

ONLINE OPEN HOUSE- 14 DECEMBER, 2022

“1900”



A new mixed-use
multi-residential project is
being proposed for

1918-1940 33 Ave SW

www.1900engage.ca

A project by sarinahomes

casola koppe
ARCHITECTS



Agenda

- Introduction
- Project recap
- Design revisions
- Site experience
- Q&A

WHO ARE WE?

Panelists

Sarina Homes (Developer)

- Nazim Virani, President
- Max Parish, Development Manager

Casola Koppe (Architect)

- Tony Casola, Partner
- Mandy Wong, Architect

Hive Developments (Engagement & Planning)

- Srimal Ranasinghe

In Attendance

City of Calgary

- Quadri Adebayo, File Manager
- Ashley Parks, Planning Coordinator - South
- Ophelia Lew, Project Manager, Main Streets

Ward 8 Councillor's Office

- Alicia Ta, Planning and Policy Advisor

ENGAGEMENT ROLES

LEAD

- **APPLICANT (SARINA)**
- INITIATOR OF PROJECT
- ASSISTED BY HIVE DEVELOPMENTS

SUPPORT

- **CITY OF CALGARY**
- ASSISTS OUTREACH PROCESS
- SHARES CITY GOALS, POLICIES, PROCESSES

PARTICIPANT

- **STAKEHOLDERS (YOU)**
- SEEK INFORMATION
- PROVIDE FEEDBACK

Role	Description	Responsibilities
Lead	<ul style="list-style-type: none"> • The lead is the initiator or proponent of the project and is the primary decision maker for the project leading up to a formal decision of approval/refusal by the designated City decision-making body. • The lead determines if/when community outreach will take place connected to their project and, if so, decides about what, with who, where, how, etc. • The lead pays for community outreach costs associated with their project. 	<ul style="list-style-type: none"> • Notify people of the project and any opportunities to learn more or provide input. • Determine the negotiables and non-negotiables for the project and what is/isn't open for public input. • Communicate the constraints. • Clarify the scope of the conversation. • Provide clear, concise, transparent and accurate information. • Hold a respectful conversation. • Report back if/when collecting input. • Keep people in the loop and close the loop when decisions are made. • Provide City decision makers with a summary of the community outreach approach that was taken.

Role	Description	Responsibilities
Support	<ul style="list-style-type: none"> • The support assists in the outreach process by providing the lead, the connector and participants with information, tools and resources to improve understanding and aid in the overall success of the outreach process. 	<ul style="list-style-type: none"> • Share information about City goals and policies. • Explain The City's review and decision-making processes. • Clarify community outreach roles and responsibilities. • Create tools and resources for participants, connectors and leads to help them be successful in their outreach roles.

Role	Description	Responsibilities
Participant	<ul style="list-style-type: none"> • The participant participates in the outreach process. 	<ul style="list-style-type: none"> • Seek out information and be informed. • Listen and participate respectfully. • Respect the scope of conversation and project constraints. • Provide appropriate feedback and remain open to different ideas.

PROJECT RECAP

SITE LOCATION – 1918-1940 33RD AVE SW



SITE ADDRESS:

