

CITY OF CALGARY
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IN COUNCIL CHAMBER

DEC 02 2021
ITEM: 7.2.2 CPC 2021-1481
Distrib-Presentation
CITY CLERK'S DEPARTMENT



EAGLE CREST
CONSTRUCTION

Trail 18

Item 7.2.2 | 259 18 AV
LOC2021-0075 | CPC 2021-1481

M C I V I C
O R K S
FAAS

What We're Proposing

LAND USE: DC (based on M-CG)

SITE AREA: 0.276 ha (0.682 ac)

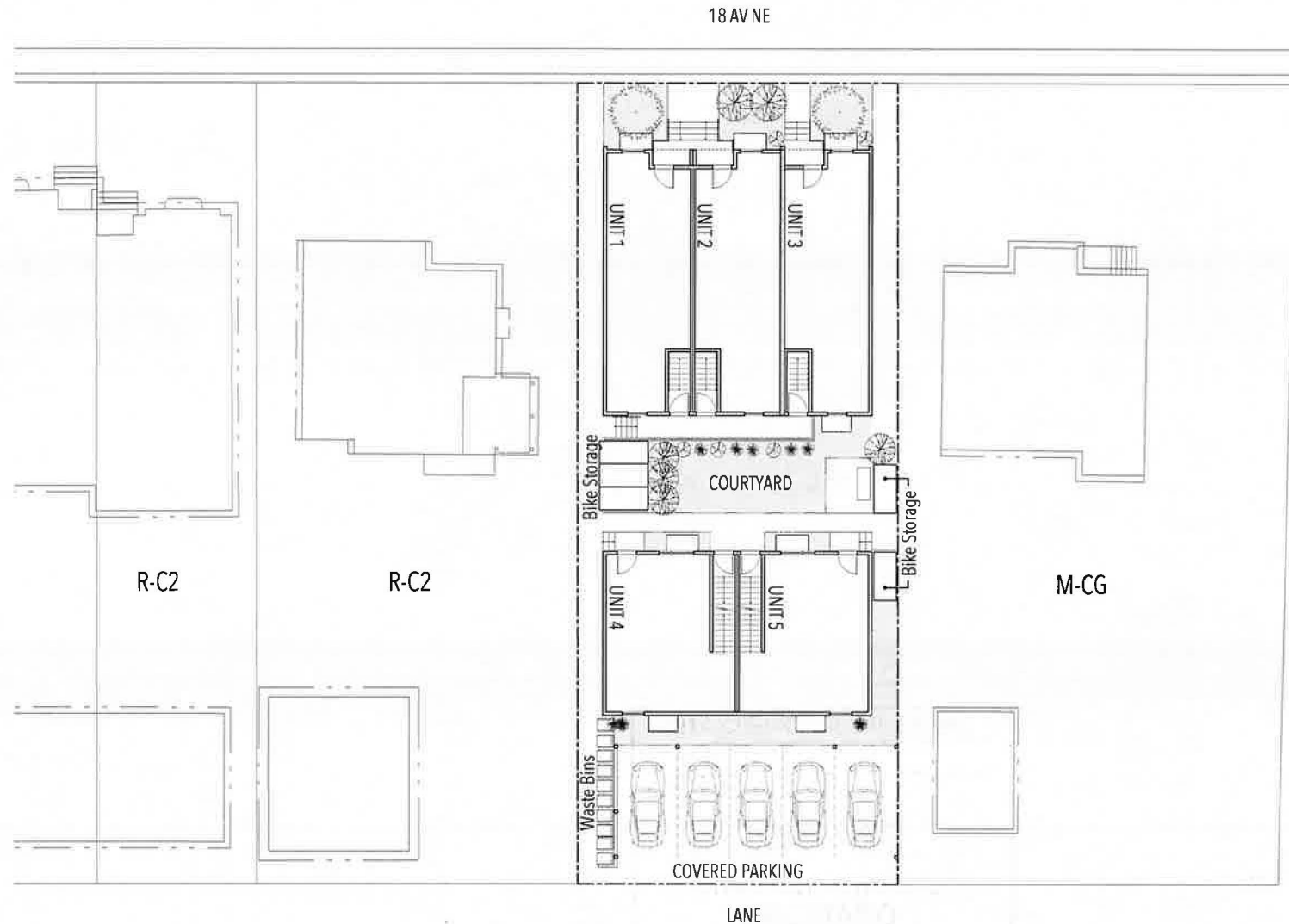
BUILDING HEIGHT: 3 Storeys (less than 12m)

