



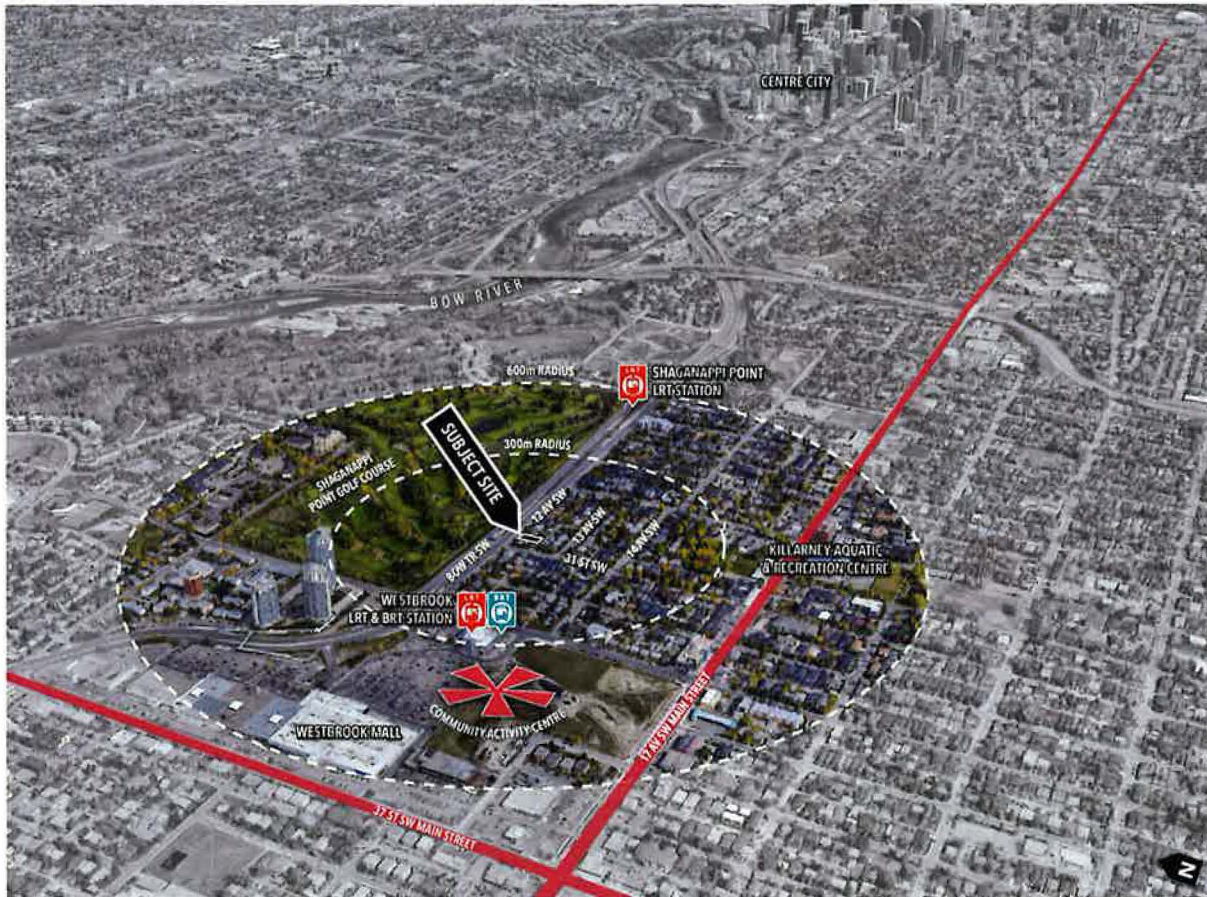
CITY OF CALGARY  
**RECEIVED**  
 IN COUNCIL CHAMBER  
 JAN 17 2023  
 ITEM 6.1.4 Distrib presentation 2  
 CPC2022-1156  
 CITY CLERK'S DEPARTMENT

