

# CPC SLIDE DECK

Item 7.2.4  
LOC2020-0023  
2318 15 ST SW

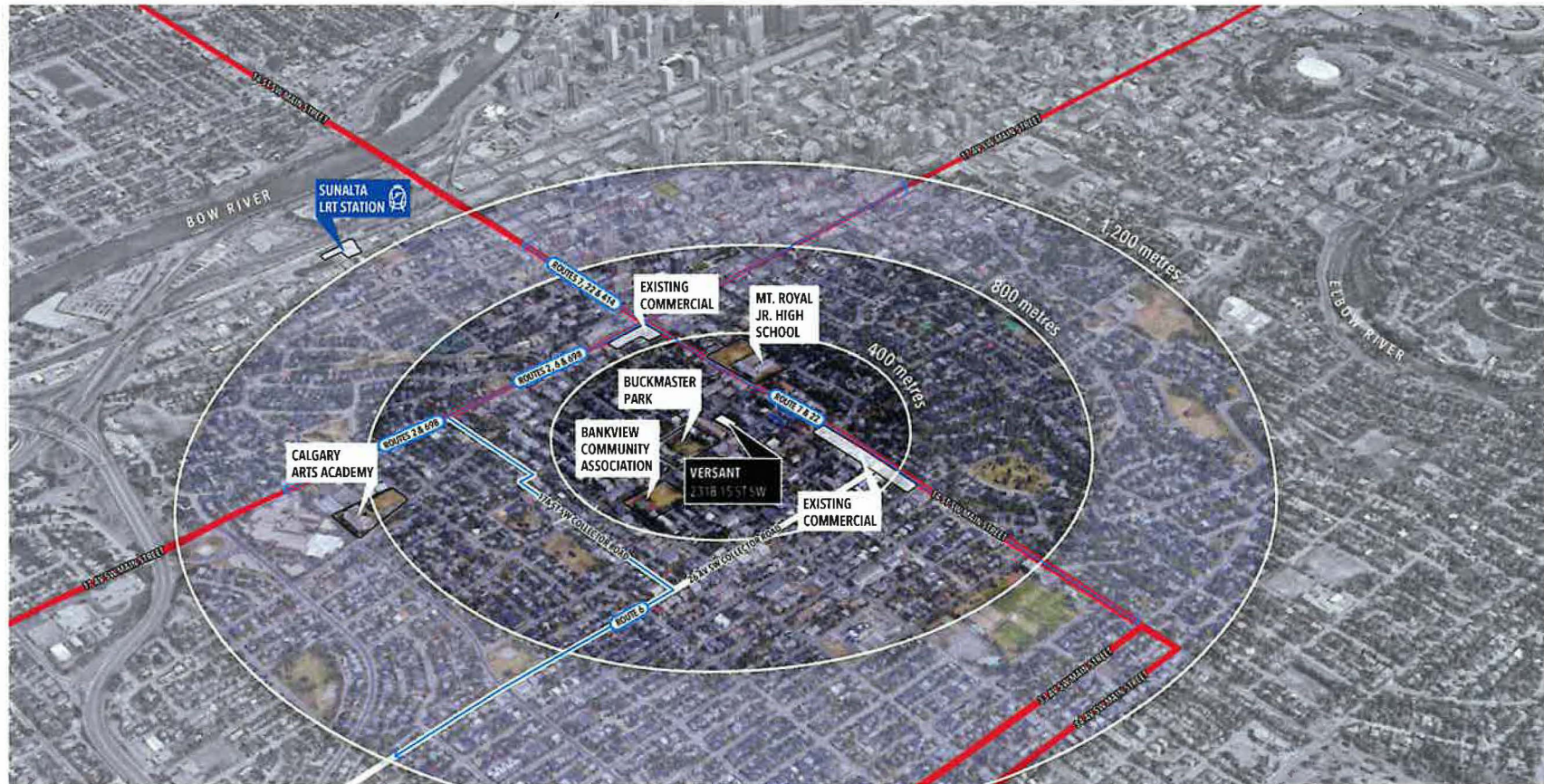
**Prepared on Behalf of**  
Eagle Crest Construction



