

# Applicant Information Slides

September 13<sup>th</sup>, 2021 – City Council Public Hearing

Item 8.I.23 | LOC2021-0022 | CPC2021-1019 | 1744 33 ST SW  
Item 8.I.24 | LOC2021-0023 | CPC2021-1023 | 1706 33 ST SW

Prepared on behalf of





SURROUNDING AREA CONTEXT

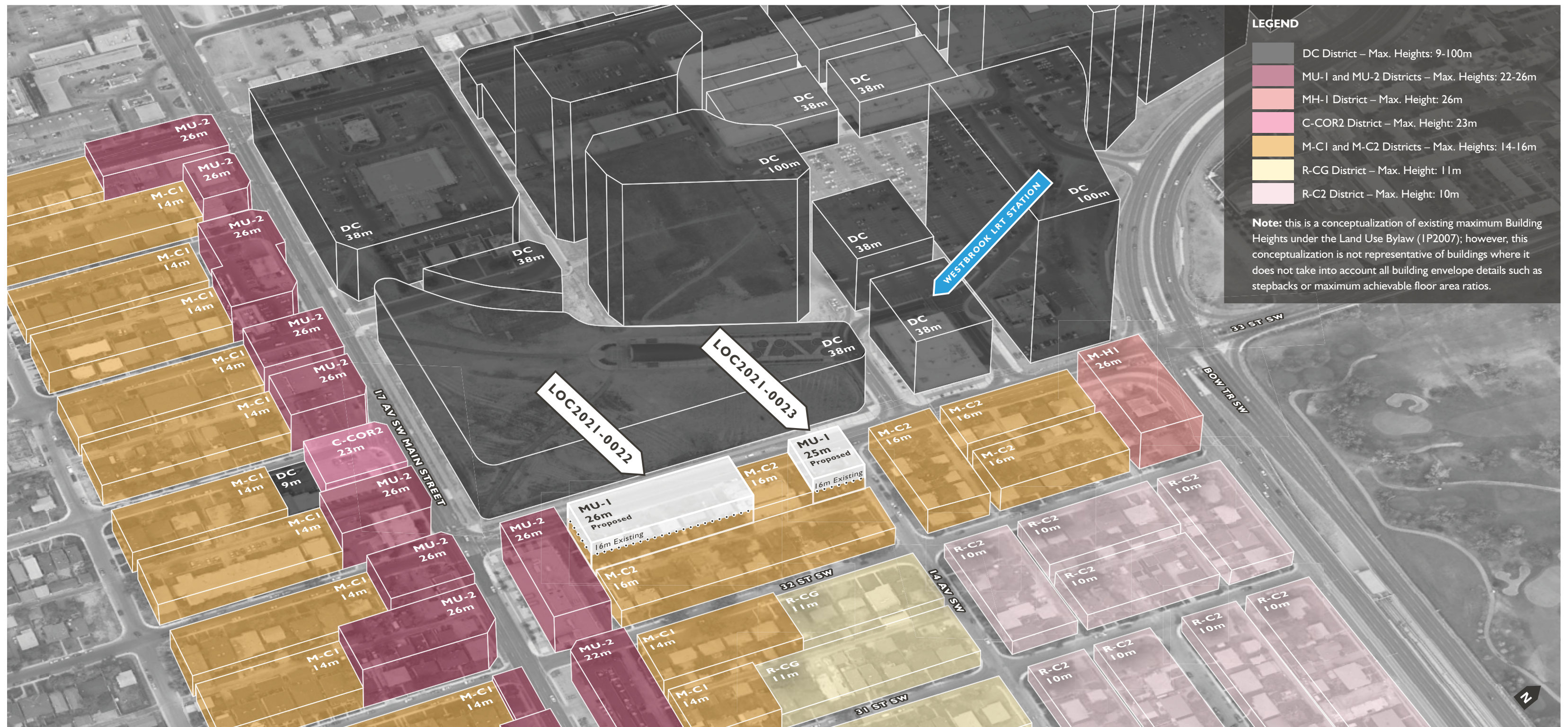


- ☒ **ALONG COLLECTOR ROAD (33 ST SW)**
- ☒ **LANE ACCESS**
- ☒ **WITHIN 400m OF TRANSIT**
- ☒ **WITHIN 600m OF PRIMARY TRANSIT**
- ☒ **BESIDE COMMERCIAL OR MULTI-UNIT DEVELOPMENT**
- ☒ **ADJACENT TO COMMUNITY ACTIVITY CENTRE**
- ☒ **CORNER SITE (ONLY 1/2 SITES)**
- ☐ **ADJACENT TO PARKS OR COMMUNITY AMENITY\***

*\*Nearby Nicholls Family Library and Killarney Recreation Centre*



## LAND USE CONTEXT





## APPLICANT-LED OUTREACH

On-Site Signage (LOC2021-0022)



### On-Site Signage (LOC2021-0023)



## Hand-Delivered Mailers



## Notice Letters



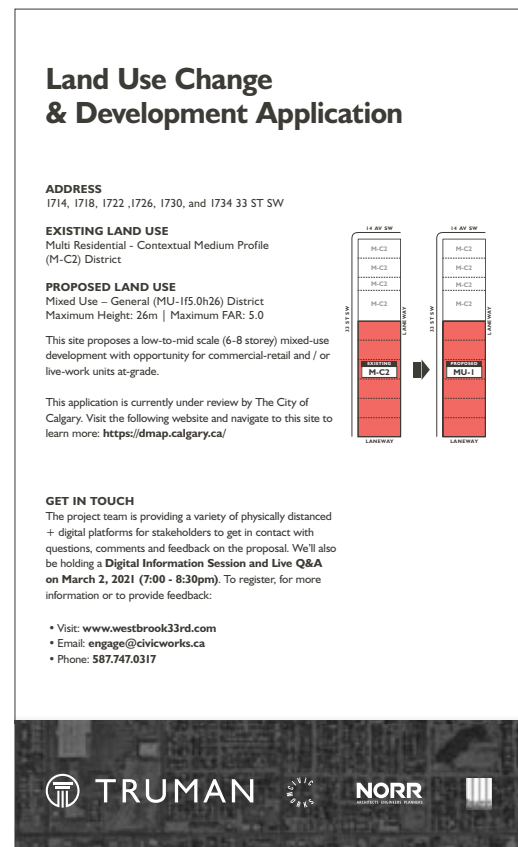
Application Briefs v1.0 and v2.0



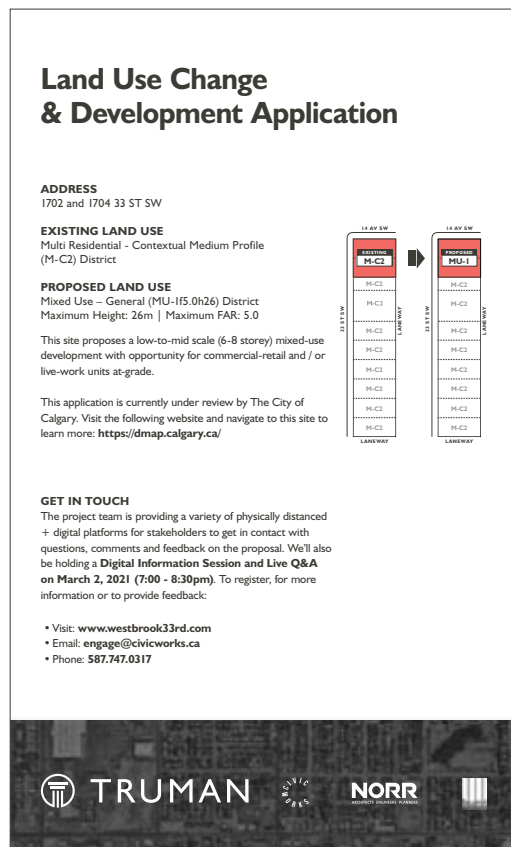
## What We Heard Report



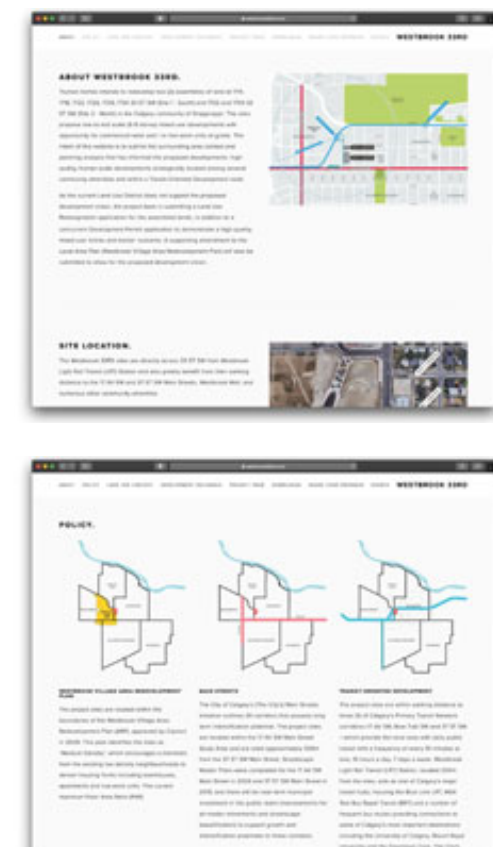
Close-Up of LOC2021-0022 Sign



### Close-Up of LOC2021-0023 Sign



## Project Website



## Online Feedback Form



Digital Information Session (held via Zoom – March 2, 2021)