**CALGARY CITY COUNCIL PUBLIC HEARING**

LOC2022-0079 / CPC2022-1156 / DP2022-03587  
 ITEM 6.1.4 – JANUARY 17, 2023



## SITE CONTEXT & ADJACENCIES



- ✓ DIRECT LANE ACCESS

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- ✓ WITHIN 600M OF TWO LRT STATIONS

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- ✓ WITHIN 300M OF MAX TEAL BRT STATION

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- ✓ CLOSE PROXIMITY TO 17 AV SW MAIN STREET

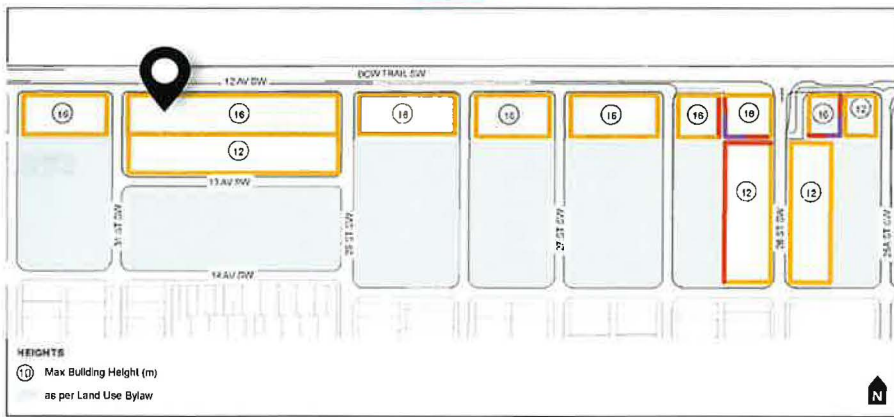
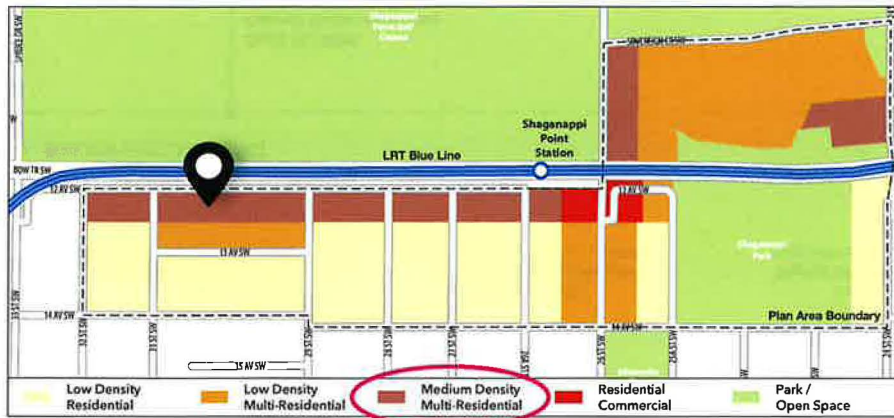
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- ✓ NEAR COMMUNITY ACTIVITY CENTRE & AMENITIES

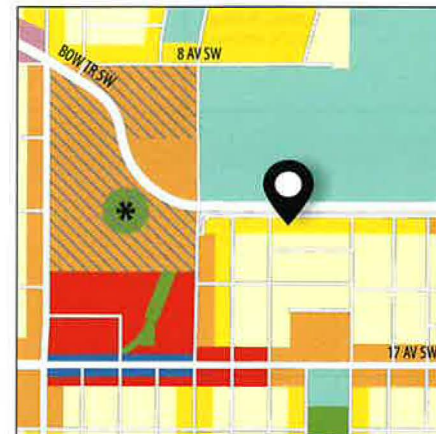
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- ✓ ALIGNMENT WITH MDP, CTP, SHAGANAPPI POINT ARP & DRAFT WESTBROOK COMMUNITIES LAP

