

Applicant Information Slides

September 13th, 2021 – City Council Public Hearing

Item 8.1.23 | LOC2021-0022 | CPC2021-1019 | 1744 33 ST SW
Item 8.1.24 | LOC2021-0023 | CPC2021-1023 | 1706 33 ST SW

Prepared on behalf of



SURROUNDING AREA CONTEXT

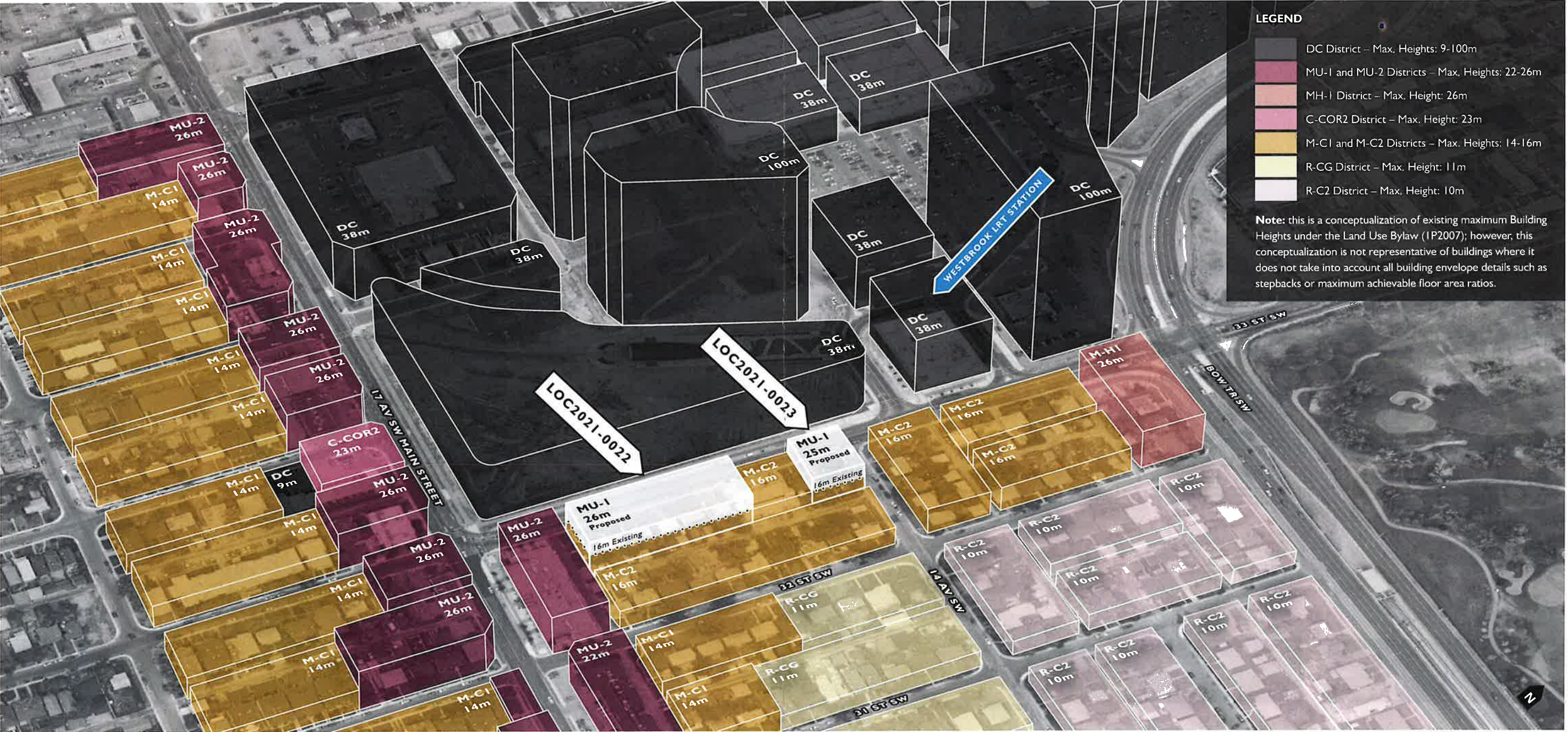


CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2021
ITEM: 8.1.24 - CPC2021-1023
Distrib - Presentation 2
CITY CLERK'S DEPARTMENT

- ☒ 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

Land Use Change & Development Application

ADDRESS
1714, 1718, 1722, 1726, 1730, and 1734 33 ST SW

EXISTING LAND USE
Multi Residential - Contextual Medium Profile (M-C2) District

PROPOSED LAND USE
Mixed Use - General (MU-15 0h26) District
Maximum Height: 26m | Maximum FAR: 5.0

This site proposes a low to mid scale (6-8 storey) mixed-use development with opportunity for commercial retail and / or live-work units at grade.

This application is currently under review by The City of Calgary. Visit the following website and navigate to this site to learn more: <https://map.calgary.ca/>

GET IN TOUCH
The project team is providing a variety of physically distanced + digital platforms for stakeholders to get in contact with questions, comments and feedback on the proposal. We'll also be holding a Digital Information Session and Live Q&A on March 2, 2021 (7:00 - 8:30pm). To register, for more information or to provide feedback:

- Visit: www.westbrook3rd.com
- Email: engage@cityofcalgary.ca
- Phone: 587.747.0317

Close-Up of LOC2021-0023 Sign

Land Use Change & Development Application

ADDRESS
1702 and 1704 33 ST SW

EXISTING LAND USE
Multi Residential - Contextual Medium Profile (M-C2) District

PROPOSED LAND USE
Mixed Use - General (MU-15 0h26) District
Maximum Height: 26m | Maximum FAR: 5.0

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Project Website

ABOUT WESTBROOK 3RD

Our project is a low to mid scale (6-8 storey) mixed-use development with opportunity for commercial retail and / or live-work units at grade. This application is currently under review by The City of Calgary. Visit the following website and navigate to this site to learn more: <https://map.calgary.ca/>

SITE LOCATION

PHASE 1

PHASE 2

PHASE 3

Online Feedback Form

WE'D LOVE TO HEAR FROM YOU

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



CONCEPTUAL VISUALIZATION



LOOKING NORTHEAST

Supplementary Slides



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



Site Area

3,087m² 33,231ft ²	0.31ha 0.76ac
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Building Height

±26m Maximum Height	6 Storeys
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Building Intensity

±4.0FAR Maximum Floor Area Ratio (FAR)	±12,349m² Maximum GFA (±123,549ft ²)
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Dwelling Units

±100 Total Units	±25 1-Bed Units ±75 2-Bed Units
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On-Site Parking

±144 Total Vehicle Stalls	±100 Underground ±24 Surface
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Commercial-Retail Space

±1,286m² ±13,839ft ²	±11 Commercial Units
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LOC2021-0023 / DP2021-2354 AT-A-GLANCE



Site Area	
1,030m² 11,086ft ²	0.10ha 0.25ac



Building Height	
±25m Maximum Height	6 Storeys



Building Intensity	
±4.6FAR Maximum Floor Area Ratio (FAR)	±4,737m² Maximum GFA (±50,994ft ²)