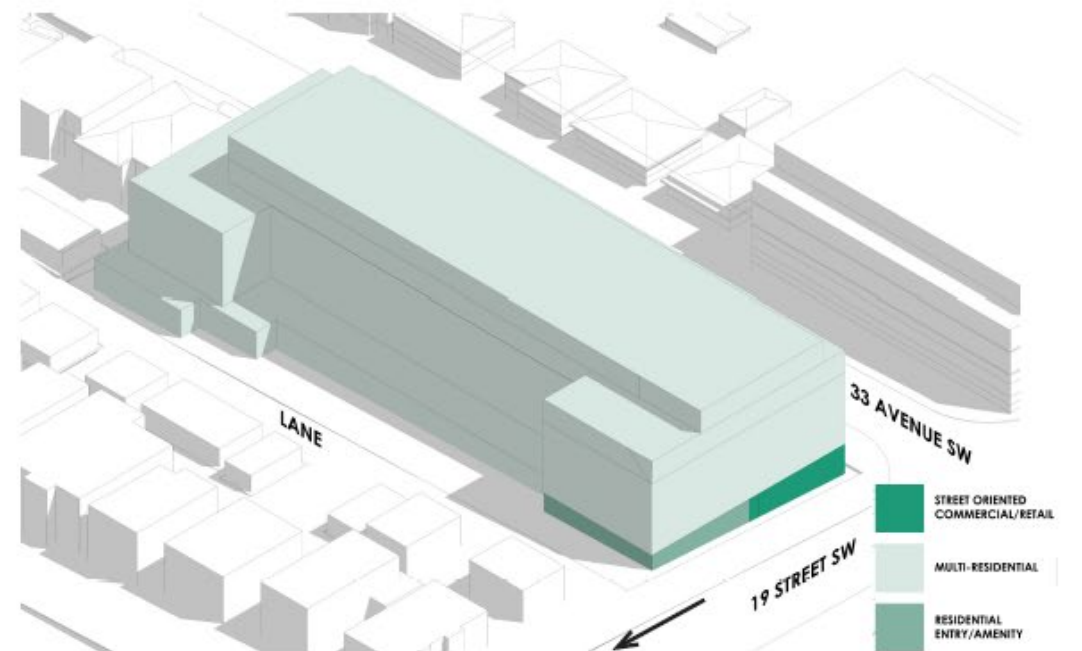
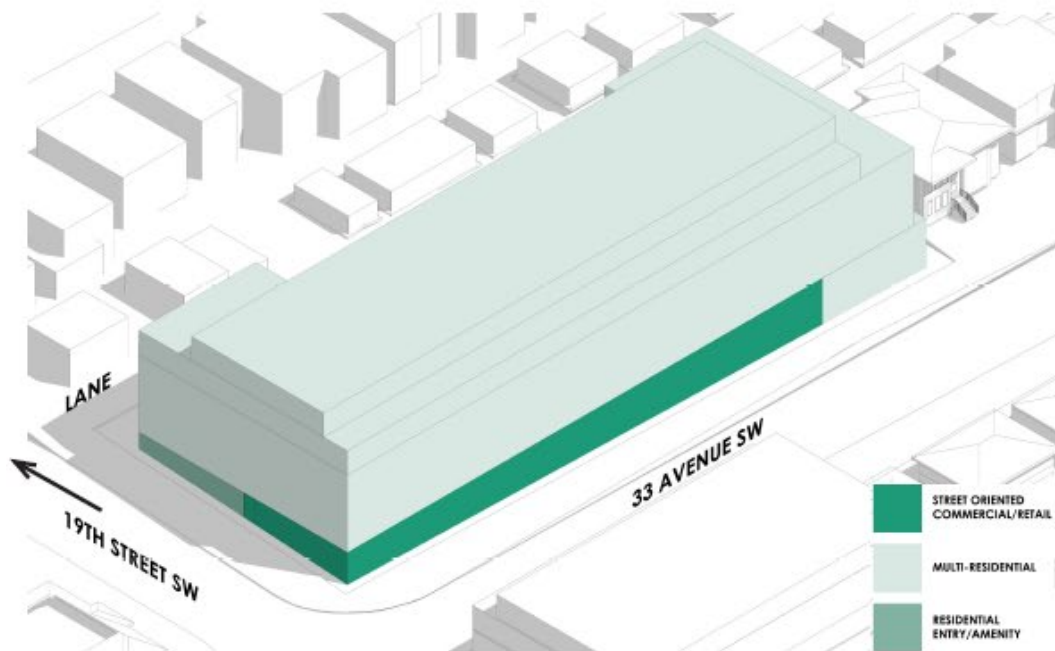
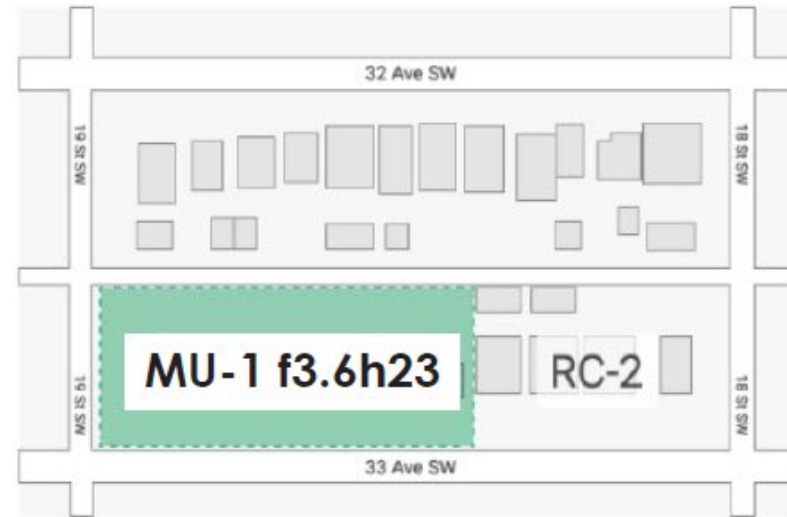
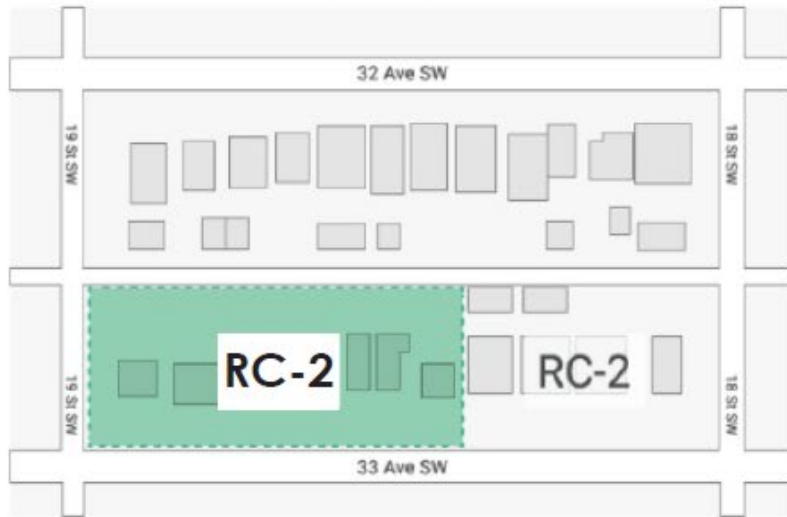
1918, 1922, 1924, 1926, 1928, 1932,
1934, 1936, 1940

