

Calgary City Council Public Hearing

Item 8.1.14

LOC2020-0007, CPC2020-0873

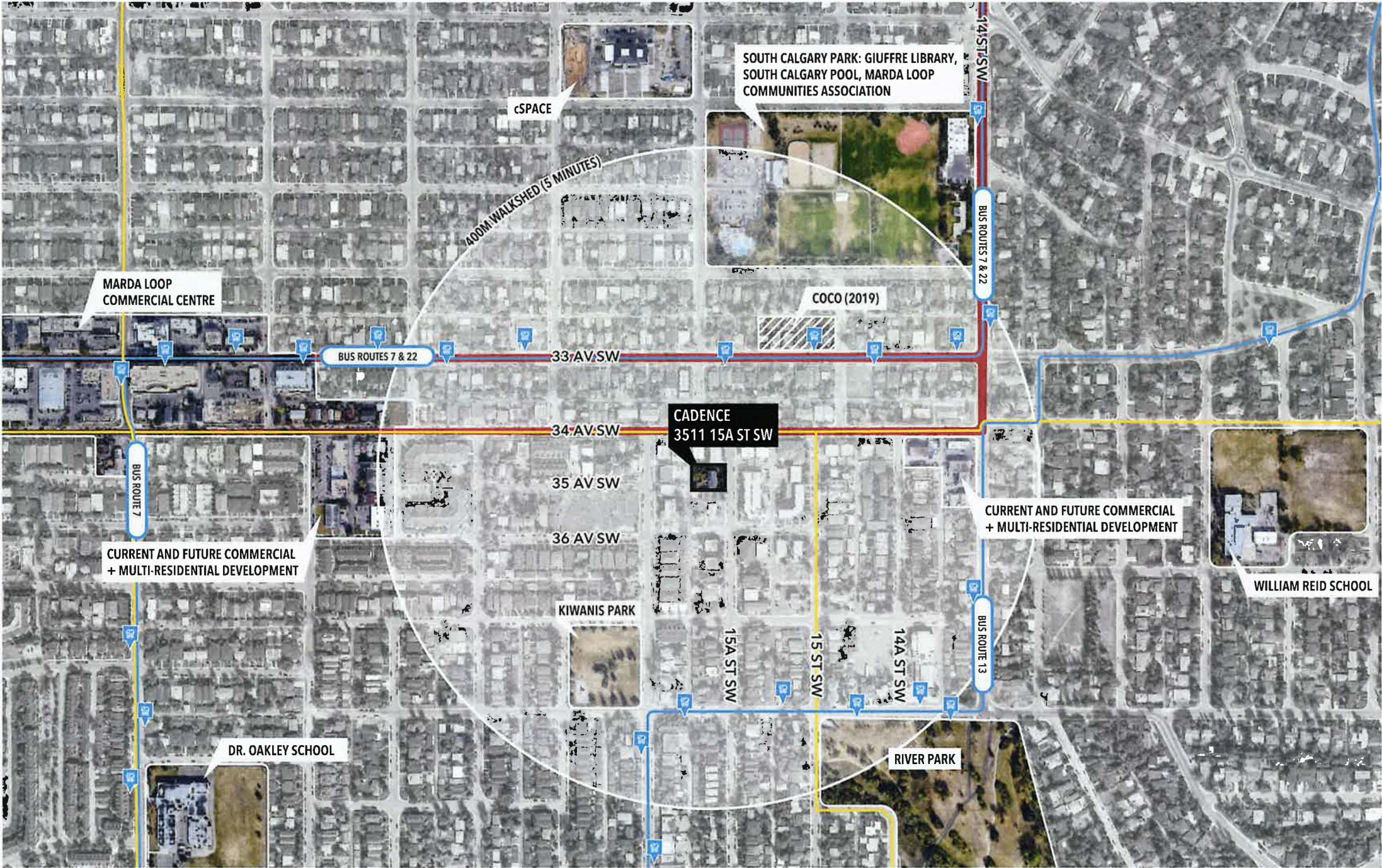
Cadence, 3511 - 15A ST SW

Prepared on Behalf of

Falcon Real Estate Holdings Ltd. (Eagle Crest)