DENSITY: 10 Units Total

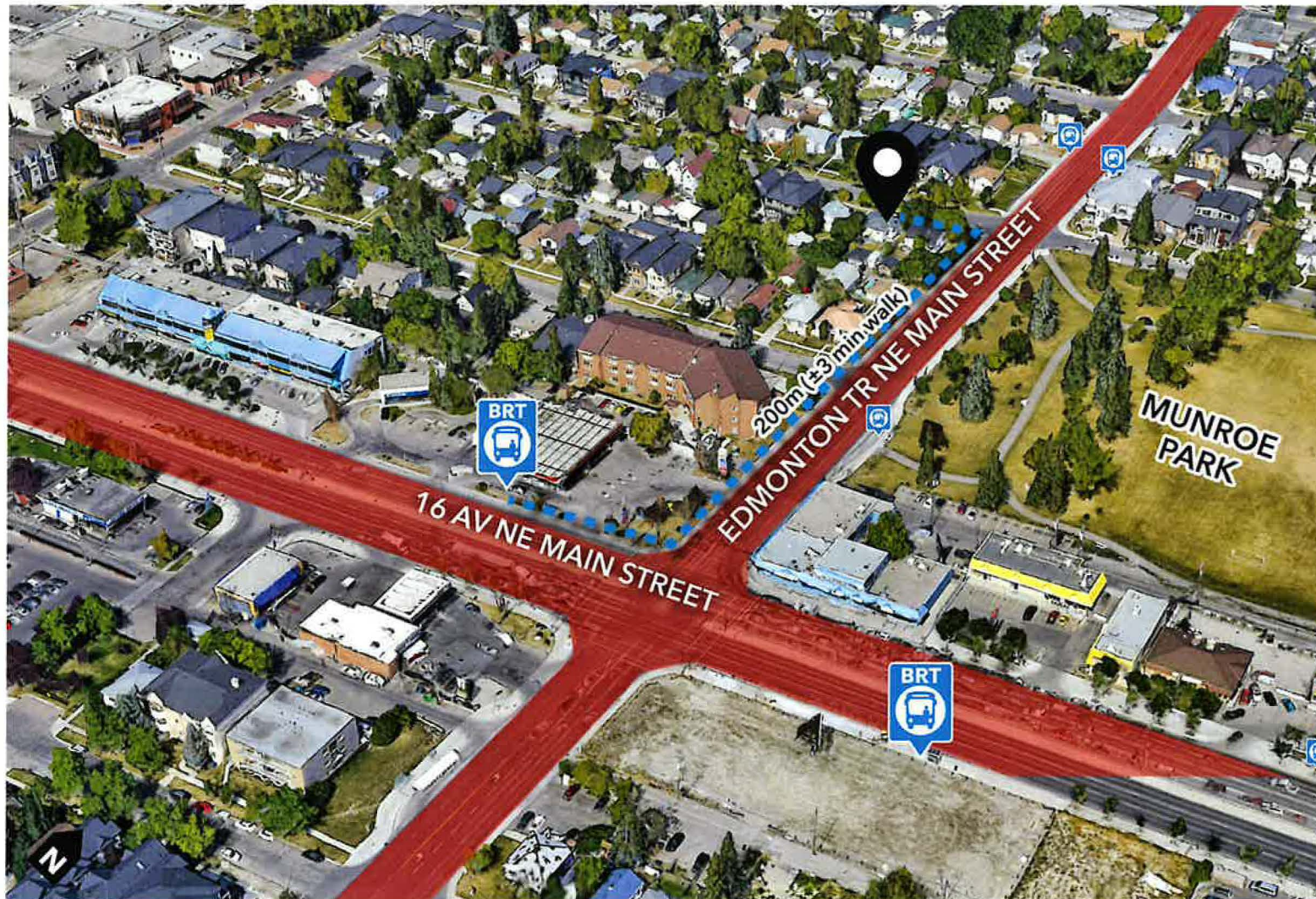
5 Rowhouse-Style Units

5 Small Basement Units (less than 485 sqft)

PARKING: 5 Vehicle Stalls / 5 Bike Stalls



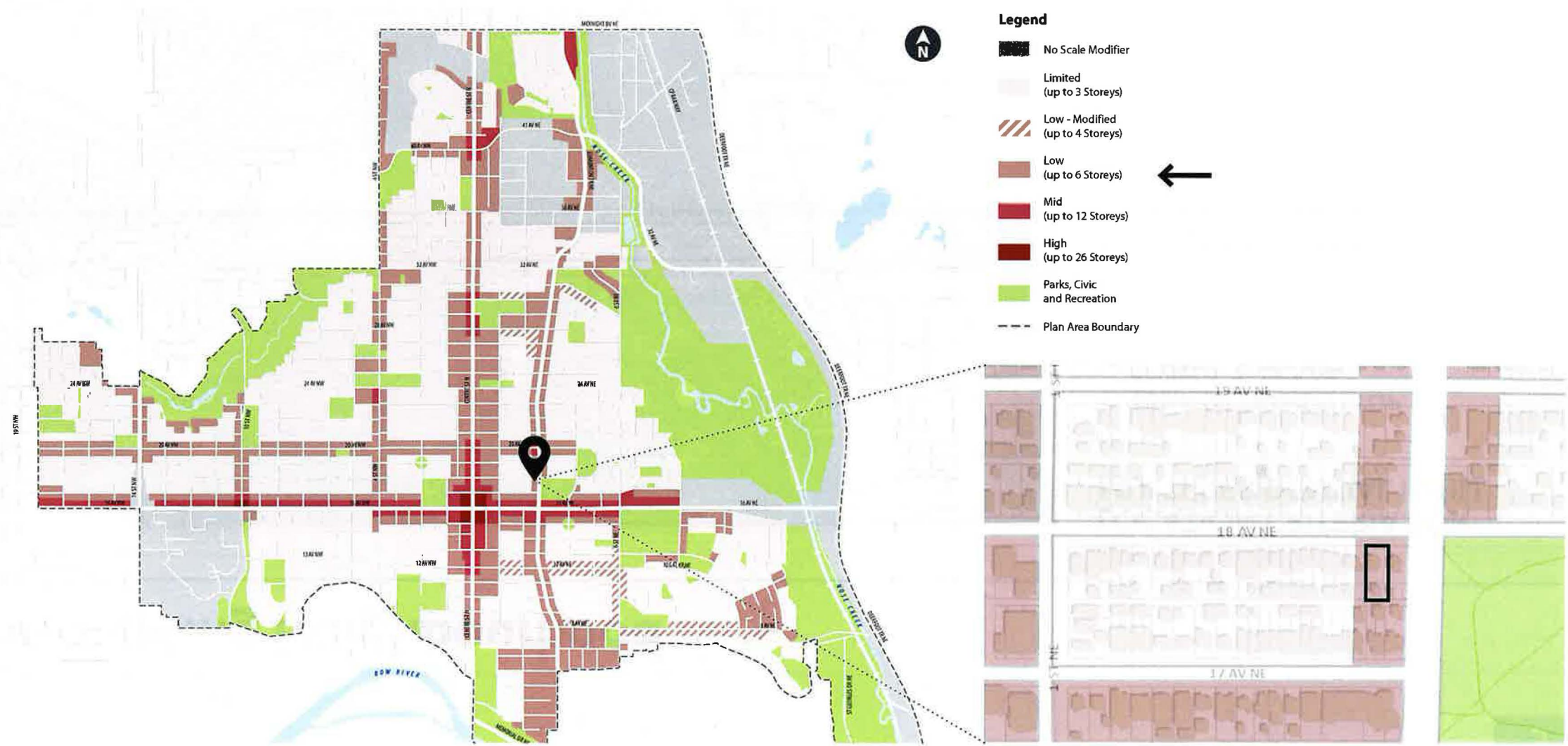
