

PUBLIC HEARING

Concurrent Land Use and Development Permit Application

DP2022-05098
LOC2022-0092
MAY 16, 2023

Owner
Truman Homes

Consultant Team
CivicWorks | S2 Architecture | Bunt & Associates | NAVAGRAH

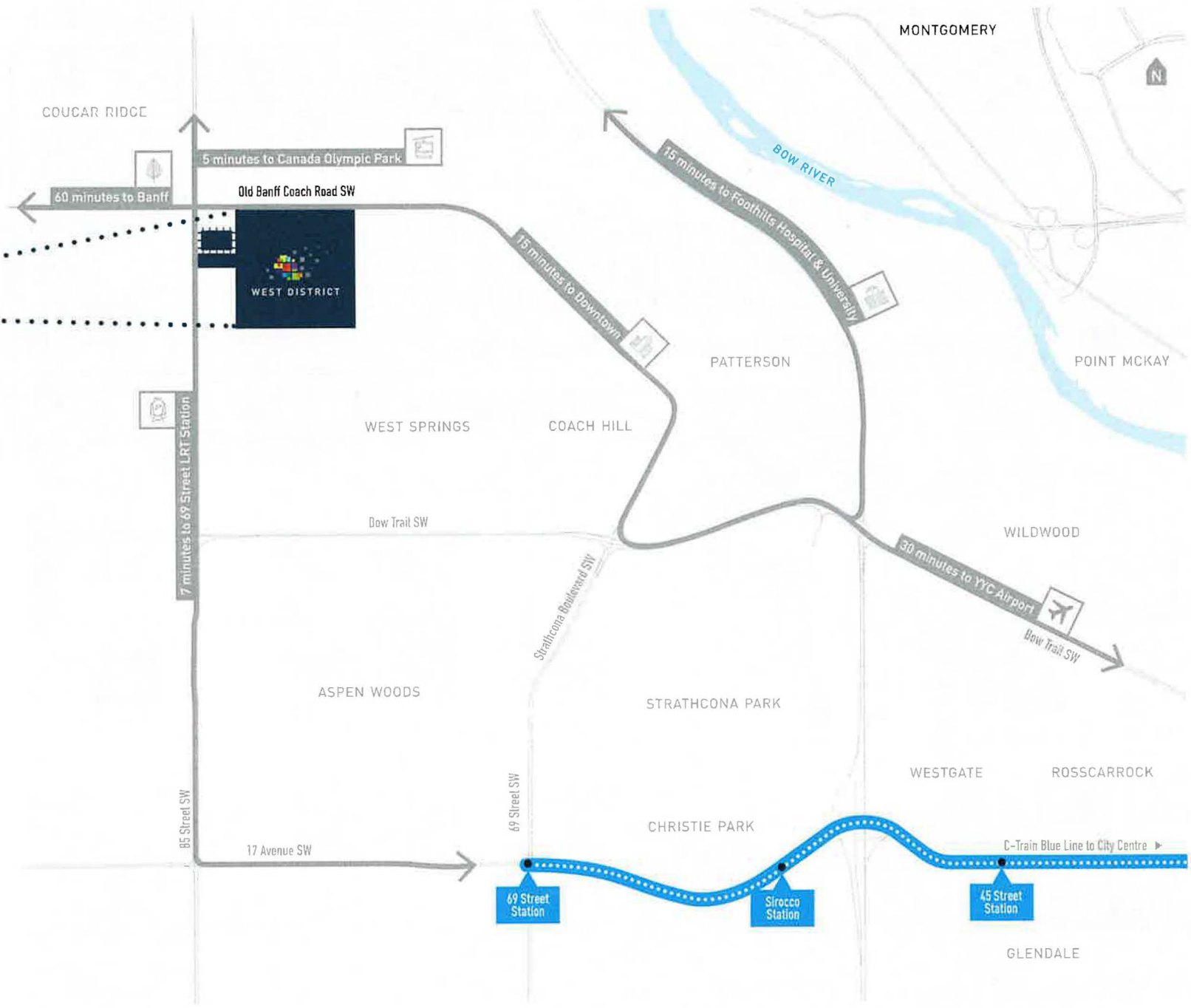
CONTEXT

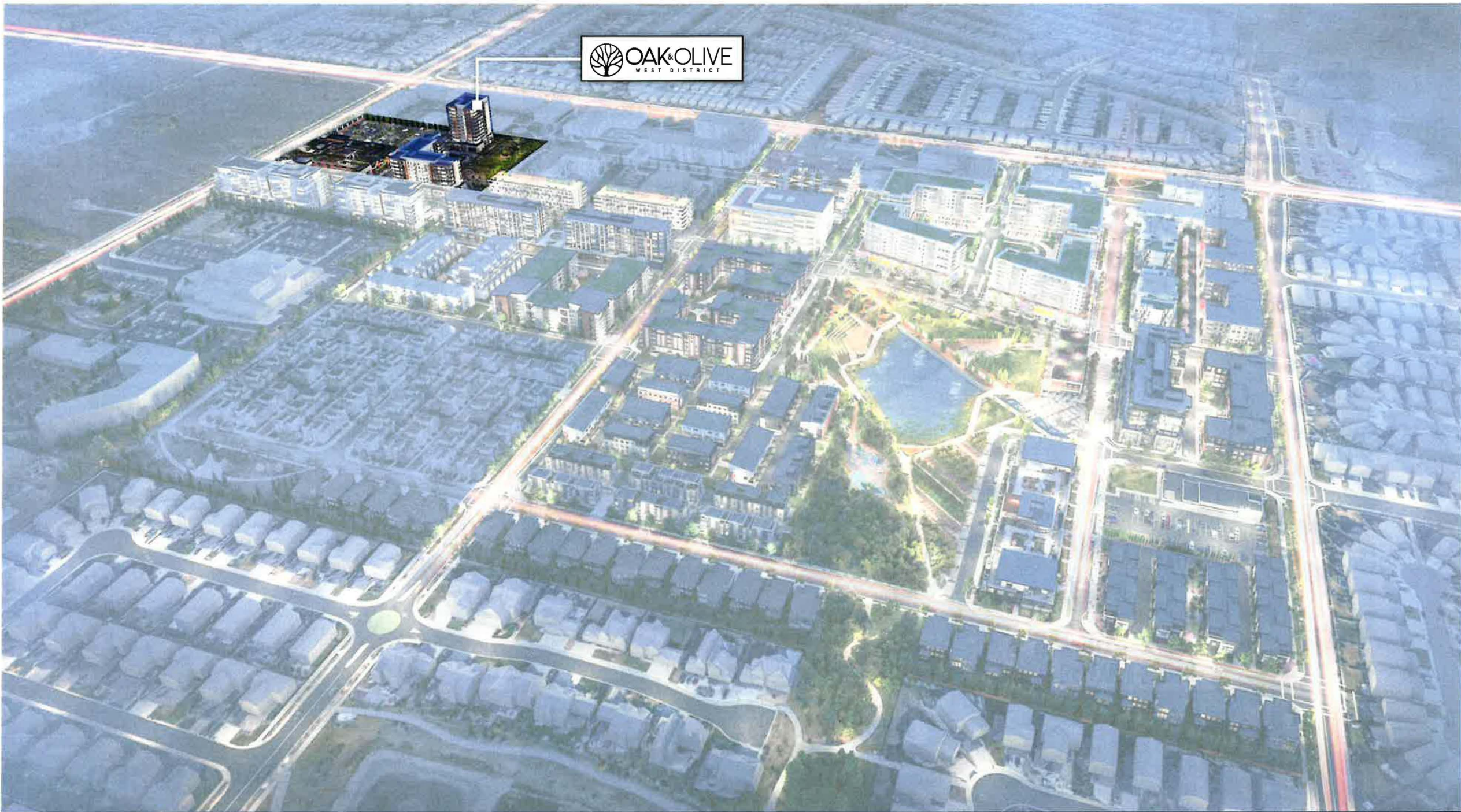
Unique Development Opportunity



A Unique Development Opportunity

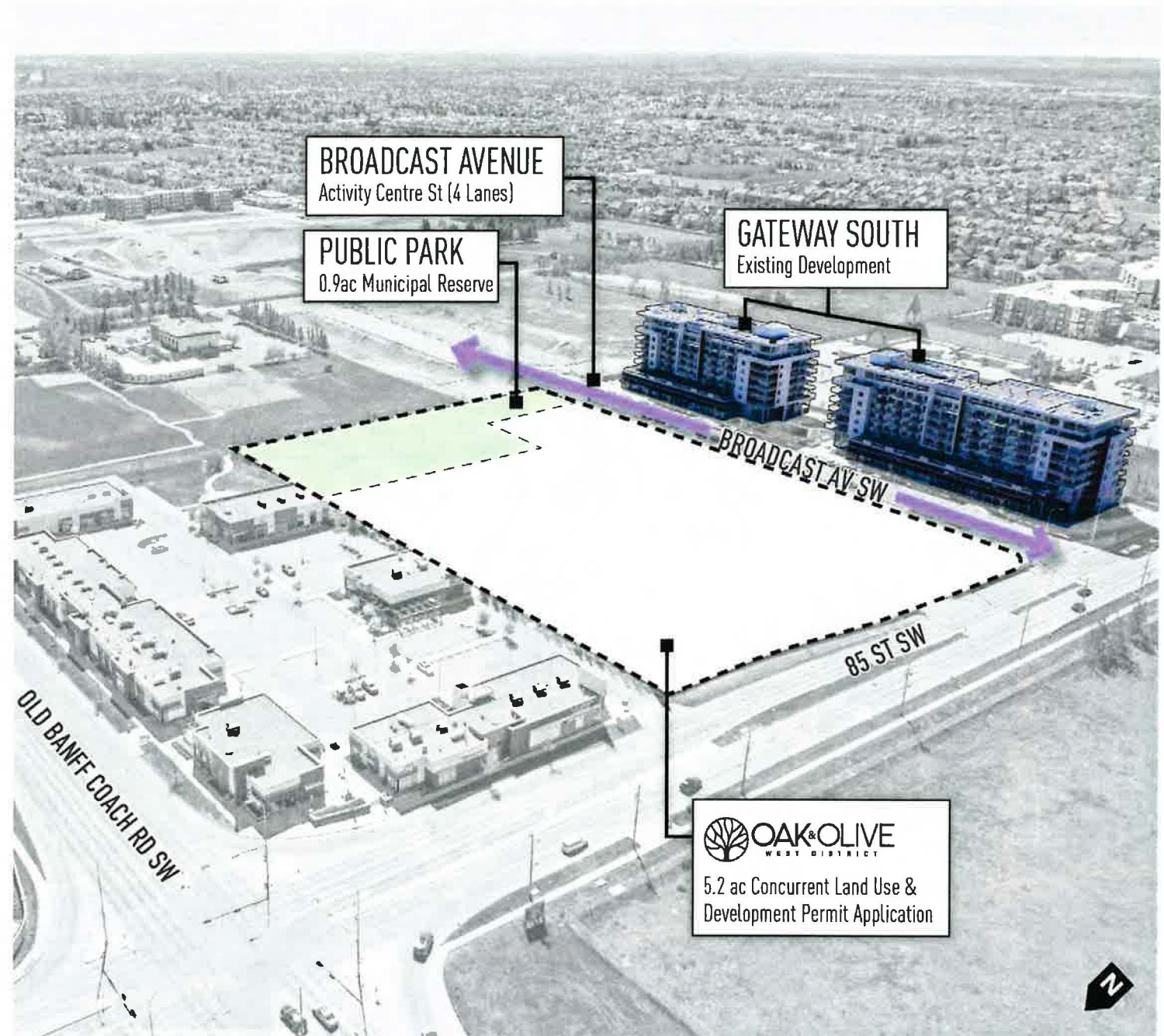
-  A Large Assembly of Land
-  Proximity to City Centre
-  Existing Transit Infrastructure
-  Plug + Play Servicing Infrastructure