AREA CONTEXT



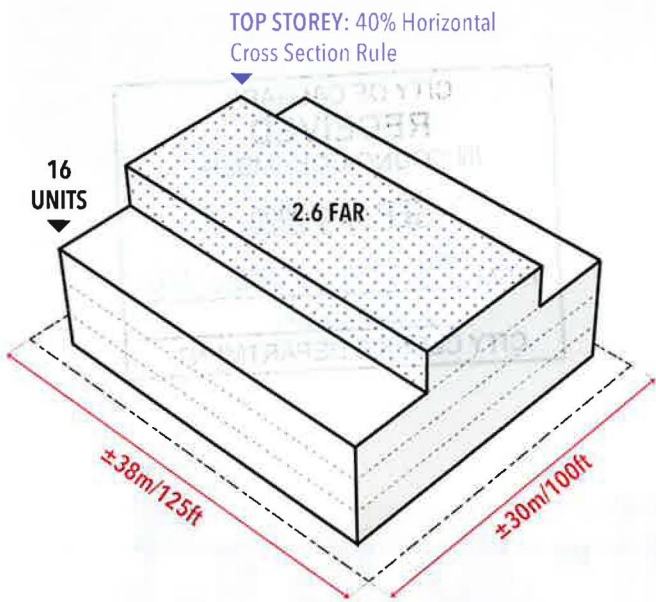
- ✓ LANE ACCESS
- ✓ WITHIN 200m OF PRIMARY TRANSIT NETWORK
- ✓ MAIN STREET ADJACENT (IN 33/34 AV SW MAIN STREET STUDY AREA)
- ✓ COMMERCIAL + MULTI-RESIDENTIAL DEVELOPMENT CONTEXT
- ✓ PROXIMITY TO HIGHER ORDER ROADS
- ✓ NEAR PARKS/AMENITIES

CONCURRENT DEVELOPMENT PERMIT (DP2020-0702) VISUALIZATION

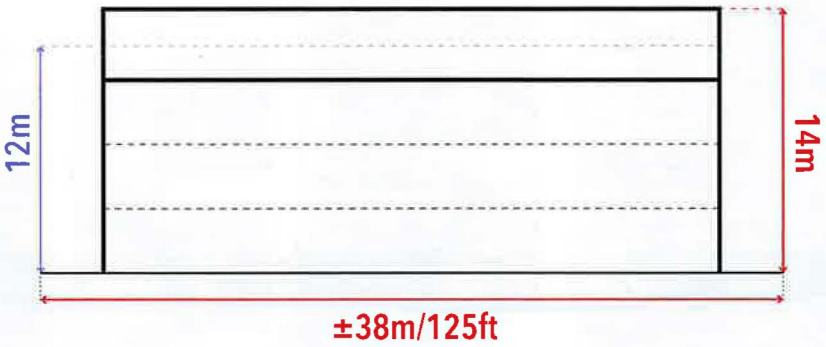


FORM BASED APPROACH

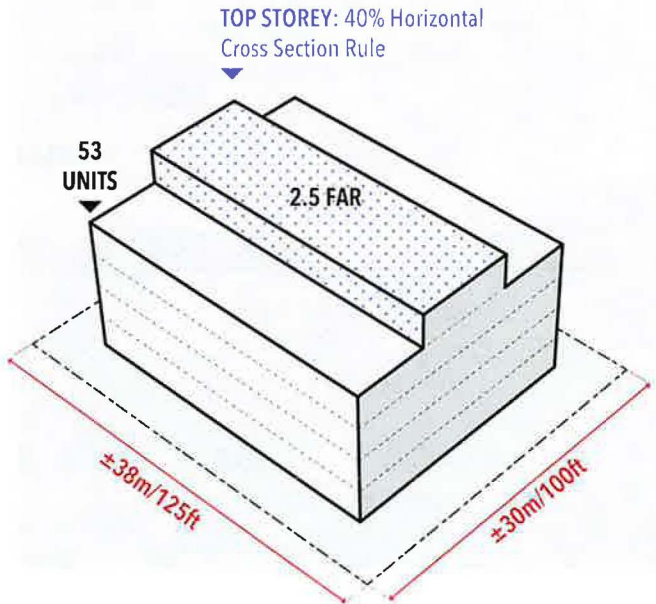
Existing M-C1 District



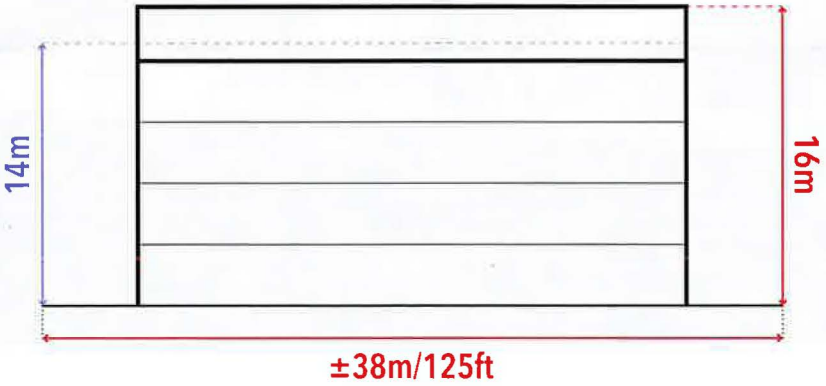
Site Area: 0.114ha
Max. Density: 148uph
Max. Units: 16
Max. Height: 14m
Effective FAR: 2.6 (M-C1 rules)



