

BELTLINE ARP SITE-SPECIFIC AMENDMENT APPLICATION

PLACE 10

RESIDENTIAL DEVELOPMENT



APPLICANT'S SUBMISSION

DECEMBER, 2019 | PROJECT #: 19044

EXECUTIVE SUMMARY

PROJECT BACKGROUND

This project, more than most others, has a complex planning history and an extensive design and construction background. Starting in 2012, design began on 2 office towers, with development permit being submitted in 2013. In addition to this, a +15 bridge was also designed and submitted for DP in 2014. All DP applications were approved and with the release of the East tower DP, construction began in 2014.

The project was under construction until economic conditions forced the project to pause. In fall 2019, efforts were re-started with a view to re-purposing the building to a residential-focused use.

The current program totals 864 residential units, distributed across 2 towers. The East tower has significant design limitations due to the previously constructed portion. The design intent is to, where possible, minimize any demolition, while effectively utilizing as much of the pre-existing structure as possible.

Thus far in the design process, the City of Calgary have been supportive of efforts to quickly re-start construction and have indicated a desire to provide assistance with expedited permitting processes. The project team are having ongoing discussions with City officials in order to understand the ability for City Administration to support the proposed expedited construction and permitting schedule. There has been agreement that, due to existing construction and design on the site, that all permits can achieve some increased efficiency.

DEVELOPMENT OVERVIEW

This development is a high rise residential project of approximately 864 units proposed within two towers between 4th and 5th Streets along the South edge of 10th Avenue SW. The towers are integrated with a continuous urban podium across the site with a high quality mix of spaces and uses for the residents and community.

The East tower has a program of 403 units, and has a FAR of 8.77. The West tower has 461 units and has a FAR of 10.24. Both towers share a singular vehicular entry point and adjoining below grade parkades provide parking for the project.

ARP AMENDMENT REQUIREMENT

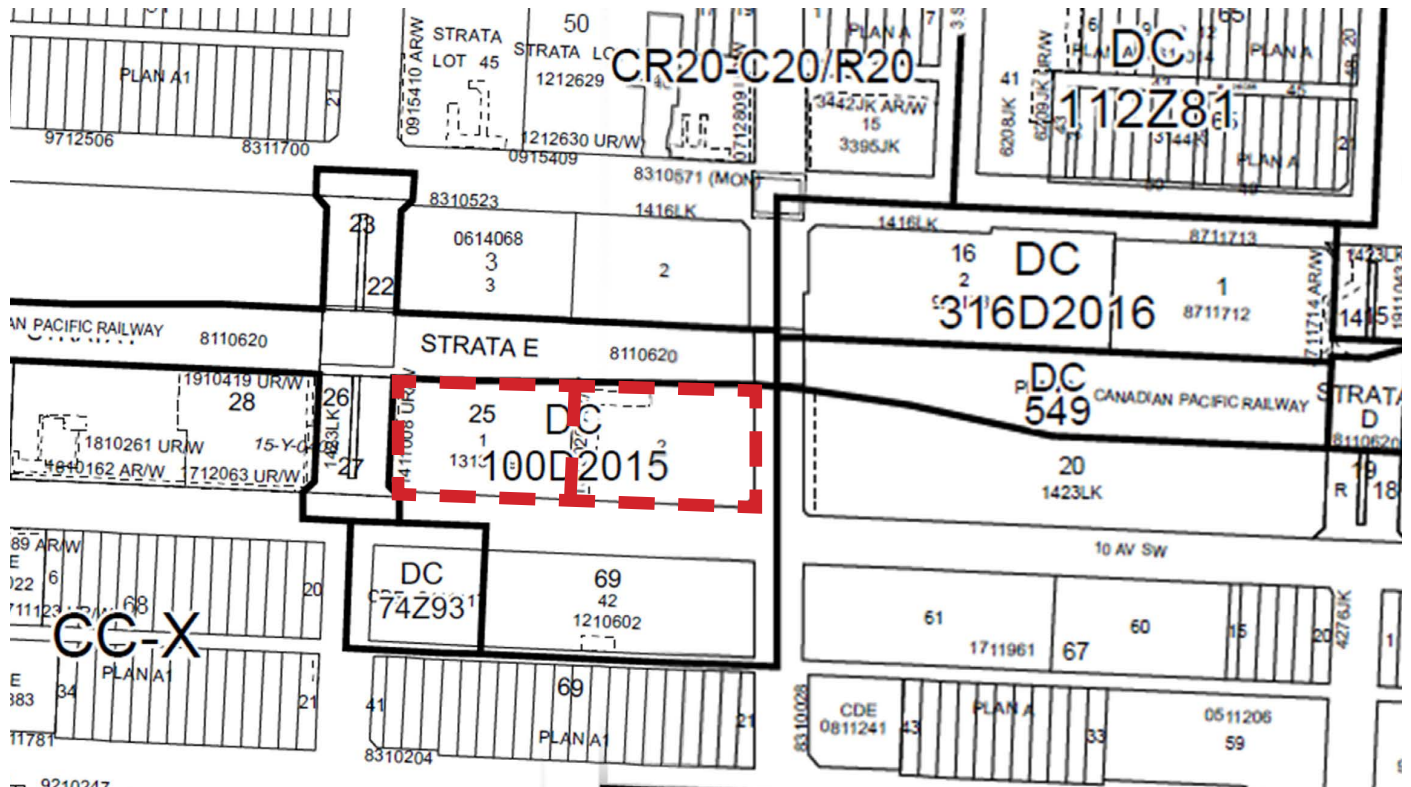
It has been determined by the design team, due to the challenges of working with existing construction on site, that an increase to the maximum floorplate size would be required, beyond what is permitted by the current Beltline ARP. The ARP dictates that there is currently a GFA limit of 930m² on floorplates, in a tower scenario, above 36m in height.

