

**DAVIS
BLOCK**



Davis Block

Item 7.2.12 | LOC2024-0041 | CPC2024-1108 | 537 20 Avenue SW

Public Hearing Presentation – December 3, 2024

Prepared by CivicWorks

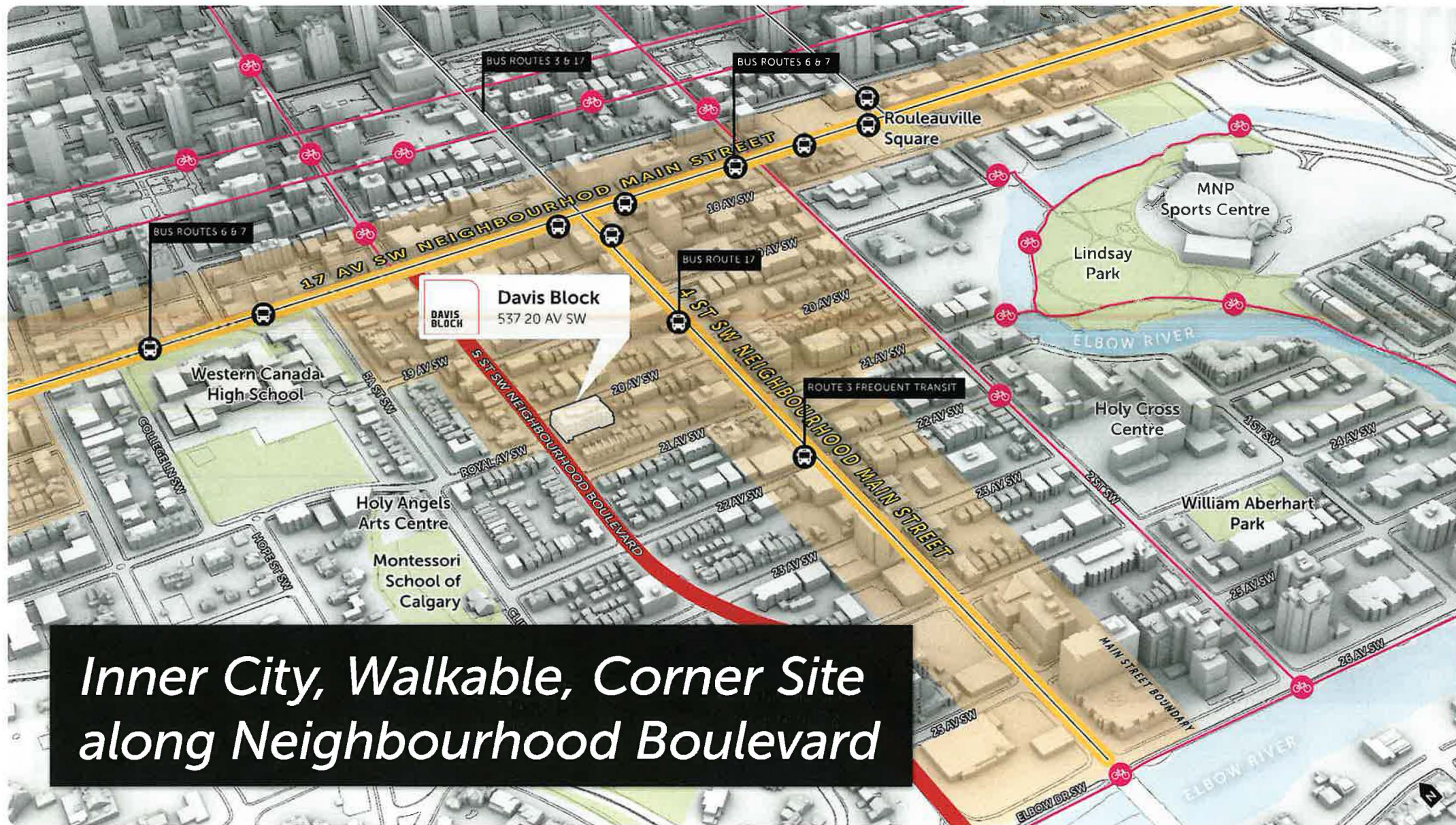
CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
DEC 05 2024
ITEM: 7.2.12 CPC2024-1108
Distrib- Presentation 2
CITY CLERK'S DEPARTMENT



S2



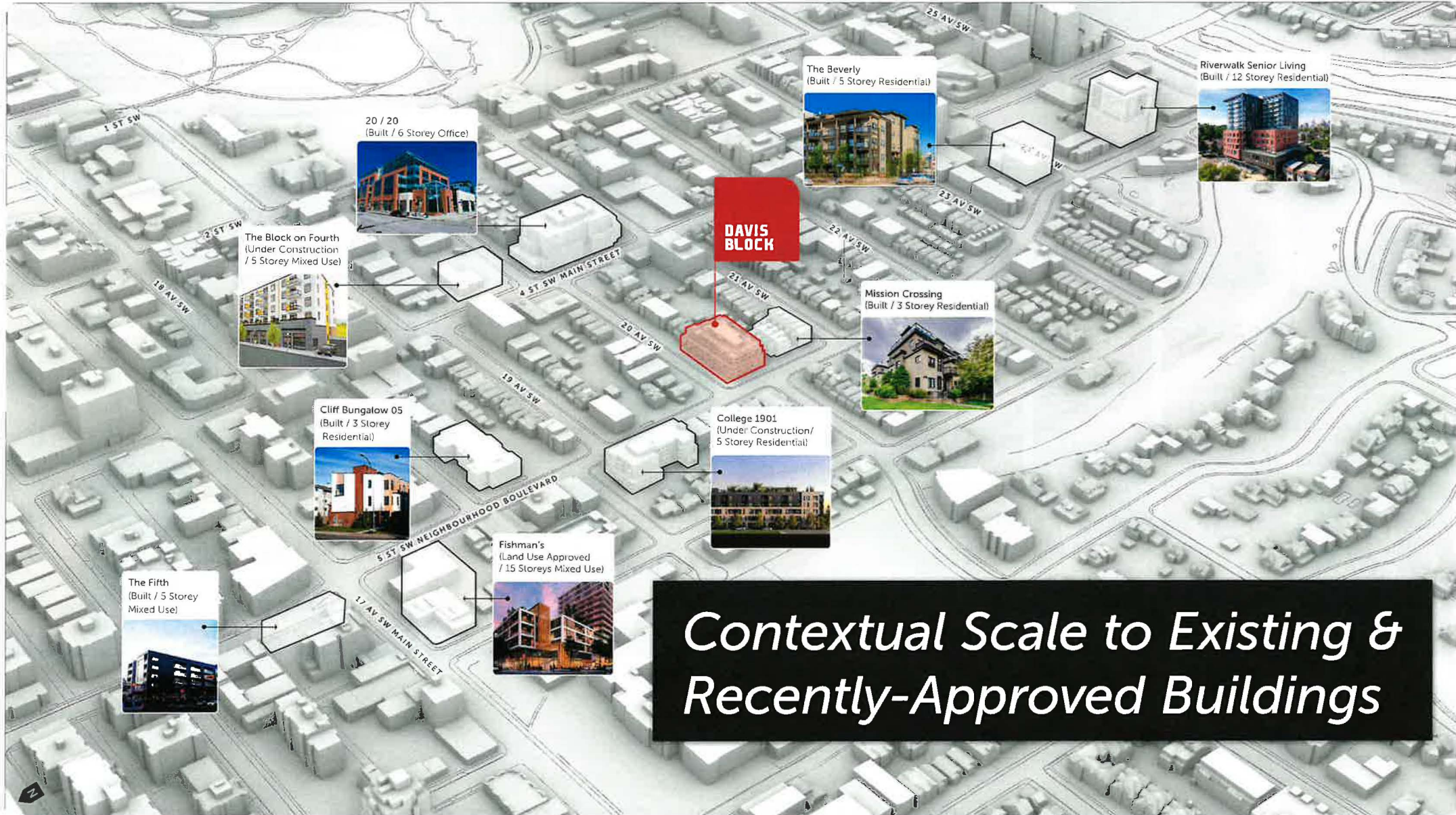
Site Context



***Inner City, Walkable, Corner Site
along Neighbourhood Boulevard***

Note: Visualization includes recently approved Development Permit applications and is conceptual for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Surrounding Development Context