CONCEPTUAL VISUALIZATION



LOOKING NORTHEAST



# Supplementary Slides

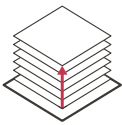




LOC2021-0022 / DP2021-2356 AT-A-GLANCE



Site Area	
<b>3,087m<sup>2</sup></b> 33,231ft <sup>2</sup>	<b>0.31ha</b> 0.76ac



Building Height	
<b>±26m</b> Maximum Height	<b>6</b> Storeys



Building Intensity	
<b>±4.0FAR</b> Maximum Floor Area Ratio (FAR)	<b>±12,349m<sup>2</sup></b> Maximum GFA (±123,549ft <sup>2</sup> )



Dwelling Units	
<b>±100</b> Total Units	<b>±25</b> 1-Bed Units <b>±75</b> 2-Bed Units



On-Site Parking	
<b>±144</b> Total Vehicle Stalls	<b>±100</b> Underground <b>±24</b> Surface



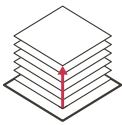
Commercial-Retail Space	
<b>±1,286m<sup>2</sup></b> ±13,839ft <sup>2</sup>	<b>±11</b> Commercial Units



LOC2021-0023 / DP2021-2354 AT-A-GLANCE



Site Area	
<b>1,030m<sup>2</sup></b> 11,086ft <sup>2</sup>	<b>0.10ha</b> 0.25ac



Building Height	
<b>±25m</b> Maximum Height	<b>6</b> Storeys



Building Intensity	
<b>±4.6FAR</b> Maximum Floor Area Ratio (FAR)	<b>±4,737m<sup>2</sup></b> Maximum GFA (±50,994ft <sup>2</sup> )



Dwelling Units	
<b>±49</b> Total Units	<b>±22</b> 1-Bed Units <b>±27</b> 2-Bed Units



