

CITY OF CALGARY
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FEB 25 2019

ITEM: 8.115 CPC 2014-0039
Public
CITY CLERK'S DEPARTMENT

THE JAKE

Calgary City Council
Public Hearing

M-C1 to MU-1f3.0h22
6108, 6110, 6112
33 AV NW

February 25, 2019

GRAVITY ARCHITECTURE



URBANSTAR



BY THE NUMBERS AND SITE PLAN



Site

21,625 sq ft
Site Area (2009.04 m²)

57%
Site Coverage



Height

22m
Maximum Height

6
Storeys



Dwelling Units

64
Total Units, at Grade Units Street Oriented

822 sq ft
Average Unit Size (76.45 m²)

319
Units per Hectare (129 UPA)



Intensity

12,271 sq ft
Building Footprint (1,140 m²)

60,196 sq ft
Gross Floor Area (5,592 m²)

3.0
Maximum Floor Area Ratio



Parking

73
Total Stalls provided

66
Residential Stalls
(0.75/unit req, 1.03 prov)

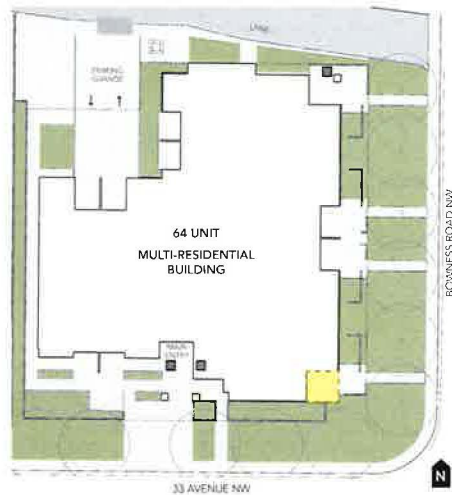
7
Visitor Stalls
(0.1/unit req)

2 Levels
Underground Parkade



PUBLIC ART AS GATEWAY FEATURE

POTENTIAL LOCATION OF PUBLIC ART



- UrbanStar would like the southern gateway to Bowness to be iconic for residents and visitors alike, so they are investing in a Developer-funded public art installation for community enjoyment at the southeast corner of the site nearest Bowness Road NW and 33 Avenue NW.
- Some of the project team's preliminary ideas for the site focus thematically on the natural beauty of Bowness and are sculptural in nature, but the project team is open to community suggestions on theme and medium.

PUBLIC ART PRECEDENTS



BEST PRACTICE ENGAGEMENT



Project Website + Email Inbox

www.thejakeyy.com, 267 unique visitors to website, 6 email conversations



Project Phone Line + Voicemail

1 phone call received



Mailers to Area Residents

2 mailers (May 3 and June 10, 2018), 210 mailers per delivery



On Site Signage

Highly visible location at Bowness RD NW and 33 AV NW, directed viewer to website



Open House

June 21, 2018, 15 attendees, 3 feedback forms received



Stakeholder Meetings

Bowness CA and BIA in May 2018



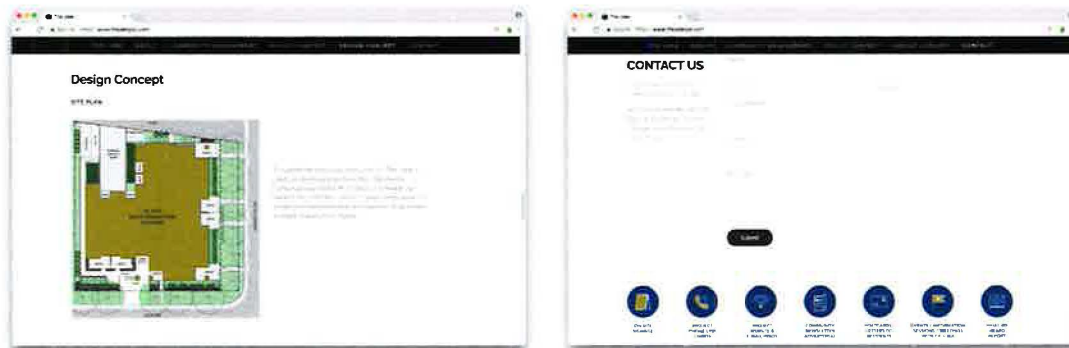
What We Heard Report

Published June 2018, summarizes feedback and team responses.

