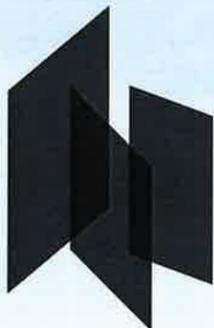


CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JUL 05 2021
ITEM: 8.1.4-CPC2021-0764
Distrib-Applicant Pres
CITY CLERK'S DEPARTMENT



EAGLE CREST
CONSTRUCTION

Applicant Information Slides

5th July 2021

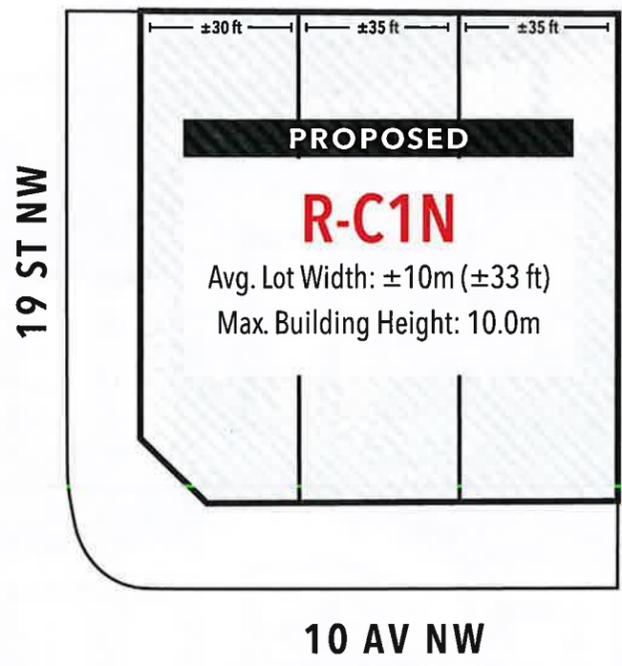
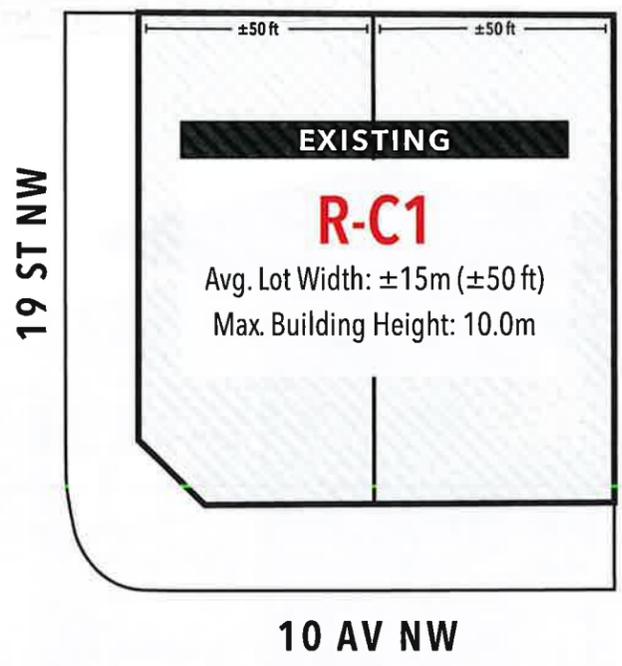
Item 8.1.4 | LOC2021-0032
1922 + 1924 10 AV NW

Prepared on behalf of
Eagle Crest Construction



FAAS

LAND USE CHANGE



Primary Dwelling Units

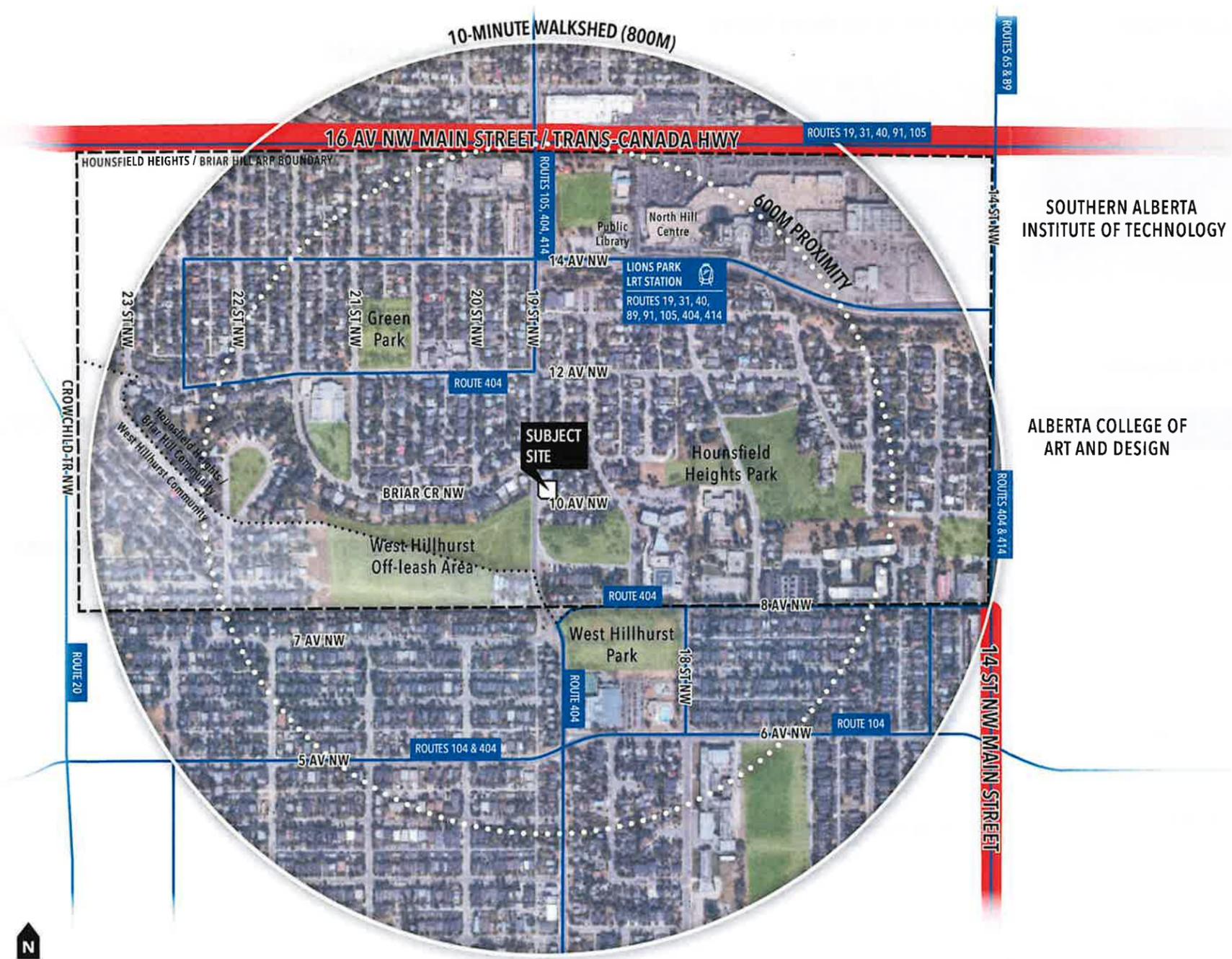


Secondary Suites



No Secondary Suites Proposed

NEIGHBOURHOOD CONTEXT



- CORNER SITE
- ALONG COLLECTOR ROAD (19 ST NW)
- WITHIN 400m OF TRANSIT STOPS
- WITHIN 600m OF PRIMARY TRANSIT STATION (LRT)
- NEAR COMMUNITY AMENITIES
- LOW-DENSITY, SINGLE-DETACHED RESIDENTIAL
- GENERAL ALIGNMENT WITH MDP AND ARP



APPLICANT-LED OUTREACH

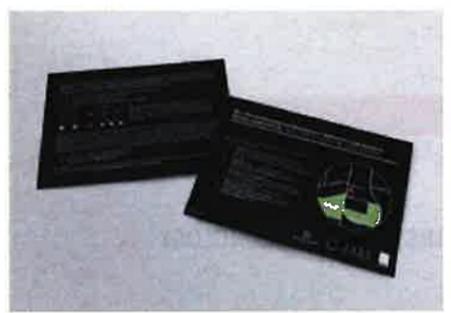
On-Site Signage (19 ST NW)



On-Site Signage (10 AV NW)



Hand-Delivered Mailers



Brief + What We Heard Report



On-Site Signage (Close-up)



New- Revised Planning and Development Applications + Update on Previous Application

We're reaching out to share an update on a previous land use amendment application:

- Project: 5-year Mill Land Use Redesignation from Residential Contextual One-Dwelling (R C1) to Residential - Contextual Narrow Parcel One-Dwelling (R C1N)
- Address: 1922 + 1924 10 AV NW
- Landowner (developer/builder): Ratten Family (Eagle Crest Construction)
- Development Proposal: Three single detached dwellings/lots (from currently allowed two single detached dwellings/lots)
- Application Number: LOC2019-0160
- Administration Recommendation: Approval
- Council Public Hearing Date: July 20, 2020 | Council Decision: Refusal

The City of Calgary (City) allows a new land use amendment application to be submitted and considered on a parcel after a 6-month period following a Council decision. With this new submission, we have made a number of adjustments to the proposal, including:

- the submission of a concurrent Development Permit application;
- completion of a Transportation Review Memo;
- revised site design and lot widths; and
- preparation of a comprehensive site landscape plan.

With the new application and adjustments, we resubmit with the same fundamental land use amendment (R C1 to R C1N) to allow three (3) single detached dwellings on three (3) separate lots - a net increase of one (1) single detached dwelling/lot.

Should you have questions or feedback for the Project Team, please contact us by:

- visiting our website at www.1922hb-blk.ca;
- contacting us at engage@blckworks.ca; or
- telephoning us at 587.747.0317.

Alternatively, you can ask questions and share feedback with The City directly by contacting the application File Manager, Matt Rockley at mattrockley@calgary.ca or at 403.268.2004.

Stakeholder Update Letters



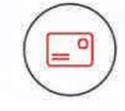
Project Website "Reports"



Online Feedback Form



ON-SITE SIGNAGE



HAND-DELIVERED MAILERS



STAKEHOLDER UPDATE LETTERS



APPLICATION BRIEF + WHAT WE HEARD REPORT



PROJECT WEBSITE + ONLINE FEEDBACK FORM



PROJECT PHONE LINE + EMAIL INBOX

NEW-REVISED LAND USE / DEVELOPMENT APPLICATIONS

CONCURRENT
DEVELOPMENT
PERMITS



TRANSPORTATION
REVIEW



REVISED
SITE DESIGN
+ LOT WIDTHS



LANDSCAPE
STRATEGY



CONCEPTUAL VISUALIZATION



Supplementary Slides

LOCAL AREA CONTEXT



LANDSCAPE STRATEGY

LEGEND

Trees

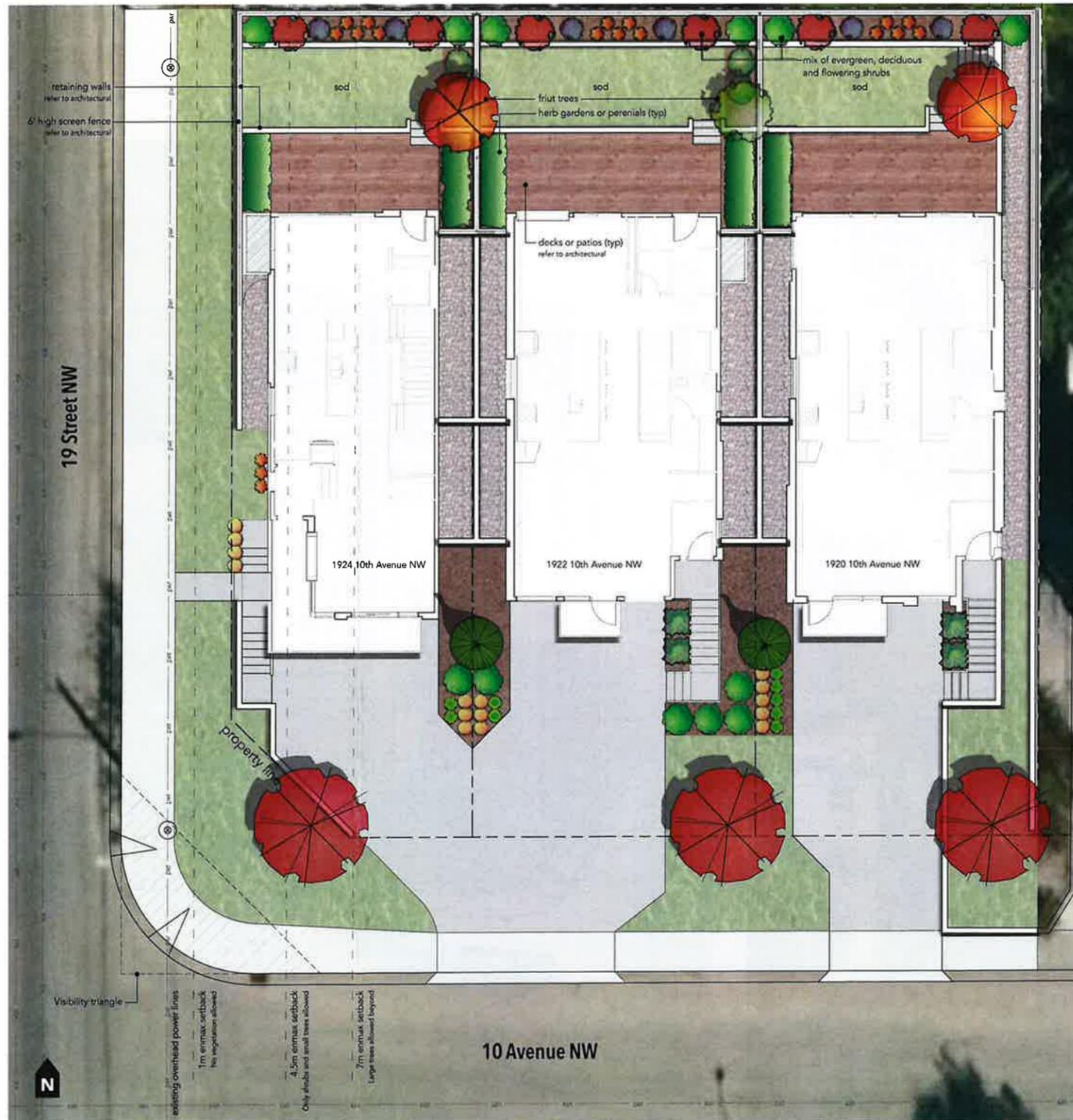
-  Columnar blue spruce
min 2m height
-  Mountain Ash
min 75mm cal
-  Parkland Apple
min 50mm cal
-  Siberian Crabapple
min 50mm cal

