

*Publ* JUL 20 2020  
ITEM: #8.1.5 CPC2020-0516

**SLIDE 1**

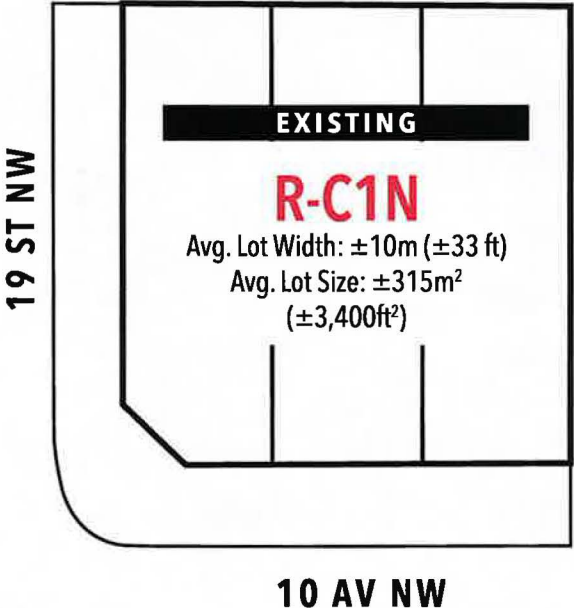
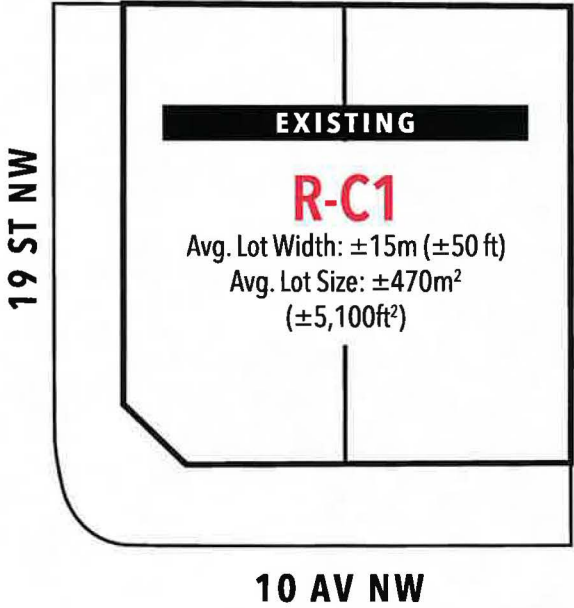
# CALGARY CITY COUNCIL PUBLIC HEARING

Item 8.1.5  
LOC2019-0160  
1922 + 1924 10 AV NW

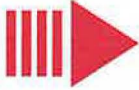
**Prepared on Behalf of**  
Eagle Crest Construction



