

Land Use Redesignation

Standard M-H3

1200 Block of 5th Avenue NW

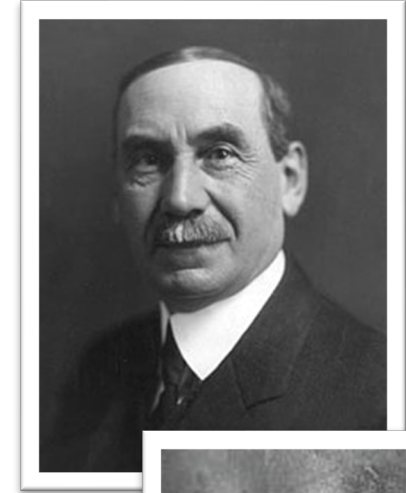




The Harriet on Riley Park

1200 5th Ave NW

- A multi-family development proposed within the community of Hillhurst located South of Riley Park on 5th Avenue NW to the East of “Ezra on Riley Park”.
- The development is named after **Harriet Waterhouse Riley**, the wife of Ezra Riley, a politician and rancher, who donated the land that is now Riley Park to the City of Calgary in 1910.



Land Use vs Development Permit

Land Use

- Uses
- Density or Floor Area Ratio
- Maximum height and overall size
- Parking
- Public realm
- Height and shape (“envelope”)
- Set-backs and step-backs

Development Permit

- Detailed site plan review and approval
- Building design, layout, and materials
- Utility connections
- Safety and accessibility compliance
- Construction and operations review

*Building design engagement will occur
prior to the Development Permit submission.*



Location

- Transit Oriented Development (350m to Sunnyside station)
- Bike lane & bus stop on the site
- Riley Park and SAIT access
- Walking distance to Kensington
- Next to existing multi-family
- Avenue in transition

Walk Score
96

Walker's Paradise

Daily errands do not require a car.

Transit Score
72

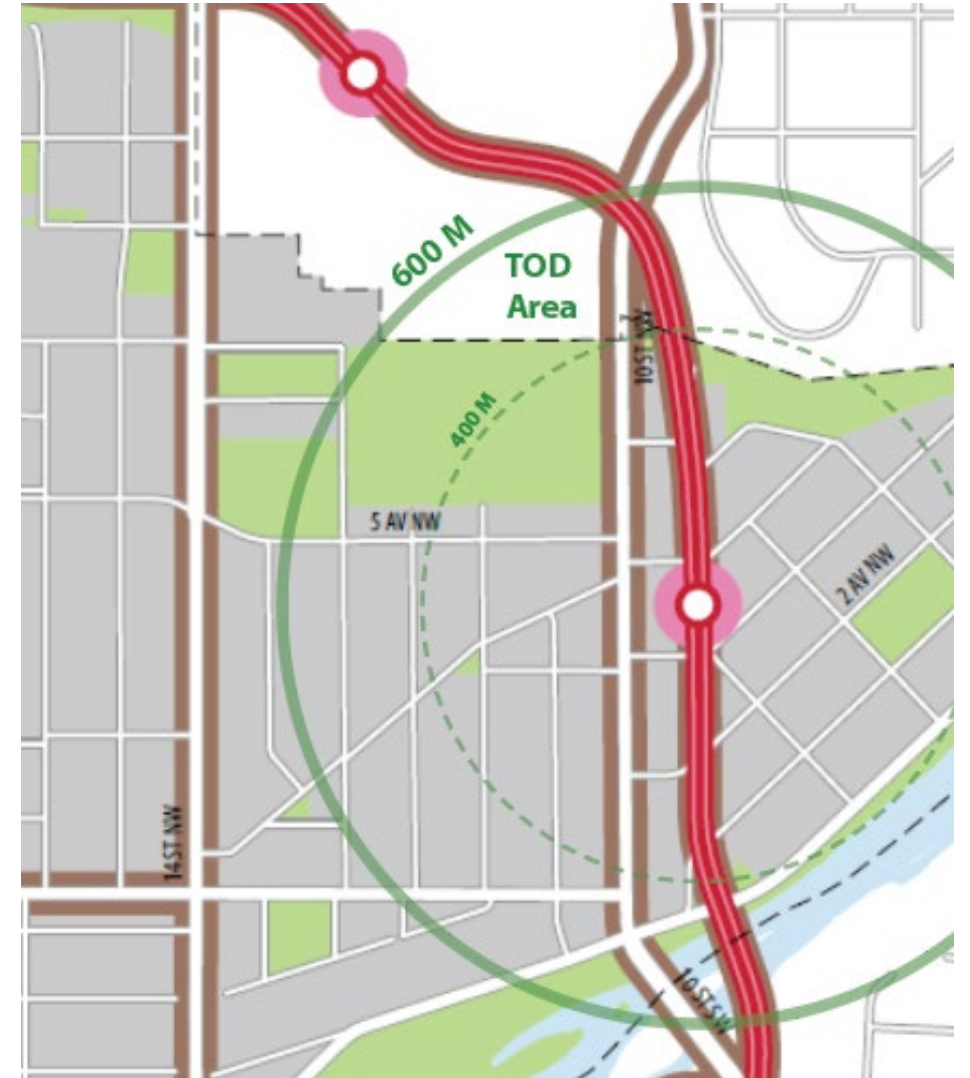
Excellent Transit

Transit is convenient for most trips.

Bike Score
99

Biker's Paradise

Daily errands can be accomplished on a bike.



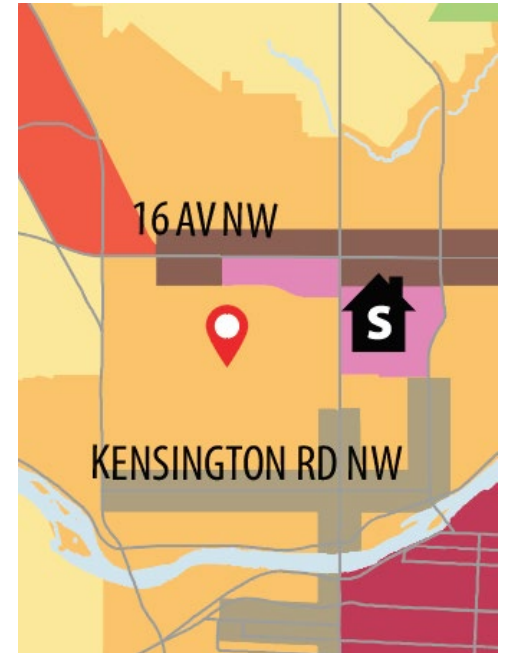
Policies

Municipal Development Plan

- The site is located within the *Residential – Developed – Inner City Area* as identified on Map 1: Urban Structure in the Municipal Development Plan (MDP).
- Section 2.2.5 and 2.3.2 of the MDP seeks to create strong residential neighbourhoods while respecting and enhancing neighbourhood character.

What this means:

- Encourages housing close to downtown
- Helps keep schools, shops, and transit viable
- Supports a mix of family and smaller households



Policies

Riley Communities Local Area Plan (RCLAP)

- The RCLAP identifies the subject parcel as *Neighbourhood Connector* on Map 3 - Urban Form.
- A street that can support modestly taller buildings, more people, and more activity than local residential streets.

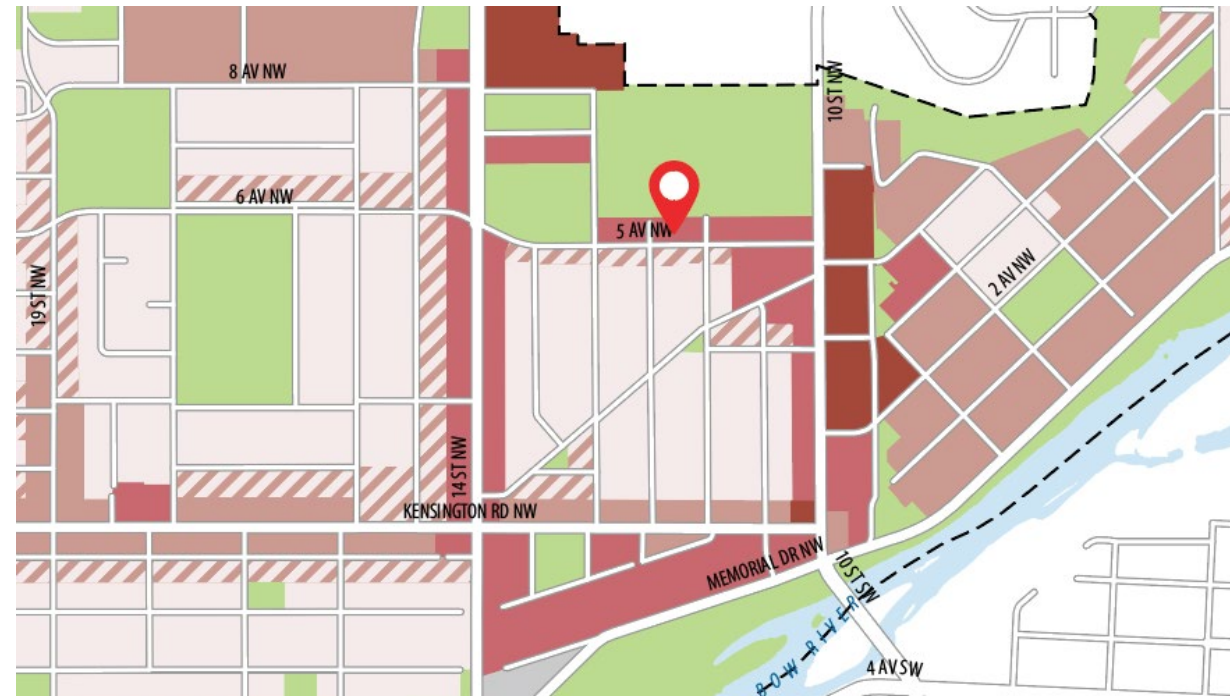




Policies

Riley Communities Local Area Plan (RCLAP)

- The maximum building height allowed **12-storeys** as per Building Scale Map 4. The actual height is shaped through step-backs and design.



