



1401 17 AV SE

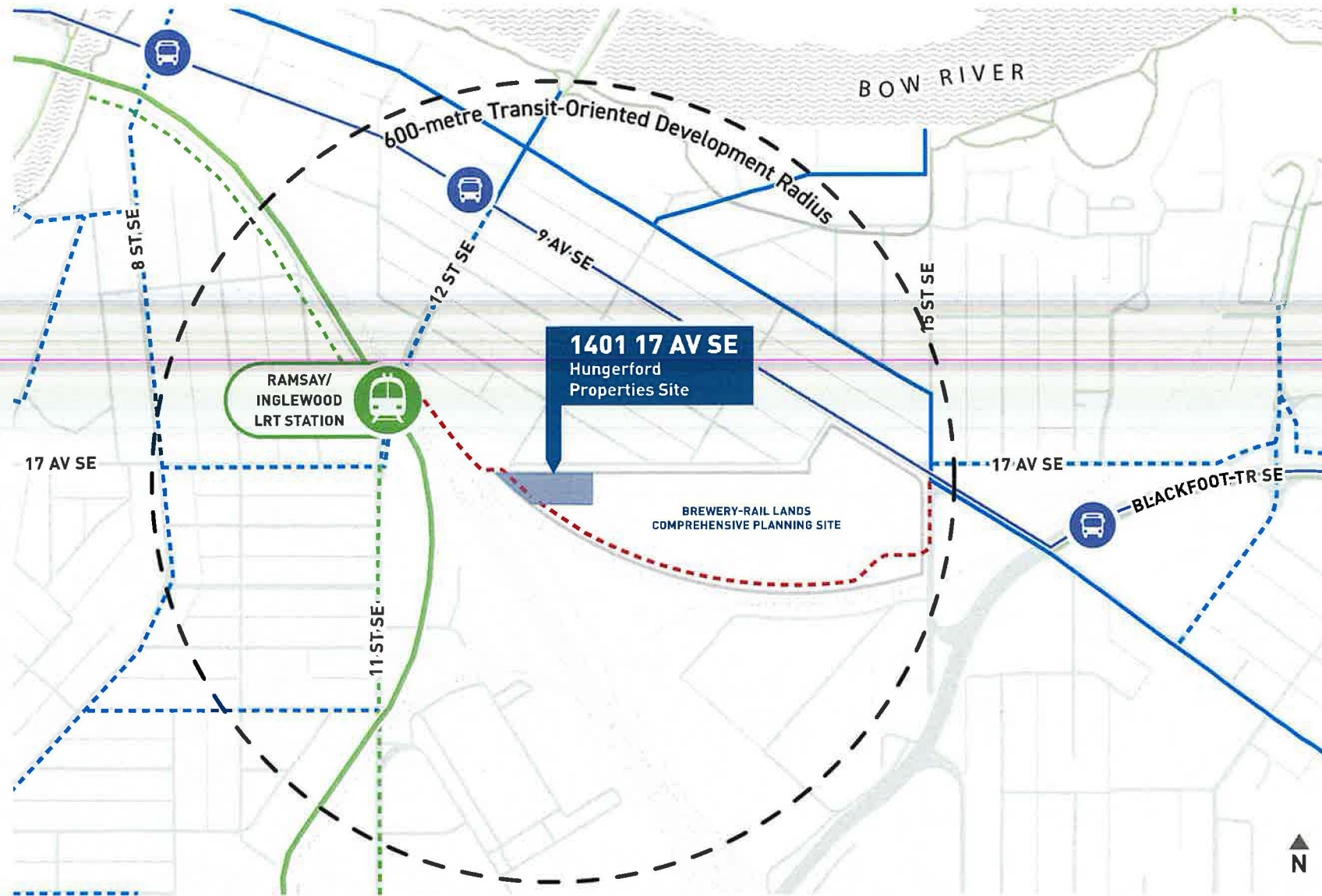
Item 7.2.10 | LOC2022-0064 | CPC2024-0963

Public Hearing Presentation | November 12, 2024
Prepared by CivicWorks

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
NOV. 12 2024
ITEM: 7.2.10 CPC2024-0963
Distrib- Presentation 2
CITY CLERK'S DEPARTMENT

HUNGERFORD PROPERTIES

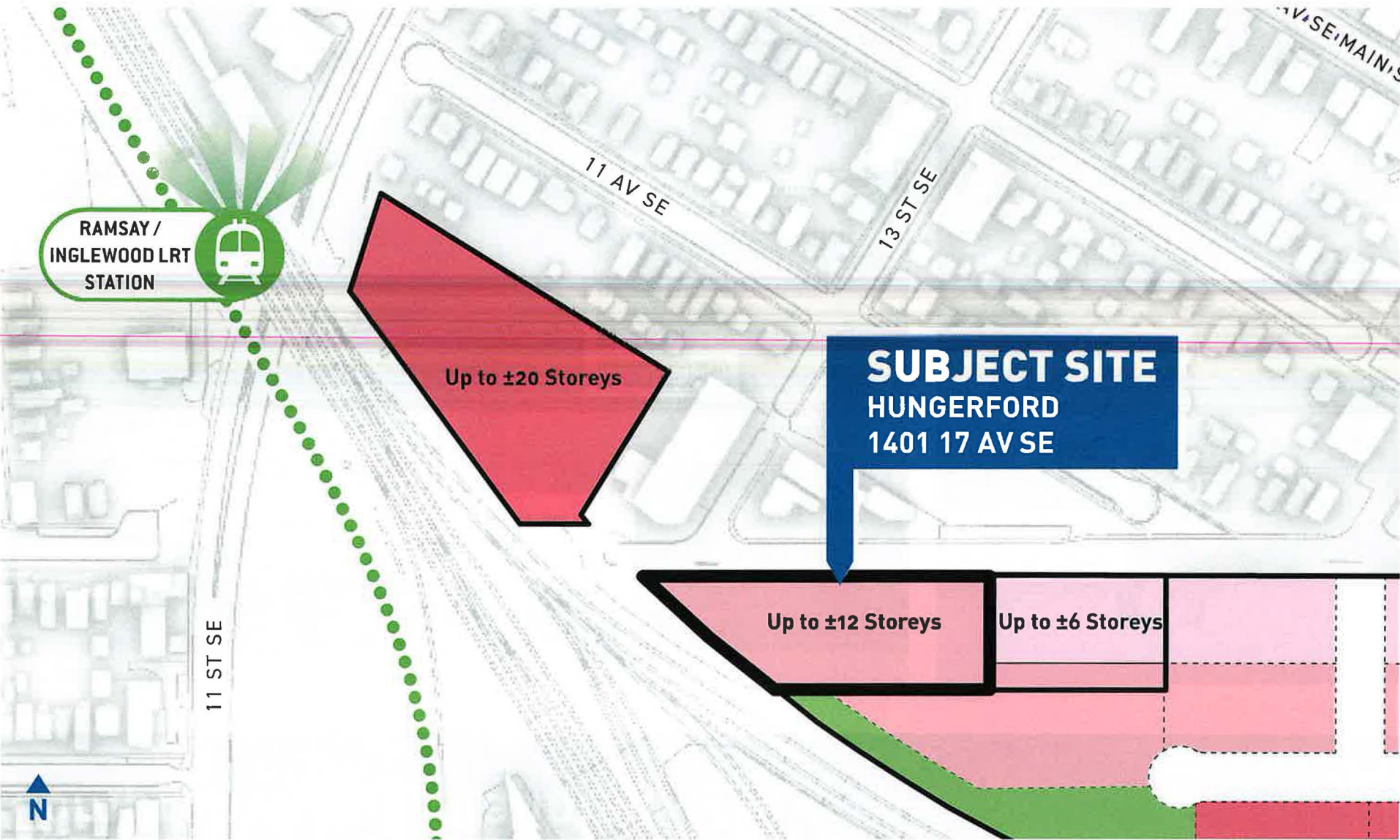
Transit-Oriented Development



LEGEND

- Comprehensive Planning Site
- Existing Bikeway
- Recommended Bikeway (LAP)
- Existing Pathway
- Recommended Pathway (LAP)
- Proposed Rail Trail Park
- MAX Purple BRT Route
- Green Line LRT Route
- MAX Purple BRT Station