Surrounding Neighbourhood



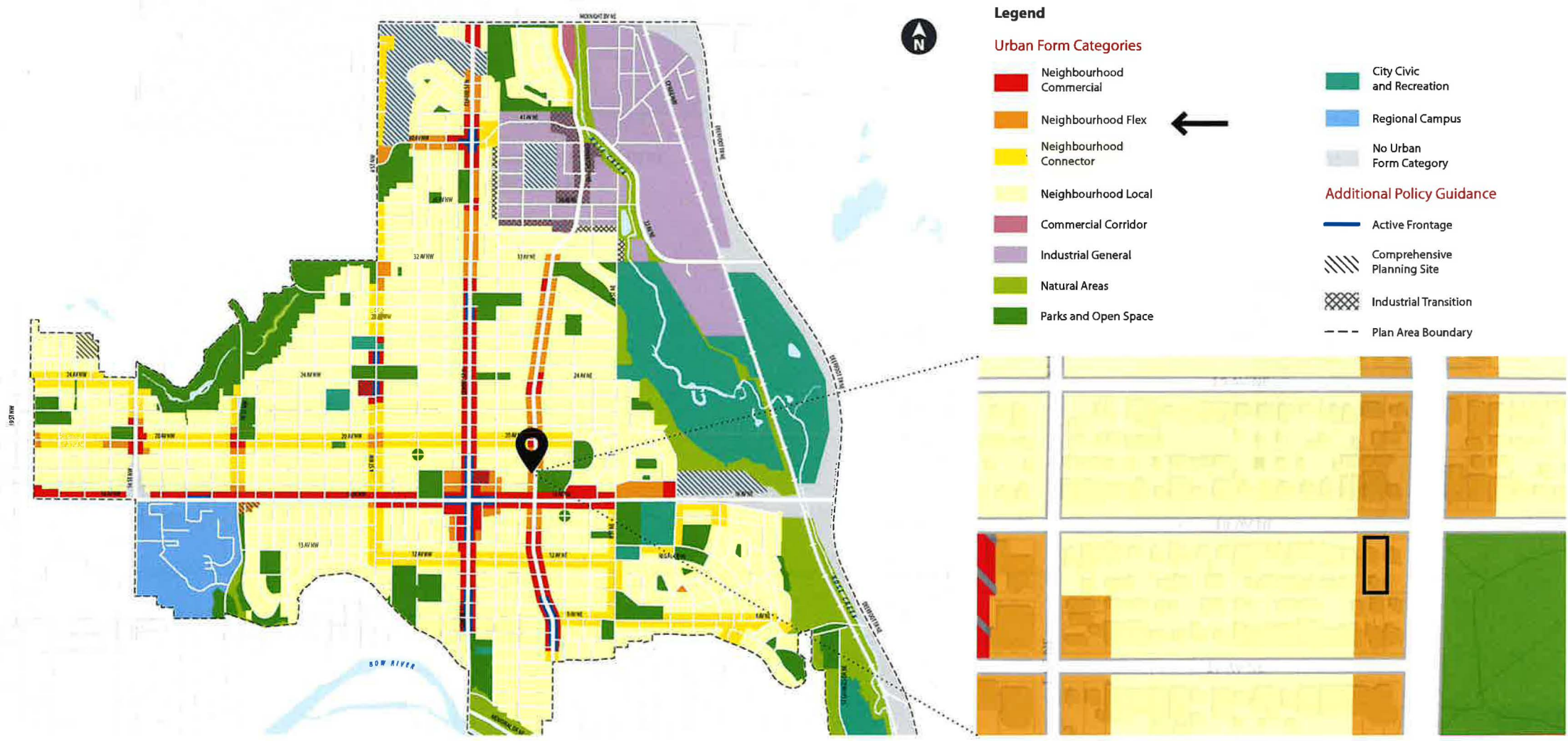
LOCATION CRITERIA FOR MULTI-RESIDENTIAL INFILL

