



Greenwich
ROMEIO & JULIET SITE

LOC 2019-0101

MELCOR



DEVELOPMENT VISION LANDMARK SITE

Grade-Oriented Stepped Mid-Rise
Southern Portion of Site



Grade-Oriented Low-Rise
Northern Portion of Site



PROCESS APPLICATION REVIEW + STAKEHOLDER OUTREACH

2019

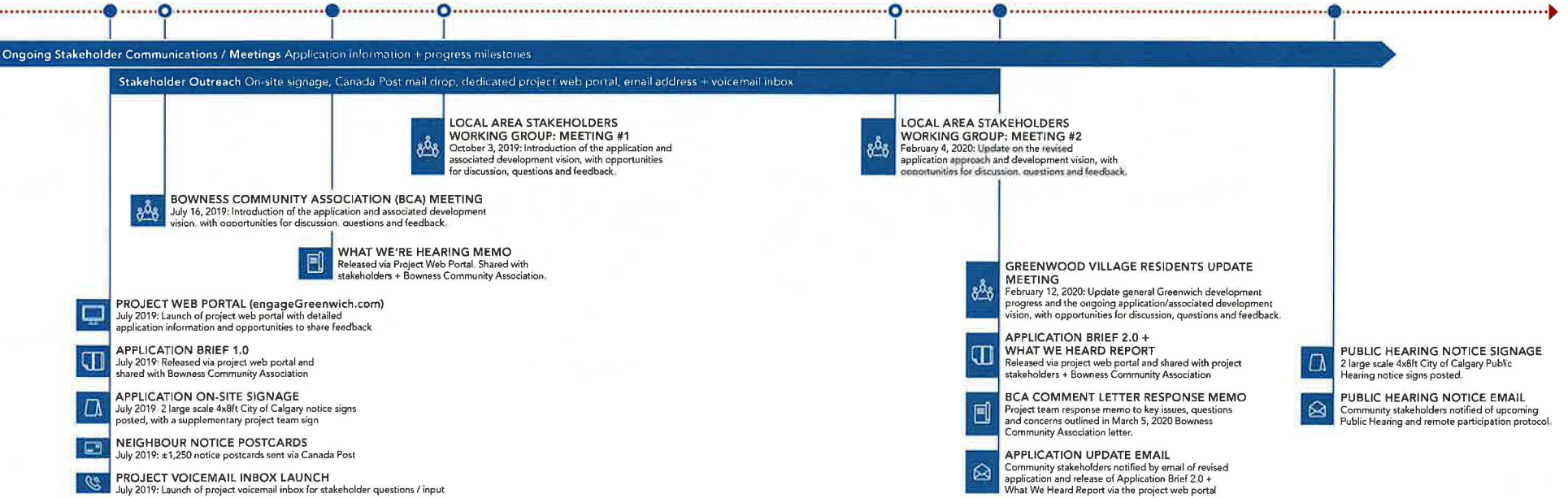
2020



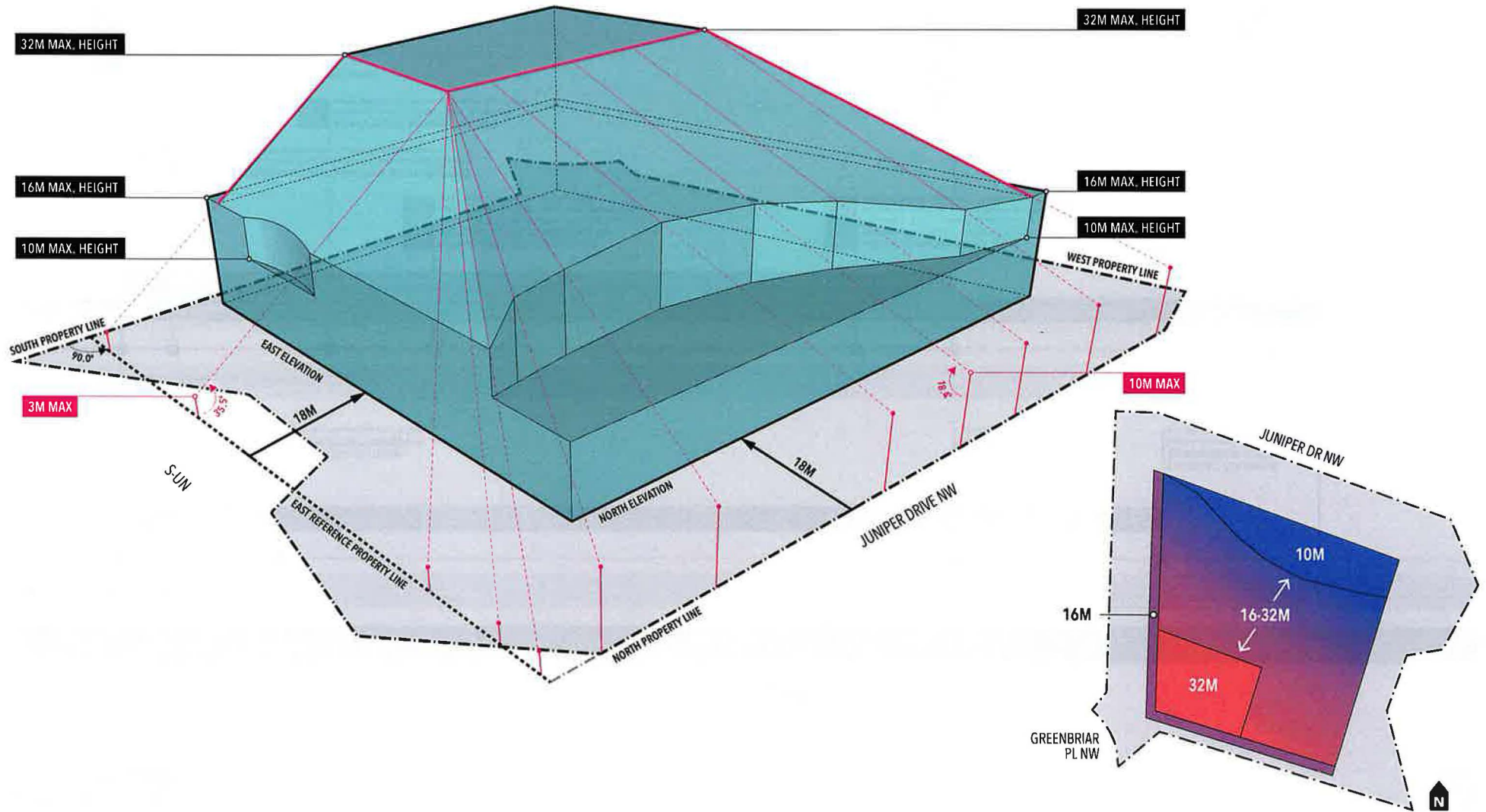
APPLICATION PROCESS



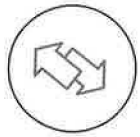
STAKEHOLDER OUTREACH + COMMUNICATIONS



