

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

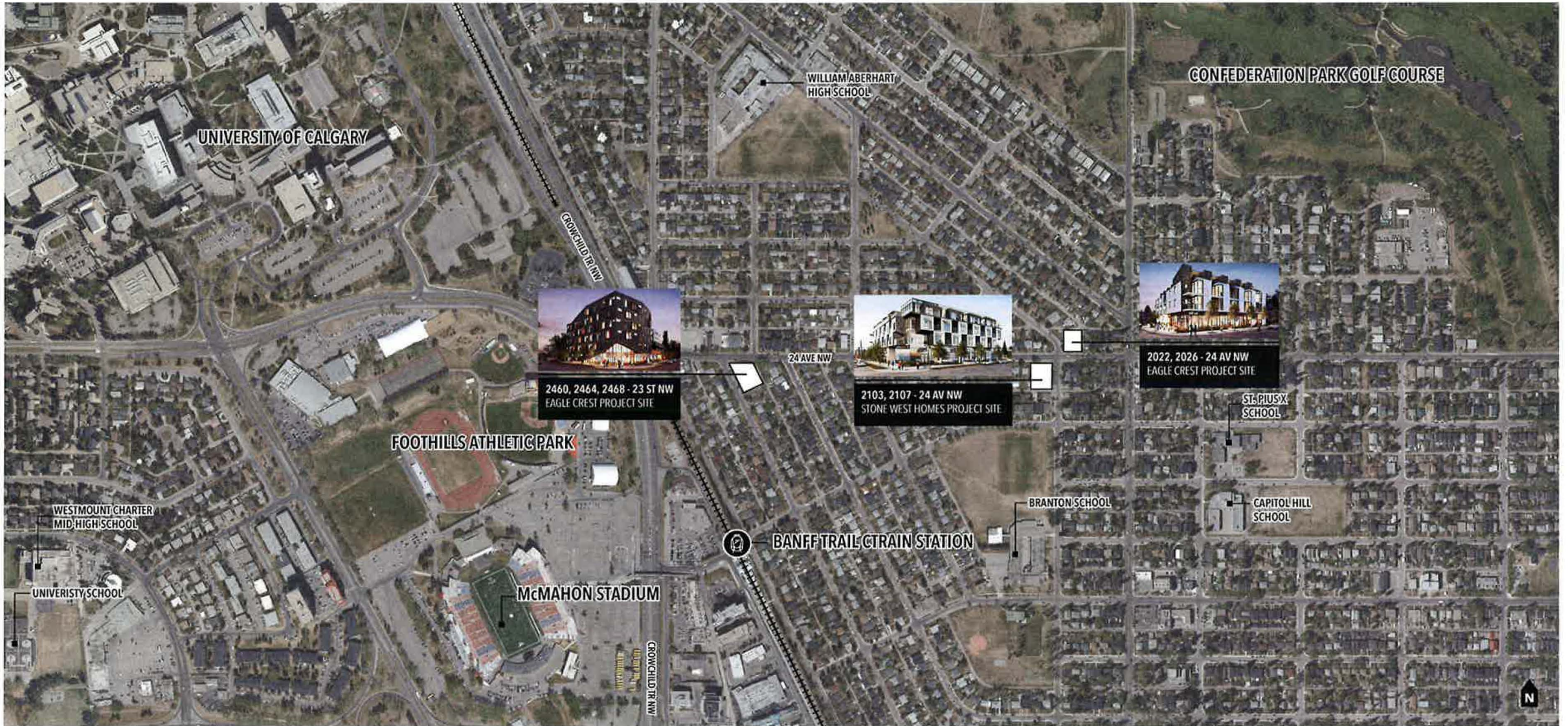


FAAS

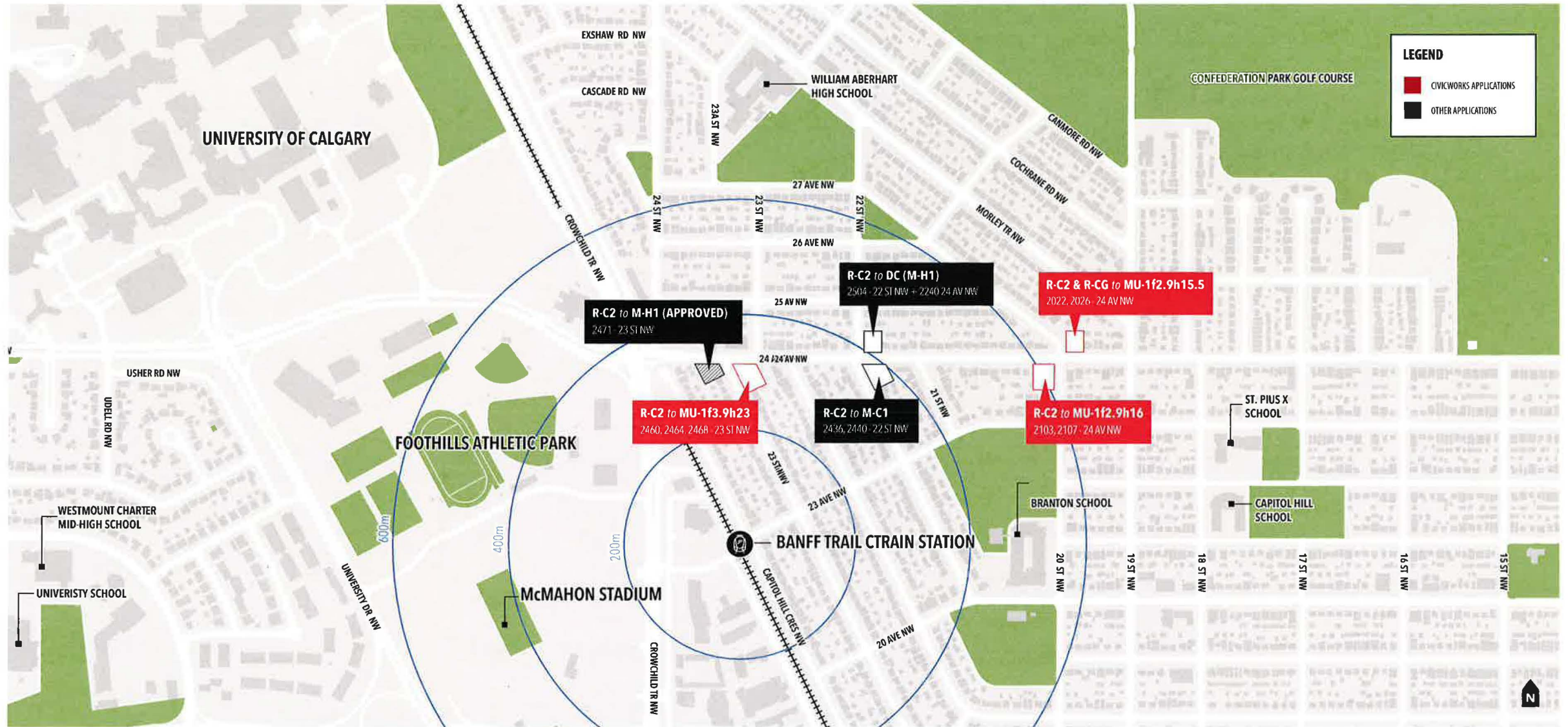
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
FEB 03 2020
ITEM: #8.1.7 #8.18 #8.1.9
Public Distribution
CITY CLERK'S DEPARTMENT

CRC2019-1507,
1508,
1509

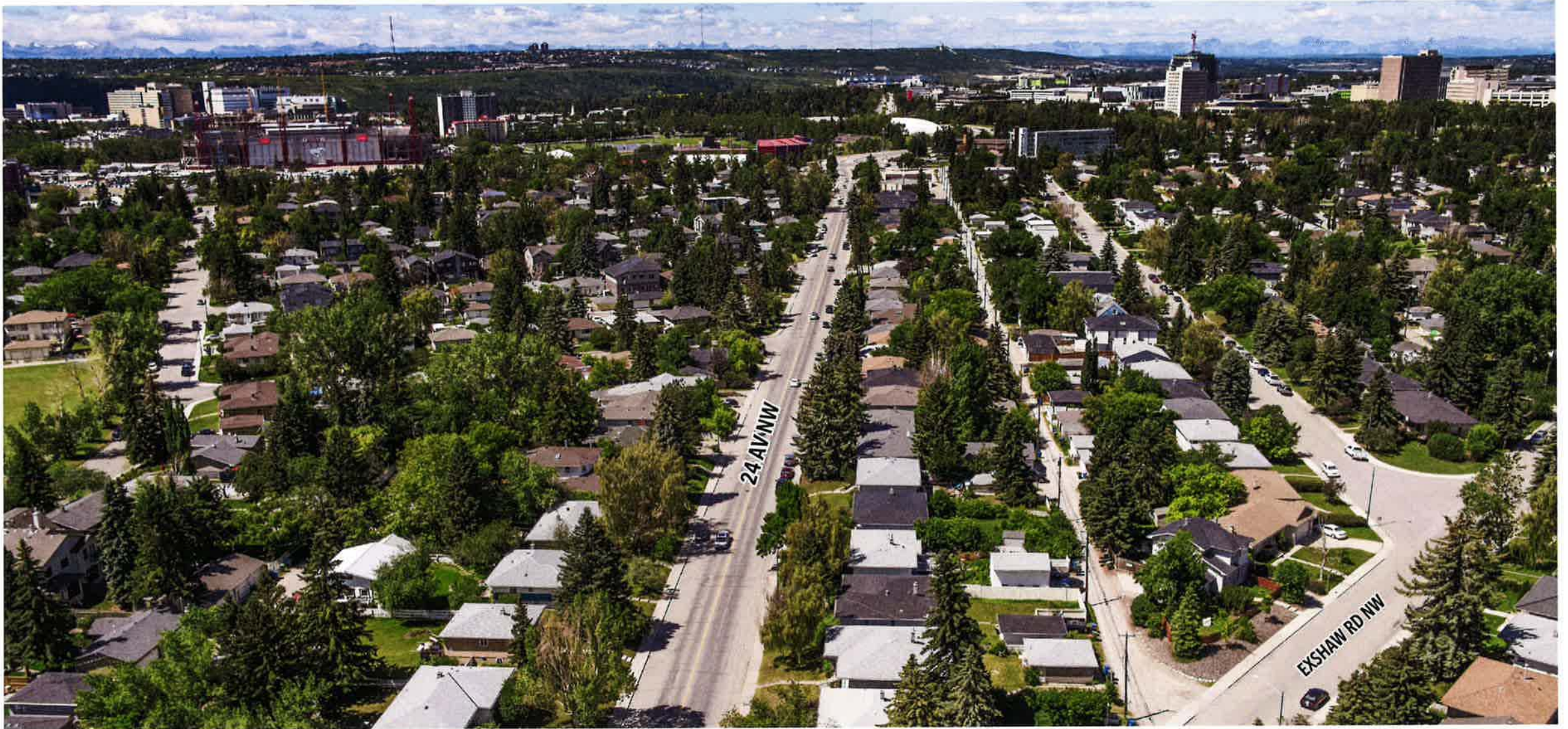
Planning & Development Applications Activity



Planning & Development Applications Activity



Area Context Photographs



Area Context Photographs

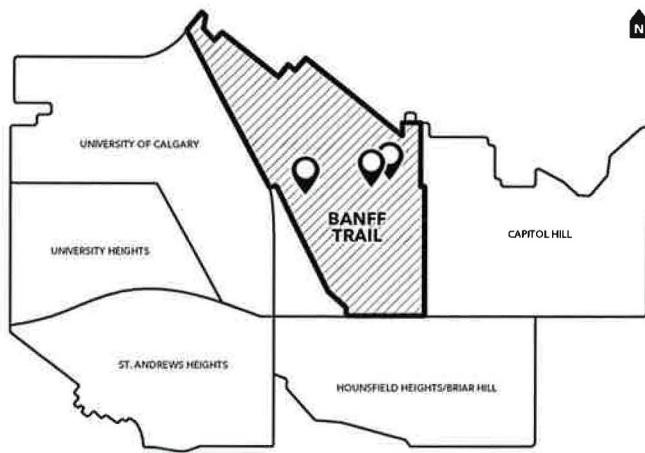


Transit-Oriented Development



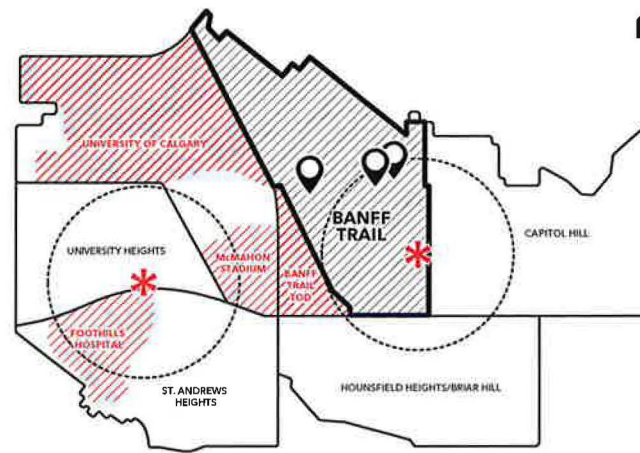
Policy Context



BANFF TRAIL AREA REDEVELOPMENT PLAN



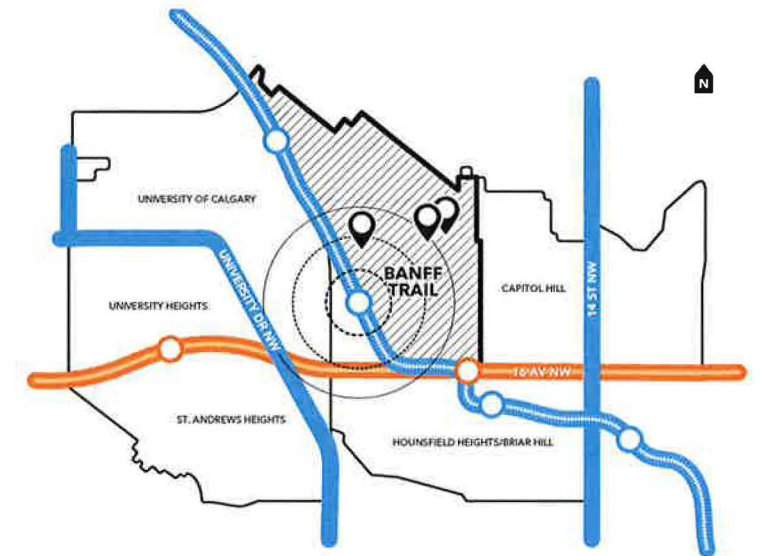
-  PROJECT SITES
-  BANFF TRAIL AREA REDEVELOPMENT PLAN (ARP)

