

Community Open House Summary – 2019 November 05



Rick Balbi Architect Ltd.
5917 1st A^{ve} Street SW
Calgary, Alberta, T2H 0G4
403 253 2853, 403 253 3078 Fax

OPEN HOUSE

**PLEASE JOIN US ON TUESDAY, NOVEMBER 5, 2019 AT 7:00PM
AT THE WESTGATE COMMUNITY HALL AT 4943 - 8 AVENUE SW
TO LEARN MORE ABOUT CHANGES TO THE LAND USE PROPOSED FOR**

1703, 1707 & 1711 - 47 STREET SW

CAN'T MAKE IT? CONTACT US AT CONNECT@RBALBI.CA TO REQUEST INFORMATION.



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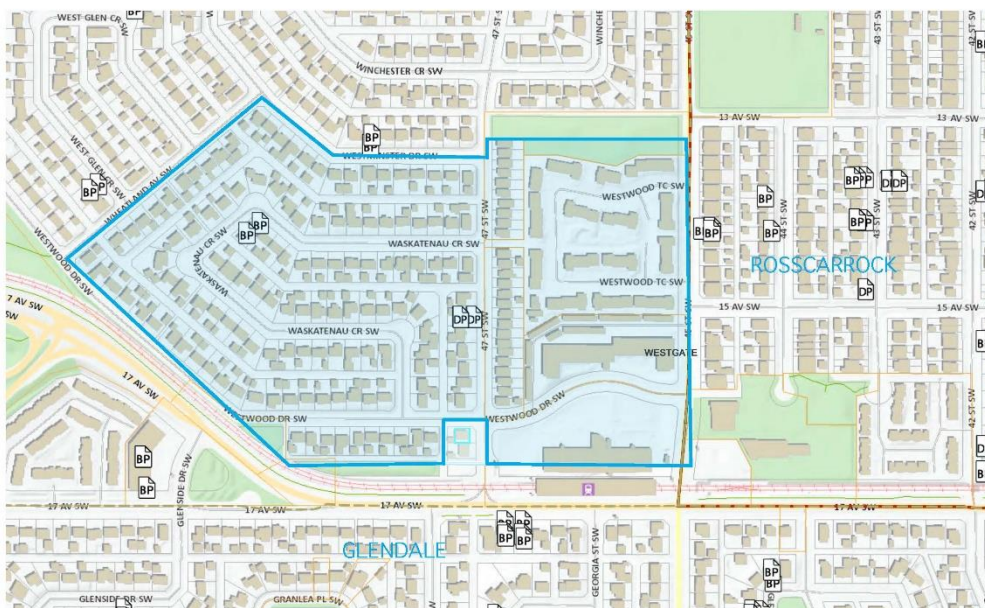
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OPEN HOUSE

WHEN: NOVEMBER 5, 2019 AT 7:00PM

**WHERE: WESTGATE COMMUNITY HALL
4943 - 8 AVENUE SW**

**PROPOSED REDESIGNATION OF
1703, 1707 & 1711 - 47 STREET SW**



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CONCEPT RENDERING



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PROPOSED MIXED-USE DEVELOPMENT