Shrubs

-  Foresters Reed Grass
-  Variegated Moor Grass
-  Arcadia Juniper
-  Dwarf Mugo Pine
-  Alpine Currant
-  Compact Cranberry
-  Little Devin Nineback
-  Never Alone Rose

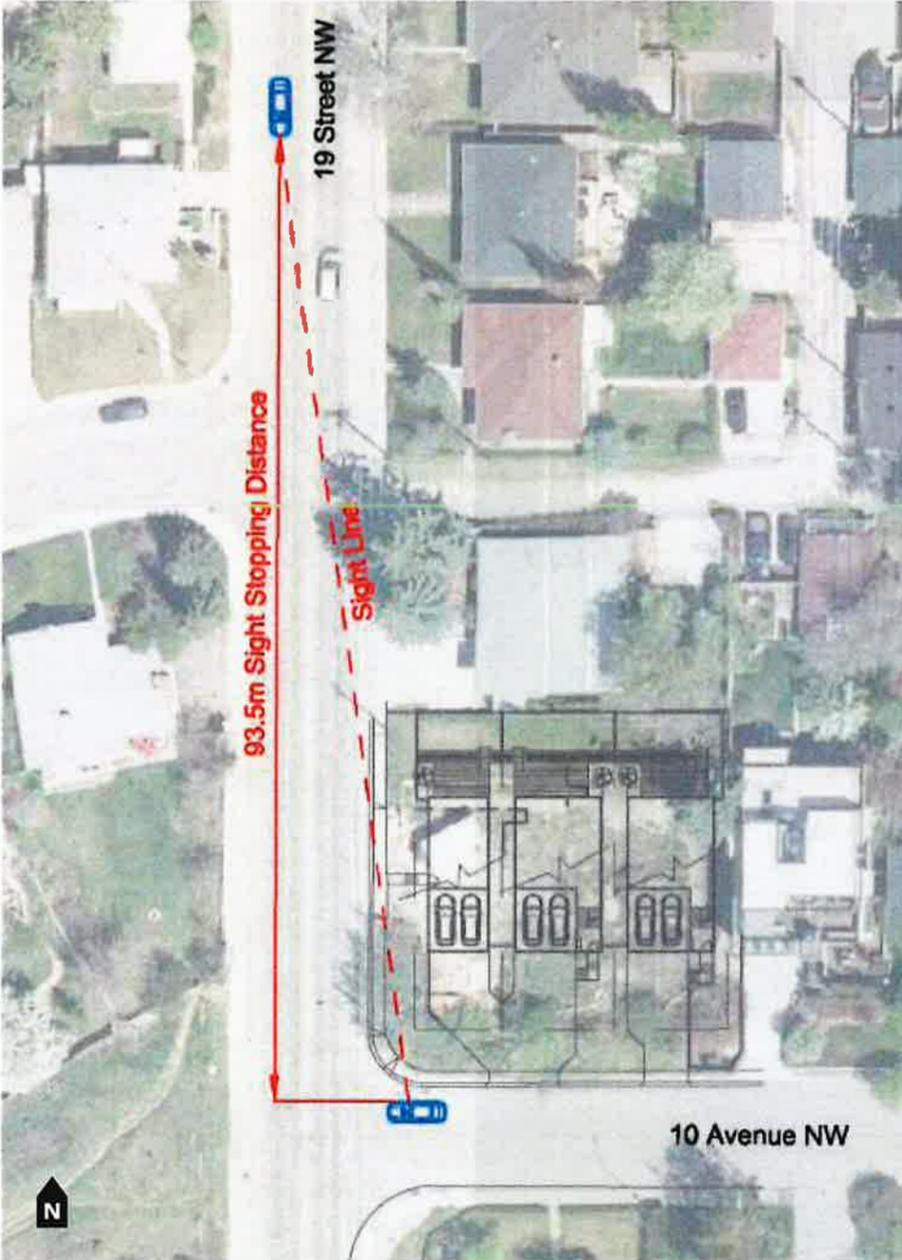
Soft Surfaces

-  Wood Mulch
fine ground
-  Rock Mulch
± 20 - 40mm washed round rock
-  Sod

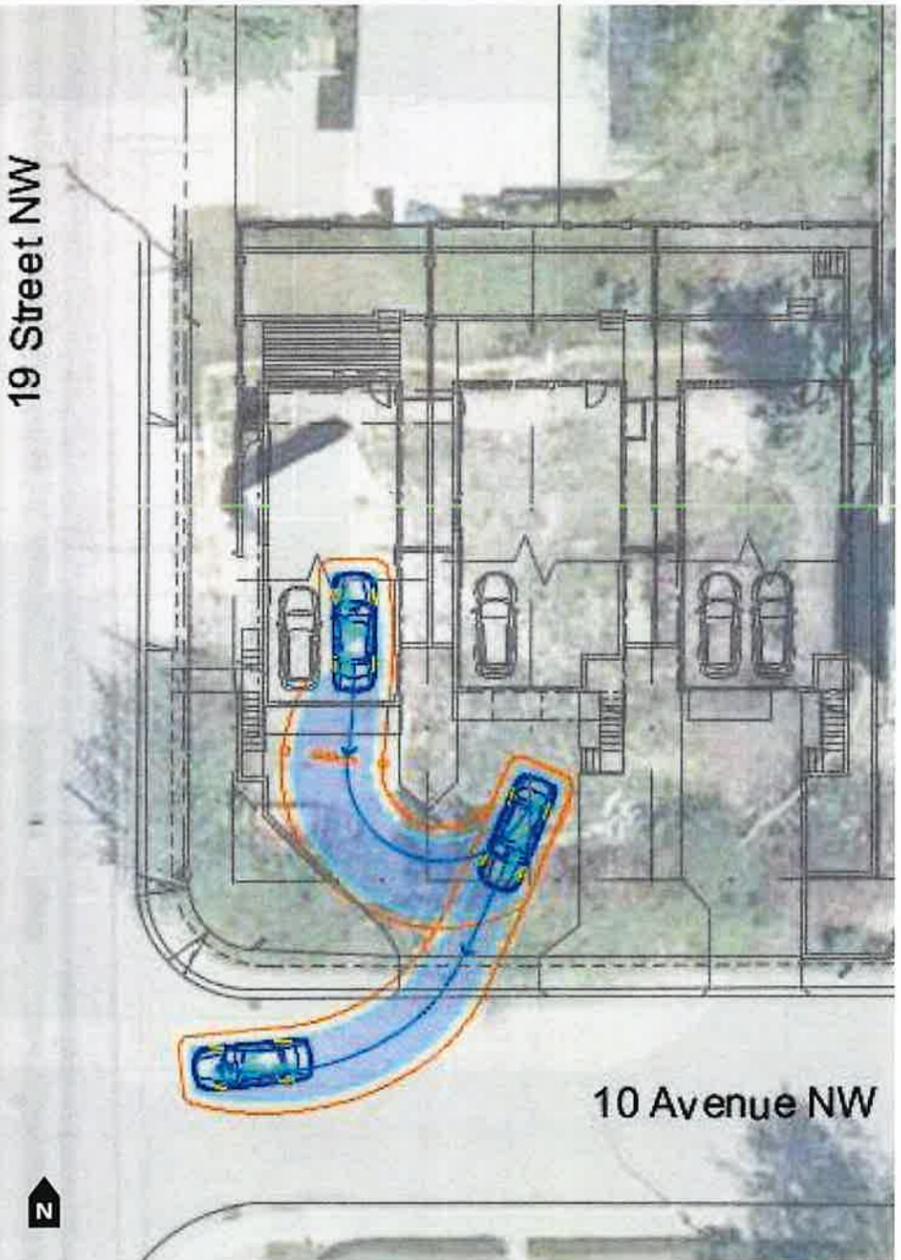


TRANSPORTATION REVIEW

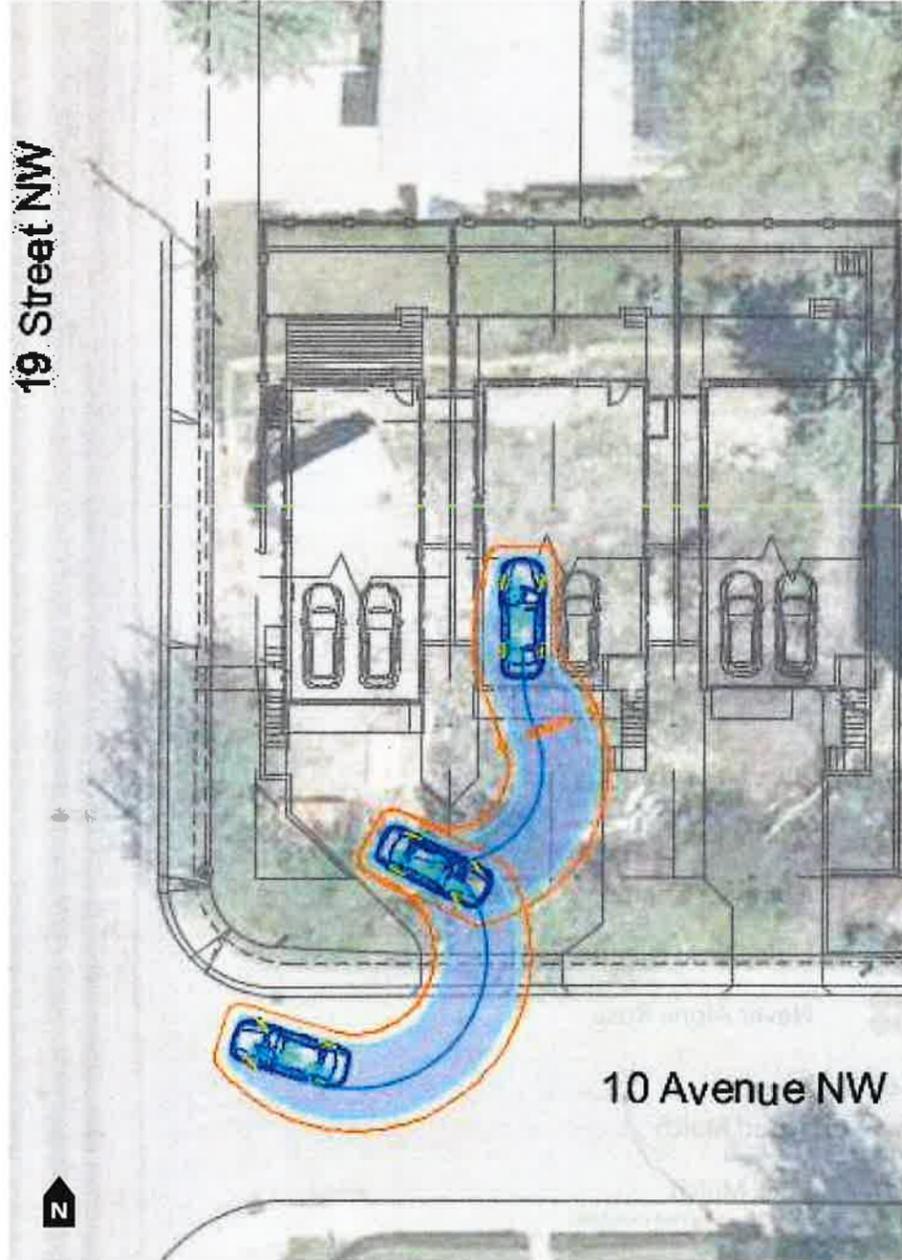
SIGHT TRIANGLE



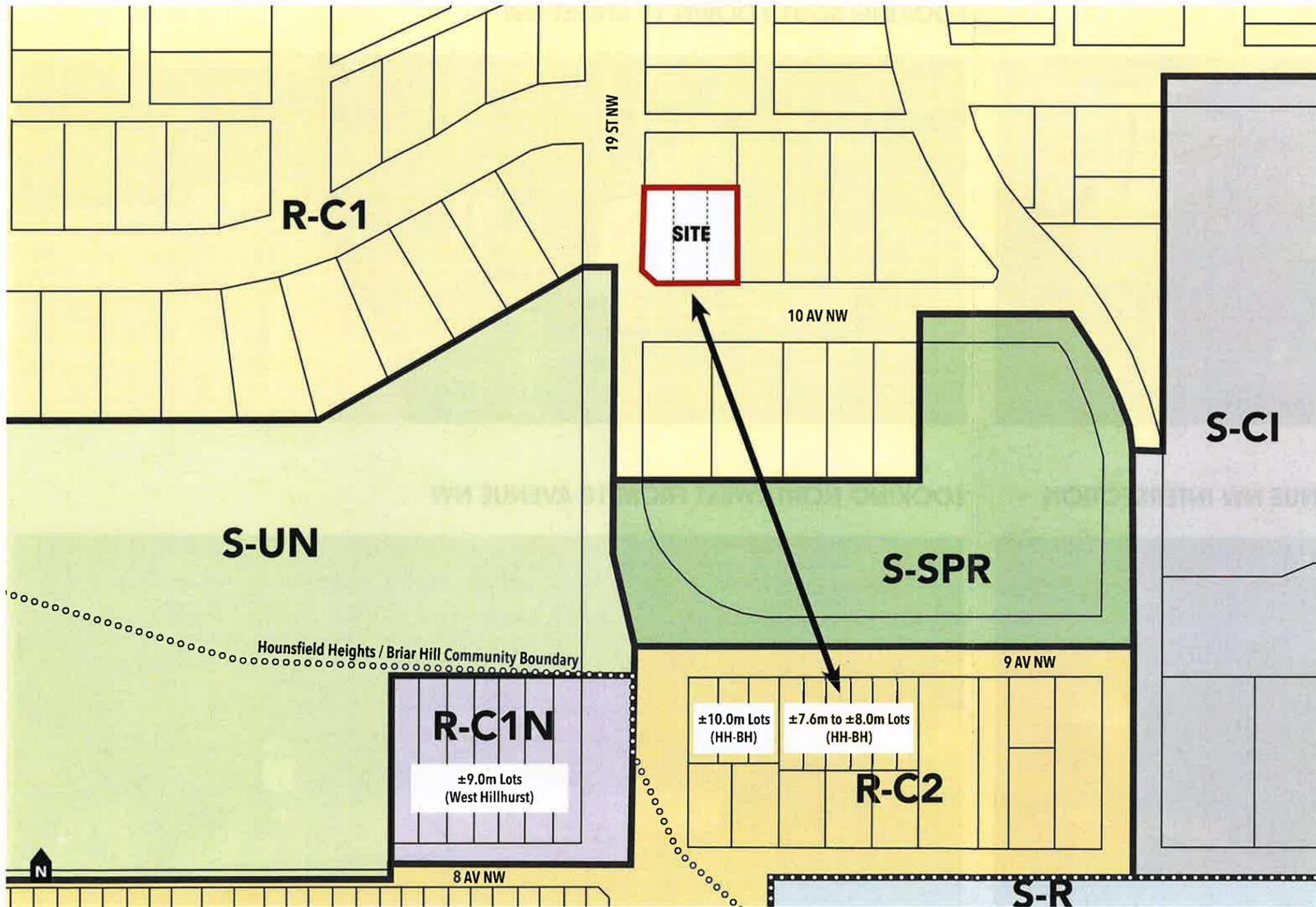
OUTBOUND FROM WESTERN HOUSE



OUTBOUND FROM MIDDLE HOUSE



LAND USE CONTEXT



**NARROWER
LOTS LOCATED
JUST ONE-
BLOCK SOUTH
IN THE SAME
COMMUNITY**

SITE PHOTOS

LOOKING SOUTHEAST FROM 19 STREET NW



LOOKING SOUTH DOWN 19 STREET NW



LOOKING NORTHEAST FROM 19 STREET NW / 10 AVENUE NW INTERSECTION

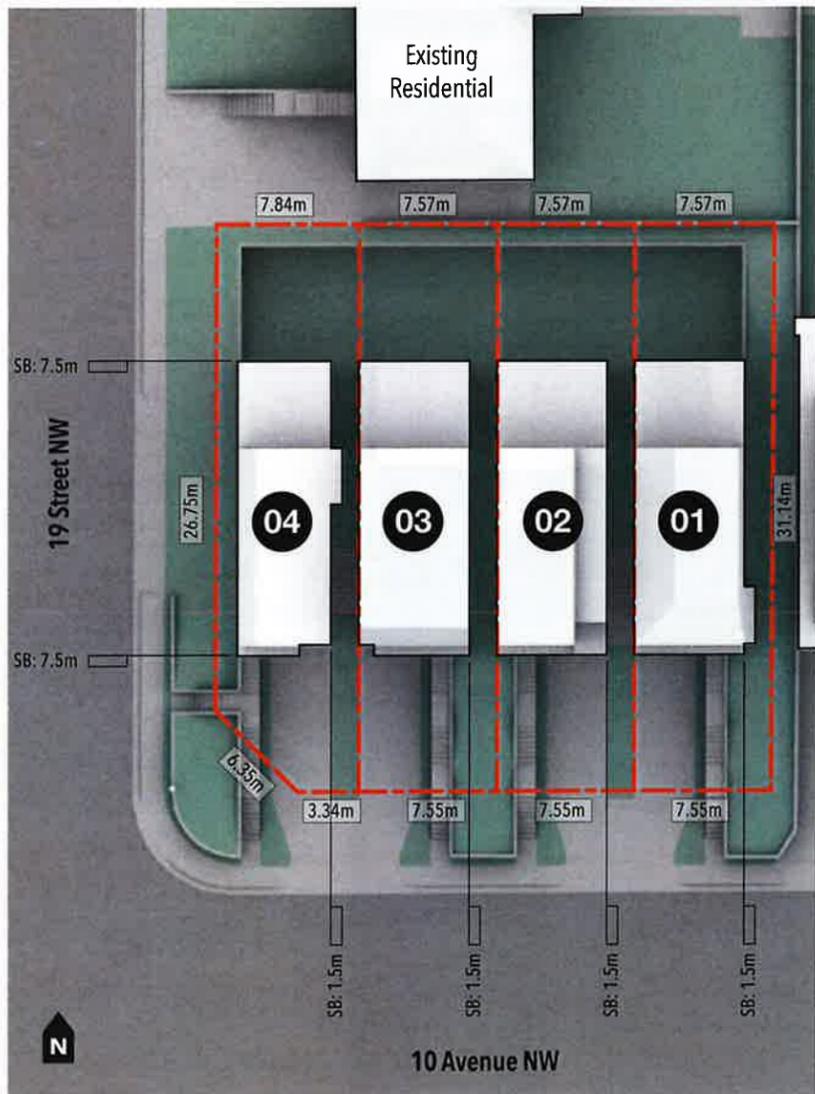