SOUTH SHAGANAPPI COMMUNITIES AREA PLAN



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

CTP PRIMARY TRANSIT NETWORK



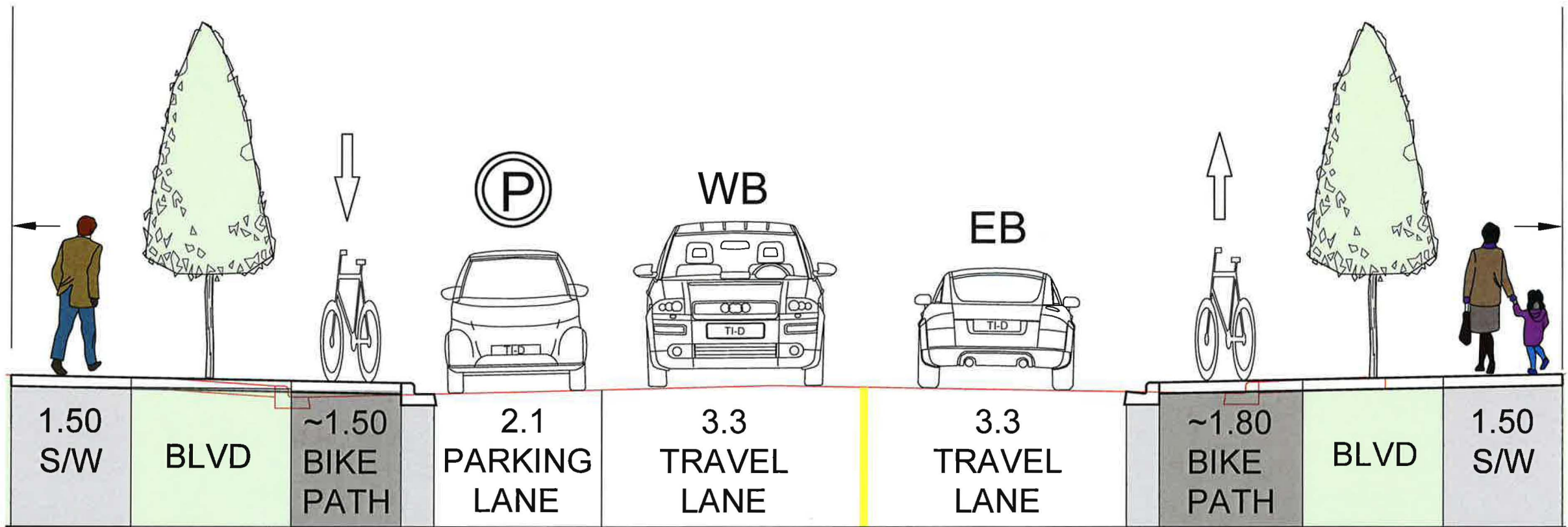
-  PRIMARY TRANSIT NETWORK
-  MAX ORANGE LINE
-  PRIMARY TRANSIT NETWORK: LIGHT RAIL TRAIN
-  MAX STATION
-  LIGHT RAIL TRAIN STATION

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

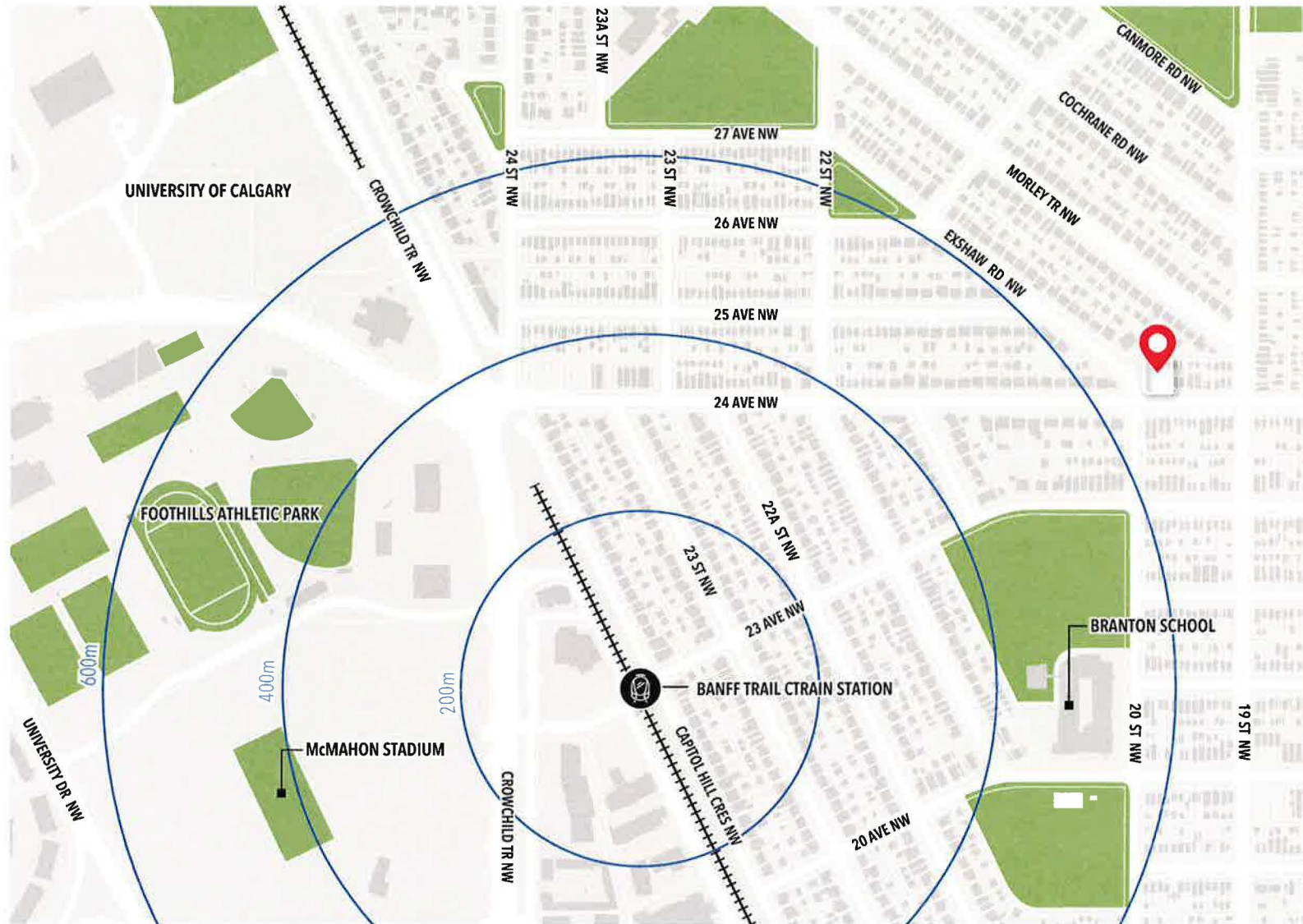
LOC2019-0080
2022, 2026 - 24 AV NW

Prepared on Behalf of
Eagle Crest Construction



FAAS

LOC2019-0080 - Site Context



AERIAL

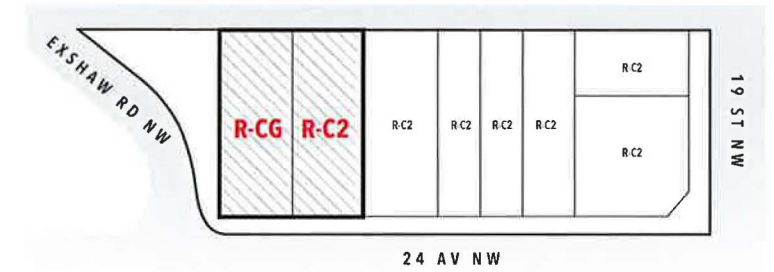


24 AV NE (LOOKING NORTH)

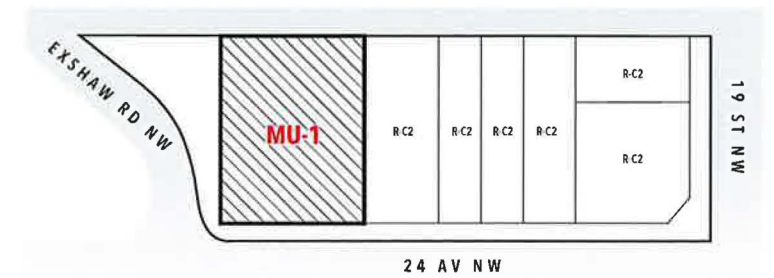
LOC2019-0080 - Planning & Development Application



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)

