

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

SEP 13 2021

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ITEM: 8.1.9. CPC2021-0339
Dashmesh Presentation 2
CITY CLERK'S DEPARTMENT

DASHMESH CULTURE CENTRE TRANSITIONAL HOUSING



LOC2021-0003

198, 202 & 206 SADDLEBACK ROAD NE



Dashmesh
Culture
Centre



Rick Balbi
Architect
Ltd.

The ± 0.3 acre site in the community of Saddle Ridge is currently zoned R-2 (Residential - One/Two Dwelling) and is occupied by a former temporary fire hall. Made up of three relatively flat parcels, the site is surrounded by three streets - Saddletowne Circle NE to the south, Saddleridge Drive NE to the west and Saddleback Road NE to the north.

Located at the edge of the low density residential, the site is located immediately across Saddletowne Circle NE from the Saddletowne LRT platform and the many commercial offerings and services that form the core of Saddletowne Circle.



SADDLETOWNE LRT STATION
ACROSS SADDLETOWNE CIRCLE NE

WHERE WE STARTED...



- 7 STOREY BUILDING
- MAXIMUM HEIGHT OF 27 METRES
- NO STEP-DOWN TO RESIDENTIAL
- MU-1f5.0h27 LAND USE PROPOSAL

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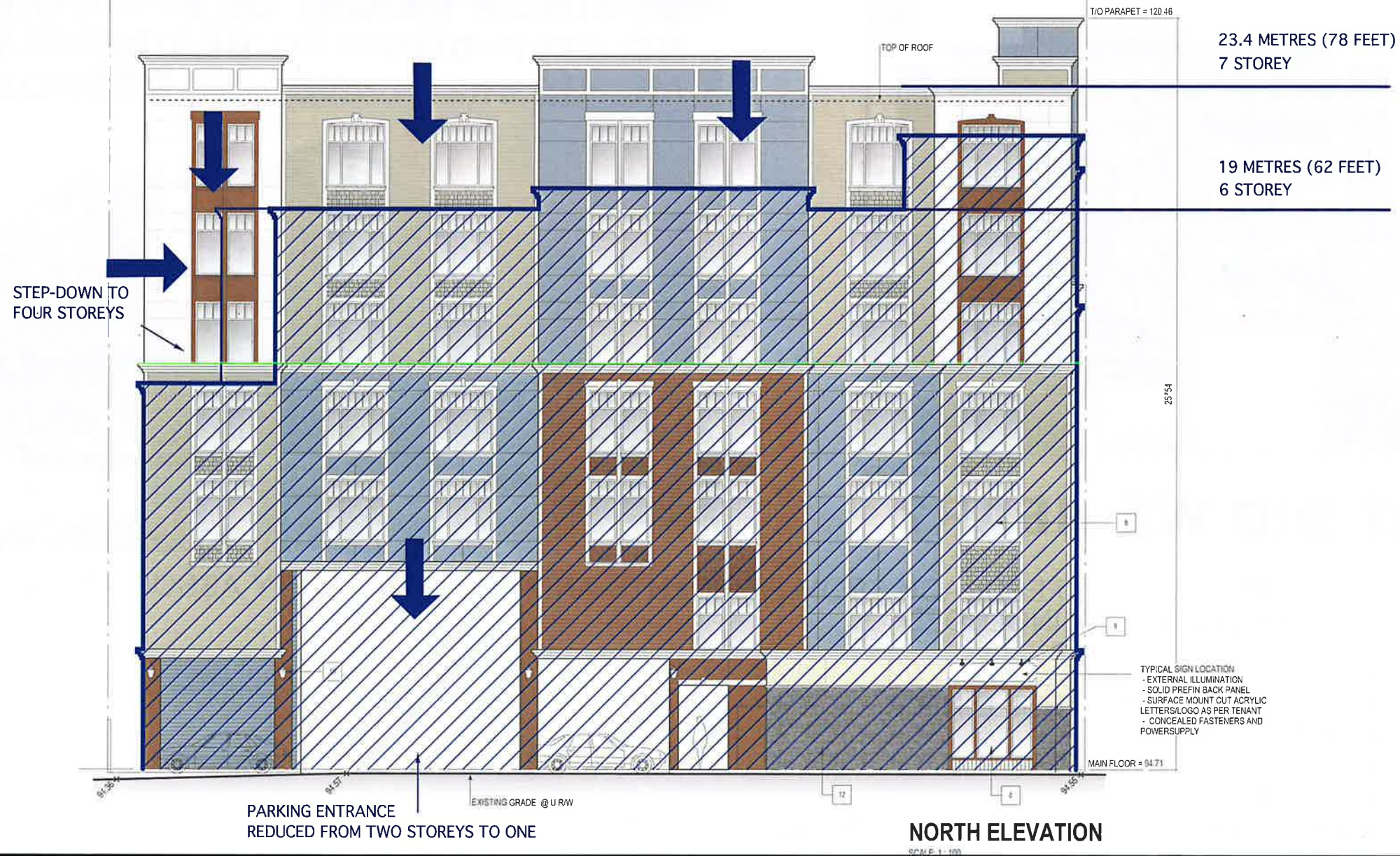
WHAT DID WE HEAR?

THROUGH CITY REVIEW AND FEEDBACK FROM RESIDENTS AND THE COMMUNITY ASSOCIATION, WE HEARD CONCERNS THAT INCLUDED:

- OVERALL HEIGHT
- MASSING OF THE BUILDING
- PUBLIC REALM
- PARKING
- TRAFFIC
- ALLOWABLE COMMERCIAL USES ON THE MAIN FLOOR

A QUICK COMPARISON OF HEIGHT AND MASSING:

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THIS IS THE REVISED PROPOSAL:



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LOC2021-0003
DASHMESH WOMEN'S TRANSITIONAL HOUSING

- Transitional housing for women will provide safety, security and access to resources
- Site is located steps from the Saddletowne LRT station
- Initial proposal MU-1 District, FAR 5, Height 27m, 7 storeys
- Concerns heard: Height, massing, public realm, parking, traffic, commercial uses
- Parking study undertaken, significant revisions to underlying concurrent DP
- Revisions to proposal as a result of feedback and review:
 - Reduction of height from 27m to 22m (6 stories), FAR reduced from 5 to 4
 - Step down to four stories at adjacent residential
 - Number of units reduced from 71 to 62
 - Additional parking provided
 - Additional attention to public realm with landscaping and boulevard treatment

