

---

# 8860 85 ST NW

Item 7.2.15 | LOC2024-0186 | CPC2024-1208

Public Hearing Presentation | January 14, 2025



# Context

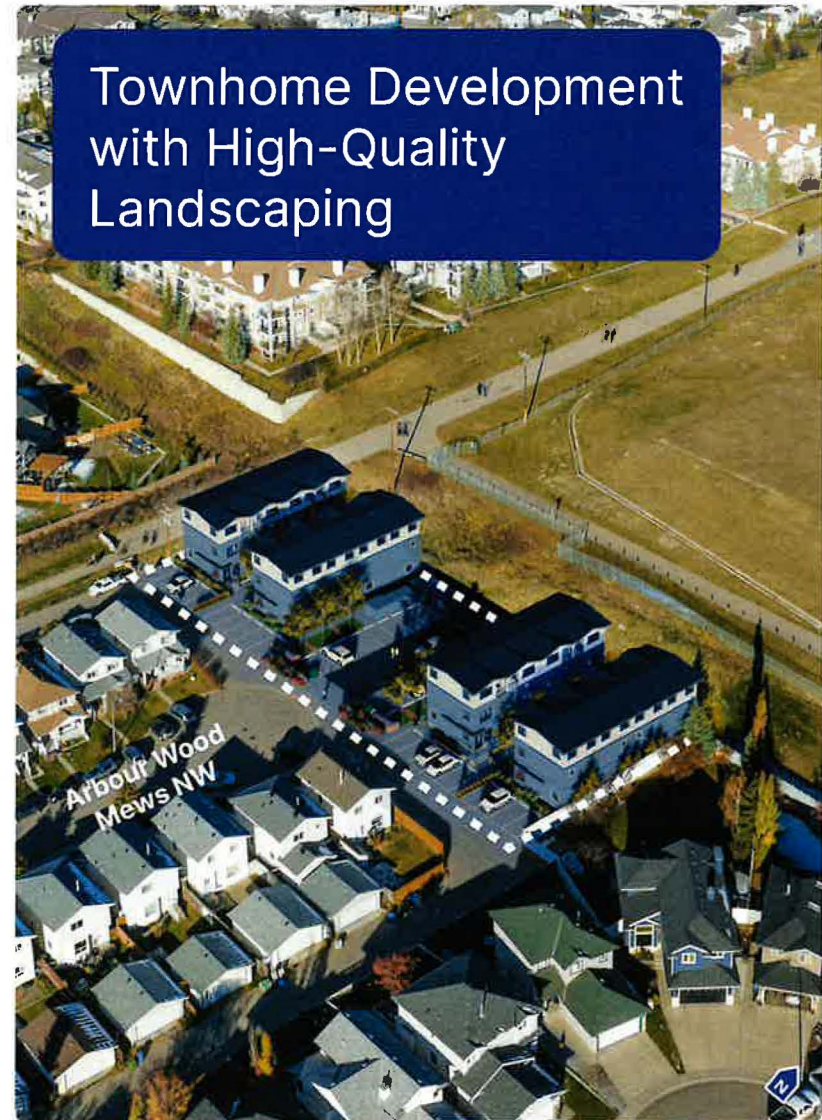
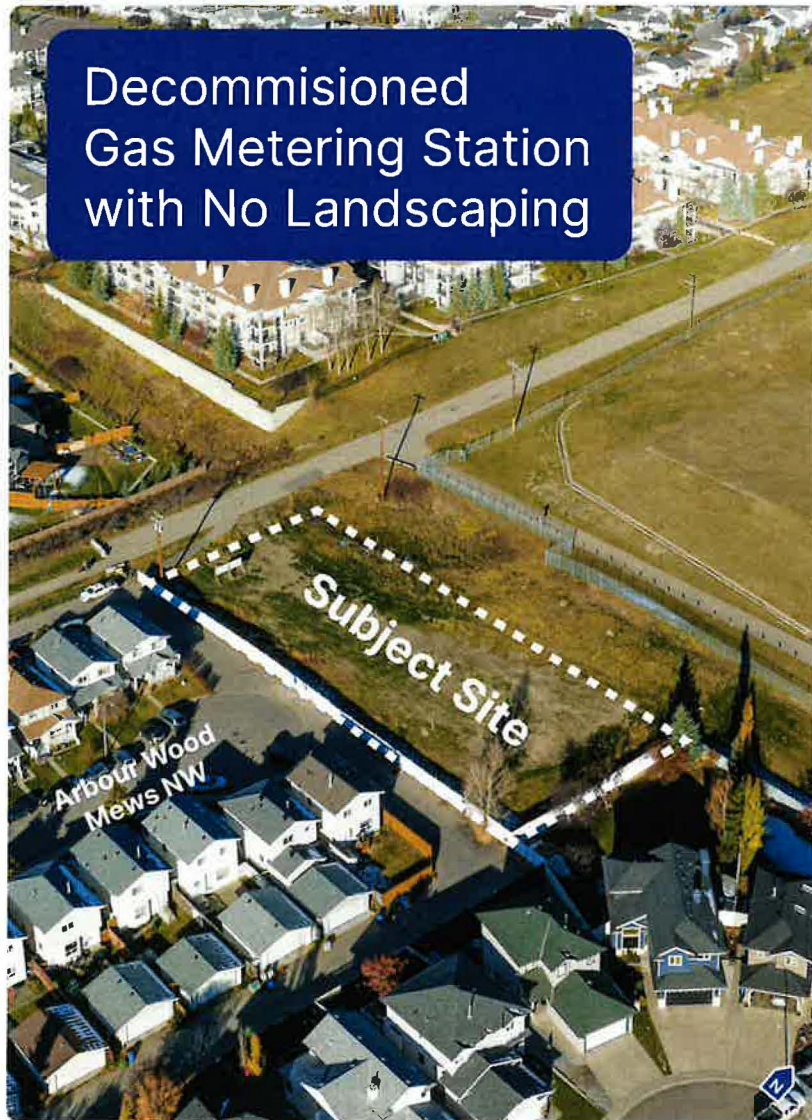
CITY OF CALGARY  
**RECEIVED**  
IN COUNCIL CHAMBER

JAN 14 2025

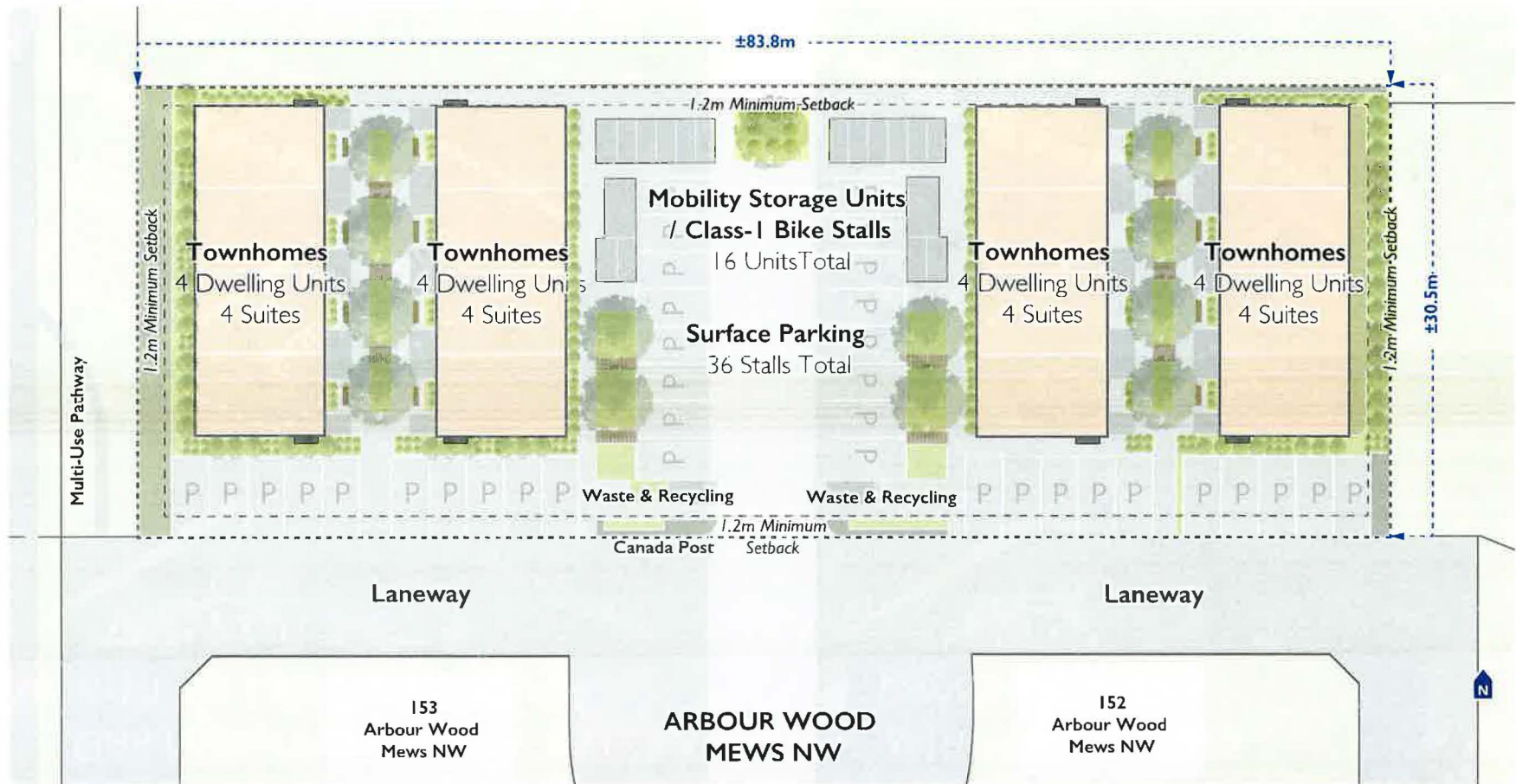
ITEM: 7-2-15 CAC2024-1208  
*Distrib-Presentation 2*  
CITY CLERK'S DEPARTMENT