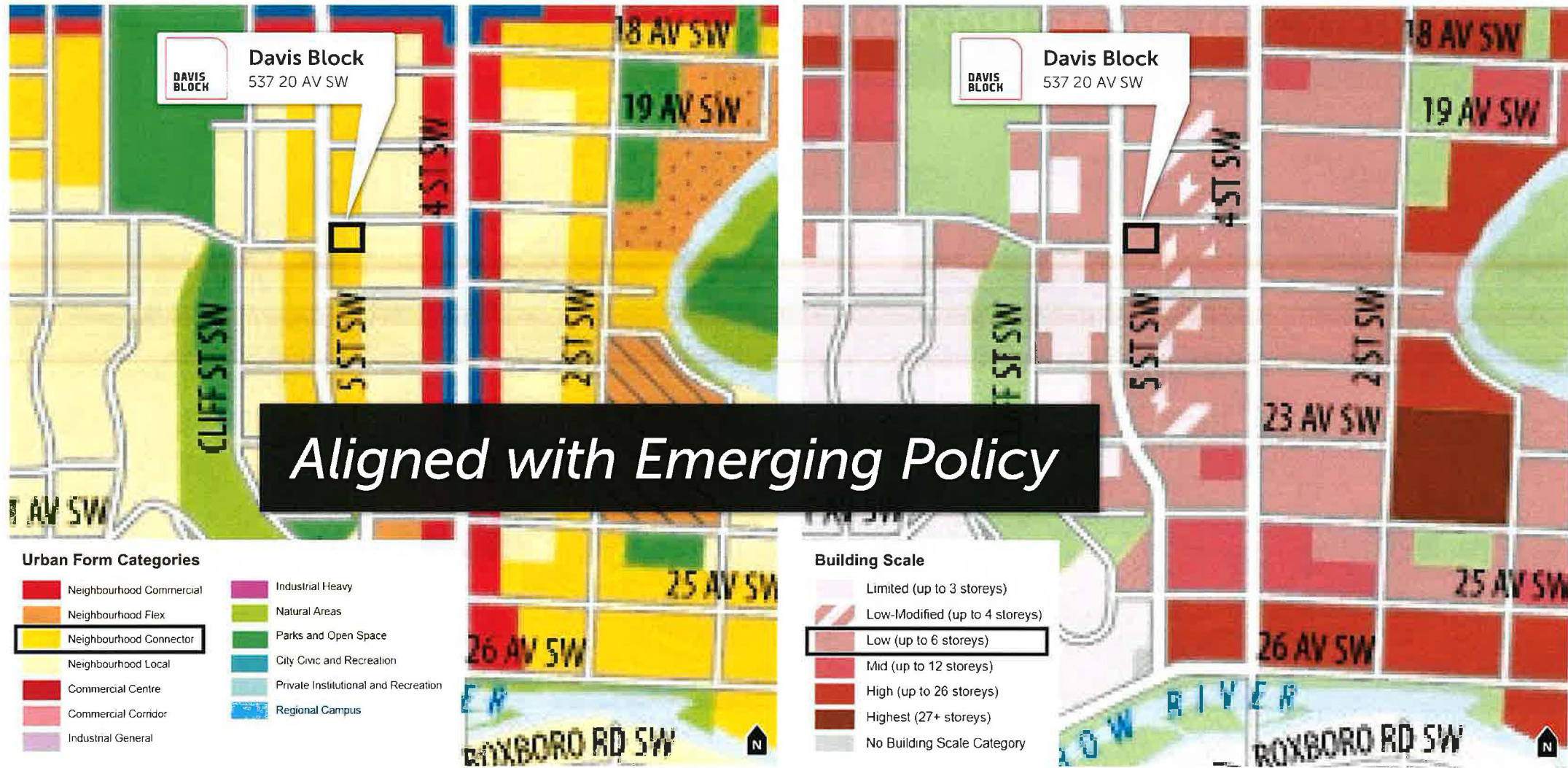
Note: Visualization includes recently approved Development Permit applications and is conceptual for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

West Elbow Communities Local Area Plan (2024, draft)



Map 3: Draft Urban Form

Map 4: Draft Building Scale



Note: Please refer to the draft West Elbow Communities Local Area Plan (2024) directly. These maps are provided for discussion purposes only.

Davis Block At-A-Glance



Site Area
0.195 ha (0.482 ac)



Building Height
21.0m Max.
(Proposed 5-storeys with
Rooftop Amenity Space)



Building Intensity
3.3 Max. Floor Area Ratio

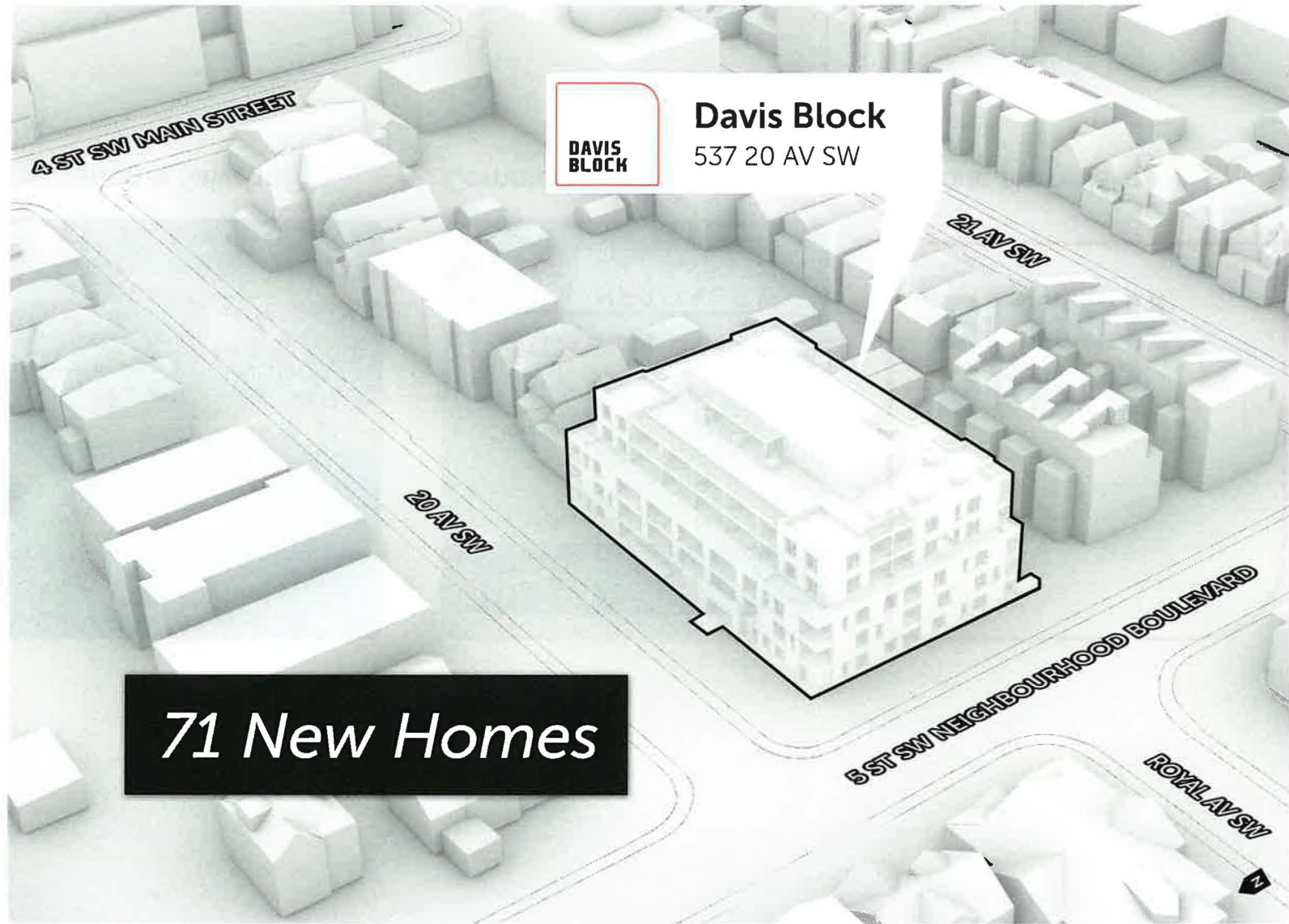


Residential Units
±71 Units
±28 Two-Bedroom Units
±41 One-Bedroom Units
±2 Studio Units



Proposed Parking
±59 Vehicle Parking Stalls*
±80 Bicycle Parking Stalls†
±72 Indoor Class 1 Stalls
±8 Outdoor Class 2 Stalls

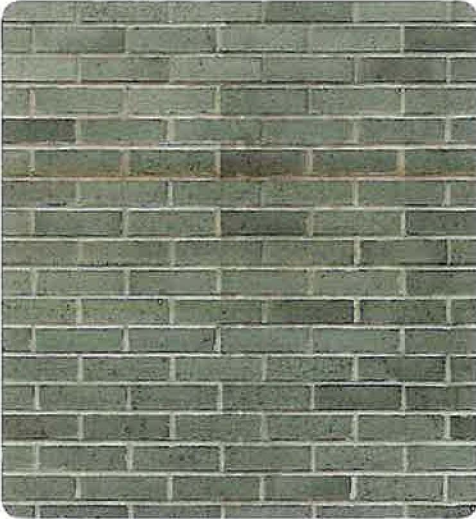
* ±34 Vehicle Parking Stalls Required
† ±79 Bicycle Parking Stalls Required



Looking Southeast

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

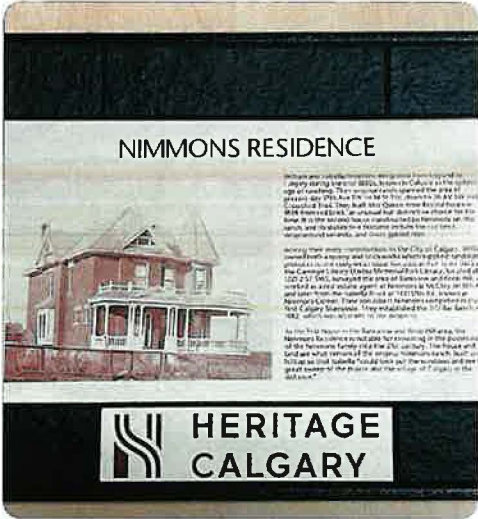
Heritage Considerations & Commemoration



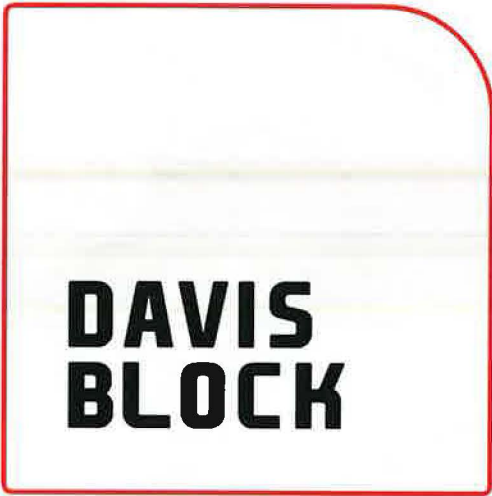
Materiality



Relocation & Salvage



Commemoration*



Historic Namesake

* Note: Plaque depicted is of the Nimmons Residence and has been provided here only as one example of a commemorative / interpretive feature that could be incorporated into the Davis Block development.

