

# Calgary City Council Public Hearing

Item 8.1.3  
LOC2019-0173  
256, 260, 264 - 19 AV NE

Prepared on Behalf of  
Eagle Crest Construction





**SURROUNDING AREA CONTEXT**



- CORNER PARCEL
- LANE ACCESS
- WITHIN 400m OF TRANSIT
- WITHIN 600m OF PRIMARY TRANSIT
- ALONG A MAIN STREET
- BESIDE COMMERCIAL DEVELOPMENT
- ALONG A MAJOR ROAD
- ADJACENT TO PARKS/AMENITIES\*  
\*One block from parks/amenities

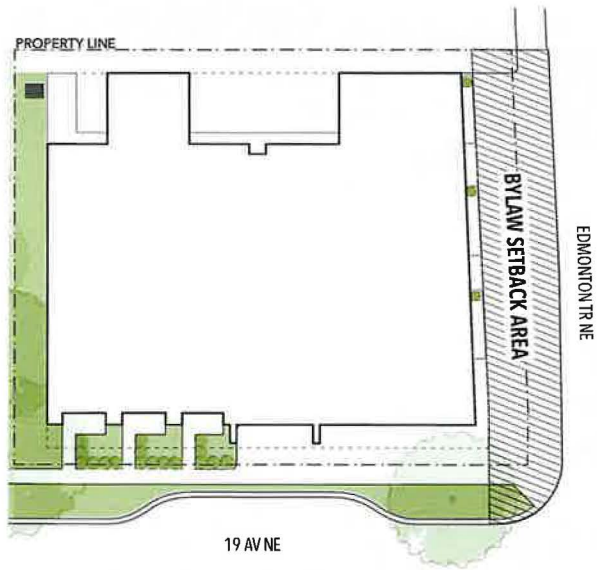
**CONCURRENT DEVELOPMENT PERMIT CONCEPT**





