

Applicant's Submission, Renderings, and Development Permit Plans

**NORR** | Integrated Thinking. Inspired Design.



CALGARY PLANNING  
COMMISSION  
APPLICANT PACKAGE  
DP2019-0978

**CHARTWELL HAYSBORO**  
8610 HORTON RD. SW

2019-11-12



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The Owners of the site, Chartwell Retirement Residences, focus on developing and operating Senior’s retirement residences. They are a reputable service provider and have nominated this site for their first new-build development in Calgary. This landmark development has encompassed pride in place, and will seek to be a solid part of the local community. Ward 11 has the highest pre-retirement demographic in Calgary, providing existing Calgarians an opportunity for ageing in place in a unique and diverse environment.

Chartwell is a long term owner operator, with the intention of having a minimum 40 year projected ownership. This is reflected in the design methodology through high quality specifications, materials choices, site design and community interface in this proposal.

Chartwell Haysboro is situated notably alongside the Heritage commercial development, offering a continuum of care for retirement age residents and seniors within a contemporary, urban environment. Future residents with varying levels of mobility and care will be provided the opportunity and independence to interact within the building and greater neighborhood. Direct access is offered to nearby amenities near Macleod Trail, to mass transit options and adjacent residential neighbourhood green spaces.

Conceptualized as a vertical urban neighborhood, the building programming and site response based on function and scale in section, providing its most active amenity uses at its base, interfacing with the public realm. The abundance of these active interior amenities further encourages engagement of its populace with the surrounding community while passively encouraging security for the surrounding site and its neighbours.

The building has been sited to align with its eastern boundary, pulling the main and second floor podium in to alleviate massing at grade, while encouraging transparency and views for the residential neighbours bordering to the south. The higher tower is stacked to the north away from its southern neighbours, skewed in response to the adjacent pedestrian bridge. This siting acts to alleviate impact to neighbours while remaining within the site’s zoning height restrictions. It also enables the development of a forecourt facing Horton Rd (outlined further below in item 2)

Chartwell strives for safe, accessible movement of residents, visitors and staff by providing barrier-free accessibility to all interior common spaces, building edges, and exterior amenities on site. The public plaza or forecourt was designed with minimal elevation changes, lending itself to flexible uses such as emergency access, truck loading, vehicle drop-off, and resident amenities.

Safe navigation for pedestrians is prioritized with safety bollards and lighting that aid in vehicle wayfinding. Long term parking is primarily underground, further prioritizing and benefiting the walkability and urban appeal of Horton Road as a Main Street for existing and future residents. The site itself posed some significant challenges to navigate. Below, we outline some of the key challenges and our design approach to resolve these issues.

1. **Scale and proximity, adjacency to the existing London at Heritage tower development:** After conducting an initial volume study, the team redesigned building massing to alleviate impact of the building volume for existing neighbouring residents. This encouraged more daylight penetration to site on the eastern and western aspects. The offset tower building volume also lends to architectural visual interest that can be seen from Macleod Trail. Comfort of human scale is addressed by providing roof canopies and overhangs where the podium levels have been scaled back. These roof features wrap around the active edges of the building, responding to the pedestrian bridge and path up Hull Avenue.
2. **Site Access & reduced site frontage:** By pushing the building volume east, the created forecourt / plaza environment previously mentioned acts as a multi-functional space, maintaining the functionality of driveway site access while simultaneously creating a beautiful open area which all passers-by, residents, and neighbours can visually enjoy from various viewpoints – from the tower adjacent, on the pedestrian bridge, and along Horton Road. Instead of turning its back on Macleod Trail, the building articulates podium detailing along active street edges from east to west as pedestrians cross Horton Road, up Hull Avenue to Macleod Trail.
3. **Access to open spaces and daylighting, creating opportunities for residents to access outdoor space:** As part of the siting response previously discussed by situating a taller tower on the north side of the site provided an opportunity for an elevated outdoor roof amenity for residents. This provides for beautification of rooftop spaces for neighbouring residents to visually participate. Providing access to spectacular views and access to daylight, this is an investment important to the Owners they have maintained throughout the design process.
4. **Security of seniors as a sensitive population; creating a better public environment and interface on a prominent and diverse site:** In our discussion with the community association and neighbouring resident group, they advised of some general concerns by existing residents pertaining to the bottle depot and train tracks attracting transient visitors. Eyes on the street provided by the senior demographic that is largely on site through the day. The proposed forecourt plaza increases supervision via the operator’s reception direct visuals to the vehicle drop off and amenity area, aided by the use of the operator’s cctv monitoring to the current laneway north of the neighbouring heritage tower. Provision of night lighting with CPTED principles for safe connectivity to the surrounding public realm further contributes to the safety of the adjacent public realm.

SUMMARY



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retirement residences

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SITE IMAGERY



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TRANSPORTATION



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- LEGEND
- COMMERCIAL HIGH RISE

COMMERCIAL MEDIUM RISE 80M

COMMERCIAL LOW RISE 12M

MULTI RESIDENTIAL MEDIUM RISE

MULTI RESIDENTIAL LOW RISE

R-C1 - RESIDENTIAL

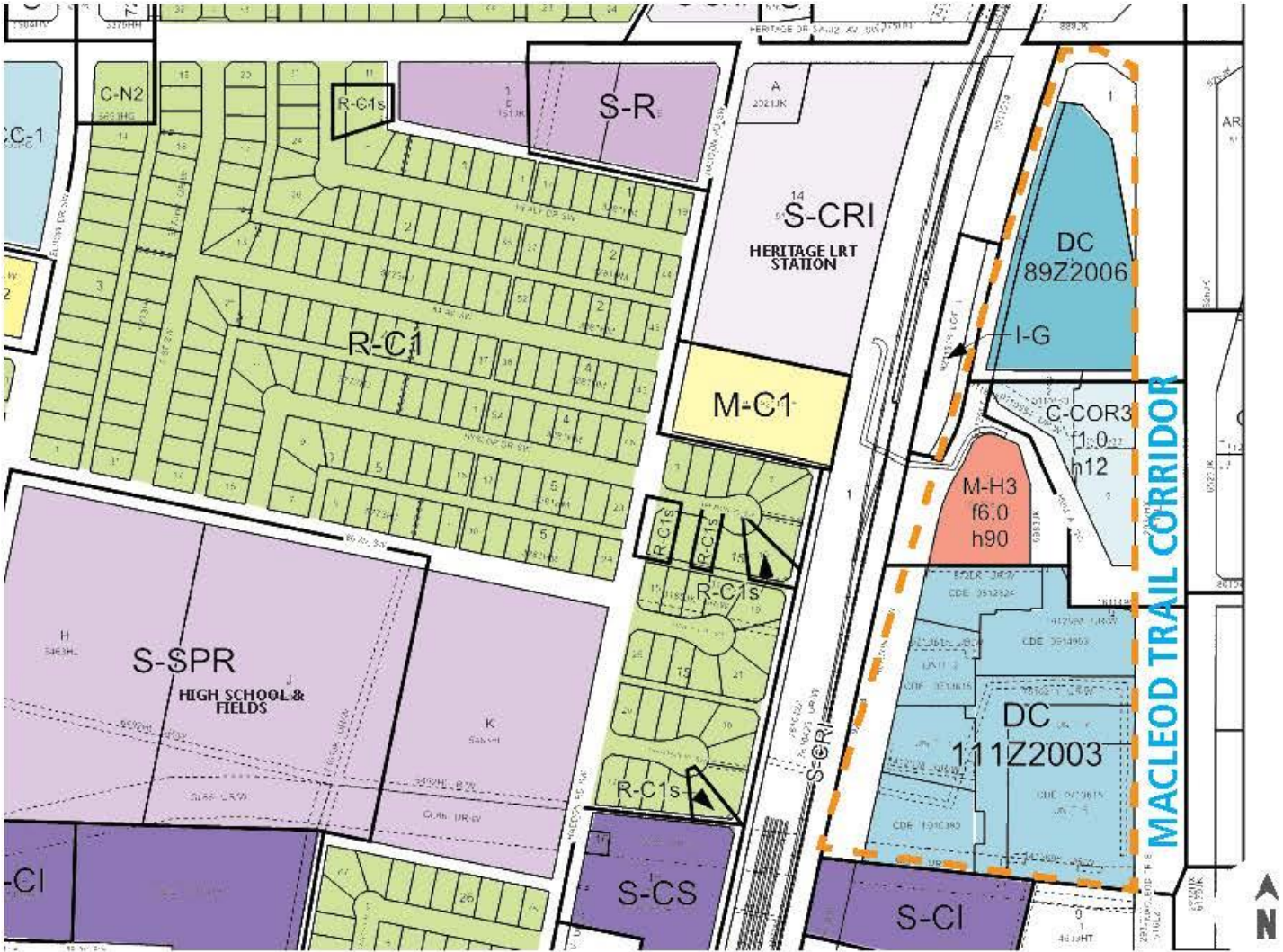
SPECIAL PURPOSE COMMUNITY

SPECIAL PURPOSE RECREATION

SPECIAL PURPOSE SCHOOL/PARK

SPECIAL PURPOSE CITY/REGIONAL

PROPOSAL SITE MH3 - MULTI-RESIDENTIAL



SITE ZONING

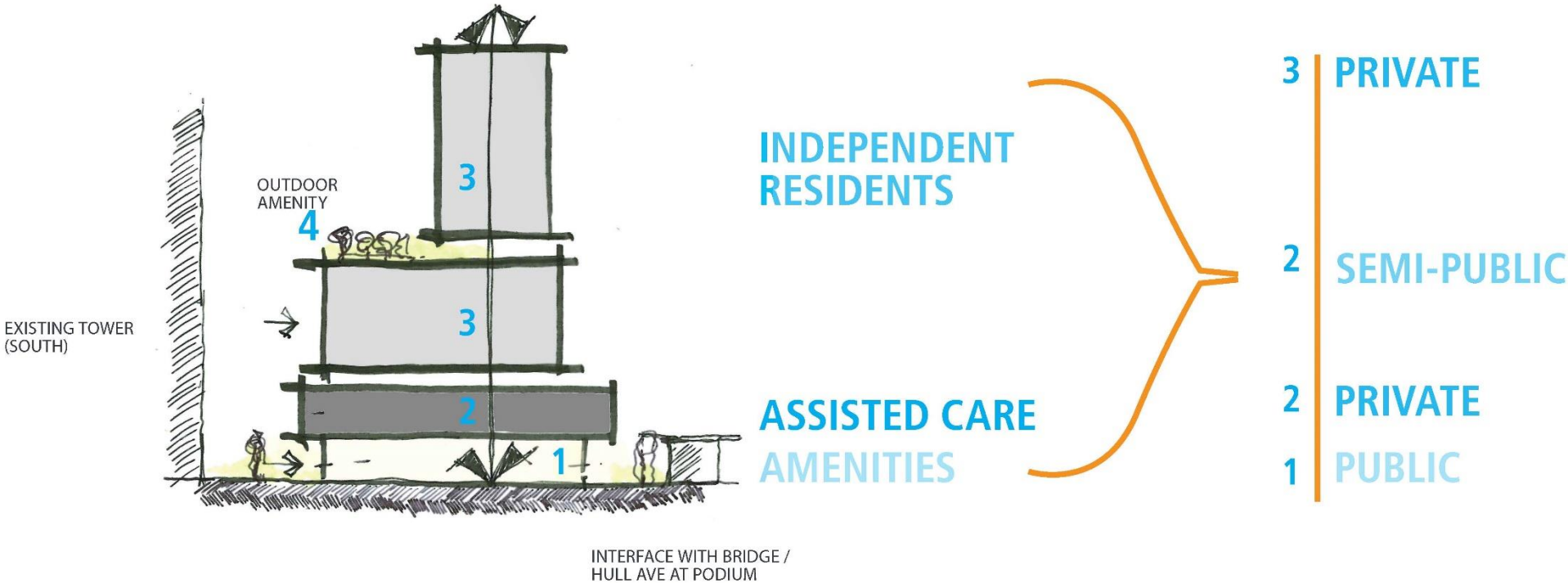


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# BUILDING PROGRAMMING



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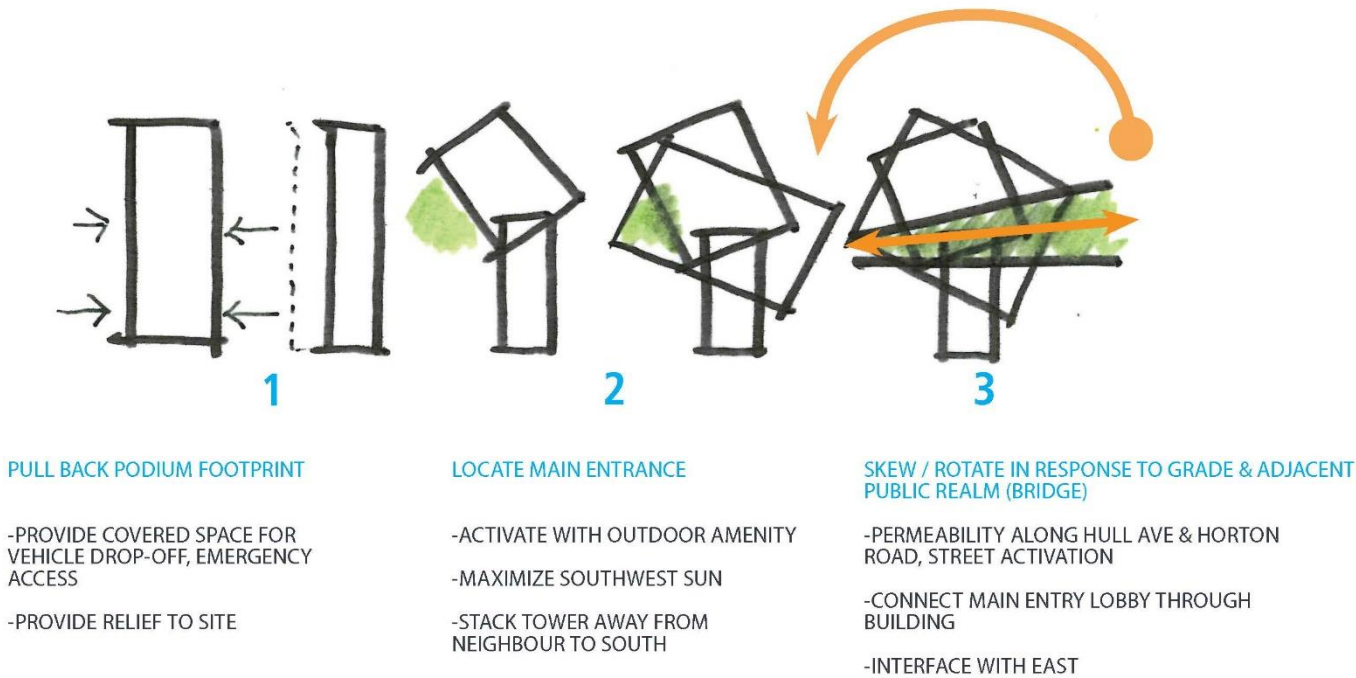
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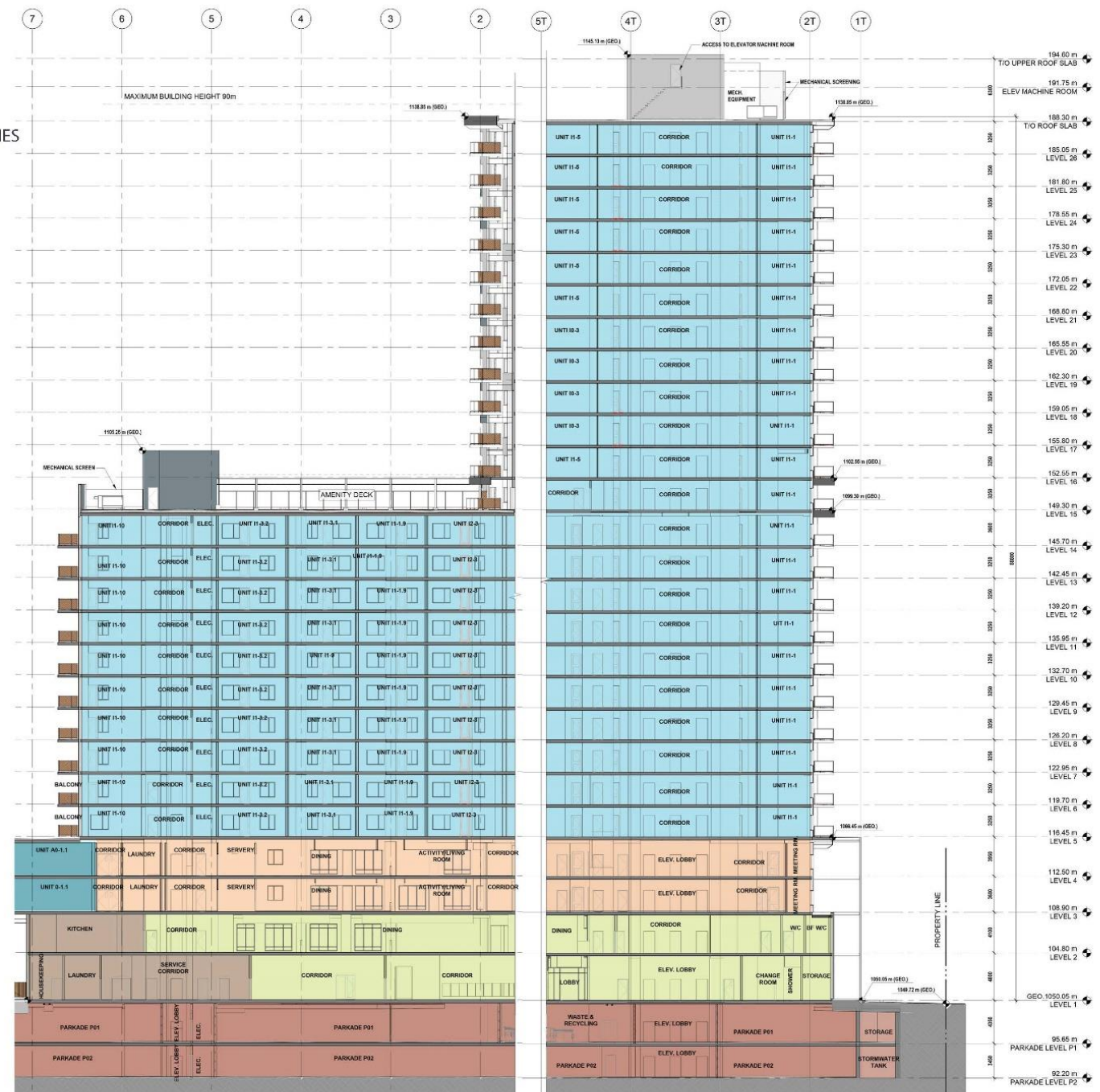
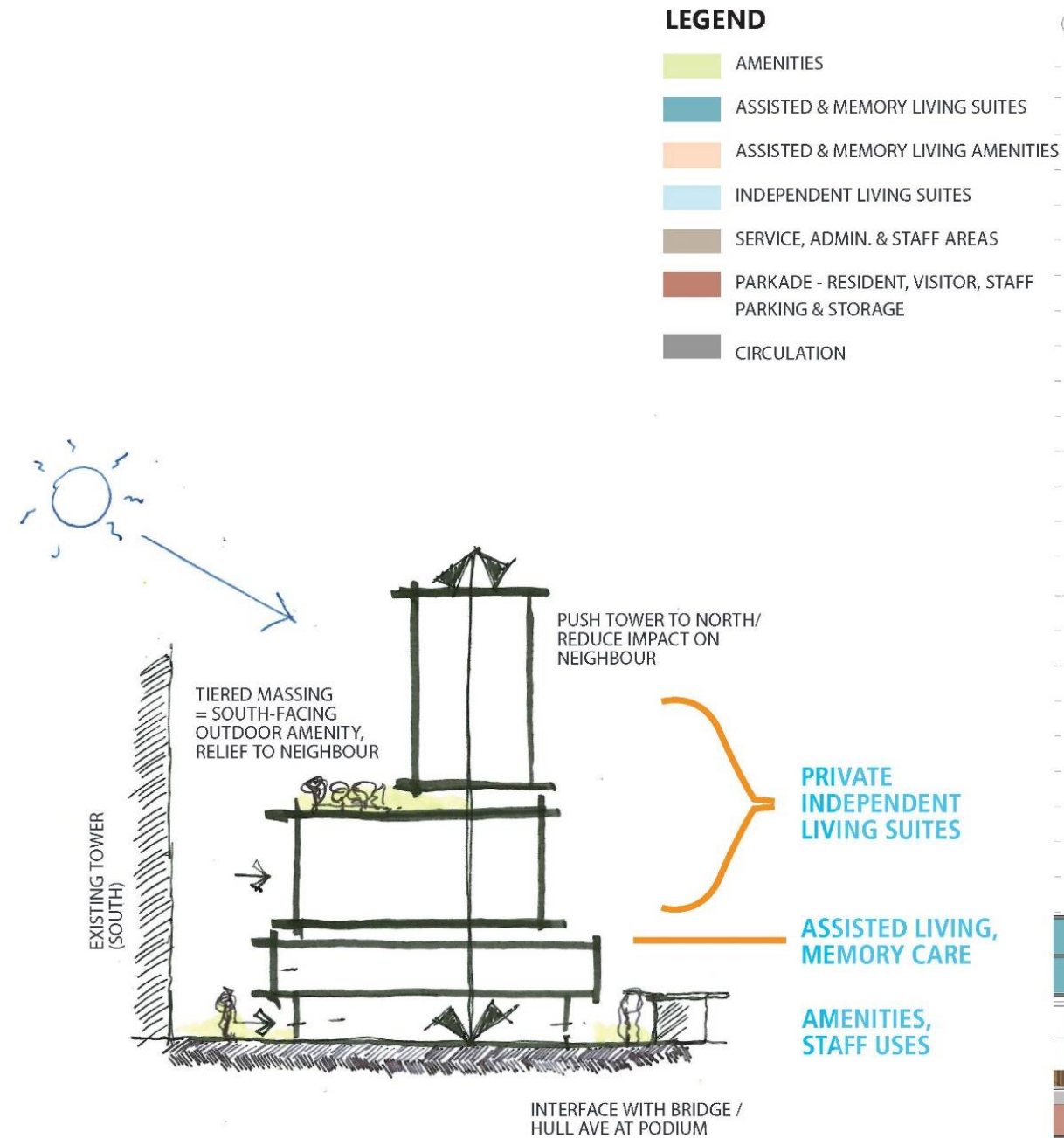
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SITE RESPONSE & BUILDING VOLUME DIAGRAM