Proposed Revisions Based on Community Feedback



Previous Development Vision

Rooftop Amenity: updated rooftop amenity location has been pushed northwards to mitigate potential overlooking / privacy concerns

Landscaping: retain existing boulevard trees by pushing building southwards

Materiality: updated materiality to reflect community character

Plaque: heritage commemoration / interpretive plaque to be installed (location & style to be determined)

Boulevard Trees Retained



Current Development Vision

Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Outreach & Communication



Project Voicemail & Email
(587) 747-0317 & engage@civicworks.ca



Information Brochures & Advertorial
Community-wide Newsletter Advertorial and mailers delivered to residences within $\pm 200\text{m}$ of Davis Block



Custom On-Site Signage
Separate signage to advertise Land Use Redesignation, Digital Information Session, & What We Heard Report



Project Webpage
davisblock.ca: feedback form & project updates



Digital Information Session
June 10, 2024



In-Person & Digital Meetings
Meetings held with the Cliff Bungalow CA, Ward 8 Office, and adjacent neighbour groups



Development Vision

Looking Southeast from intersection of 20 AV SW & 5 ST SW



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

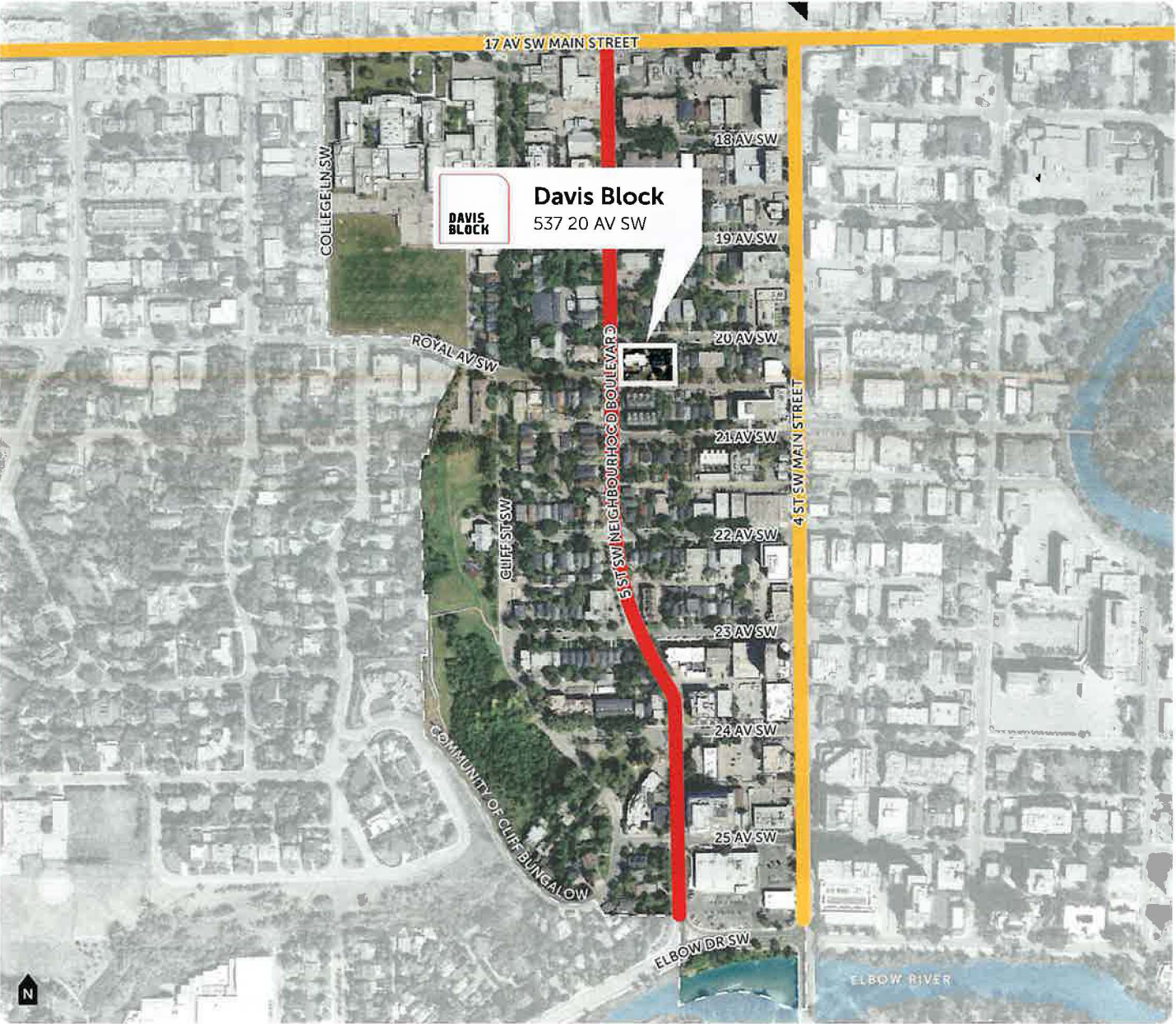
Development Vision

Looking Northeast from above 5 ST SW

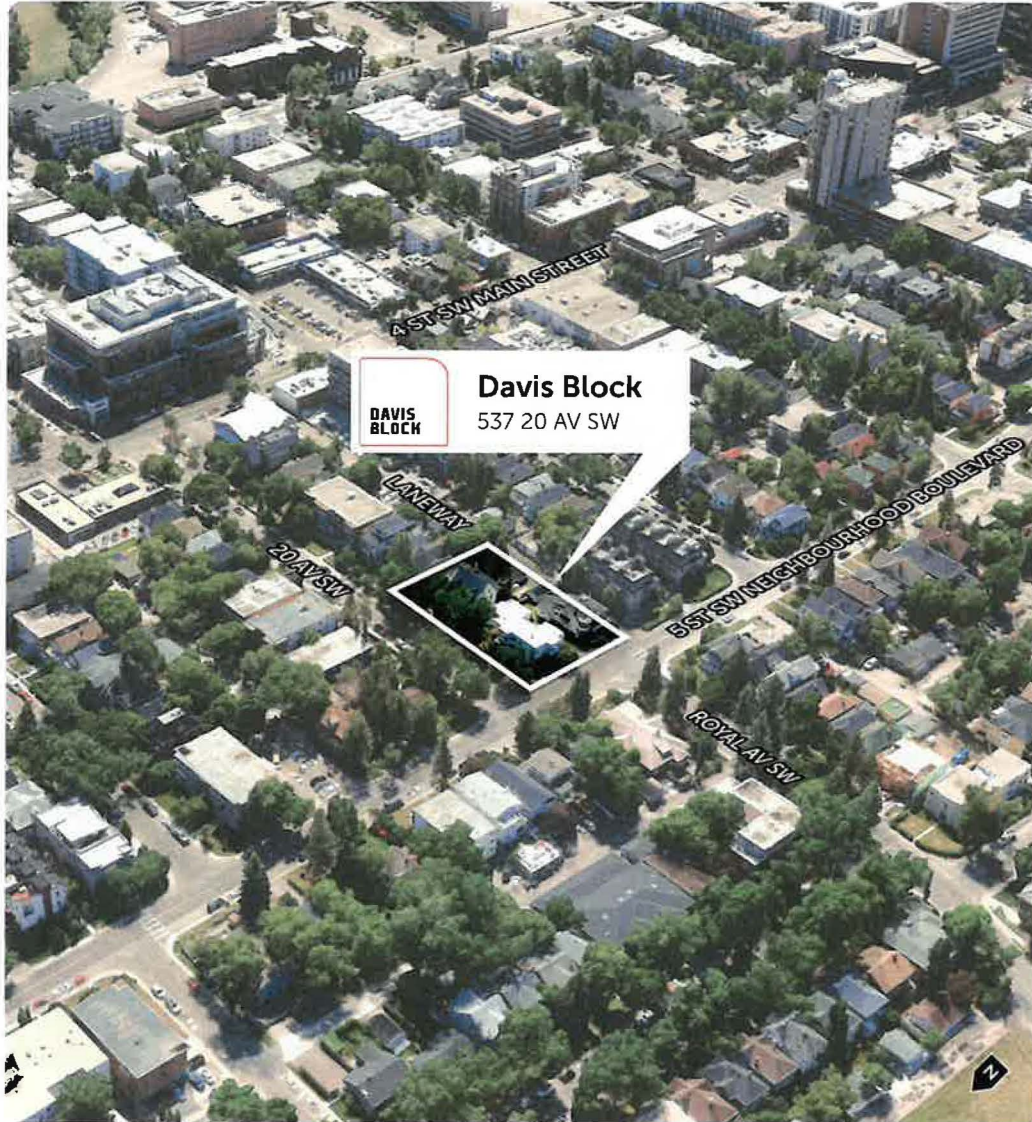


Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

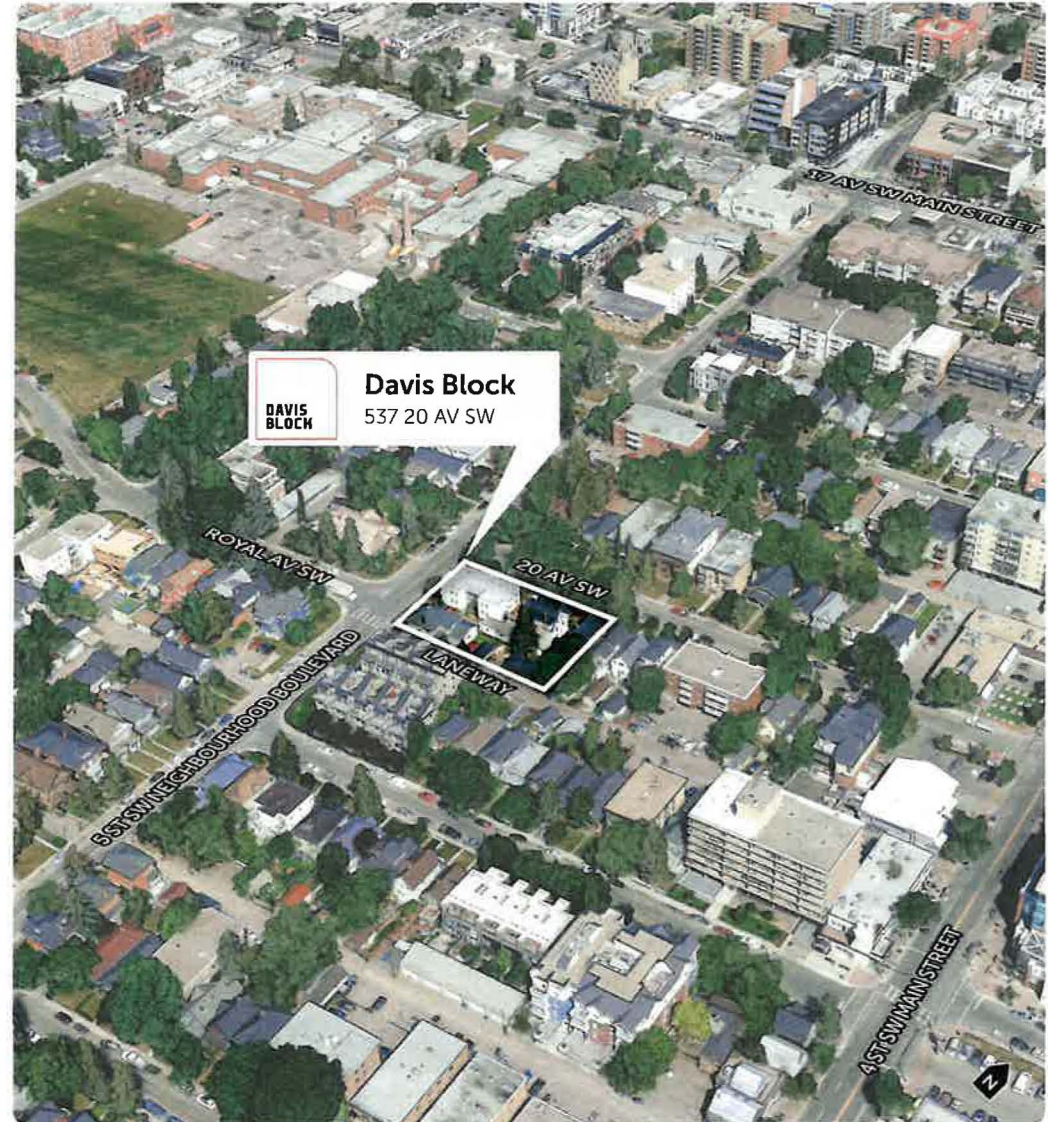
Cliff Bungalow Context



Community Context Photos

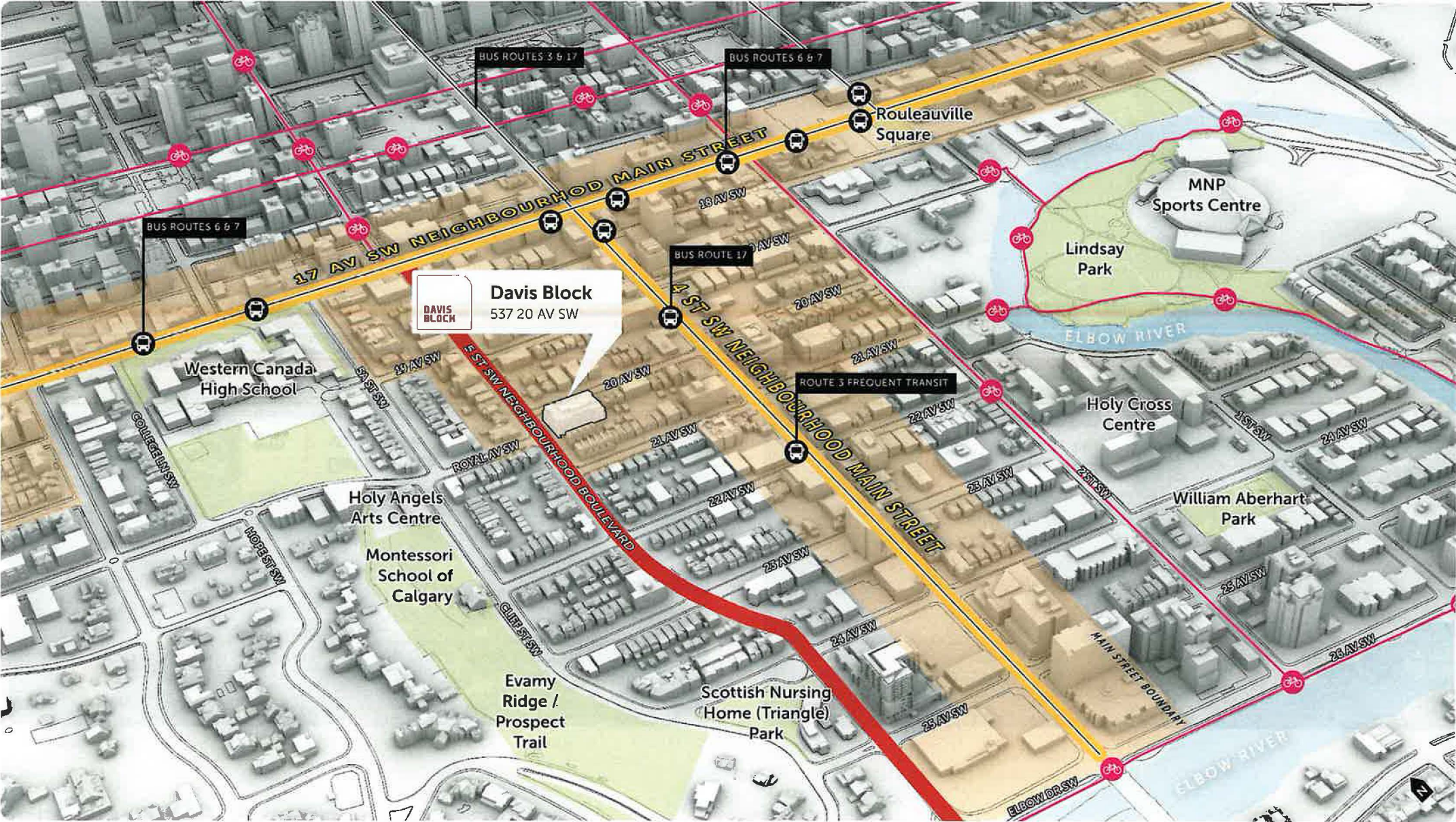


Aerial Photo looking Southeast



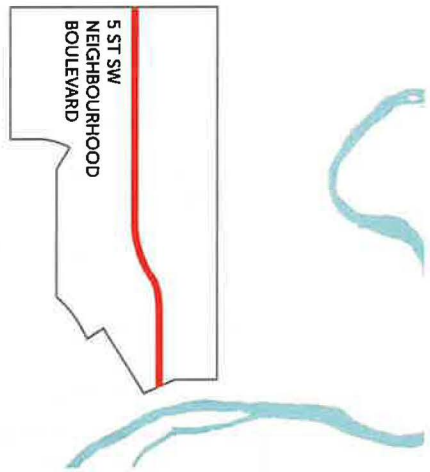
Aerial Photo looking Northwest

Site Context

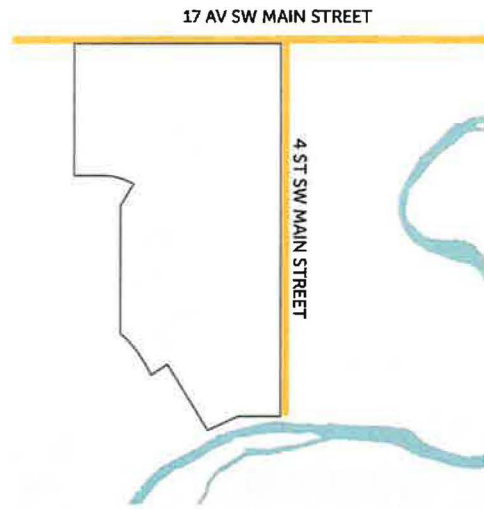


Note: Visualization includes recently approved Development Permit applications and is conceptual for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Policy Context



