

davisblock.

June 10, 2024

davisblock.ca



Davis Block Digital Information Session

LOC2024-0041 | DP2024-03179

Land Use Amendment & Development Permit Applications





Founded in Calgary, Alberta, **unitii** distinguishes itself as a private real estate holding, investment, and development entity. The inception of **unitii** is rooted in a visionary concept where the term 'unity' represents the strength of a community coming together, while 'unit' encapsulates the essence of multi-family real estate.

Demonstrating a strong commitment to excellence, the **unitii** team is dedicated to providing leadership and expertise at every stage of their projects. This commitment underscores their role as industry leaders and showcases their determination to deliver exceptional results in the dynamic real estate landscape. From the initial stages of acquisition to the final development, **unitii** doesn't merely build structures; they cultivate spaces where communities can thrive.

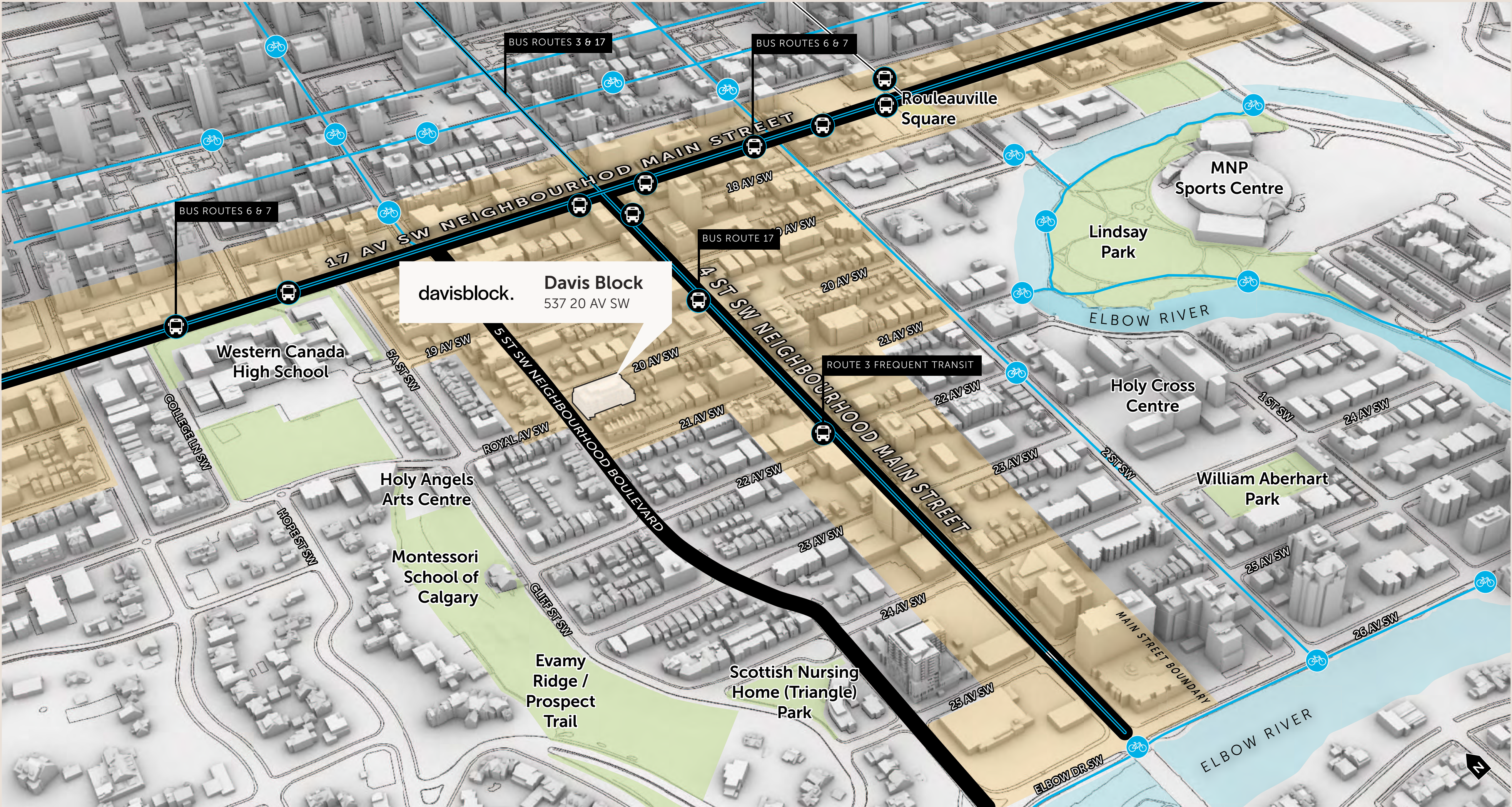


Mission Flats – 320 19 Avenue SW, Calgary



Nimmons – 1430 19 Avenue SW, Calgary

Site Context



Site Adjacencies Map – Looking Northeast

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



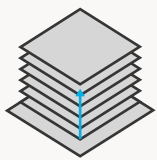
Surrounding Development Context – Looking Southeast

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.

Davis Block At-A-Glance



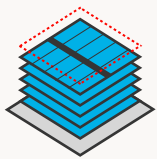
Site Area
0.195 ha (0.482 ac)



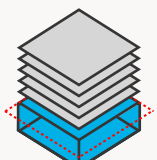
Building Height
22.0m Max.
(Proposed 5-storeys with
Rooftop Amenity Space)



Building Intensity
3.3 Max. Floor Area Ratio

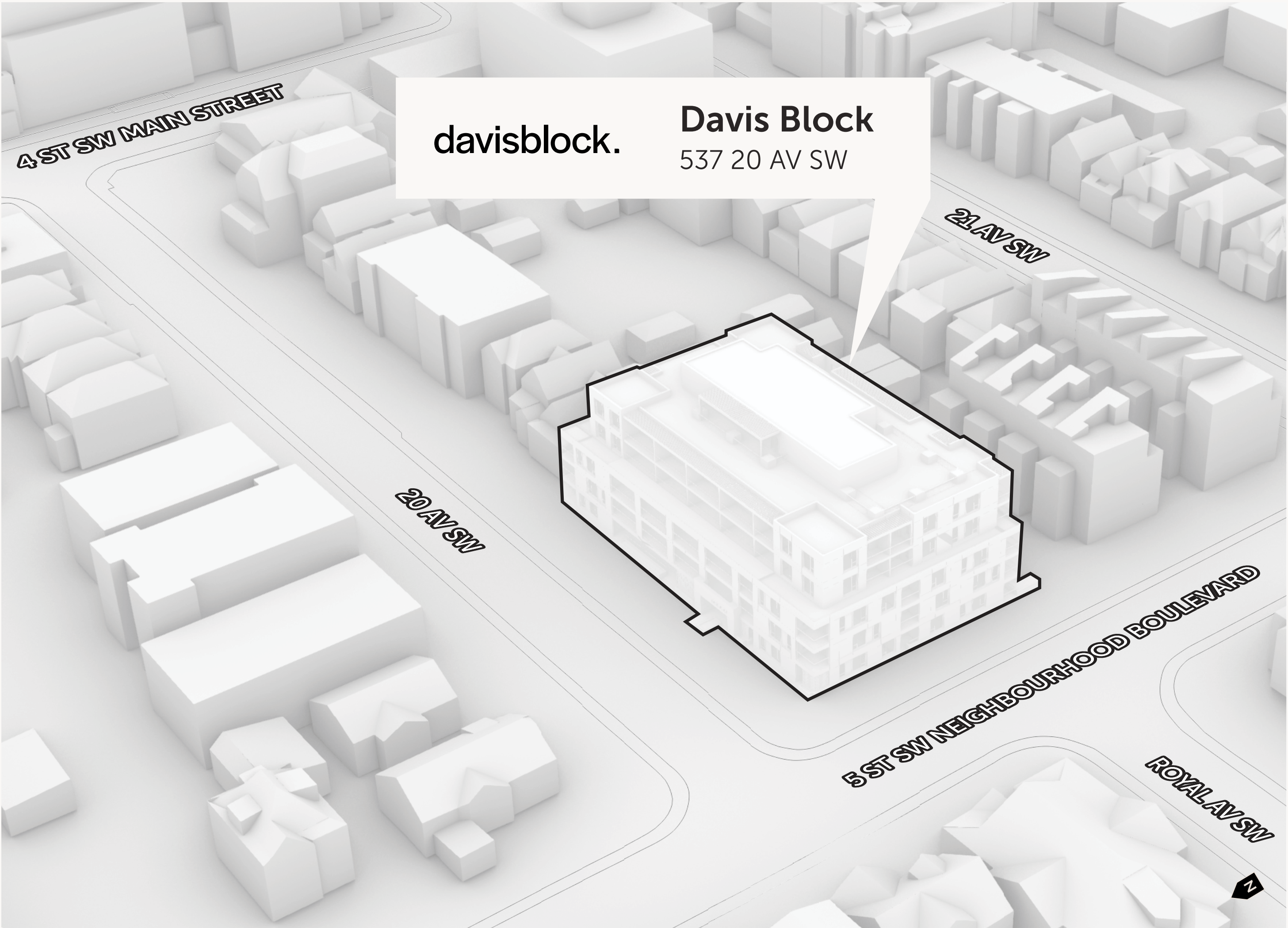


Residential Units
±71 Units
 ±28 Two-Bedroom Units
 ±41 One-Bedroom Units
 ±2 Studio Units



