# Calgary City Council Public Hearing

ltem 8.1.13 LOC2020-0008, CPC2020-0604 Ensemble, 3711 - 15 ST SW

**Prepared on Behalf of** Falcon Real Estate Holdings Ltd. (Eagle Crest)



# FAAS

### **AREA CONTEXT**









WITHIN 400m OF PRIMARY TRANSIT NETWORK



CLOSE TO MAIN STREETS



COMMERCIAL + MULTI-RESIDENTIAL DEVELOPMENT CONTEXT



PROXIMITY TO HIGHER ORDER ROADS



NEAR PARKS/AMENITIES



PRIMARY TRANSIT NETWORK
BUS ROUTE
CYCLE INFRASTRUCTURE



### FORM BASED APPROACH









### **DEVELOPMENT PERMIT (DP2020-0704) VISUALIZATION**



### PARKING STUDY/TDM PROGRAM

### **Peak On-Street Parking Demand**

(Nov 16, 2019 @ 9pm)



### **On-Street Parking Demand**



**Peak Hour On-Street Parking Stall Surplus** 

**On-Site Vehicle Stalls Provided** 

**On-Site Bicycle Stalls Provided** 

### **Transportation Demand Management** (TDM) Strategies









DP2020-0704

### **SLIDE 5**

UNBUNDLED VEHICLE PARKING FROM DWELLING UNITS

\$3,500/UNIT ACTIVE TRANSPORTATION CREDIT FOR DWELLING UNITS WITHOUT A PARKING STALL

CLASS 1 BIKE PARKING EXCEEDS BYLAW AT 1.0 STALL/UNIT

POOLED E-BIKES PROVIDED FOR TENANT USE

**ON-SITE BICYCLE REPAIR STATION** 

FINAL DETAILS TO BE CONFIRMED AS CONDITION OF

### **APPLICANT-LED STAKEHOLDER OUTREACH**



# **Supplemental Slides**









### MAIN STREETS REDESIGNATIONS (PROPOSED, 2018)









#### **1** UTILITY RIGHT OF WAY (URW) BISECTS BUILDING MASS TO CREATE PEDESTRIAN CORRIDOR BETWEEN

THE TWO BUILDINGS



2 CARVE AWAY BUILDING MASS TO RESPOND TO NEIGHBOURING CONTEXT AND URW



PROJECT UNIT BALCONIES TO ACTIVATE STREET AND PEDESTRIAN CORRIDOR

4



#### 5

PROVIDE VISUAL CONNECTION TO THE STREET WITH DYNAMIC ARCHITECTURE AT CORNERS AND PEDESTRIAN ACCESS







#### 3

RECESS BUILDING MASS TO CREATE ARCHITECTURAL INTEREST AND SPACE FOR LANDSCAPING



SOFTEN PUBLIC AND PRIVATE SPACES WITH LANDSCAPING AND FURTHER ARTICULATION



### **DEVELOPMENT PERMIT (DP2020-0704) VISUALIZATION**



### SITE PLAN + BY THE NUMBERS





#### BUILDING HEIGHT

5 17m Storeys Max Height

#### BUILDING INTENSITY

Maximum Floor Area Ratio

617m<sup>2</sup> Building Footprint (6,641 sq.ft.)

2,405m<sup>2</sup> Gross Floor Area (25,887 sq.ft.)

#### DWELLING UNITS

±31 Total Units ±15 1 Bed Units

±10 2 Bed Units **±6** 3 Bed Units

#### **ON-SITE** PARKING

Parking Stalls (11 in Underground Parkade)

Bike Stalls (At-Grade and in Underground Parkade)









Light Grey Concrete Sod in Boulevard Light Bollard Perennials Shrubs

**37 AV SW** 



8

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Trees



### **BLOCK PROPORTION STUDY: LOOKING WEST AT SITE FRONT YARD**







\*Diagrams are for illustrative purposes only.

### **BLOCK PROPORTION STUDY: LOOKING NORTH FROM 15 ST SOUTH OF SITE**



NOTE: A great street must be well-defined, both vertically and horizontally. Edges, including buildings, walls, and trees on a street usually define it vertically; the length of the spacing between these two edges defines it horizontally. Leading urban design best practice suggests 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.

### SLIDE 15



\*Diagrams are for illustrative purposes only.

### 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.

### **SLIDE 16**

SHADOWS - PROPOSED BUILDING

### **SUN-SHADOW STUDIES - SUMMER**

#### **JUNE 21**



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### **SUN-SHADOW STUDIES - WINTER**

#### **DECEMBER 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.