Mid
(up to 12 Storeys)

Standard M-H3 Zoning

Uses, Floor Area and Parking



Purpose-Built Rental Building

- 198,000 SF (FAR 6.0)
- 12-Storeys (42M) - 2 Podium Floors + 8 and 12-storey sections



Residential Building *

- 165-170 Units (25 Affordable Units)
- Street-Oriented Building (At-grade unit entrances)
- Proposed amenities: Work & meeting area with self-serve coffee bar and quiet-work pods; Dog Wash & Bike Repair Room at-grade on the lane
- Landscaping to include scooter corral, public bike parking, public seating

** Considering if café should be a commercial use to increase activation of streetscape and use of SE public plaza.*



Parking

- 162 Total Parking Stalls (0.92 per dwelling, exceeds 0.625 minimum required)
- 6 Visitor Parking Stalls (added from community feedback, not required)
- 198 Bicycle Parking Stalls (meets requirements)

Standard M-H3 Zoning

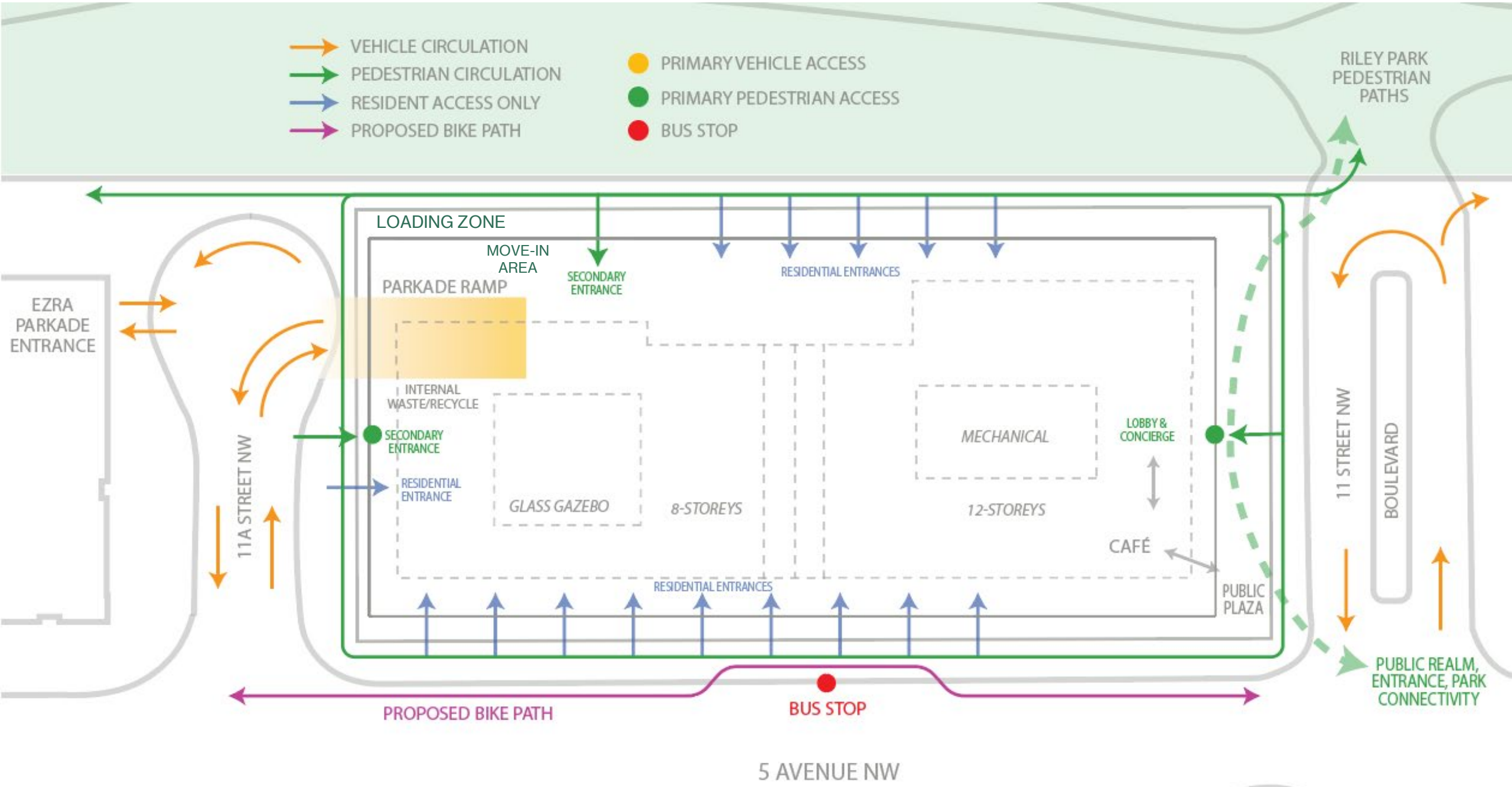
Floor Area Ratio (FAR) 6.0

In simple terms, FAR describes how much building fits on a site.

- Increased density allows for affordable units without requiring extra land, helping meet housing needs (per previous slide, 25-30 affordable units will be generated in this development).
- Higher density reduces sprawl, optimizes land use, and promotes more sustainable, efficient infrastructure.
- Higher floor area ratios make projects more financially feasible, attracting investment that can support affordable housing and community amenities.

Circulation & Public Realm

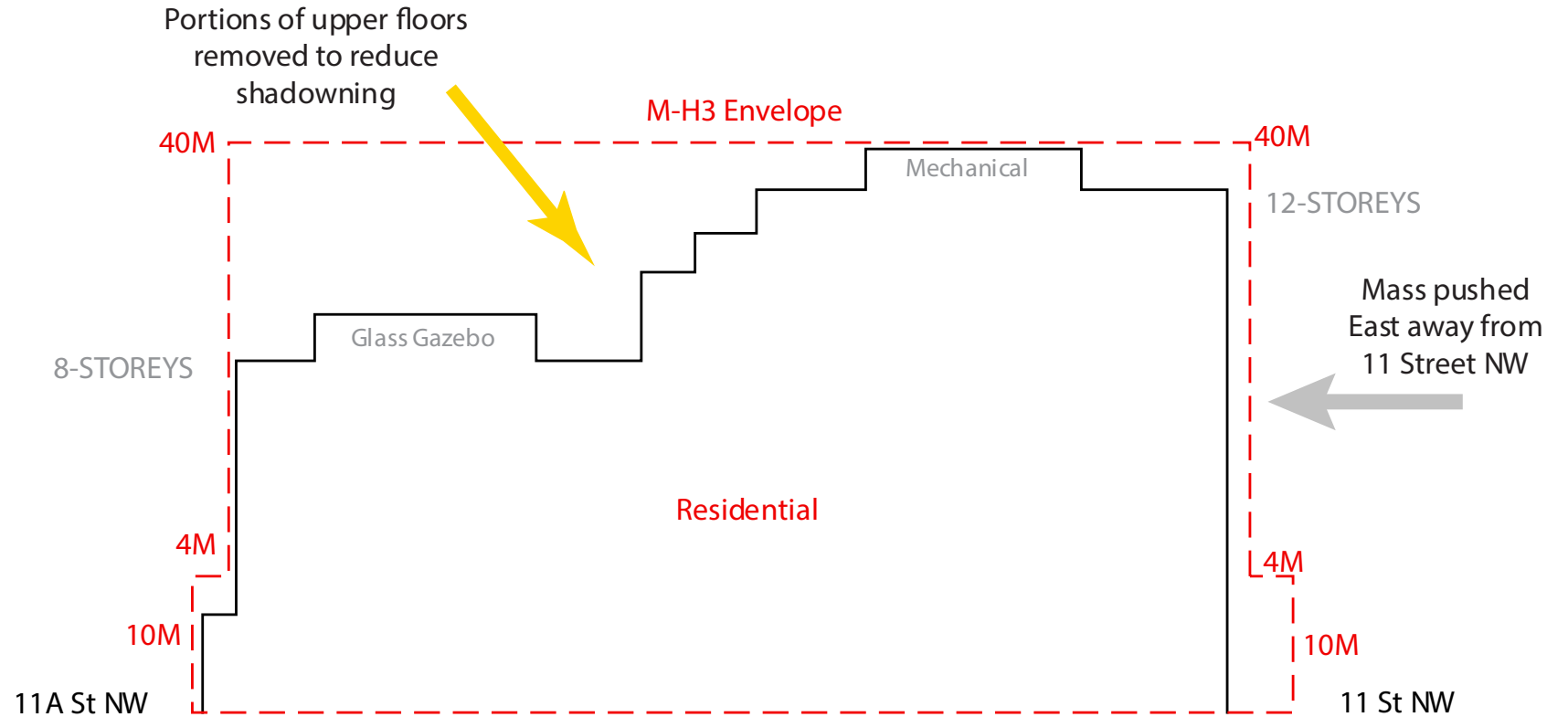
-  VEHICLE CIRCULATION
-  PEDESTRIAN CIRCULATION
-  RESIDENT ACCESS ONLY
-  PROPOSED BIKE PATH
-  PRIMARY VEHICLE ACCESS
-  PRIMARY PEDESTRIAN ACCESS
-  BUS STOP