In response to community feedback, the project team has revised building massing on the west side of floors 5 and 6, reducing the total number of units from 66 to 64.

ENGAGEMENT

www.thejakeyyc.com



Notification Tools



Open House



THANK
YOU

GRAVITY ARCHITECTURE



URBANSTAR



SUPPORTING MATERIALS

SUPPORTING MATERIALS

VISUALS LIBRARY

South elevation, 33 AV NW
frontage



SUPPORTING MATERIALS

VISUALS LIBRARY

West elevation, Bowness RD NW
frontage



SUPPORTING MATERIALS

VISUALS LIBRARY

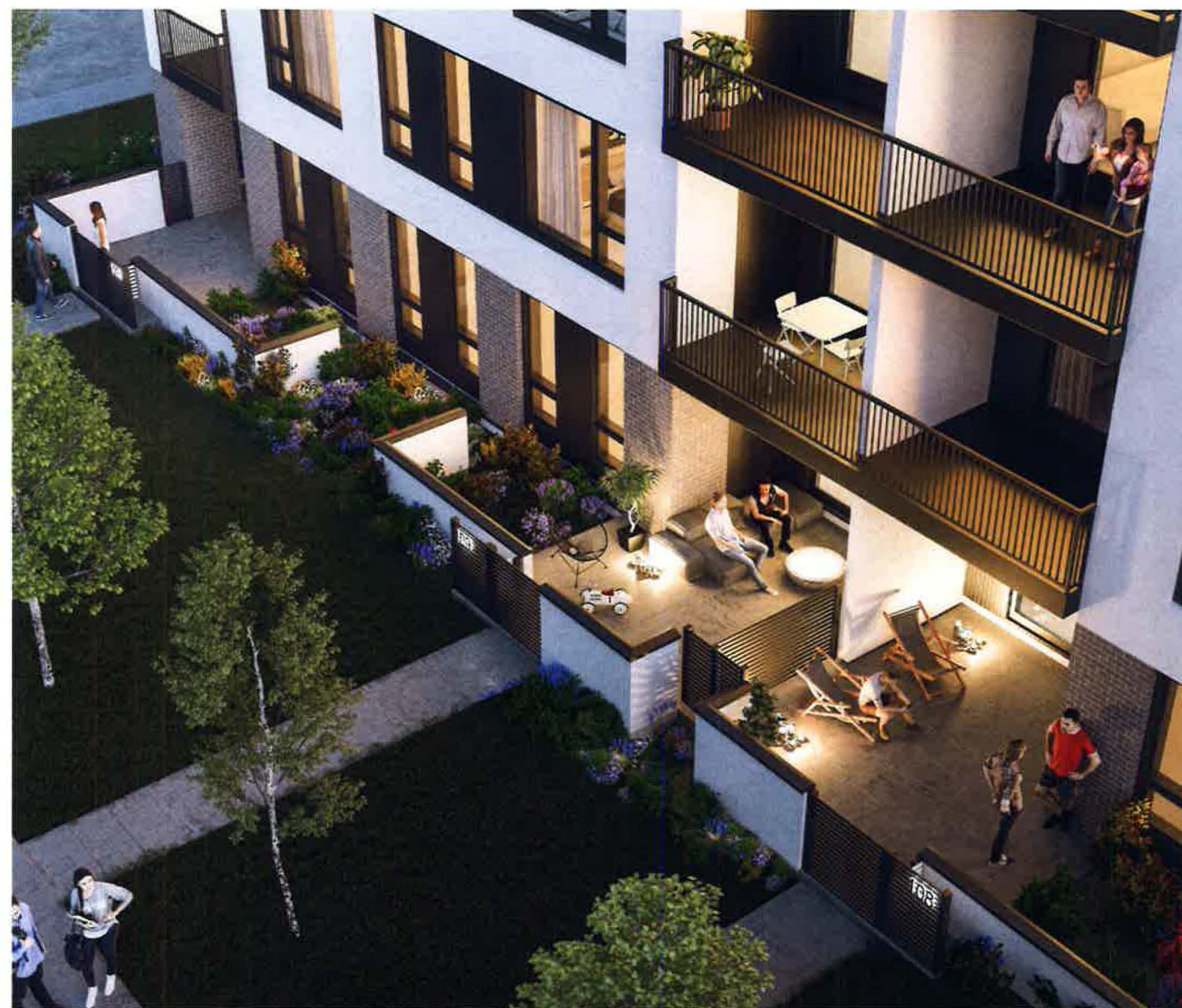
At grade street-oriented unit
entries



SUPPORTING MATERIALS