# Unique Development Opportunity

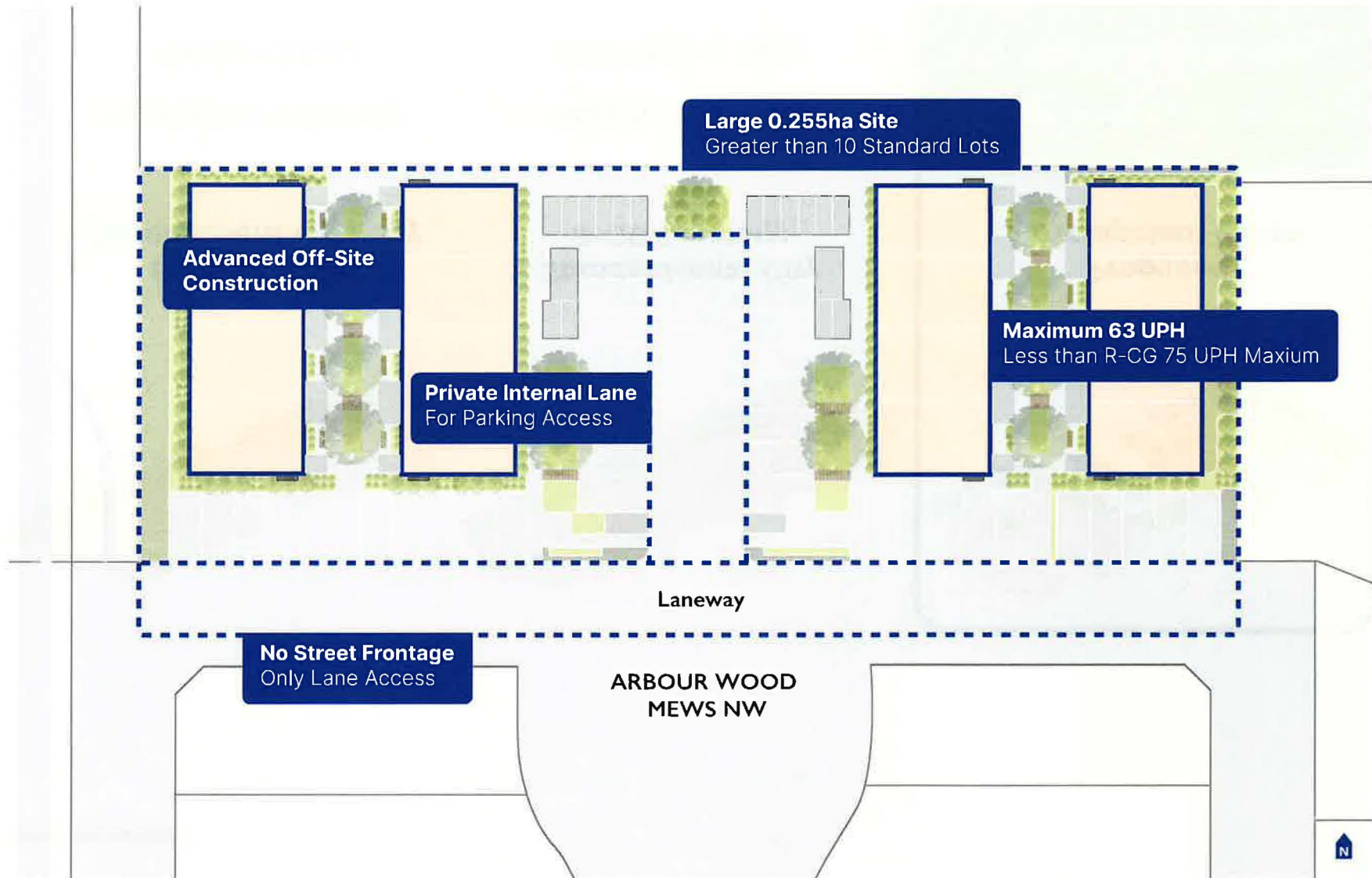


# Site Plan



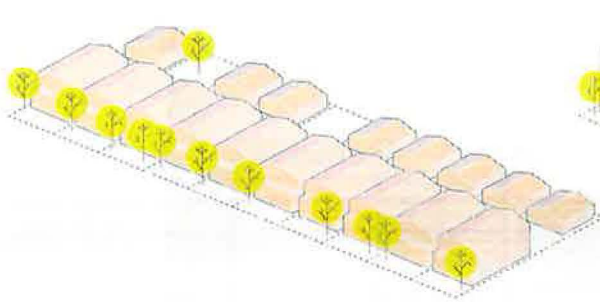
Providing **32 Homes** with **36 Parking Stalls** and **16 Bike Stalls**

# Direct Control (DC) District



# Development Comparison

---

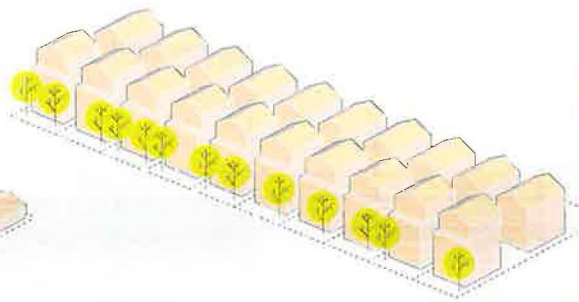


**Existing Street  
Development Typology**

No Maximum Density

Varied Parking

50% Lot Coverage

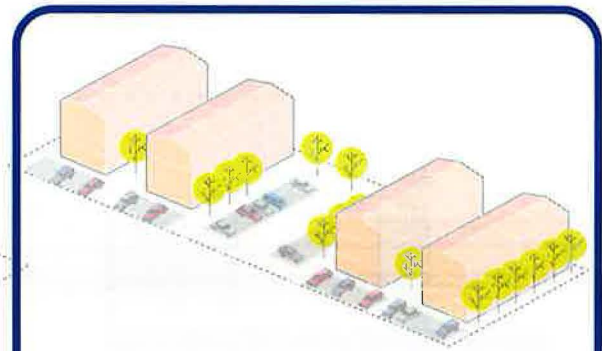


**Standard Inner City  
R-CG Typology**

Maximum 75 UPH

50% Parking Ratio

60% Lot Coverage



**Proposed  
Development Vision**

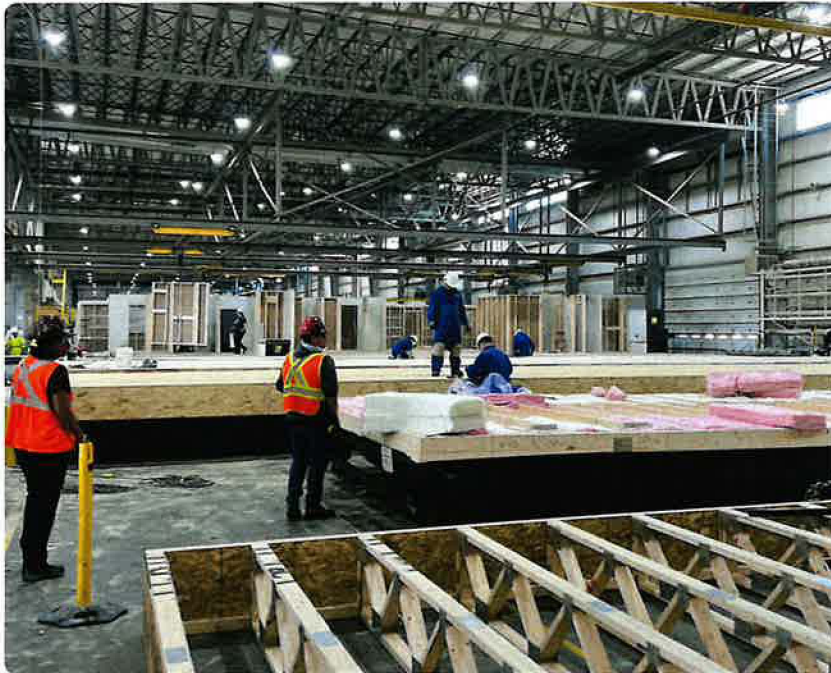
**Lower Density (63 UPH)**

**Greater than 1:1 Parking**

**Least Lot Coverage (30%)**

# Advanced Off-Site Construction

---



**Innovative housing delivery** opportunity at **scale** and at a **cost** that is more competitive than conventional construction, providing the opportunity for **deeper affordability**.

# Outreach



Over **1,440**  
Hand-Delivered  
Mailers



Dedicated **Project Website**  
(regularly updated)



