

WELCOME

What is the open house about?

An application has been submitted to the City of Calgary to amend a Direct Control land use district and prominent building location map from the Canada Olympic Park Area Structure Plan (ASP).

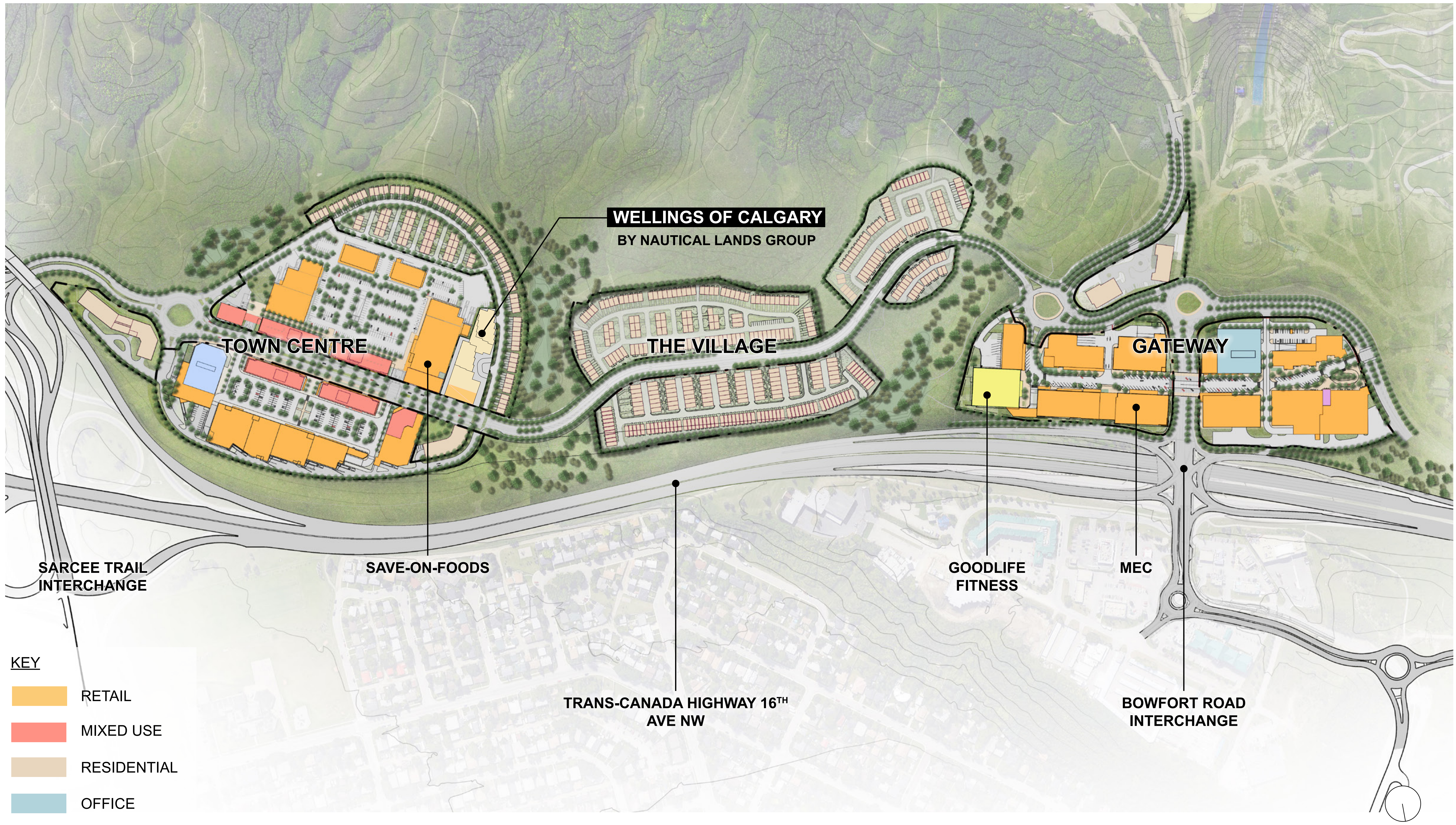
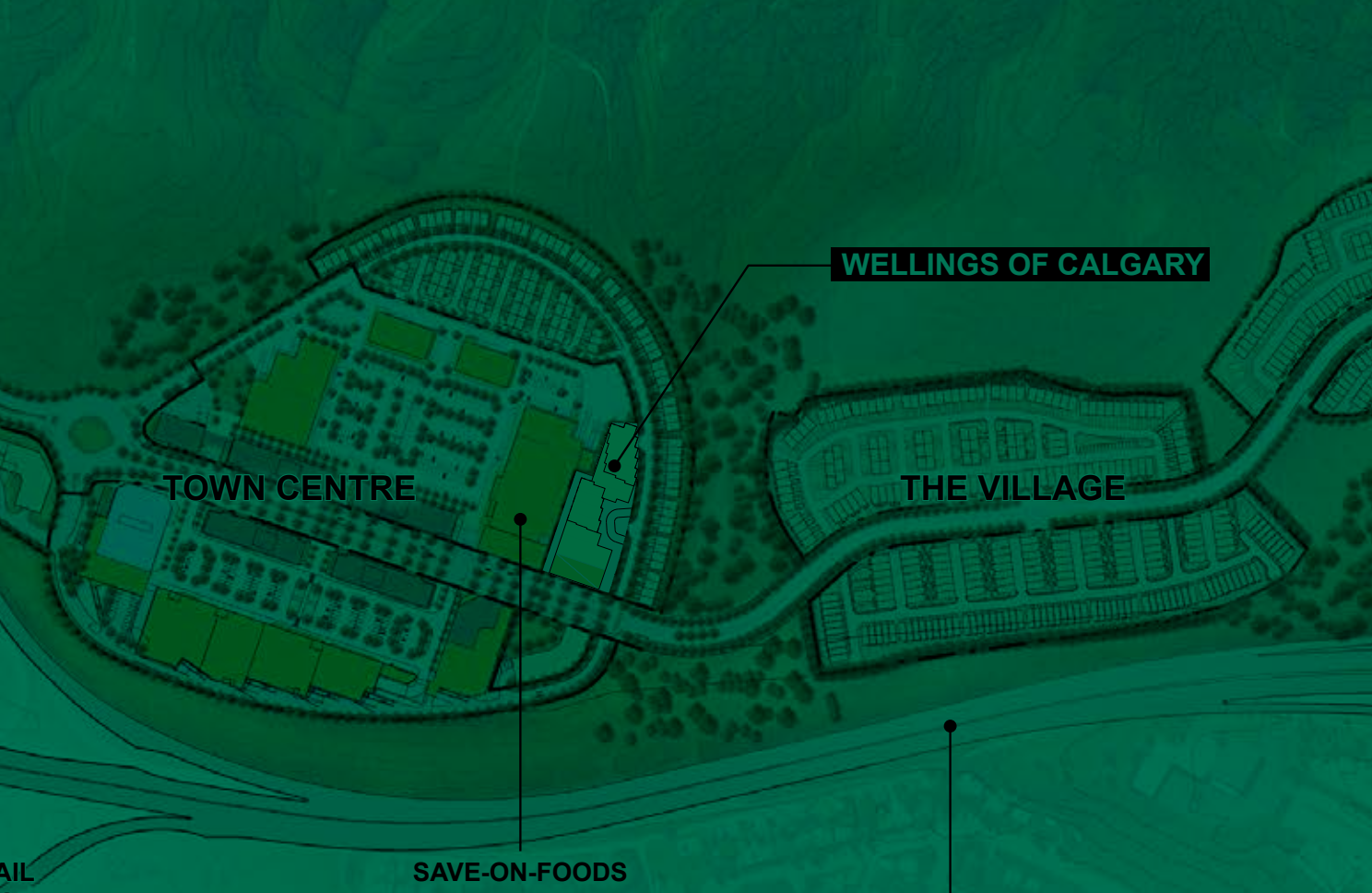
At this session you can:

- Learn more about the changes and why they are proposed
- Talk to staff and ask questions
- Comment on the proposed land use and ASP amendments
- Learn about timelines and the land use amendment process