Proposed Parking
±60 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

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Policy Context



Municipal Development Plan & Calgary Transportation Plan



Main Streets

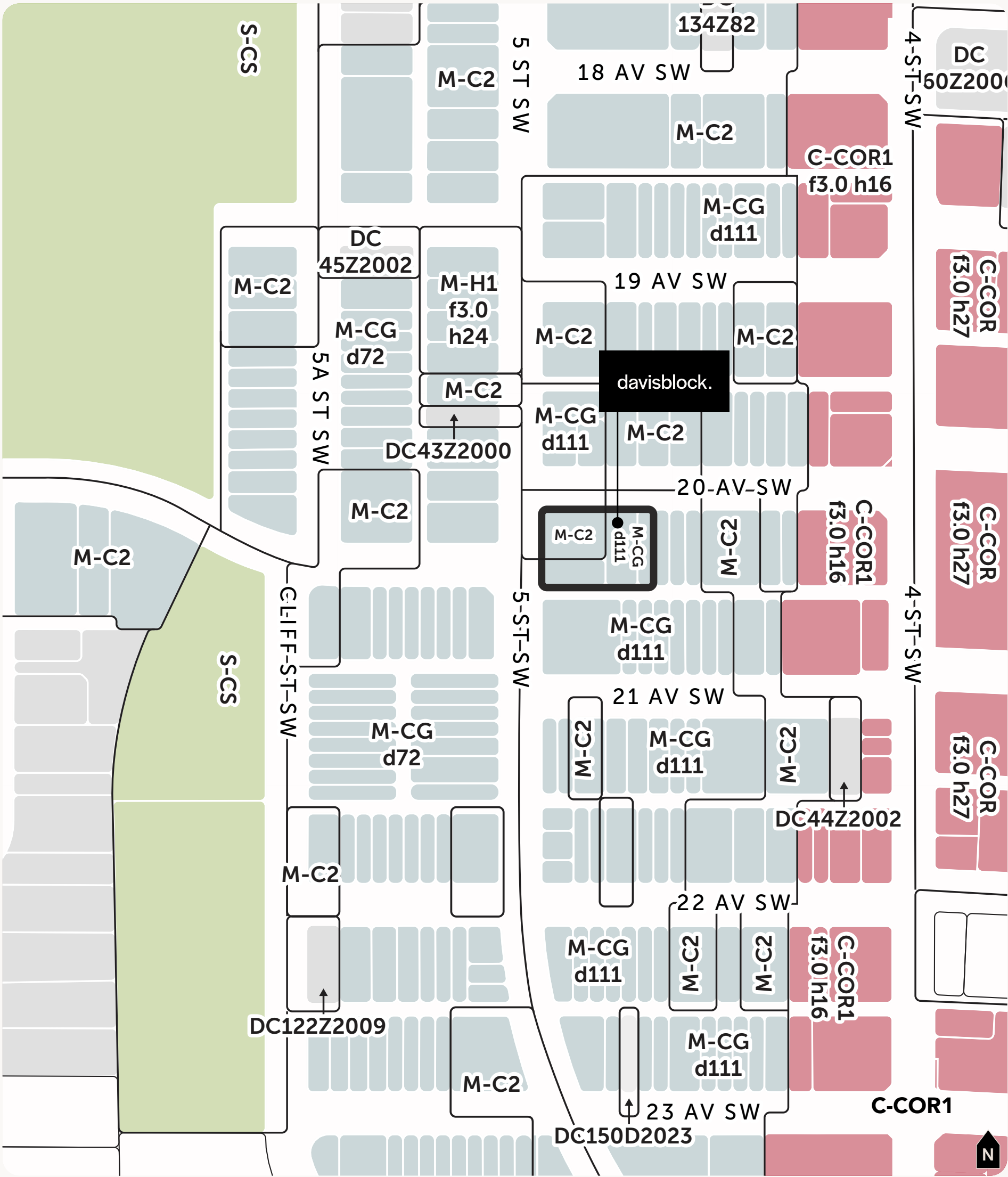


Cliff Bungalow Area Redevelopment Plan



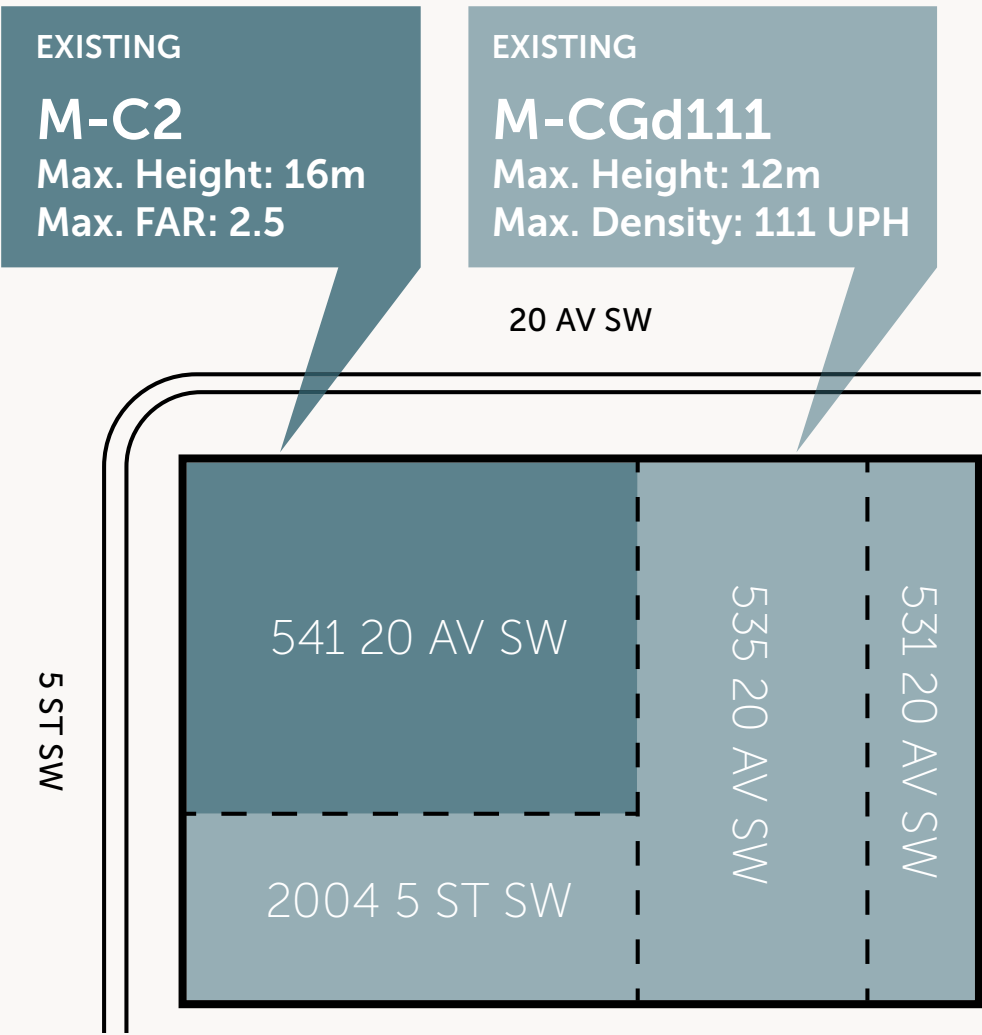
West Elbow Communities Local Area Plan

Land Use Context & Amendment

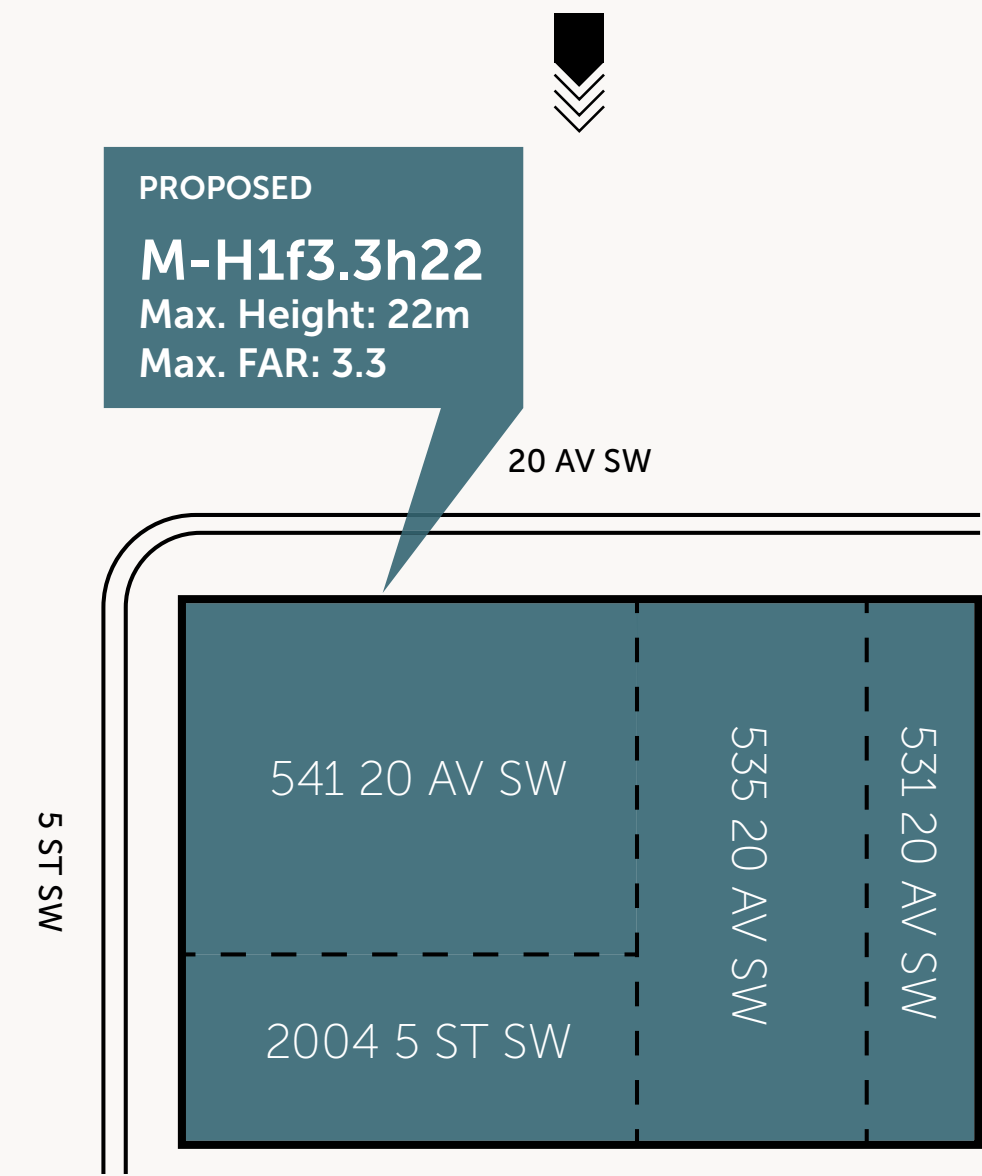


Note: Please refer to Land Use Bylaw (1P2007) maps directly for any updates that may occur during this application process.

Existing Land Uses



Proposed Land Use
(LOC2024-0041)



Development Vision

Looking Southeast from 5 ST SW



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Development Vision

Looking Southwest from 20 AV SW



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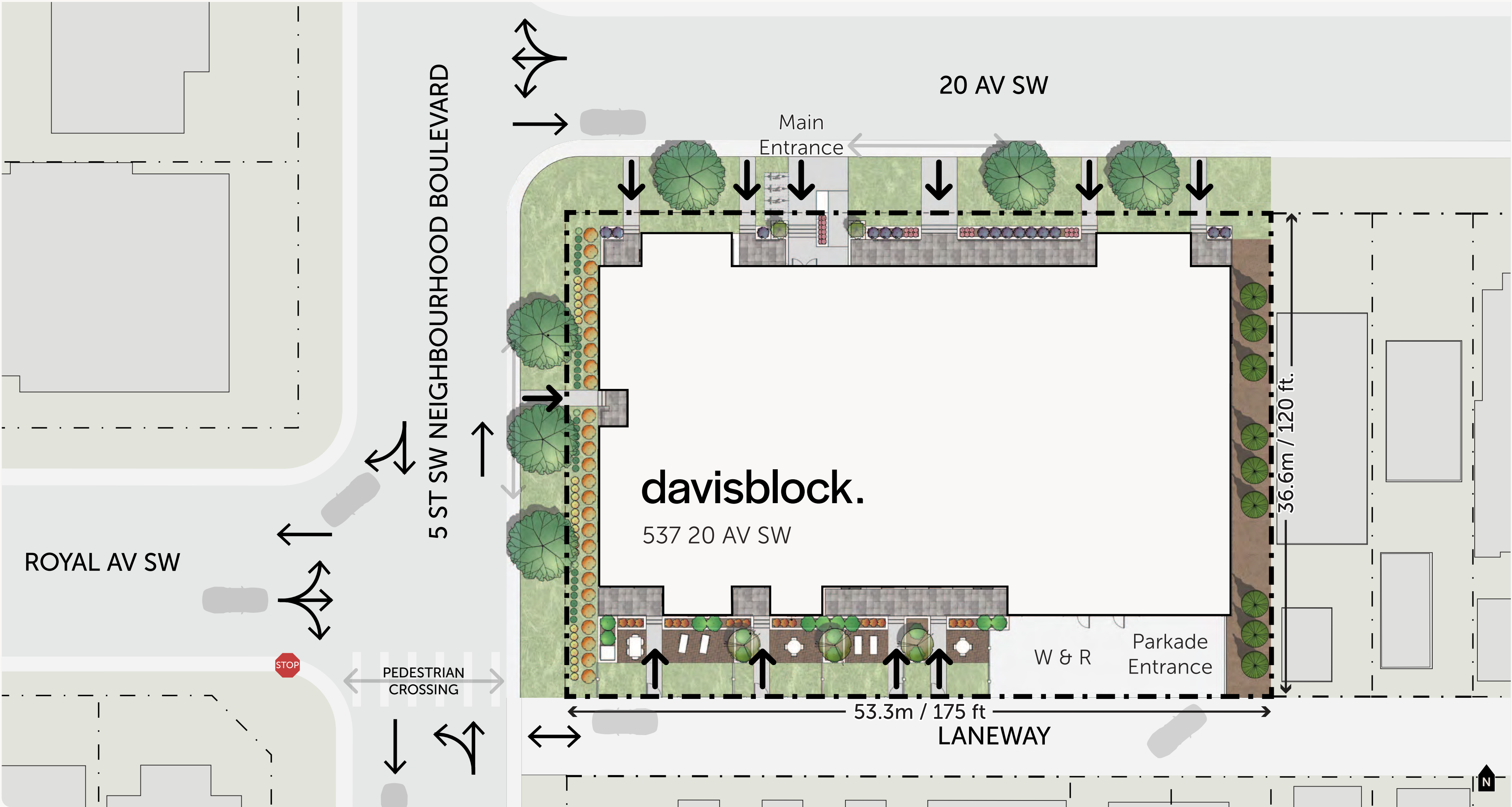
Development Vision