SITE LOCATION

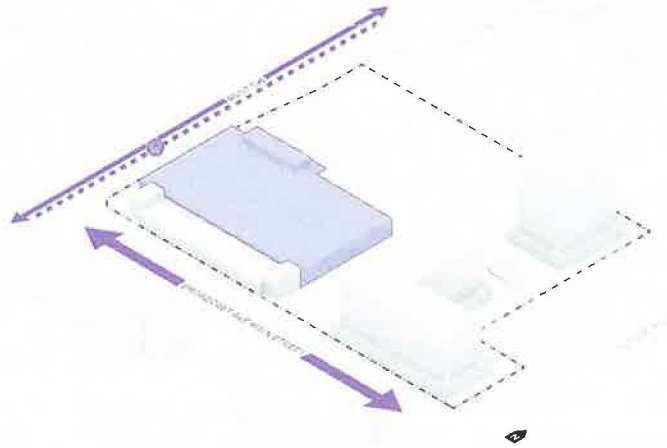
Oak & Olive



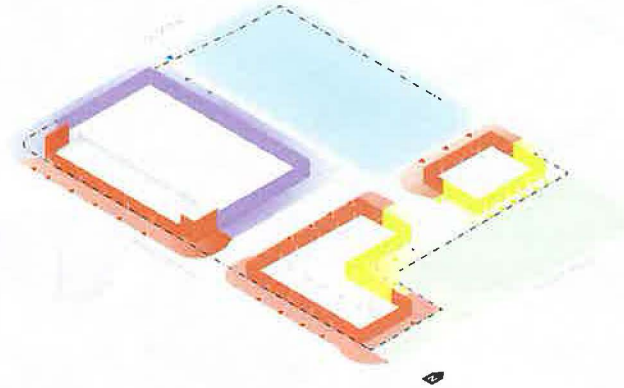
SITE PHOTO
Broadcast AV SW



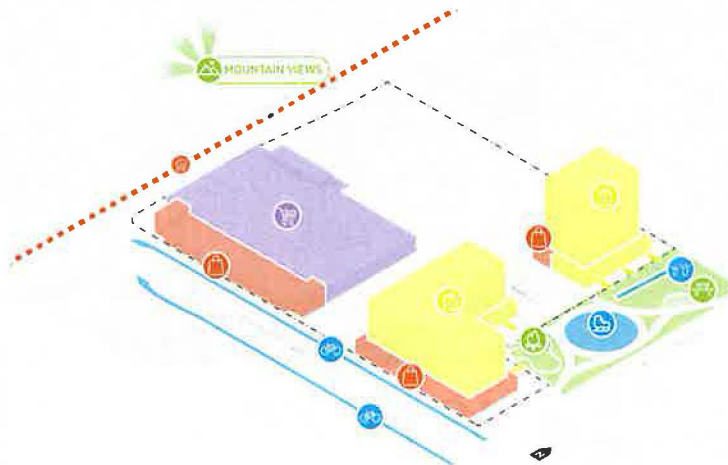
DESIGN CONSIDERATIONS



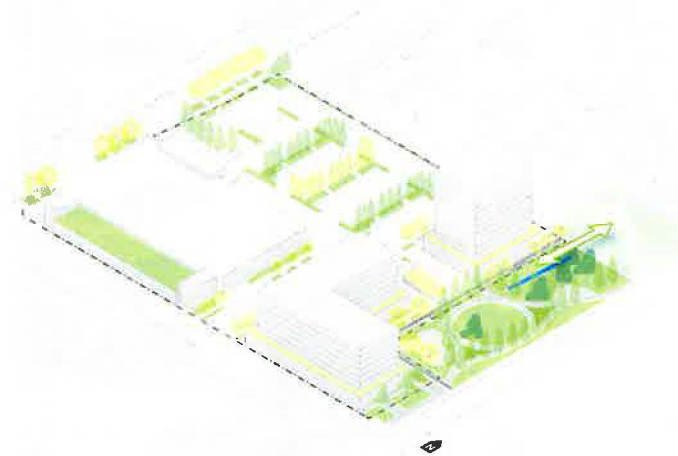
01 Supermarket Anchor



02 Active Edges



03 Live - Work - Play Amenities



04 Quality Public Space





THANK YOU!

Questions?

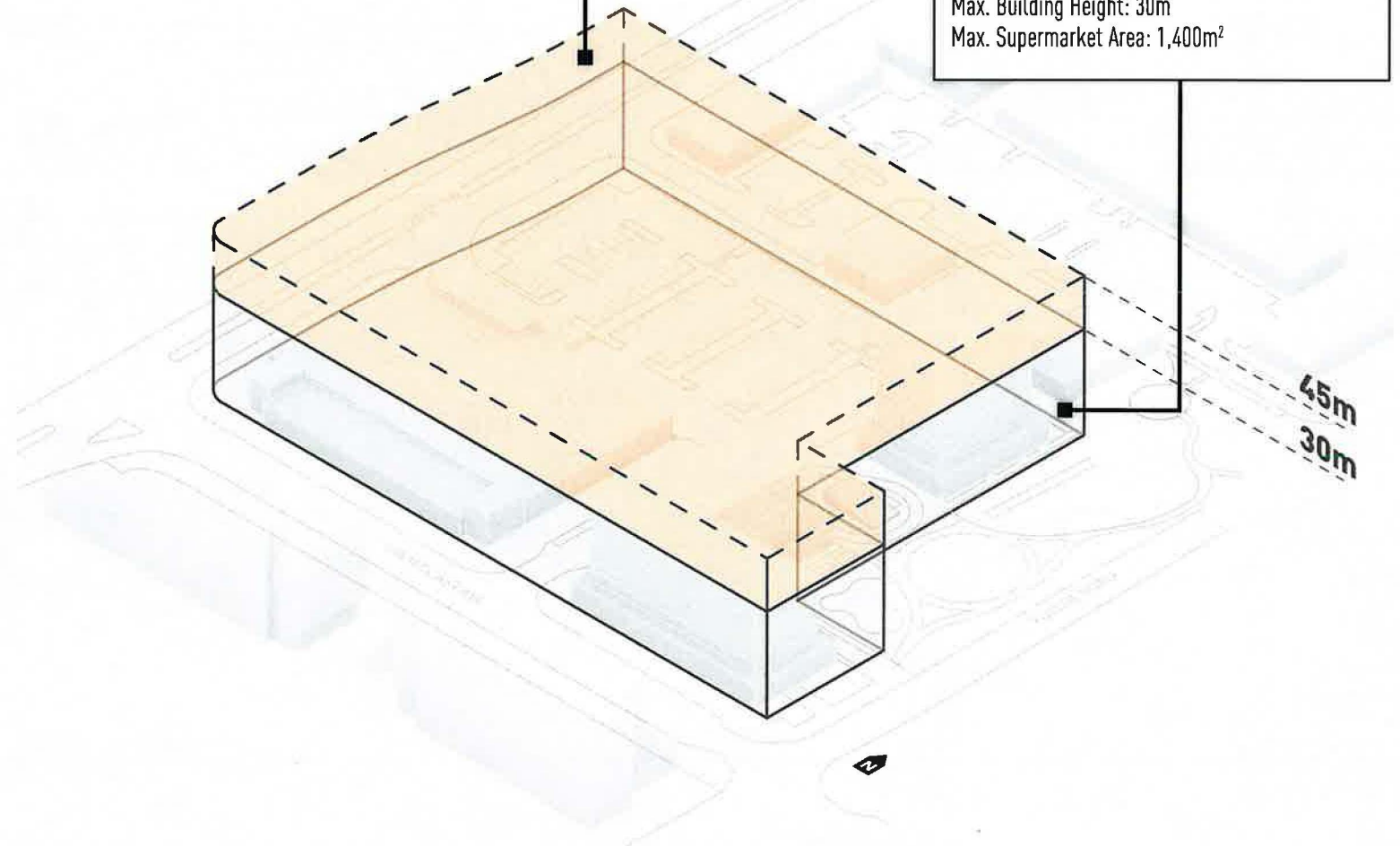
LAND USE CHANGE

MIXED USE GENERAL (MU-1 f3.5 h45)






Proposed District
Floor Area Ratio Modifier: 3.5
Max. Building Height Modifier: 45m
MU-1 District supports Medium Format Supermarket Use

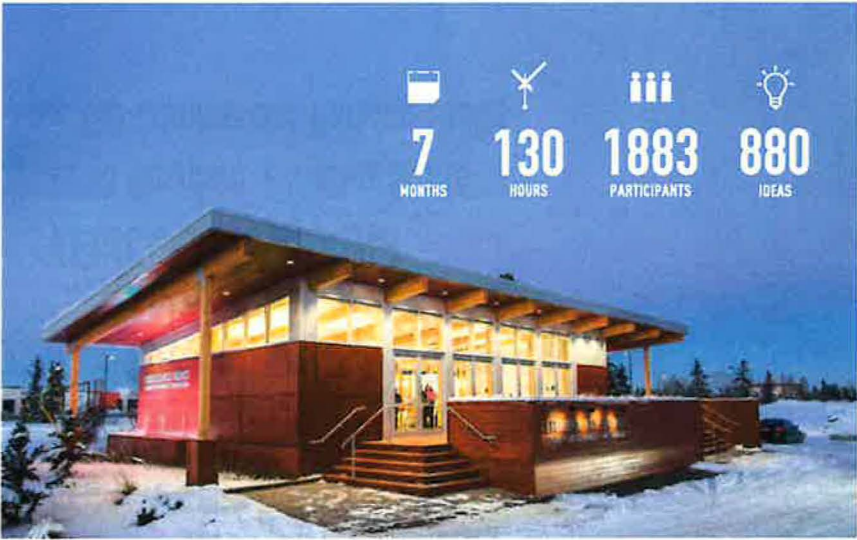
DIRECT CONTROL (DC) 48D2015

Current District
based on C-COR1
Floor Area Ratio: 4.0
Max. Building Height: 30m
Max. Supermarket Area: 1,400m²



PROJECT TIMELINE + Engagement Takeaways

-  Housing + Buildings
-  Commercial + Retail
-  Transportation + Parking
-  Open Space
-  Density



MASTER PLANNING TIMELINE



BY THE NUMBERS



TOTAL SITE BUILD OUT

2.1 ha (5.2ac)



BUILDING HEIGHT

45m Maximum (12 Storeys)



BUILDING INTENSITY

3.5 Maximum Floor Area (FAR)



RESIDENTIAL UNITS

± 216 Multi-Residential Units



PUBLIC PARK AREA

0.4 ha (0.9ac)



COMMERCIAL BUILD OUT

±2,505 m² Small Scale Commercial
±3,710 m² Medium Format Grocery



VEHICULAR PARKING

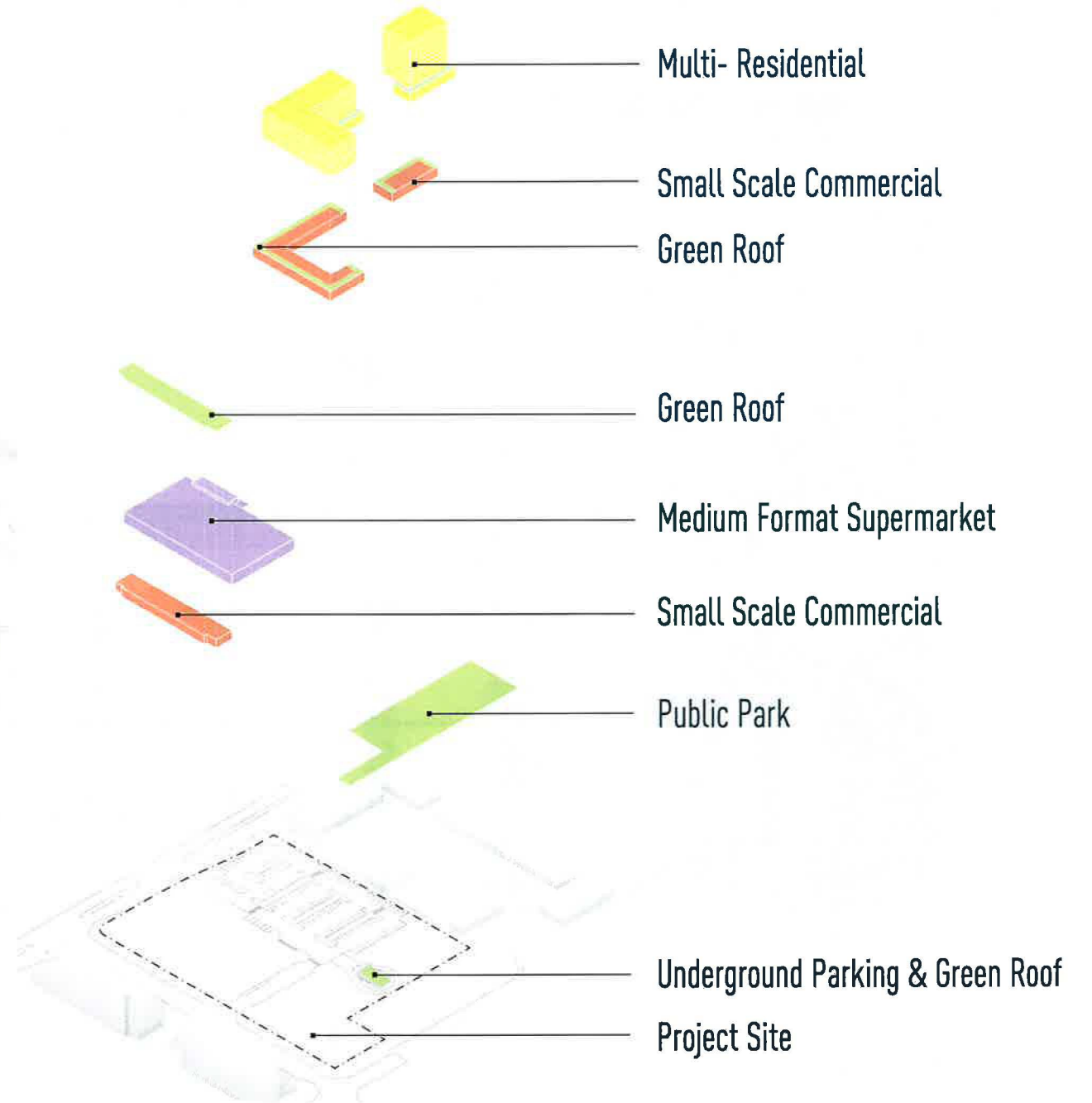
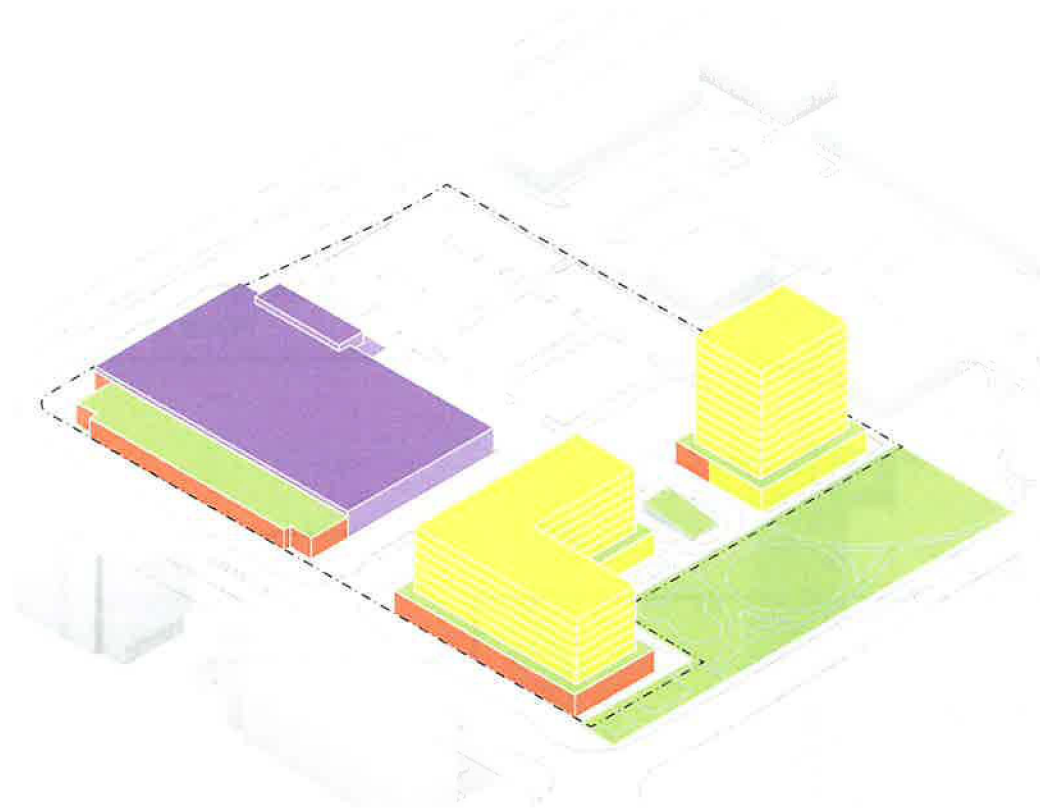
±253 Resident + Visitor Stalls
± 180 Commercial Parking Stalls