OPEN HOUSE



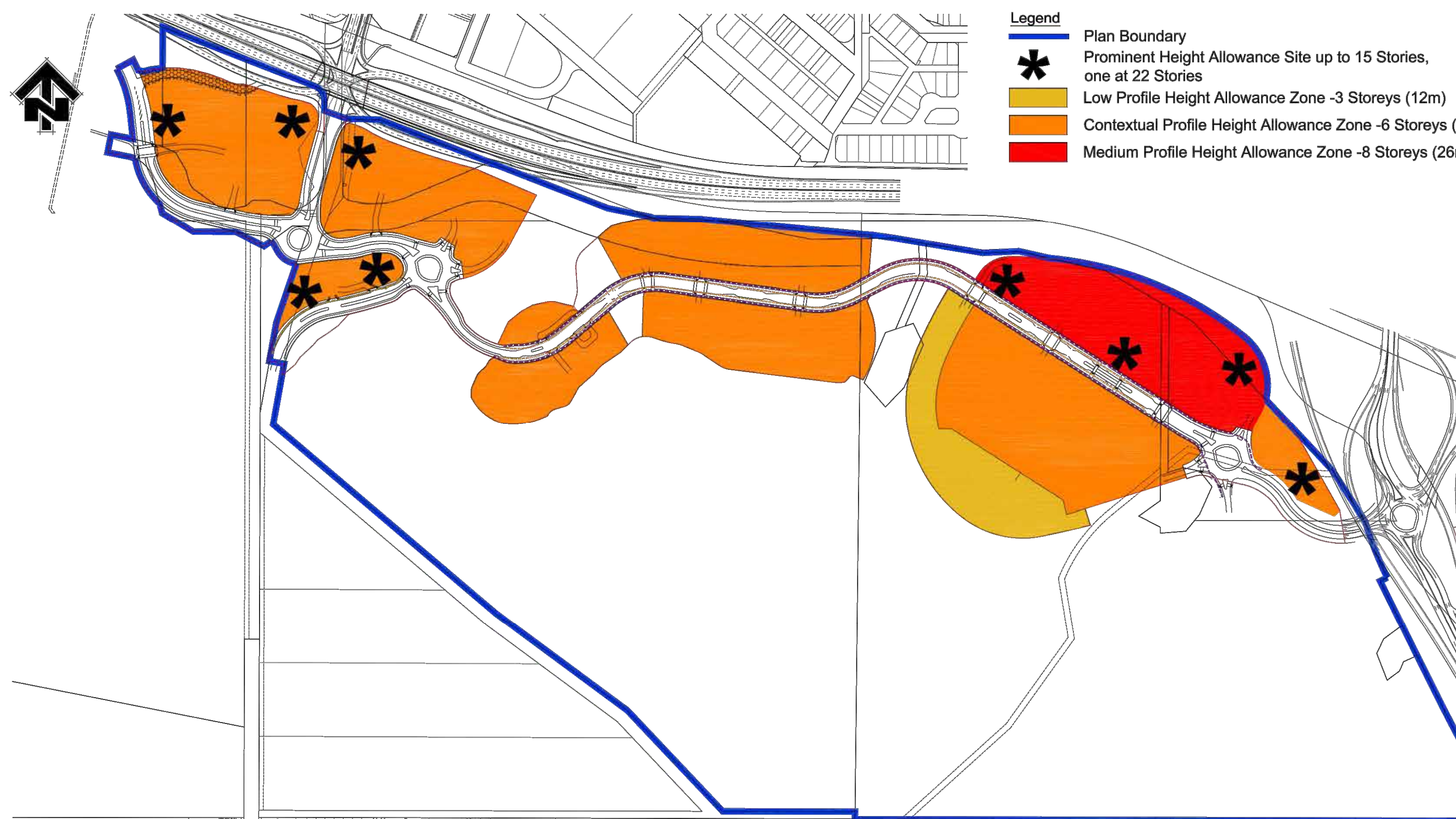
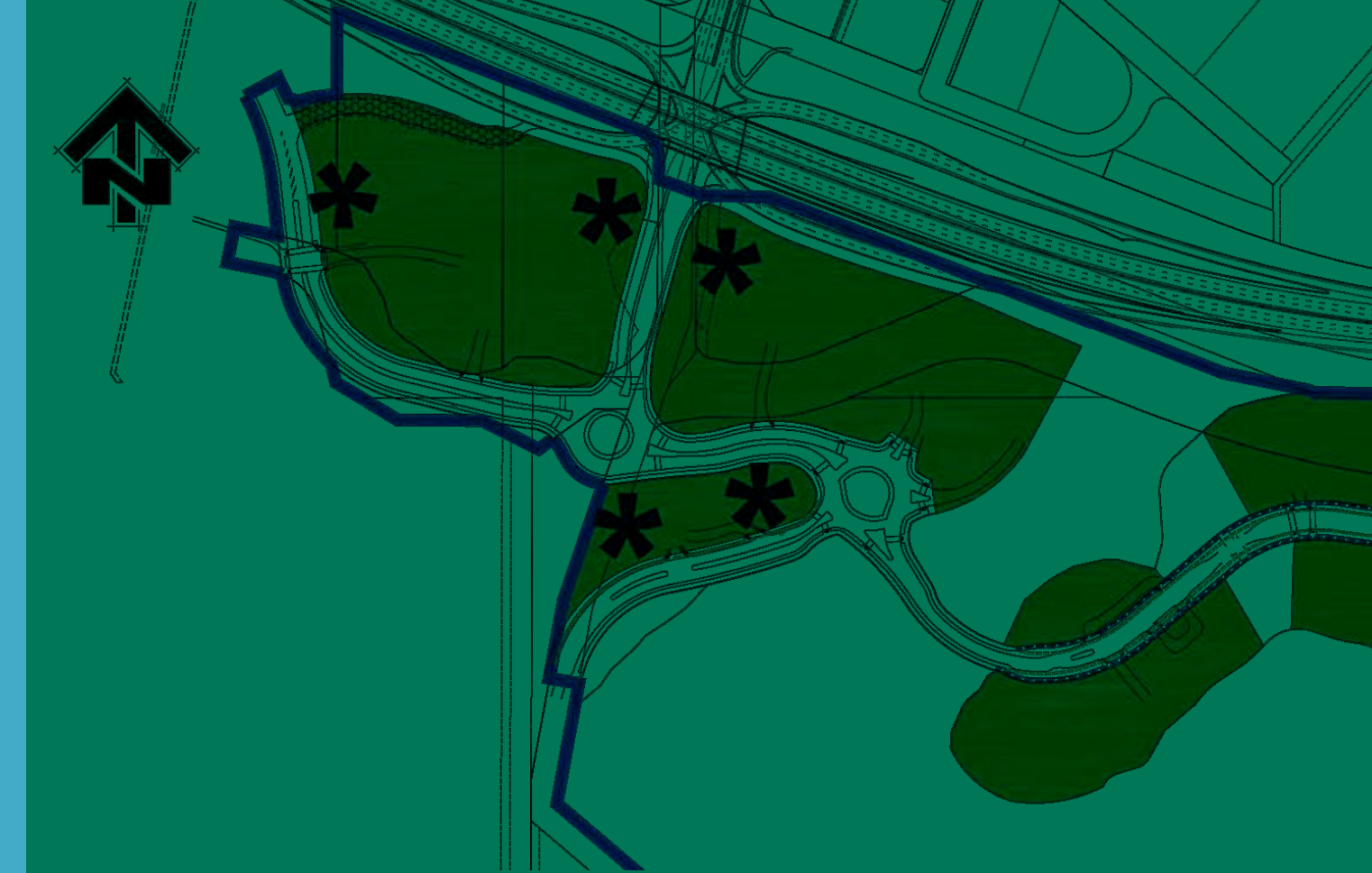
CONCEPT PLAN