Custom Signage has  
been updated **2x**  
with new information



Hosted an **Online Information Session**  
with Project Team

## Development Vision Changes

**More Parking**  
Higher than 1:1 Parking

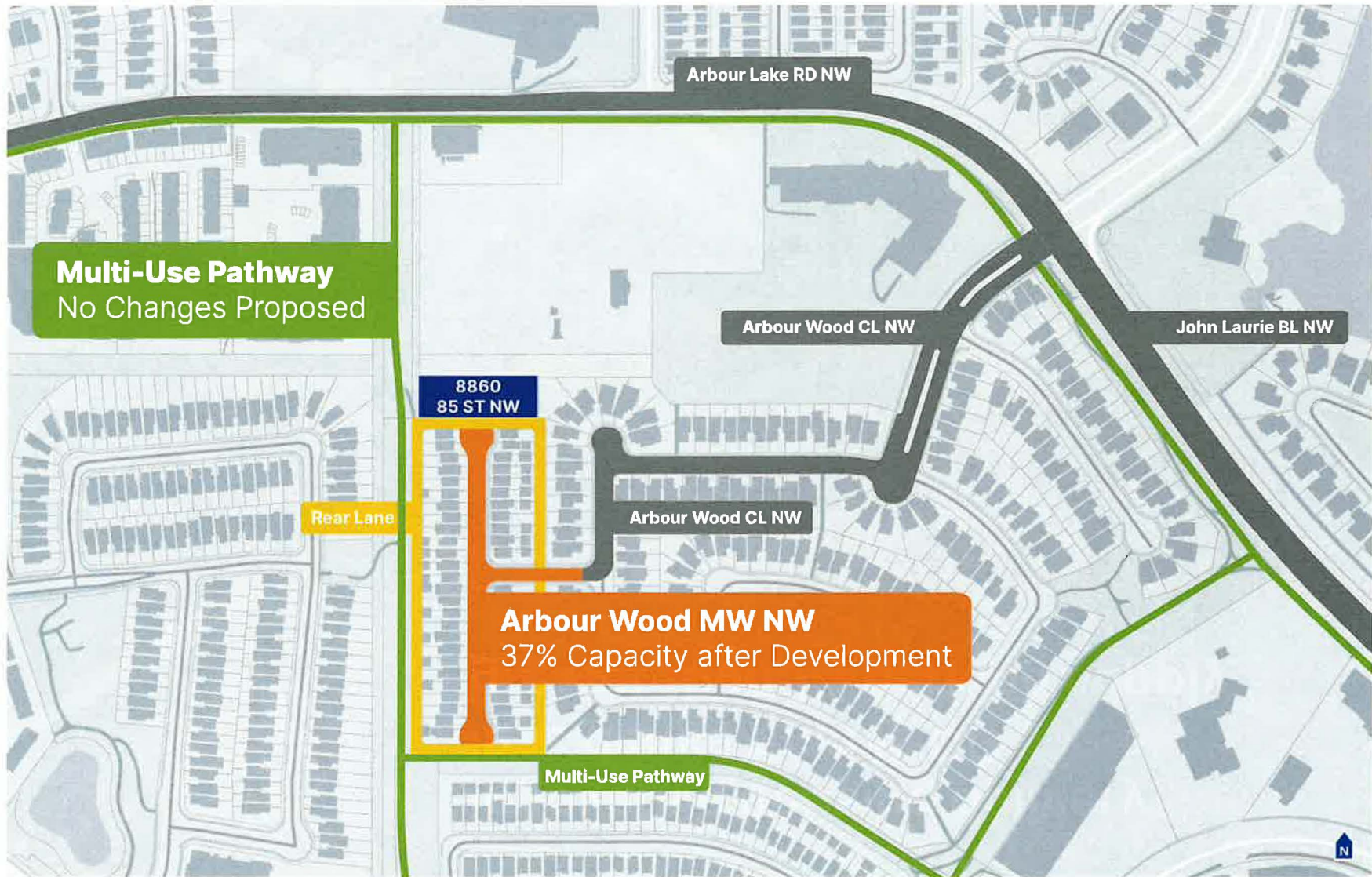
**More Trees**  
24 New Trees


**More Landscaping**  
Decreased Coverage

**Privacy**  
Frosted Windows



# Transportation



An aerial photograph of a residential development. In the foreground, there are several two-story houses with grey roofs. In the middle ground, there are several larger, multi-story blue buildings with dark roofs, arranged in a cluster. To the right of these buildings is a large, open grassy field. In the background, there is a dense residential area with many houses. A blue text box is overlaid on the right side of the image, containing white text.

**Innovative housing delivery** that is  
**less dense than R-CG** and with a  
**greater than 1:1 parking supply**



# Supplementary

A short, horizontal orange line positioned below the word "Supplementary".

# Community Fit

---

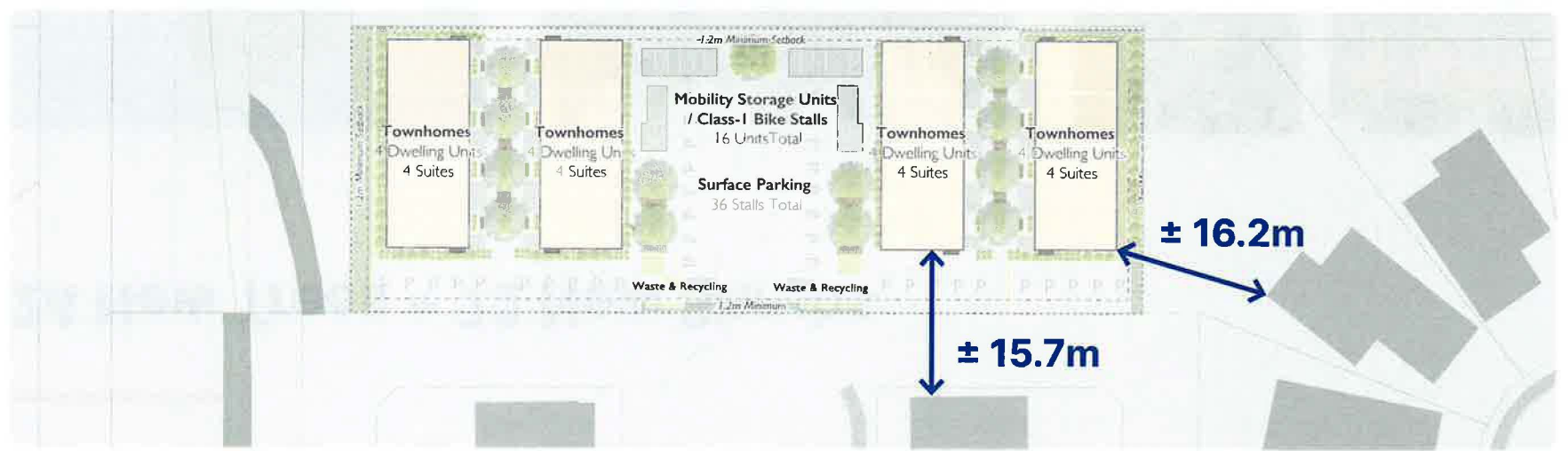
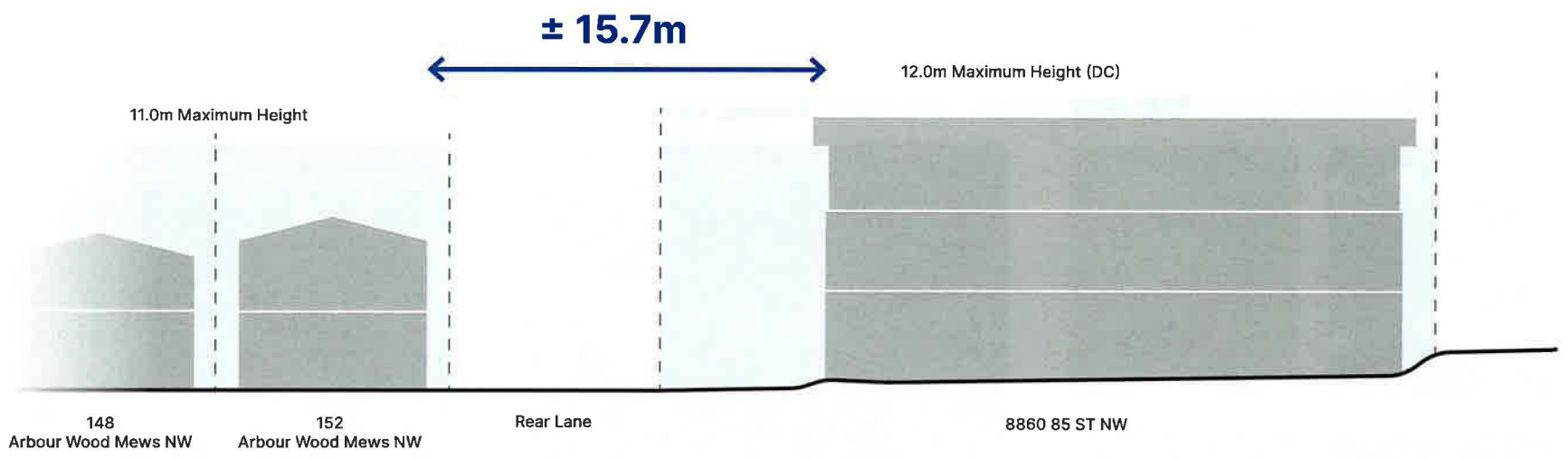


**Existing Homes**  
Arbour Wood Mews NW



**Development Vision**  
8860 85 ST NW

# Interface



# Landscaping

---

## 24 New Trees + 72 New Shrubs



### Deciduous Trees

American Elm, Thunderchild Crab, Prarie Spire Green Ash



### Coniferous Trees

Columnar Blue Spruce



### Shrubs

Honey Berry, Alpine Currant, Gold Currant, Grasses/Ferns

# Land Use Map



# Transportation Study

Traffic Volume Daily Trips	Arbour Wood MW NW Local Roadway	Arbour Wood CL NW Local Roadway	Arbour Wood CL NW Collector Roadway
Capacity	< 2,000	< 2,000	< 3,000
Current	500	1,100	2,450
Proposed	730	1,330	2,680
Outcome	Below Capacity	Below Capacity	Below Capacity