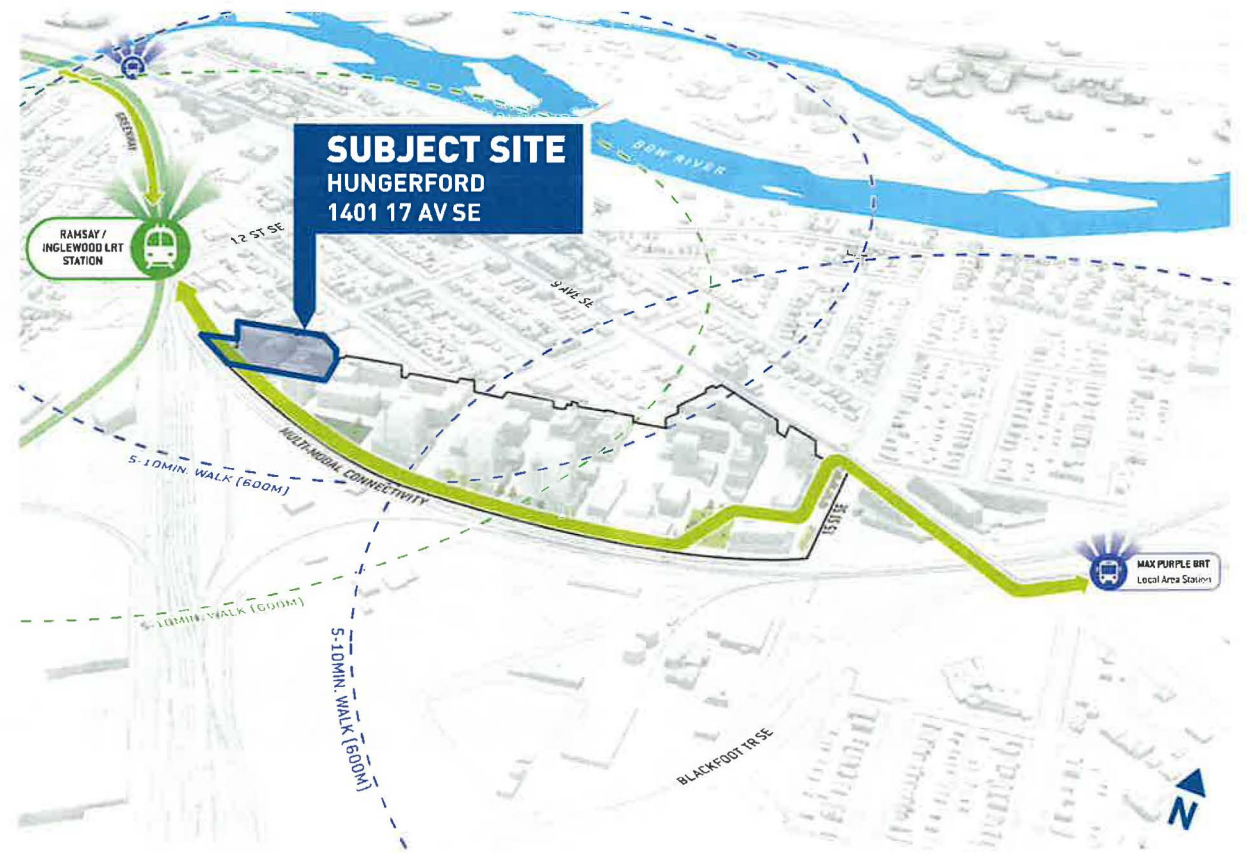
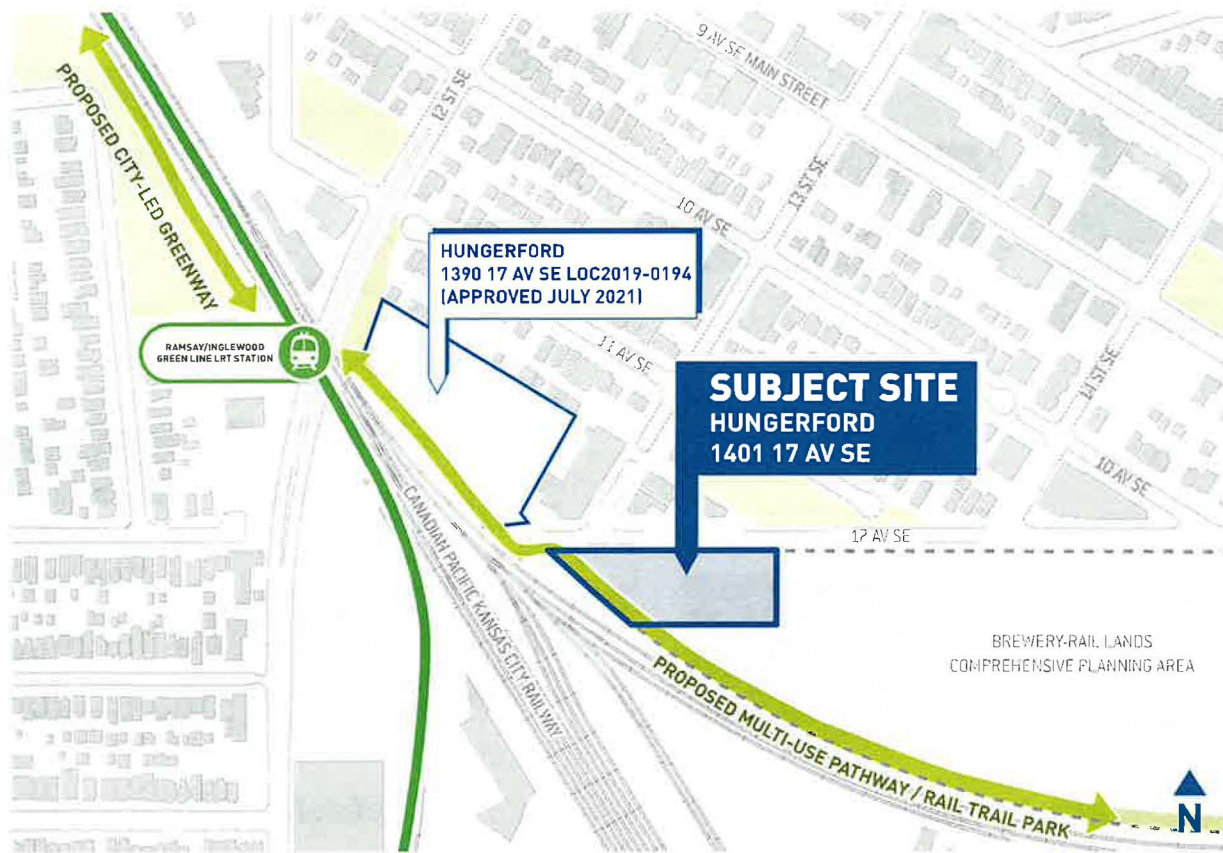




LEGEND

- Hungerford Properties Site Boundary
- Other Application/Parcel Boundaries
- - - LOC2022-0022 Outline Plan Sites
- Low Scale
Up to ±6 Storeys
- Mid Scale
Up to ±12 Storeys
- High Scale
Up to ±20 Storeys
- Proposed S-SPR with Multi-Use Pathway
- Green Line LRT

NOTE:
This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific proposed/approved maximum Building Heights and Floor Area Ratios (FARs).