Standard M-H3 Zoning

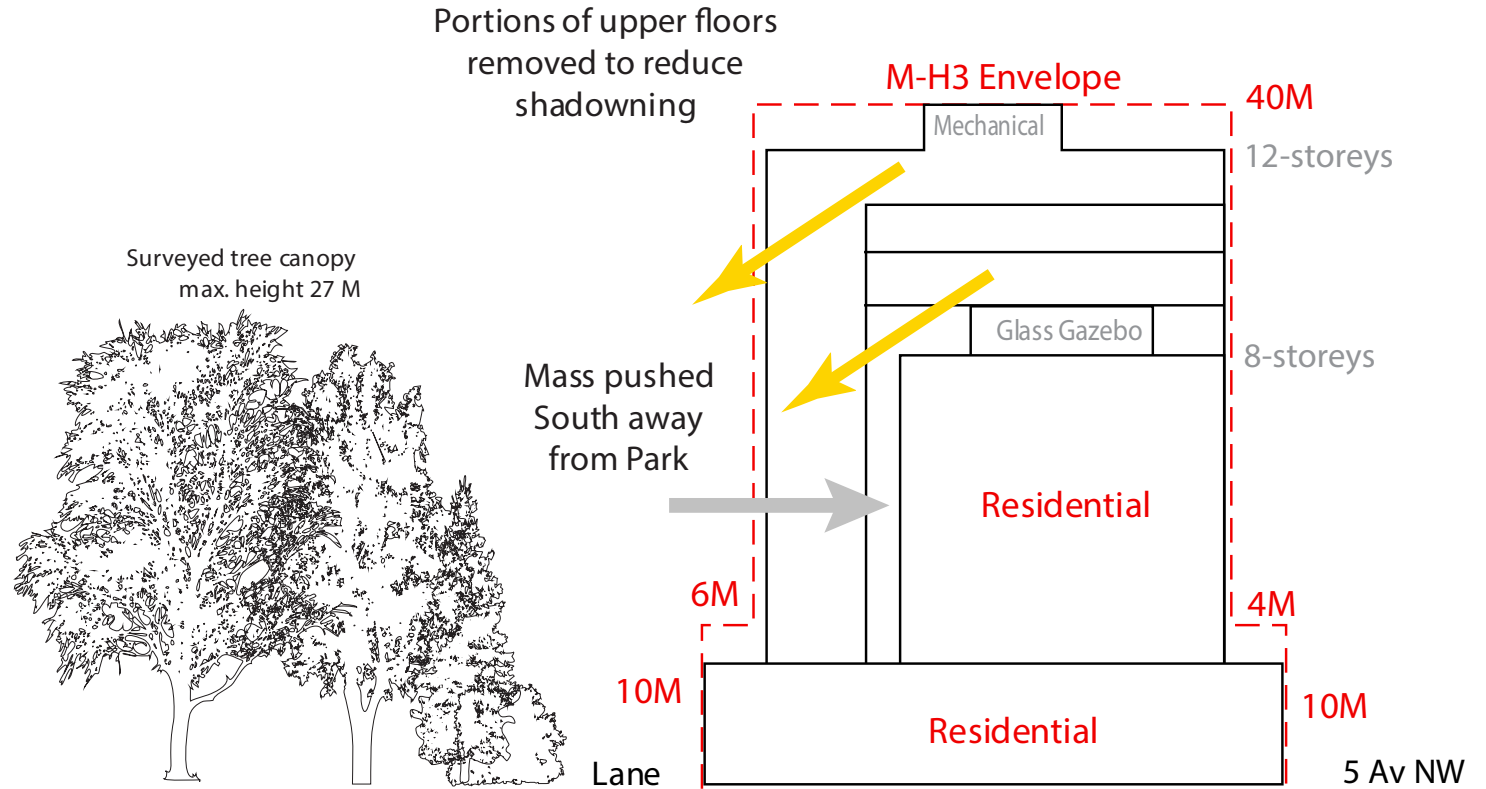
Height and Shape – Front Elevation (5th Avenue)





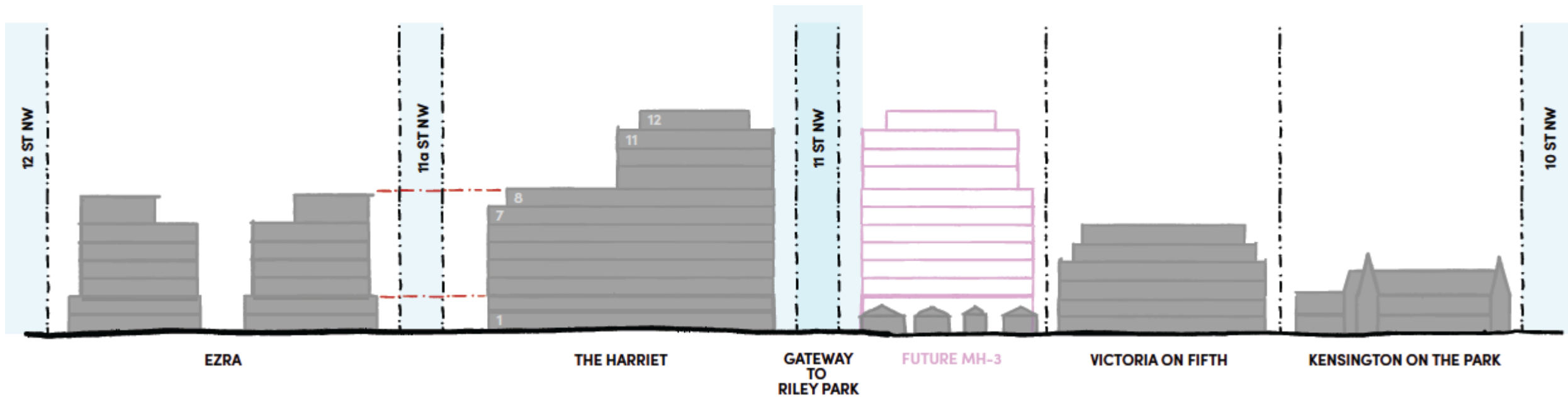
Standard M-H3 Zoning

Height and Shape – Side Elevation (11A Street)



