

WELCOME Clifton Place Public Open House

Purpose of the Open House

This open house is an opportunity to learn more about the proposed rezoning and provide your feedback. This rezoning is to adjust the provisions applicable to only Areas A and B of the existing DC2 (804) to accommodate seniors housing and residential apartments. A new DC2 has been proposed for these areas, and the remaining Areas C, D, and E will be left in the existing DC2 (804).

Existing DC2 (804)



Proposed DC2



Project Team



WALLMAN ARCHITECTS



Steps in Rezoning Process

Project Initiation

- Public notification letter
- Preliminary discussions with Groat Estates Residents Association

- Draft DC2 Provision
- Technical studies including Sun Shadow Study and Transportation Impact Assessment

Development Concept

Rezoning Application Submission & City Review

- Application submitted
- Technical City circulation and review
- Public Open House

WE ARE HERE

- Sustainable Development presents overview of process to the community
- Applicant presents latest proposal
- Opportunity for community feedback

City held Public Meeting

City Council Public Hearing

- The proposed rezoning will be brought before City Council for decision in a Public Hearing
- Opportunity for public input

Clifton Place: Location

This rezoning is a portion of the existing DC2 (804), which provides a development framework for multiple towers and row housing on both sides of Clifton Place.



Project Overview

Existing DC2 (804)

Area A

- Max. 101 dwellings
- Podium: 11 m / 3 storeys
- Height: 84 m / 25 storeys
- Uses: rowhousing, apartment housing

Area B

- Publicly accessible park

Proposed DC2

Area A

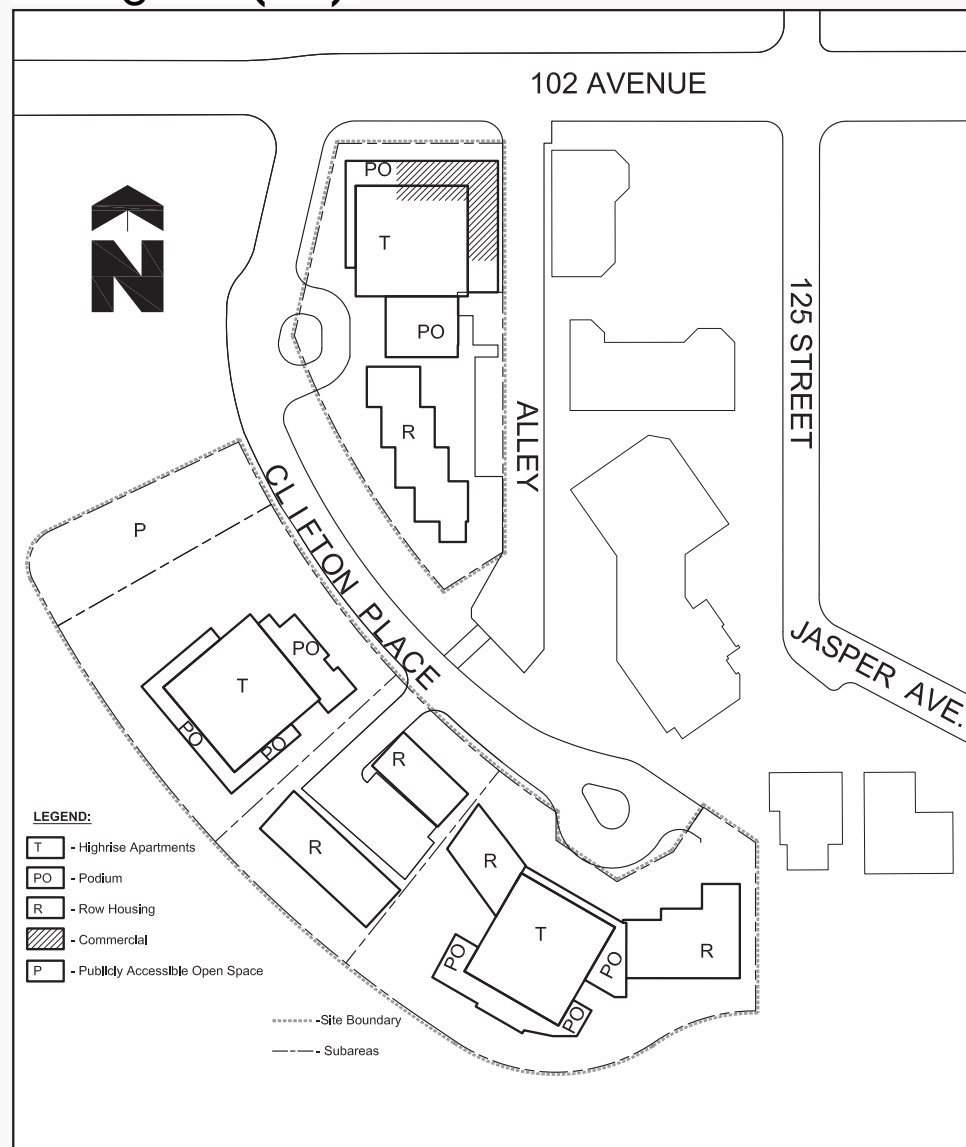
- Max. 175 dwellings
 - up to 290 units if additional units are seniors housing
- Podium: 24 m / 6 storeys
- Height: 85 m / 22 storeys
- Uses: assisted living seniors housing, apartment units