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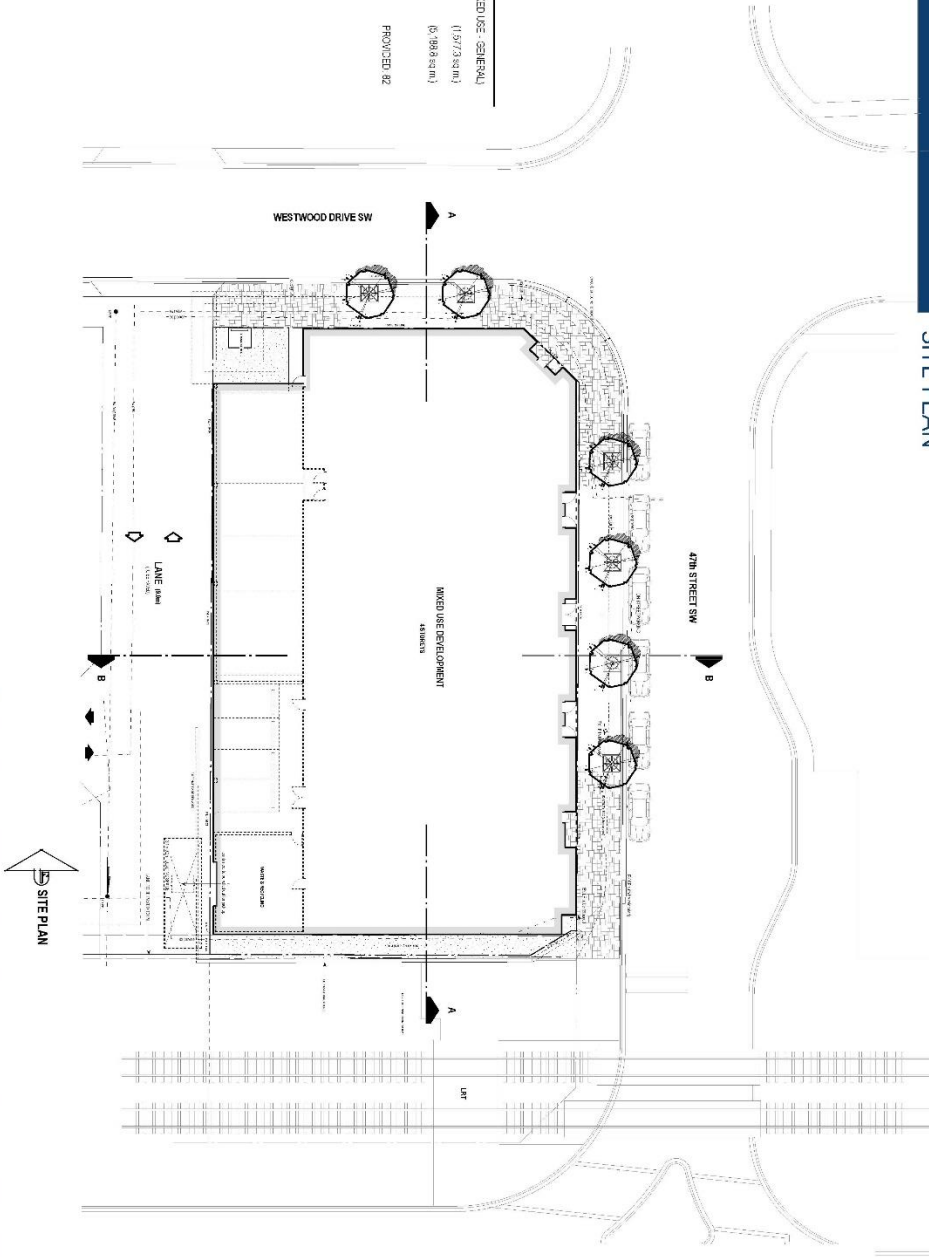


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SITE INFORMATION			
PROPOSED LAND USE:	ML-13 (M17) MIXED USE - COMERCIAL		
SITE AREA:	15,979.5 sq.ft.	(1,577.3 sq.m.)	(0.362 sq.m.)
TOTAL GFA:	54,892.9 sq.ft.	(5,088.8 sq.m.)	
TOTAL RESIDENTIAL UNITS:	24		
PARKING SPACES:	REQUIRED 40	PROVIDED 82	
PROPOSED FSR:	3.5		
PROPOSED HEIGHT (MAX):	17 metres		