LAND USE  
CHANGE

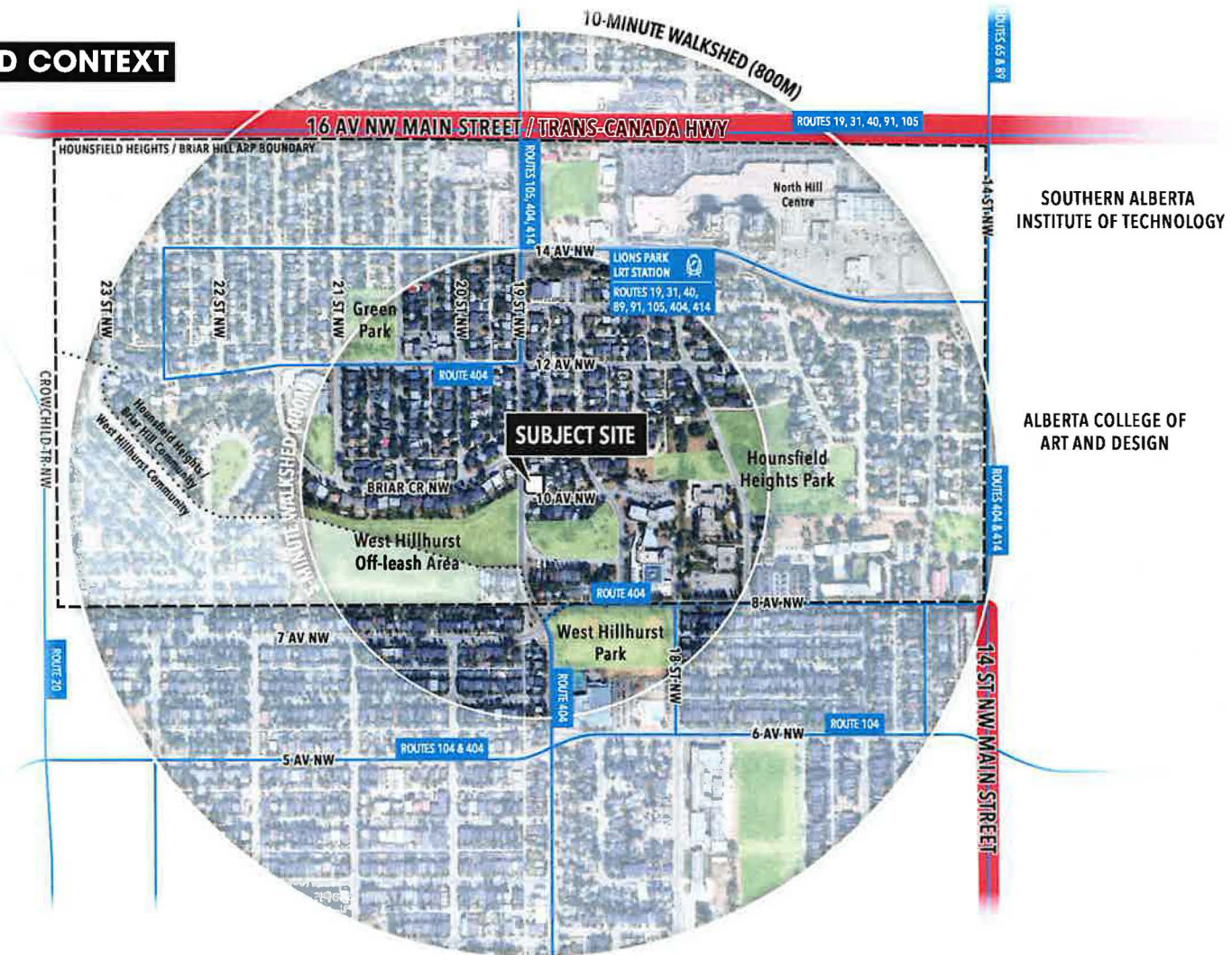


CHANGE IN # OF  
DWELLINGS



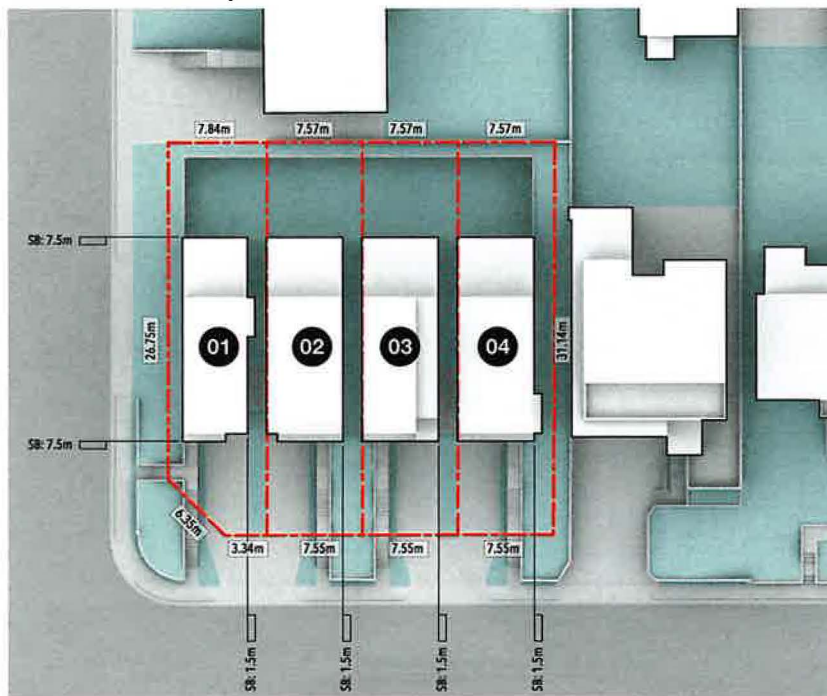
## NEIGHBOURHOOD CONTEXT

## SLIDE 3

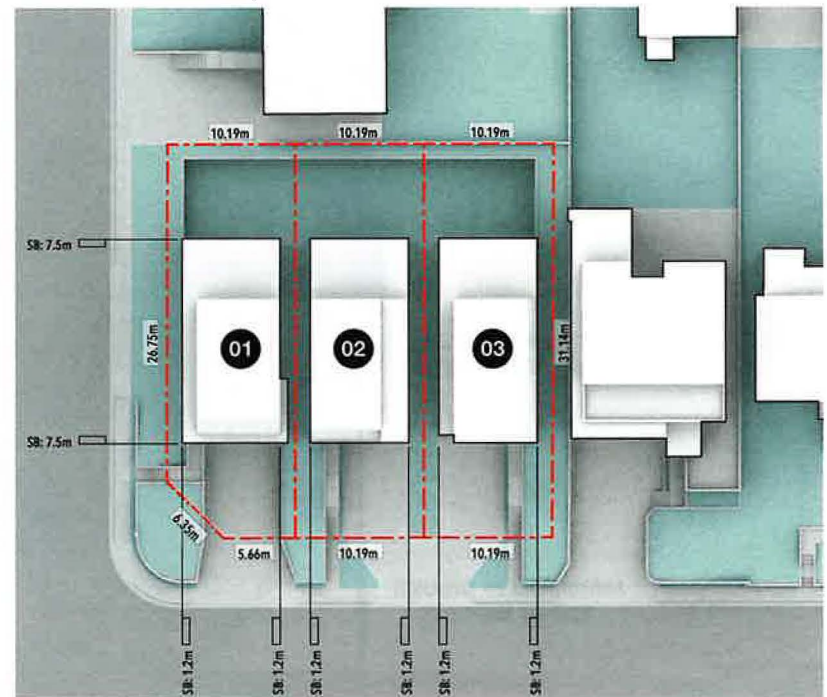


PROPOSAL CHANGE