Dwelling Units	
±49 Total Units	±22 1-Bed Units ±27 2-Bed Units



On-Site Parking	
±53 Underground Stalls	

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

SLIDE 15

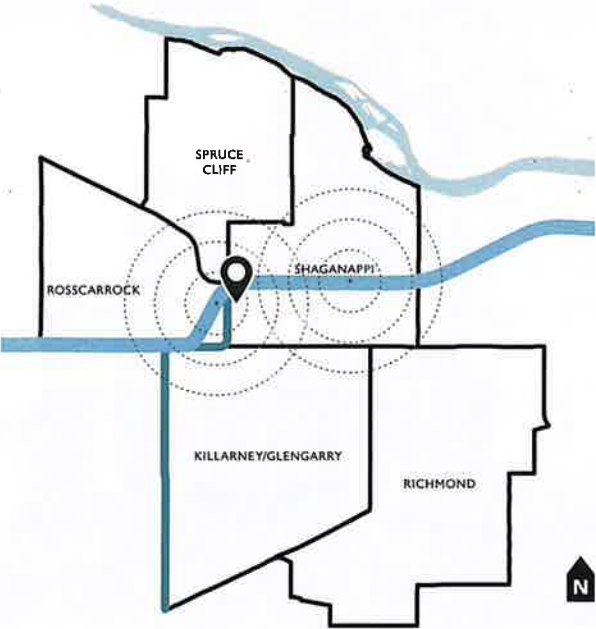
1700 33 ST SW

LOOKING SOUTHEAST



POLICY FRAMEWORK

TRANSIT-ORIENTED DEVELOPMENT



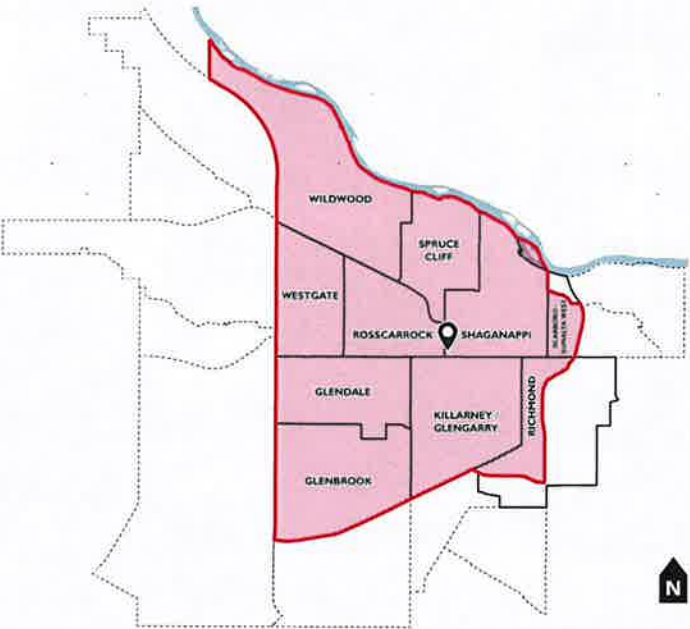
MAIN STREETS



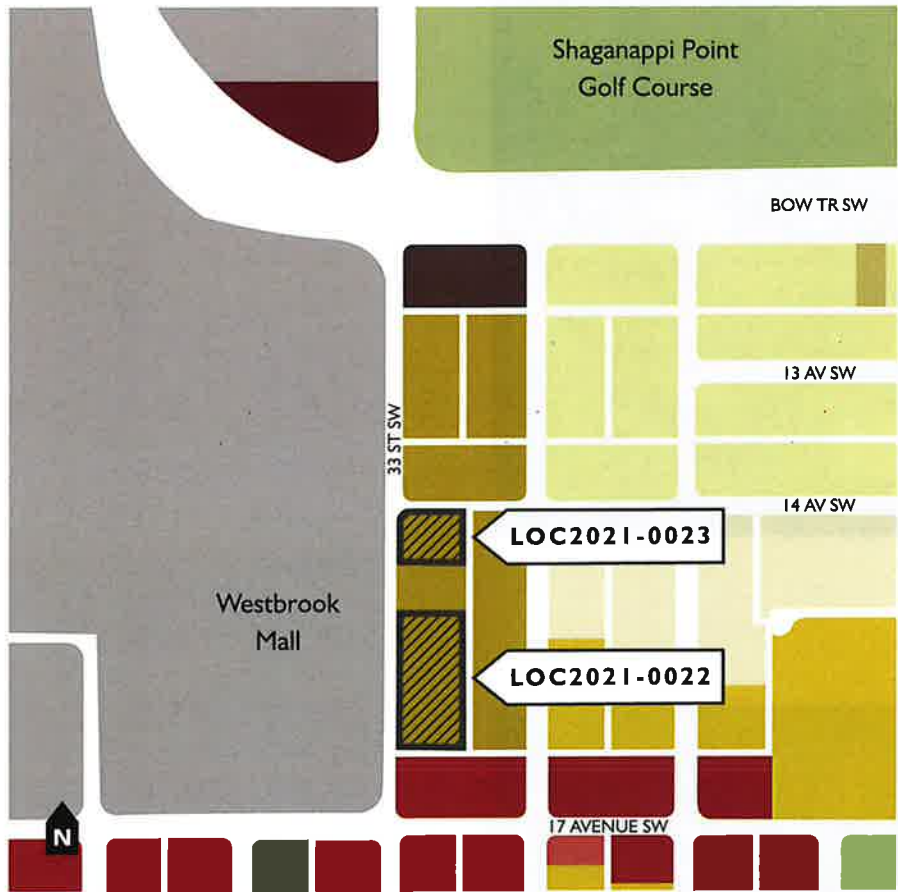
WESTBROOK VILLAGE ARP



WESTBROOK COMMUNITIES LAP

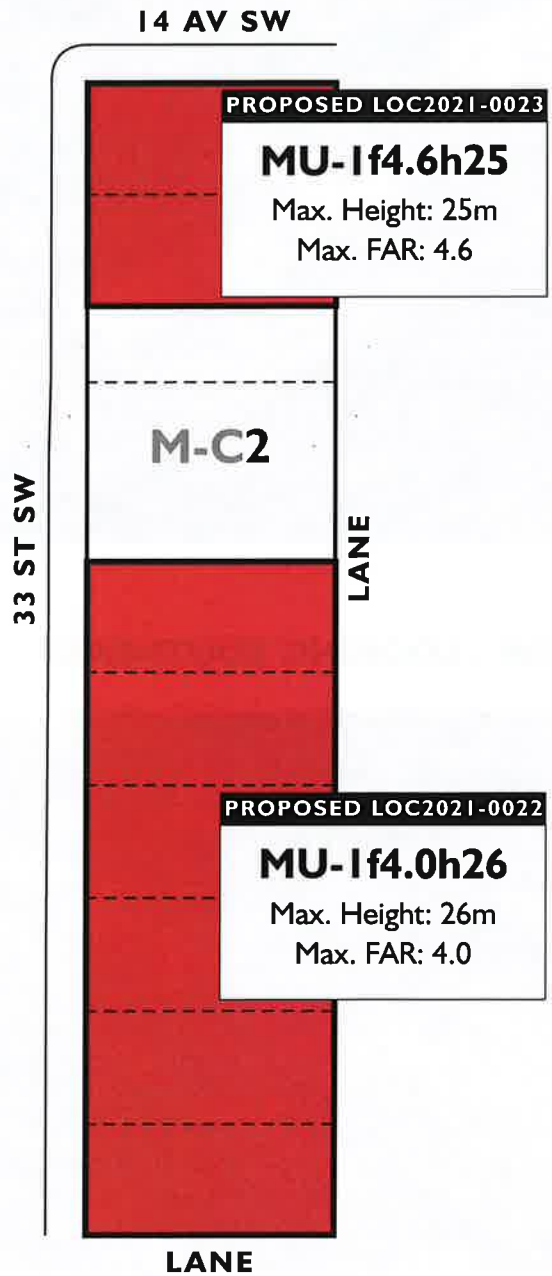
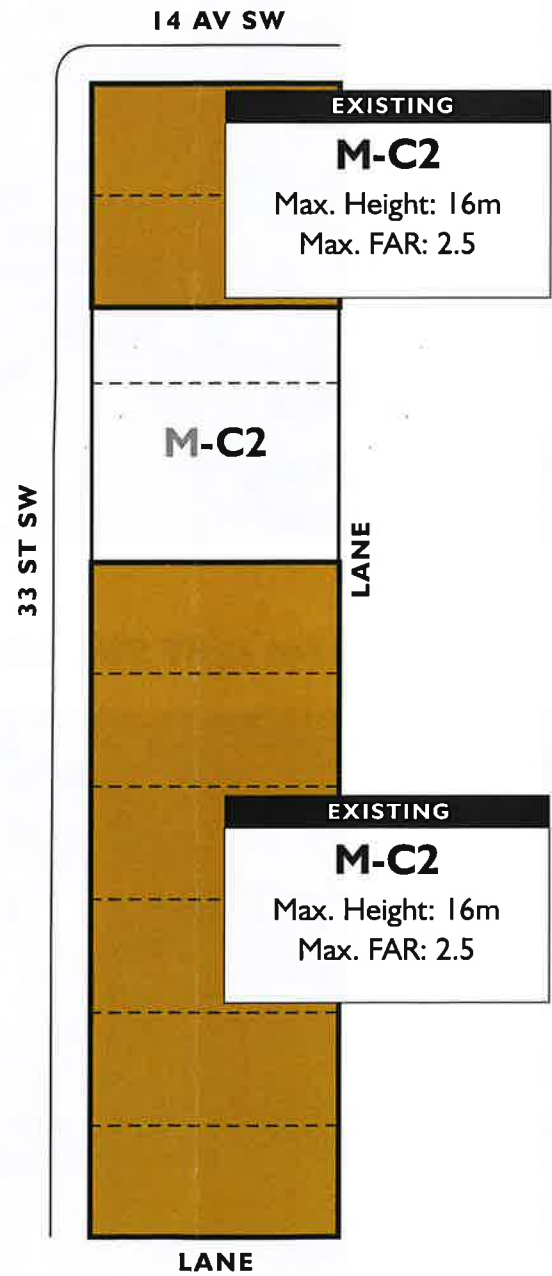