VISUALS LIBRARY

At grade and upper level private
outdoor amenity spaces



SUPPORTING MATERIALS

VISUALS LIBRARY

The Jake, set in context

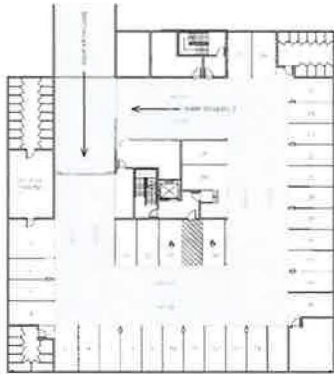


SITE PHOTOGRAPHS



FLOOR PLANS

PARKADE, LEVEL 1



PARKADE, LEVEL 2



GROUND FLOOR, LEVEL 1



TYPICAL FLOORS, LEVEL 2-4

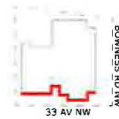
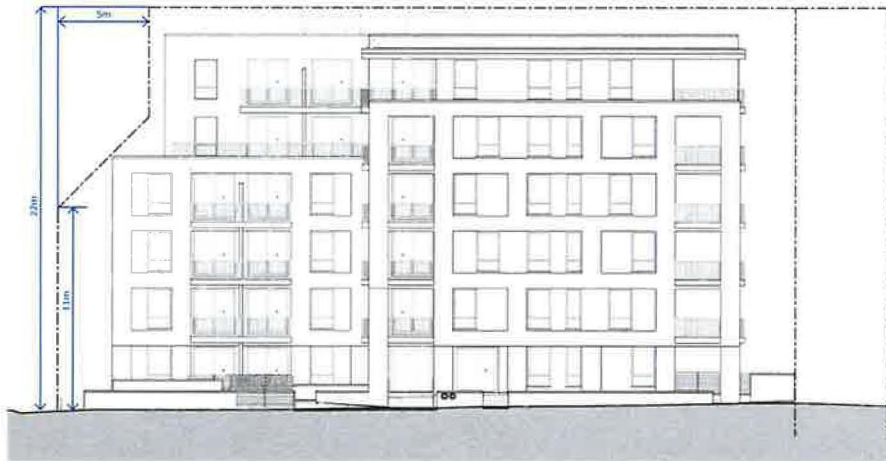


UPPER FLOORS, LEVEL 5-6

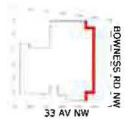


ELEVATIONS

SOUTH ELEVATION, 33 AV NW FRONTAGE

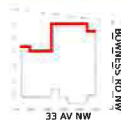
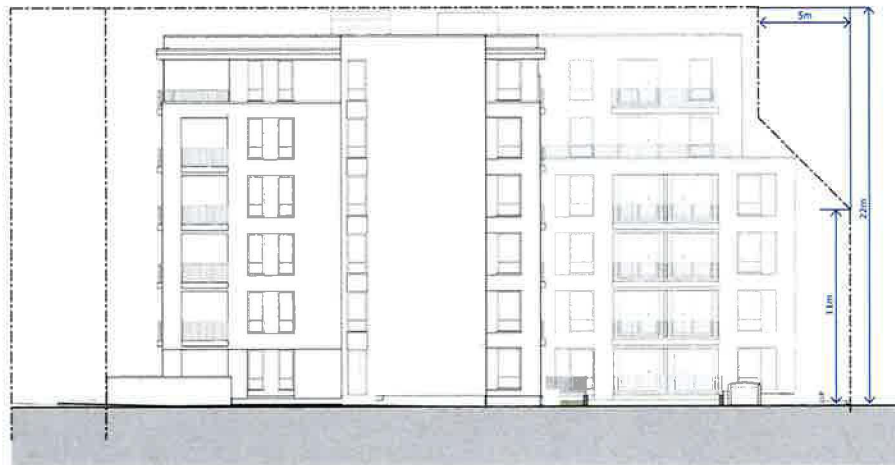