**SHAGANAPPI POINT AREA REDEVELOPMENT PLAN  
MEDIUM DENSITY RESIDENTIAL & 16M HEIGHT**



**WESTBROOK LAP - URBAN FORM  
NEIGHBOURHOOD CONNECTOR**



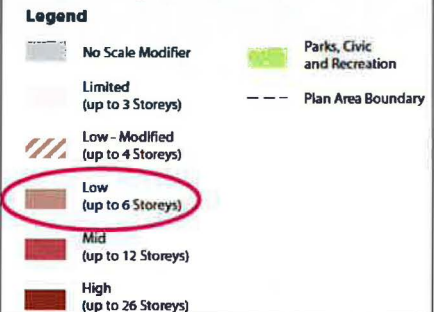
**Map 3:  
Urban Form**



**WESTBROOK LAP - BUILDING SCALE  
LOW (UP TO 6 STOREYS)**



**Map 4:  
Building Scale**



# APPLICATION HISTORY



## ■ APPLICATION PROGRESS



## ■ BYLAW SUSTAINMENT



## DEVELOPMENT VISION AT-A-GLANCE



 **±0.07 HA**  
SITE AREA

 **04**  
ROWHOUSE-STYLE UNITS

 **04**  
BASEMENT UNITS

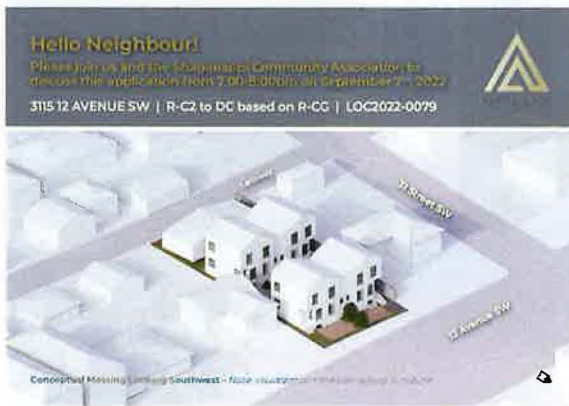
 **04**  
ON-SITE VEHICLE PARKING STALLS

 **04**  
ALTERNATIVE MOBILITY STORAGE UNITS

 **±7.5 / 20M<sup>2</sup>**  
AMENITY SPACE PER BASEMENT UNIT

 **±9.5M / 2 STOREYS**  
PROPOSED BUILDING HEIGHT

**12.0M / 3 STOREYS**  
MAXIMUM BUILDING HEIGHT



HAND-DELIVERED NEIGHBOUR LETTER & POSTCARD



ON-SITE SIGNAGE

- 
**ON-SITE SIGNAGE**
- 
**±190 HAND-DELIVERED NEIGHBOUR MAILERS**
- 
**OUTREACH EMAIL INBOX & TEAM RESPONSES**
- 
**OUTREACH PHONE LINE & TEAM RESPONSES**
- 
**PROJECT MEMO SHARED WITH SHAGANAPPI COMMUNITY ASSOCIATION & WARD 8 OFFICE**
- 
**DIGITAL INFORMATION SESSION HELD WITH THE SHAGANAPPI COMMUNITY ASSOCIATION**
- 
**OUTREACH SUMMARY**