DC DISTRICT BUILDING ENVELOPE



Direct Control District

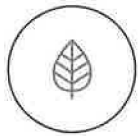


1. Transitions building height + mass

- Reduced shadow impacts
- Reduced privacy impacts
- Reduced visibility impacts



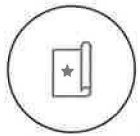
2. Adapts to sloped context



3. Considers environmental context



4. Integrates today's transportation infrastructure



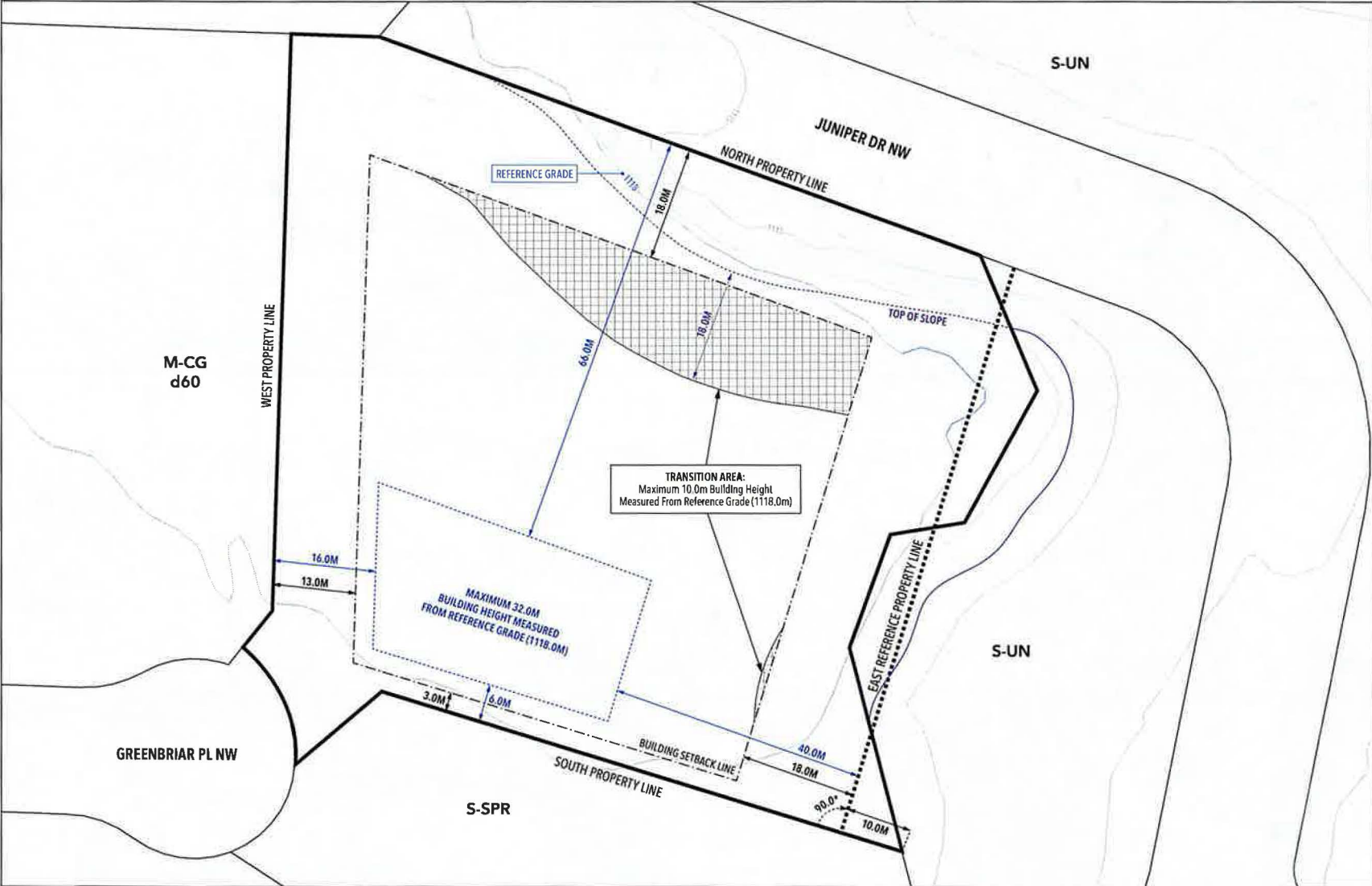