Area B

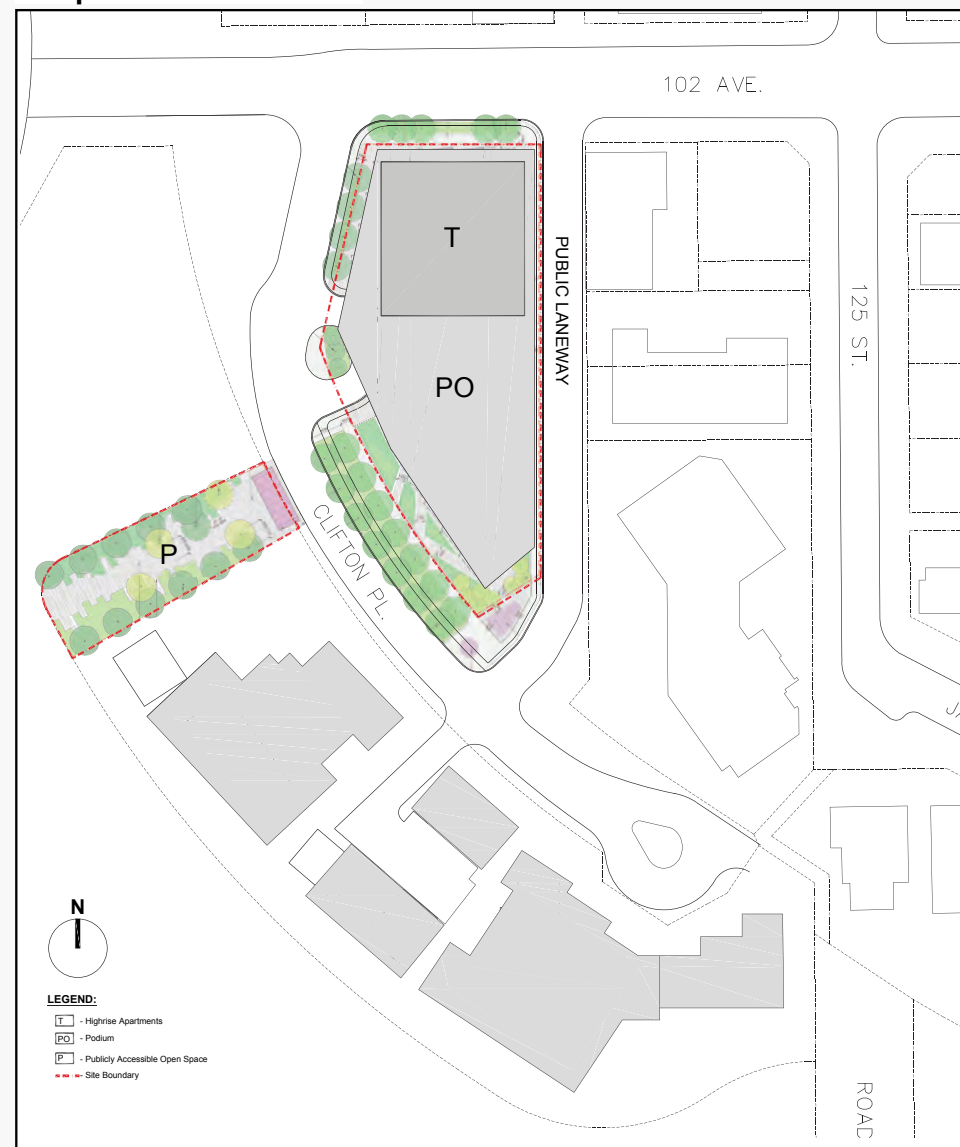
- Publicly accessible park