LAND USE REDESIGNATION



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

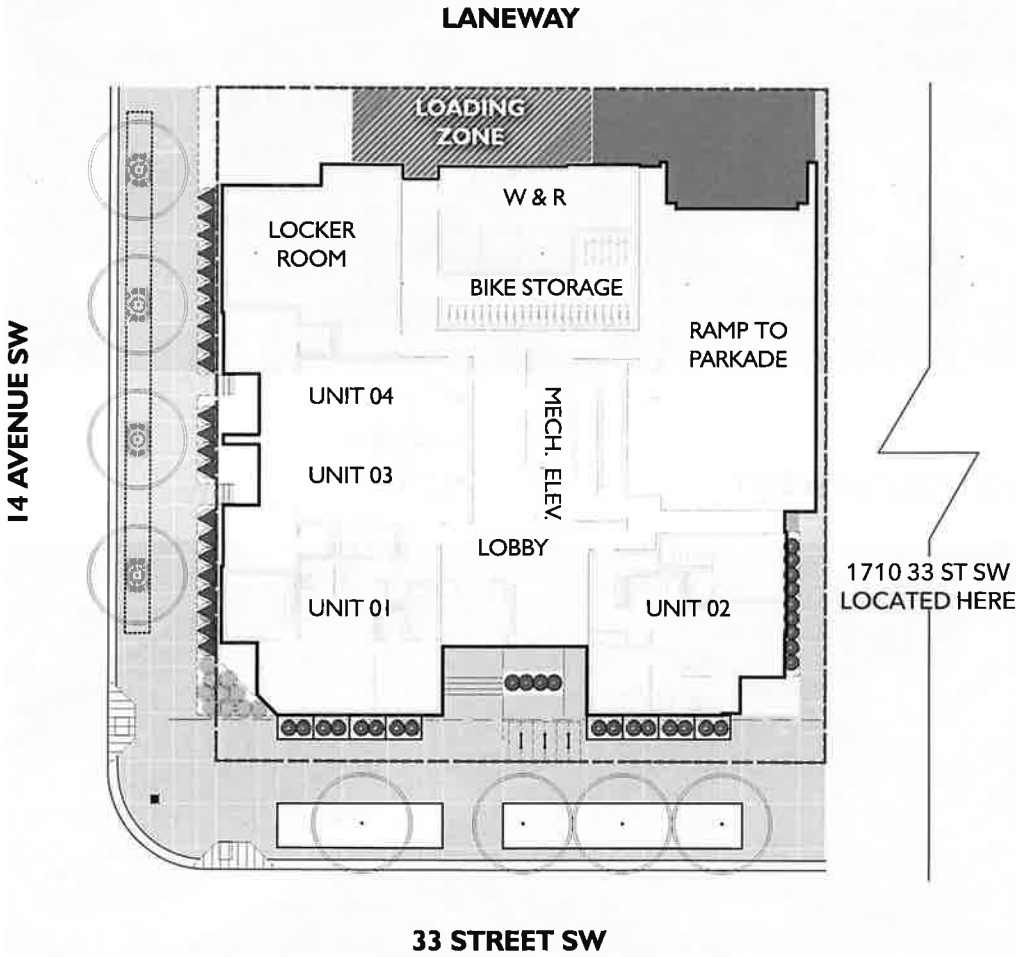


1706 33 ST SW – LOOKING SOUTHWEST