LOOKING NORTHWEST FROM 10 AVENUE NW

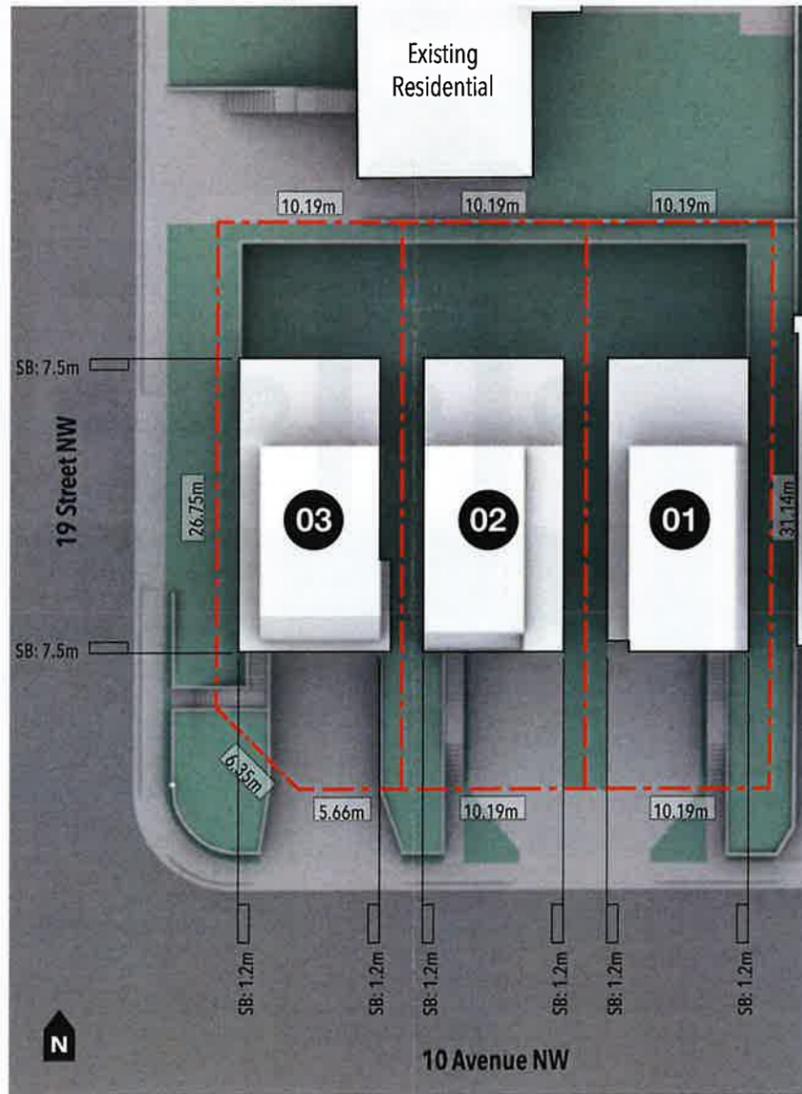


PROPOSAL CHANGE

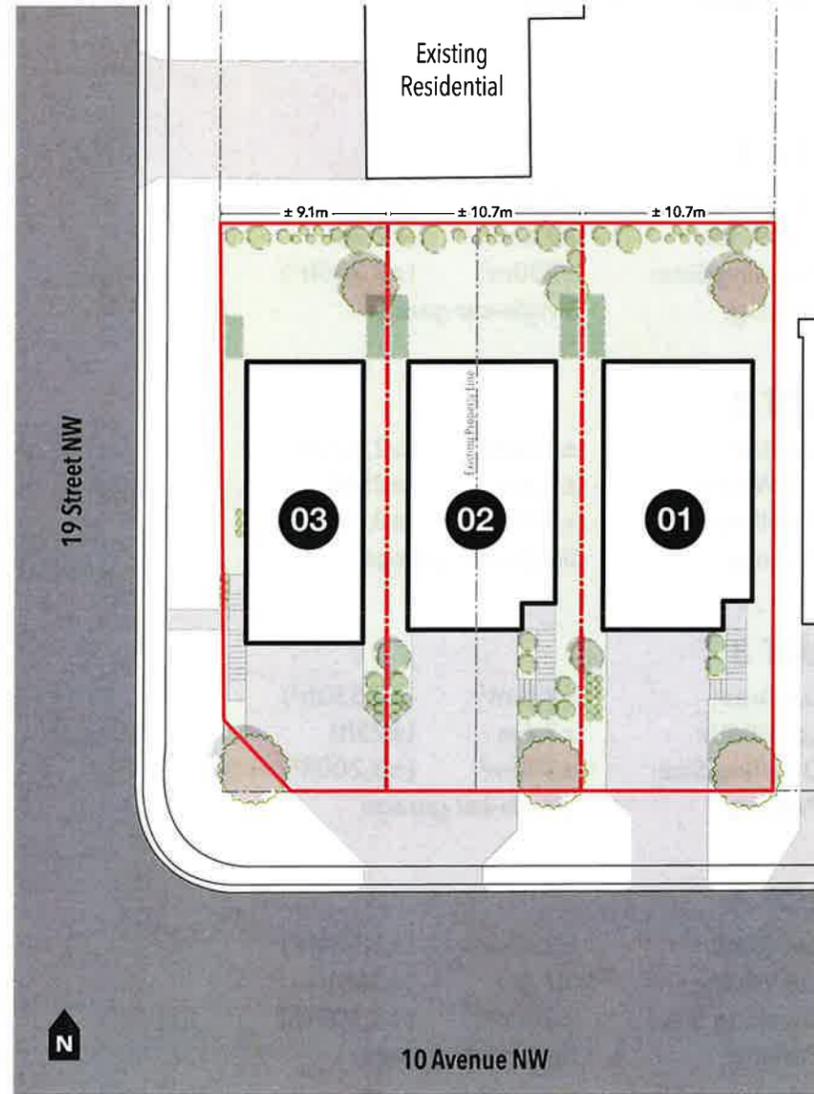
INITIAL PROPOSAL (2019) | 4-LOT SUBDIVISION
Revised based on stakeholder feedback



REVISED PROPOSAL (2020) | 3-LOT SUBDIVISION
LOC2019-0160 Defeated at City Council July 2020



CURRENT PROPOSAL (2021) | 3-LOT SUBDIVISION
LOC2021-0032 Amended based on further feedback



INITIAL PROPOSAL (2019)

REVISED BASED ON FEEDBACK

4 LOTS
1-DWELLING UNIT EACH

LOT 1

Lot Area: ±235m² (±2,530ft²)
 Lot Width: ±7.6m (±25ft)
 Dwelling Size: ±300m² (±3,200ft²)
 Parking: Single-car garage

LOT 2

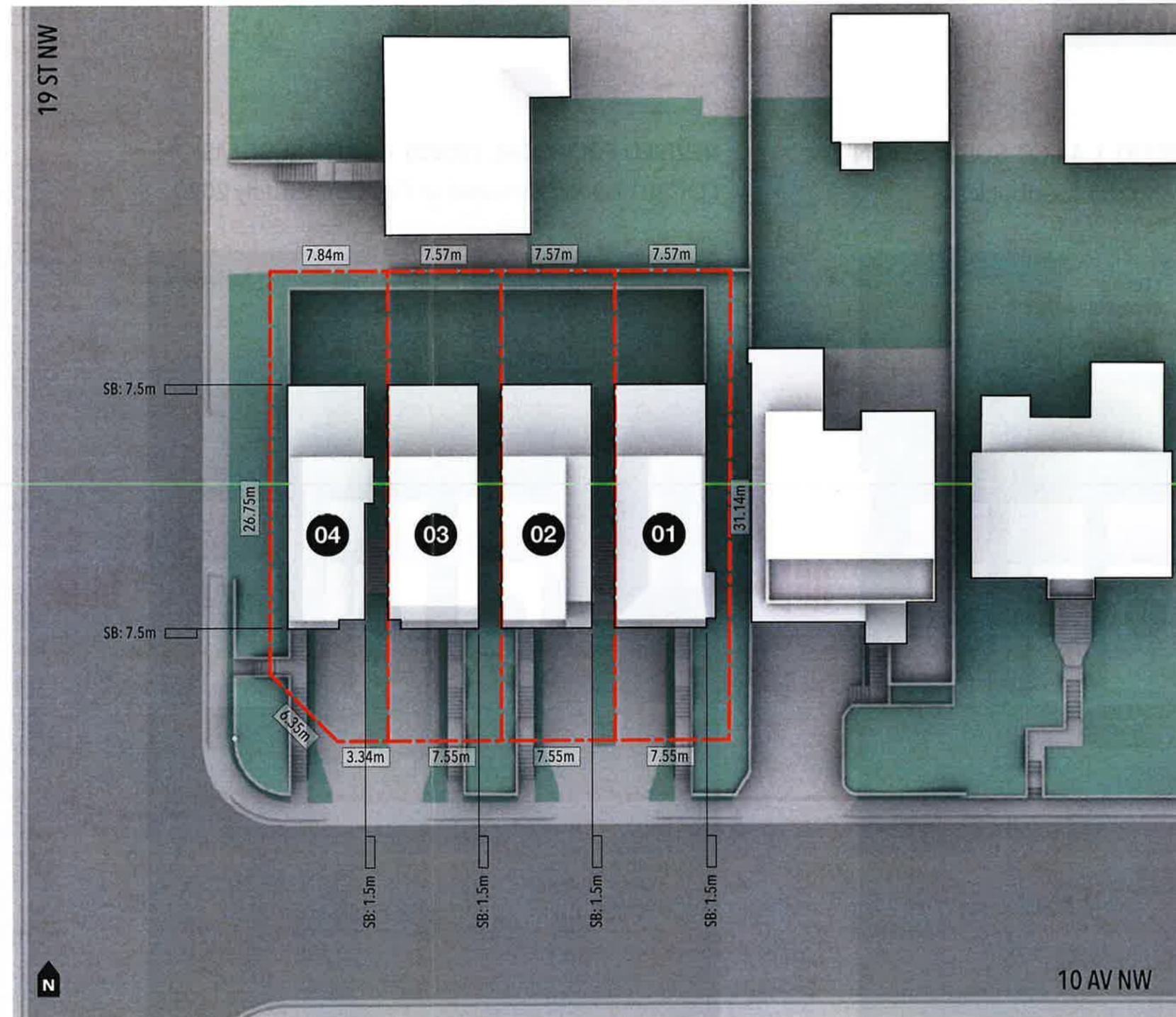
Lot Area: ±235m² (±2,530ft²)
 Lot Width: ±7.6m (±25ft)
 Dwelling Size: ±300m² (±3,200ft²)
 Parking: Single-car garage