Custom On-Site Signage



Neighbour Mailers



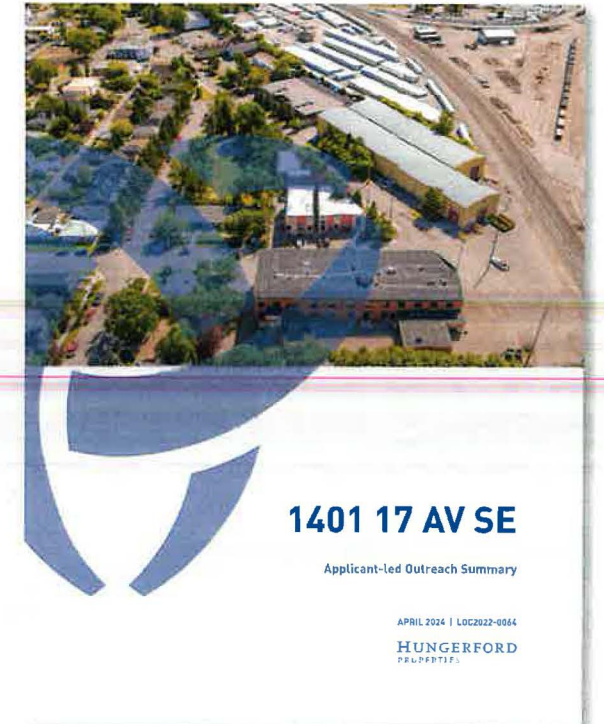
Outreach Website



In-Person Information Session



Applicant-Led Outreach Summary



Launch Apr. 2022

Public Hearing Nov. 2024



Custom On-Site Signage



Dedicated Project Webpage

<https://www.hungerfordpropertiesinglewood.com/1401-17th-avenue>



In-Person Information Session



Mailers to Neighbours



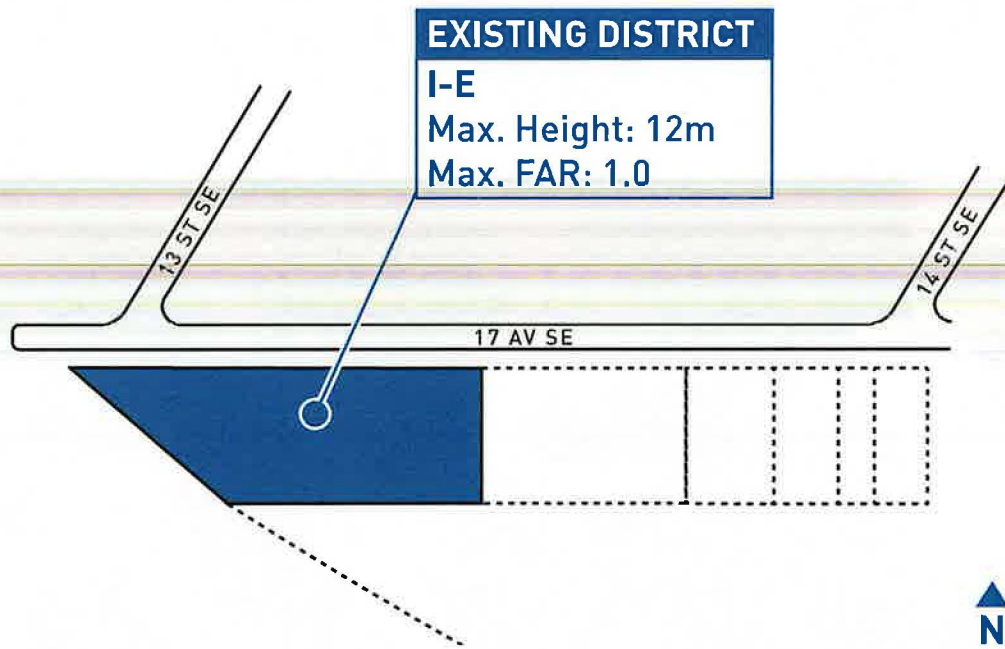
Project Voicemail + Email



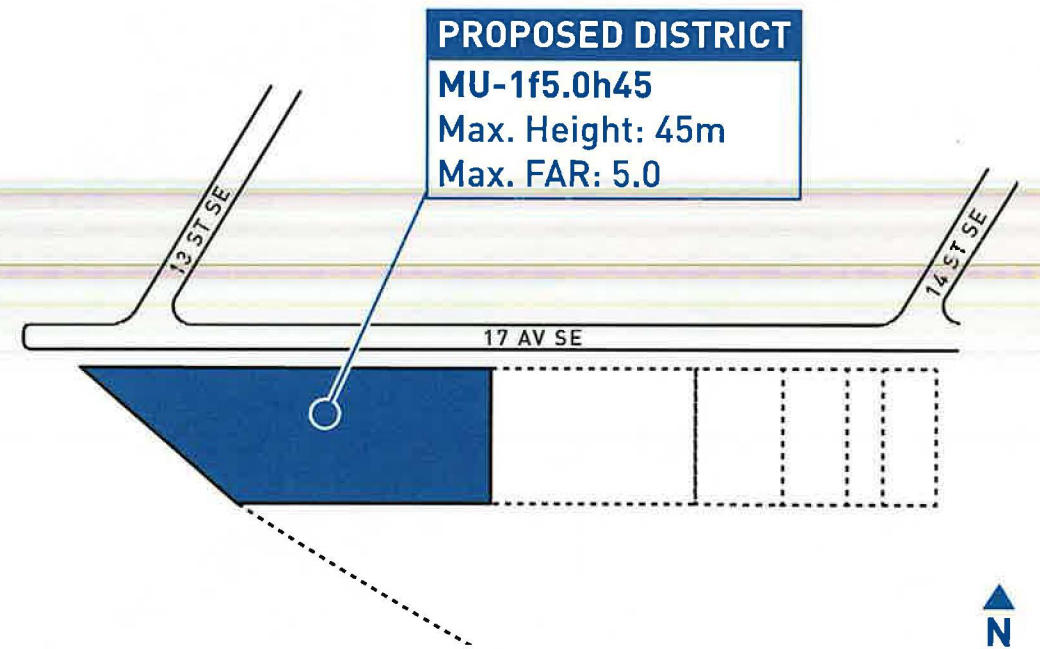
Applicant-Led Outreach Summary



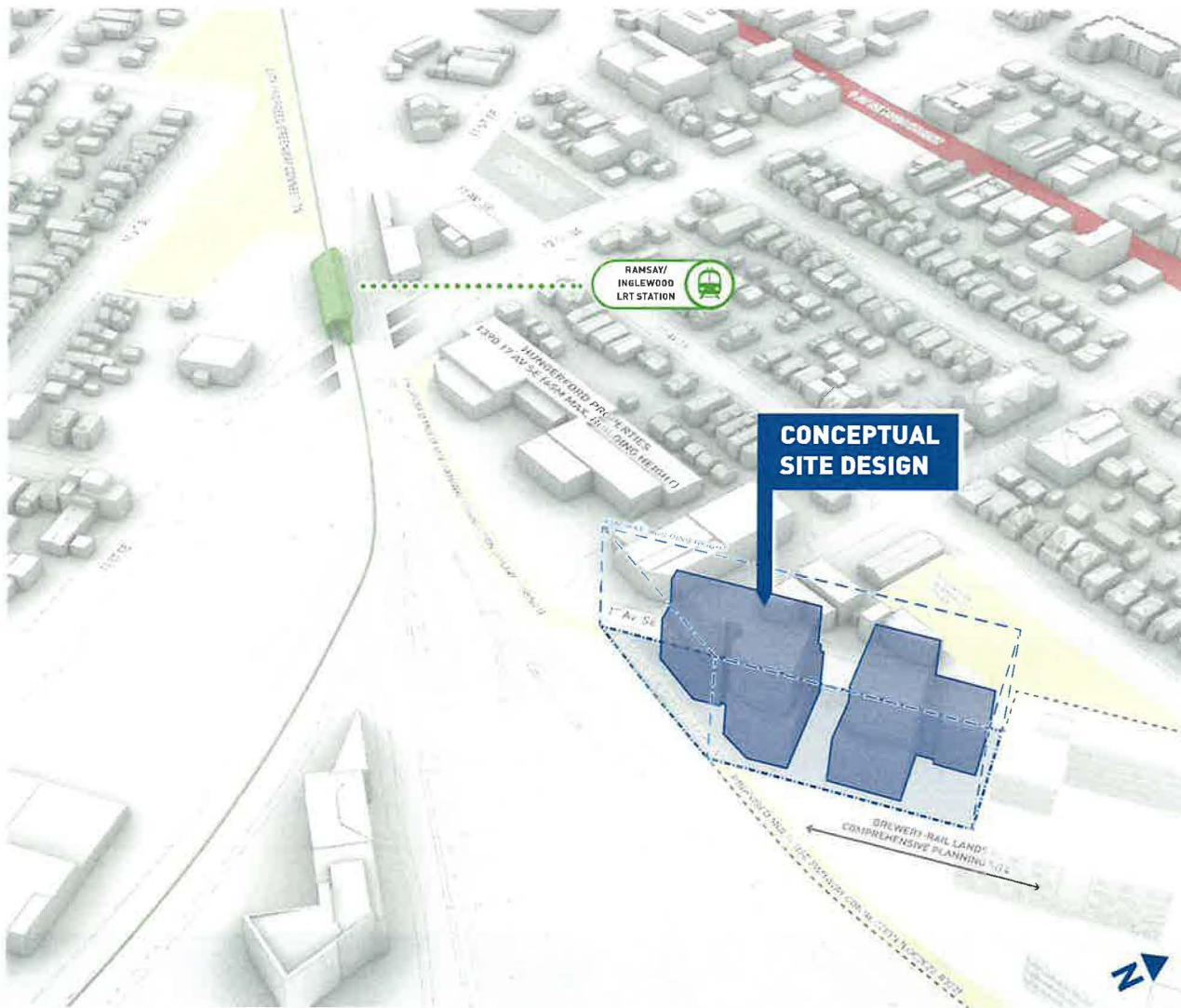
Questions?