33rd Ave SW, Calgary, Alberta

LEGEND

- MAIN STREET
- AMENITY
- PROPOSED BUILDING LOCATION
- TRANSIT STOP
- BICYCLE LANE
- ON-STREET BIKEWAY

LAND USE APPLICATION – R-C2 TO MU-1f3.6h23



33RD & 34TH AVENUES SW – MARDA LOOP STREETSCAPE MASTERPLAN



View of the intersection at 19th Street SW & 33rd Avenue SW



View of the intersection of 19th Street SW & 33rd Avenue SW



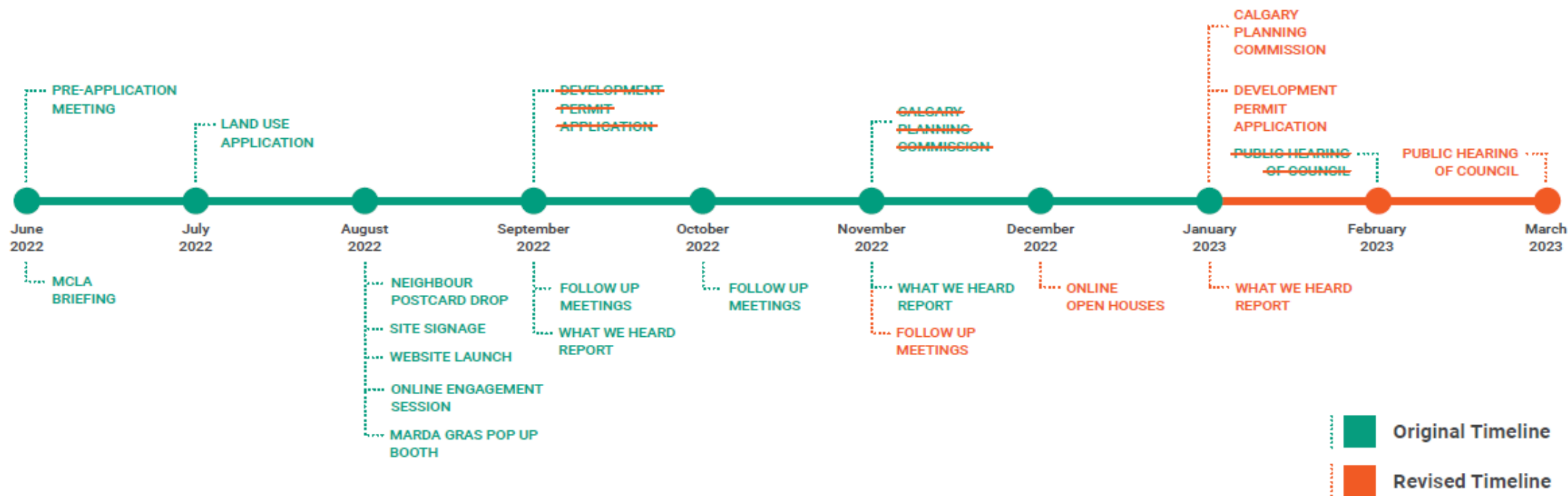
Proposed planter treatment in the Residential Zone



View looking south down 33rd Avenue SW

TIMELINE (REVISED)

CITY PLANNING PROCESS



STAKEHOLDER AND COMMUNITY ENGAGEMENT

DESIGN REVISIONS BASED ON FEEDBACK



PROJECT CHANGES

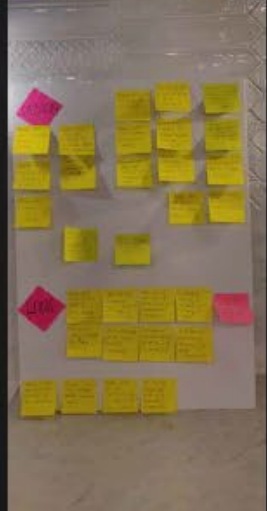
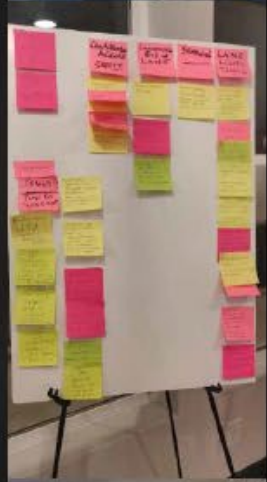
- ◆ **26m ▶ 23m** Height Reduction
- ◆ **42%** Less Commercial
- ◆ **22%** Less Density
- ◆ **Transitions to Neighbours**
Significant revisions
- ◆ **Beautified Laneway**
Commercial to Residential and additional landscaping



- ◆ **Too high**
- ◆ **Too much shadowing**
- ◆ **We don't want Commercial in the laneway**



