

CITY OF CALGARY
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JUL 26 2021
ITEM: 8.1.12 CPC2021-0880
Distribution
CITY CLERK'S DEPARTMENT



EAGLE CREST
CONSTRUCTION

Trail 31 Public Hearing

Item 8.1.12 | 415 31 AV NE

LOC2021-0006 | CPC2021-0880



CIVIC
WORKS

FAAS

Surrounding Neighbourhood



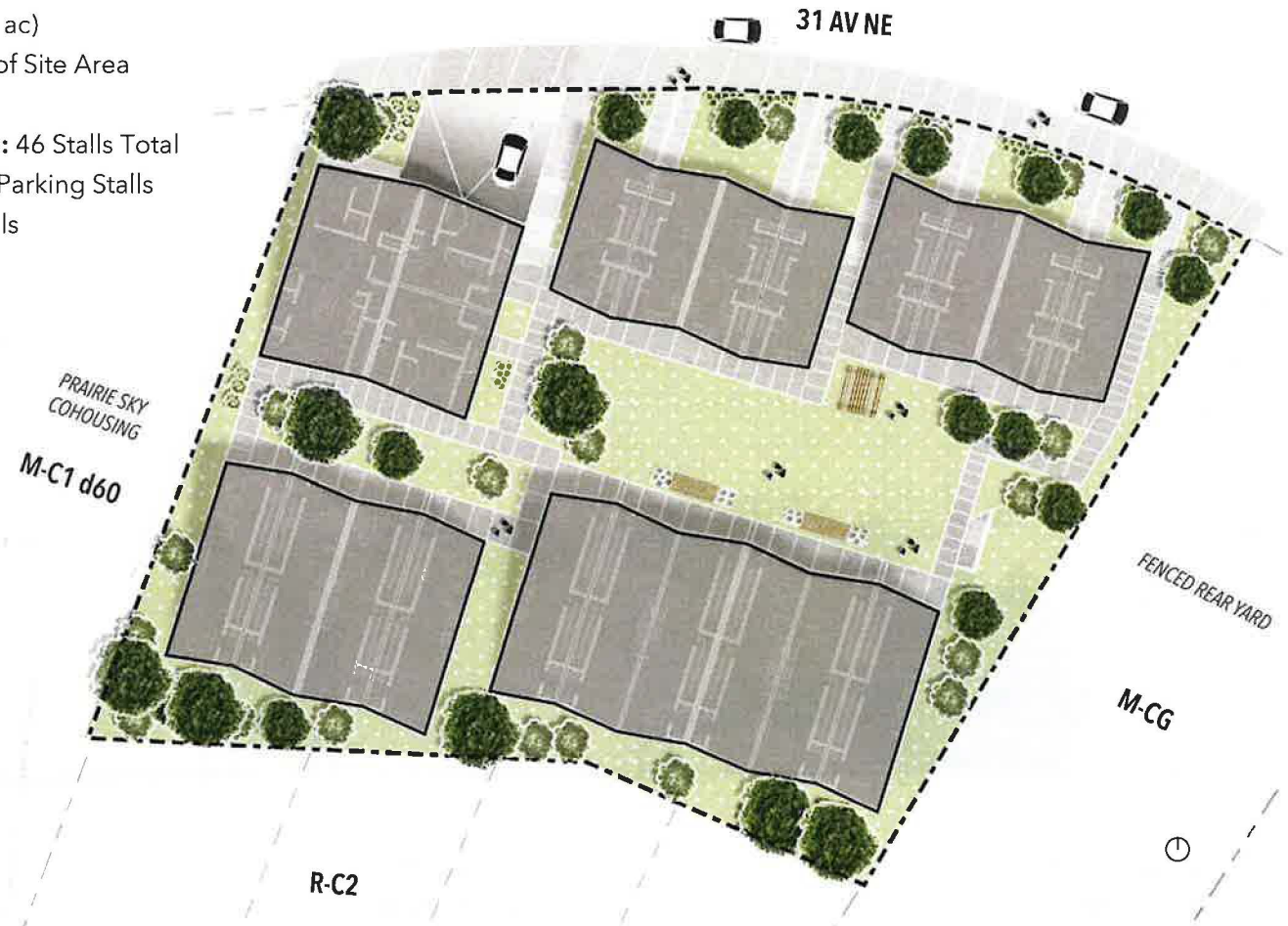
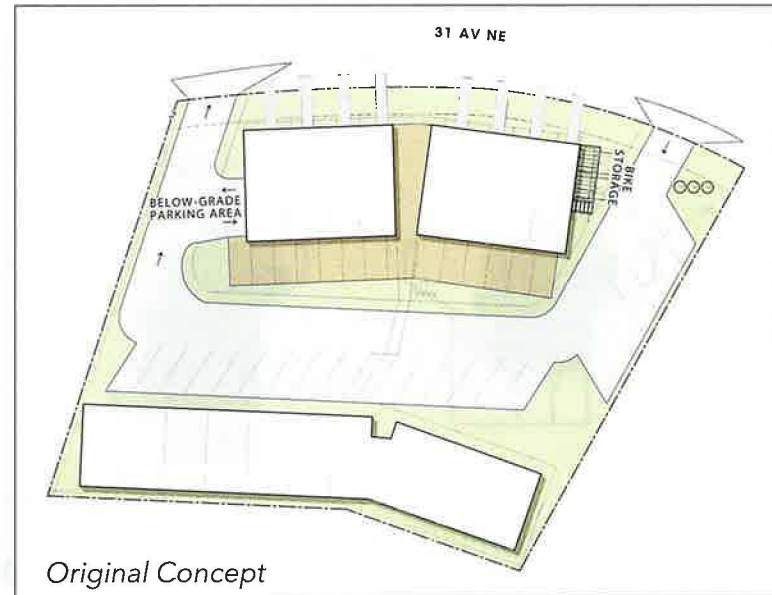
What We're Proposing

CURRENT DISTRICT: M-CG (d111)
PROPOSED DISTRICT: DC (based on M-CG)