- **400m OF TRANSIT STOP**
Routes 4, 5, 19 + 69
- **600m OF PRIMARY TRANSIT**
Max Orange BRT <200m
- **MAJOR ROADWAY ACCESS**
Edmonton TR NE Urban Blvd
- **MULTI-RES. DEVELOPMENT PROXIMITY**
M-CG lot directly east and north of site
- **PARKS/AMENITIES ACCESS**
Munroe Park & Mt View School
- **MAIN STREET ACCESS**
Edmonton TR NE + 16 AV NE + Centre ST
- **LANE ACCESS**
Direct lane access

North Hill LAP - Building Height



North Hill LAP - Urban Form



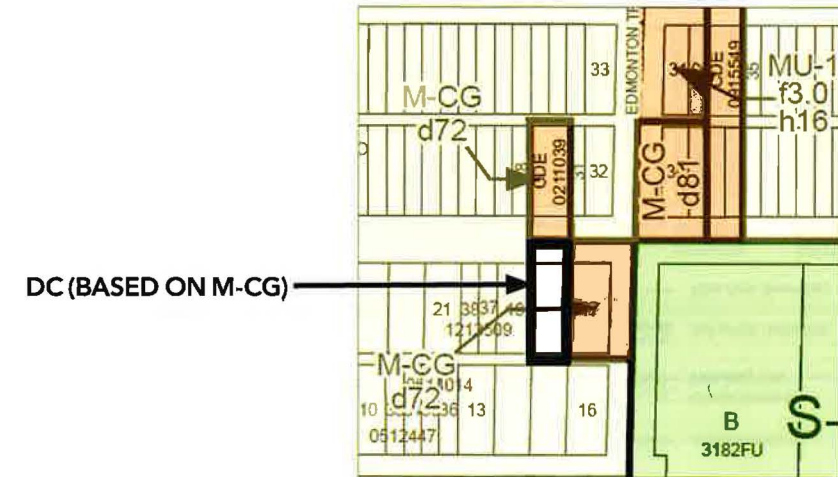
Land Use Redesignation

CURRENT DISTRICT: R-C2

PROPOSED DISTRICT: DC (based on M-CG)

12m (3 storeys)

173 uph (5 Rowhouse Units/ 5 basement units)



SUBJECT SITE:
FROM R-C2 TO DC (12 m)