BIKE STORAGE

± 114 Class 1 Bike Stalls
± 62 Class 2 Bike Stalls

SPATIAL PROGRAMMING

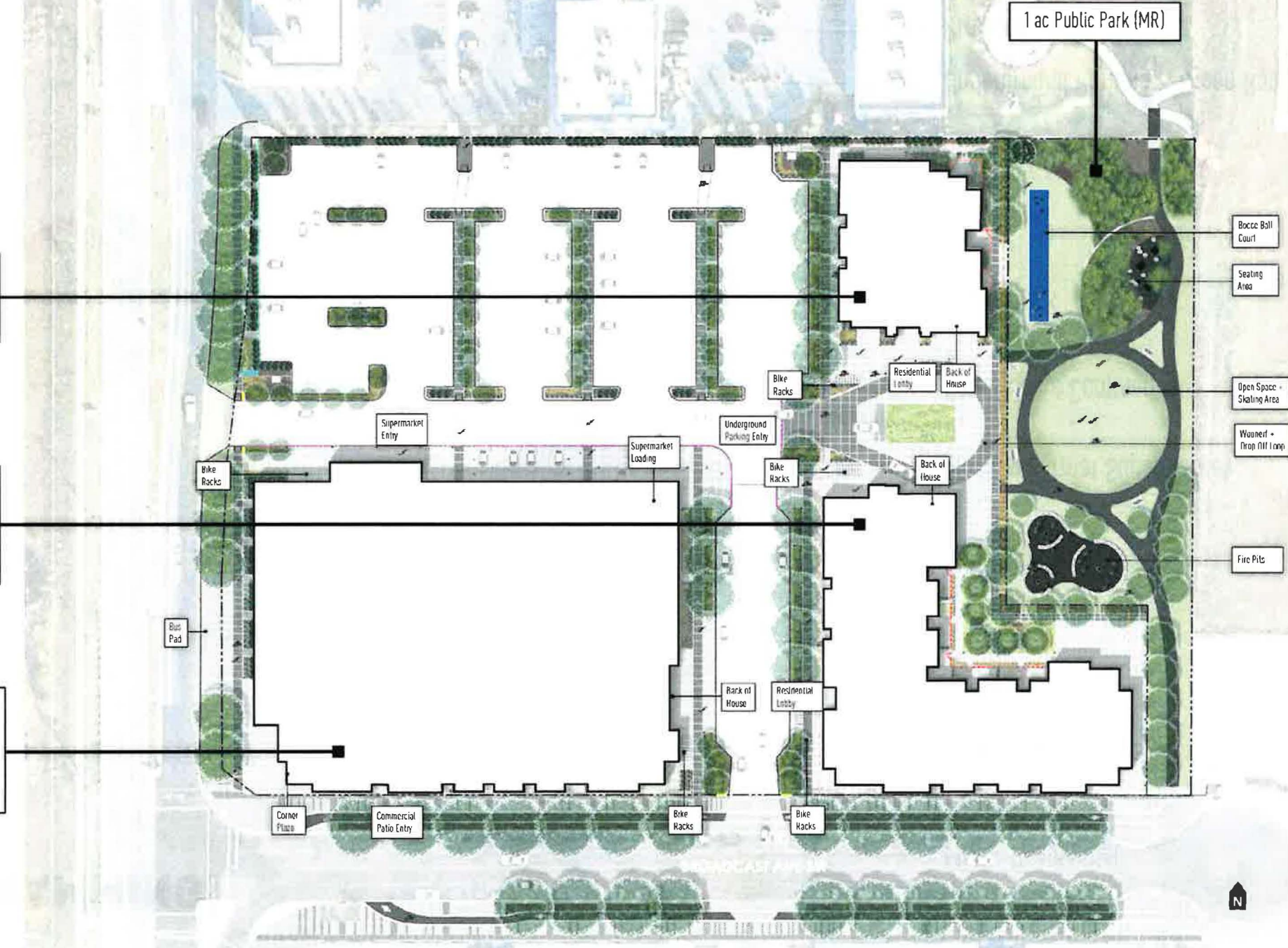


SITE PLAN

± 45m (12 Storeys)
± 86 Residential Units
± 365m² Commercial Retail Units

± 32m (8 Storeys)
± 130 Residential Units
± 1,100m² Commercial Retail Unit Area
± 180m² Common Amenity Space

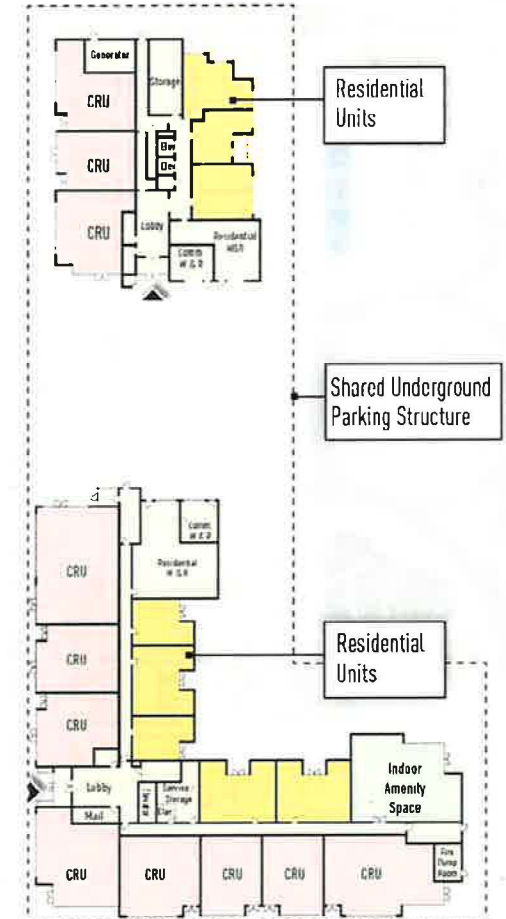
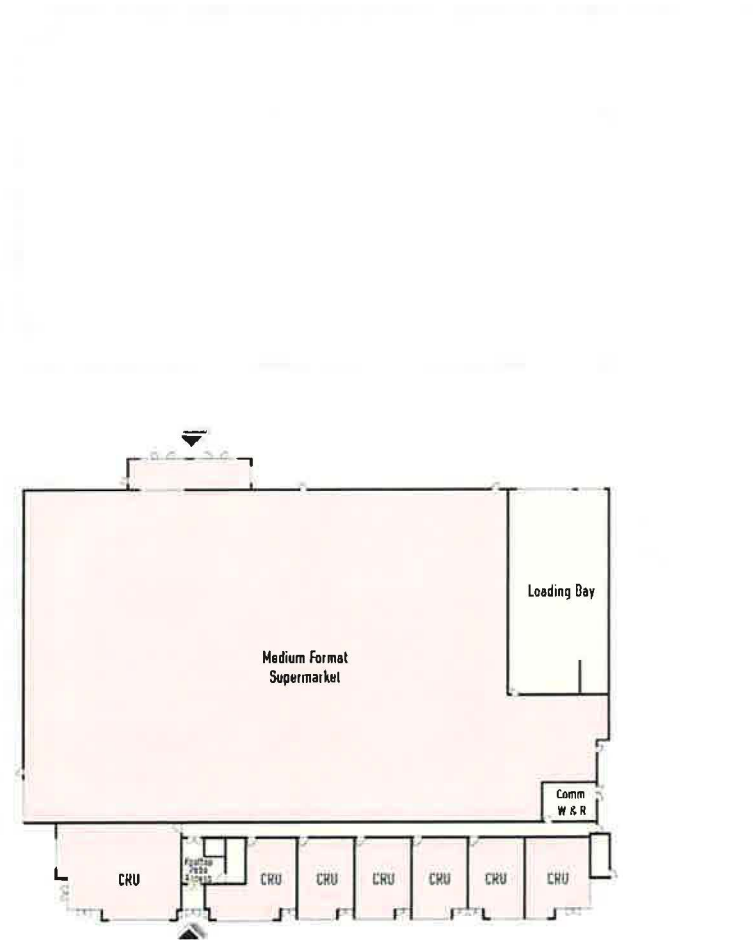
± 12m (1+ Storey)
± 1,040 m² Commercial Retail Unit Area
± 3,710m² Medium Format Supermarket
± 175m² Rooftop Patio Amenity Space



CONCEPT PROGRAM

At-Grade

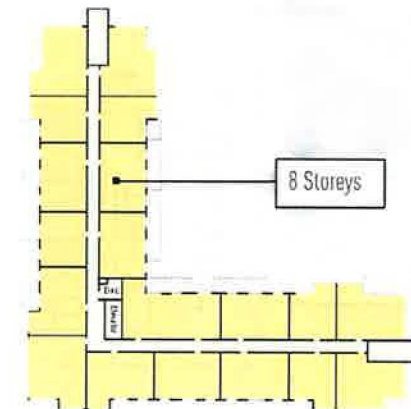
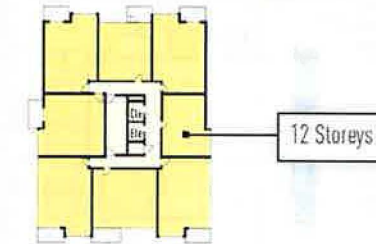
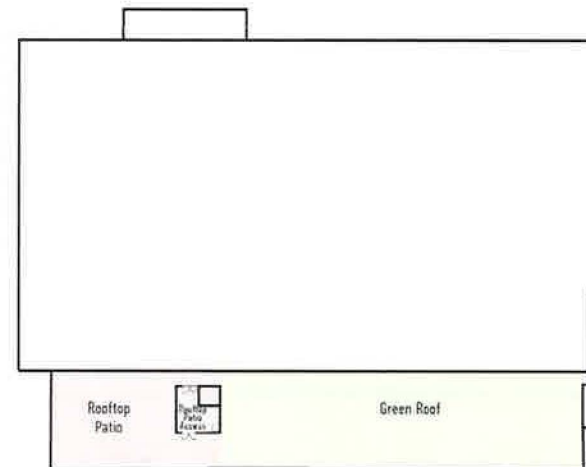
- Commercial/Retail
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Common Amenity