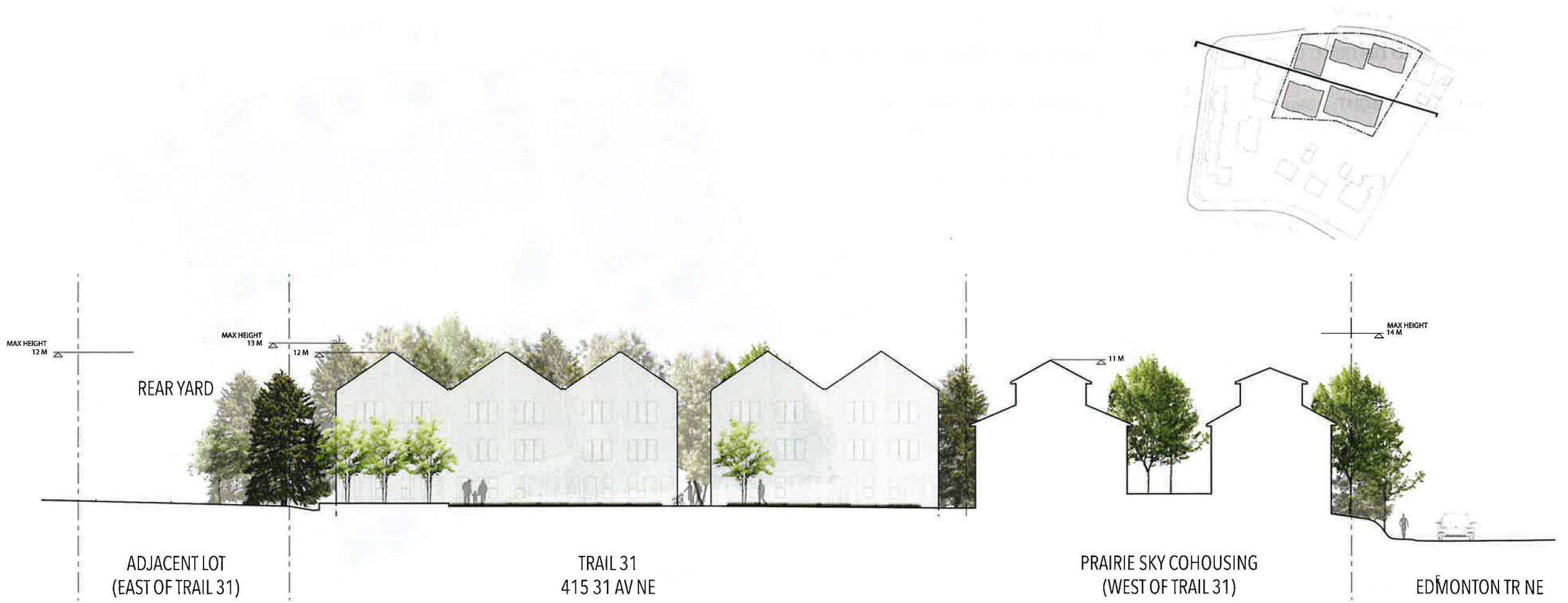
BUILDING HEIGHT: 3 Storeys (less than 13m)
DENSITY: 50 Stacked Units Total
30 Townhouse-Style Units (±1000 sqft)
20 Micro Units (less than 485 sqft)

SITE AREA: 0.276 ha (0.682 ac)
LANDSCAPED AREA: 50% of Site Area

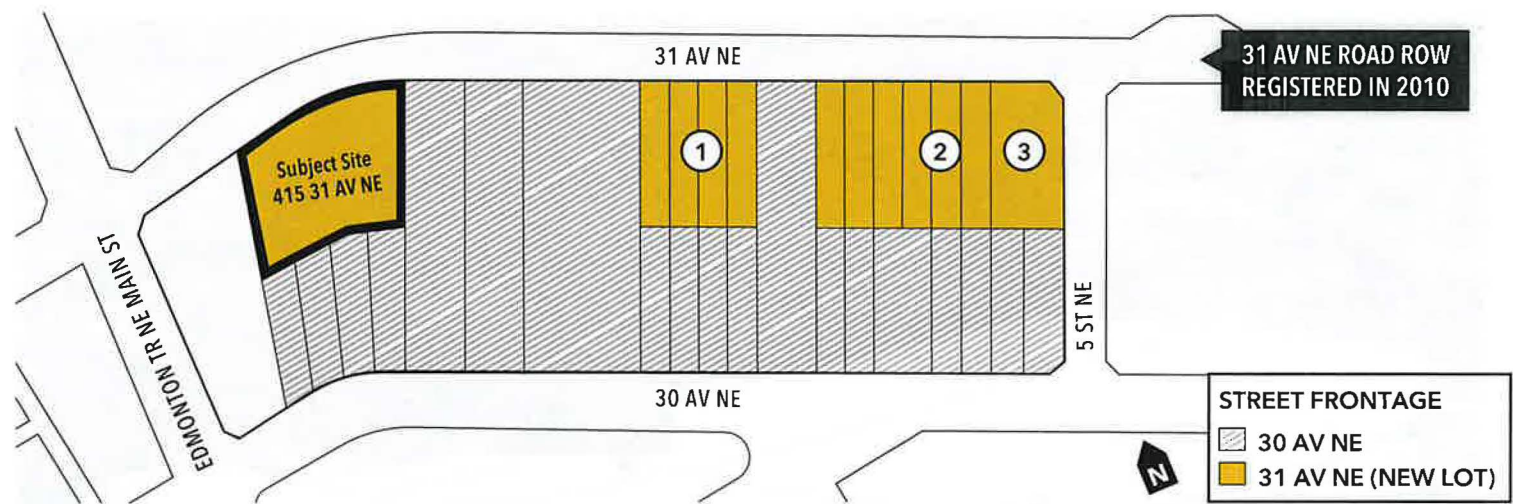
UNDERGROUND PARKING: 46 Stalls Total
30 Townhouse-Style Unit Parking Stalls
12 Micro Unit Parking Stalls
4 Visitor Parking Stalls



East/West Section



31 AV NE Emerging Development



2006

- Winston Height-Mountivew ARP approved
- City-led rezoning to RM3 (now M-CG)
- Lane Widening registered (now 31 AV NE)