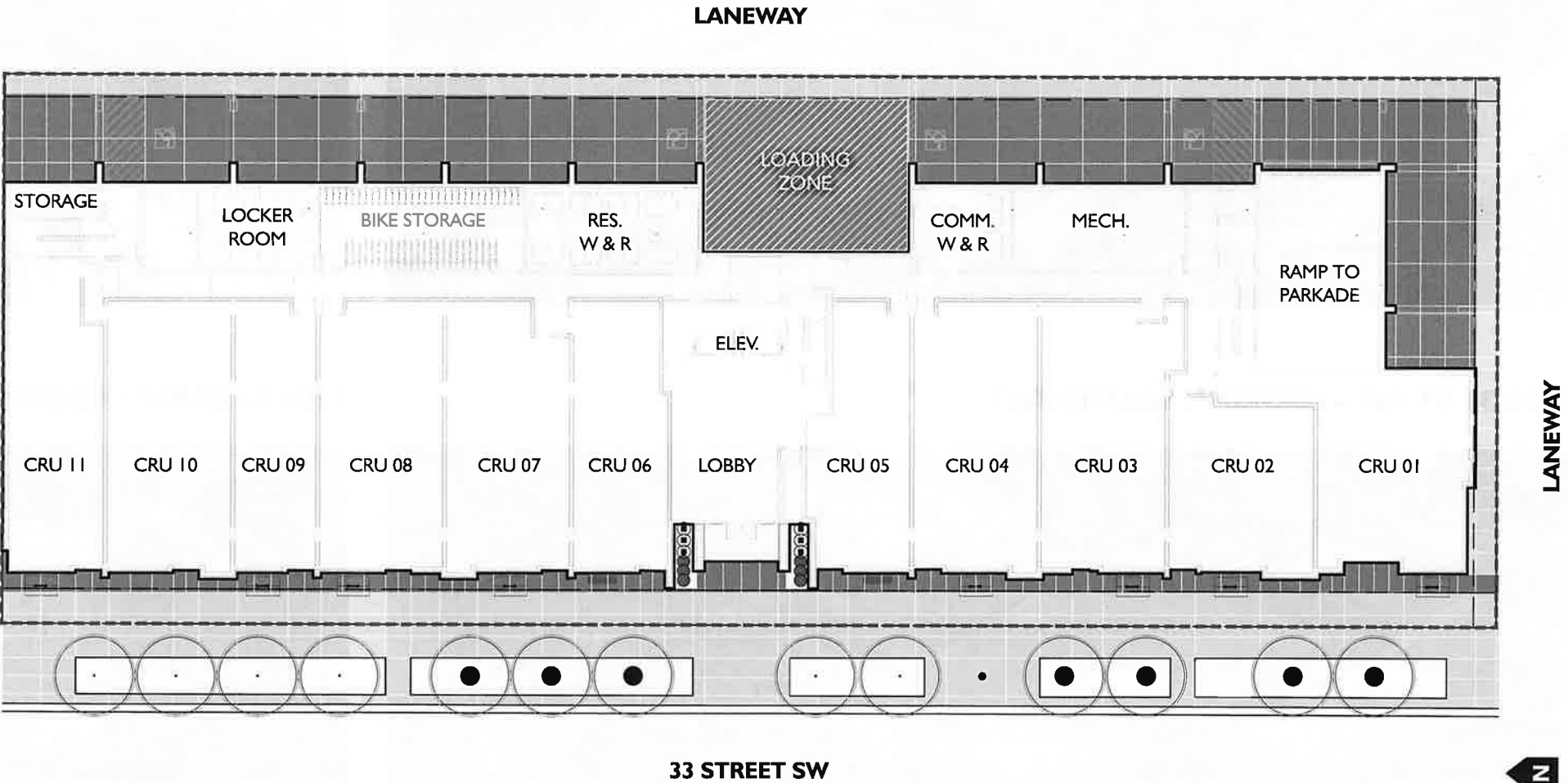


SITE PLANS

LOC2021-0023
DP2021-2354
1706 33 STREET SW

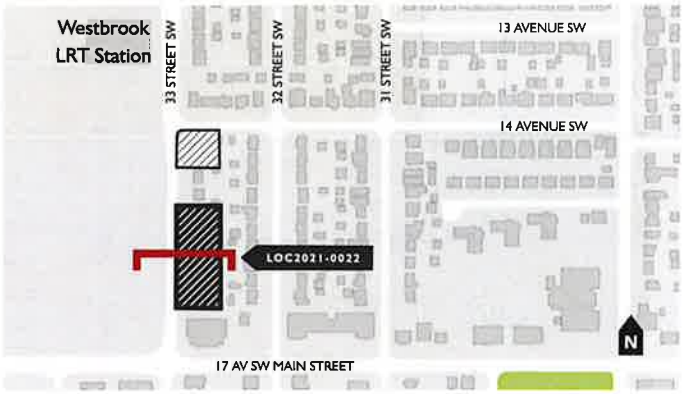
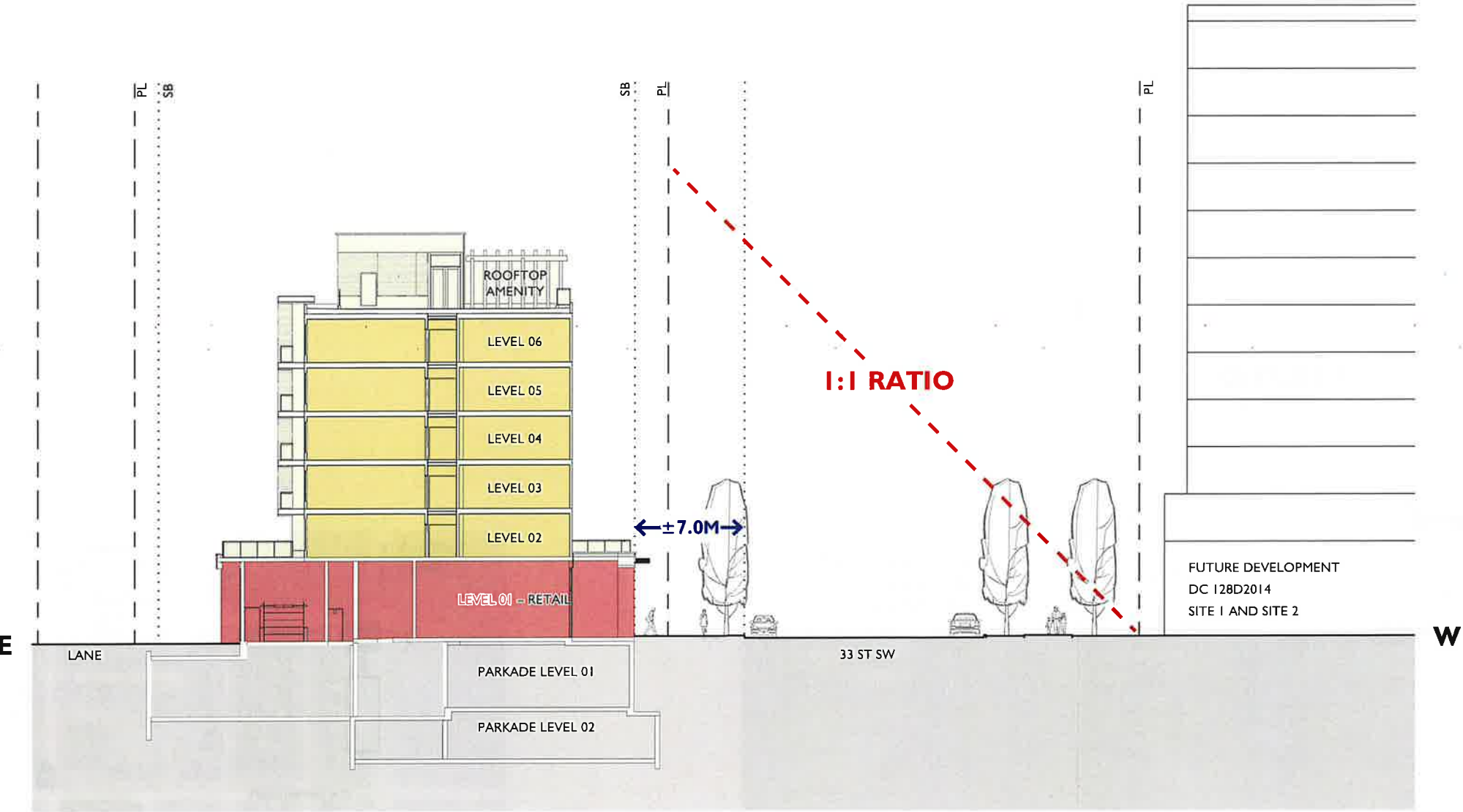


