

Applicant's Submission

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The City of Calgary
Corporate Planning Applications Group
P.O Box 2100, Station 'M'
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Attn.: Wendy Koo, RPP, MCIP – Senior Planner

Re: Metropia –Village at Medicine Hill Cell F
NCCA17-0069
Attach 8 - CPC2019-1049 - Applicant's Submission.docx

Introduction

This application, on behalf of our Client Metropia, is for a Mid-Rise Residential, Multi-Family development in Medicine Hill, located in Cell F of The Village within the development of Trinity Hills. The design approach is to provide townhome units in a variety of forms. The Village is located between two City approved commercial nodes, the Gateway District to the west, and the Town Centre District to the east. Cell F is located north of Na'a Drive SW and the 'Paskapoo Slopes,' a 165 acre natural preserve park. The Trans-Canada Highway is directly north of the development and is in close proximity by way of the Bowfort Road Interchange to the west. The site has natural reserves on its east and west sides. This Medicine Hill site offers natural, cultural and historical assets.

Planning

The placement or siting of the residential units in Cell F are designed to respect the natural topography while preserving and enhancing the native contours. Street-oriented units have been located adjacent to Na'a Drive for interaction with the streetscape as required by the ASP. Where grades allow, townhomes have been orientated to face natural green areas, in order to maximize views and provide "bookends" to this development.

Cell F will provide four townhome types ranging from 2-3 bedrooms with sizes varying from 1333 to 1721sf. Townhome buildings will range from 3-plexes to 10-plexes. Townhomes along Na'a Drive will be street-orientated with sidewalk connections to the public realm. All the buildings will have direct access to grade from their individual units, connecting to a pathway system through the site.

Current building height allowance for Cells F is 16.0m (52.5ft) under the MX-2 zoning district. This proposal is to provide a 2-3 storey Townhome, with flat roofs. Buildings will be designed to minimize overshadowing of the adjacent housing units and reflect the form of the area. The proposed townhomes have been slope adapted to meet the surrounding topography, ranging from walk-through units to drive under units.

Architecture

Architecturally, the design theme for this development is one of creating a relationship between the built environment, natural environment and the pedestrian scale. The Townhomes have been designed with various roof heights and configurations to reduce building mass and provide diversity and interest. Exterior finishes and building materials will consist of manufactured stone, cement board siding and panels, wood architectural panel, as well as clear glazing. Building elevations will be designed to give individuality to the homeowners' units through the use of building material configurations and multiple colour options, to create a comfortable and exciting environment. The exterior palette reflects the slope's natural earth tones, while creating interest and establishing a sense of place.

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Landscaping

The landscape development of The Village will focus on utilization of the natural landscape and the historical significance of the development. It will incorporate key factors that include connecting the community to the adjacent sites and providing functional spaces for recreational uses.

Landscaping will result in a strong atmosphere and materiality that will include indigenous plant and rock material, and sitting areas. The final result will allow oneself to immerse into the natural and historical environment of the area.

Pathways and bikeways throughout the site are key to ensuring a connected community to both the commercial areas and the natural parks adjacent to The Village. The proposed feature pathway, connecting to the existing regional pathway system will allow the users different experiences of "walking through nature", displaying native plantings and the diverse ecosystem within natural slopes of the area.

An enhanced patterned lane will include footprints from the different animals that have passed through the Paskapoo slopes which can also be found in Cell E.

Our project will explore the area as a dialogue between place and people.

Conclusion

In conclusion, this proposed Cell F application for The Village is a reflection of the intent and spirit of the Canada Olympic Park and Adjacent Lands Area Structure Plan. This multi-residential development with its natural landscape setting and architectural building forms will seamlessly compliment this area.

Sincerely,

NORR Architects Engineers Planners

Richard Anderson
Associate