2007

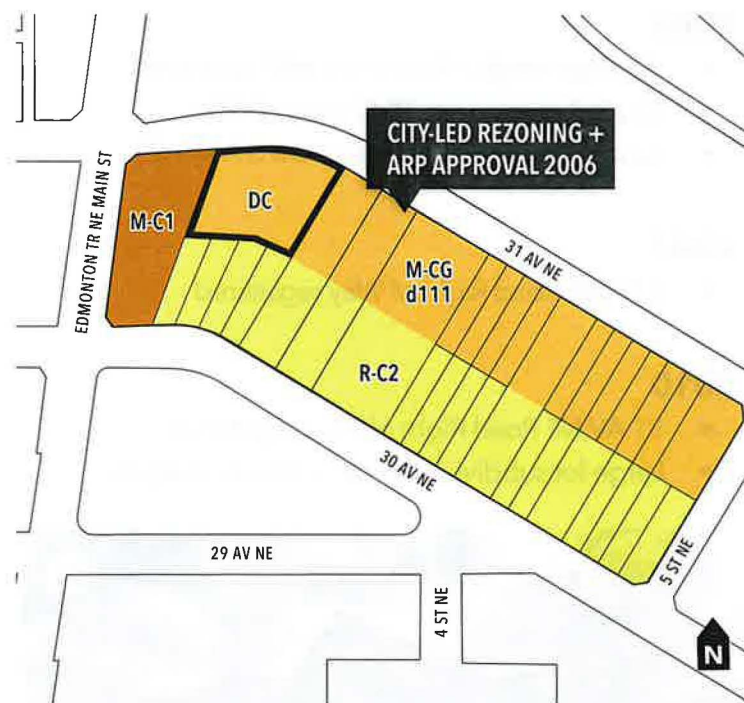
- 5 ST NE Road Right of Way registered

2010

- 31 AV NE Road Right of Way registered
- Large lot subdivision + development begins

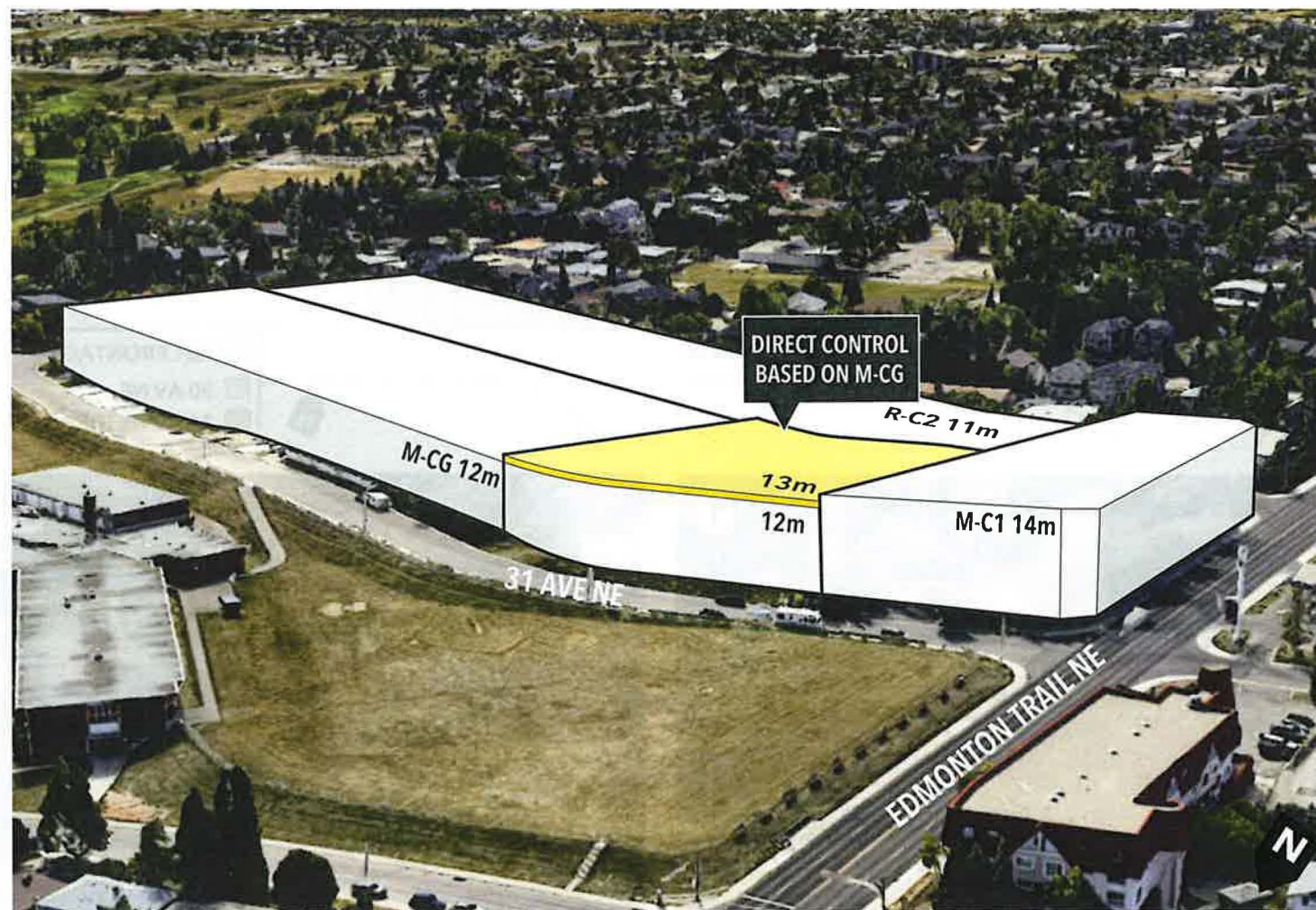


Land Use Proposal



PROPOSED DC DISTRICT

- M-CG Style Low-Scale Built Form Policies
- 182 uph / 50 Units (Increase of 20 Micro Units)
- 13m Max Height / Three Storeys (Increase of 1m)
- 50% Landscaping Requirement (10% Increase)
- Some Parking Reductions for Micro Units + Visitors



Applicant-Led Outreach

Hand-Delivered Mailers



Email Updates



What We Heard Report



Community Meetings



COMMUNITY MEETINGS



ON-SITE SIGNAGE



HAND-DELIVERED MAILERS

On-Site Signage (Close-up)