sarinahomes

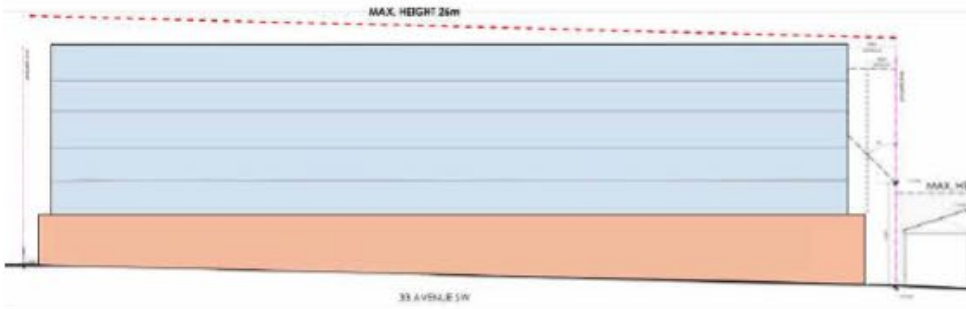


REDUCED HEIGHT



WHAT WE HEARD

Building is too tall



SOUTH FAÇADE BEFORE



WHAT WE DID

Sarina have reduced the maximum height down from 26m to 23m

REDUCED HEIGHT
from 26M to 23M



SOUTH FAÇADE AFTER

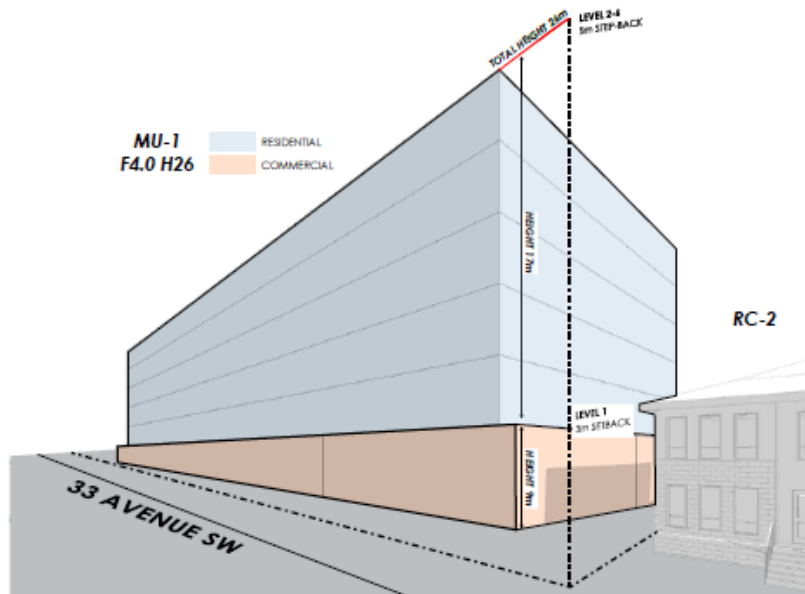


CHANGES TOWARD EAST NEIGHBOUR



WHAT WE HEARD

Building does not transition well to R-C2 neighbour



EAST FAÇADE BEFORE



WHAT WE DID

Significant stepbacks to East façade and softer Live/Work ground floor



EAST FAÇADE AFTER

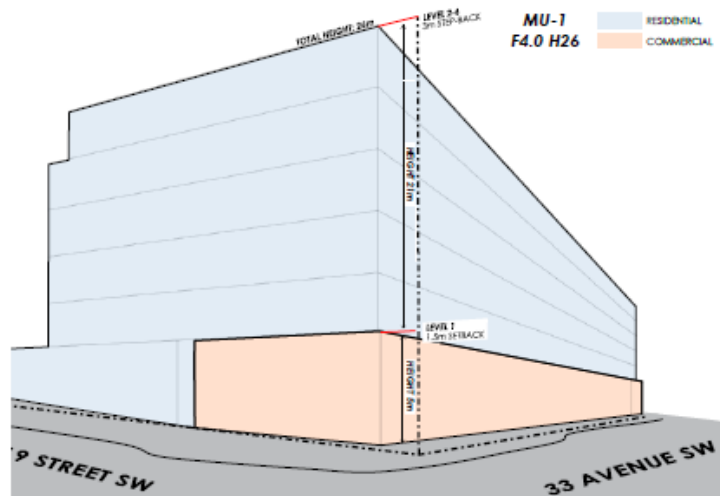


CHANGES TOWARD LANEWAY NEIGHBOURS



WHAT WE HEARD

The building feels too big



6th FLOOR CUTOUT TO LANEWAY BEFORE