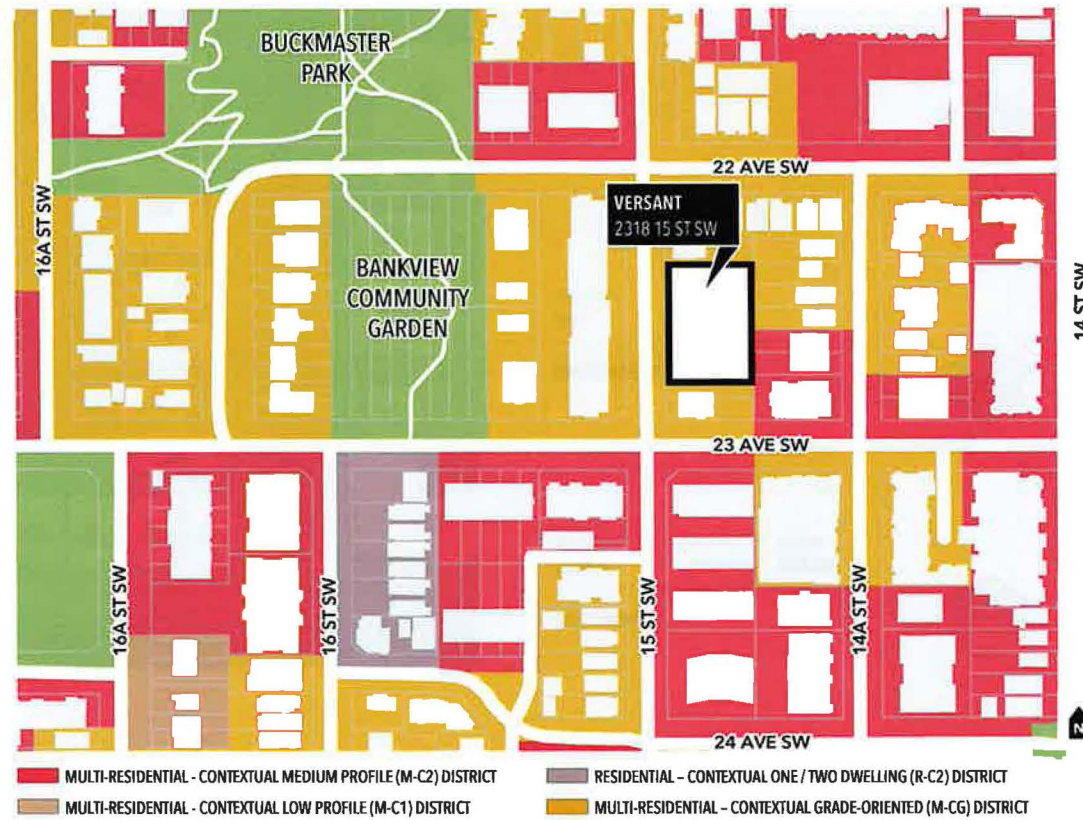
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER  
MAY 07 2020  
ITEM: 7.2.4. CPC2020-0456  
Distribution  
CITY CLERK'S DEPARTMENT

**SLIDE 2**

**SURROUNDING AREA CONTEXT**



LAND USE CONTEXT





## SITE PLAN + STATISTICS



### SITE AREA

1,764m<sup>2</sup>  
18,992 ft<sup>2</sup>

0.18 ha  
0.44 ac

### DWELLING UNITS

±66  
Total Units



### BUILDING HEIGHT

16m  
Maximum Height

5  
Storeys



### ON-SITE PARKING

±67  
Bylaw Required Stalls

±68  
Provided Stalls (underground)