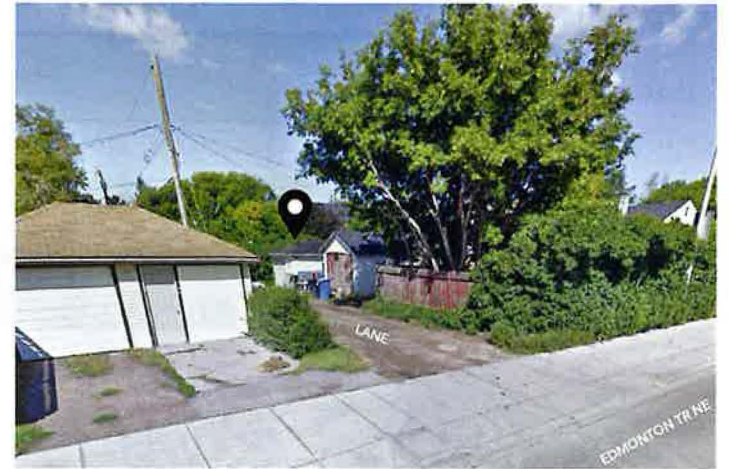
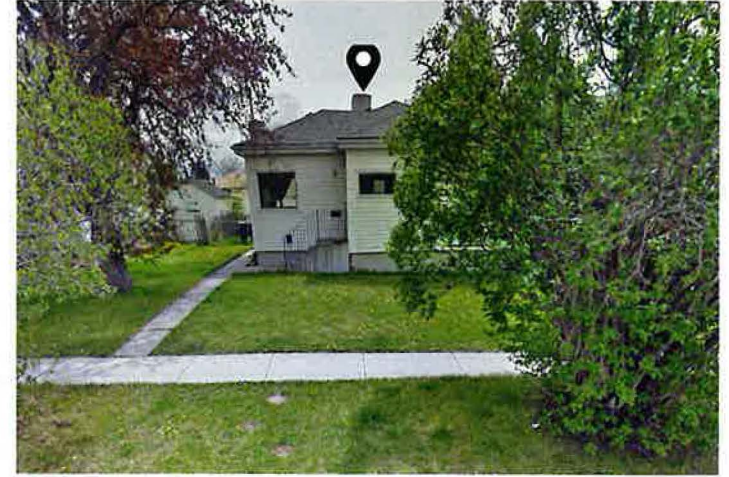
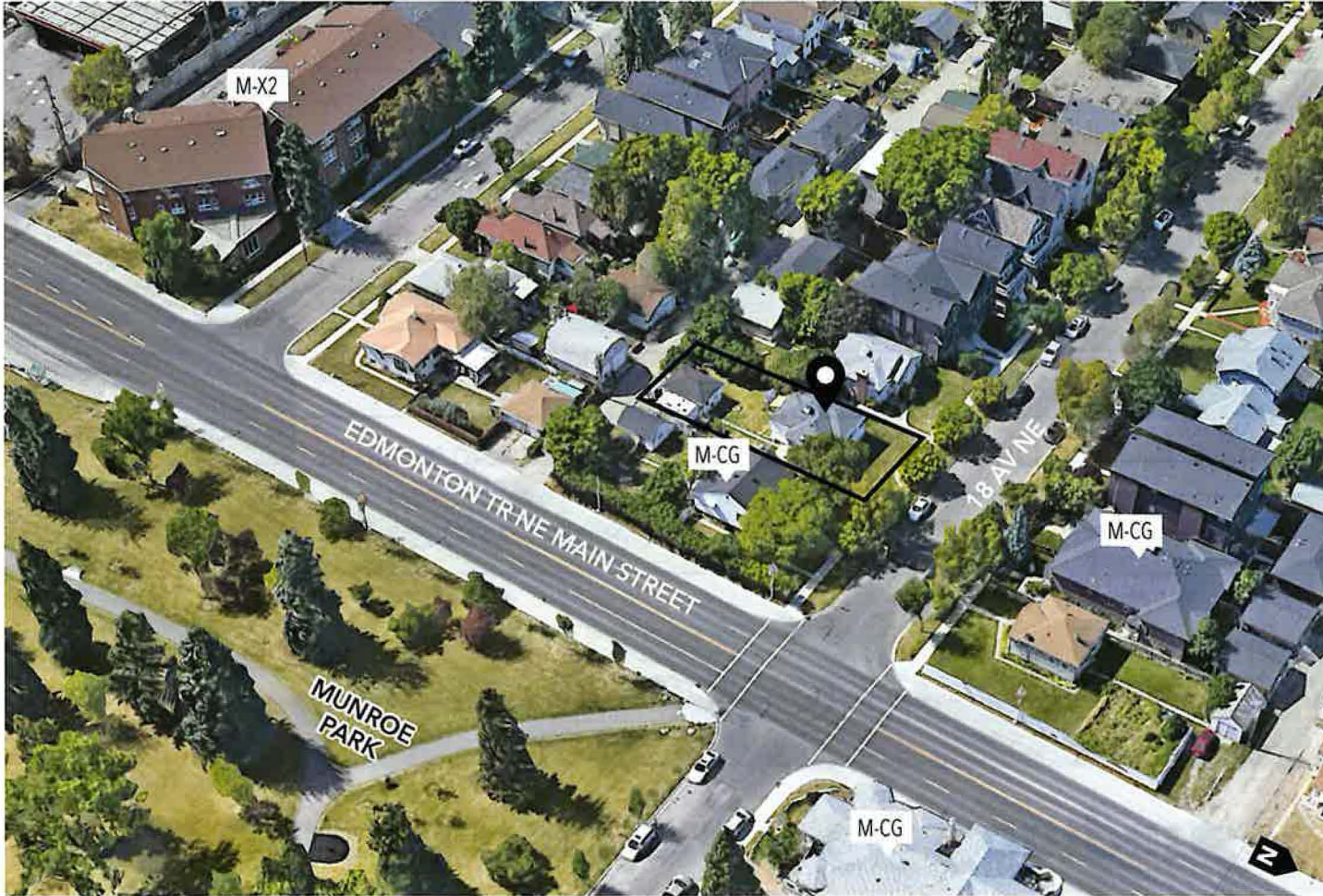