INITIAL PROPOSAL | 4-LOT SUBDIVISION



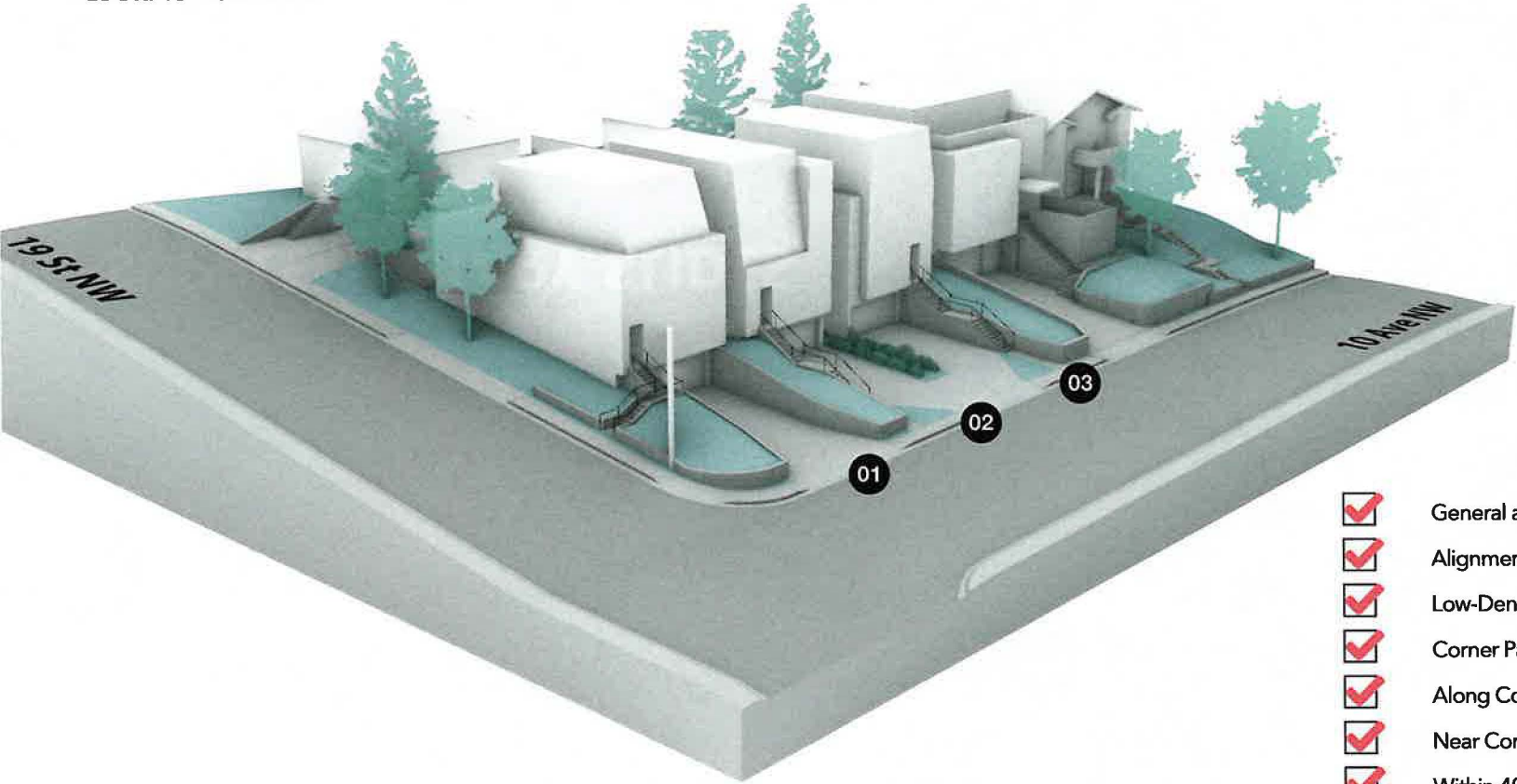
REVISED PROPOSAL | 3-LOT SUBDIVISION





CONCEPT

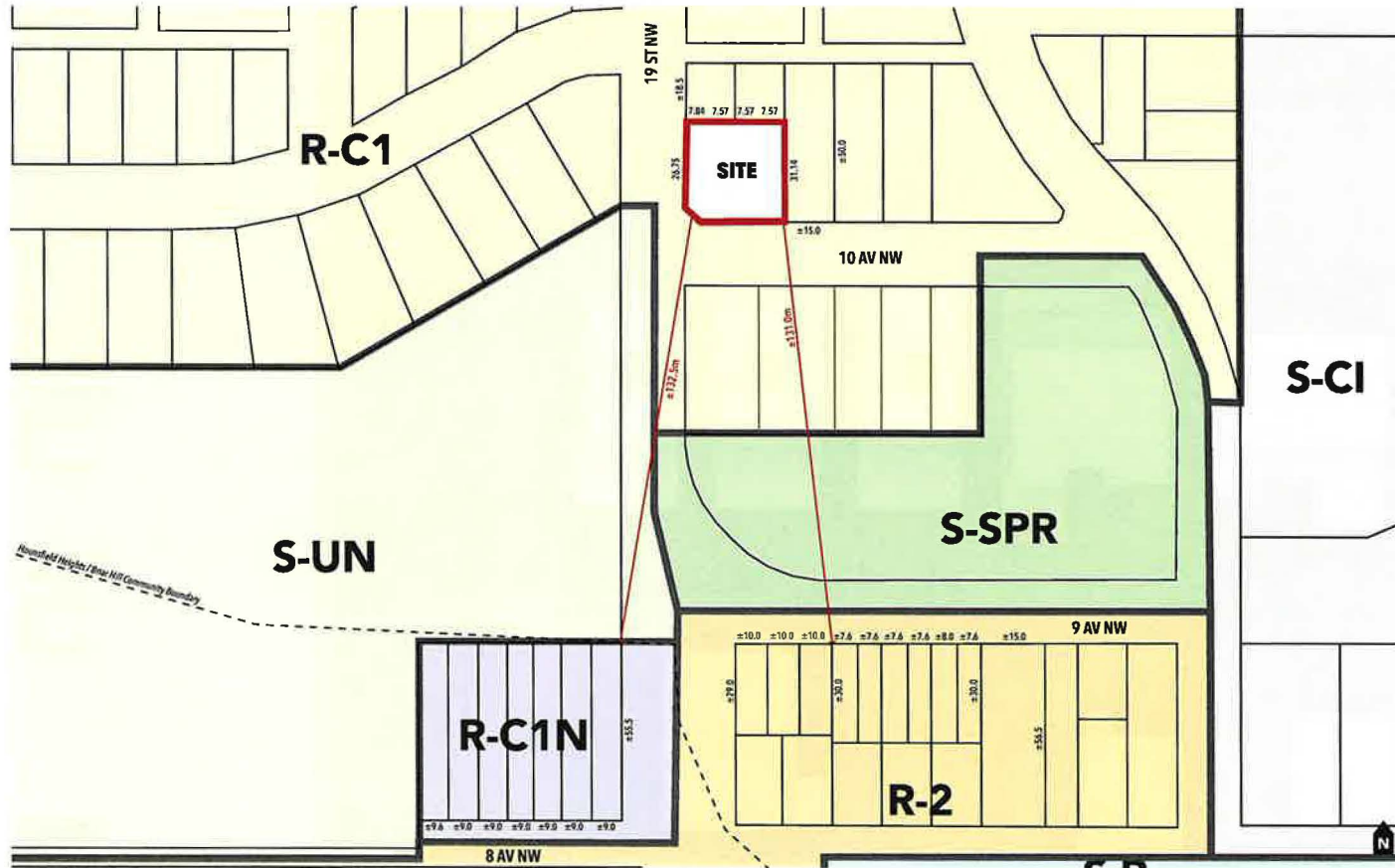
LOOKING NORTHEAST



- ☒ General alignment with MDP and ARP
- ☒ Alignment with Restrictive Covenant
- ☒ Low-Density Residential
- ☒ Corner Parcel
- ☒ Along Collector Road (19 St SW)
- ☒ Near Community Amenities
- ☒ Within 400m of Transit Stop
- ☒ Within 600m of Primary Transit Station (LRT)