### BUILDING INTENSITY

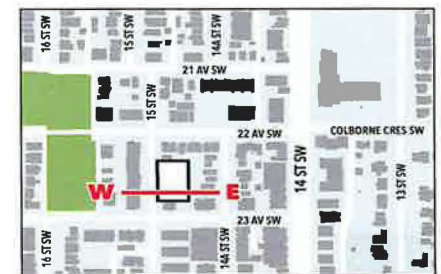
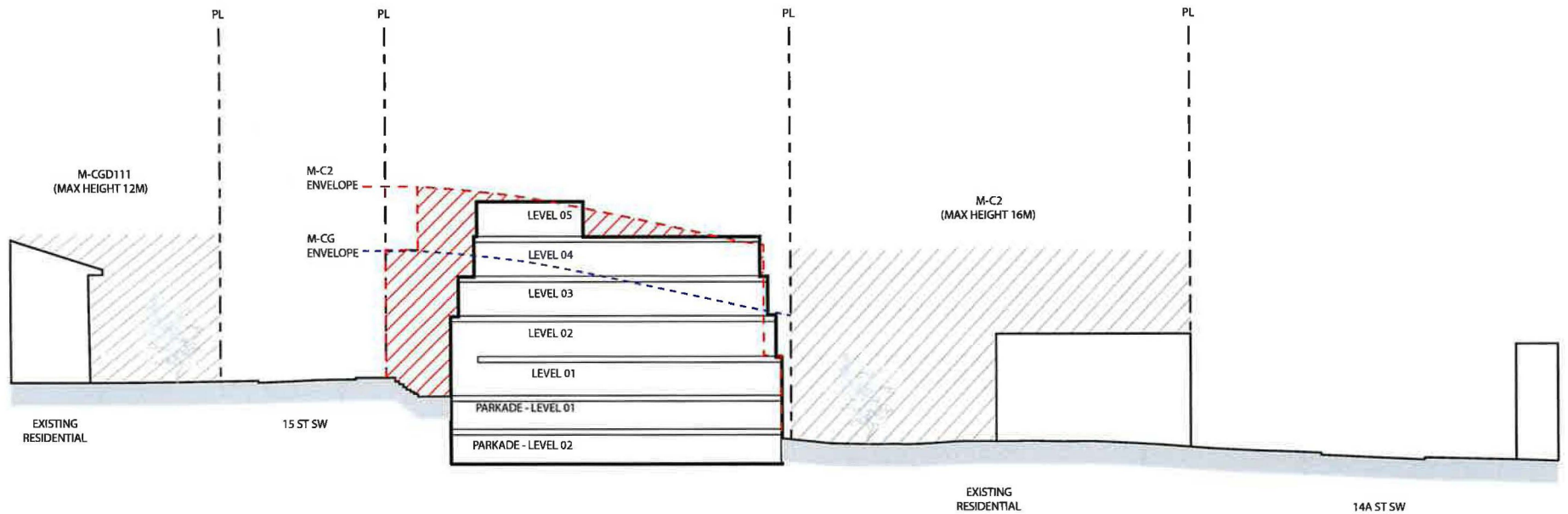
2.5  
Maximum Floor Area Ratio

±4,410m<sup>2</sup>  
Maximum Gross Floor Area  
(±62,416 ft<sup>2</sup>)



