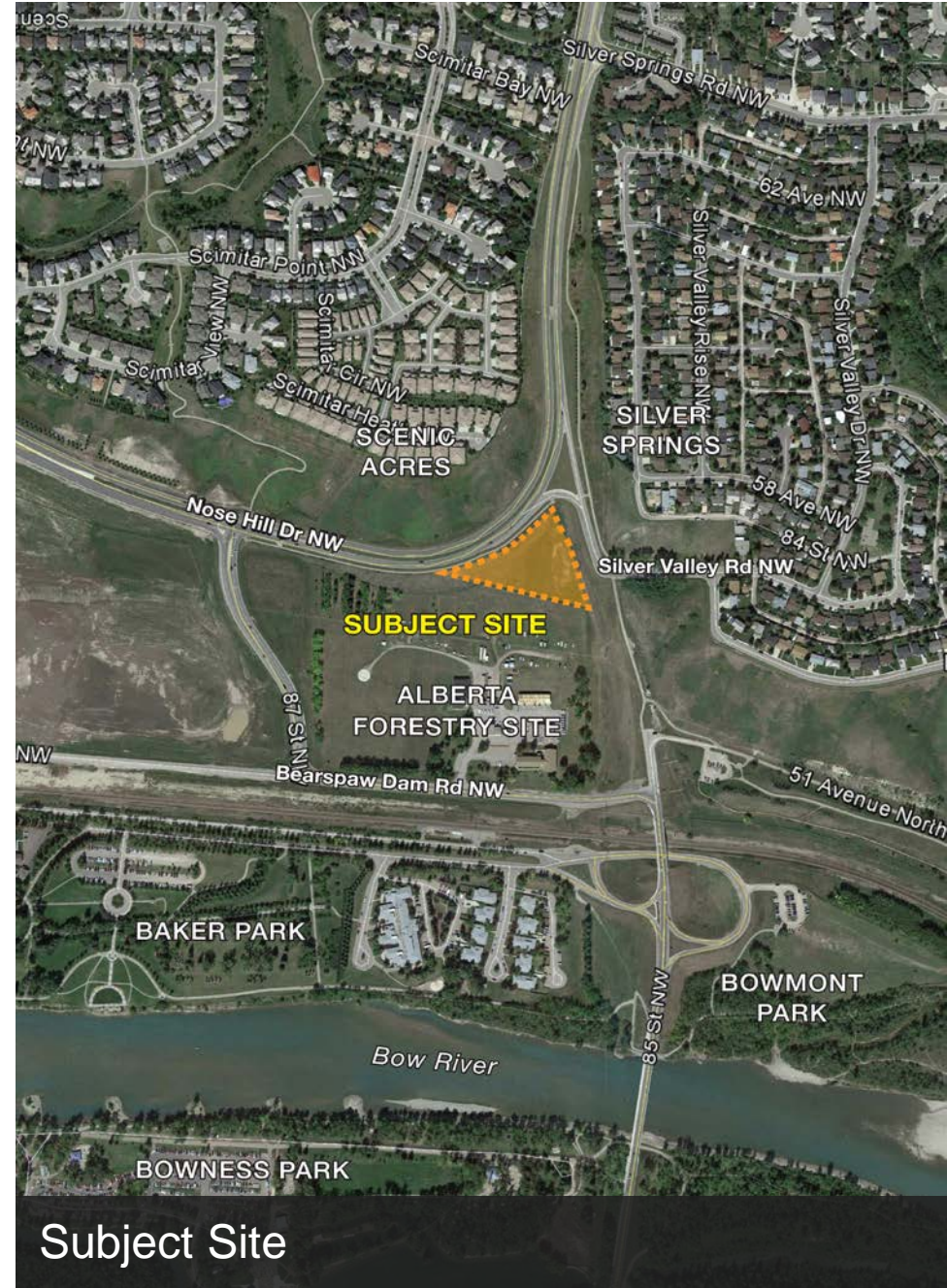


Project Location

- North of Alberta Forestry site; between Nose Hill Dr. NW & Bearspaw Dam Rd. NW.
- Between 85 St. NW & 87 St. NW.
- Remnant portion of Scenic Acres left over from the construction of Nose Hill Dr. NW - 0.815 ha (2.0 ac).