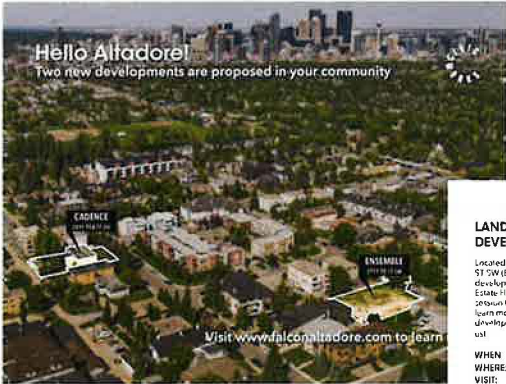
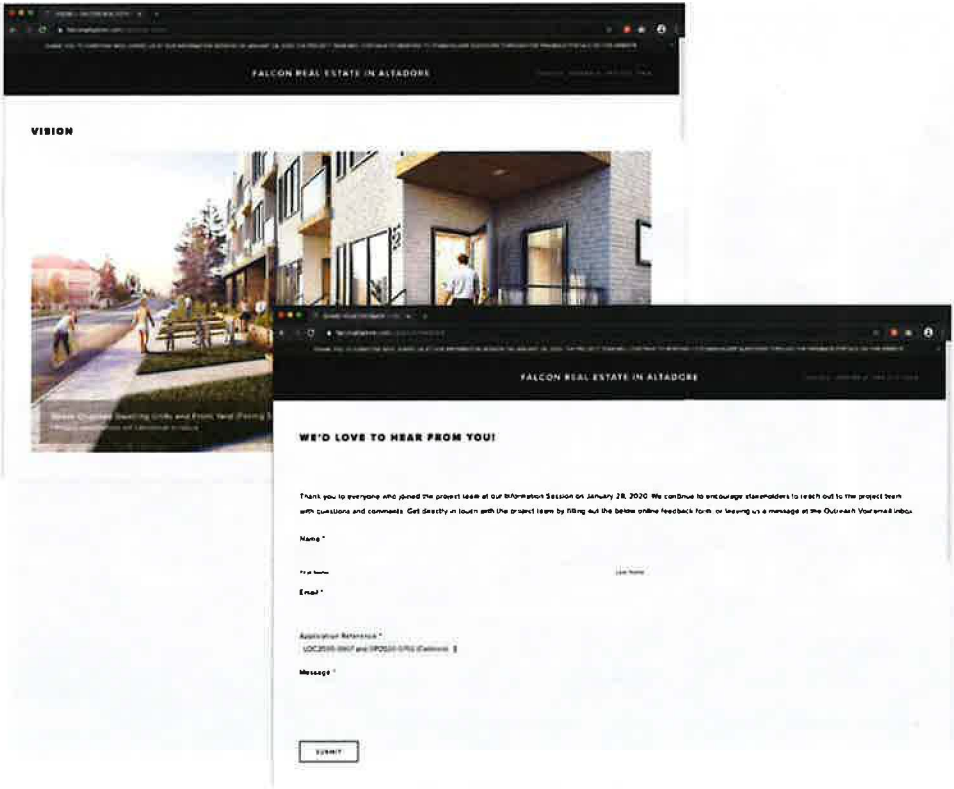
Proposed M-C2



Site Area: 0.114ha
Proposed Density: 464uph
Proposed Units: 53
Proposed Height: 16m
Proposed FAR: 2.5



APPLICANT-LED STAKEHOLDER OUTREACH



LAND USE CHANGE + DEVELOPMENT APPLICATION

Located at 2011 154 51 SW (Cadence) and 3711 15 51 SW (Ensemble), two new 10-unit multi-unit residential developments are being proposed by Falcon Real Estate Holdings. Please join us for a drop-in information session to speak with members of the project team and learn more about these land use re-zoning and development permit applications. We hope you can join us!

WHEN: January 28, 2020 from 5:00pm to 7:00pm
WHERE: Treehouse 46 c/o Space, 1721 29 AV SW
VISIT: www.falconaltadore.com
EMAIL: engagement@falconaltadore.com
PHONE: 587-547-5137



Altadore is a vibrant, walkable neighbourhood located in the heart of Calgary. The neighbourhood is known for its historic architecture, parks, and community spirit. The proposed developments are located in a prime location within the neighbourhood.