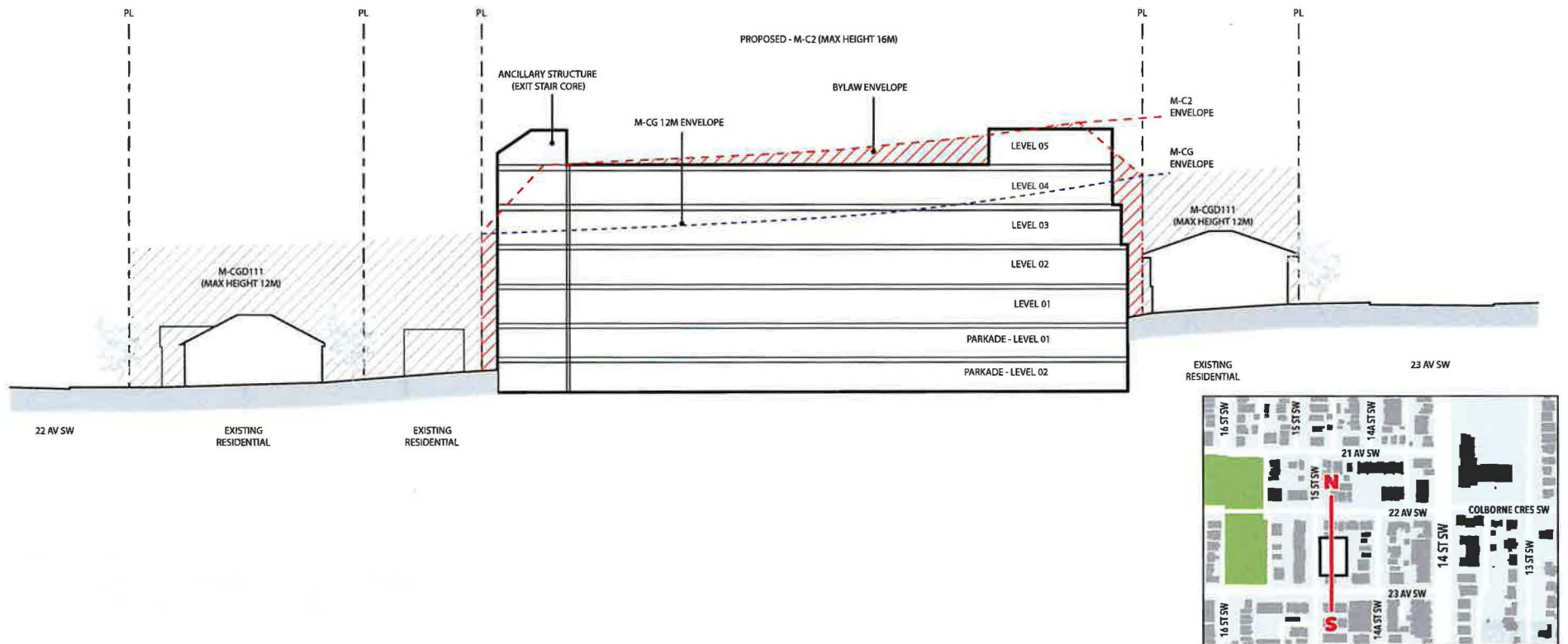
# STREET PROPORTION STUDY

EAST - WEST SECTION (FACING NORTH)



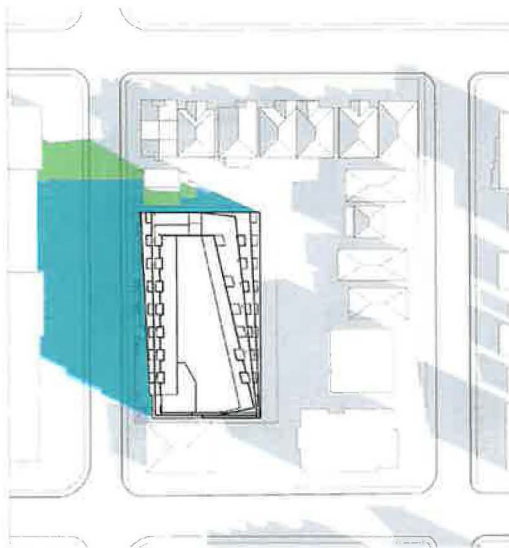
# STREET PROPORTION STUDY

NORTH - SOUTH SECTION (FACING EAST)