# STREETSCAPE ENHANCEMENTS

INITIAL PROPOSED LANDSCAPE CONCEPT



REVISED PROPOSED LANDSCAPE CONCEPT  
FOLLOWING THE BYLAW SETBACK REFORM NOTICE OF MOTION



-  ± 60% MORE SOFT LANDSCAPE AREA
-  7 ADDITIONAL STREET TREES
-  EXTRA SEATING OPTIONS
-  BIKE PARKING AREA

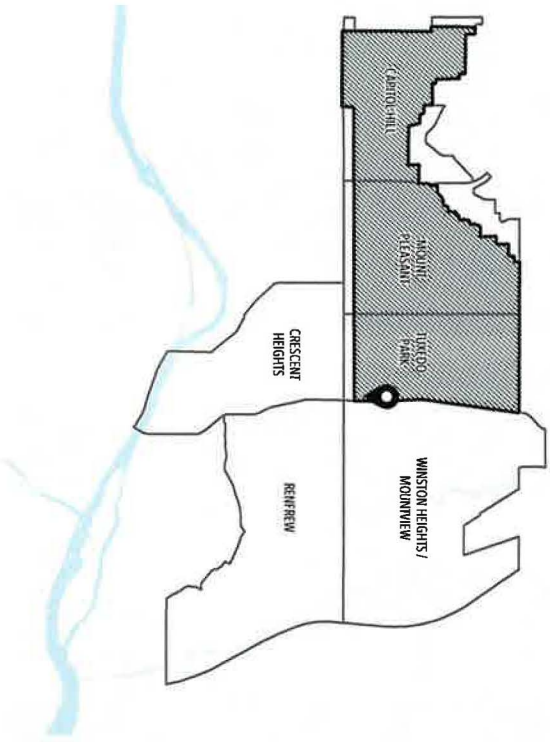
## APPLICANT-LED STAKEHOLDER OUTREACH



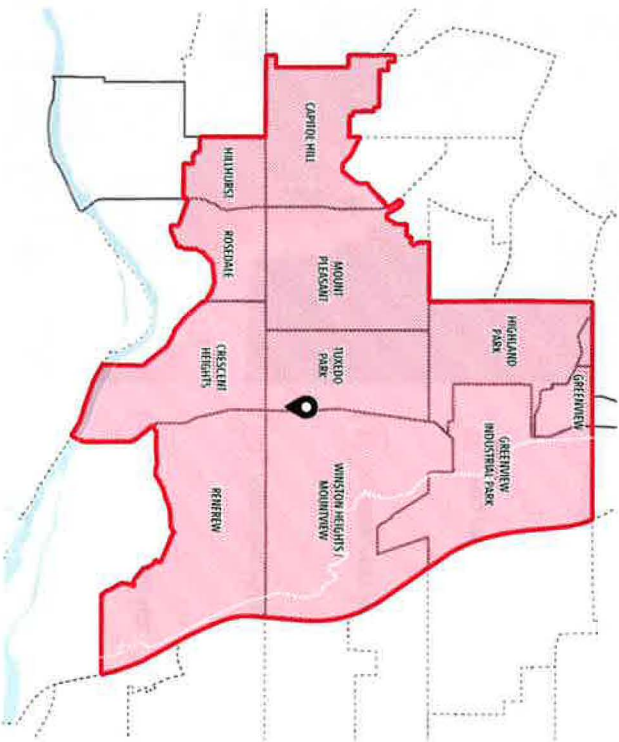
-  PROJECT WEBSITE & FEEDBACK FORM
-  ON-SITE SIGNAGE
-  HAND DELIVERED MAILERS
-  COMMUNITY NEWSLETTER ADVERTORIAL
-  PROJECT VOICE-MAIL & EMAIL ADDRESS
-  INFORMATION SESSION

**POLICY FRAMEWORK**

NORTH HILL AREA REDEVELOPMENT PLAN



NORTH HILL COMMUNITIES LOCAL AREA PLAN (PROPOSED)



# Supplemental Slides



**STREETSCAPE ENHANCEMENTS**

INITIAL PROPOSED LANDSCAPE CONCEPT



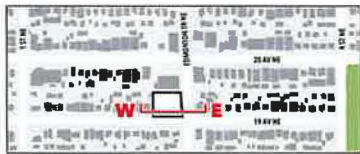
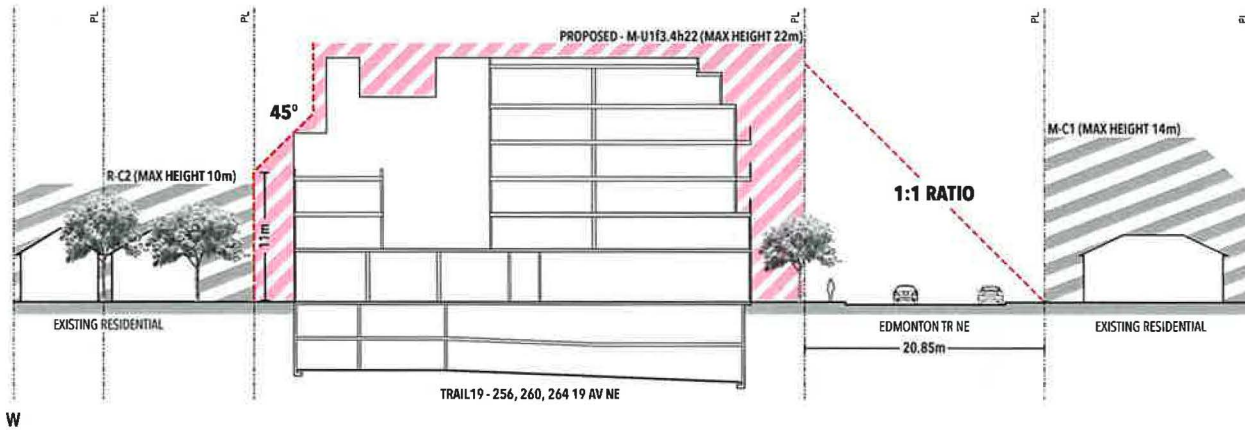
REVISED PROPOSED LANDSCAPE CONCEPT  
FOLLOWING THE BYLAW SETBACK REFORM NOTICE OF MOTION