**THANK YOU**

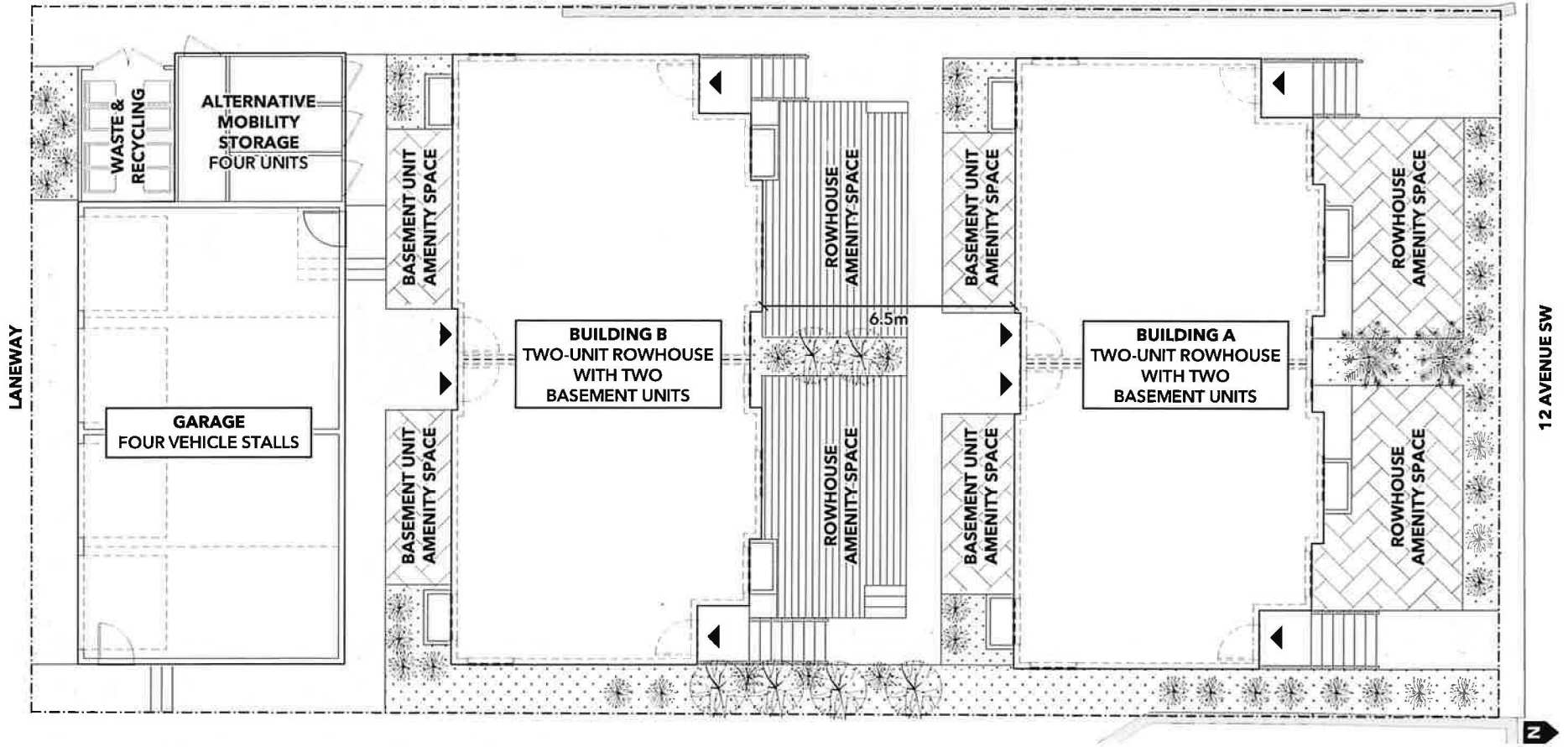


**SUPPLEMENTARY SLIDES**

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# SITE PLAN



# BUILDING ELEVATIONS - FRONT / NORTH

NORTH ELEVATION - BUILDING A (LOOKING SOUTH FROM 12 AV SW)