Looking Southwest from 20 AV SW



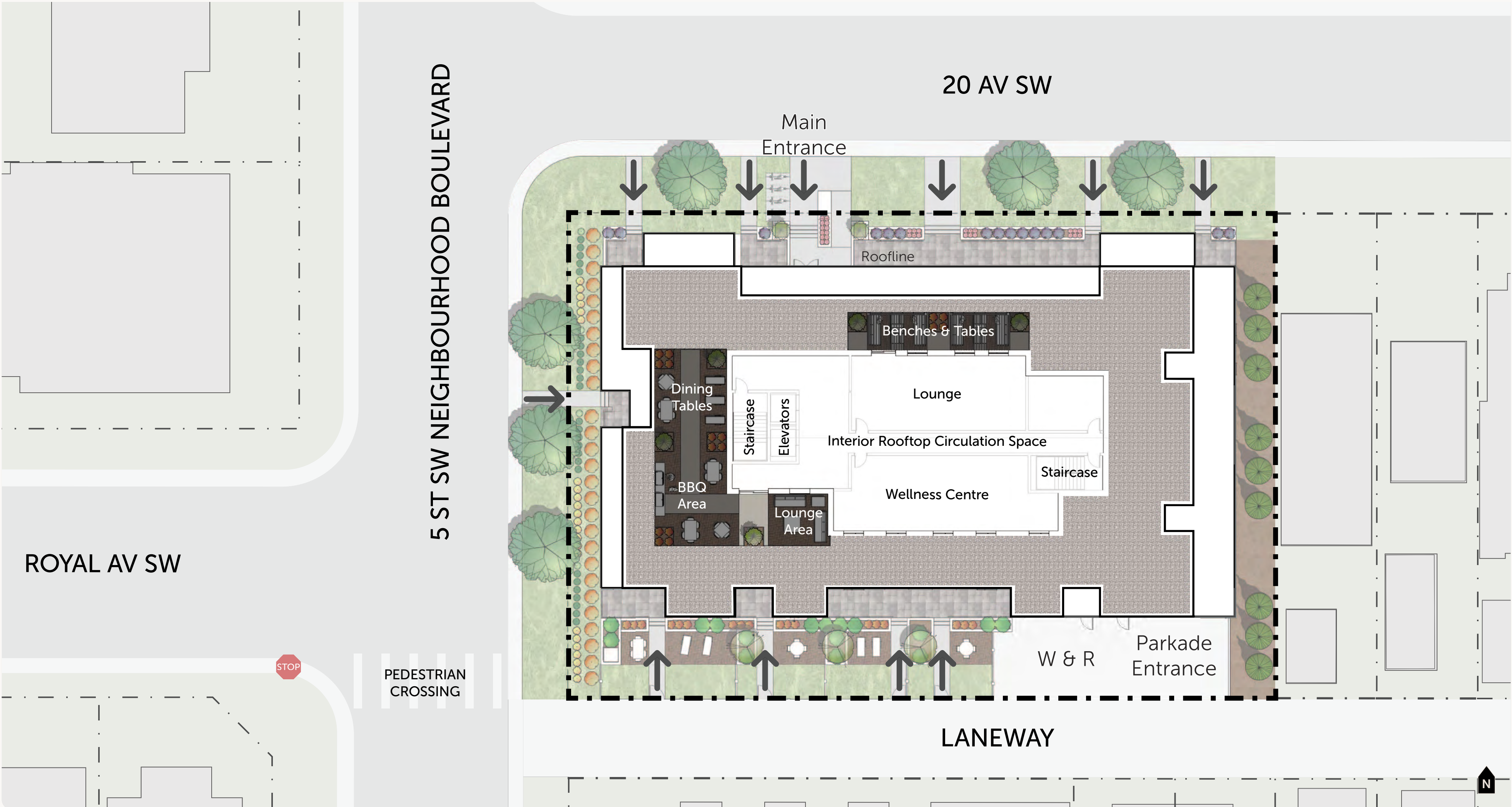
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Site & Landscape Plan



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Rooftop Plan



Updated Development Vision



Previous Development Vision

Landscaping: retain existing boulevard trees where feasible, or replace with as mature of trees as can be transplanted

Materiality: updated materiality to reflect community character

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



Updated Development Vision

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Updated Development Vision



Previous Development Vision

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

Materiality: updated brick materiality to reflect community character



Updated Development Vision

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Maximum Building Height

Street Proportions - Looking South from 20 AV SW



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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



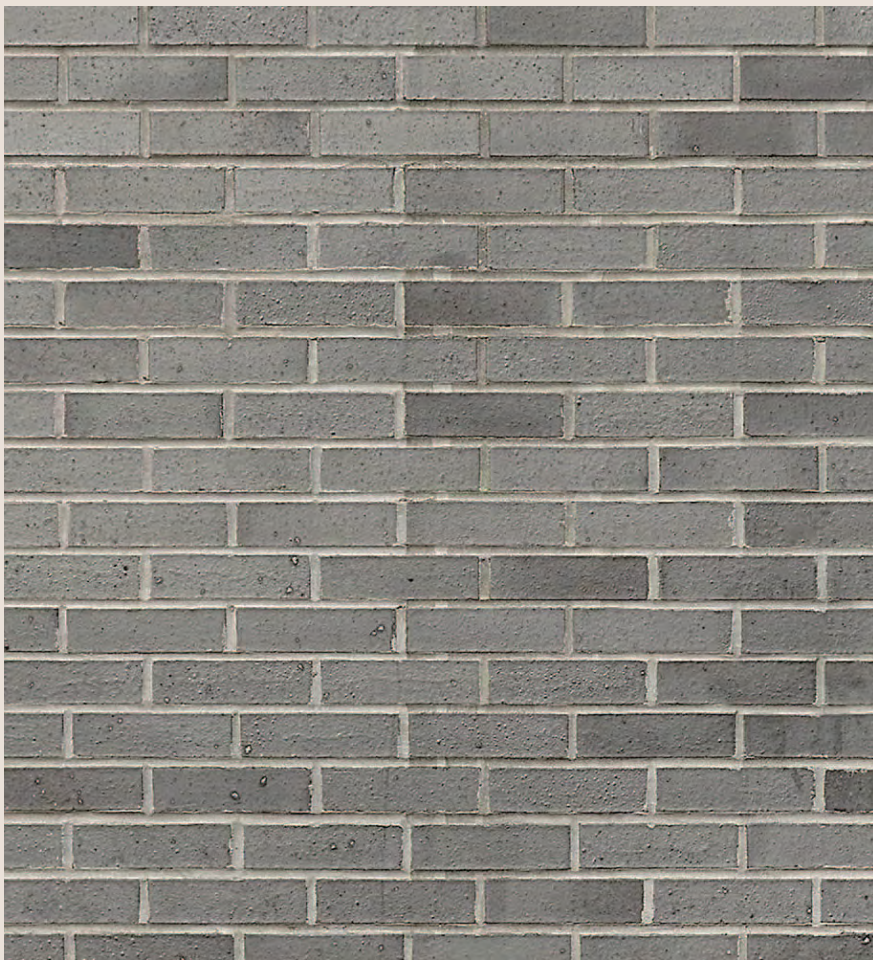
535 20 AV SW



2004 5 ST SW



Heritage Considerations & Commemoration



Materiality



Relocation & Salvage



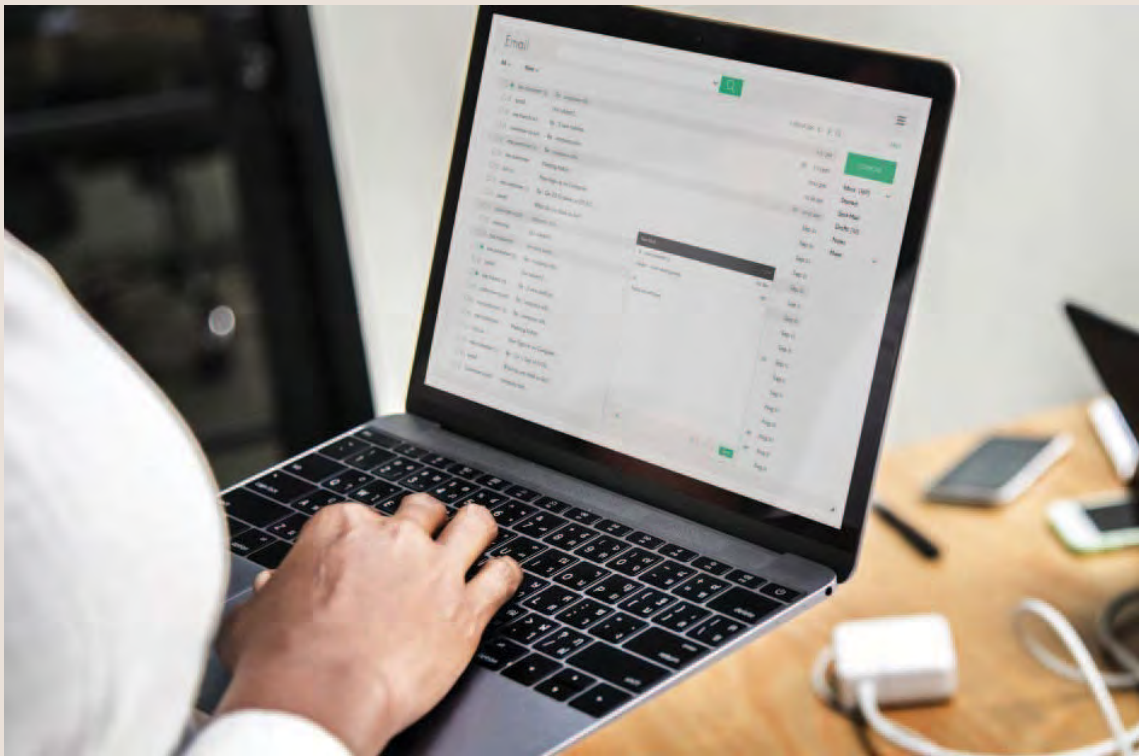
Commemoration*

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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.

Outreach & Communication



Project Voicemail & Email
587 747 0317, engage@civicworks.ca



Information Brochure & Advertorial
Delivered to residences within $\pm 200\text{m}$ of Davis Block,
second drop Digital Information Session invite.



Information Brochure & Advertorial
Separate signage to advertise Land Use Redesignation
application & Digital Information Session



Project Webpage
davisblock.ca: feedback form & project updates



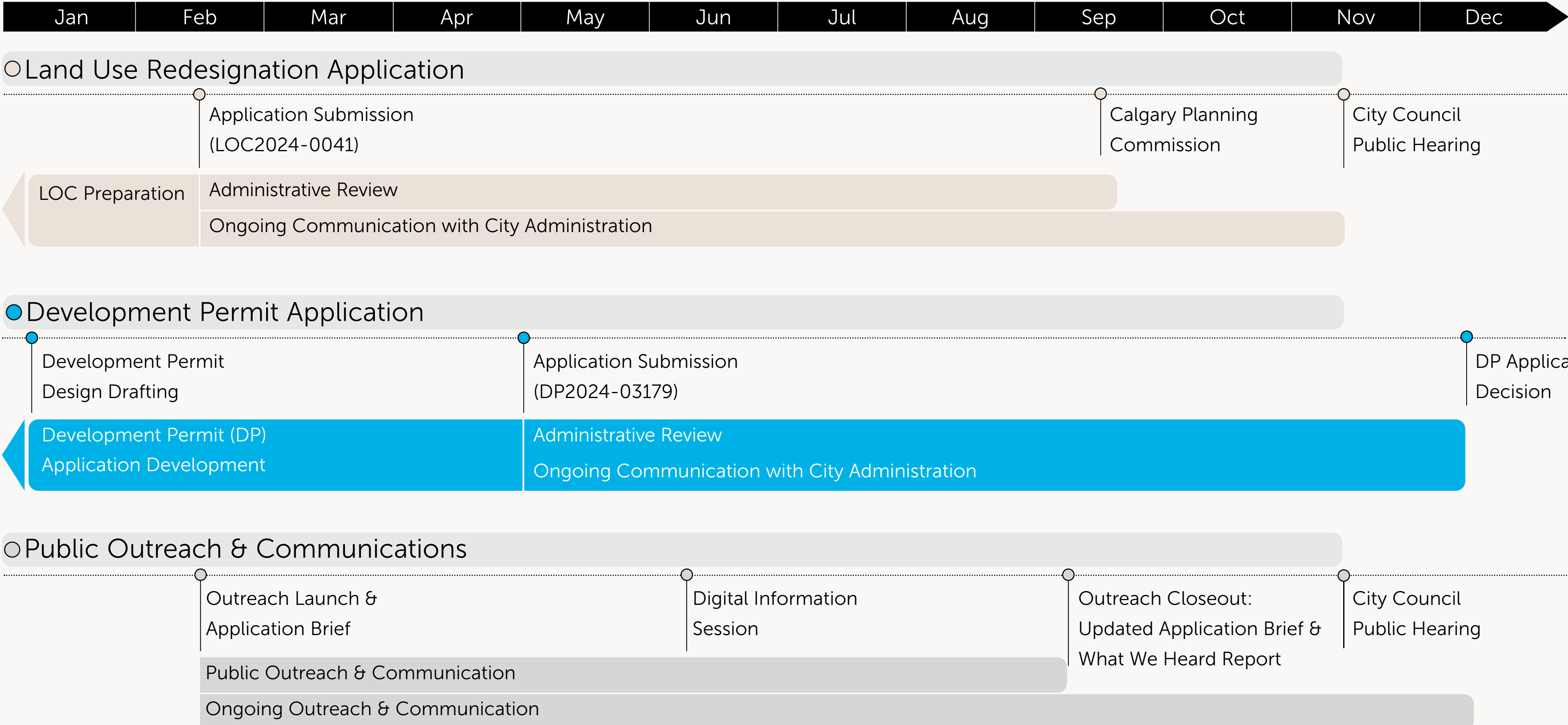
Digital Information Session
June 10, 2024



Application Material Sharing
Sharing with Cliff Bungalow CA & Ward 8 Office

Anticipated Timeline

2024



Note: Dates are an estimate based on standard application review timelines for development of this scale. All dates are subject to change.