On-Site Parking	
<b>±53</b> Underground Stalls	

LOOKING SOUTHEAST



CONCEPTUAL VISUALIZATION





CONCEPTUAL VISUALIZATION



LOOKING NORTHEAST



# CONCEPTUAL VISUALIZATION

SLIDE 11



LOOKING NORTHEAST



CONCEPTUAL VISUALIZATION



LOOKING NORTH



CONCEPTUAL VISUALIZATION



LOOKING SOUTH



CONCEPTUAL VISUALIZATION



LOOKING SOUTHEAST



CONCEPTUAL VISUALIZATION

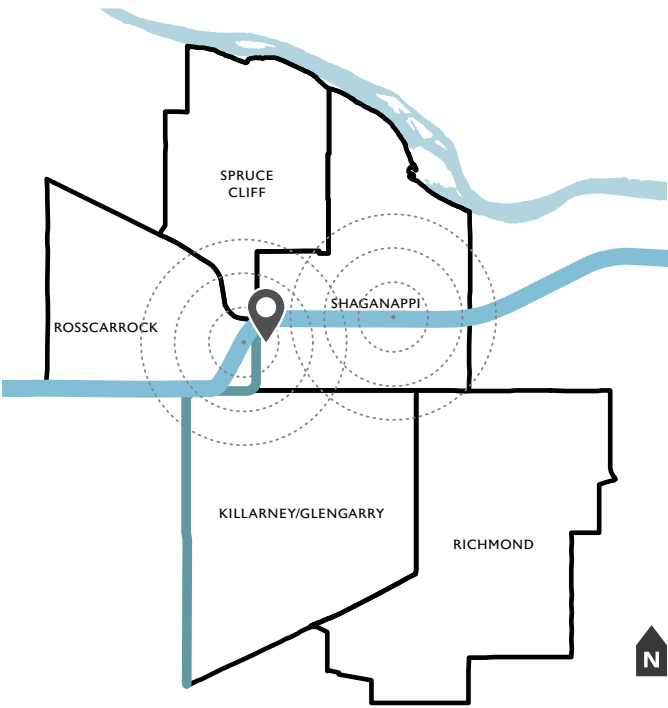