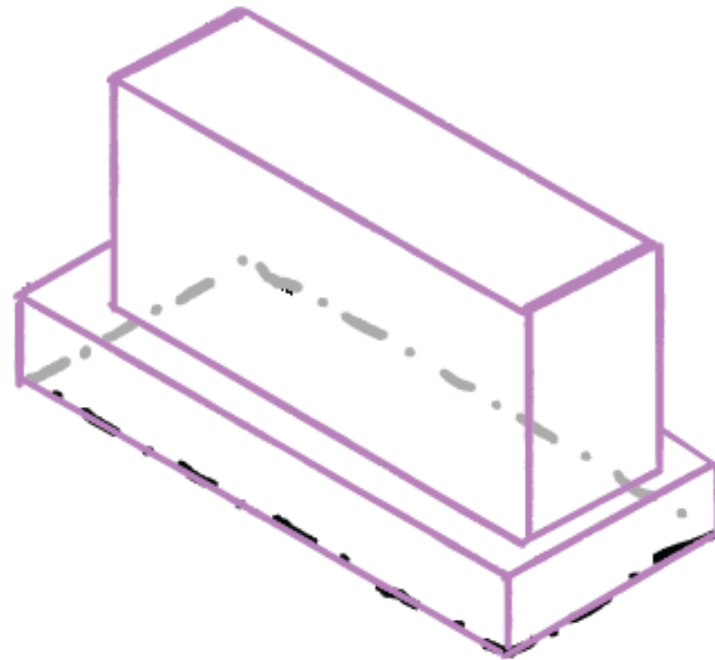
Streetscape Context

DRAFT — Design will evolve during Development Permit



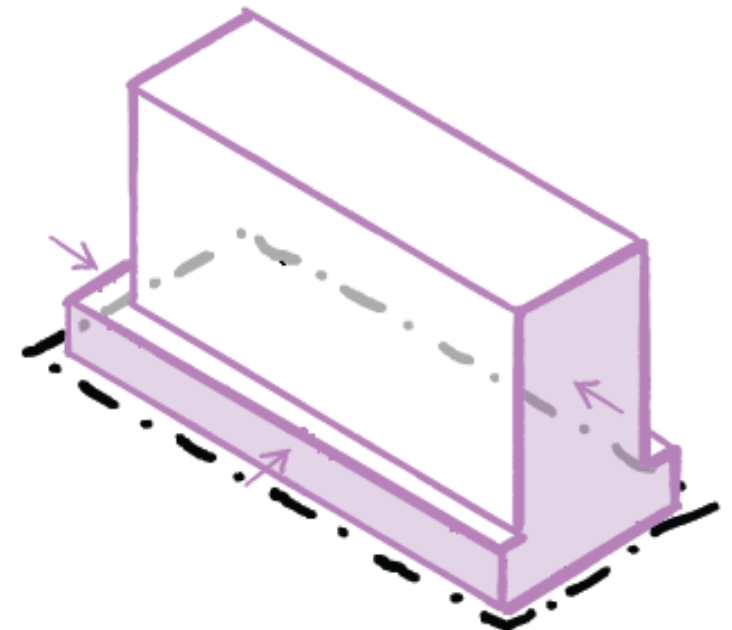


Massing Approach



1

FULL BYLAW ENVELOPE

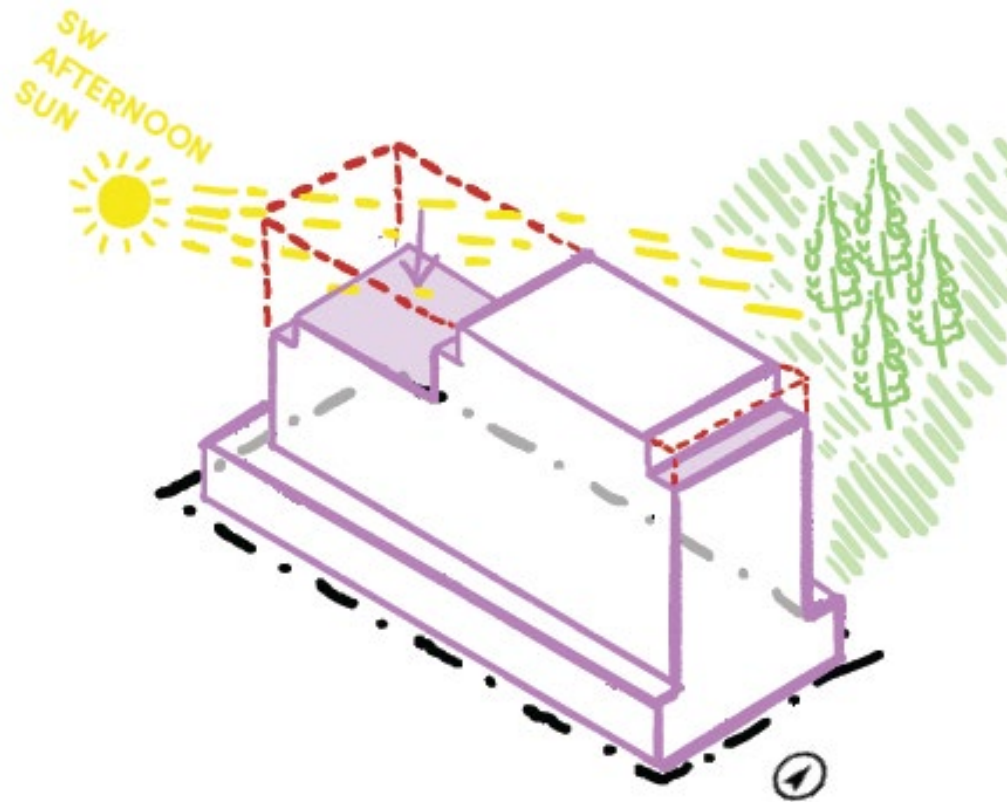


2

SHAPE BUILDING



Massing Approach

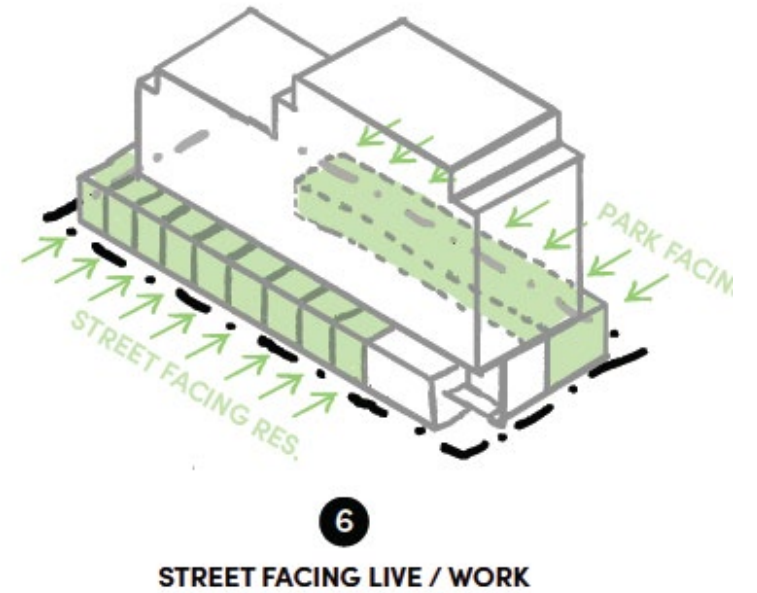
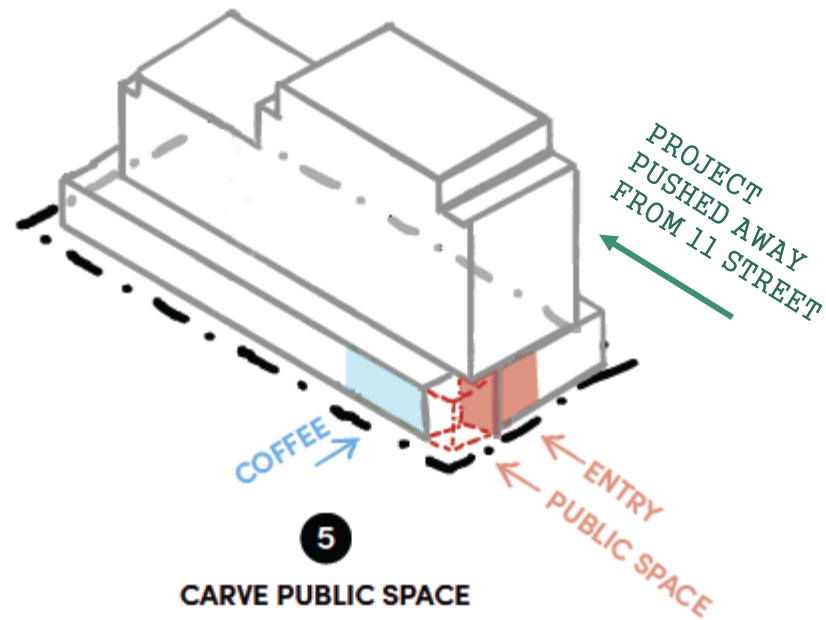