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LONGITUDINAL SECTION - SCALED FROM ORIGINAL DP DRAWINGS - NTS

## SITE MASSING & ADJACENCIES







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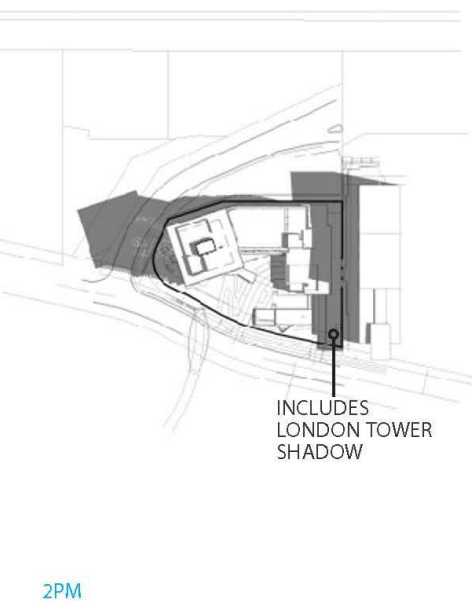
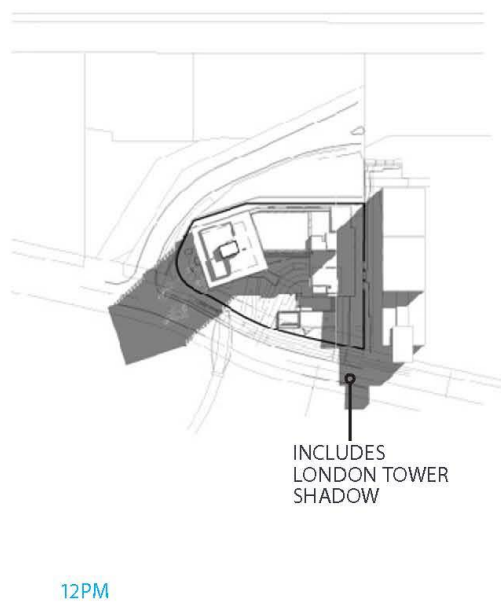
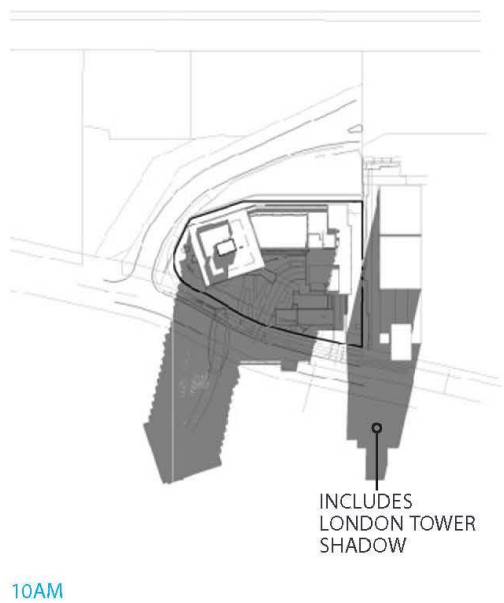
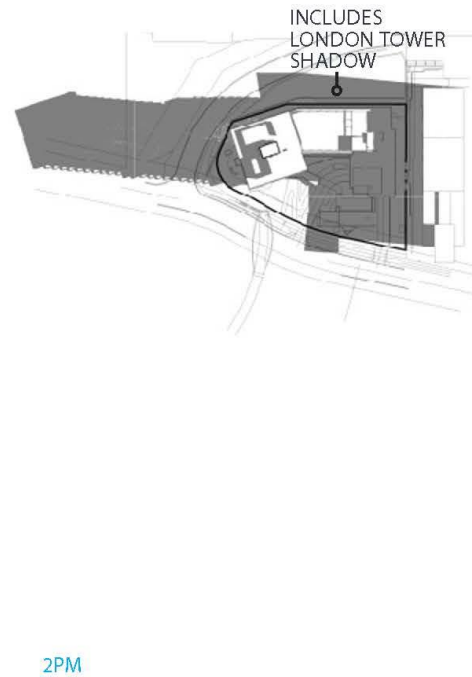
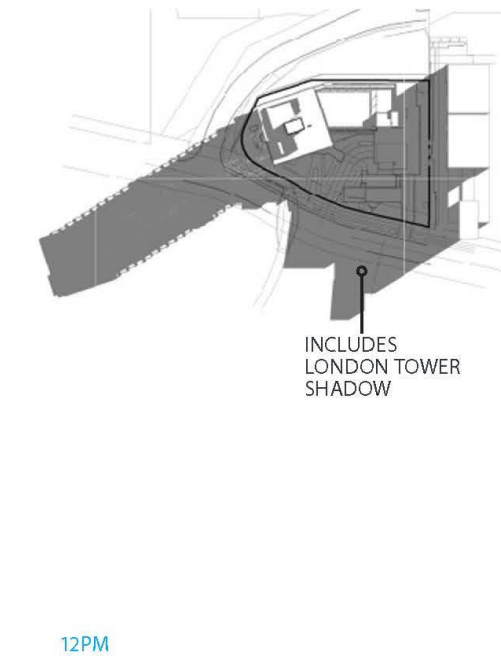
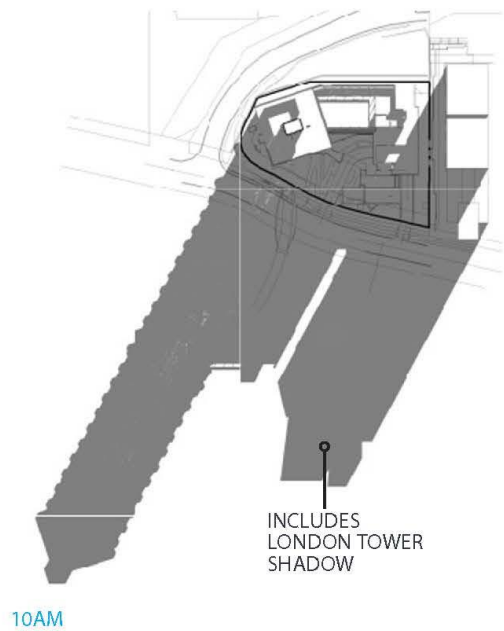


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SEPTEMBER / MARCH 21

JUNE 21



SUN STUDIES



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LEGEND:

FEATURES



BROOM FINISH CONCRETE  
c/w CONTROL JOINTS 1200mm O.C.



BROOM FINISH CONCRETE  
INTERSTAR - NR5105R SMOKE 1 BAG  
c/w CONTROL JOINTS 1200mm O.C.



BROOM FINISH CONCRETE  
INTERSTAR- RG3072R MAROON 2 BAGS  
c/w CONTROL JOINTS 1200mm O.C.



BROOM FINISH CONCRETE  
INTERSTAR - NR5157R MOONSOON 2 BAGS  
c/w CONTROL JOINTS 1200mm O.C.



ARTIFICIAL TURF



SOD



BOLLARD



CONCRETE FILLED BOLLARD



BIKE RACK (QTY 16)



1200mm HIGH STEEL SCREEN



1200mm HIGH ALUMINUM FENCE



BENCH (QTY 9)



TABLES AND CHAIRS (QTY 9)

PLANT LEGEND:



Dropmore Linden



Dreamweaver Crabapple



Spring Snow Flowering Crabapple



Swedish Columnar Aspen



Columnar Spruce



Ruby Carousel Barberry



Sunsatation Barberry



Karl Forester Feather Reed Grass



Blue Oat Grass



Chicago Apache Daylily



Stella D'Oro Daylily



Irresistible Charm Daylily



Autumn Joy Stonecrop



Ostrich Fern



Wide Brim Hosta



SCALED FROM ORIGINAL DP DRAWINGS - NTS

COLOURED LANDSCAPE PLAN



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NORTH ELEVATION



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EAST ELEVATION



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# SOUTH & WEST ELEVATIONS



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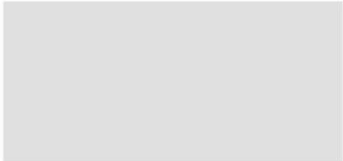
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SCALED FROM ORIGINAL DP DRAWINGS - NTS \* REFER TO ELEVATION MATERIAL LEGEND IN DRAWINGS

60A|64a



Aluminum Doors; Aluminum punched windows - Clear Glass w/ White Anodized Frame

63|65



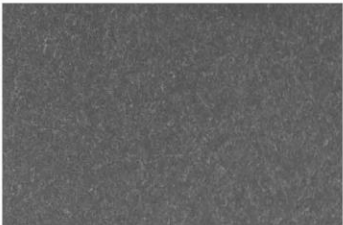
Clear Glazing in Aluminum Frames; back-painted infill panels (spandrel) white

60B|64B



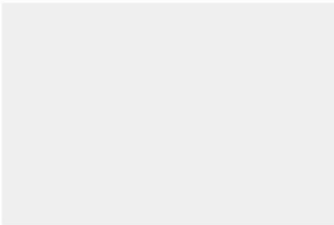
Aluminum Doors; Aluminum punched windows - Clear Glass w/ Charcoal anodized Frame

23



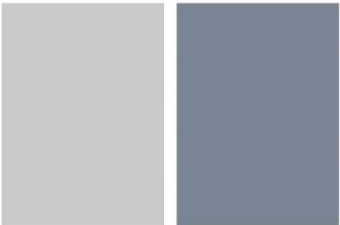
Fibre Cement Panel - Charcoal

22



Composite Metal Panel - White

21A/21B



Composite Metal Panel - Accent Light Grey / Blue Grey

20|40



Composite Metal Panel & Fascia- Charcoal Grey; Prefinished Metal Powder coated

31



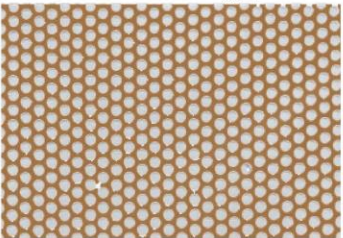
Metal Soffit Siding- Wood grain finish

24



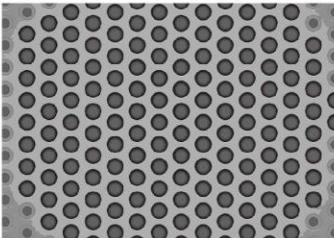
Composite Metal Panel Fascia- Medium Brown