On-Site Signage



Project Website + Reports



Online Feedback Form



STAKEHOLDER EMAIL UPDATES



WHAT WE HEARD REPORT



PROJECT WEBSITE + REPORTS + ONLINE FEEDBACK FORM



PROJECT PHONE LINE + EMAIL INBOX



Applicant-Led Outreach

COMMUNITY ENGAGEMENT

EDUCATION

TECHNOLOGY

Community Outreach

Community Outreach

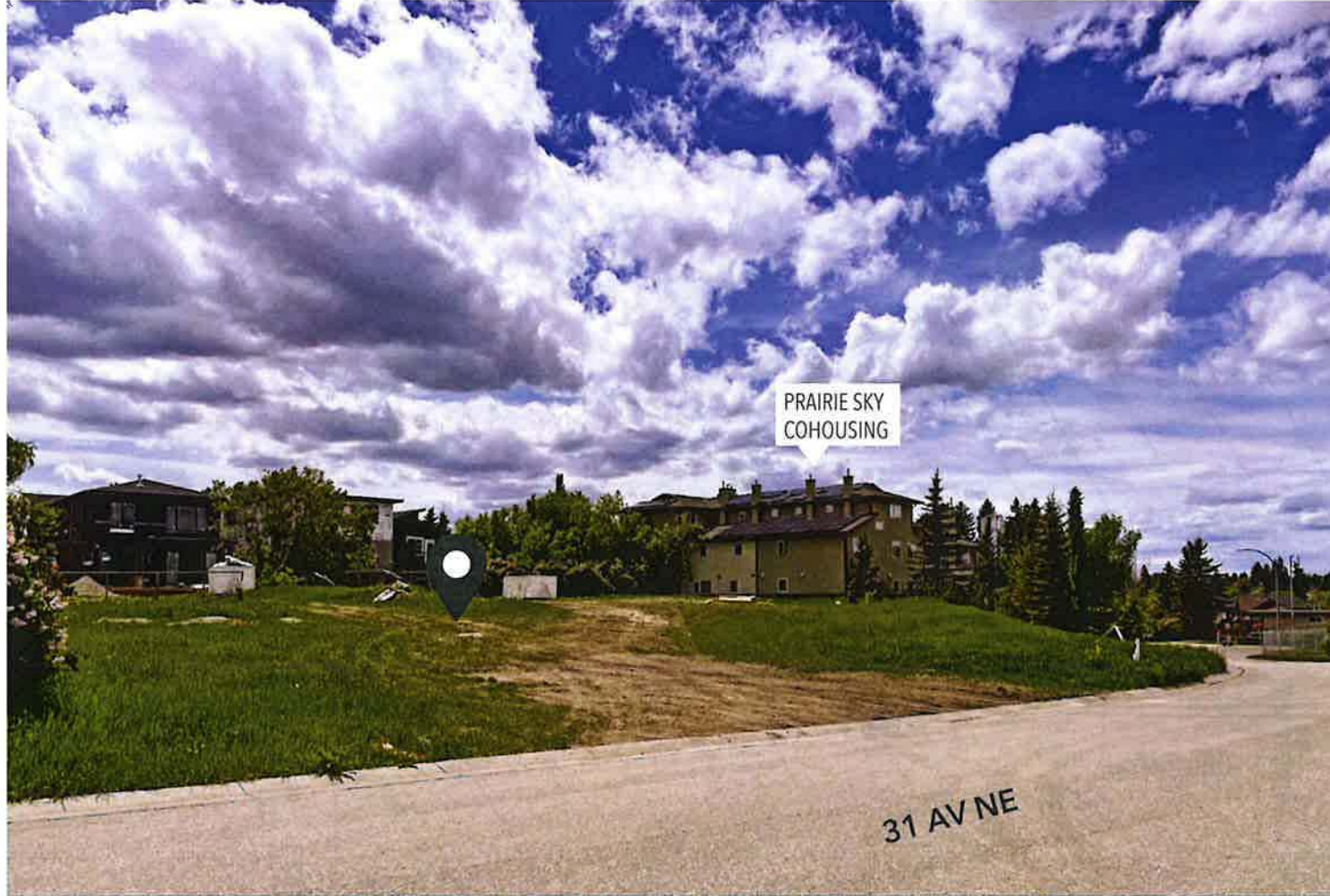
Community Outreach

Community Outreach

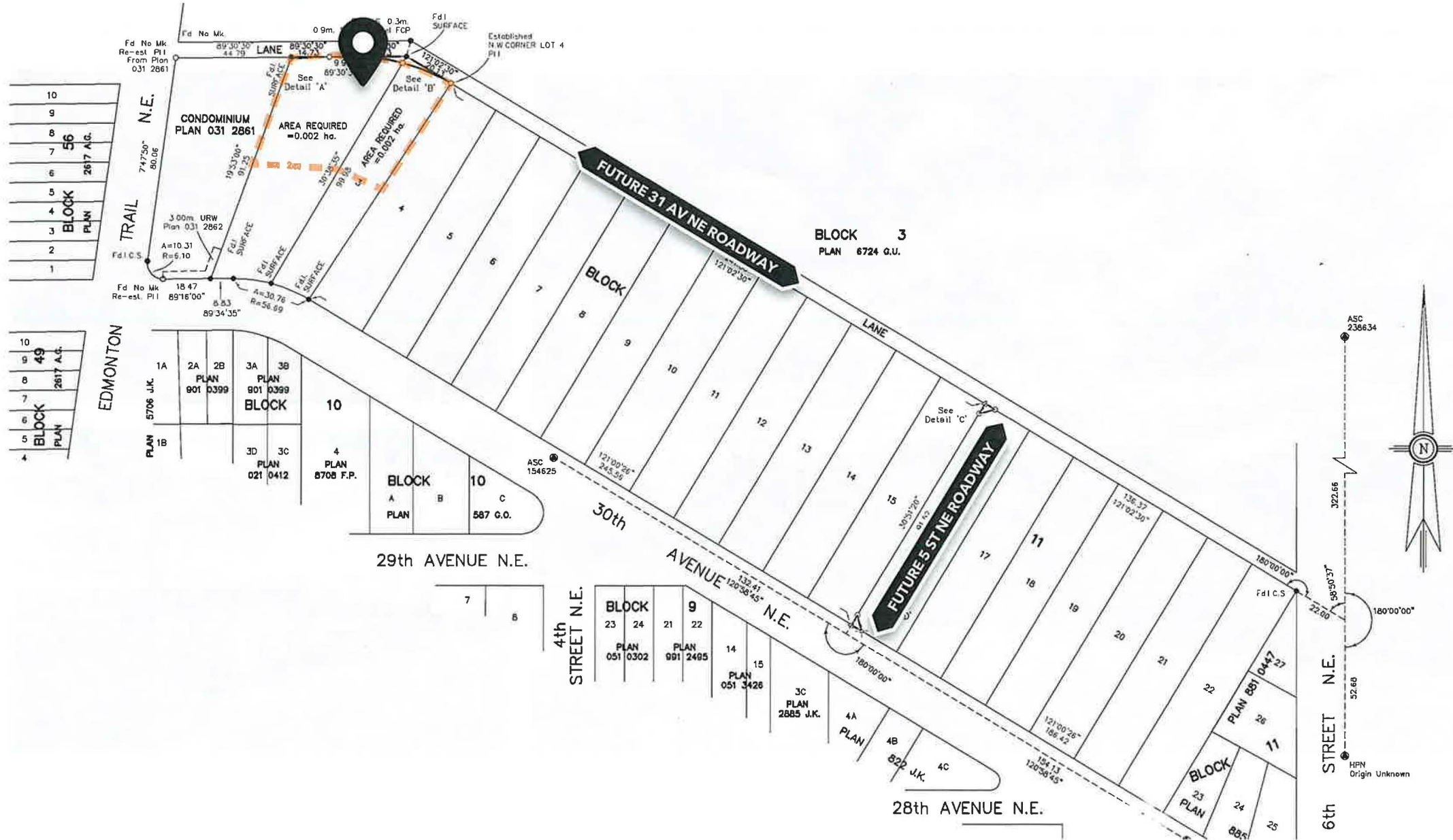


FAAS