LOT 3

Lot Area: ±235m² (±2,530ft²)
 Lot Width: ±7.6m (±25ft)
 Dwelling Size: ±300m² (±3,200ft²)
 Parking: Single-car garage

LOT 4

Lot Area: ±235m² (±2,530ft²)
 Lot Width: ±7.8m (±26ft)
 Dwelling Size: ±300m² (±3,200ft²)
 Parking: Single-car garage



REVISED PROPOSAL (2020)

PREVIOUS APPLICATION (LOC2019-0160)
DEFEATED AT CITY COUNCIL JULY 2020

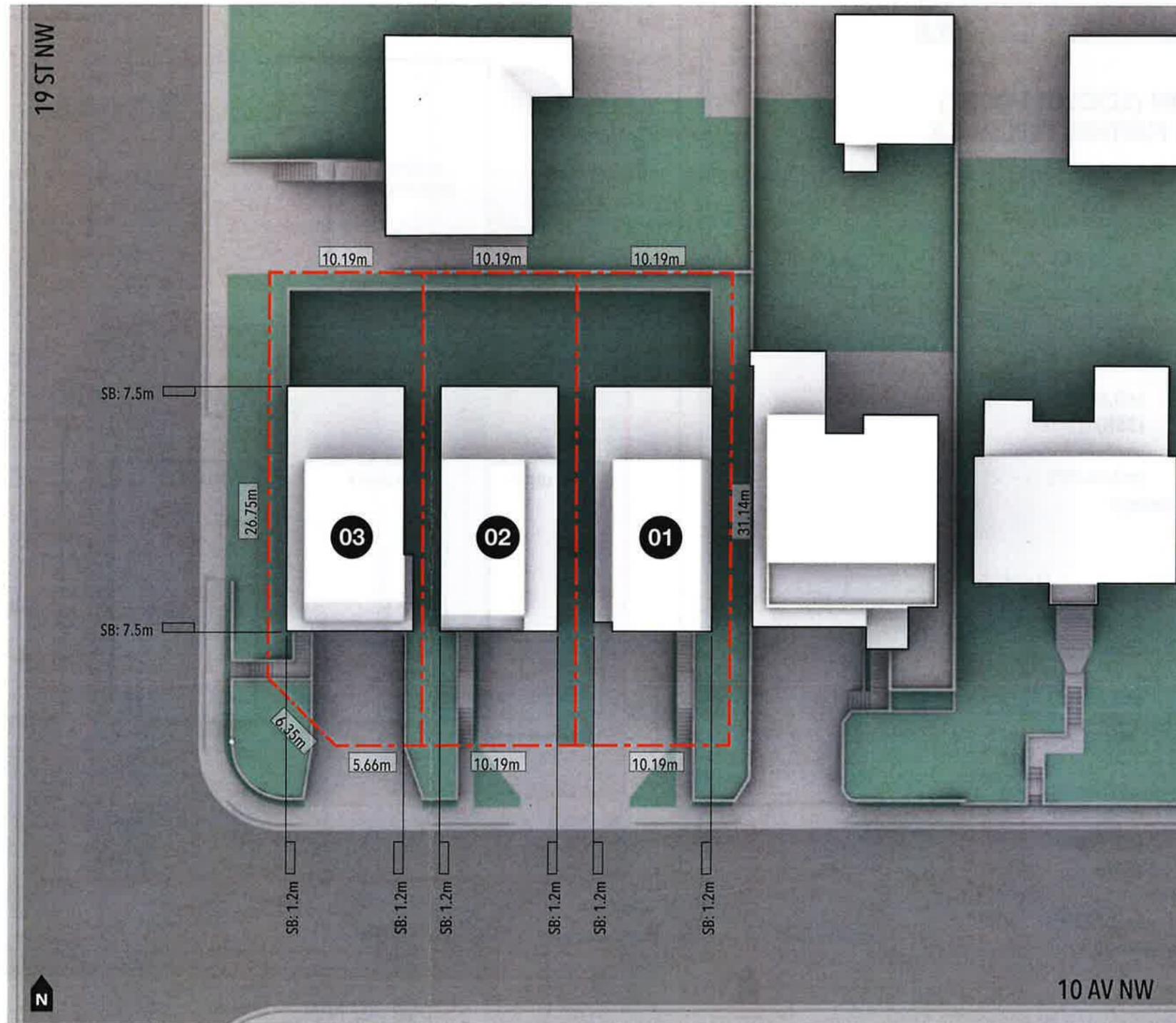
3 LOTS
1-DWELLING UNIT EACH

LOTS 1-2

Lot Area: ±317m² (±3,410ft²)
Lot Width: ±10m (33ft)
Dwelling Size: ±450m² (±4,800ft²)
Parking: Double-car garage

LOT 3

Lot Area: ±306m² (±3,295ft²)
Lot Width: ±10m (33ft)
Dwelling Size: ±450m² (±4,800ft²)
Parking: Double-car garage



CURRENT PROPOSAL (2021)

**CURRENT APPLICATION (LOC2021-0032)
AMENDED BASED ON FURTHER FEEDBACK**

3 LOTS
1-DWELLING UNIT EACH

DWELLING 1

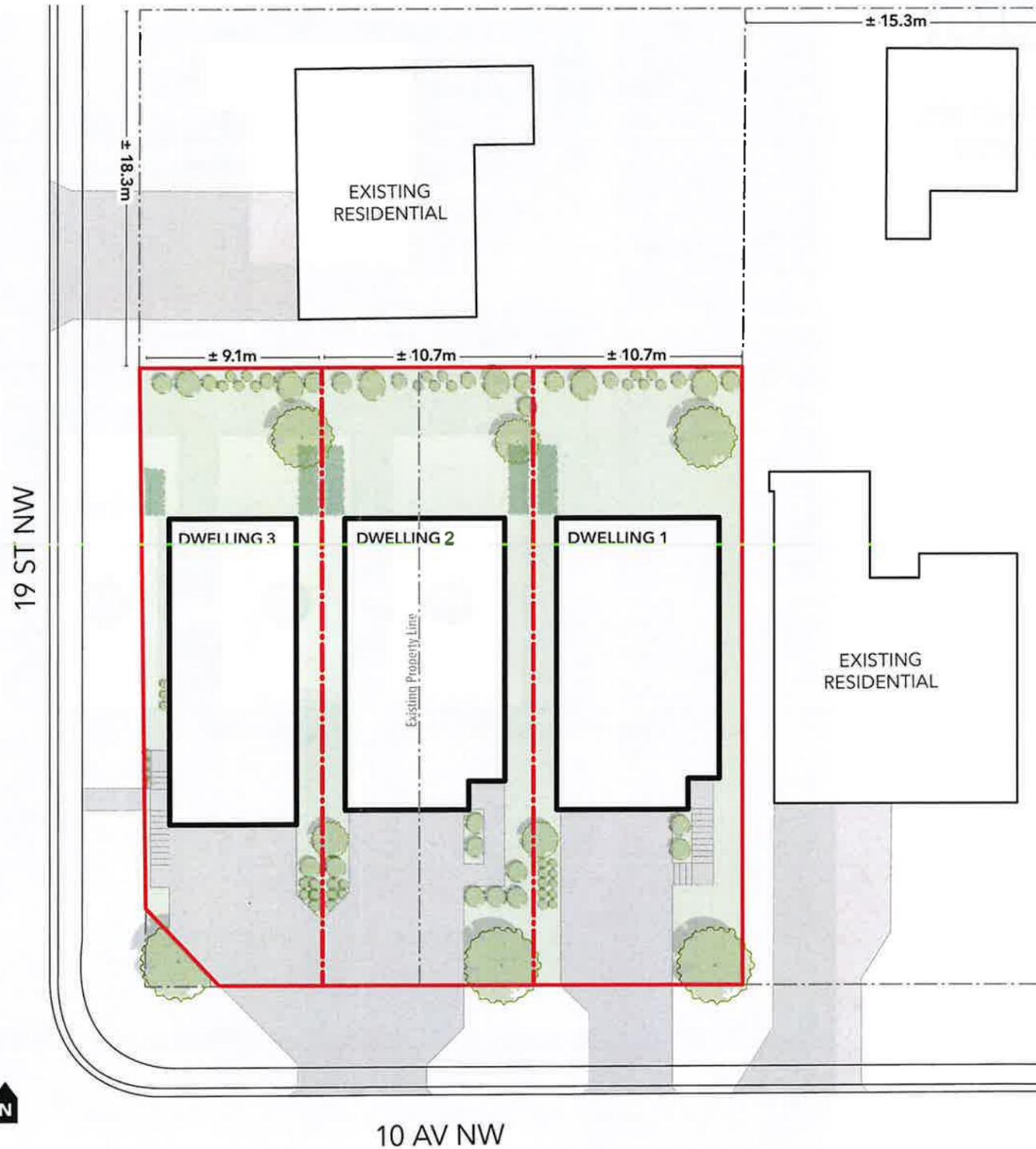
Lot Area: ±335m² (±3,609ft²)
 Lot Width: ±10.7m (35ft)
 Parcel Coverage: 36.4%
 Dwelling Size: ±303m² (±3,266ft²)
 Vehicle Parking: Three-car garage

DWELLING 2

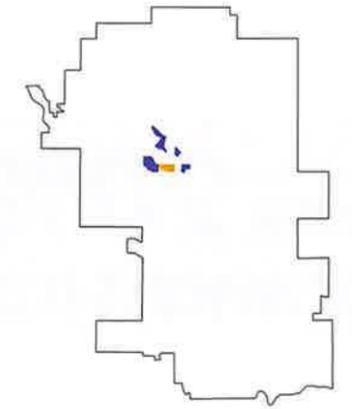
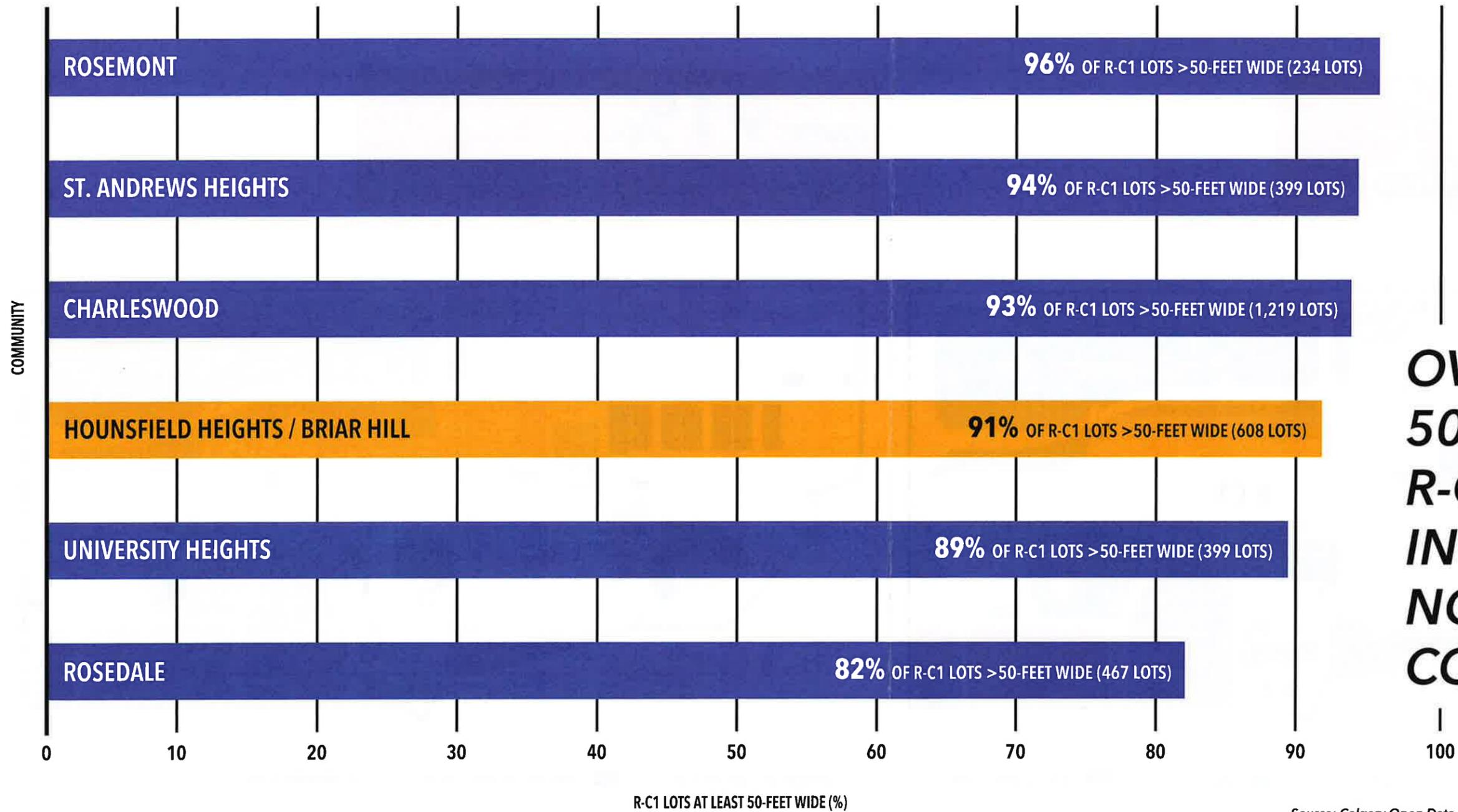
Lot Area: ±342m² (±3,685ft²)
 Lot Width: ±10.7m (35ft)
 Parcel Coverage: 35.5%
 Dwelling Size: ±302m² (±3,254ft²)
 Vehicle Parking: Three-car garage

DWELLING 3

Lot Area: ±275m² (±2,960ft²)
 Lot Width: ±9.1m (30ft)
 Parcel Coverage: 38.6%
 Dwelling Size: ±257m² (±2,773ft²)
 Vehicle Parking: Double-car garage