Industrial – Edge (I-E) District



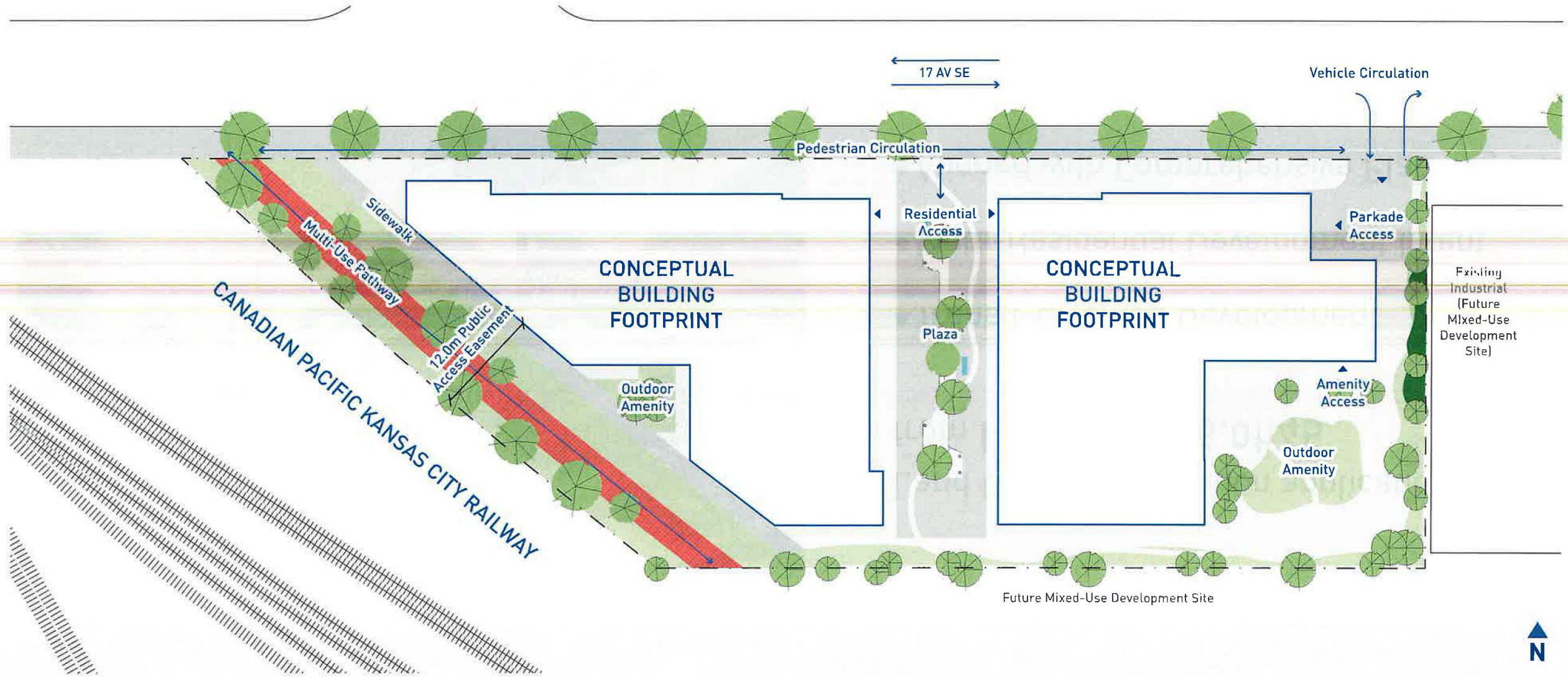
Mixed-Use – General (MU-1) District



Land Use Redesignation application:
from **I-E** to **MU-1f5.0h45**

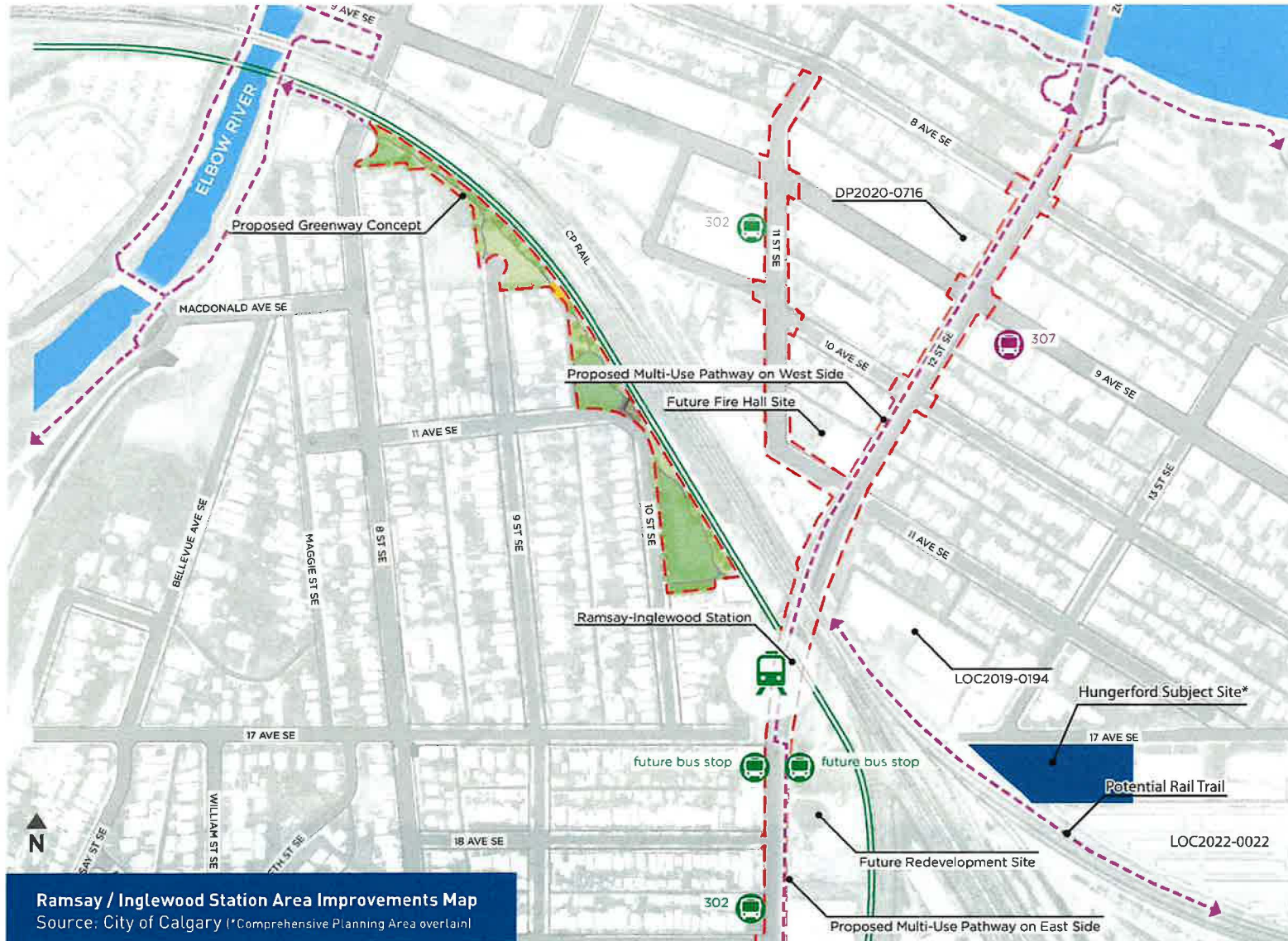
- Transit-Oriented Development
- Multi-Residential Development Intent
- Aligned with Comprehensive Planning Site
- Supportive of ±350 new homes

Note: Building design is conceptual in nature and subject to change through a Development Permit application process.



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Ramsay / Inglewood Station Area Improvements

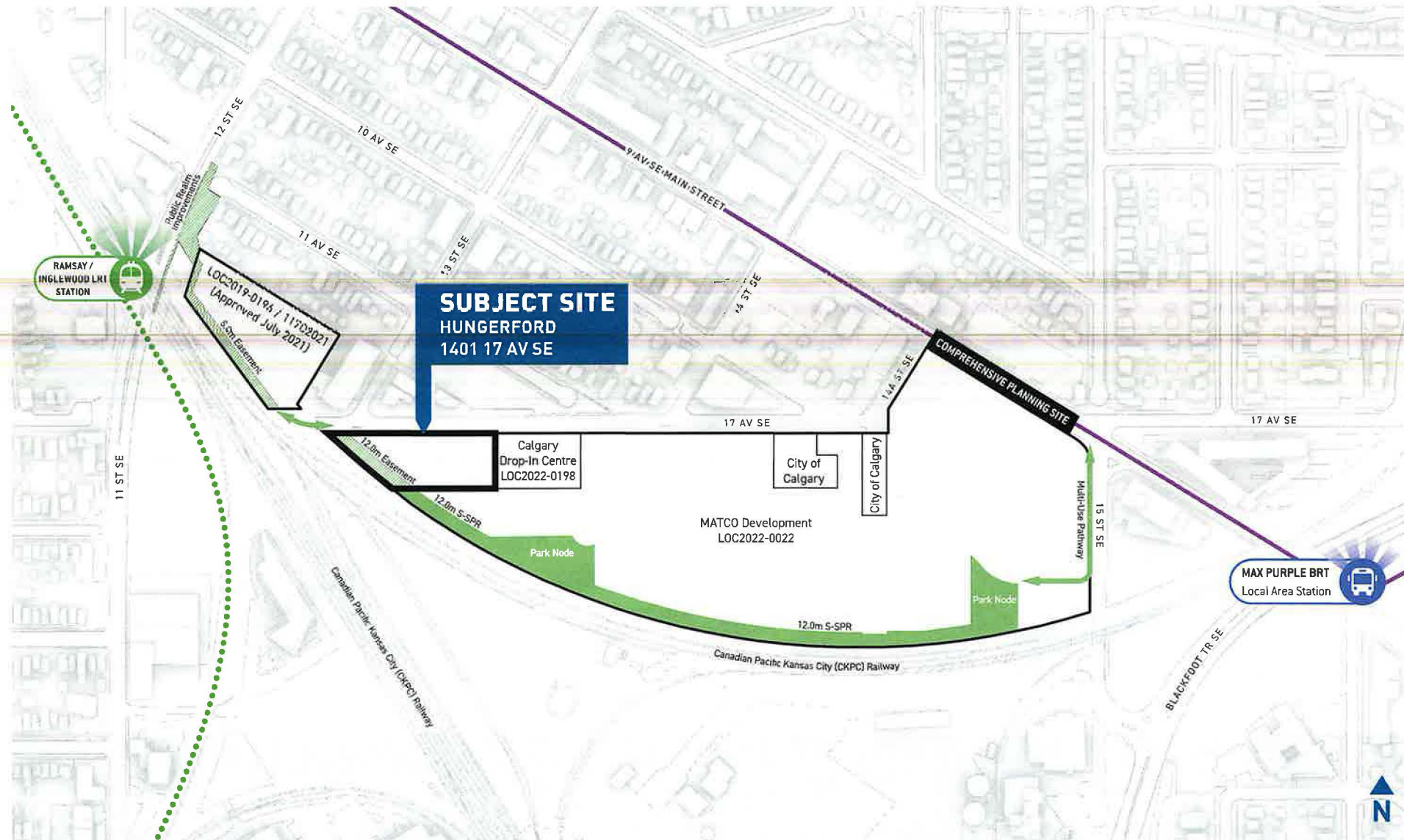


LEGEND







- Approximate Project Boundary
- Multi-use Pathway
- Calgary Transit Bus Stop

Ramsay / Inglewood Station Area Improvements Map
 Source: City of Calgary (Comprehensive Planning Area overlain)