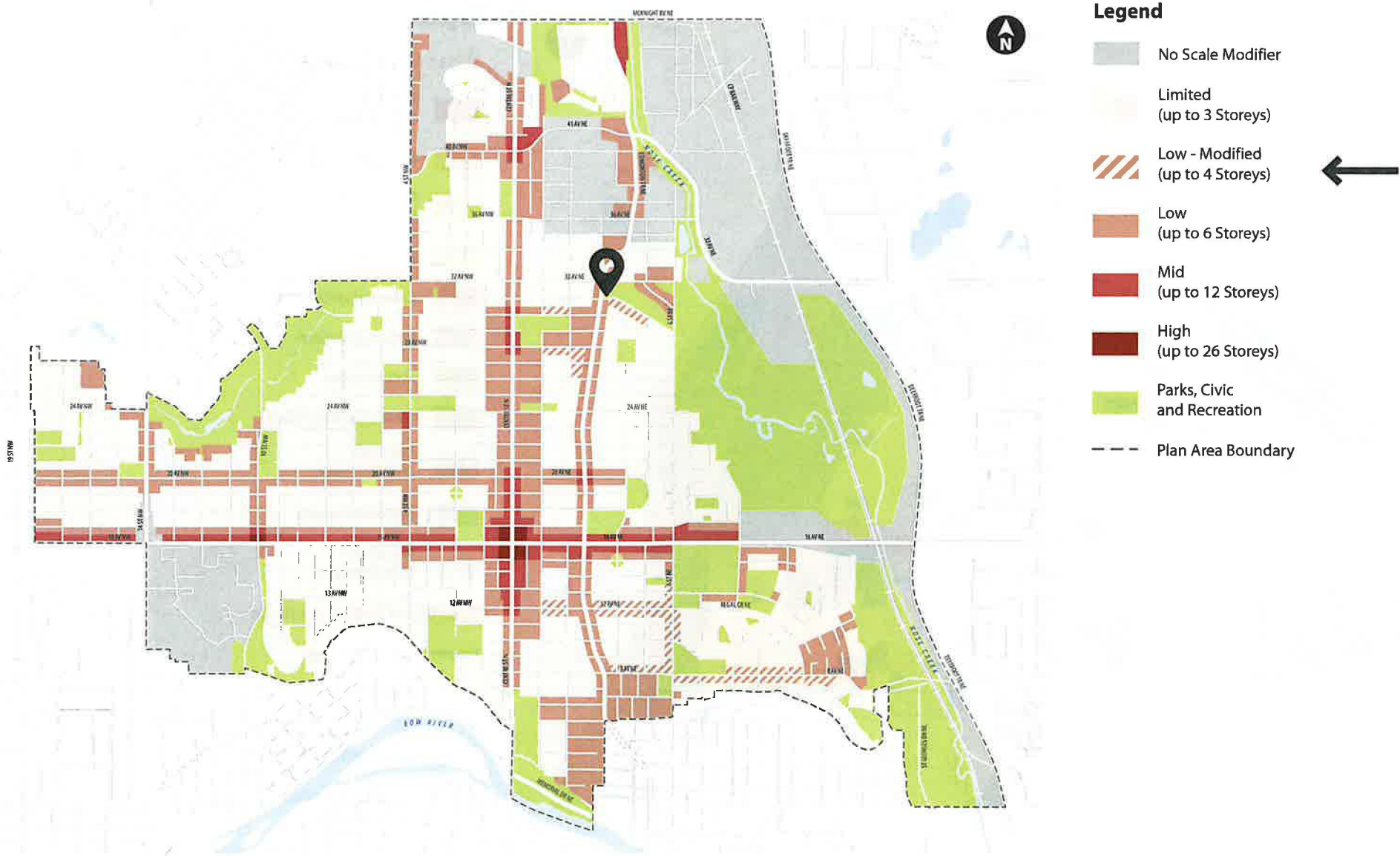
Site Photos



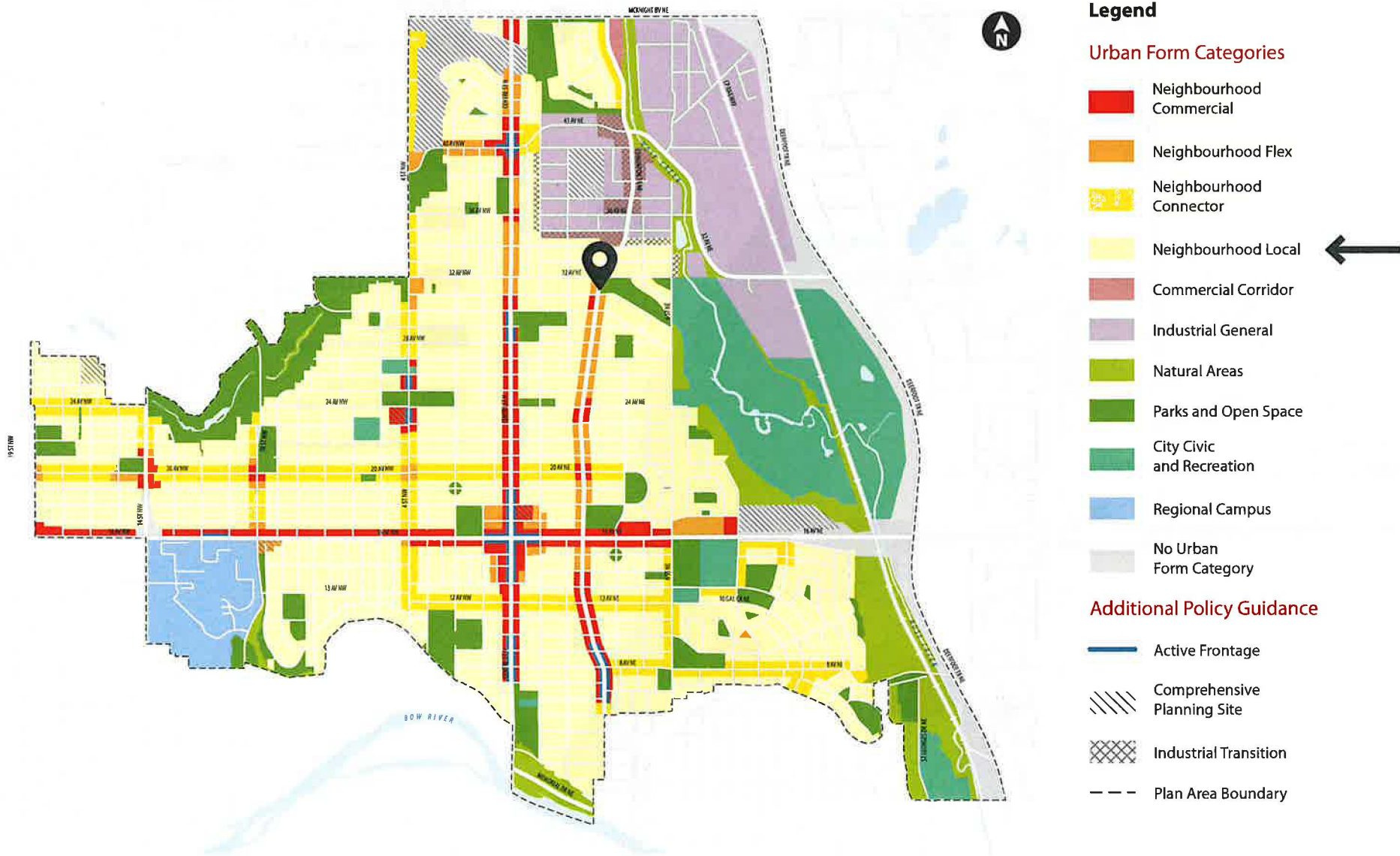
2006 Survey Plan



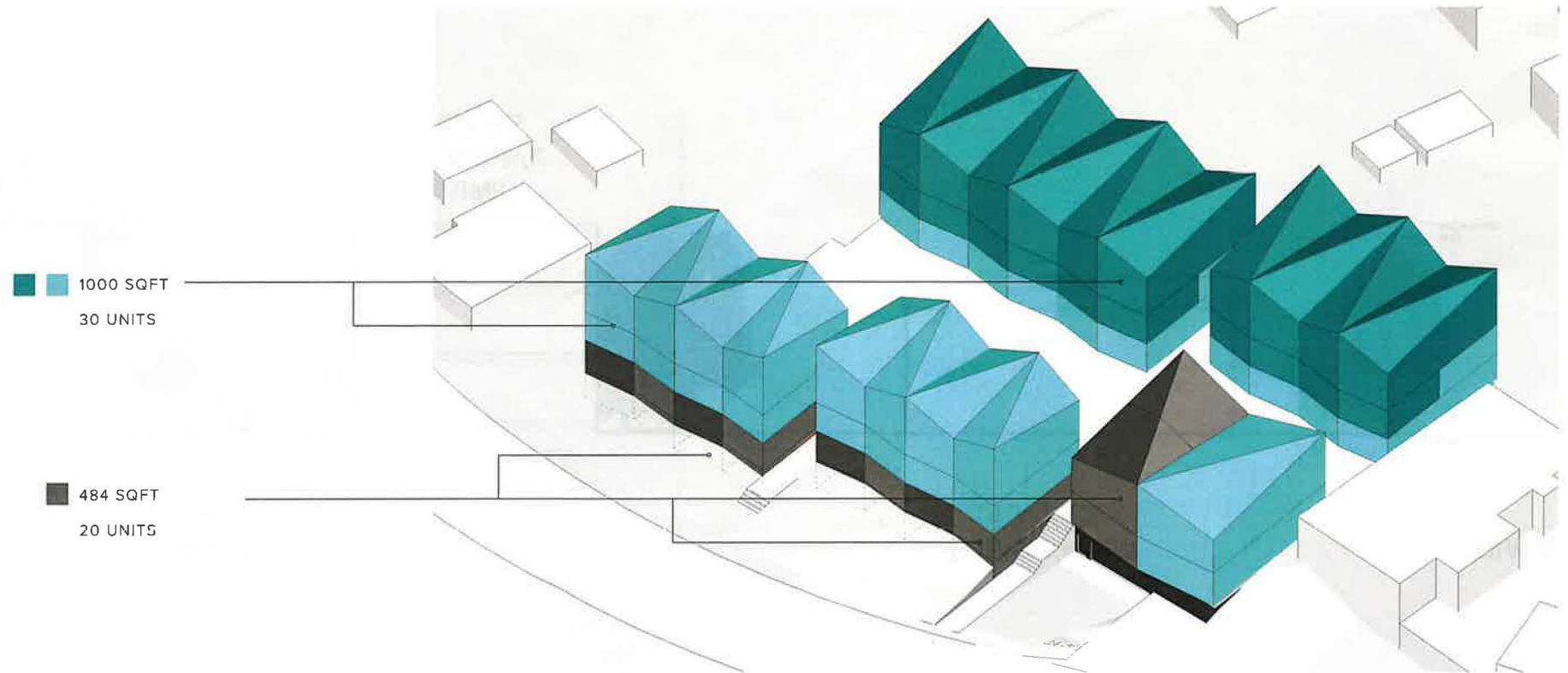
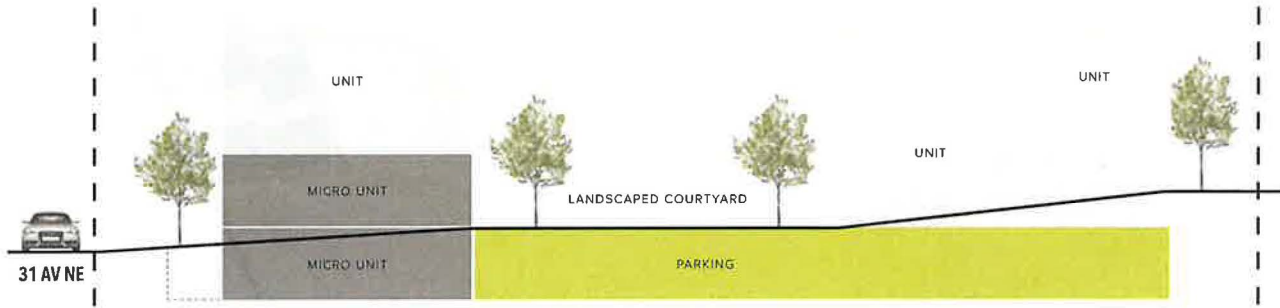
North Hill LAP - Building Height