INVENTORY OF 50-FOOT-WIDE SINGLE-DETACHED R-C1 LOTS IN NEARBY NORTHWEST COMMUNITIES



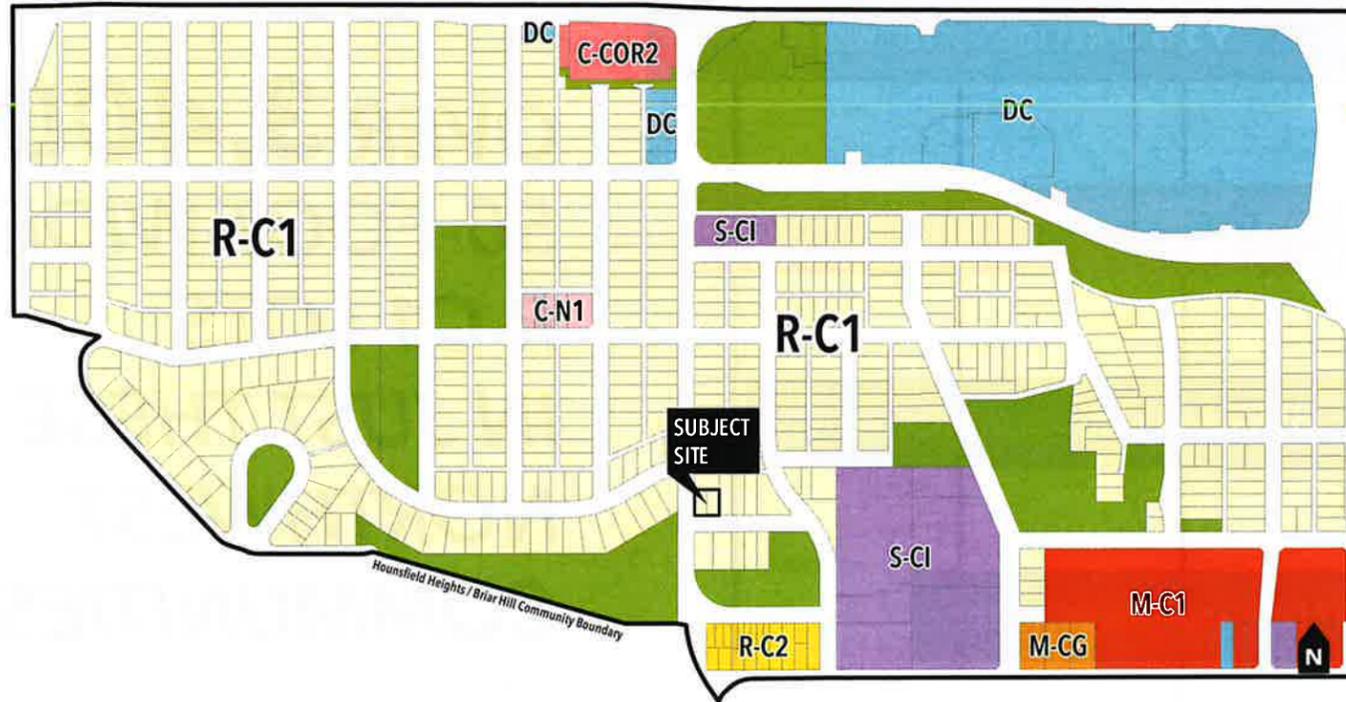
**OVER 3,400
50-FOOT-WIDE
R-C1 LOTS
IN JUST THESE
NORTHWEST
COMMUNITIES**

Source: Calgary Open Data

SINGLE-DETACHED LOTS IN HOUNSFIELD HEIGHTS / BRIAR HILL

OVER **90%**
OF PARCELS DESIGNATED R-C1

OVER **91%**
OF R-C1 PARCELS >50-FOOT WIDE



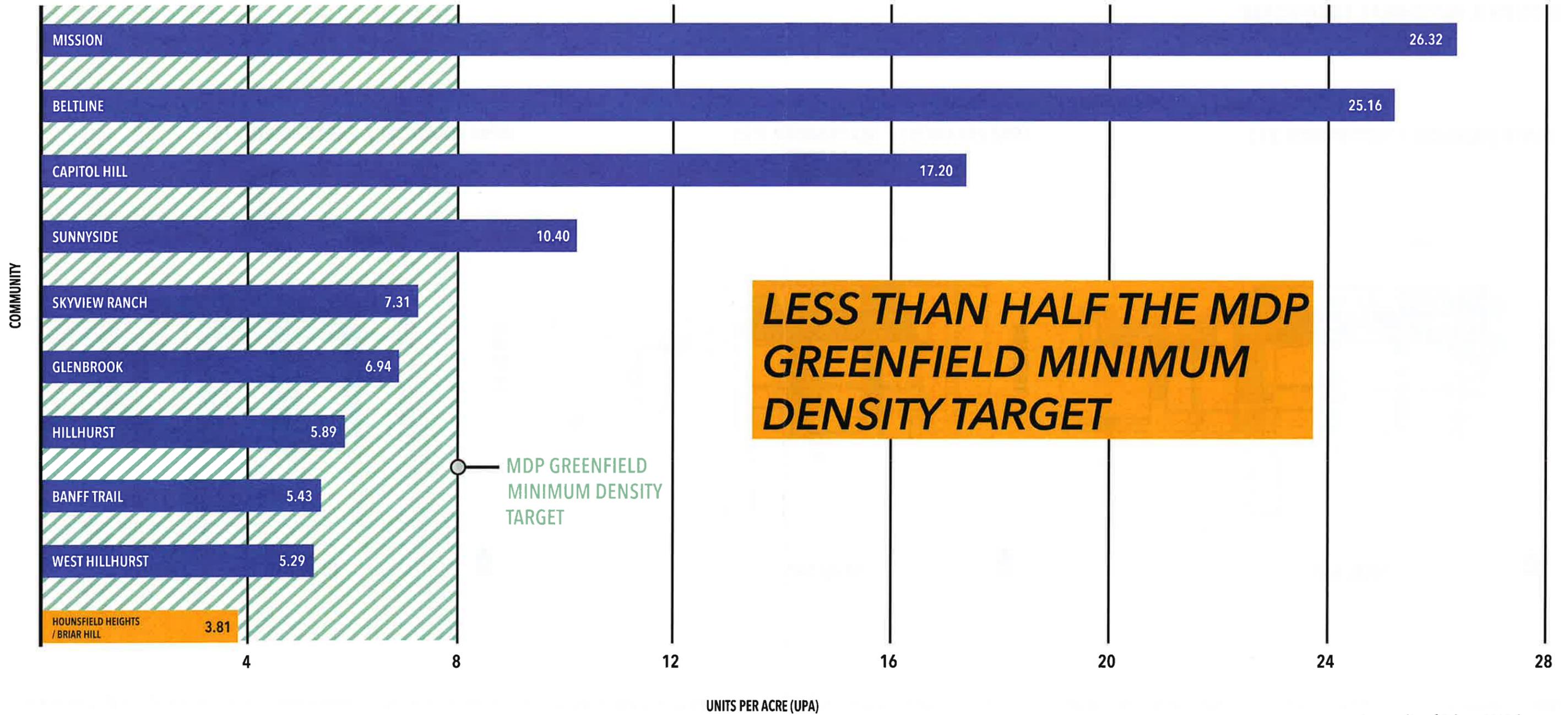
- R-C1
- M-CG
- C-N1
- DC
- S-CS, S-SPR, S-UN
- R-C2
- M-C1
- C-COR2
- S-CI



- 50-foot or wider R-C1 Lot
- <50-foot wide R-C1 Lot
- Non-R-C1 Lot

Source: Calgary Open Data

COMMUNITY DENSITY - BY THE NUMBERS



Source: City of Calgary 2019 Census

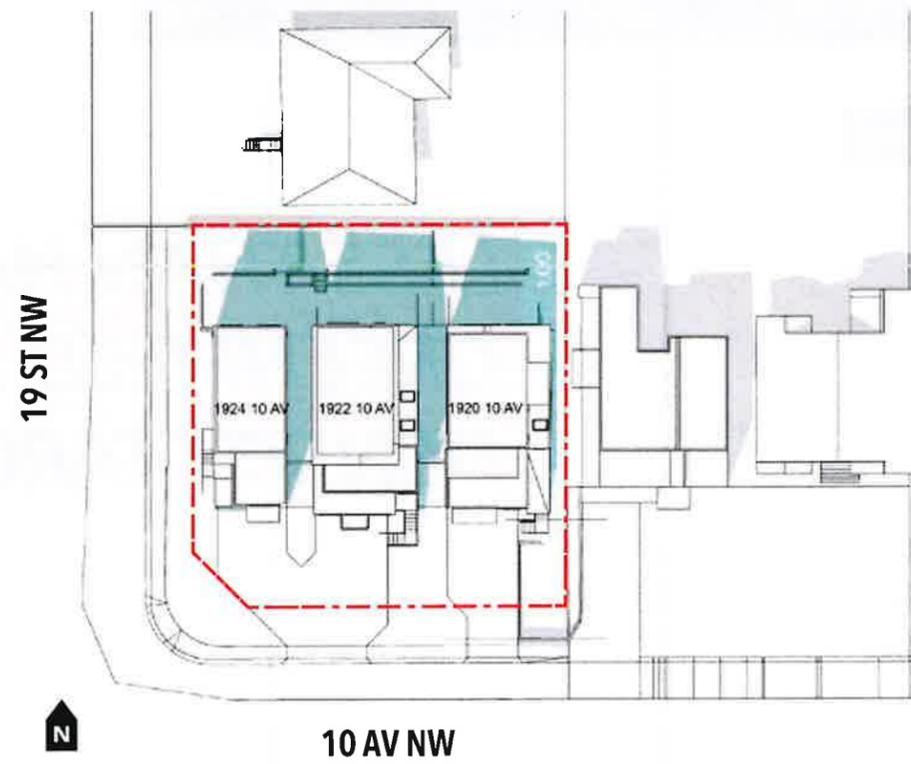
SHADOW STUDIES

SPRING & AUTUMNAL EQUINOXES

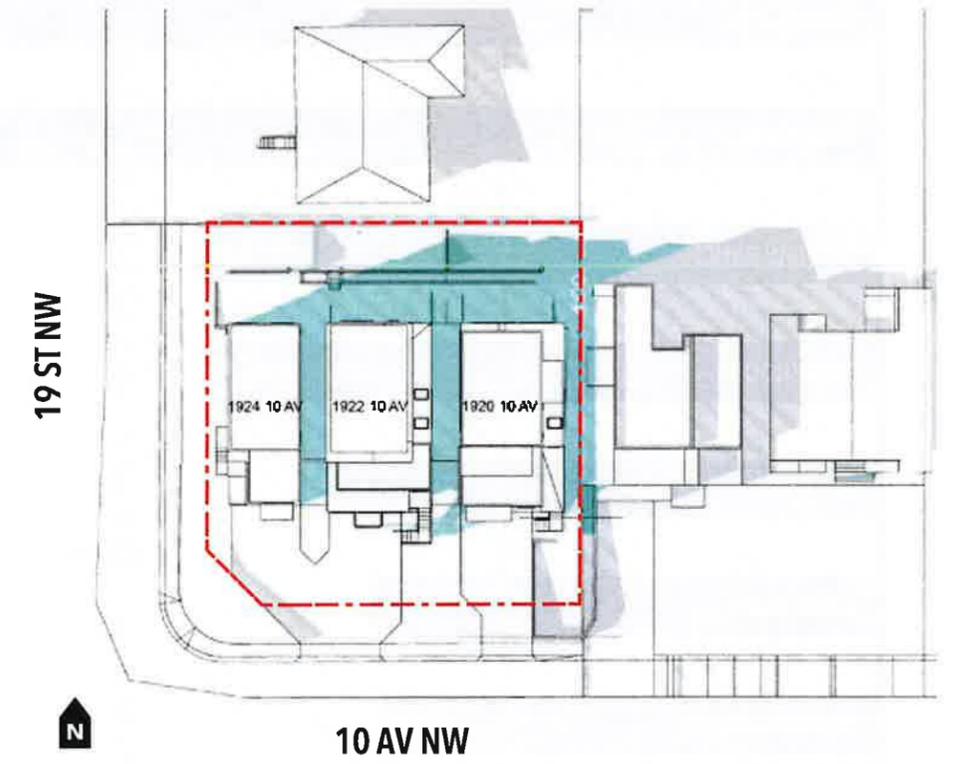
10AM (MARCH / SEPTEMBER 21)



1PM (MARCH / SEPTEMBER 21)



4PM (MARCH / SEPTEMBER 21)

