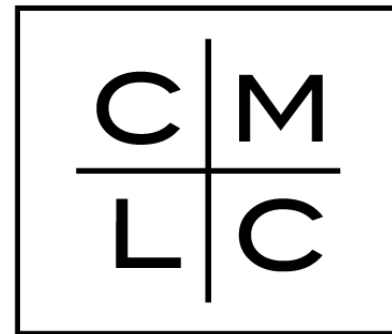


David D. Oughton Site

Presentation to Community

December 12, 2023



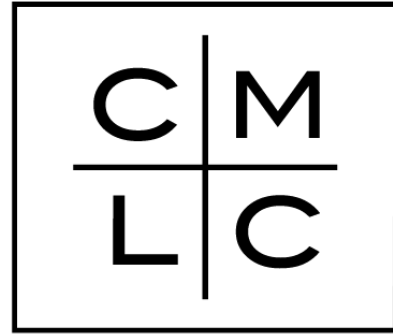
Agenda

- Introduce **Attainable Homes Calgary (AHC) & Calgary Municipal Land Corporation (CMLC)**
- Current and proposed zoning
- Proposed site plan
- Application process
- What the concept is (and isn't)
- Q & A

Land Acknowledgement

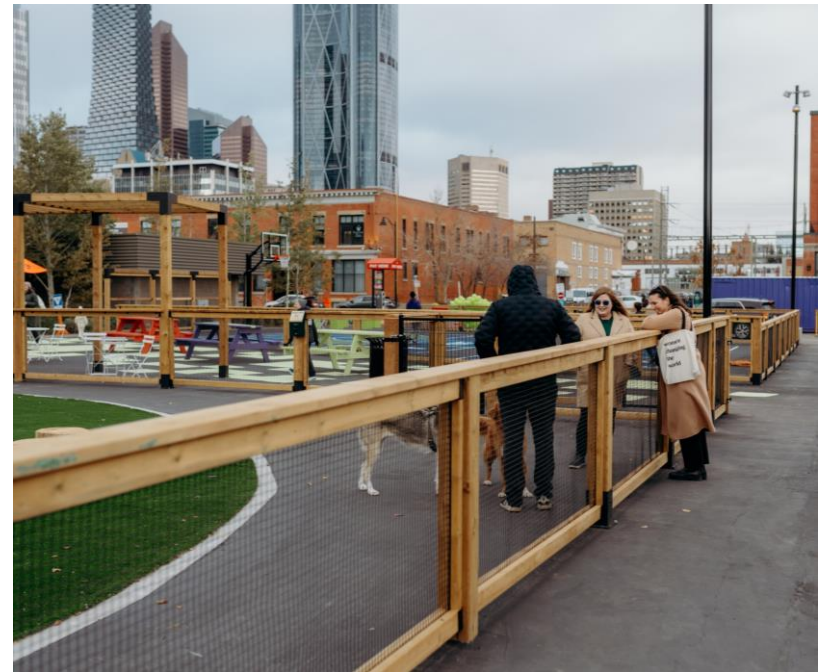






Calgary Municipal Land Corporation














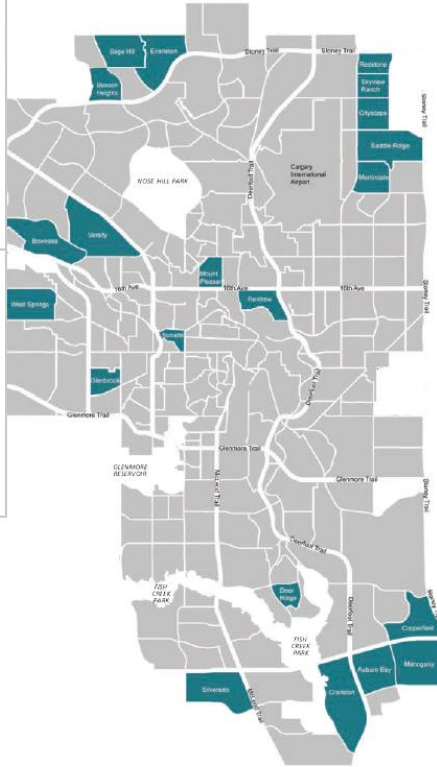




















Attainable Homes Calgary



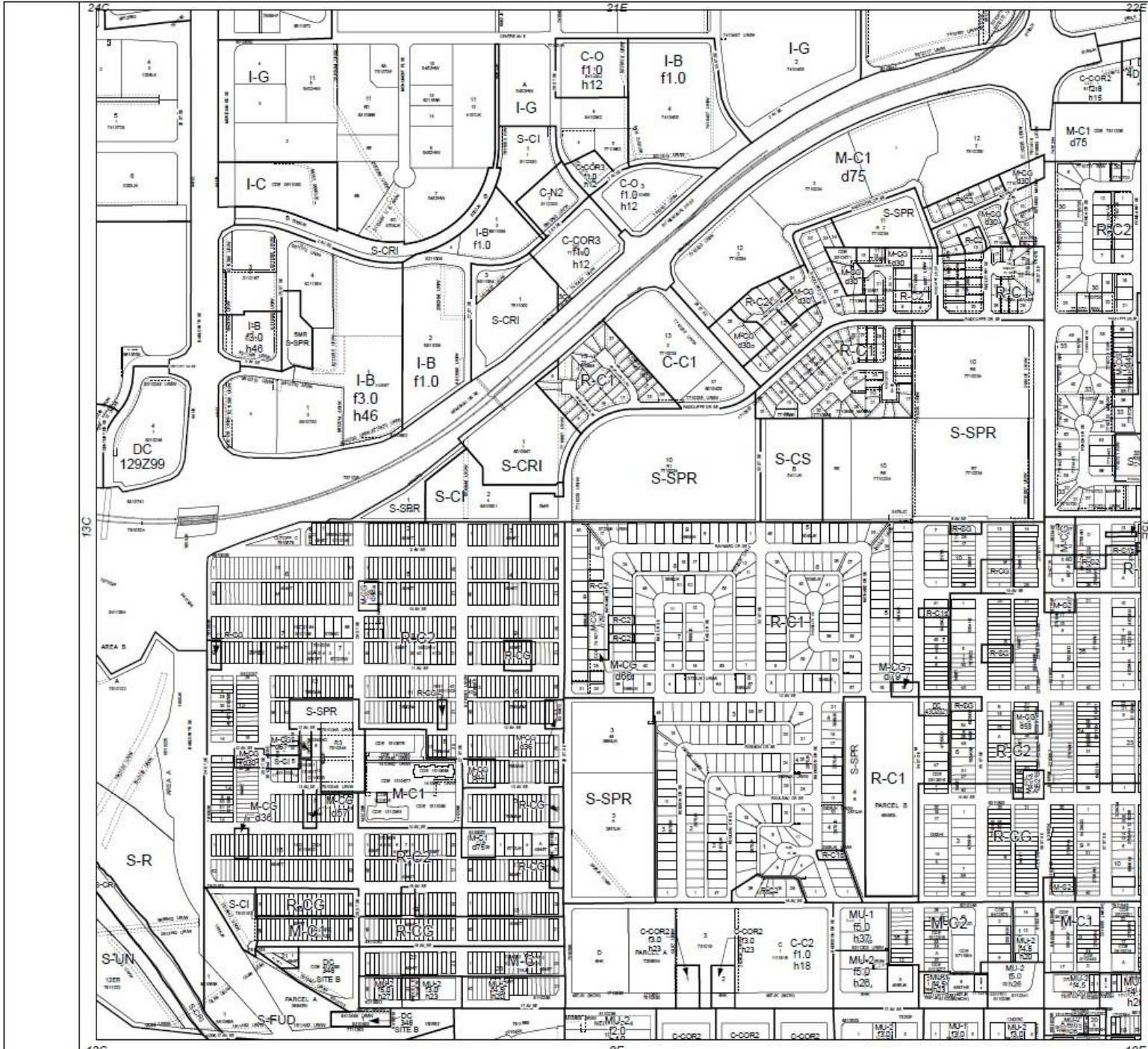


 91 HOMES Beacon Heights Cidex 2011	 10 HOMES ARRIVE at Evanston Partners Development Group 2015	 38 HOMES ARRIVE at Bowness Partners Development Group 2016	 14 HOMES Varsity 4818 Lexington 2015
 54 HOMES Westbury Park in West Springs Truman 2013	 28 HOMES Evanston Square Streetside 2014	 25 HOMES Mount Pleasant Lexington 2014	 9 HOMES Sunalta 1929 Lexington 2017