LOC2021-0022
DP2021-2356
1744 33 STREET SW



STREETSCAPE SECTION

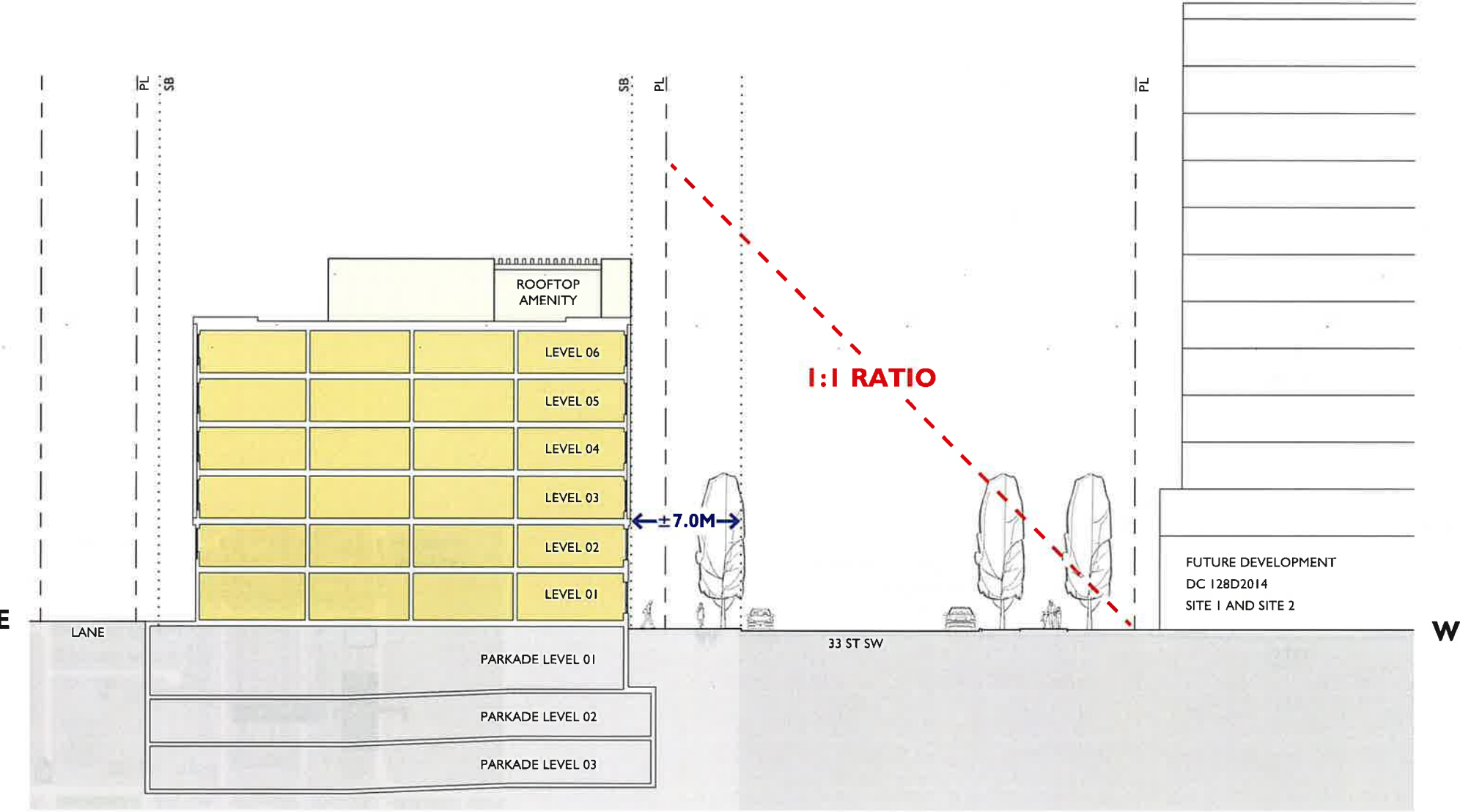
LOC2021-0022 – EAST-WEST SECTION



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

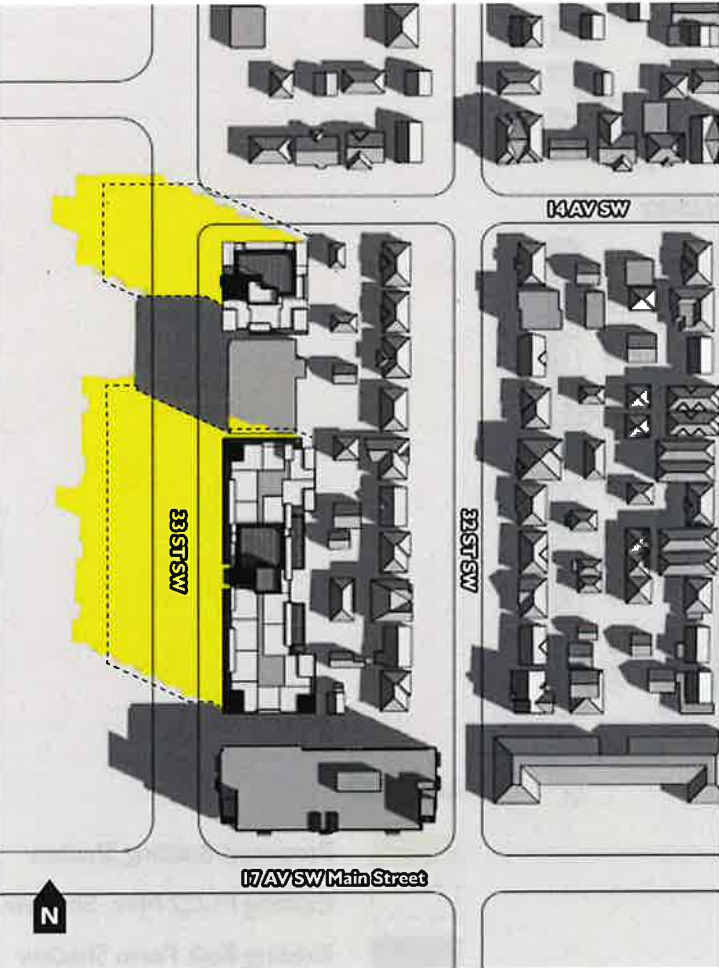


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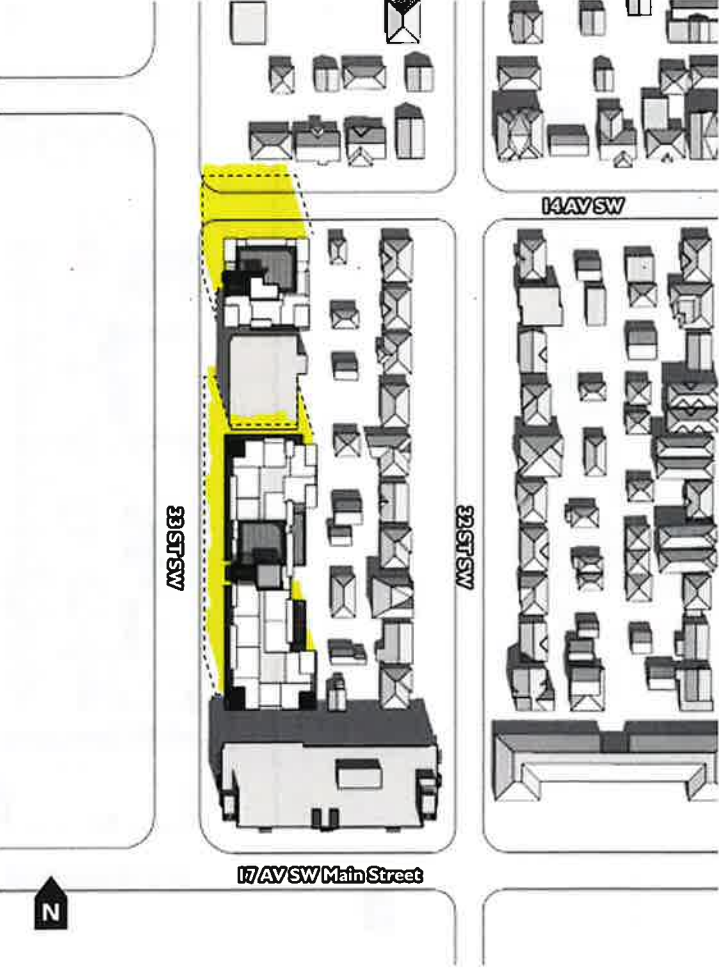