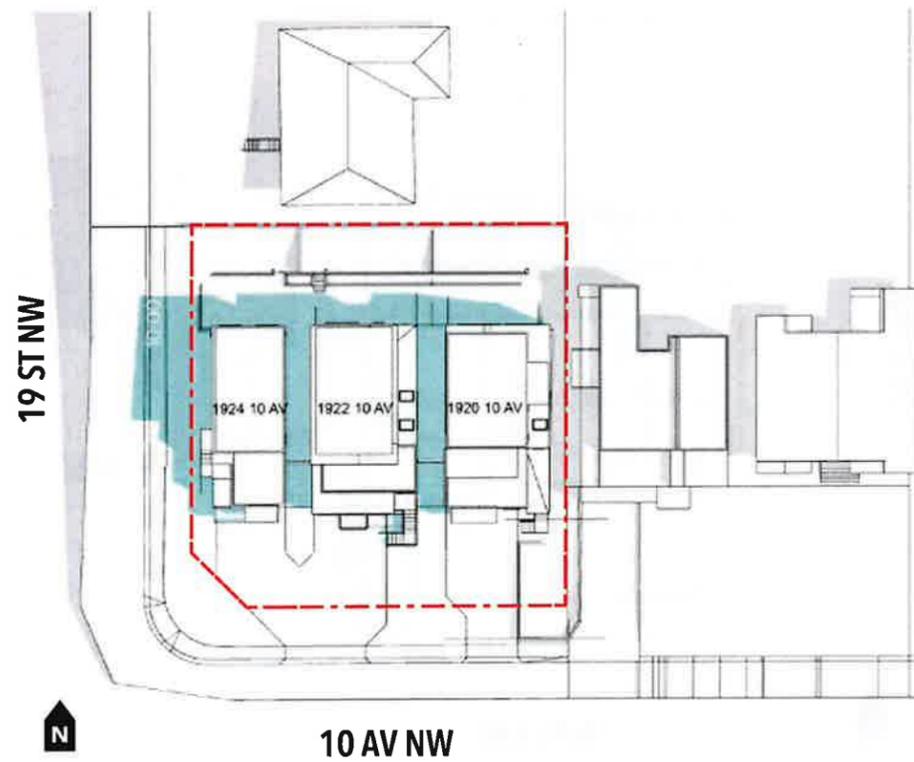


NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

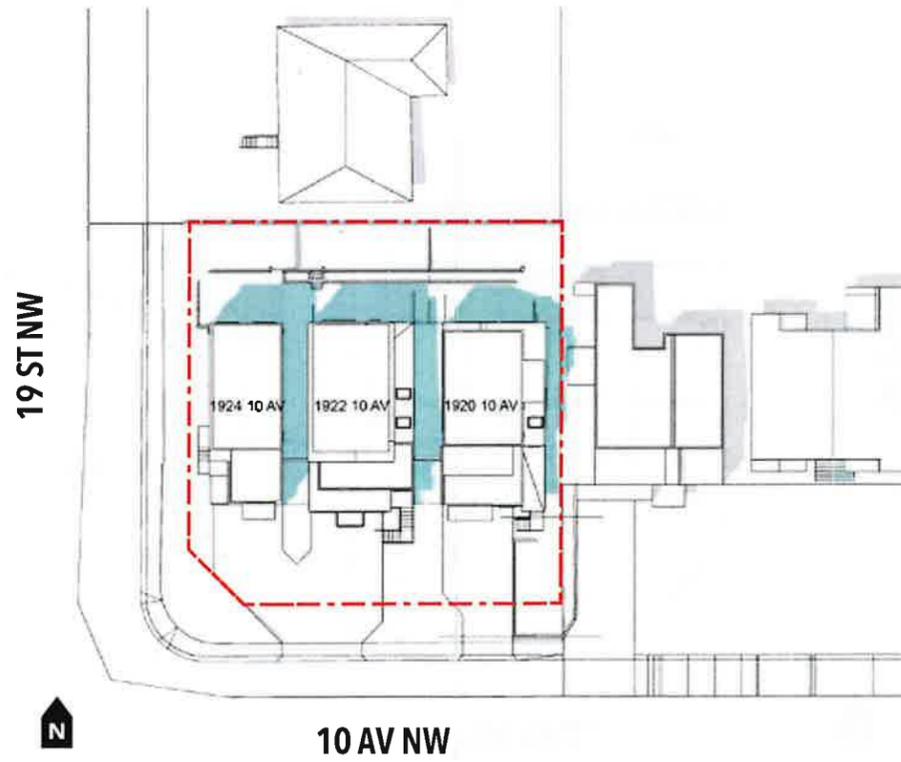
SHADOW STUDIES

SUMMER SOLSTICE

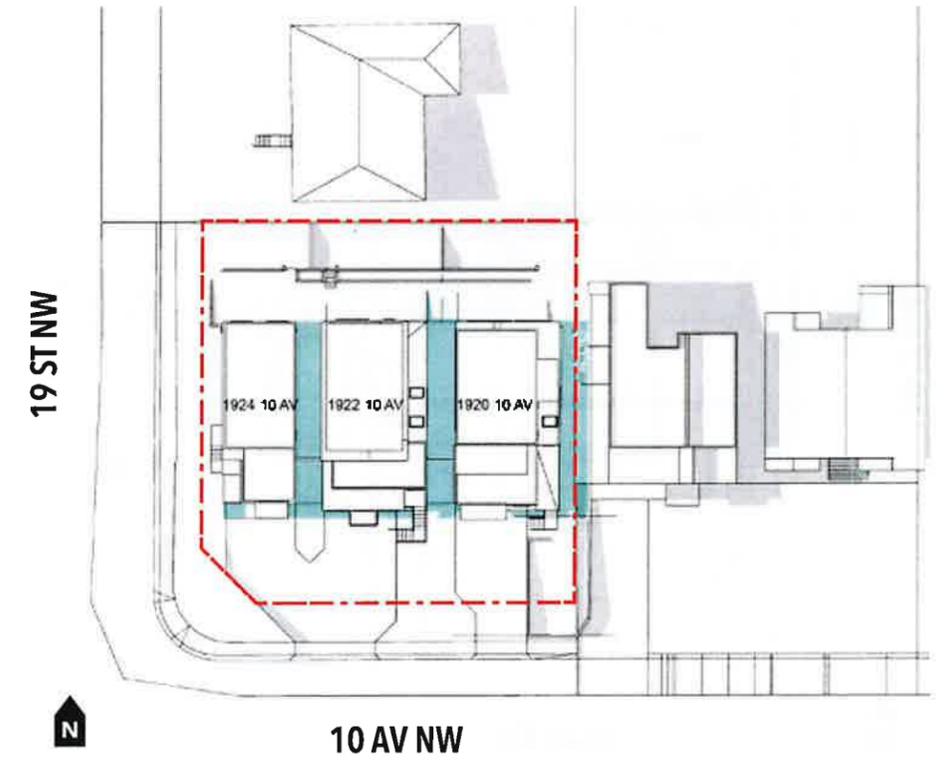
10AM (JUNE 21)



1PM (JUNE 21)



4PM (JUNE 21)

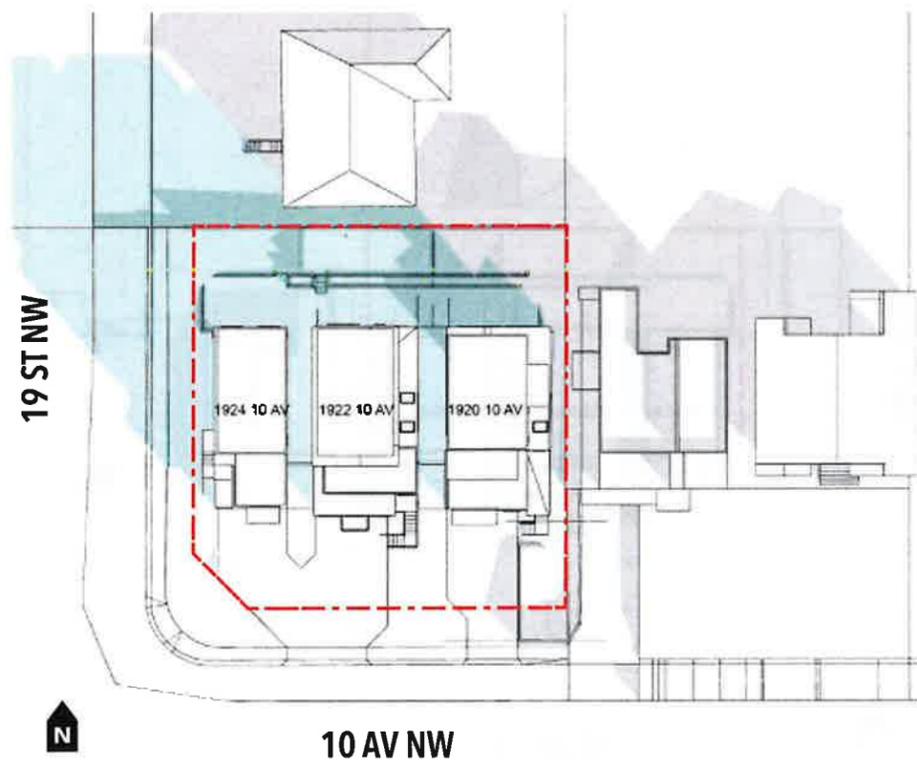


NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

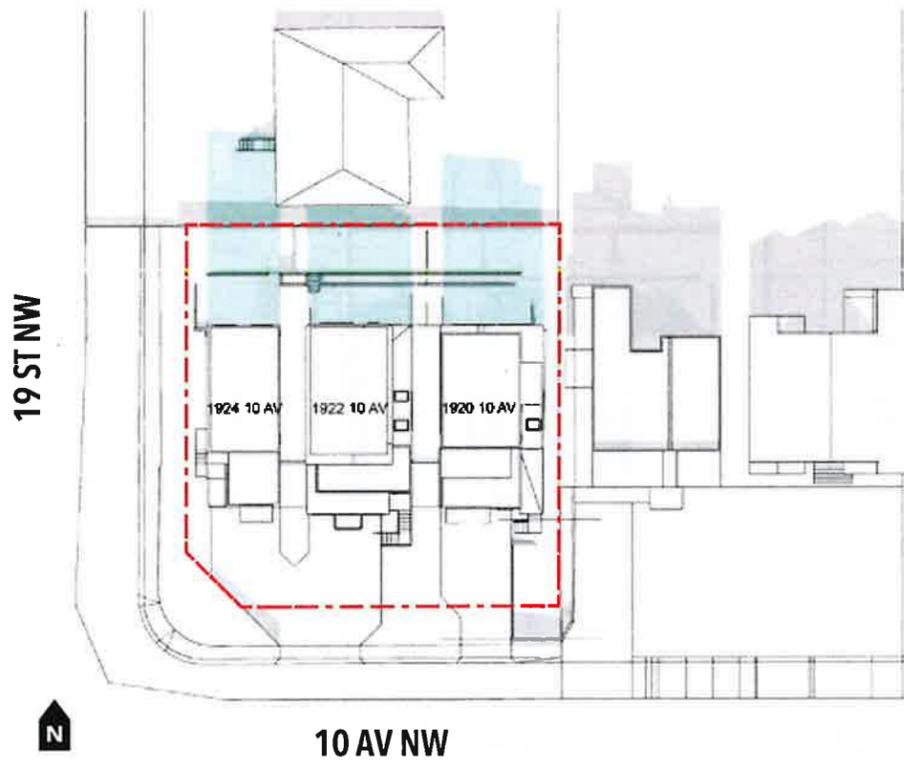
SHADOW STUDIES

WINTER SOLSTICE

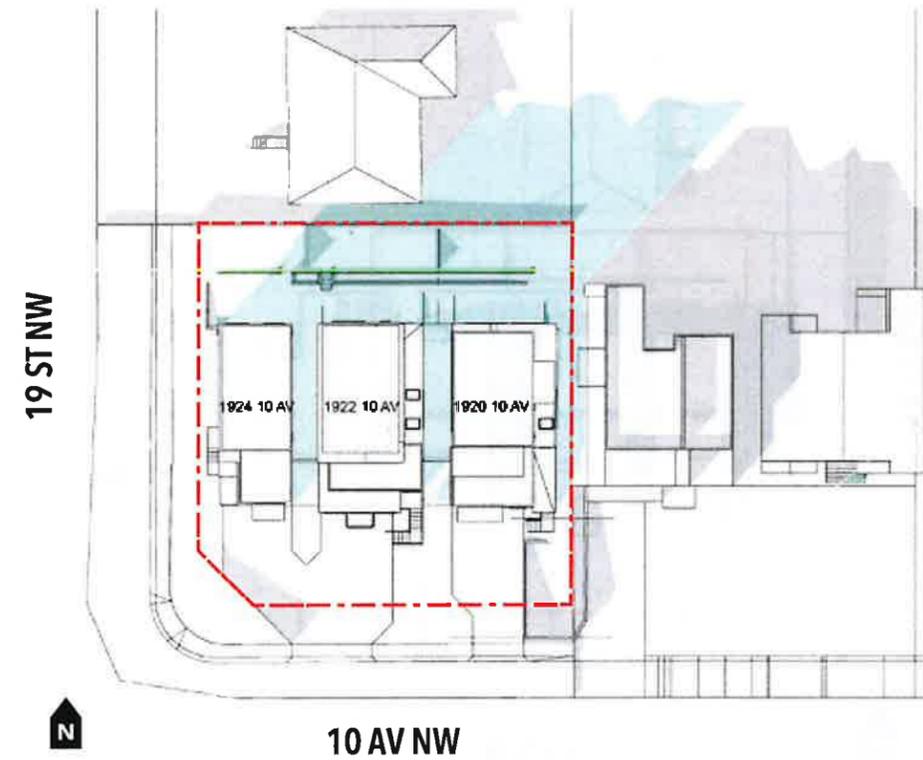
10AM (DECEMBER 21)



1PM (DECEMBER 21)



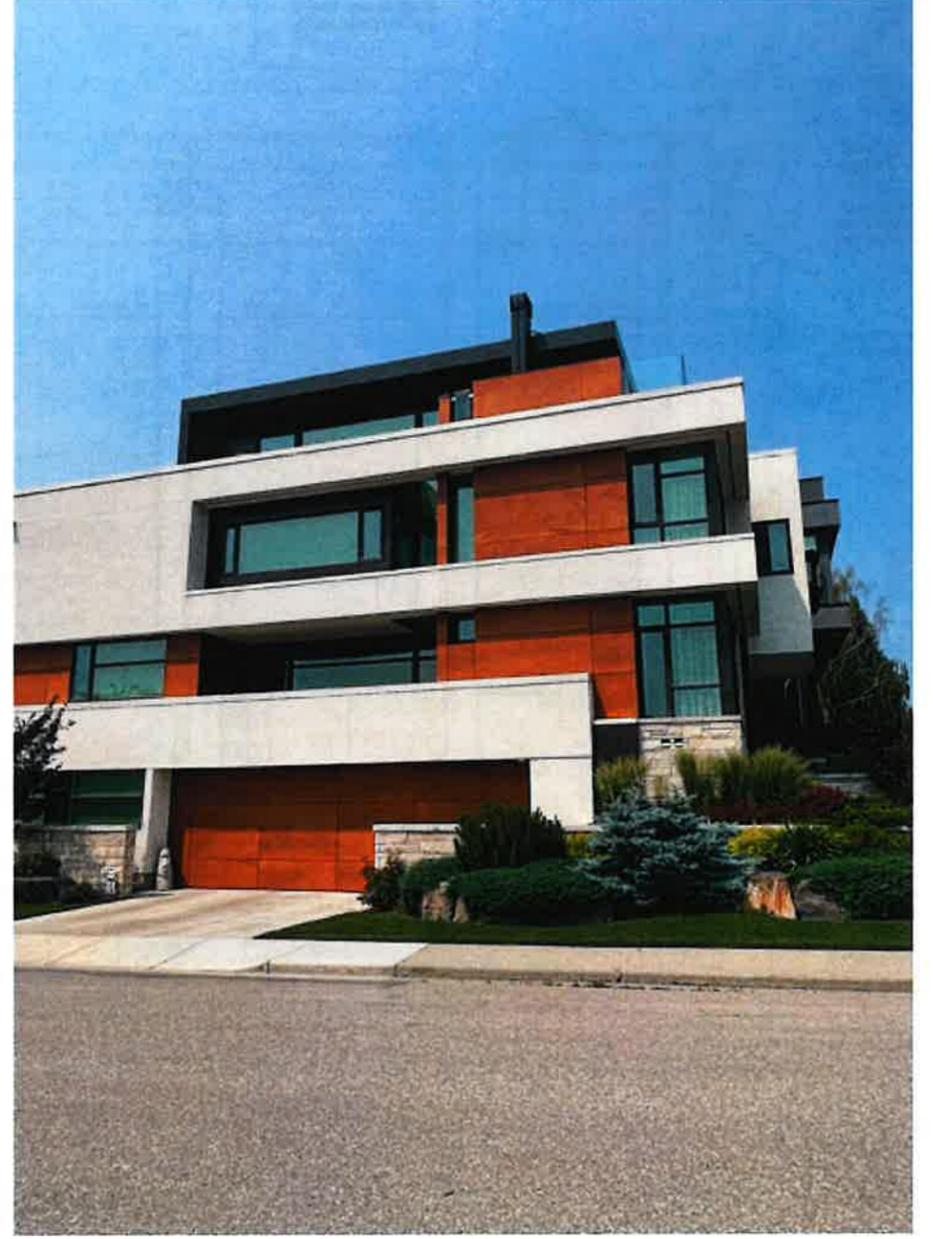
4PM (DECEMBER 21)



