

Item 8.1.19: Albert34 Public Hearing

April 12, 2021

LOC2020-0142, CPC2021-0127, DP2020-7038
1302 34 ST SE

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



Albert34: DC (M-C1), Concurrent DP2020-7038



An innovative, grade-oriented, stacked rowhouse development

- Use of a Direct Control District achieves proposed site density
- Scale, look and function limited to that of R-CG District built forms
- More understanding and certainty for stakeholders through concurrent Development Permit application
- Development Permit has been reviewed and endorsed by Urban Design Review Panel for high quality design.

**Please note that DP2020-7038 details are subject to Administration's review and final decision pending Land Use Redesignation*

Massing Diagrams

Albert34 Site Massing, Looking Southeast into Front Yard



Looking Northwest into Rear Yard



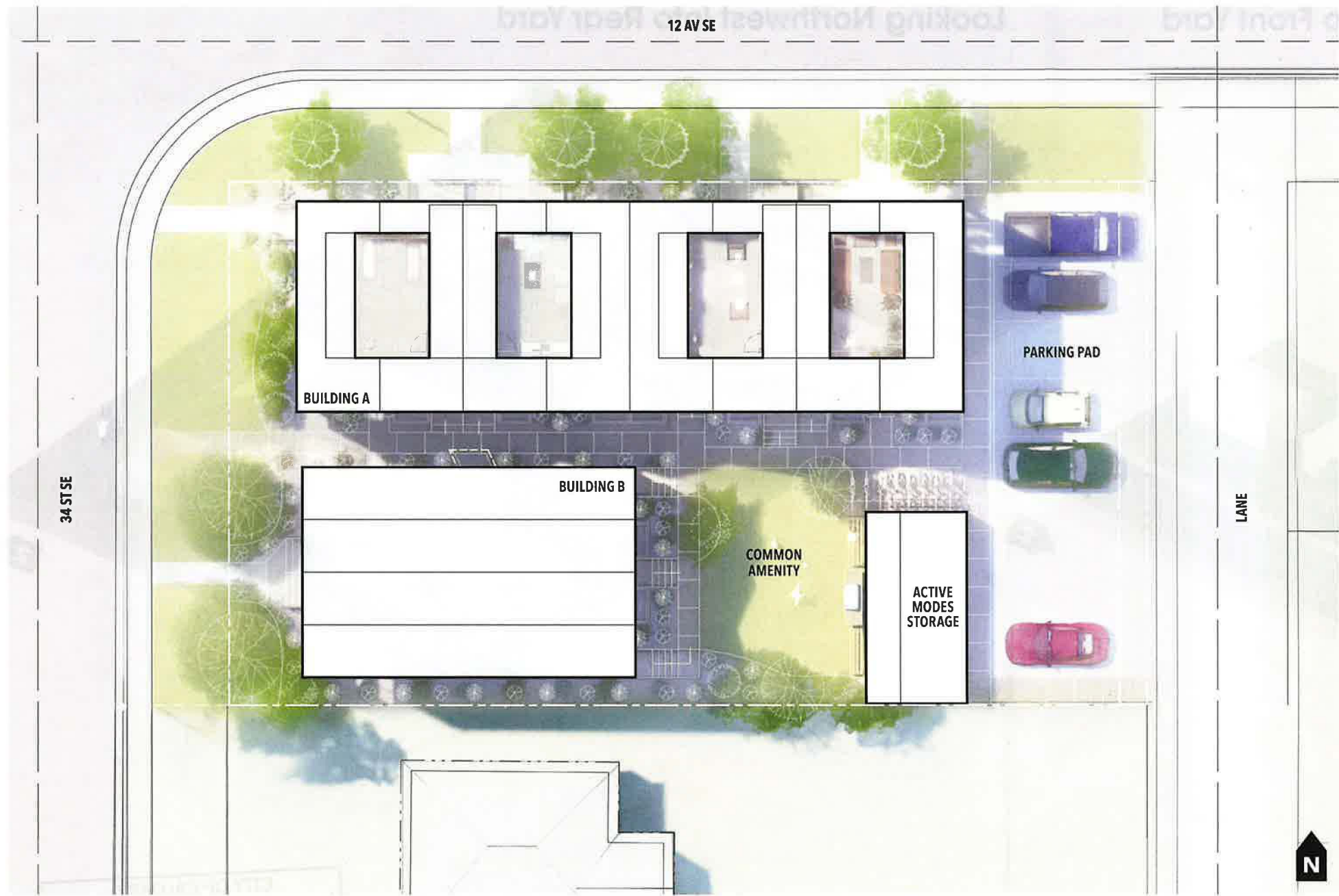
Dwelling Unit Breakdown (16 units total)

- 3 BEDROOM TOWNHOUSE (6 UNITS) + FLAT (2 UNITS) UNIT
- 1 BEDROOM SUITE-STYLE ABOVE GRADE (2 UNITS) MICRO UNIT
- 1 BEDROOM SUITE-STYLE BELOW GRADE (6 UNITS) MICRO UNIT

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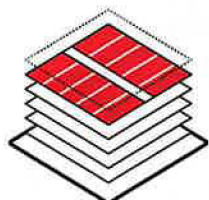
CITY OF CALGARY
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IN COUNCIL CHAMBER
APR 12 2021
ITEM: 8.1.19 CP2021-027
Distribution
CITY CLERK'S DEPARTMENT

Site Plan + By the Numbers



BUILDING HEIGHT + INTENSITY

14m	3	1.5
Maximum Height	Storeys	Maximum FAR



DWELLING UNITS

16	8	8
Dwelling Units	3 Bed Units (2 Flats, 6 Towns)	1 Bed Micro Units (Suite-style, all under 45sqm)







PARKING + TDM

8	16	\$16,000
Parking Stalls (Pad off Lane)	Bike Stalls (Class 1, Indoor)	Active Transportation Credit Investment (\$2,000 / micro unit)



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Applicant-led Stakeholder Outreach

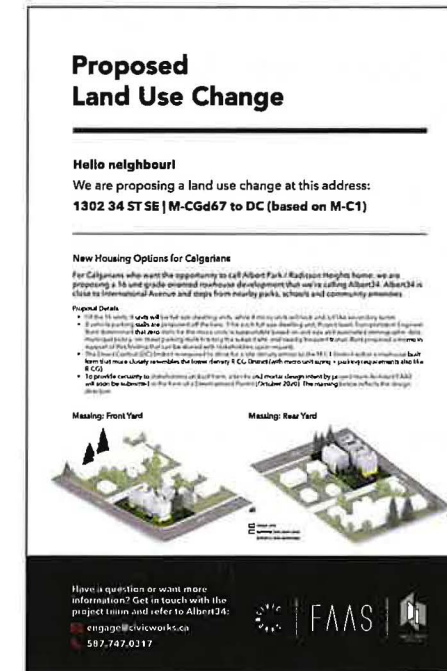
How We Engaged

-  Hand Delivered Mailers
-  On-Site Signage (Project Team + City of Calgary)
-  Project Voicemail + Email Address
- Letters to Ward 9 and Albert Park/ Radisson Heights CA, Ward 9 Office Meeting, CA Meeting Invitations x3 (no response)
-  Stakeholder Outreach Summary + Information Sharing

Feedback

- 3** Respondents, Oct 2020 - Jan 2021
-  Theme 1: Parking Provision
-  Theme 2: Proposed Density







Mailer, Mailer Radius, Site Signage, Outreach Summary





Parking Memo + Transportation Demand Management (TDM) Strategy

Memo Conclusions

Bunt was retained to determine if the 8 stall provision for 16 units is acceptable. **Bunt determined that this provision is acceptable because:**

- 
 The 8 suite style units are consistent with R-CG reduction criteria (units under 45sq.m., 2.5sq.m. of active modes storage provided for each, within 150m of frequent bus service)
- 
 The relaxation is consistent with relevant policy (Policy to Guide Discretion for Secondary Suites and Backyard Suites);
- 
 The suite-style units will have lower demographic parking demand due to their small size and rental tenure;
- 
 8 on-street parking stalls are directly adjacent to the site on 12 AV SE and 34 ST SE that match the number of suite-style units;
- 
 Multiple transit and cycle routes serve the site and 16 Class 1 bicycle stalls are provided; and
- 
 A voluntary, developer funded TDM Program will be introduced to incentivize tenancies that use alternate travel to private vehicles.

Transportation Demand Management



 Each micro unit (8 units) will receive a \$2,000 Active Transportation Credit (\$400/year over 5 years) that can be used towards Transit passes, carshare, e-scooter trips, or rideshare trips.

