

Item 8.1.26: SC31 Public Hearing September 13, 2021

LOC2021-0119, CPC2021-1183
2137 31 AV SW

Prepared on Behalf of
2060708 Alberta Ltd. (Eagle Crest)



SC31 RENDER

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
SEP 13 2021
ITEM: 8.1.26-CPC2021-1183
Distnb- Presentation 2
CITY CLERK'S DEPARTMENT

SLIDE 2



SITE CONTEXT + AMENITIES



REVISIONS BASED ON STAKEHOLDER FEEDBACK



1. Front doors that address both 31 AV SW and 21 ST SW



2. A centralized Molok waste management system



3. Additional planting and landscaping at grade



4. Completed Development Site Servicing Plan (DSSP) on file for information to address concerns related to stormwater management / off-site drainage



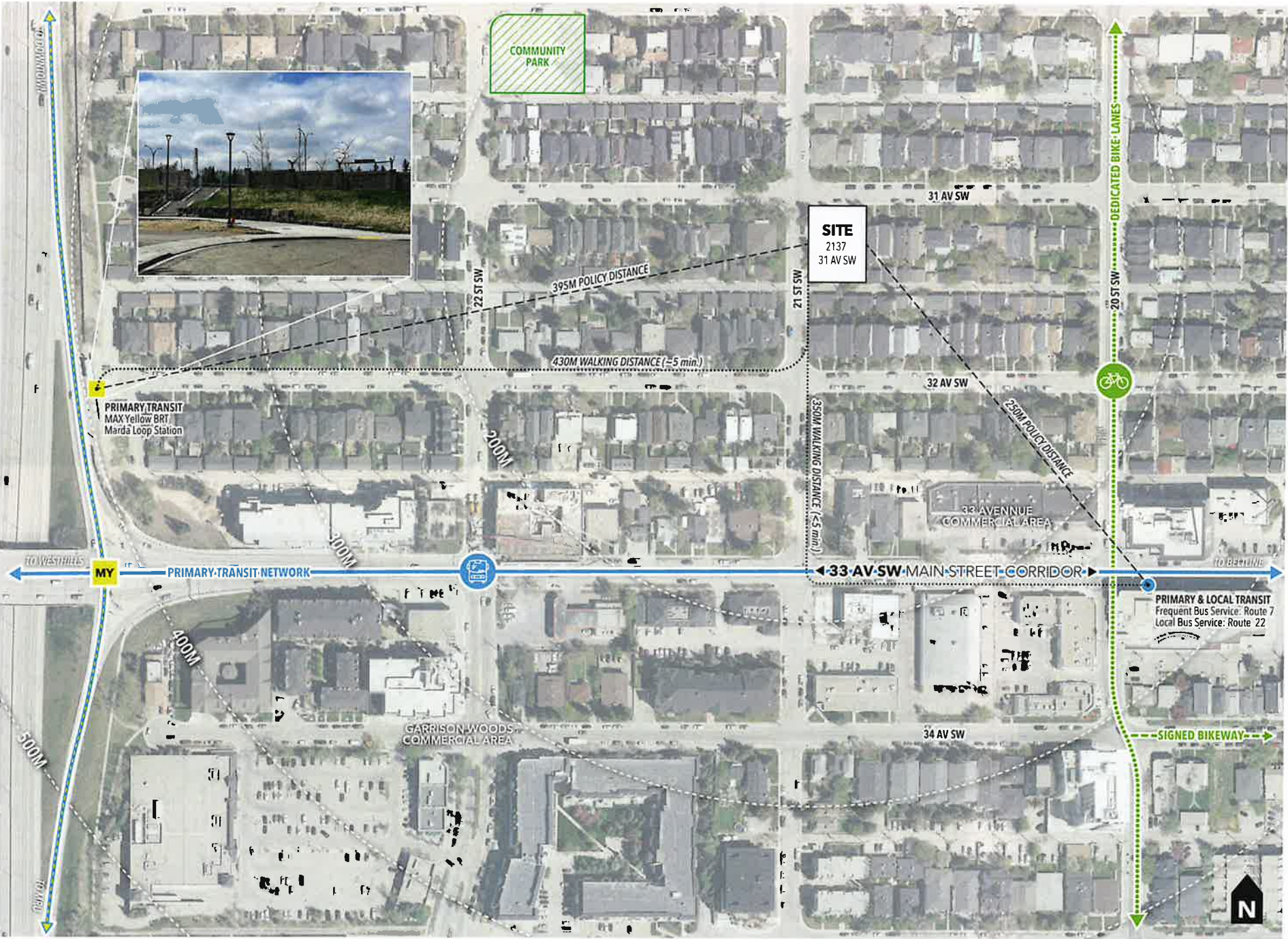
5. Courtyard-oriented rooftop amenity spaces for primary Dwelling Units that minimize privacy impacts while allowing for better Secondary Suite amenity spaces and more generous landscaping at grade