Municipal Development Plan & Calgary Transportation Plan



Main Streets



Cliff Bungalow Area Redevelopment Plan














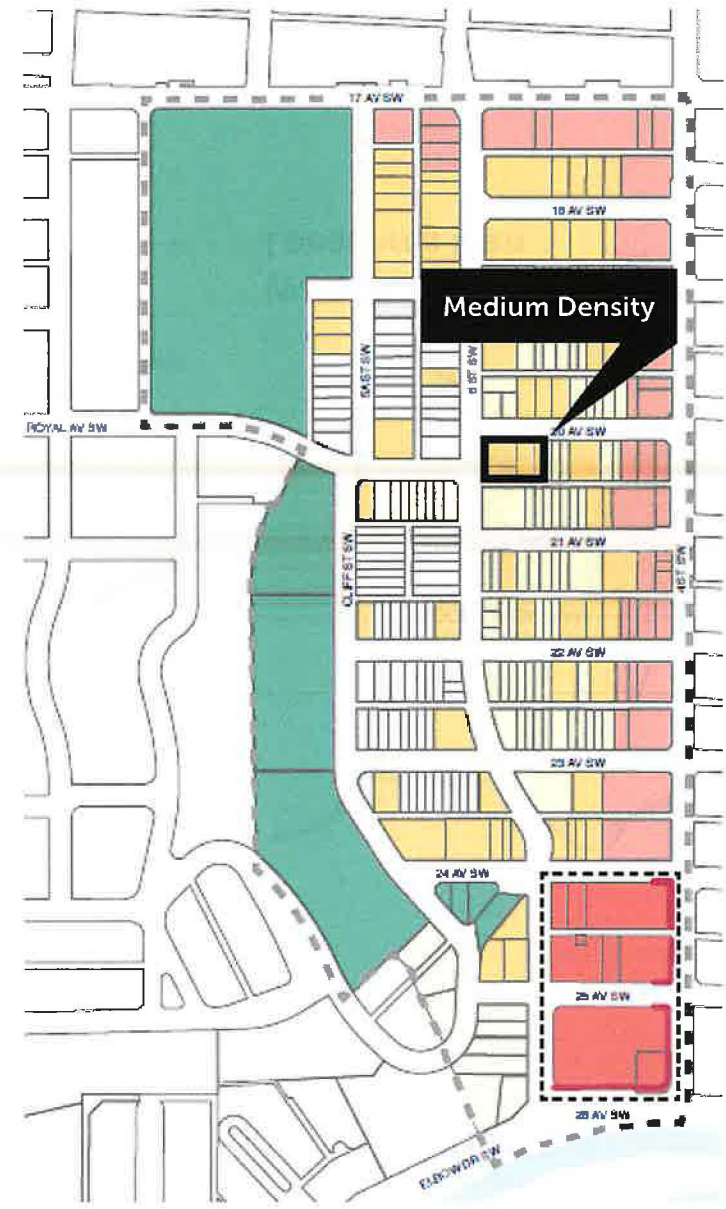
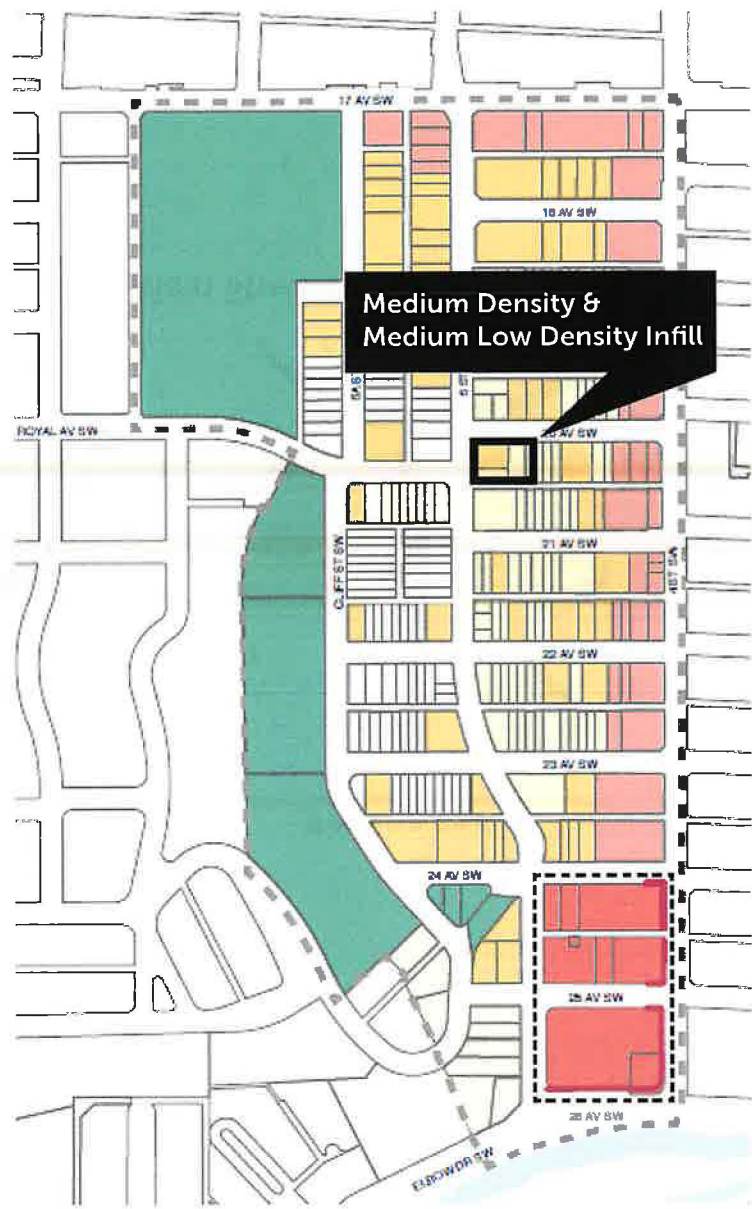
West Elbow Communities Local Area Plan

Cliff Bungalow Area Redevelopment Plan (1993) – Land Use Policy Areas Map



LEGEND

-  RESIDENTIAL SINGLE DETACHED
-  CONSERVATION & INFILL
-  MEDIUM LOW DENSITY INFILL
-  MEDIUM DENSITY
-  GENERAL COMMERCIAL
-  COMMUNITY - HIGH DENSITY
-  OPEN SPACE
-  CONSERVATION AND INFILL WITH OFFICE USE
-  ACTIVE FRONTAGE
-  SPECIAL STUDY AREA (SUBJECT TO DEVELOPED AREAS GUIDEBOOK)
-  CLIFF BUNGALOW AREA REDEVELOPMENT PLAN



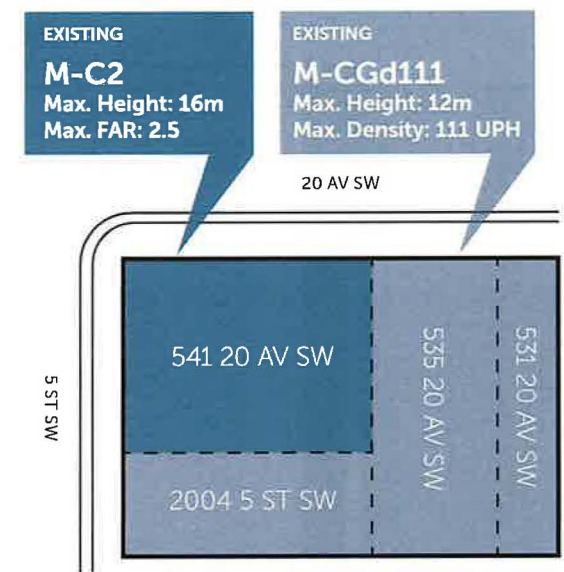
Note: Please refer to the Cliff Bungalow Area Redevelopment Plan directly for any updates that may occur during this application process.

Land Use Context & Amendment

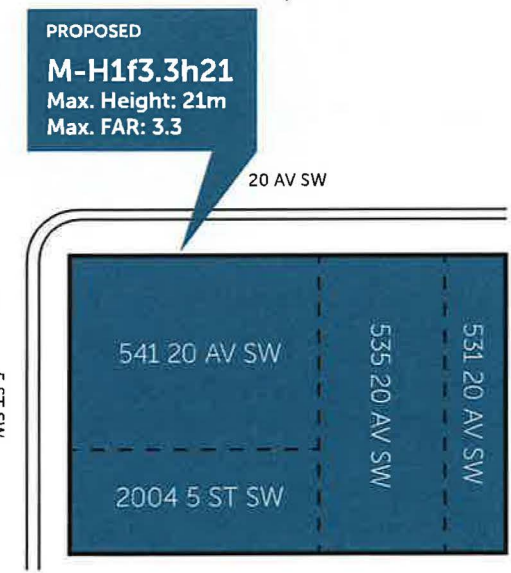


Note: Please refer to Land Use Bylaw (1P2007) maps directly for any updates that may occur during this application process.

Existing Land Uses



Proposed Land Use (LOC2024-0041)