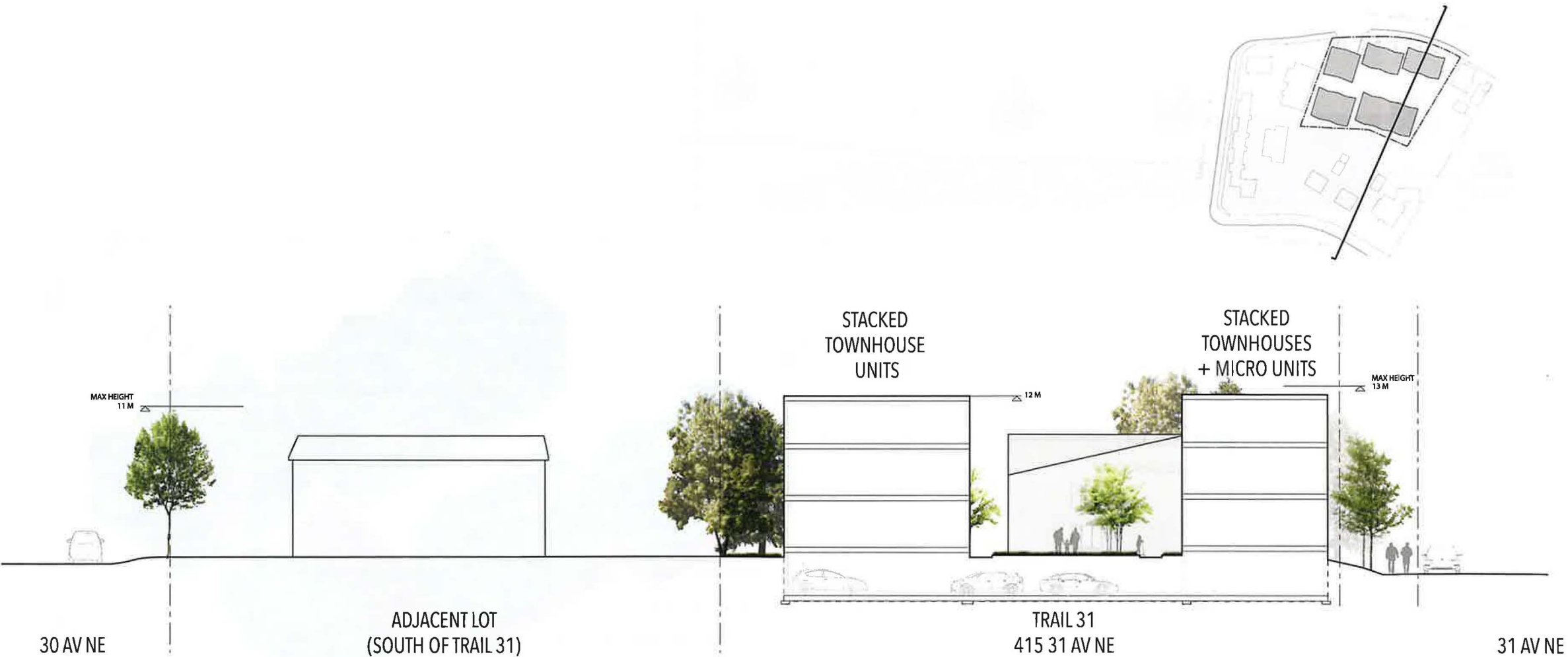
North Hill LAP - Urban Form



Stacked Unit Layout



North/South Section



Stacked Unit Layout

Direct Control District (Simple Summary)

Retained M-CG-Style Policies

- **Permitted/Discretionary Uses**
Multi-Residential Development -
Stacked Townhouses
- **Building Height Stepbacks**
45 degree transition
- **Grade-Oriented Buildings**
- **Setbacks**
3m front, 1.2m side and rear
- **Parking**
1 Stall / Unit

New DC Policies

- **Density**
182 uph
30 Townhouse-Style Units / 20 Micro Units
- **Max. Building Height**
Max. 13m / three storeys
- **Landscaping**
Min. 50% landscape coverage
- **Parking Reductions**
0.6 Stalls / Micro Unit (<45m²)
0.08 Visitor Stalls / Unit

Direct Control District (Detailed Summary)