1703, 1707 & 1711 - 47 STREET SW

SITE PLAN



PROPOSED MIXED-USE DEVELOPMENT

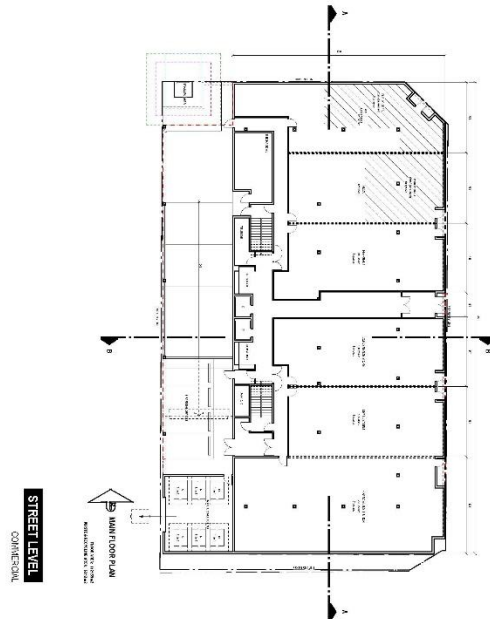
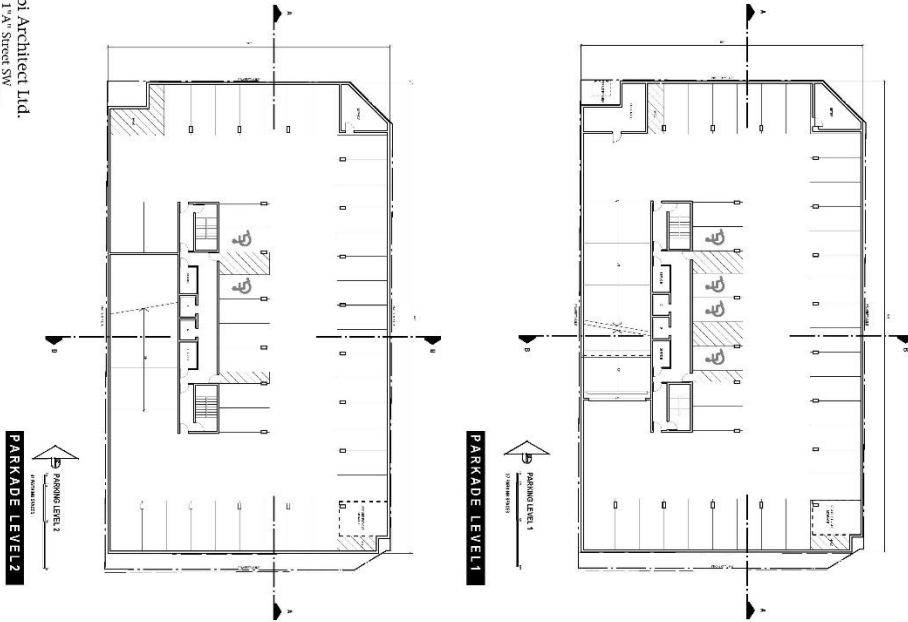
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FLOOR PLANS - PARKADE LEVELS I AND II, MAIN FLOOR