3

REDUCE SHADOW ON PARK

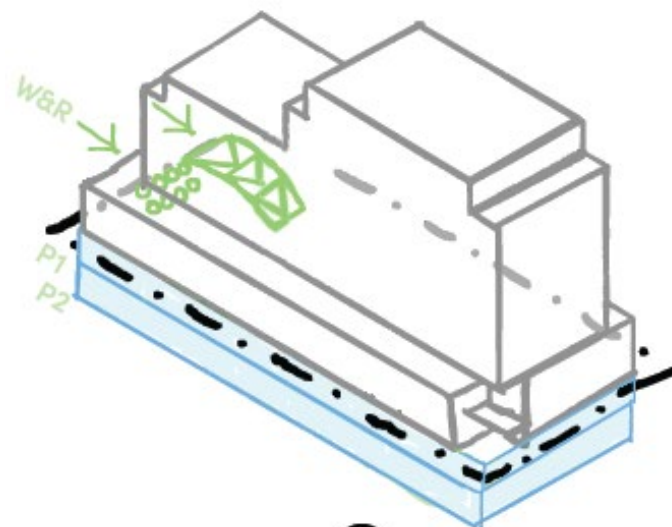


Massing Approach





Early (Draft) Elevations



7

SERVICES & PARKING



8

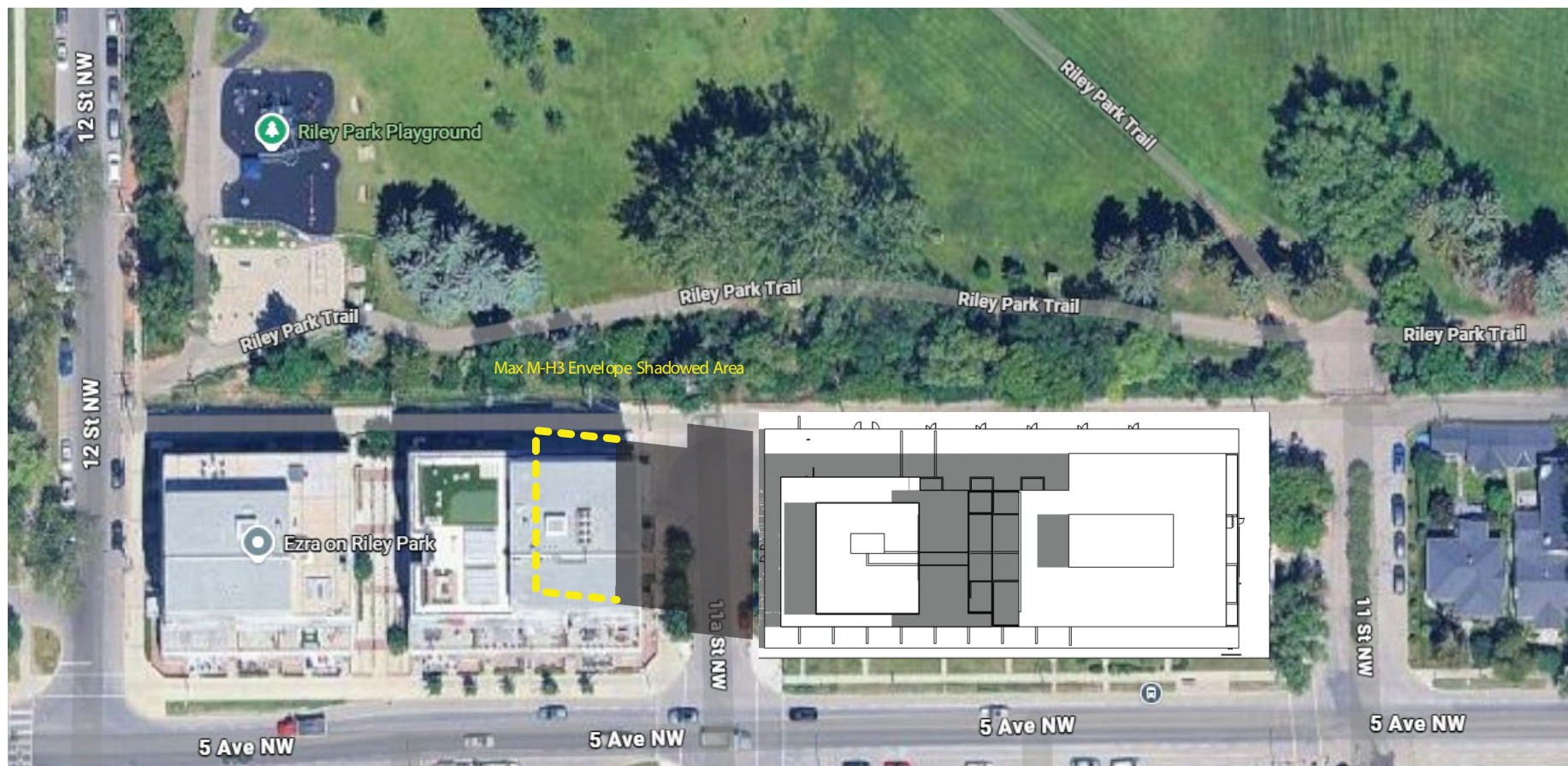
LANDSCAPING & ARCHITECTURAL DETAIL



Standard M-H3 Zoning

Shadowing - Summer

June 21 – 8:00 AM

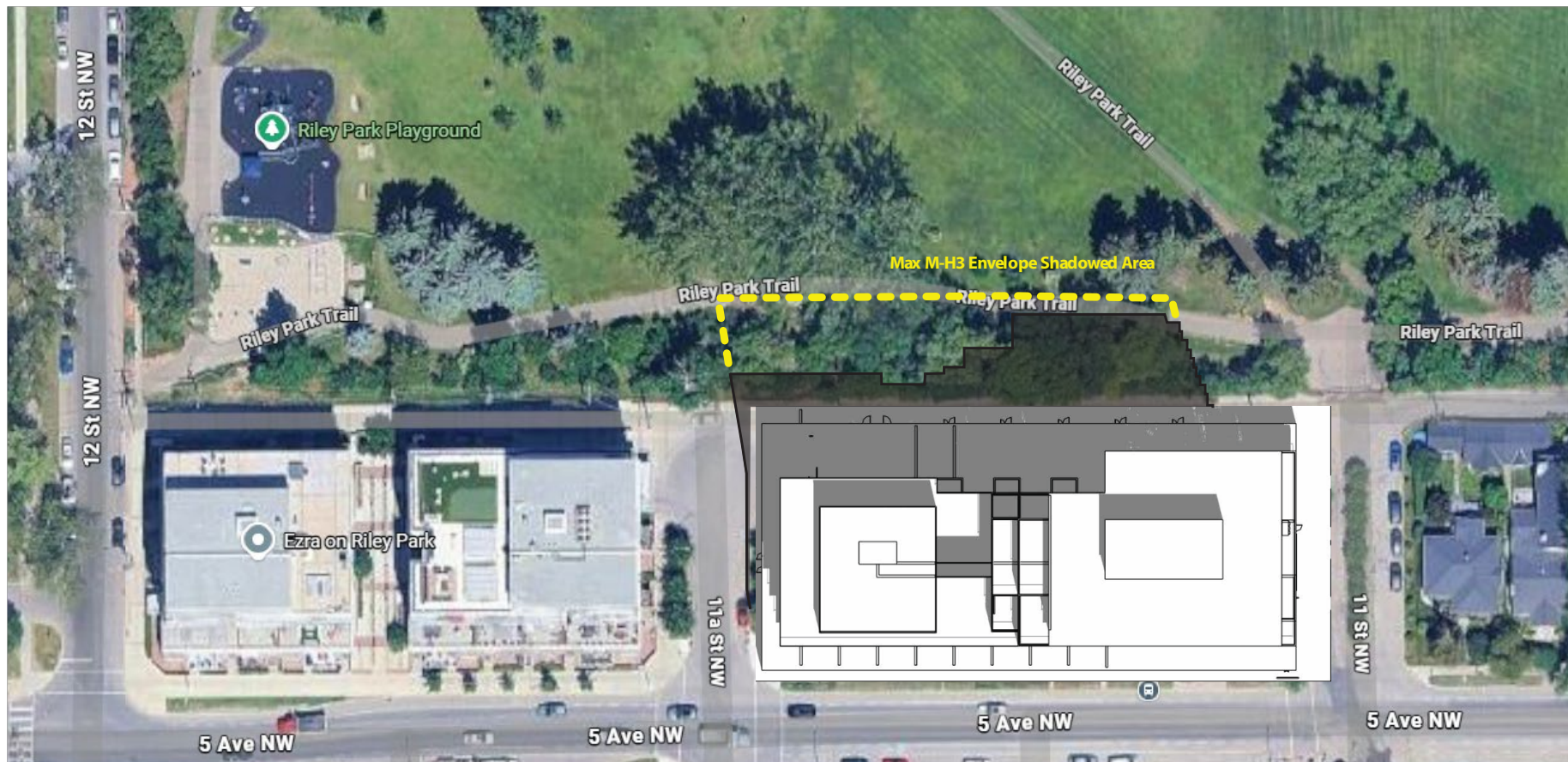




Standard M-H3 Zoning