SHADOW STUDIES

SPRING EQUINOX

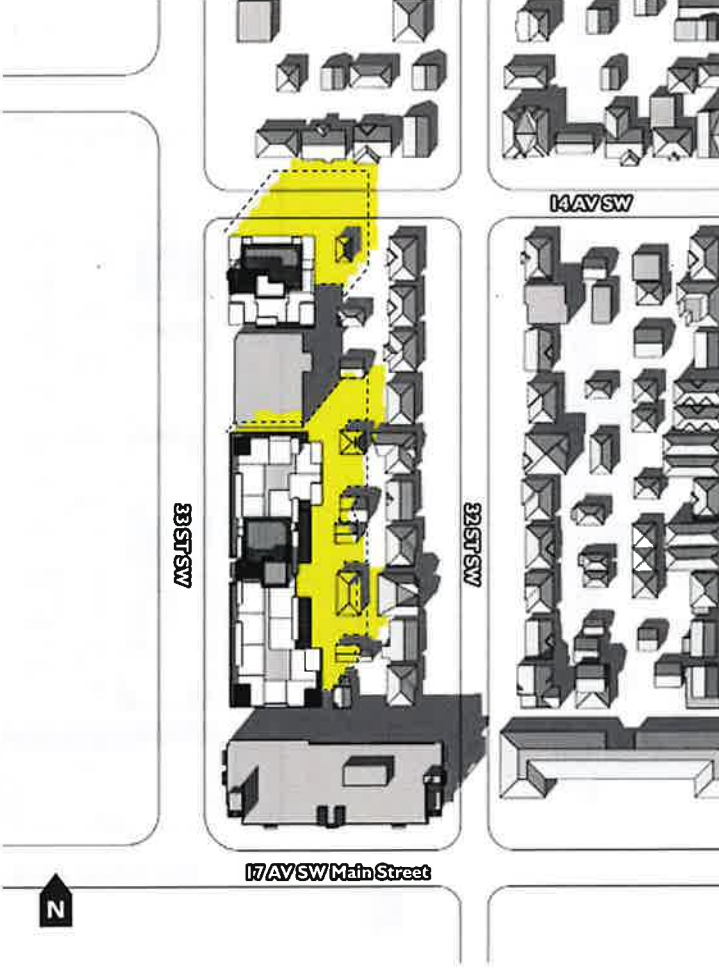
10AM (MARCH 21)



1PM (MARCH 21)



4PM (MARCH 21)



LEGEND

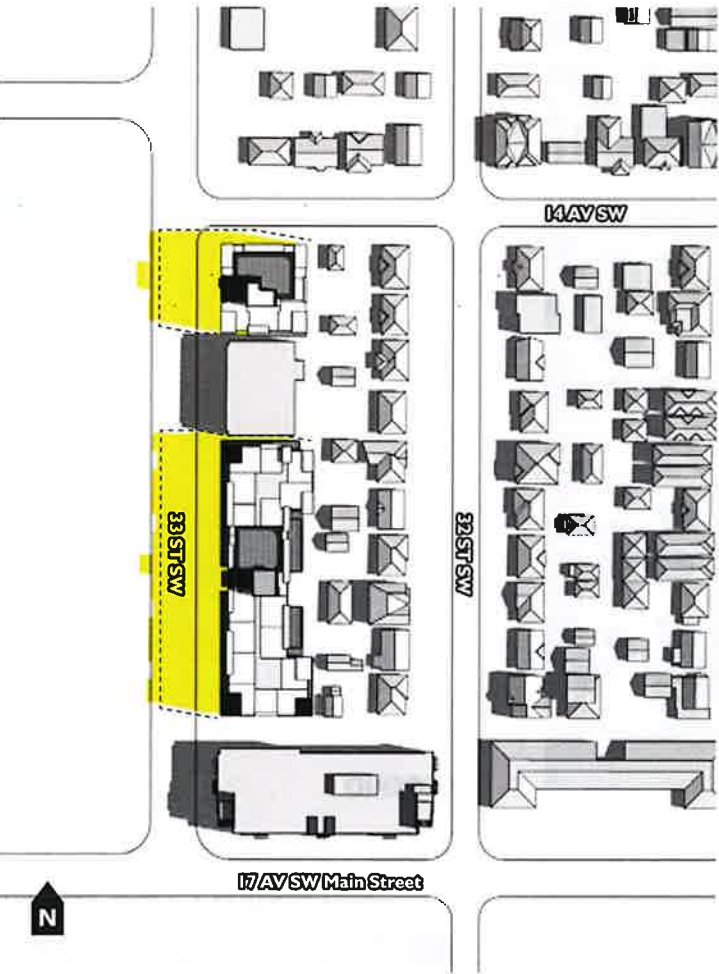
- Proposed Building Shadow
- Existing M-C2 Max. Shadow
- Existing Built Form Shadow