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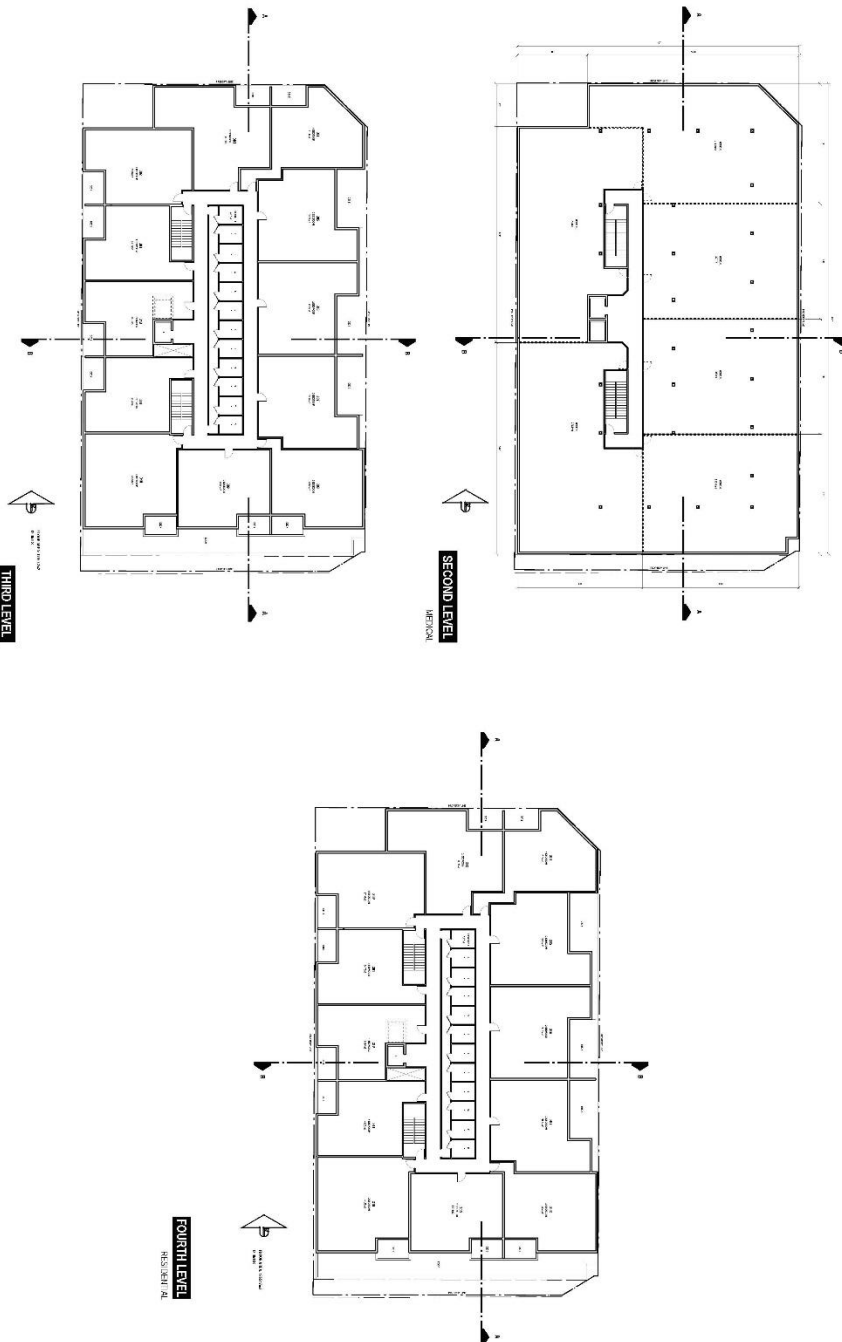


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FLOOR PLANS - SECOND, THIRD AND FOURTH FLOOR PLANS



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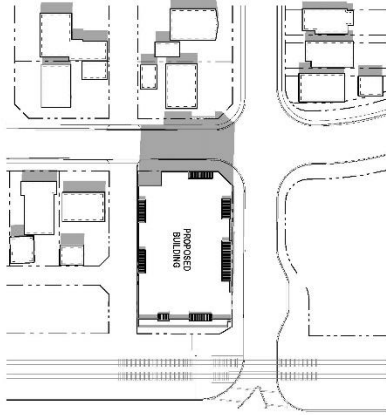
PROPOSED MIXED-USE DEVELOPMENT