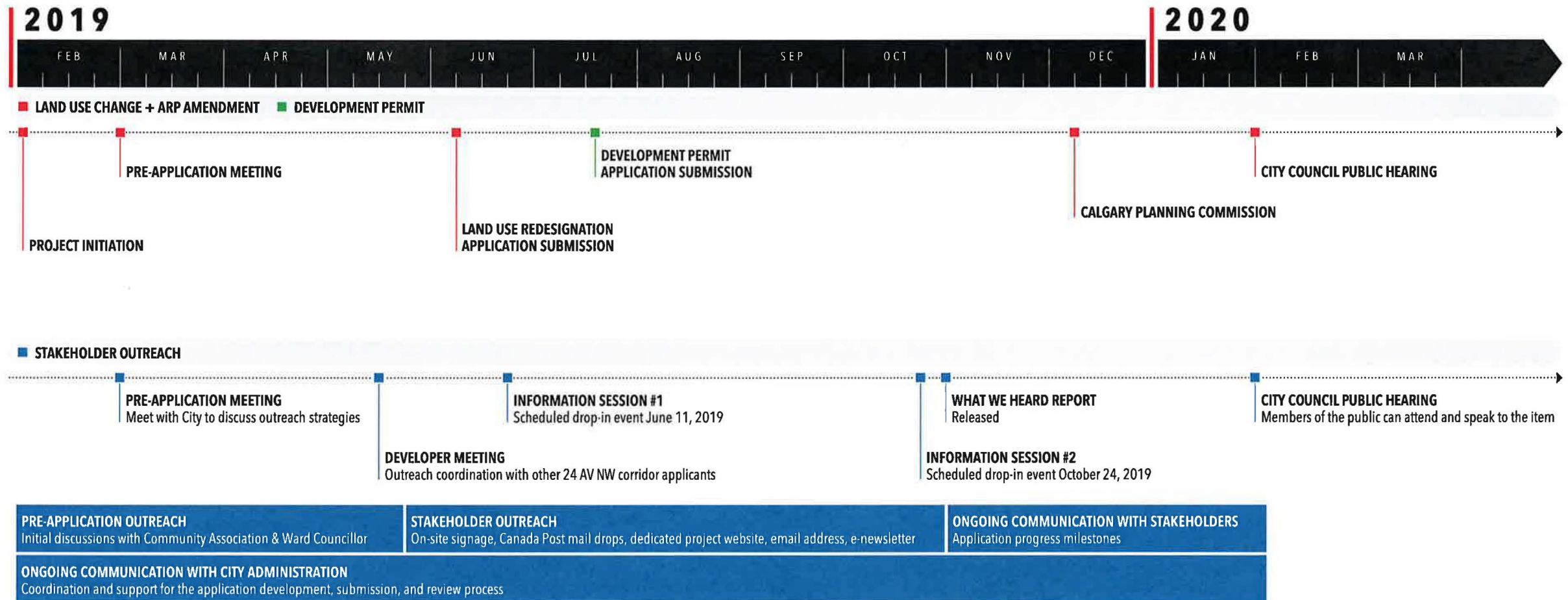
LOC2019-0080 - Key Visuals



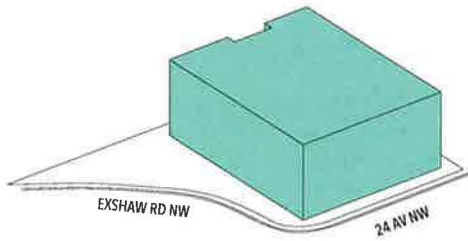
LOC2019-0080 - Key Visuals



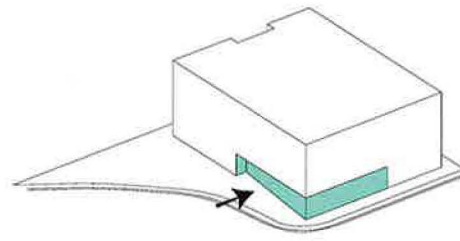
LOC2019-0080 - Supplemental Information



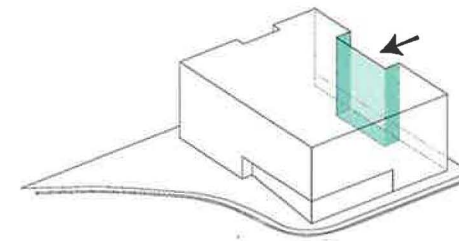
LOC2019-0080 - Supplemental Information



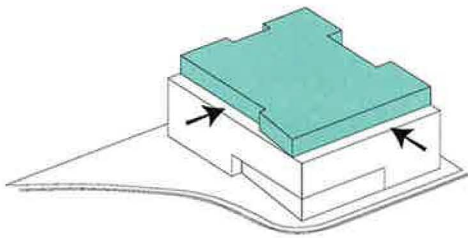
1
ENVELOPE BUILDING MASS AS
PER BYLAW ENVELOPE



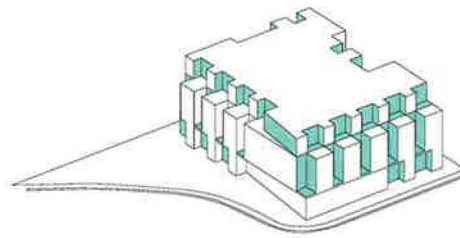
2
RECESS COMMERCIAL FLOOR TO
EMPHASIZE PUBLIC REALM



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

1,115m²
12,001 ft²

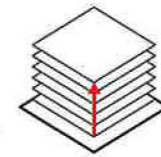
0.11 ha
0.28 ac



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

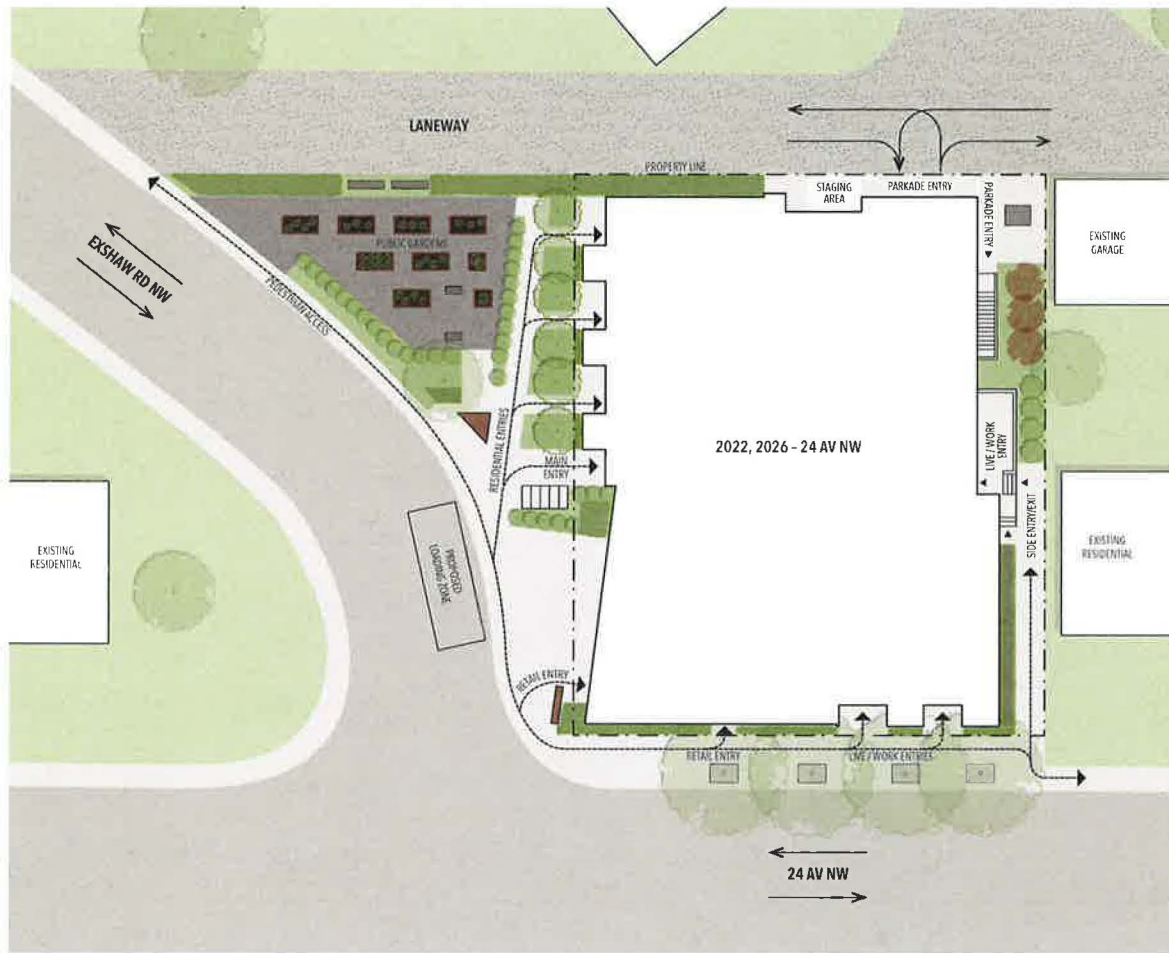


RETAIL SPACE

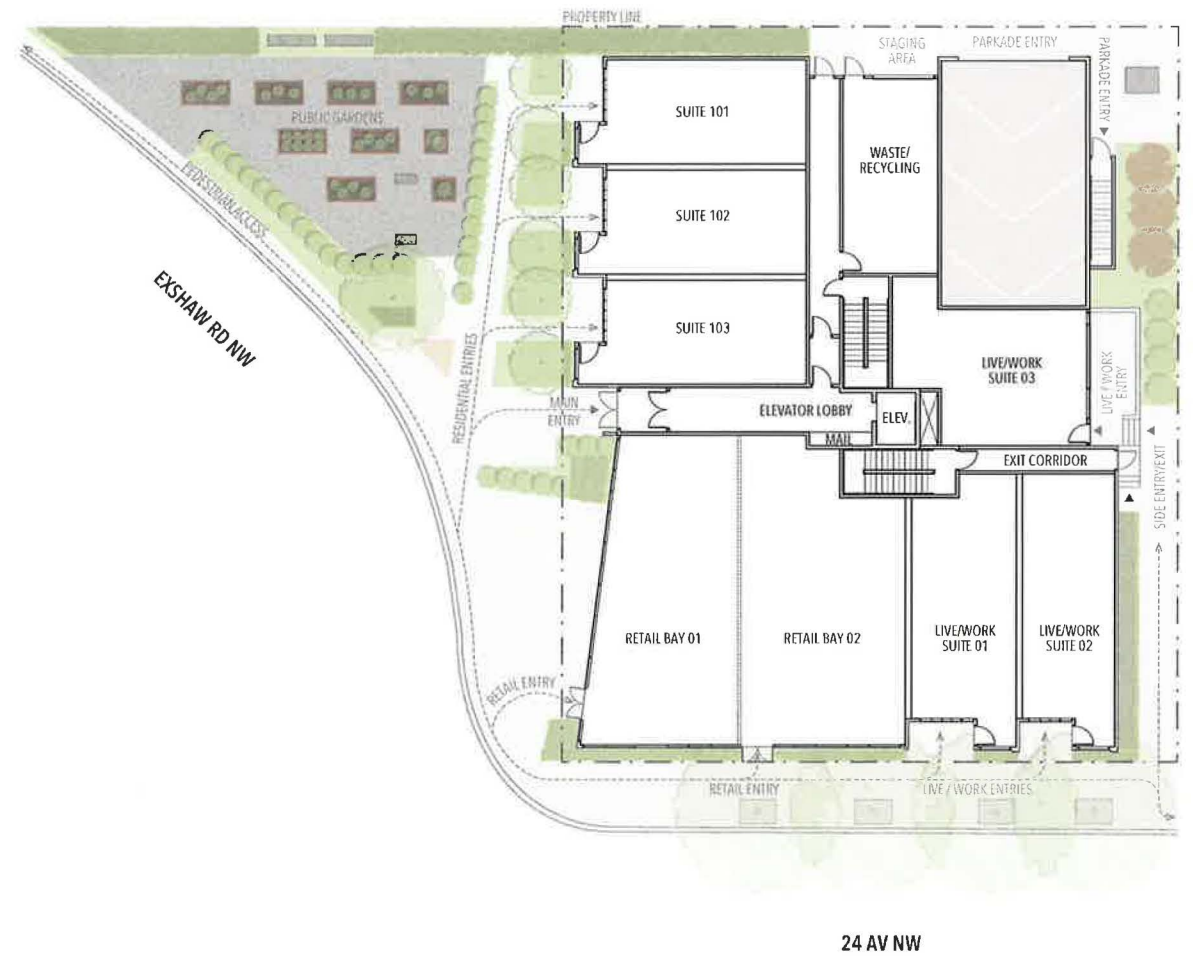
228m²
Net Commercial Floor Area (2,453 ft²)