5. Meets Greenbriar density targets

Site-specific ARP Amendment

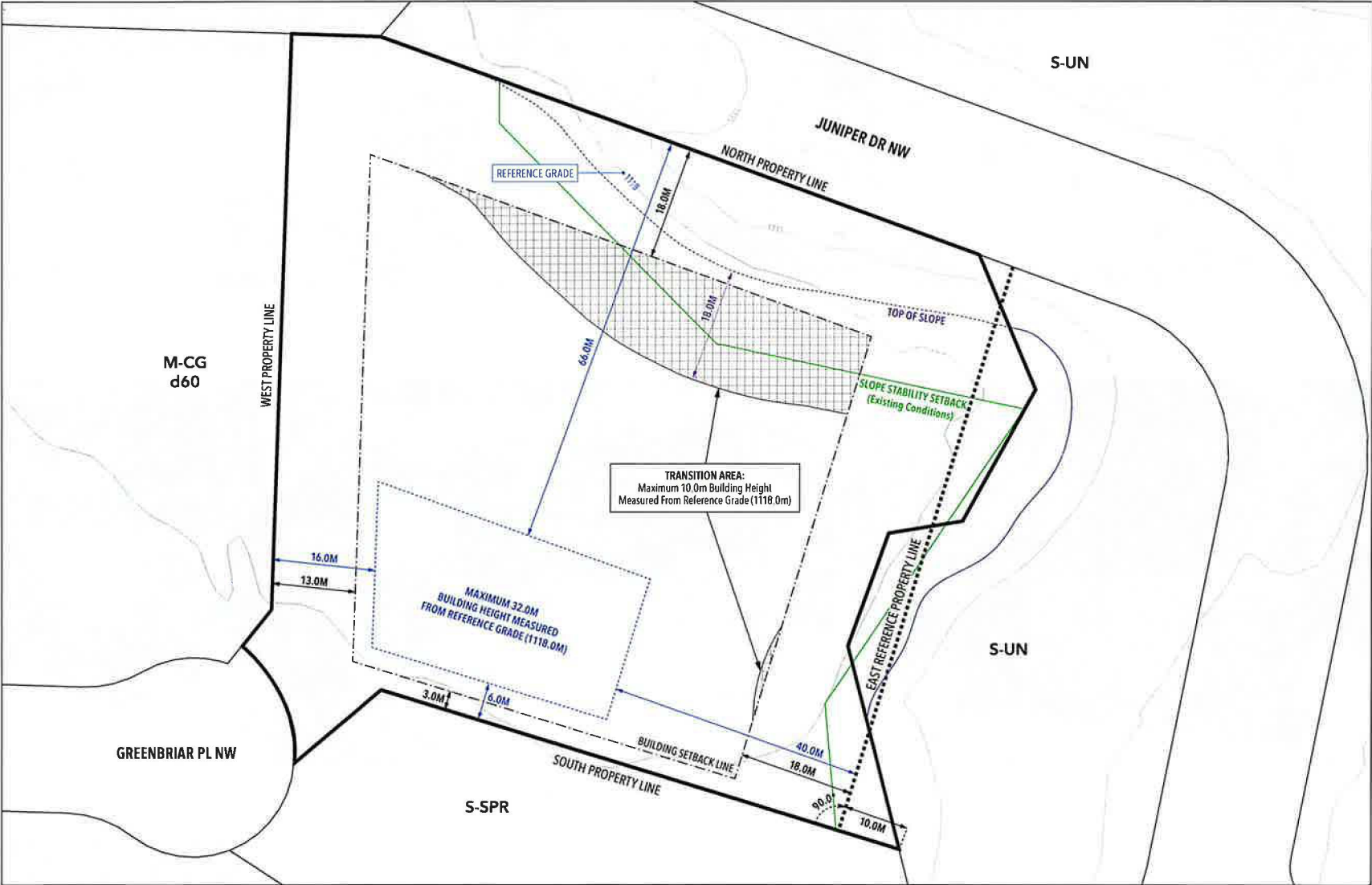
1. Acknowledgment of site + area history
2. Pedestrian + vehicle access / connectivity
3. Viewshed + environmental protection
4. Building + urban design quality measures
5. Building mass + orientation to minimizes shadow, visual and privacy impacts
6. Integrated landscaping + amenity space / open space connections
7. Climate resiliency considerations