# **SUPPLEMENTARY SLIDES**

LAND USE CONTEXT



## REVISED SITE PLAN

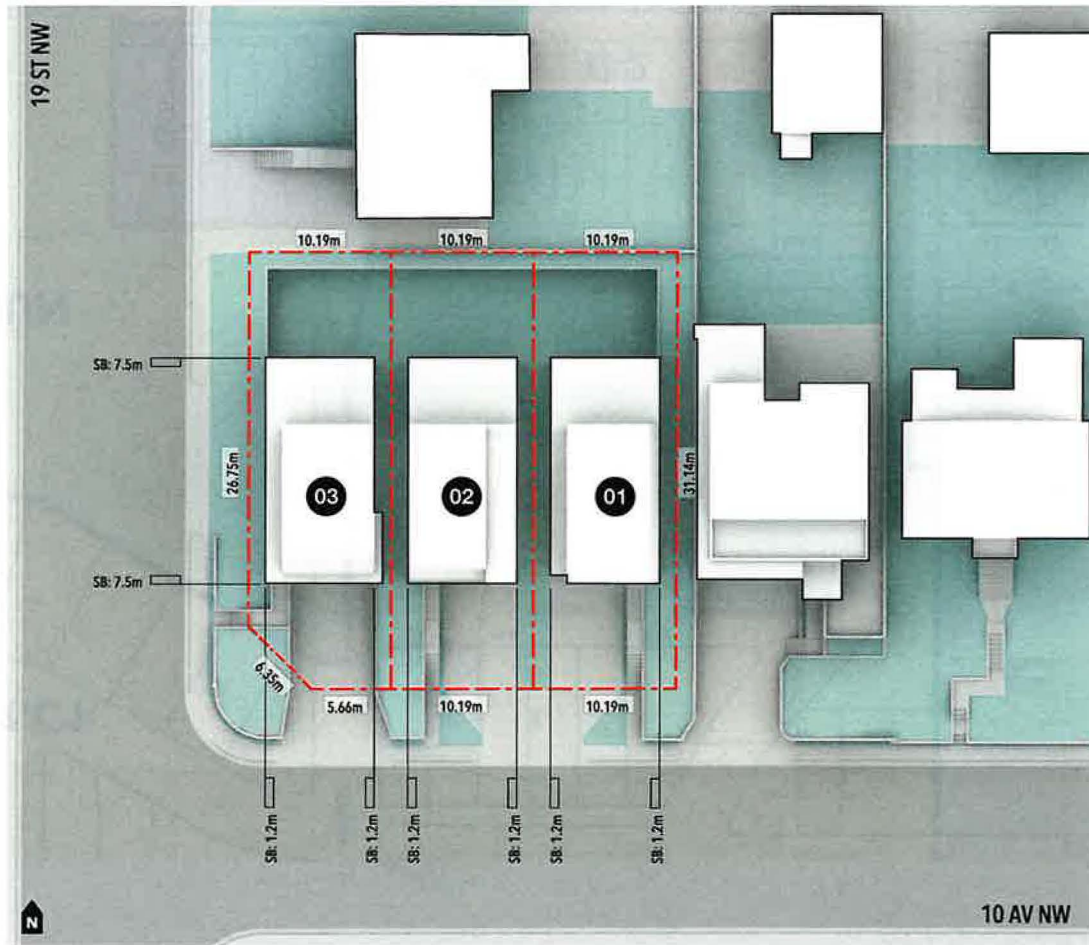
**3 LOTS**  
1-DWELLING UNIT EACH

### LOTS 1-2

Lot Area:  $\pm 317\text{m}^2$  ( $\pm 3,410\text{ft}^2$ )  
Lot Width:  $\pm 10\text{m}$  (33ft)  
Dwelling Size:  $\pm 450\text{m}^2$  ( $\pm 4,800\text{ft}^2$ )  
Parking: +4 stalls in double-car garage and driveway

### LOT 3

Lot Area:  $\pm 306\text{m}^2$  ( $\pm 3,295\text{ft}^2$ )  
Lot Width:  $\pm 10\text{m}$  (33ft)  
Dwelling Size:  $\pm 450\text{m}^2$  ( $\pm 4,800\text{ft}^2$ )  
Parking: +4 stalls in double-car garage and driveway