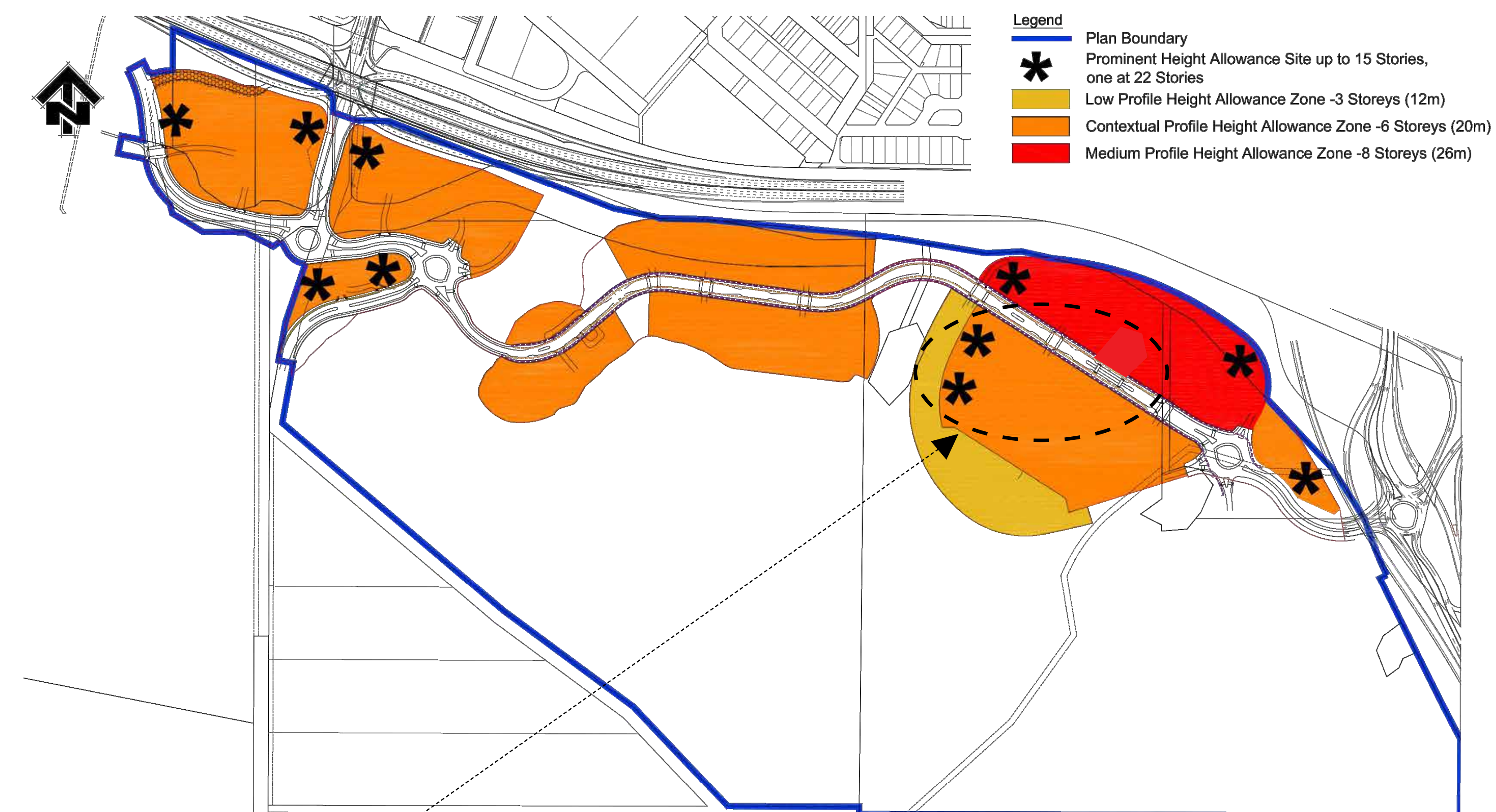
TOWN CENTRE SITE CONTEXT



PROPOSED AREA STRUCTURE PLAN



EXISTING ASP BUILDING HEIGHT

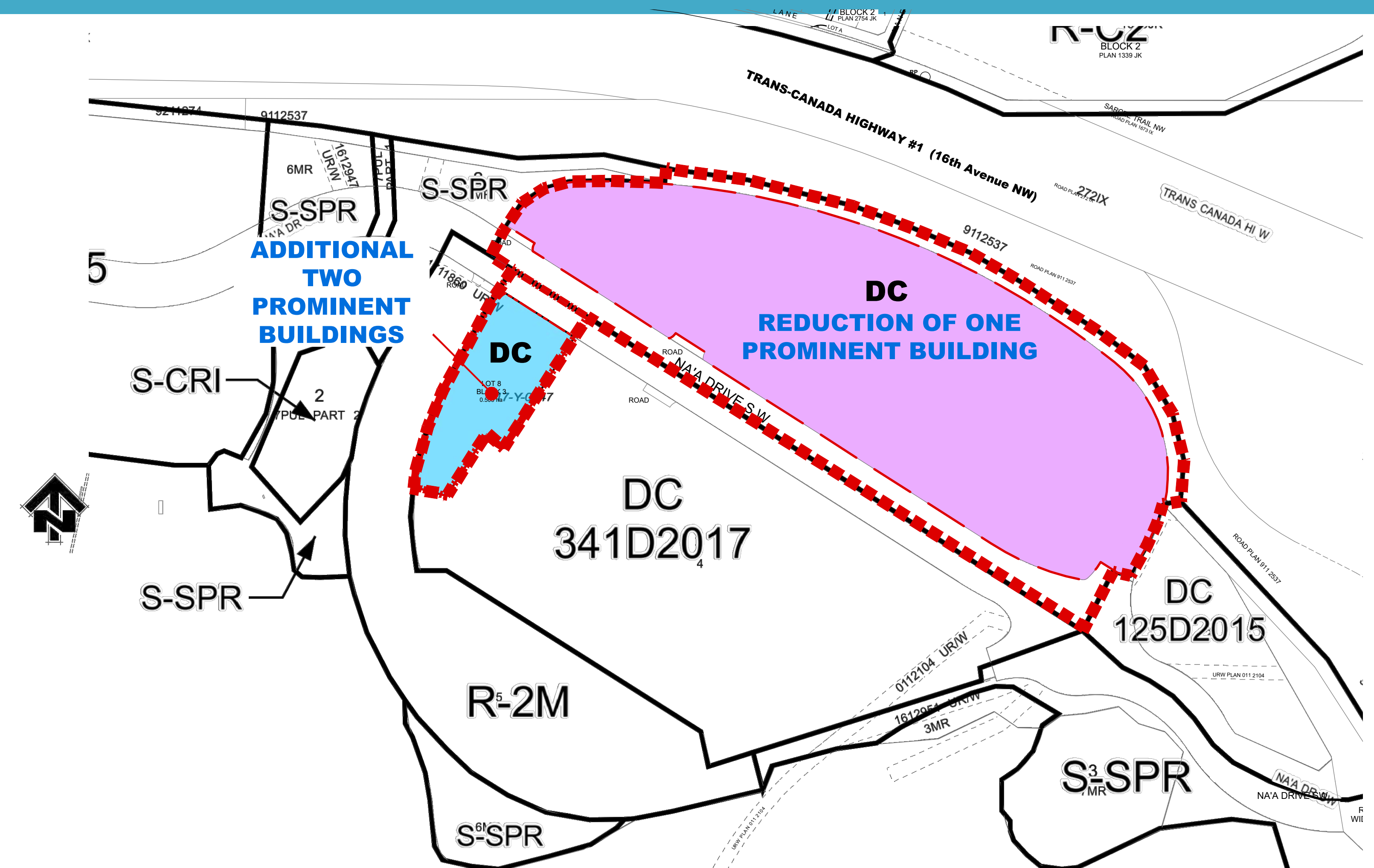
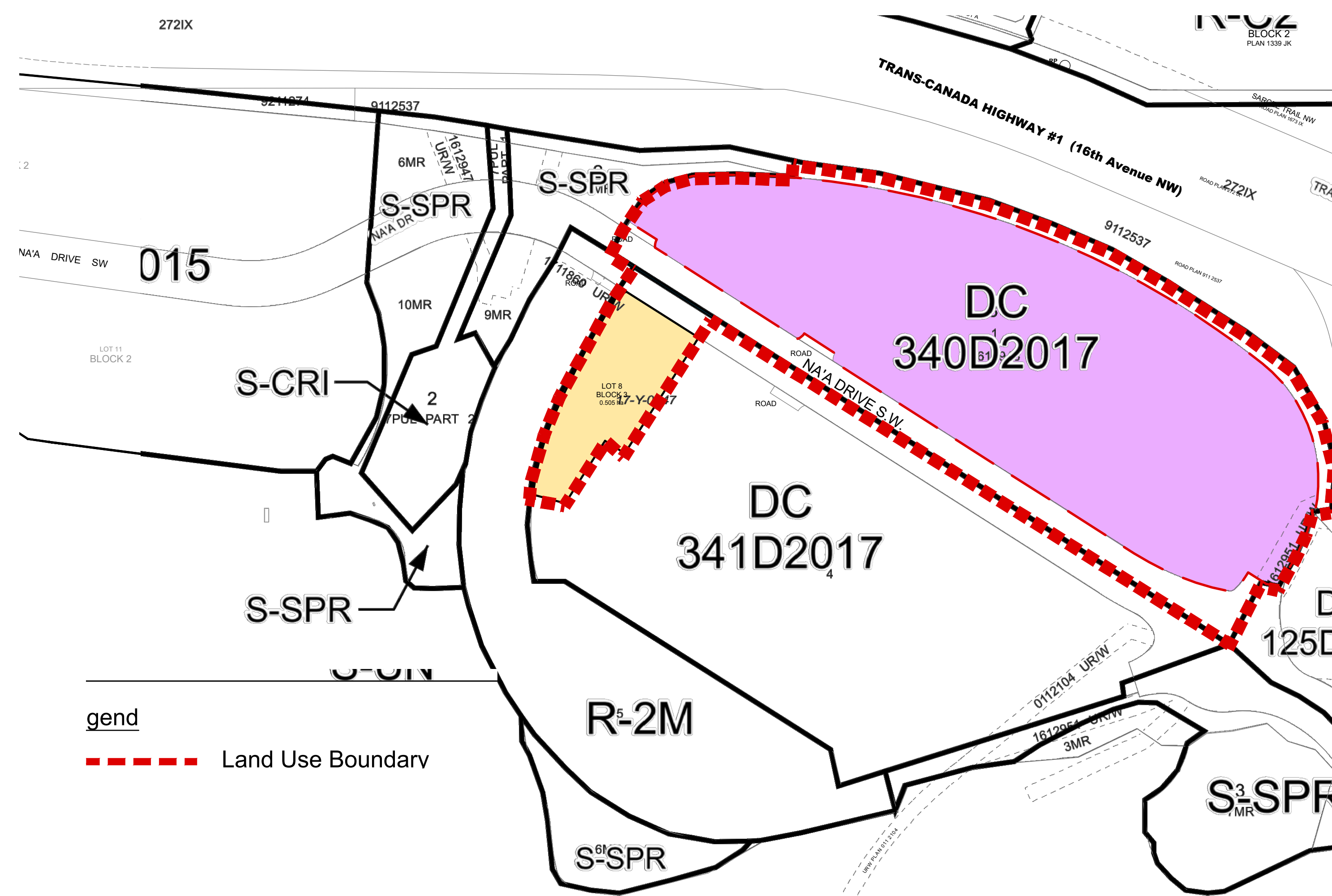


PROPOSED ASP BUILDING HEIGHT

- » Relocate where prominent buildings may be located within Trinity Hills as identified by the ASP height map
- » 9 potential prominent building locations are recognized by the ASP height map

- » The purpose of the ASP amendment is to relocate one tower location and add a second to the subject site (represented by 2 asterisks). Two towers instead of one large tower is being proposed to reduce building massing

PROPOSED LAND USE CHANGES



- » Amend the site land use district to increase the maximum height to 50m (15 storeys) to accommodate two seniors independent living/assisted living apartment towers
- » Modify the west side yard setback to 0m to allow for creative building design
- » Set the towers back from Na'a Drive to reduce impact on the pedestrian shopping street

- » Provide a requirement for tower separation to ensure privacy and to reduce massing
- » Reduce by one the number of prominent buildings on the north side of Na'a Drive

REASON FOR CHANGES

CANADA OLYMPIC PARK AREA STRUCTURE PLAN POLICY

A.5.2(1)(c) - The design of buildings along the Commercial Main Streets (Na'a Drive) shall be designed to enhance and activate the public realm.

