

# Calgary City Council Public Hearing

February 03, 2020

8.1.7 / LOC2019-0080 / 2022, 2026 - 24 AV NW

8.1.8 / LOC2019-0081 / 2103, 2107 - 24 AV NW

8.1.9 / LOC2019-0079 / 2460, 2464, 2468 - 23 ST NW

**Prepared on Behalf of**

Eagle Crest Construction & Stone West Homes

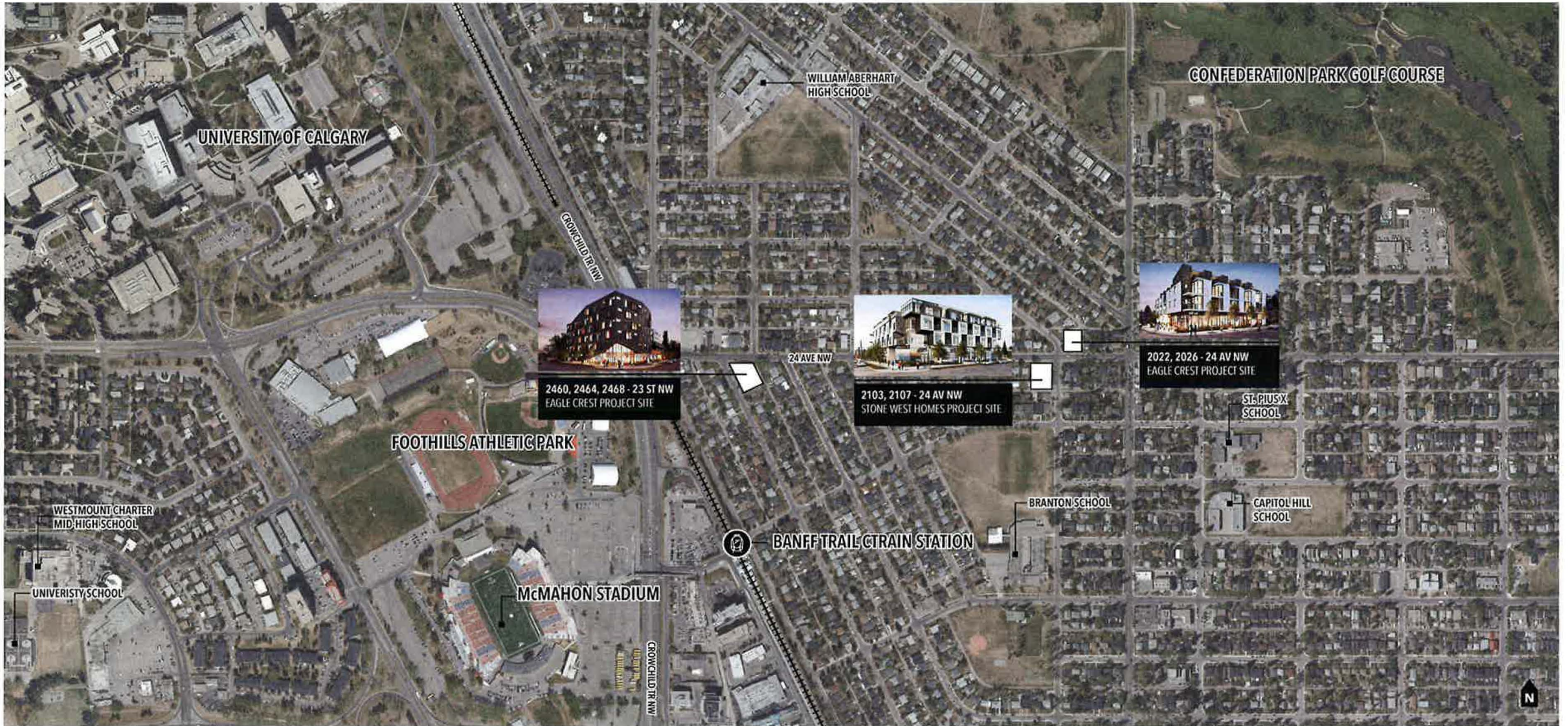


FAAS

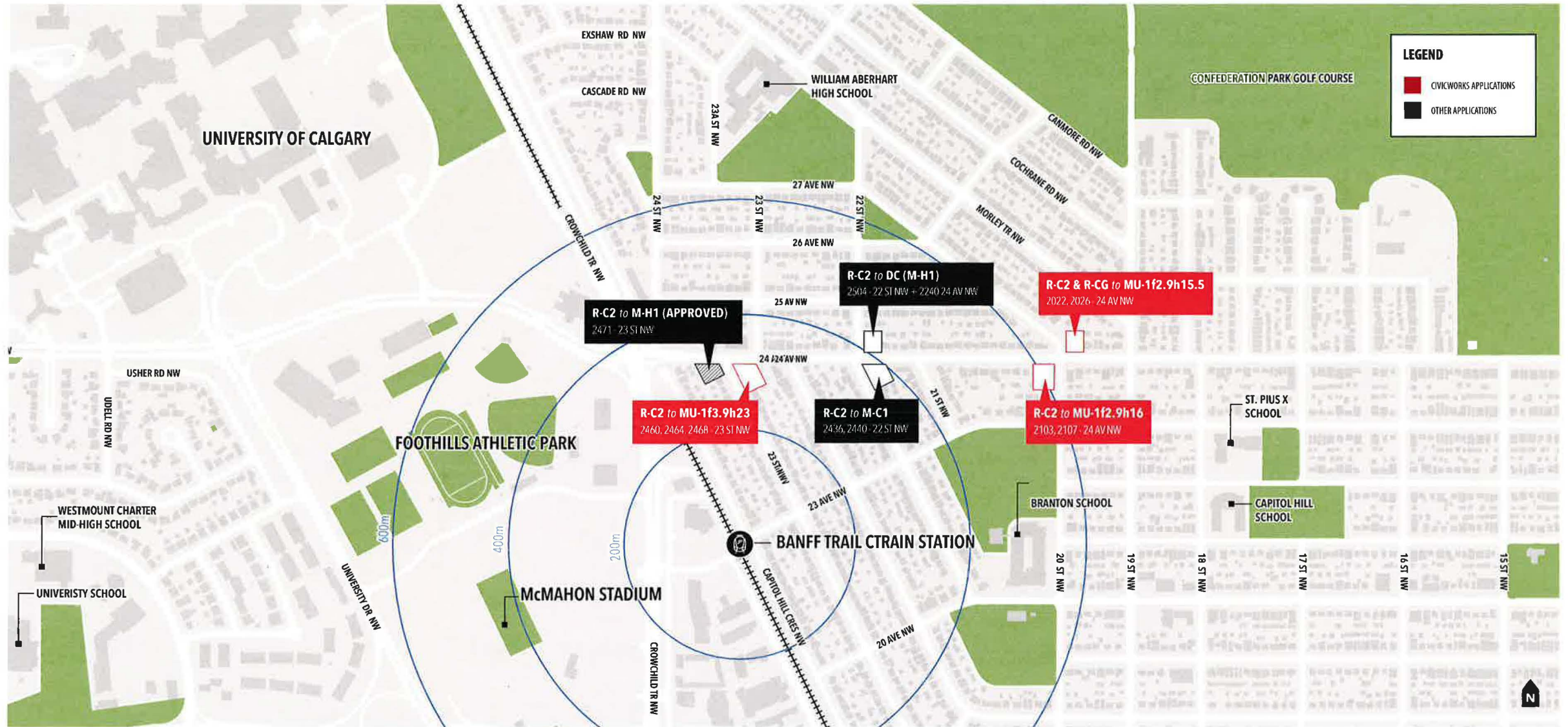
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
FEB 03 2020  
ITEM: #8.1.7 #8.18 #8.1.9  
Public Distribution  
CITY CLERK'S DEPARTMENT

CRC2019-1507,  
1508,  
1509

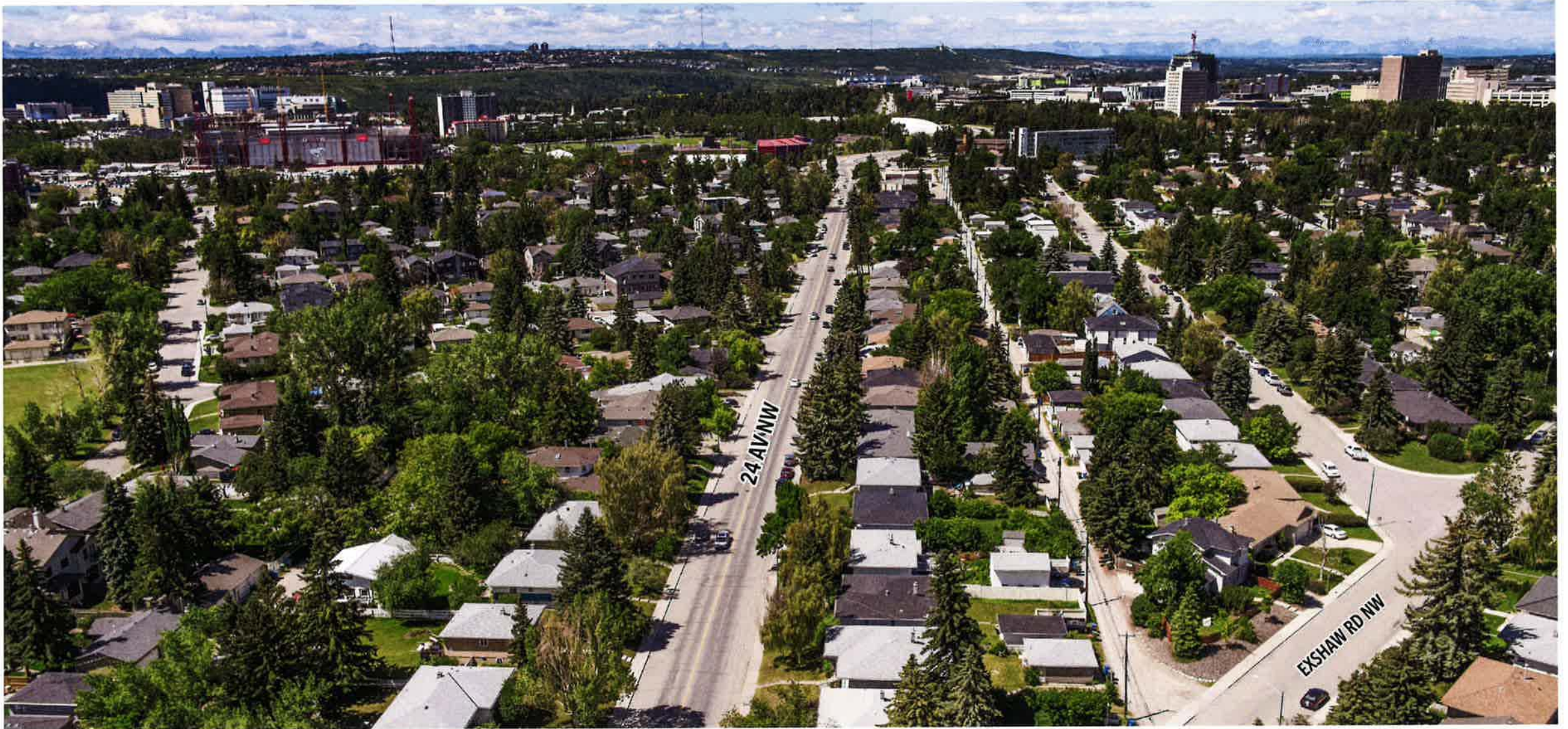
# Planning & Development Applications Activity



# Planning & Development Applications Activity



## Area Context Photographs



## Area Context Photographs

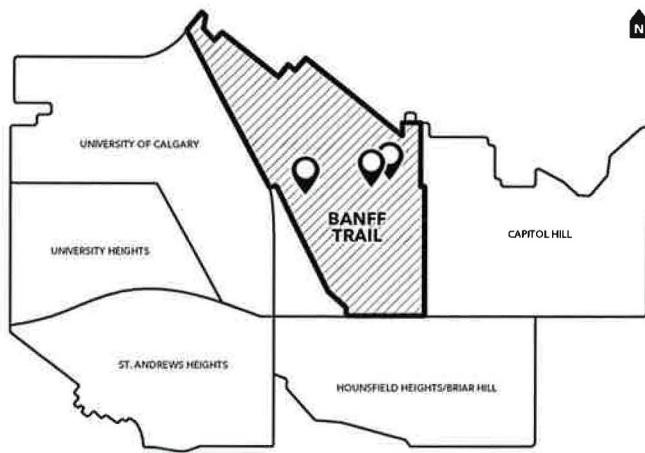


# Transit-Oriented Development



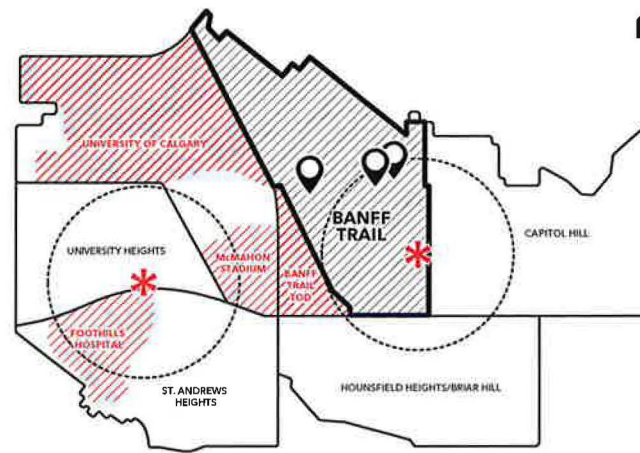
# Policy Context



BANFF TRAIL AREA REDEVELOPMENT PLAN



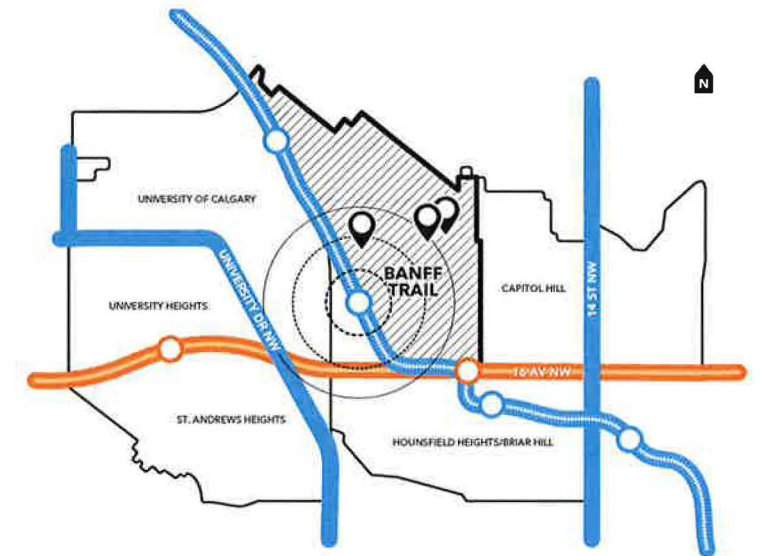
-  PROJECT SITES
-  BANFF TRAIL AREA REDEVELOPMENT PLAN (ARP)