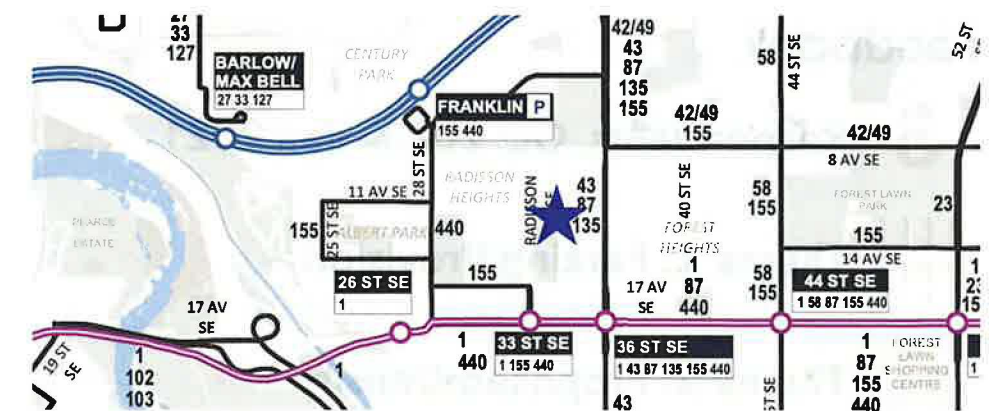
On-Street Site-Adjacent Parking



Transit Frequency

DISTANCE	ROUTE	TYPE	SERVICE FREQUENCY		
			Peaks	Mid-Day	Evening/Weekends
300m	43 - McKnight/Chinook	Bus	12 min	20 min	30 min
	87 - Applewood/17 Ave SE	Bus	15 min	30 min	15 min
	135 - Applewood/17 Ave SE	Bus	22 min	No service	No service
600m	1 - Bowness/Forest Lawn	Bus	12 min	19 min	25 min
	Max Purple - City Centre/East Hills	BRT	12 min	20 min	25 min
900m	Blue Line - 69 Ave/Saddletowne	LRT	7 min	10 min	16 min

Transit Stops and Routes



Proximities + Amenity Context

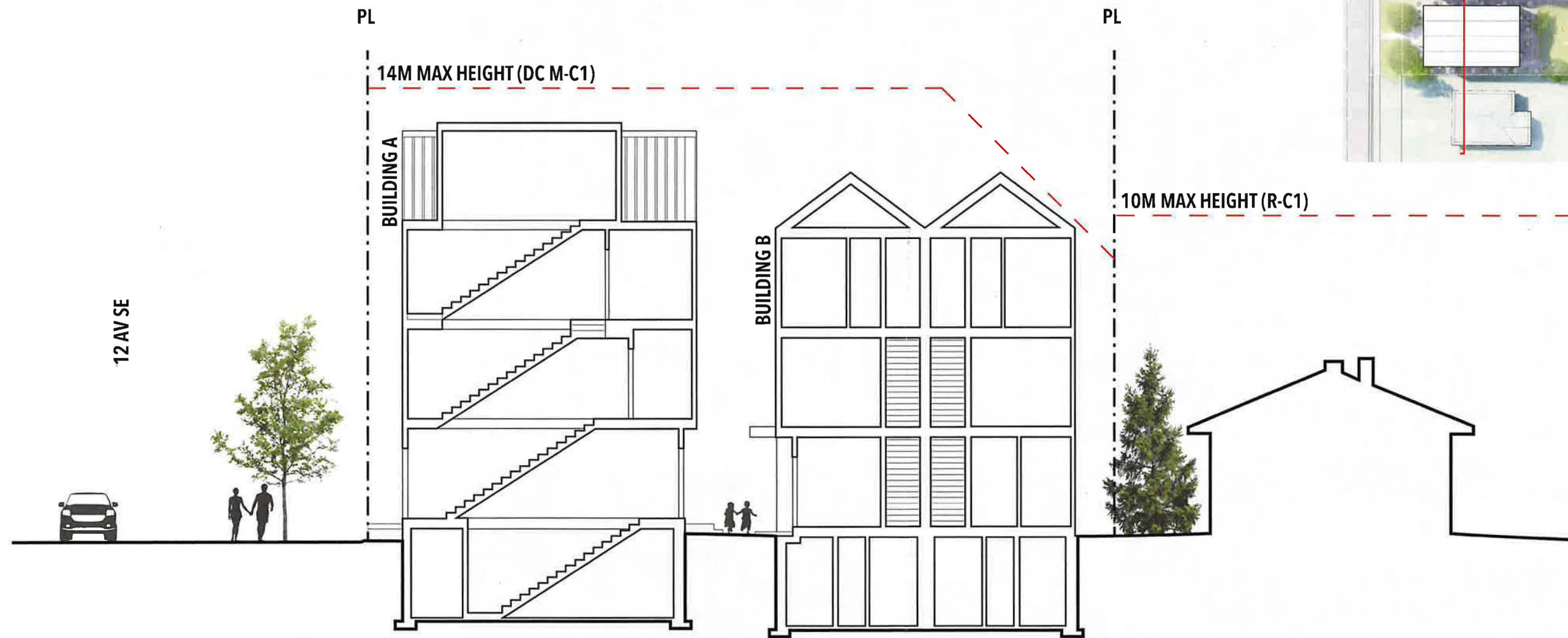


- LANE ACCESS
- CORNER LOT
- PROXIMATE TO FREQUENT TRANSIT
- PROXIMATE TO HIGHER ORDER ROADS (12 AV SE)
- NEIGHBOURHOOD SERVING COMMERCIAL USES NEARBY
- NEAR PARKS + COMMUNITY AMENITIES
- CLOSE TO MAIN STREET (INTERNATIONAL AVE SE)
- IN CURRENT AND PLANNED MULTI-RESIDENTIAL + MIXED USE CONTEXT

- EXISTING R-CG + M-CG DISTRICTS
- MAX PURPLE BRT
- BUS ROUTE
- CYCLE INFRASTRUCTURE

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DP2020-7038: Section Study



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*Please note that DP2020-7038 details are subject to municipal review and change

Albert34

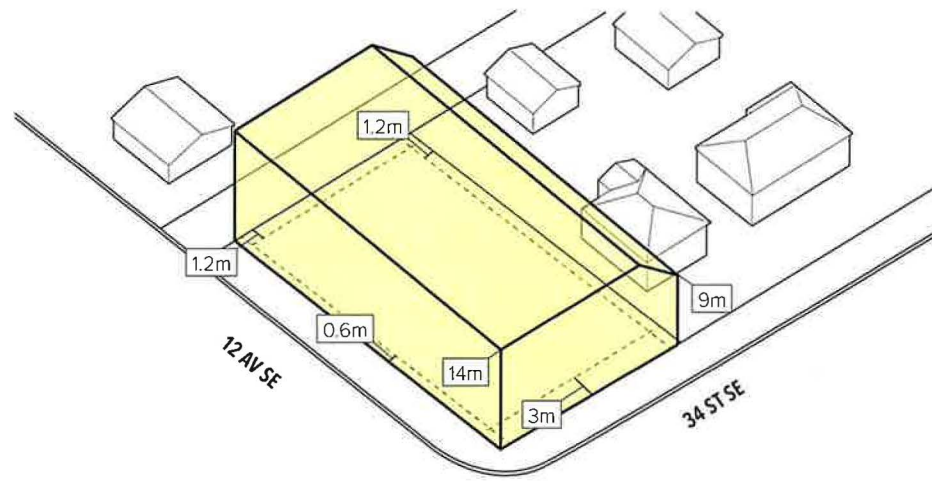
SLIDE 9



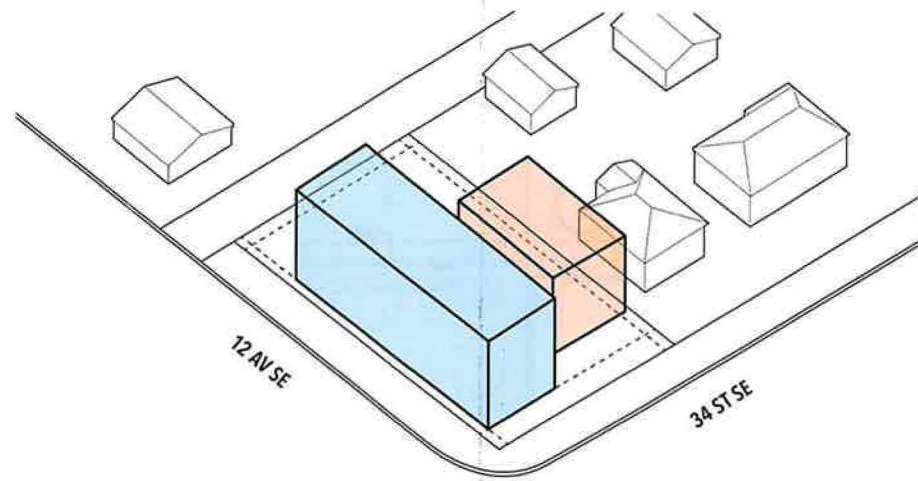
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Supplementary Materials

