

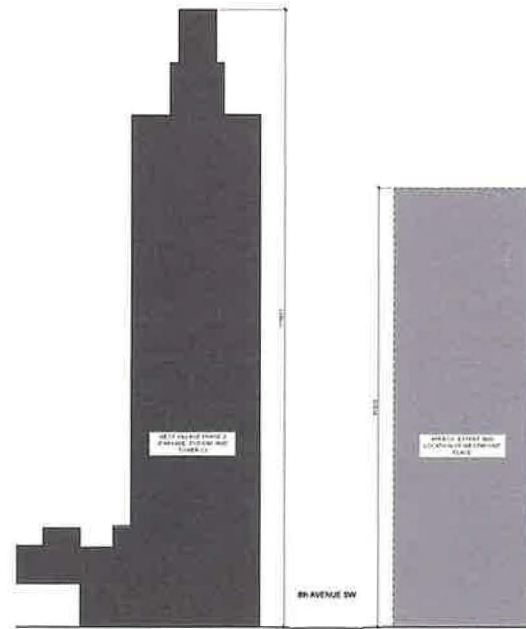
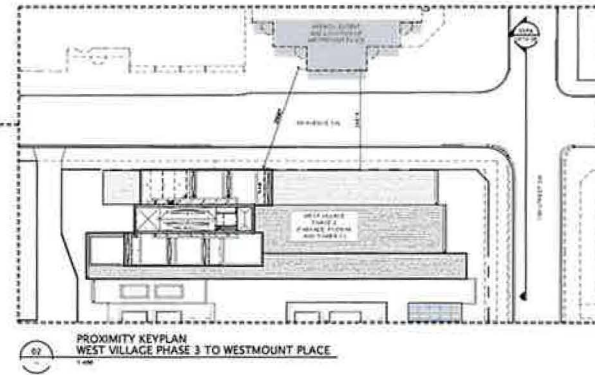
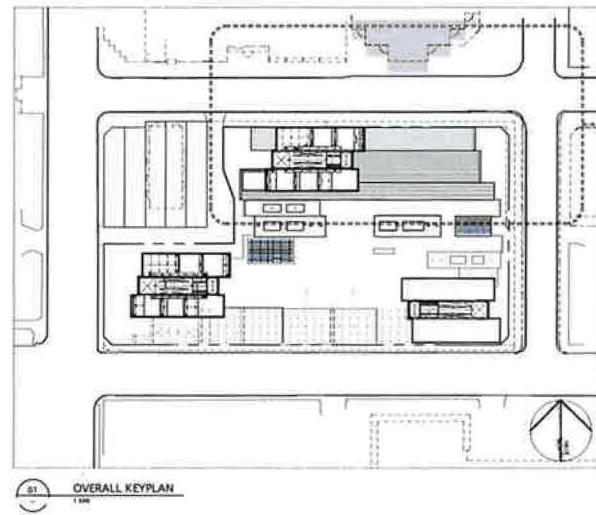
ARTICULATED BUILDING TOPS

3D View

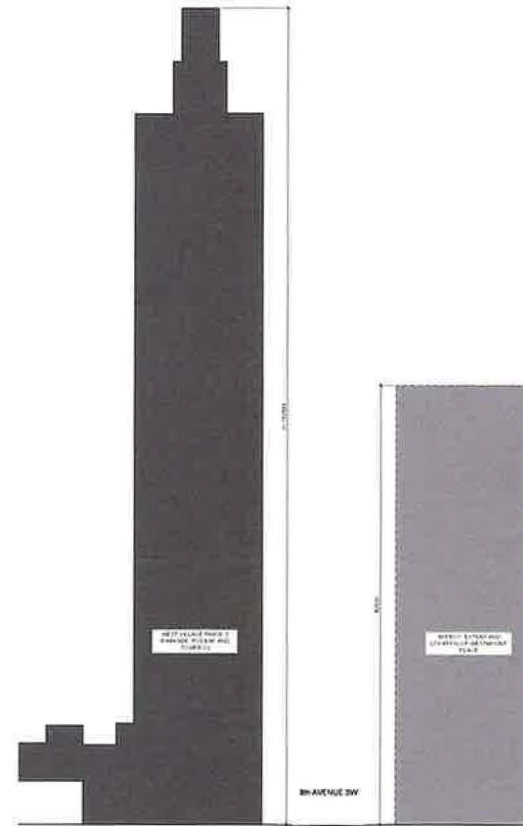
CITY OF CALGARY
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IN COUNCIL CHAMBER
JUL 26 2023
ITEM: 7.2.17 C/C 2023-0593
Distribution Presentation 2
CITY CLERK'S DEPARTMENT