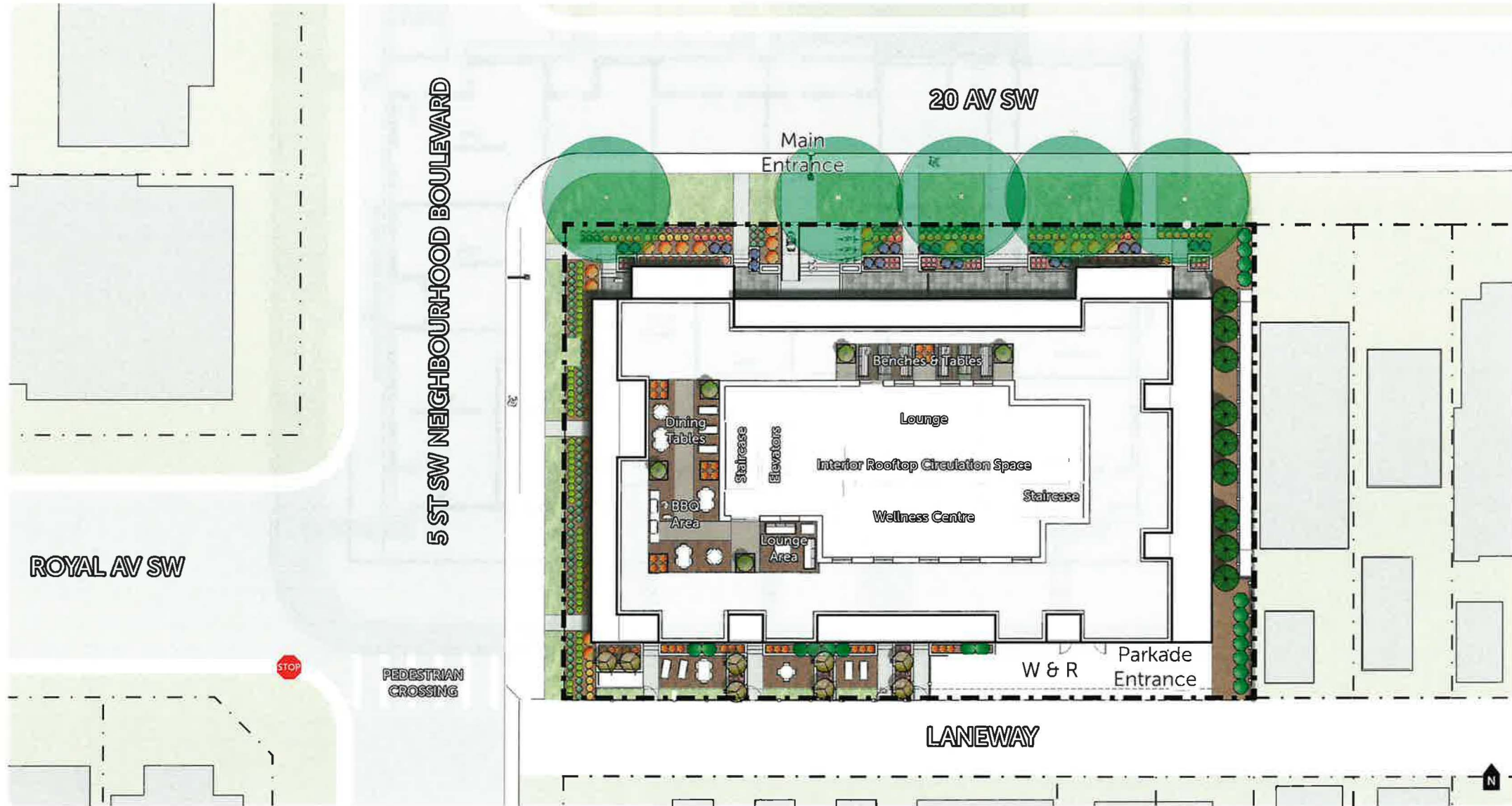


Conceptual Site & Landscape Plan



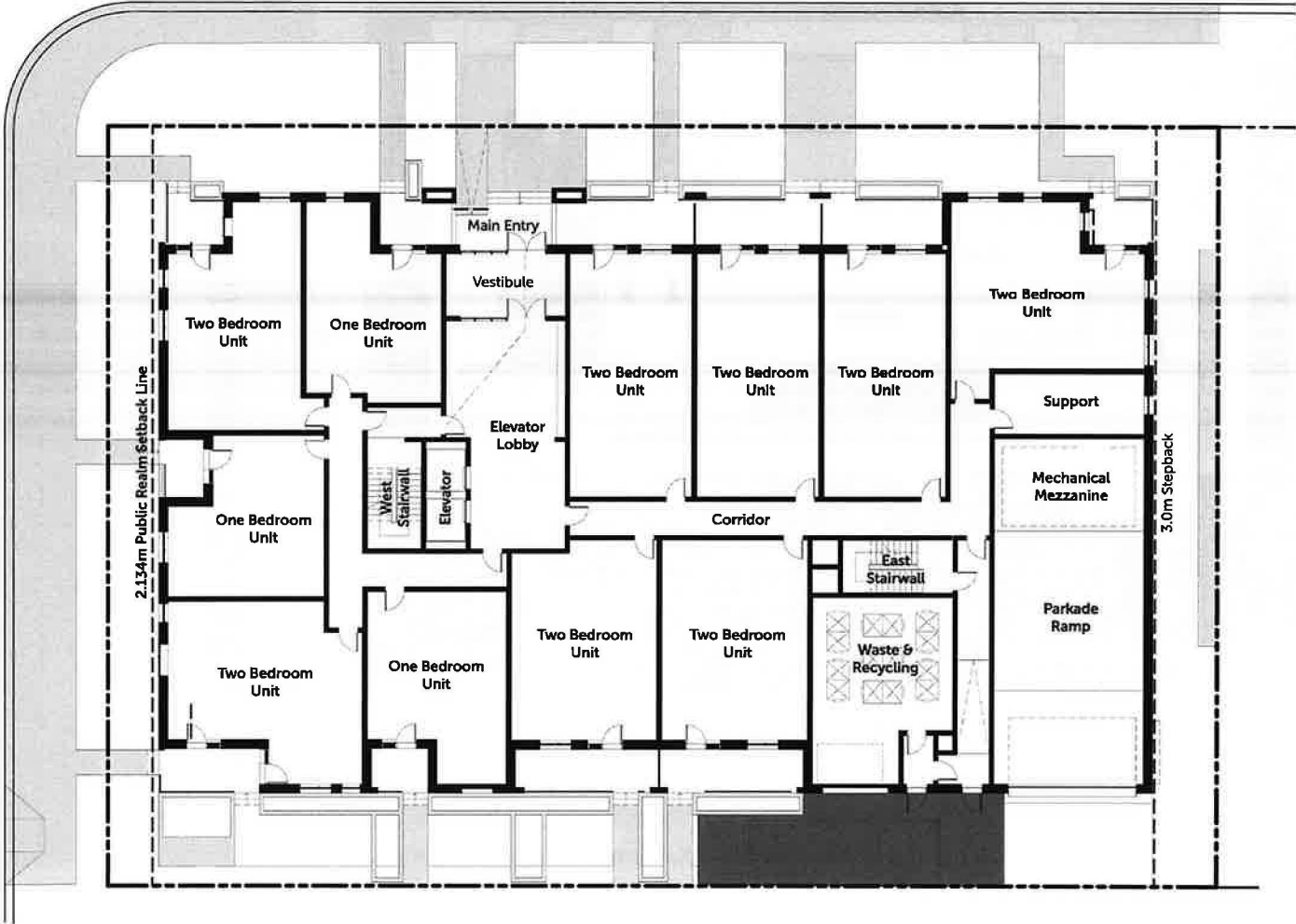
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Conceptual Rooftop Plan



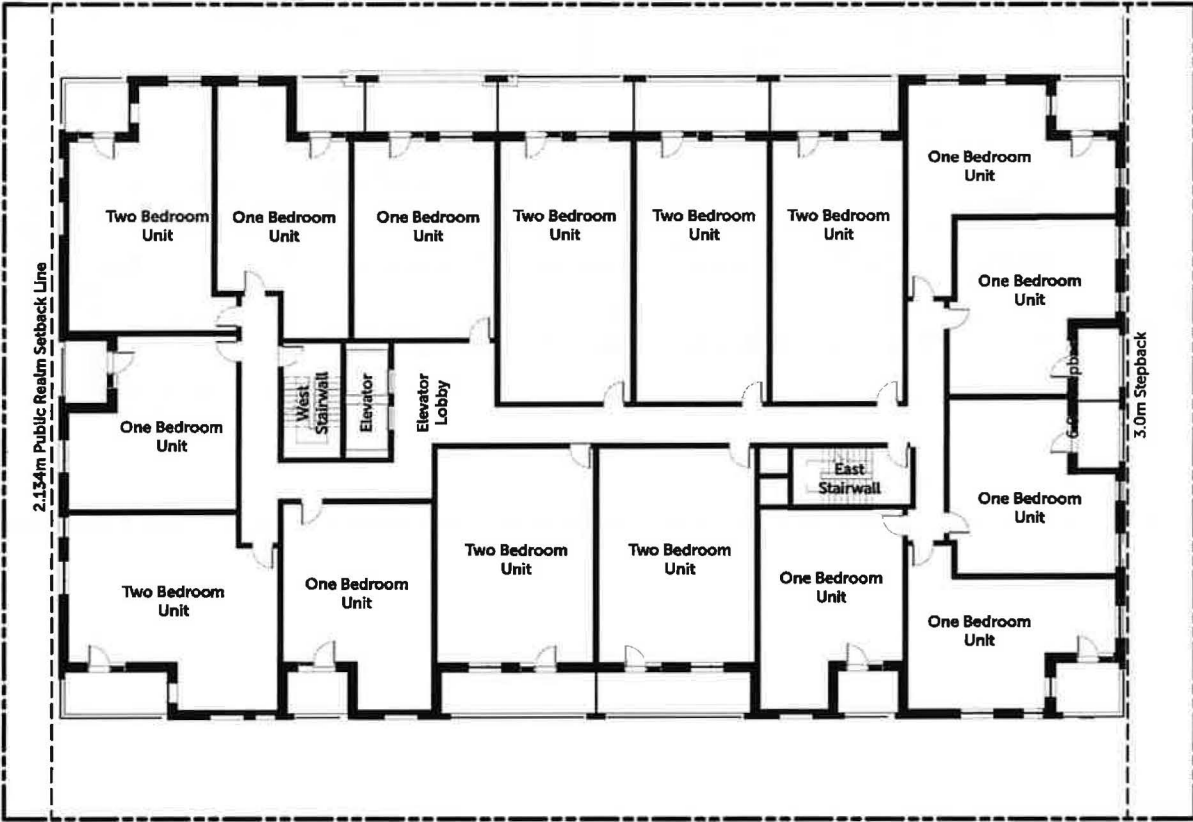
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Ground Floor Plan



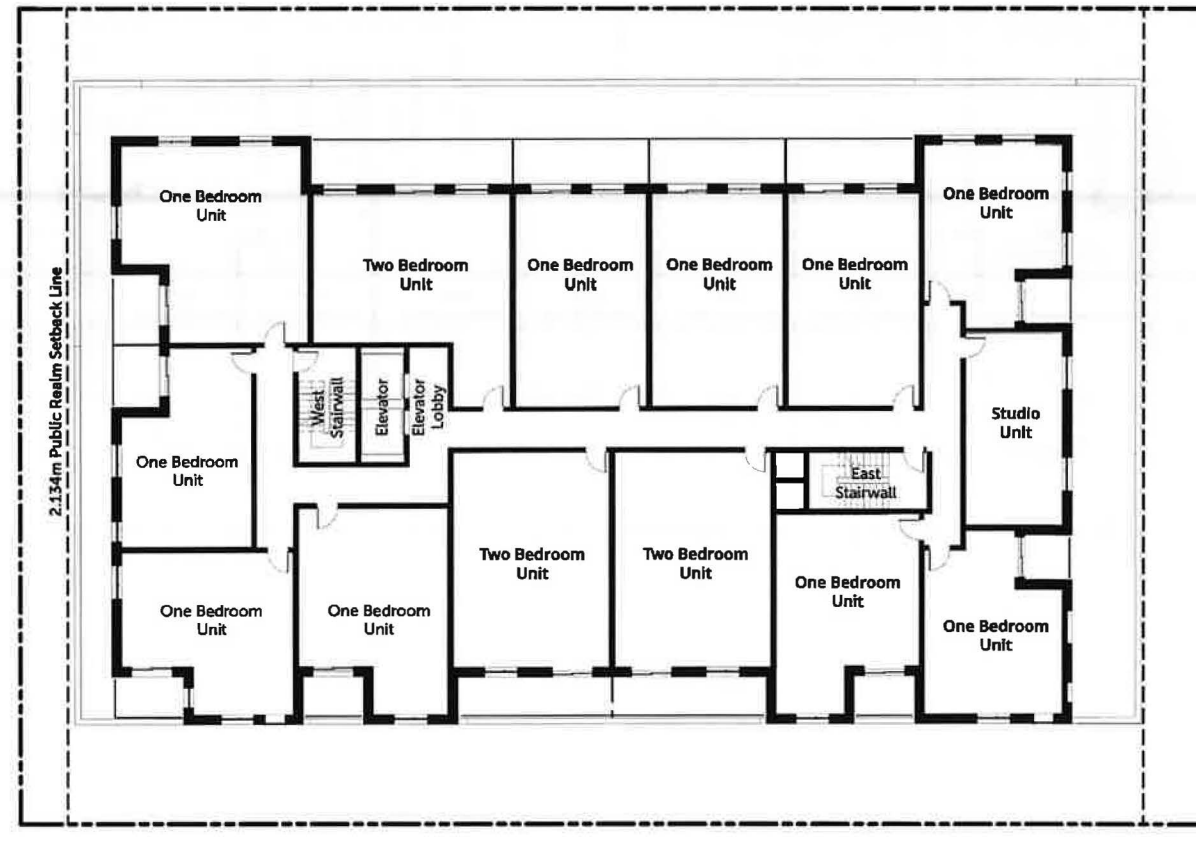
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Level 2 & 3 Floor Plan