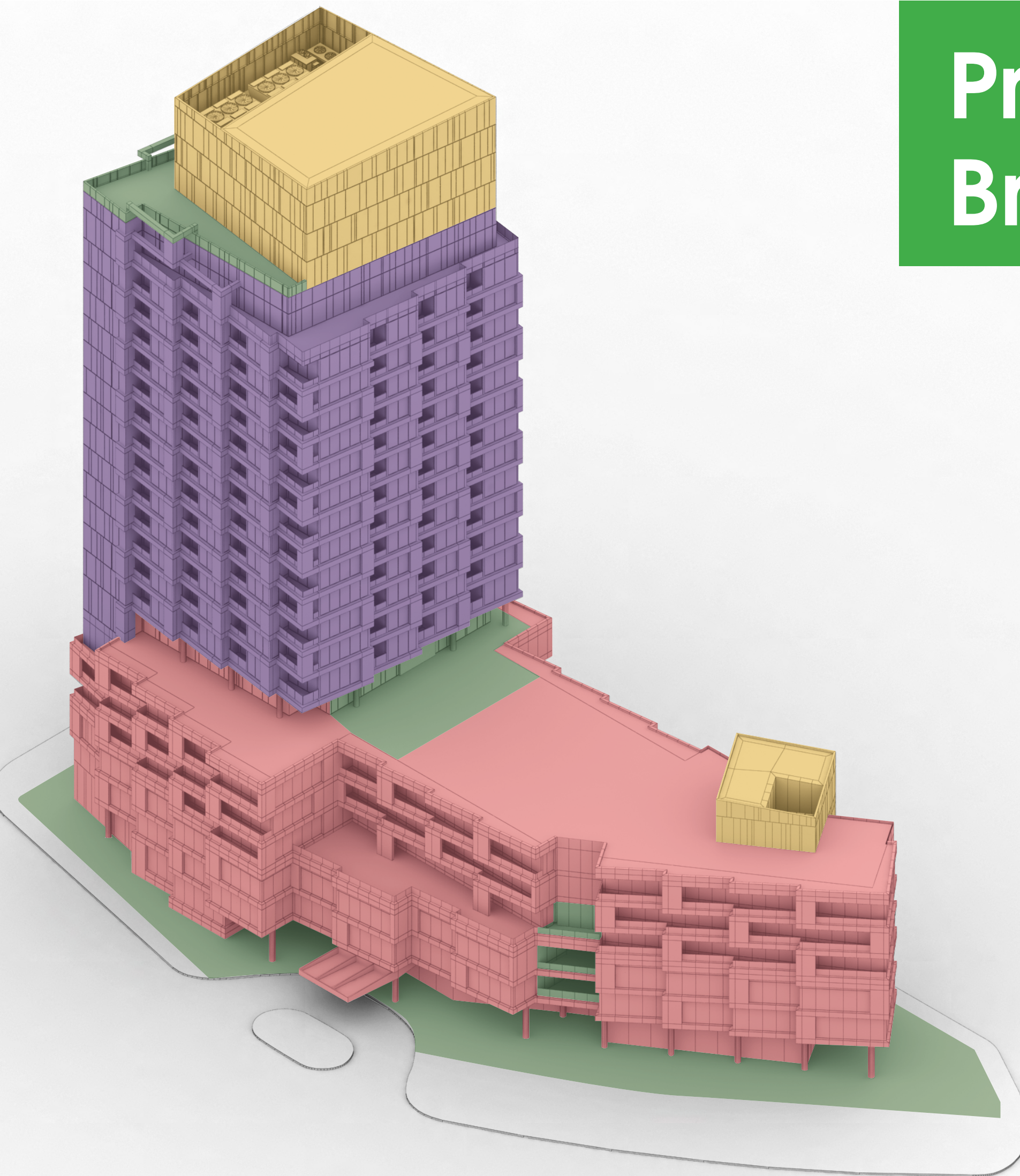
Existing DC2 (804)