Shadowing - Summer

June 21 – Noon

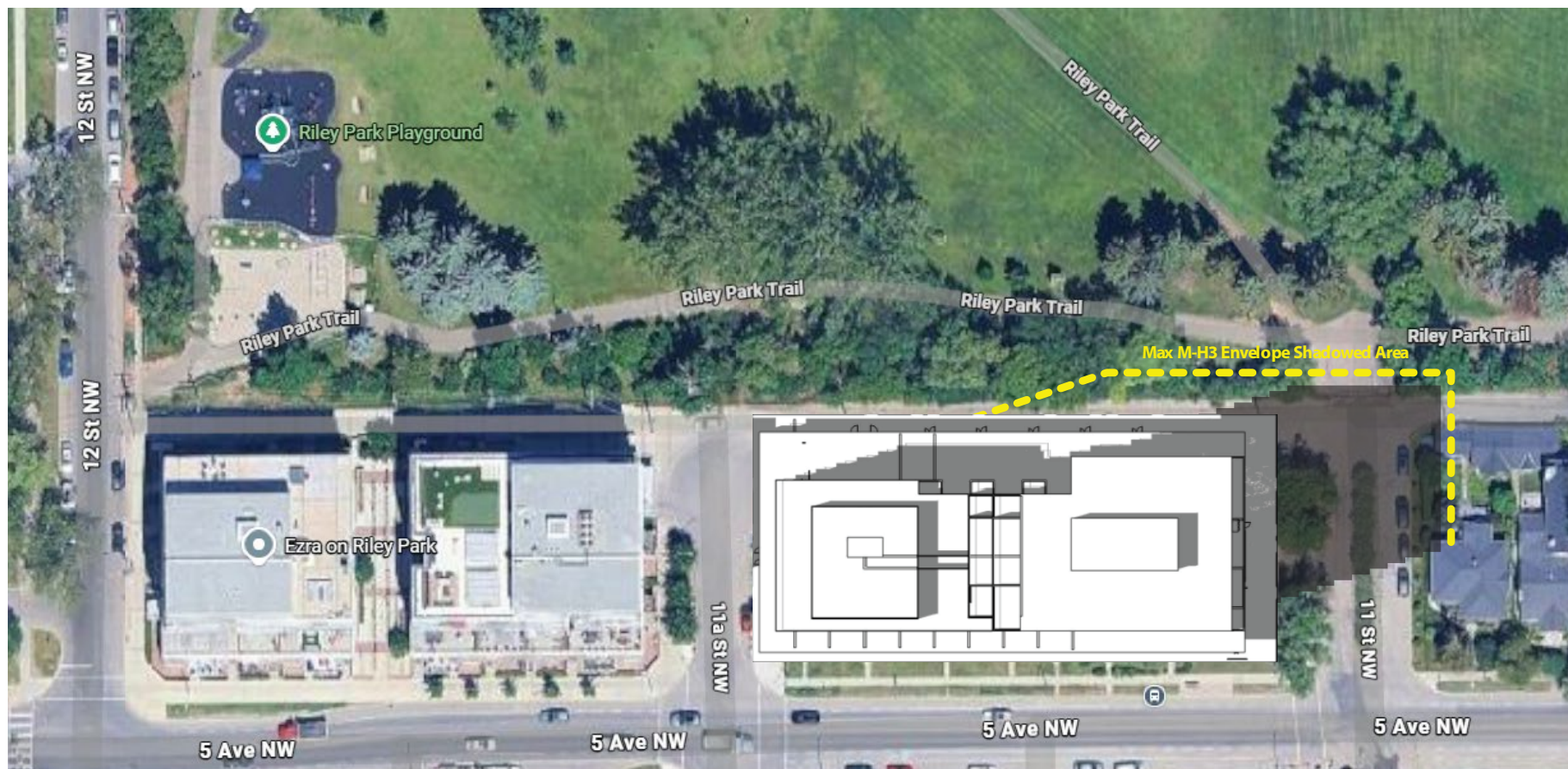




Standard M-H3 Zoning

Shadowing - Summer

June 21 – 4:00 PM

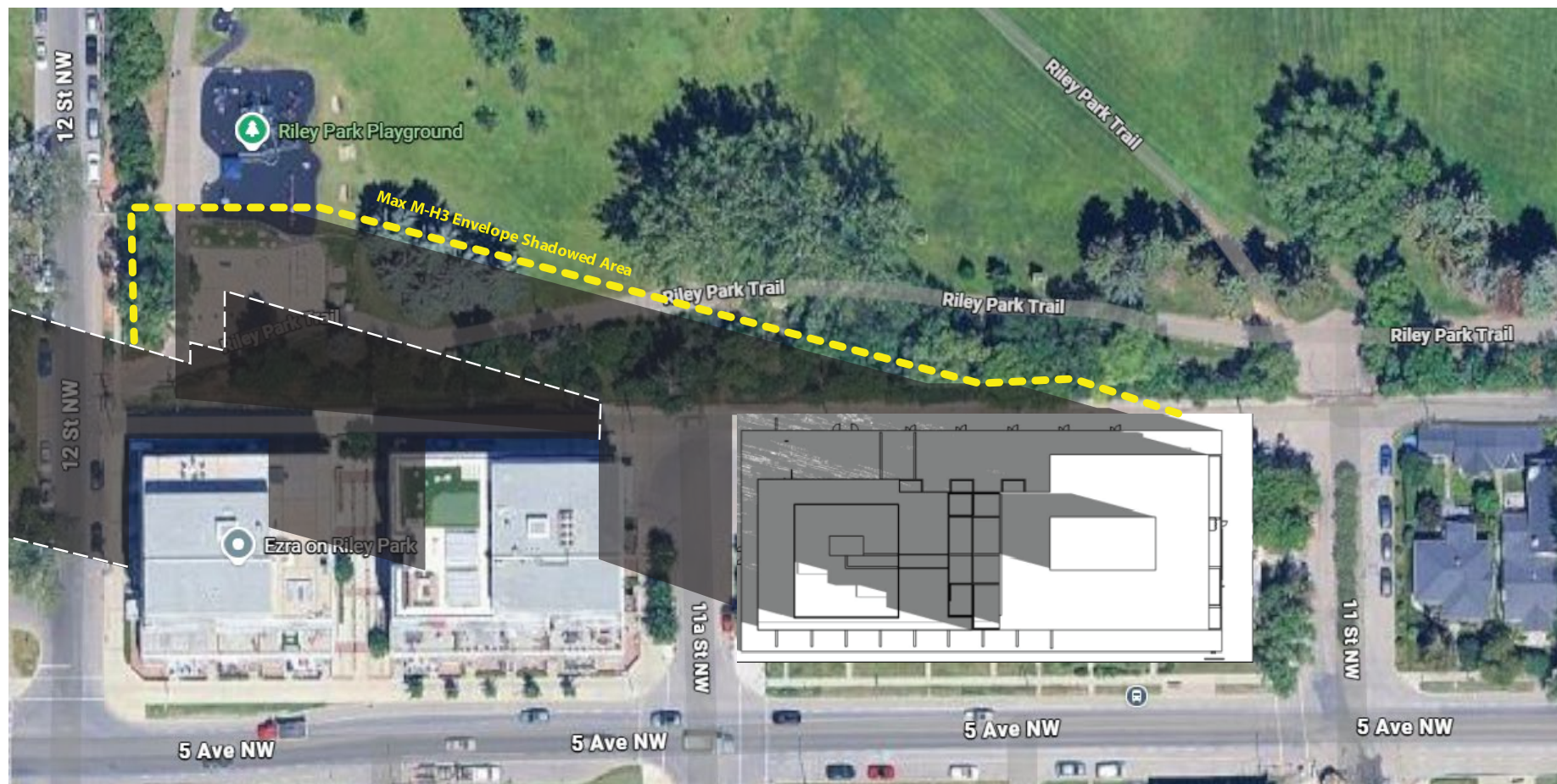




Standard M-H3 Zoning

Shadowing – Spring & Fall

March 21 & September 21 – 8:00 AM

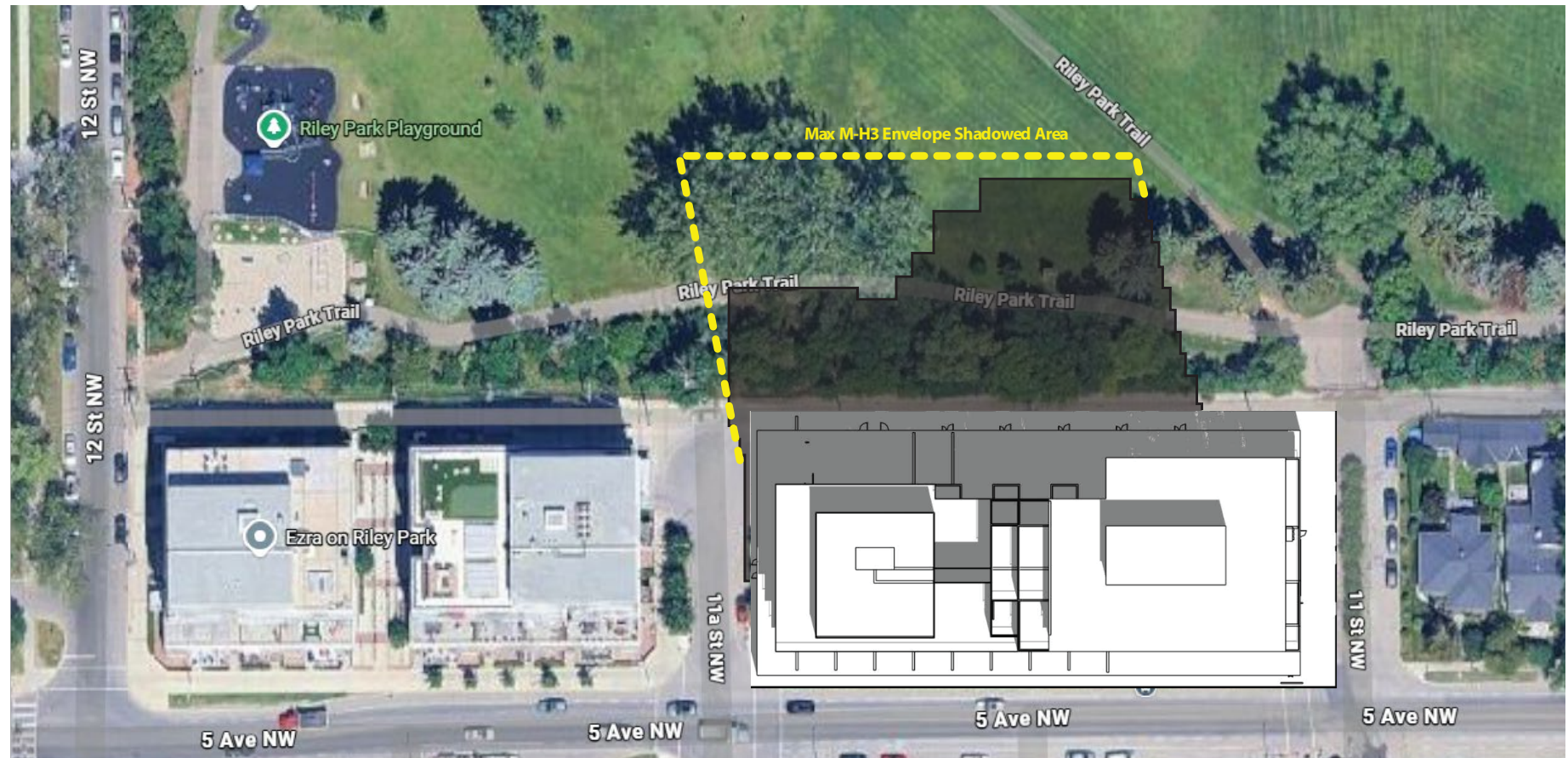




Standard M-H3 Zoning