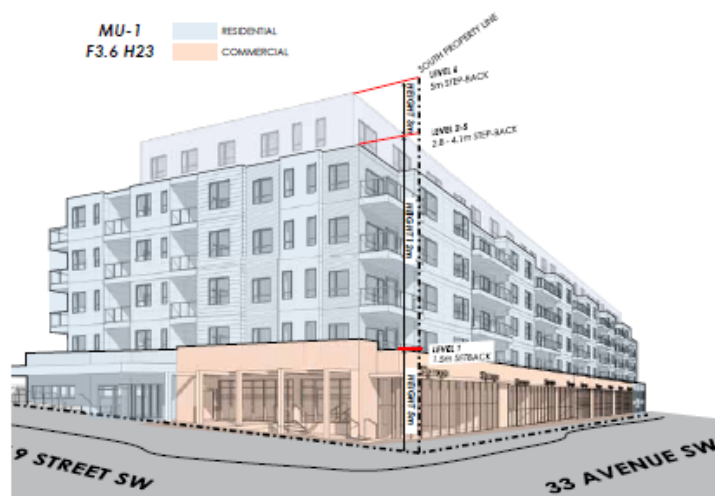


WHAT WE DID

Building looks and feels like 5 storeys

Significant step backs have been incorporated to the 5th and 6th floors

Building is 5 storeys to the lane with a 5 storey street view at 33 Ave SW



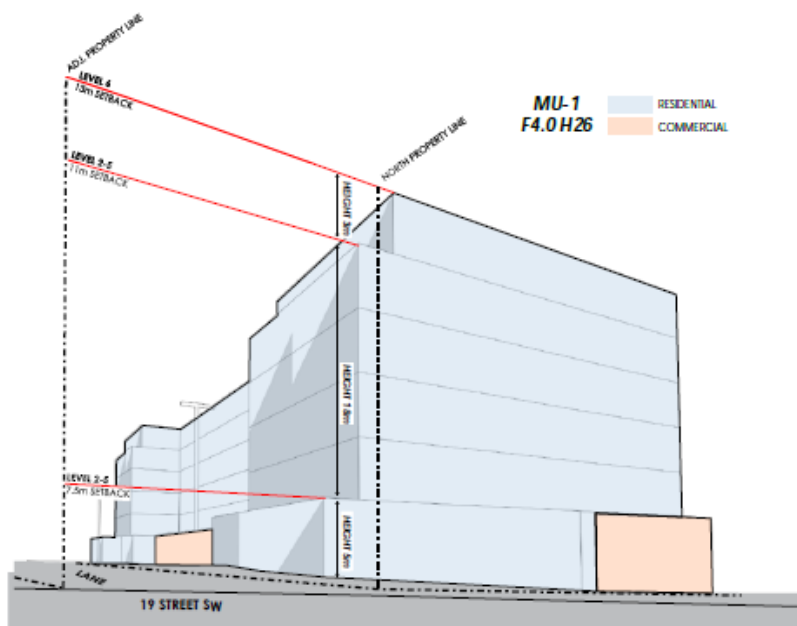
6th FLOOR CUTOUT TO LANEWAY AFTER

CHANGES TOWARD LANEWAY NEIGHBOURS



WHAT WE HEARD

Massing is too large to the laneway neighbours with too much shadowing



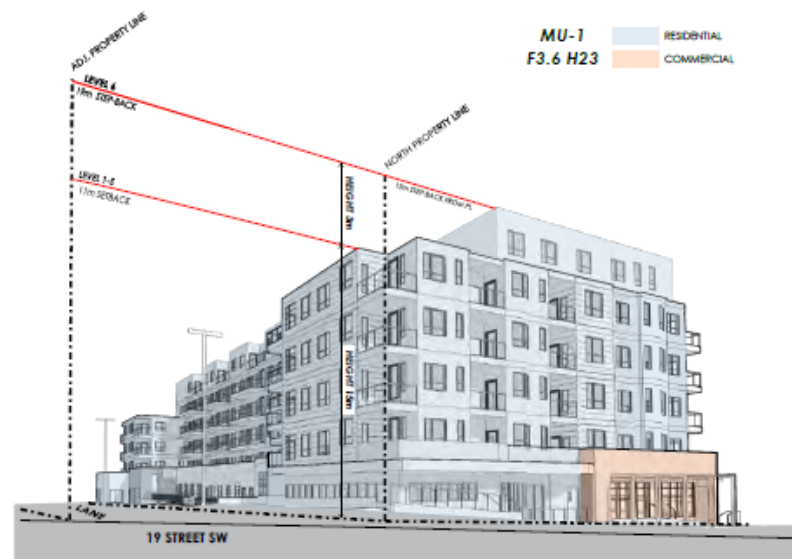
6th FLOOR CUTOUT TO LANEWAY BEFORE



WHAT WE DID

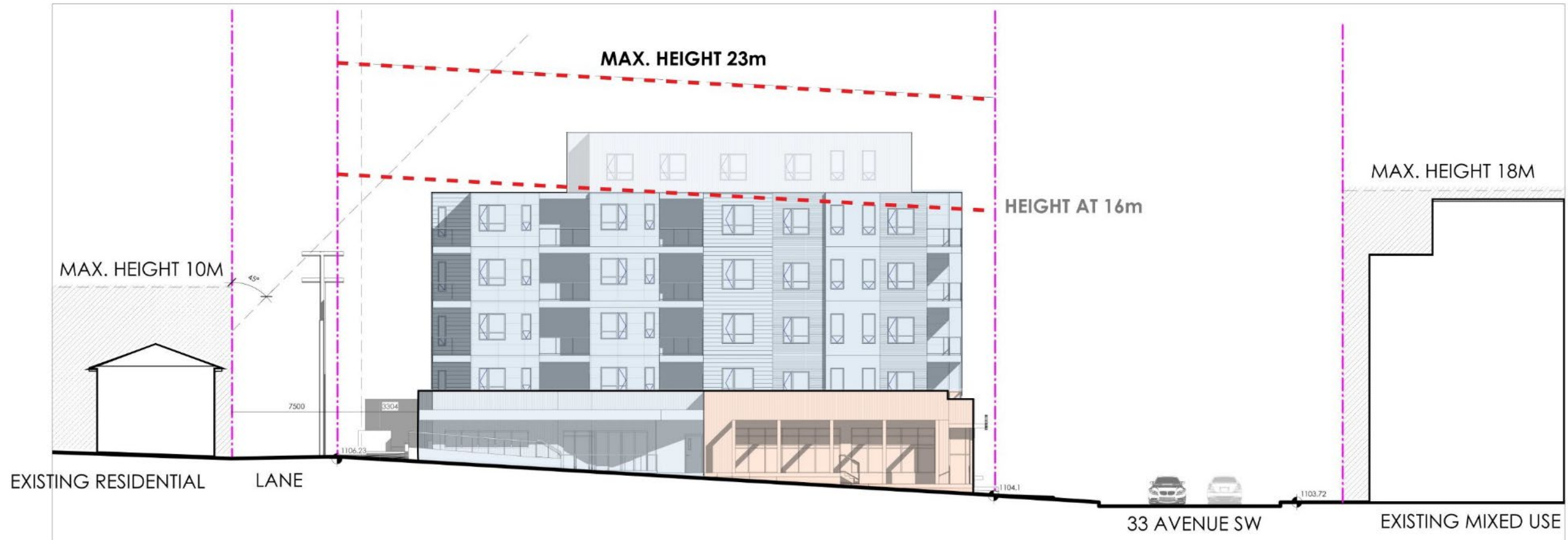
Significant stepbacks along the property and to the wings lead to reduced shadowing