The building has been developed, as efficiently as possible, around the existing office core and understanding various drivers for unit sizes and market conditions, along with an understanding for efficient construction methods. Given the current economic conditions and the existing nature of the site, a slight adjustment is required to the 930m² limit. A 985m² limit would allow the sites to be developed into a comprehensive residential mixed use development.

Both parcels of land that comprise the Site are impacted by the previous construction efforts. Construction efficiencies, necessary for the viability of the project, dictate that the towers should be near-identical in nature and, thus, the floorplate size relaxation is being requested on both parcels. The applicant is requesting that a site-specific ARP amendment be approved that would allow this minor revision in order to facilitate the full development of the block.

There are further details contained within this document that reference the Beltline ARP and how the proposed design meets all of the ARP's statements of intent relating to planning, massing, design and pedestrian realm standards. The applicant is confident that the illustrations of the proposed development will satisfy the approving authority that this requested amendment is in the best interests of the community.

BYLAW AND ZONING



ADDRESS:

MUNICIPAL

524, 538 10 Ave. SW

Calgary, AB

LEGAL:

Lot 1,2 Block 25, Plan 1313019

ZONING

DC 100D2015

Based on CC-X, modified to allow 'restaurant - medium' use.

DENSITY

Site Area: Total: 7,521m² (east 3,870m², west 3,651m²)

Base 5.0 FAR (+3.0 Residential)

Density above 8.0 FAR to be bonused by provisions contained within CC-X guidelines in 1P2007.

PROJECT SPECIFIC ARP COMMENTARY

In evaluating the merits of this application, the developer has considered the development as it relates to the overall intent of the Area Redevelopment Plan: Part 1, while requesting a slight relaxation to a given floorplate size. Some commentary has been provided on compliance with various sections of the ARP, with further detail being expanded upon in relation to section 6.3.6 - Buildings.

It can be seen from the below that the proposed project meets and exceeds the intent of the ARP across all areas, with the sole exception of a minor adjustment to the maximum floorplate area allowable. While these items often relate to the proposed project, which has its own, separate, Development Permit process, the applicant believes that as this is a Site-Specific amendment application, the project design provides relevant background for the approving authority.