Subject Site

Process

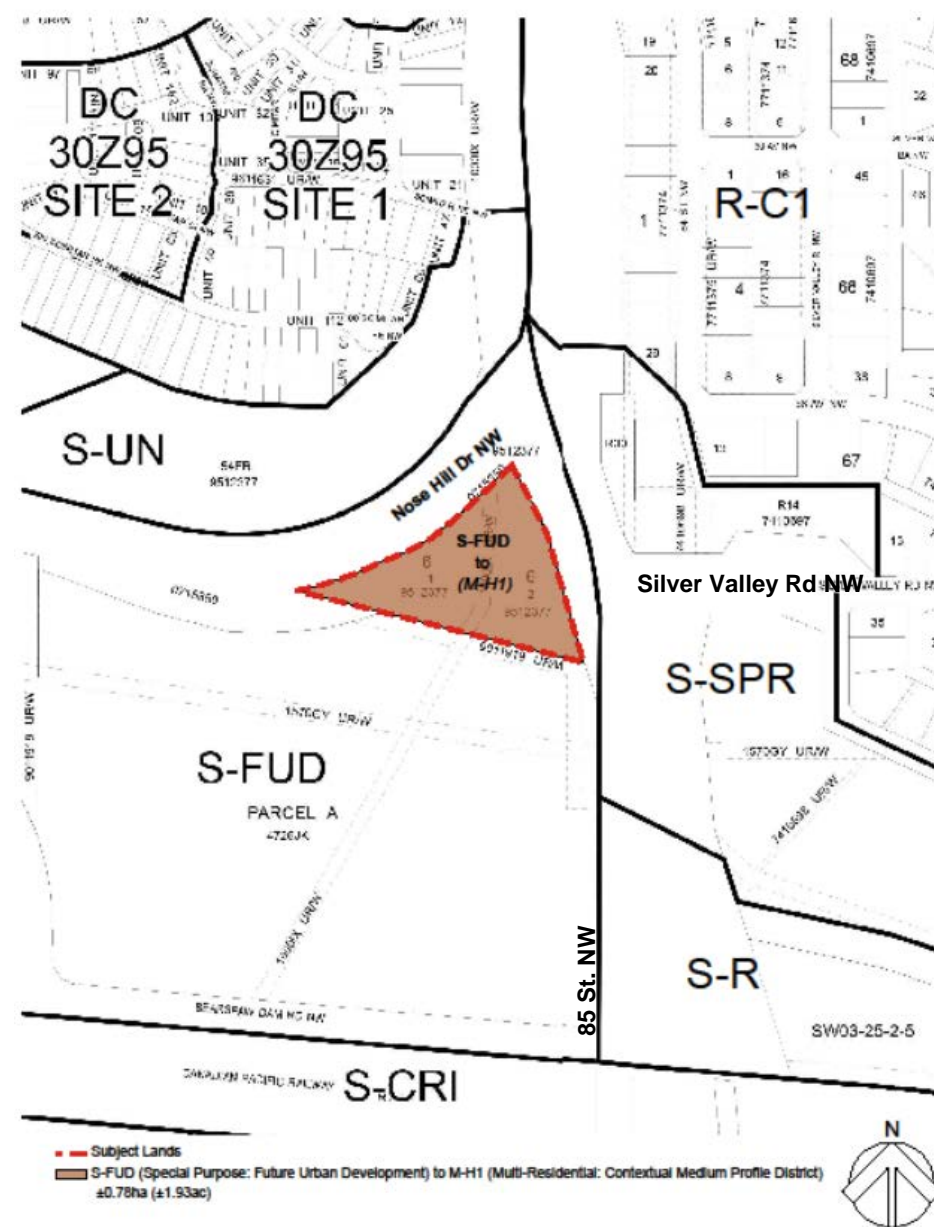
- Seeking initial input on project.
- Pre-application meeting held with the City of Calgary – January 2016.
 - City indicated that the site could be developed for multi-family housing.
- ***No applications have been submitted to the City of Calgary.***



Project Location

Zoning

- Current zoning S-FUD.
- Amendment to zoning to accommodate development.
- Possible zoning: M-H1 Multi-Residential – High Density Low Rise District:
 - Low rise apartment.
 - 150-200 units.
 - 6-7 storeys in height ~22 m/72 ‘.



Zoning

Conceptual Image

- Massing model only.
- Slope adaptive design.
- Access from extension of 85 St. SW & Silver Valley Rd. NW via Nose Hill Dr. NW.



Artist Rendering

Massing Model