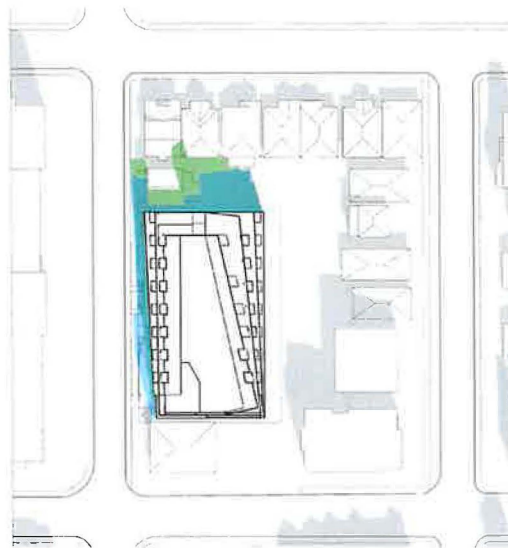


SHADOW STUDIES - SPRING/FALL

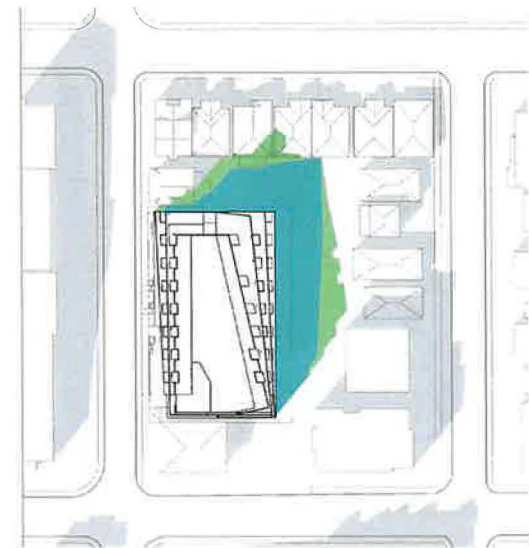
MARCH/SEPTEMBER 21



10:00 AM



1:00 PM



4:00 PM

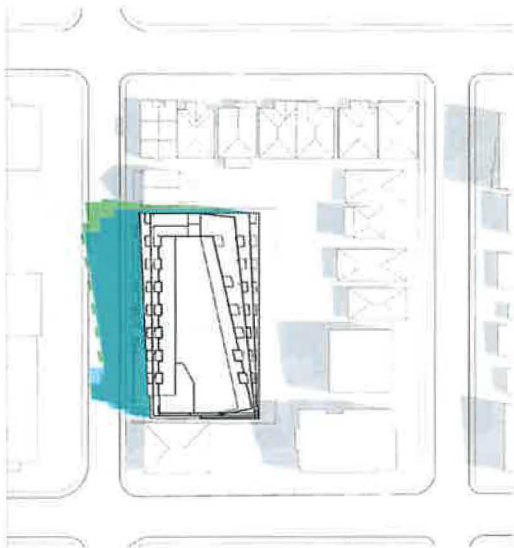
PROPOSED DESIGN (M-C2)

CURRENT ZONING (M-CG)