Q&A

Contact Information



Webpage & Feedback Form

davisblock.ca



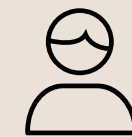
Voicemail & Email

587.747.0317 | engage@civicworks.ca



Applicant-Led Outreach Summary

When published, will be provided to CBMCA,
Ward 8 Office, & available through project webpage



The City of Calgary

Land Use Redesignation application: LOC2024-0041
Development Permit application: DP2024-03179
File Manager: Nancy Sanborn
403.519.4178 | nancy.sanborn@calgary.ca

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Supplementary Slides

Street Proportion Study

Looking East from 5 ST SW



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Street Proportion Study

Looking South from 20 AV SW



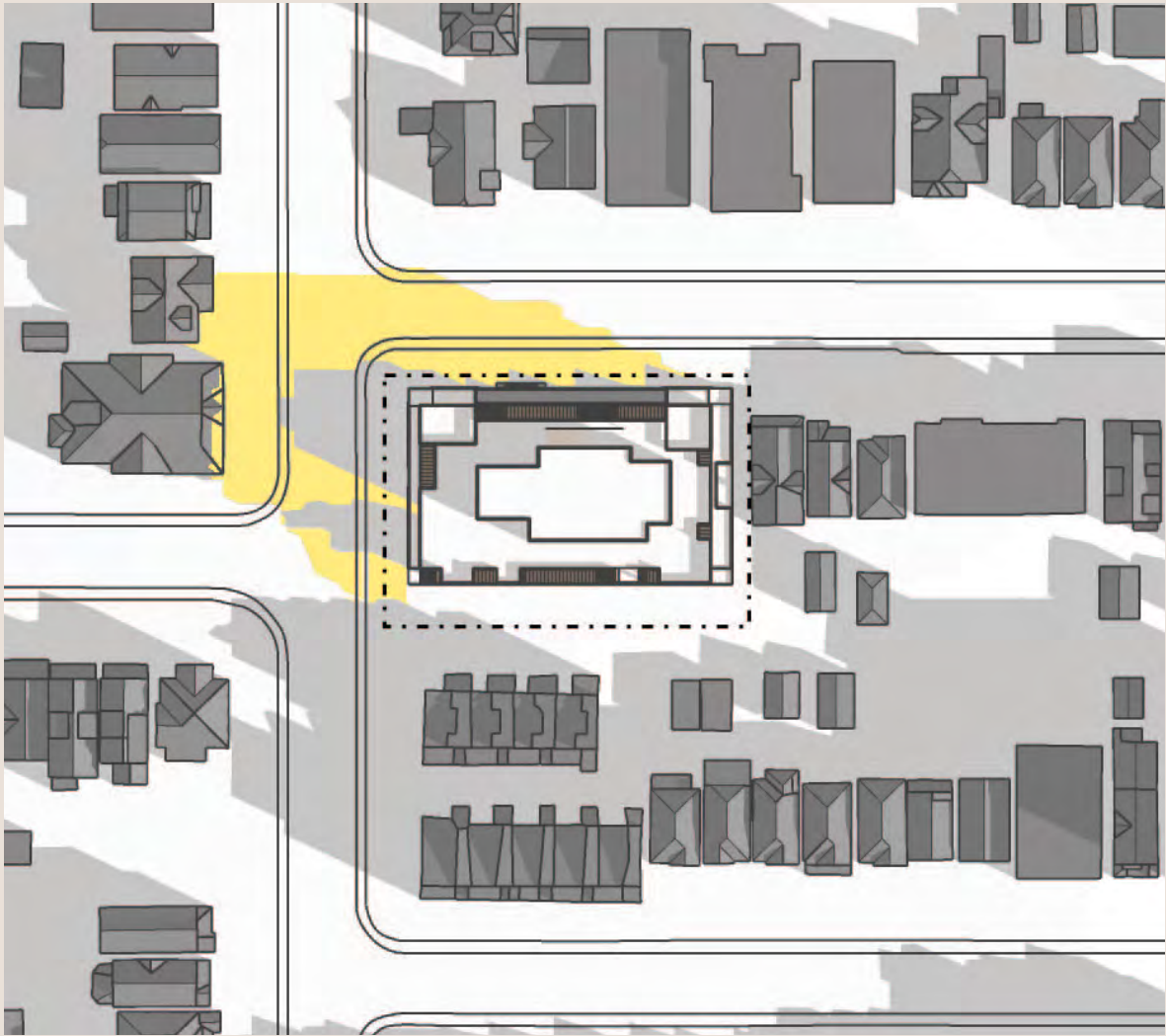
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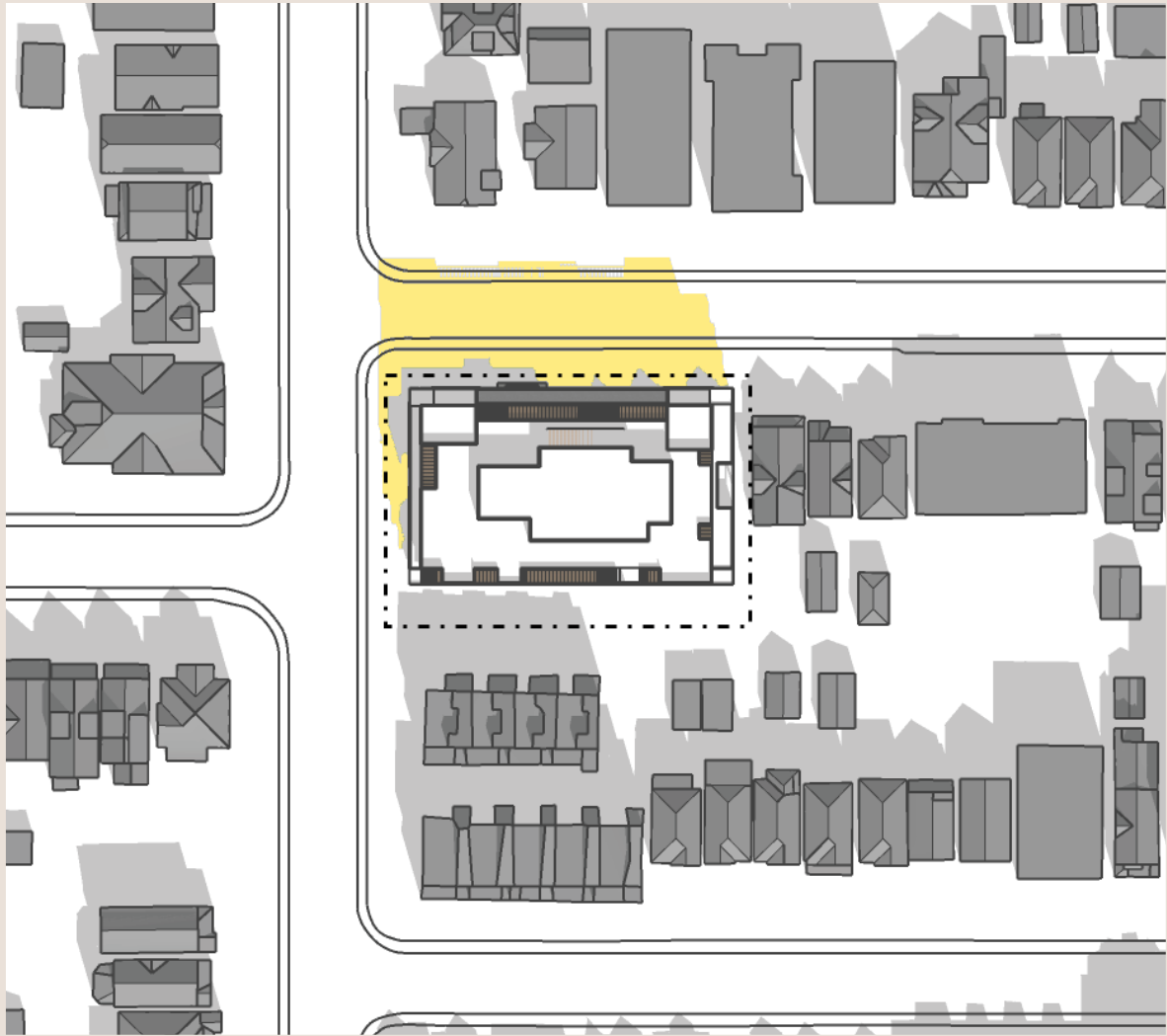
Sun-Shadow Study