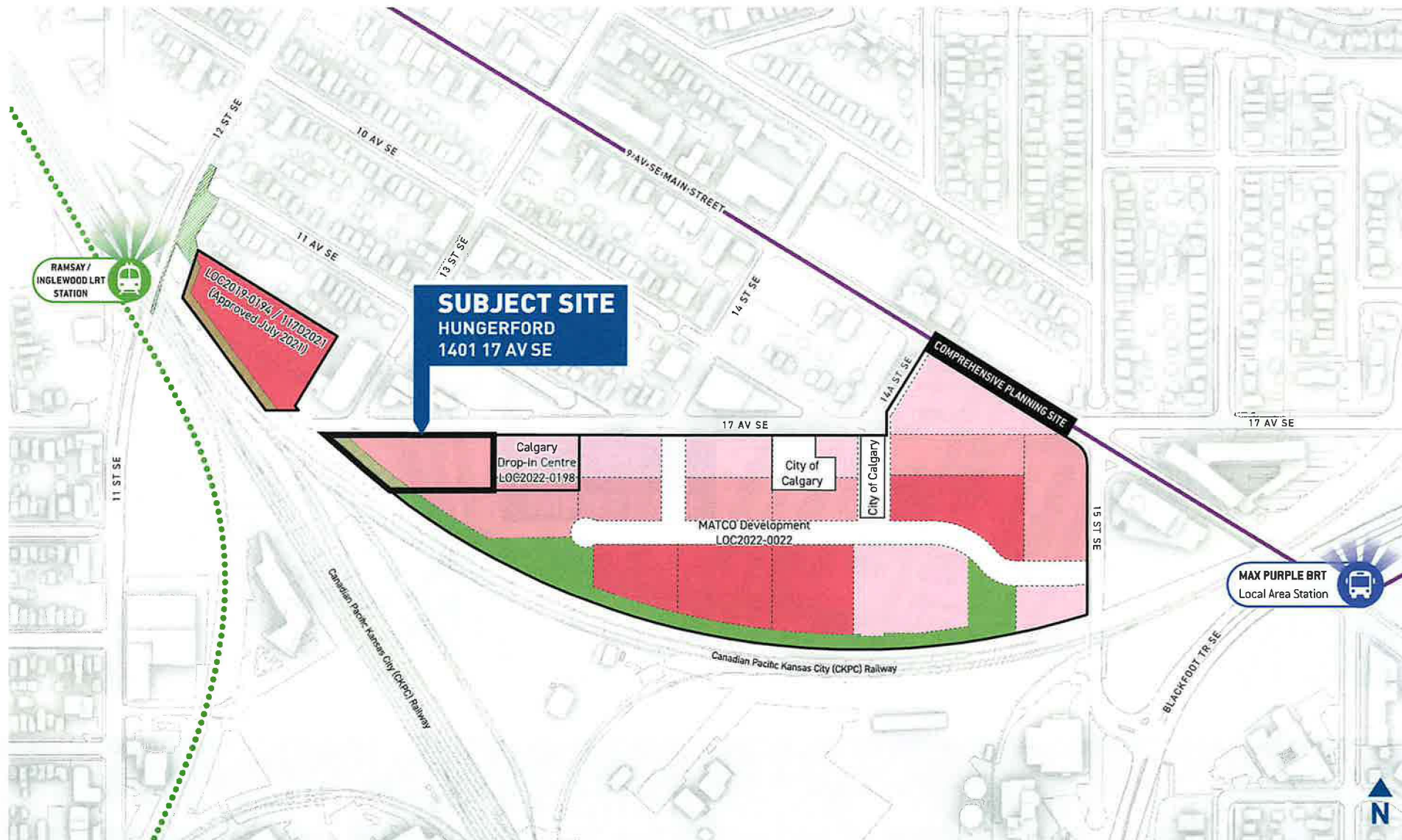
Brewery-Rail Lands Comprehensive Outline Plan – Connectivity



LEGEND

-  Hungerford Properties Site Boundary
-  Other Application/Parcel Boundaries
-  Green Line LRT
-  MAX Purple BRT
-  Proposed 5-SPR with Multi-Use Pathway
-  Proposed/Approved Public Access Easements with Multi-Use Pathway and/or Off-Site Public Realm Improvements

NOTE:
 This map has been simplified for communicative purposes. Please directly reference the submitted Outline Plan LOC2022-0022; active applications LOC2022-0064 and LOC2022-0198; and approved Bylaw 117D2021 for specific details relating to proposed 5-SPR Districts, Public Access Easements, and Off-Site Public Realm Improvements.