SOUTH SHAGANAPPI COMMUNITIES AREA PLAN



-  NEIGHBOURHOOD ACTIVITY CENTRE (NAC) / 600M NAC WALKSHED AREA
-  MAJOR ACTIVITY CENTRE (MAC)

CTP PRIMARY TRANSIT NETWORK



-  PRIMARY TRANSIT NETWORK
-  MAX ORANGE LINE
-  PRIMARY TRANSIT NETWORK: LIGHT RAIL TRAIN
-  MAX STATION
-  LIGHT RAIL TRAIN STATION

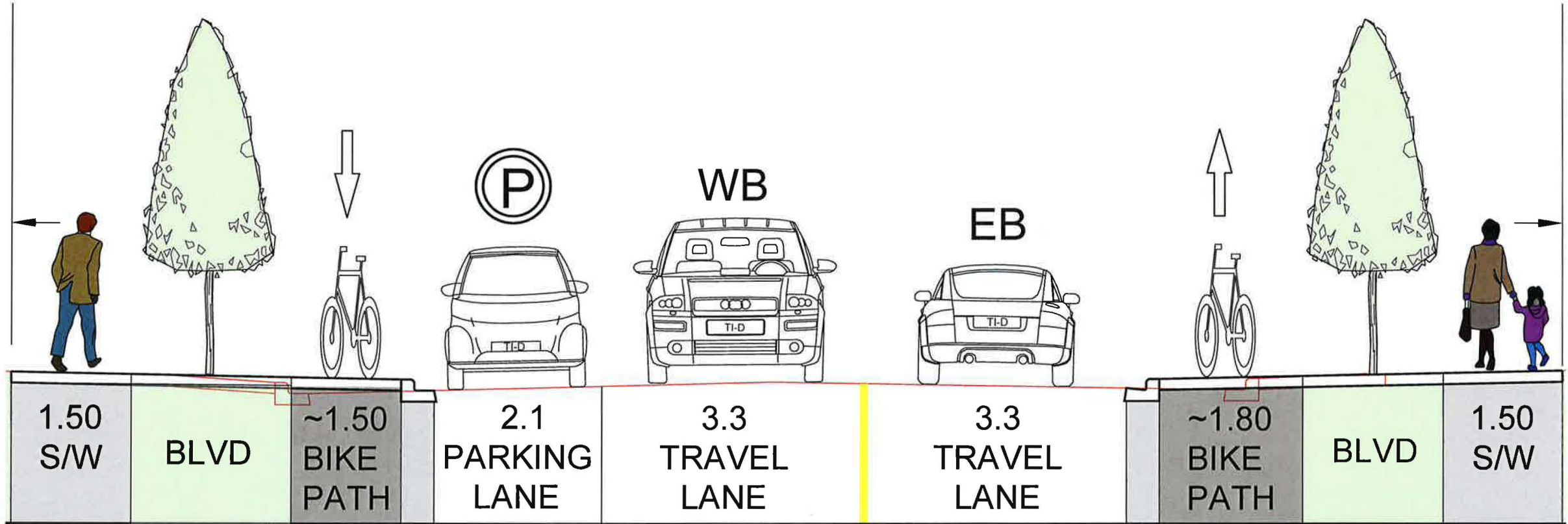


# Banff Trail Area Improvements Project

## 24 AV NW Improvements

Integrated improvements for safety and accessibility for people walking, cycling, using e-scooters, and driving.

Spring 2020: Construction begins



# Banff Trail Area Improvements Project



# Area Context Summary



# Stakeholder Outreach



PROJECT WEBSITE & FEEDBACK FORM



PROJECT VOICE-MAIL & EMAIL ADDRESS



E-NEWSLETTER



ON-SITE SIGNAGE



COMMUNITY ASSOCIATION MEETING



ACTIVE APPLICATIONS DEVELOPER MEETING



TWO (2) CANADA POST MAILER CAMPAIGNS



TWO (2) INFORMATION SESSIONS

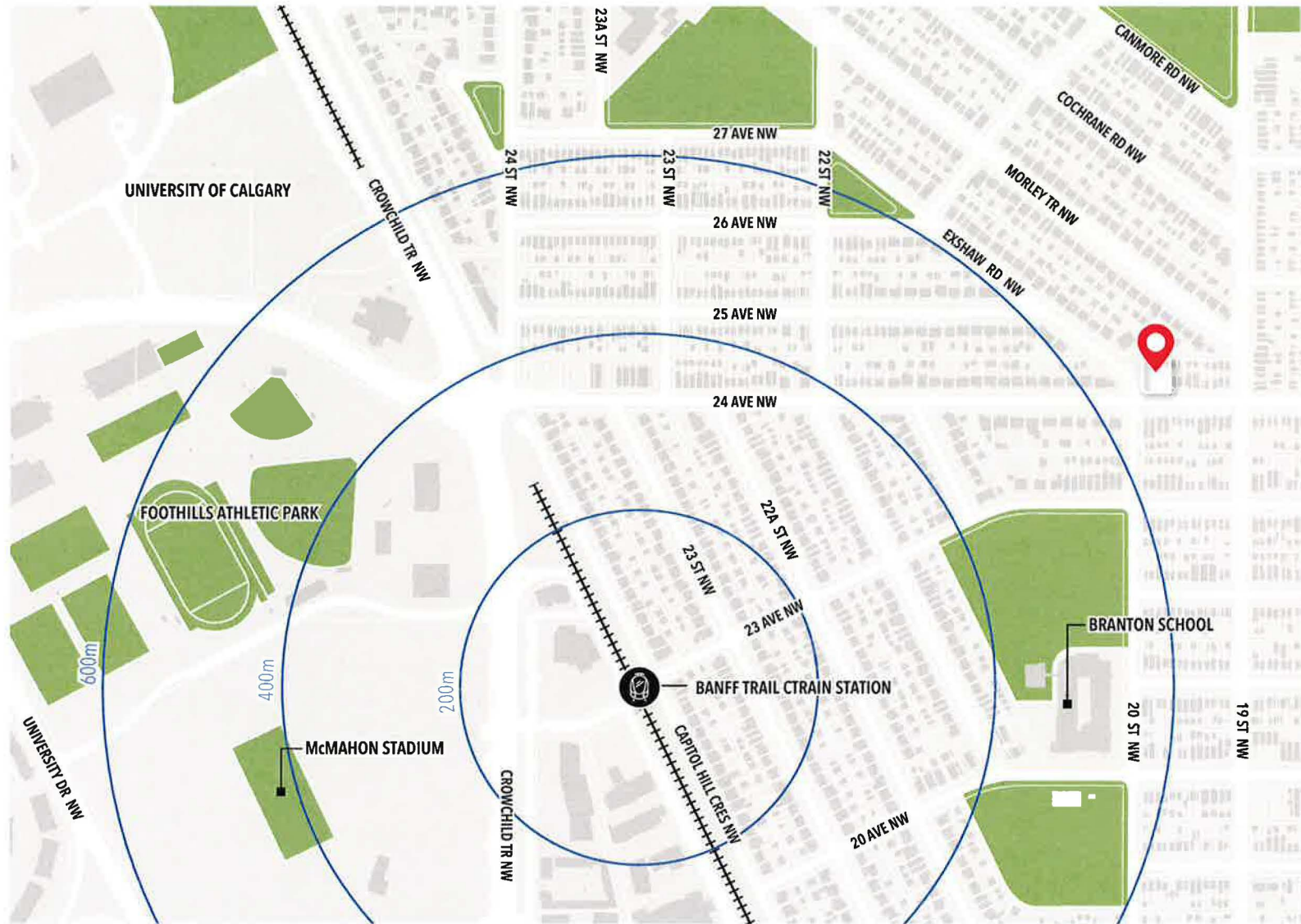
**LOC2019-0080**  
**2022, 2026 - 24 AV NW**

**Prepared on Behalf of**  
Eagle Crest Construction



FAAS

# LOC2019-0080 - Site Context



AERIAL

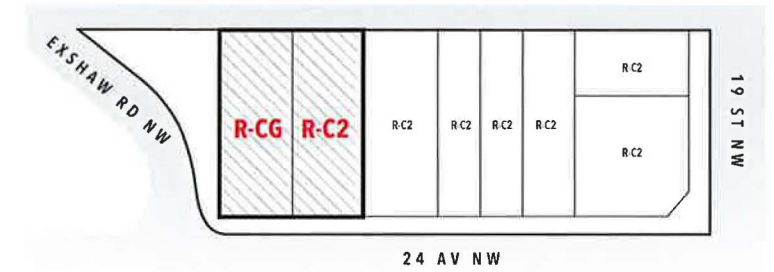


24 AV NE (LOOKING NORTH)

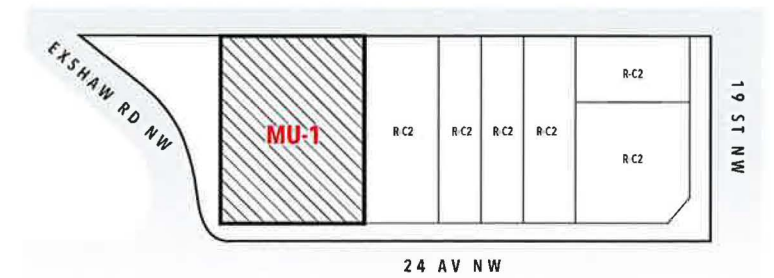
# LOC2019-0080 - Planning & Development Application



BANFF TRAIL ARP LAND USE POLICY (AMENDED 2016)



EXISTING LAND USE: RESIDENTIAL - CONTEXTUAL ONE / TWO DWELLING & RESIDENTIAL - GRADE-ORIENTED INFILL



PROPOSED LAND USE: MIXED USE-GENERAL (MU-1F2.9H15.5)

**LOC2019-0080 - Key Visuals**

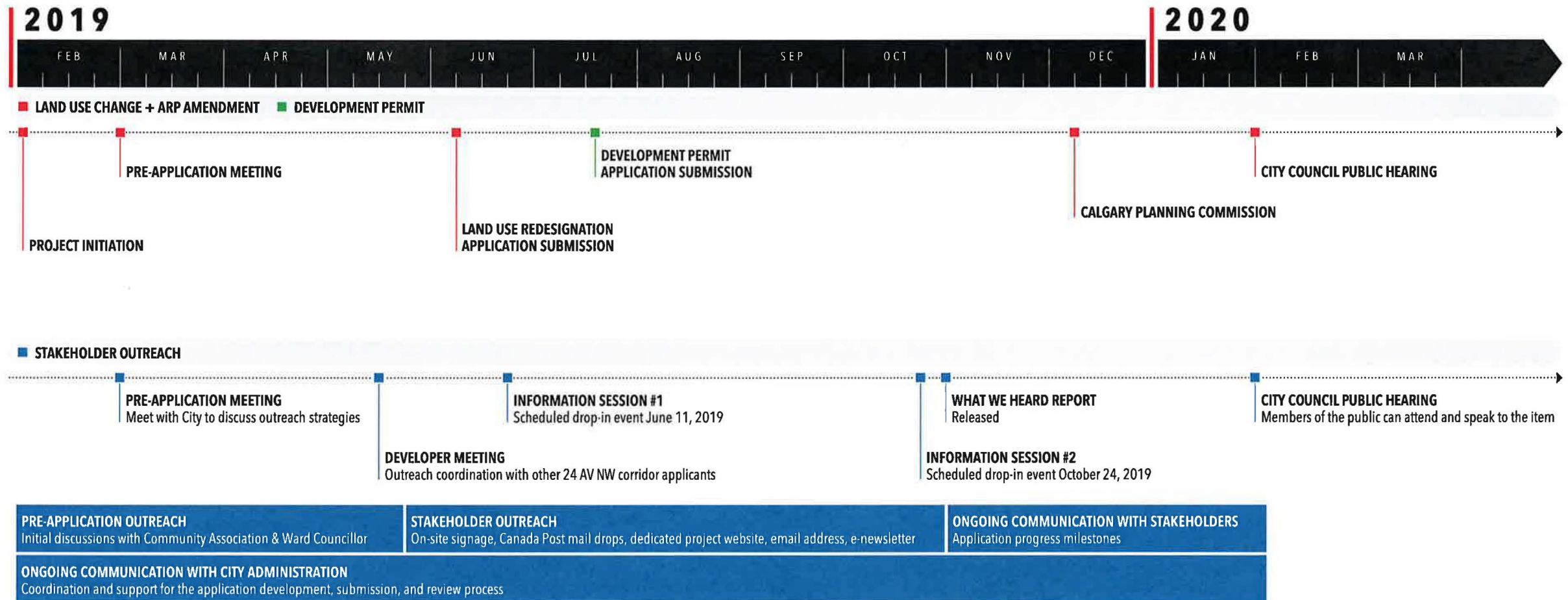




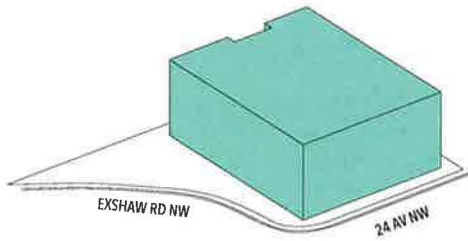
**LOC2019-0080 - Key Visuals**



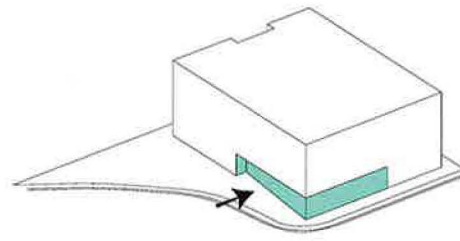
# LOC2019-0080 - Supplemental Information