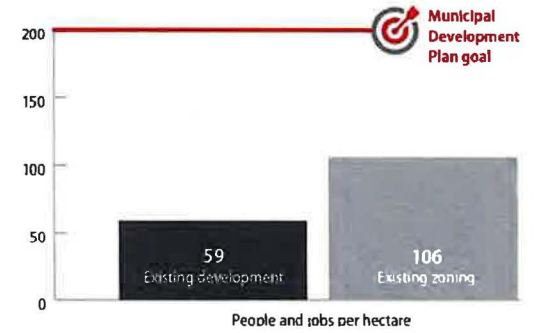


**EDMONTON TR NE MAIN STREET DEVELOPMENT**

**STREET PROPORTION STUDY**

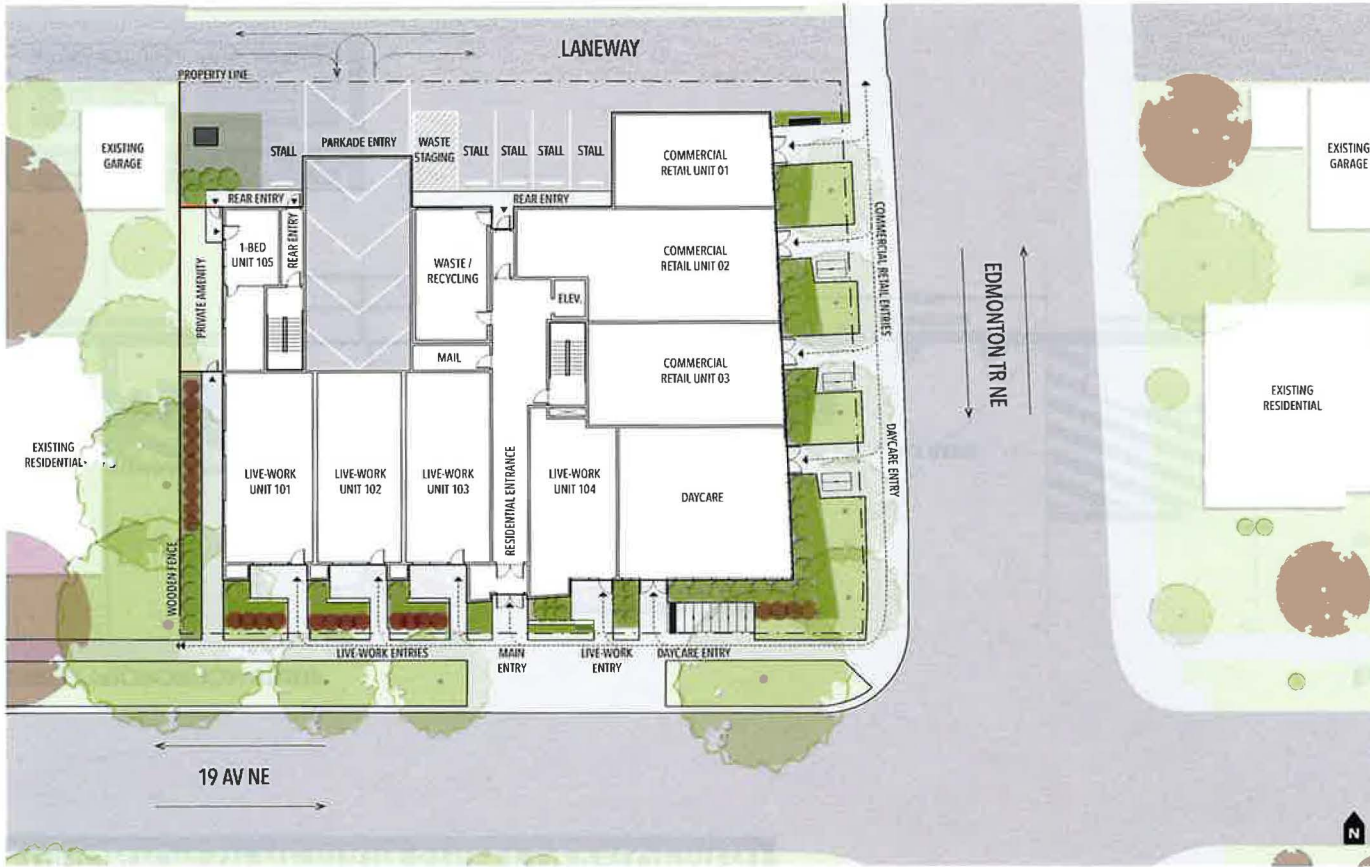


**BALANCING INTENSITY**



MAIN STREETS INITIATIVE WHAT WE'VE LEARNED (P.133)

**SITE PLAN**



**MIXED-USE COMPONENTS**

<b>±75</b> Dwelling Units	<b>±4</b> Commercial Retail Units (±4,390 ft <sup>2</sup> )