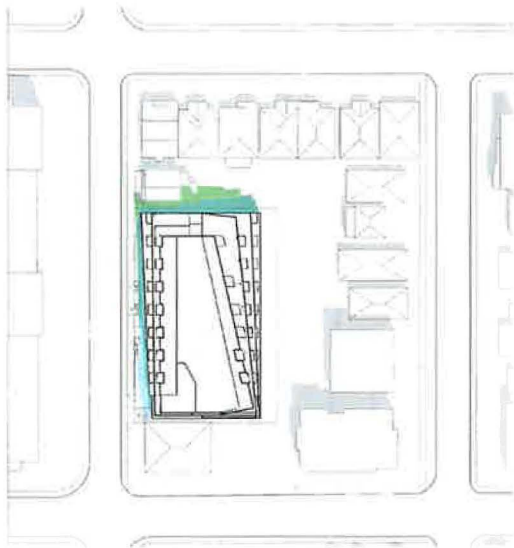
EXISTING CONTEXT

SHADOW STUDIES - SUMMER

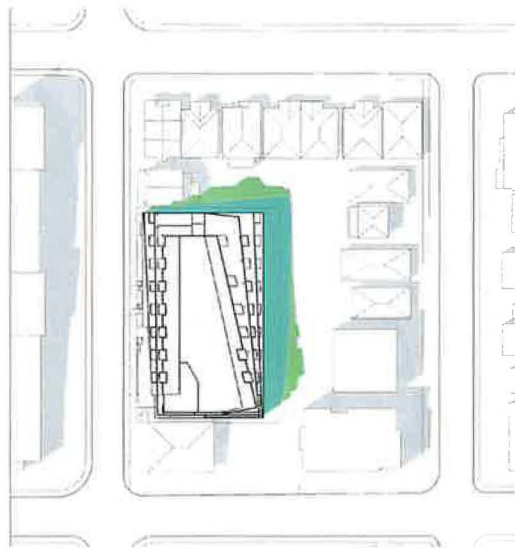
JUNE 21



10:00 AM



1:00 PM



4:00 PM

PROPOSED DESIGN (M-C2)

CURRENT ZONING (M-CG)