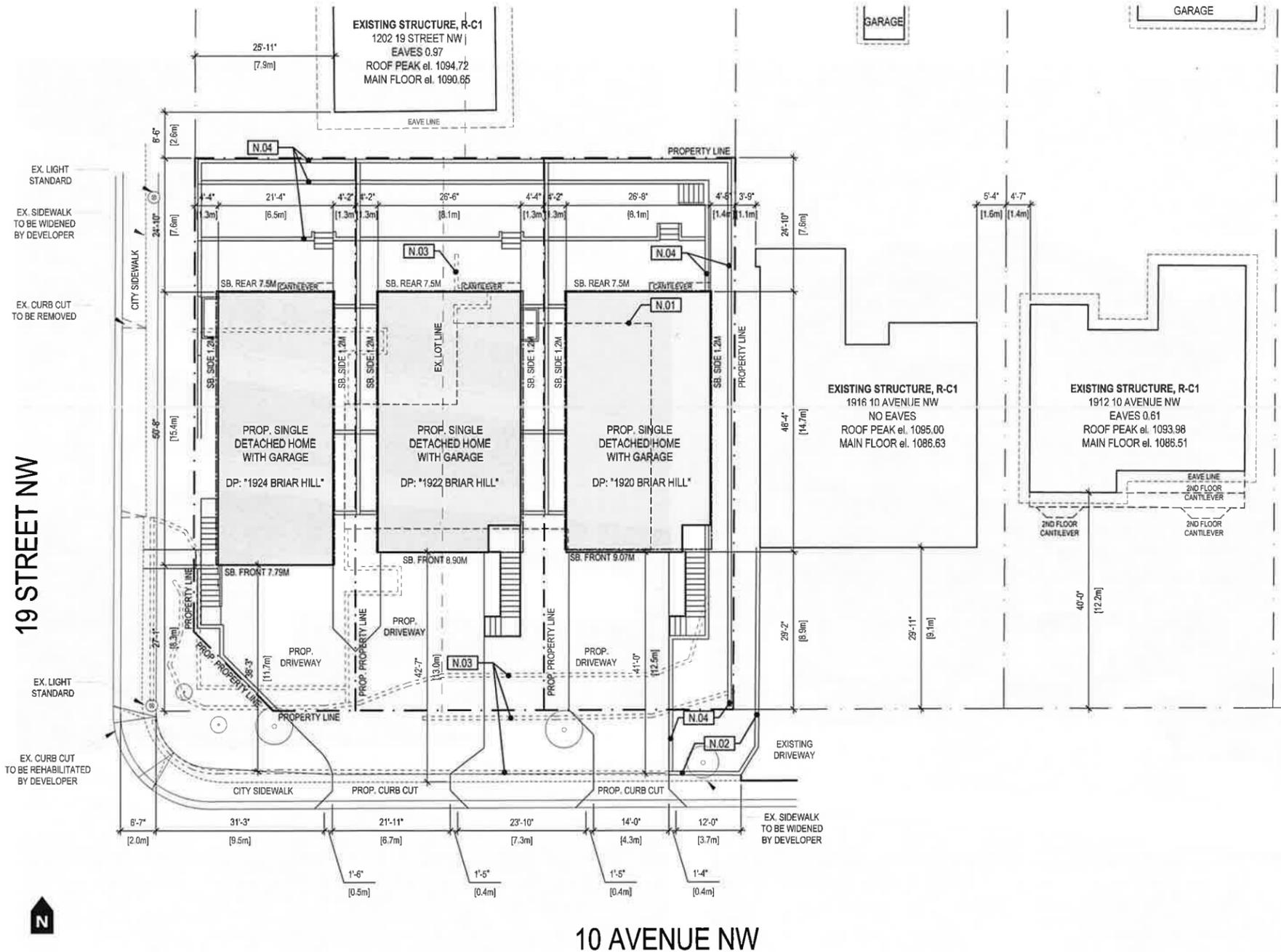
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

NEARBY SINGLE-DETACHED INFILL EXAMPLES

SLOPE-ADAPTIVE 3+ STOREY DRIVE-UNDER ATTACHED GARAGE

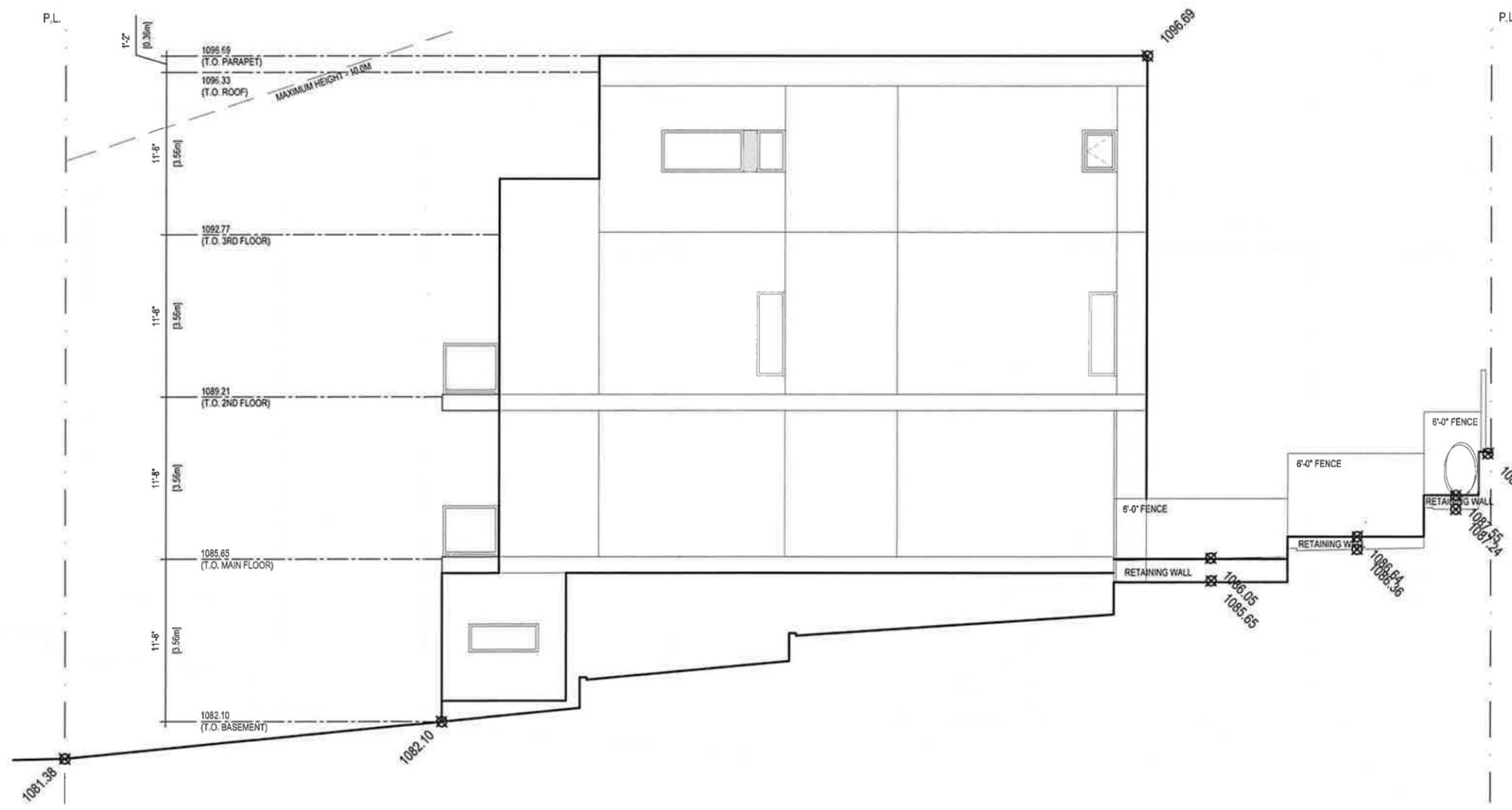
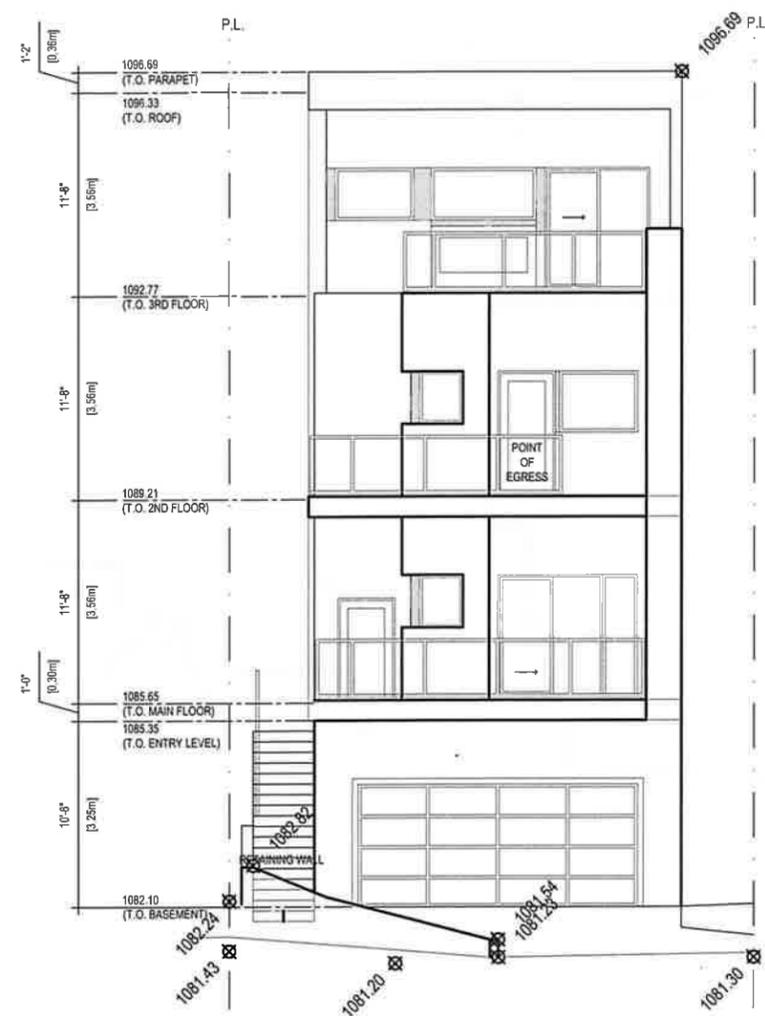