 42 HOMES Glenbrook Park Truman 2015	 37 HOMES Buffalo in Silverado AviUrban 2016		



 17 HOMES ARRIVE at Restone Partners Development Group 2013	 12 HOMES ARRIVE at Redstone Way Partners Development Group 2018	 6 HOMES ARRIVE at Skyview Ranch Partners Development Group 2013	 64 HOMES Orchard Sky in Skyview Ranch Truman 2015	 98 HOMES Skywest 4000 & 5000 in Skyview Ranch Truman 2012	 56 HOMES ARRIVE at Arbours Skyview Ranch Partners Development Group 2015
 69 HOMES Skymills 1000 & 2000 Truman 2014	 10 HOMES Cityscape Mattamy 2015	 8 HOMES The Laurels in Saddle Ridge Genesis 2018	 116 HOMES REACH Martindale AHC Avalon Masterbuilder 2018	 5 HOMES LIFFT in Renfrew Vericon 2016	 6 HOMES Ashbury in Saddle Ridge Genesis 2018
 75 HOMES Deer View Village in Deer Run Cidex 2011	 25 HOMES Chalet No6 in Copperfield Hopewell 2016	 71 HOMES Origins at Cranston UBG 2012	 10 HOMES Zen in Auburn Bay Avalon Hopewell 2013	 69 HOMES 51 Oak, Mahogany Truman 2014	 10 HOMES Sandgate in Mahogany Hopewell 2016

Current Land Use (Zoning)



Land Use Districts

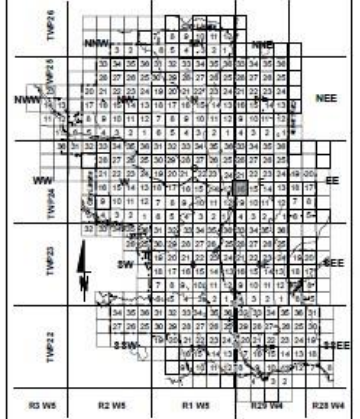
This map forms part of the Calgary Land Use By-law 1P2007. Land Use Districts are subject to amendment by by-law of City Council and the maps are updated as soon as possible following Council's decision.

- Legend**
- Tentative Plan
 - Legal Date
 - Street Names
 - Light Rail Transit
 - City Limits
 - Land Use Lines
 - R-1 R-4** Land Use Designation

District Modifiers
Some districts of this landuse bylaw include modifiers where:
"d" followed by a number indicates the maximum density in units per hectare
"f" followed by a number indicates the maximum floor area ratio
"h" followed by a number indicates the maximum height in metres