CONCEPT PROGRAM

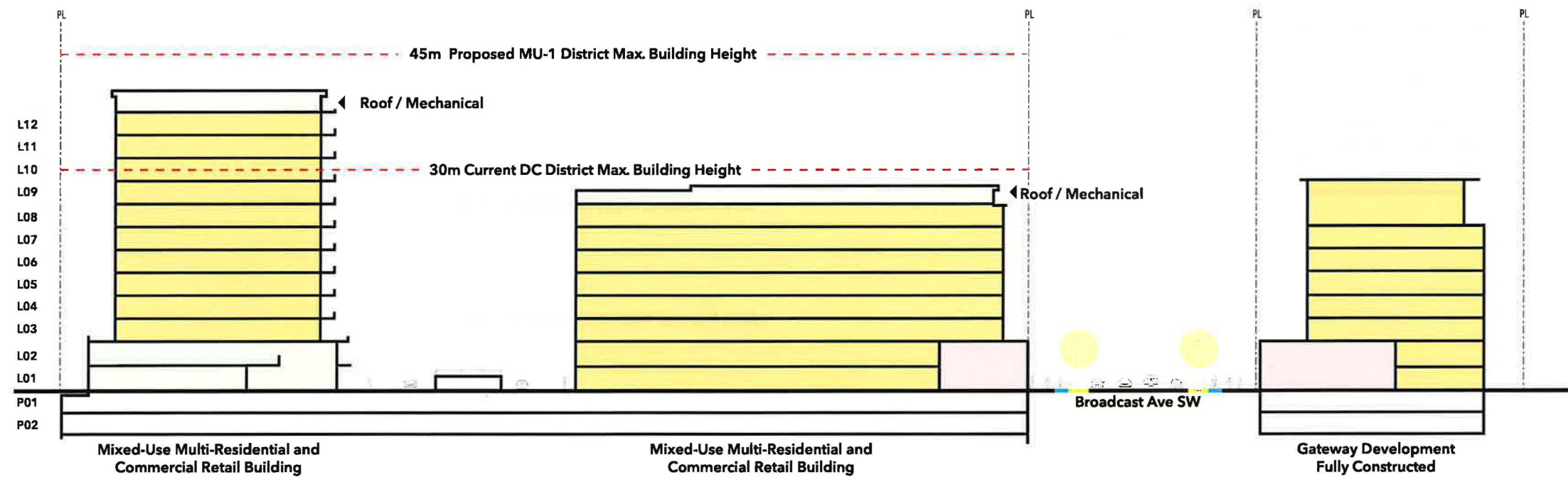
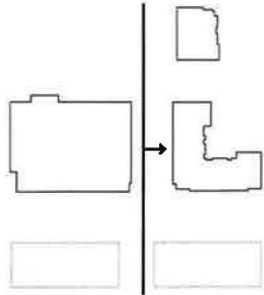
Above Podium

- Commercial/Retail
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Common Amenity



CONCEPT PROGRAM

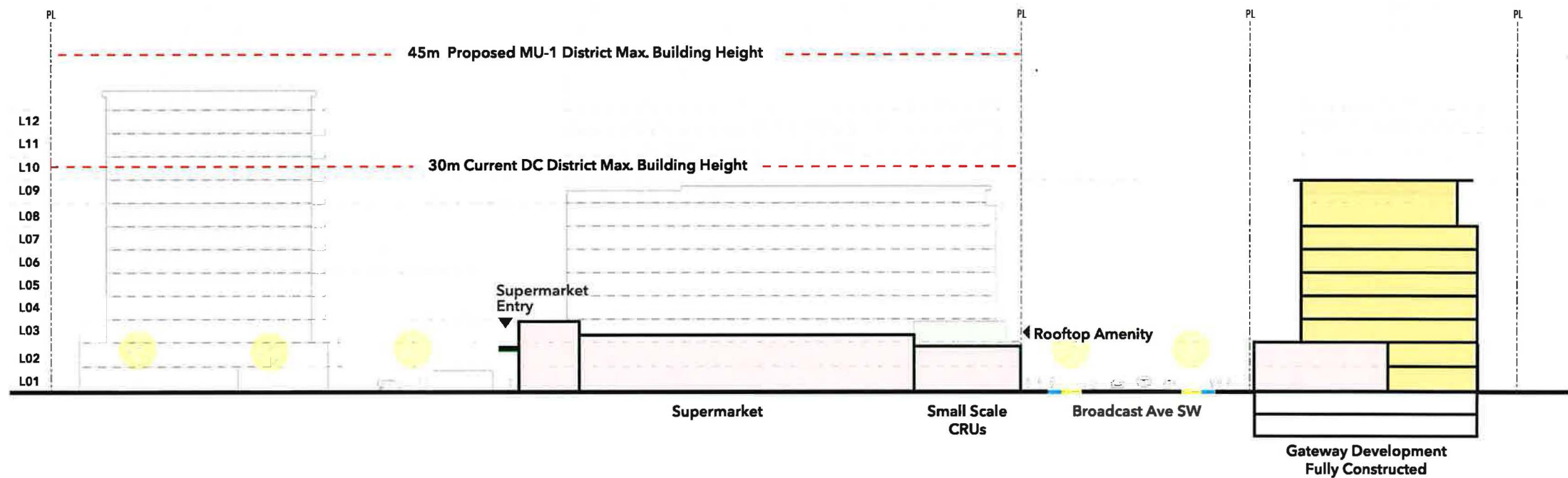
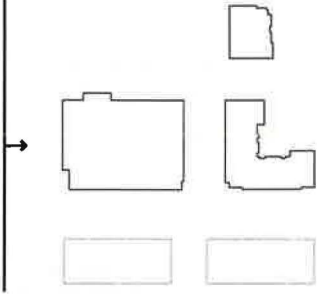
Site Section



- Commercial Retail Unit
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Residential Indoor Common Amenity

CONCEPT PROGRAM

Site Section



- Commercial Retail Unit
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Residential Indoor Common Amenity

SITE PHOTO

Discovery Centre
to be demolished



BROADCAST AV SW

SITE PHOTO
Looking South



SITE PHOTOS

Adjacent Shopping Centre



SITE PHOTO
Looking North

OLD BANFF COACH RD

PUBLIC PARK
Municipal Reserve

85 ST SW

BROADCAST AV SW

 **OAK & OLIVE**
WEST DISTRICT
Concurrent Land Use &
Development Permit Application

SITE PHOTO
Looking East







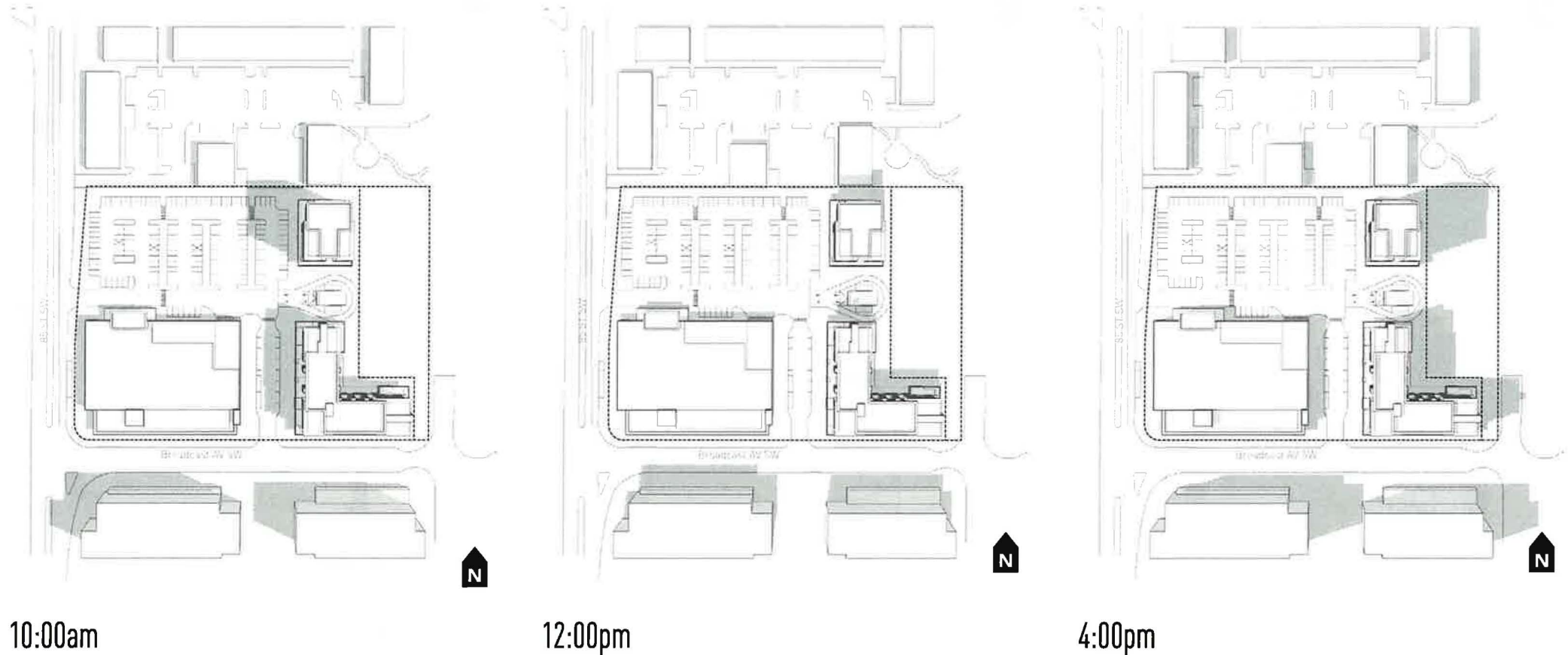






DEVELOPMENT PERMIT SHADOW STUDY

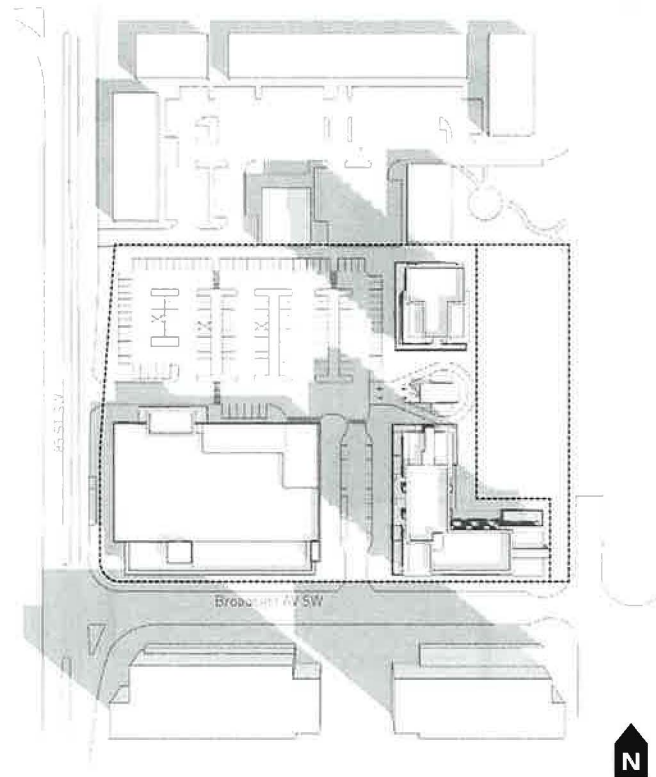
June 21



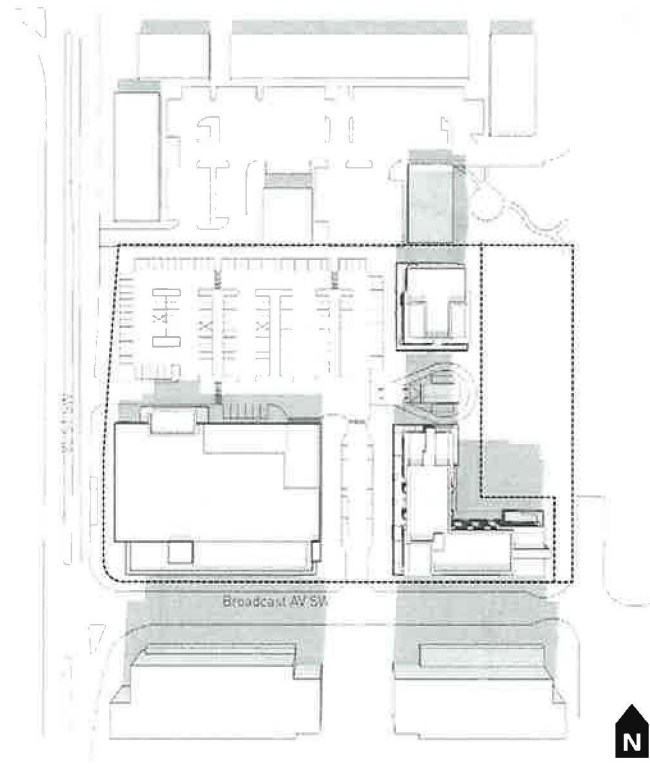
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