Direct Control District: M-CG Comparison

	M-CG DISTRICT POLICIES	DC POLICIES (BASED ON M-CG)
Intent	Low Scale	Low Scale
	Low Density	Medium Density
Permitted/ Discretionary Uses	Range of Low Scale Residential Uses	Range of Low Scale Residential Uses
Density	111 UPH (6 Units)	±173 UPH (10 Units – 5 Rowhouse-Style Units + 5 Basement Units)
Street Orientation/ Unit Mix	N/A	More than half of Rowhouse-style units must face the street Small units (≤ 45m ²) cannot exceed Rowhouse units
At-Grade	Unit and access located at grade.	Individual unit access provided at grade.
Building Separation	N/A	Minimum courtyard depth of 6.0m.
Setbacks	± 3m contextual front, 1.2m side, 1.2m rear	3m front, 1.2m side, 1.2m rear setbacks.
Building Height	Max. 12m (± 3 Storeys) + stepbacks	Max. 12m (3 Storeys) + stepbacks
Landscaping	100% of Landscaping located at grade	100% of landscaping provided at grade.
Amenity Space	5m ² amenity space per unit	5m ² to 7.5m ² amenity space per unit. (168D2020)
Parking	1 Parking Stall/ Unit + 0.15 Visitor Stalls/Unit Ø Bike Stalls	1 Stall per Unit + Ø Visitor Stalls per Unit + Ø Stalls per Unit ≤ 45m ² 0.5 Class One Bike Stalls per Unit

DC Policy section closely or fully aligns with M-CG District
 DC Policy section based on an existing approved DC

Site Photos



Courtyard Common Amenity (6.5 m / 21 ft depth)



Courtyard Precedents (± 6 m / 20 ft depth)

The Block (62 units)

Sturges Architecture
Avi Urban
1719 9a ST SW, Calgary



Coco (74 units)