Shadowing – Spring & Fall

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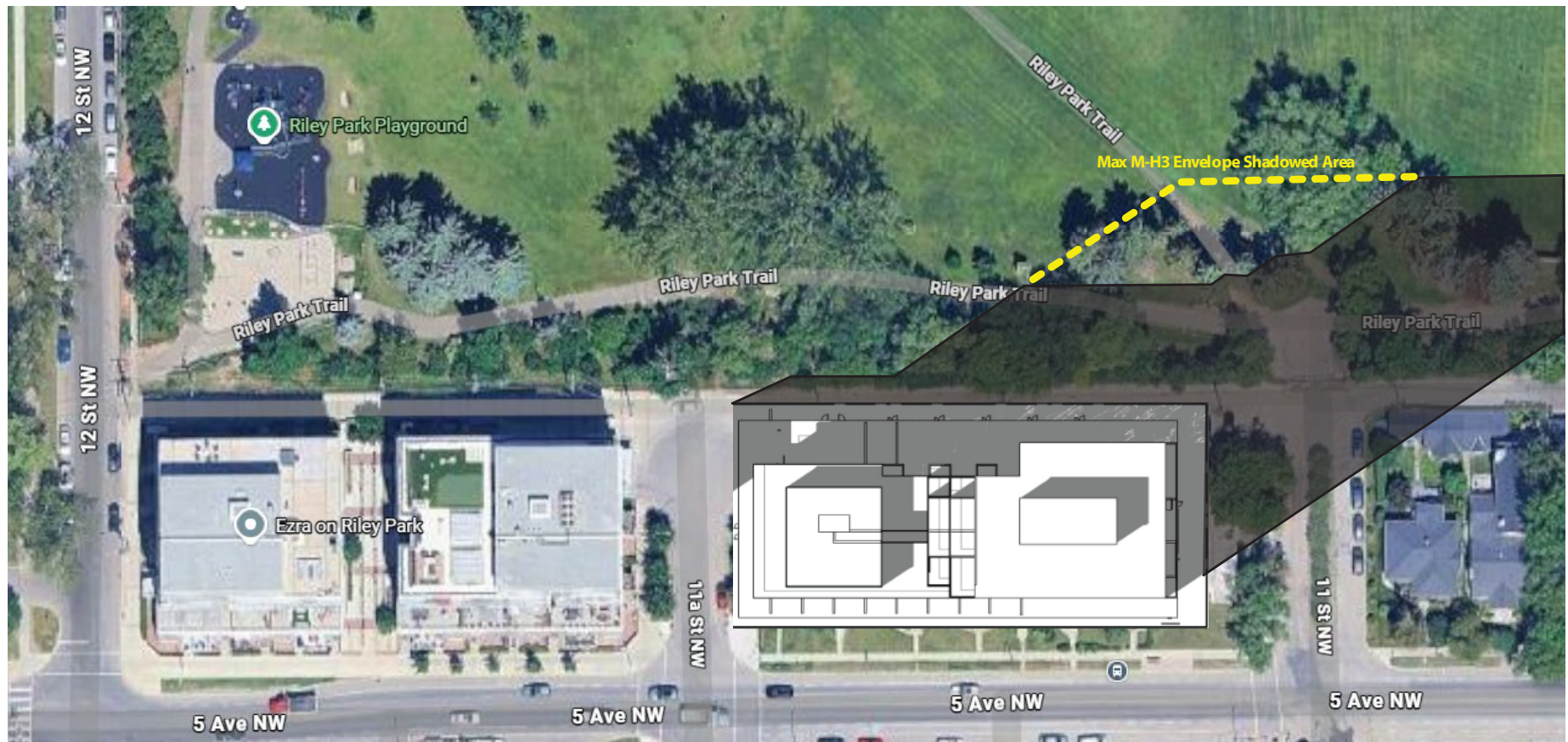




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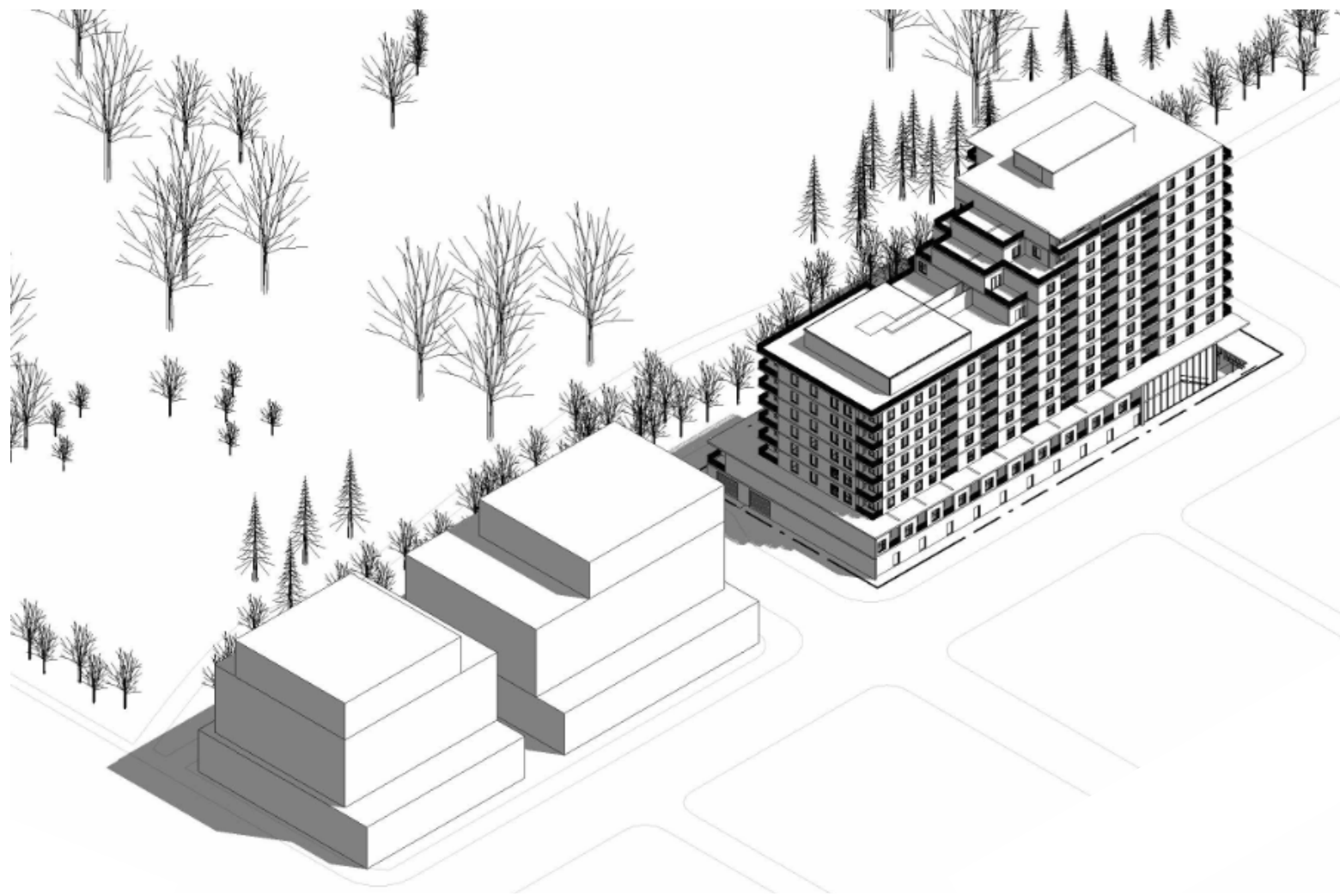
Shadowing – Spring & Fall

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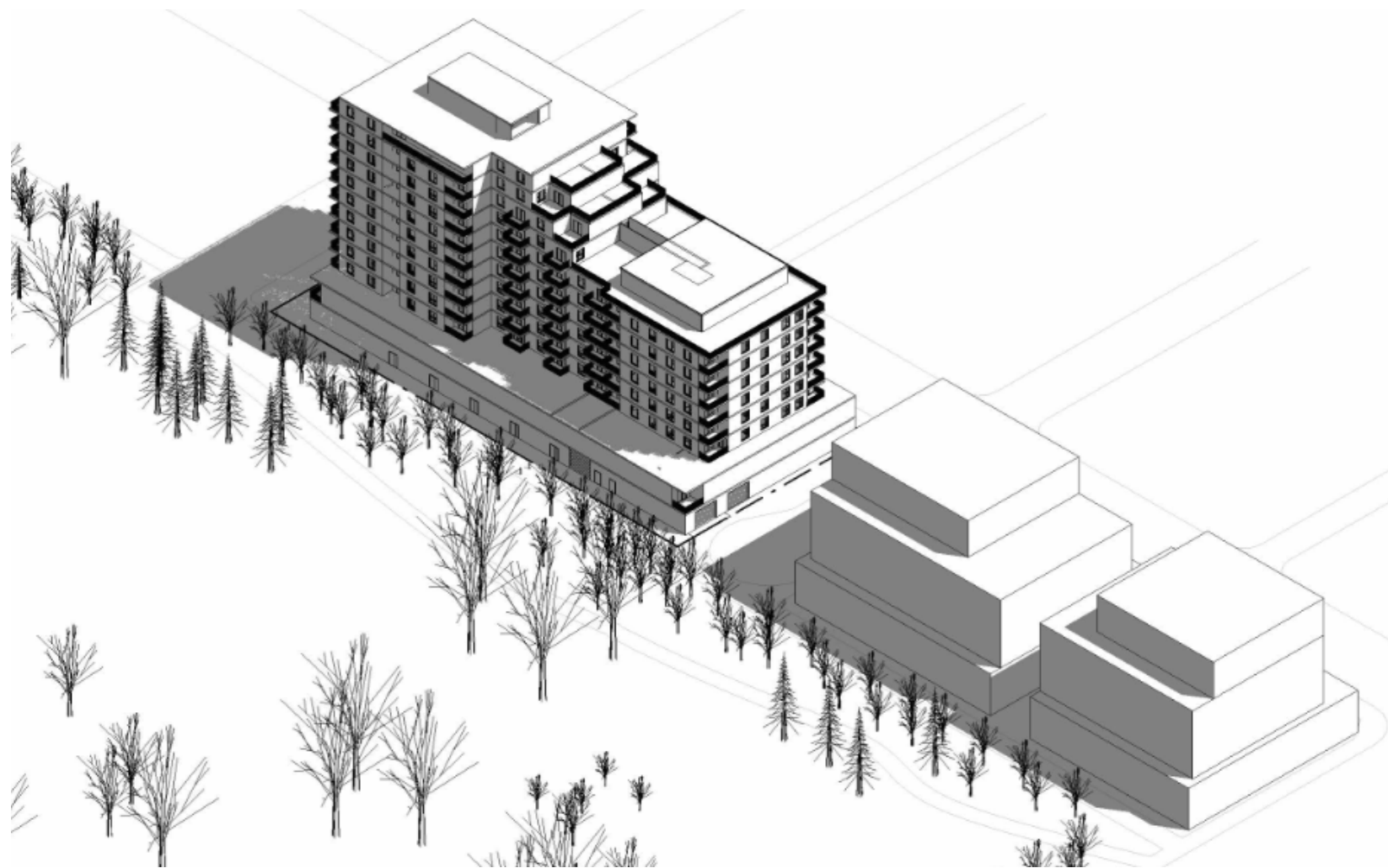
Working Models (Draft)



