

Applicant Submission

2020 January 21

Introduction

Northland Properties Corporation (“Northland”) is pursuing a multi-family residential development on the parcel located at 523 73 Avenue SW in the community of Kingsland. To facilitate the development of their intended project, Northland proposes to re-designate the parcel from the current Direct Control (DC) land use district DC-77Z2004, to a Multi-Residential - High Density Low Rise (M-H1) land use district under the current Land Use Bylaw 1P2007.

Site Context

Northland Properties Corporation is proposing to develop a multi-family, luxury rental apartment development at 523 - 73 Avenue, SW in the community of Kingsland in Calgary, Alberta. The parcel is accessed via 73 Avenue SW, which terminates at the parcel entrance. It is surrounded by a mix of residential densities, with low and mid-rise residential buildings to the north and east, and single-family residential properties across an existing city back lane, located to the west. Positioned immediately to the south is the Calgary Board of Education Kingsland Centre. The site is approximately 2.33 acres (net site area) in size and is currently an open, undeveloped, grass field. Immediately to the north exist multiple 3-storey and a 5-storey multi-family residential apartment building well set back from our property line. Immediately to the east is an existing open grass right-of-way providing future access to the School Board’s Kingsland Centre site located to the south of our property, with multiple 3-storey multi-family townhouse buildings directly adjacent to the School Board right-of-way to the east.

Current Land Use [Direct Control (DC) 77Z2004]

The current land use of the parcel is a Direct Control, Bylaw #77Z2004. This bylaw stipulates that the land use shall be a comprehensively designed apartment development only, and is based on the RM-4 Residential Medium Density Multi-Dwelling District Land Use (RM-4). This outlines a maximum height of 3 storeys not exceeding 9m at any eaveline.

The Density Multi-Dwelling District shall apply to permitted uses, and the Discretionary Use Rules of the RM-4 Residential Medium Density Multi-Dwelling District shall apply to Discretionary Uses, with the exception of the following:

» Maximum density of 141 units. » Building height ranging from 5 stories to 7 stories. » Minimum of 1.65 stalls per unit (including visitor stalls). » Access to the site from 73 Ave SW only.

The RM-4 Residential Medium Density Multi-Dwelling (Land Use Bylaw 2P80) outlines “the provision for a variety of residential dwellings in low profile form in a medium density range.”

Proposed Land Use [Multi-Residential - High Density Low Rise (M-H1 F2.0 H22)]

This application proposes to re-designate the parcel to Multi-Residential - High Density Low Rise (M-H1) with an FAR modifier of 2.0 and a height of 22m. This land use designation allows for the parcel to function as a multi-residential building, while creating a form architecturally sensitive to its neighbours.

An M-H1 designation will contribute to the diversity of housing options offered in Kingsland, promoting the Kingsland Community Plan goal of a diverse housing stock in the community.

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Planning Rationale

The approval of this application will facilitate the development of a new multi-family residential project that will contribute to the ongoing evolution of Kingsland into a complete inner-city community. The development will maximize the potential of this underutilized site, providing housing options for future residents in close proximity to transit, shops, services and local amenities and green spaces. The proposed M-H1 land-use designation will maintain the multi-residential development intent of DC- 77Z2004, and bring it into conformance with the current land use by-law 1p2007. This land use designation will also enable the parcel to be developed in a contextually respectful way that promotes the goals of the Kingsland Community Plan.

Parcel Proposal

Northland proposes to develop the site with a new 210 unit, six-storey, luxury rental apartment building, complete with interior and exterior residential amenity spaces, below grade and surface parking and a mix of exterior landscaped areas. The proposed development will be a contemporarily-styled, high quality development, designed to add to the Kingsland Community's already existing sense of community pride and will further help to develop and enhance the identity of the Kingsland Community. The proposed multi-family building will have a maximum of 16,060 m² of total floor space distributed over six above-grade floors. Northland is committed to creating a well-designed building that meets the needs of the community, is aesthetically attractive, integrates with the surrounding area, residences and commercial buildings, and that recognizes the site's important location.

Site Concept + Design Principles

The intent for this development is to provide a high-quality, architecturally designed, prominent, vibrant, safe and sustainable, multi-storey building form which will enhance the already established urban character of the area.

This development will comprise a mix of luxury rental residential units, and amenity spaces which will have a concentration and arrangement of uses that effectively respect the neighboring sites and their uses while encouraging appropriate transitions with adjacent sites. The project's high-quality contemporary form of development and materials will reflect a balance and blending of the site's multi-family and single-family residential context to create a positive community image along the streetscape as well as throughout the entire site.