EXISTING CONTEXT



SHADOW STUDIES - WINTER

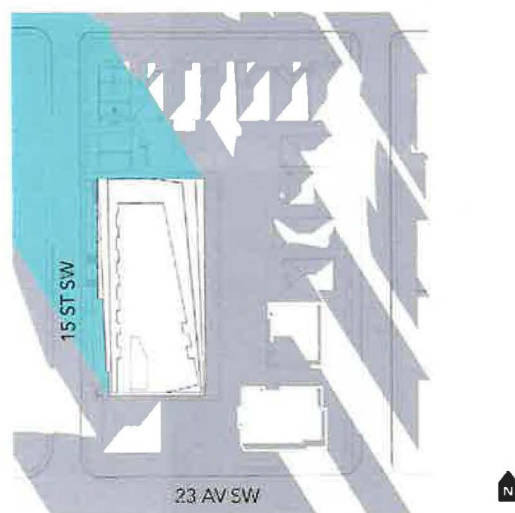


FIG.3.2.7 10:00 AM

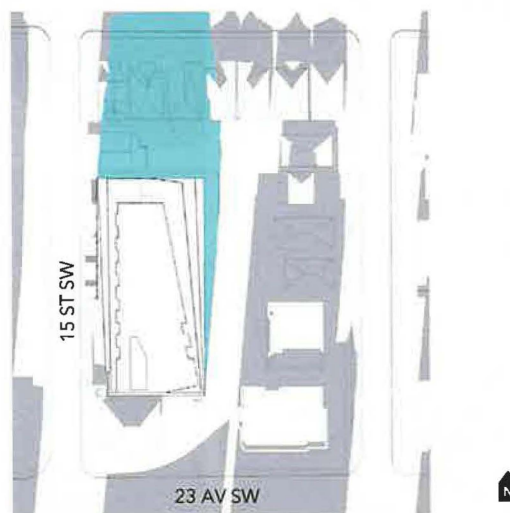


FIG.3.2.8 1:00 PM

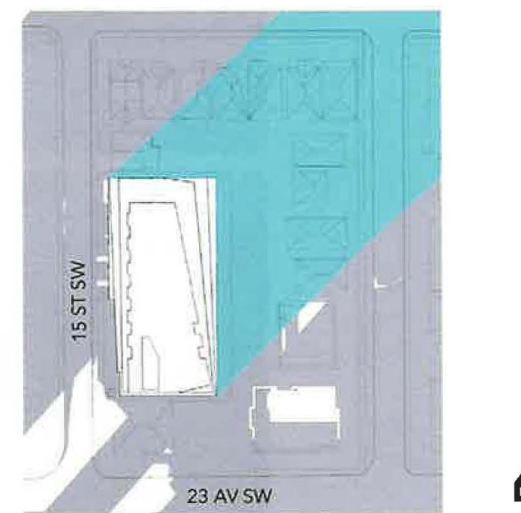


FIG.3.2.9 4:00 PM

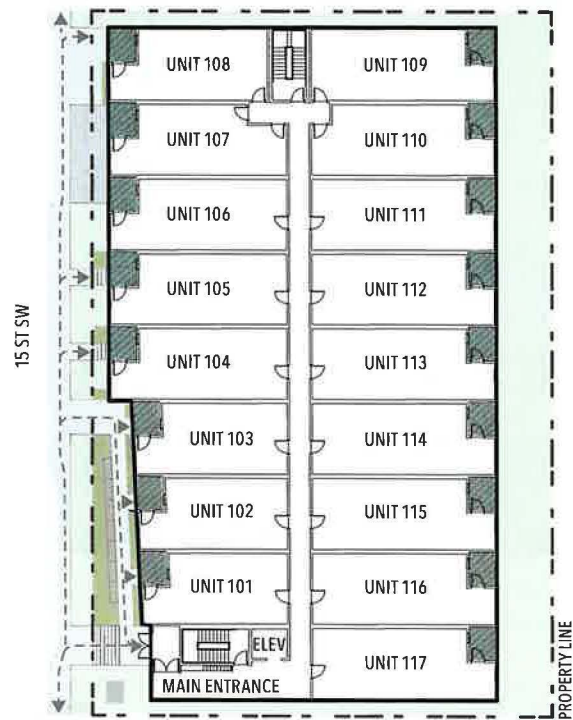
SHADOWS - PROPOSED BUILDING  
SHADOWS - EXISTING CONTEXT