LOC2019-0080 - Supplemental Information



SITE ACCESS



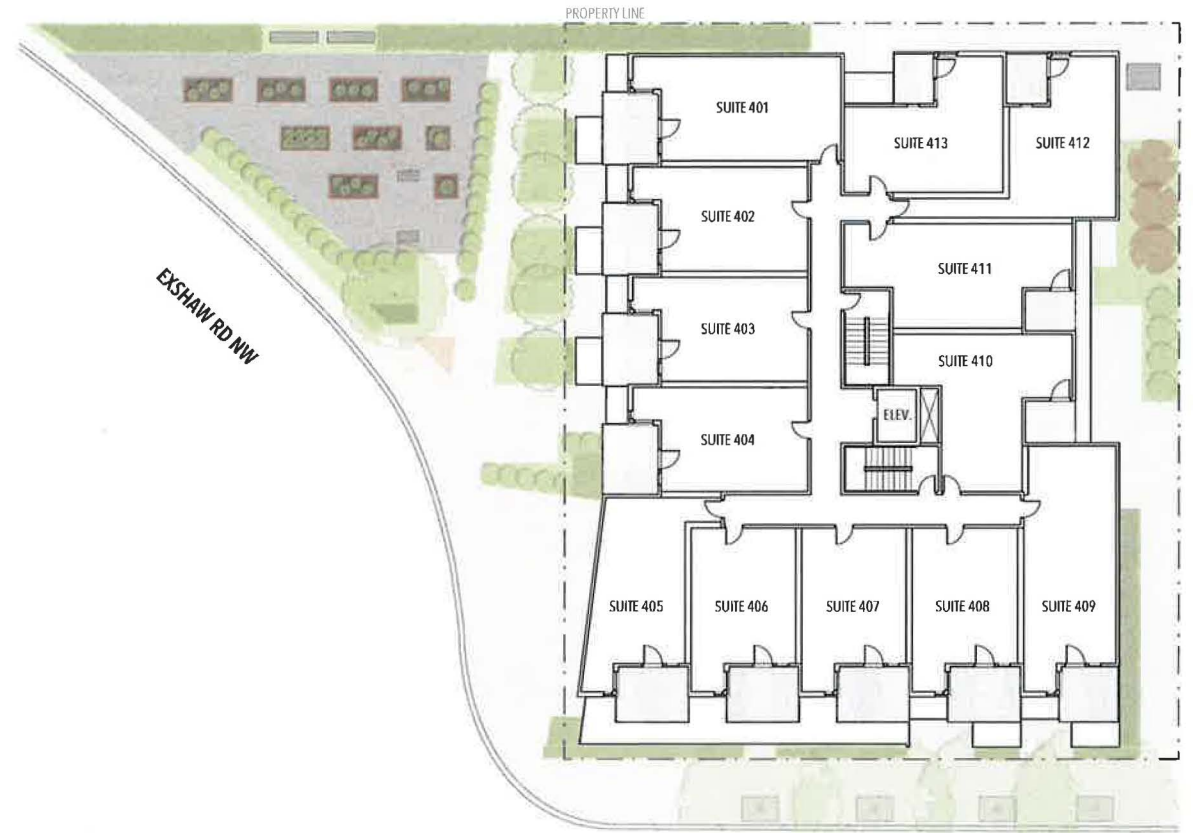
FIRST FLOOR PLAN

LOC2019-0080 - Supplemental Information



24 AV NW

SECOND TO THIRD FLOOR PLAN



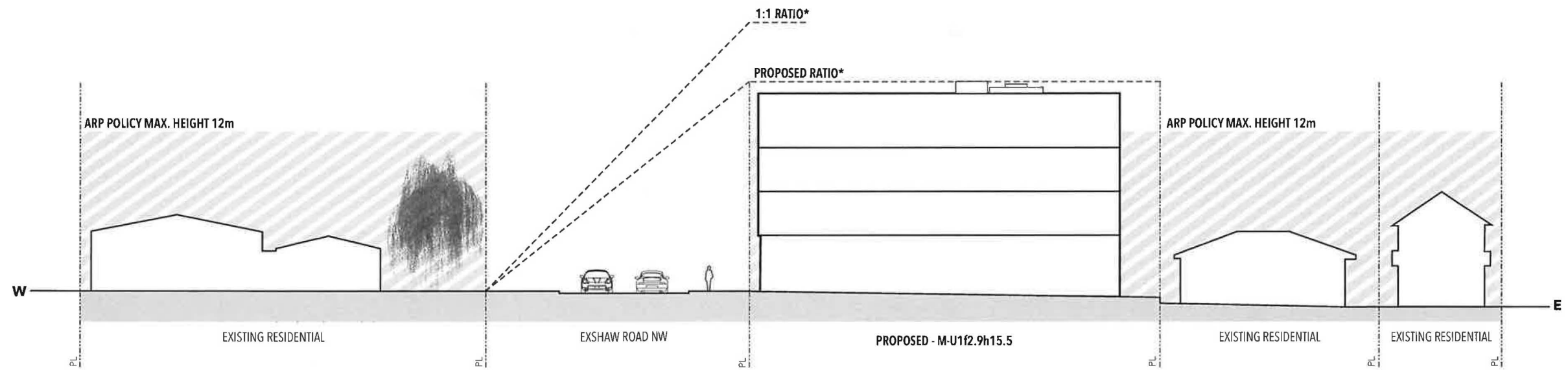
24 AV NW

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.

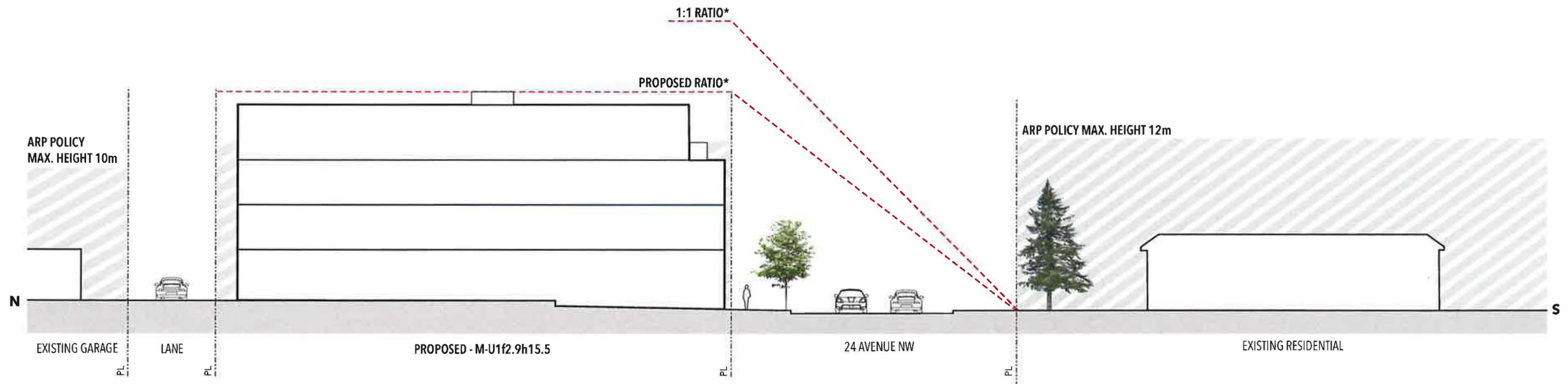


EAST-WEST SECTION

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.

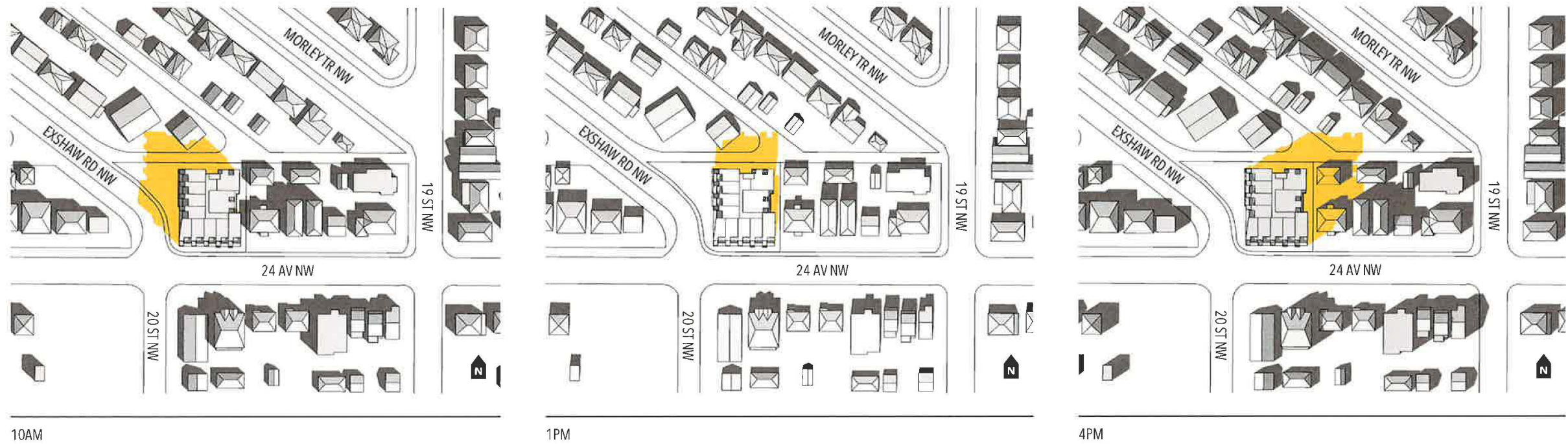


NORTH-SOUTH SECTION

LOC2019-0080 - Supplemental Information

MARCH 21 & SEPTEMBER 21

■ SHADOWS - PROPOSED BUILDING
■ SHADOWS - EXISTING CONTEXT

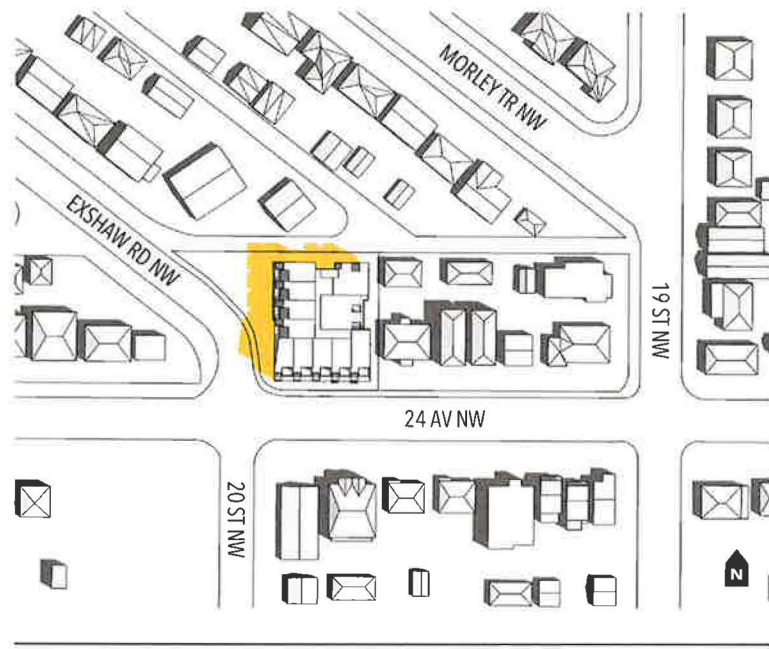


NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be 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.

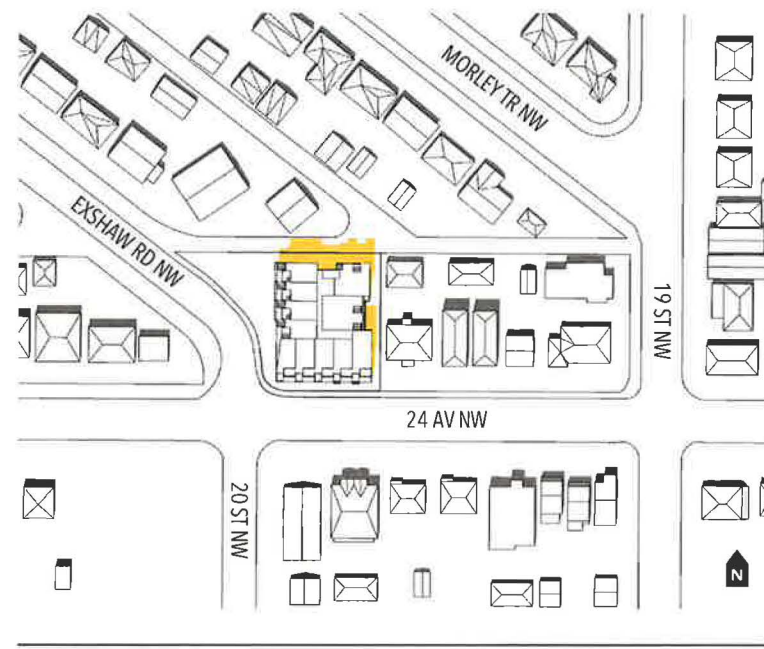
LOC2019-0080 - Supplemental Information

JUNE 21

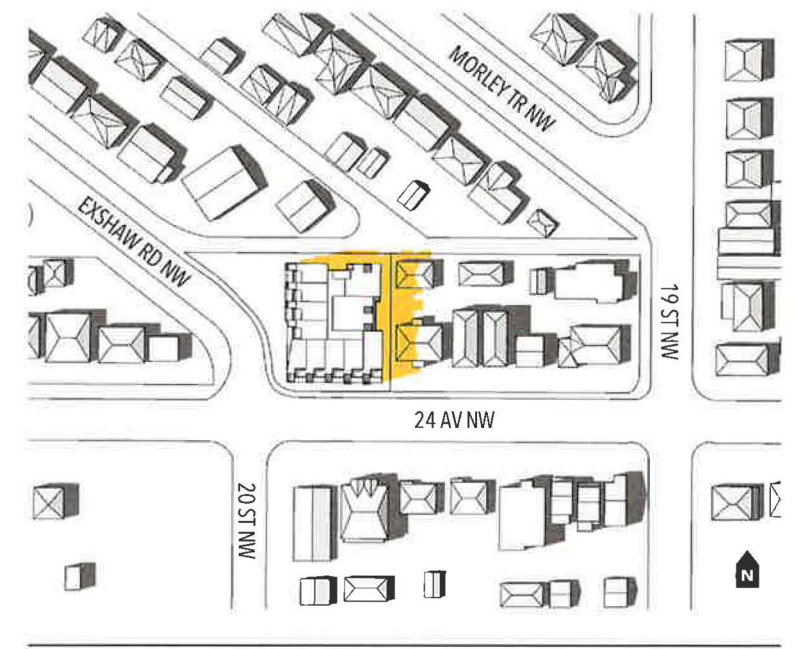
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



10AM



1PM



4PM

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.