51



Pre-finished Perforated metal screen- balcony insert

52



Pre-finished Perforated metal screen - Grey Mechanical

54



Privacy Screen - Balcony Light Grey Frame w/ Frosted Glass

53



Extruded Aluminum Beams - Dark Cherry Wood Tone

MATERIAL PALETTE



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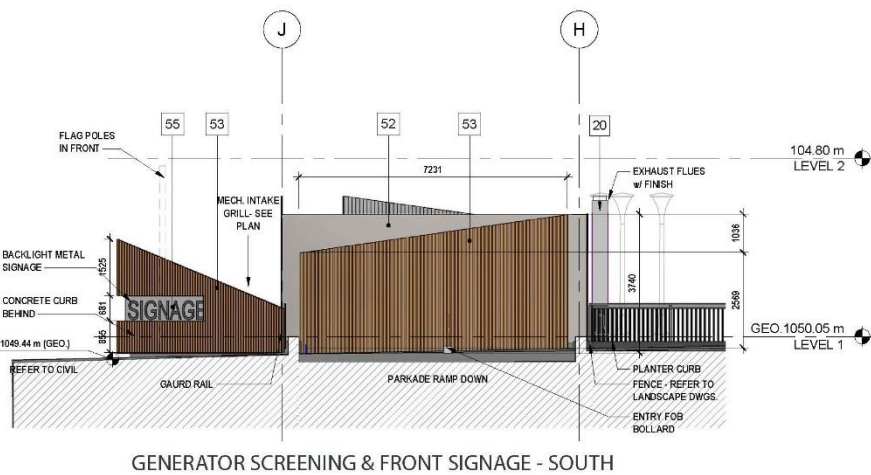
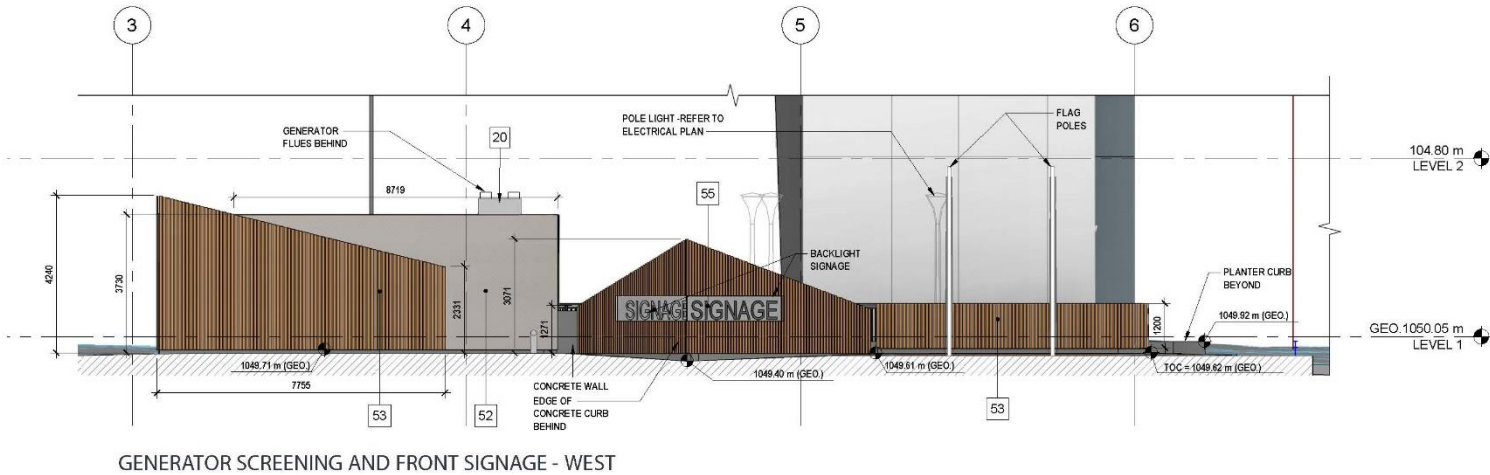
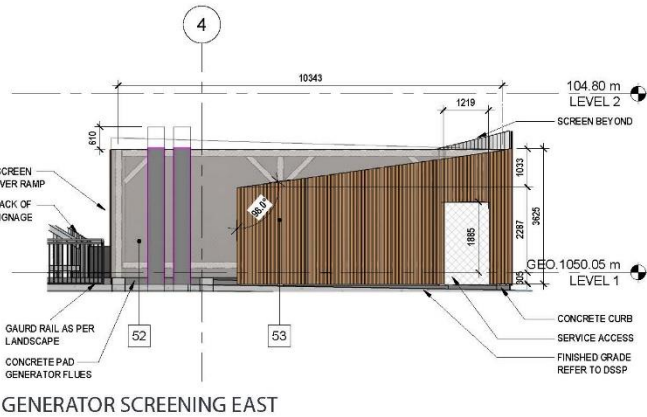
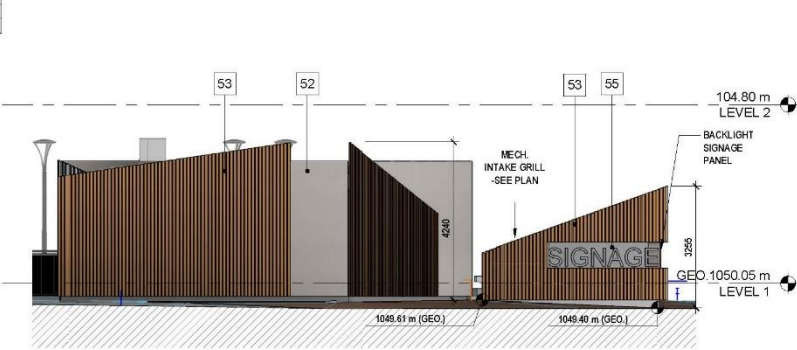
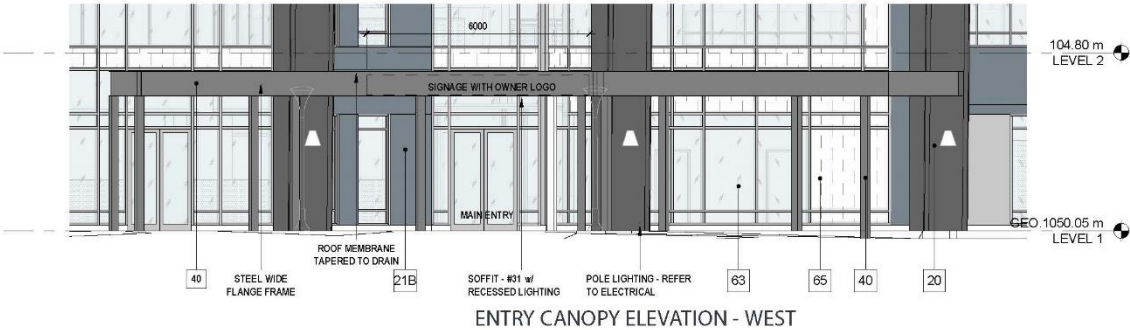
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| ELEVATION MATERIAL LEGEND |                                                                |                                                 |
|---------------------------|----------------------------------------------------------------|-------------------------------------------------|
| TAG                       | CATEGORY                                                       | COLOUR                                          |
| 10                        | PAVING                                                         | LIGHT GREY                                      |
| 20                        | COMPOSITE METAL PANEL & FASCIA                                 | CHARCOAL GREY SMOOTH MATTE                      |
| 21A                       | COMPOSITE METAL PANEL                                          | ACCENT 1 - MEDIUM GREY SMOOTH MATTE             |
| 21B                       | COMPOSITE METAL PANEL                                          | ACCENT 2 - BLUE GREY SMOOTH MATTE               |
| 22                        | COMPOSITE METAL PANEL                                          | WHITE SMOOTH MATTE                              |
| 23                        | FIBRE CEMENT WALL BOARD - SMOOTH w/ MATCHING FASTENERS         | MEDIUM GREY                                     |
| 24                        | COMPOSITE METAL PANEL FASCIA                                   | MEDIUM BROWN TO MATCH #51                       |
| 31                        | WOOD-LOOK METAL SOFFIT SIDING                                  | DARK CHERRY WOOD TONE                           |
| 40                        | PREFINISHED METAL POWDER COATED                                | CHARCOAL GREY                                   |
| 41                        | PREFINISHED METAL WALL LOUVRES                                 | CHARCOAL GREY                                   |
| 50                        | CLEAR GLASS BALCONIES w/ ALUMINUM FRAME                        | CLEAR GLASS w/ LIGHT GREY FRAME                 |
| 51                        | PREFINISHED PERFORATED METAL BALCONY INSERT                    | COPPER / CORTEN                                 |
| 52                        | PERFORATED METAL SCREEN                                        | LIGHT GREY                                      |
| 53                        | 1 1/2" BEAMS EXTRUDED ALUMINUM SIDING                          | DARK CHERRY WOOD TONE                           |
| 54                        | PRIVACY SCREEN - BALCONY                                       | LIGHT GREY FRAME w/ FROSTED GLASS               |
| 55                        | EMBOSSED METAL SIGNAGE                                         | GREY                                            |
| 60A                       | ALUMINUM PATIO DOORS                                           | WHITE ANODIZED FRAME w/ CLEAR GLASS INSERT      |
| 60B                       | ALUMINUM PATIO DOORS                                           | CHARCOAL ANODIZED FRAME w/ CLEAR GLASS INSERT   |
| 63                        | GLAZING IN ALUMINUM FRAMES                                     | CLEAR GLAZING w/ CLEAR ANODIZED ALUMINUM FRAMES |
| 64A                       | ALUMINUM PUNCHED WINDOWS                                       | WHITE ANODIZED FRAMES w/ CLEAR GLAZING          |
| 64B                       | ALUMINUM PUNCHED WINDOWS                                       | CHARCOAL ANODIZED FRAMES w/ CLEAR GLAZING       |
| 65                        | BACK-PAINTED GLASS INFILL PANELS w/ BACKPAN INSULATED ASSEMBLY | WHITE                                           |
| 66                        | PREFINISHED METAL EQUIPMENT & SCREENING STRUCTURES             | TO MATCH #20                                    |



SCALED FROM ORIGINAL DP DRAWINGS - NTS

# SCREENING ELEVATIONS & SIGNAGE



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SOUTHWESTERN  
INTERFACE



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FROM PEDESTRIAN BRIDGE -  
WEST (FROM HAYSBORO)



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VIEW OF MAIN ENTRANCE  
FROM HORTON ROAD (WEST)



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FROM HULL AVENUE FACING NORTH

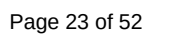


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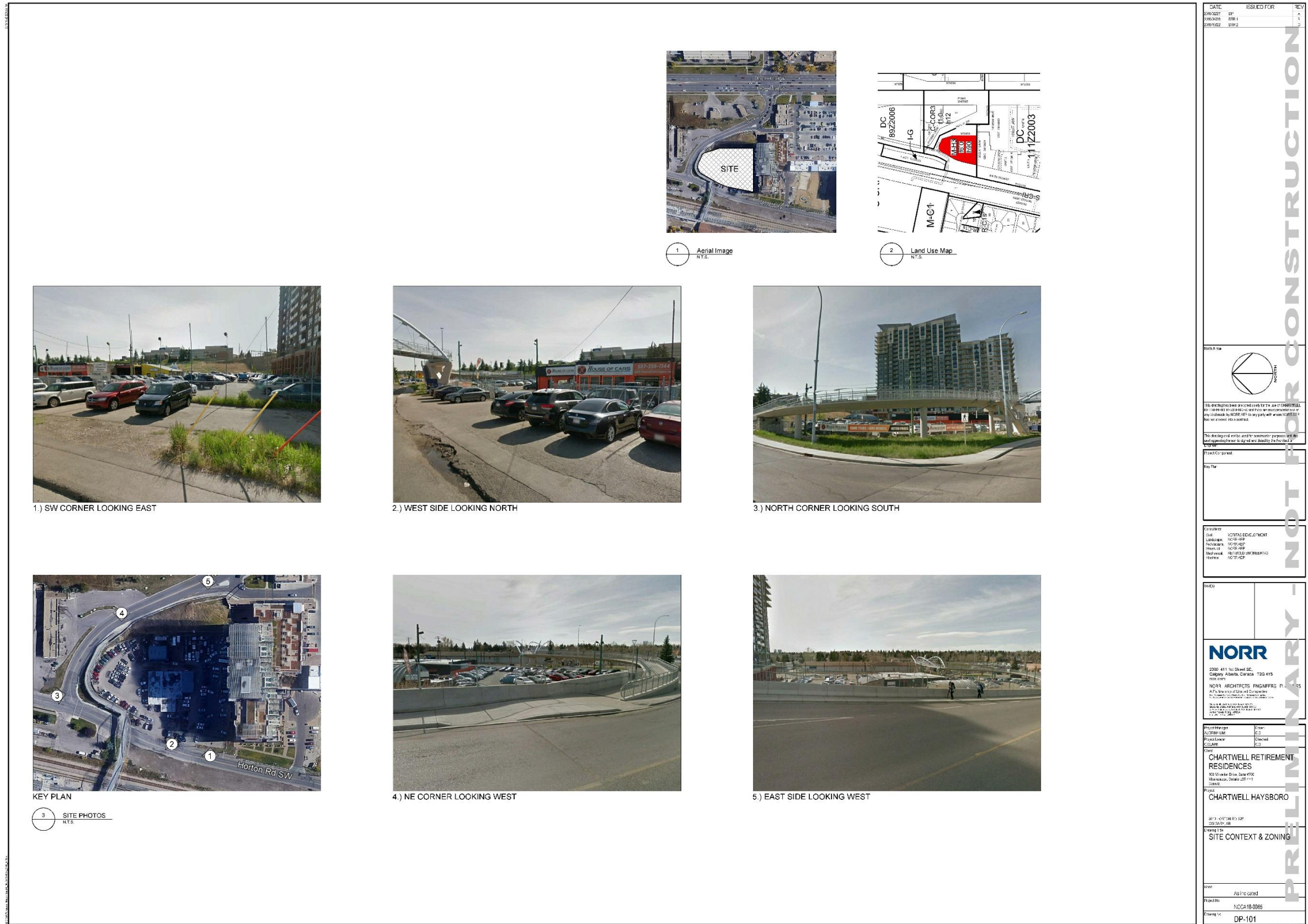
ELEVATOR ACCESS & SOUTHEASTERN  
INTERFACE







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1  
DP-102

PERSPECTIVE OVERALL  
SCALE: 1 - 200



2  
DP-102

PERSPECTIVE FROM HULL AVENUE SW  
SCALE 1" = 200'



3  
DP-102

PERSPECTIVE MAIN ENTRY  
SCALE: 1:320



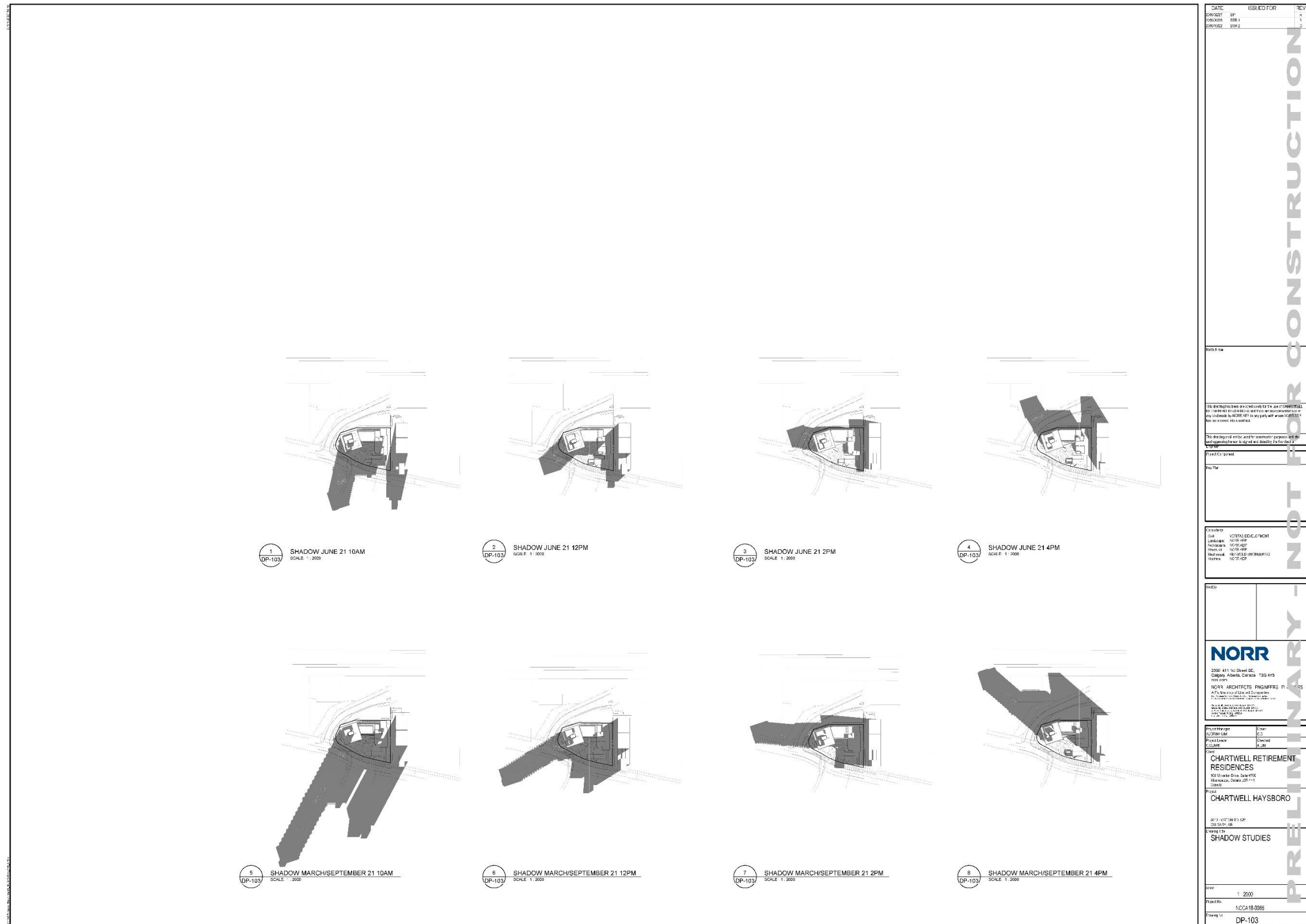
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DP-102

PEDESTRIAN VIEW FROM BRIDGE  
SCALE: 1"=20'

[illegible]