Arbour Wood Mews NW  
**37% Capacity After Development**



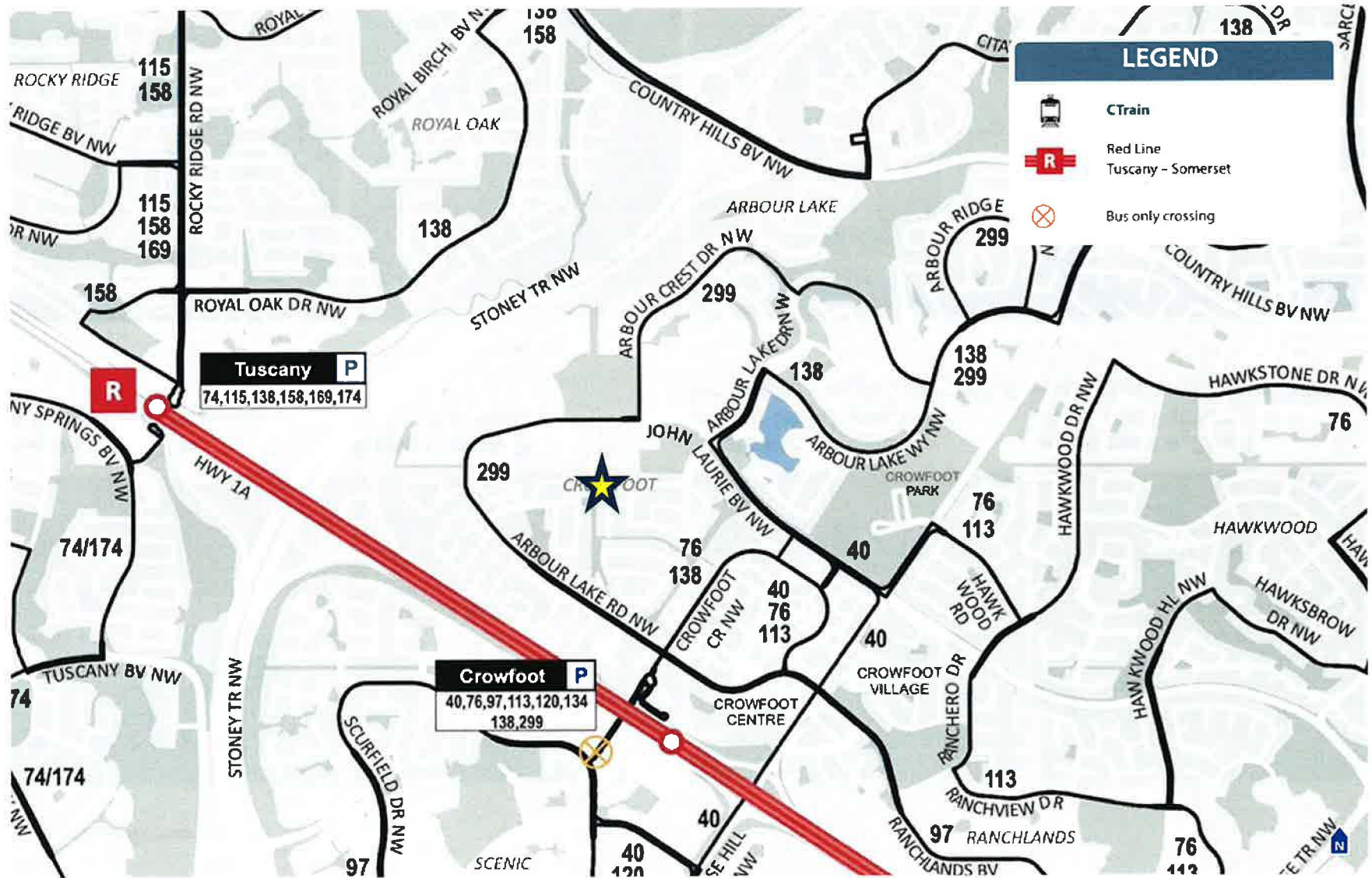
# Transportation



# Transportation



# Transportation



# Public Notice



**August 14, 2024**  
Harbour Wood Mews NW



**August 14, 2024**  
85 ST NW Pathway



**September 4, 2024**  
Harbour Wood Mews NW  
(extended outreach deadline)



**September 4, 2024**  
85 ST NW Pathway  
(extended outreach deadline)



**September 9, 2024**  
Harbour Wood Mews NW  
(vandalized sign)



**September 12, 2024**  
Harbour Wood Mews NW  
(anti-graffiti laminate)

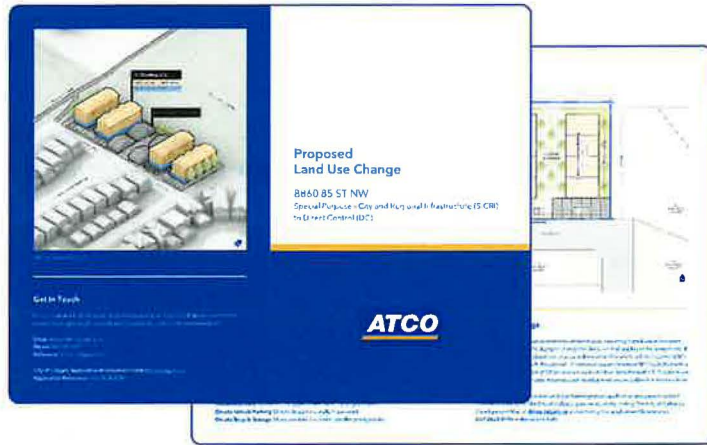


**December 13, 2024**  
Harbour Wood Mews NW



**December 13, 2024**  
85 ST NW Pathway

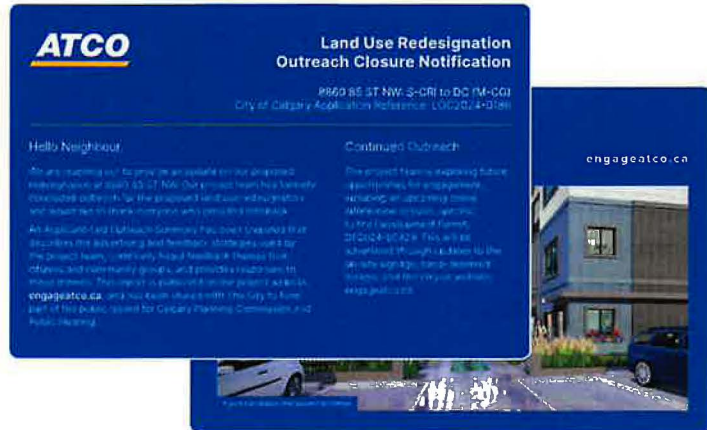
# Mailers



**August 9, 2024**  
Proposal Introduction



**September 13, 2024**  
Project Updates



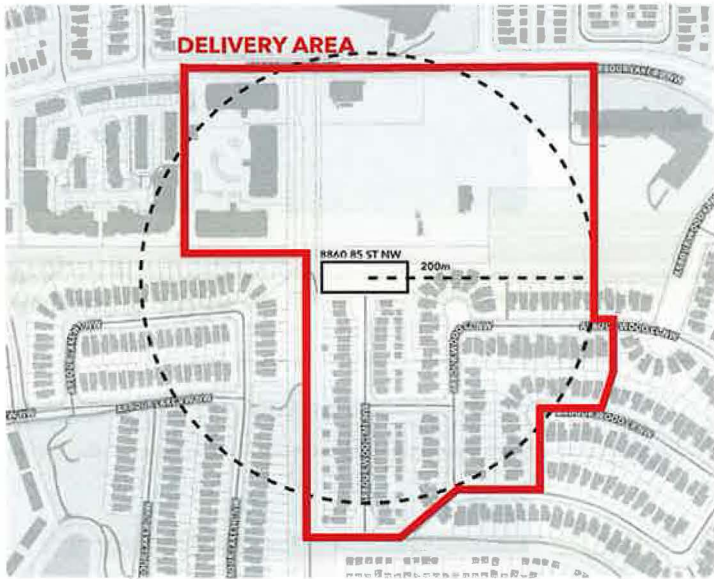
**October 8, 2024**  
Outreach Closure



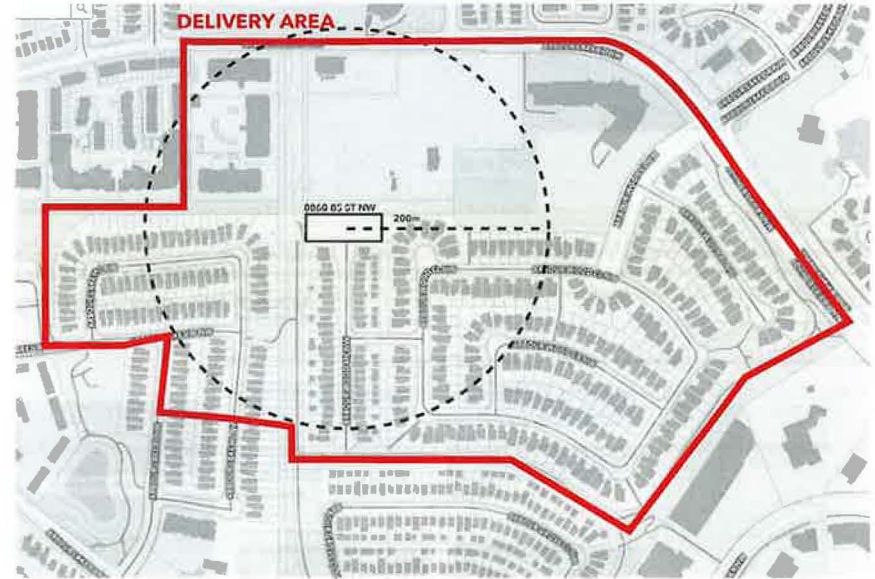
**August 21, 2024**  
Development Permit Information Session

# Mailers

---



**Original Catchment Area**  
200m Radius



**Extended Catchment Area**  
All Applicable Roadways

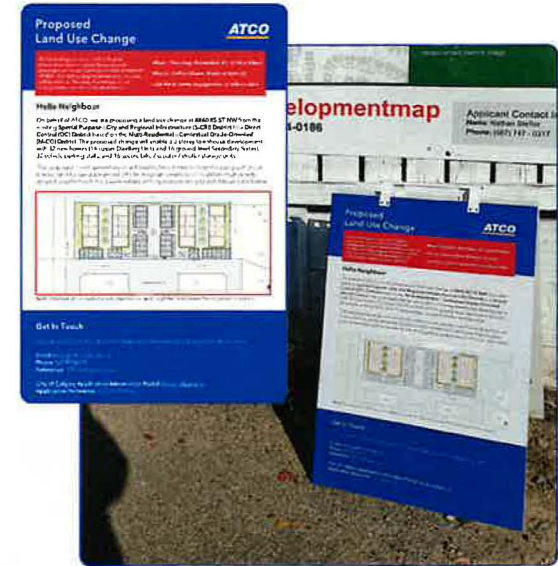
# Applicant Signage



**August 9, 2024**  
Proposal Introduction



**October 8, 2024**  
Outreach Closure



**August 21, 2024**  
Development Permit Information Session

# Engagement Website

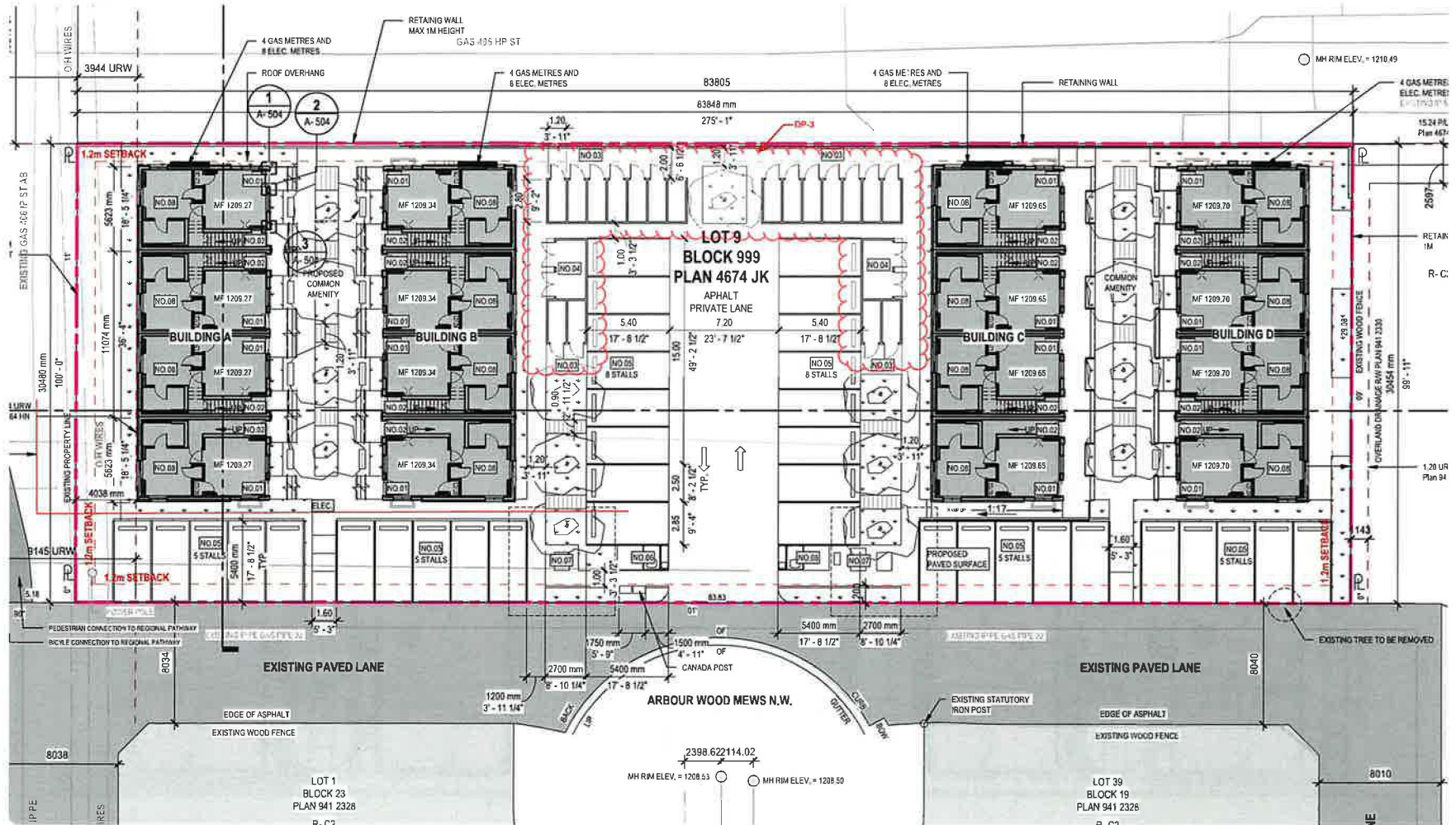


**September 12, 2024 (engageatco.ca/arbours-lake)**

Website Launch with Project Details, Updates, Visuals, Studies/Reports, and Online Feedback Form