LOOKING SOUTHEAST

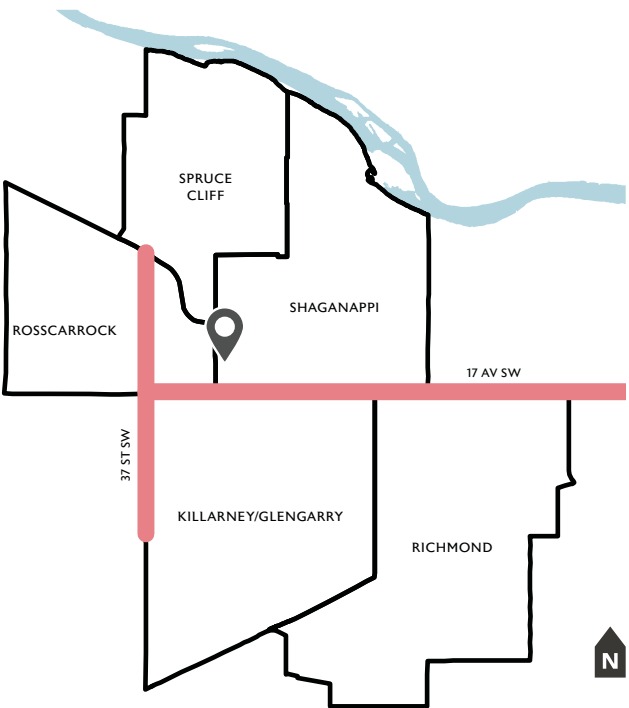


POLICY FRAMEWORK

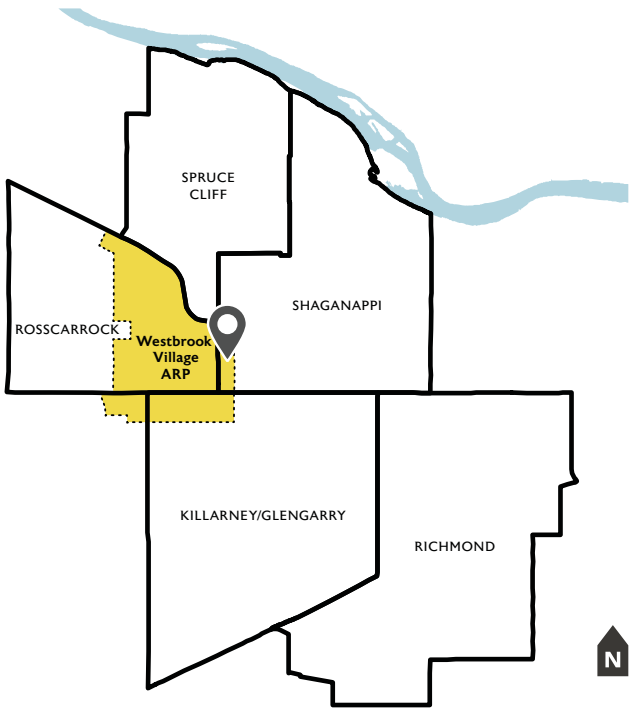
TRANSIT-ORIENTED DEVELOPMENT



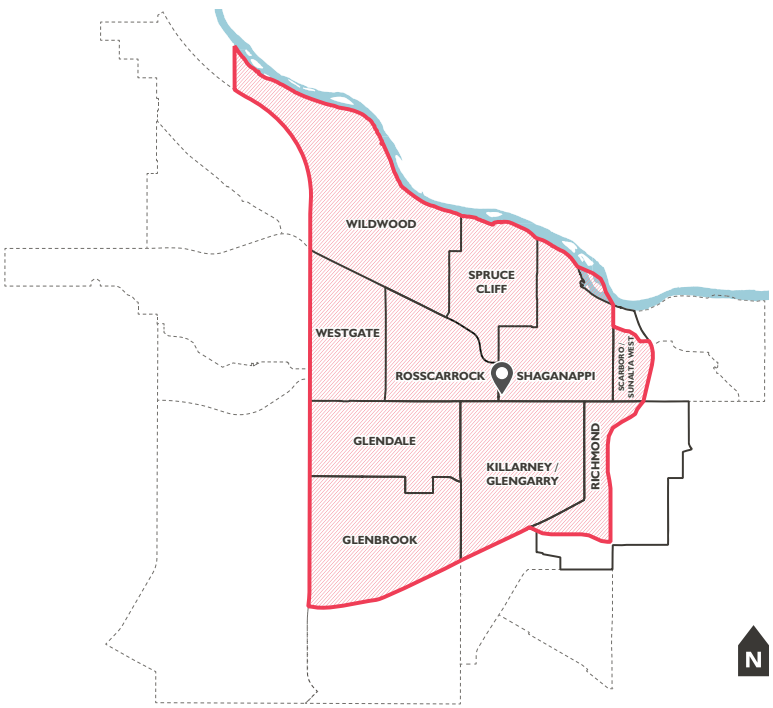
MAIN STREETS



WESTBROOK VILLAGE ARP

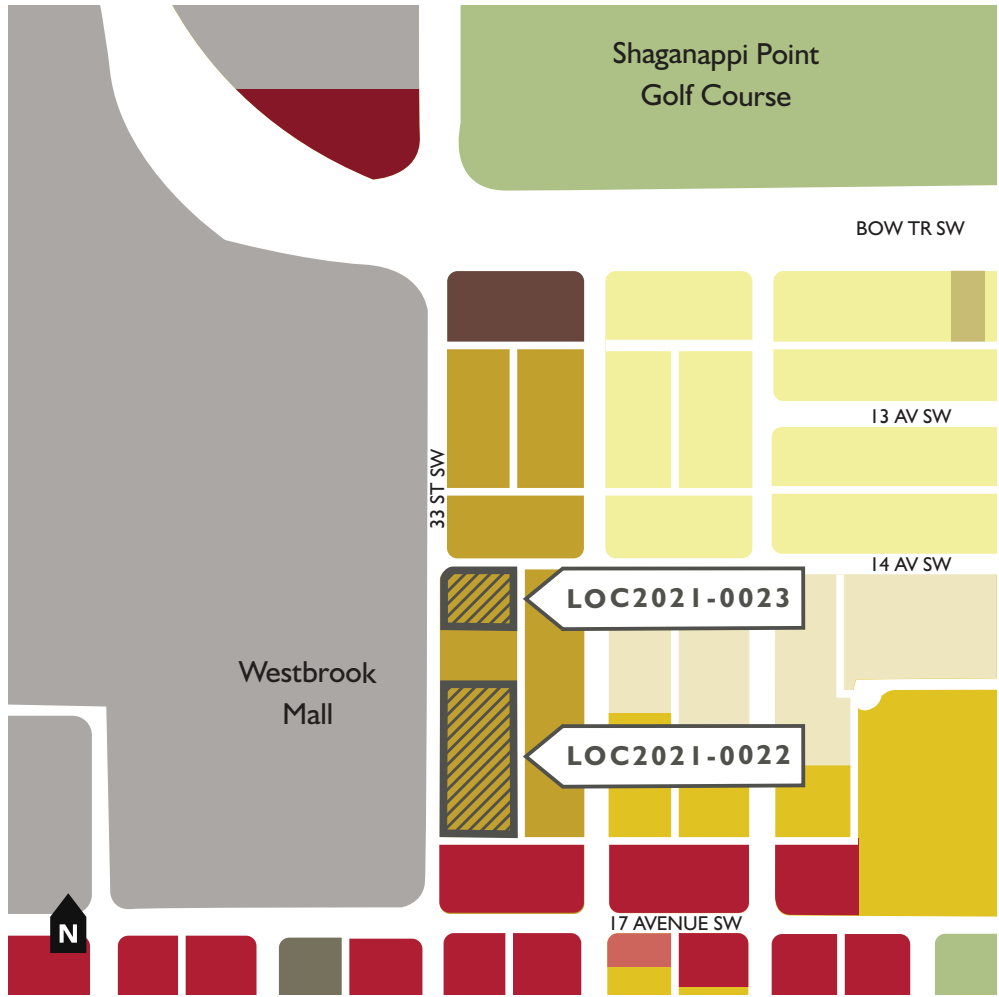


WESTBROOK COMMUNITIES LAP

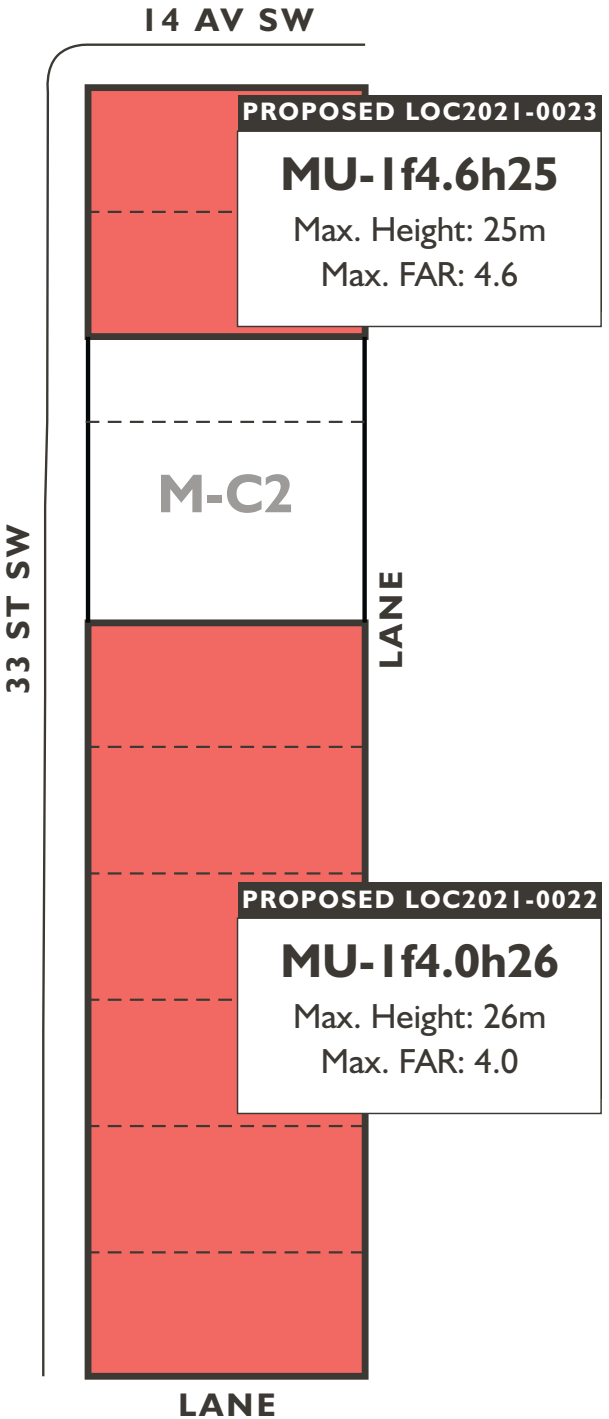
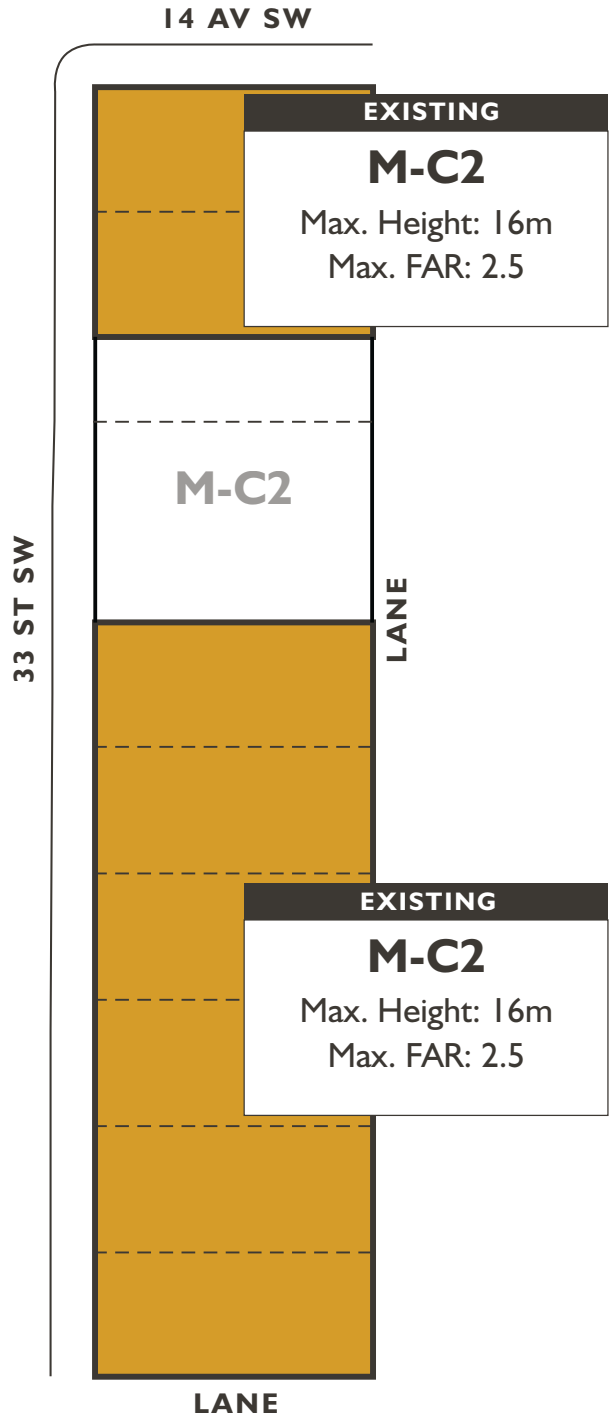