Policy has been met by providing shops along the Commercial Main Street.

A.5.2(1)(d) - Developments along the Commercial Main Streets should be designed with multiple uses, frequent entrances and transparent store fronts at grade. As a guideline, a typical storefront with of 10 metres is considered a useful benchmark for the Commercial Main Streets.

Policy has been met by having multiple uses, glazing along main street and 10m storefronts.

A.5.2(1)(m) - Building should incorporate slope adaptive development where appropriate

Podium floorplate is terraced.

A.5.2(2)(b) - In order to activate the public realm, buildings located along the Main Streets:

- Should provide narrow storefronts and frequent entries in commercial areas to help create strong visual interest

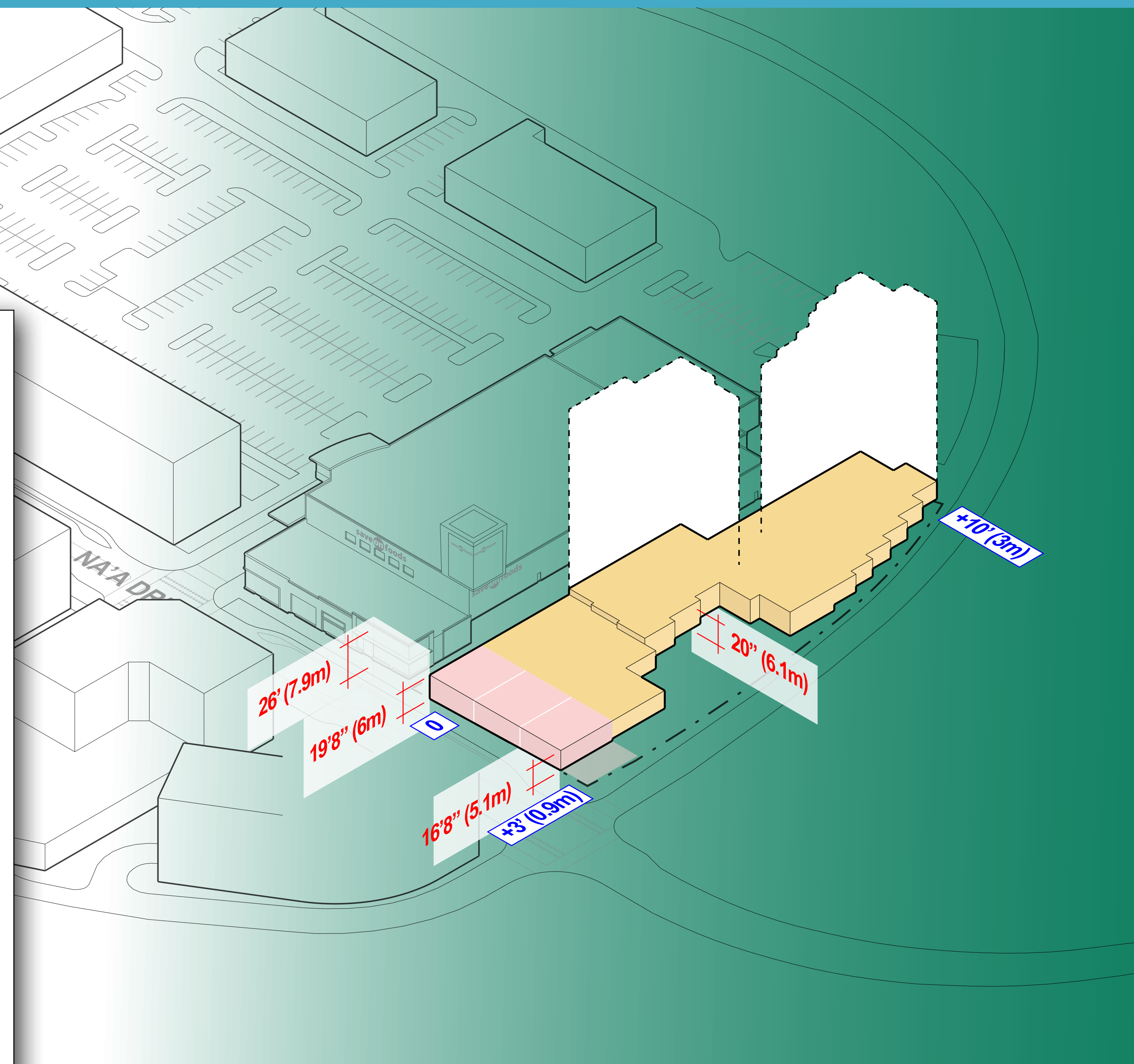
Narrow storefronts (10m) proposed

- Should be designed to activate both frontages to the street when located on a corner lot.

Policy has been met by providing shops that round the corner of the building.

DESIGN PRINCIPLES

- Provides opportunity for patio of public plaza at corner of Na'a Dr to enhance and activate public realm
- Matches retail building height along Na'a Drive for consistent pedestrian scale



» The height proposed is in keeping with the maximum height allowed on the north side of Na'a Drive and provides a visual balance to the street

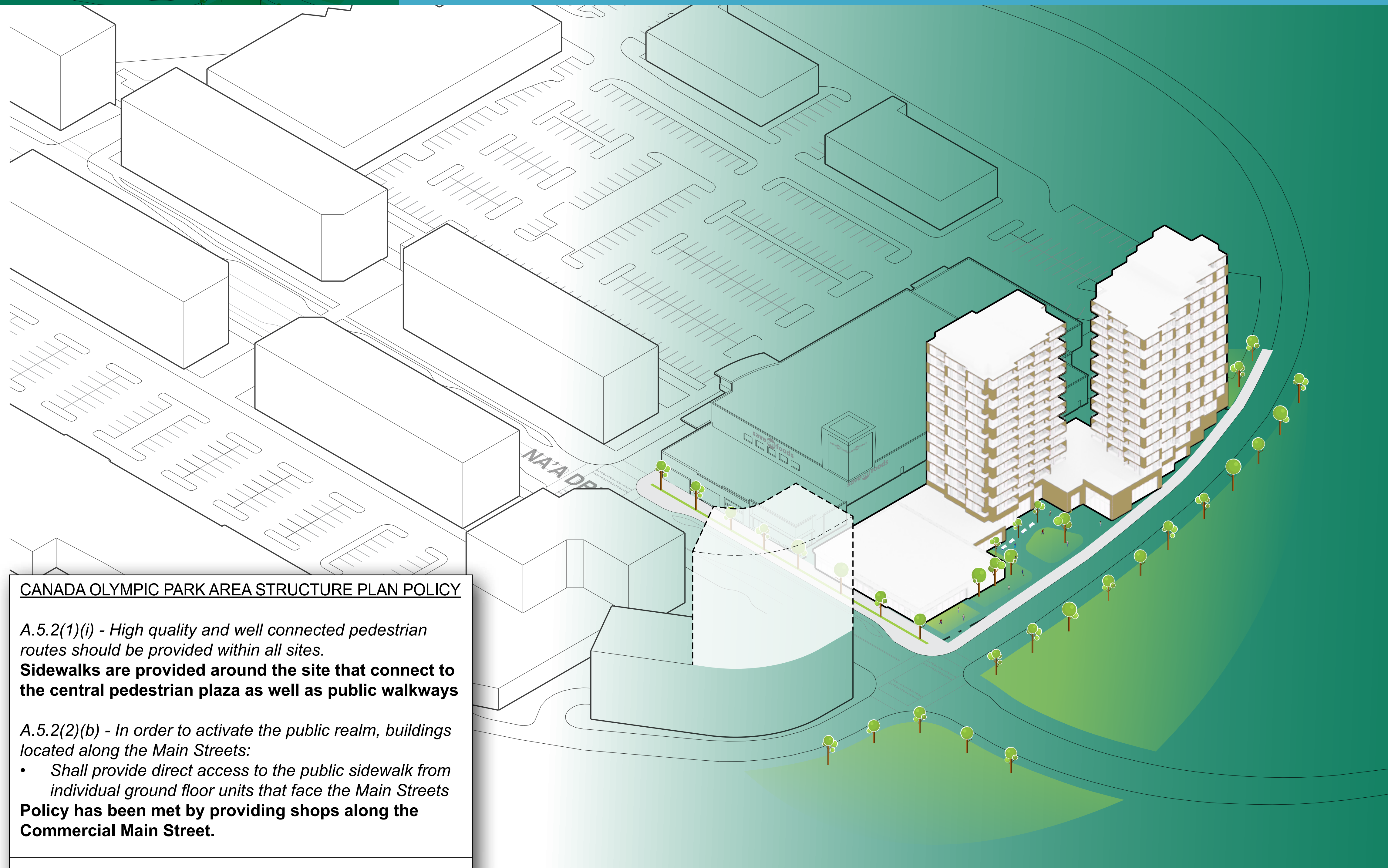
» Allows for retail fronting onto Na'a Drive

Podium Program & Terracing

- RETAIL
- OUTDOOR SEATING
- RES. LOBBY/AMENITY



REASON FOR CHANGES



CANADA OLYMPIC PARK AREA STRUCTURE PLAN POLICY

A.5.2(1)(i) - High quality and well connected pedestrian routes should be provided within all sites.

Sidewalks are provided around the site that connect to the central pedestrian plaza as well as public walkways

A.5.2(2)(b) - In order to activate the public realm, buildings located along the Main Streets:

- Shall provide direct access to the public sidewalk from individual ground floor units that face the Main Streets

Policy has been met by providing shops along the Commercial Main Street.