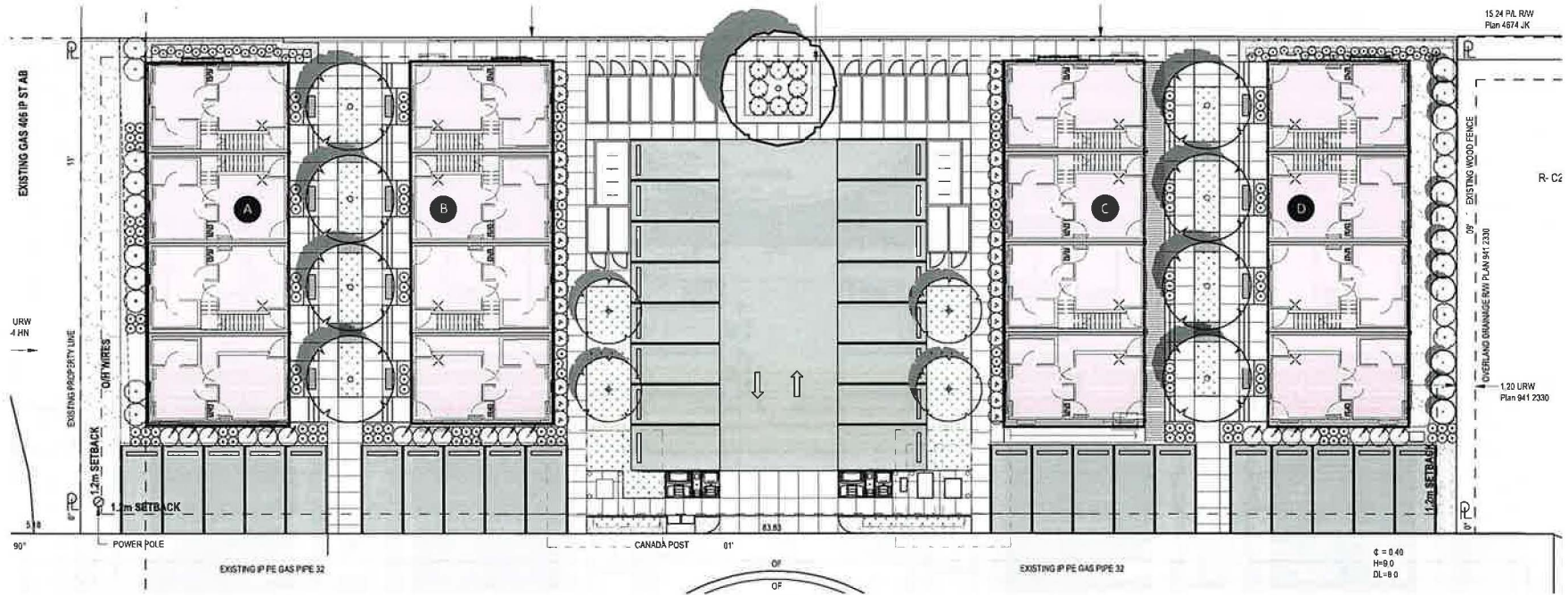


# Development Permit DP2024-05929



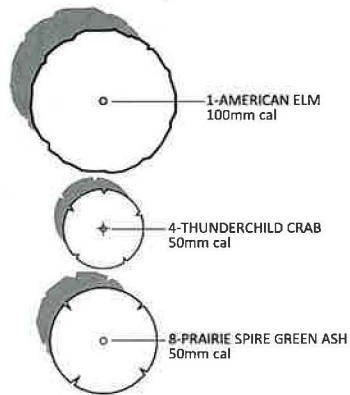
Site Plan

# Development Permit DP2024-05929



Total Landscape Area Provided:	1005m <sup>2</sup>
Total Soft Landscape Area required (30%):	310.5m <sup>2</sup>
Total Soft Landscape area Provided: (41.82%)	420.3m <sup>2</sup>
<b>TOTAL TREES REQUIRED</b> (1/110m <sup>2</sup> OF TOTAL SITE AREA REQUIRED)	24
<b>TOTAL TREES PROVIDED</b> (1/110m <sup>2</sup> OF TOTAL SITE AREA PROVIDED)	24
<b>TOTAL SHRUBS REQUIRED</b> (3/110m <sup>2</sup> OF TOTAL SITE AREA)	72
<b>TOTAL SHRUBS PROVIDED</b> (3/110m <sup>2</sup> OF TOTAL SITE AREA)	72
<b>CLASS 2 BICYCLE STALL REQUIRED</b>	0
<b>CLASS 2 BICYCLE STALLS PROVIDED</b>	0

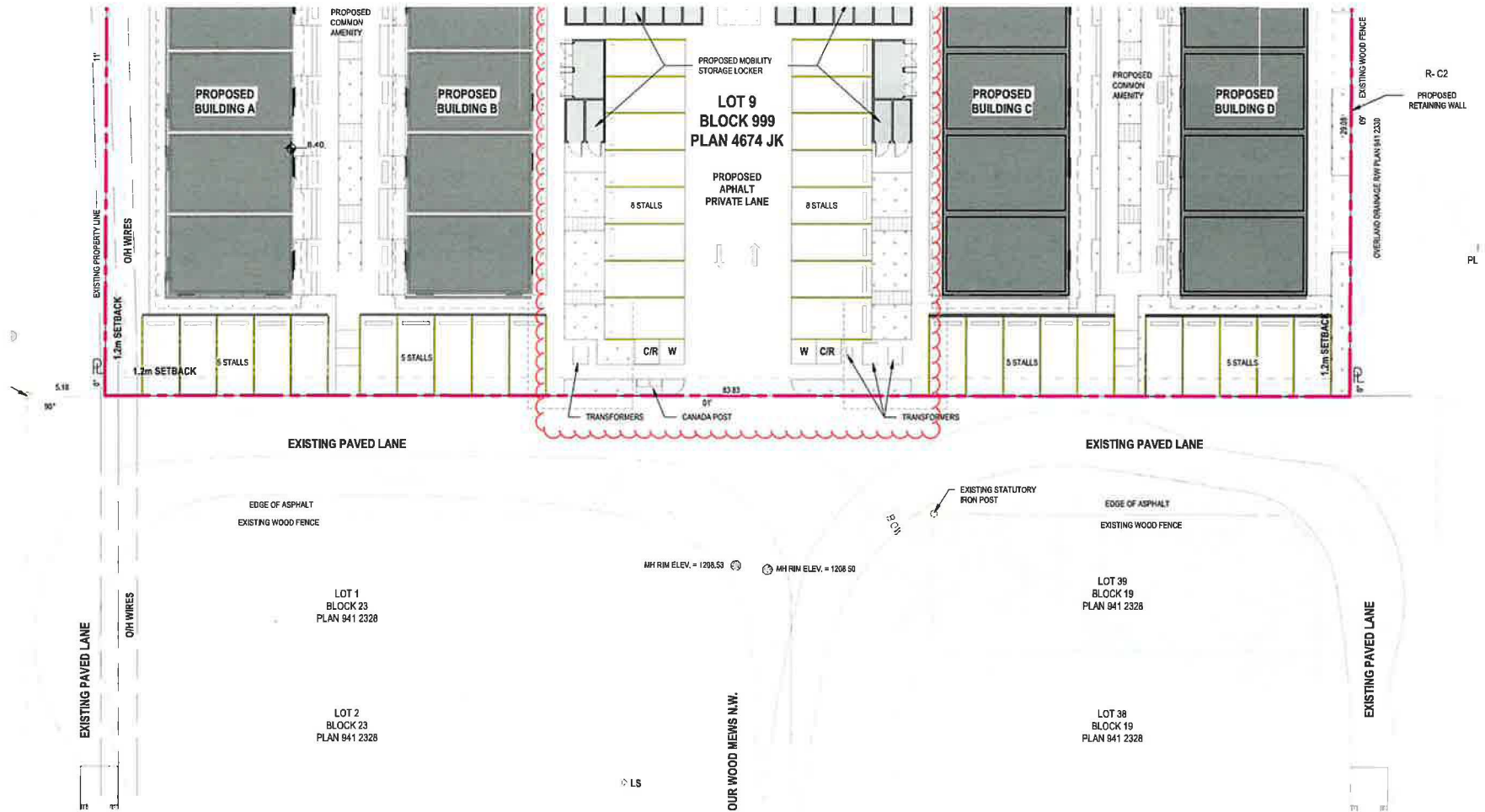
## Landscape Plan



- CONIFEROUS TREES - 2.0M HT
  - 11-COLUMNAR BLUE SPRUCE
- DECIDUOUS SHRUBS - 600MM HT #5 POT
  - 19 HONEYBERRY
  - 31 ALPINE CURRANT
  - 14 GOLD CURRANT
  - 8 SEM SPIREA
- ORNAMENTAL GRASS / PERENNIALS #2 POT
  - 141 KARL FOERSTER GRASS
  - 43 OSTRICH FERN

- SOD  
EAGLE LAKE SITE SELECT LESS WATER SOD
- MULCH  
SHREDED WOOD BARK MULCH
- ROCK MULCH  
100-200mm DIAMETER RIVERSTONE
- CONCRETE PATHWAY  
STANDARD GREY CONCRETE w/FOPCAST MICRO FINISH AND CALIFORNIA JOINTS
- BLUE LYME GRASS  
320EA @ 500 OC - 100MM POT
- ASPHALT  
REFER TO CIVIL
- CONCRETE STEPPING STONE  
MAINTENANCE ACCESS
- WOOD DECK  
CROSSING ALLOWS CONTINUOUS SOIL TRENCH
- TYPICAL BENCH  
CROSSING ALLOWS CONTINUOUS SOIL TRENCH