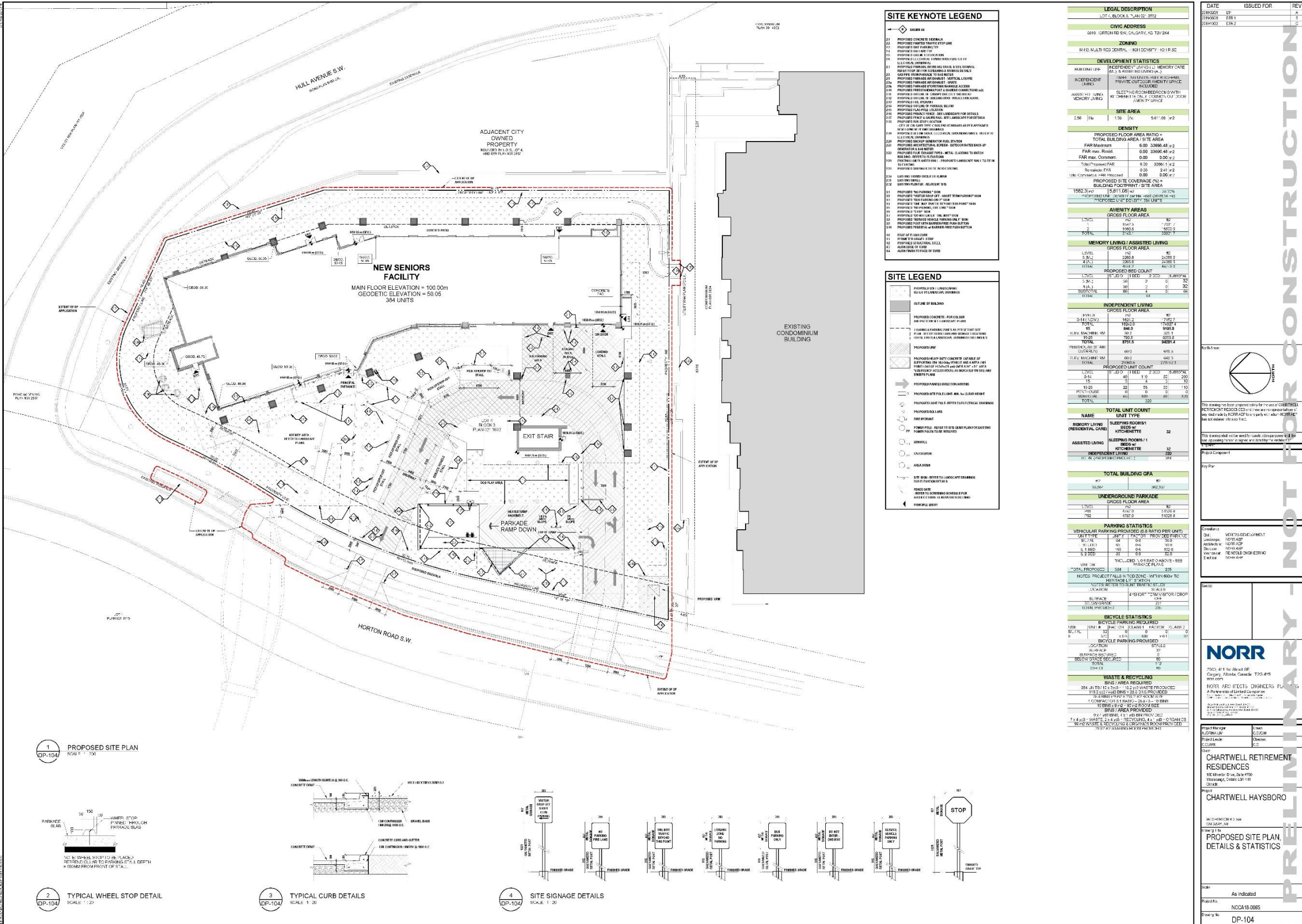


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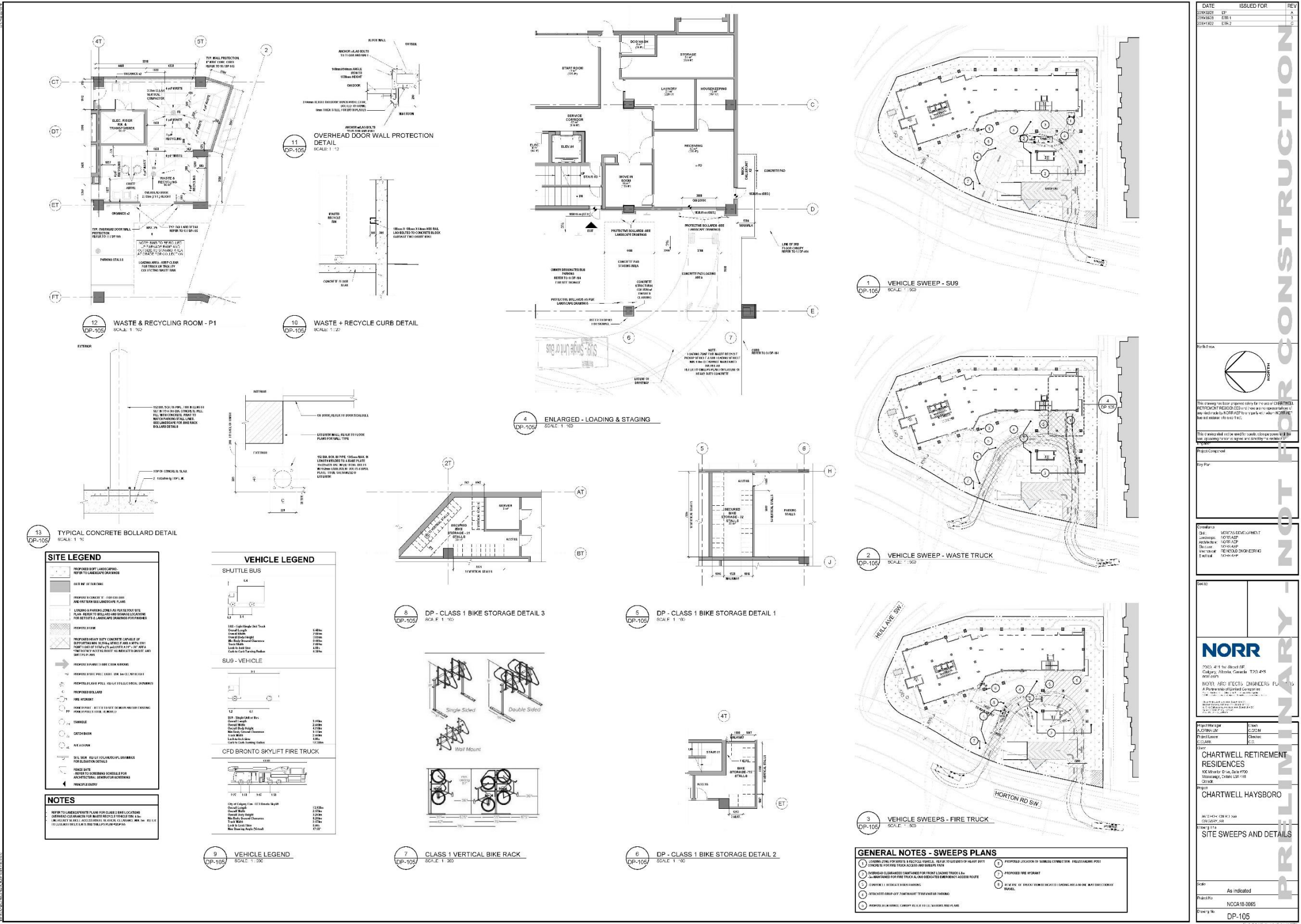


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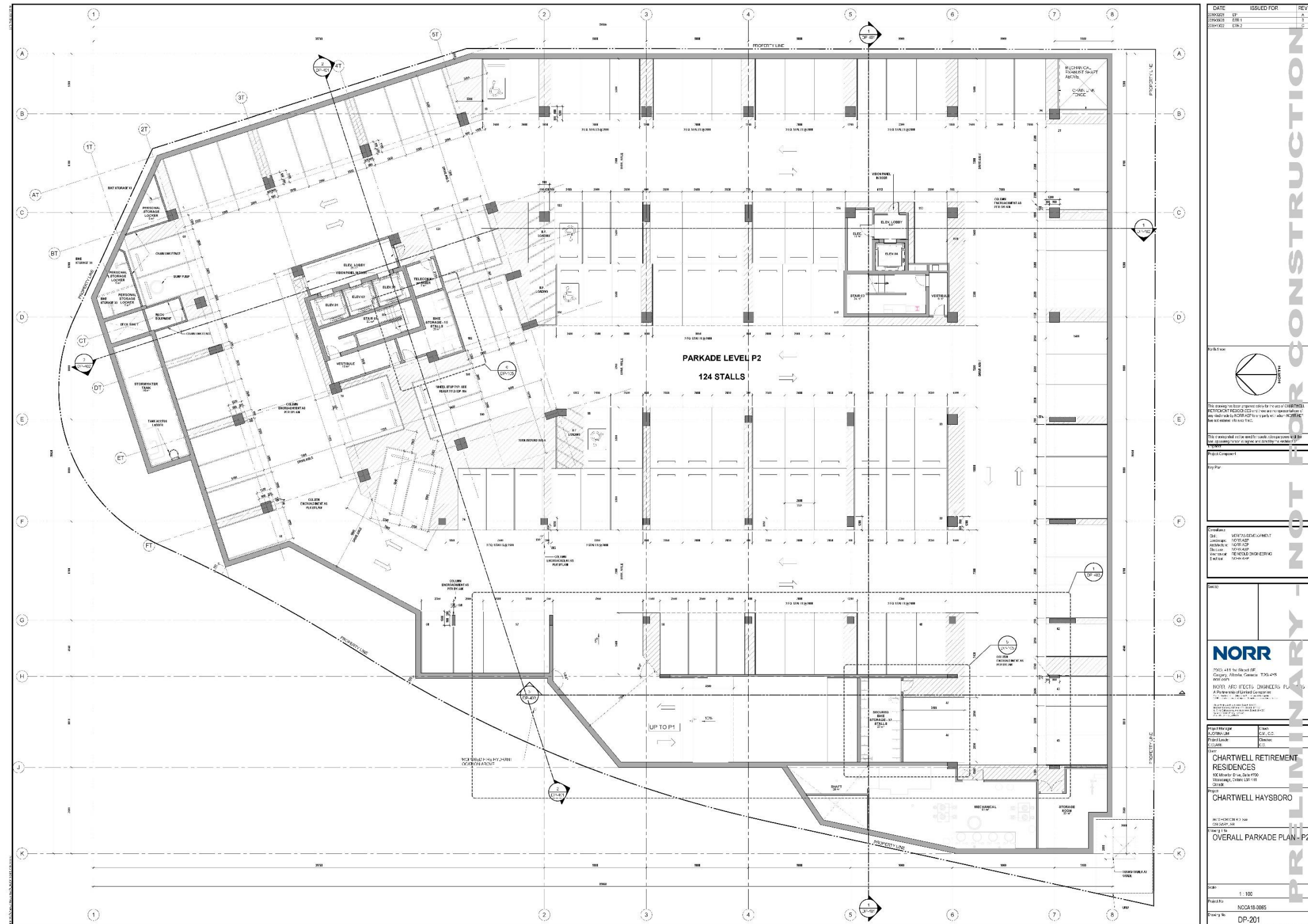


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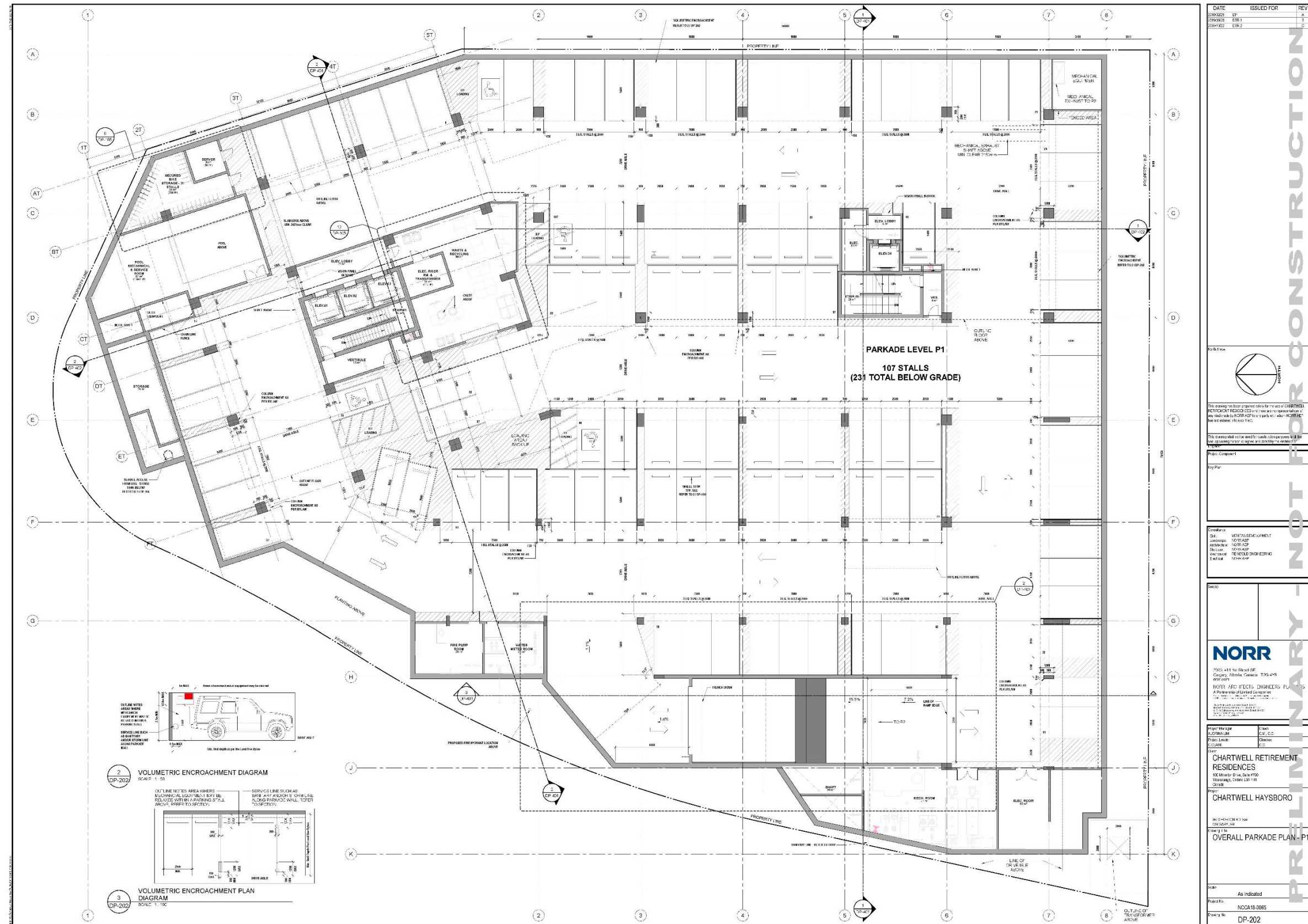


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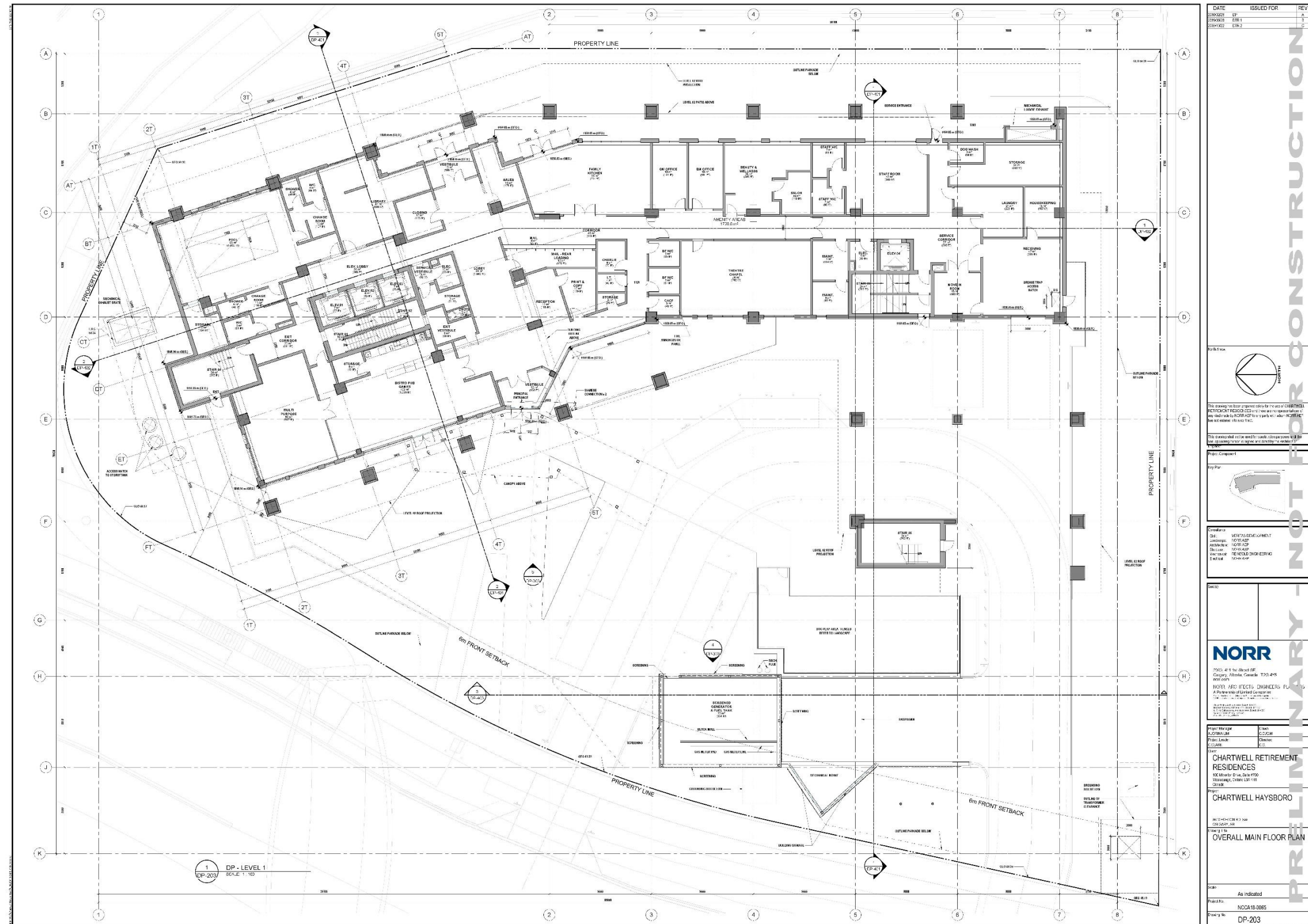