DESIGN PRINCIPLES

- Provides connection to well-connected perimeter sidewalk
- Provides a variety of outdoor spaces at different scales and levels of privacy
- Provides human-scaled podium articulation from which the towers 'grow'

- » Modified tower setbacks to minimize impact on shopping street and signage while providing opportunity for unique building design
- » Providing for seniors housing creates a more inclusive community

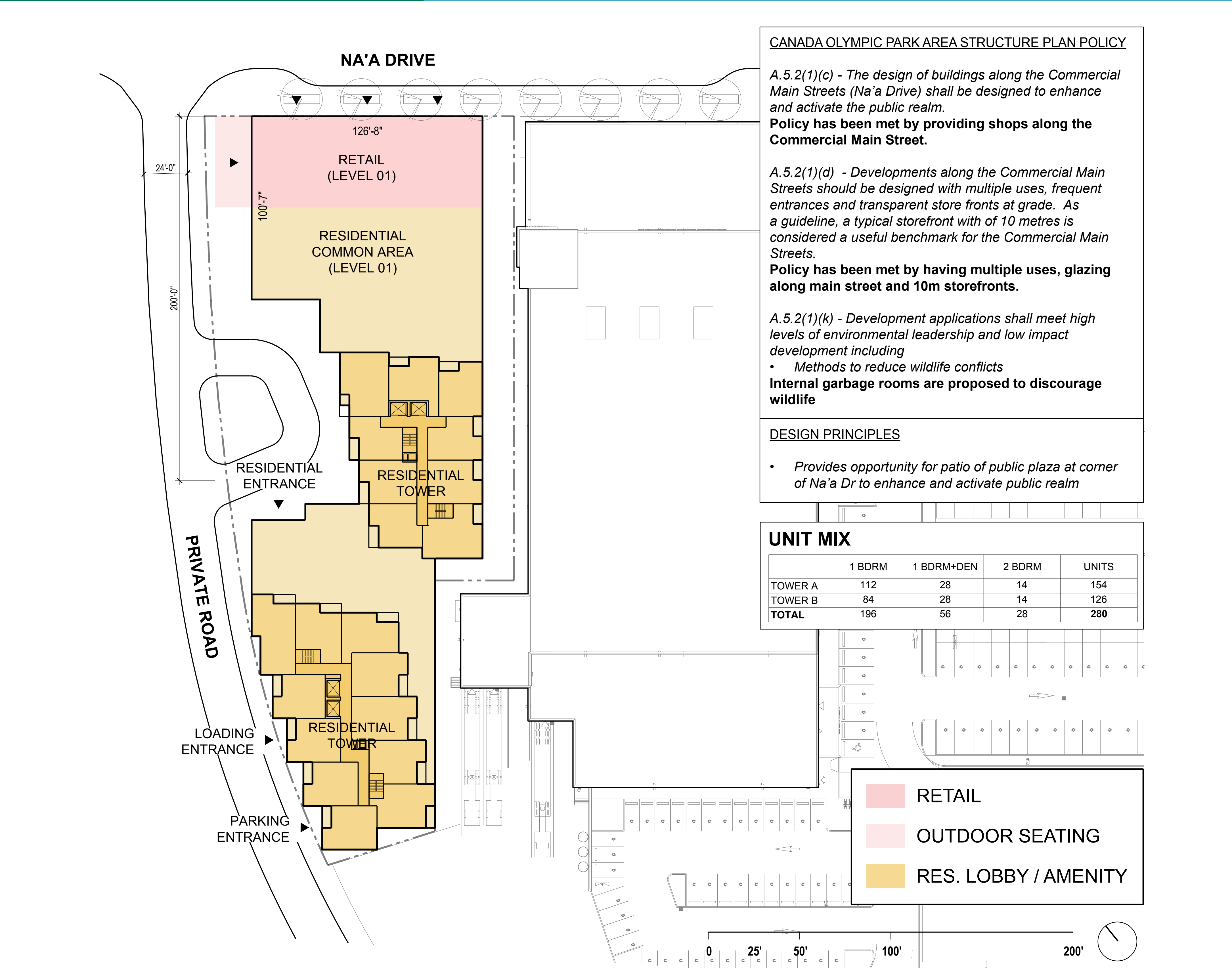
Human Scale & Outdoor Space



TRINITY HILLS

A WEST SIDE URBAN COMMUNITY

DECEMBER 2018



- » Nautical Lands Group (NLG) has offered to purchase the lands conditional upon the ASP and land use amendment approval
- » NLG feels that being on the same side of the street as retail and a grocery store would be safer (no roads to cross) and more appealing to their senior clientele
- » The small and oddly shaped site requires additional density to justify underground parking and the extra cost associated with a concrete building
- » Provide a requirement for building tower separation distance for unit privacy