Spring & Autumn Equinoxes

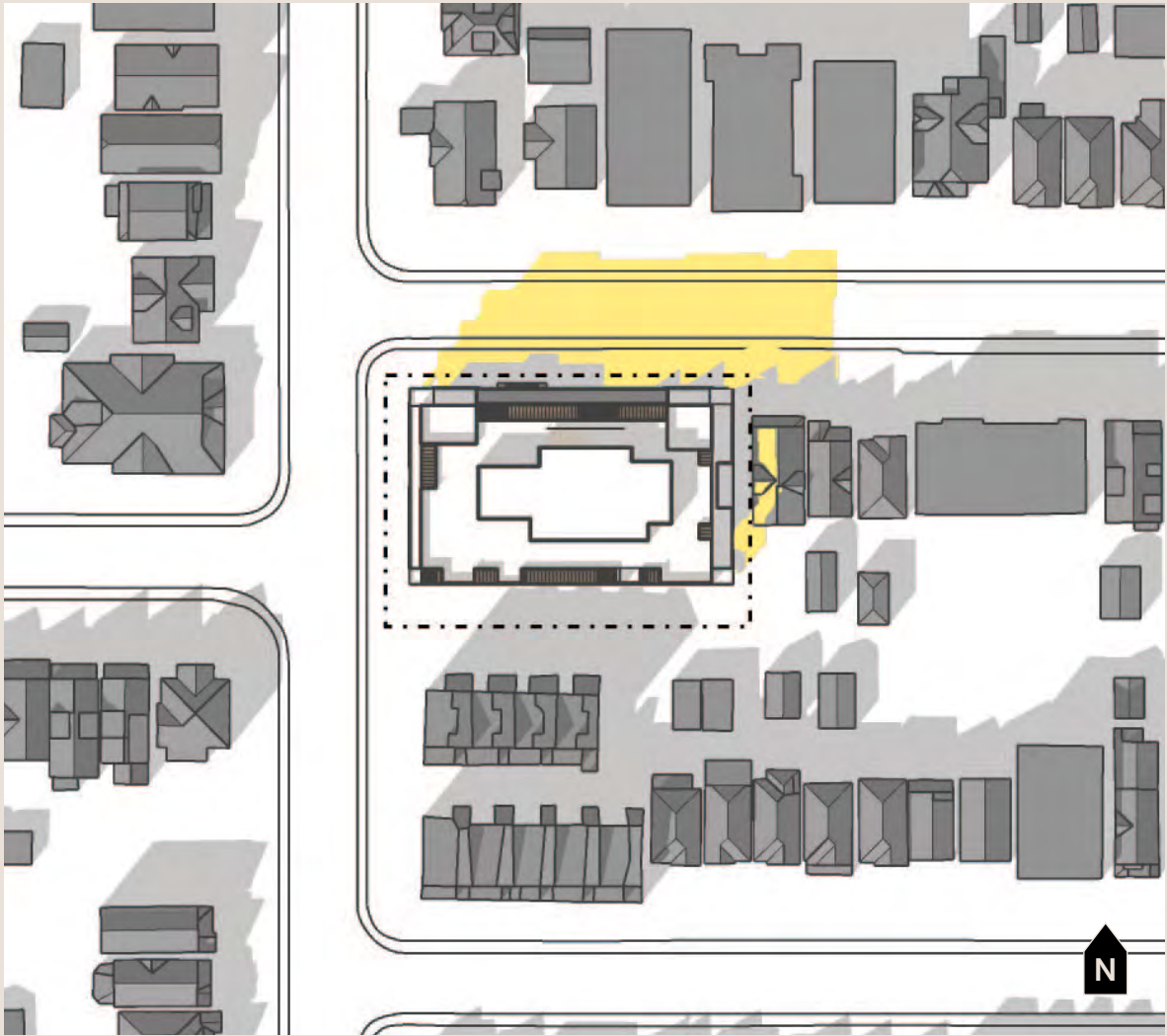
March 21 & September 21



9:00 am



12:00 pm



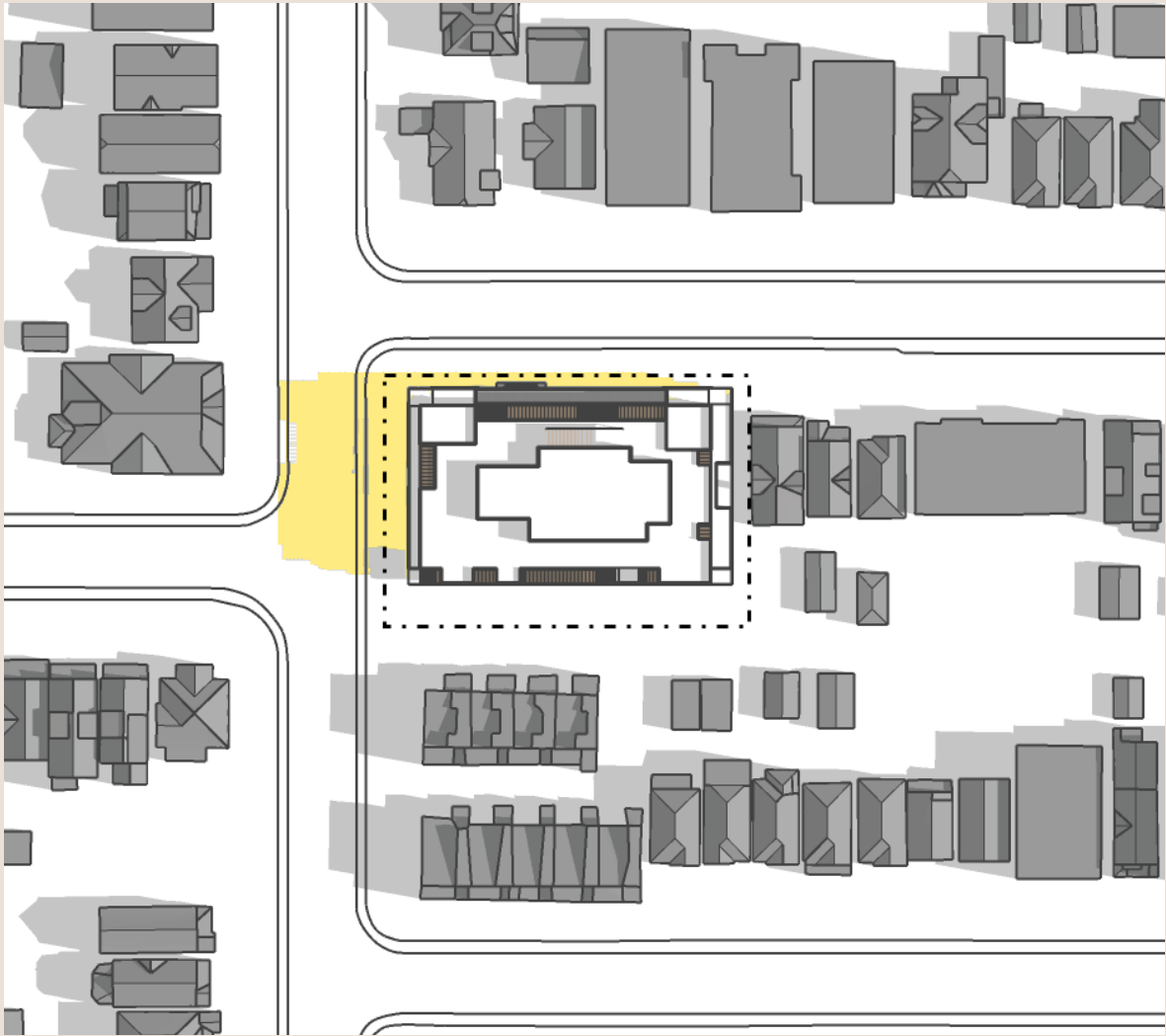
3:00 pm

 Property Line  Existing Shadow  DP2024-03179 Anticipated Shadow

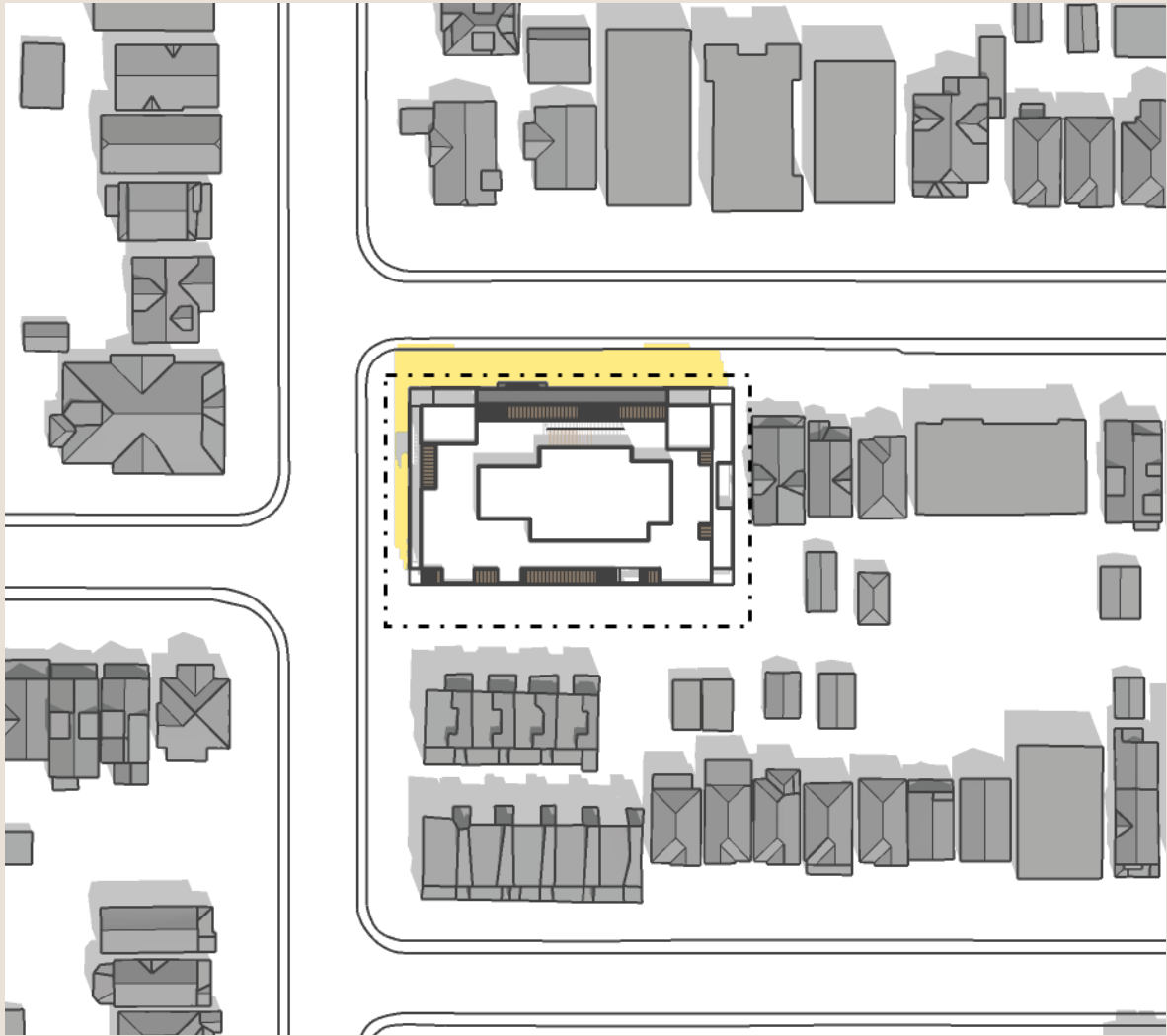
Note: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies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