Model show size and shape — not finishes or final appearance.



Working Models (Draft)

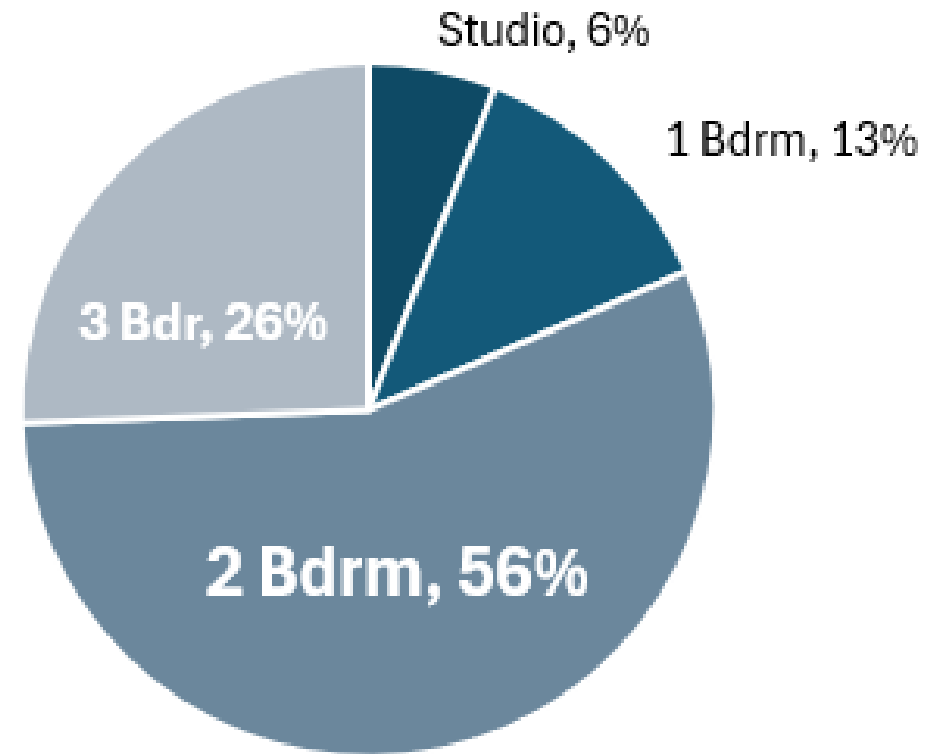




Family Focused Units

The Harriet is proposing a mix of unit sizes and anticipates approximately 168 units (pending full design).

- Studio (est. 6%)
- 1 bedroom (est. 13%)
- 2 bedrooms (est. 56%)
(incl. 2 bdrm + den)
- 3 bedroom (26)



The majority of units are 2 bedroom, 2 bedroom + den, and 3 bedrooms suitable for families.

Community Benefits

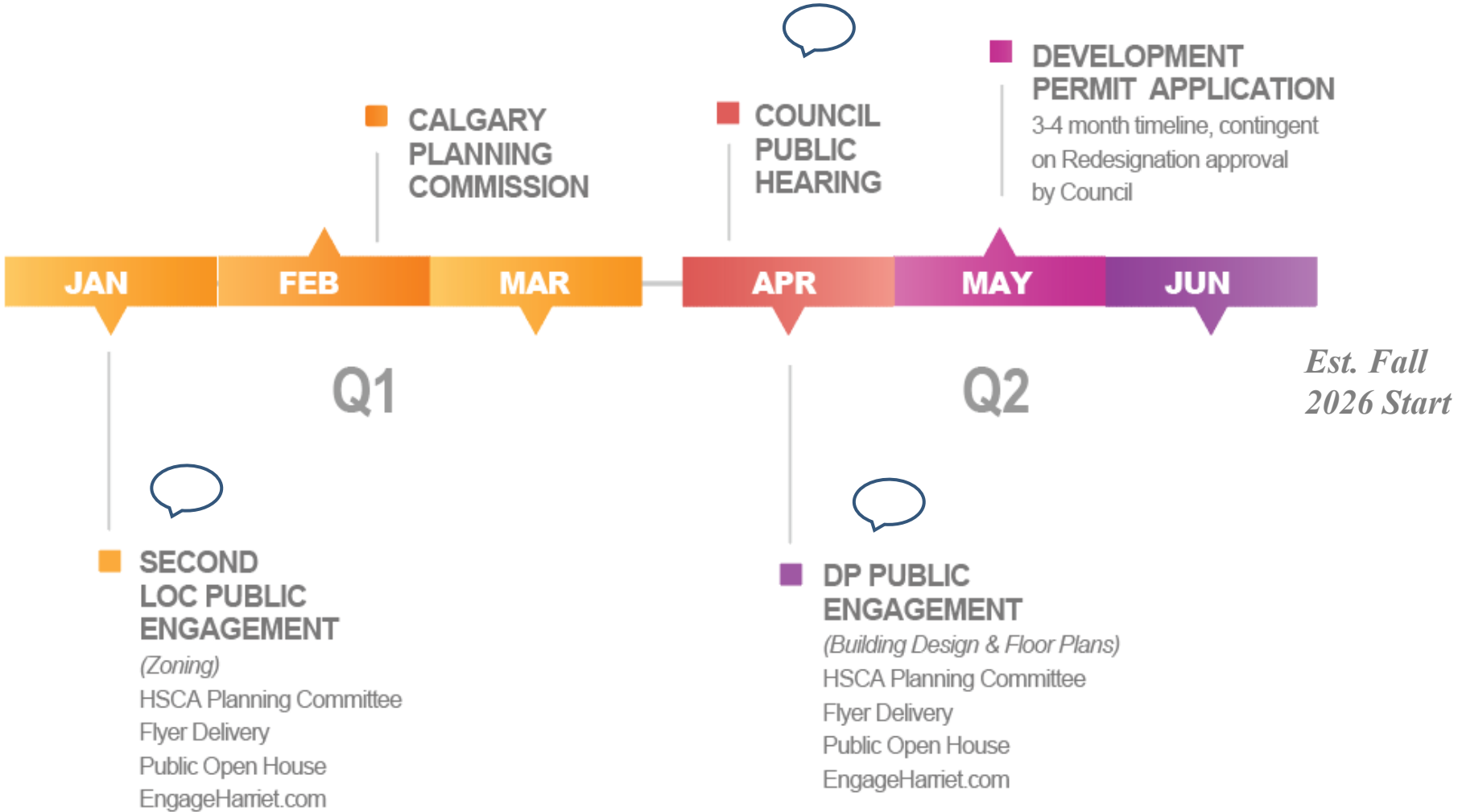
25 Affordable Units
legally secured for 10 years
(rented at 2028 CMHC rates)

The Harriet is applying for CMHC MLI Select Financing using Level 2 Affordability

A minimum 15% of units must be rented at a rate that is under the maximum of 30% of median renter income (gross) for ten years.



Timeline





Feedback

Land Use feedback opportunities:

- Contact the Applicant
- Contact the City Planner
- Attend the Public Hearing of Council

Applicant:

Jennifer Dobbin
Dobbin Consulting Inc.
jennifer@dobbinconsulting.ca
(403) 922-9365

Future engagement:

- Design-focused development permit
- Website, mailouts, and Open House

City Planner:

Julian (“Jules”) Hall
Senior Planner, Community Planning
City of Calgary
julian.hall@calgary.ca
(587) 284.7444
Reference file: LOC2025-0133

*Feedback on the zoning focuses on:
height, massing, circulation, uses in the building,
and public realm.*



Thank you!

Your feedback helps shape the zoning decision.

Dobbin
CONSULTING INC.

 THE
HARRIET
INNER CITY PARK SIDE-LIVING

DAAS DESIGN &
ARCHITECTURE
STUDIO