Proposed DC2



Programming Breakdown



- Seniors housing
- Apartment housing
- Group Amenity space
- Mechanical

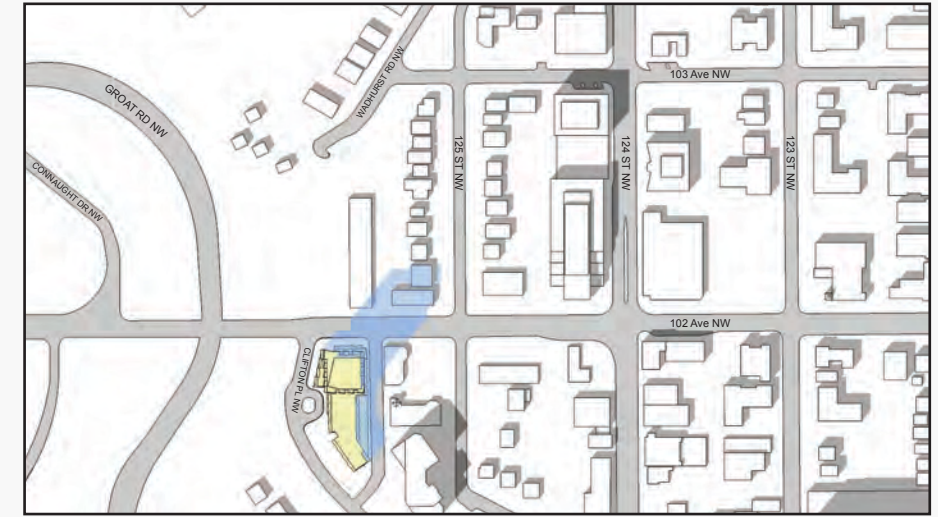
Sun Shadow



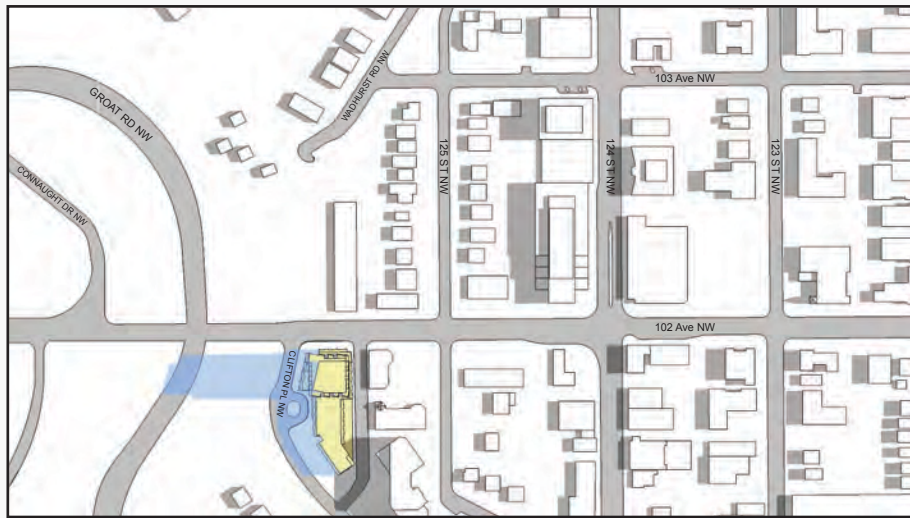
9:00 March/September 21



12:00 March/September 21



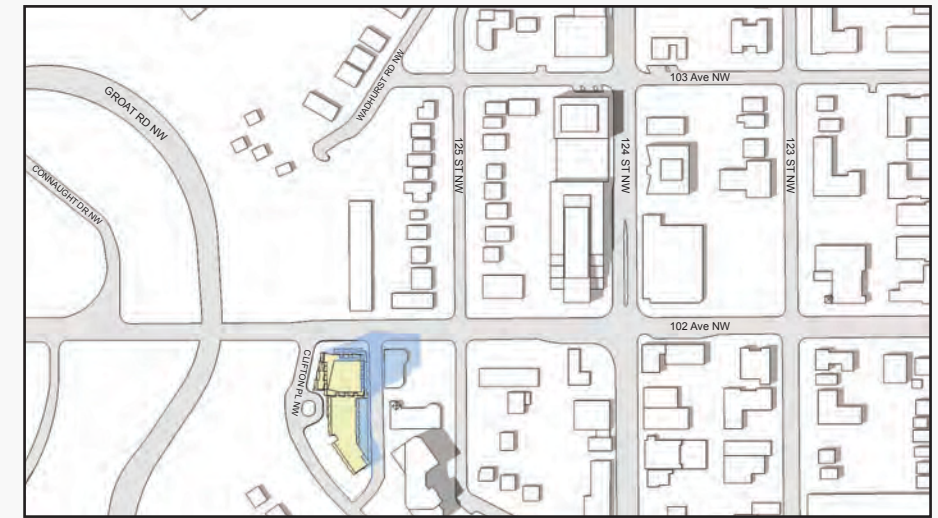
15:00 March/September 21



9:00 June 21



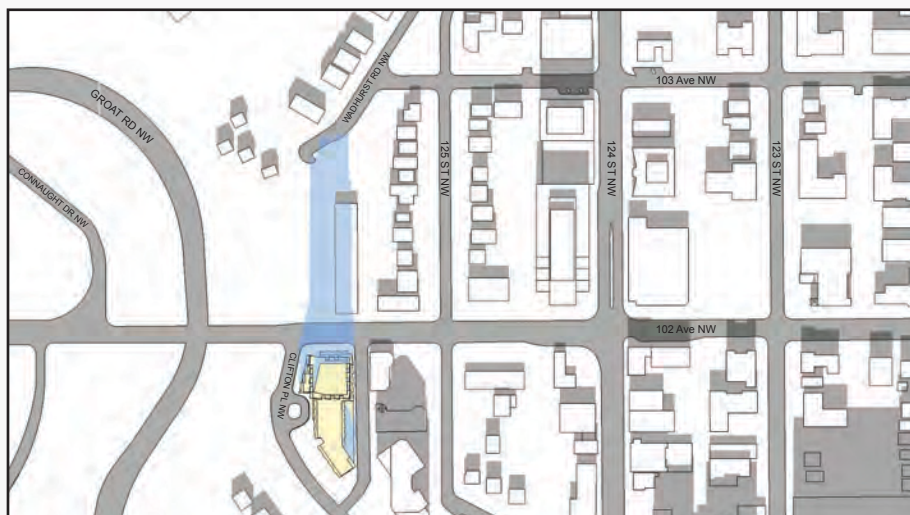
12:00 June 21



15:00 June 21



9:00 December 21



12:00 December 21



15:00 December 21



View from Groat Road

This illustration is an artist's concept of potential development



View of development from park

This illustration is an artist's concept of potential development



Context

This illustration is an artist's concept of potential development.