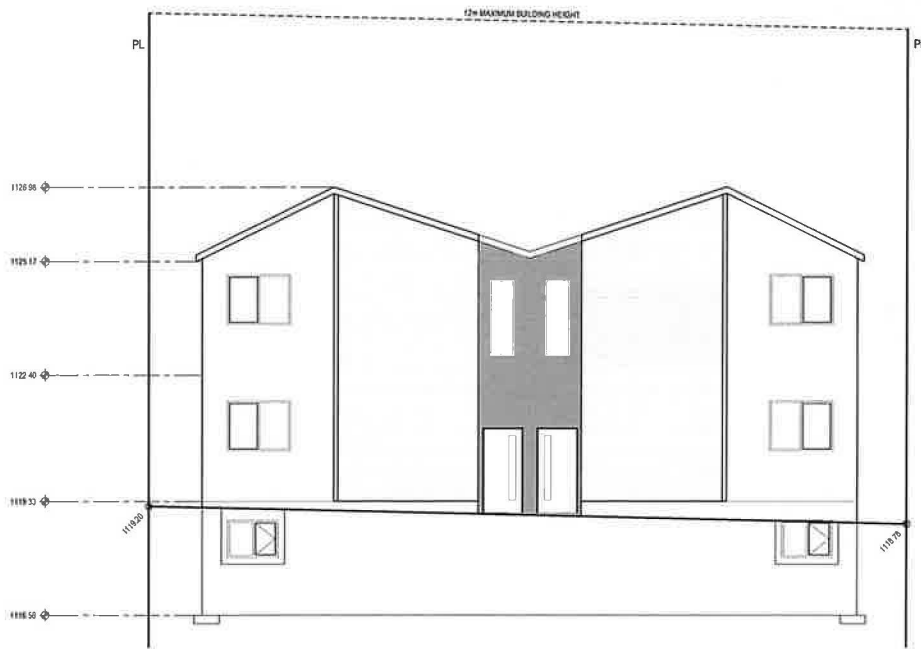


NORTH ELEVATION - BUILDING B (LOOKING SOUTH FROM THE INTERIOR COURTYARD)

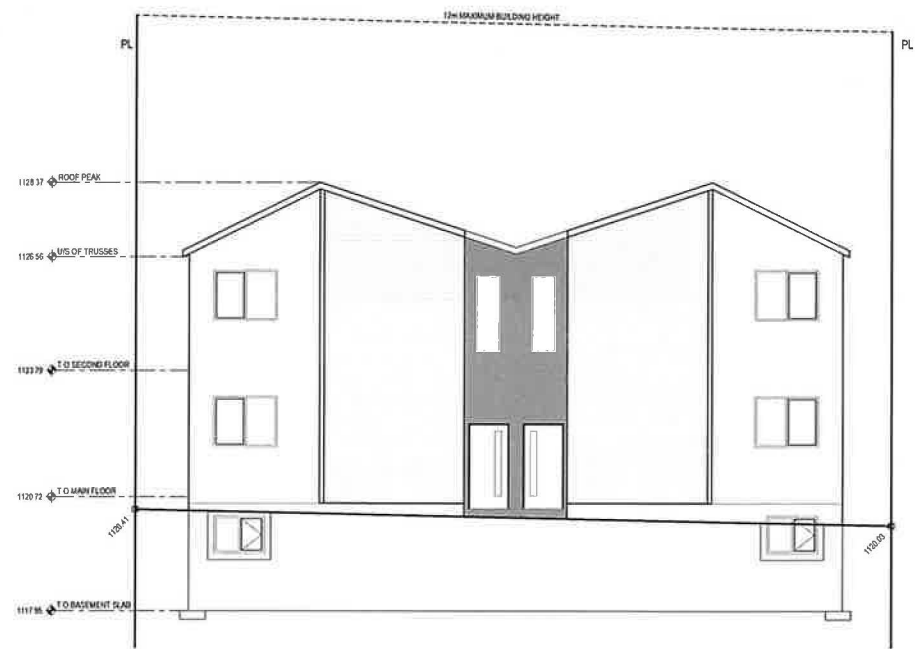


# BUILDING ELEVATIONS - REAR / SOUTH

SOUTH ELEVATION - BUILDING A (LOOKING NORTH FROM INTERIOR COURTYARD)