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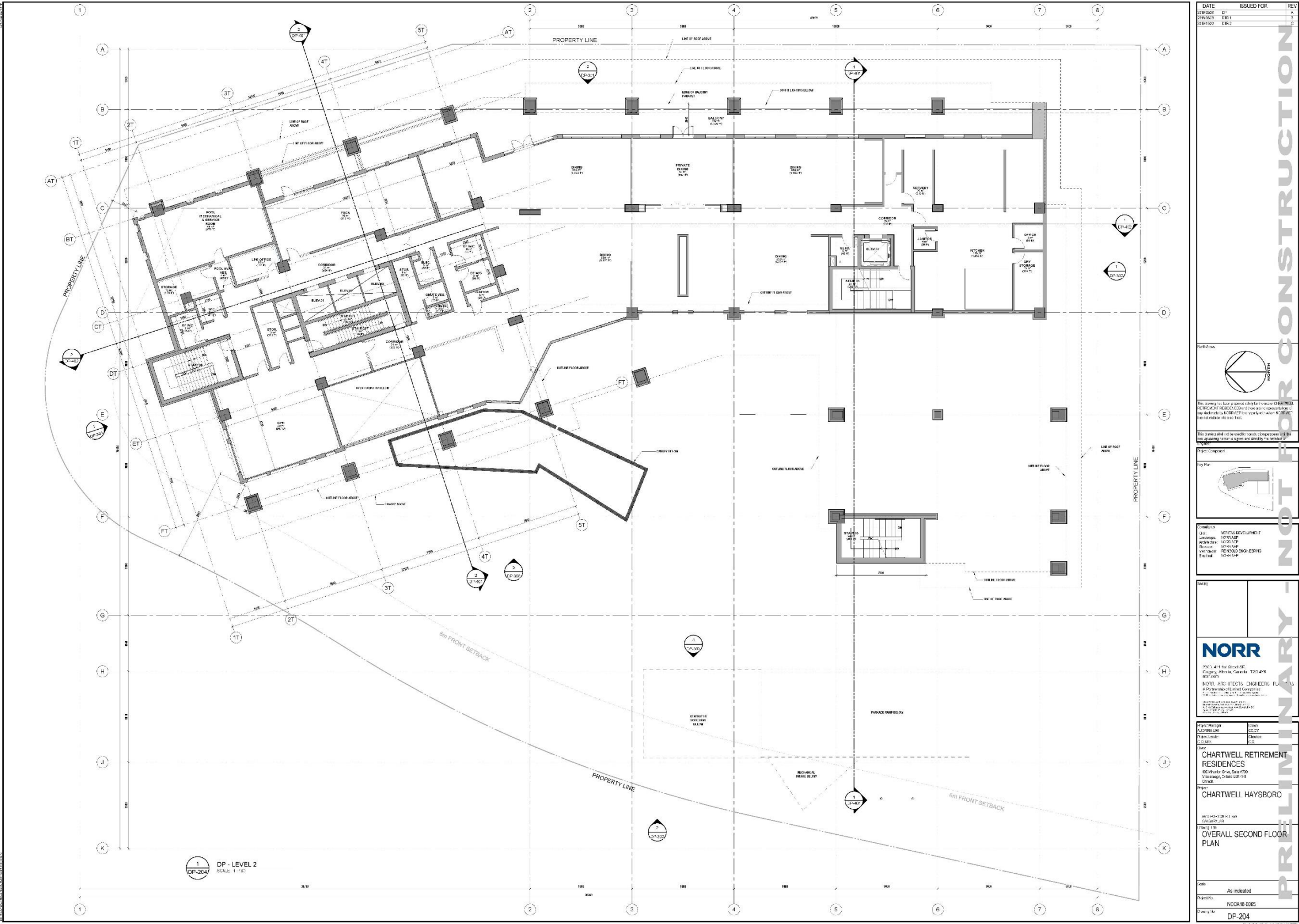


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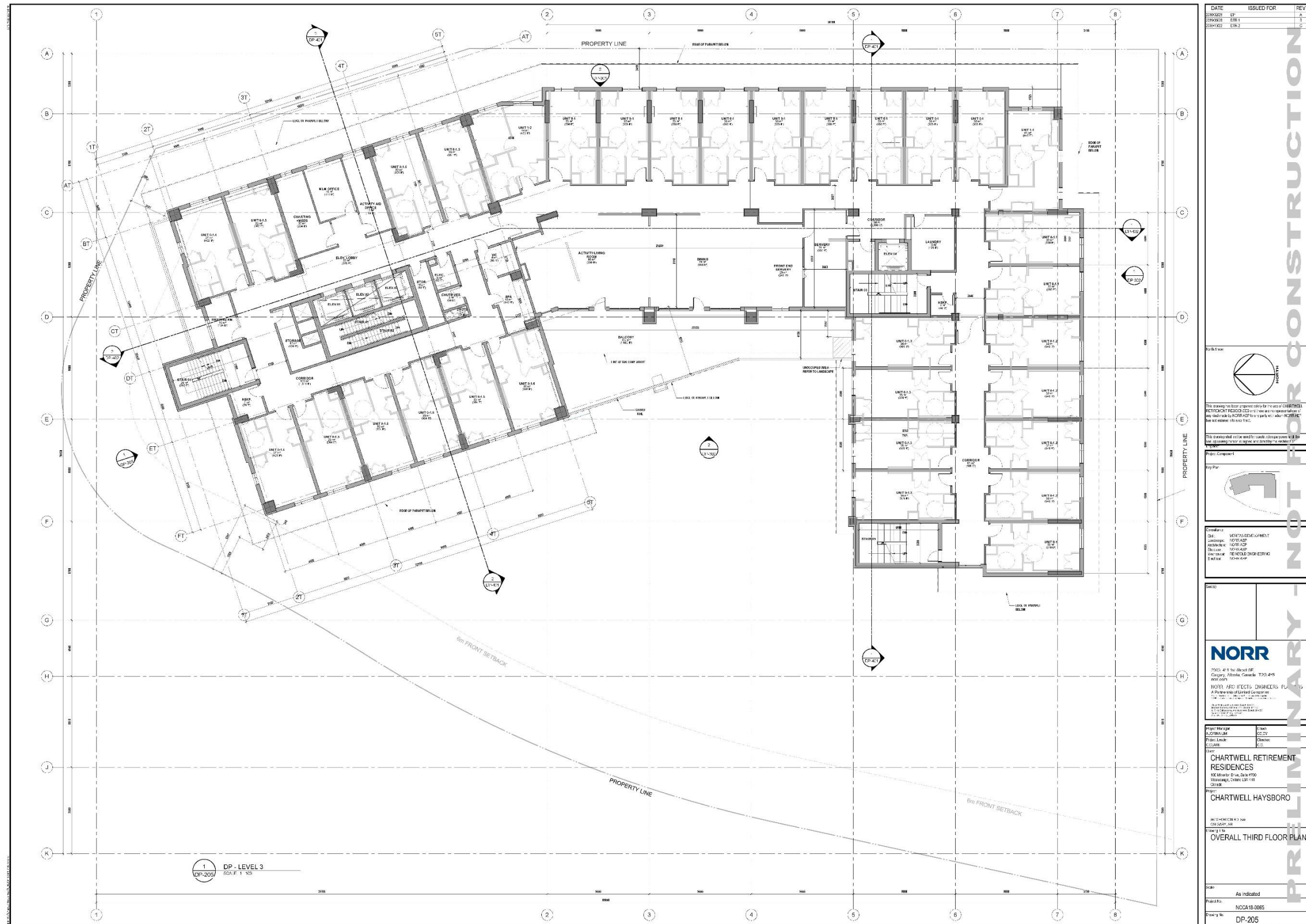


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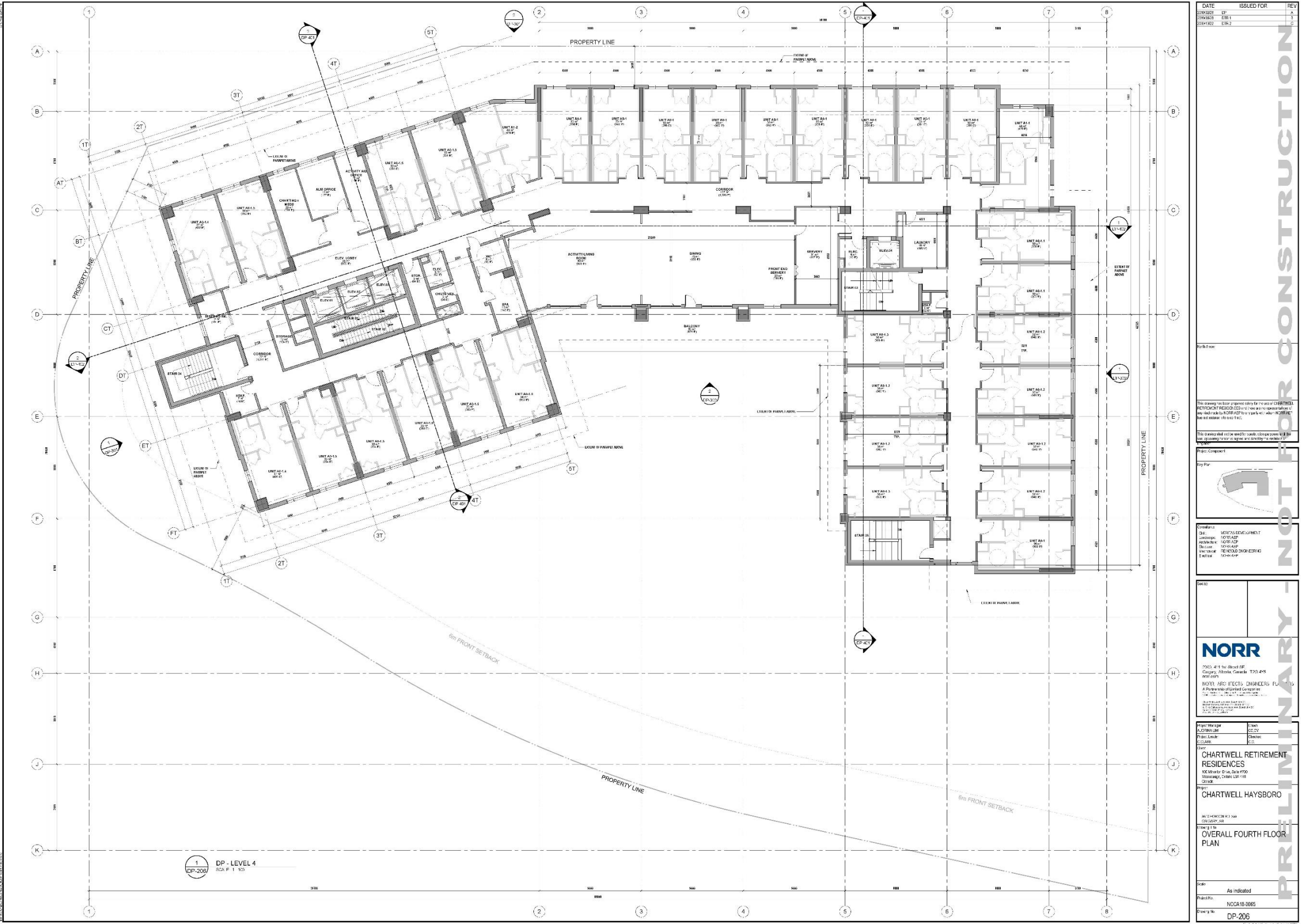


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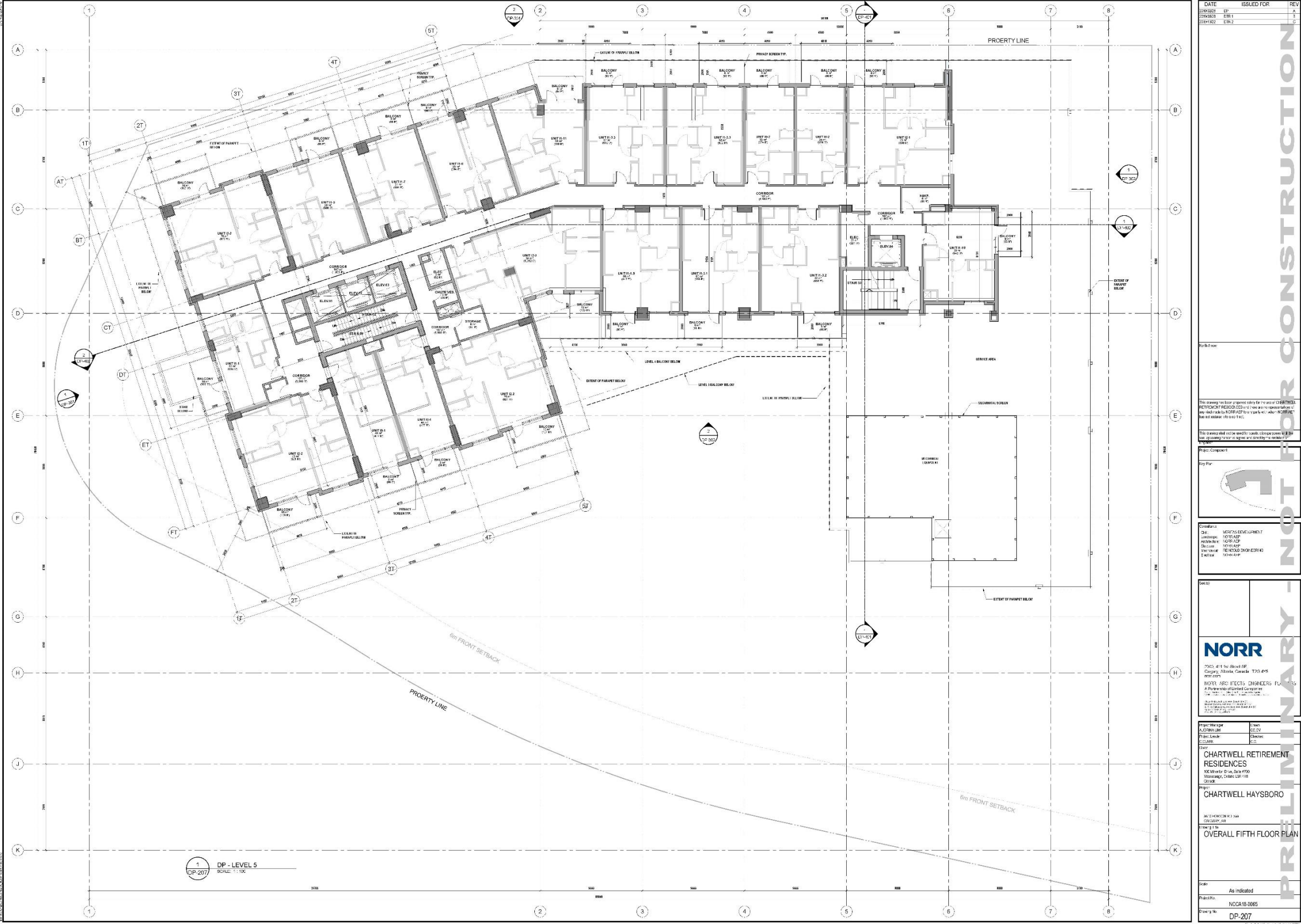