2. VISIONS AND PRINCIPLES

This portion of the ARP details the desire for quality developments while providing appropriate levels of density throughout the Beltline area. The proposed development wholly meets these guidelines and the applicant strongly believes that the project will not only meet and exceed the vision and principles, but could become a catalyst for further development in the area.

In particular, section 2.2.9 notes:

Where existing City standards or processes are determined to be barriers to the implementation of the Vision and Principles of this Plan, efforts shall be made to seek creative solutions. This may include making amendments to this Plan.

The applicant is of the opinion that this particular project falls into the category of the above statement and, rather than seeking to amend the overall ARP guidelines, is asking for a Site-Specific amendment that deals with allowing the proposed project to proceed in order to meet the Vision and Principles of the ARP.

3. PLANNING FOR NEIGHBOURHOODS

Within this section, the ARP speaks to a desire to increase population, support and create employment, while providing required amenities and services and understanding the changing nature of physical infrastructure within the district.

The project is part of the Connaught Centre neighbourhood, and significantly sits on the 10th Av corridor, adjacent to both the 4th and 5th St. underpasses. This prominent location serves a gateway to downtown and a significantly dense development here would create and support a transition between the Beltline and Downtown.

The mixed use nature of the proposed development (2 floors of retail and 2 residential towers) would support and improve the local economy and it is expected that the residential use would drive some increase in small-medium commercial uses, not only directly on the site, but among the surrounding blocks also.

4. LAND USE CONCEPT

The proposed development complies wholly with this portion of the ARP. All requirements specific to residential uses have been met; amenity space, access, bicycle provisions, and waste and recycling operations have all been met and will be approved as part of the accompanying Development Permit application.

The most applicable section is 4.3.2 which details requirements for Urban Mixed Use areas. The proposed development, which this ARP amendment will support, fully meets and exceeds all of these requirements and objectives and will be a welcome and successful addition to the Mixed Use tapestry in the Beltline.

5. DENSITY

As defined in the ARP, the development site sits within Density Area C, which is the highest density area of the district, directly adjacent to Downtown. The project proposes to comply with all Bylaw zoning requirements relating to

density, and provide density bonusing where required in line with Bylaw incentive items that are reiterated in the ARP document.

Again, the proposed development that this ARP amendment will support provides appropriate Density and will meet the intent of the overarching ARP intent to provide adequate density with appropriate uses.

6. BELTLINE PUBLIC REALM

While the applicant is intending to provide 860+ residential units, they are also aware that a project of this scale has a significant impact on the public realm and the experience along the 10 Av corridor. There are broad and varied elements within this section of the ARP, but the applicant believes that they continue to meet the vision and intent of the ARP.

This portion of the ARP is quite comprehensive and deals with a number of policies and guidelines. While the applicant does not feel it is required to detail each and every area, it is to be noted that the proposed project will comply with all areas of intent and the Development Permit process associated with the project will ensure that these policies are met. It is also of note that the developer intends to not only meet, but exceed minimum standards for many public realm interfaces.

There is further, more detailed explanation of how the proposed buildings meet the intent of this section (particularly section 6.3.6 - Buildings) in the following pages.

7. TRANSPORTATION

The proposed development ties in with the anticipated transportation improvements in the vicinity. By providing an increased number of tenant bicycle stalls and accommodating all mixed modes (such as scooters, bicycle rental etc.) it is hoped that the proximity to the existing bicycle lane on 5th St. and the potential future bicycle lane along 10th Av. will result in increased success for the bicycle network in Calgary.

Proximity to current and future LRT is also appreciated and understood by the applicant, and the density proposed will result in usage of public transit.

It is anticipated that the combination of these elements will lead to reduced vehicular traffic (than typical), particularly at peak hours as mixed mode transport and pedestrian commuting takes over from the single-vehicle option.