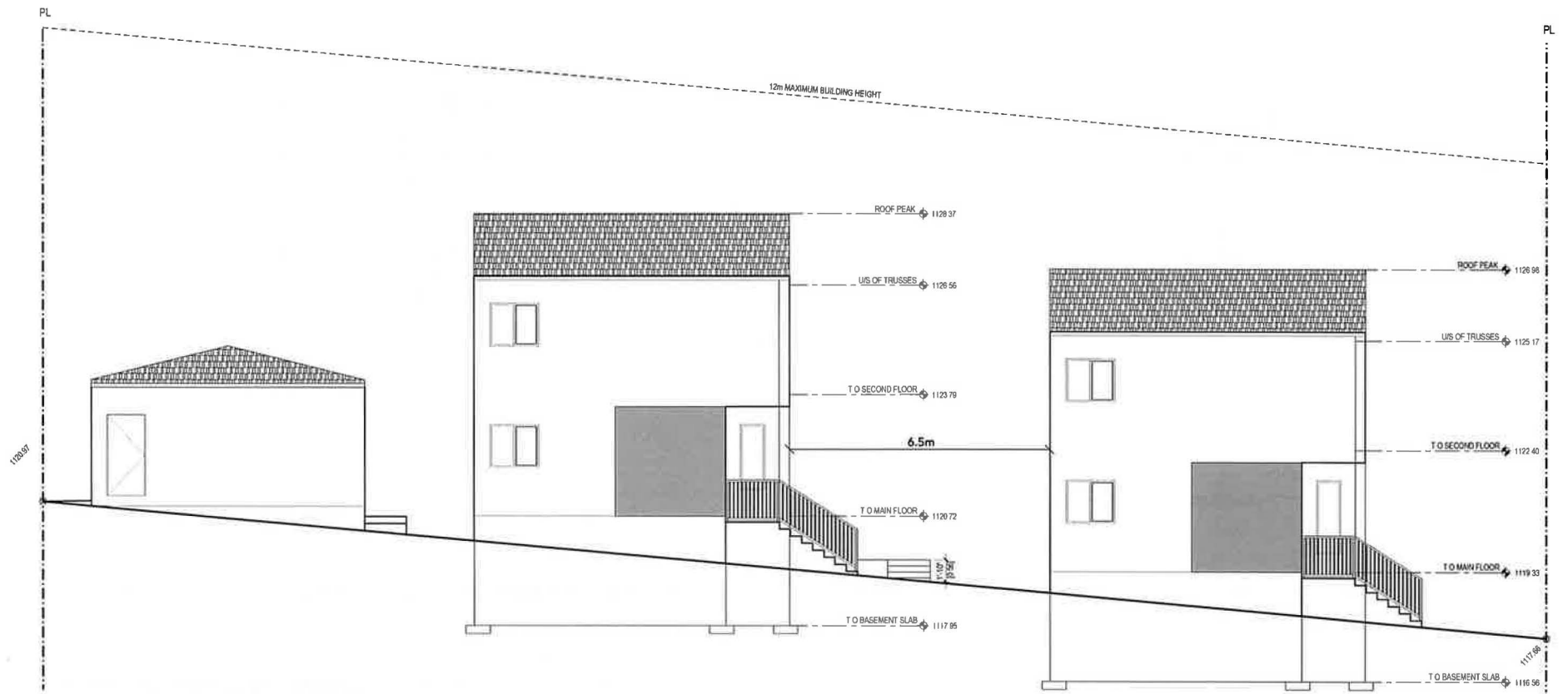


SOUTH ELEVATION - BUILDING B (LOOKING NORTH FROM GARAGE)