-  PROJECT WEBSITE & FEEDBACK FORM
-  ON-SITE SIGNAGE
-  HAND DELIVERED MAILERS
-  COMMUNITY NEWSLETTER ADVERTORIAL
-  PROJECT VOICE-MAIL & EMAIL ADDRESS
-  INFORMATION SESSION
-  COMMUNITY ASSOCIATION MEETING
-  WHAT WE HEARD REPORT

DESIGN PROGRESSION: ITERATIVE APPROACH TO STAKEHOLDER AND CPAG FEEDBACK



INITIALLY PROPOSED DISTRICT: M-H1f3h16

STAKEHOLDER CONCERNS:

- TOO TALL
- PRIVACY FOR NEIGHBOURS
- BUILDING FEELS OUT OF PLACE ON BLOCK



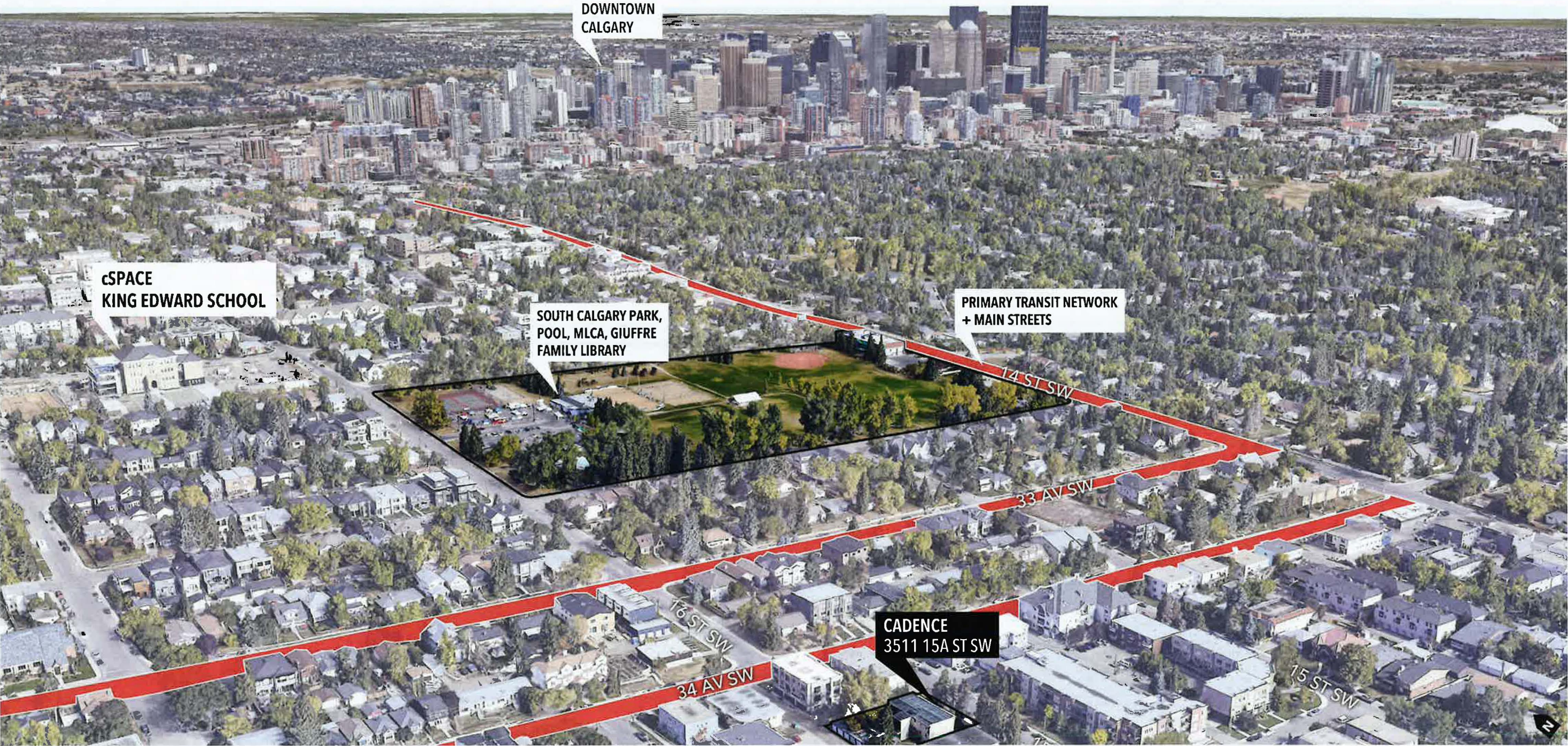
ULTIMATE PROPOSED DISTRICT: M-C2

NOTABLE CHANGES:

- FIFTH STOREY MASS GATHERED TO SW CORNER OF BUILDING, CREATING FOUR STOREY STREET WALL
- REDUCED MASSING, SHADOWING, OVERLOOKING IMPACTS ON NEIGHBOURS
- RETENTION OF FOUR MATURE STREET TREES

Supplemental Slides

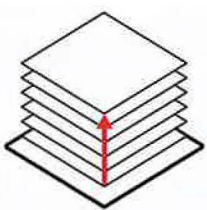
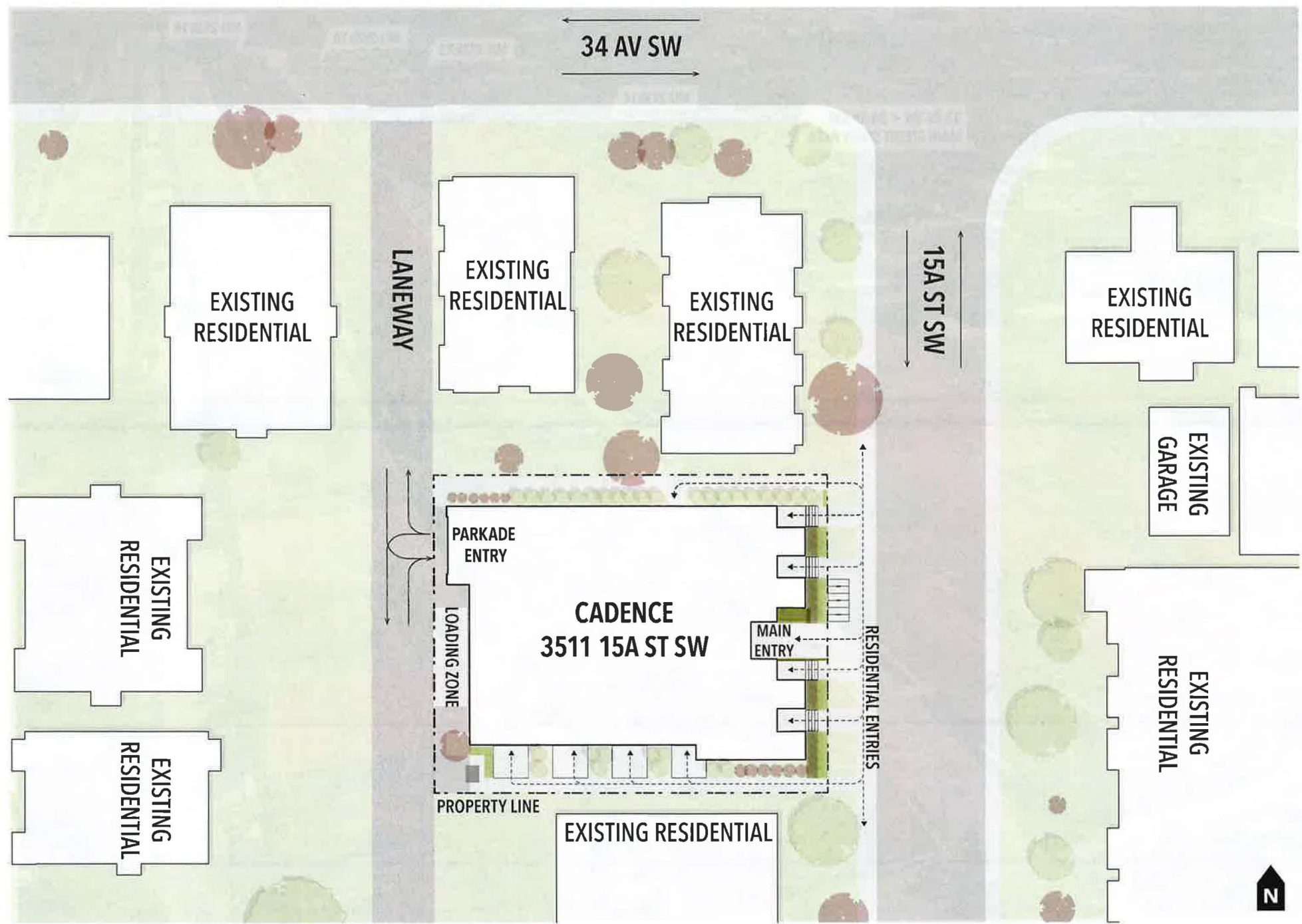
SITE CONTEXT



MAIN STREETS REDESIGNATIONS (PROPOSED, 2018)



SITE PLAN + BY THE NUMBERS



BUILDING HEIGHT

16m
Max Height

5
Storeys

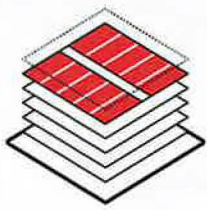


BUILDING INTENSITY

2.5
Maximum M-C2 Floor Area Ratio

617m²
Building Footprint (6,641 sq.ft.)