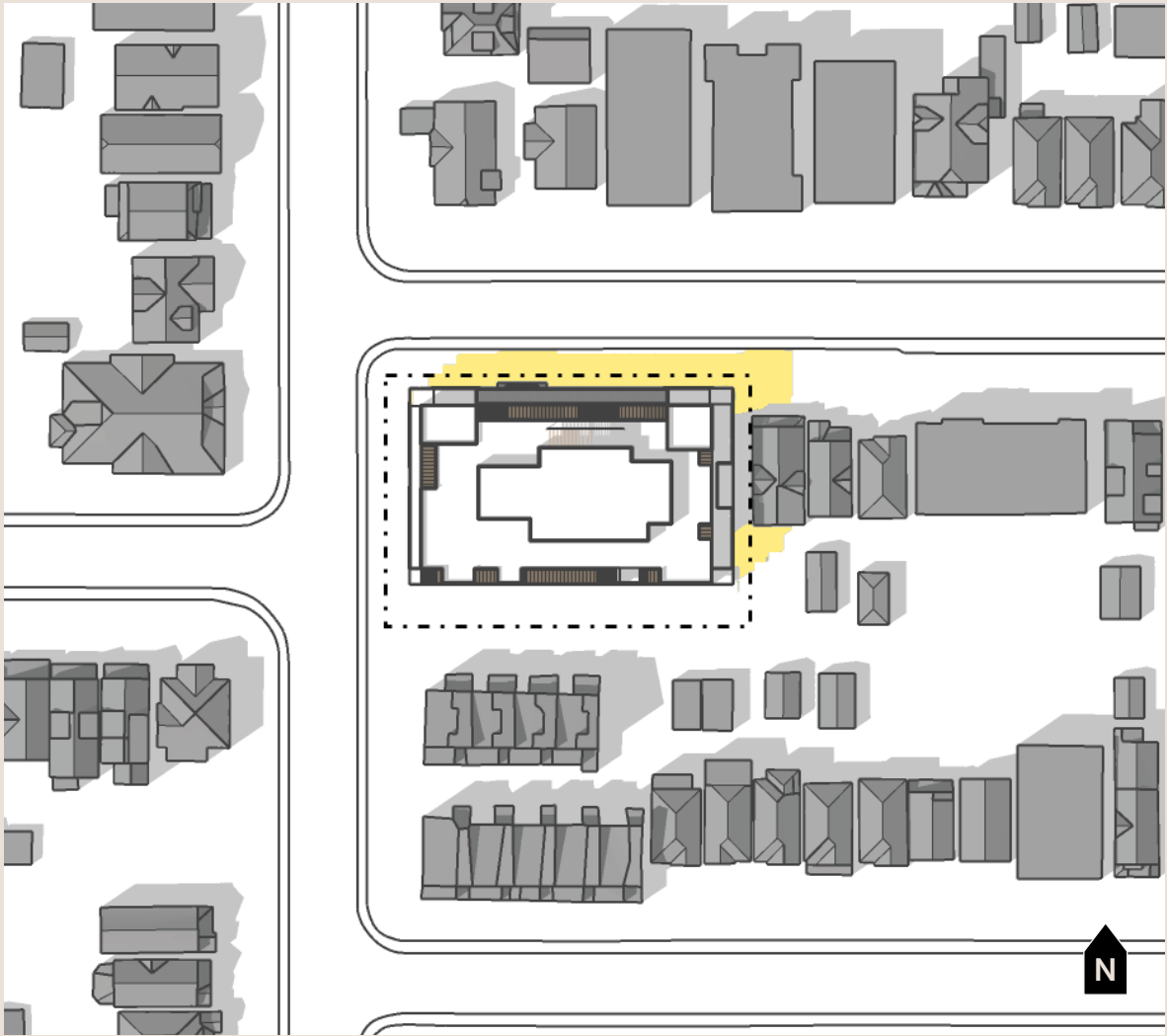
Summer Solstice
June 21



9:00 am



12:00 pm



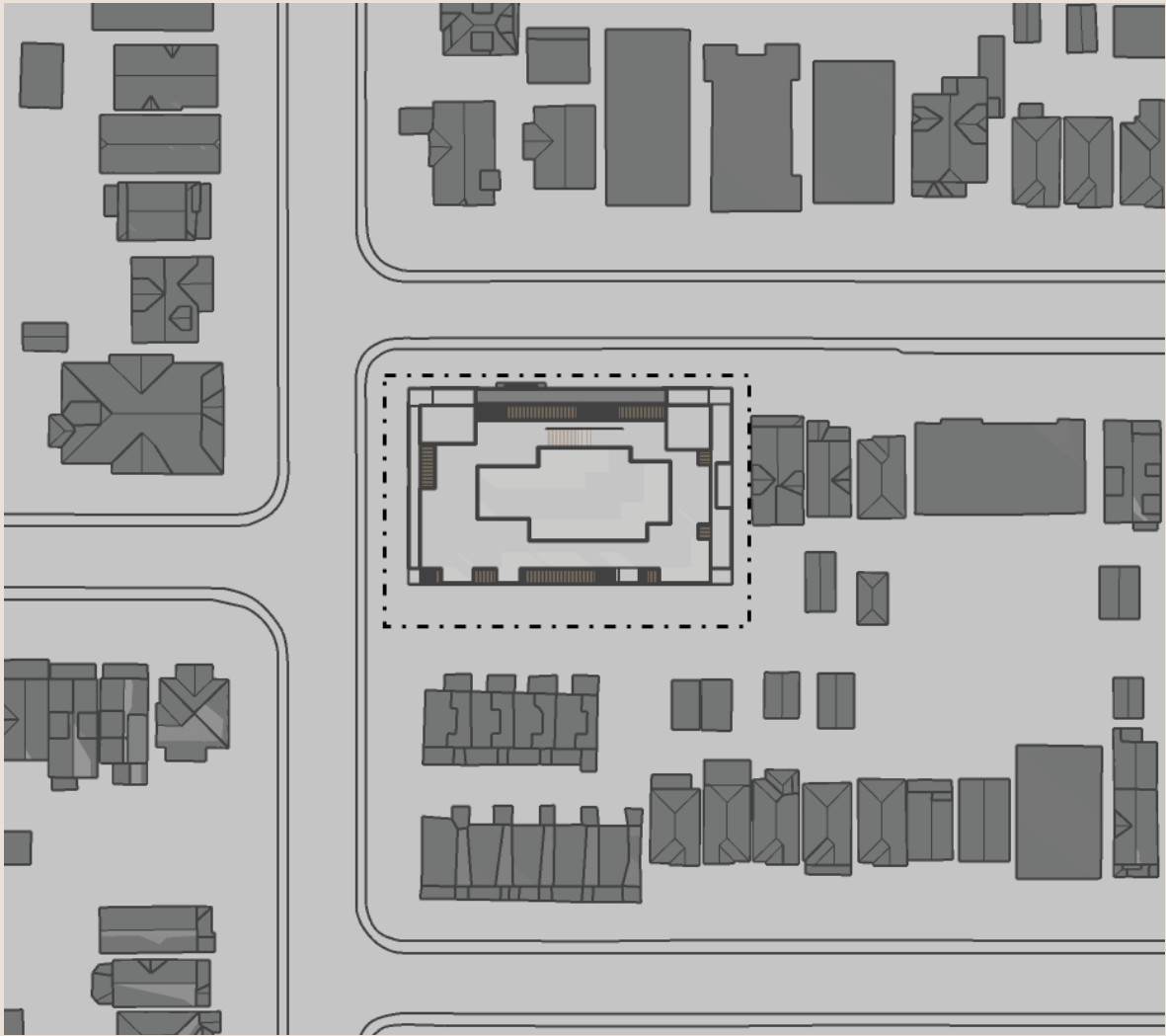
3:00 pm

 Property Line  Existing Shadow  DP2024-03179 Anticipated Shadow

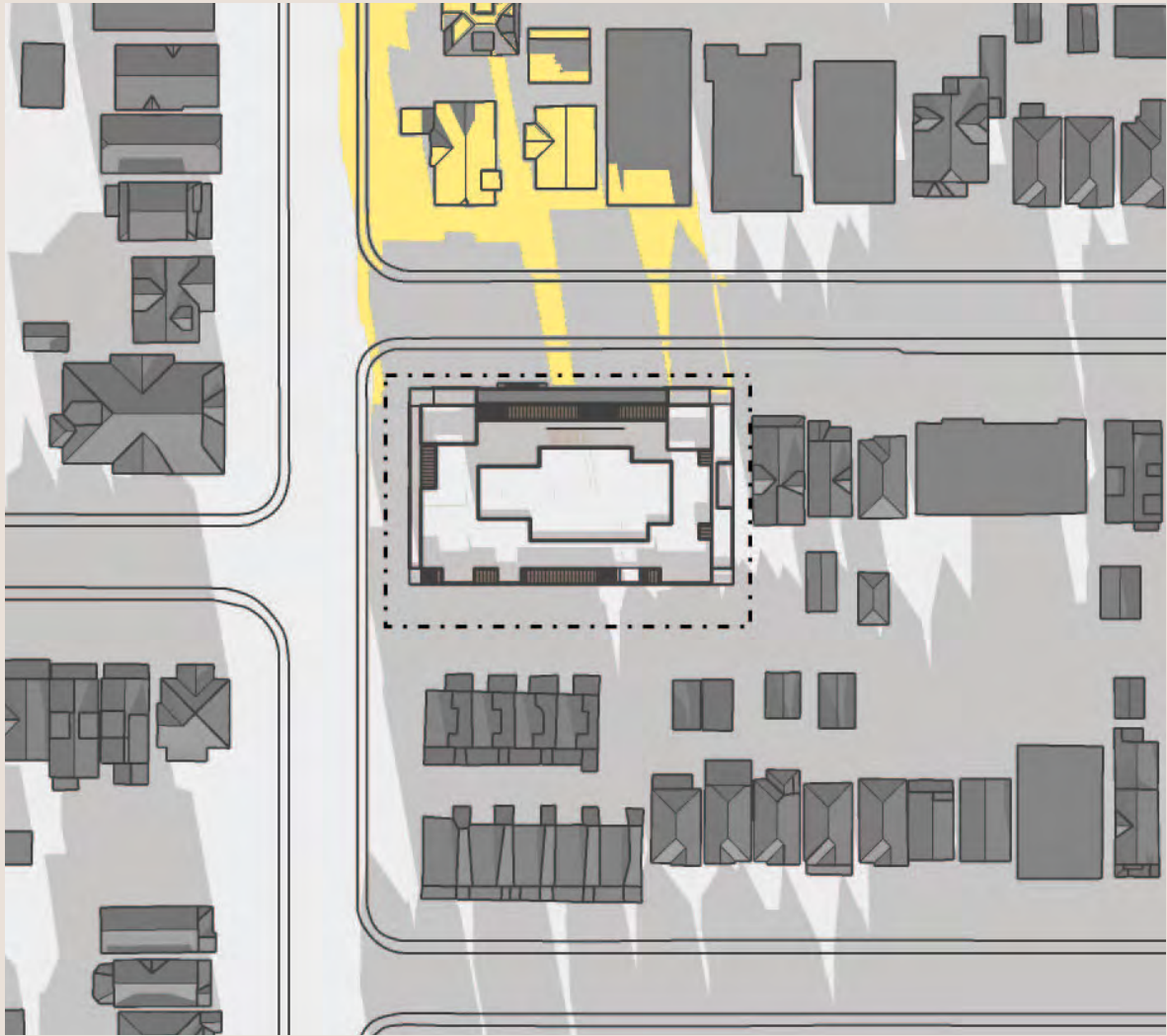
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Sun-Shadow Study

