



SW Aerial View of Subject Property
84 Silvercreek Crescent NW

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JAN 22 2018

ITEM: CPC2018-029
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CITY CLERK'S DEPARTMENT



GRAVITY ARCHITECTURE

Development Context Map of Silver Springs

 Existing Multi-Residential Development

 Subject Property - 84 Silvercreek Cres.



GRAVITY ARCHITECTURE

ENGAGEMENT 1 - Met with the CA to Introduce the Project

WHERE: Silver Springs Community Association

WHEN: February 7th, 2017

IN ATTENDANCE: Gravity Architecture, Habitat for Humanity, Jeremy Gukert (President of SSCA), Members of the SSCA Board

WHAT WAS DISCUSSED:

- sensitive densification with modest, grade-oriented townhouses
- providing a pedestrian connection to transit on Nose Hill Dr.
- the types of families this project would bring to the community

OUTCOME:

- the CA expressed strong support for the development and for Habitat's initiatives
- the CA encouraged us to continue developing our design as it was presented
- a second engagement would follow in the form of an Open House



GRAVITY ARCHITECTURE

ENGAGEMENT 2 - Open House

WHERE: Silver Springs Community Association

WHEN: March 23rd, 2017

IN ATTENDANCE: Gravity Architecture, Habitat for Humanity, Jeremy Gukert (President of SSCA), Members of the SSCA Board, Residents

WHAT WE HEARD:

Residents expressed concerns in 3 areas: traffic, parking, and massing

WHAT WE DID:

1. We had a traffic and parking report prepared by Watt Consulting. This report indicated that *"the traffic impact of the proposed development on the surrounding road network would be negligible"* and that *"a TIA is not required"*
2. We lowered the roof peaks of all our buildings by 12" through a re-design of our roof trusses



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Land Aquisition Map



Additional 0.04ha Aquired By Habitat in May of 2017

- increased the size of both common and private at-grade amenity spaces
- increased the size of outdoor playground area
- lowered density from 110uph to 95uph
- increased on-site parking



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ENGAGEMENT 3 - Information Session

WHERE: Silver Springs Community Association

WHEN: July 29th, 2017

IN ATTENDANCE: Gravity Architecture, Habitat for Humanity, Councillor Ward Sutherland, Members of the SSCA Board, Residents

WHAT WE HEARD:

Residents re-iterated their concerns over traffic, parking, and massing

WHAT WE DID:

1. We lowered the roof peaks of all our buildings by another 18" through another re-design of our roof trusses. This, combined with our earlier efforts, amounted to a total reduction in building height of 30" (2.5ft) from our original design.
2. Habitat launched the project website, creating a place for people to learn about the project and have their questions answered.
3. Aquired additional land that:
 - increased parking
 - increased playground size
 - reduced density from 110uph to 95uph



GRAVITY ARCHITECTURE

SUMMARY

- **COMMUNITY ENGAGEMENT ON 3 SEPARATE OCCASIONS**
- **WEBSITE CREATED TO PROVIDE INFORMATION AND SOLICIT FEEDBACK**
- **COMMUNITY FEEDBACK WAS INCORPORATED INTO THE DESIGN**
 - **MASSING REDUCTIONS**
 - **TRAFFIC STUDY SHOWING NO SIGNIFICANT IMPACT**
 - **ALL REQUIRED PARKING PROVIDED ON-SITE**
 - **PUBLICLY ASSESSIBLE PEDESTRIAN CONNECTION TO NOSE HILL DR**
- **MEETS THE GOALS OF THE MUNICIPAL DEVELOPMENT PLAN**
- **DELIVERS SENSITIVE DENSITY IN AN APPROPRIATE LOCATION TO AN UNDERUTILIZED PARCEL**
- **WILL BRING 32 WORKING FAMILIES TO SILVER SPRINGS**



GRAVITY ARCHITECTURE