EXISTING HOUSING STOCK

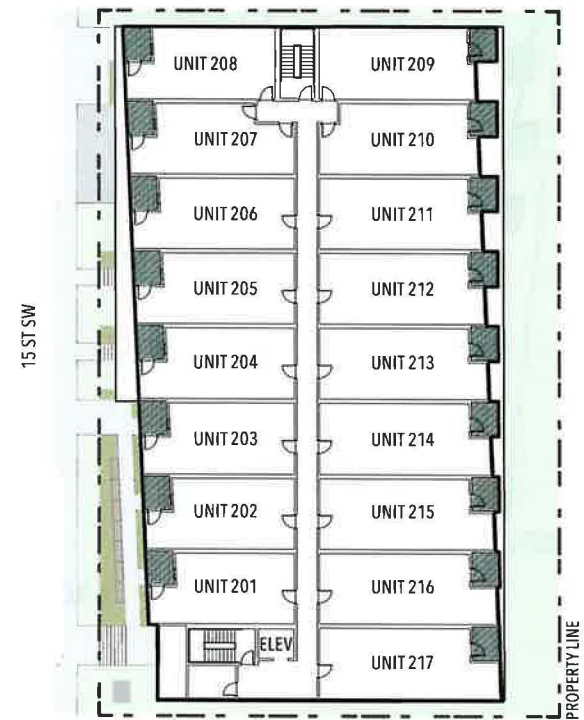


FLOOR PLAN

LEVEL 1



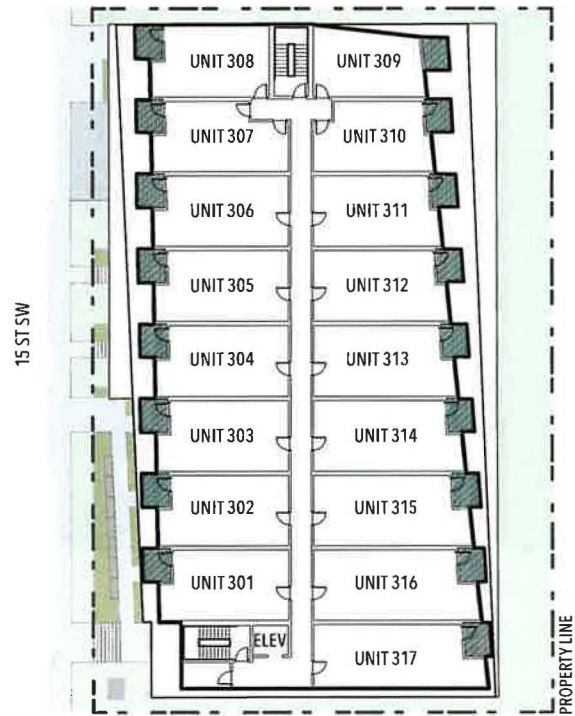
LEVEL 2



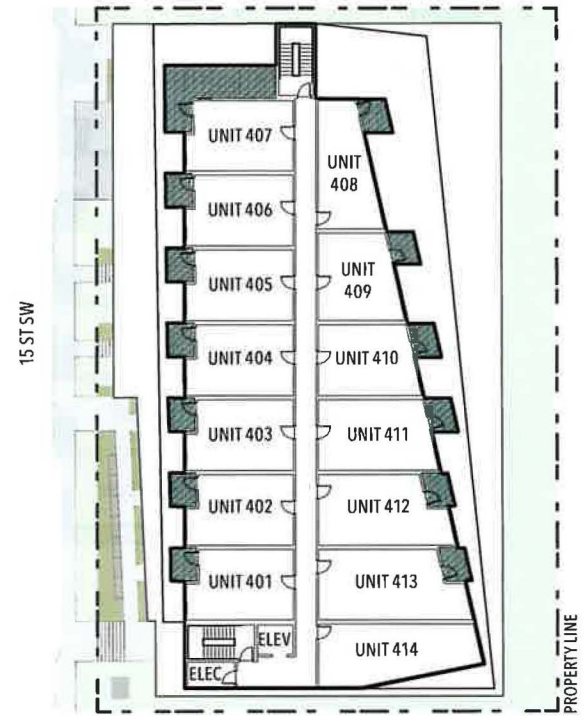
## FLOOR PLAN

SLIDE 12

LEVEL 3



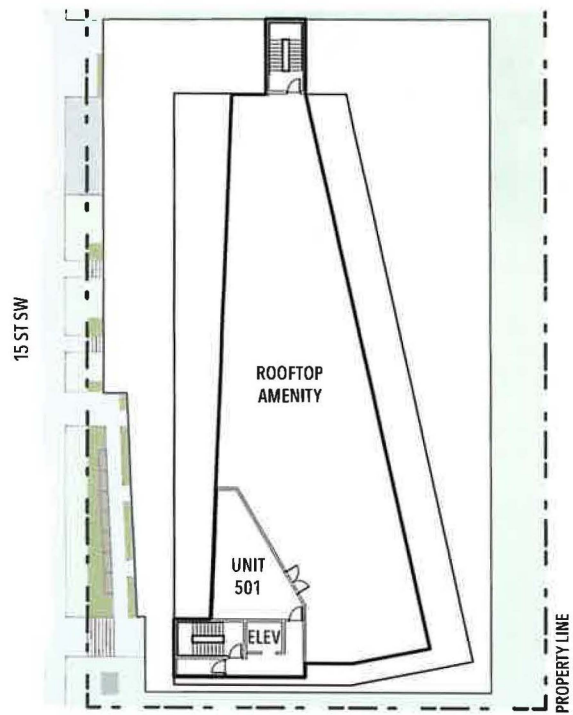
LEVEL 4





FLOOR PLAN

LEVEL 5



interface along 15 ST SW, looking northeast  
\* Project visualizations are conceptual in nature

SLIDE 14









Interface along 15 ST SW, looking southeast  
\* Project visualizations are conceptual in nature