EAST ELEVATION, BOWNESS RD NW FRONTAGE

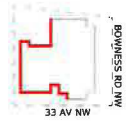
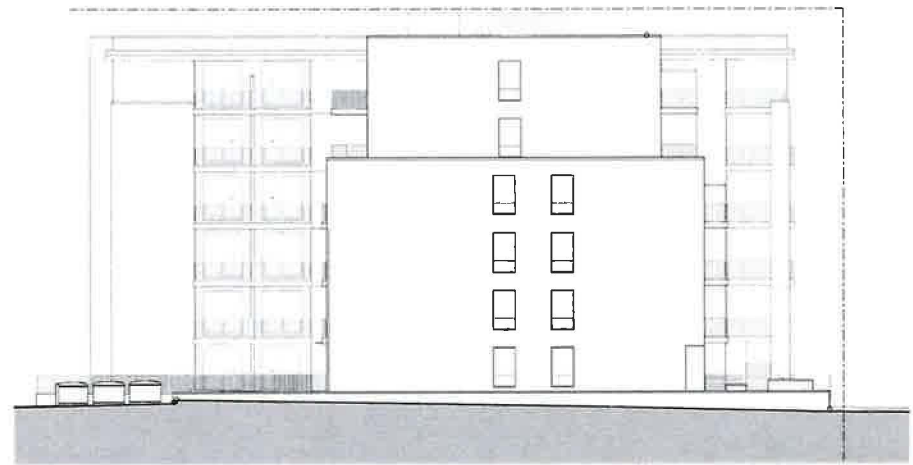


ELEVATIONS

NORTH ELEVATION, LANE FRONTAGE



WEST ELEVATION



SHADOW STUDIES

DIAGRAM 1 Shadow Study: Spring Equinox



DIAGRAM 2 Shadow Study: Summer Solstice

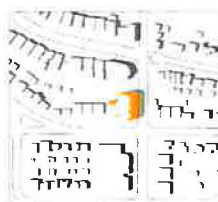
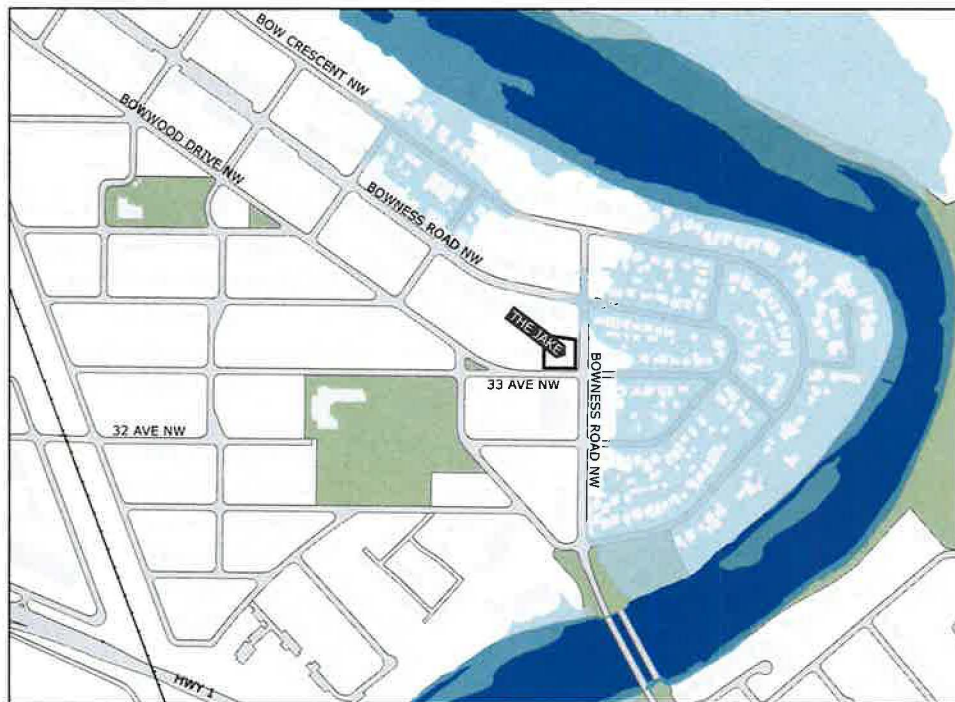


DIAGRAM 3 Shadow Study: Winter Solstice



- Existing Developments
- The Jake as currently proposed (6 Storeys)
- M-C1 use comparative study (4 Storeys)

FLOOD MAPPING



-  Bow River
-  Floodway
-  Flood Fringe
-  Parks + Open Space