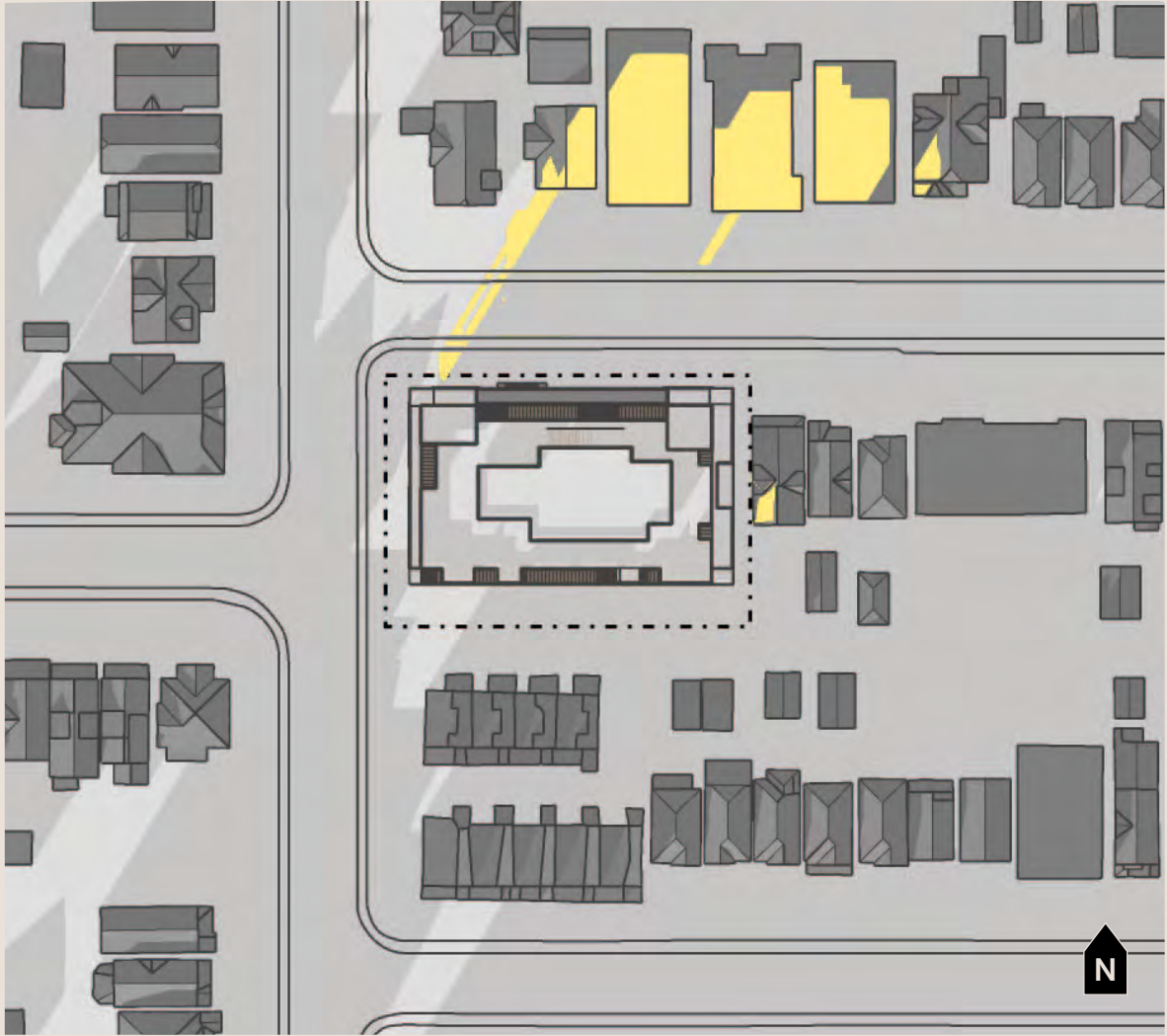
Winter Solstice
December 21



9:00 am



12:00 pm

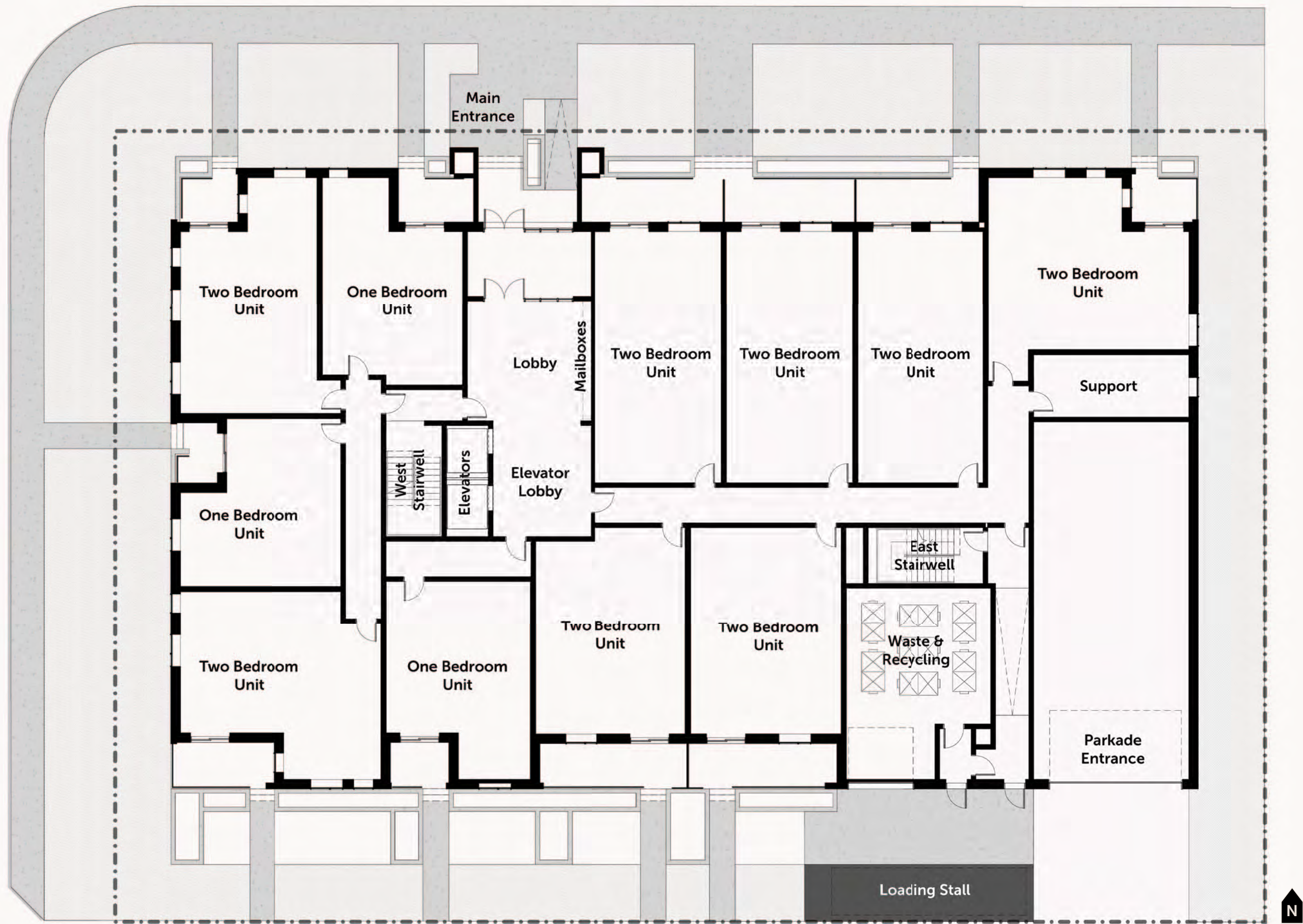


3:00 pm

 Property Line  Existing Shadow  DP2024-03179 Anticipated Shadow

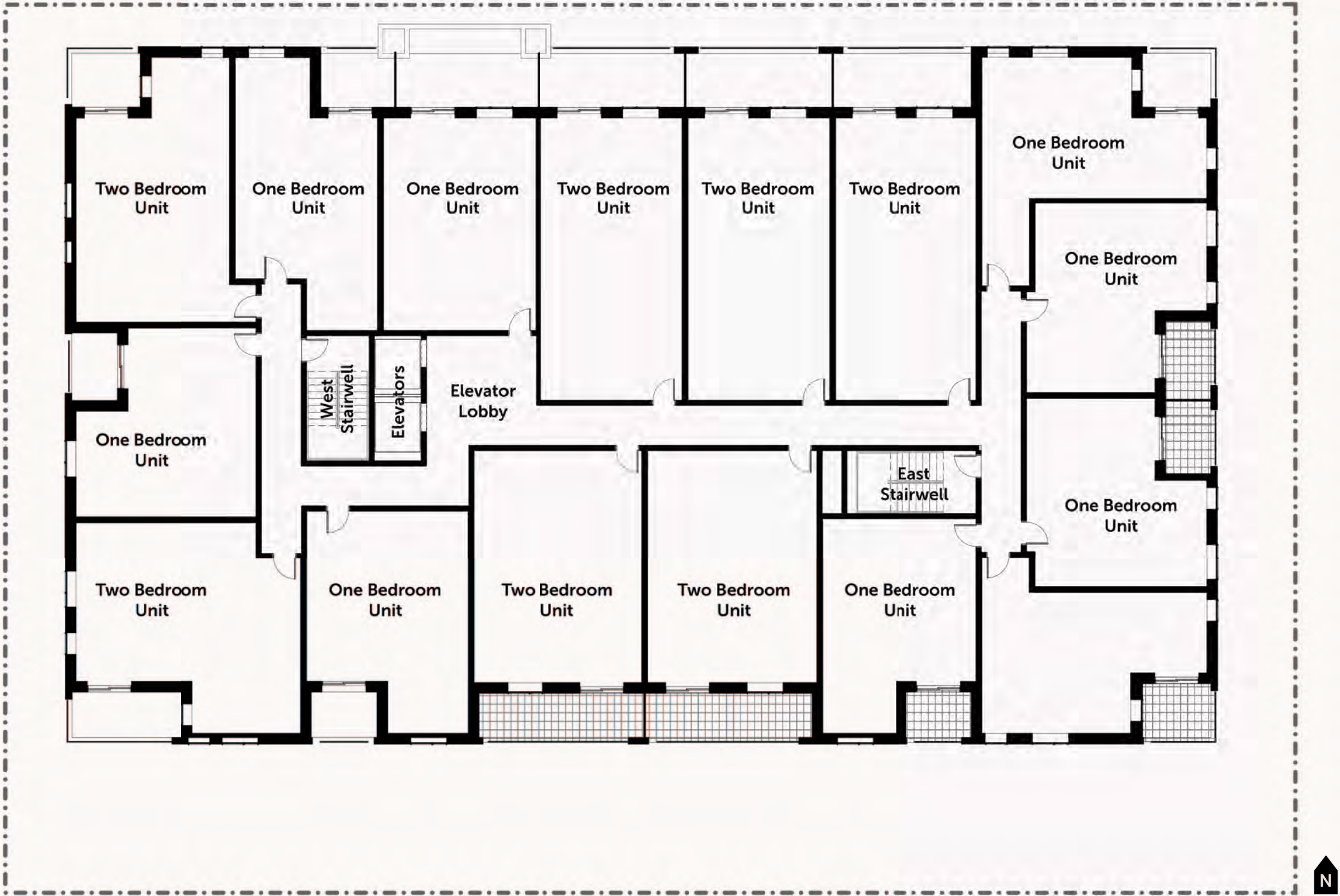
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Ground Floor Plan



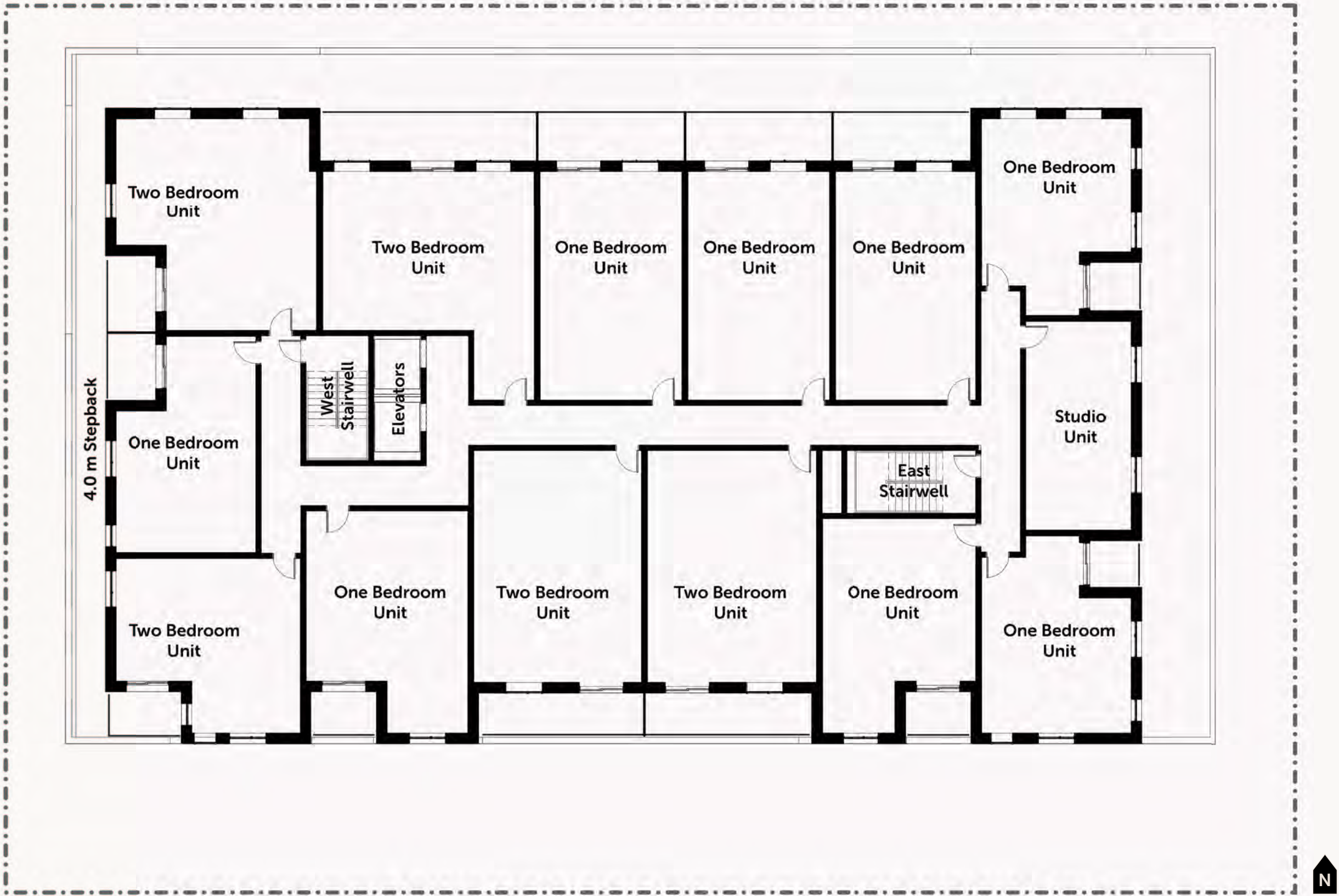
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Level 2 & 3 Floor Plan



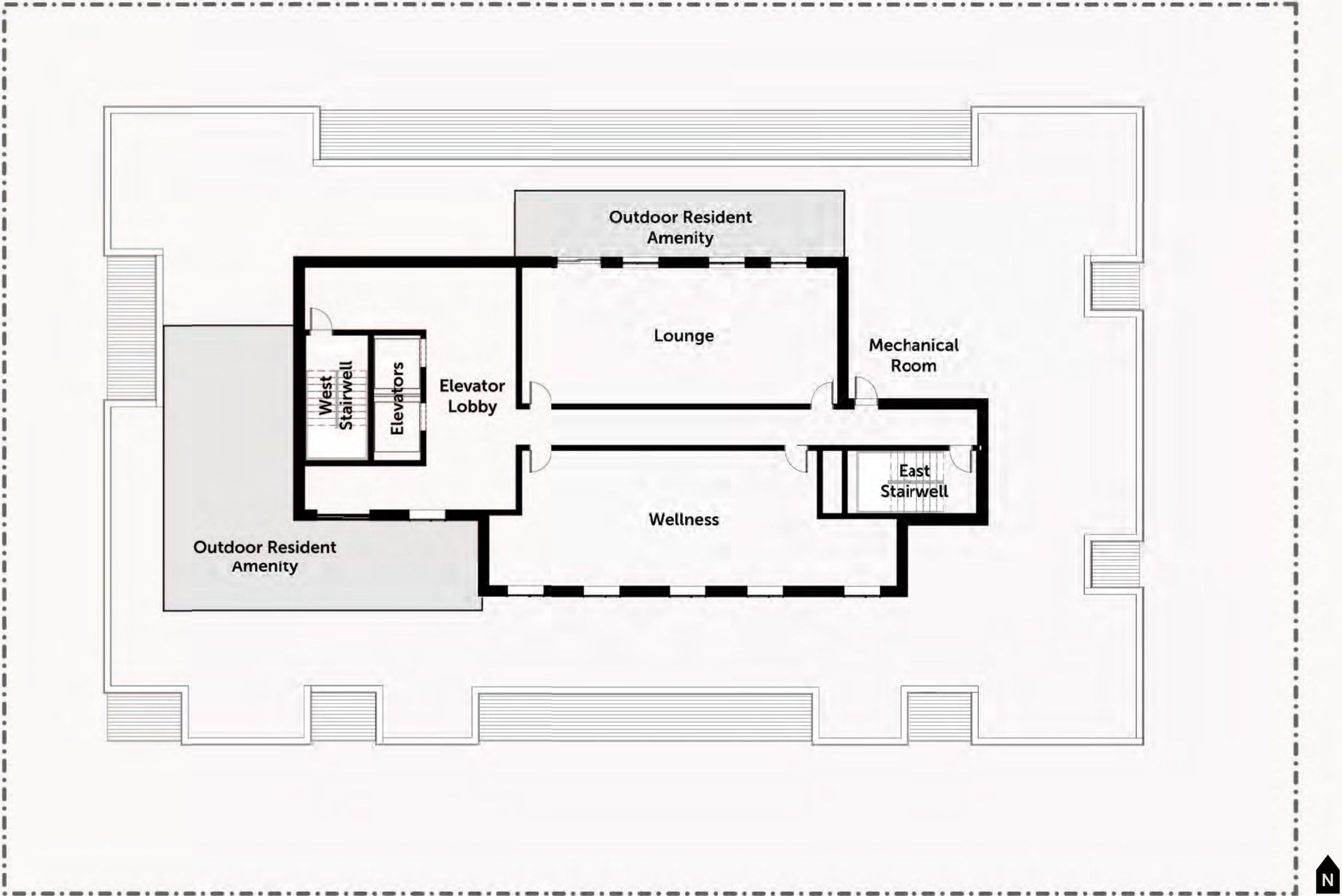
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Level 4 & 5 Floor Plan