Land Use Update: 2023 October 03

Key Map



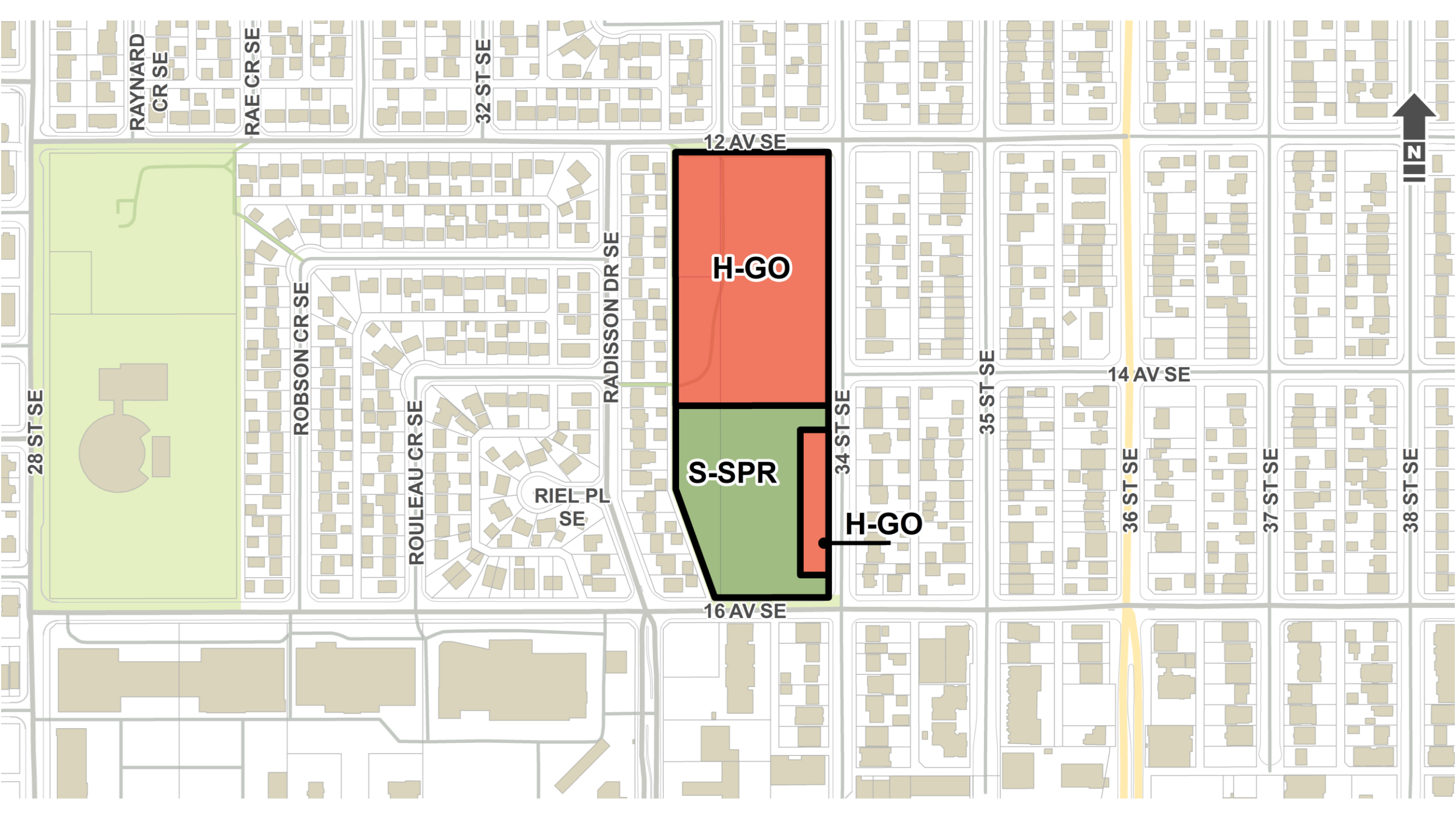
SECTION 16E
T24 R20W4



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Proposed Land Use (Zoning)