<b>±4</b> Live-Work Units	



**BUILT FORM**

<b>22m</b> Max. Building Height	<b>3.4</b> Max. FAR
<b>6</b> Storeys	

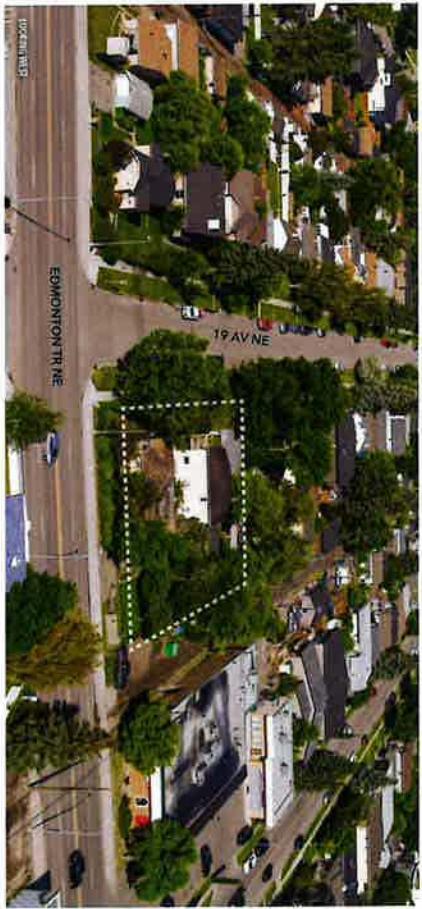


**PARKING**

<b>±67</b> Parking Stalls (at-grade + underground)	<b>±66</b> Required Parking Stalls (per Land Use Bylaw)
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**SITE PHOTOS**