## PREVIOUS SITE PLAN

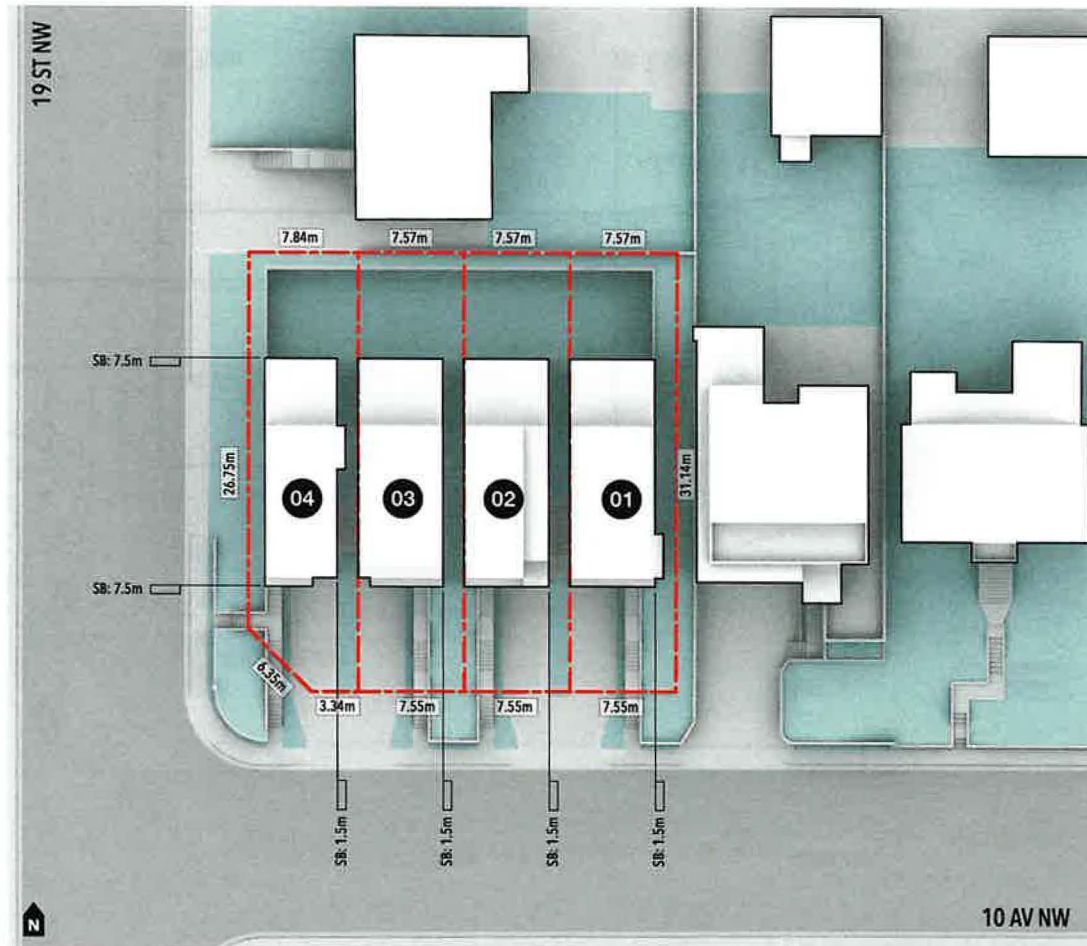
**4 LOTS**  
1-DWELLING UNIT EACH

### LOTS 1-3

Lot Area:  $\pm 235\text{m}^2$  ( $\pm 2,530\text{ft}^2$ )  
Lot Width:  $\pm 7.6\text{m}$  ( $\pm 25\text{ft}$ )  
Dwelling Size:  $\pm 300\text{m}^2$  ( $\pm 3,200\text{ft}^2$ )  
Parking: 3 stalls in single-car garage and driveway

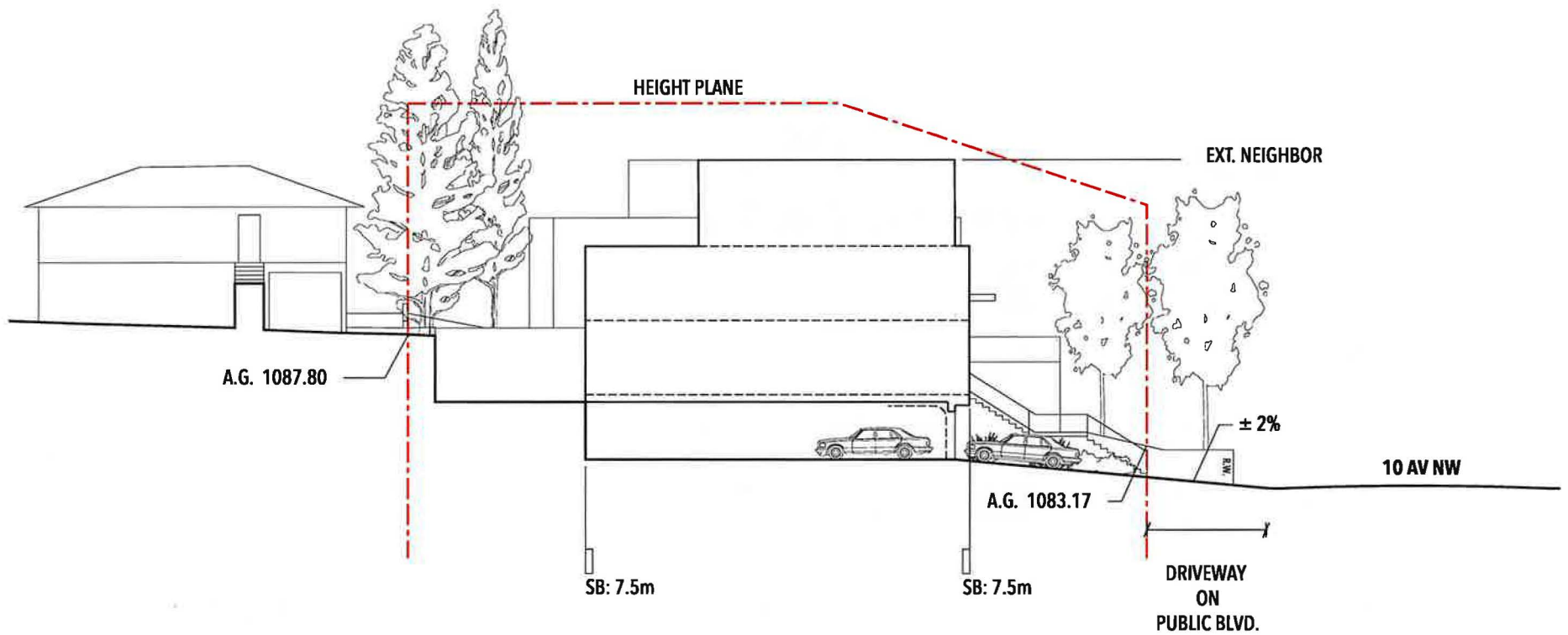
### LOT 4

Lot Area:  $\pm 235\text{m}^2$  ( $\pm 2,530\text{ft}^2$ )  
Lot Width:  $\pm 7.8\text{m}$  ( $\pm 26\text{ft}$ )  
Dwelling Size:  $\pm 300\text{m}^2$  ( $\pm 3,200\text{ft}^2$ )  
Parking: 3 stalls in single-car garage and driveway