FAAS
Sarina Homes
3375 15 ST SW, Calgary



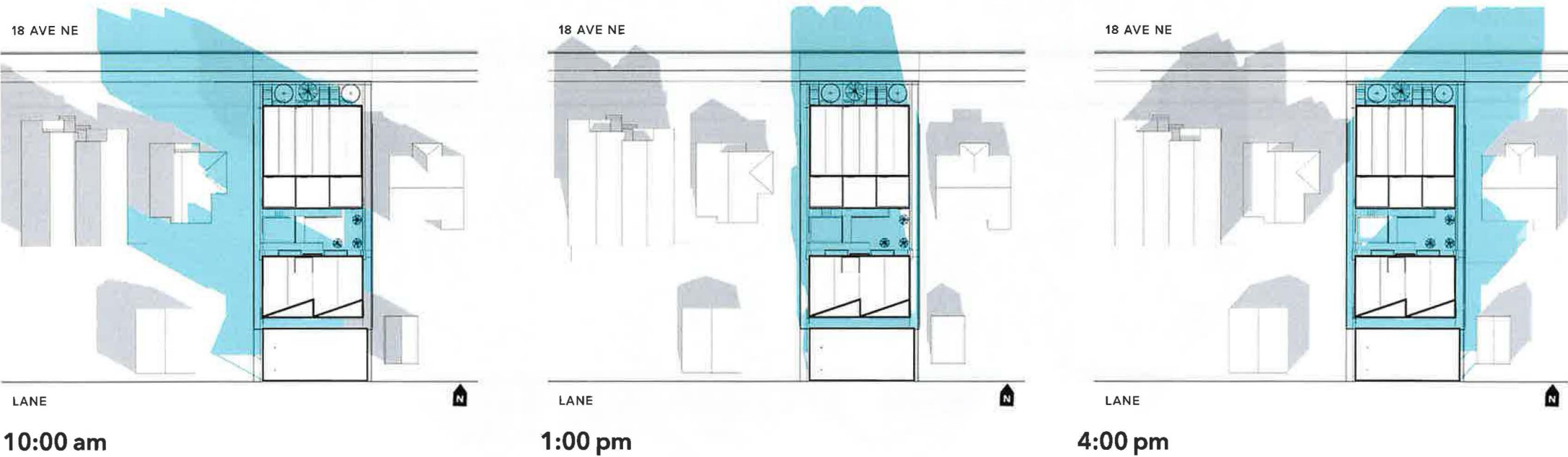


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Shadow Study

MARCH 21 & SEPTEMBER 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. 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 are based on established City of Calgary requirements. Locations of adjacent solar panels are generalized based on available satellite imagery and do not reflect the exact solar panel dimensions.

Shadow Study

JUNE 21

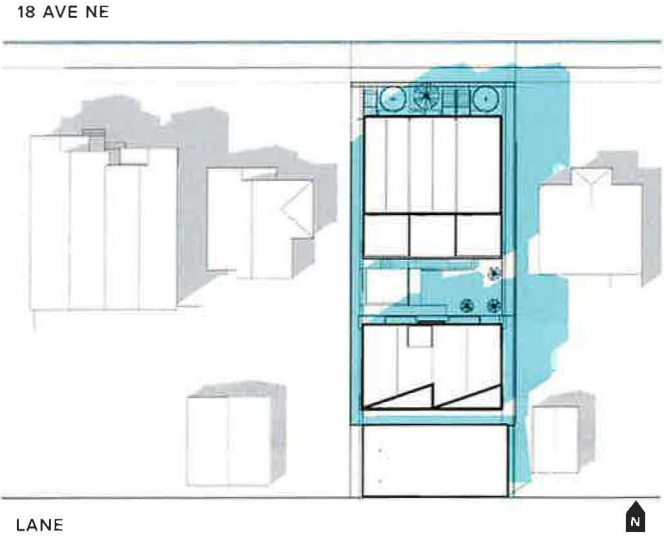
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



10:00 am



1:00 pm



4:00 pm

NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. 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 are based on established City of Calgary requirements. Locations of adjacent solar panels are generalized based on available satellite imagery and do not reflect the exact solar panel dimensions.

Shadow Study

DECEMBER 21



NOTE: Sections, times of day and year have been selected to demonstrate impacts to key edge relationships. 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 are based on established City of Calgary requirements. Locations of adjacent solar panels are generalized based on available satellite imagery and do not reflect the exact solar panel dimensions.

Application Process



Applicant-Led Outreach

On-Site Signage + City Signage



ON-SITE SIGNAGE



HAND-DELIVERED MAILERS

On-Site Signage (Close-up)



PROJECT MEMO SHARED WITH CA



WHAT WE HEARD SUMMARY

Hand-Delivered Mailers



OUTREACH EMAIL INBOX + CORRESPONDENCE



OUTREACH PHONE LINE

Balancing Multiple Interests



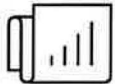
Calgary's Growth & Development Vision

Planning for the next generations of Calgarians



Our Design Principles

Key guiding principles for desirable design and development



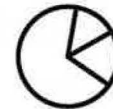
Local Area Policy

The existing policy framework that guides development



Stakeholder Feedback

What various stakeholders think and say about an issue



Economic Viability

The needs of the developer to create a viable project



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