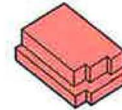
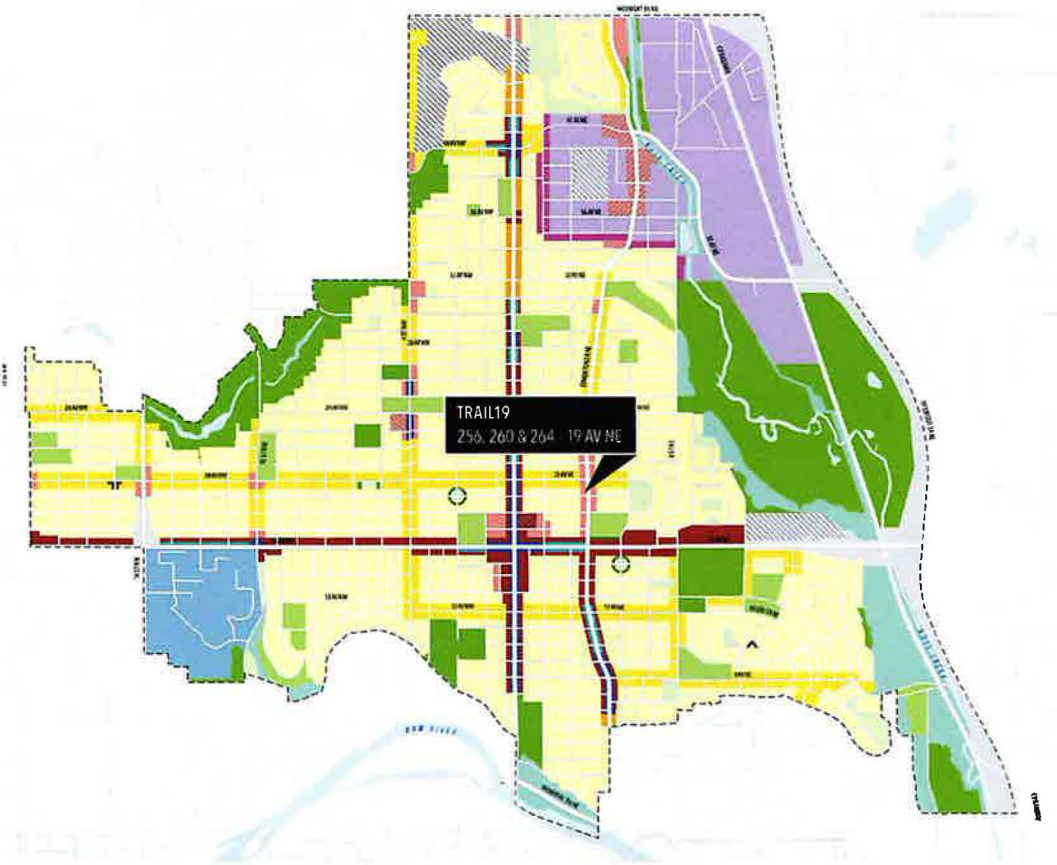
**20 AV / NE COMMERCIAL NODE**