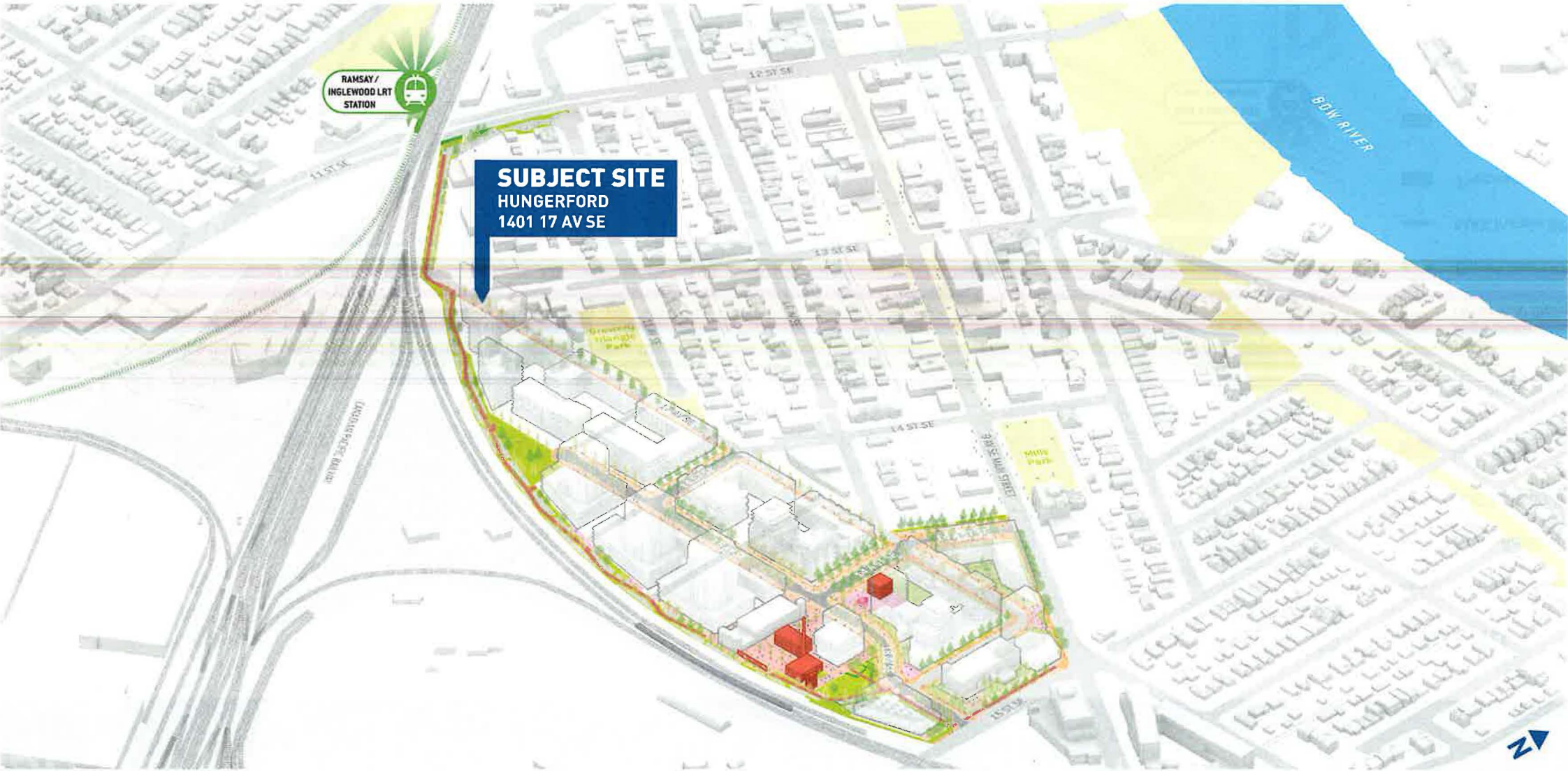


LEGEND

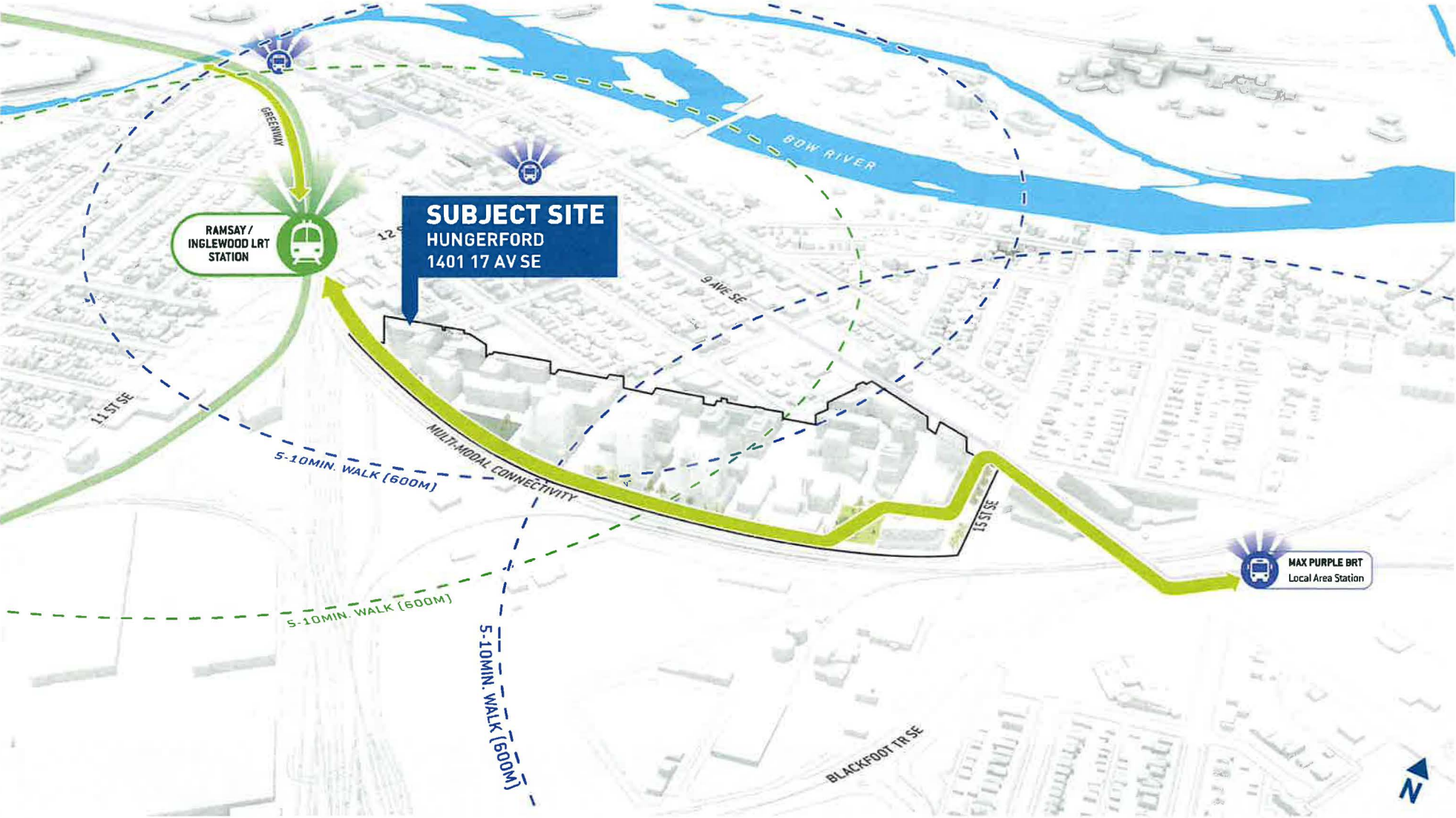
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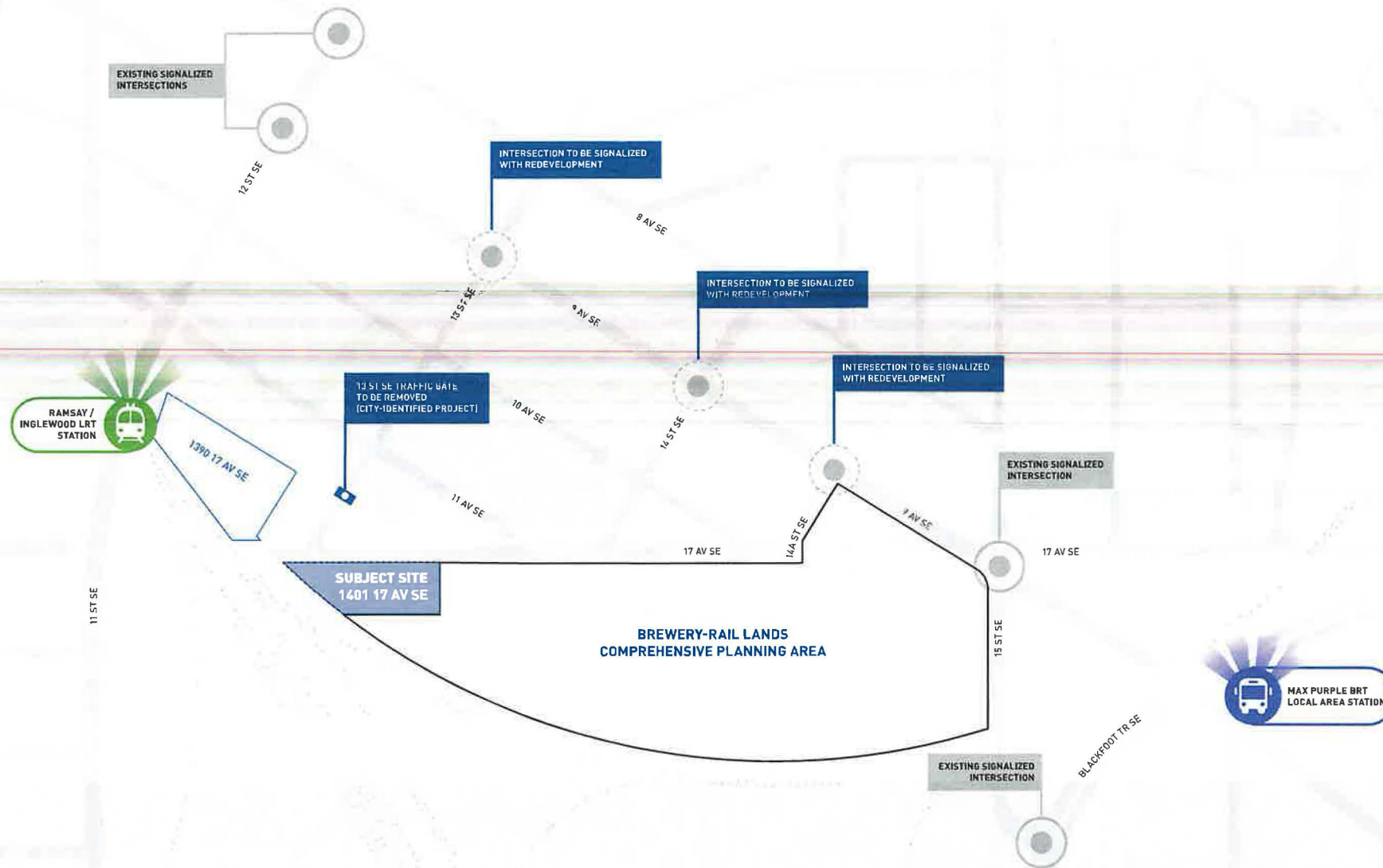
Brewery-Rail Lands Comprehensive Plan Overview



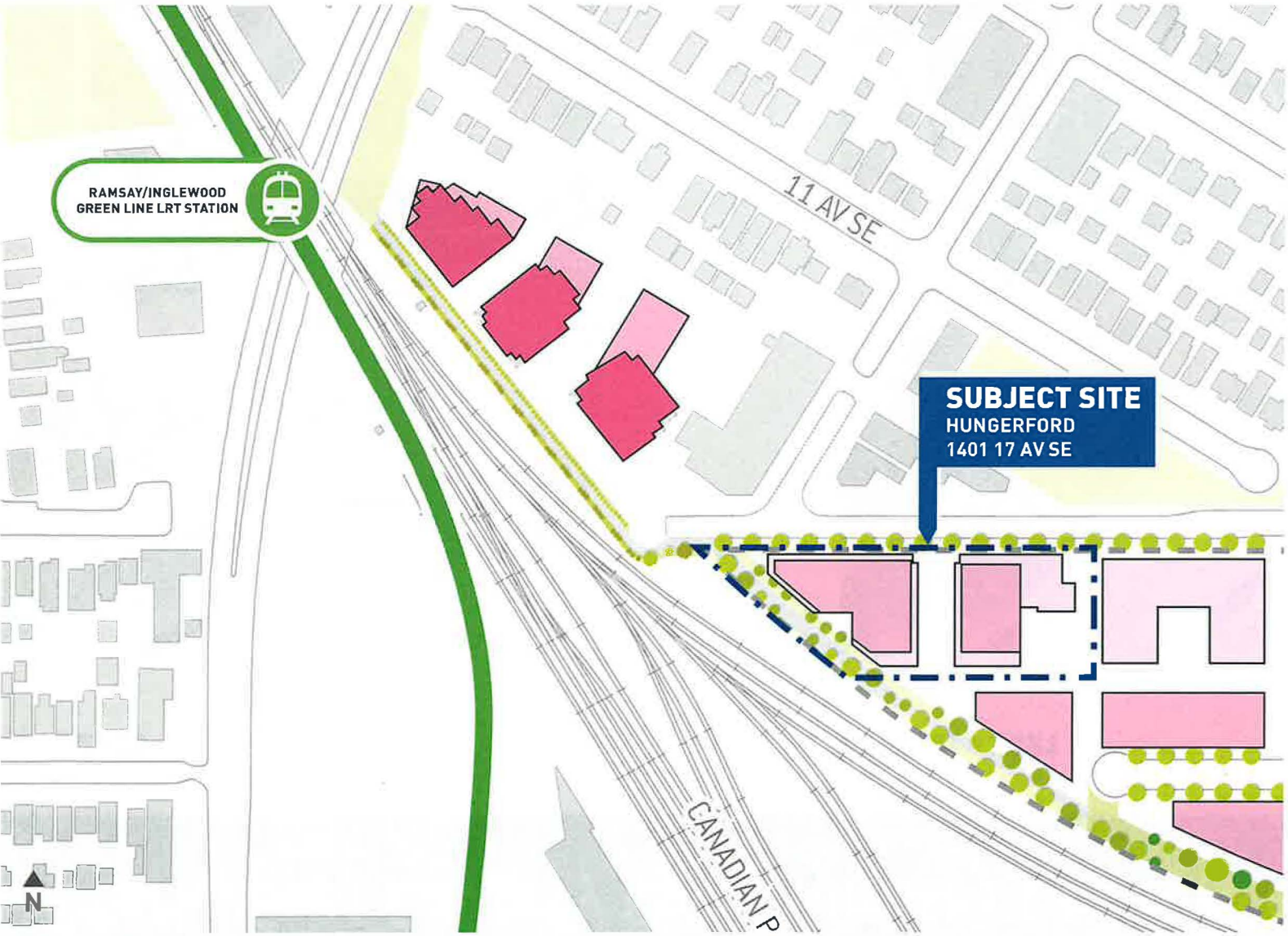
Note: Visualization is conceptual in nature – design subject to subsequent Development Permit application review.







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Note: Upgrades identified above are regarding the full redevelopment of the "Comprehensive Planning Area", in addition to 1390 17 AV SE and 1401 17 AV SE.