8. CHARACTER AREAS

The subject parcel lies directly in between the Design District and the Warehouse District, as defined in the ARP. Whilst not within either character area, the development proposes to take cues from each in order to provide a transition between the districts. The nature of the site allows the functional objectives from the Design District to be met, while some material choices (brick, wood, etc.) will reference the Warehouse District and its particular character, providing an ideal interface between two distinct character areas.

9. HISTORIC RESOURCES

There are no Historic Resources on the subject Site.

10. COMMUNITY AND SOCIAL DEVELOPMENT

As per the guidelines in this section, a strong emphasis has been placed on universal accessibility and public safety. The development has been developed with the input of an accessibility consultant and a CPTED review has been undertaken, highlighting no concerns with the project design.

11. IMPLEMENTATION

The significance of the project site is such that there are a number of City-led initiatives in the vicinity. The applicant would welcome involvement in these as a key stakeholder.

To date, meetings have taken place with the 5th St. underpass team from Urban Strategies in order to discuss opportunities for integration between the public and private developments, in terms of both the finished design and also timely integration of construction activities to minimize disruption and provide a high quality design solution. This is the kind of cooperation and understanding that the applicant believes will lead to the success of the Beltline as a whole, and wishes to create a precedent for a cooperative process between public and private projects.

ARP SECTION 6.3.6 - BUILDINGS

The Beltline ARP contains guidelines for evaluating relaxation requests related to various floorplate maximums. The planning rationale centres on 4 particular statements (see extract below).

It is the applicant's position that the proposed development meets and exceeds all of these requirements and, thus, are requesting approval of the proposed ARP amendment.

While this document focuses on the criteria laid out for permitting relaxations to the floorplate size restrictions, the applicant strongly believes that the proposed development meets and exceeds all other relevant design policies outlined in section 6.3 of the Beltline Area Redevelopment Plan.

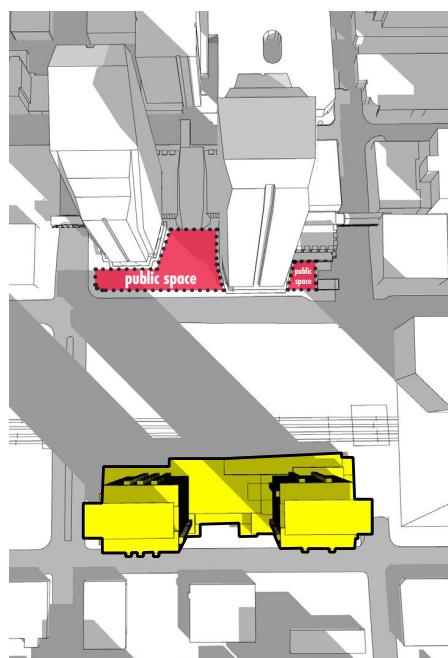
Should further explanations be required, the applicant would be happy to provide additional commentary in this regard.

BELTLINE ARP FLOORPLATE SIZE RELAXATION EVALUATION CONSIDERATIONS:

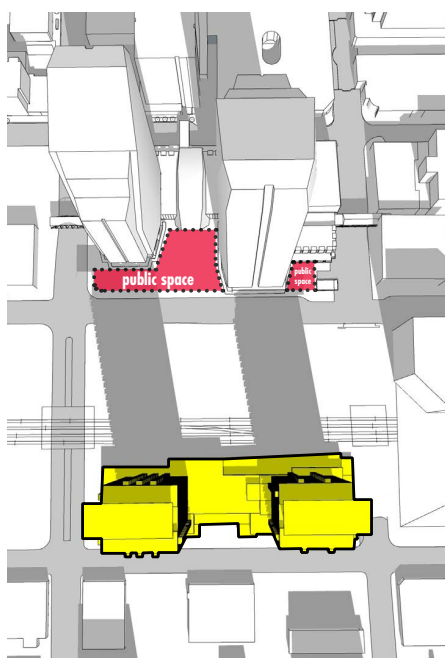
- **Shadow casting impacts** on the public realm and the need to provide adequate light penetration to adjacent buildings;
- The ability to achieve a 24 m **tower separation** from existing or future development on adjacent sites;
- The ability to use building **orientation, shape and massing** to mitigate any negative impacts; and
- The cumulative **building mass impact** given the potential “build-out” of the block.