**SLIDE 12**



**PROPOSED NORTH HILL COMMUNITIES LOCAL AREA PLAN - URBAN FORM**



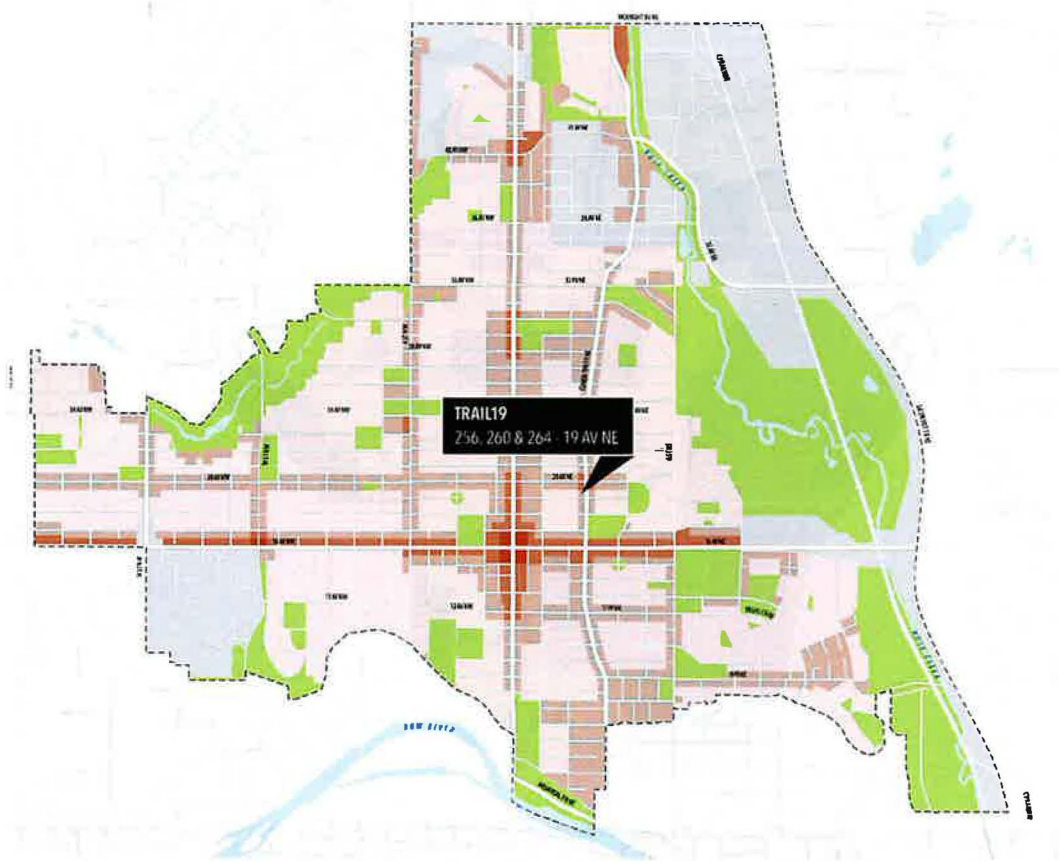
**NEIGHBOURHOOD COMMERCIAL MINOR\***

Neighbourhood Commercial Minor areas are characterized by moderate concentrations of shops and services, varied destinations and uses that accommodate a gathering of people, some transit service and infrastructure, and moderate pedestrian movement along the street.

\* Section 2.2, p. 23, North Hill Communities Local Area Plan (Draft)



PROPOSED NORTH HILL COMMUNITIES LOCAL AREA PLAN - HEIGHT



LOW SCALE (UP TO 6 STOREYS)\*

Low scale areas accommodate buildings of **six storeys or less** with building footprints that are generally larger than those in Limited scale areas. Typical building forms in this category include apartments, stacked townhouses, **vertical mixed-use buildings**, office, and larger industrial buildings. Many of the Main Streets, corridors and Activity Centres include this scale.

\*Section 2.4, p. 28, North Hill Communities Local Area Plan (Draft)