DEVELOPMENT PERMIT BLOCK PLAN



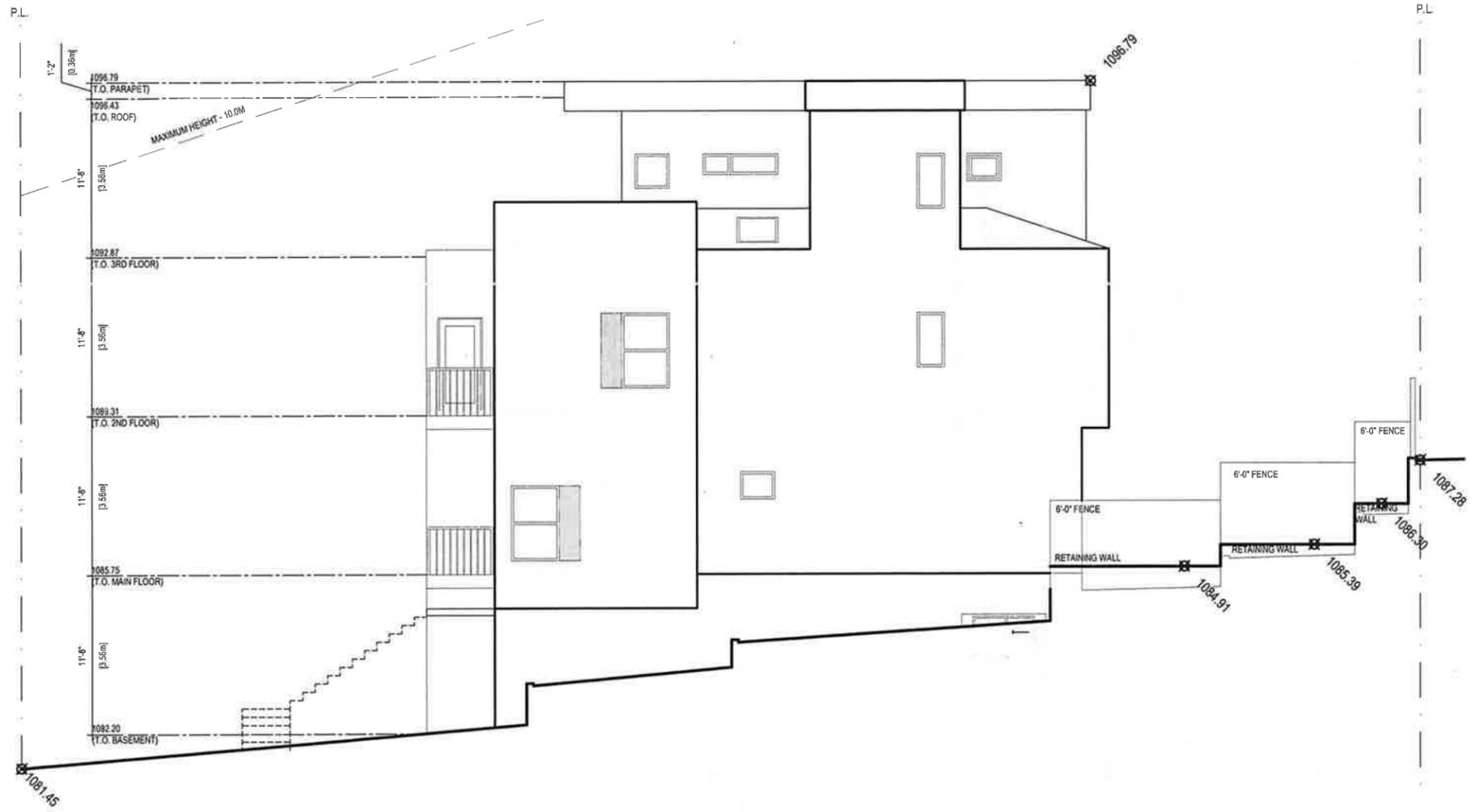
ELEVATIONS

WESTERN LOT - 1924 10 AVENUE NW



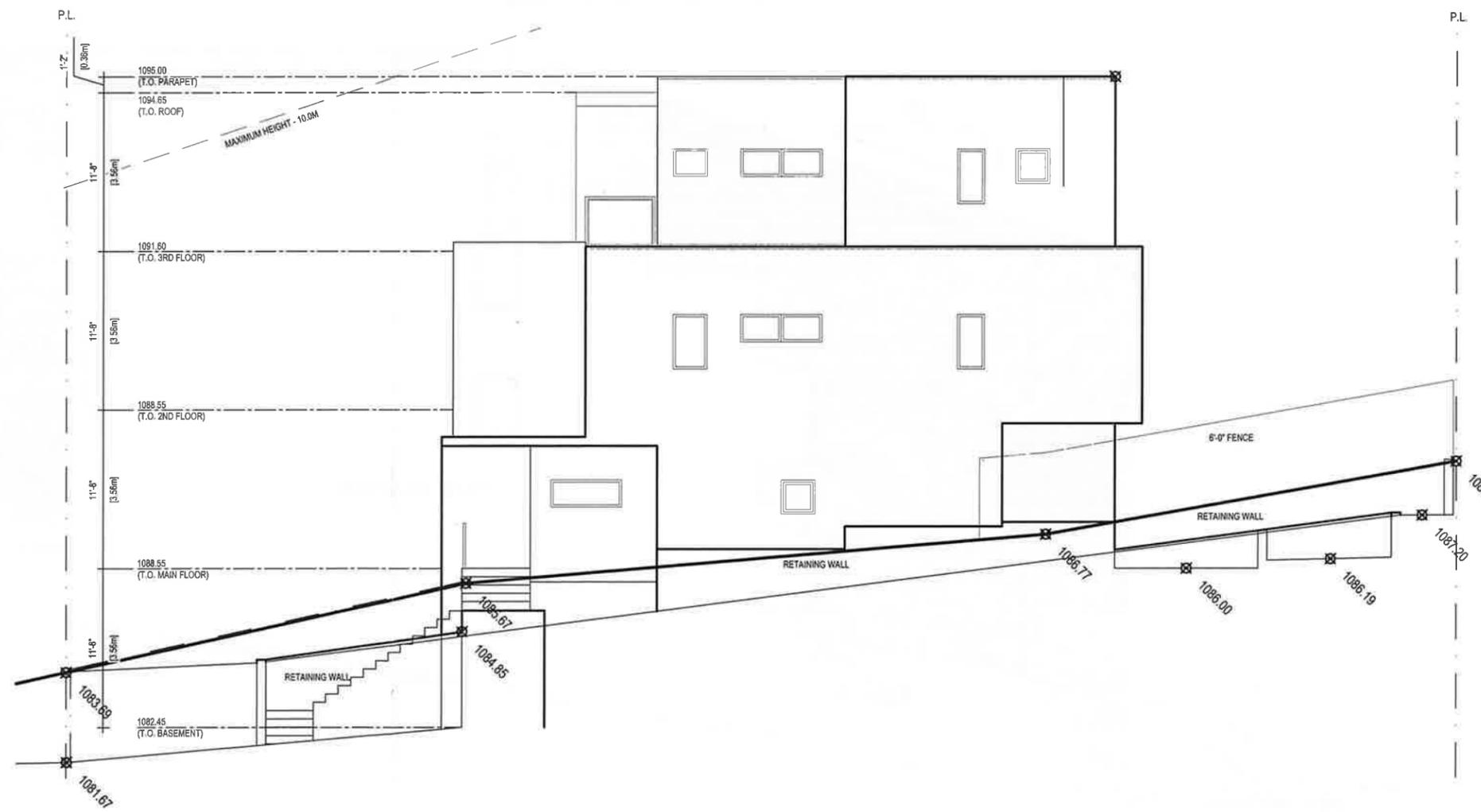
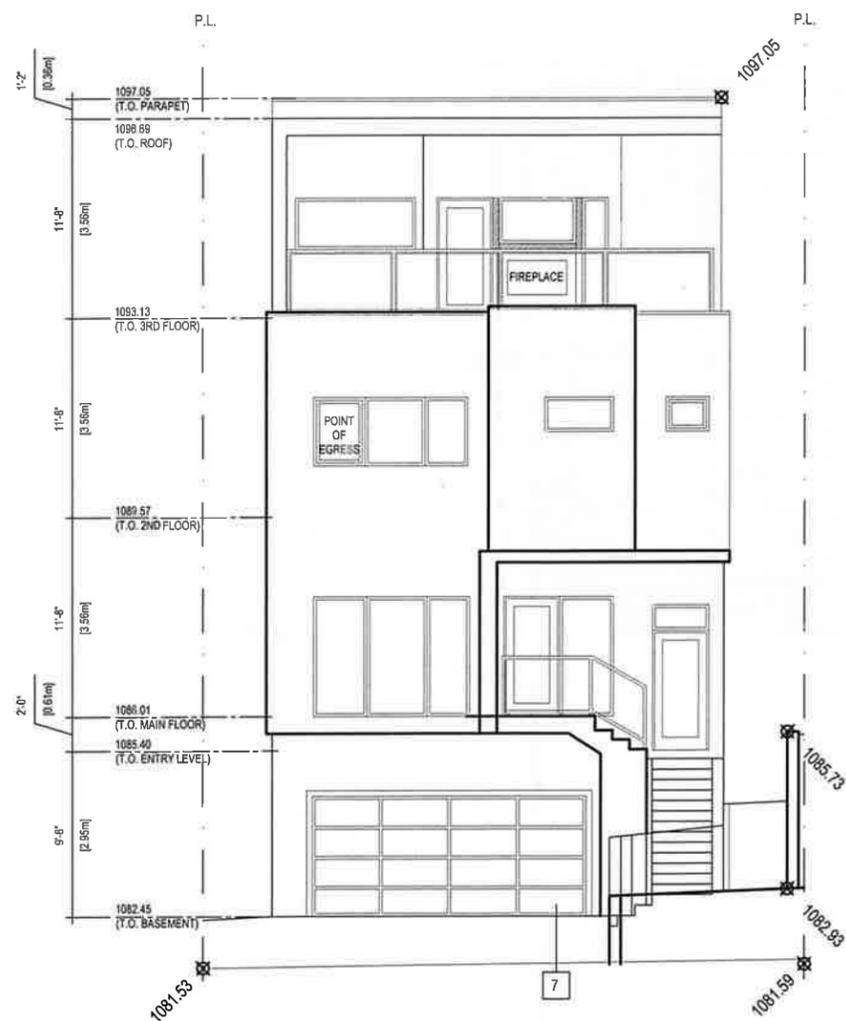
ELEVATIONS

MIDDLE LOT - 1922 10 AVENUE NW



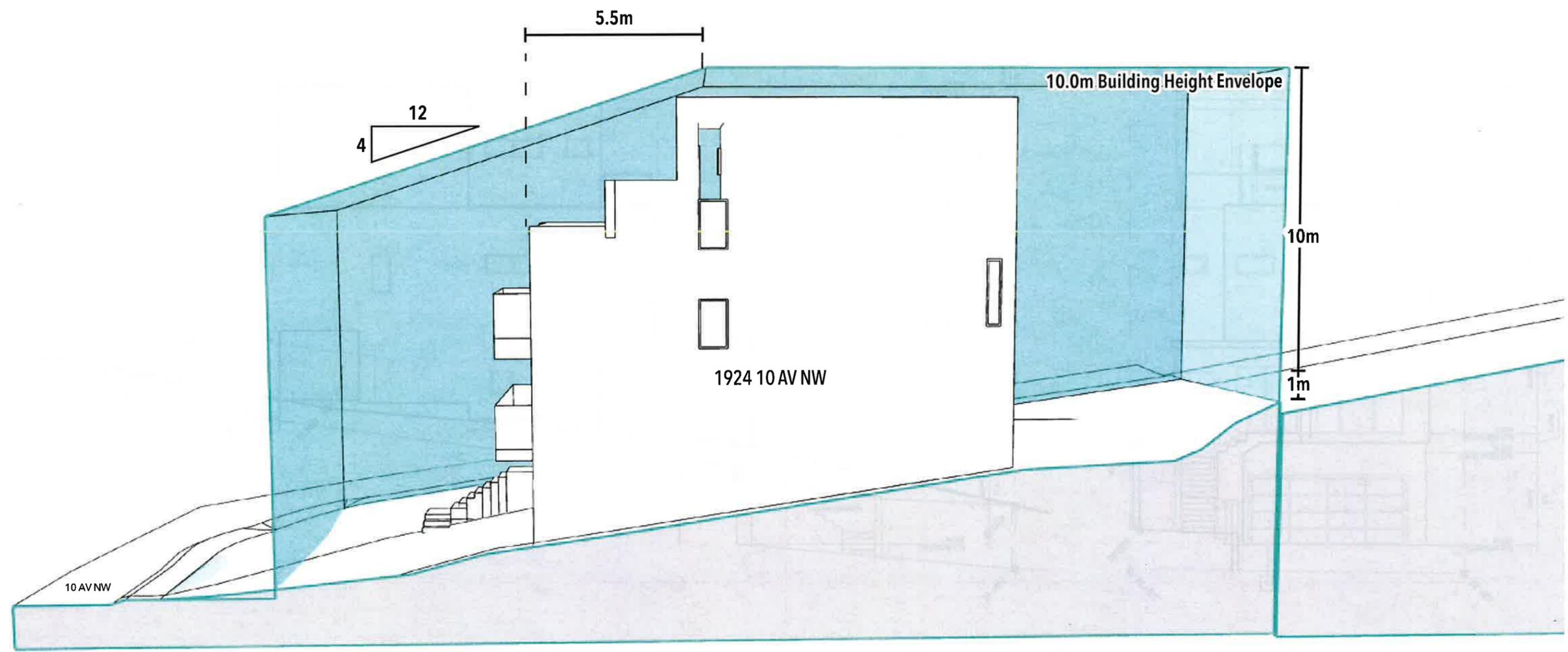
ELEVATIONS

EASTERN LOT - 1920 10 AVENUE NW



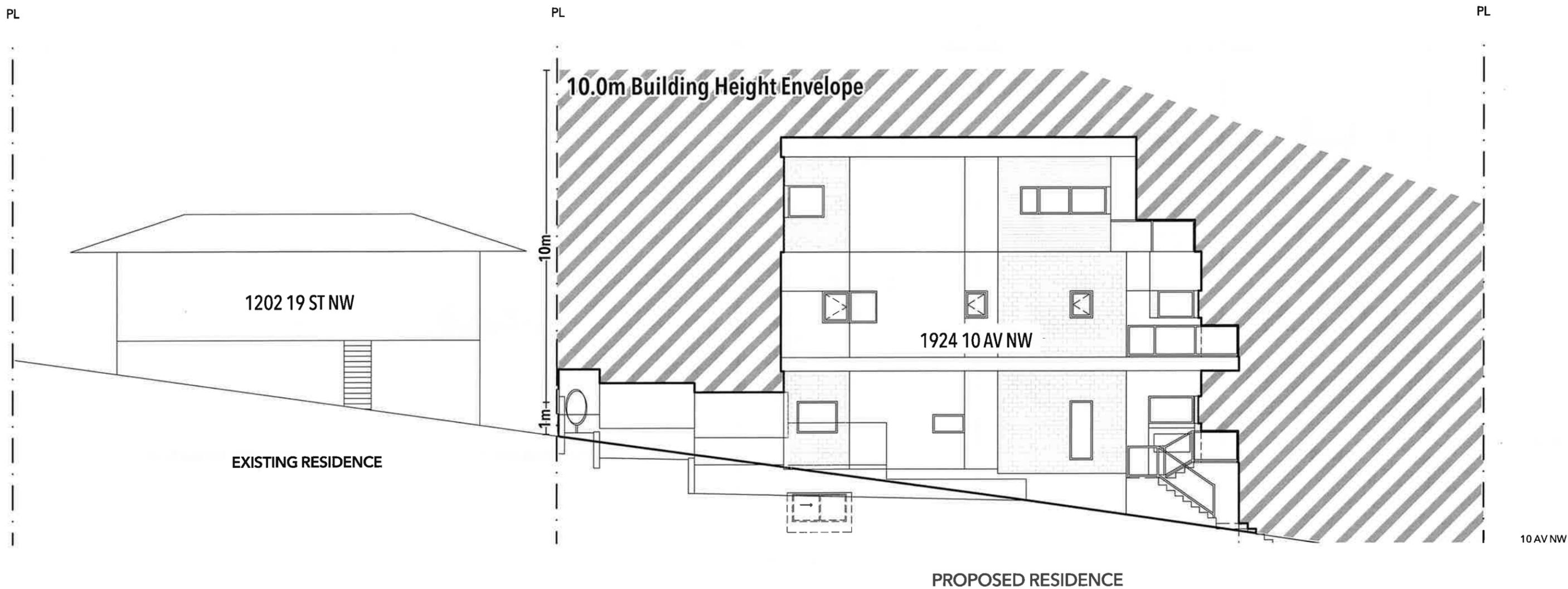
BUILDING ENVELOPE SECTION

LOOKING WEST TOWARDS 19 STREET NW



STREETSCAPE SECTION

LOOKING EAST FROM 19 STREET NW



STREETSCAPE SECTION

LOOKING NORTH FROM 10 AVENUE NW