# Development Permit DP2024-05929

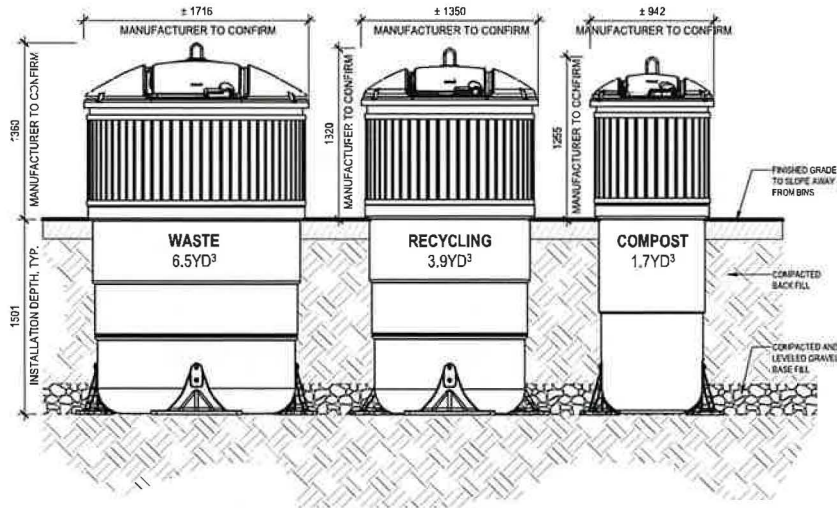


## Fire Truck Access Sweeps

# Waste & Recycling

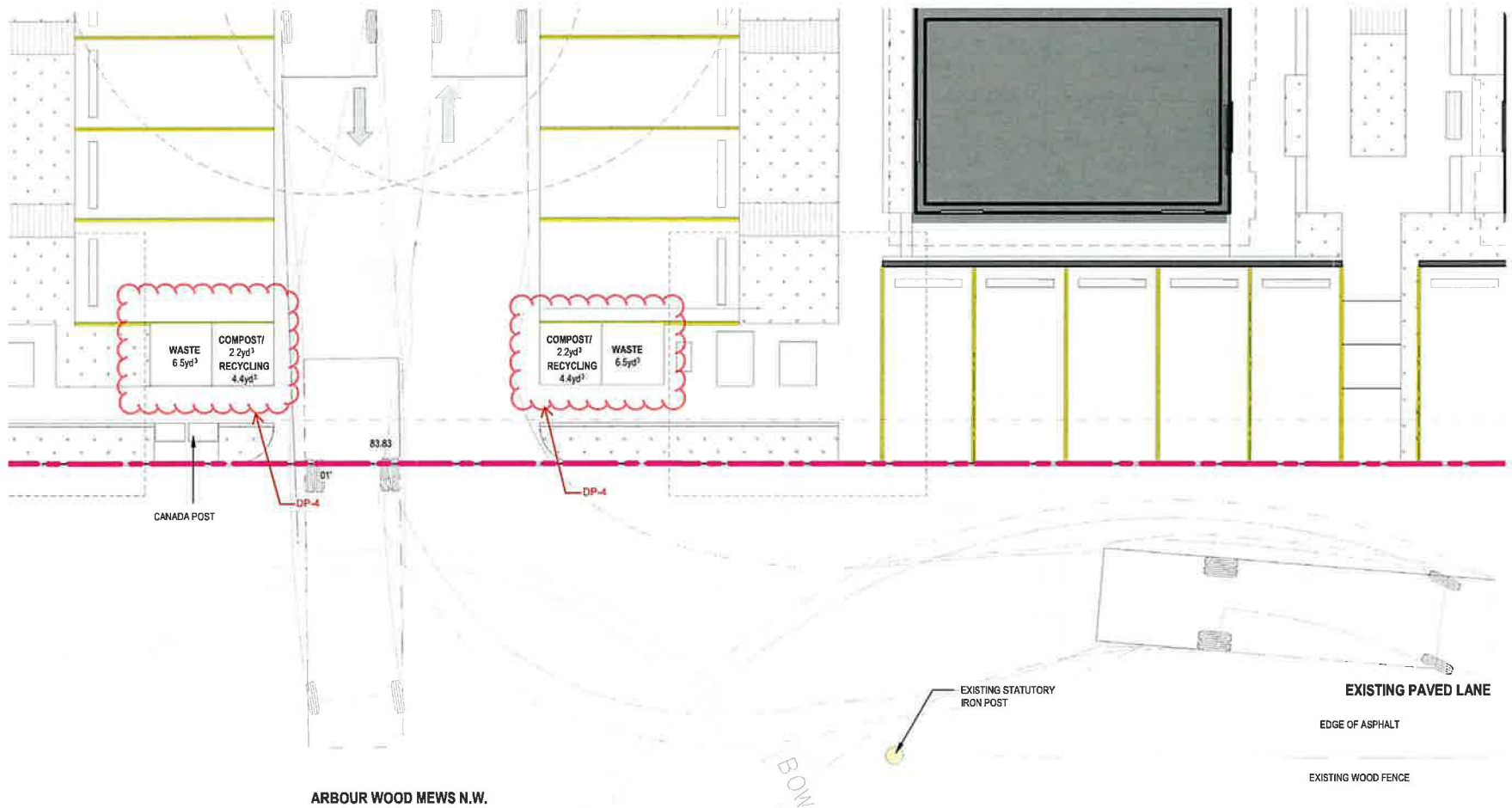
## MULTI-FAMILY DEVELOPMENTS WASTE & RECYCLING

	UNITS	VOLUME/UNIT	TOTAL VOLUME	VOLUME/UNIT	TOTAL VOLUME
WASTE VOLUME PRODUCTION	32	0.24 m <sup>3</sup>	7.7 m <sup>3</sup>	0.3 yd <sup>3</sup>	9.6 yd <sup>3</sup>
TOTAL WASTE MOLOKS	2	5.0 m <sup>3</sup>	10.0 m <sup>3</sup>	6.5 yd <sup>3</sup>	13.1 yd <sup>3</sup>
TOTAL RECYCLING MOLOKS	2	3.0 m <sup>3</sup>	6.0 m <sup>3</sup>	3.9 yd <sup>3</sup>	7.8 yd <sup>3</sup>
TOTAL ORGANIC MOLOKS	2	1.3 m <sup>3</sup>	2.6 m <sup>3</sup>	1.7 yd <sup>3</sup>	3.4 yd <sup>3</sup>



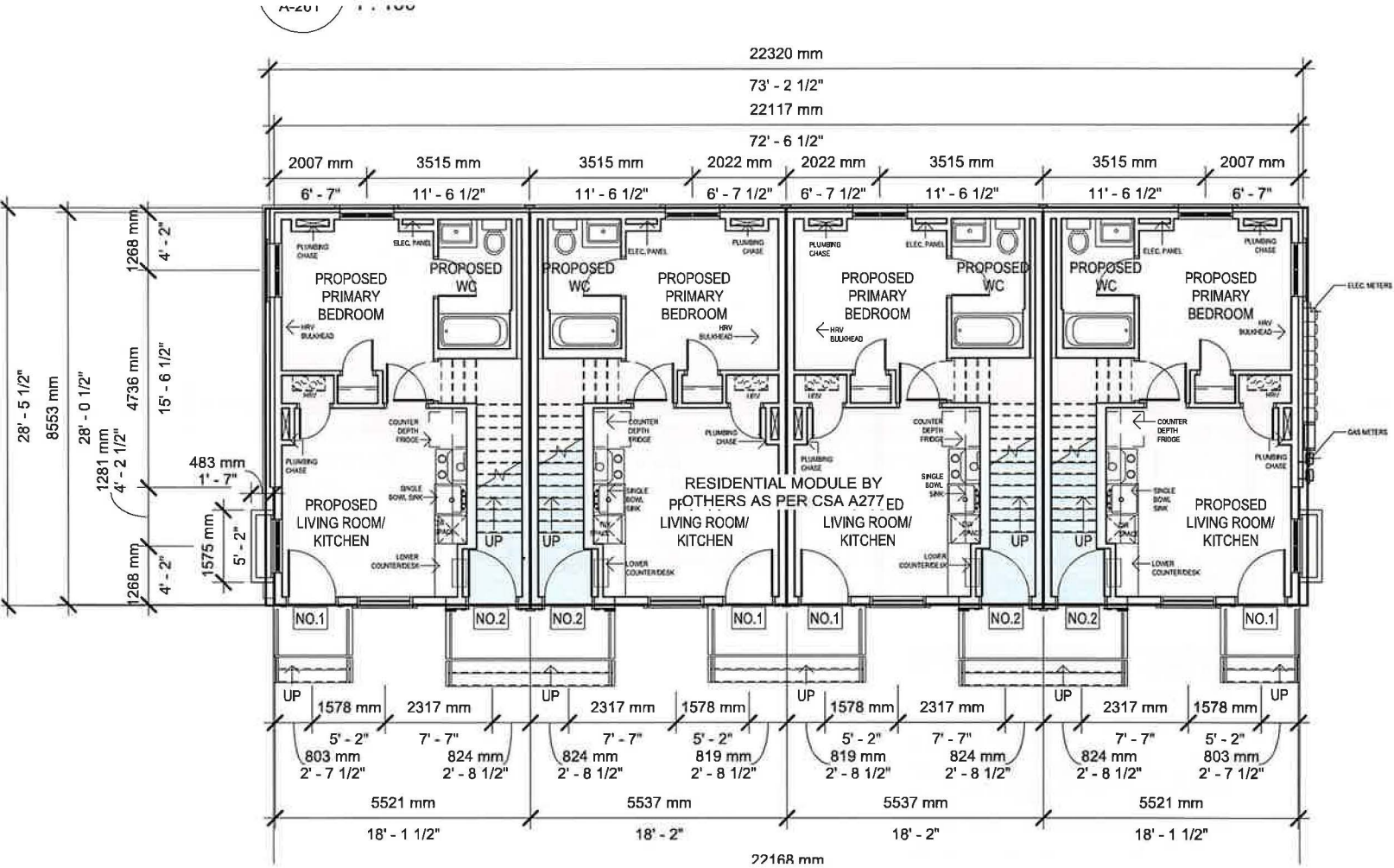
**MOLOK System**  
Private & On-Demand Collection