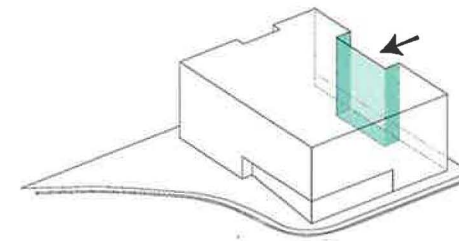
# LOC2019-0080 - Supplemental Information



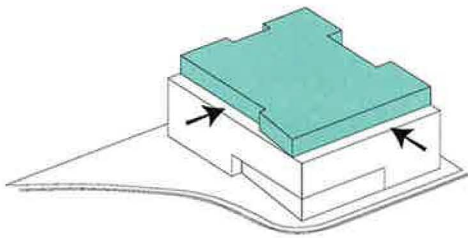
**1**  
ENVELOPE BUILDING MASS AS  
PER BYLAW ENVELOPE



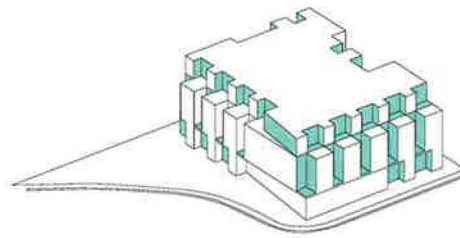
**2**  
RECESS COMMERCIAL FLOOR TO  
EMPHASIZE PUBLIC REALM



**3**  
SET BACK SHARED PROPERTY LINE  
TO ALLOW ACCESS TO LIVE/WORK  
RESIDENTIAL ENTRY



**4**  
STEP BACK FOURTH FLOOR TO  
PROVIDE SCALAR TRANSITION



**5**  
ARTICULATE BUILDING TO HELP  
FRAME THE STREET AND CREATE  
VISUAL INTEREST



**6**  
ACTIVATE OPEN SPACE AND  
EMPHASIZE GROUND-LEVEL  
CONNECTIONS

# LOC2019-0080 - Supplemental Information

## SITE AREA

**1,115m<sup>2</sup>**  
12,001 ft<sup>2</sup>

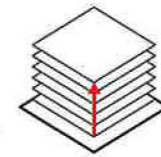
**0.11 ha**  
0.28 ac



## BUILDING HEIGHT

**15.5m**  
Maximum Height

**4**  
Storeys



## BUILDING INTENSITY

**2.9**  
Maximum Floor Area Ratio



## DWELLING UNITS

**±45**  
Total Units

**±12**  
1 Bed Units

**±3**  
Live-Work Units

**±3**  
Studio Units

**±27**  
2 Bed Units



## ON-SITE PARKING

**±47**  
Total Stalls

**±0**  
At-grade Stalls

**47**  
Underground Parkade Stalls

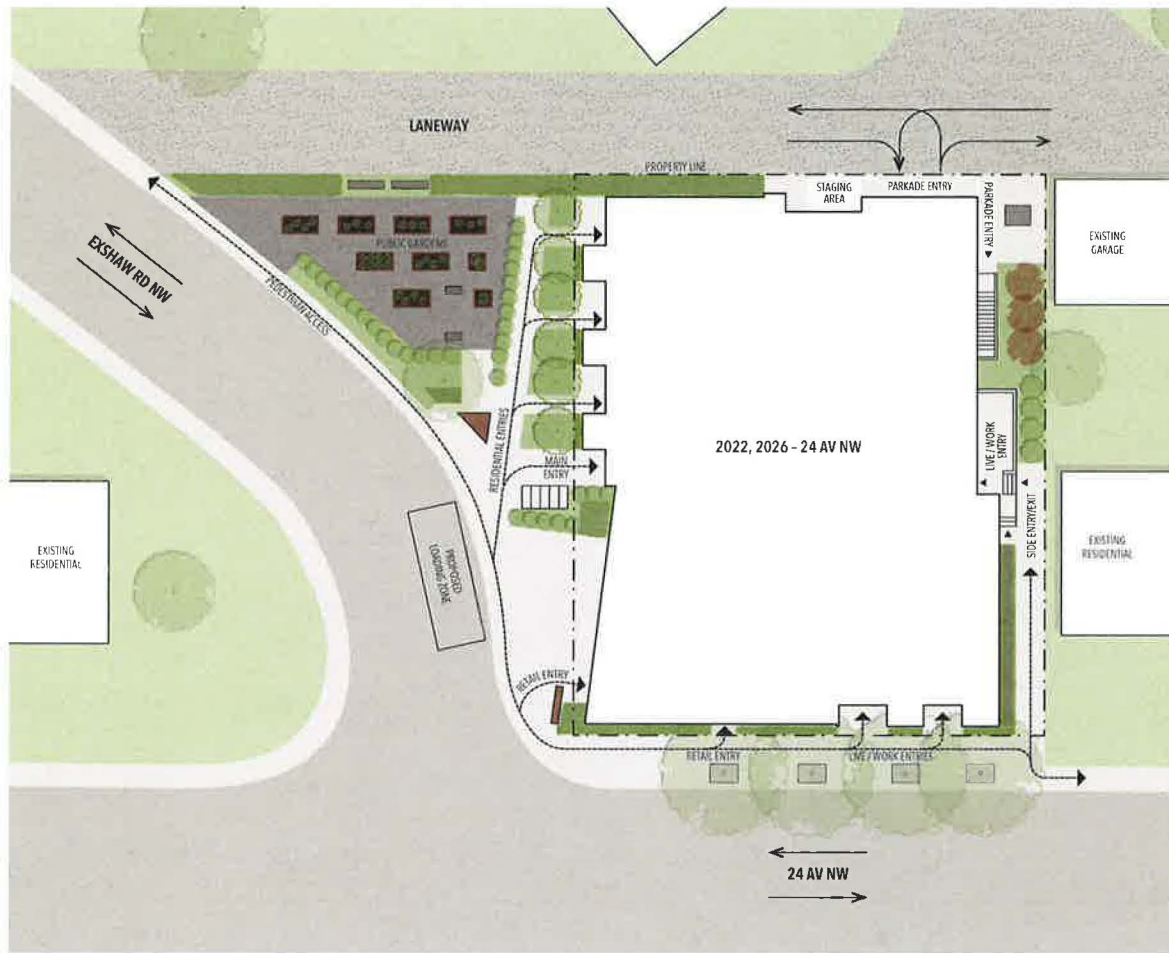


## RETAIL SPACE

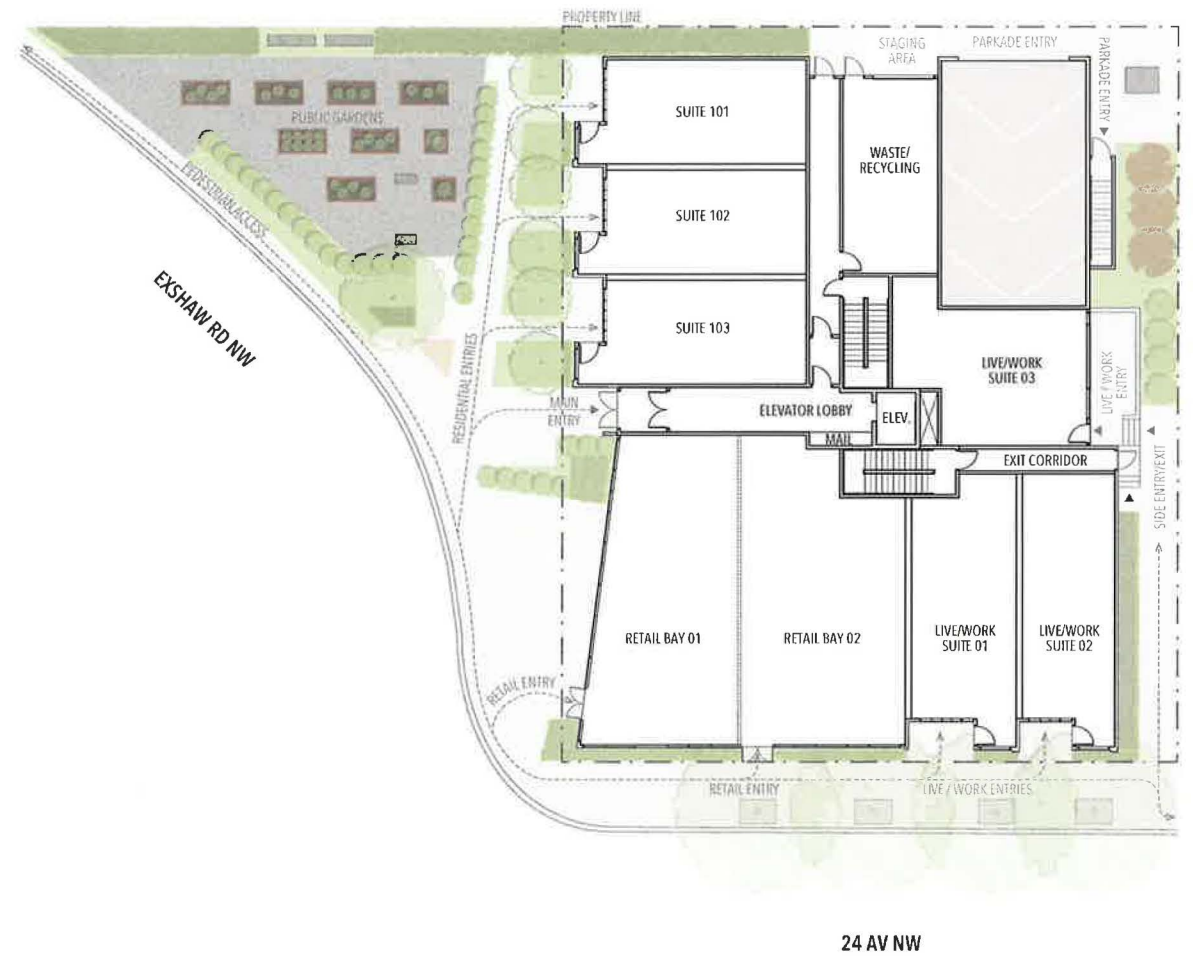
**228m<sup>2</sup>**  
Net Commercial Floor Area (2,453 ft<sup>2</sup>)