	M-CG District	Proposed DC District (based on M-CG)	Proposed Development Permit Concept
Bylaw Intent	Low scale, low density Multi-Residential Development in close proximity to low density residential districts.	Low scale, medium density Multi-Residential Development in close proximity to low density residential districts.	Low scale Multi-Residential Development with sensitive setbacks/transitions to surrounding neighbours.
Permitted + Discretionary Uses	Residential Uses including Multi-Residential Development and Secondary Suites.	Includes same Permitted and Discretionary Uses as M-CG.	Townhouse-style buildings with stacked units.
Density	111 units / ha Up to 31 Dwelling Units	182 units / ha Up to 50 Dwelling Units	30 Townhouse-Style Units (± 1000 sqft) 20 Secondary Suite-Style Micro Units (<484 sqft)
Setbacks	3.0m front setback 1.2m side and rear setback	3.0m front setback 1.2m side and rear setback	3.0m or more front setback 1.2m or more side and rear setback
Building Height	Max. 12m + stepbacks Max. 3 storeys	Max. 13m + stepbacks ± 3 storeys	Buildings less than 13m tall 2 to 3 storeys, with pitched roofline
Landscaping	Min. 40% of Site Area must be landscaped or Min. 30% if meeting special planting policies	Min. 50% of Site Area must be landscaped	More than 50% of Site Area is landscaped
Parking	1 Parking Stalls / Dwelling Unit 0.15 Visitor Parking Stalls / Dwelling Unit	1 Parking Stall / Dwelling Unit 0.6 Parking Stalls / Dwelling Unit less than 45 sqm 0.08 Visitor Parking Stalls / Dwelling Unit	30 Underground Stalls for Townhouse-Style Units 12 Underground Stalls for Micro Units* 4 Underground Stalls for Visitors*

Applicant-Led Outreach Process



ON-SITE SIGNAGE
Installed January 29, updated May 17, 2021



PROJECT PHONE & EMAIL ADDRESS
Launched January 29, 2021



COMMUNITY MEETINGS
February 9, May 31, and June 2, 2021



POSTCARD MAILERS
Delivered January 29, and May 17, 2021



STAKEHOLDER MEMOS + EMAIL UPDATES
Memos shared with Winston Heights - Mountview CA and the Ward 7 office January 19, 2021, e-update shared May 17, 2021



PROJECT WEBSITE & FEEDBACK FORM
www.trail31.com launched May 13, 2021

2021



APPLICATION SUBMISSION
Land Use/ ARP Amendment

COMMUNITY MEETING #1
Interactive Zoom Meeting Feb 9

APPLICATION UPDATED
What We Heard Report & Project Website Launch

PRAIRIE SKY COHOUSING MEETING
In Person Meeting May 13

COMMUNITY MEETING #2
Interactive Zoom Meeting May 31/ June 2

CALGARY PLANNING COMMISSION
Proposed Land Use/ ARP Amendment review & recommendation

CITY COUNCIL PUBLIC HEARING
Council decision on proposed Land Use/ ARP Amendment



What We Heard - Key Themes

DENSITY

"...will increase the local density of 31st and 30th Avenue and create numerous traffic, privacy, safety, noise, air quality, shade, visual, and other impacts that will negatively impact the livability and sustainability of the community."

"As a large undeveloped parcel in the inner-city, the site location makes sense to me, especially by being so close to Edmonton Trail as a Main Street."

BUILDING HEIGHT

"The height of the proposal will dwarf the neighboring properties."

"Moreover, the height required has a direct impact on the residents of Prairie Sky, and I believe, on the efficiency of the newly installed solar panels."

TRAFFIC CONGESTION & SAFETY

"One of the biggest concerns of the residents has been the increased traffic and resulting safety issues that a 50-unit development would create on 31 Avenue NE."

"The consequences of insufficient parking on-site are community safety and traffic congestion concerns."

VEHICULAR PARKING

"31 Ave on the GP Vanier side is designated as school bus parking zone during school hours. Therefore, if this development is approved, street parking will be a significant issue and constraint on 31 Avenue."

"The project will negatively impact parking, our property values and the safety of the area and schoolchildren (GP Vanier)."

SITE DESIGN & LANDSCAPING

"Why would a family move into a small space where their front yard is a parking lot?"

END USERS & PROPERTY VALUE

"If the proposed units are more of a rental arrangement, the turnover is frequent, thereby having a more transient residency. This is a safety concern?"

OUTREACH PROCESS

"Civicworks is attempting to mislead the community and City of Calgary on the impacts of the proposed, unwanted, undesirable land use amendment."

FIRE SAFETY

"Should a fire break out, it could easily spread to the other homes with little access for firetrucks and their equipment."

Shadow Study

MARCH 21 & SEPTEMBER 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

JUNE 21

■ SHADOWS - PROPOSED BUILDING
 ■ SHADOWS - EXISTING CONTEXT

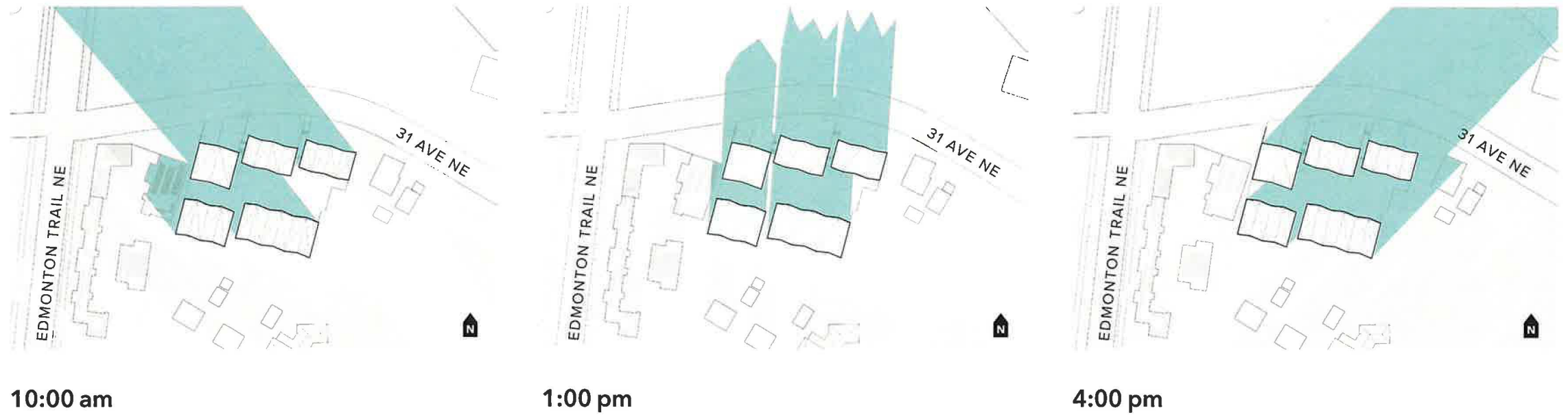


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Shadow Study

DECEMBER 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



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