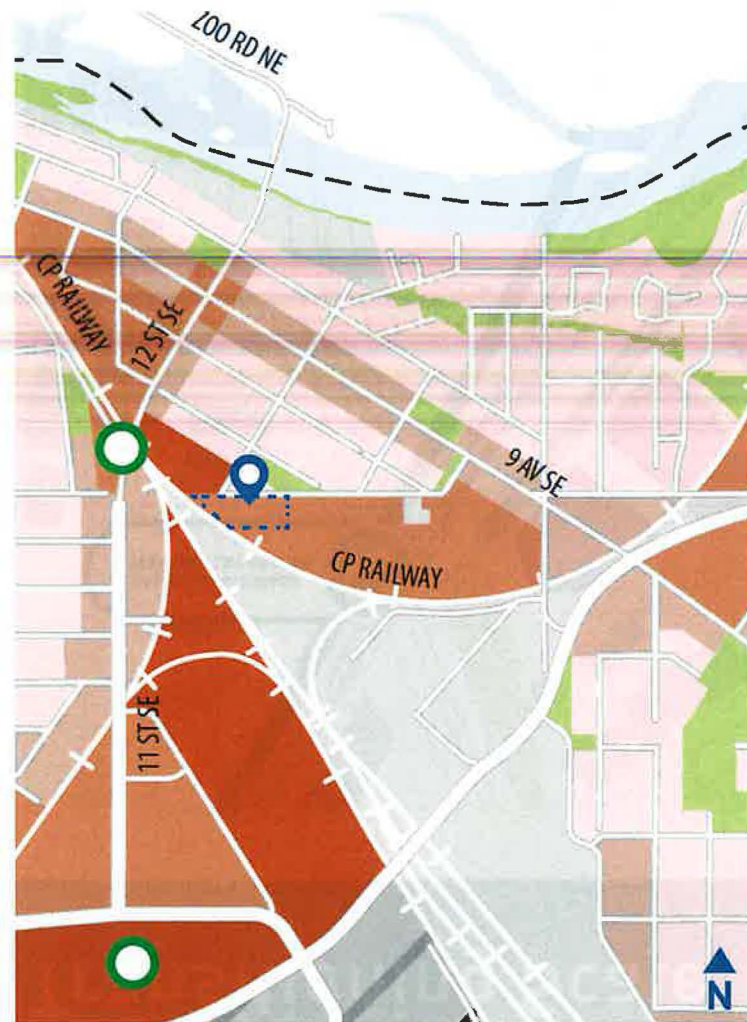


LEGEND

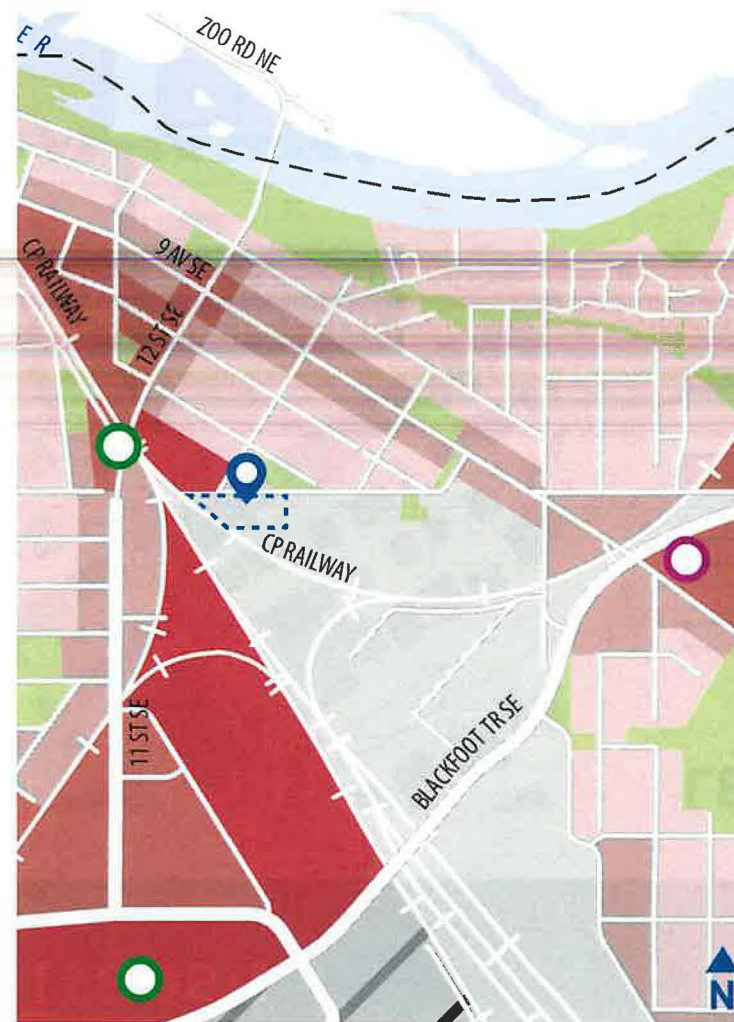
-  Subject Site (1401 17 AV SE)
-  Low (up to ±6 storeys)
-  Mid (up to ±12 storeys)
-  High (up to ±20 storeys)

Note: Building design and visualization is conceptual in nature and subject to change through the Development Permit application process.









June 2020



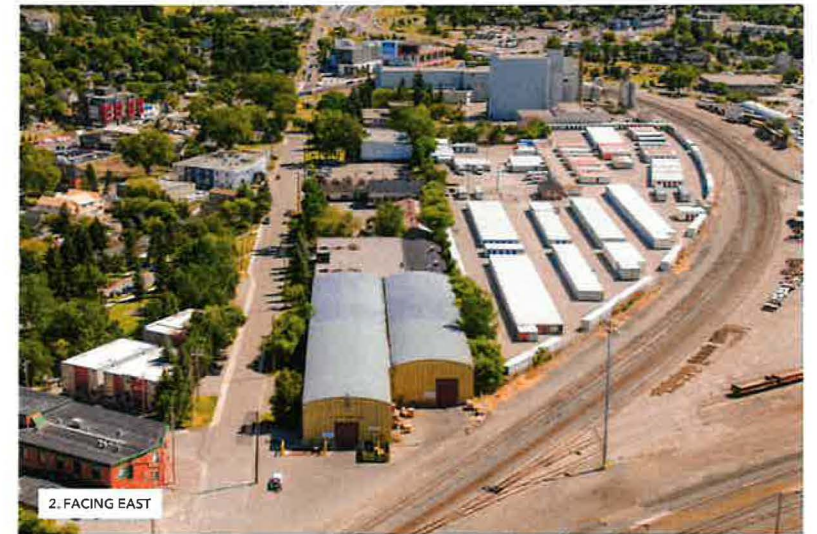
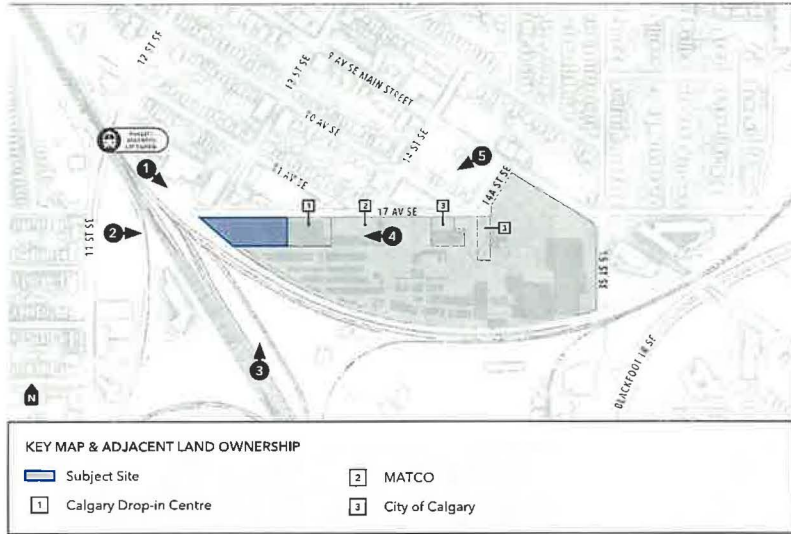
February 2021



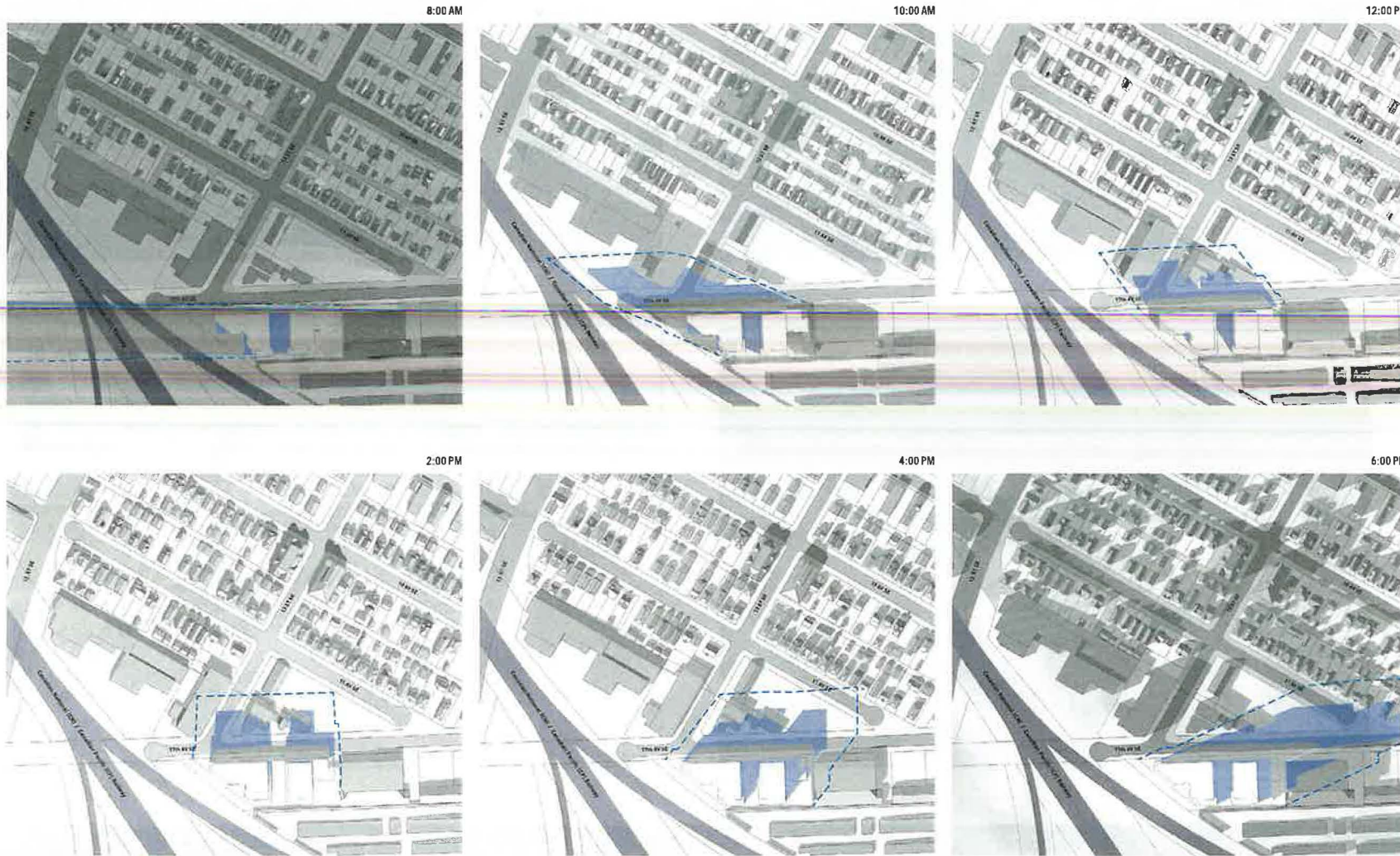
LEGEND

-  Subject Site (1401 17 AV SE)
-  Limited (up to ±3 storeys)
-  Low (up to ±6 storeys)
-  Mid (up to ±12 storeys)
-  High (up to ±26 storeys)
-  Comprehensive Planning Site
-  Green Line LRT Station
-  MAX Purple BRT Station

Note: Local Area Plan by The City of Calgary has been put on pause. This information provided for reference purposes only.