DEVELOPMENT PERMIT SHADOW STUDY

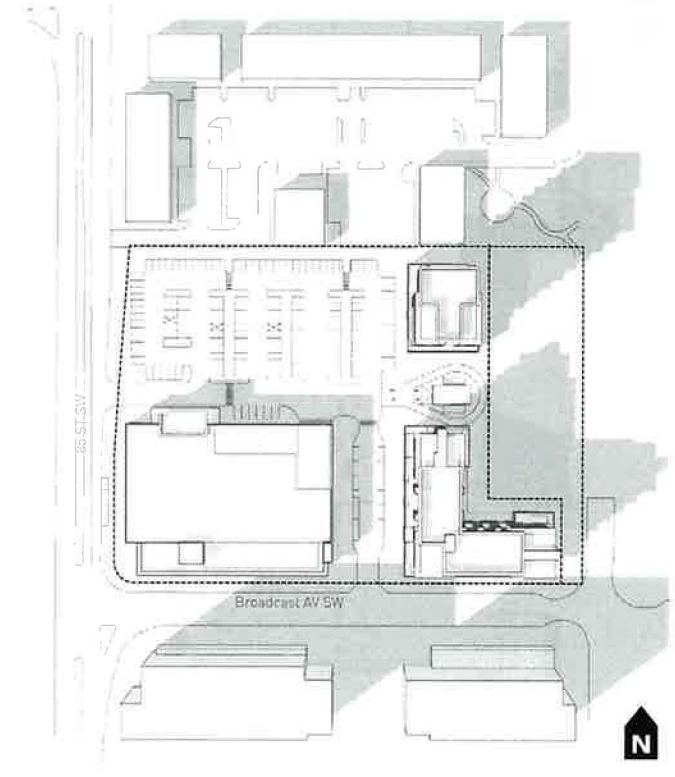
September 21 & March 21



10:00am



12:00pm

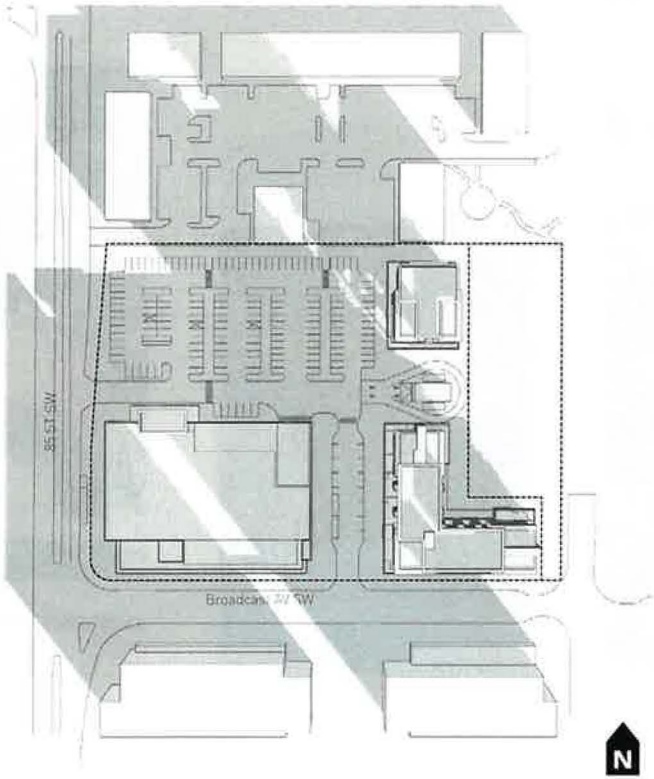


4:00pm

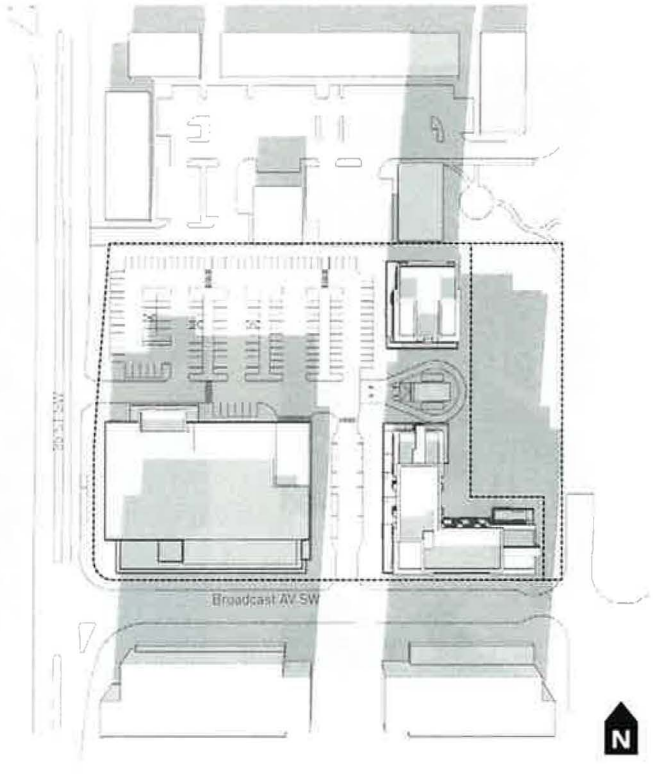
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DEVELOPMENT PERMIT SHADOW STUDY

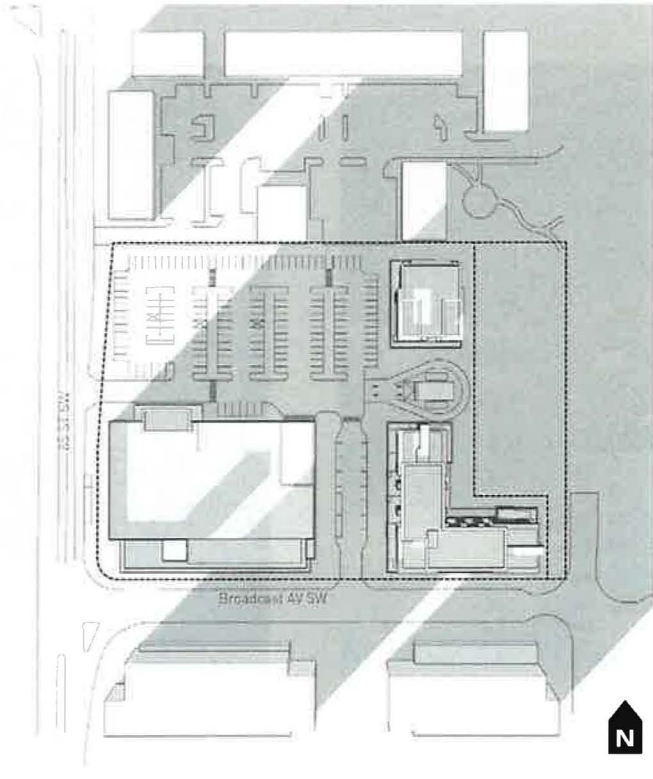
December 21



10:00am



12:00pm



4:00pm

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. Simulated dates and times are based on established City of Calgary requirements.

GUIDING PRINCIPLES

West District



Vibrant
Neighbourhood



Comfortable Building
Design



Convenient
Connections



Variety of Housing
Options

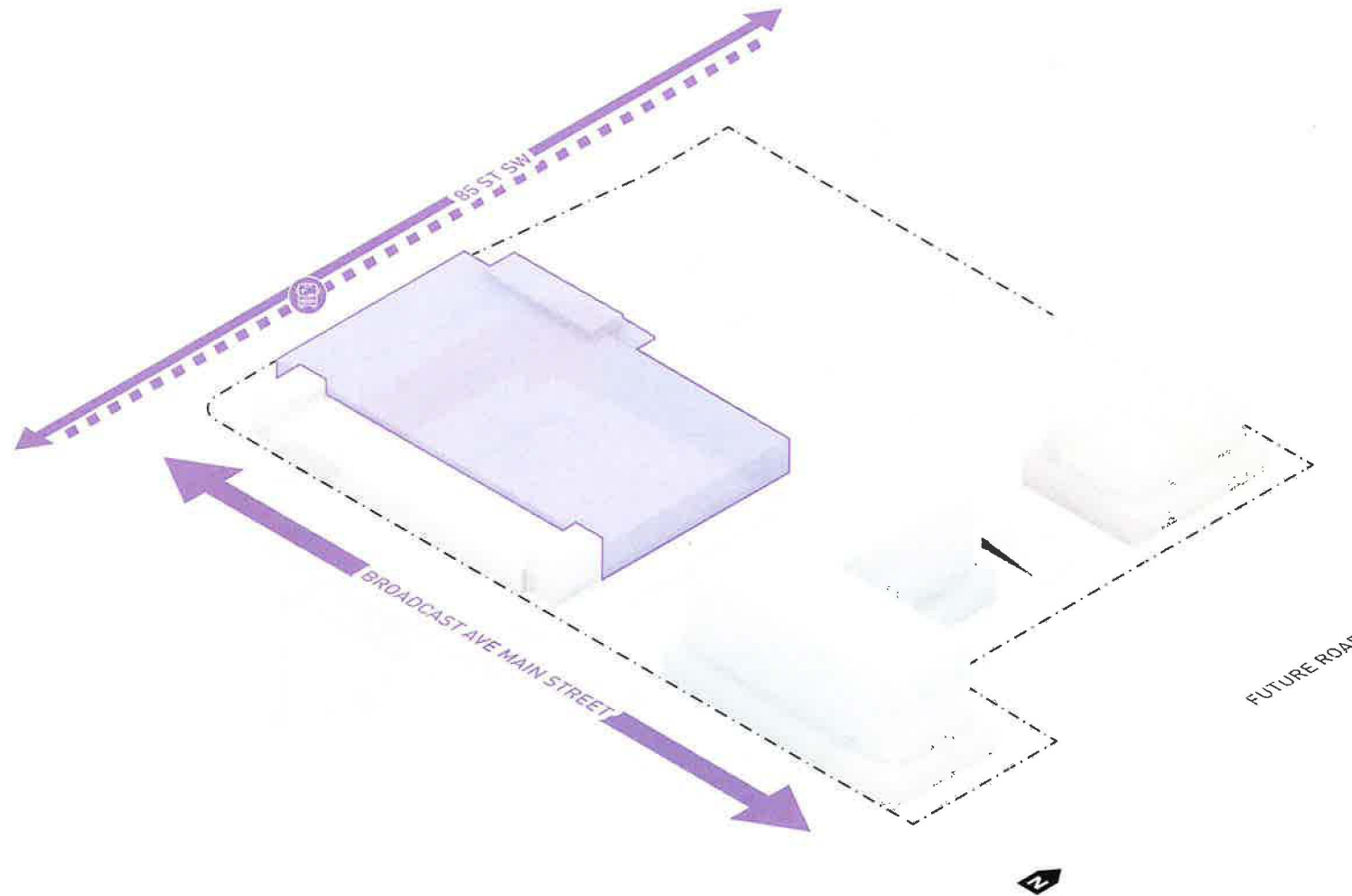


Unique
Park + Plaza



Future
Friendly Planning

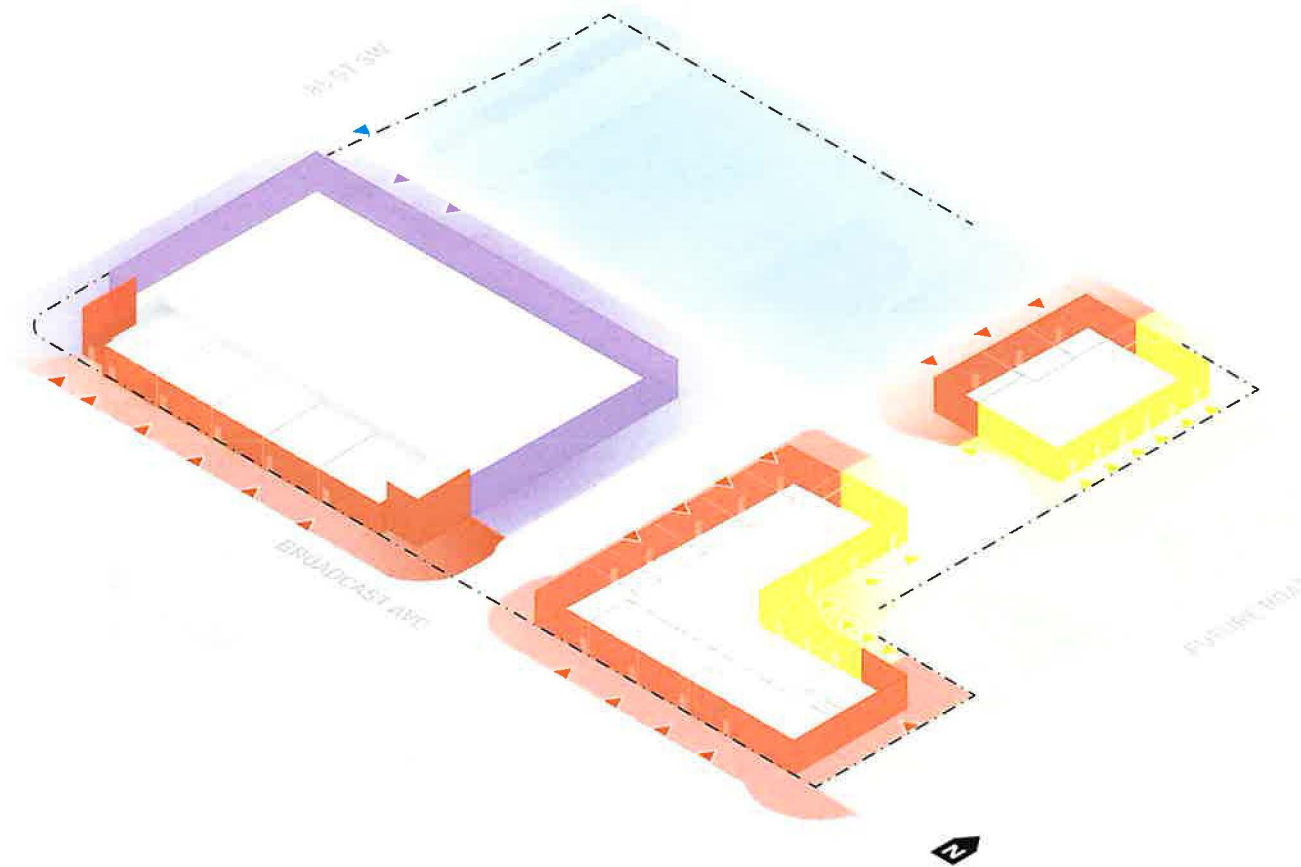
DESIGN CONSIDERATIONS



Supermarket Anchor

Prime gateway location at the intersection of the Broadcast Av SW Main Street and 85 ST SW Arterial results in the supermarket being easily accessible by residents of West District and the surrounding West Springs community.