SUPPLEMENTARY MATERIALS

DIRECT CONTROL SITE PLAN



GEOTECHNICAL STUDY EXISTING CONDITIONS



SITE SIGNAGE

Proposed Land Use Redesignation Notice Signage Installed July 8, 2019



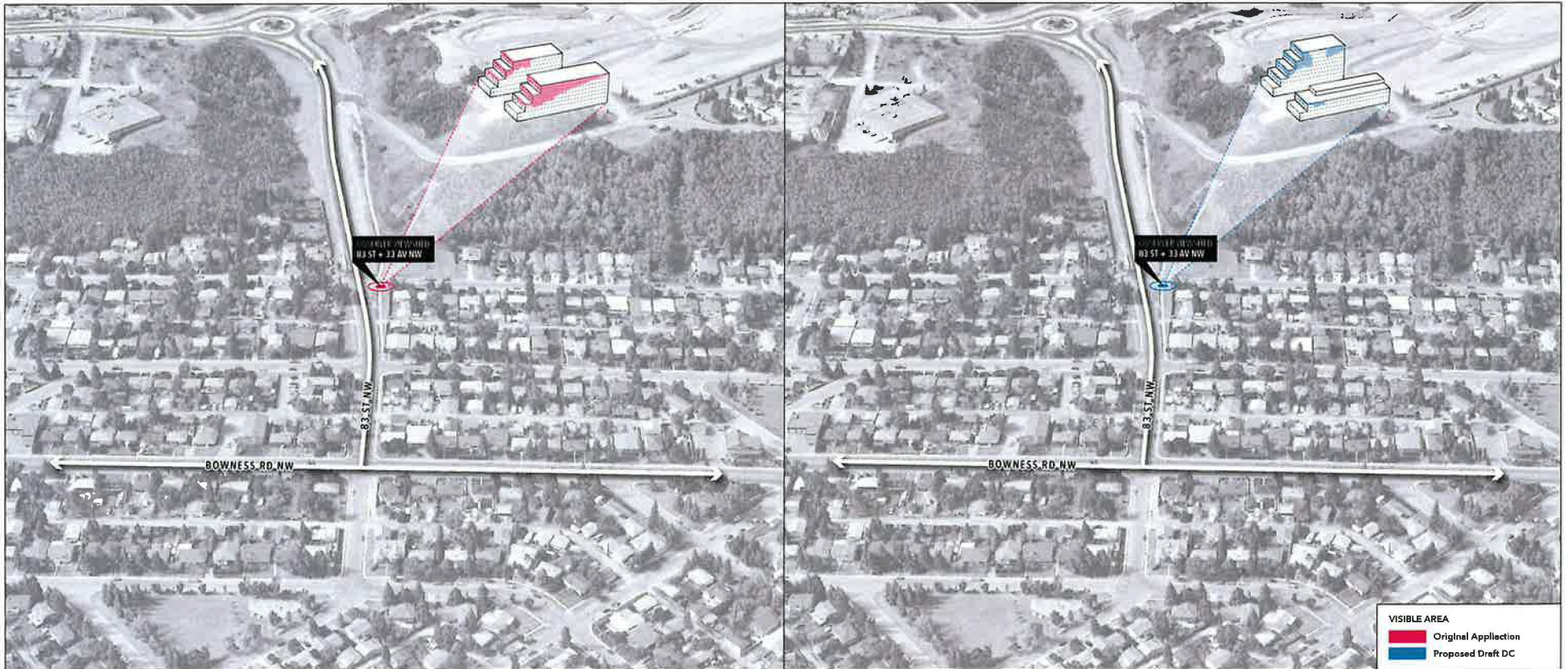
Public Hearing Notice Signage Installed May 28, 2020



Notice Signage Installation Locations



VISIBILITY STUDY CONCEPTUAL BUILDING MASS



VIEWSHED IMPACT STUDY: 83 ST + 33 AV NW
Original Application: M-111

ESTIMATED BUILDING PARCEL COVERAGE:
+2,760m² (26%)