Stepped back 5 storeys to the rear leads to reduced shadowing

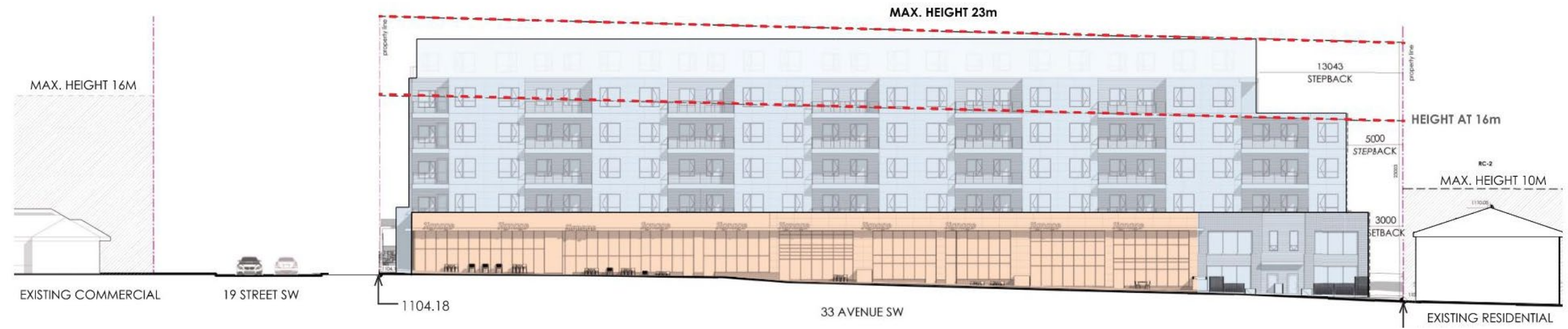


6th FLOOR CUTOUT TO LANEWAY AFTER

BUILDING HEIGHT – LOOKING FROM 19TH STREET



BUILDING HEIGHT – LOOKING FROM 33rd AVE

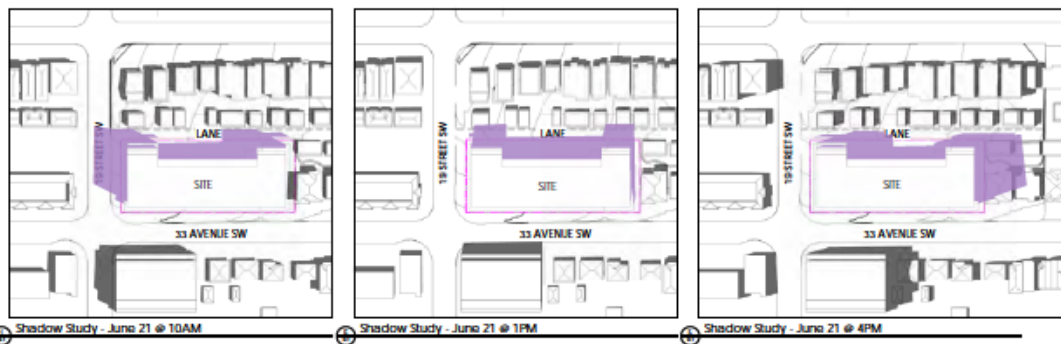


SHADOWING – JUNE/SUMMER SOLSTICE



WHAT WE HEARD

Neighbours to the North and particularly East are overly negatively impacted from a 6 storey building's shadow

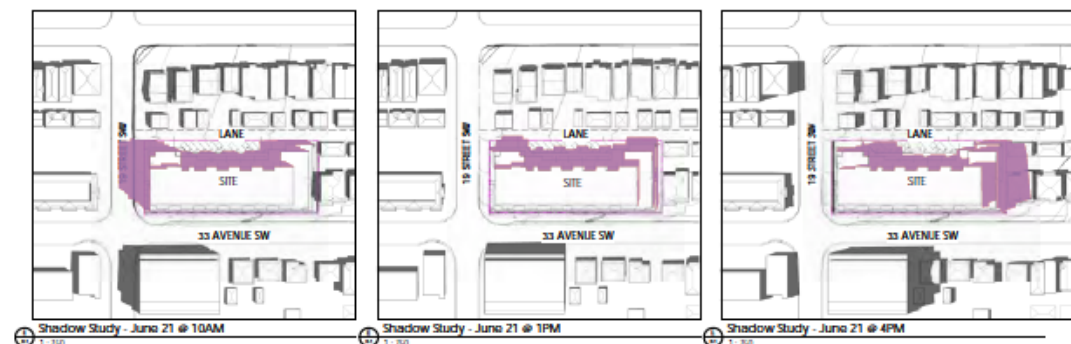


JUNE / SUMMER SOLSTICE



WHAT WE DID

Care and consideration of shadowing behind and beside us has led to a revised design – reduction in shadowing impact to backyards of North and East neighbours