3



Approved by Council



Proposed

4

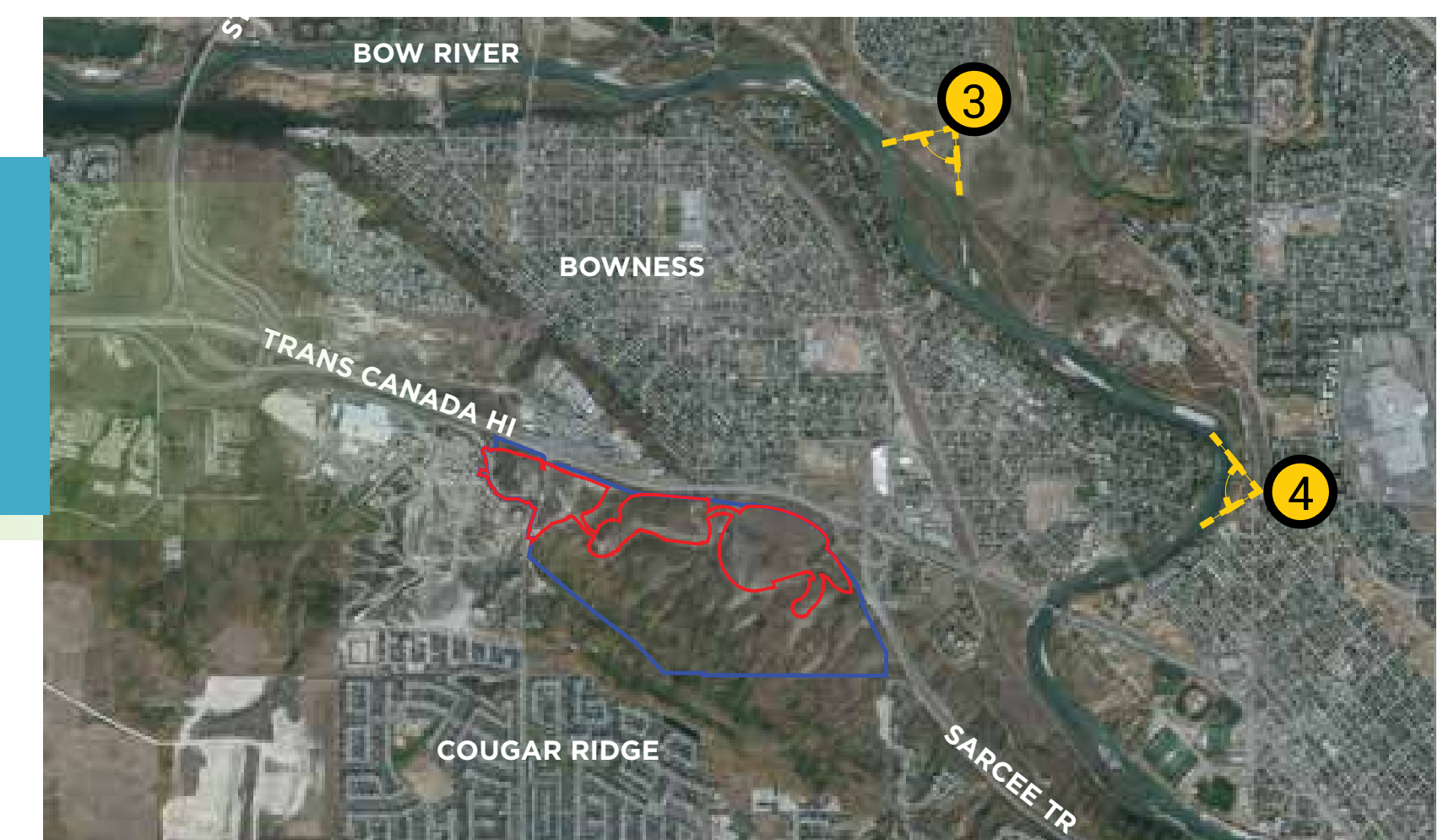


Approved by Council



Proposed

VISUAL IMPACT ANALYSIS



1



Approved by Council



Proposed

2

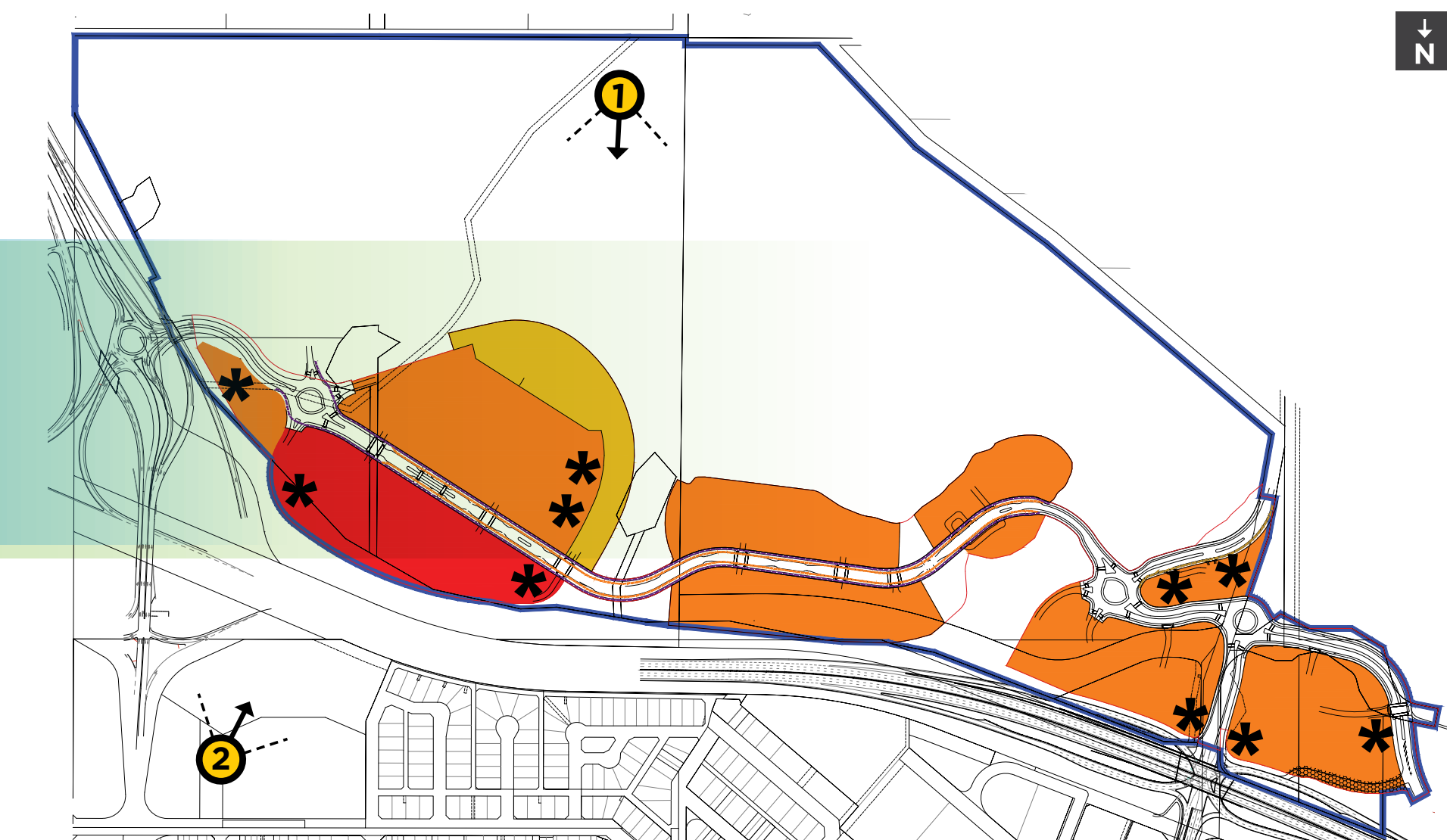