Proximity to Westmount place



Previously approved 26 story Tower C application



Current 41 story Tower C application

Shadow Studies - 26 Storey



March 21st 10:00AM MDT



March 21st 12:00PM MDT



June 21st 10:00AM MDT



June 21st 12:00PM MDT



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Shadow Studies - 41 Storey



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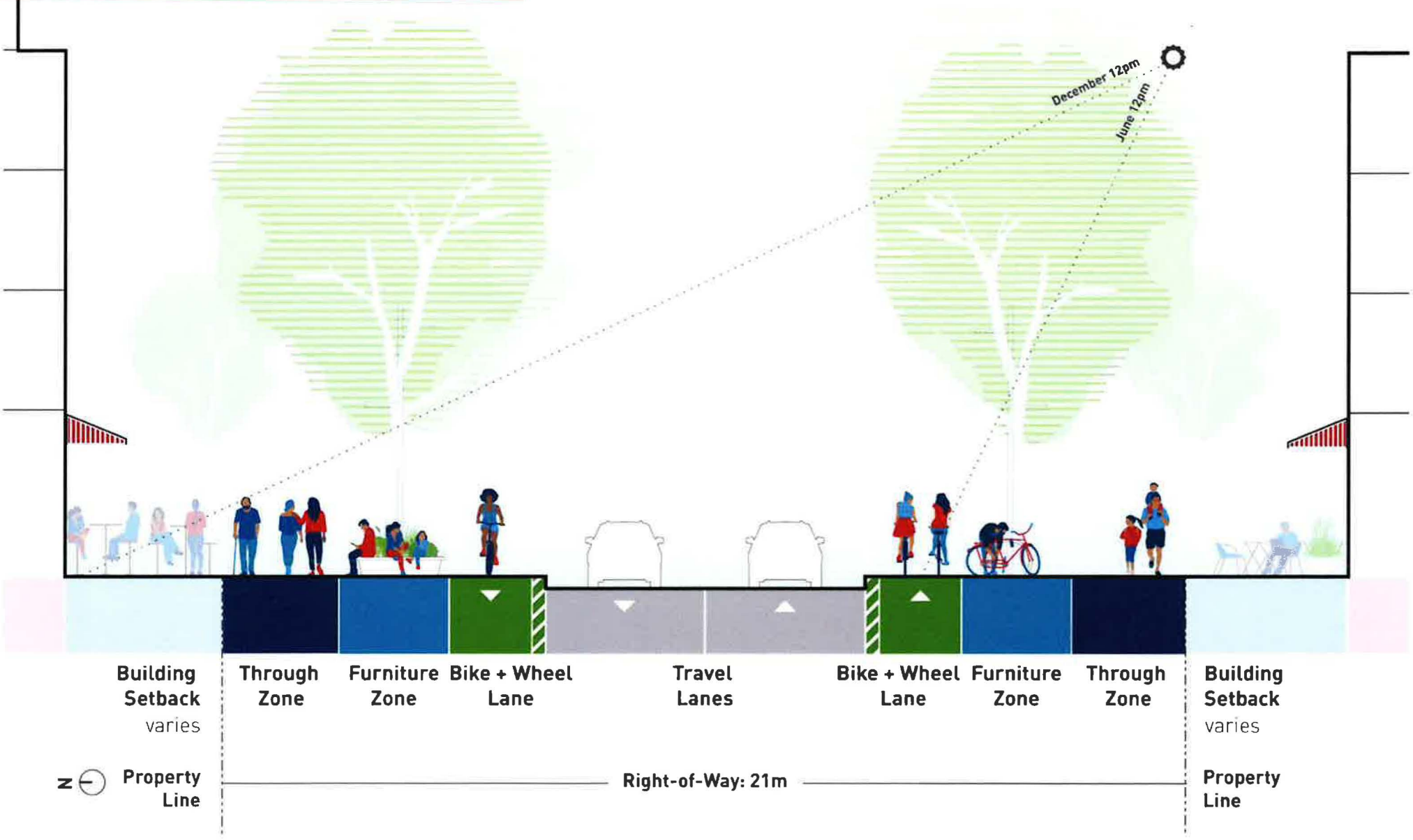
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The future of Stephen Avenue

Fresh ideas for Calgary's most iconic street.



ENHANCING PUBLIC REALM

NE and NW plazas are stimulus for public realm and activity providing vibrant ends to an active public street. Retail activity on street level connects the two nodes.



Principles of urban design

- **Connectivity, Orientation and context**
This development connects beyond its extents and ties the intersections seamlessly through the animated street on 8th Avenue.
- **Integration, Accessibility and Flexibility**
The proposed building provides an anchor to the area while maintaining the character of the community. The boulevard style sidewalks, pedestrian orientation and scale are all integrated into the community. The improved pedestrian connections around the site are complimented by both visitor and resident bicycle parking to support residents and visitors flexibility & choice in mode of travel.
- **Sustainability & Diversity**
The proposed development will positively affect the community as it transforms an underutilized site in a prime location into a vibrant node within the downtown Calgary. The mixed use development introduces a variety of commercial uses on street level in order to attract a variety of demographics to the community. As a result, economic and social opportunities within the site's vicinity will increase.
- **Creativity and Animation, Safety**
Articulation of podium, and permeability of street into the building enhances the public realm and safety. This also contributes to the concept of eyes on the street and animates the public corridors.

Corner plazas are emphasized on both NW and NE corners of site. These nodes trigger the activity between them along 8th Avenue and also 10th street.

NE & NW Plazas



NE Plaza



NE Plaza

- STRATEGIES**
- **Clear glazing at grade.**
Visual permeability to minimize retail and restaurant Visual deterioration for retail use.
 - **Street edge definition.**
New plaza by 3' clear, distinction by planters and plantings to create a sense of enclosure.
Wood planters and permeable paving materials and vegetation.
Signage of plaza will attract people to the area.
 - **Wayfinding & Entry definition.**
Use of recessed pavement and color down into to define public at grade.
Use of architectural details to define entry areas.
 - **Color and Animation.**
All plaza areas will be illuminated by warm white LED lighting to create a sense of enclosure and animation.
Use of color in signage and lighting to create a sense of enclosure and animation.
 - **Lighting.**
Light poles of public scale for public use.
Use of lighting to define entry areas and to create a sense of enclosure and animation.
Use of lighting to define entry areas and to create a sense of enclosure and animation.
 - **Barrier Free Access.**
Ramps to fully access plaza and to connect through the plaza.



NW Plaza



NW Plaza