JUNE / SUMMER SOLSTICE

REDUCED IMPACT

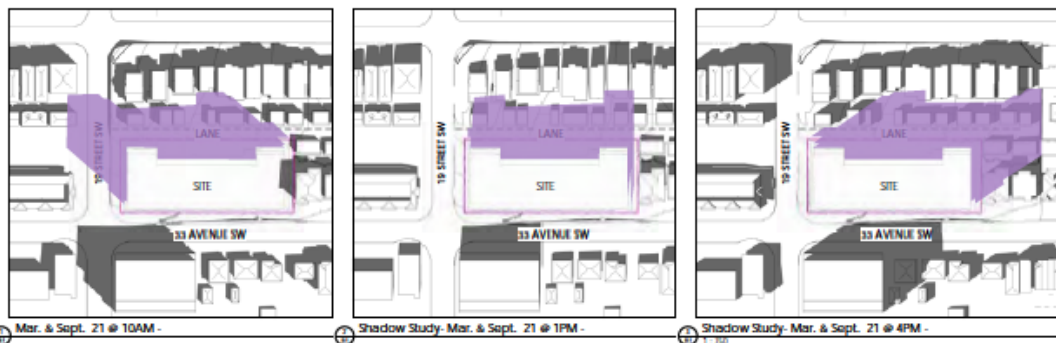
- Setback 6th storey along 33rd AVE
- Reduced to 5 storeys towards north side

SHADOWING – MARCH/SEPTEMBER EQUINOX



WHAT WE HEARD

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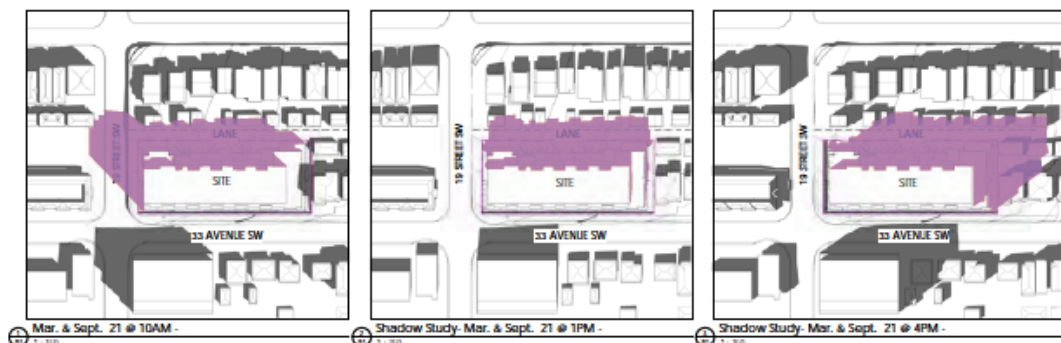


MARCH/SEPTEMBER EQUINOX



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MARCH/SEPTEMBER EQUINOX

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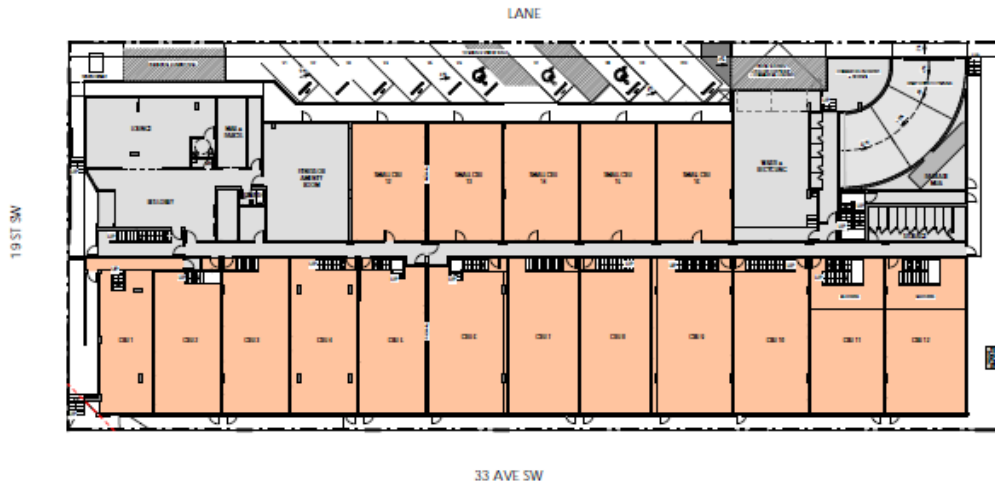
RESIDENTIAL & COMMERCIAL



WHAT WE HEARD

Commercial units to the laneway and East of the proposed building are not desired

Commercial
Residential



GROUND FLOOR RESIDENTIAL TO COMMERCIAL UNIT MIX BEFORE

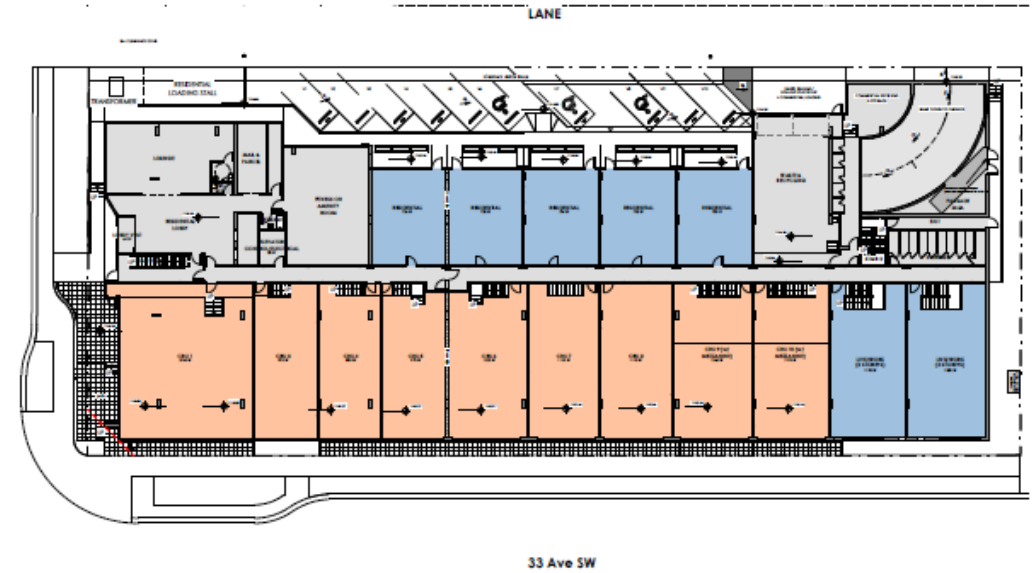


WHAT WE DID

Removal of commercial units in the lane
Replacement of Commercial with Live/Work Residential on East Ground Floor
42% reduction of Commercial space