VISIBLE AREA:
+315m²

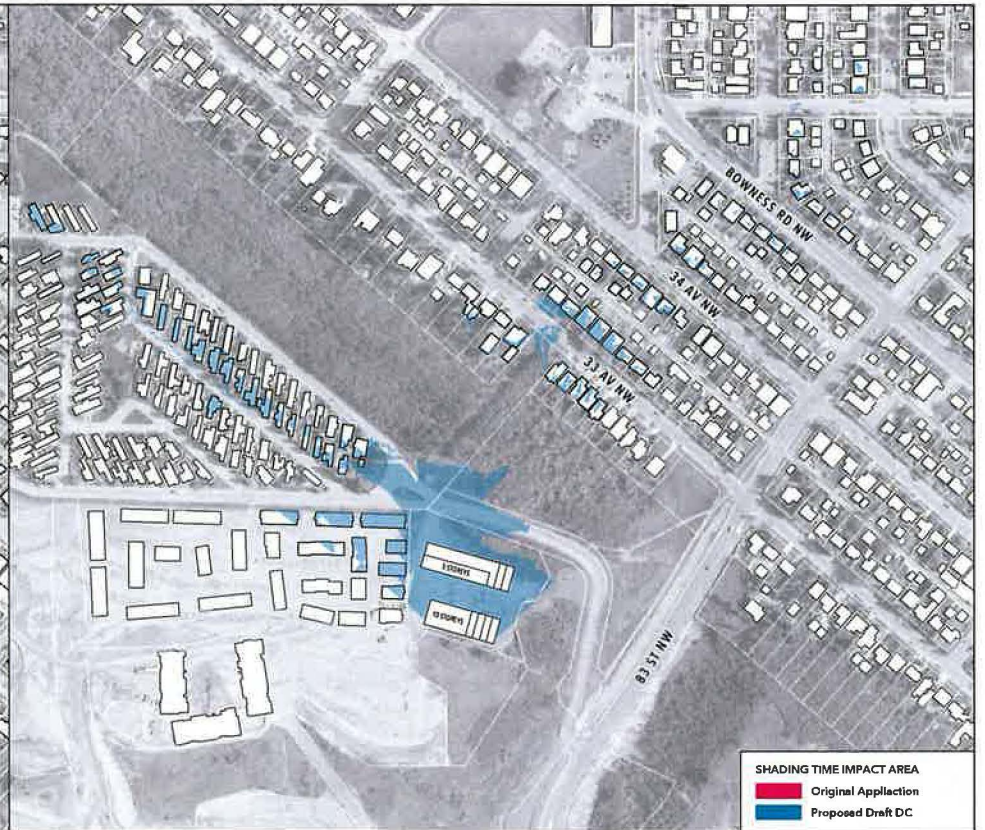
VIEWSHED IMPACT STUDY: 83 ST + 33 AV NW
Revised Application: Proposed Draft Direct Control (DC)

ESTIMATED BUILDING PARCEL COVERAGE:
+2,760m² (26%)

VISIBLE AREA - 83 ST + 33 AV NW:
+195m²



SHADOW STUDY DECEMBER 21 COMPARATIVE



SHADING TIME IMPACT AREA
■ Original Application
■ Proposed Draft DC

SHADOW IMPACT STUDY: DEC 21

Original Application: M-11

ESTIMATED BUILDING PARCEL COVERAGE:
 +2,760m² (76%)

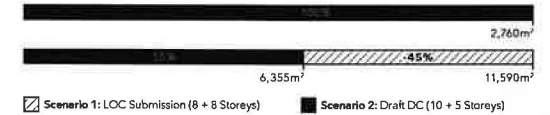
TOTAL SHADOW IMPACT AREA (outside of Greenwich lands):
 +11,590m² (excluding +10,835m² impact area within Greenwich lands)

SHADOW IMPACT STUDY: DEC 21

Revised Application: Proposed Draft Direct Control (DC)

ESTIMATED BUILDING PARCEL COVERAGE:
 +2,760m² (76%)

TOTAL SHADOW IMPACT AREA (outside of Greenwich lands):
 +6,355m² (excluding +10,835m² impact area within Greenwich lands)



Scenario 1: LOC Submission (8 + 8 Storeys) Scenario 2: Draft DC (10 + 5 Storeys)

SHADOW STUDY JUNE 21

8:00AM



10:00AM



12:00PM



2:00PM



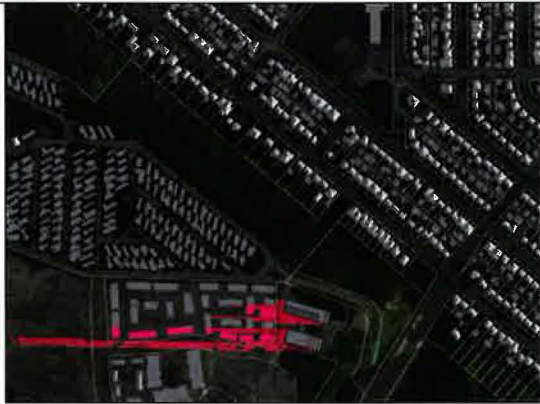
4:00PM



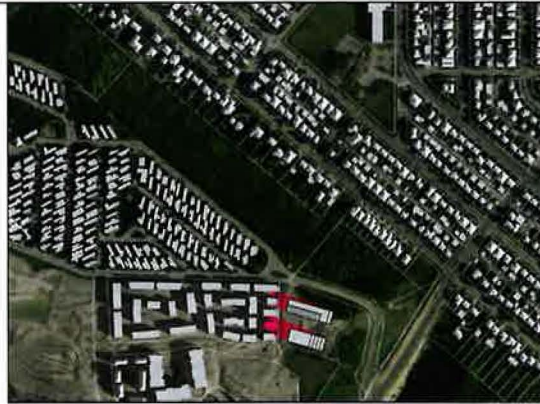
SUBJECT SITE: Revised Architectural Design Study Shadow
CONTEXT: Future + Existing Built Form Shadow