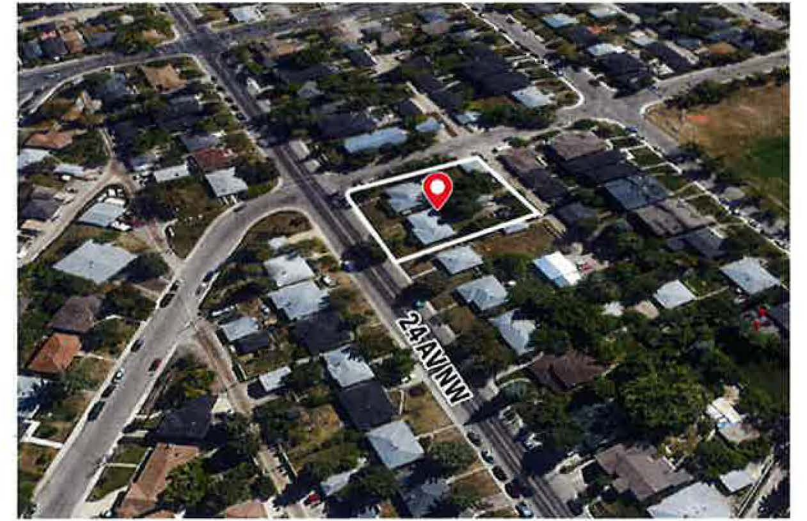
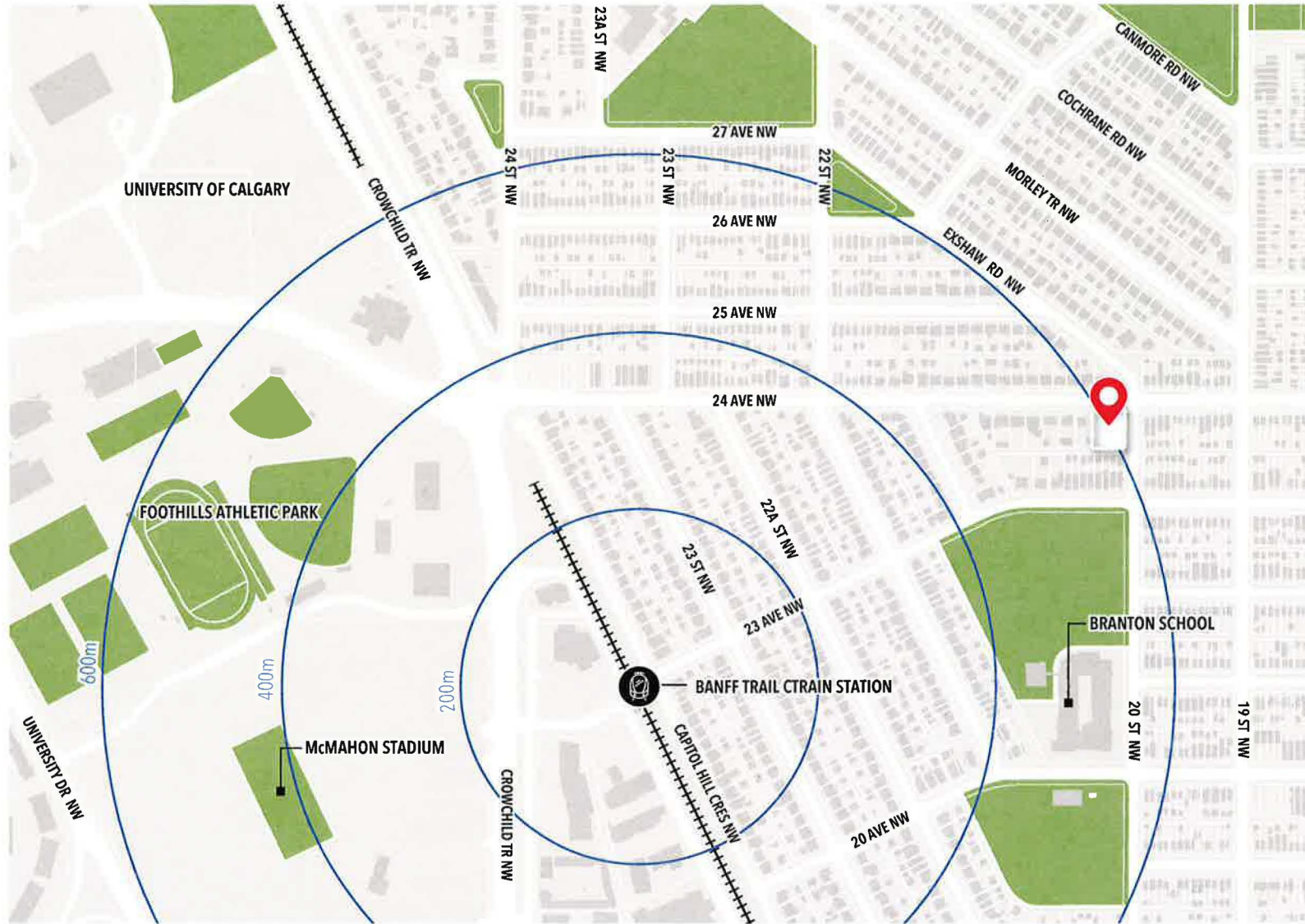
LOC2019-0081
2103, 2107 - 24 AV NW

Prepared on Behalf of
Stone West Homes



| FAAS

LOC2019-0081 - Site Context



AERIAL

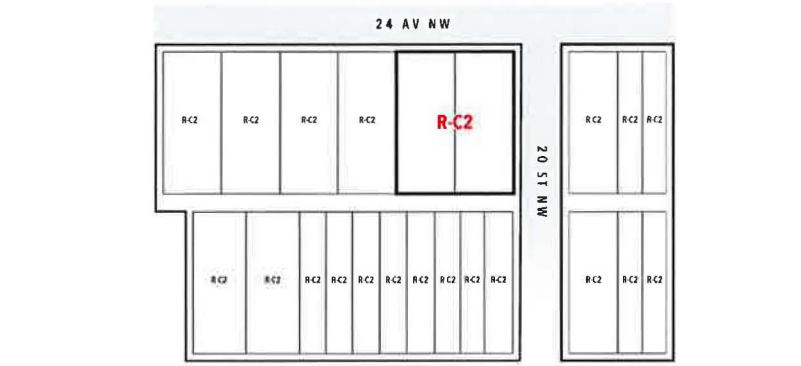


24 AV NE (LOOKING SOUTH)

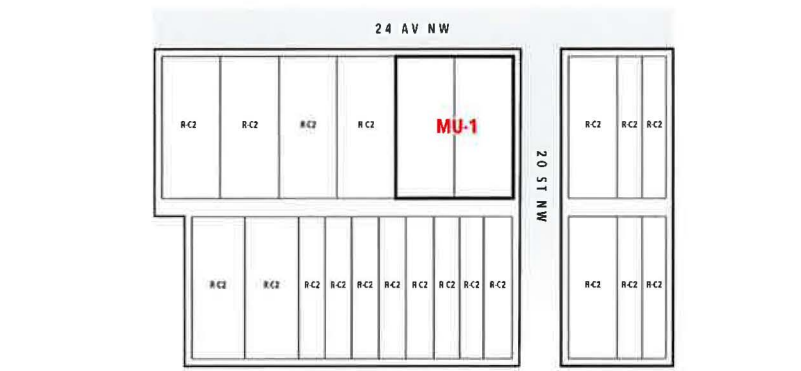
LOC2019-0081 - Planning & Development Application



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)

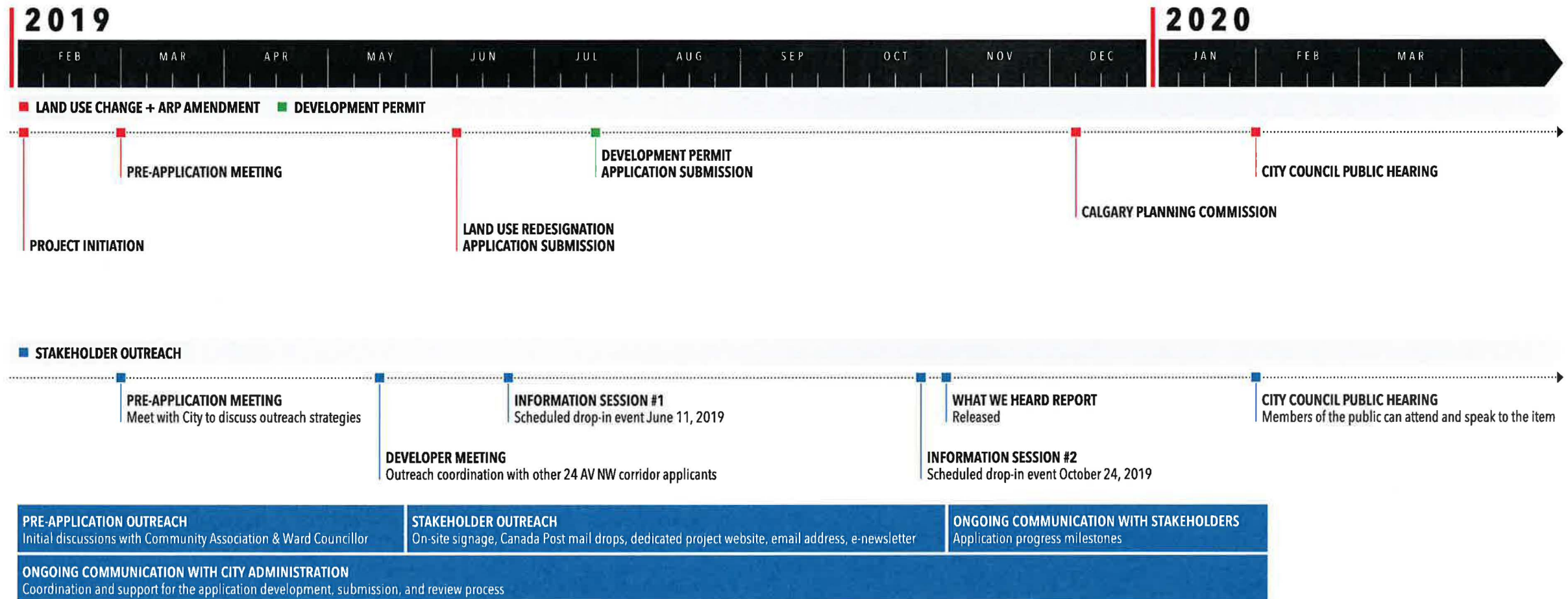
LOC2019-0081 - Key Visuals



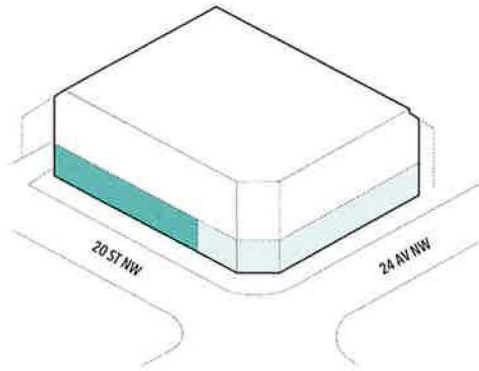
LOC2019-0081 - Key Visuals



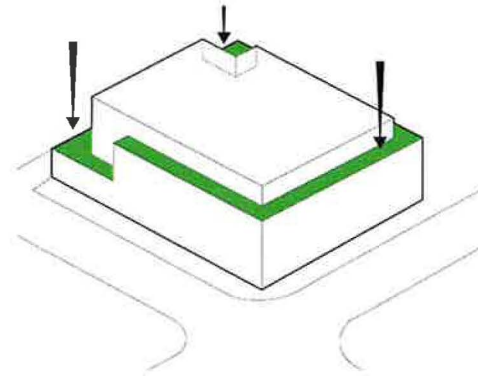
LOC2019-0081 - Supplemental Information



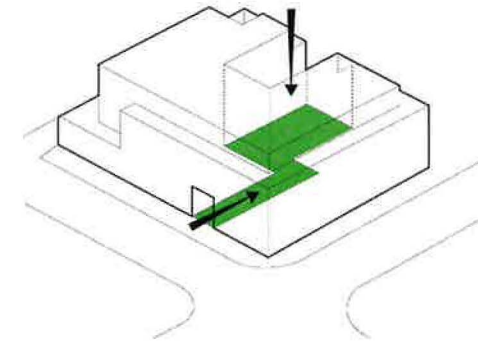
LOC2019-0081 - Supplemental Information



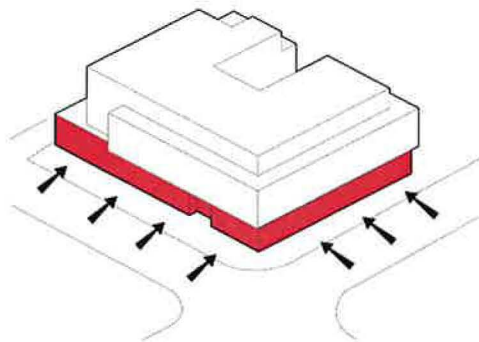
1
PARTITION THE BUILDING MASS VIA MAIN STREET PUBLIC REALM AND CONTEXT SENSITIVE RESIDENTIAL



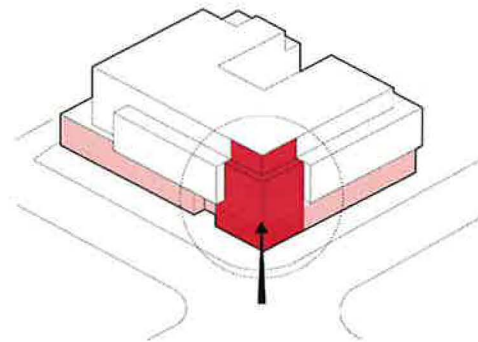
2
STEP BACK THE BUILDING ON UPPER FLOORS TO REDUCE VISIBLE MASS



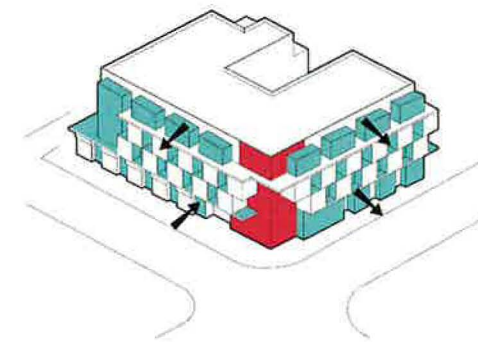
3
CARVE OUT LIGHTWELL TO ALLOW MORE NATURAL LIGHT AND AIR INTO INTERIOR SPACES
CONNECT PRIMARY RESIDENTIAL ENTRY TO LIGHTWELL AND SECONDARY RESIDENTIAL ENTRANCES