# Development Permit DP2024-05929



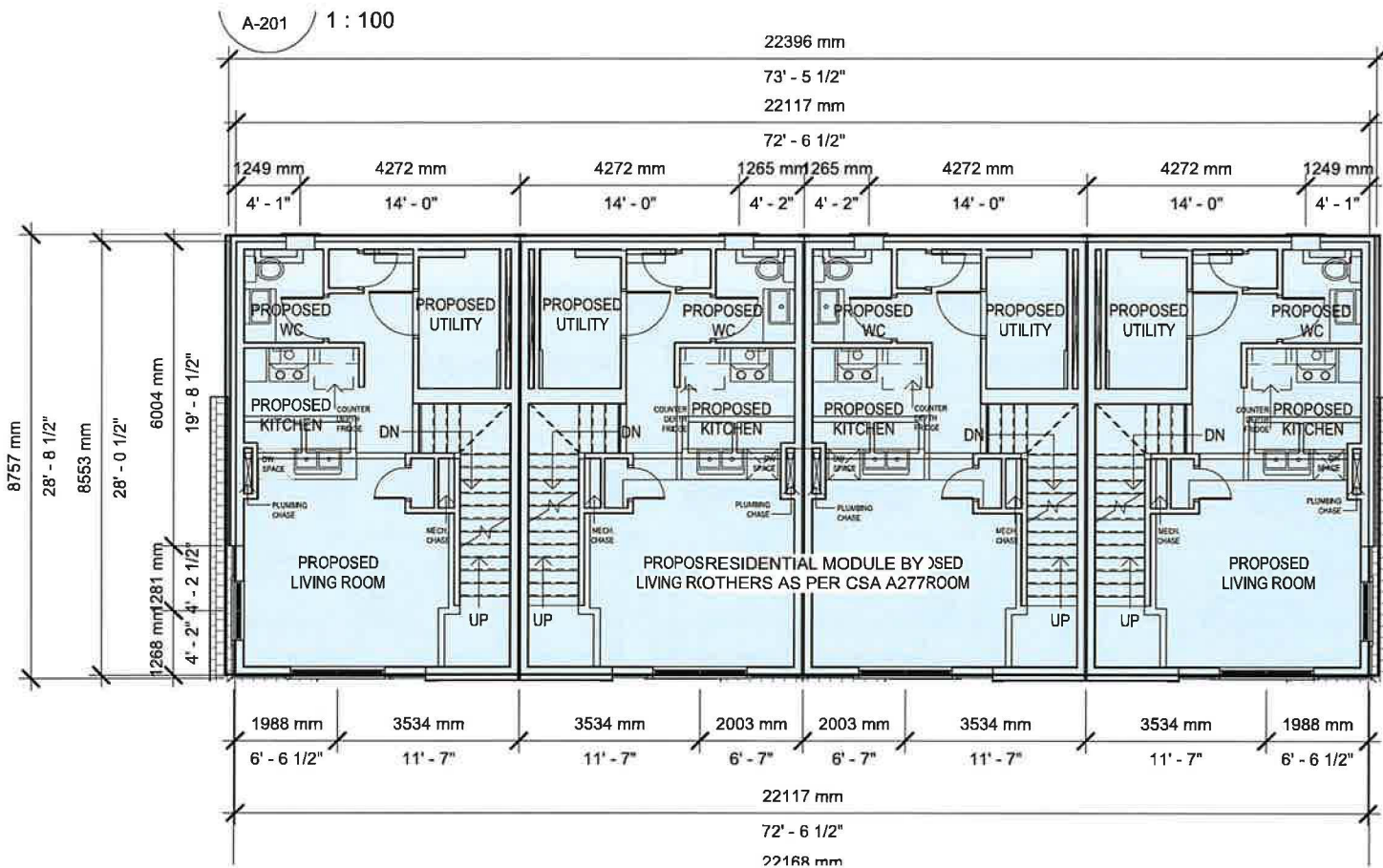
## Garbage Truck (MOLOK System) Access Sweeps

# Development Permit DP2024-05929



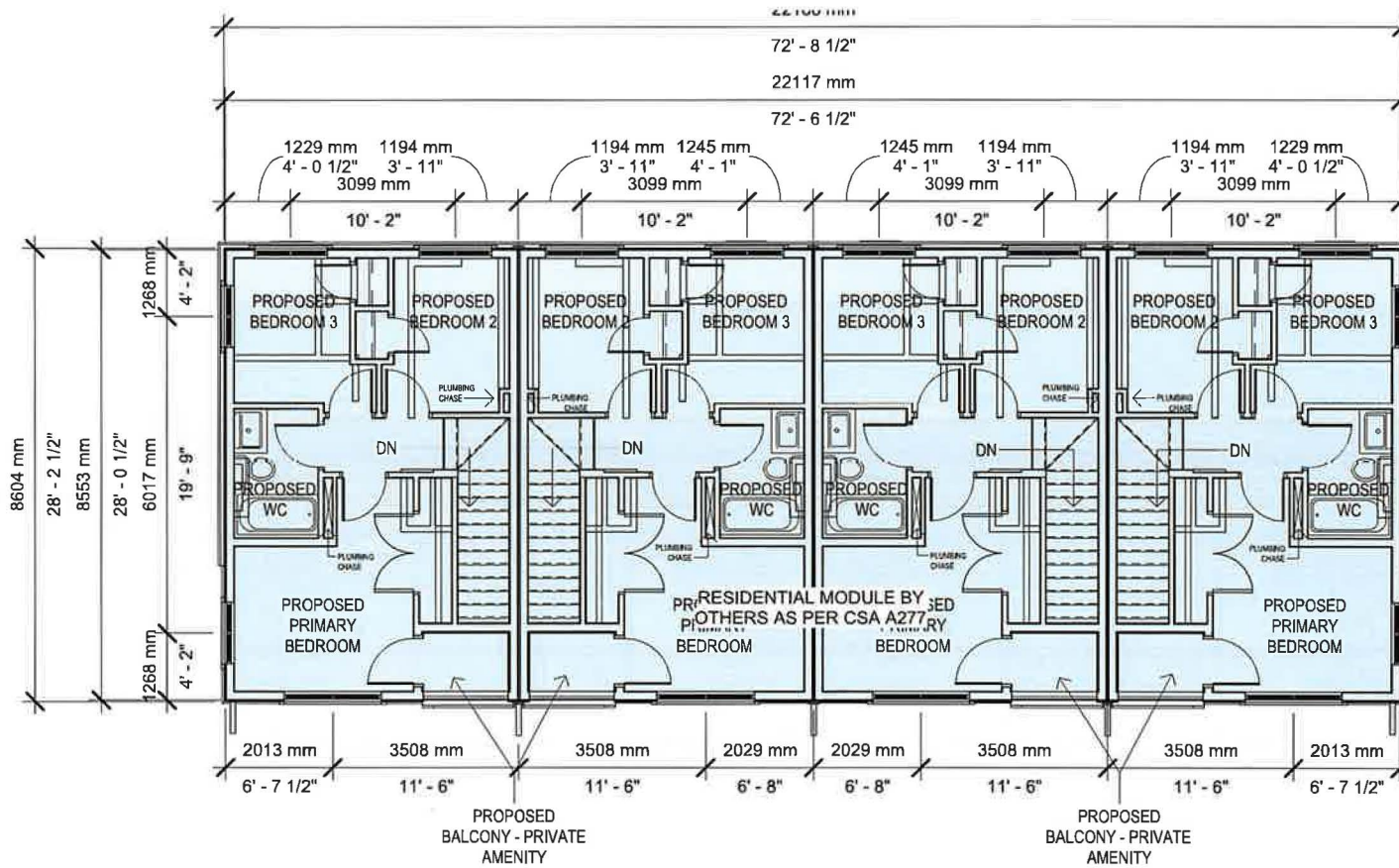
At-Grade Secondary Suite Plan

# Development Permit DP2024-05929



2<sup>nd</sup> Floor Townhome Plan

# Development Permit DP2024-05929

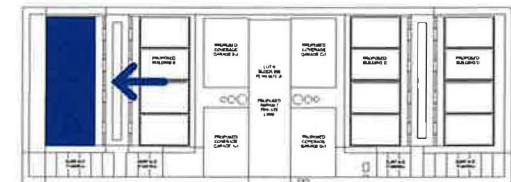
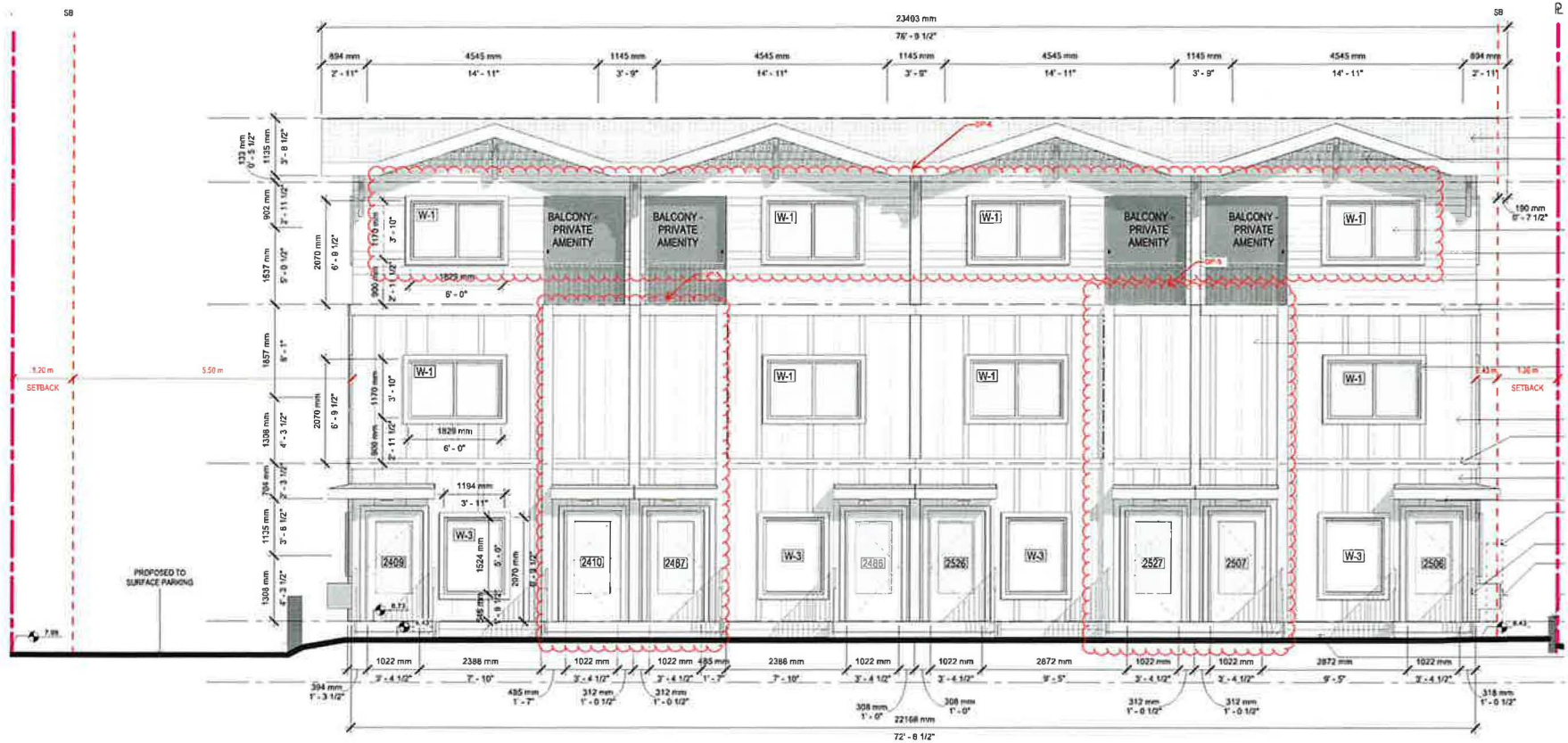