LAND USE REDESIGNATION



LEGEND					
	R-C2		M-C1		M-H1
	R-CG		M-C2		C-COR2
	M-CG		MU-1		C-N2
	S-R		MU-2		DC





SITE PHOTOS – LOC2021-0022

1744 33 ST SW – LOOKING NORTHEAST



1744 33 ST SW – LOOKING NORTHWEST



1744 33 ST SW – LOOKING SOUTHEAST



1744 33 ST SW – LOOKING SOUTHWEST





SITE PHOTOS – LOC2021-0023

1706 33 ST SW – LOOKING NORTHEAST



1706 33 ST SW – LOOKING NORTHWEST



1706 33 ST SW – LOOKING SOUTHEAST



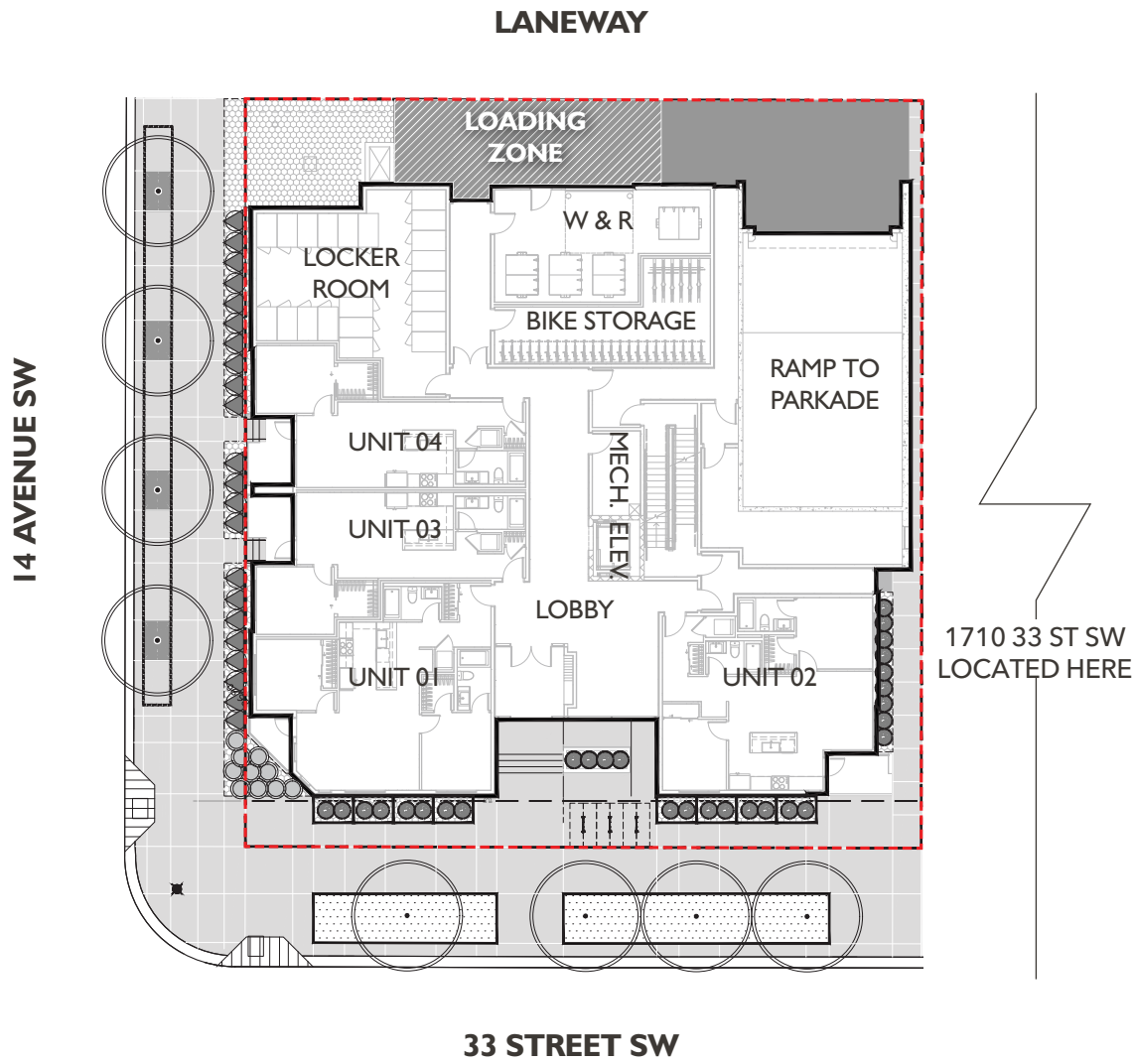
1706 33 ST SW – LOOKING SOUTHWEST



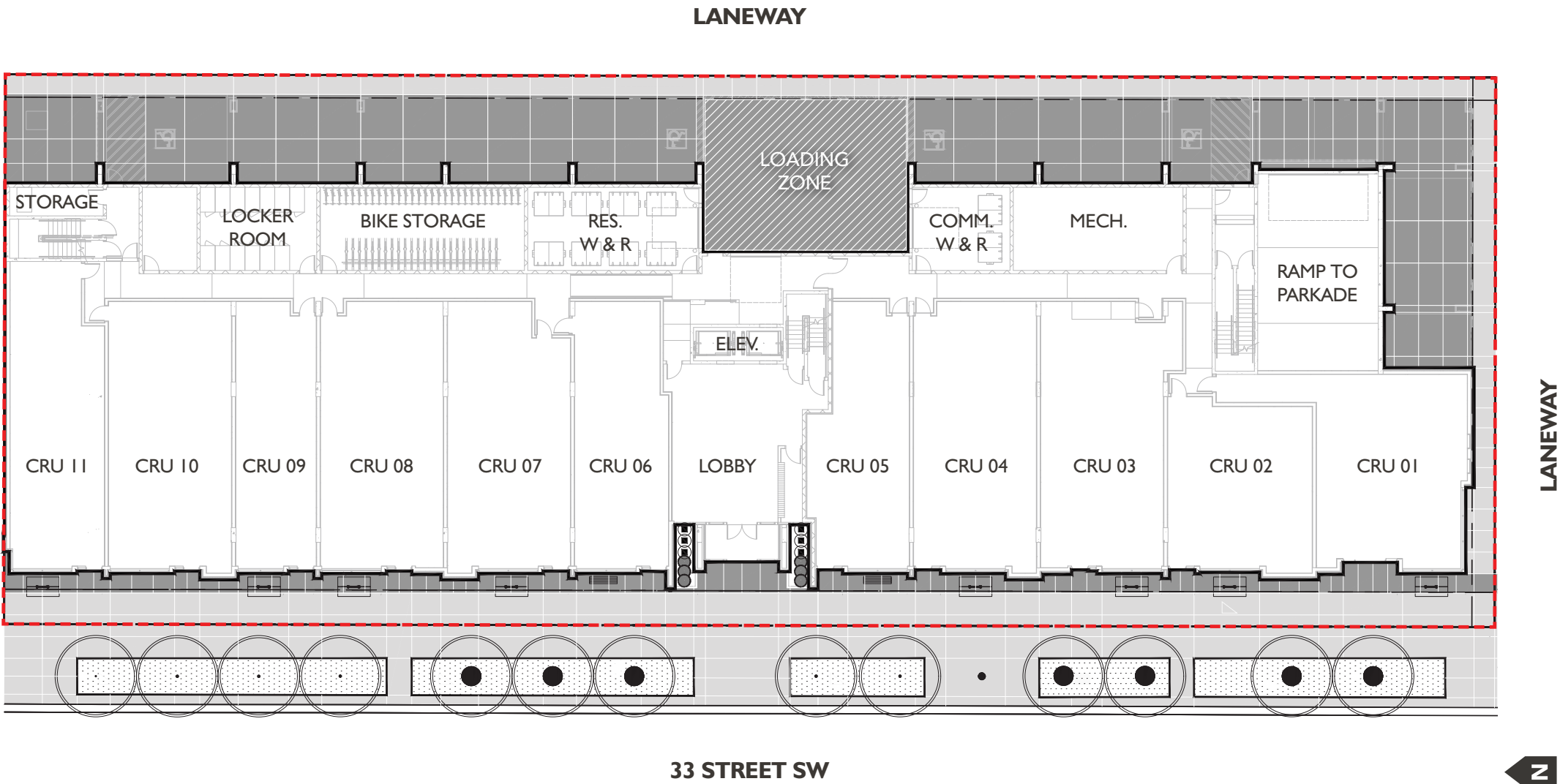


SITE PLANS

LOC2021-0023  
DP2021-2354  
1706 33 STREET SW



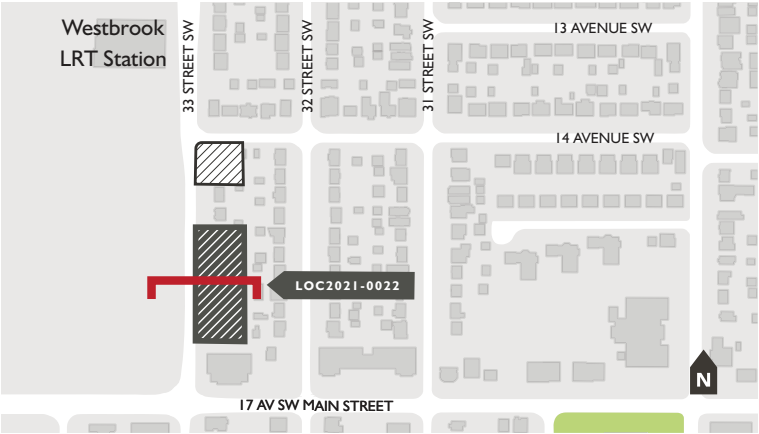
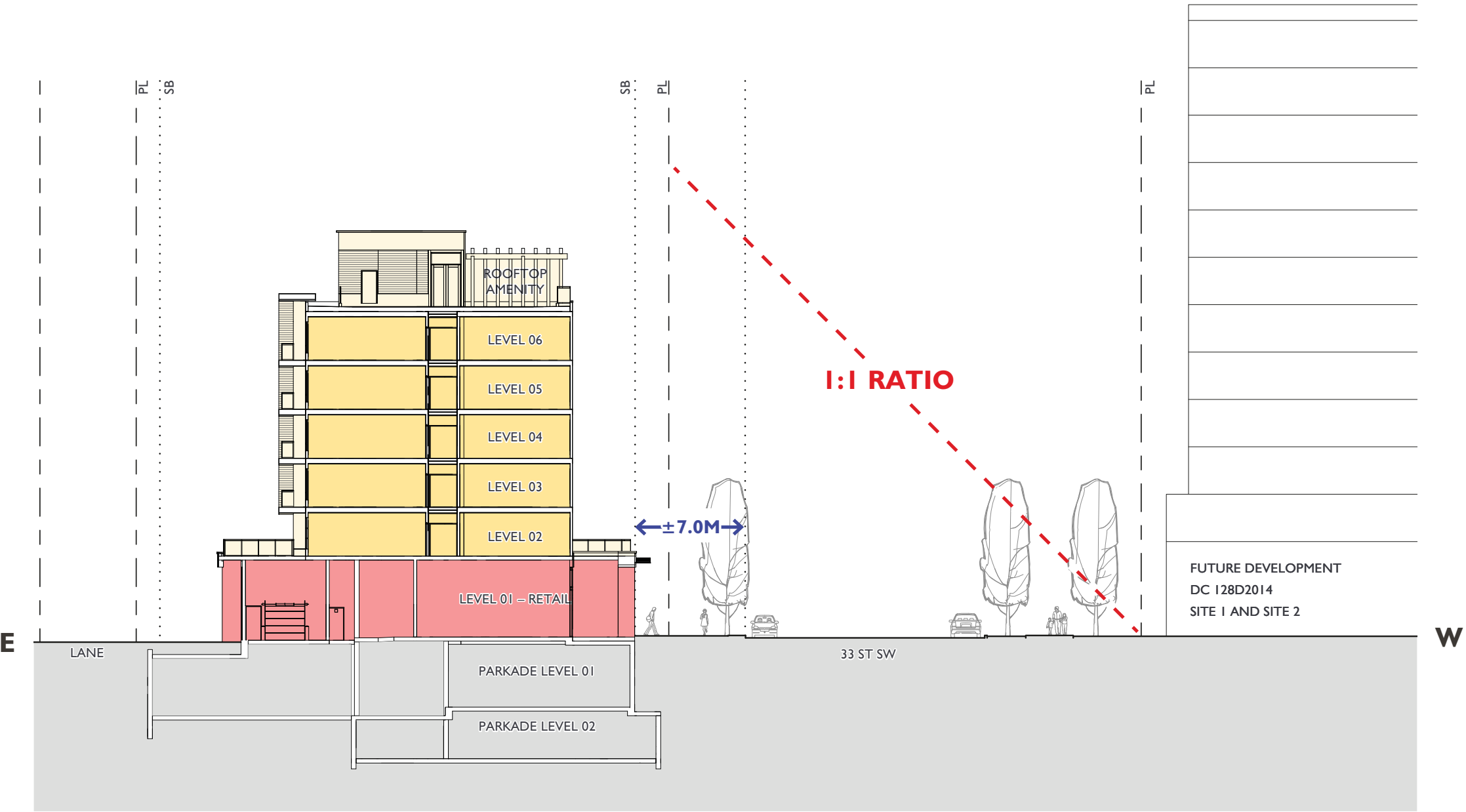
LOC2021-0022  
DP2021-2356  
1744 33 STREET SW





