

# Concurrent LOC + DP

## 1101 Russet Road NE

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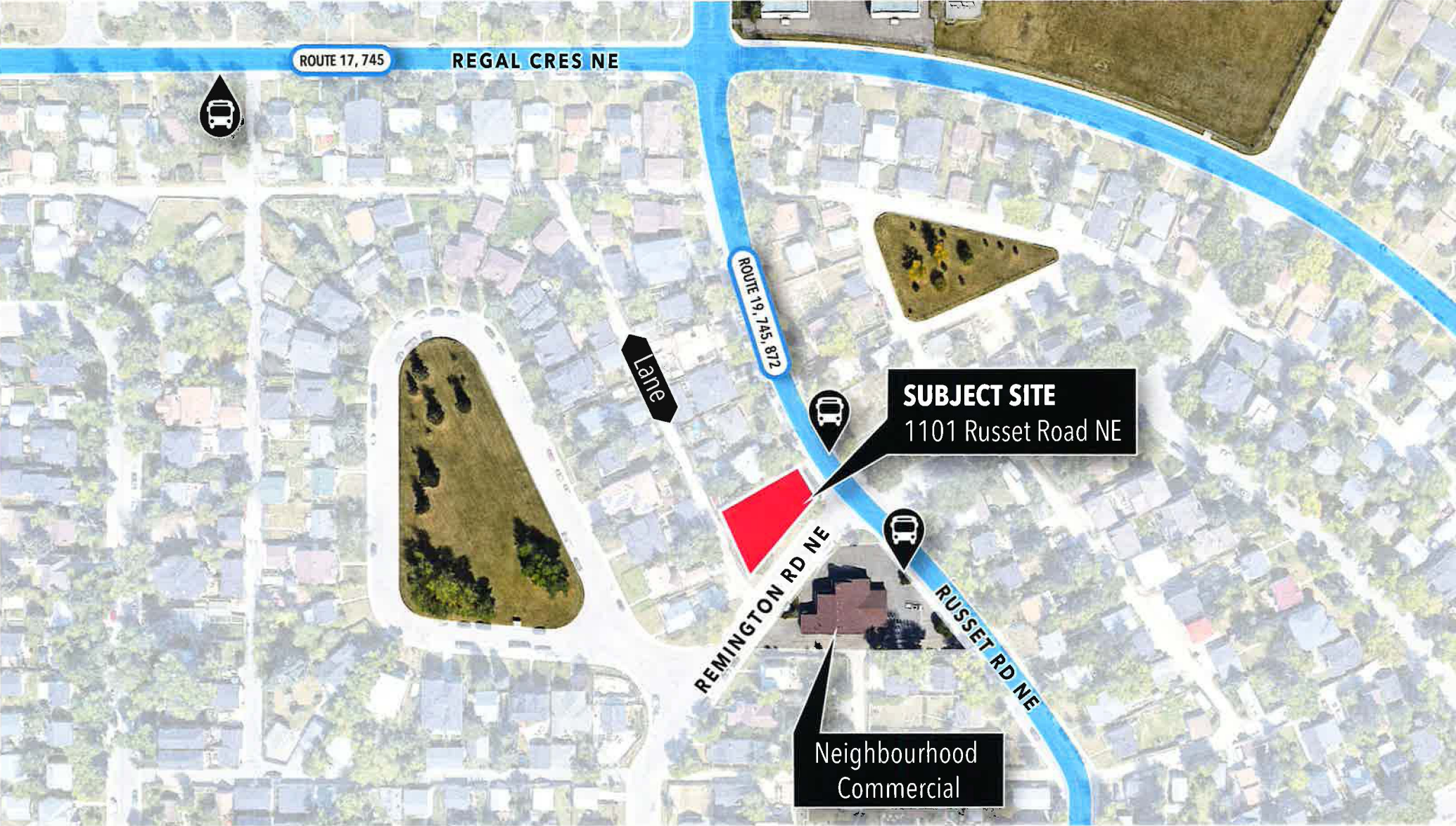
MAR 18 2019

ITEM: 8.1.6 Distribution  
CPC2019-0097  
CITY CLERK'S DEPARTMENT









## HOW WE ENGAGED

### SEPTEMBER 7, 2018 APPLICATION SUBMISSION

- ±100 Postcards delivered
- On-site signage
- Project email + Phone line
- Project details shared with Community Association
- Project details shared with Ward 9 Councillor's Office

### SEPTEMBER 26, 2018

- Renfrew Community Association Development Committee meeting

### NOVEMBER 5, 2018

- Stakeholder site visit

### DECEMBER 19, 2018

- Shared the Application Engagement Summary

### Hello neighbour!

We are proposing a land use change at:  
1101 Russet Road NE | R-C2 to R-CG

The proposed land use redesignation at 1101 Russet Road NE will contribute to the continued vibrancy and vitality of Calgary's established neighbourhoods and facilitate a five-unit Rowhouse Building with front doors facing Russet Road and Remington Road NE. The proposed use is well-suited to the site, given its surrounding context, lot characteristics and location.

The site's current R-C2 (Residential - Contextual Two Dwelling) District allows for single and semi-detached dwellings. Like R-C2, the R-CG (Residential - Grade-Oriented Infill) District is a low density residential district that facilitates street-oriented development, with flexible parcel dimensions and building setbacks. The R-CG District allows for a diversity of housing choices and accommodates site and building designs that are adaptable to the evolving household needs of Calgarians.

If you have any questions or comments, please get in touch:

Email [engage@civicworks.ca](mailto:engage@civicworks.ca) or call 587.747.0317



stone west homes

[stonewesthomes.ca](http://stonewesthomes.ca)



# WHAT HAS CHANGED



## REDUCED MAXIMUM BUILDING HEIGHT

*Responding to feedback about height & shadows.*



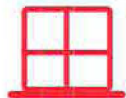
## REVISED APPLICATION TO R-CGex DISTRICT

*Responding to feedback about secondary suites.*



## INTRODUCED TRADITIONAL MATERIALS

*Responding to feedback about neighbourhood character.*



## LIMITED BACK OF BUILDING OVERLOOKING

*Responding to feedback about privacy.*

- 4 windows removed;
- 5 windows reduced in size;
- 10 windows obscured.



## IMPROVED STREETSCAPE INTERFACE

*Responding to feedback about streetscape.*

- Entrance and windows added along Russet Road NE;
- Additional outdoor amenity space added to corner units.



## INCREASED PARKING STALL SIZE

*Responding to feedback about parking and waste and recycling.*



DEVELOPMENT VISUALIZATION

FAAS