2,405m²
Gross Floor Area (25,887 sq.ft.)



DWELLING UNITS

±53	±9	±19	±25
Total Units	Studio Units	1 Bed Units	2 Bed Units

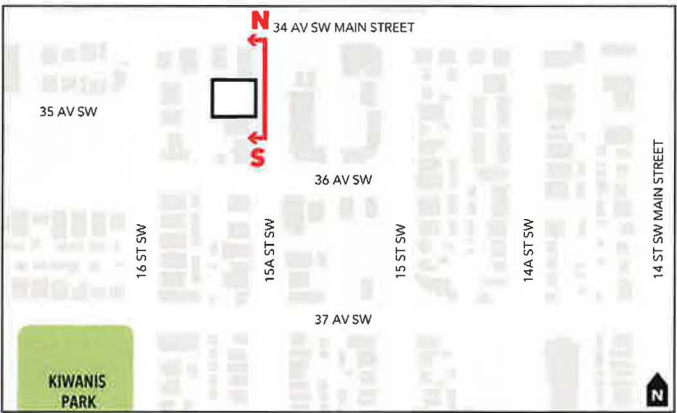


ON-SITE PARKING

±53
Parking Stalls (Underground Parkade + Lane)

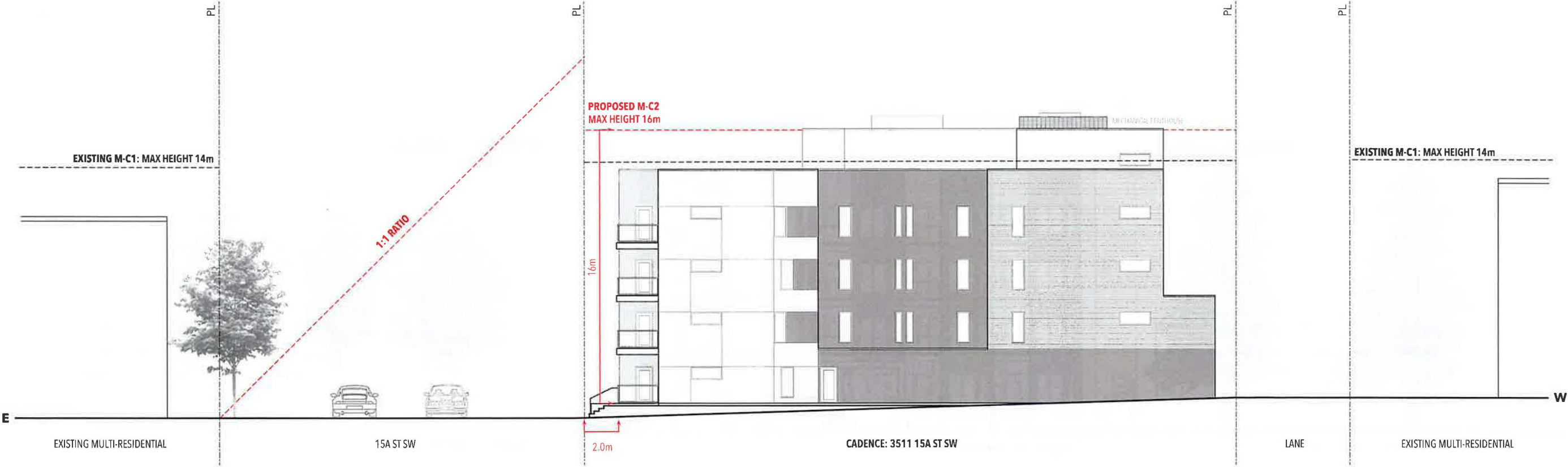
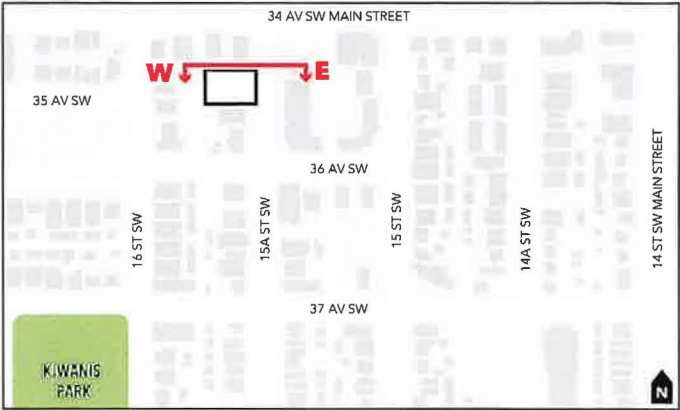
±47
Bike Stalls (At Front Entry and in Underground Parkade)

BLOCK PROPORTION STUDY: LOOKING WEST AT FRONT YARD



*Diagrams are for illustrative purposes only.