Given the limited street frontage along 73 Avenue SW and in keeping with the orientation of the site, the bulk of the 6-storey building's massing has been placed parallel to 73 Avenue SW to maximize physical setbacks to the single family and multi-family residential buildings to the north, west and east sides of the site. Additionally, the mass of the proposed multi-family building has been set back substantially from the School Board building to the south to ensure maximum privacy for the residents of the new development as well as to maximize exposure to sunlight for the south facing residential units and to the south facing proposed outdoor landscaped amenity areas. With the proposed building location and massing, overshadowing of the adjacent single family and multi-family developments has been minimized.

Further, the east-west orientation of the building presents a minimum massing exposure to both the closest single-family residents to the west and to the multi-family residential buildings to the east. The proposed building's east-west orientation allows vehicular access to the site to be contained entirely off of 73 Avenue SW to the northeast which minimizes vehicular impacts generated by this development on the surrounding single-family and multi-family developments. The main, centrally located, entrance to the building, will be positioned on the north side of the building to provide direct vehicular pickup and drop-off as well as providing pedestrian connections to 73 Avenue SW. An additional secondary, centrally located, entrance will also be located on the south side of the building in close proximity to the available parking and the exterior outdoor landscaped amenity areas. On-site vehicular circulation will allow looped, easy,

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convenient access to both the north and south pedestrian entries as well as free circulation around the building and the entire site for both residents' and fire department vehicles. Consistent with the surrounding developments, the proposed building has been set back from the street and adjacent properties with landscaped buffers incorporating a variety of landscape features comprised of primarily native species. Given the high visibility of this site in this residential neighborhood, it is intended that garbage and recycling facilities will be located at the northwest corner of the site adjacent to the existing City laneway to the west and the landscaped buffer of the adjacent property to the north in an enclosed structure visually screened with substantial landscaping from all adjacent uses.

Character + Built Form

Simplicity, and clean lines will define a contemporary tone in our proposed building, while maintaining a sense of warmth and refinement through the use of texture and pattern. Our building will exude a sense of refinement no matter how brief or lengthy a residents' stay may be.

Taking advantage of the existing site geometry, the proposed development will be carefully sited and designed, perpendicular to the public street, to enhance the public street realm, visibility to and from the proposed building, on-site amenity spaces and pedestrian and vehicular routes both on and off the site.

The proposed building will have varied and articulated principal building facades and will have incorporated architectural elements to provide visual interest, divide long wall facades and to focus attention to building entries. The proposed building's appearance will include articulated facades facing both the public streets and the site's interior. The building will have a high level of architectural detailing which integrates the surrounding building's aesthetic, materials and character leaving no unconsidered blank walls within the development.

The developed site will have a high quality of landscape design along the street edge and within the property that promotes pedestrian-friendly and visually attractive spaces consistent with the surrounding existing developments.

Principal and secondary building entries have been located at grade and are easily accessed from public street sidewalks, internal pedestrian walkways, and associated resident and guest parking areas.

The building's principal entrances will all be emphasized through the introduction of feature building elements, decorative canopies, exterior material changes, as well as the building's articulation and massing.

Landscape and Urban Design

The interface of the proposed building with the public realm will be a significant component of this project for both the city as well as for the building. The proposed design will aim to contribute to the vitality of the area by enhancing the streetscape through the use of high-quality materials, site elements, feature permanent native and seasonal plantings.

Landscaping will be used to enhance the overall aesthetic qualities of the development with a high-quality design combining both hard and soft landscape elements.

Landscape areas will be used as a screen or buffer to address the interface with publicly accessible or visual areas of the site as well as with the interface between the site and the adjacent residential buildings.

Landscape islands throughout the parking lot will be used to identify, reinforce and connect pedestrian routes, separate roadways from parking areas, define edges, and to visually and physically divide large parking areas into smaller sections.

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Tree and shrub planting will be carefully chosen to be native to the area and tolerant to urban conditions, with these landscaped areas located with consideration for visual surveillance to and from the building and the parking areas, to avoid the creation of potential safety concerns.

A combination of deciduous and coniferous species will be used to provide interest throughout the year as well as to provide both vertical and horizontal accentuation within the parking areas, along the street interface and up against the base of the proposed building.

In addition, decorative flowering deciduous and coniferous shrubs and plantings will be used within the site to accentuate entrances, hide exposed foundation walls, and will be used at feature monument signage locations.