3<sup>rd</sup> Floor Townhome Plan



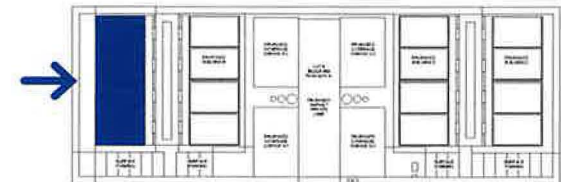


# Development Permit DP2024-05929



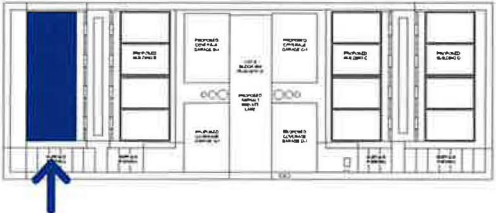
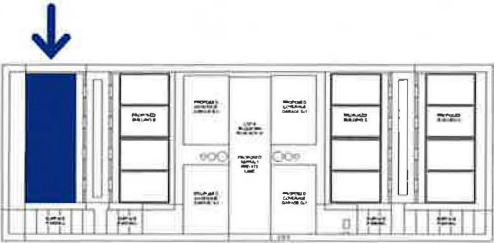
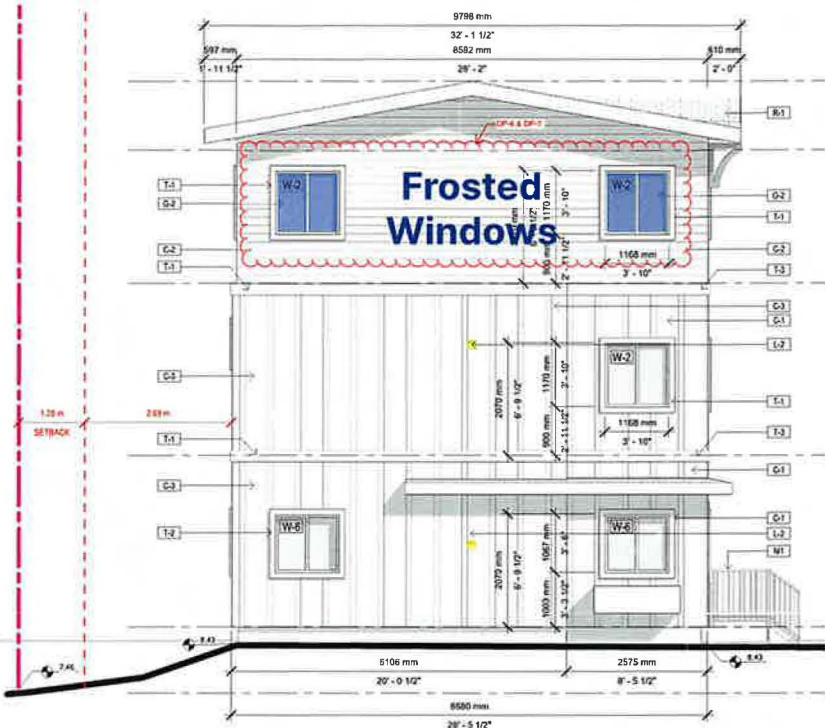
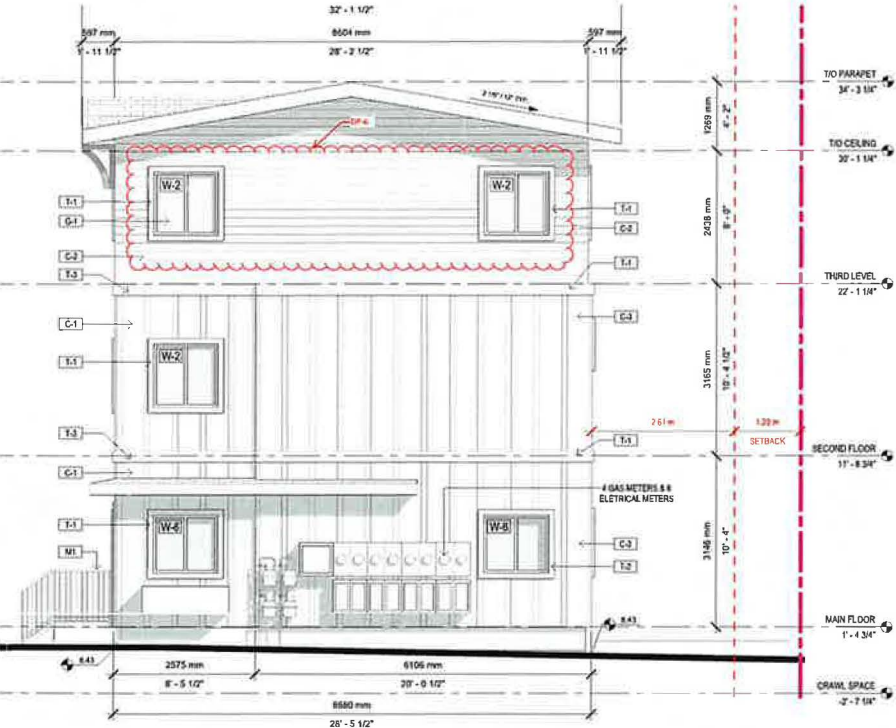
Standard Interior Courtyard Elevation

# Development Permit DP2024-05929



Standard Exterior Elevation

# Development Permit DP2024-05929



Standard North Elevation

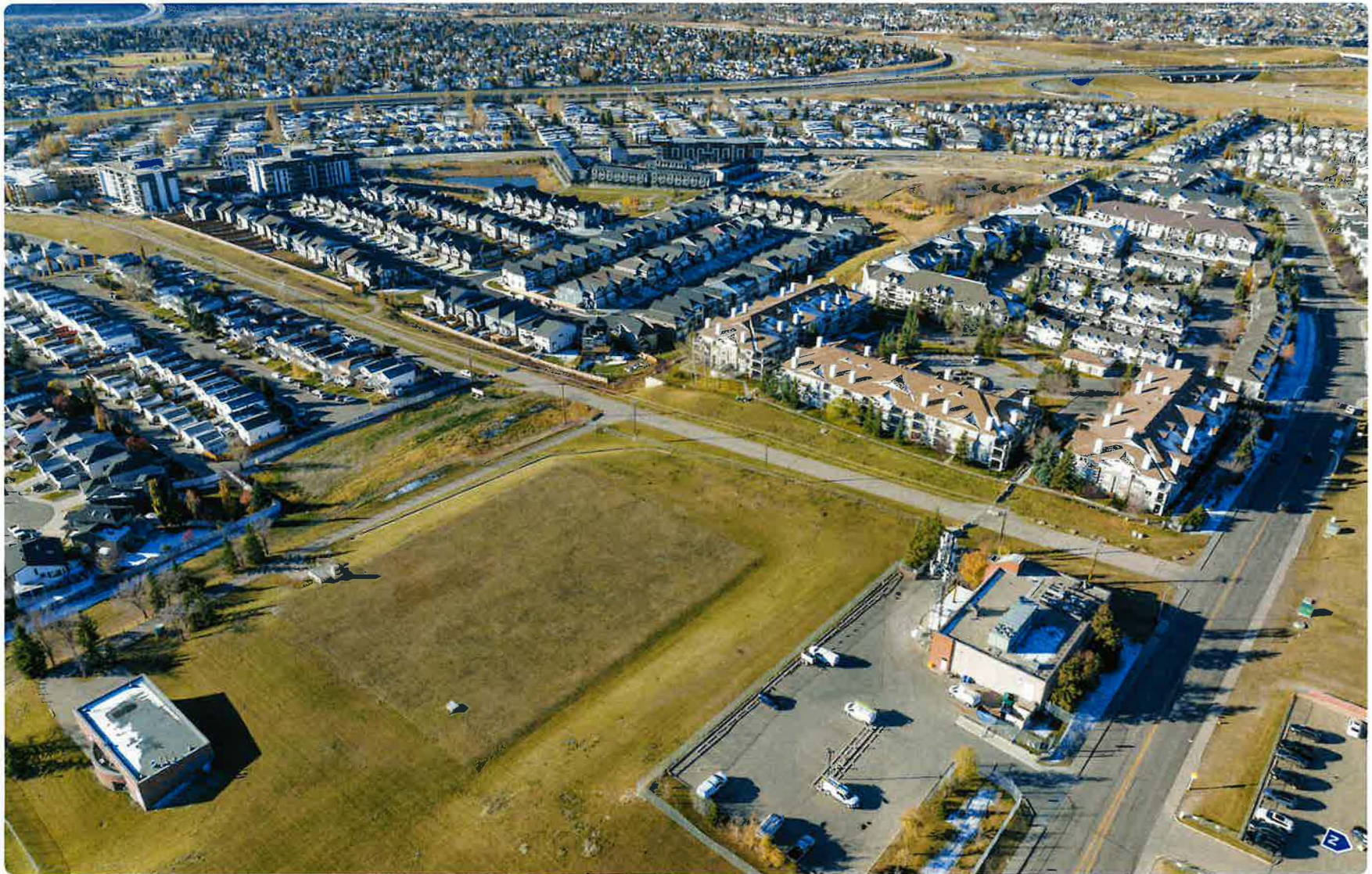
Standard South Elevation

# 2024 Perspective



# 2024 Perspective

---



# 2024 Perspective

---



# 2024 Perspective

---