Approved by Council



Proposed

VISUAL IMPACT ANALYSIS



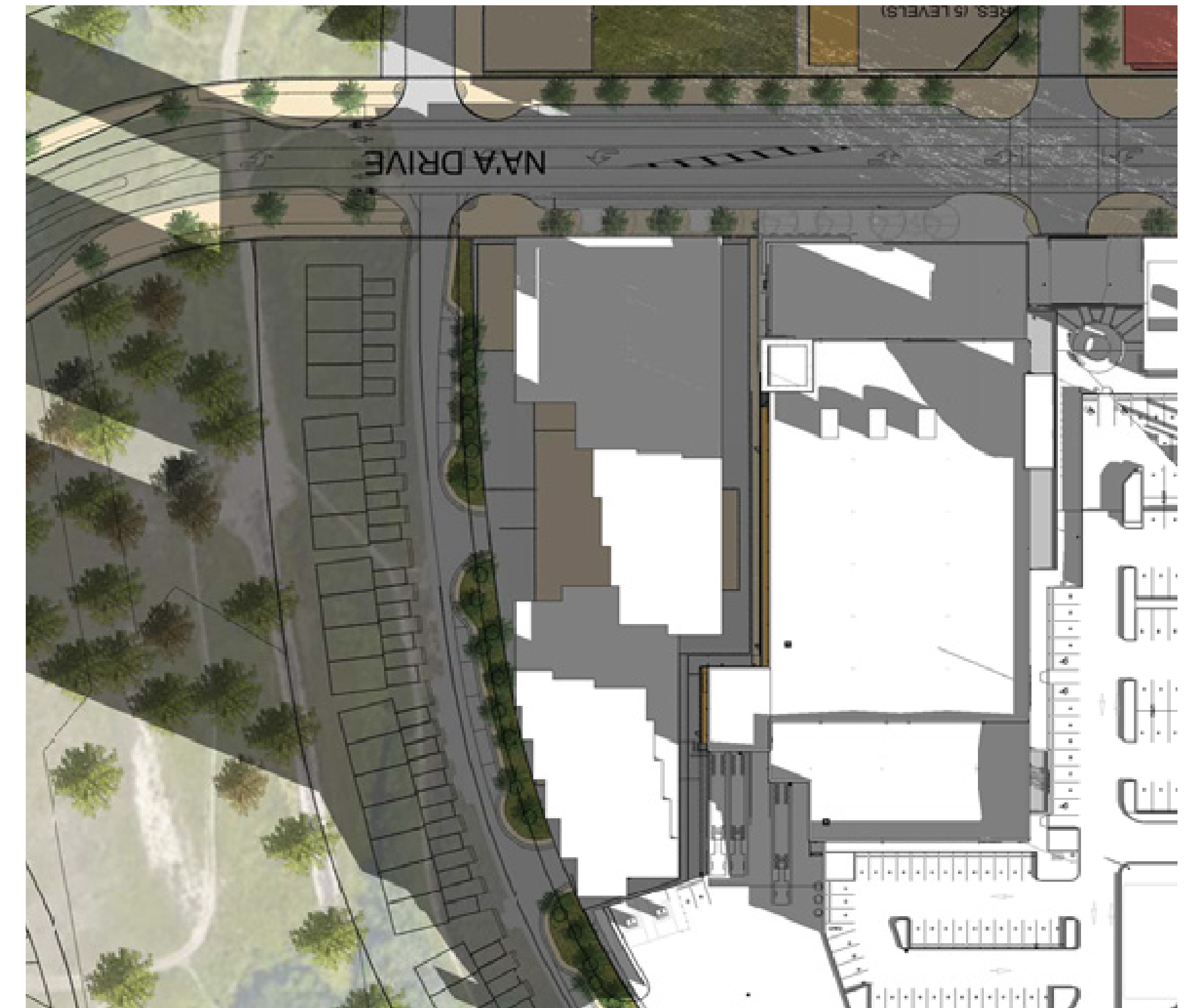
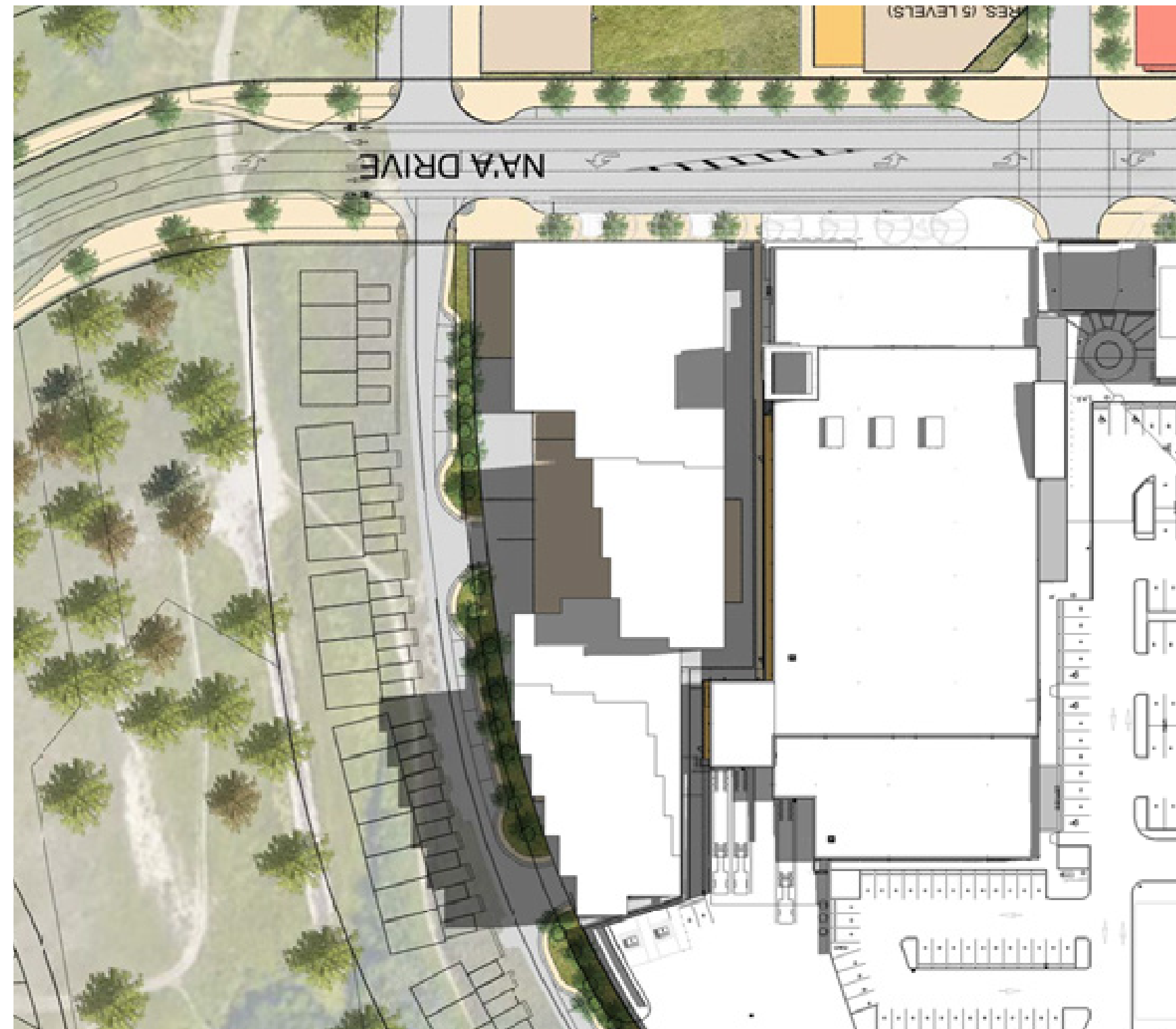
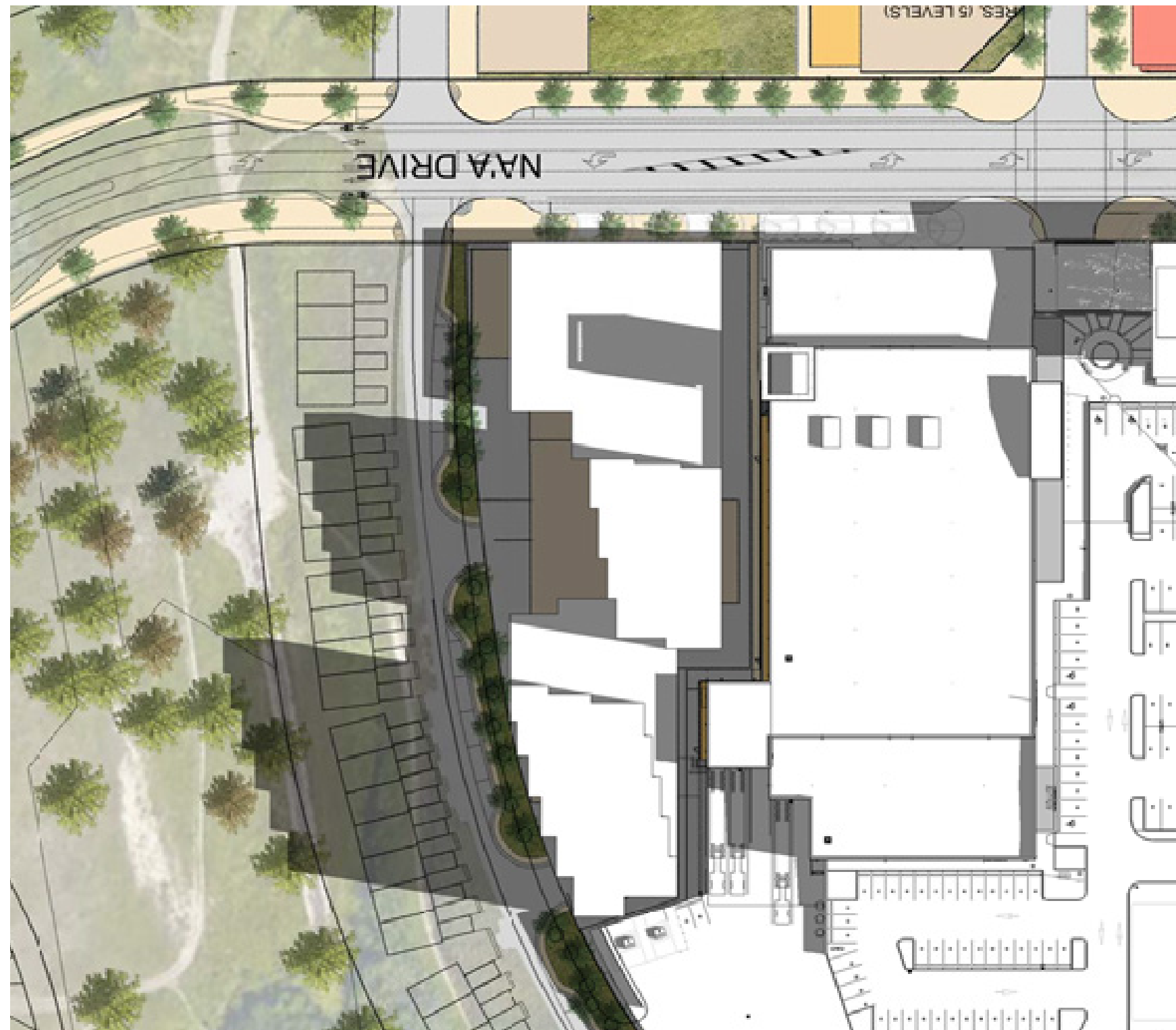
SHADOW STUDY