*guidelines extracted from Beltline Area Redevelopment Plan:
Part 1 (section 6.3.6, pp58-59)*

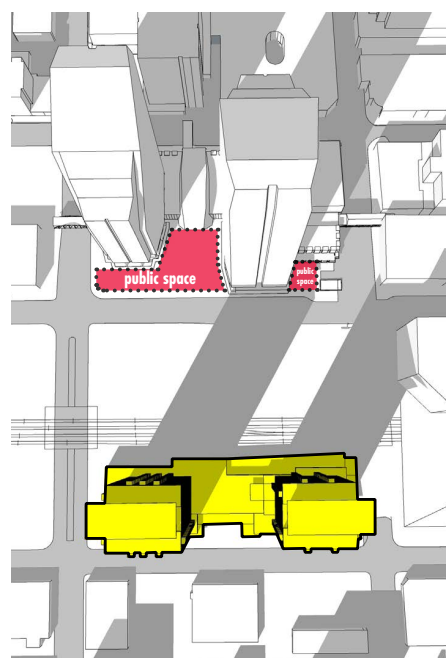
SHADOW CASTING



September 21 11:00am



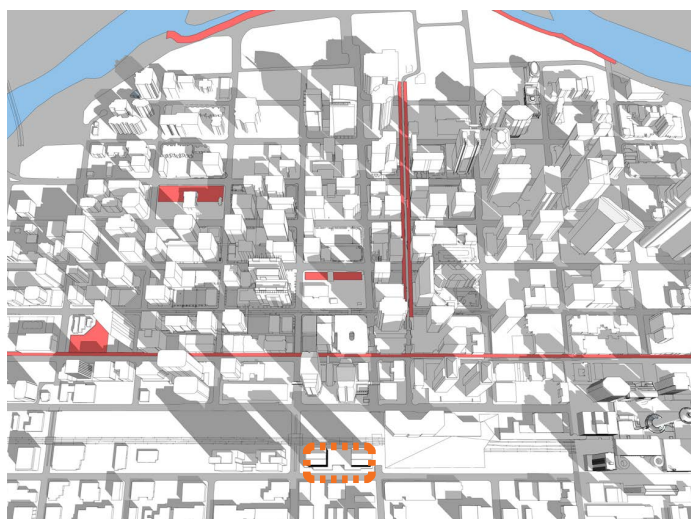
September 21 1:00pm



September 21 3:00pm

The applicant confirms that **this redevelopment will not impact or cast shadow on any of the City-mandated Shadow Protection Areas**, including but not limited to: Stephen Ave, Courthouse Park, Barclay Mall, Mewata Armory or other publicly protected spaces in the vicinity. See diagram below for highlighted Bylaw shadow protection zones.