SC31 RENDER



Supplementary Materials

SITE CONTEXT + AMENITIES



DISTANCE TO NEARBY AMENITIES

- 395m From Primary Transit (MAX Yellow)
- 430m Walking Distance (~5 Min)
- 250m from Frequent Bus Service & Local Bus Service - 350m Walking Distance (<5 Min)
- 200m from a Community Park
- Dedicated Bike Lane within 200m & Signed Bikeway within 300m
- 200m from 33 AV SW Main Street Corridor

SITE PHOTOS



VIEW 1: Front Property Line (looking South West)



VIEW 2: Front Property Line (looking South)



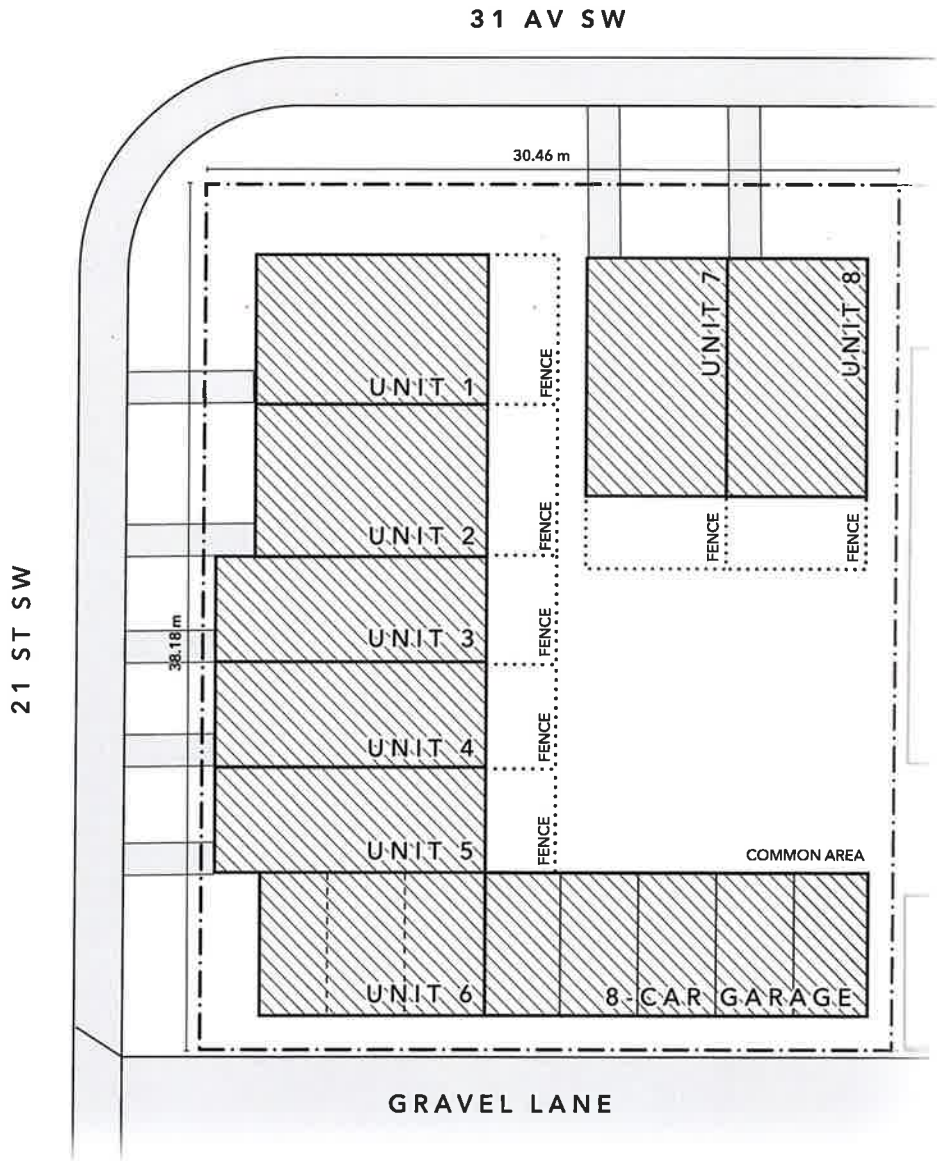
VIEW 3: Side Property Line (looking South East)



VIEW 4: Rear Property Line and Laneway (looking North East)

SITE CONFIGURATION COMPARISON

LOC2018-0266 APPROVED



LOC2021-0119 PROPOSED