Sun Shadow Studies – Spring / Fall Equinox (Mar. & Sep. 21)

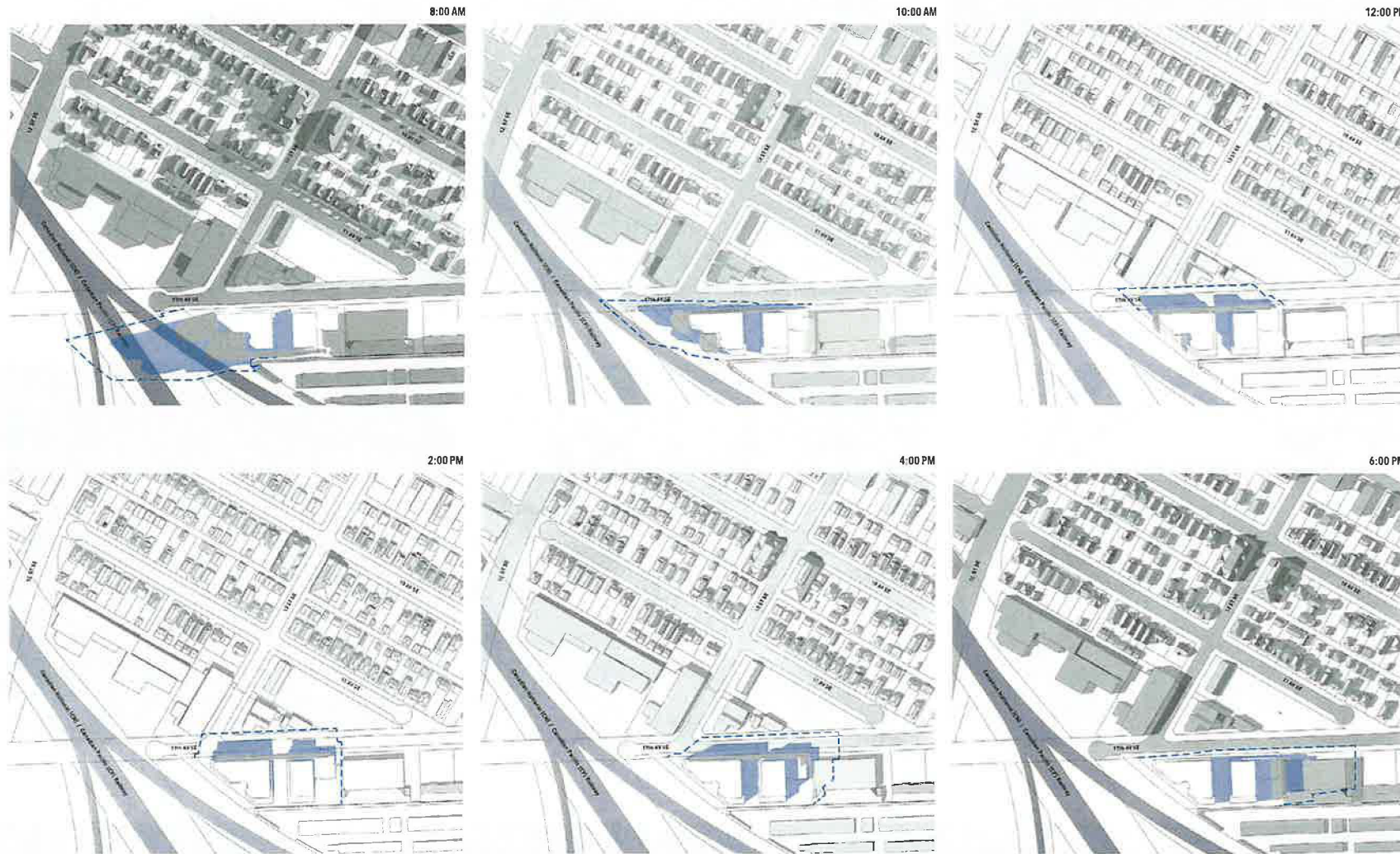


- Zone of Max. Building Envelope Potential Shadow Impact (45m height with no FAR limitation)
- Conceptual Massing Shadow
- Existing Built Form Shadow

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. Visual representations are conceptual in nature - details related to building design and shadowing impacts will be confirmed at the time of Development Permit application.



Sun Shadow Studies – Summer Solstice (Jun. 21)

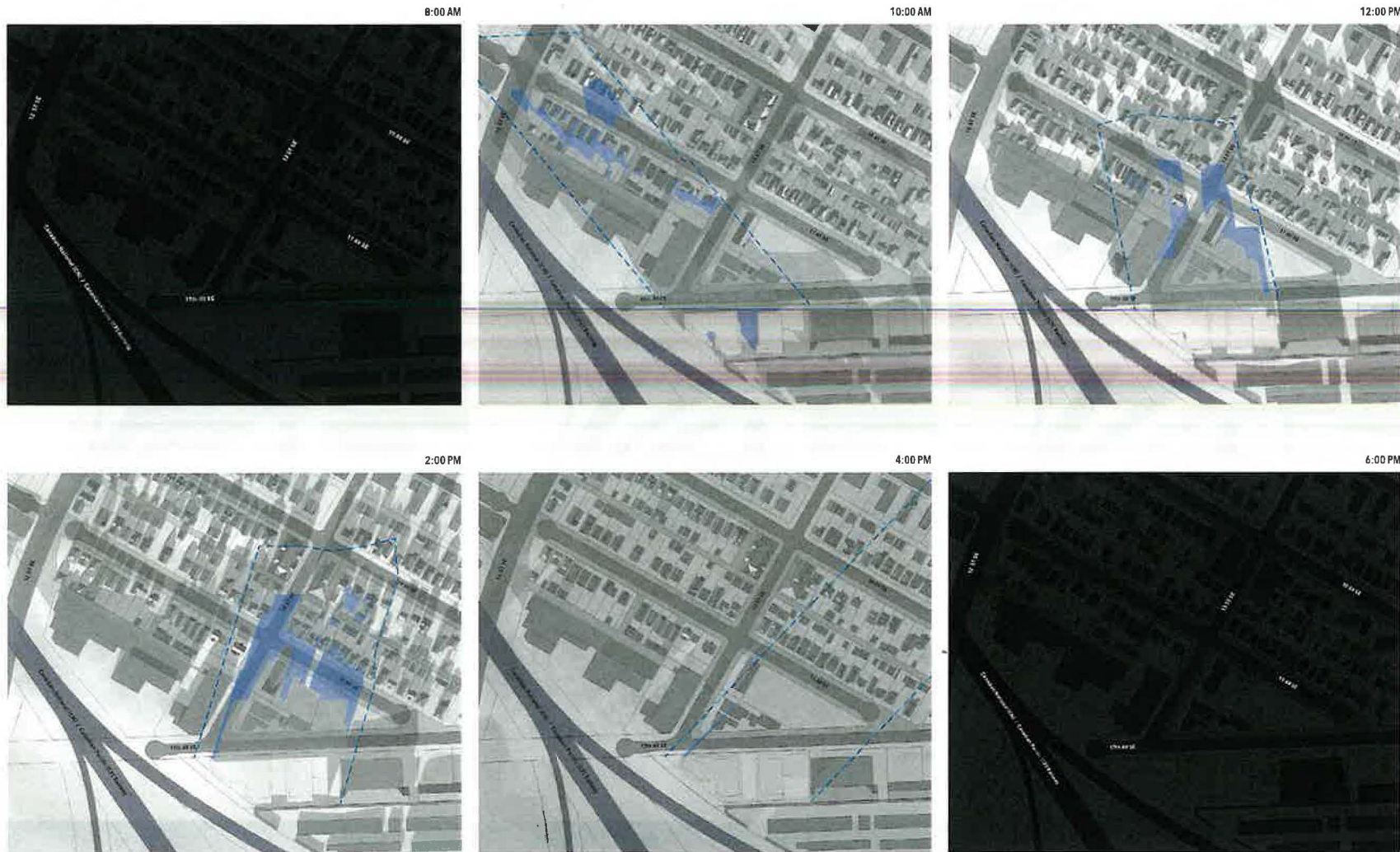


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Sun Shadow Studies – Winter Solstice (December 21)



-  Zone of Max. Building Envelope Potential Shadow Impact (45m height with no FAR limitation)
-  Conceptual Massing Shadow
-  Existing Built Form Shadow

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. Visual representations are conceptual in nature - details related to building design and shadowing impacts will be confirmed at the time of Development Permit application.