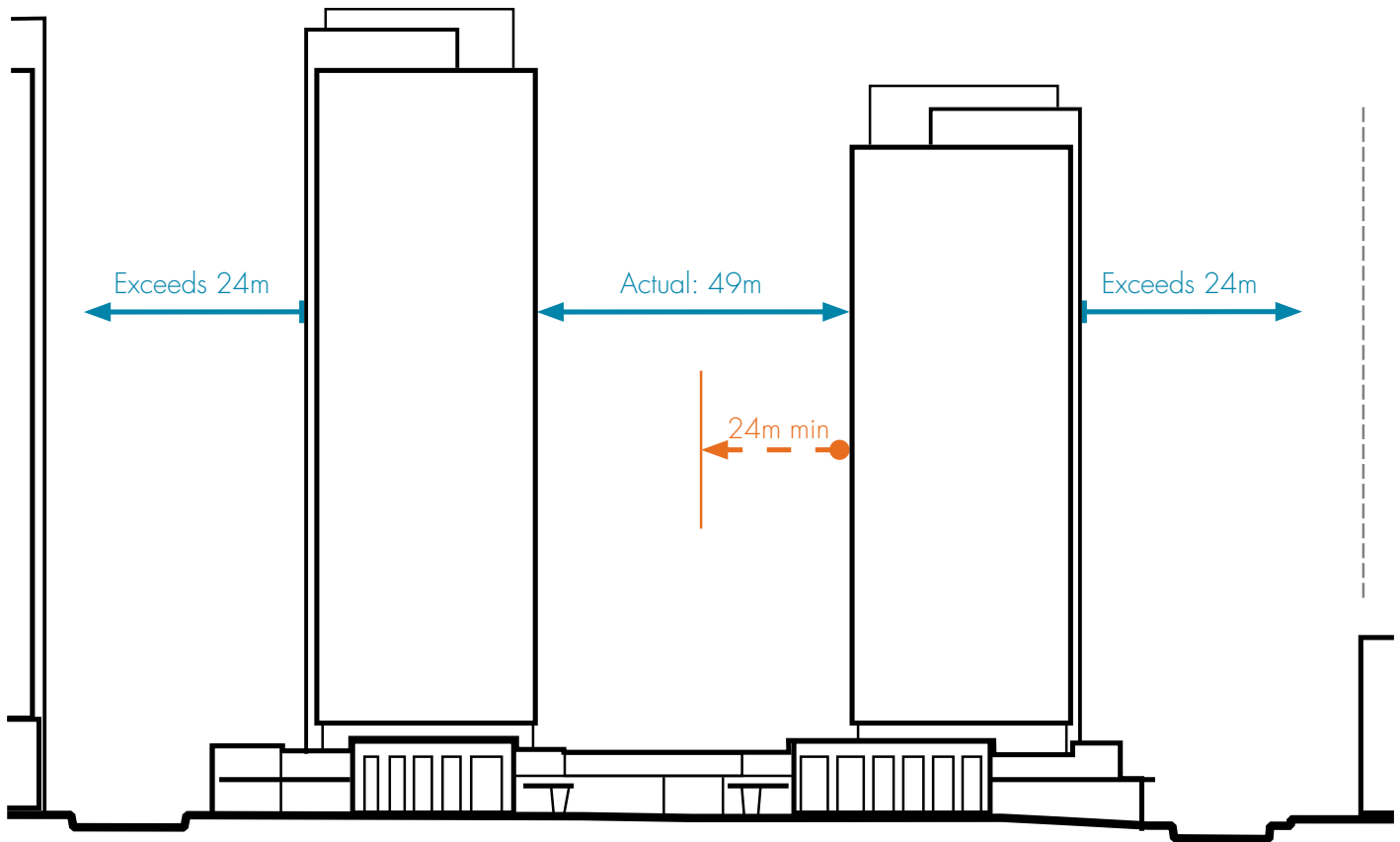
Additionally, the shadow diagrams shown above intend to illustrate the shadow casting impact of the towers on any neighbouring public spaces nearby. The applicant understands the importance of the plaza and open spaces at Eighth Avenue Place, to the North of the subject site and while not protected under Bylaw, there is still minimal impact from a shadowing perspective.



shadow diagram - Sept. 21, 11:00am

It can be seen that there is minimal impact on the south-facing open spaces. Also of note is the fact that the shadows cast from the towers are very slender in nature. This ensures that throughout the course of the day, the cumulative impact of any shadows are minimized, i.e. any area in shadow will be in sunlight shortly after as the shadows move throughout the day.