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

1,620m²
12,001 ft²

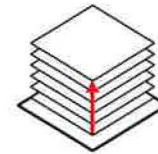
0.16 ha
0.40 ac



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

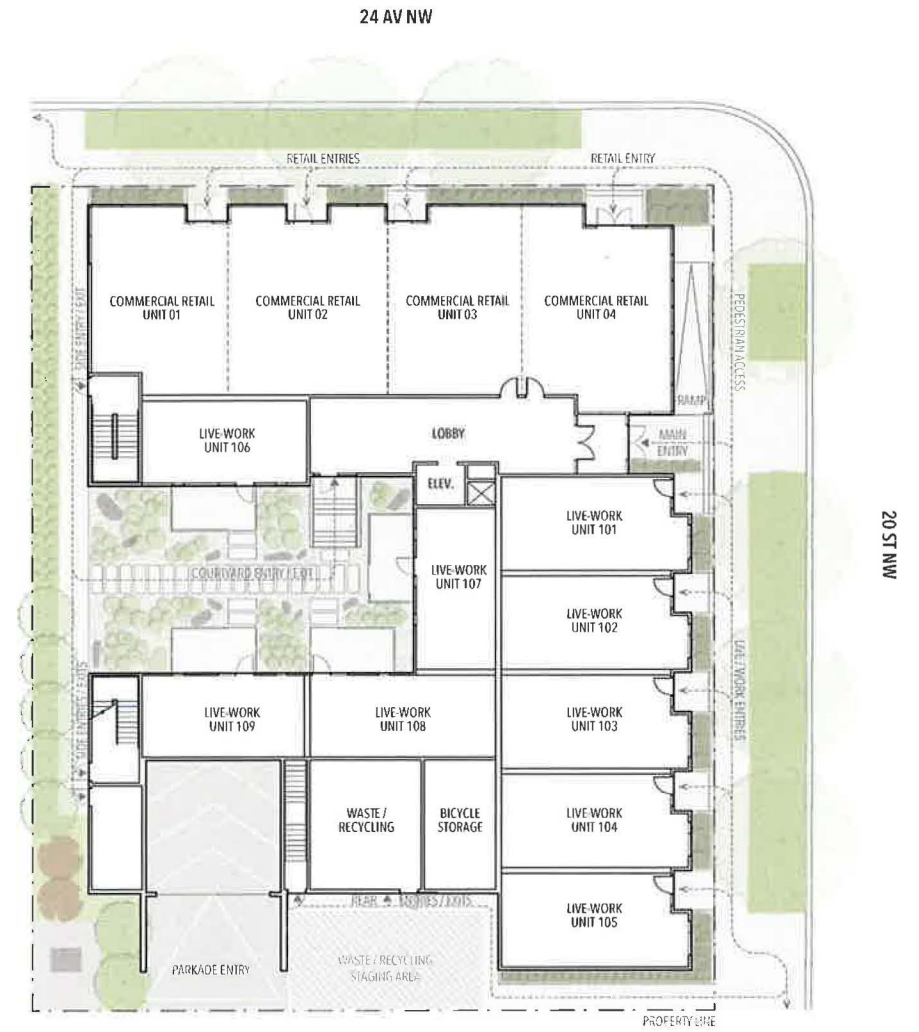
318m²
Net Commercial Floor Area (3,421 ft²)



LOC2019-0081 - Supplemental Information



SITE ACCESS



MAIN FLOOR PLAN

LOC2019-0081 - Supplemental Information



SECOND TO THIRD FLOOR PLAN

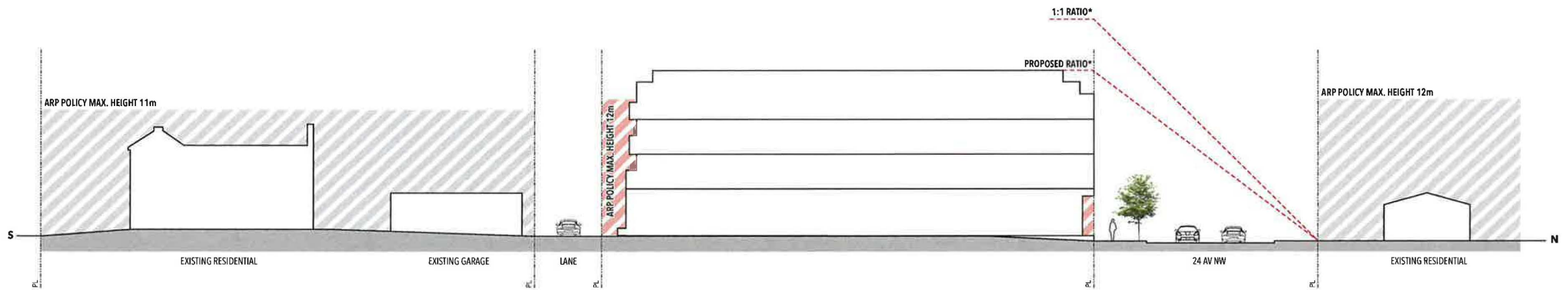


FOURTH FLOOR PLAN

LOC2019-0081 - Supplemental Information

Great Streets

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.

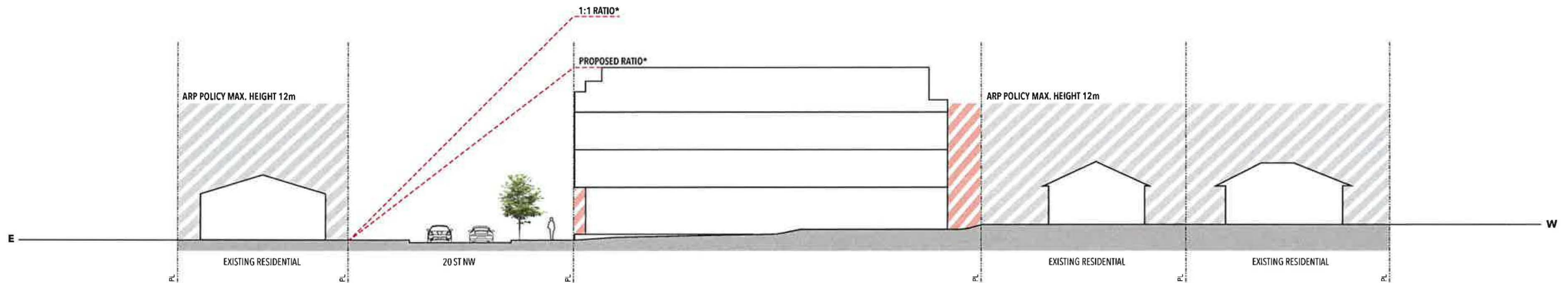


NORTH-SOUTH SECTION

LOC2019-0081 - 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.

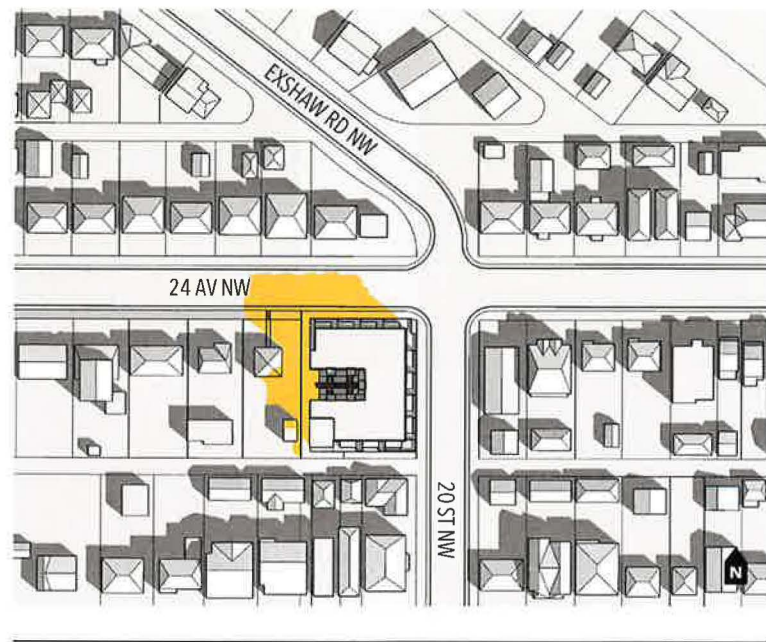


EAST-WEST SECTION

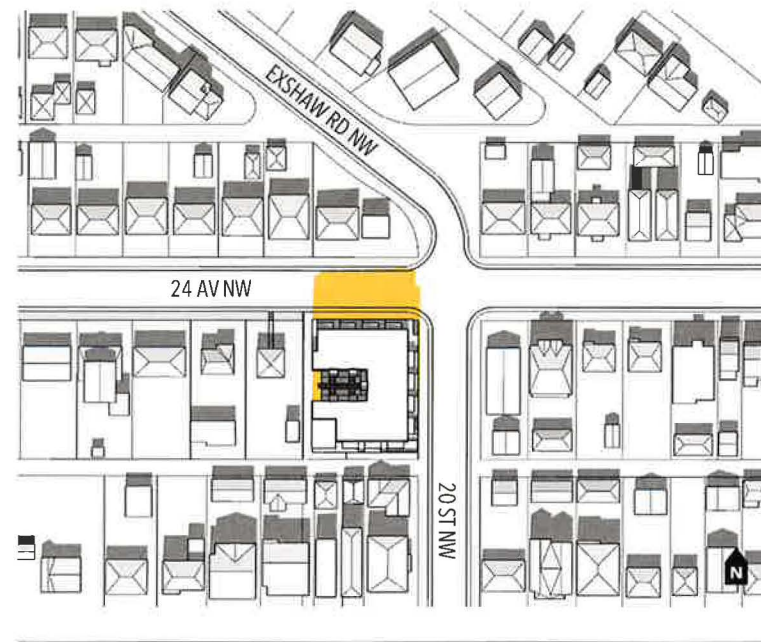
LOC2019-0081 - Supplemental Information

MARCH 21 & SEPTEMBER 21

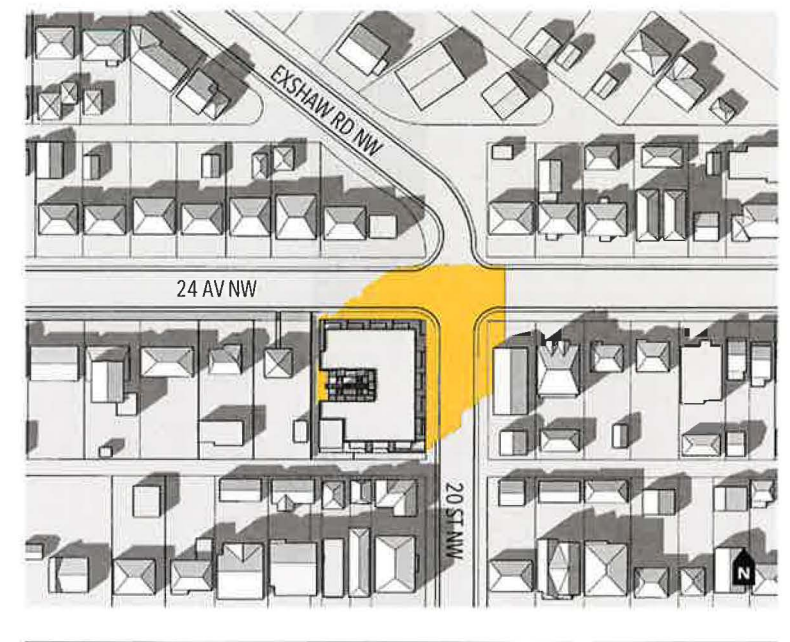
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



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

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.