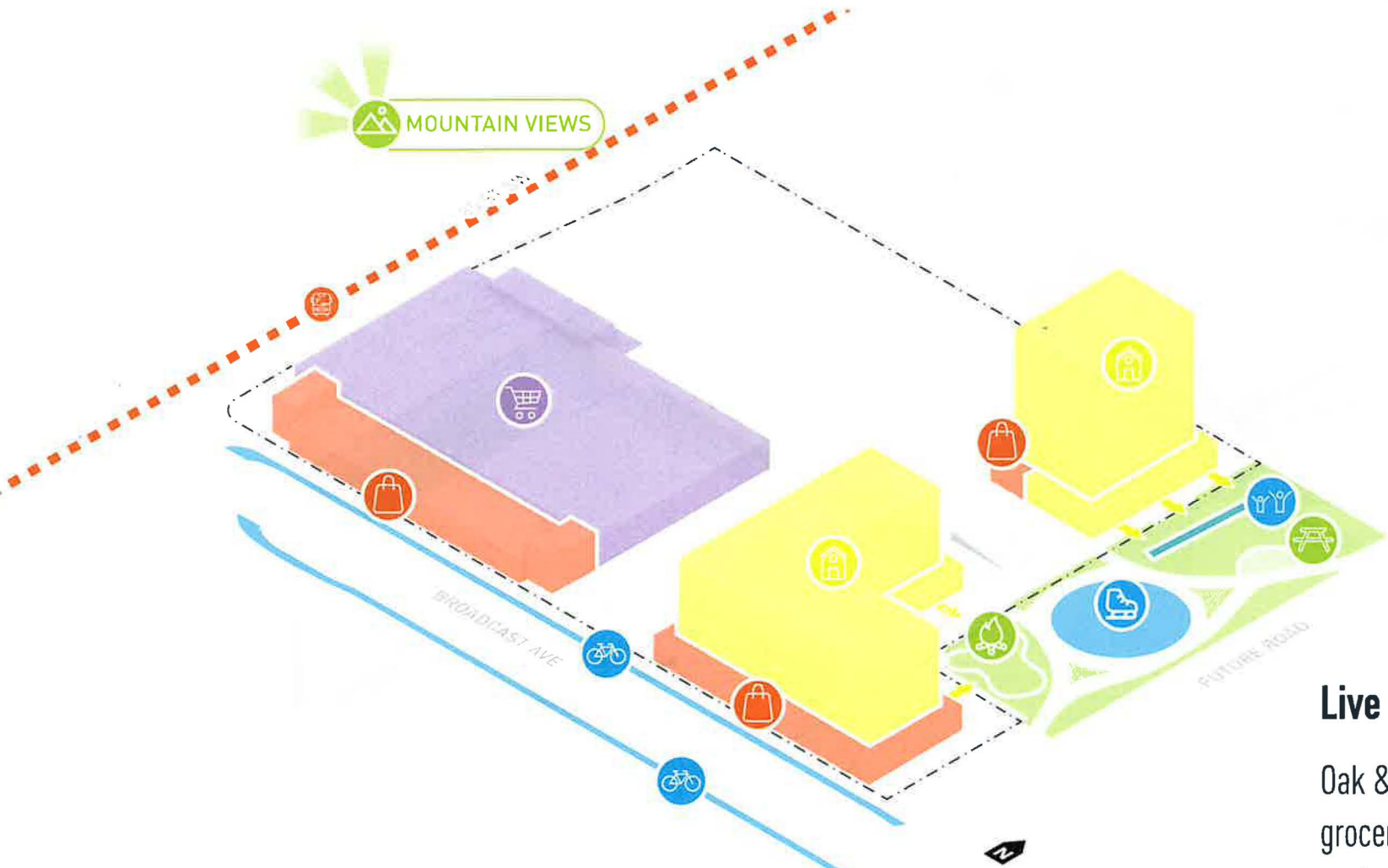
DESIGN CONSIDERATIONS



Active Edges

The streetscape and public park are activated with ground level residential units, small scale “liner” retail units, and a prominent supermarket plaza and entryway. At-grade parking is located away from active edges, with direct vehicle access to the 85 ST SW Arterial.

DESIGN CONSIDERATIONS



Live - Work - Play

Oak & Olive clusters amenities such as a grocery store, retail businesses, transit and cycle options, and an active park space just outside future residents' front doors.

DESIGN CONSIDERATIONS



Quality Public Space

A well-considered landscape plan results in a high quality streetscape, accessible green rooftop amenities and a public park that connects to an existing park network.

WEST DISTRICT

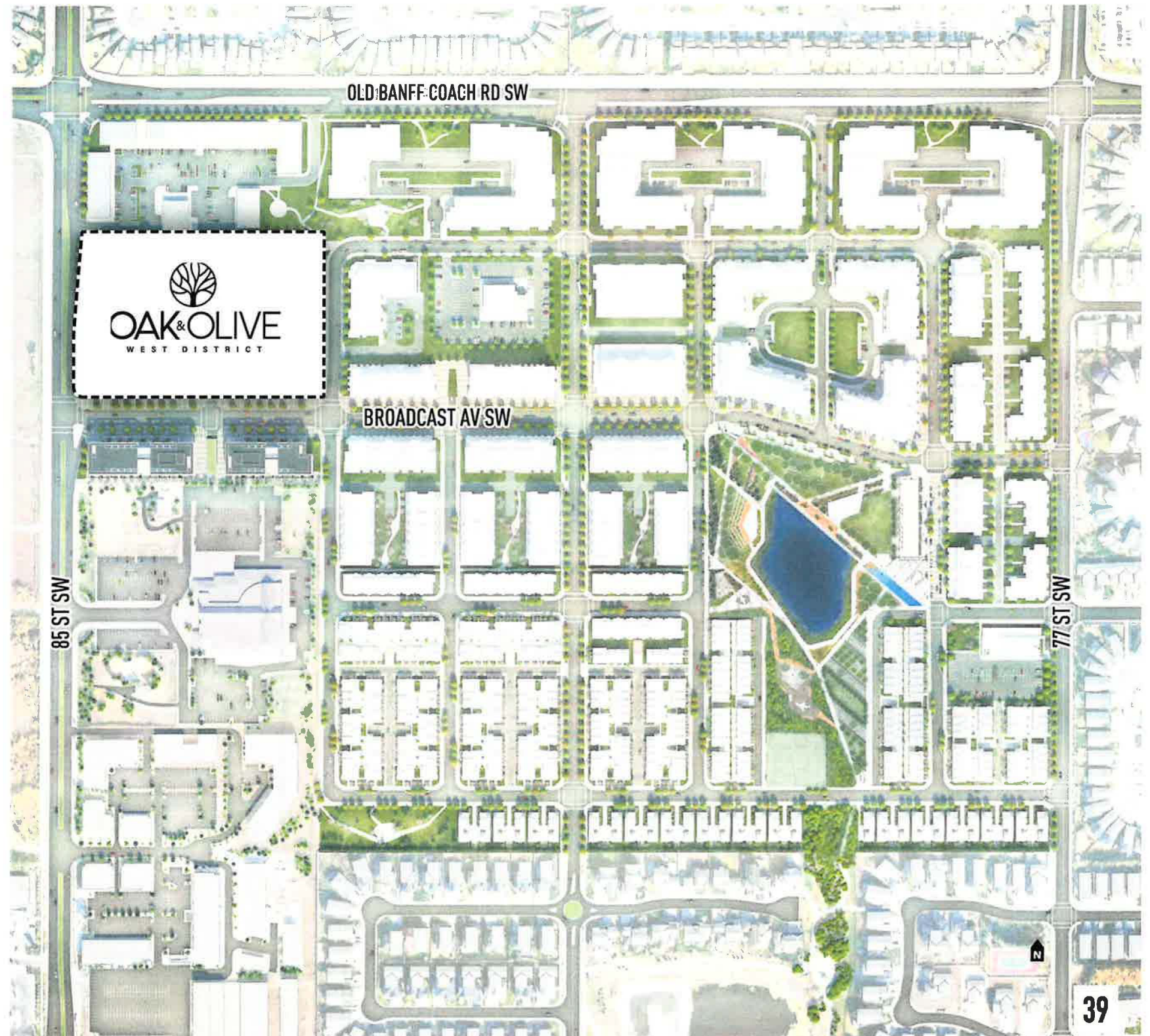
About



WEST DISTRICT

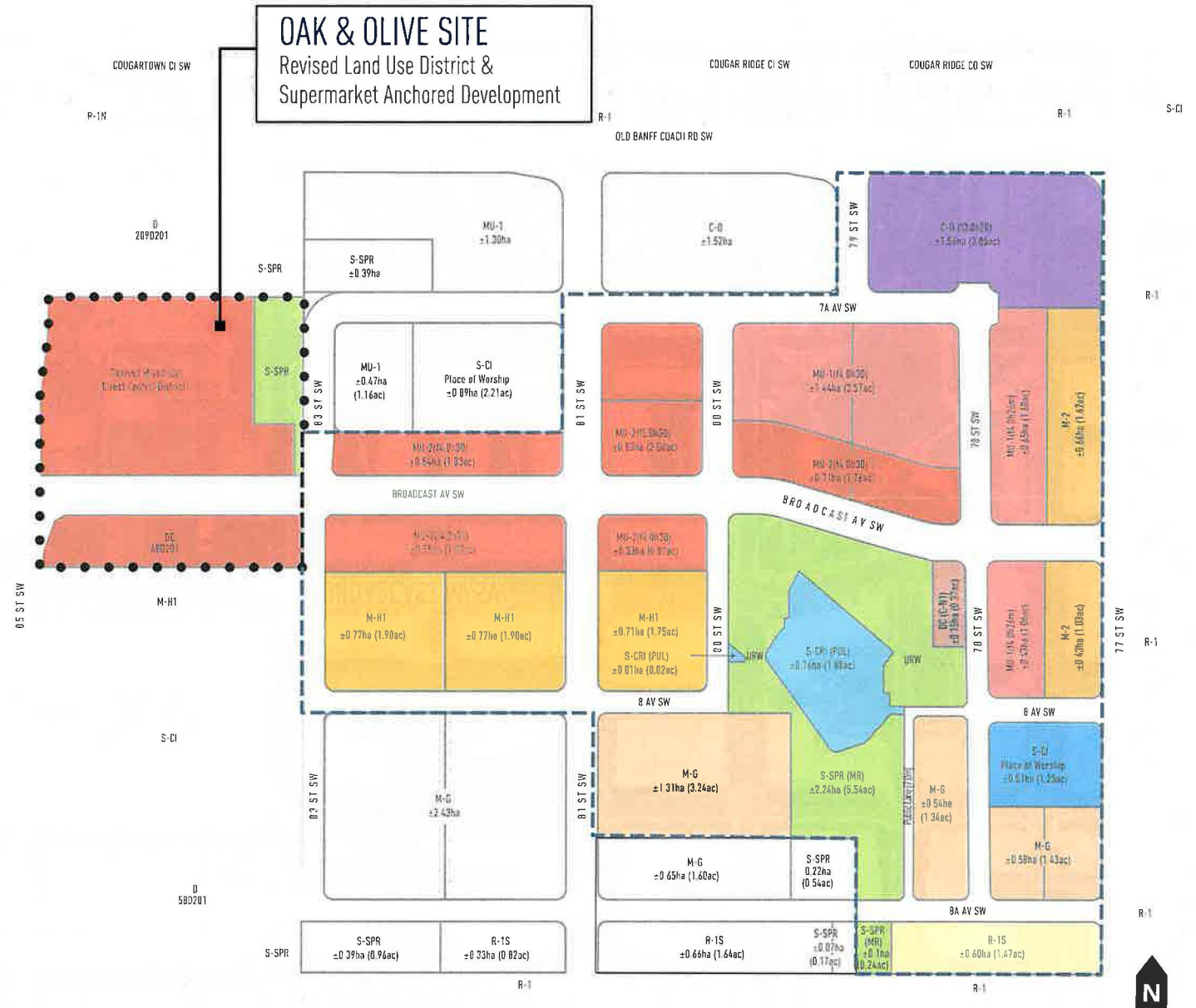
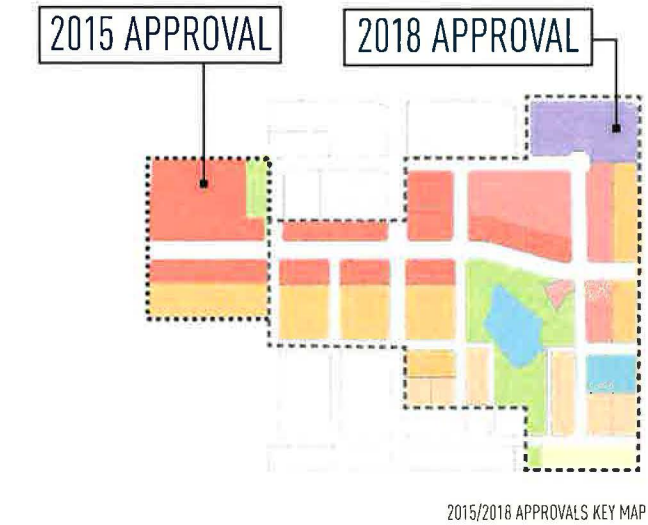
Master Plan