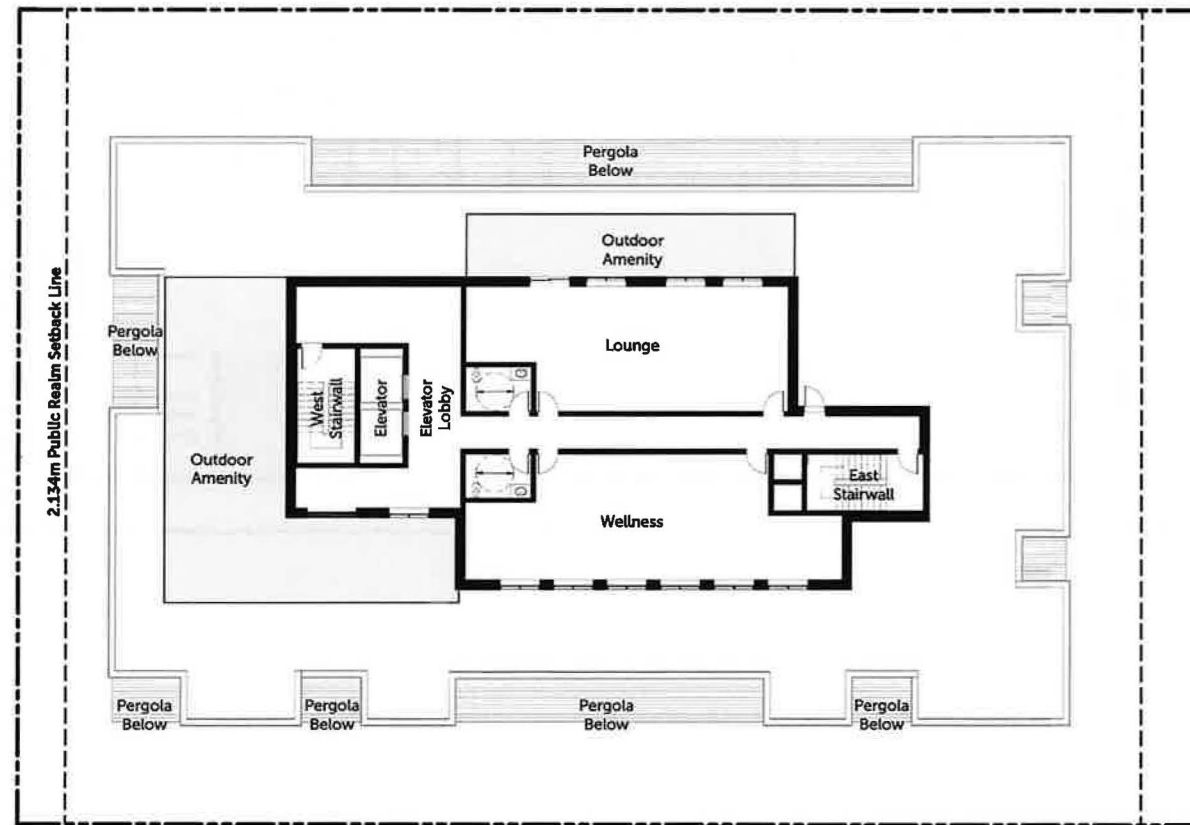
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Level 4 & 5 Floor Plan



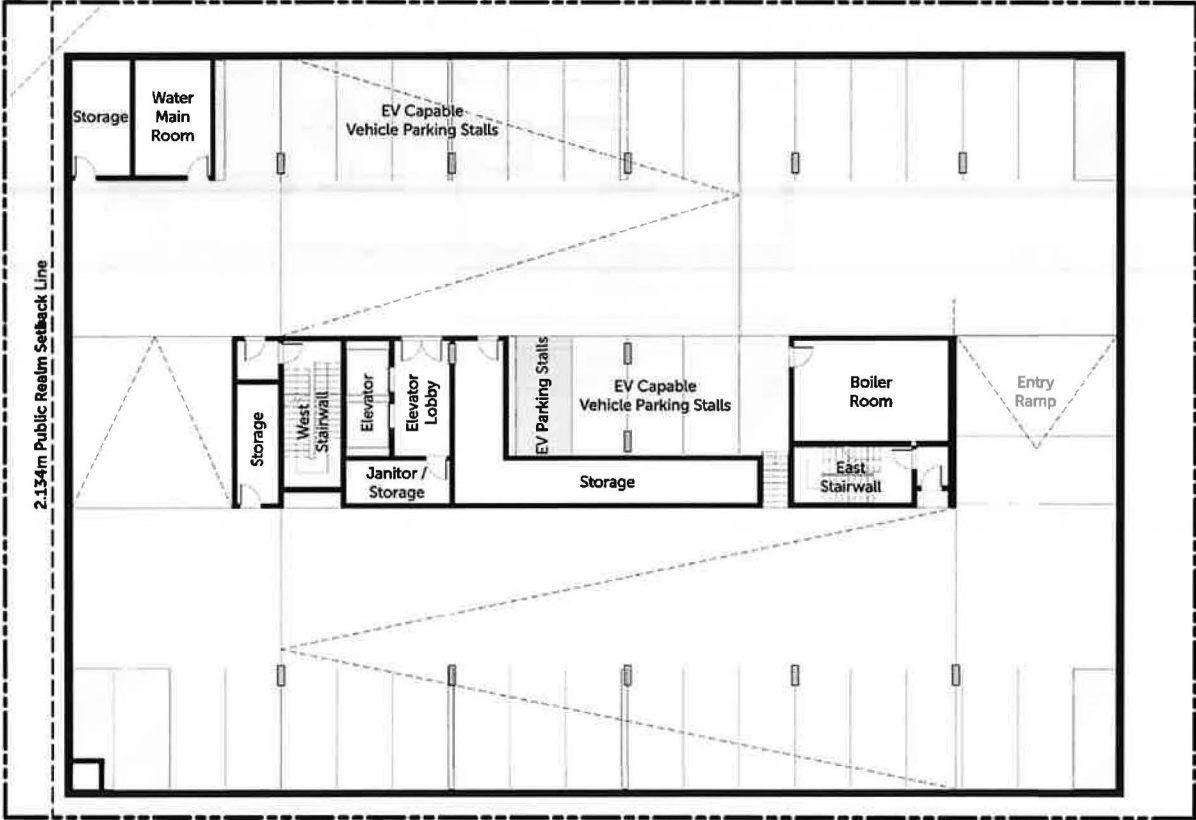
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Rooftop Plan



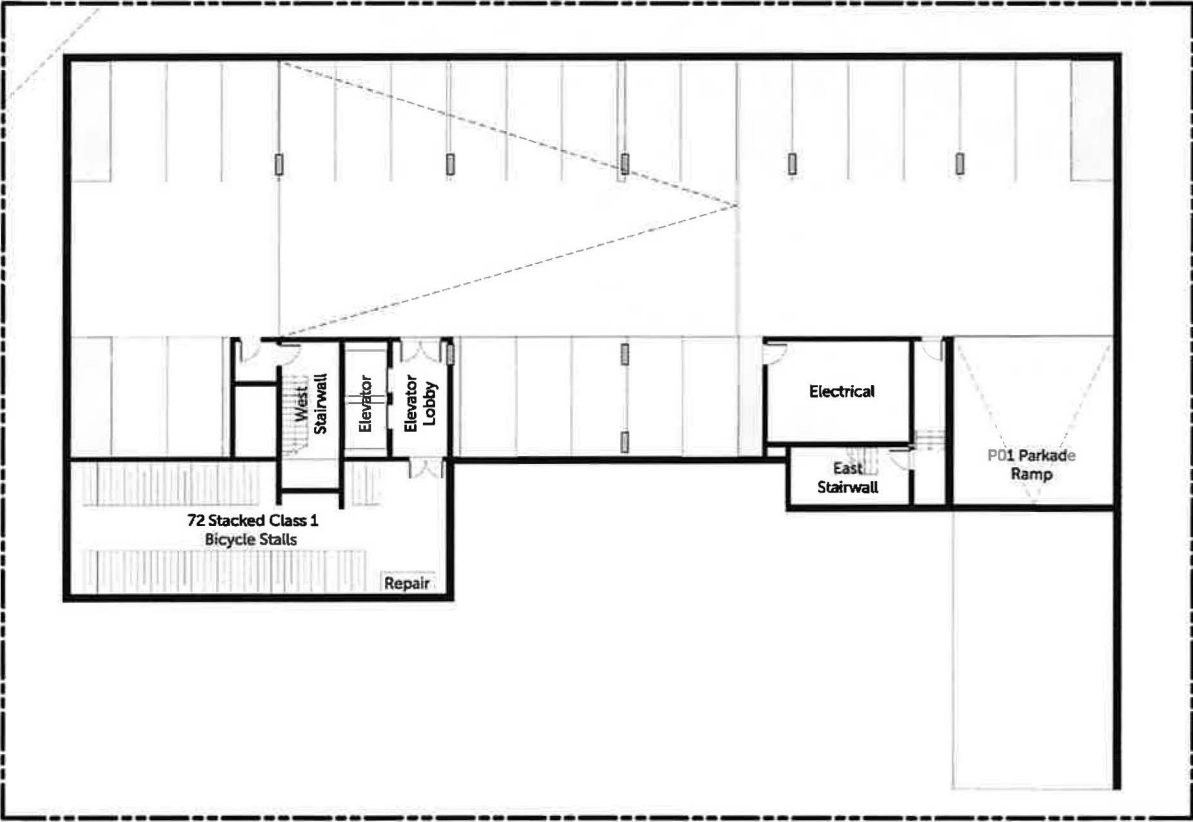
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Underground Parkade – Level 1



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Underground Parkade – Level 2



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Street Proportion Study

Looking East from 5 ST SW



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

A great street must be well-defined, both vertically and horizontally. Edges, including buildings, walls, and trees on a street usually define it vertically; the length of the spacing between these two edges defines it horizontally. Leading urban design best practice suggests it is a matter of proportion, with a sense of enclosure ultimately giving us a well-defined street. Most comfortable and attractive streets have a ratio (vertical to horizontal) ranging between 1:1 and 1:2. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.