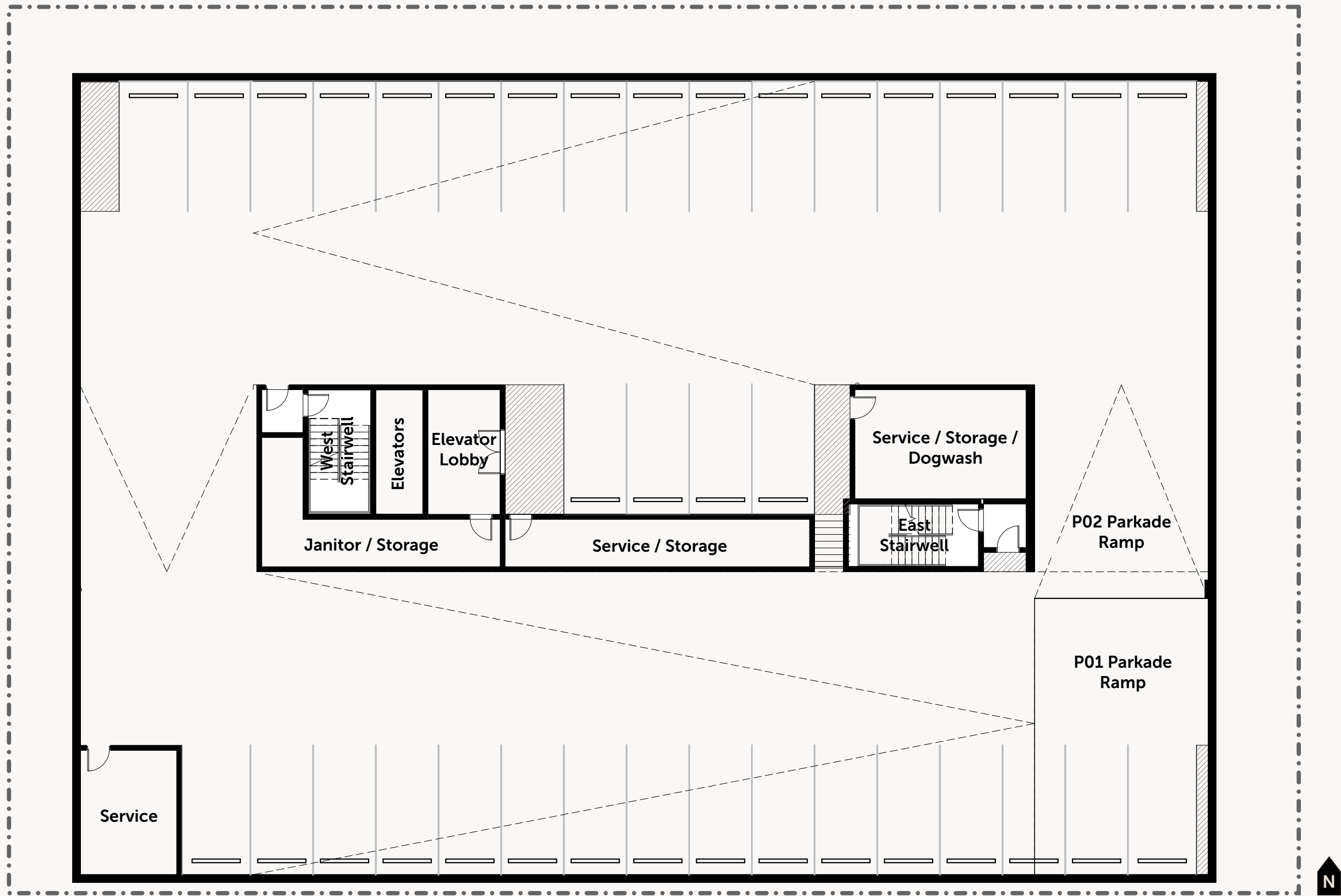
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Rooftop Floor Plan



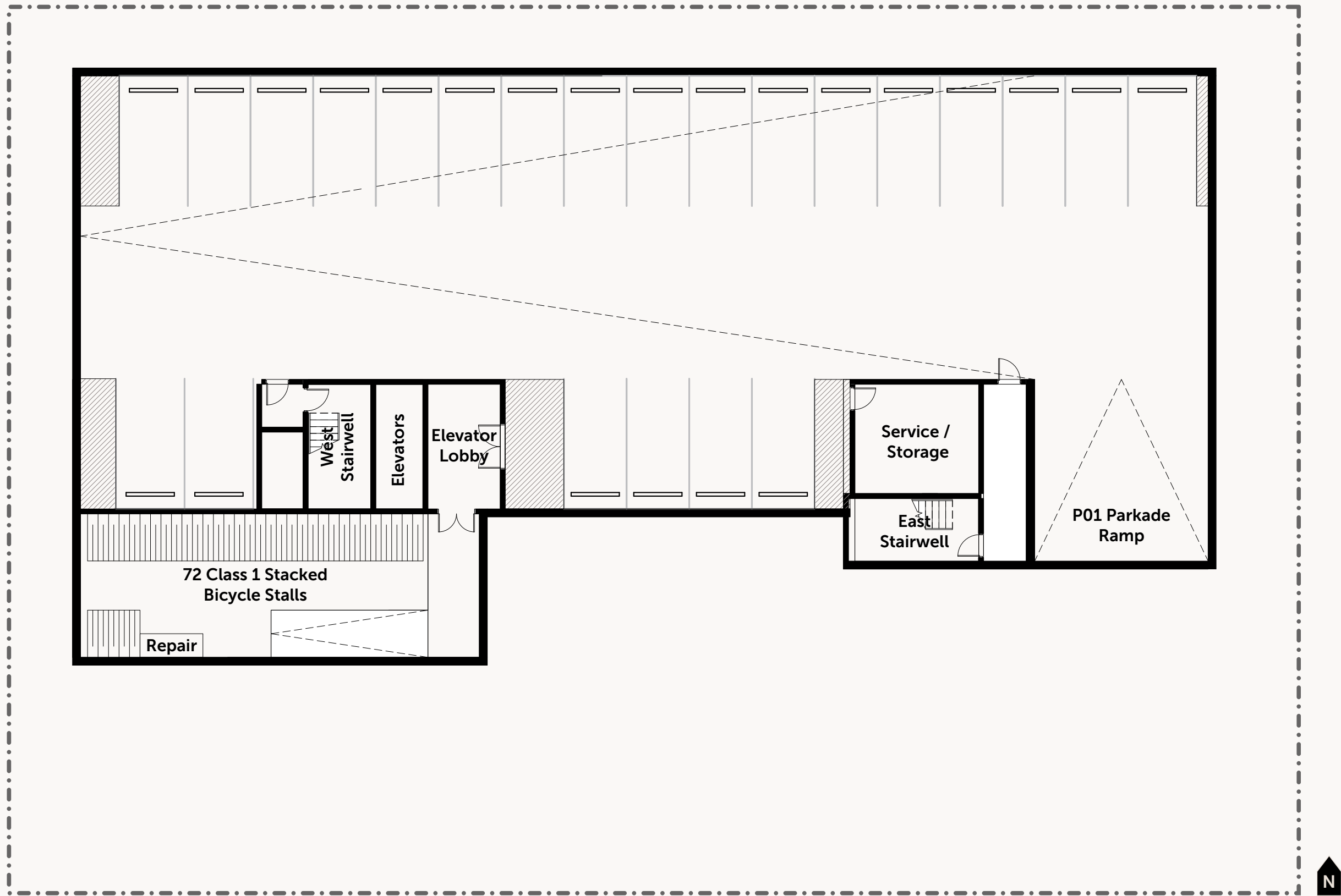
Note: Design is conceptual and for illustrative purposes only. Details subject to change through the Development Permit application (DP2024-03179) review process.

Underground Parkade – Level 1



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Underground Parkade – Level 2



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North Elevation



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South Elevation



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East Elevation



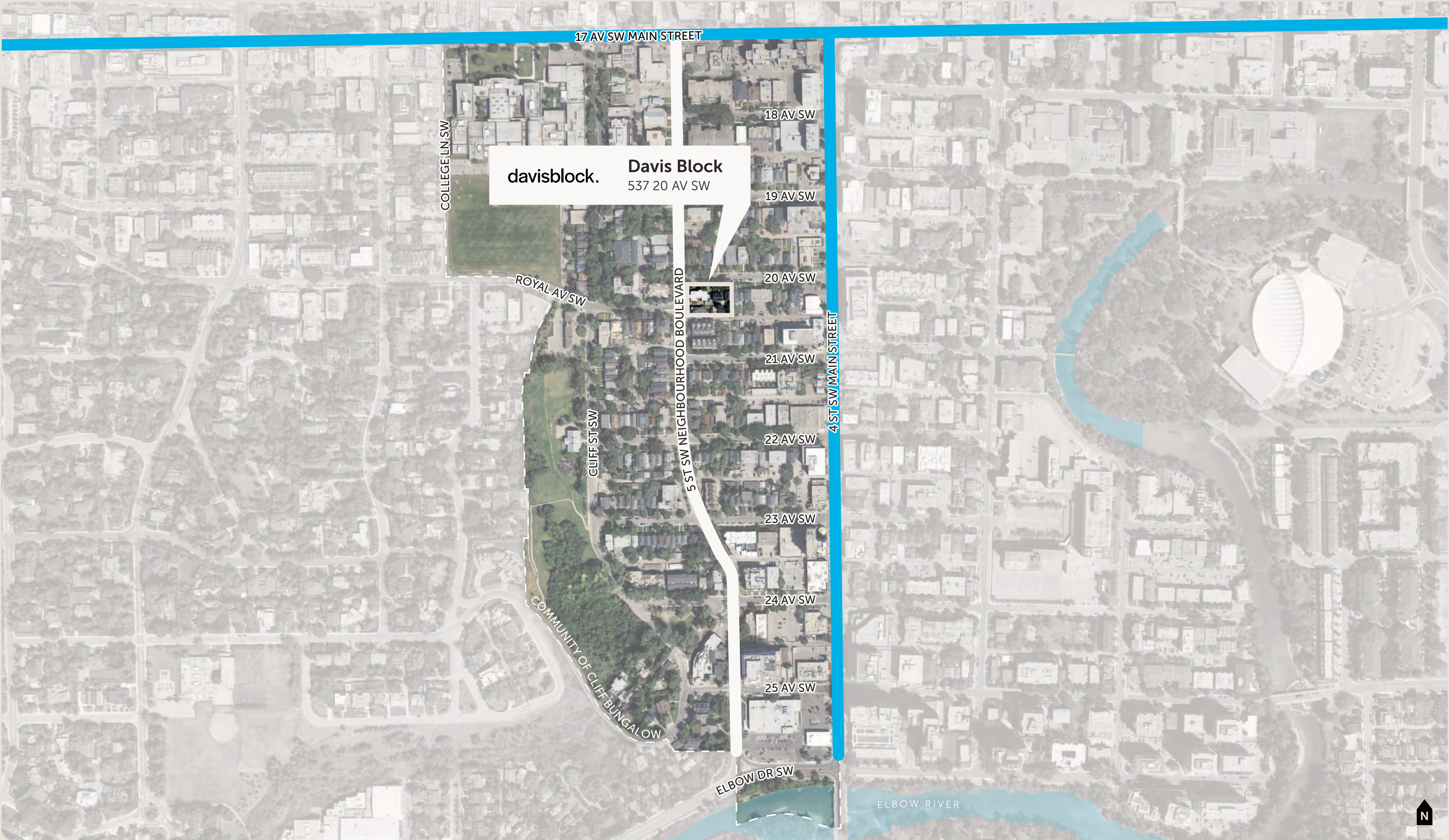
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West Elevation



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Cliff Bungalow Context



Community Context Photos



Aerial Photo looking Southeast



Aerial Photo looking Northwest