Oak & Olive is envisioned as a supermarket-anchored mixed-use node which acts as the “gateway” to West District. A place where residents can live, work and play within a vibrant developing community.



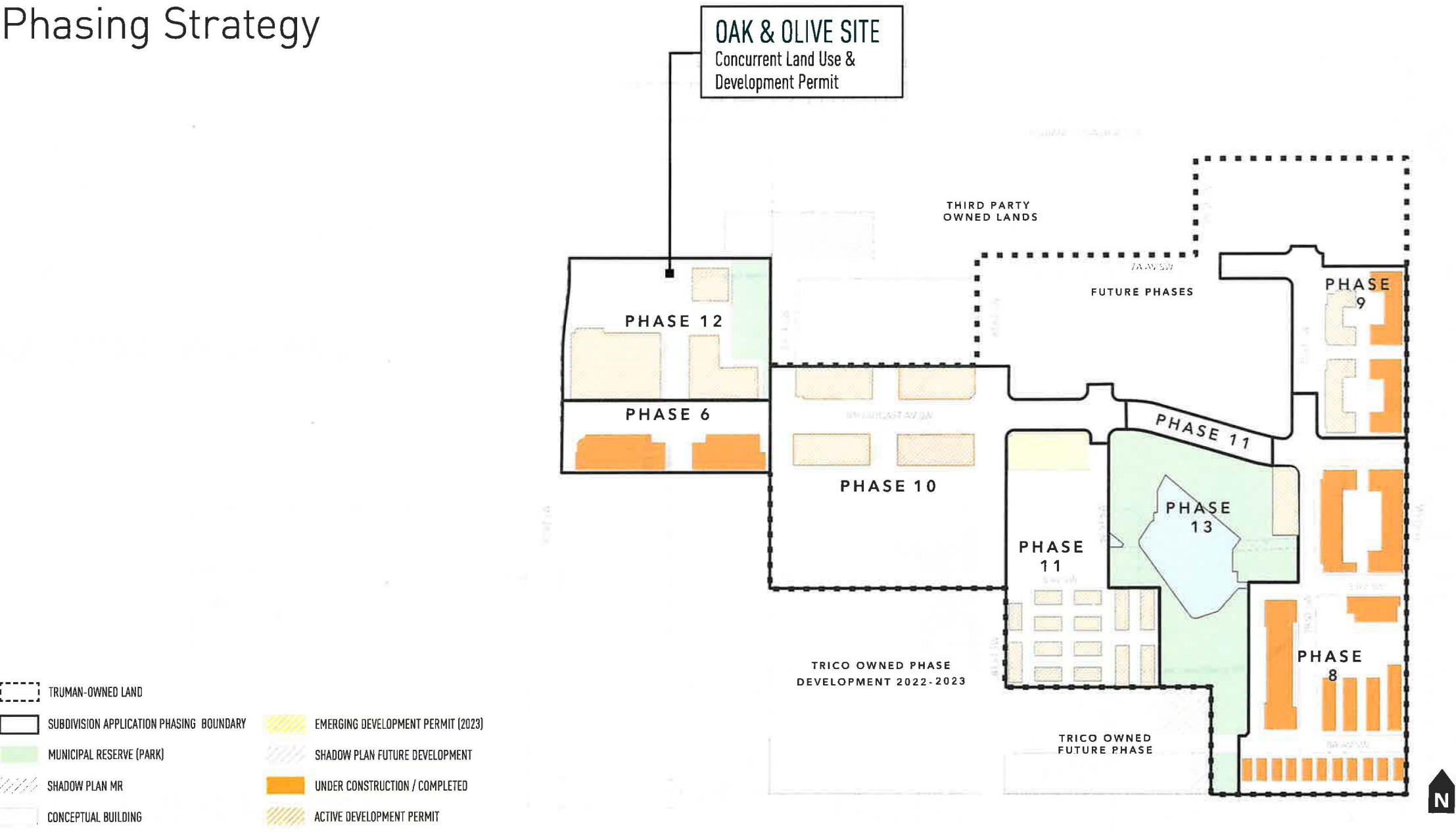
PLAN REFINEMENT

Through Implementation



DEVELOPMENT PROGRESS

Phasing Strategy



POLICY ALIGNMENT

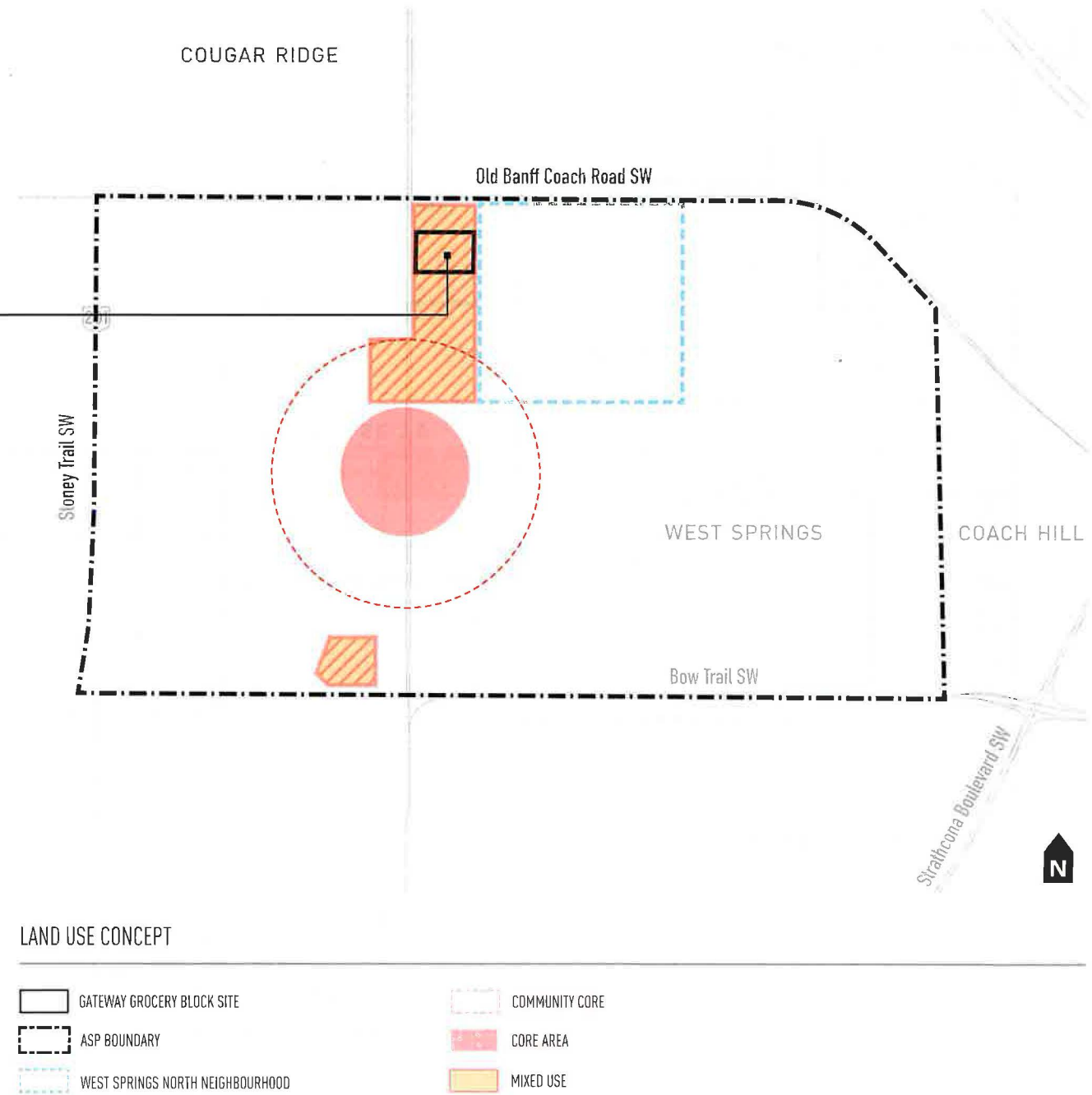


OAK & OLIVE
WEST DISTRICT

Anticipated Intensity
±200 People & Jobs per Hectare

West Springs Area Structure Plan

“minimum intensity of 100 people and jobs per hectare that *“contribute to a high quality urban environment through thoughtful design, orientation and placement of buildings, enhanced streetscapes and infrastructure investment.”*



ABOUT

West District



WEST DISTRICT

West District is a comprehensively planned, high density, transit-supportive activity centre that will provide commercial and employment opportunities, allowing residents to live, work and play locally.