# LOC2019-0080 - Supplemental Information



SITE ACCESS



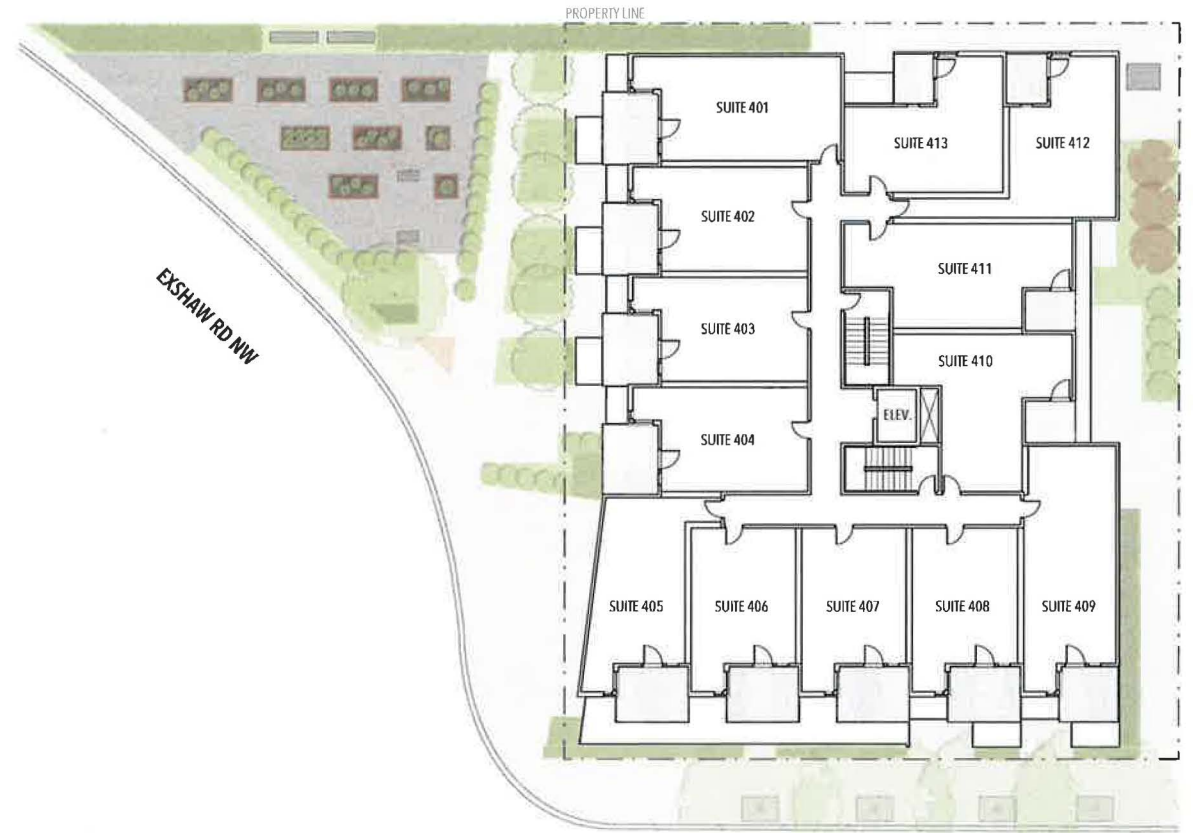
FIRST FLOOR PLAN

**LOC2019-0080 - Supplemental Information**



**24 AV NW**

SECOND TO THIRD FLOOR PLAN



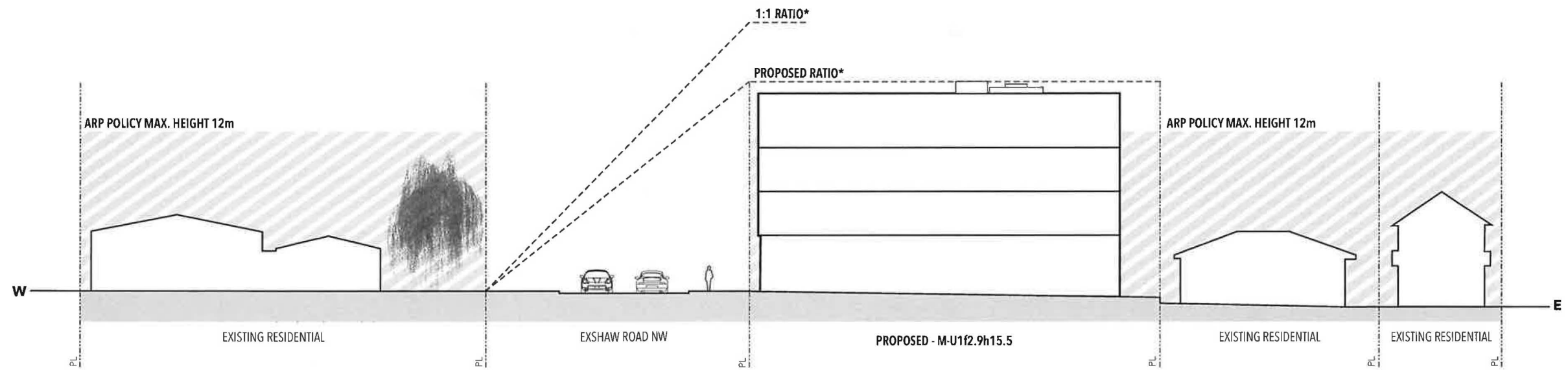
**24 AV NW**

FOURTH FLOOR PLAN

# LOC2019-0080 - Supplemental Information

## Great Streets

Leading urban design best practice suggests great scale it is a matter of proportion, with a sense of enclosure ultimately giving us a well-defined street. Most comfortable and attractive streets have a ratio (vertical to horizontal) ranging between 1:1 and 1:2. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.

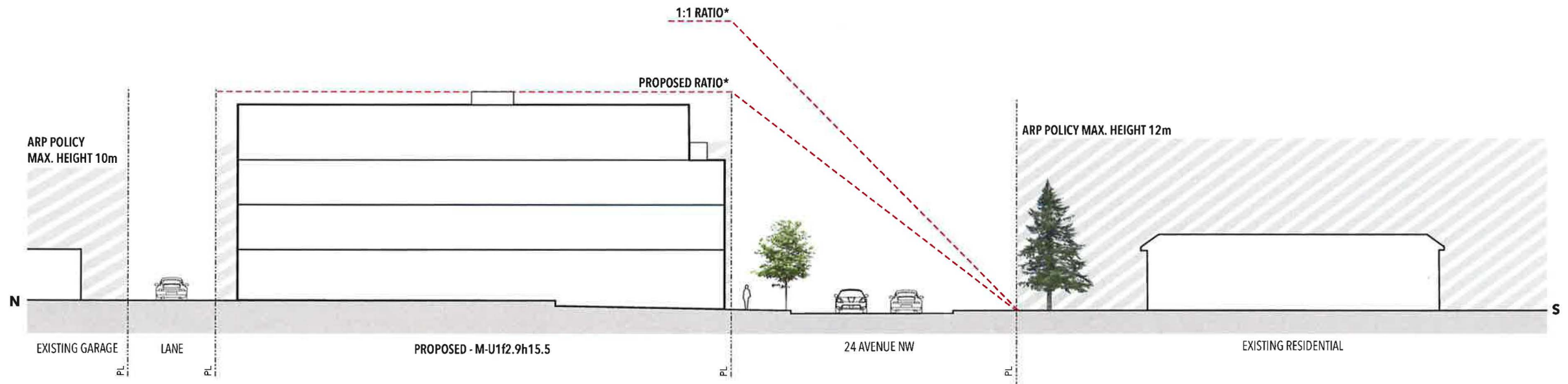


EAST-WEST SECTION

# LOC2019-0080 - Supplemental Information

## Great Streets

Leading urban design best practice suggests great scale it is a matter of proportion, with a sense of enclosure ultimately giving us a well-defined street. Most comfortable and attractive streets have a ratio (vertical to horizontal) ranging between 1:1 and 1:2. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.



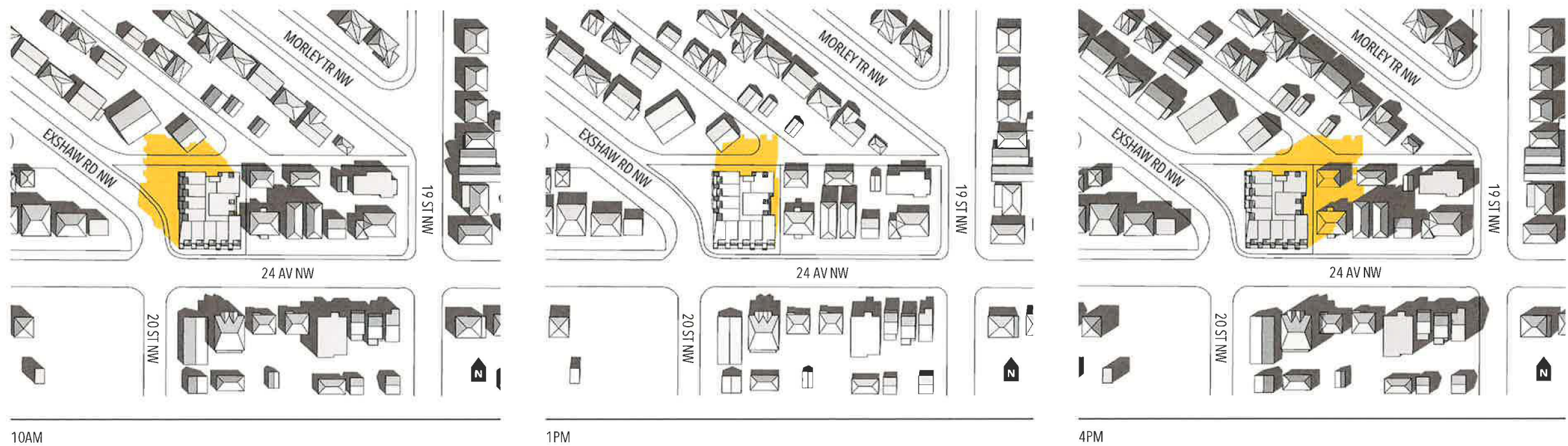
NORTH-SOUTH SECTION



# LOC2019-0080 - Supplemental Information

MARCH 21 & SEPTEMBER 21

■ SHADOWS - PROPOSED BUILDING  
■ SHADOWS - EXISTING CONTEXT

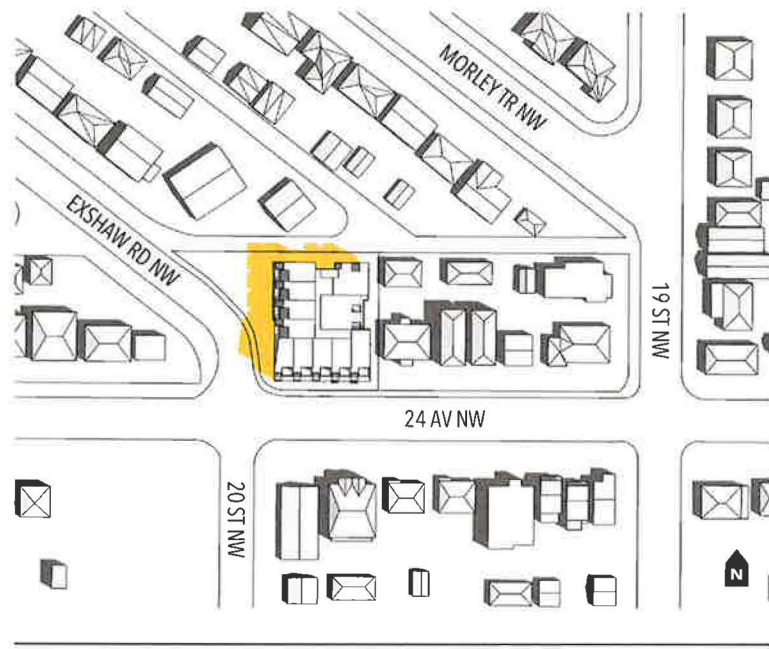


**NOTE:** Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

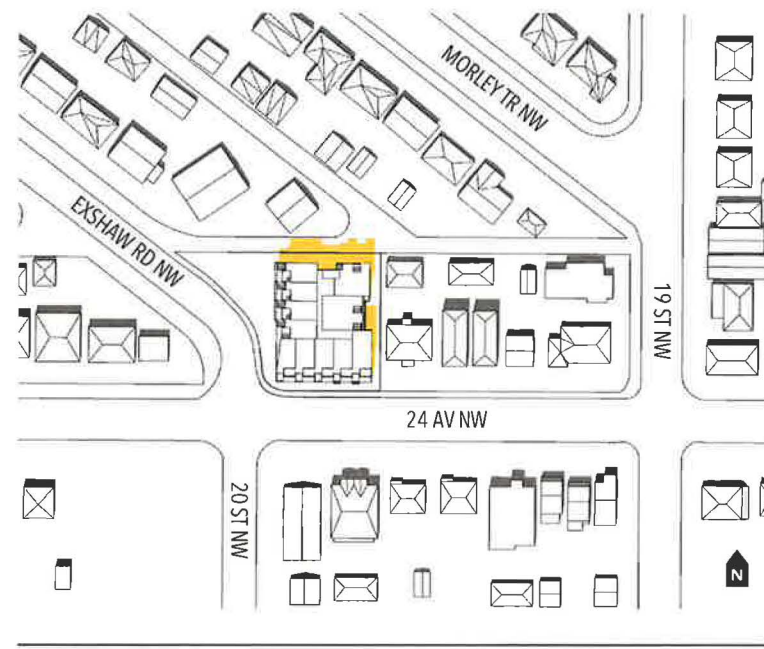
# LOC2019-0080 - Supplemental Information