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

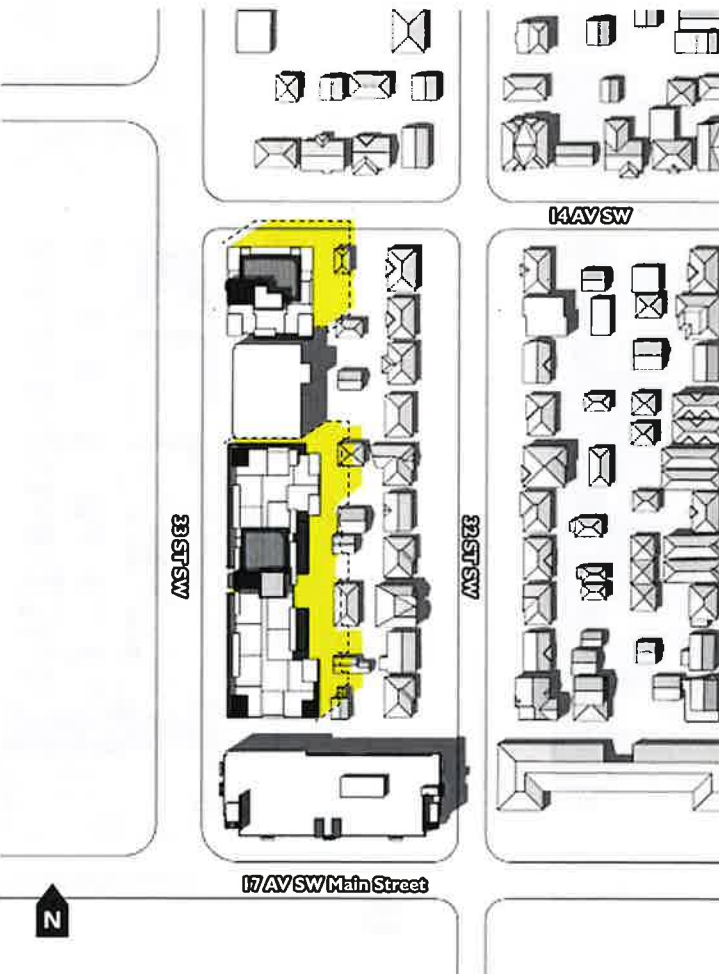
10AM (JUNE 21)



1PM (JUNE 21)



4PM (JUNE 21)



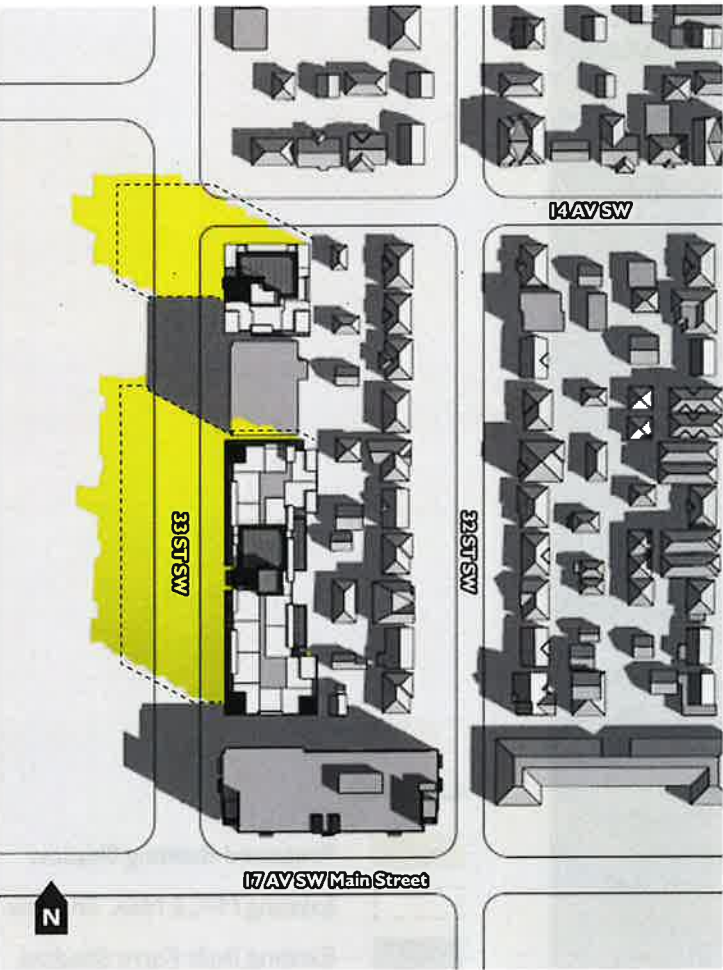
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SHADOW STUDIES

AUTUMNAL EQUINOX

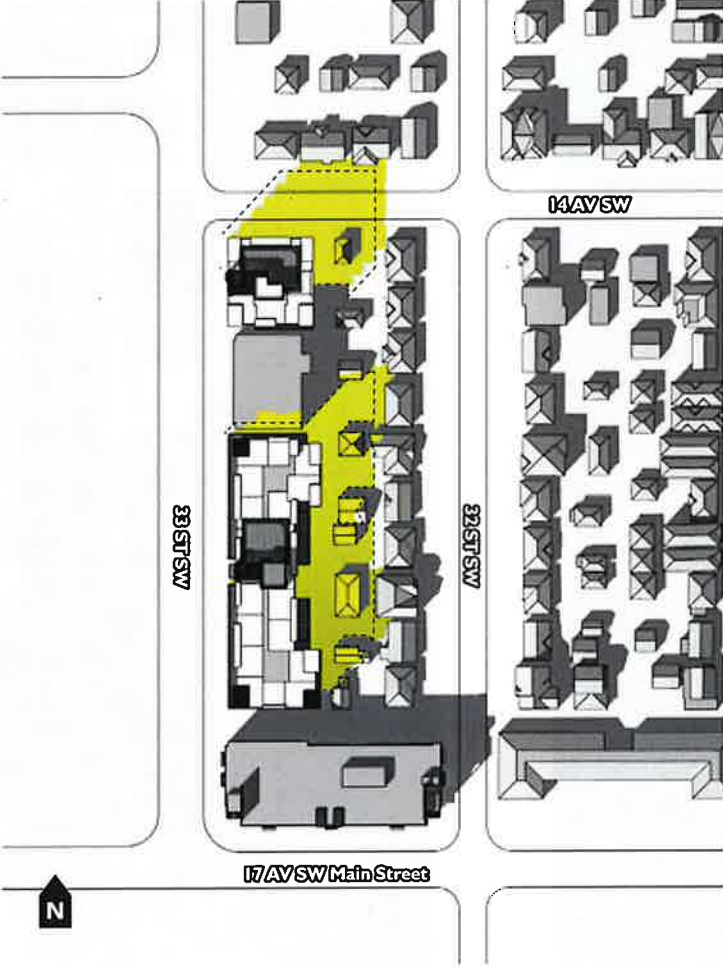
10AM (SEPTEMBER 21)