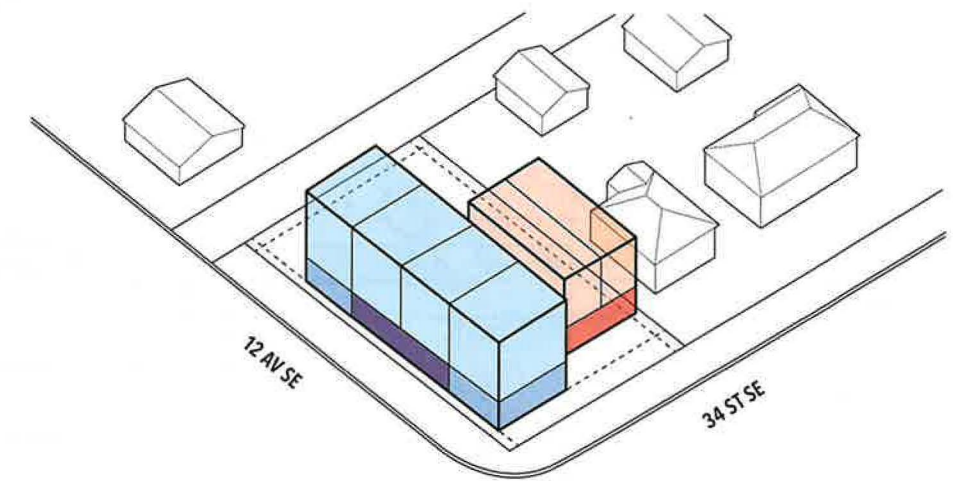
DP2020-7038: Design Moves



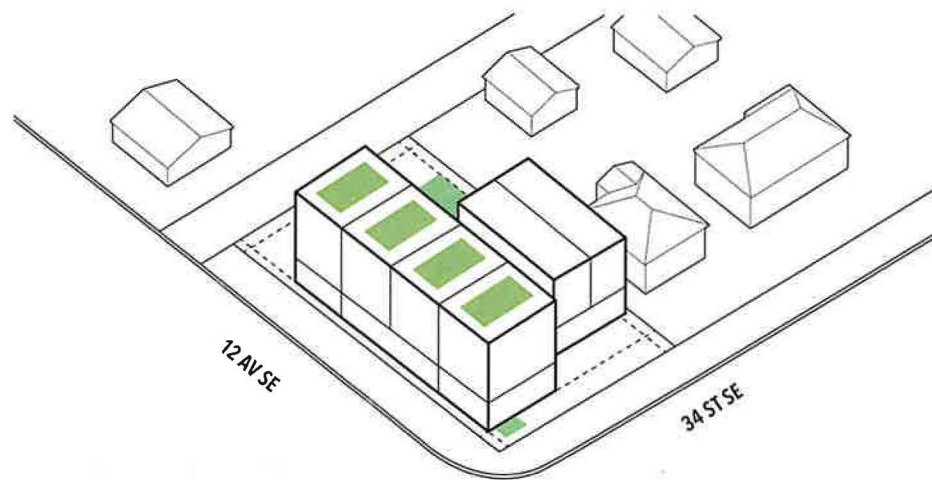
1 PRELIMINARY MASSING PER BYLAW



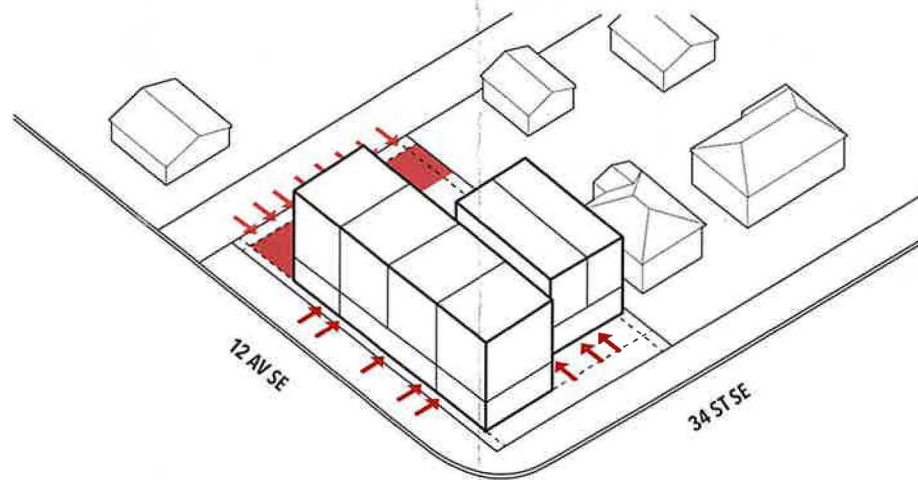
2 REFINE MASS IN RESPONSE TO NEIGHBOURING/EDGE CONTEXTS



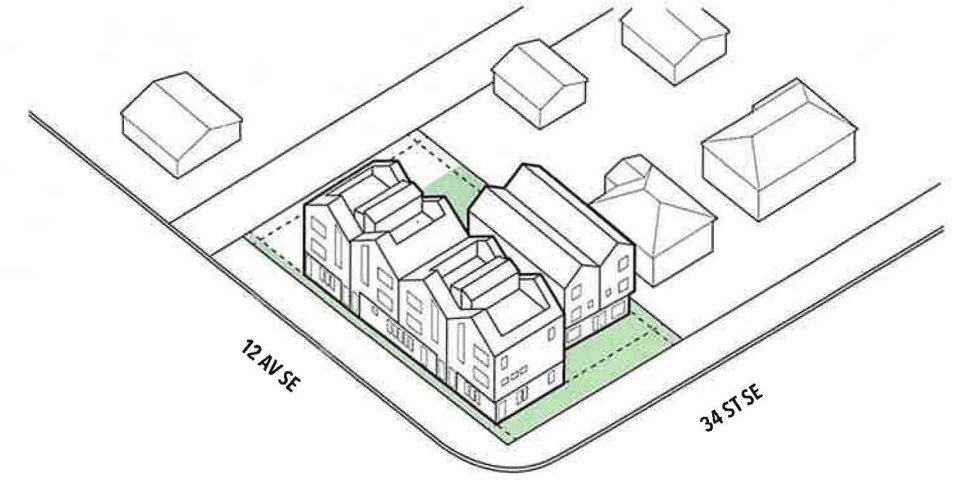
3 BREAK DOWN THE MASS INTO DIVERSE UNIT TYPES