JUNE 21

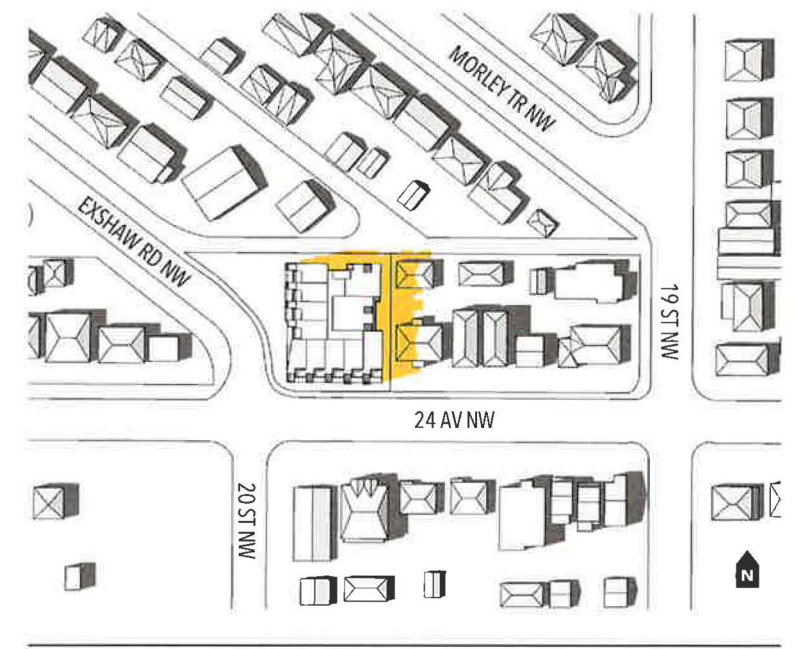
■ SHADOWS - PROPOSED BUILDING  
■ SHADOWS - EXISTING CONTEXT



10AM



1PM



4PM

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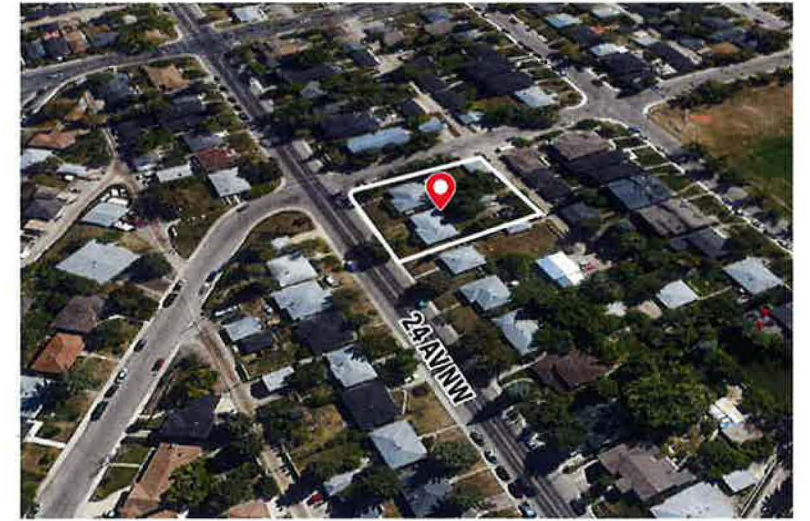
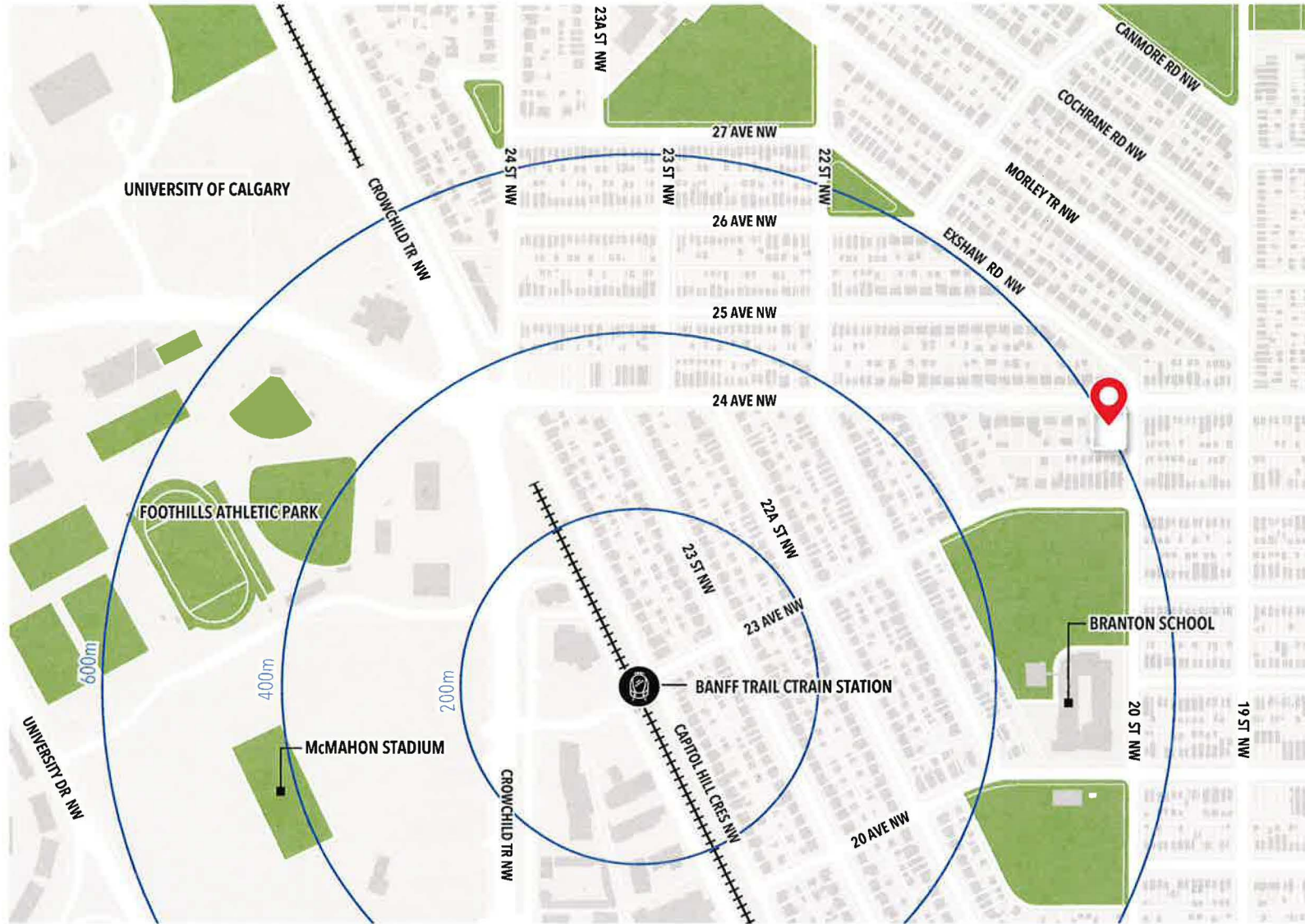
**LOC2019-0081**  
**2103, 2107 - 24 AV NW**

**Prepared on Behalf of**  
Stone West Homes



| FAAS

# LOC2019-0081 - Site Context



AERIAL

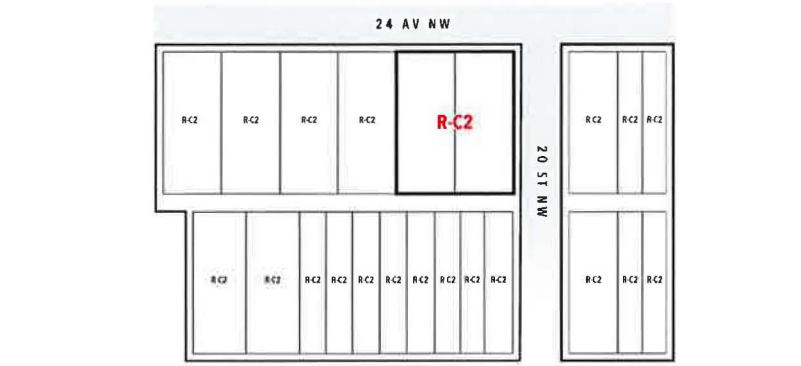


24 AV NE (LOOKING SOUTH)

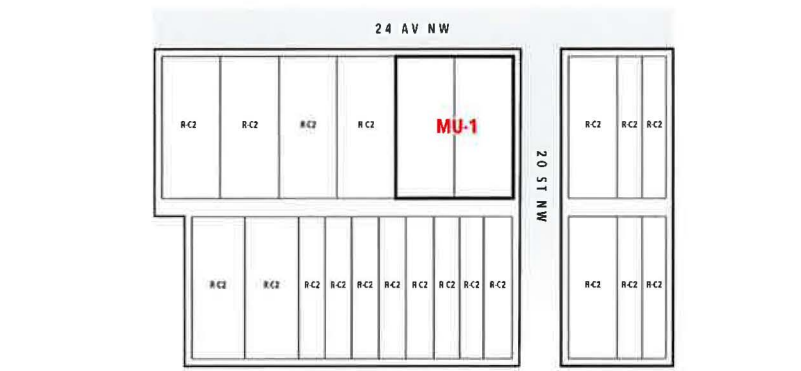
# LOC2019-0081 - Planning & Development Application



BANFF TRAIL ARP LAND USE POLICY (AMENDED 2016)



EXISTING LAND USE: RESIDENTIAL - CONTEXTUAL ONE / TWO DWELLING



PROPOSED LAND USE: MIXED USE-GENERAL (MU-1F2.9H16)

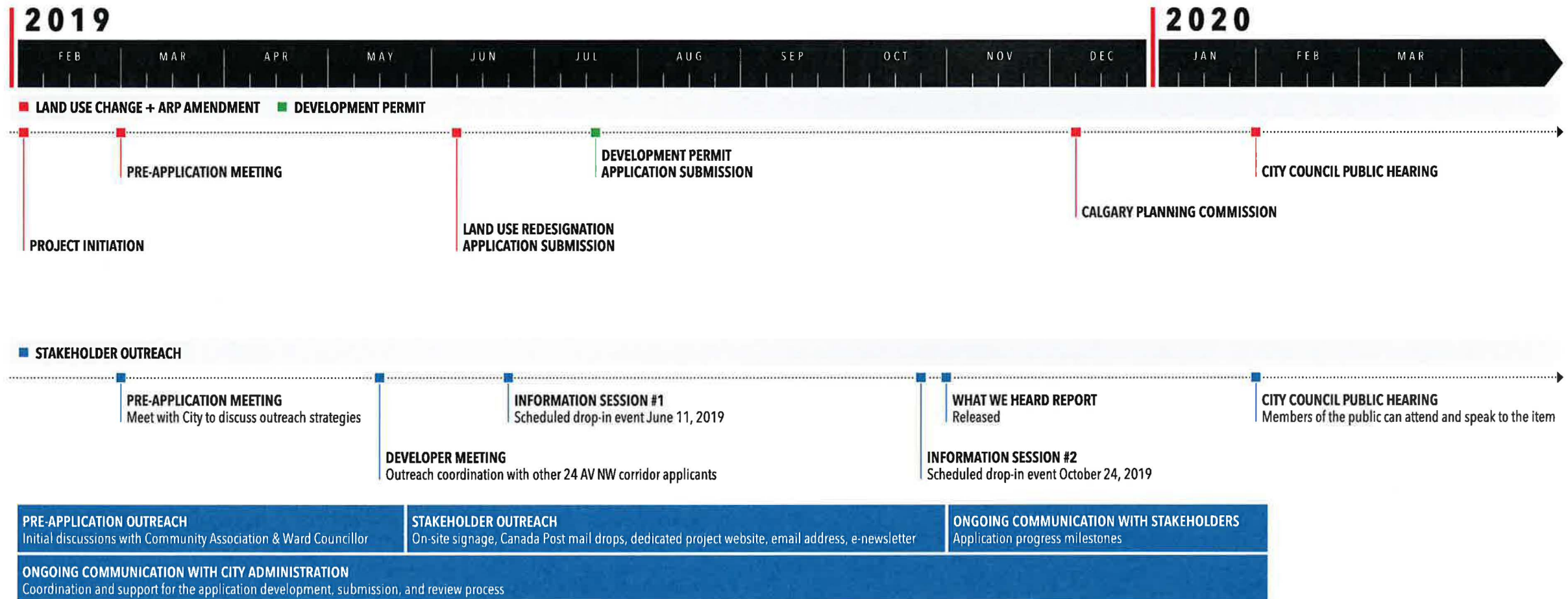
**LOC2019-0081 - Key Visuals**



**LOC2019-0081 - Key Visuals**

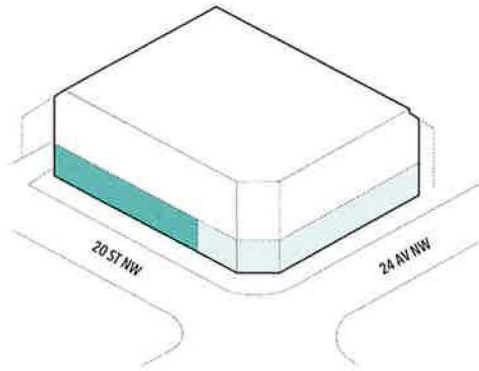


# LOC2019-0081 - Supplemental Information

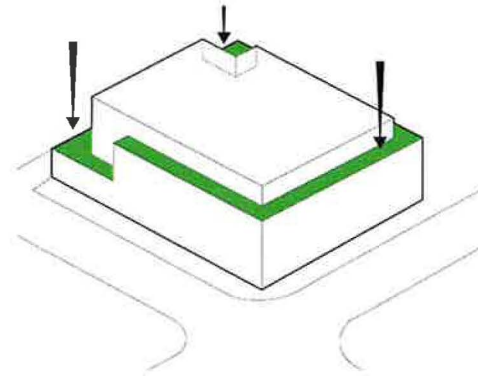




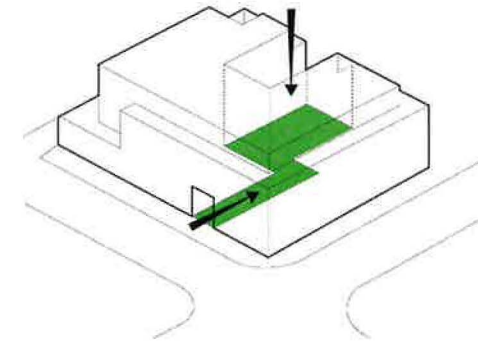
# LOC2019-0081 - Supplemental Information



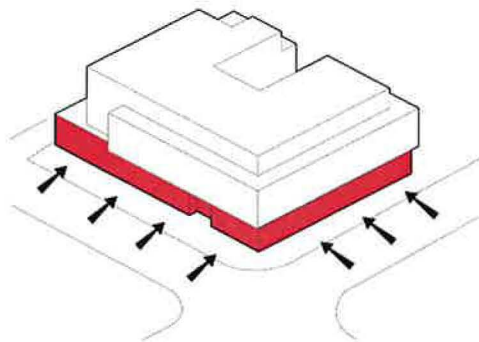
**1**  
PARTITION THE BUILDING MASS VIA MAIN STREET PUBLIC REALM AND CONTEXT SENSITIVE RESIDENTIAL



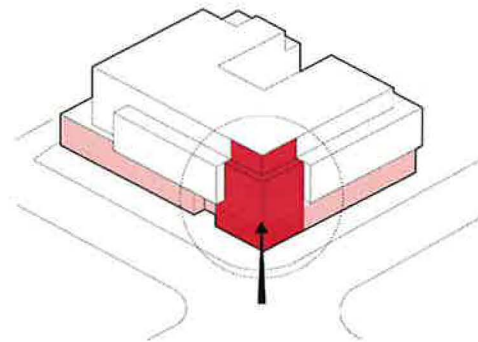
**2**  
STEP BACK THE BUILDING ON UPPER FLOORS TO REDUCE VISIBLE MASS



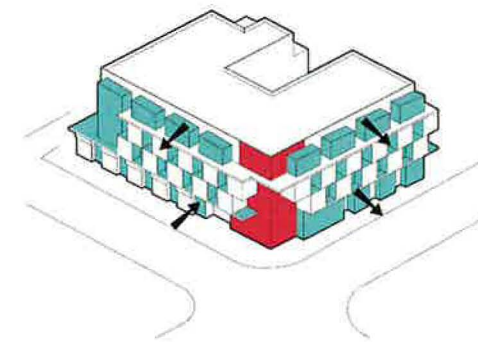
**3**  
CARVE OUT LIGHTWELL TO ALLOW MORE NATURAL LIGHT AND AIR INTO INTERIOR SPACES  
CONNECT PRIMARY RESIDENTIAL ENTRY TO LIGHTWELL AND SECONDARY RESIDENTIAL ENTRANCES