SHADOW STUDY MARCH / SEPTEMBER 21

8:00AM



10:00AM



12:00PM



2:00PM



4:00PM



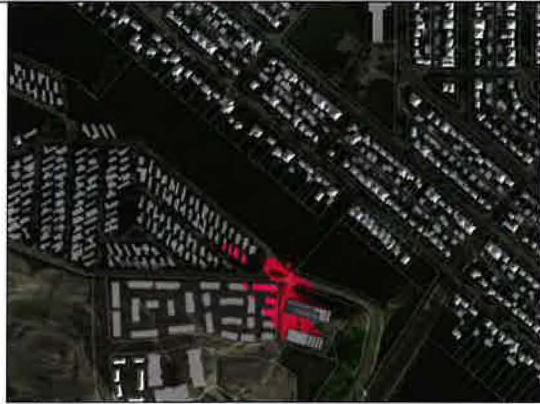
SUBJECT SITE: Revised Architectural Design Study Shadow
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SHADOW STUDY DECEMBER 21

8:00AM



10:00AM



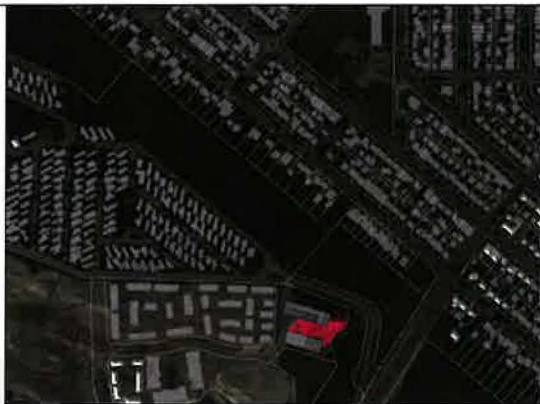
12:00PM





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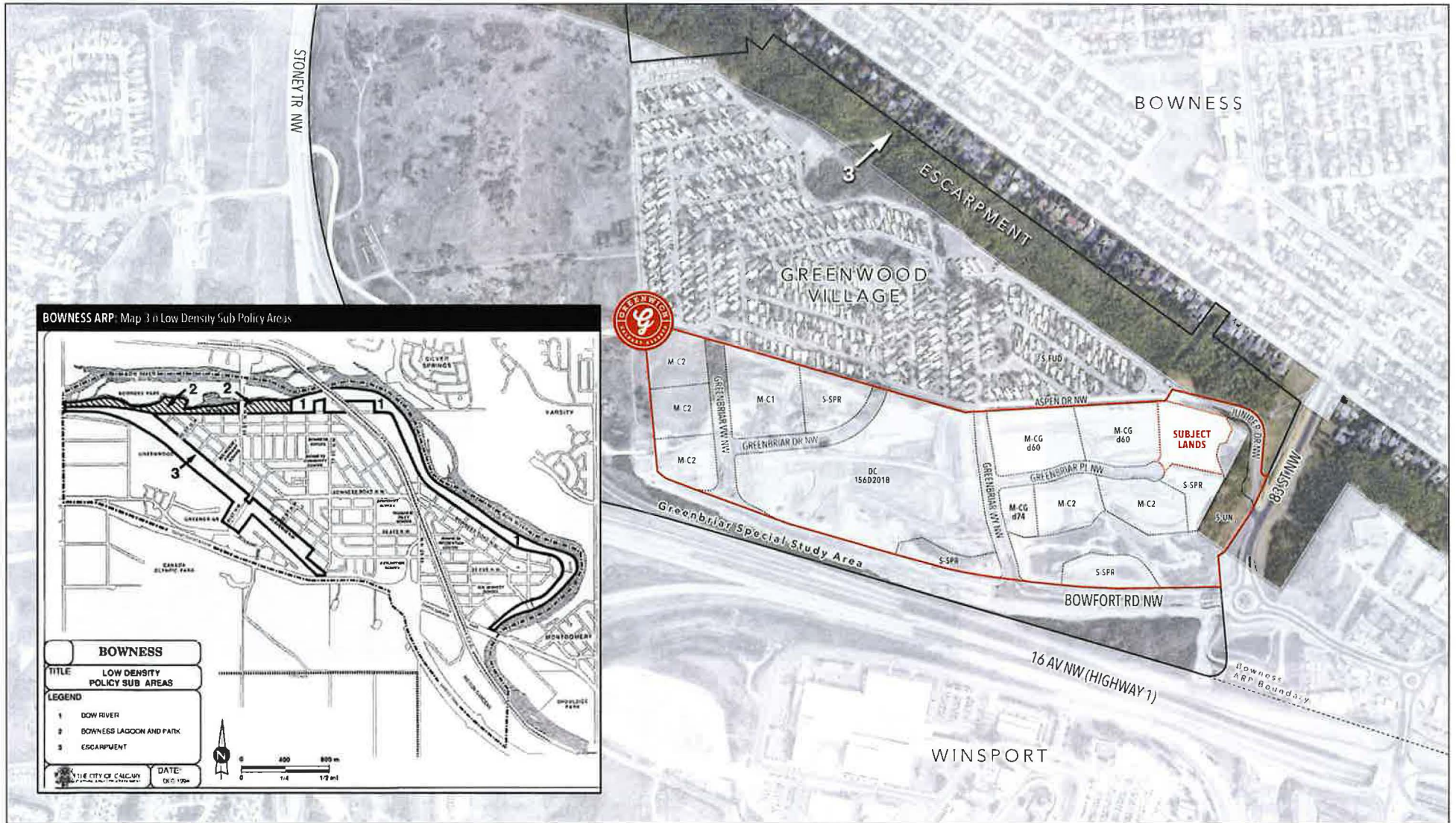