4 MAXIMIZE AMENITY VIA COMBINATION OF PRIVATE AND SHARED SPACES

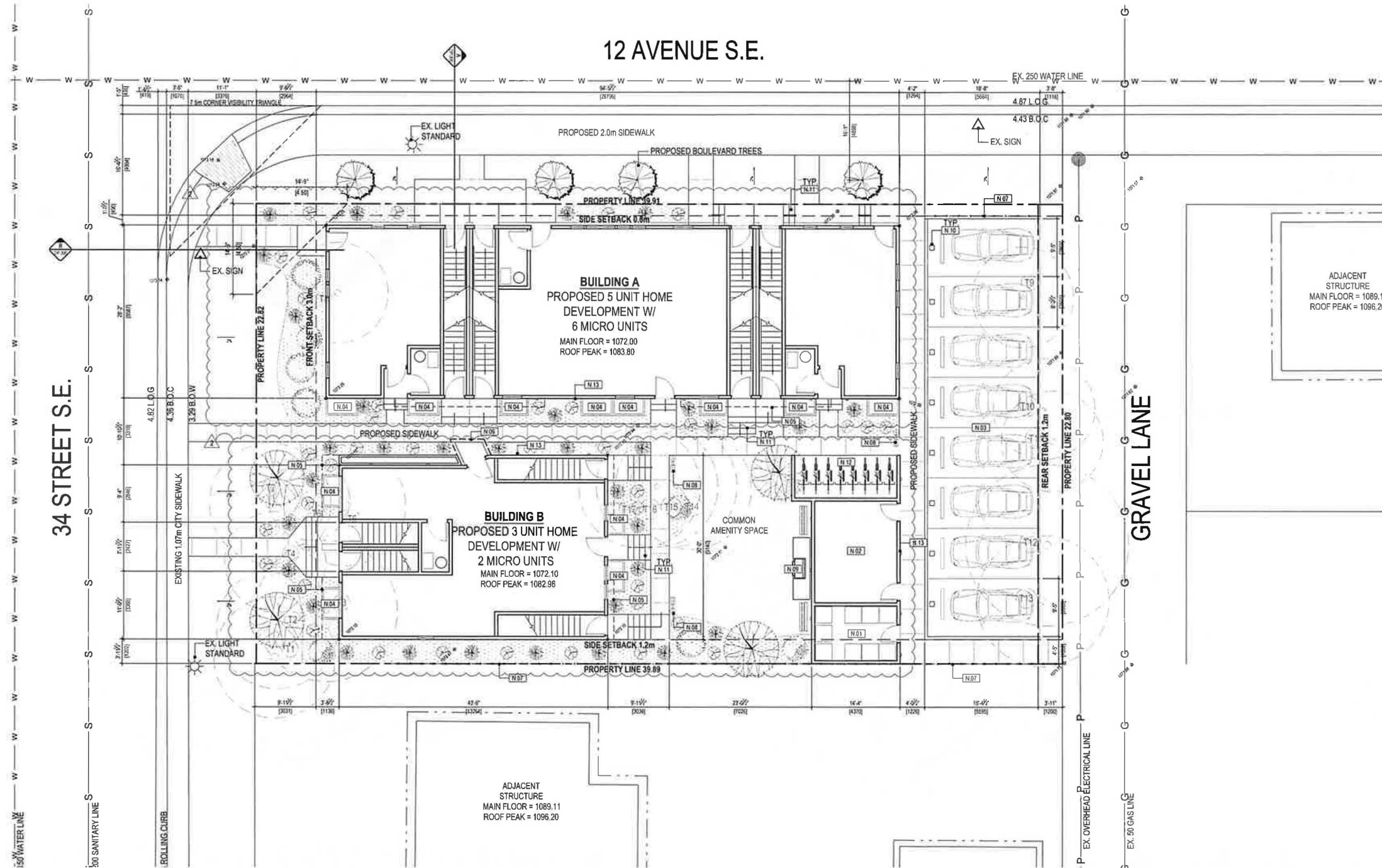


5 CONFIGURE PARKING OFF LANE



6 ARTICULATE TO FURTHER REDUCE MASS, RESPOND TO STREETS, AND TRANSITION TO MIDBLOCK NEIGHBOURS

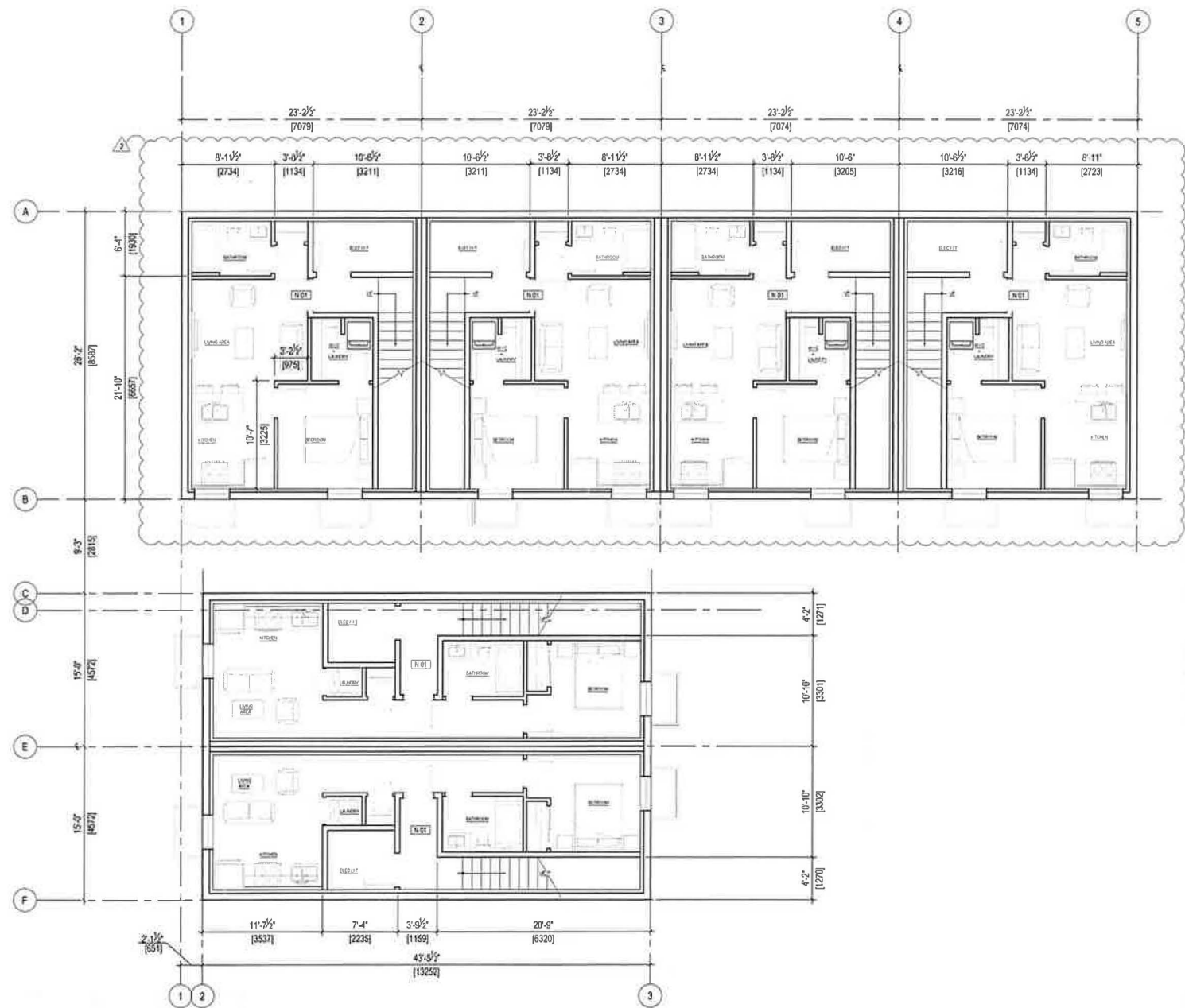
DP2020-7038: Site Plan



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DP2020-7038: Subgrade Plan

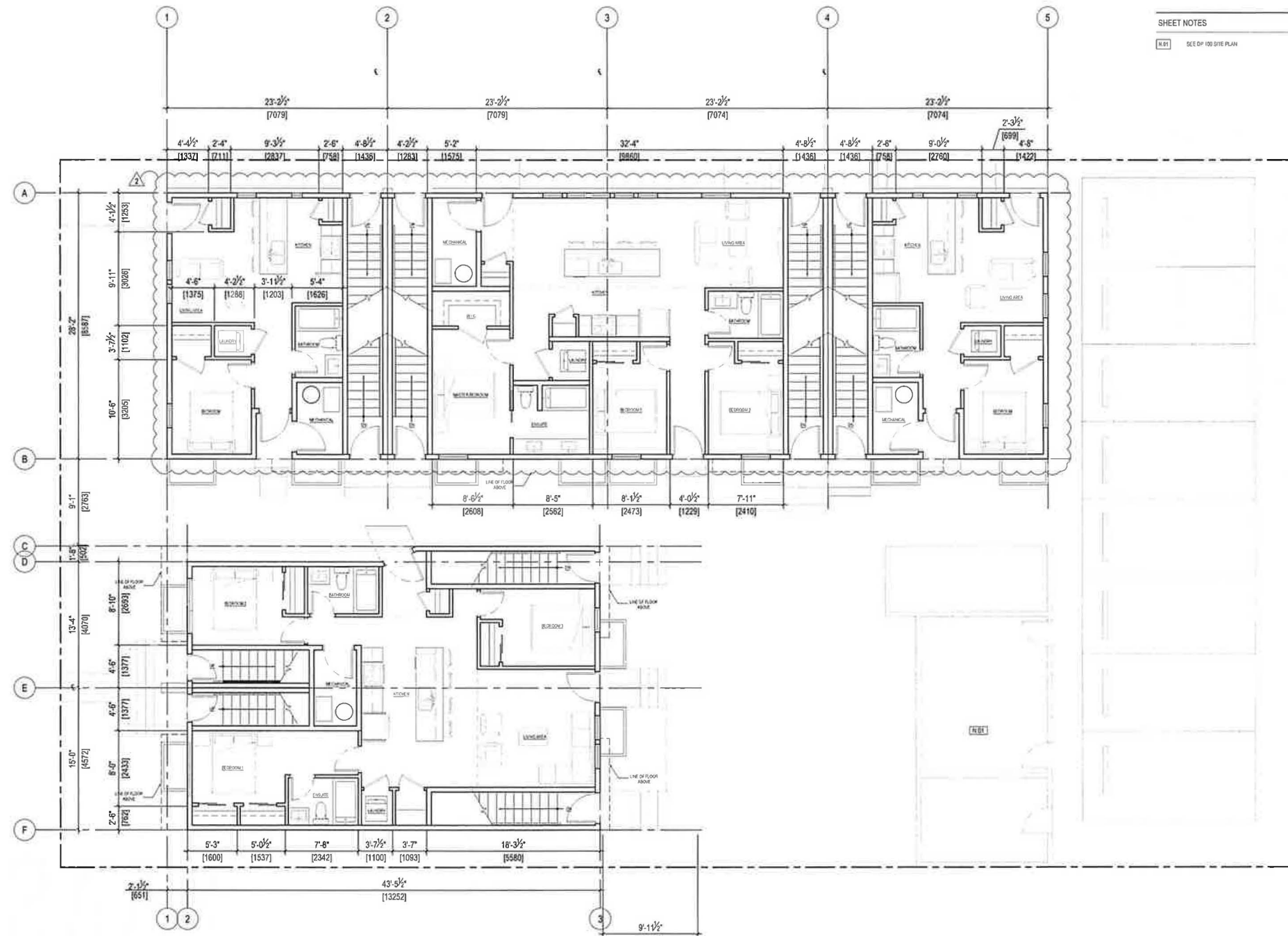


