINT

HARD / NON-PERMEABLE LANDSCAPING



CONCRETE



GRAVEL / ROCKS



DECKS



COVERED



Elevations DP2024-06035