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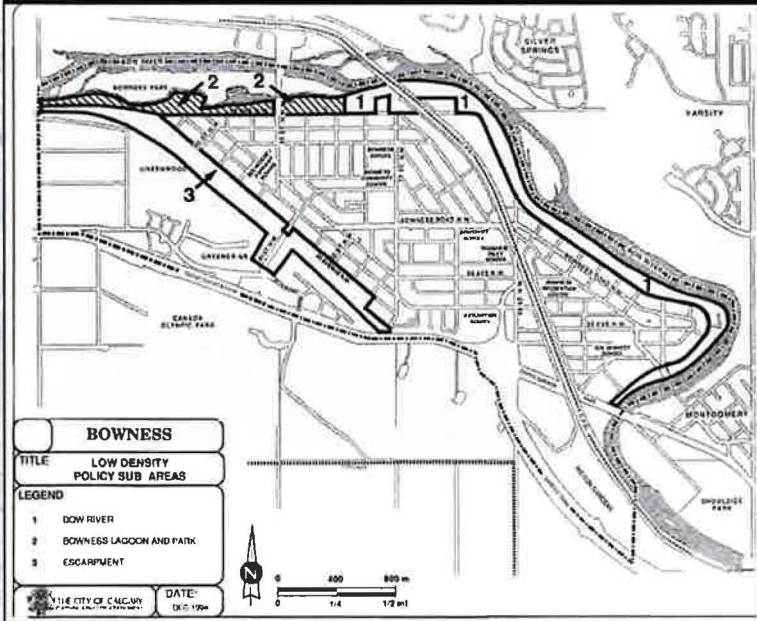


 SUBJECT SITE: Revised Architectural Design Study Shadow
 CONTEXT: Future + Existing Built Form Shadow