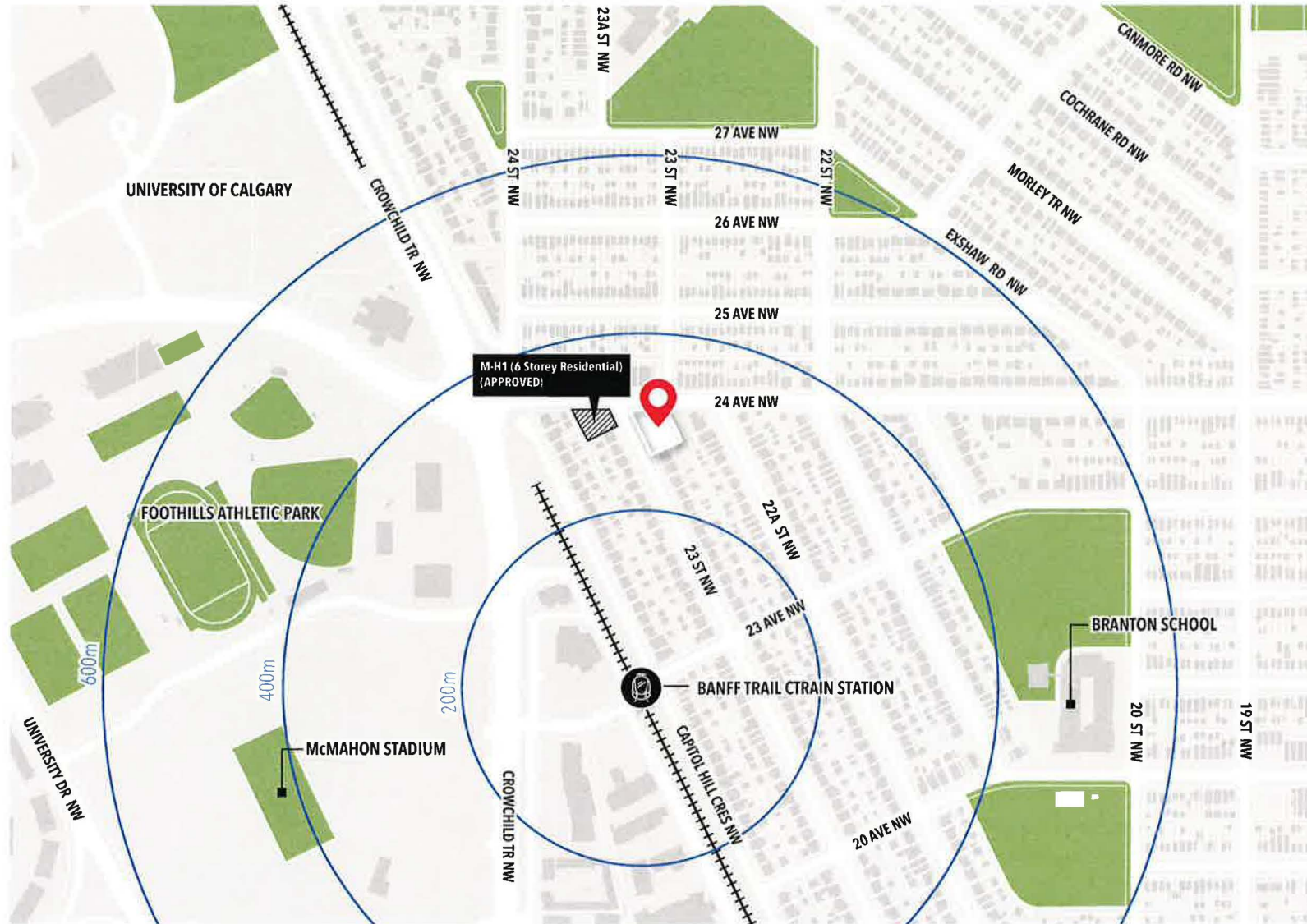
LOC2019-0079

2460, 2464, 2468 - 23 ST NW

Prepared on Behalf of
Eagle Crest Construction



LOC2019-0079 - Site Context



AERIAL

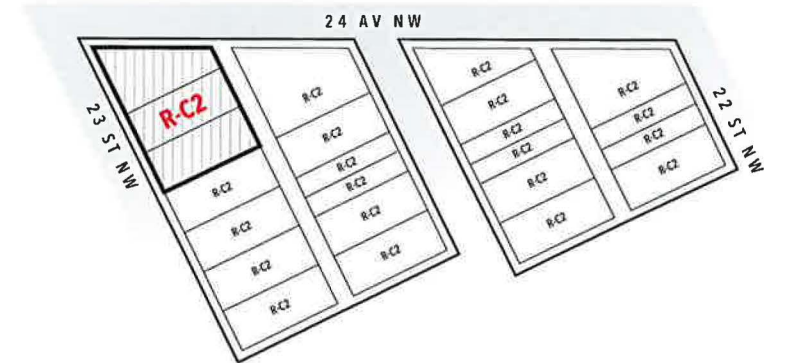


24 AV NE (LOOKING SOUTH)

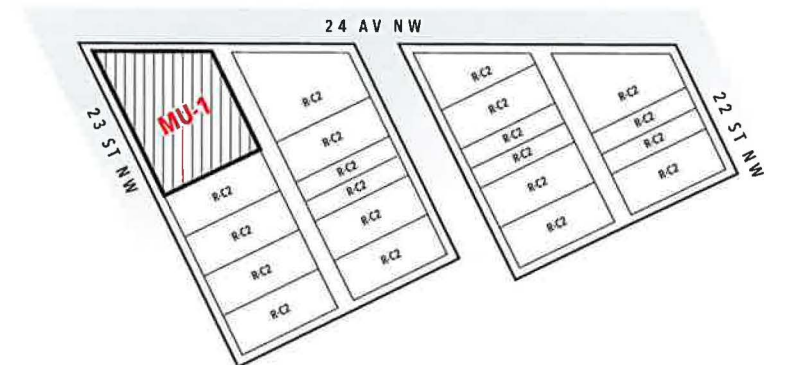
LOC2019-0079 - Planning & Development Application



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



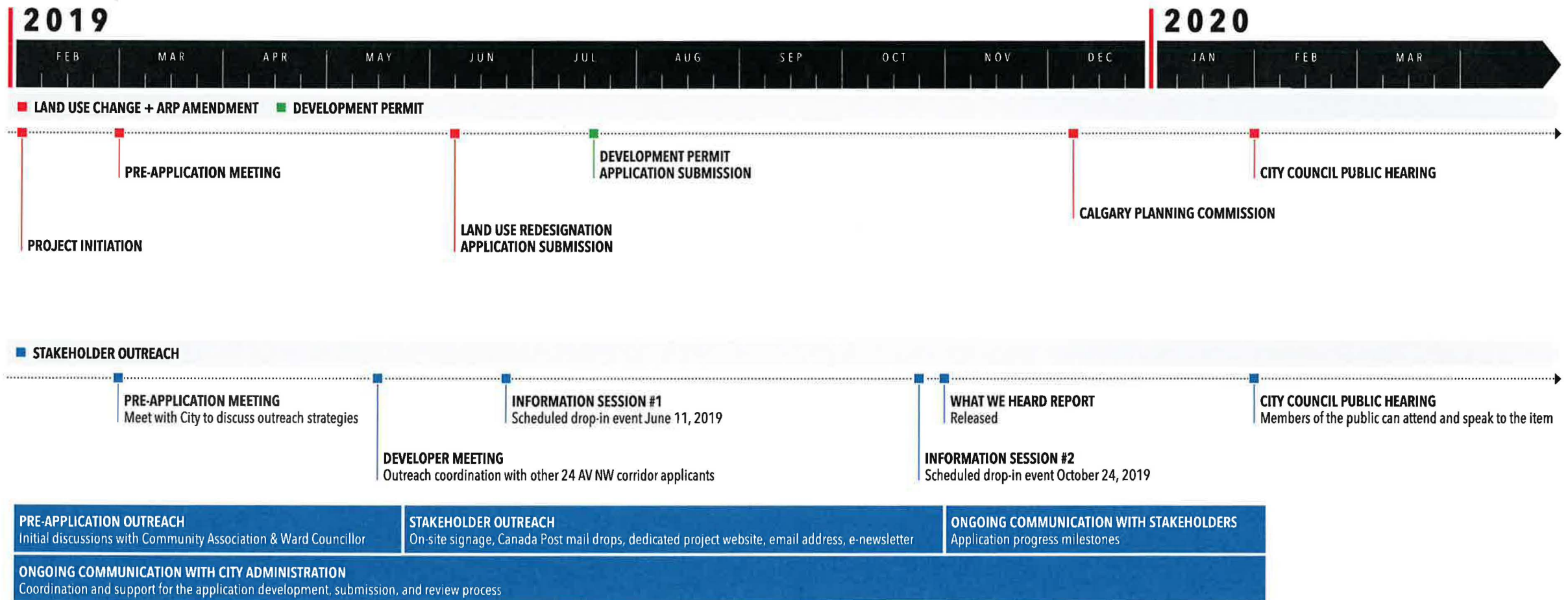
LOC2019-0079 - Key Visuals



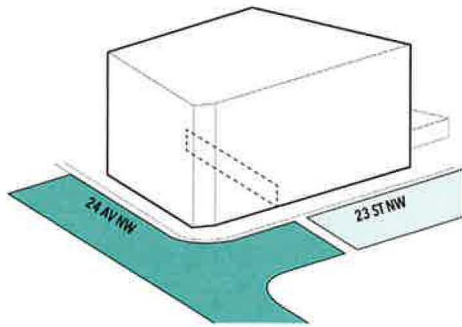
LOC2019-0079 - Key Visuals



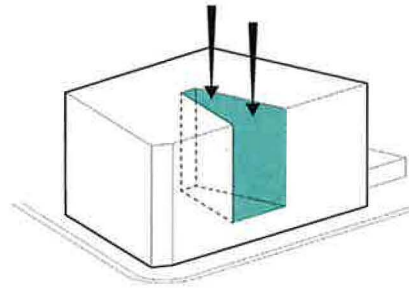
LOC2019-0079 - Supplemental Information



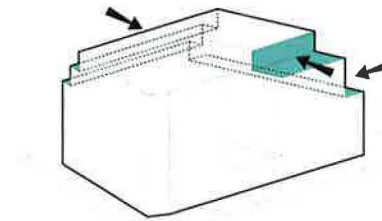
LOC2019-0079 - Supplemental Information



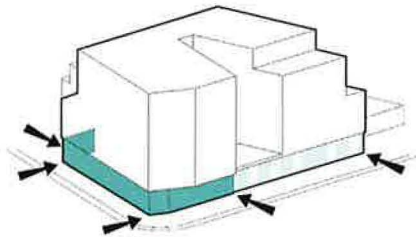
1
PARTITION THE BUILDING MASS VIA MAIN STREET PUBLIC REALM AND CONTEXT SENSITIVE RESIDENTIAL