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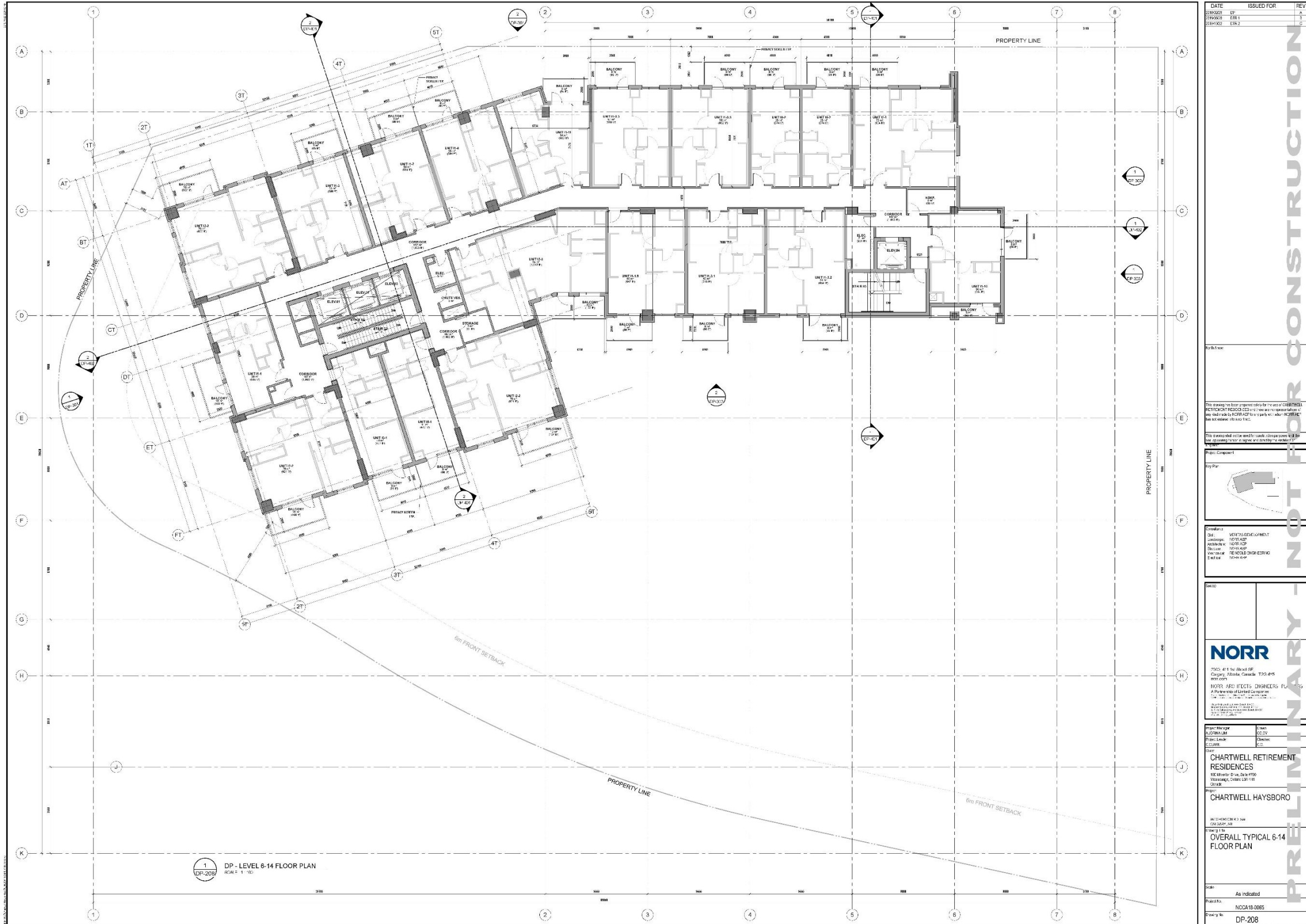


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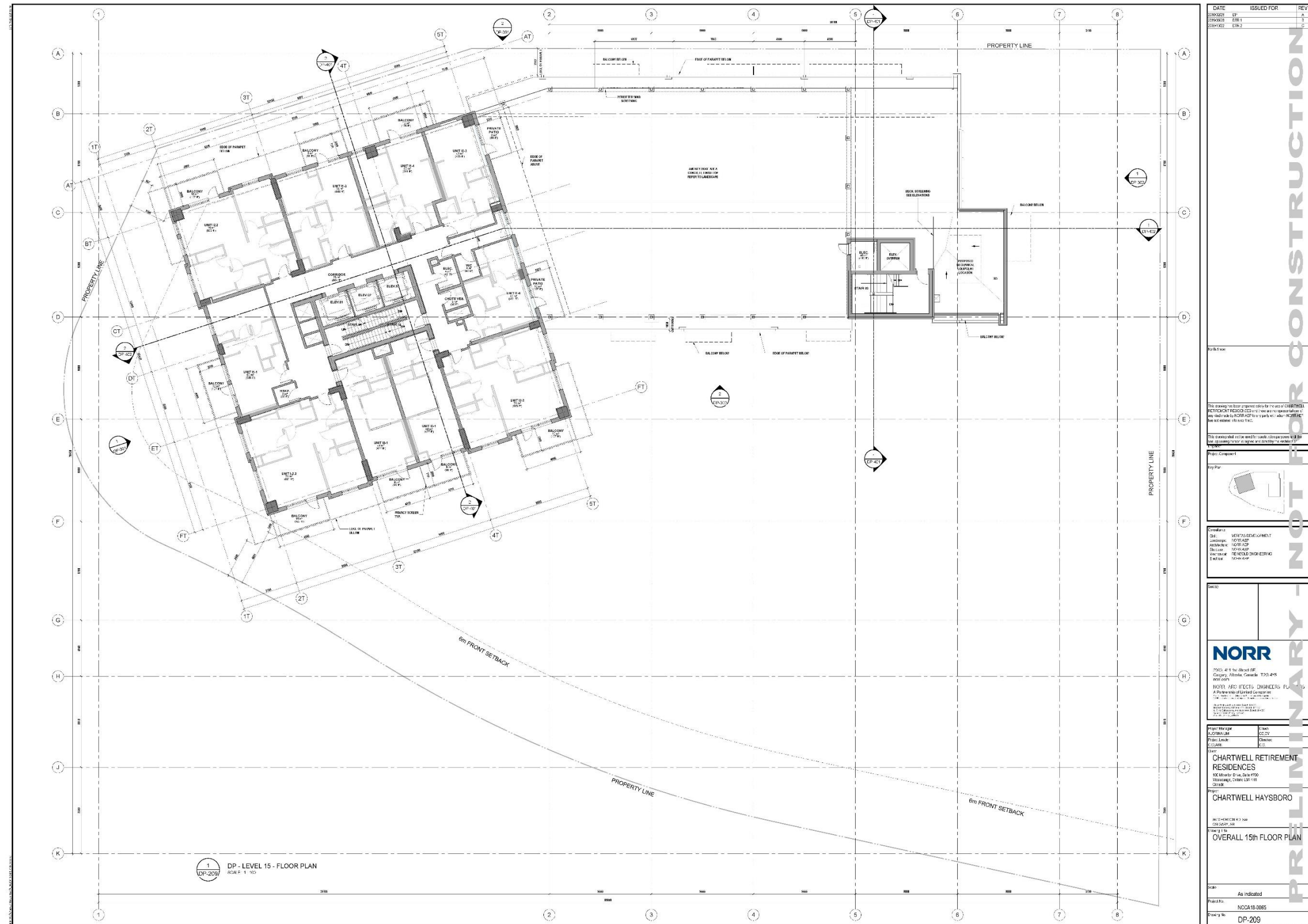


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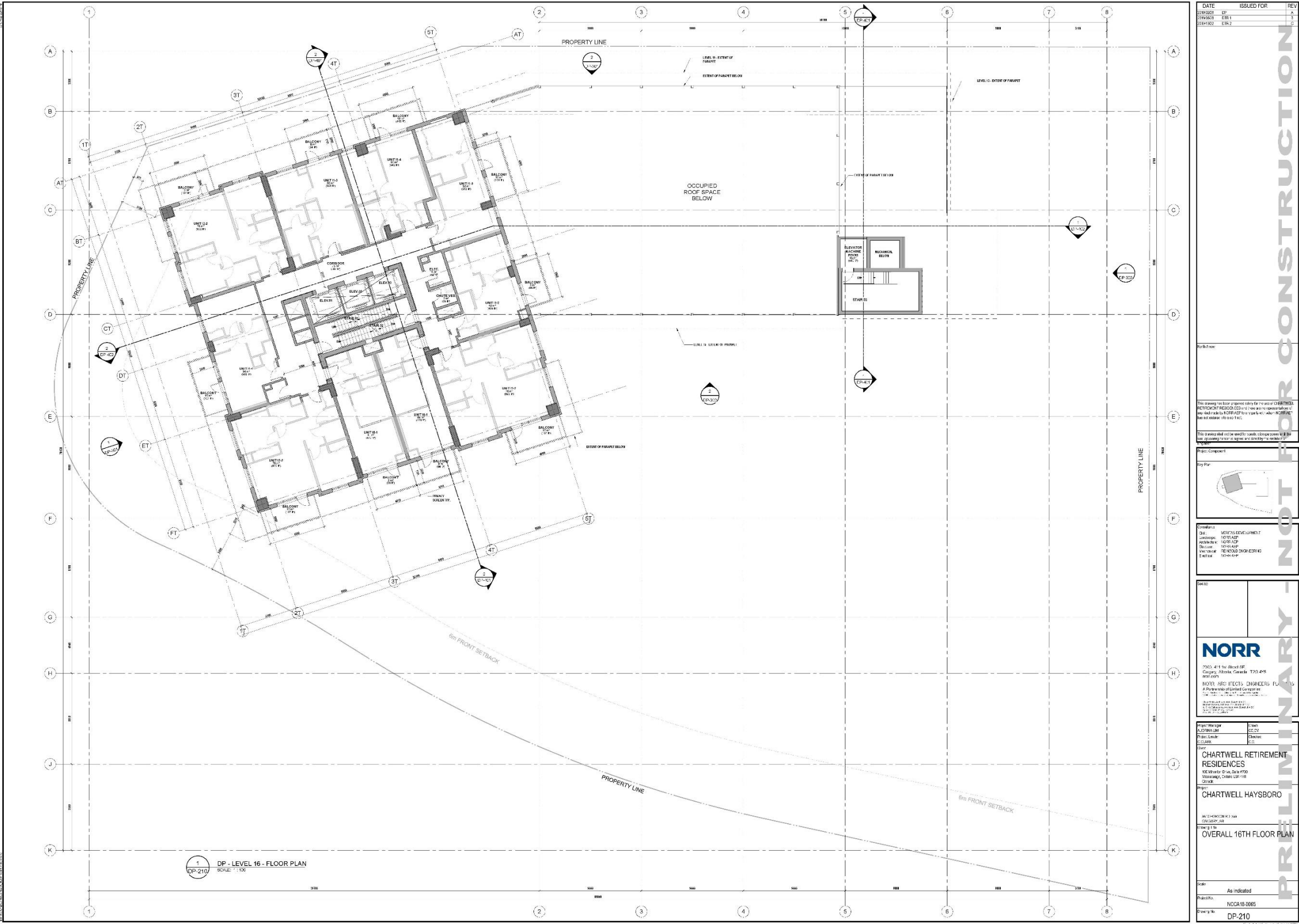


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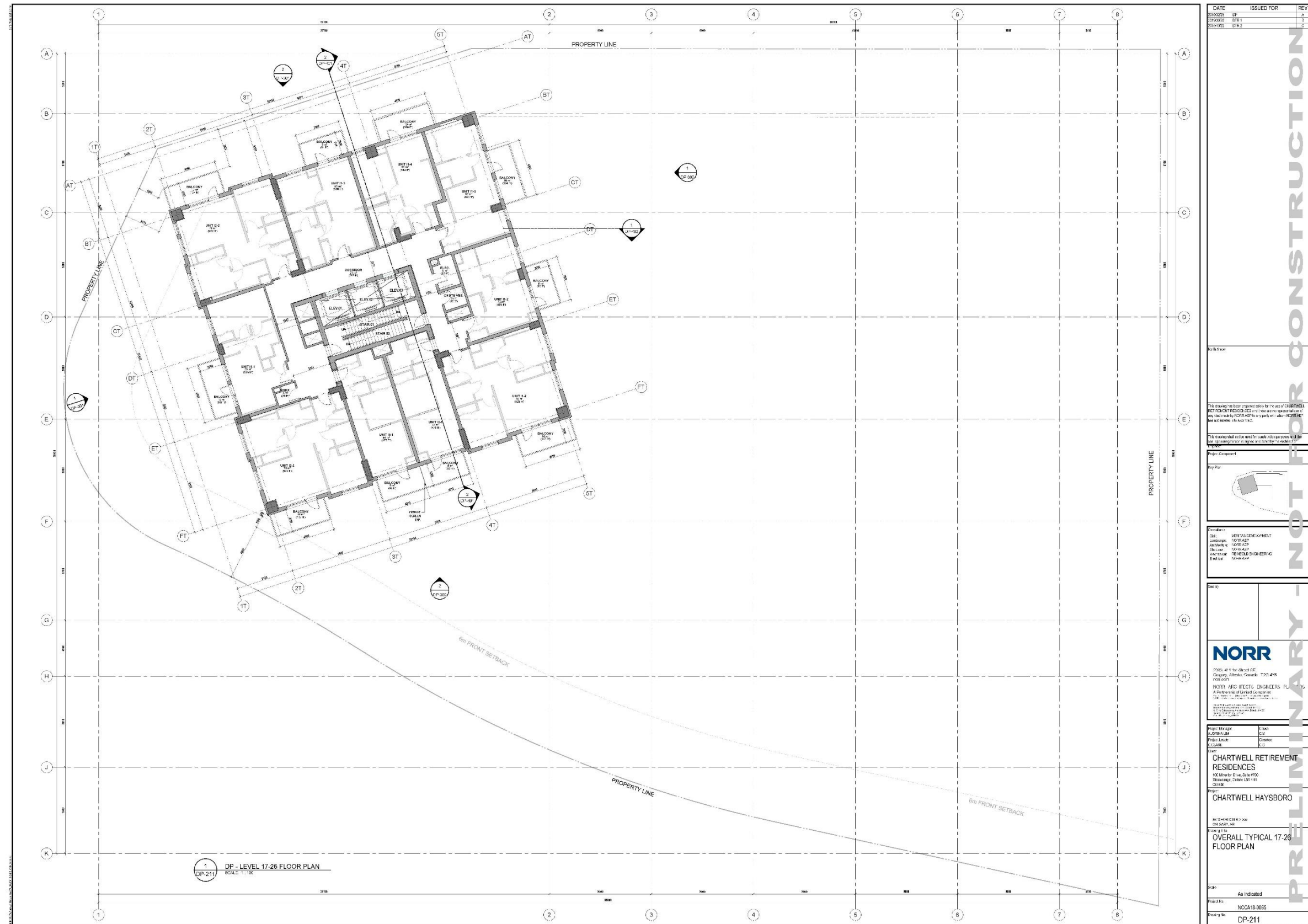