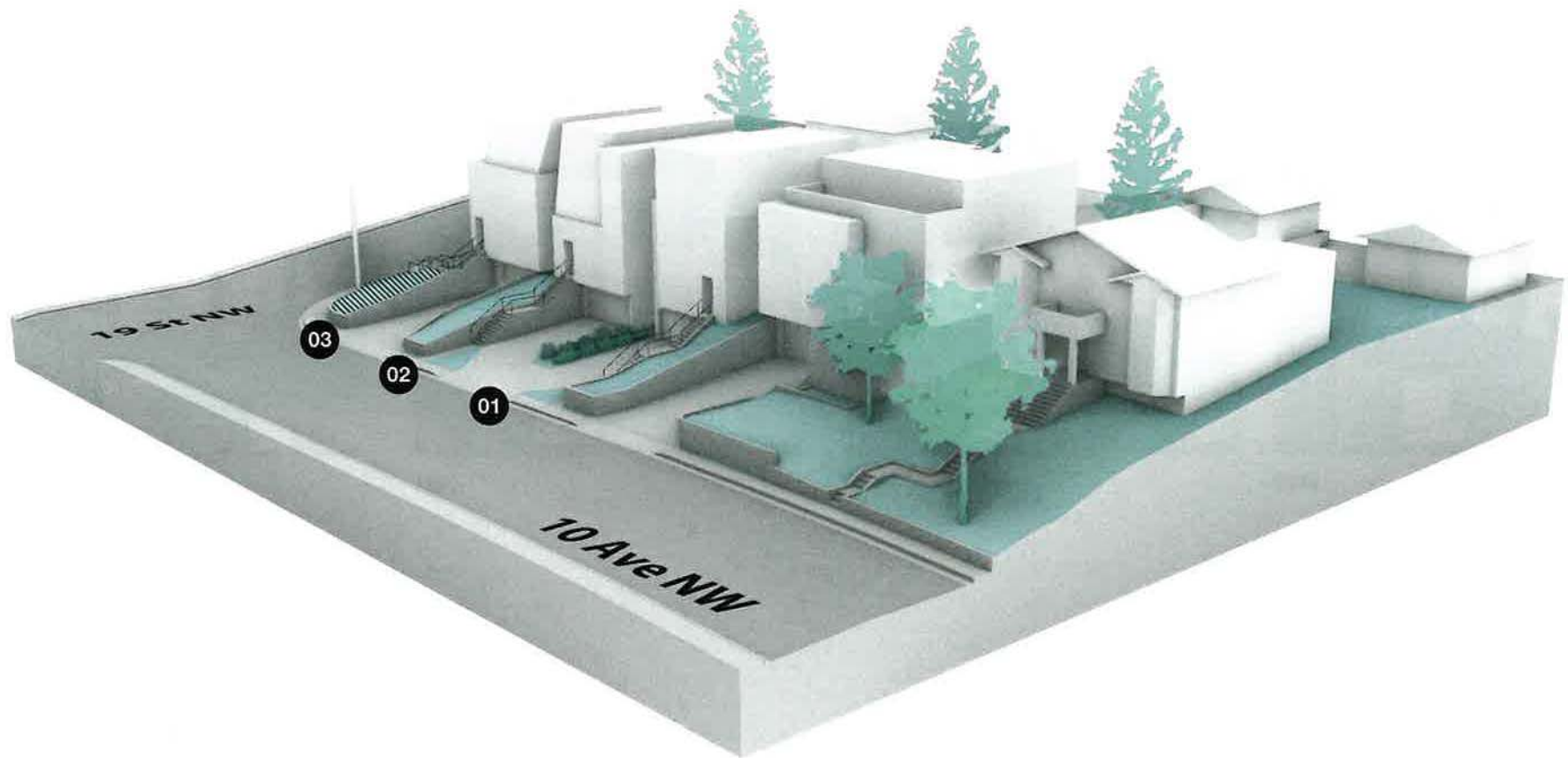
**ELEVATION**

LOOKING EAST



**CONCEPTUAL MASSING**

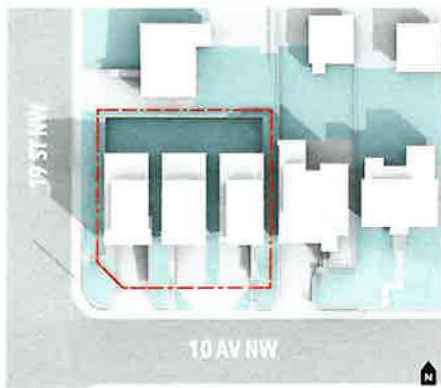
LOOKING NORTHWEST



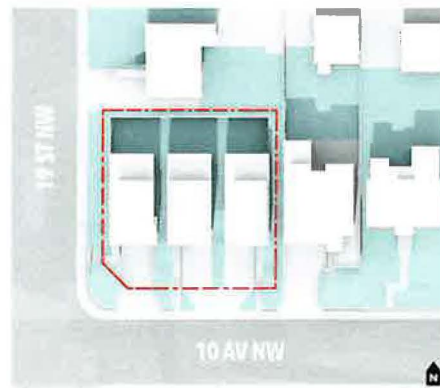
## SHADOW STUDIES

EQUINOX

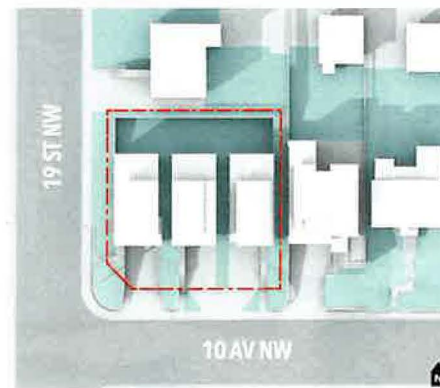
10AM



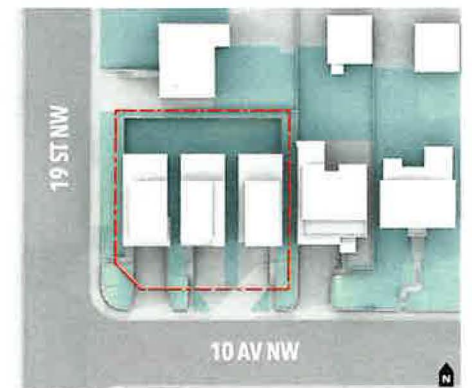
1PM



4PM



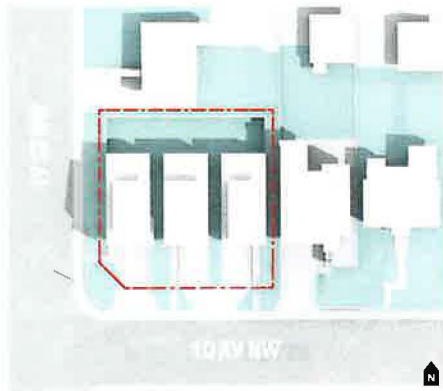
6PM



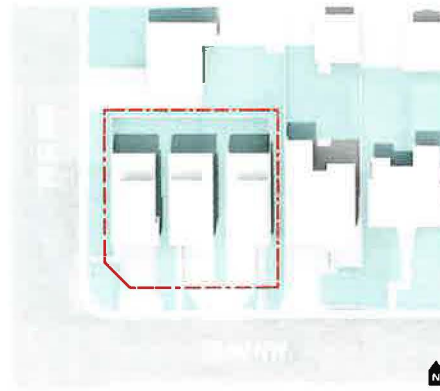
## SHADOW STUDIES

SUMMER

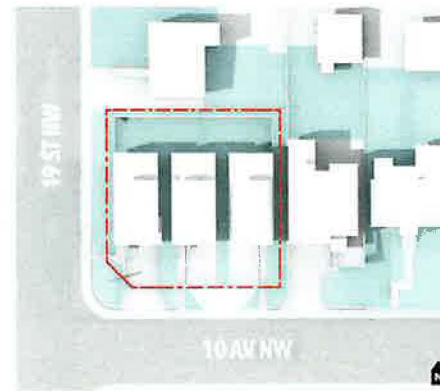