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MARCH 21 3:00 PM



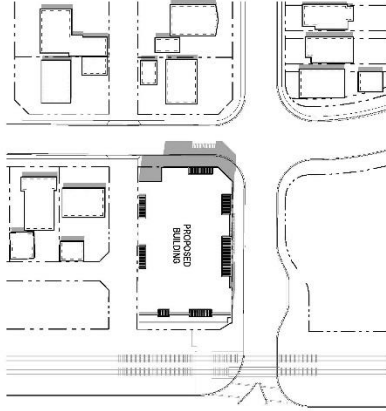
MARCH 21 10:00 AM



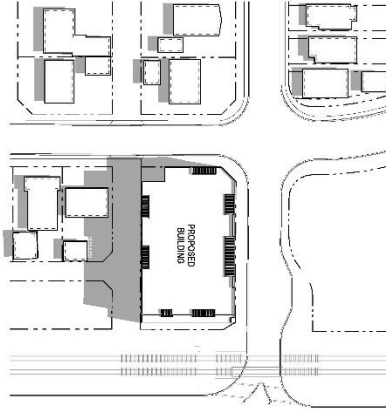
1703, 1707 & 1711 - 47 STREET SW

SHADOW STUDY

JUNE 21 2:00 PM

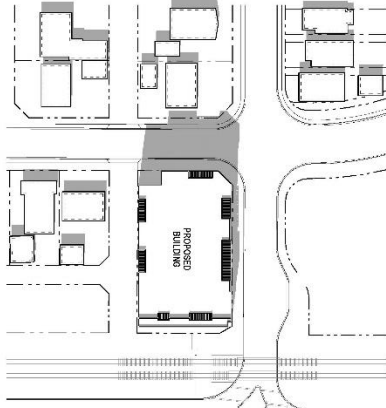


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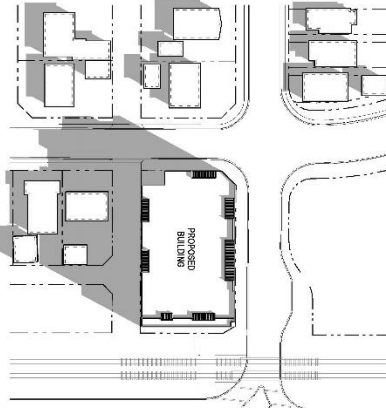


PROPOSED MIXED-USE DEVELOPMENT

SEPTEMBER 21 2:00 PM



SEPTEMBER 21 10:00 AM



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WHAT HAS CHANGED?

IN 2018, WE VISITED THE WESTGATE COMMUNITY TO HEAR REACTION AND GATHER FEEDBACK ON A LAND USE PROPOSAL THAT WOULD SUPPORT A FIVE STOREY MIXED-USE DEVELOPMENT ON THESE PROPERTIES. FEEDBACK WAS MIXED, AND OPINIONS VARIED ON WHAT MIGHT BE WELCOMED, BUT MOST OF THE COMMENTS WE RECEIVED FELL UNDER THE GENERAL TOPICS BELOW. WE HAVE TAKEN THIS IMPORTANT INPUT AND MADE CHANGES TO THE LAND USE PROPOSAL AND OUR ULTIMATE DEVELOPMENT CONCEPT WHERE POSSIBLE. THE CHART BELOW INDICATES THESE GENERAL TOPICS AND OUR RESPONSES.

THE LAND USE DISTRICT PROPOSED HAS BEEN REDUCED TO **MU-1f3.5h17** from **MU-1f4.0h20** TO REFLECT A REDUCTION IN MAXIMUM FLOOR AREA AND HEIGHT

WHAT WE HEARD

PARKING
CONCERN THAT ADEQUATE OFF-STREET (ON-SITE) PARKING CAN BE PROVIDED

TRAFFIC AND COMMUNITY ACCESS
CONCERN WITH GENERAL TRAFFIC WITHIN THE COMMUNITY AND SPECIFIC CONCERNS WITH THE 45TH STREET INTERSECTION

HEIGHT AND SHADOWING
CONCERNS ABOUT HEIGHT, NUMBER OF STOREYS AND SHADOW/SUNLIGHT IMPACT

BUILDING USE
RESIDENTIAL/COMMERCIAL PREFERENCES VARIED. SUGGESTIONS WERE RECEIVED WITH RESPECT TO OFFICE AND COMMERCIAL USES.

DESIGN AND DEVELOPMENT CONCERNS
SEVERAL DESIGN-RELATED SUGGESTIONS AND CONCERNS WERE RECEIVED RELATED TO SETBACKS, STEPBACKS AND BUILDING CONSTRUCTION.