1 LOWER FLOOR PLAN
DP 101 3/16/18

F A A S

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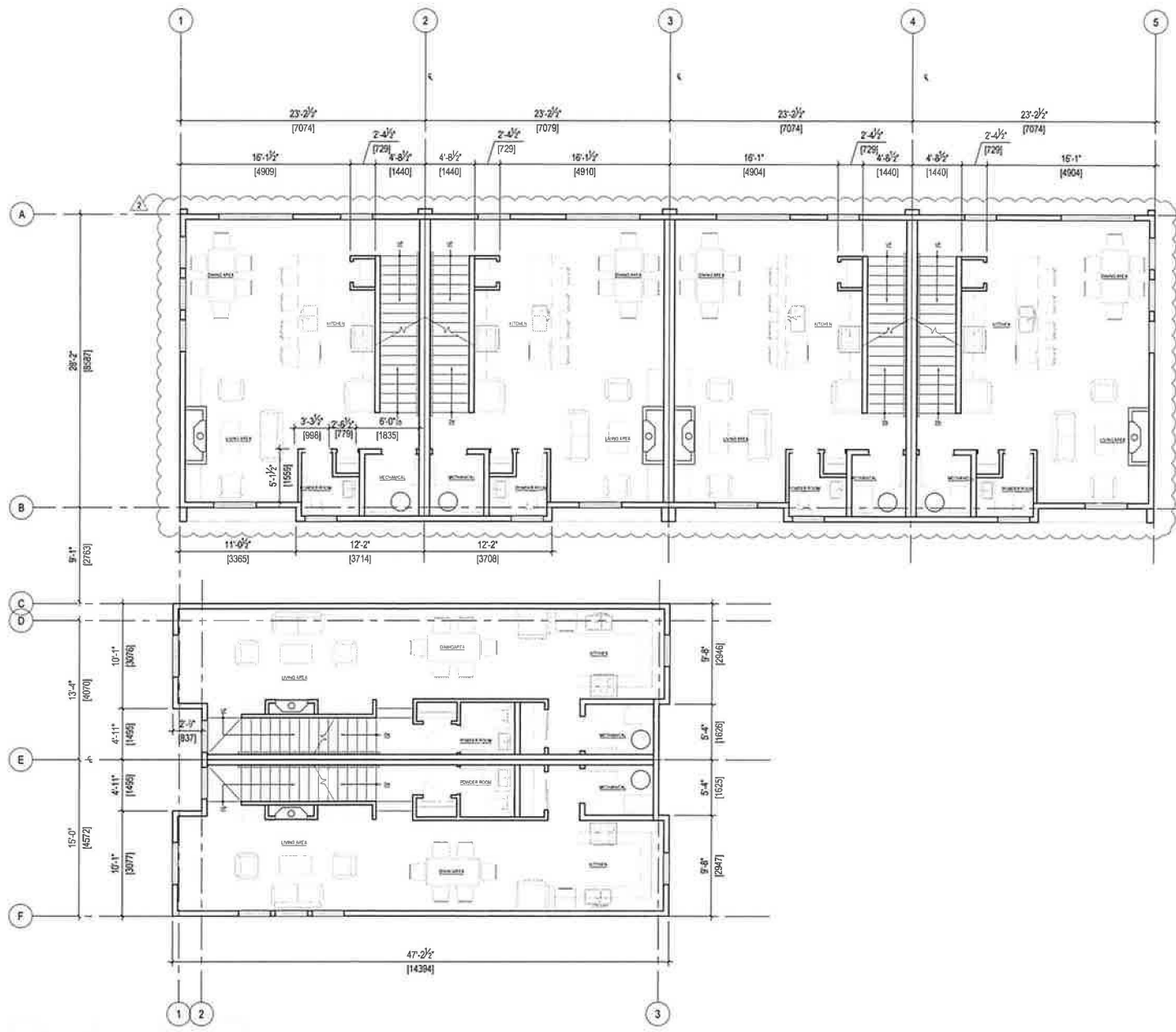
DP2020-7038: Main Floor Plan



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DP2020-7038: Second Floor Plan

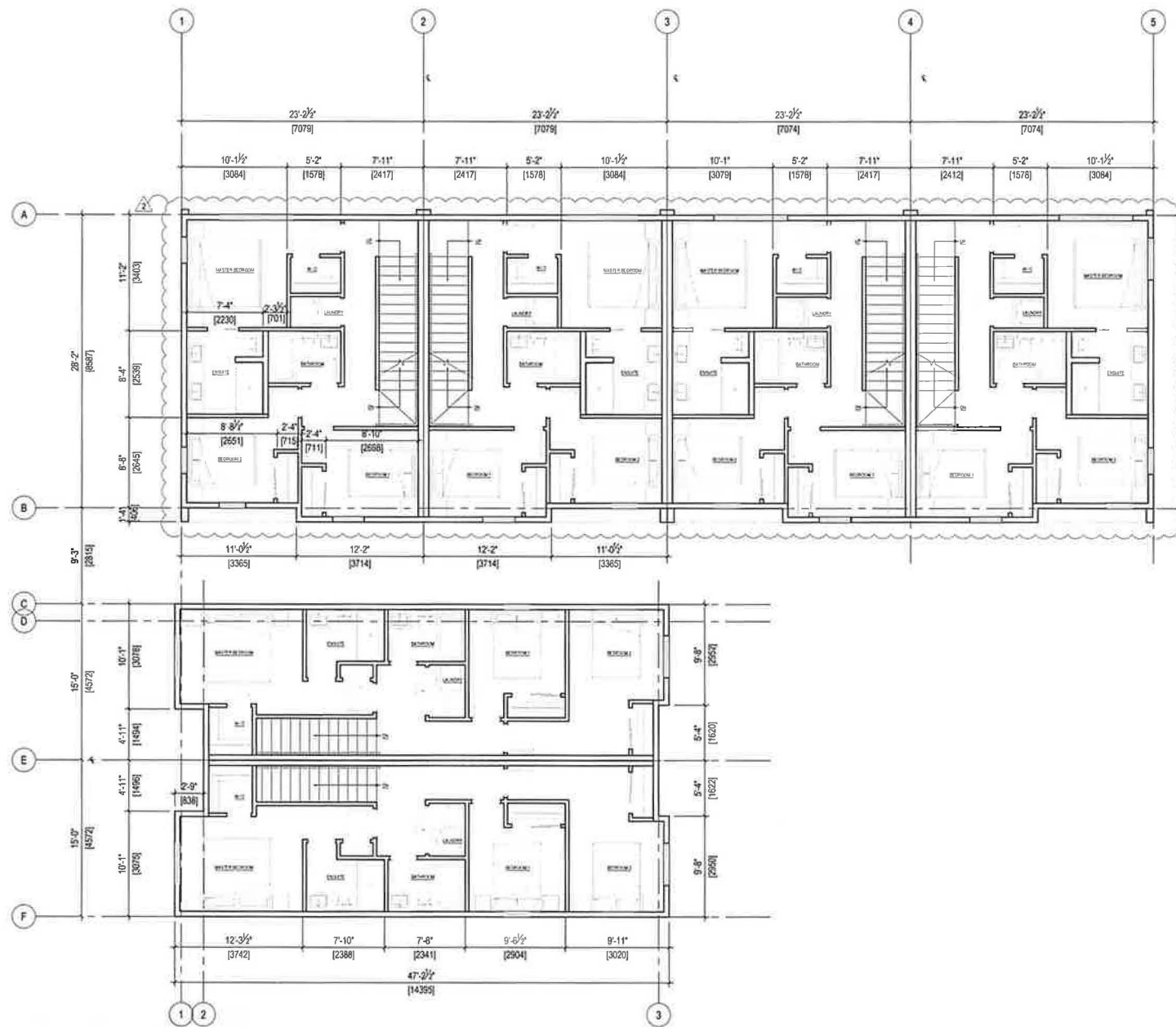


1 SECOND FLOOR PLAN
DP.103 21F-FP

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DP2020-7038: Third Floor Plan