Applicant's Submission, Renderings, and Development Permit Plans



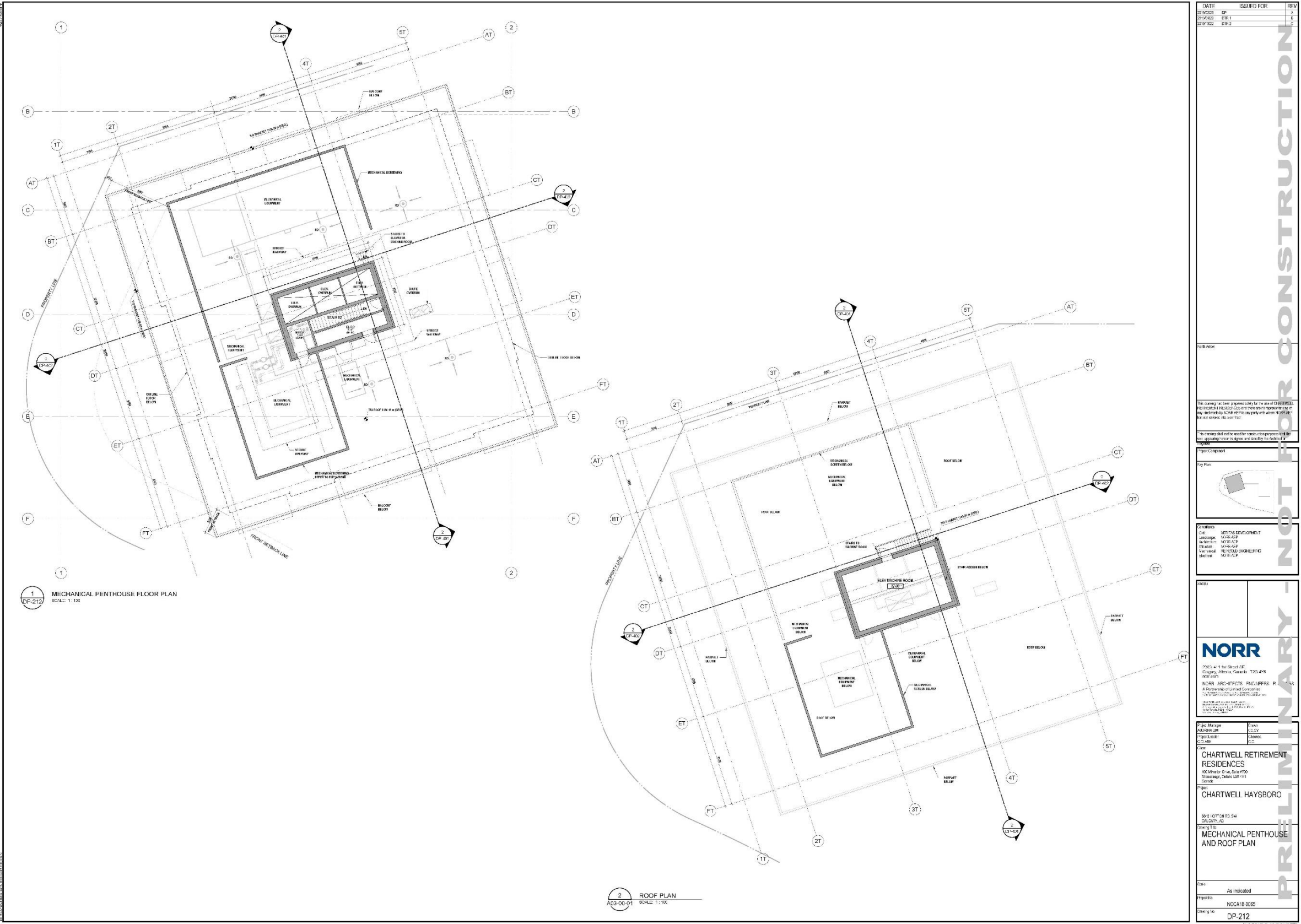


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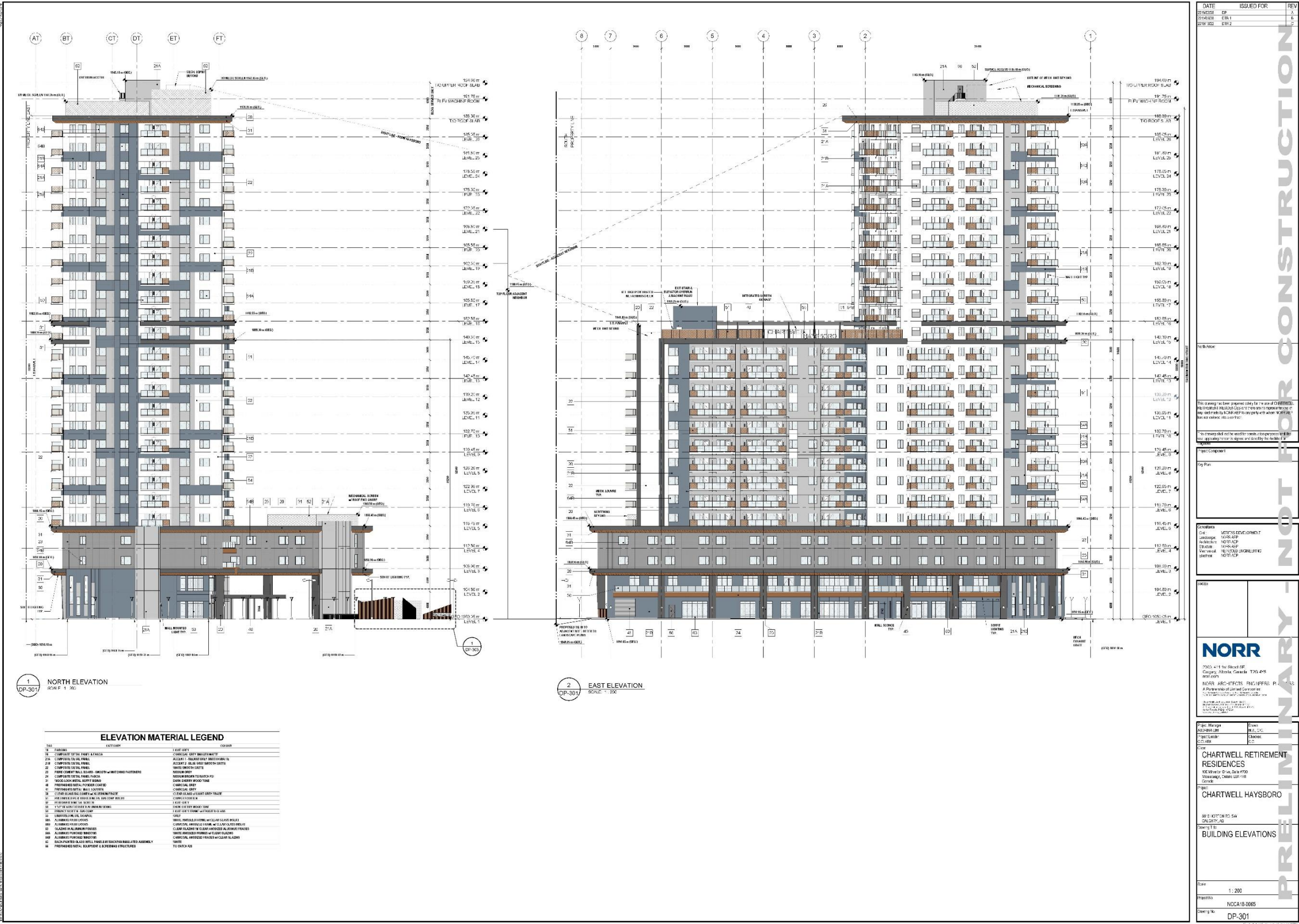


Applicant's Submission, Renderings, and Development Permit Plans



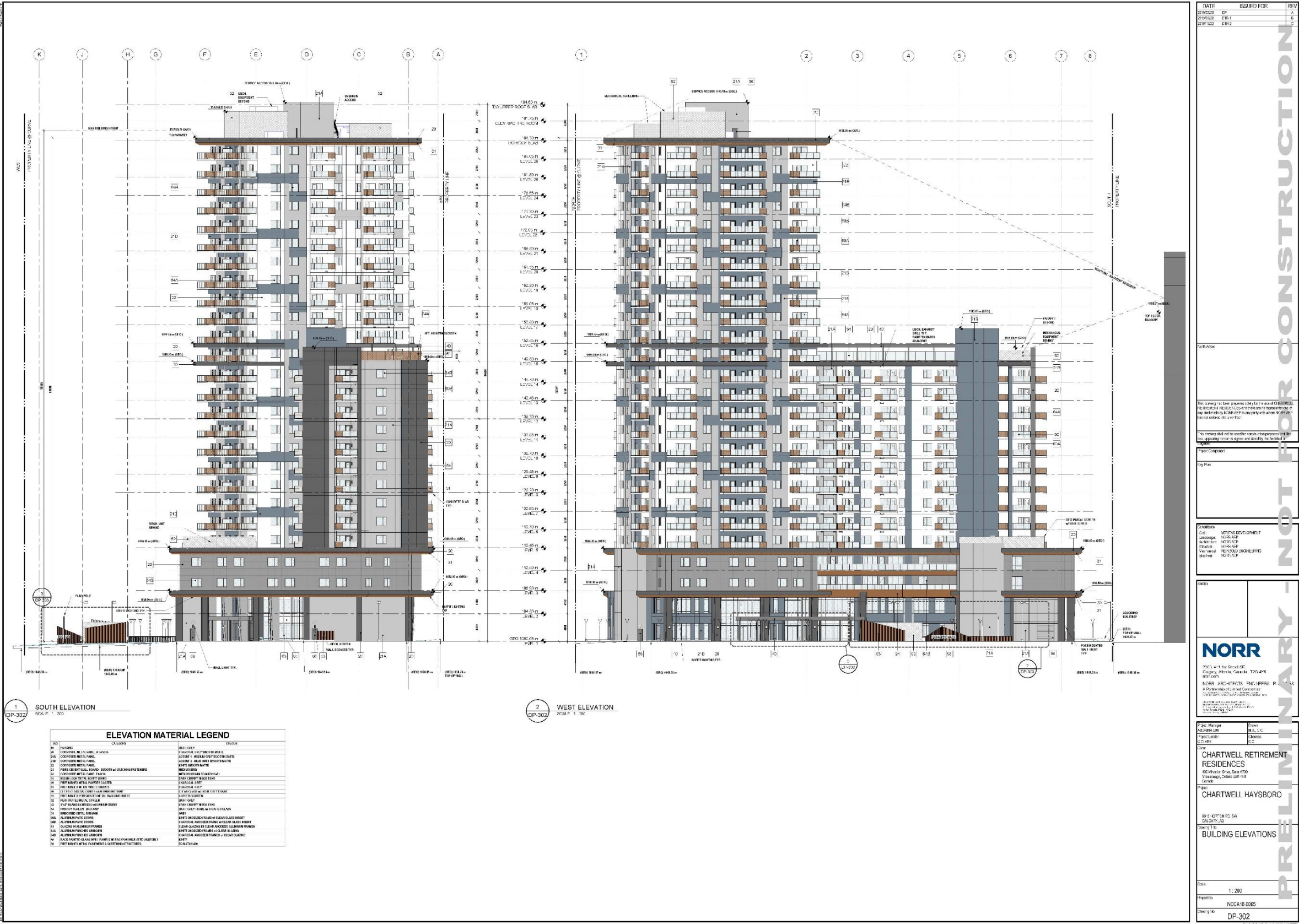


Applicant's Submission, Renderings, and Development Permit Plans



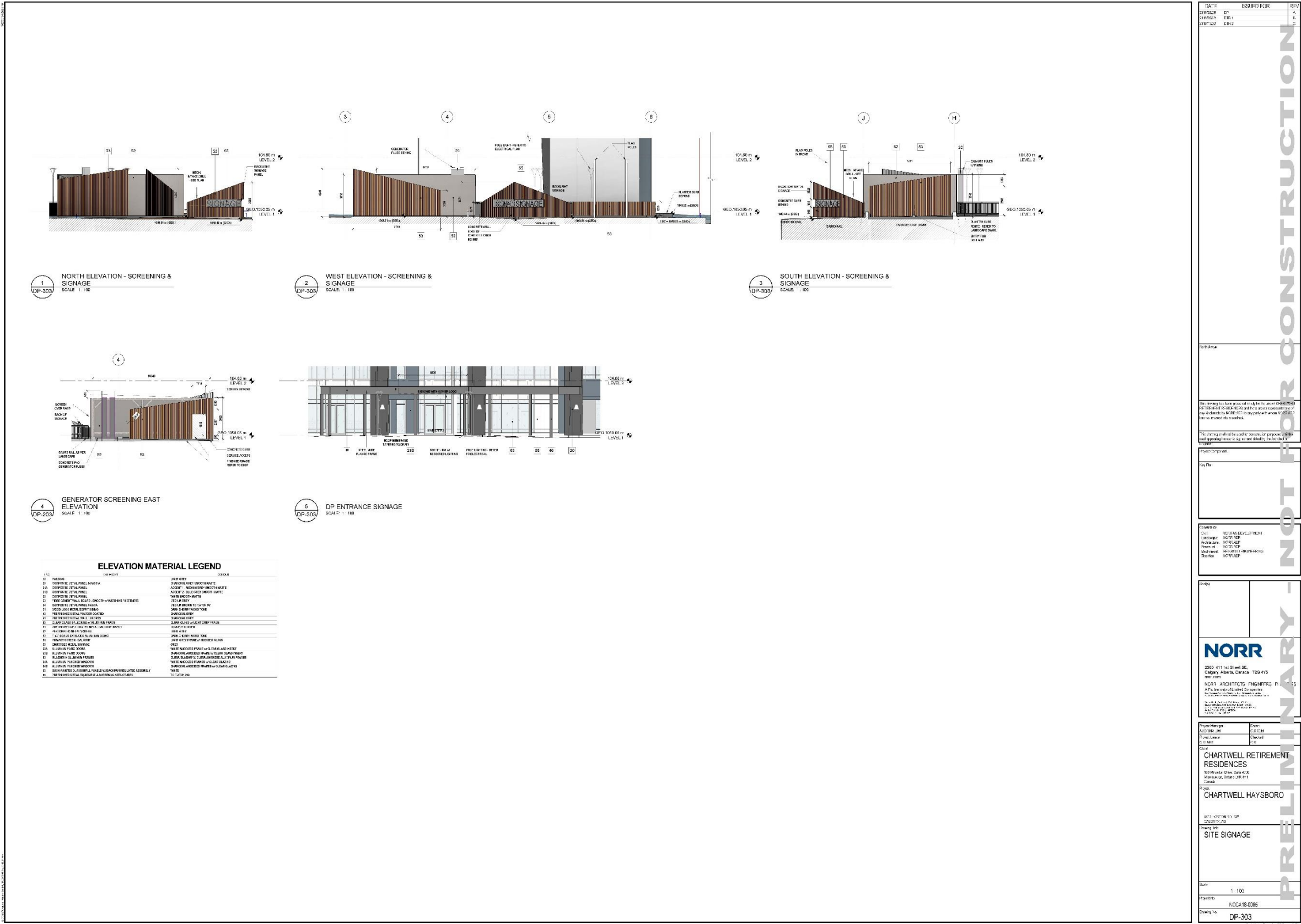


Applicant's Submission, Renderings, and Development Permit Plans



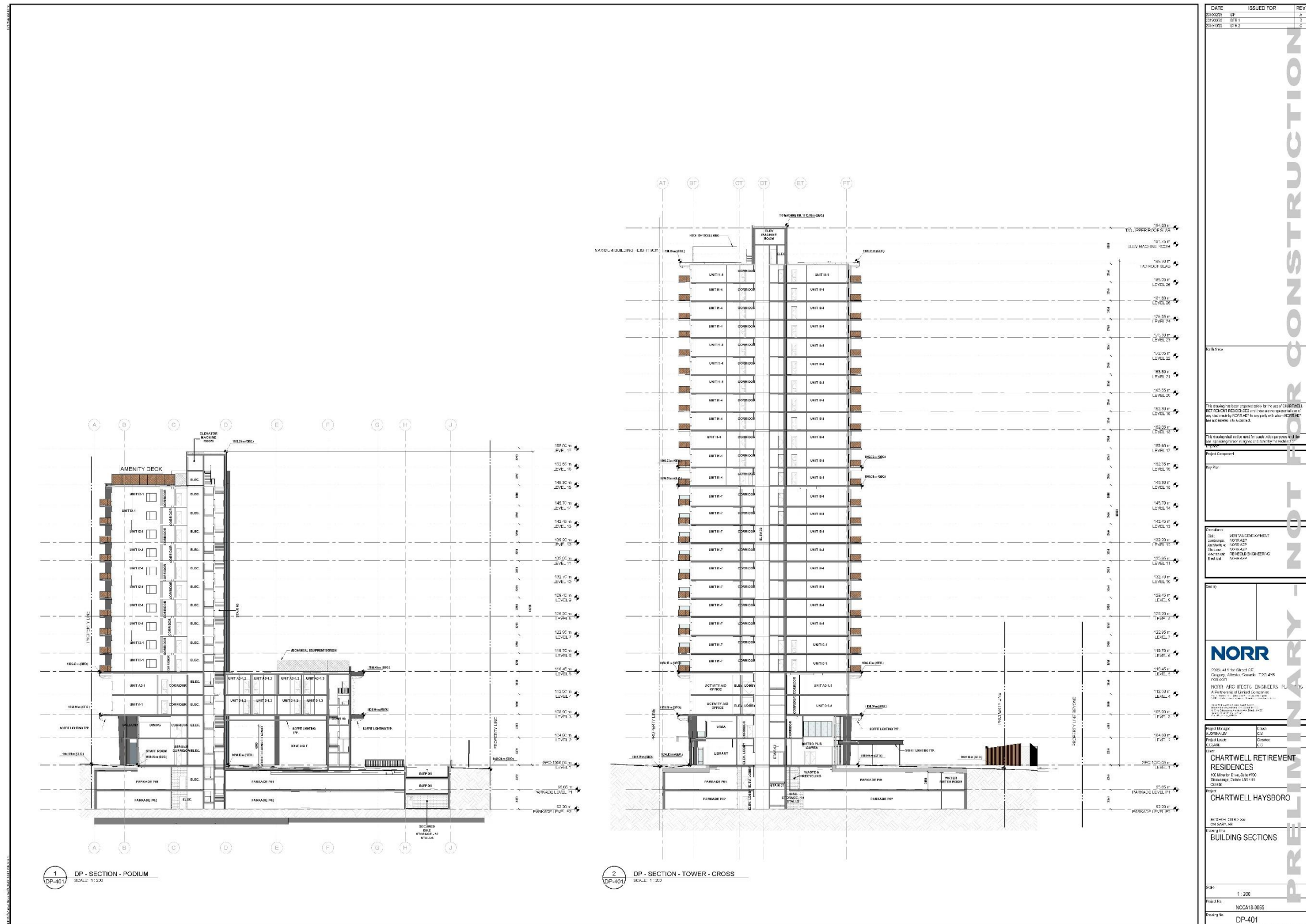


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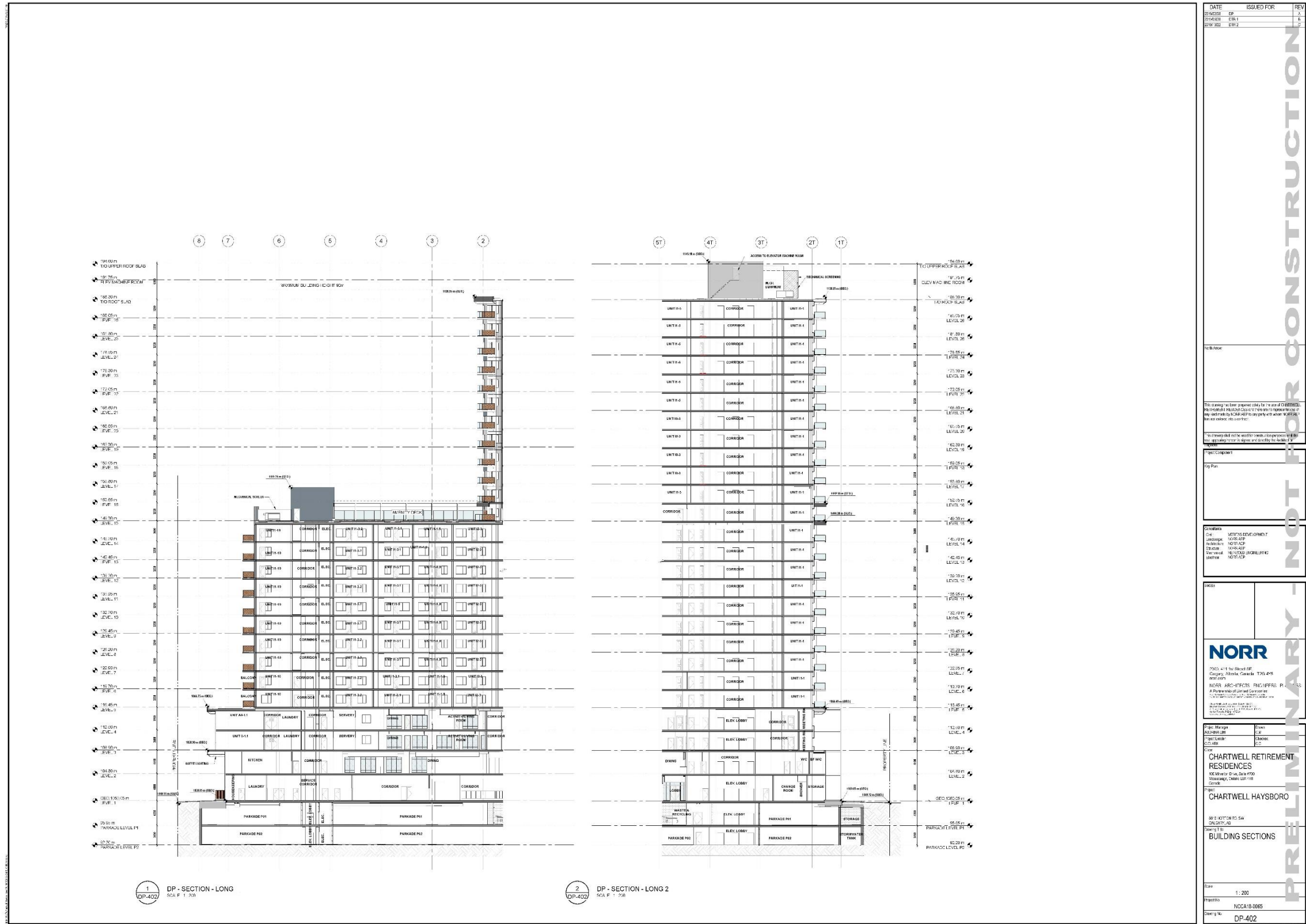