**4**  
RECESS MAIN FLOOR TO ACCENTUATE THE PUBLIC REALM AND INCREASE PEDESTRIAN GATHERING SPACE



**5**  
CREATE A HIGHLY VISIBLE PUBLIC REALM BY EMPHASIZING PRIMARY COMMERCIAL CORNER



**6**  
ARTICULATE BUILDING TO HELP FRAME THE STREET AND CREATE VISUAL INTEREST

# LOC2019-0081 - Supplemental Information

## SITE AREA

**1,620m<sup>2</sup>**  
12,001 ft<sup>2</sup>

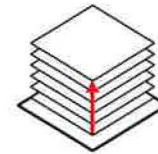
**0.16 ha**  
0.40 ac



## BUILDING HEIGHT

**16.5m**  
Maximum Height

**4**  
Storeys



## BUILDING INTENSITY

**2.9**  
Maximum Floor Area Ratio



## DWELLING UNITS

**±62**  
Total Units

**±53**  
1 and 2 Bedroom Units

**±9**  
Live-Work Units



## ON-SITE PARKING

**±62**  
Total Stalls

**±62**  
Underground Parkade Stalls

**±0**  
At-grade Stalls



## RETAIL SPACE

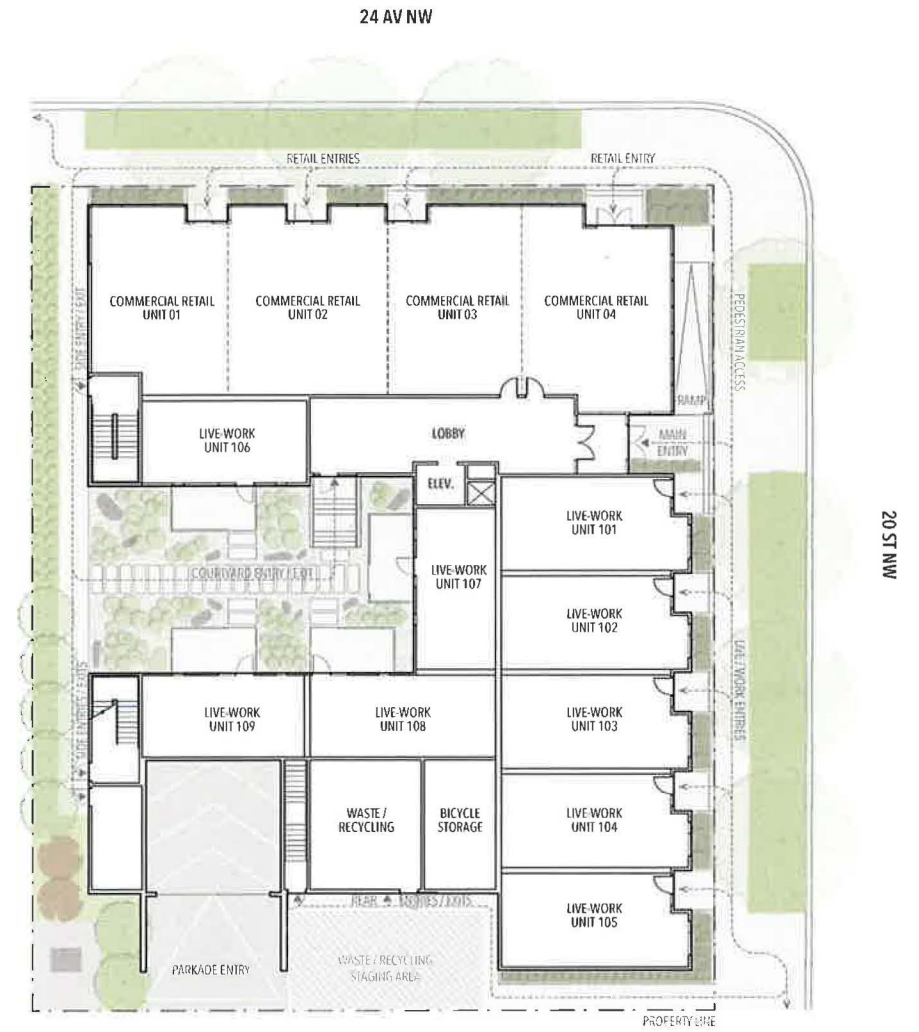
**318m<sup>2</sup>**  
Net Commercial Floor Area (3,421 ft<sup>2</sup>)



# LOC2019-0081 - Supplemental Information



SITE ACCESS



MAIN FLOOR PLAN

# LOC2019-0081 - Supplemental Information



SECOND TO THIRD FLOOR PLAN

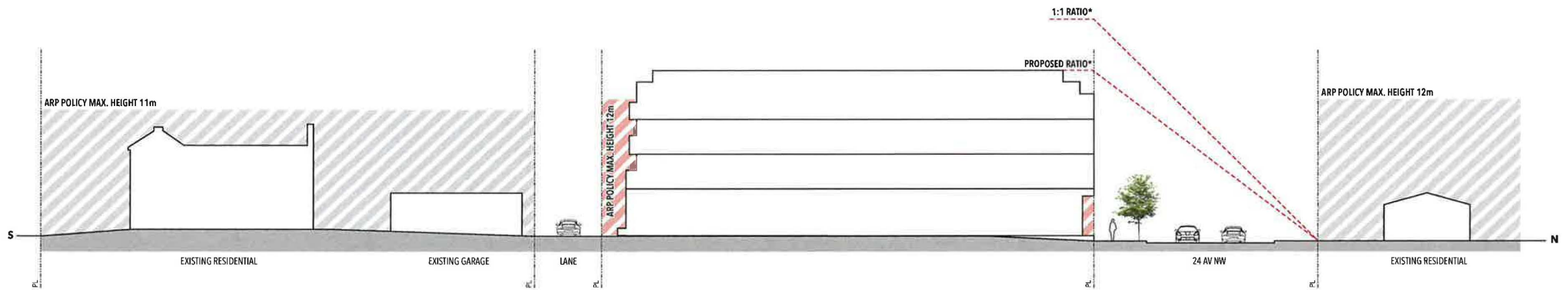


FOURTH FLOOR PLAN

# LOC2019-0081 - Supplemental Information

## Great Streets

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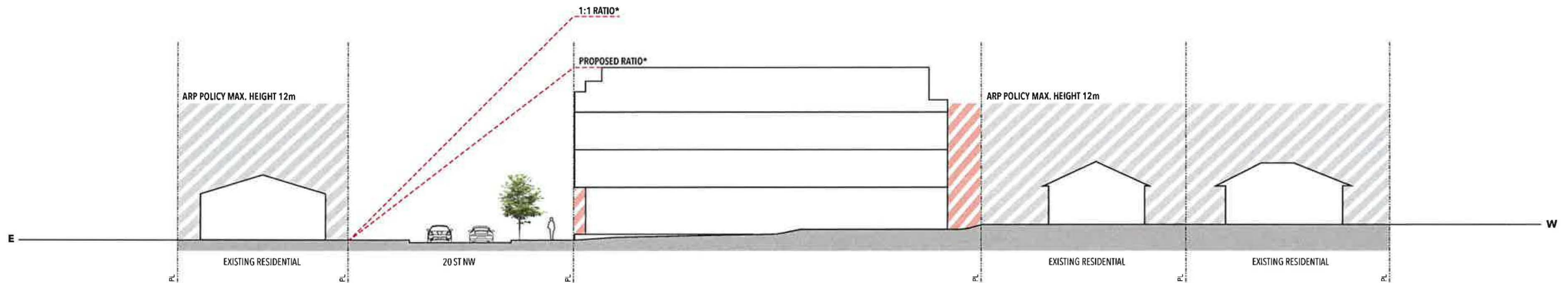


NORTH-SOUTH SECTION

# LOC2019-0081 - Supplemental Information

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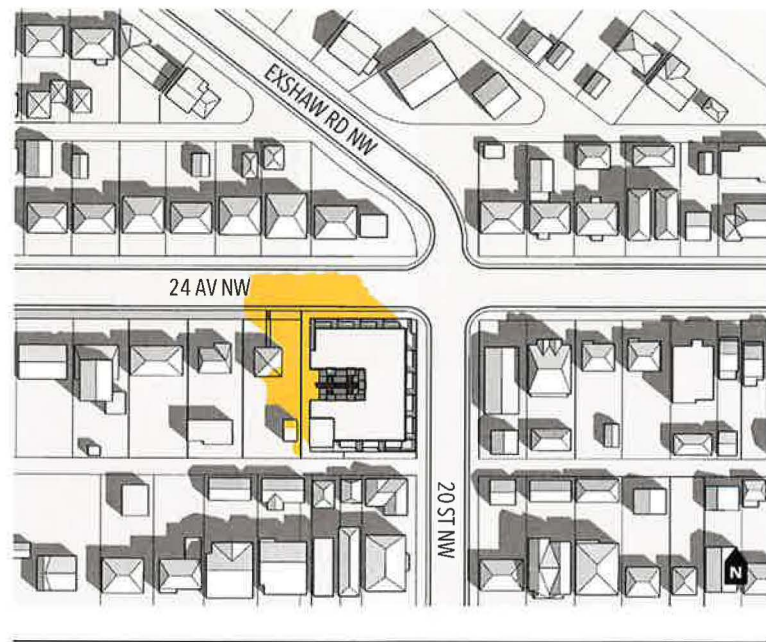


EAST-WEST SECTION

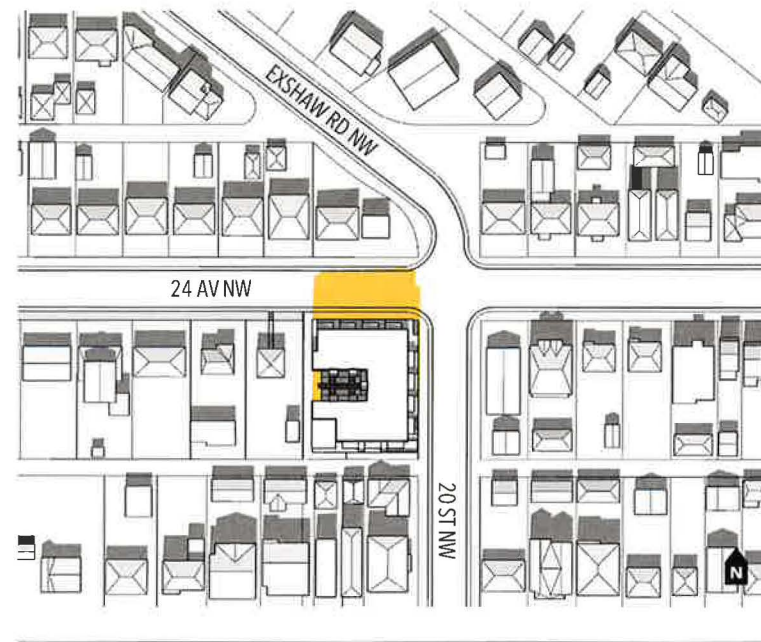
# LOC2019-0081 - Supplemental Information

MARCH 21 & SEPTEMBER 21

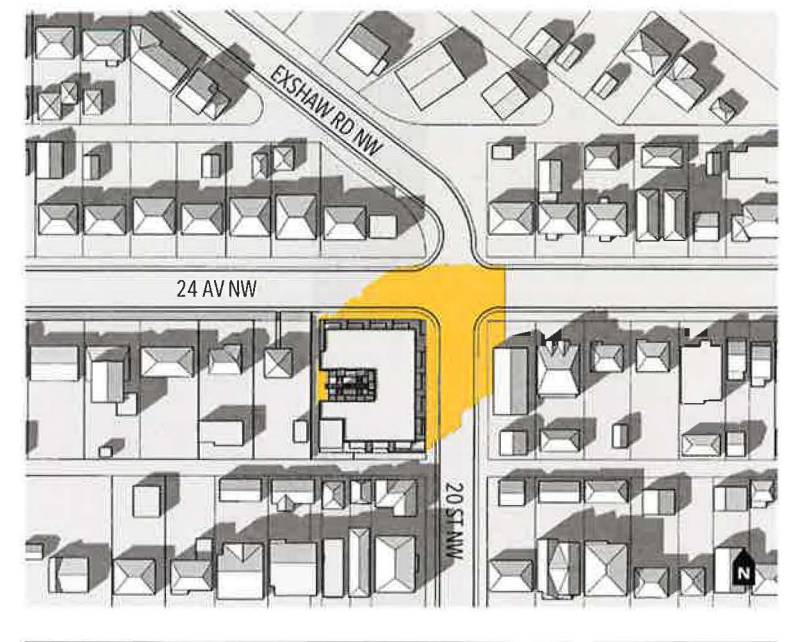
SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT



10AM



1PM



4PM

**NOTE:** Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

# LOC2019-0081 - Supplemental Information

JUNE 21

SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT



10AM



1PM



4PM

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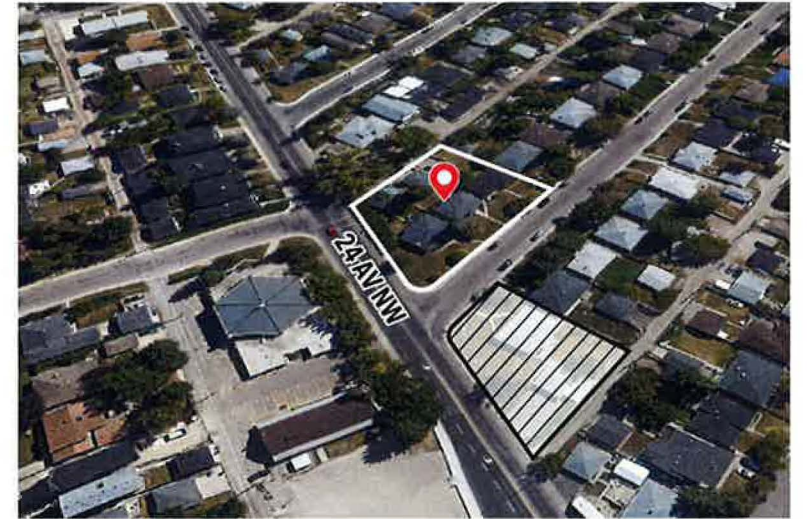
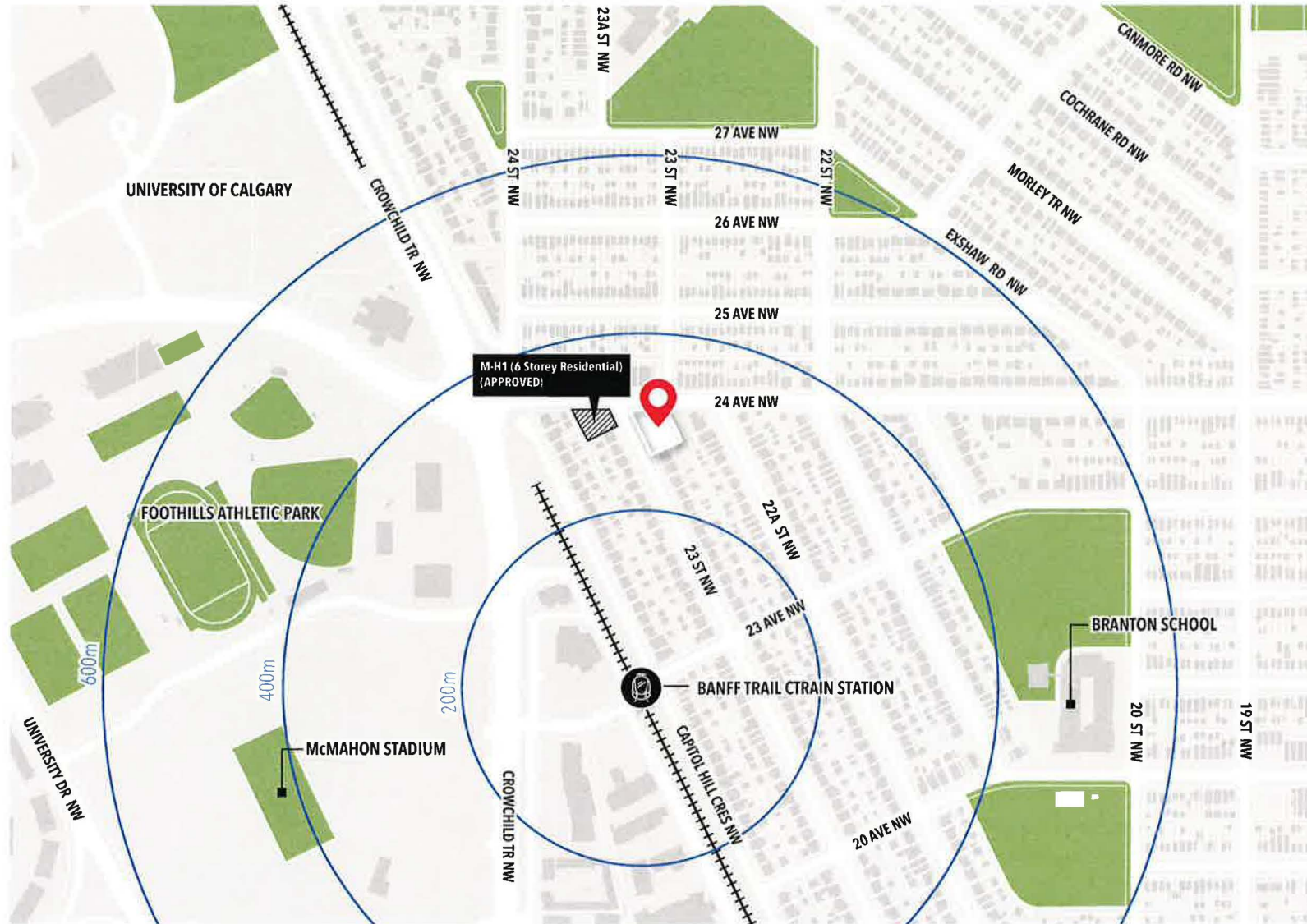
**LOC2019-0079**

**2460, 2464, 2468 - 23 ST NW**

**Prepared on Behalf of**  
Eagle Crest Construction



# LOC2019-0079 - Site Context



AERIAL

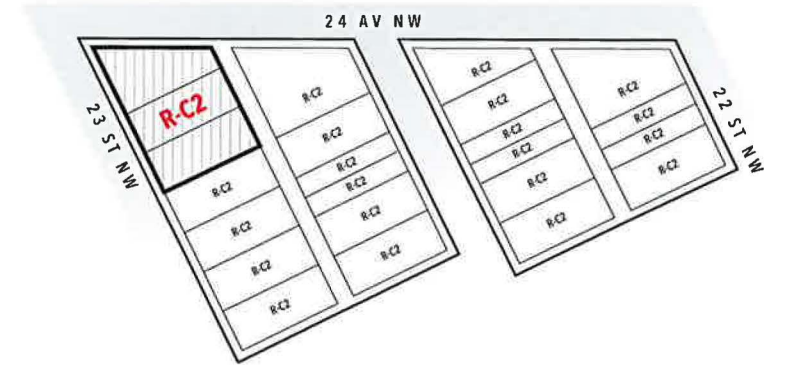


24 AV NE (LOOKING SOUTH)

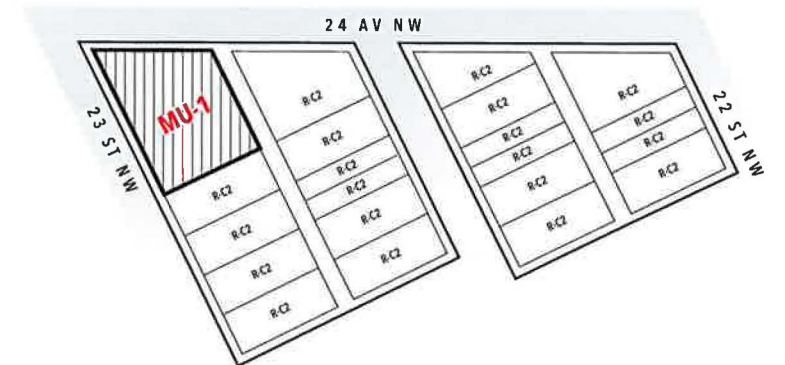
# LOC2019-0079 - Planning & Development Application



BANFF TRAIL ARP LAND USE POLICY (AMENDED 2016)



EXISTING LAND USE: RESIDENTIAL - CONTEXTUAL ONE / TWO DWELLING



PROPOSED LAND USE: MIXED USE-GENERAL (MU-1F3.9H23)

**LOC2019-0079 - Key Visuals**



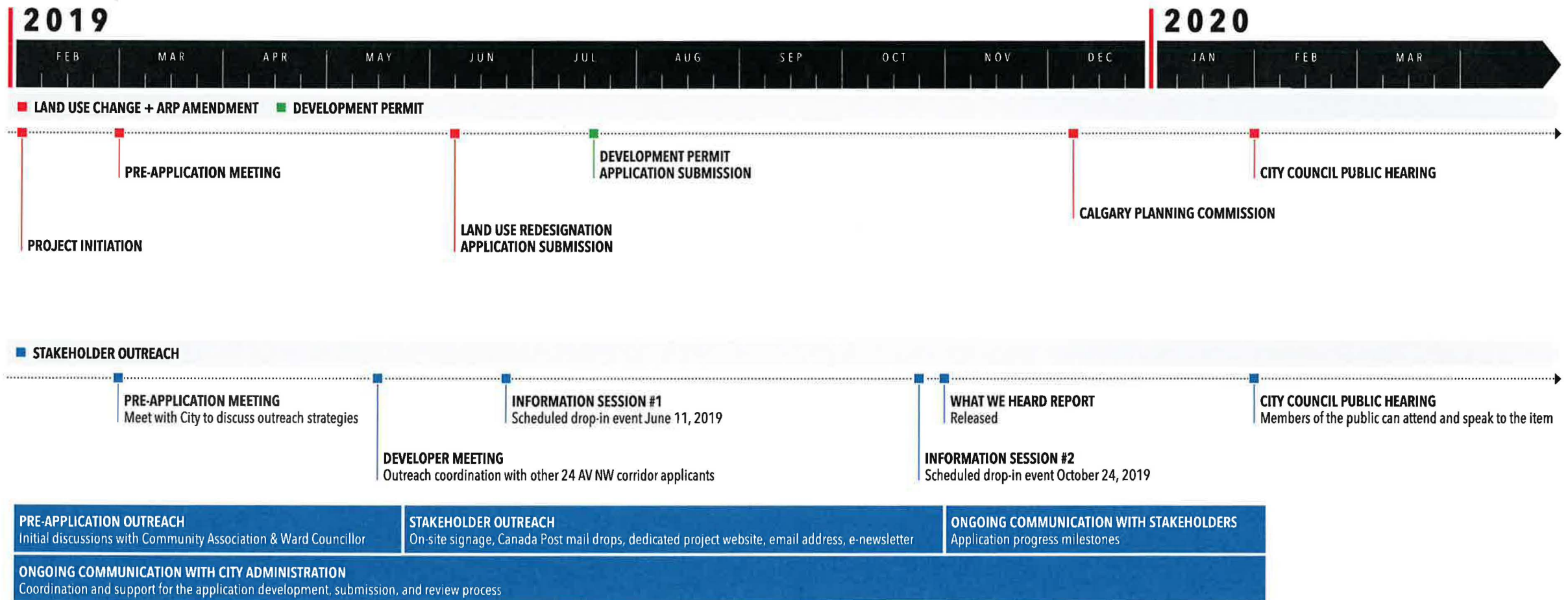
**LOC2019-0079 - Key Visuals**



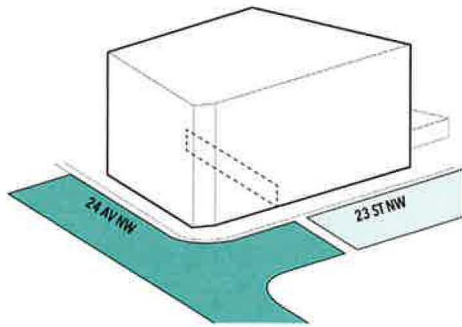
**LOC2019-0079 - Key Visuals**



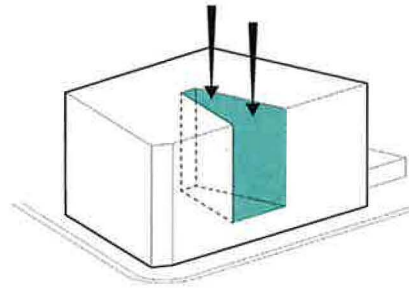
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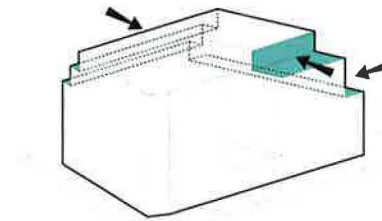
# LOC2019-0079 - Supplemental Information



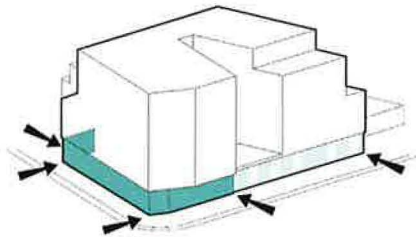
**1**  
PARTITION THE BUILDING MASS VIA MAIN STREET PUBLIC REALM AND CONTEXT SENSITIVE RESIDENTIAL