Street Proportion Study

Looking South from 20 AV SW



Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

A great street must be well-defined, both vertically and horizontally. Edges, including buildings, walls, and trees on a street usually define it vertically; the length of the spacing between these two edges defines it horizontally. Leading urban design best practice suggests it is a matter of proportion, with a sense of enclosure ultimately giving us a well-defined street. Most comfortable and attractive streets have a ratio (vertical to horizontal) ranging between 1:1 and 1:2. The City of Calgary Municipal Development Plan (MDP) public realm policies encourages a 1:1 building height to right-of-way ratio along Main Streets.

Existing Structures



531 20 AV SW



541 20 AV SW



535 20 AV SW



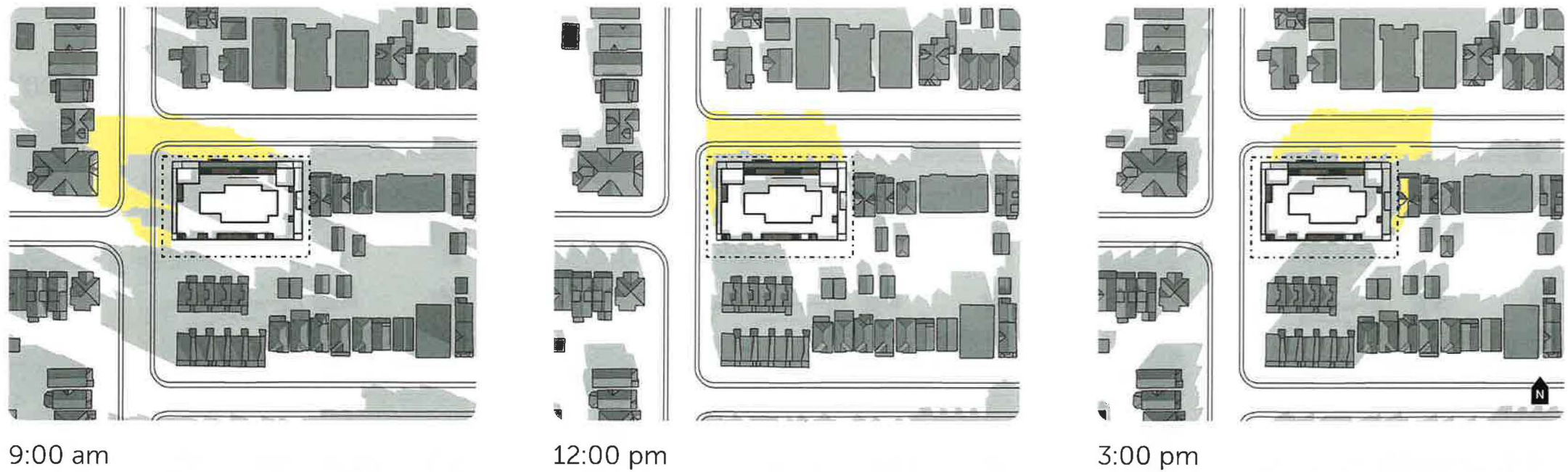
2004 5 ST SW

Sun-Shadow Study



Spring & Autumn Equinoxes

March 21 & September 21



Property Line Existing Shadow DP2024-03179 Anticipated Shadow

Note: Details subject to change through the Development Permit application (DP2024-03179) review process.

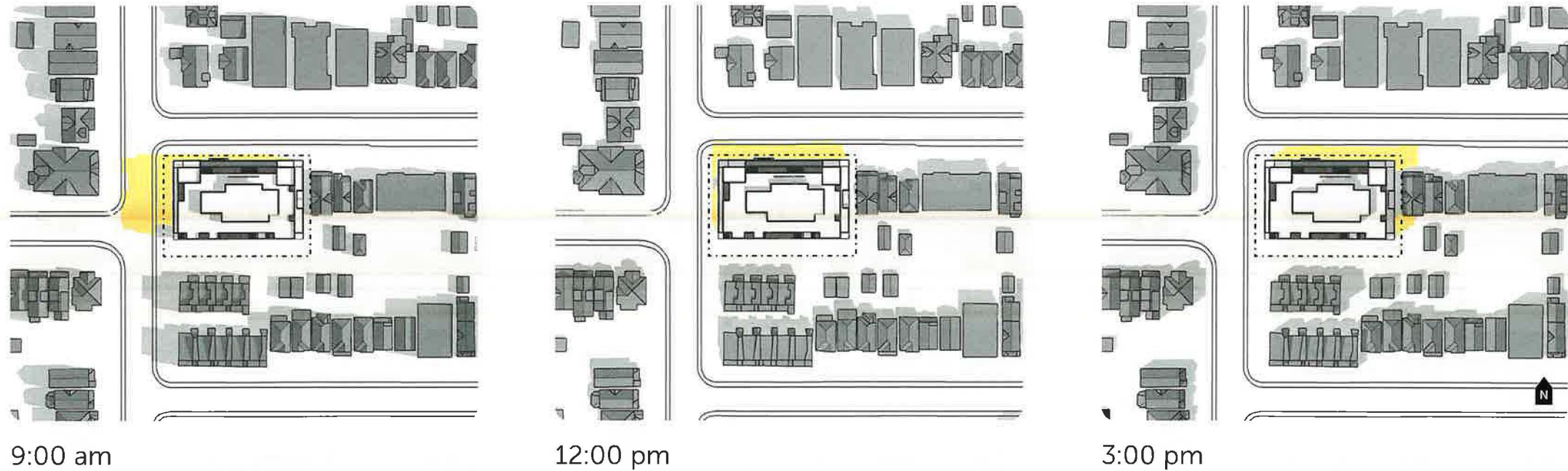
Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies 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 are based on established The City of Calgary requirements and account for daylight savings.

Sun-Shadow Study



Summer Solstice

June 21



Property Line Existing Shadow DP2024-03179 Anticipated Shadow

Note: Details subject to change through the Development Permit application (DP2024-03179) review process.

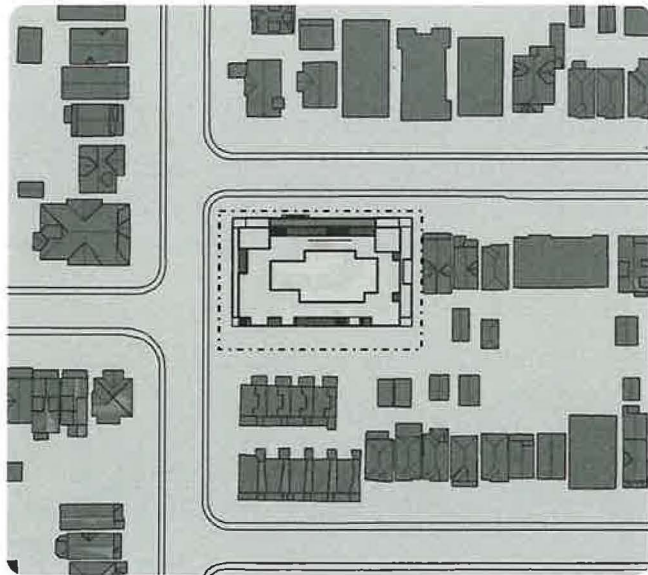
Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies 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 are based on established The City of Calgary requirements and account for daylight savings.

Sun-Shadow Study

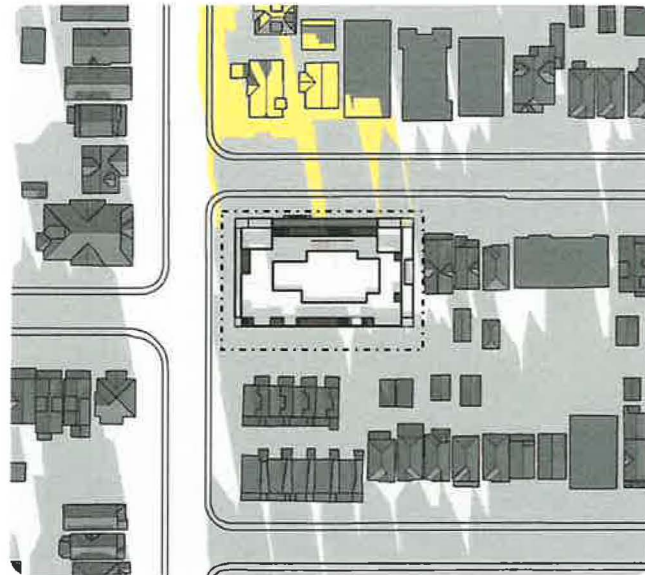


Winter Solstice

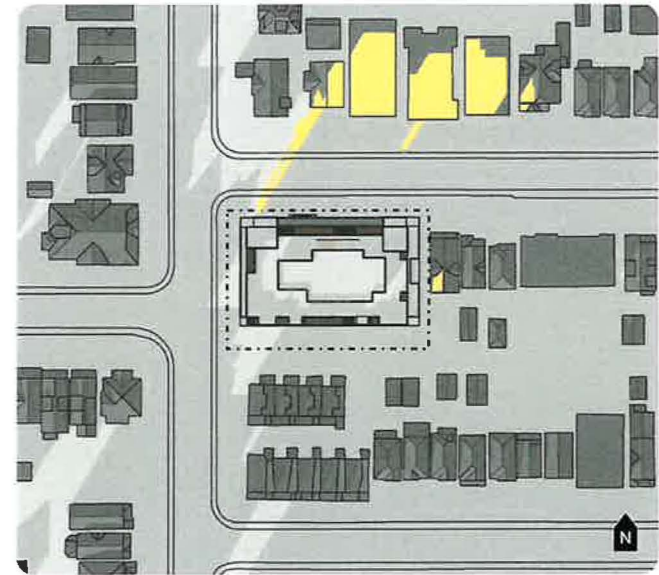
December 21



9:00 am



12:00 pm



3:00 pm

 Property Line

 Existing Shadow

 DP2024-03179 Anticipated Shadow

Note: Details subject to change through the Development Permit application (DP2024-03179) review process.

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 are based on established The City of Calgary requirements and account for daylight savings.