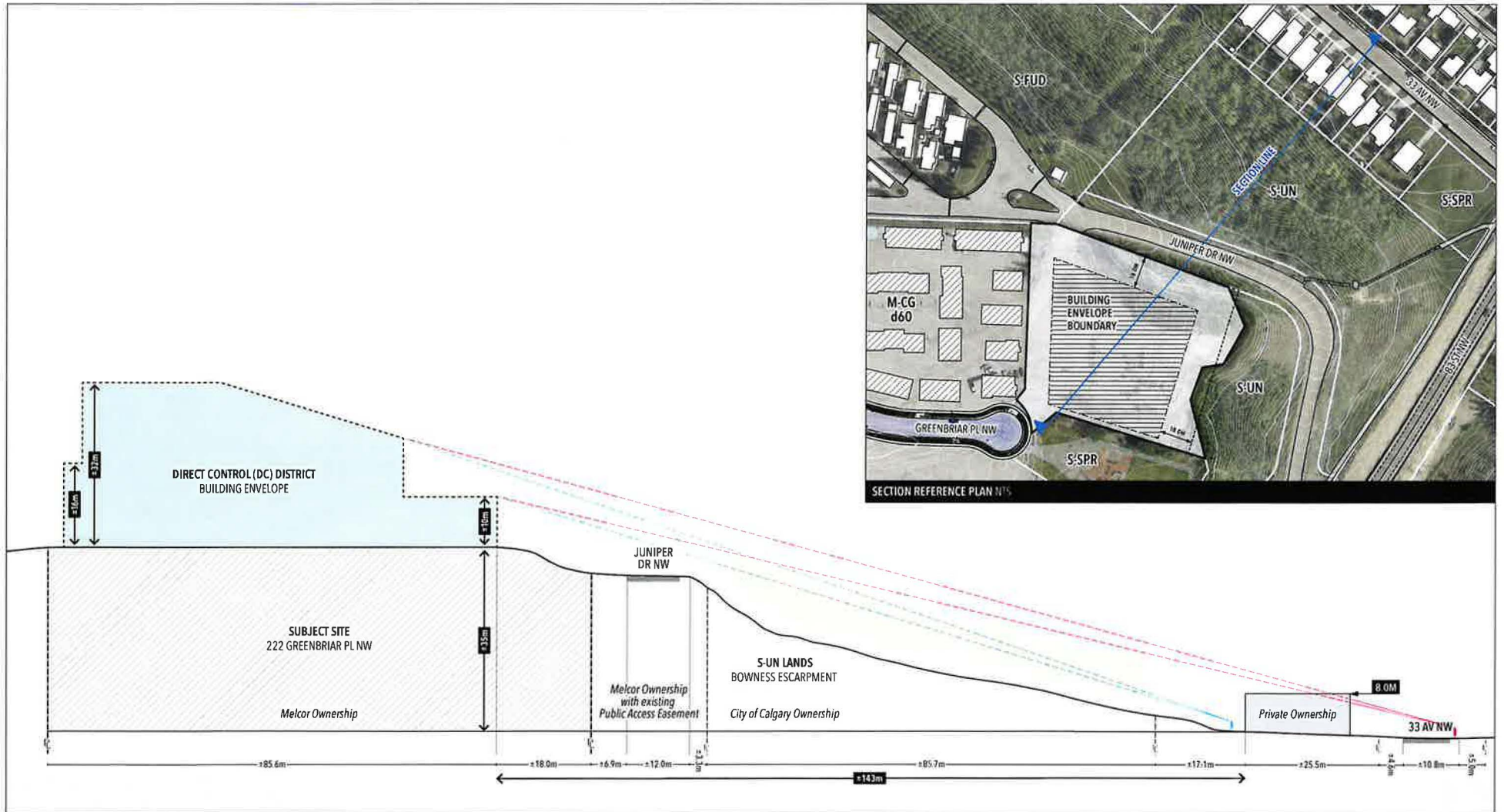
SITE CONTEXT BOWNESS ESCARPMENT



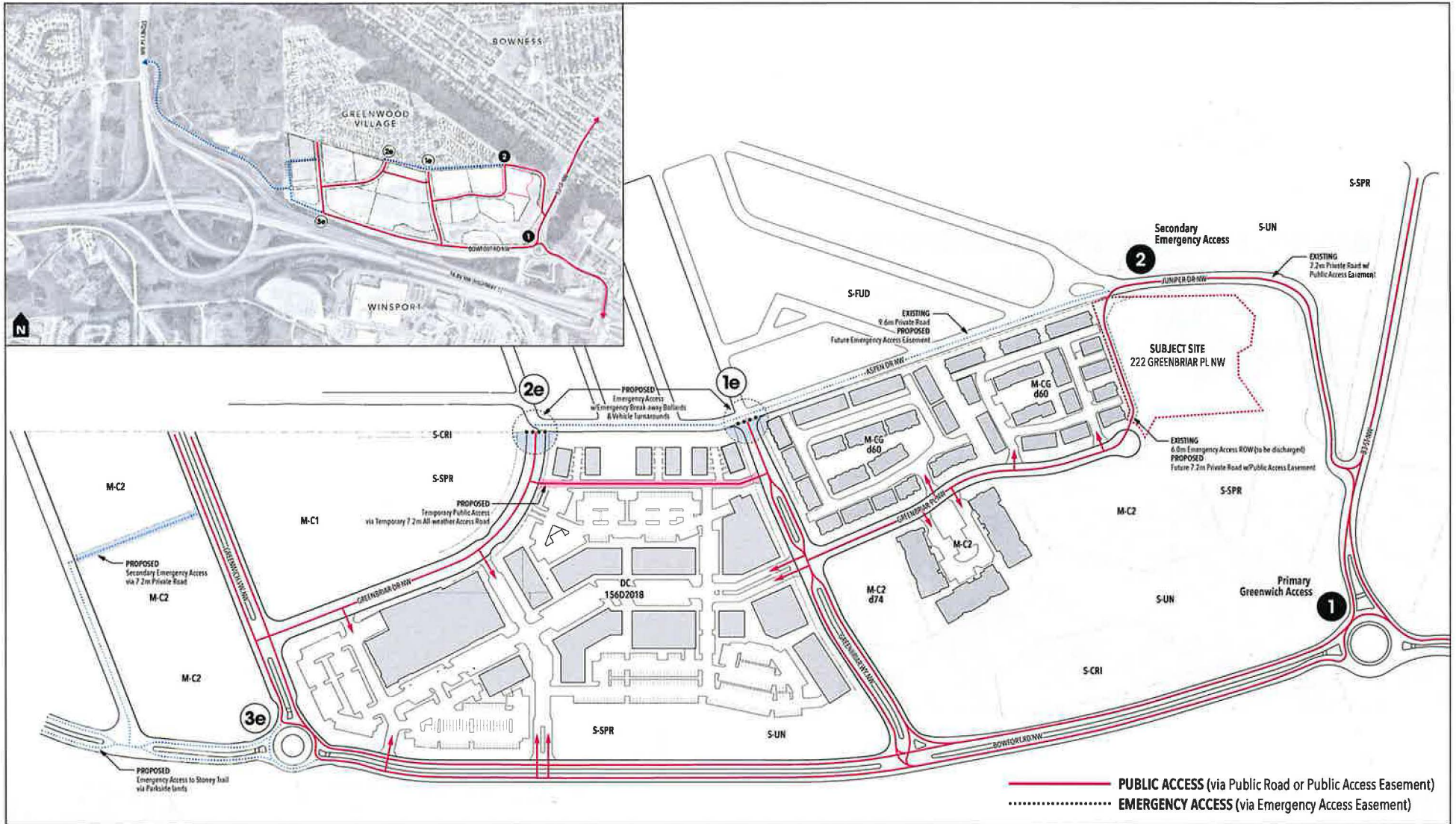
BOWNESS ARP: Map 3 of Low Density Sub Policy Areas



VISIBILITY CROSS SECTION STUDY



TRANSPORTATION ACCESS STUDY



ENVIRONMENTAL PRELIMINARY NATURAL SITE ASSESSMENT



LOCALIZED SLOPE INSTABILITY NORTH OF JUNIPER DR NW

Looking North Downslope



Looking South Upslope



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUN 15 2020
ITEM: *8.1.9 CPC 2020-0484*
Public Distribution 7/18/20
CITY CLERK'S DEPARTMENT