STREETSCAPE SECTION

LOC2021-0022 – EAST-WEST SECTION

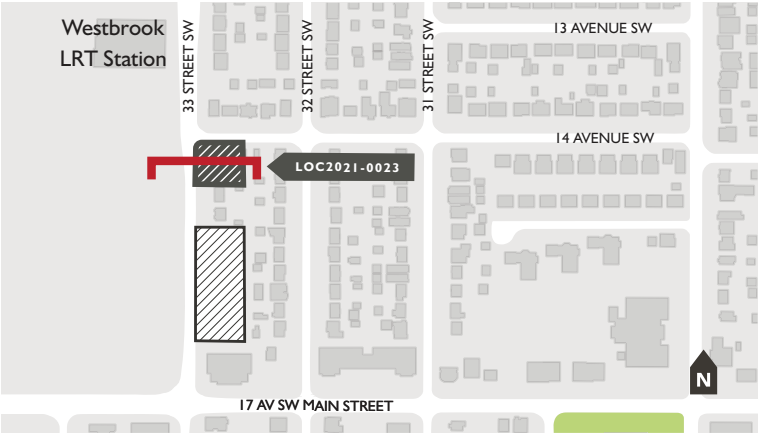
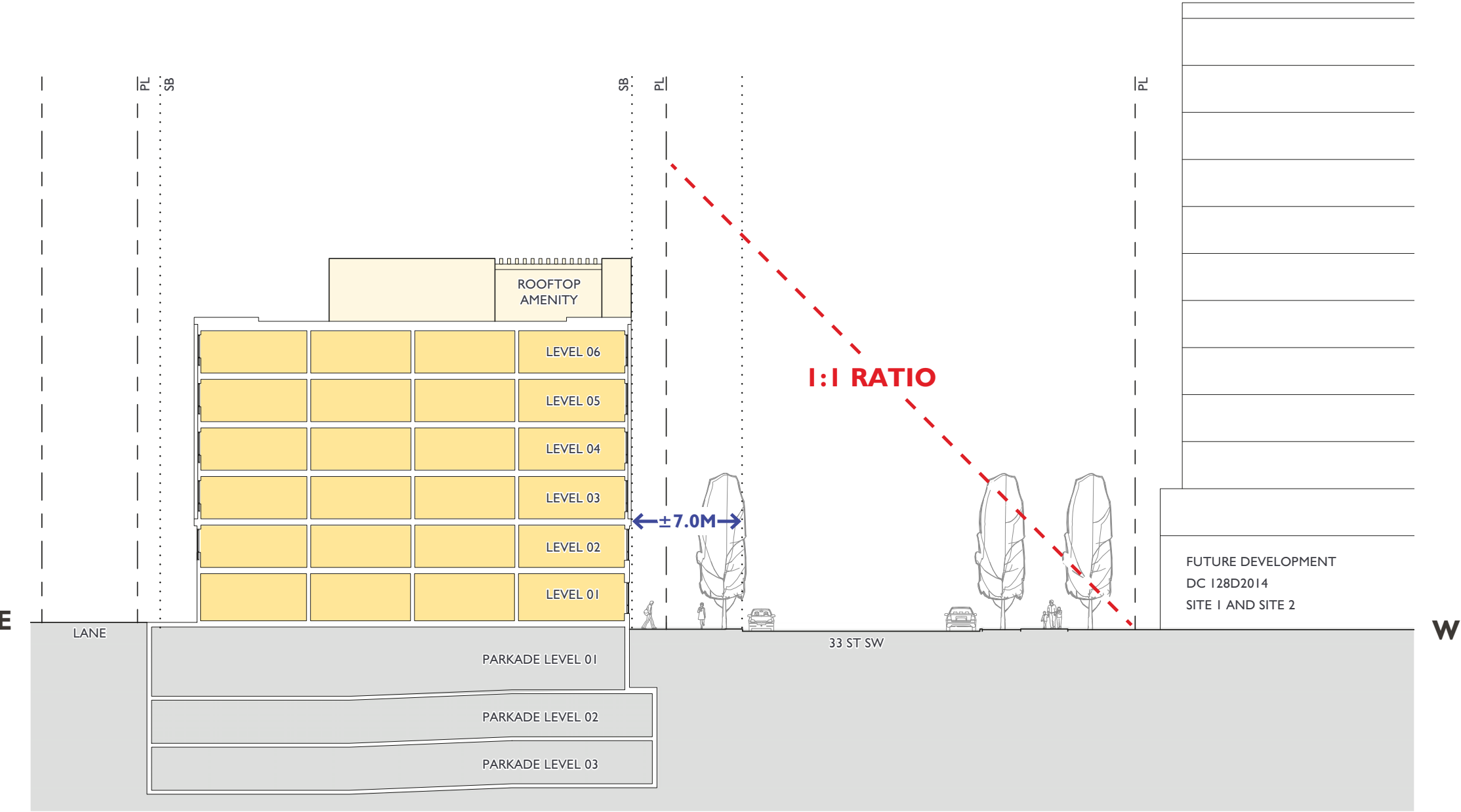


**NOTE:** A great street must be well-defined, both vertically and horizontally. Edges, including buildings, walls, and trees on a street usually define it vertically; the length of the spacing between these two edges defines it horizontally. Leading urban design best practice suggests it is a matter 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. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.



STREETSCAPE SECTION

LOC2021-0023 – EAST-WEST SECTION



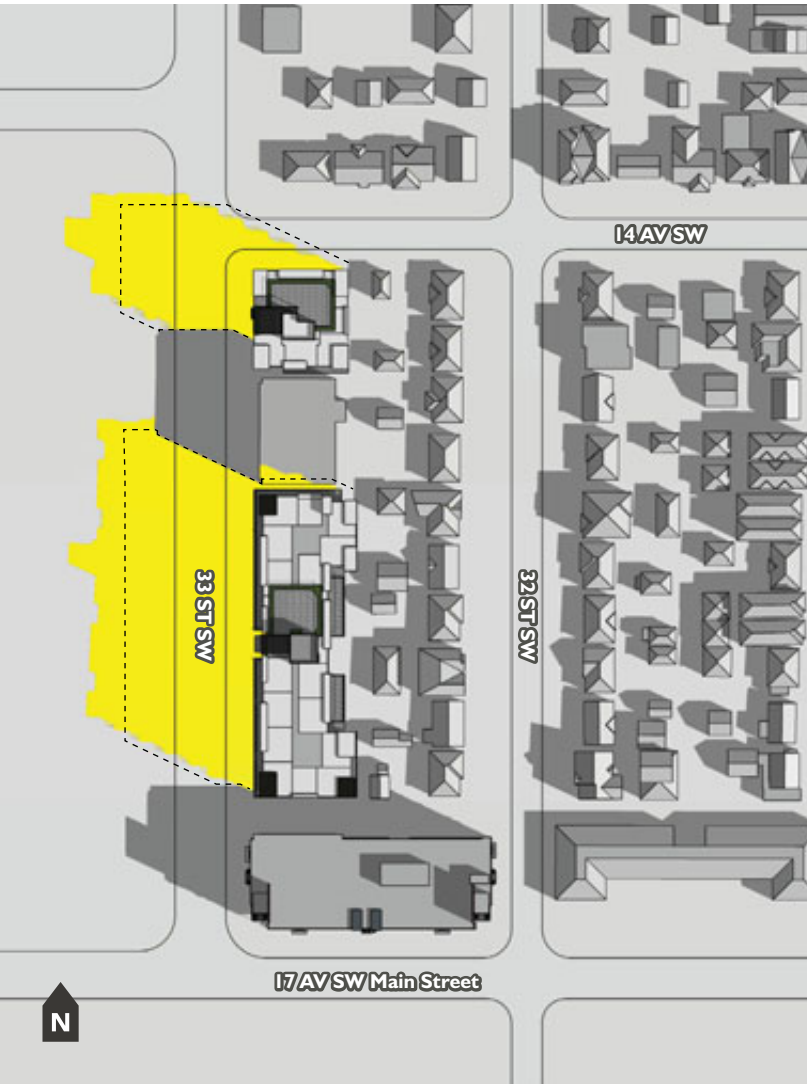
**NOTE:** A great street must be well-defined, both vertically and horizontally. Edges, including buildings, walls, and trees on a street usually define it vertically; the length of the spacing between these two edges defines it horizontally. Leading urban design best practice suggests it is a matter 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. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.



SHADOW STUDIES

SPRING EQUINOX

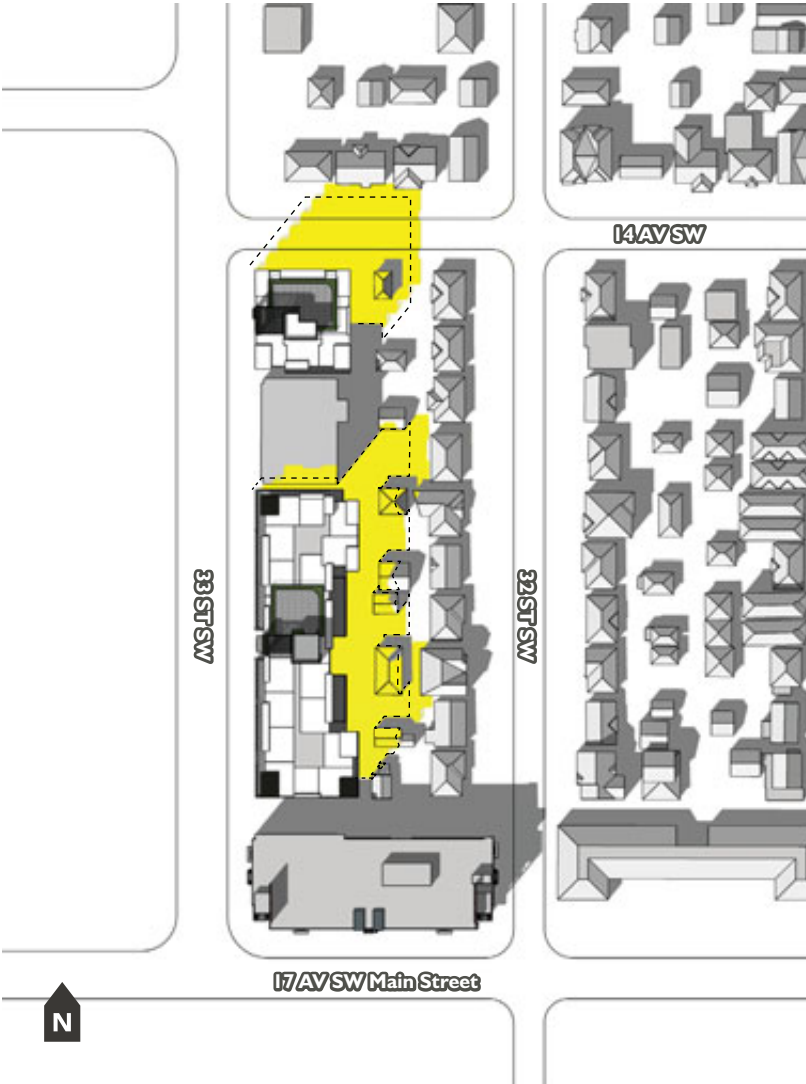
10AM (MARCH 21)