SUN-SHADOW STUDIES - SPRING/FALL

MARCH 21 & SEPTEMBER 21

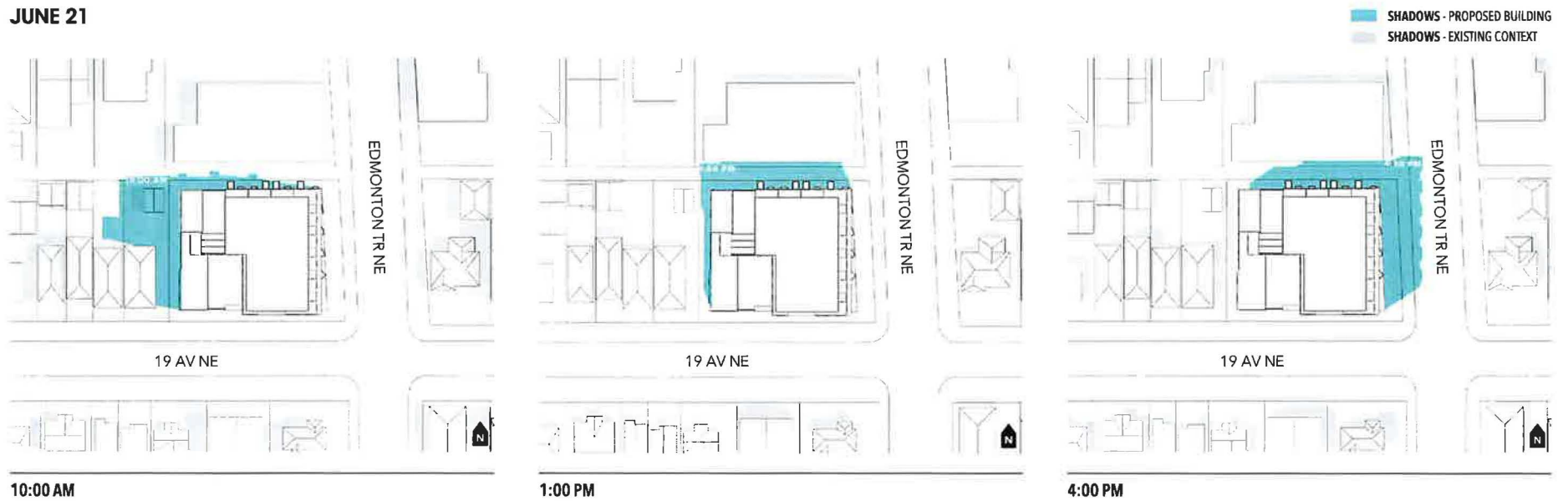


NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships.

ADDITIONAL NOTE: 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 (10am, 1pm, and 4pm on equinox and solstices) are based on established City of Calgary requirements.

SUN-SHADOW STUDIES - SUMMER

JUNE 21

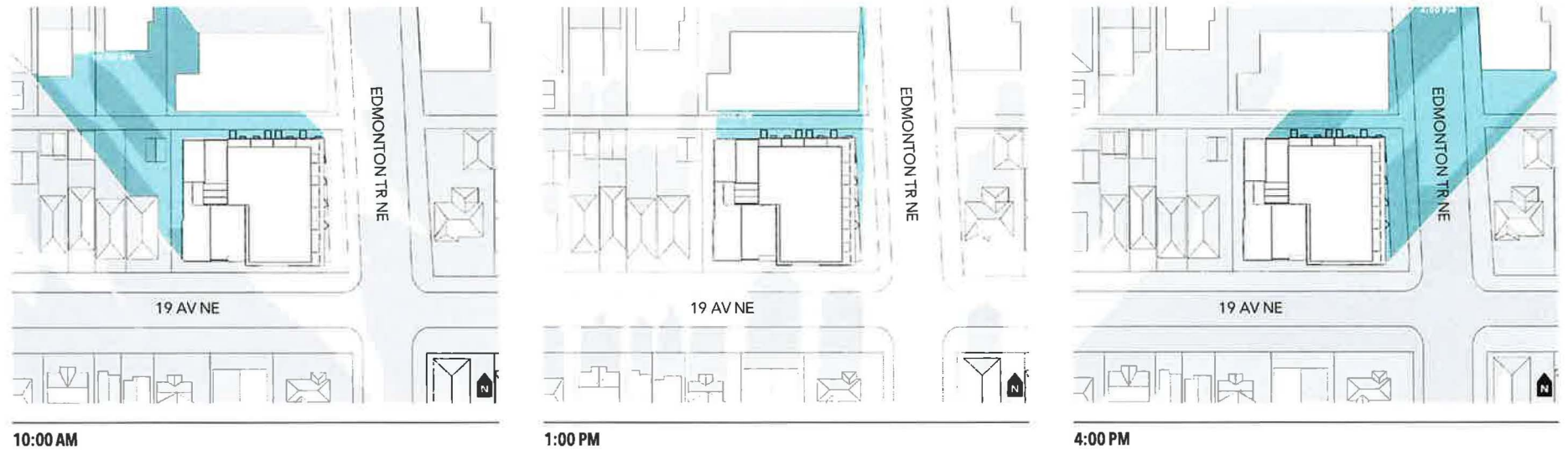


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SUN-SHADOW STUDIES - WINTER

DECEMBER 21



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