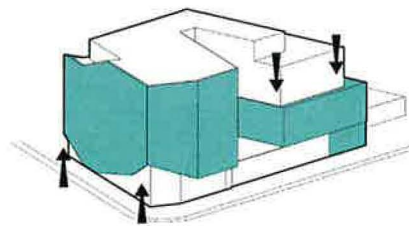
**2**  
CARVE OUT COURTYARD AMENITY SPACE FOR BUILDING RESIDENTS



**3**  
REDUCE THE BUILDING MASS IN RESPONSE TO EXISTING RESIDENTIAL CONTEXT



**4**  
RECESS MAIN FLOOR TO ACCENTUATE THE PUBLIC REALM AND INTRODUCE FINER GRAIN TRANSITION TO RESIDENTIAL



**5**  
VISUALLY TRANSITION FROM 6-STOREYS TO 3-STOREYS AND EMPHASIZE PRIMARY COMMERCIAL CORNERS



**6**  
ACTIVATE THE PUBLIC REALM WITH GROUND-LEVEL ENTRIES AND STREET-FACING WINDOWS



# LOC2019-0079 - Supplemental Information

## SITE AREA

**1,718m<sup>2</sup>**  
18,492 ft<sup>2</sup>

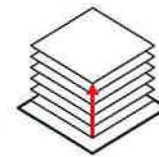
**0.17 ha**  
0.42 ac



## BUILDING HEIGHT

**23m**  
Maximum Height

**6**  
Storeys



## BUILDING INTENSITY

**3.9**  
Maximum Floor Area Ratio



## DWELLING UNITS

**±96**  
Total Units

**±33**  
2 Bed Units

**±29**  
Studio Units

**±7**  
Live-Work Units

**±27**  
1 Bed Units



## ON-SITE PARKING

**±72**  
Total Stalls

**±4**  
At-grade Stalls

**±68**  
Underground Parkade Stalls

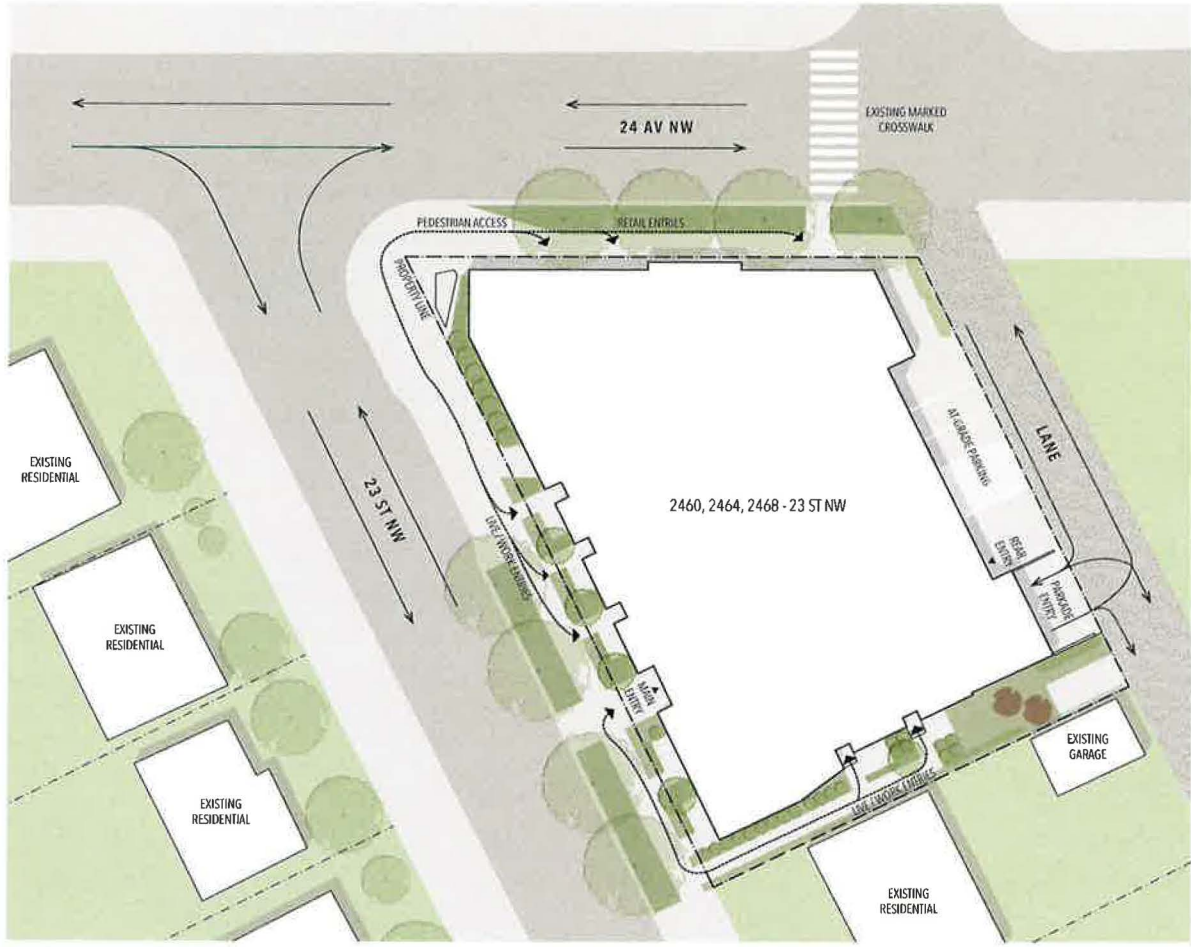


## RETAIL SPACE

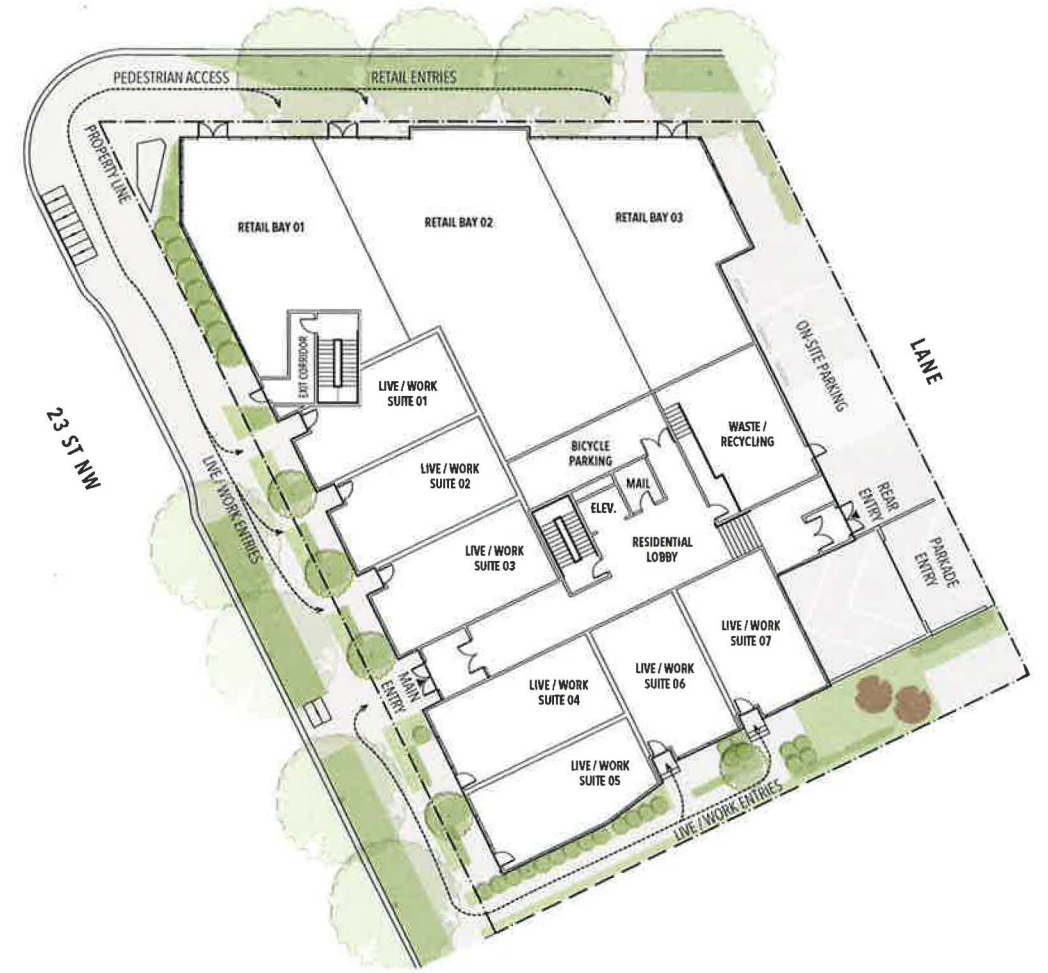
**490m<sup>2</sup>**  
Net Commercial Floor Area (5,272 ft<sup>2</sup>)



# LOC2019-0079 - Supplemental Information



SITE ACCESS

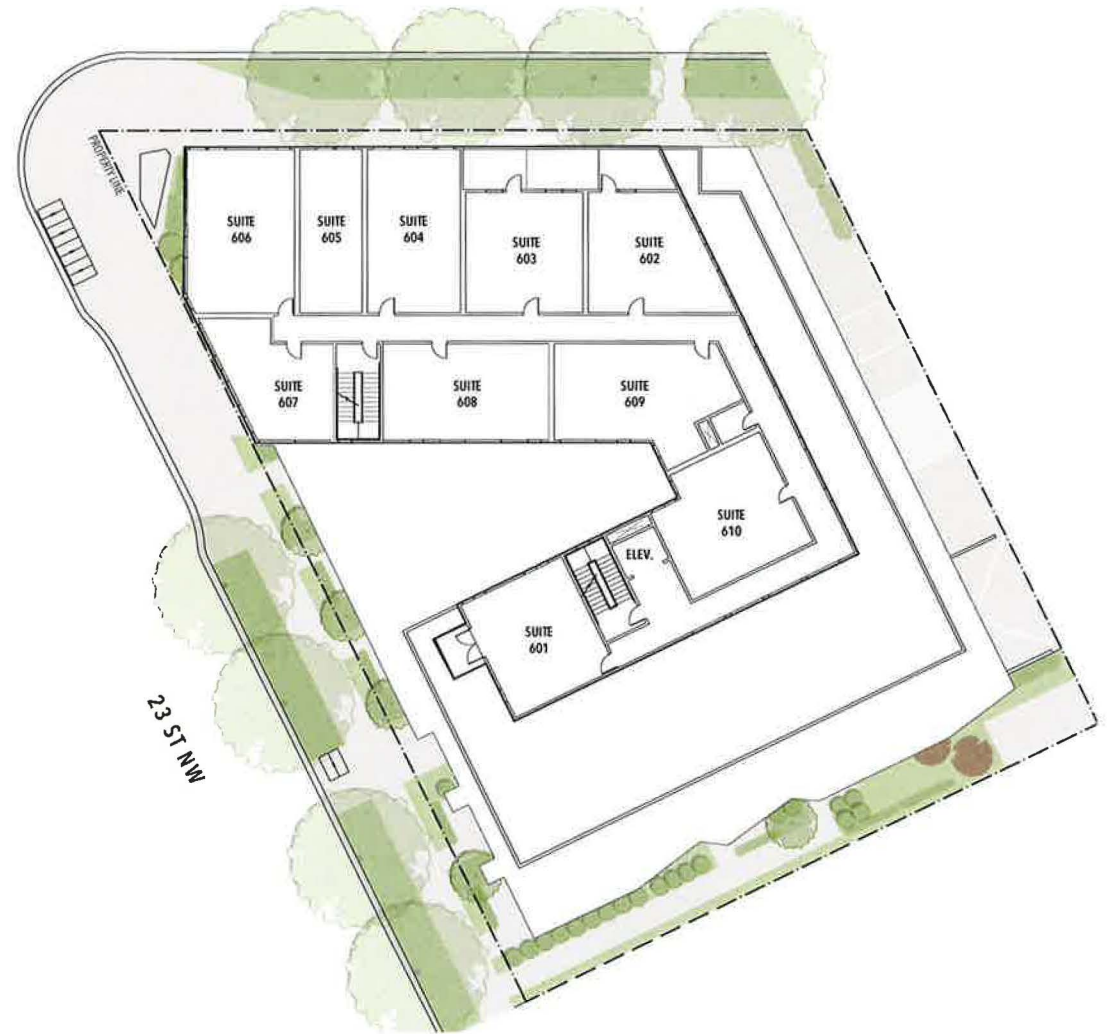


MAIN FLOOR PLAN

**LOC2019-0079 - Supplemental Information**



SECOND TO FIFTH FLOOR PLAN

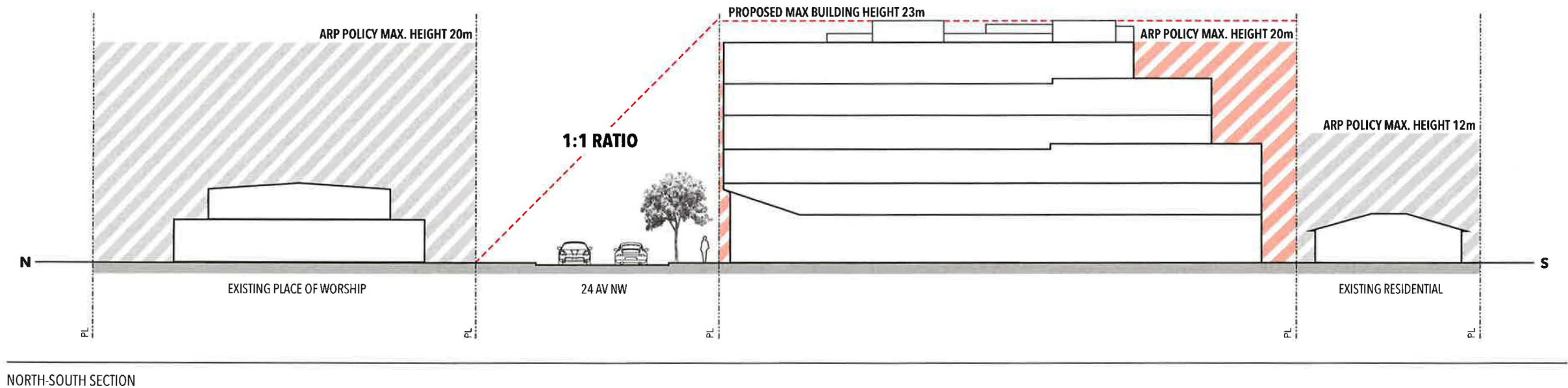


SIXTH FLOOR PLAN

# LOC2019-0079 - Supplemental Information

## Great Streets

Leading urban design best practice suggests great scale it is a matter of proportion, with a sense of enclosure ultimately giving us a well-defined street. Most comfortable and attractive streets have a ratio (vertical to horizontal) ranging between 1:1 and 1:2. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.



NORTH-SOUTH SECTION

# LOC2019-0079 - Supplemental Information

MARCH 21 & SEPTEMBER 21

SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT

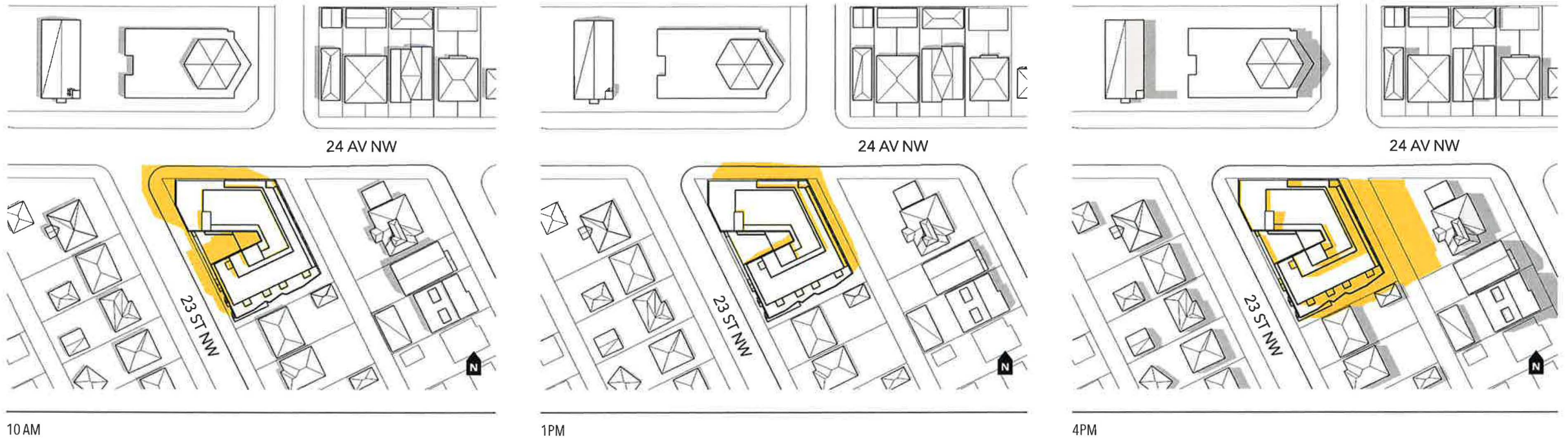


**NOTE:** Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

# LOC2019-0079 - Supplemental Information

JUNE 21

SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT



10 AM

1 PM

4 PM

**NOTE:** Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Study areas without significant topography (<5% grade change across the site) assume a flat at-grade model surface. Simulated dates and times are based on established City of Calgary requirements.