WHAT WE DID

- AN ADDITIONAL PARKADE LEVEL WILL BE PROVIDED.
- ALL BYLAW-REQUIRED PARKING WILL BE PROVIDED ON SITE, INCLUDING RESIDENTIAL, VISITOR (RESIDENTIAL AND COMMERCIAL) AND EMPLOYEE PARKING
- A TRAFFIC IMPACT ASSESSMENT HAS BEEN COMMISSIONED AND COMPLETED BY A QUALIFIED TRANSPORTATION ENGINEERING FIRM
- THE STUDY FOUND TRAFFIC TO CURRENTLY OPERATE WITHIN PRESCRIBED LEVELS. PROPOSED DEVELOPMENT WILL NOT HAVE SIGNIFICANT IMPACT AND INTERSECTIONS ARE PROJECTED TO CONTINUE TO OPERATE ACCEPTABLY
- A CROSSWALK IS RECOMMENDED ON THE SOUTH SIDE OF WESTWOOD DRIVE AT 47TH STREET
- CONCEPT HAS BEEN REVISED TO FOUR STOREYS (INSTEAD OF FIVE)
- MAXIMUM HEIGHT REDUCED TO 17M FROM 20M
- SHADOW STUDY UPDATED WITH FURTHER DETAIL AND TO REFLECT REDUCED HEIGHT OF DEVELOPMENT
- OFFICE HAS BEEN REMOVED FROM THE DEVELOPMENT CONCEPT
- DESIRED COMMERCIAL TENANT MIX FOR DEVELOPMENT CONCEPT INCLUDES SMALL CONVENIENCE USES, SUCH AS DRY CLEANING, PHARMACY, RETAIL, FOOD SERVICE AND FINANCIAL
- SECOND FLOOR CONCEPT ENTIRELY MEDICAL
- RESIDENTIAL UNITS REDUCED TO 24 FROM 36 UNITS
- BUILDING DESIGN IS NOT 100% FINALIZED, AND IS SUBJECT TO REVIEW BY THE CITY OF CALGARY AT DEVELOPMENT PERMIT AND BUILDING PERMIT STAGES, BUT CONCEPT PLANS REFLECT THE INTENT OF THE INTENDED DEVELOPMENT PERMIT APPLICATION
- ALL DEVELOPMENT CONDITIONS SUCH AS SETBACKS AND STEPBACKS WILL BE REVIEWED BY THE CITY OF CALGARY AT THE DEVELOPMENT PERMIT STAGE
- STREET-ORIENTED BUILDINGS TEND TO ENCOURAGE VIBRANCY AND ACTIVITY AT THE STREET AS A FUNCTION OF DESIGN
- ULTIMATE DEVELOPMENT PERMIT PLANS WILL BE CIRCULATED BACK TO THE WESTGATE COMMUNITY ASSOCIATION FOR REVIEW AND COMMENT

PROPOSED MIXED-USE DEVELOPMENT



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THANK YOU for being here!

We truly appreciate your time and feedback. It has been invaluable in helping to shape and define this proposal moving forward to the next steps in the process of land use redesignation.

What's next in the land use redesignation process?

The City of Calgary will schedule a hearing and present its recommendation to the Calgary Planning Commission, which is a committee appointed by City Council to, along with other duties, provide City Council with recommendations on matters of land use redesignation. While anyone may attend a Planning Commission hearing, it is not a public hearing and the presentation will be made solely by the City of Calgary for technical review. More information on Calgary Planning Commission hearings can be found at <https://www.calgary.ca/PDA/pd/Pages/Public-notice/Calgary-Planning-Commission-agenda.aspx>.

Following completion of a Calgary Planning Commission hearing, a Council Public Hearing will be scheduled. A Public Hearing is open to all, and everyone will be given an opportunity to speak or present with respect to specific applications. More information about Council Public Hearings can be found at <https://www.calgary.ca/citycouncil/Pages/CityCouncil.aspx>.

Keep in touch!

If you would like to leave us comments or request a summary copy of the information presented today, please feel free to contact us any time at connect@rbalbi.ca.



1703, 1707, 1711 - 47 STREET SW
PROPOSED LAND USE: MU-1f3.5h17 (Mixed Use - General)