RAYNARD
CR SE

RAE CR SE

32 ST SE

12 AV SE

H-GO

28 ST SE

ROBSON CR SE

RADISSON DR SE

14 AV SE

ROULEAU CR SE

RIEL PL
SE

34 ST SE

35 ST SE

S-SPR

H-GO

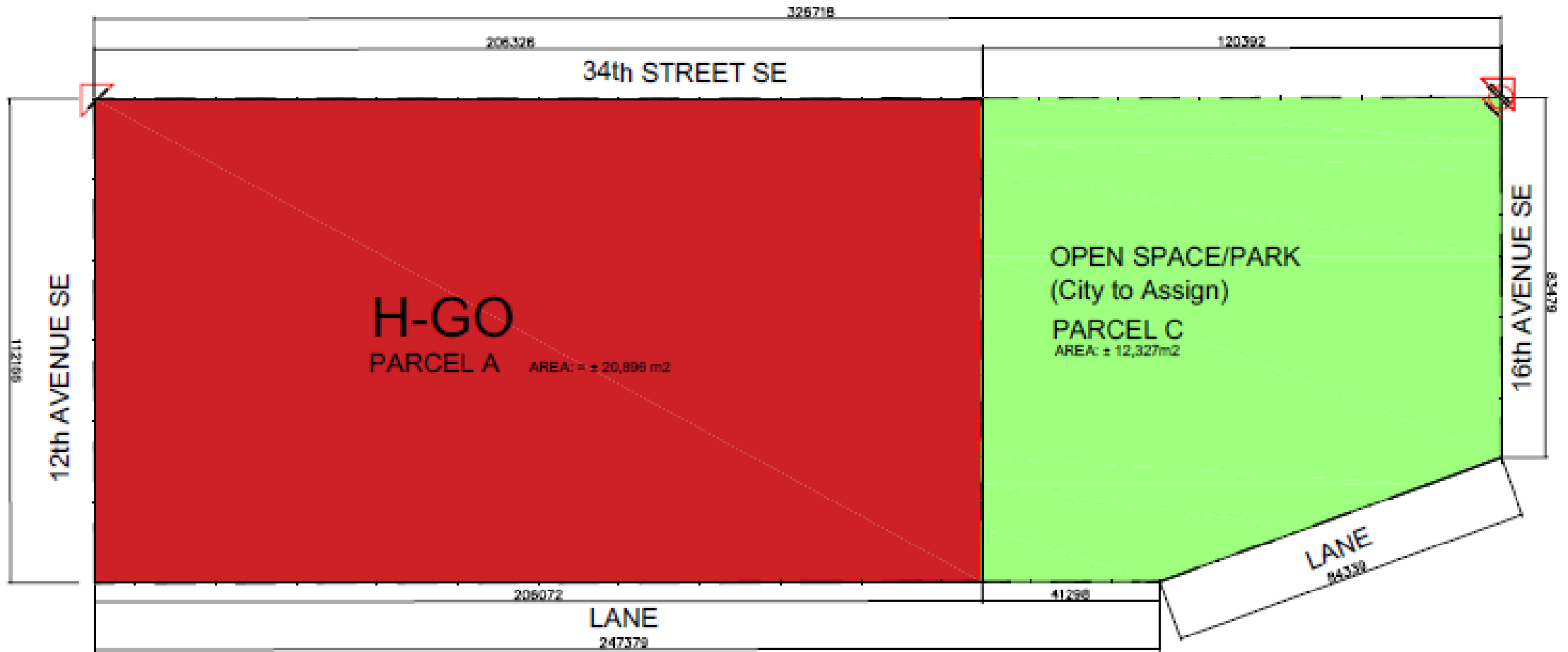
36 ST SE

37 ST SE

38 ST SE

16 AV SE





Proposed Site Plan







Elevation Sneak Peek



Front Elevation

Land Use Redesignation Process



LAND USE APPLICATION SUBMITTED & REVIEWED BY THE CITY.



THE CITY COLLECTS PUBLIC INPUT. FEEDBACK & TECHNICAL INPUT IS SHARED WITH APPLICANT.



APPLICANT SUBMITS AMENDED APPLICATION, IF REQUIRED.



APPLICATION IS PRESENTED TO CALGARY PLANNING COMMISSION.



APPLICATION GOES TO CITY COUNCIL & PUBLIC HEARING IS HELD. COUNCIL MAKES FINAL DECISION.



APPLICANT MAY SEEK PUBLIC INPUT TO INFORM A DEVELOPMENT PERMIT APPLICATION PRIOR TO OR FOLLOWING THE PUBLIC HEARING AND A DECISION ON LAND USE.



DEVELOPMENT PERMIT SUBMITTED TO THE CITY AND MAY BE PRESENTED TO CALGARY PLANNING COMMISSION AS PART OF DECISION-MAKING PROCESS.

What this will look like...





questions@attainyourhome.com