BLOCK PROPORTION STUDY: LOOKING SOUTH FROM 15A ST SW



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.

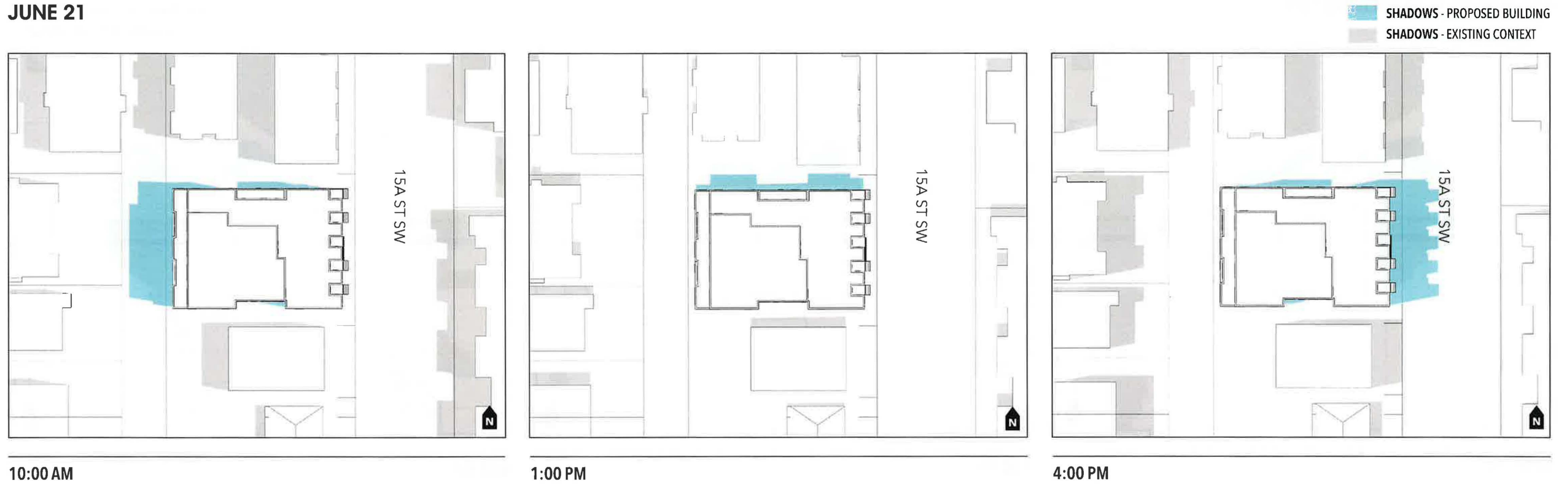
**Diagrams are for illustrative purposes only.*