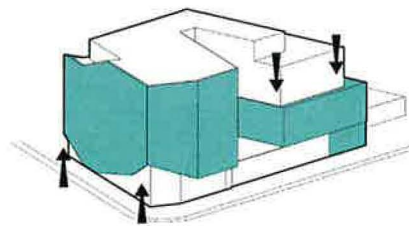
2
CARVE OUT COURTYARD AMENITY SPACE FOR BUILDING RESIDENTS



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-STOUREYS TO 3-STOUREYS AND EMPHASIZE PRIMARY COMMERCIAL CORNERS



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

LOC2019-0079 - Supplemental Information

SITE AREA

1,718m²
18,492 ft²

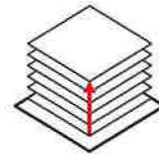
0.17 ha
0.42 ac



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

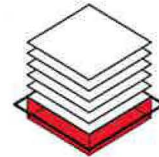


ON-SITE PARKING

±72
Total Stalls

±4
At-grade Stalls

±68
Underground Parkade Stalls

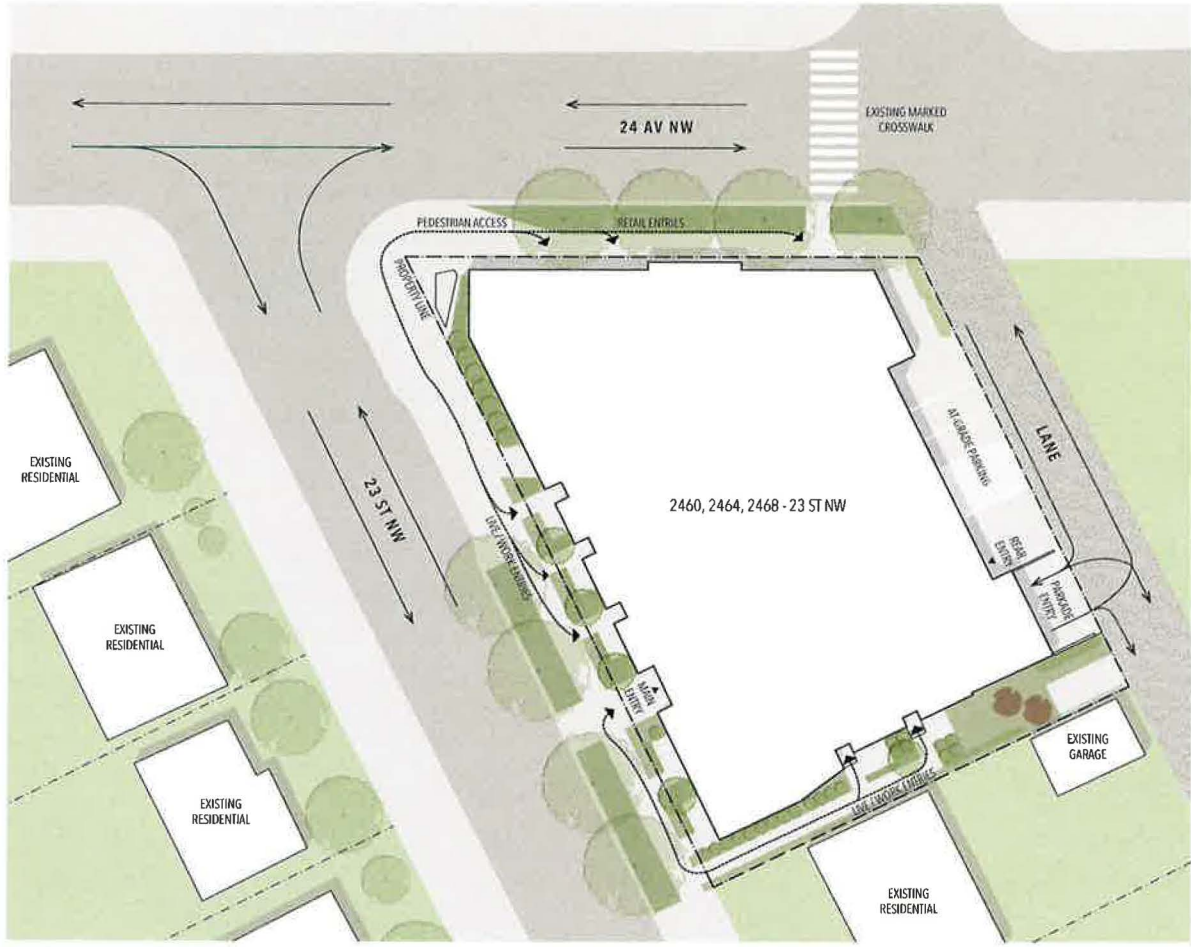


RETAIL SPACE

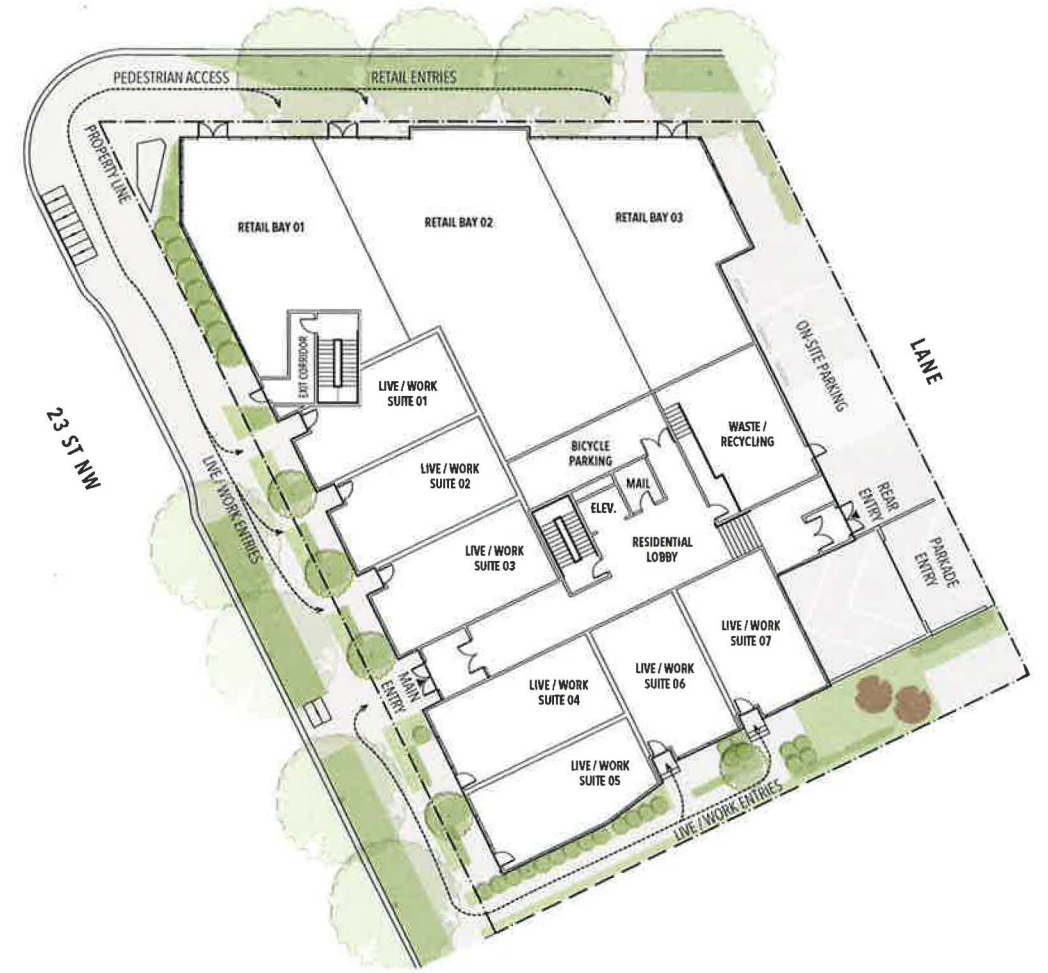
490m²
Net Commercial Floor Area (5,272 ft²)



LOC2019-0079 - Supplemental Information



SITE ACCESS

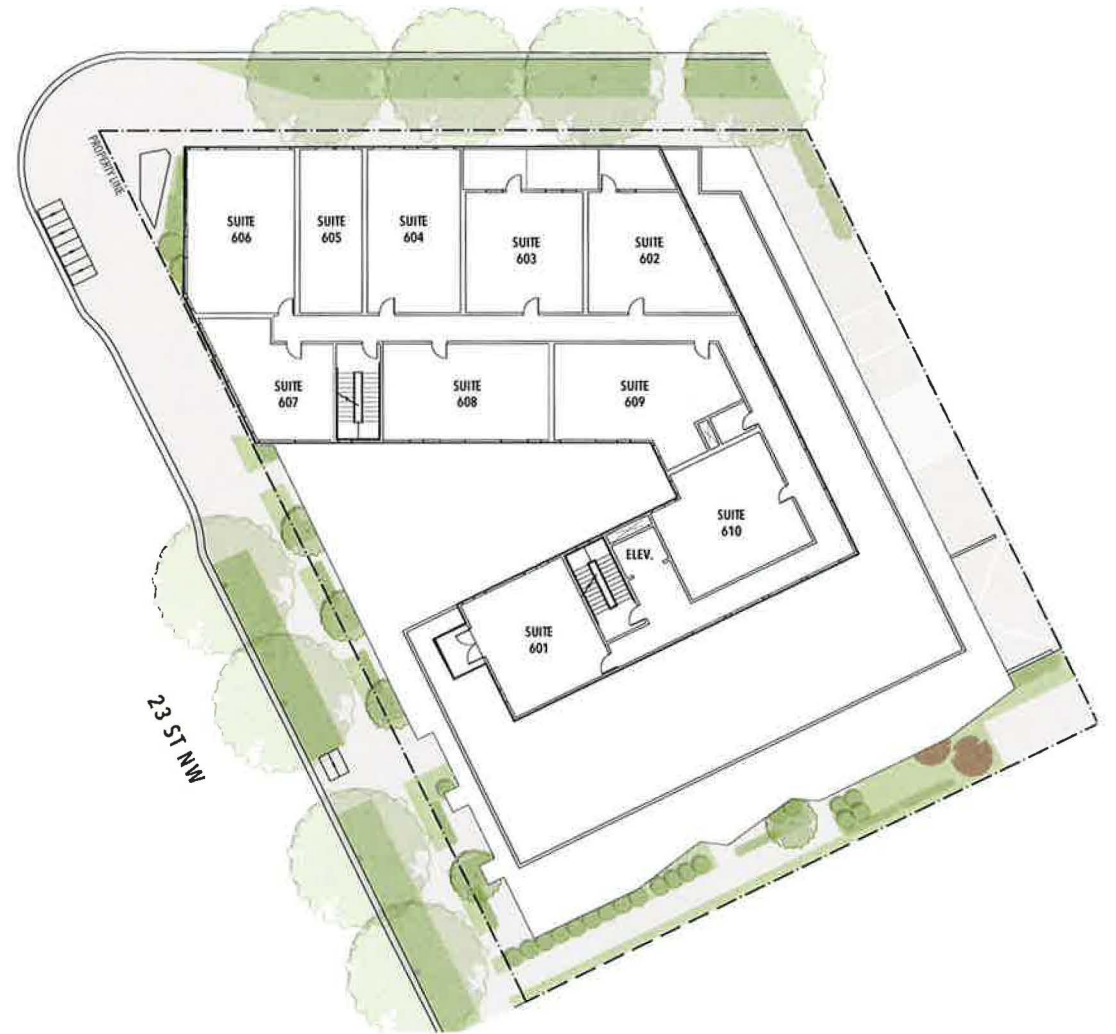


MAIN FLOOR PLAN

LOC2019-0079 - Supplemental Information



SECOND TO FIFTH FLOOR PLAN

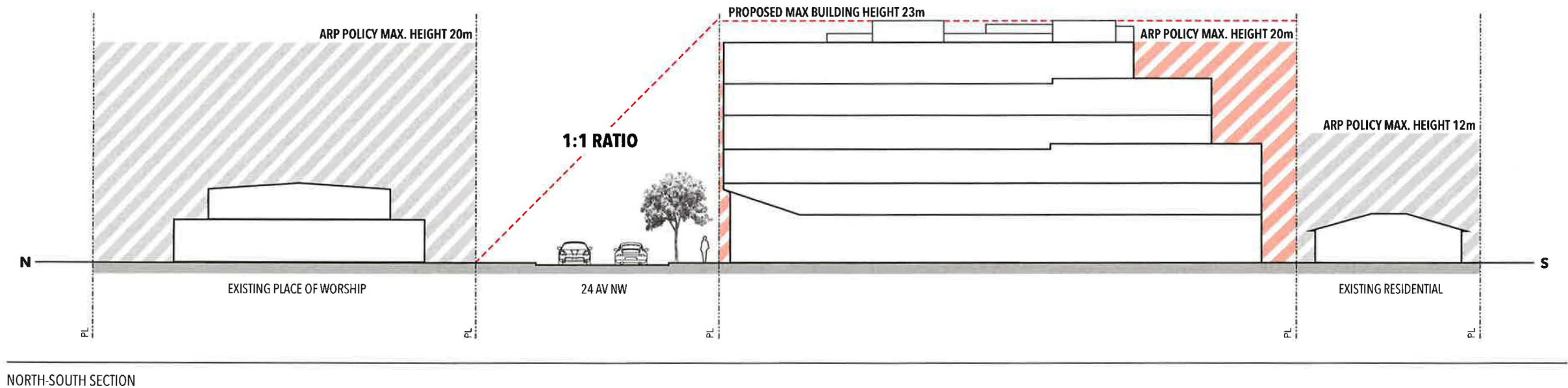


SIXTH FLOOR PLAN

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

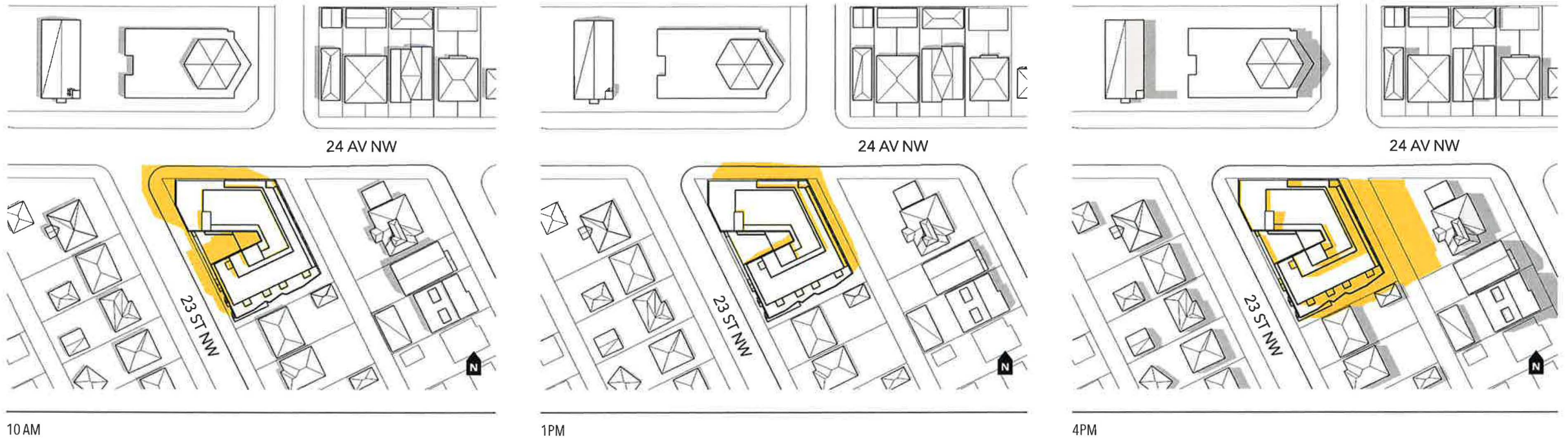


NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be 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



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.