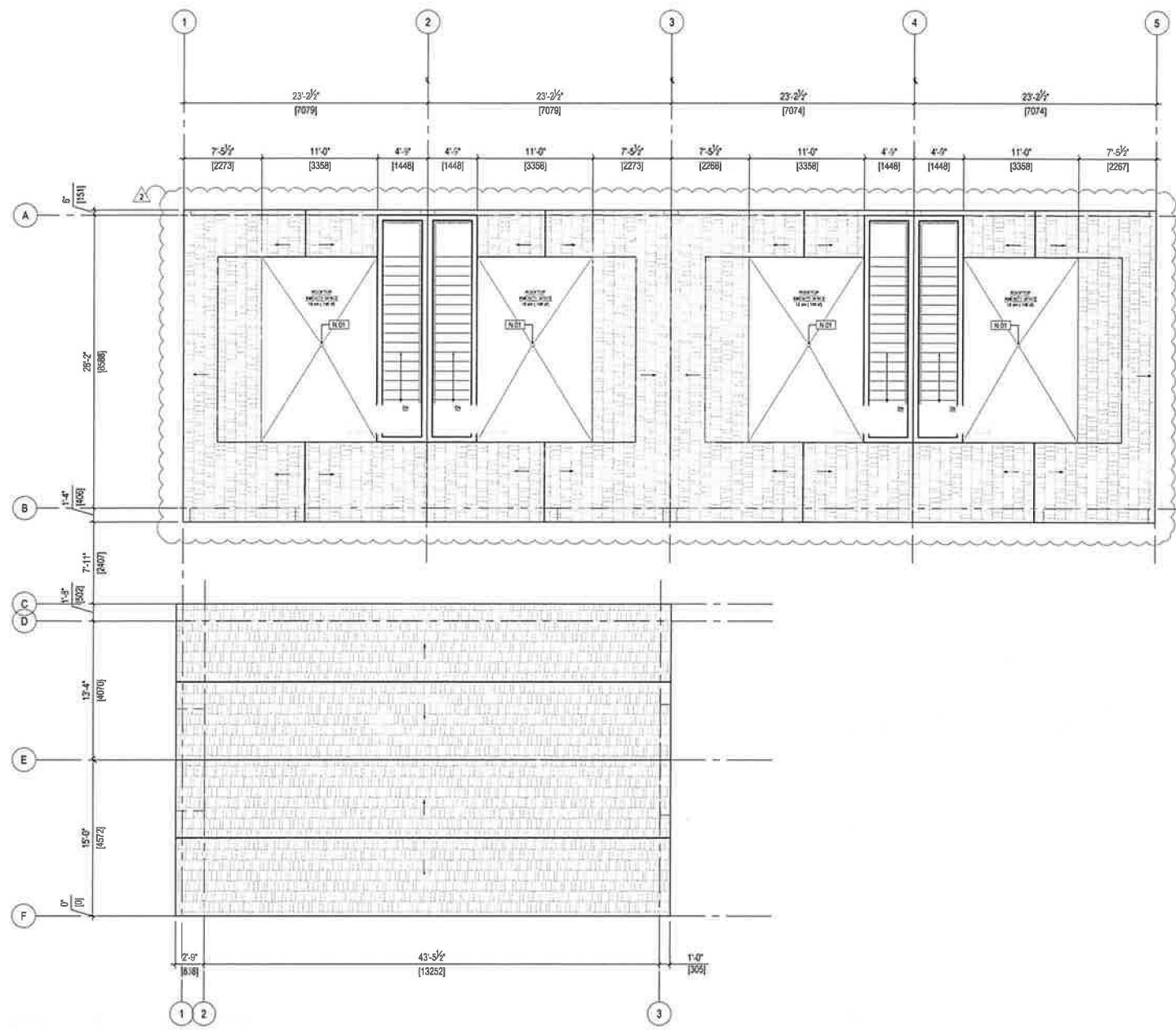


1 THIRD FLOORPLAN
DP-104 3/16-18'

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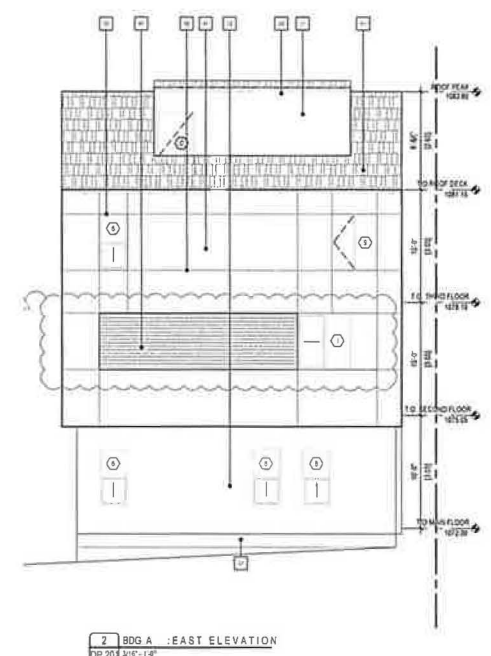
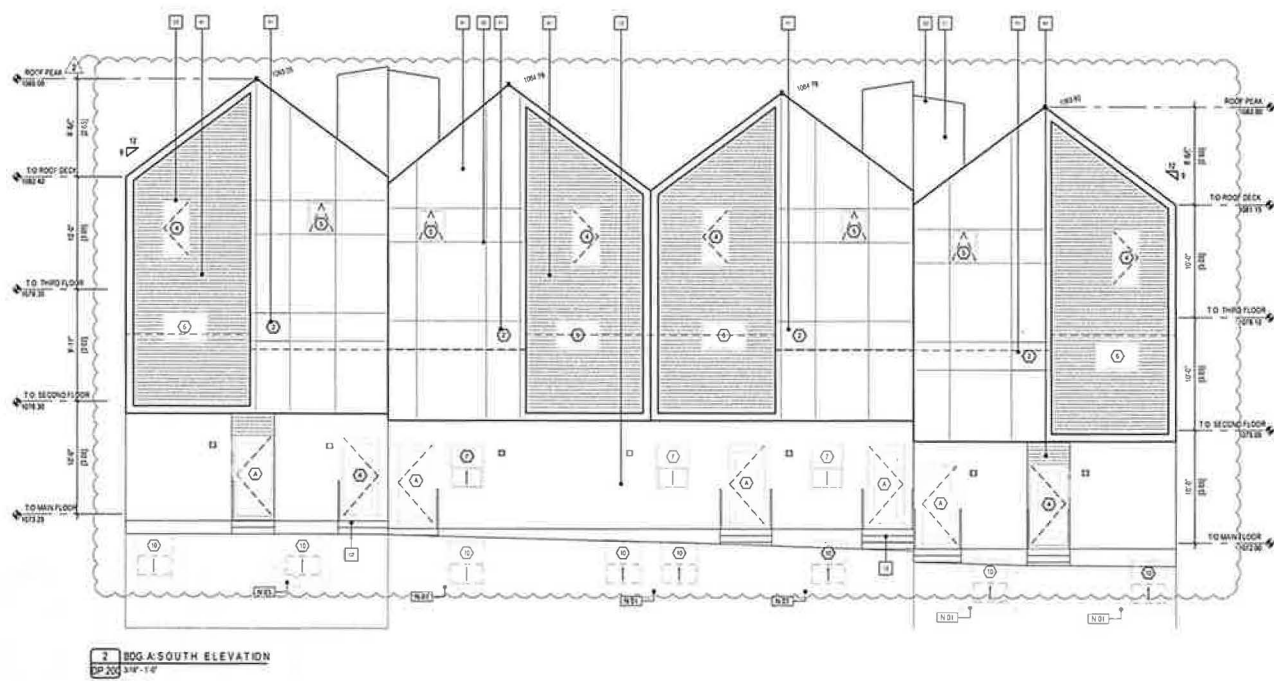
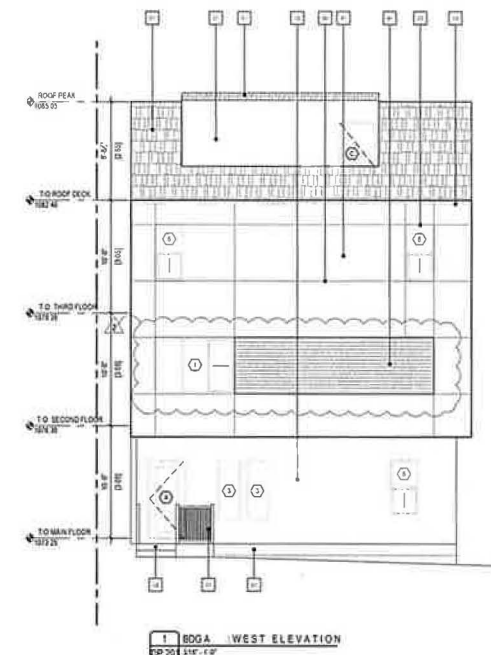
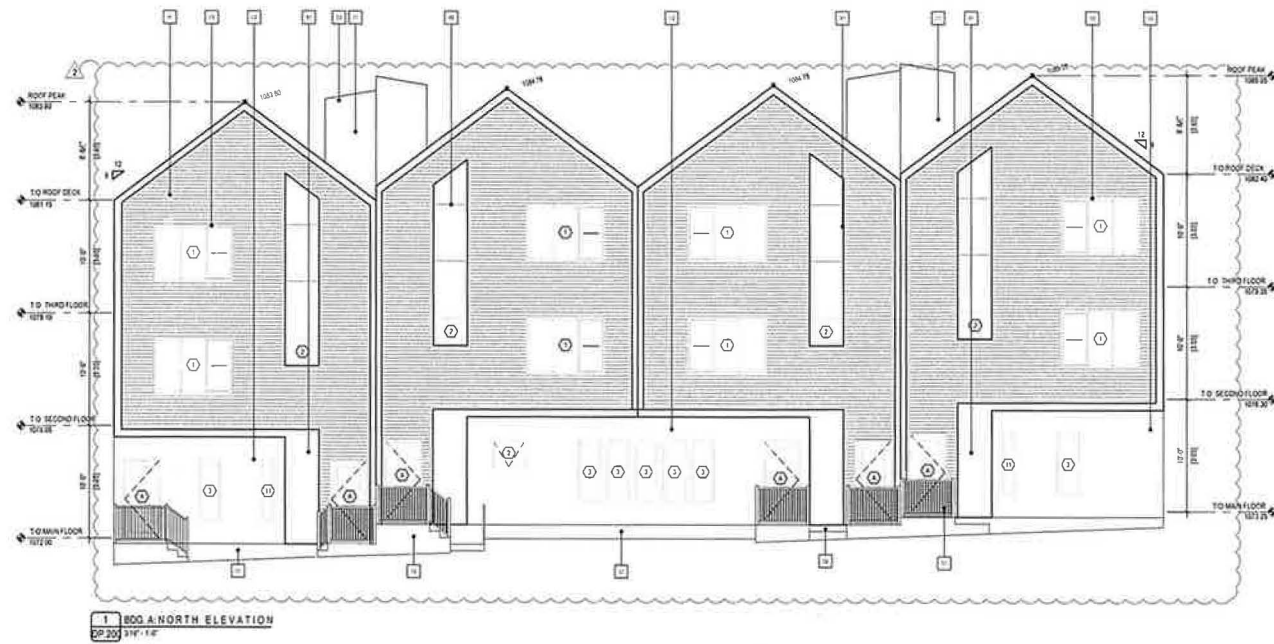
DP2020-7038: Roof Plan