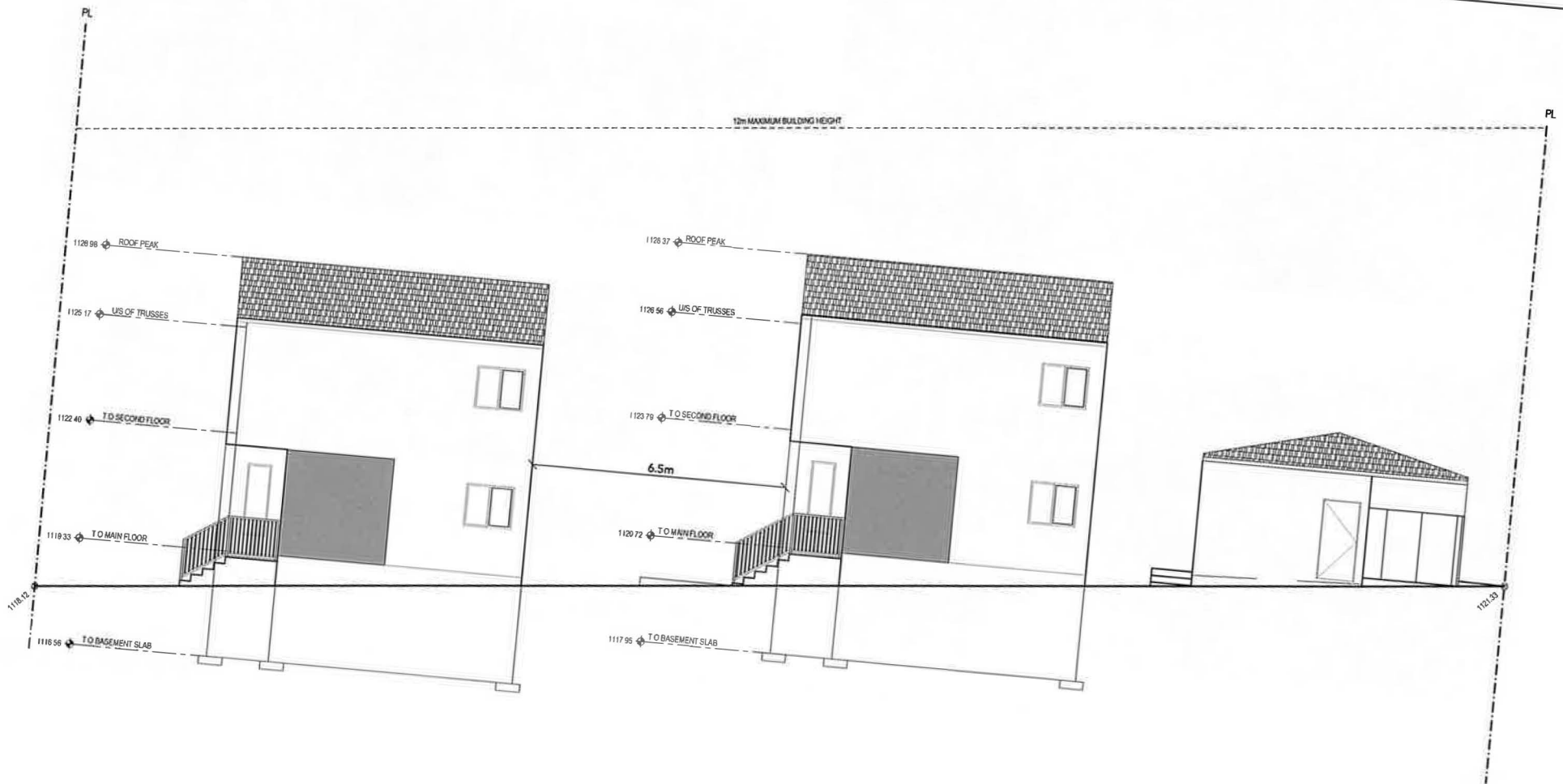
# BUILDING ELEVATIONS - EAST SIDE

## EAST ELEVATION (LOOKING WEST)



# BUILDING ELEVATIONS - WEST SIDE

WEST ELEVATION (LOOKING EAST)



# SITE PHOTOS



AERIAL VIEW



LOOKING SOUTHEAST



LOOKING SOUTHWEST



LOOKING NORTHEAST

## SURROUNDING DEVELOPMENT FORMS & CONTEXT



DOWN THE STREET (THREE PARCELS AWAY)



DOWN THE STREET (ONE BLOCK AWAY)



VIEW FROM SUBJECT SITE (LOOKING EAST TOWARDS CENTRE CITY)



DOWN THE STREET (THREE BLOCKS AWAY)