42% COMMERCIAL REDUCTION

22% DENSITY REDUCTION



GROUND FLOOR RESIDENTIAL TO COMMERCIAL UNIT MIX AFTER

IMPROVED LANEWAY



WHAT WE HEARD

Commercial units to the north (laneway-facing) and east of the proposed building are not desired



LANEWAY PLAN BEFORE



WHAT WE DID

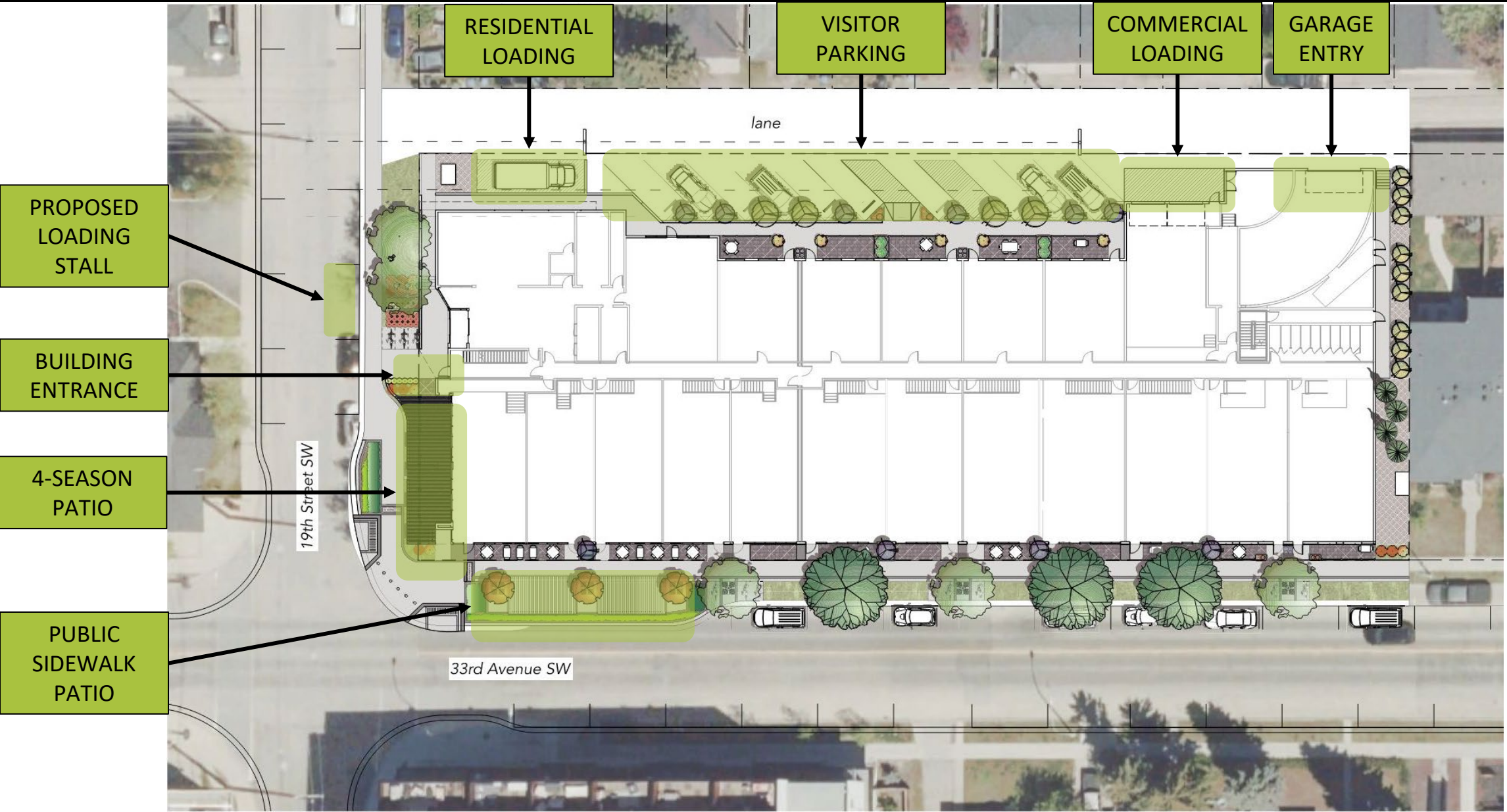
Removal of Commercial units in the laneway
Beautified laneway with additional landscaping and Residential facades



LANEWAY PLAN AFTER

SITE EXPERIENCE

SITE PLAN



VIEW – 4-SEASON PATIO – 19TH STREET/33RD AVENUE CORNER



VIEW – BUILDING ENTRANCE – 19TH STREET



VIEW – PUBLIC SIDEWALK PATIO – 33RD AVENUE



INSPIRATION

4-SEASON PATIO




PUBLIC SIDEWALK PATIO



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