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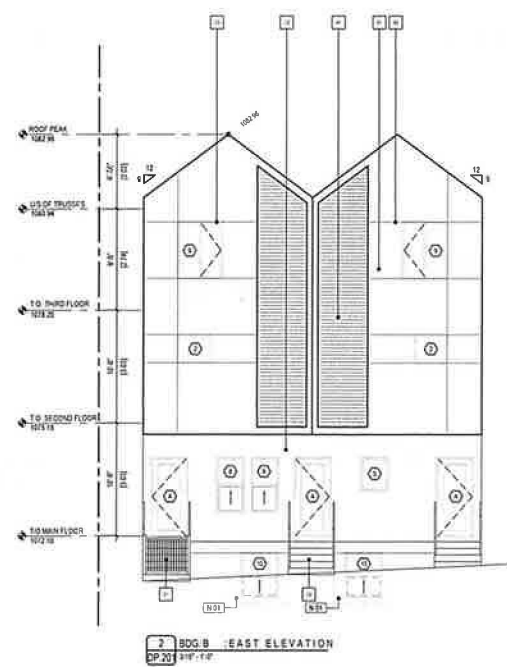
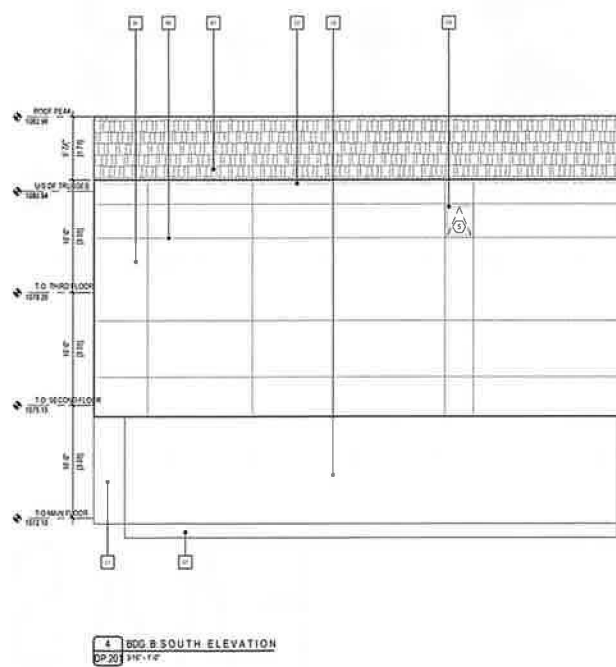
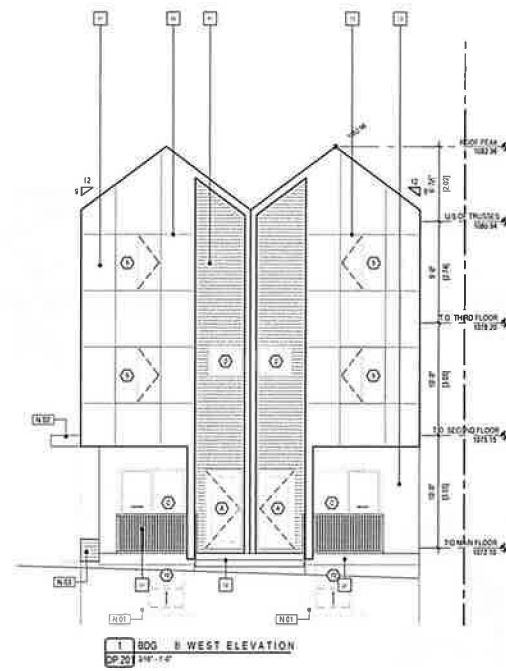
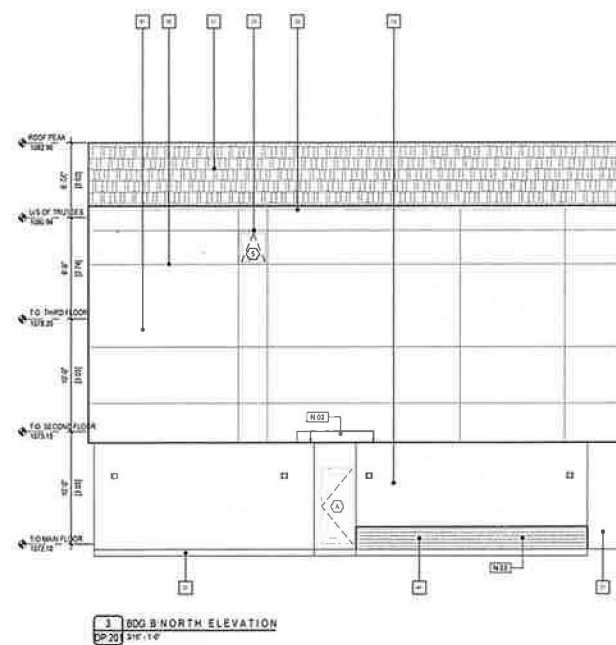
DP2020-7038: Elevations Building A



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DP2020-7038: Elevations Building B



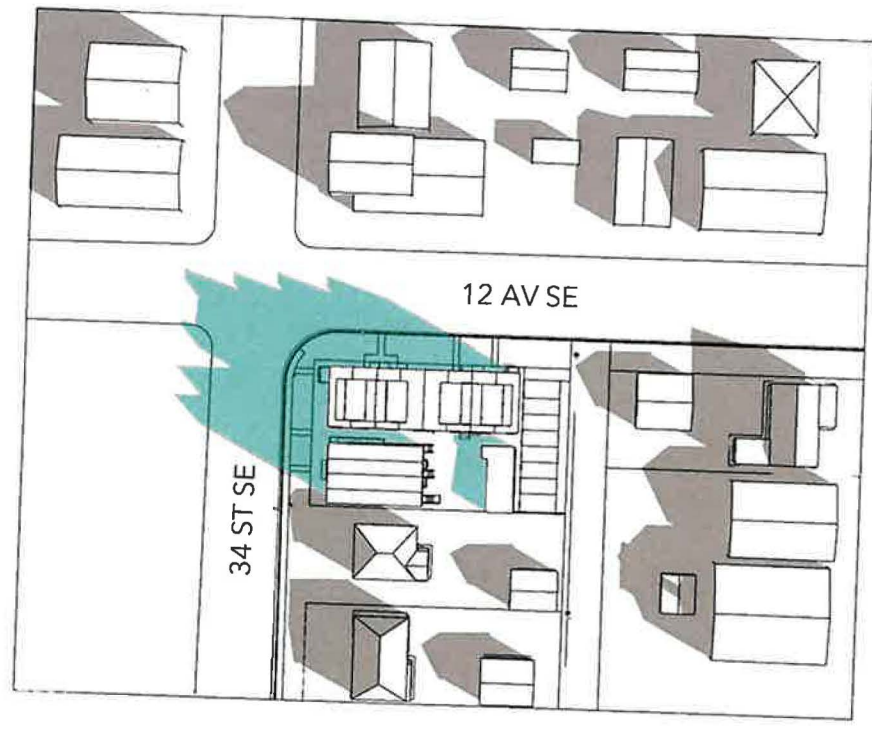
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DP2020-7038: Sun-Shadow Studies