1PM (SEPTEMBER 21)



4PM (SEPTEMBER 21)



LEGEND

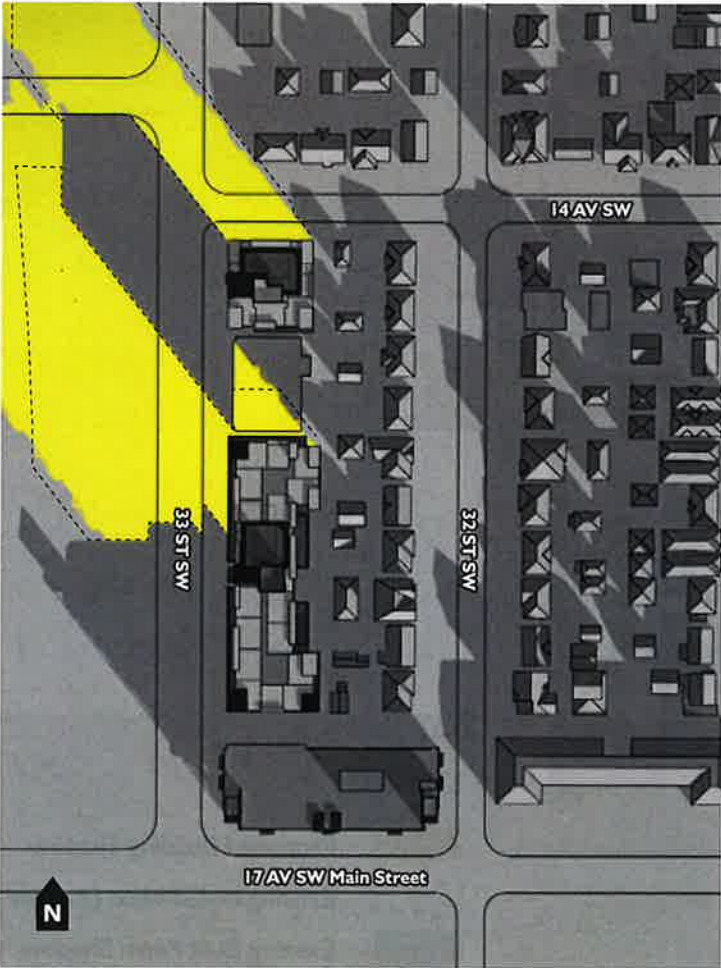
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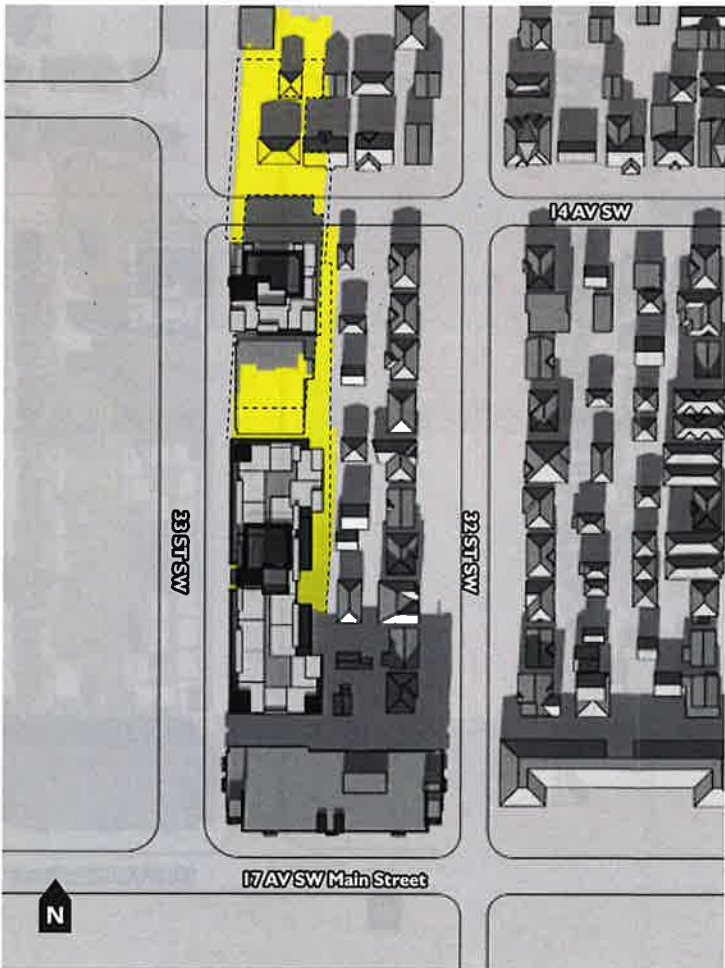
SHADOW STUDIES

WINTER SOLSTICE

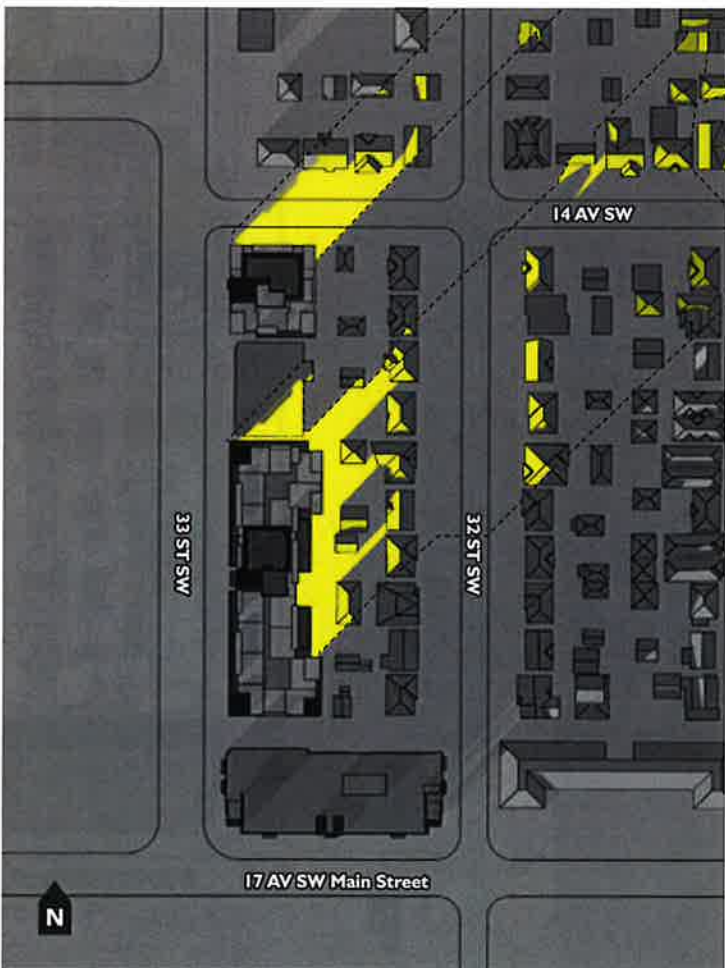
10AM (DECEMBER 21)



1PM (DECEMBER 21)



4PM (DECEMBER 21)



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

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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