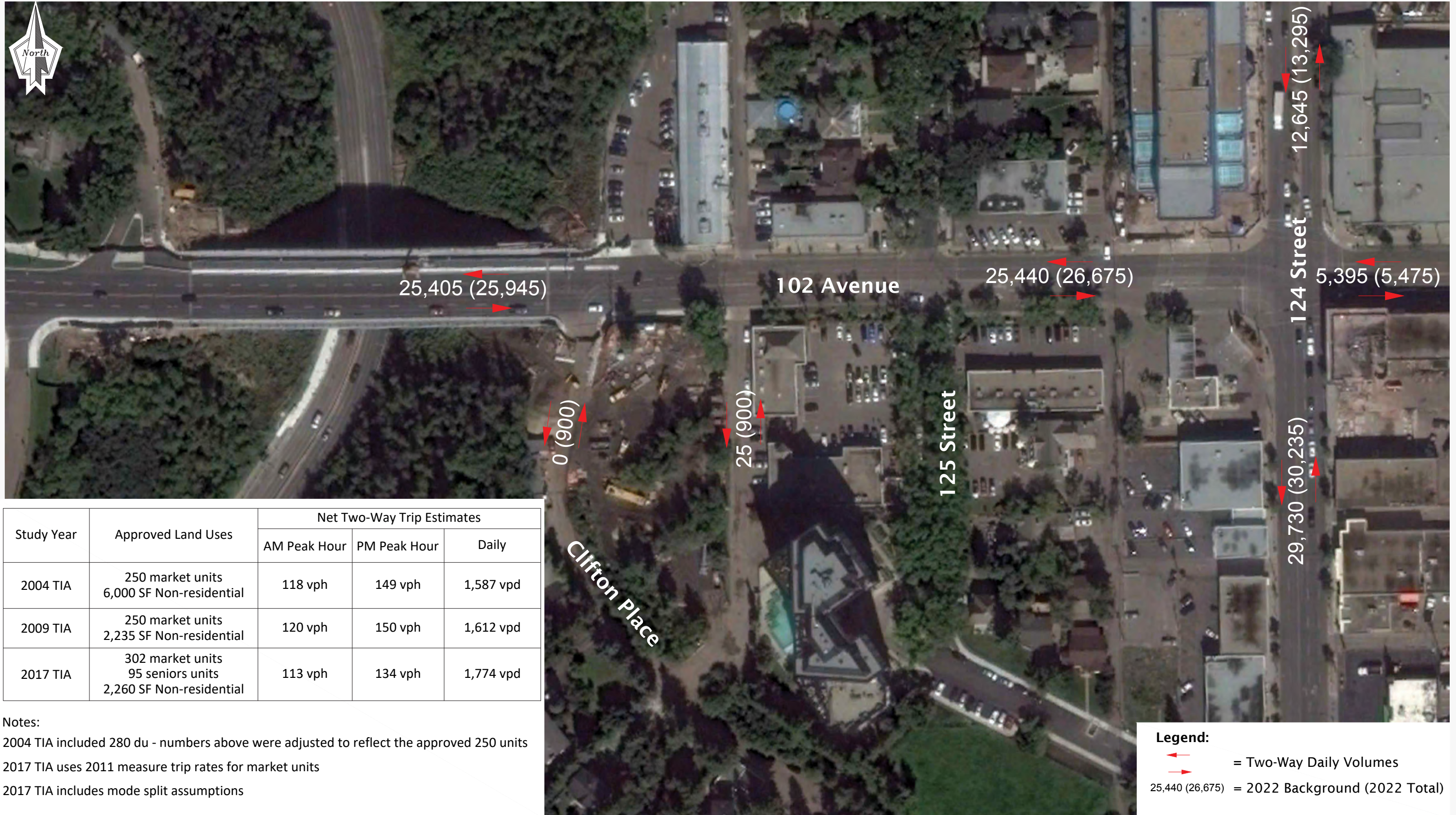


View looking north from Clifton Place

This illustration is an artist's concept of potential development

Daily Traffic Volumes

Transportation



Study Year	Approved Land Uses	Net Two-Way Trip Estimates		
		AM Peak Hour	PM Peak Hour	Daily
2004 TIA	250 market units 6,000 SF Non-residential	118 vph	149 vph	1,587 vpd
2009 TIA	250 market units 2,235 SF Non-residential	120 vph	150 vph	1,612 vpd
2017 TIA	302 market units 95 seniors units 2,260 SF Non-residential	113 vph	134 vph	1,774 vpd

Notes:

2004 TIA included 280 du - numbers above were adjusted to reflect the approved 250 units

2017 TIA uses 2011 measure trip rates for market units

2017 TIA includes mode split assumptions

Legend:

← → = Two-Way Daily Volumes

25,440 (26,675) = 2022 Background (2022 Total)

Landscape Plan