March 21 & September 21

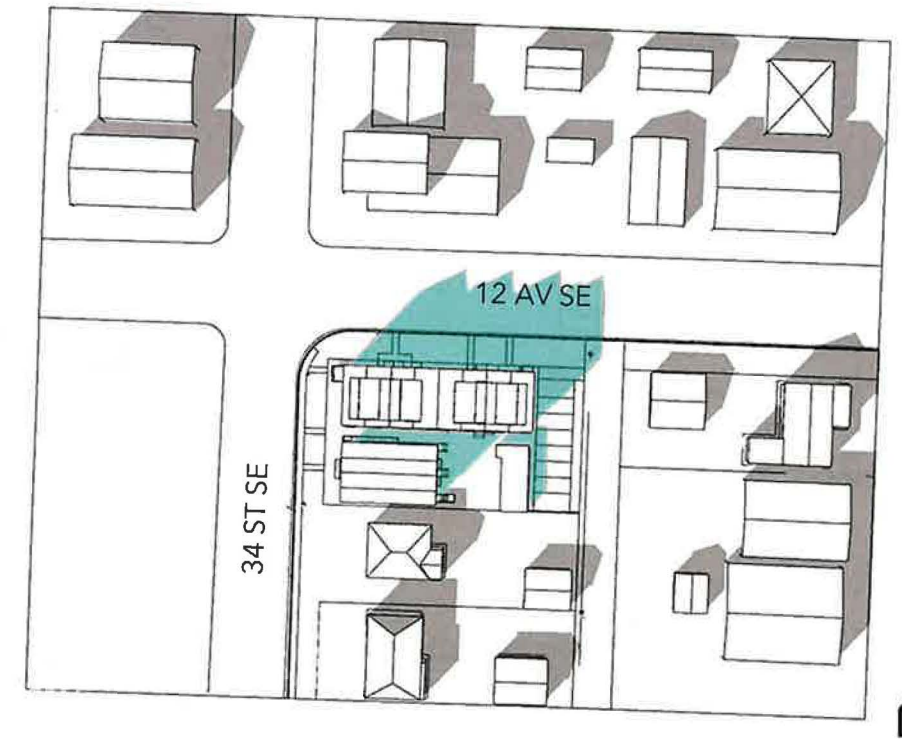
SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



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.

ADDITIONAL 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.

DP2020-7038: Sun-Shadow Studies

June 21

SHADOWS - PROPOSED BUILDING
SHADOWS - EXISTING CONTEXT



10:00 AM

1:00 PM

4:00 PM

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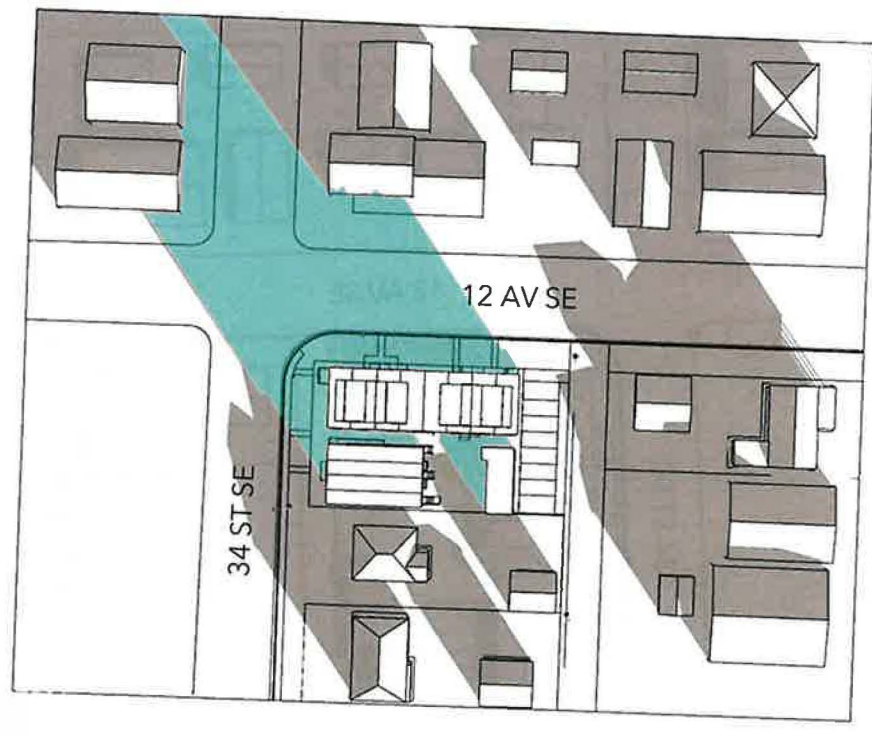
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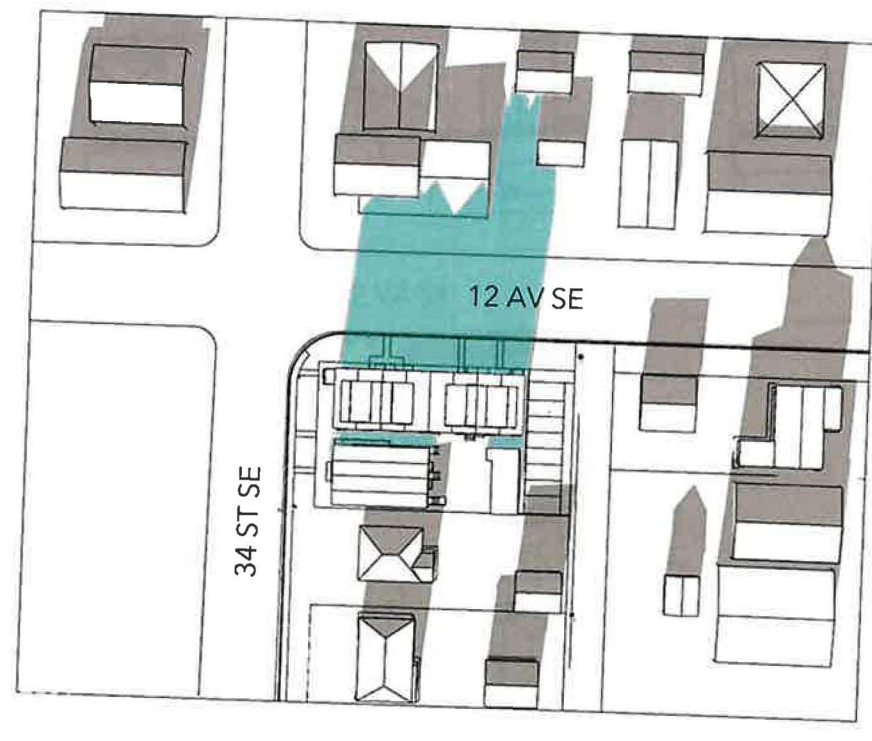
DP2020-7038: Sun-Shadow Studies

December 21

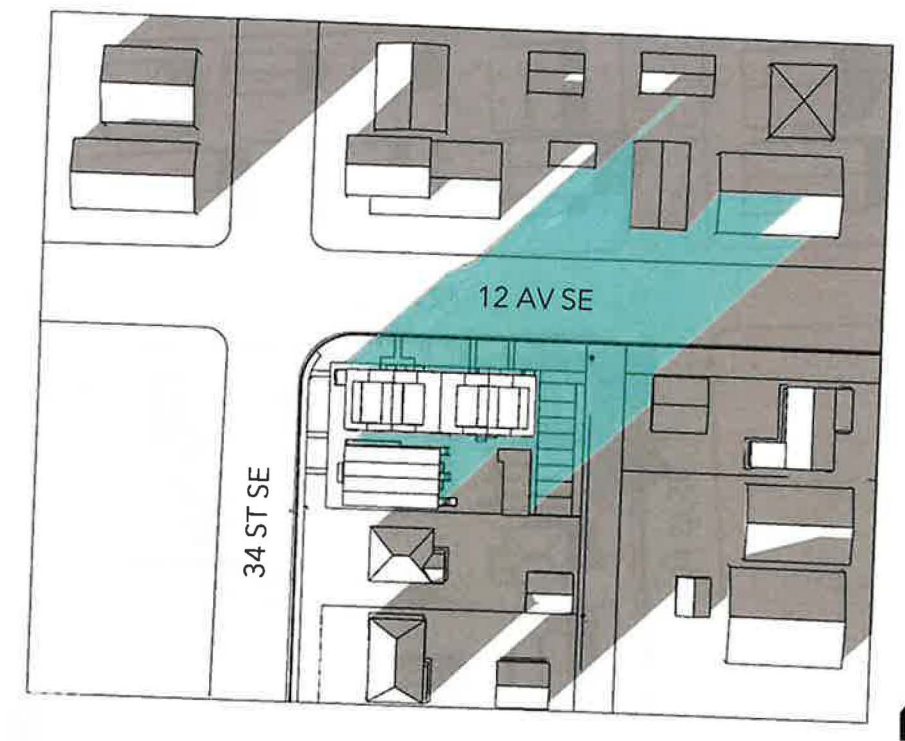
SHADOWS - PROPOSED BUILDING
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