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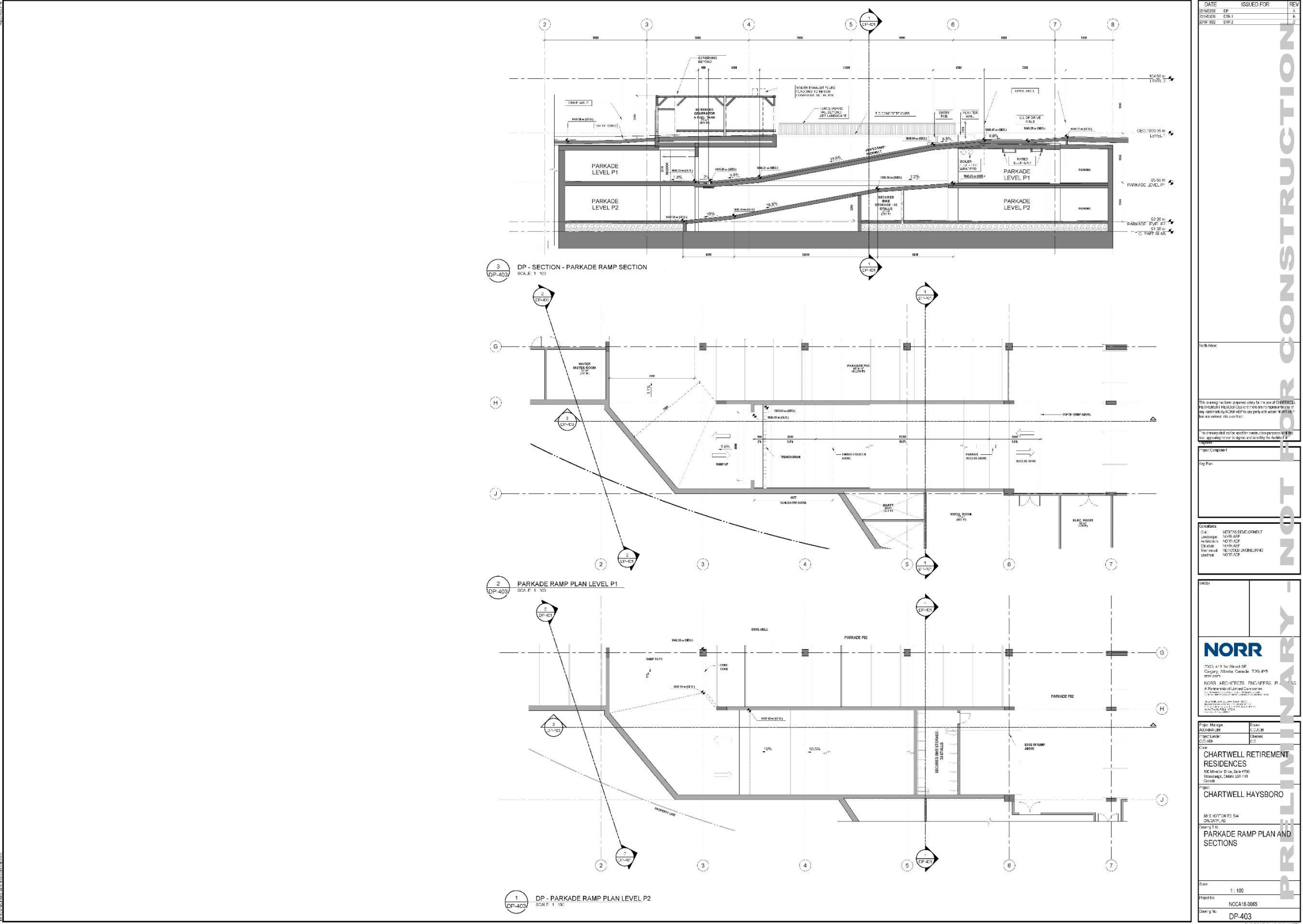


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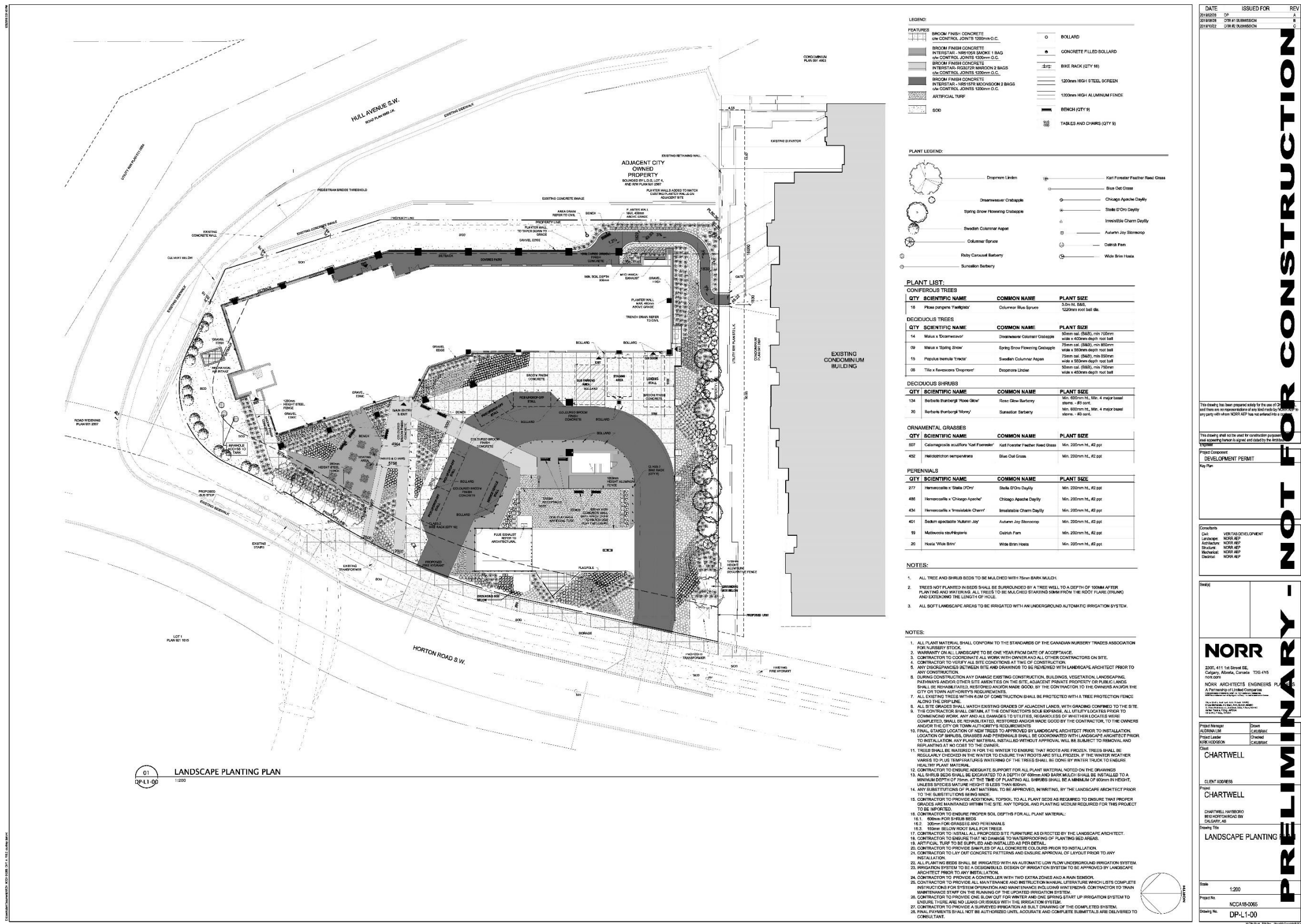


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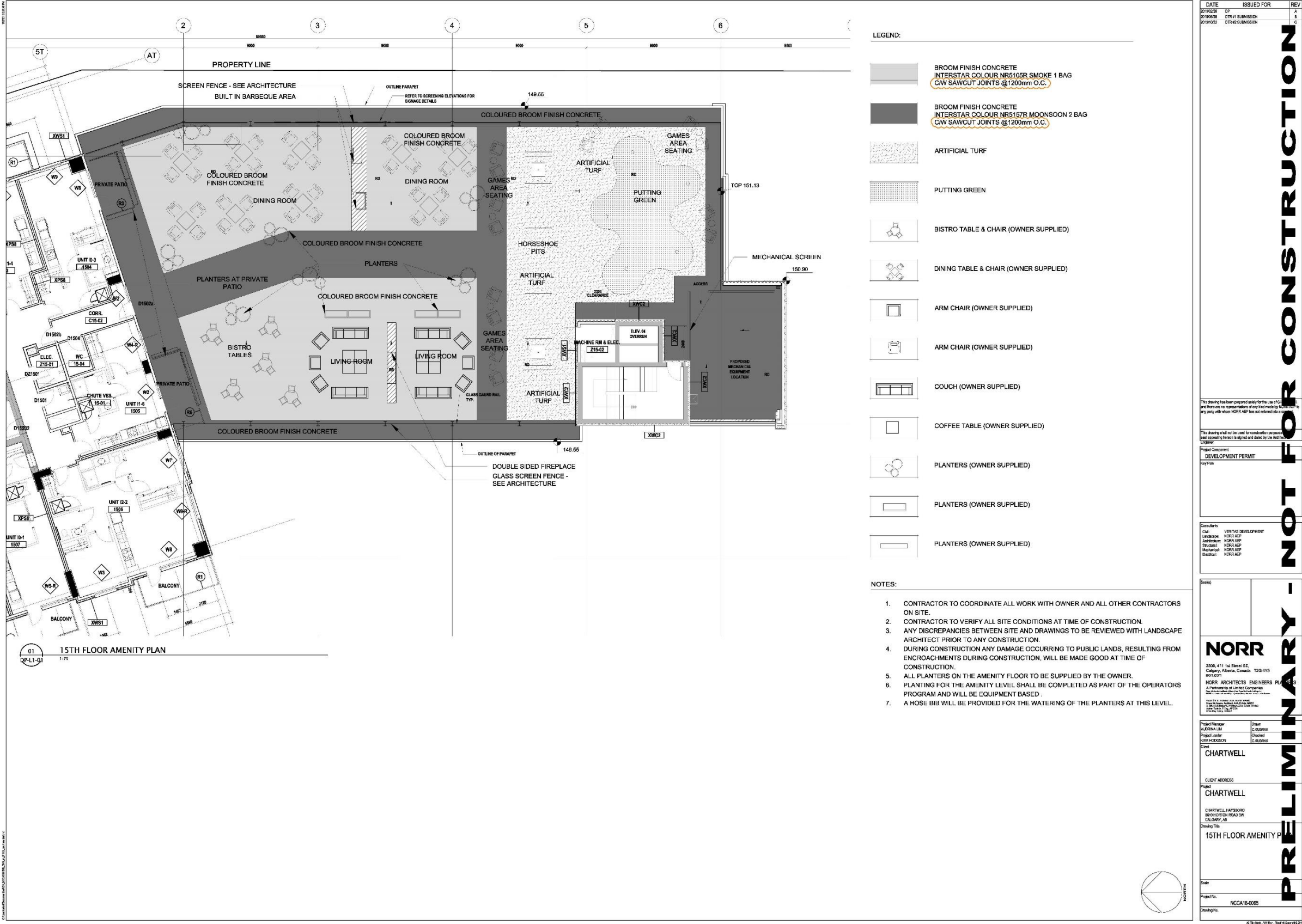


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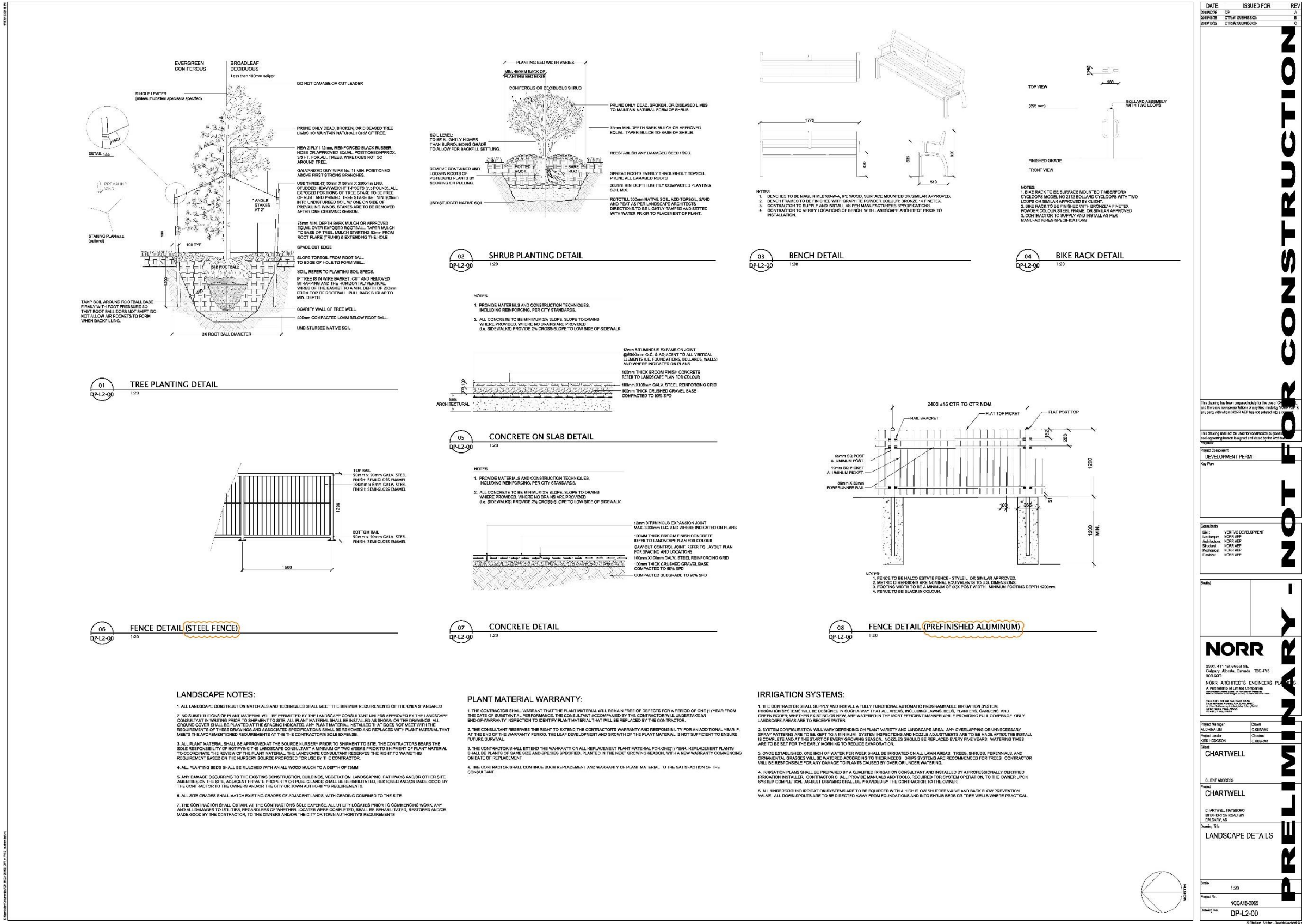


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