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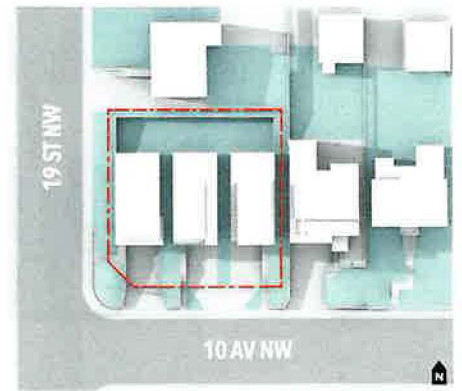
1PM



4PM



6PM

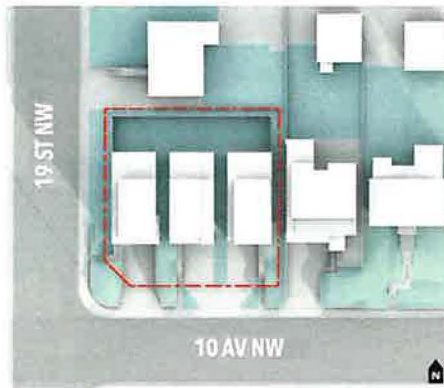




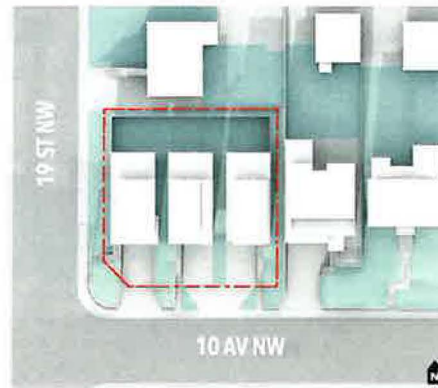
## SHADOW STUDIES

WINTER

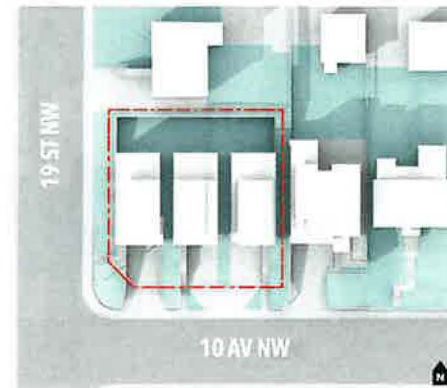
10AM



1PM



4PM



## SITE PHOTOS

SLIDE 15

LOOKING NORTH FROM 10 AVENUE NW



LOOKING NORTHEAST FROM 10 AVENUE NW



LOOKING EAST FROM 19 STREET NW



LOOKING SOUTHEAST FROM 19 STREET NW





## LOCAL AREA CONTEXT





## NEIGHBOURHOOD CONTEXT