1PM (MARCH 21)



4PM (MARCH 21)



**LEGEND**

-  Proposed Building Shadow
-  Existing M-C2 Max. Shadow
-  Existing Built Form Shadow

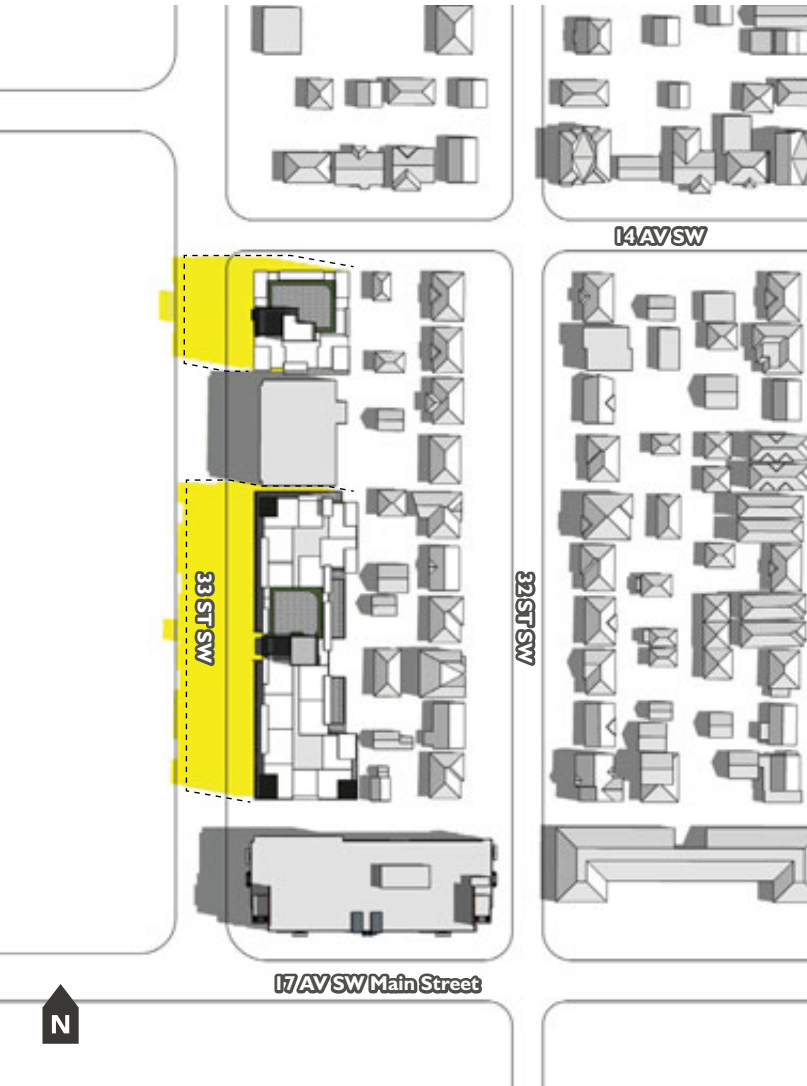
**NOTE:** Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies 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.



SHADOW STUDIES

SUMMER SOLSTICE

10AM (JUNE 21)



1PM (JUNE 21)



4PM (JUNE 21)



LEGEND

- Proposed Building Shadow
- Existing M-C2 Max. Shadow
- Existing Built Form Shadow