MARCH 21 / SEPT 21

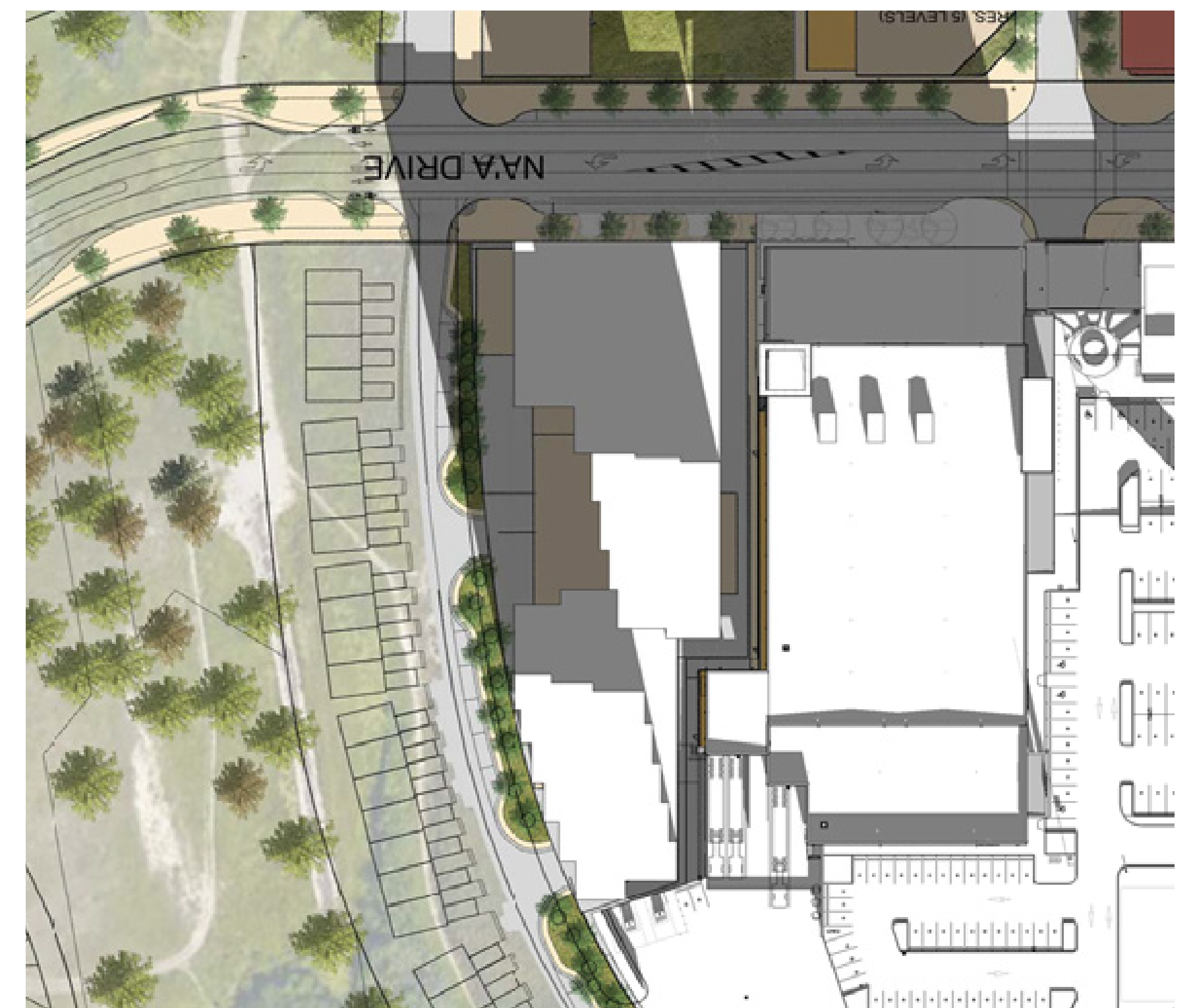
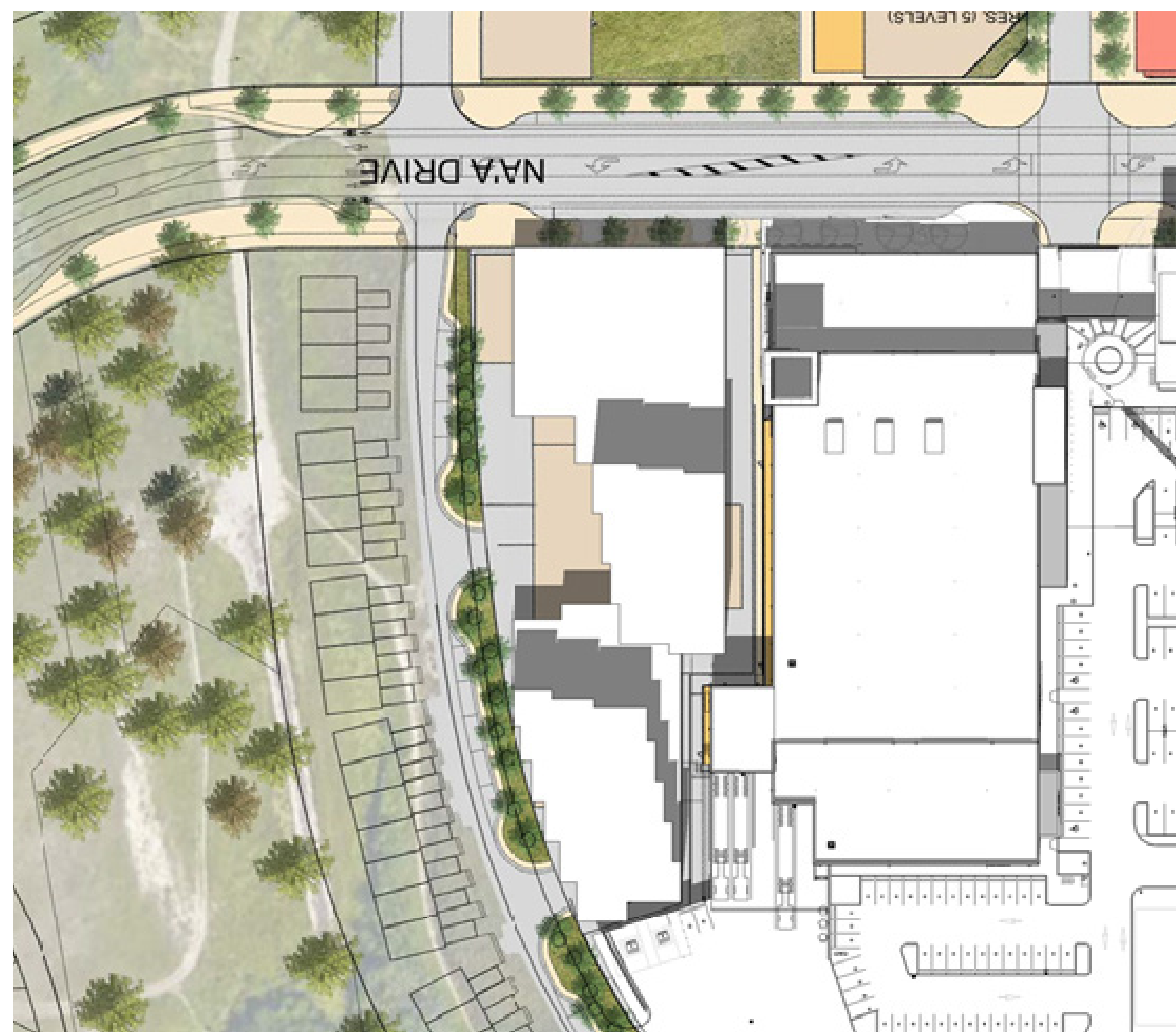
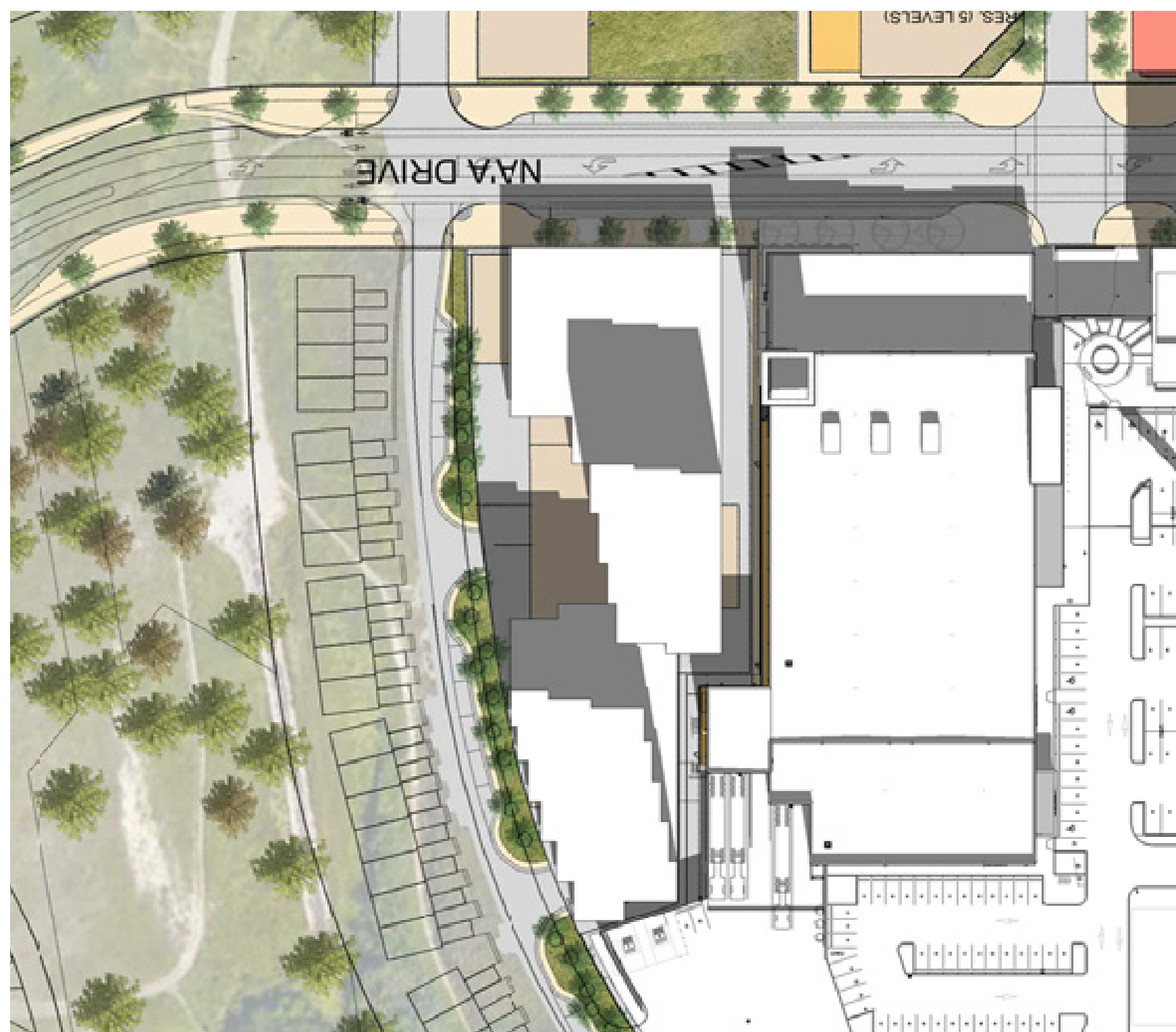
JUNE 21

DECEMBER 21

10:00 AM



2:00 PM





CONCEPTUAL RENDERING SHOWING PROMINENT BUILDINGS
VIEW FROM N/A DRIVE INTERSECTION



CONCEPTUAL RENDERING SHOWING PROMINENT BUILDINGS
VIEW FROM TRANS-CANADA LOOKING WEST



DISCOVER Wellings

A NEW CONCEPT
IN 55+ LIVING

Say hello to **Wellings**, a vibrant community with more **choices, right-sized apartments, modern conveniences** and **à la carte services**.





The Wellings communities embrace the joy of freedom living with plenty of choices, modern conveniences and right sized comforts to Live Well by design.

Enjoy maintenance free living, and á la carte services which offer plenty of what you do want without the added costs of paying for services you don't need.

AMENITIES INCLUDE:

- On-site maintenance and general manager
- 24-hour concierge service
- Resident and guest parking
- On-site storage lockers
- Security cameras and monitored screens
- All day food service with multiple dining spaces, casual bistro and pub
- Fully equipped Fitness Centre with barre and yoga
- Plug and Play tech space
- Fully licenced pub space
- Choice of studio, one bedroom, one bedroom and den, two bedroom apartment suites
- Full sized kitchen with stainless steel appliances: fridge, stove, dishwasher and microwave
- In-suite washer and dryer
- Wellings Wellness Centre, nail and hair salon
- Social events: hiking club, art classes, movie nights, billiards league, live music

Wellings delivers comfort, choice, convenience, connection and value in a vibrant community that's shaped by the people that live there. That's living well at Wellings!

Developed by Nautical Lands Group.

Wellings concept: Multi-year Globals Award winners for design, management, operations and value.

Known for their ability to build communities that possess a good walkability score, deliver exceptional value and provide a village lifestyle for adults 55+.



STAY IN TOUCH.

We'd like to stay in contact with our neighbours and community members. If you have any questions, suggestions or concerns regarding the project, please contact us.

- trinityhills.ca
- hello@TrinityHills.ca



TRINITY HILLS

A WEST SIDE URBAN COMMUNITY