SUN-SHADOW STUDIES - SPRING/FALL

MARCH 21 & SEPTEMBER 21



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

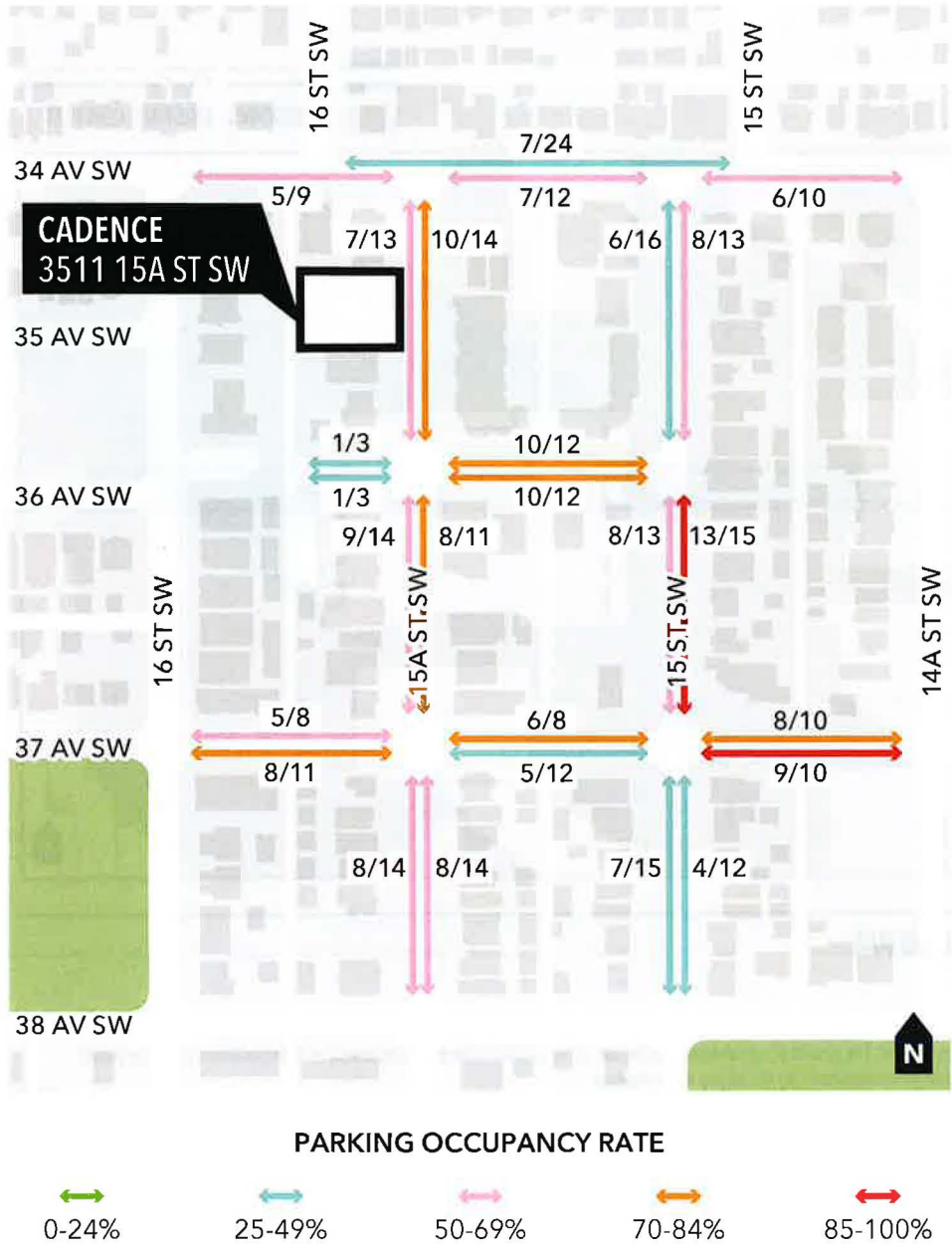
DECEMBER 21



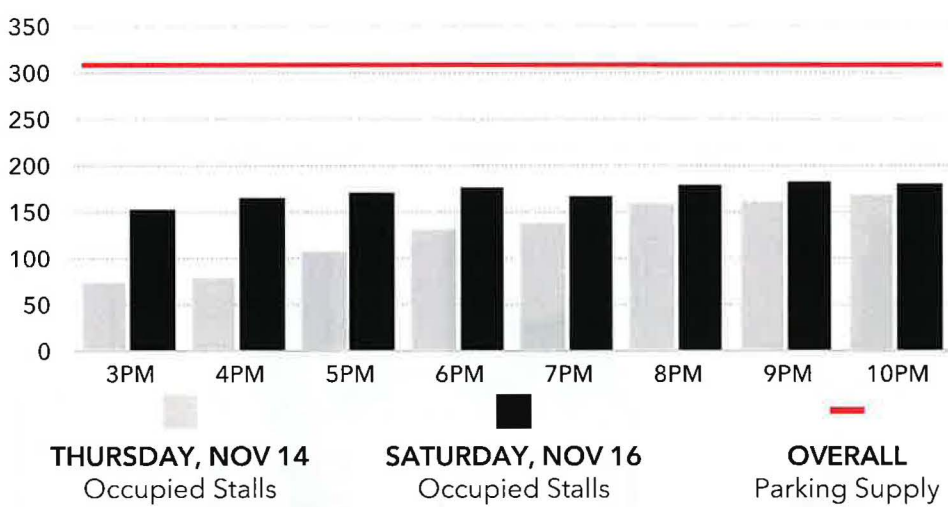
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PARKING STUDY

Peak On-Street Parking Demand
(Nov 16, 2019 @ 9pm)



On-Street Parking Demand



Parking: By The Numbers

120
Peak Hour On-Street
Parking Stall Surplus

53
On-Site Vehicle
Stalls Provided

47
On-Site Bicycle
Stalls Provided