**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.



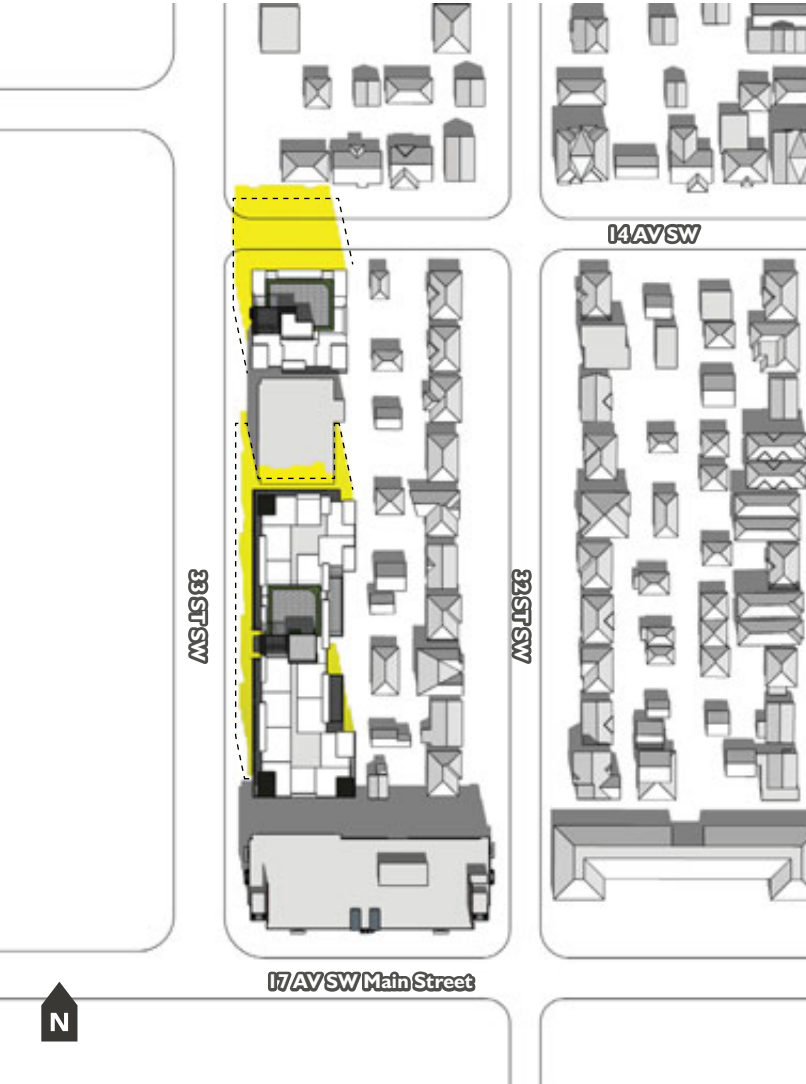
SHADOW STUDIES

AUTUMNAL EQUINOX

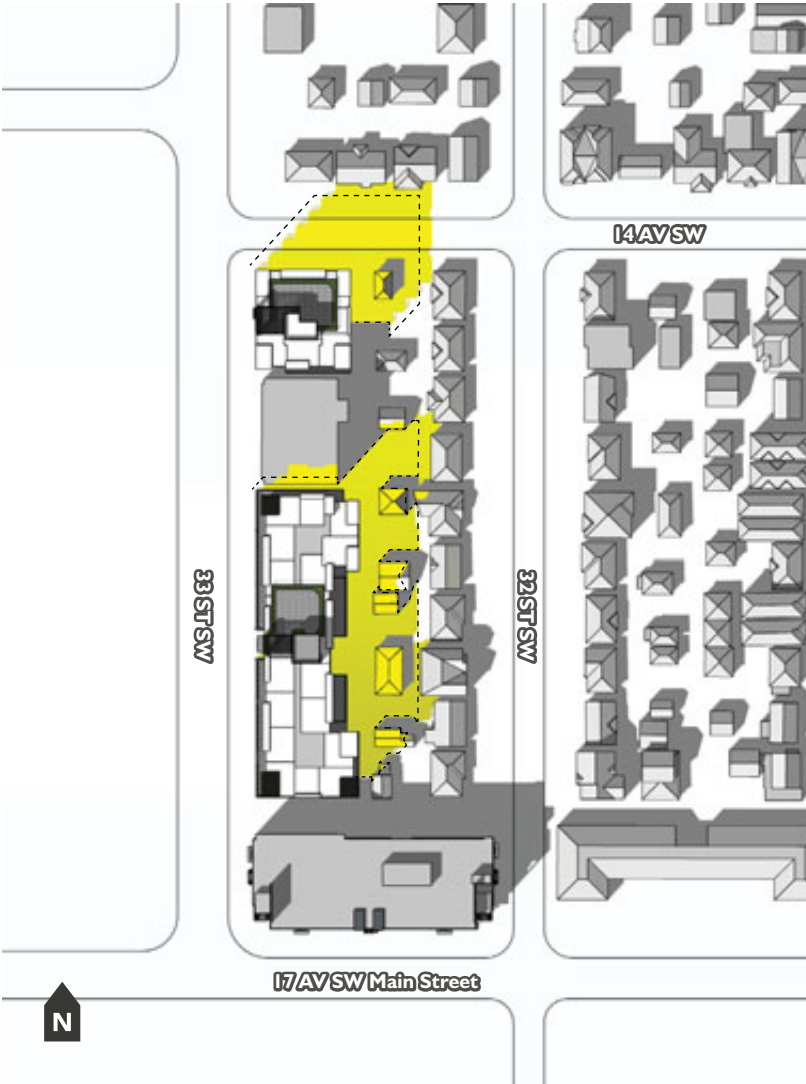
10AM (SEPTEMBER 21)



1PM (SEPTEMBER 21)



4PM (SEPTEMBER 21)



LEGEND

- Proposed Building Shadow
- Existing M-C2 Max. Shadow
- Existing Built Form Shadow

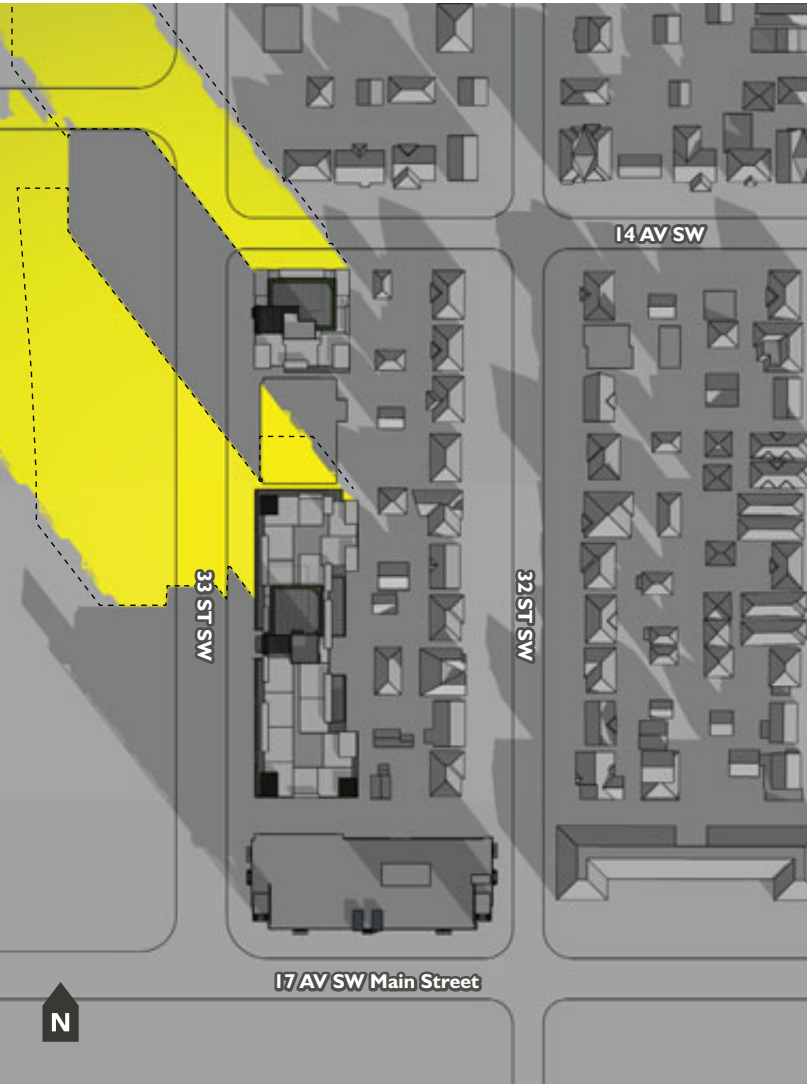
**NOTE:** Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies 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.



SHADOW STUDIES

WINTER SOLSTICE

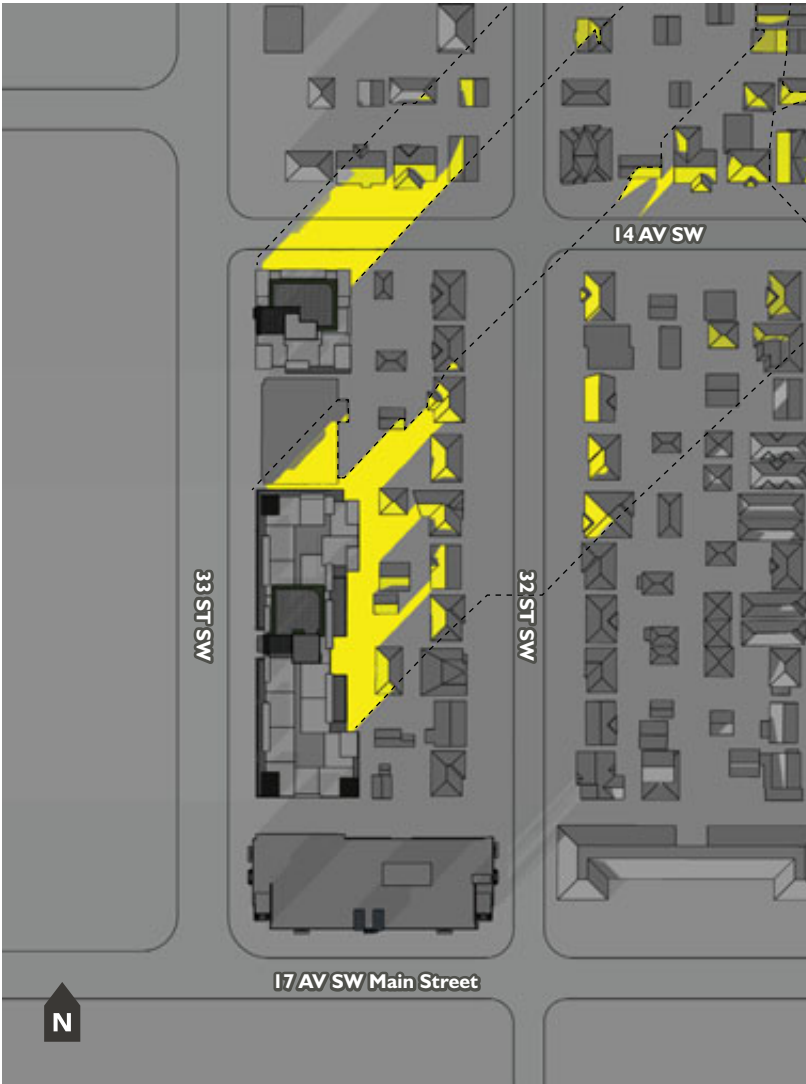
10AM (DECEMBER 21)



1PM (DECEMBER 21)



4PM (DECEMBER 21)



LEGEND

- Proposed Building Shadow
- Existing M-C2 Max. Shadow
- Existing Built Form Shadow

**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.



ELEVATIONS

LOC2021-0022 – WEST ELEVATION





ELEVATIONS

LOC2021-0022 – EAST ELEVATION





ELEVATIONS

LOC2021-0022 – SOUTH ELEVATION



LOC2021-0022 – NORTH ELEVATION





ELEVATIONS

LOC2021-0023 – WEST ELEVATION



LOC2021-0023 – EAST ELEVATION





ELEVATIONS

LOC2021-0023 – SOUTH ELEVATION



LOC2021-0023 – NORTH ELEVATION