Mulberry Rental Apartments



The Aurora Single Family Detached Homes



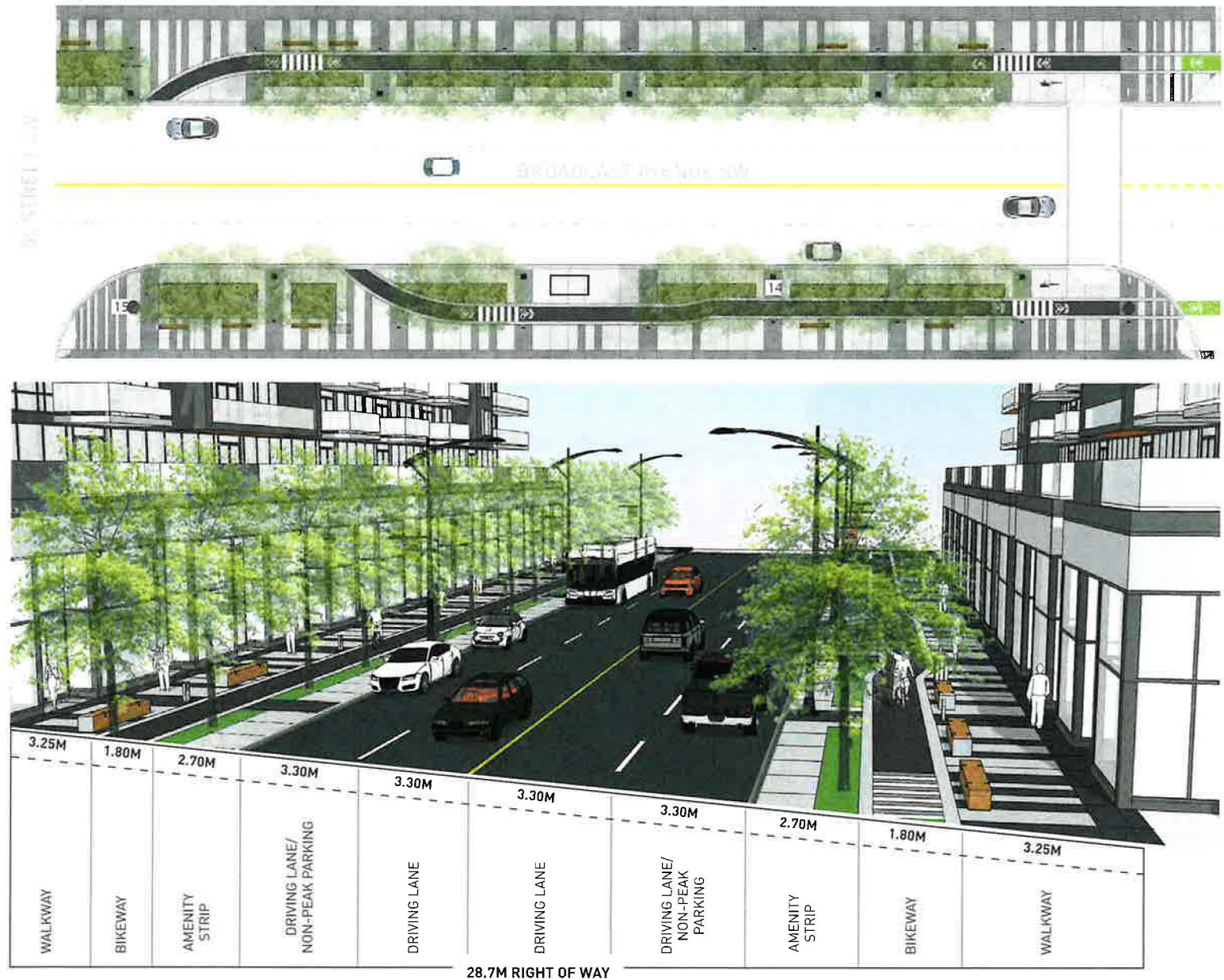
Wilshire Townhomes

LANDSCAPE

Sections

BROADCAST AVENUE SW

Streetscape Design



LANDSCAPE SECTION

Keyhole Parking Entry

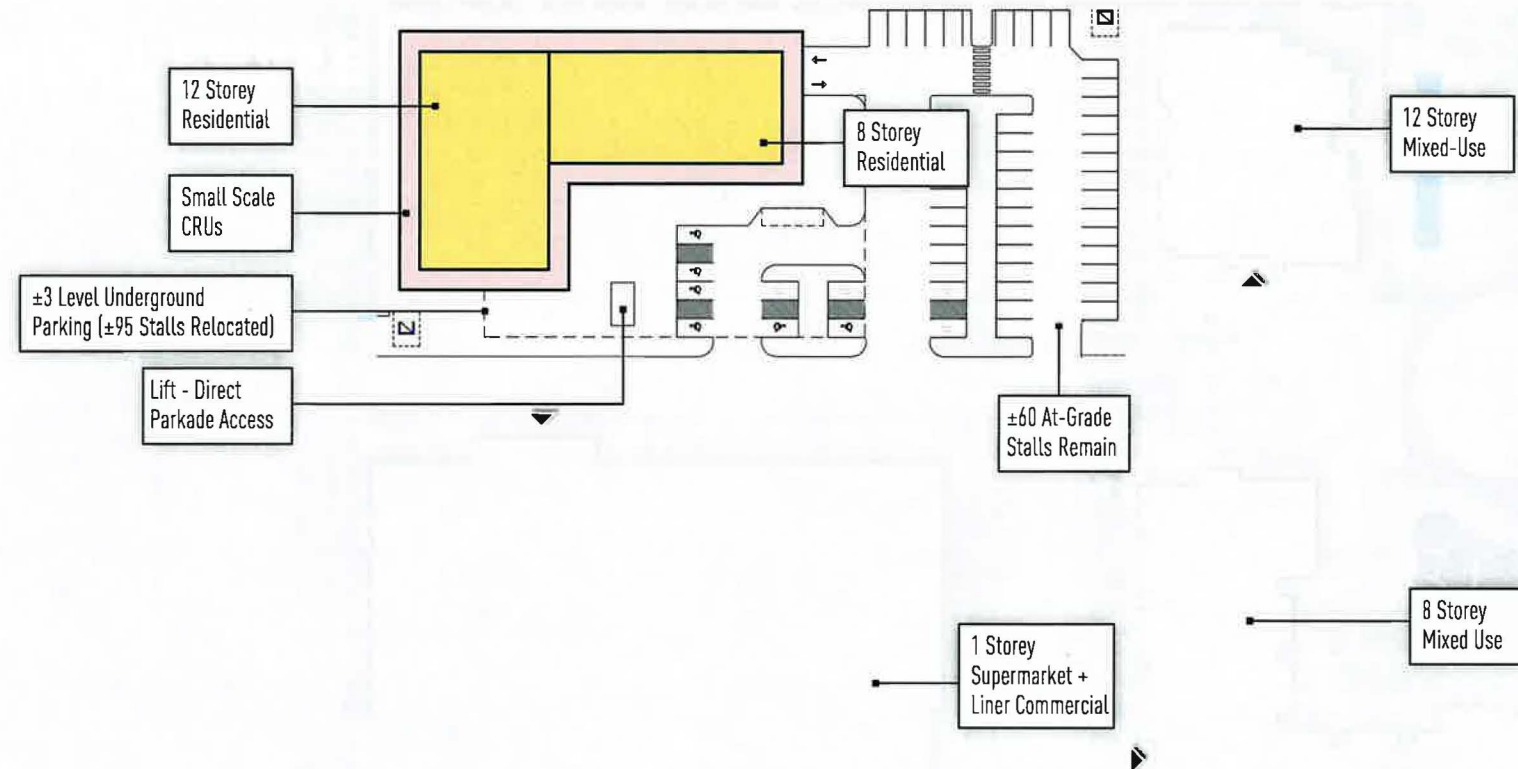


FUTURE DEVELOPMENT PHASE

Conceptual Build Out

FUTURE DEVELOPMENT PHASE

Conceptual Site Plan



- Commercial/Retail
- Residential Dwelling Unit
- Circulation / Services / Back of House
- Common Amenity

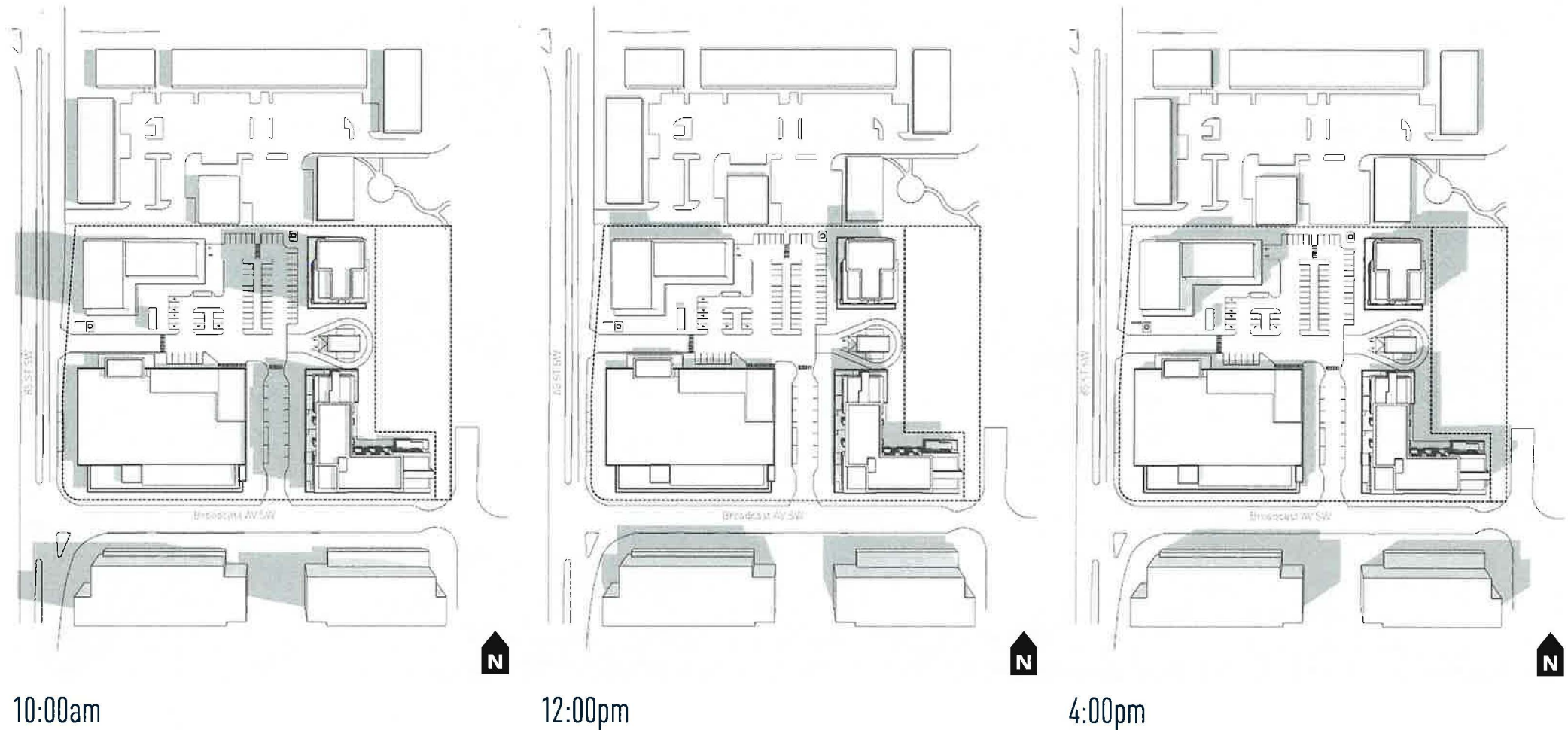
FUTURE DEVELOPMENT PHASE

Conceptual Massing



FUTURE DEVELOPMENT PHASE SHADOW STUDY

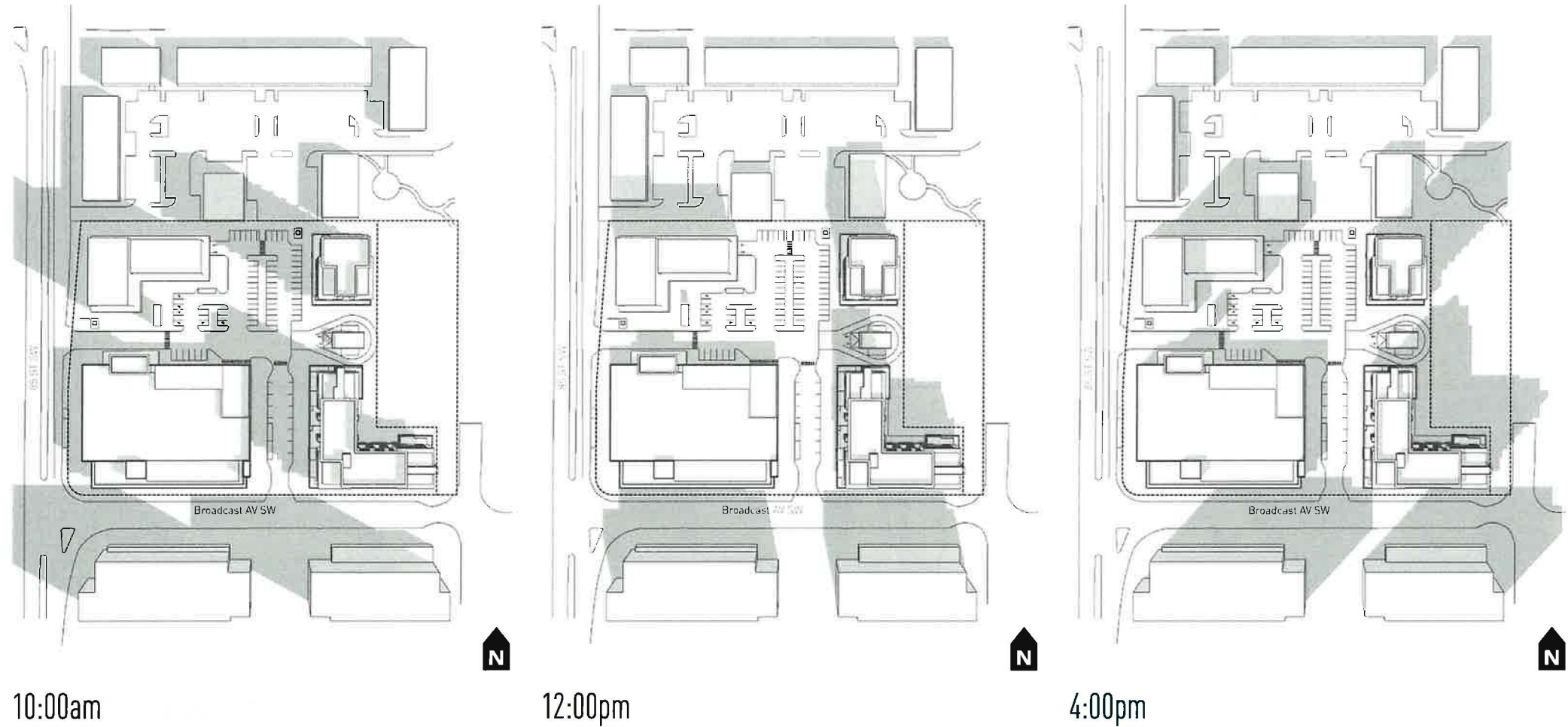
June 21



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 approximation of the proposed project and surroundings, surrounding built form, and natural features. Simulated dates and times are based on projected date of funding requirements.

FUTURE DEVELOPMENT PHASE SHADOW STUDY

September 21 & March 21



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FUTURE DEVELOPMENT PHASE SHADOW STUDY

December 21



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