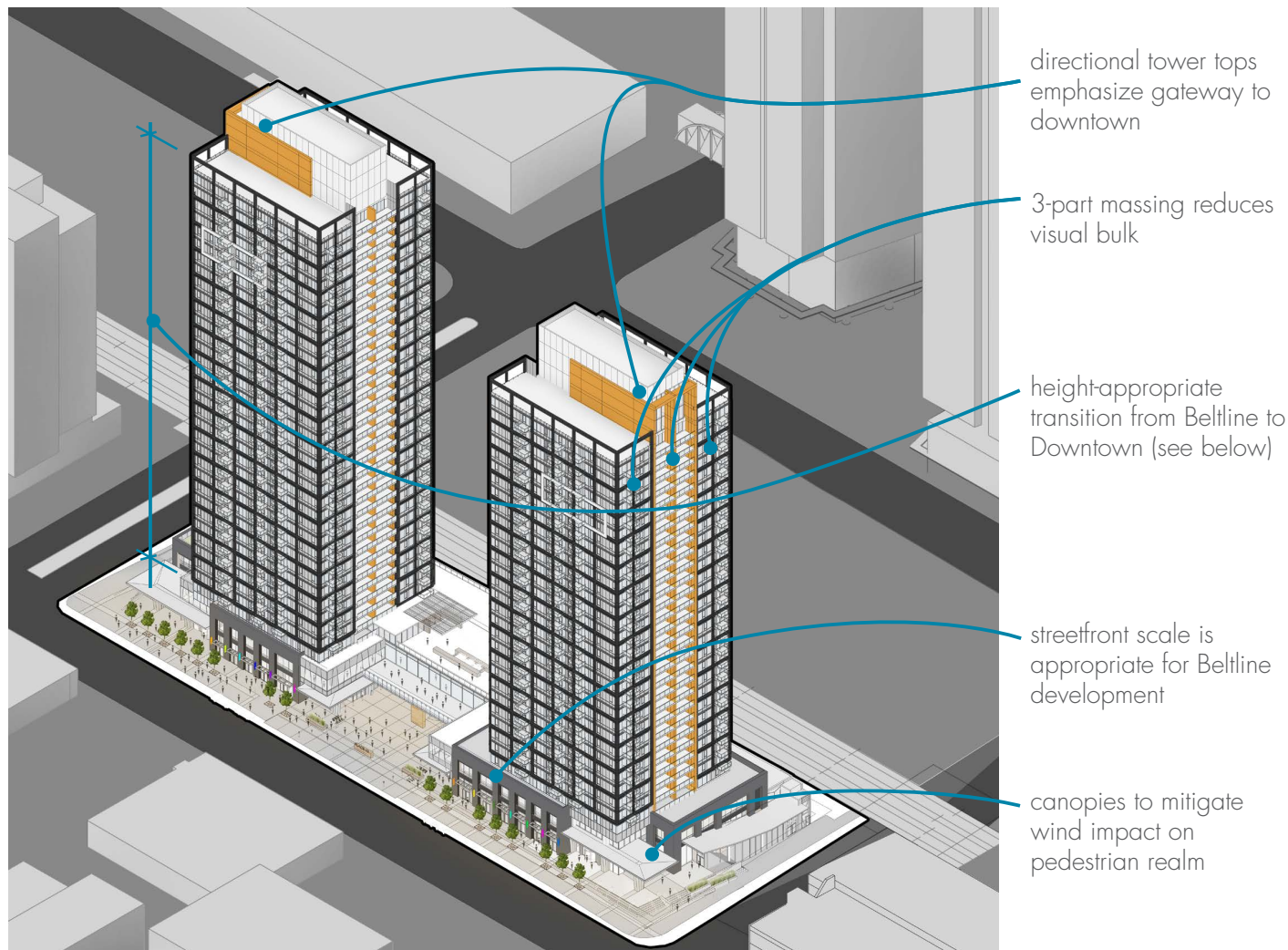
TOWER SEPARATION



The above diagram of the proposed tower elevations shows how **the proposed development greatly exceeds the ARP, Policy and Bylaw minimum of 24m.**

In the case of this development, a separation of 49m has been achieved, allowing a substantial amount of increased sunlight penetration to the North and views between the towers from the street and neighbouring buildings, both to and from downtown. This effect will benefit both the site to the North (for any future developments) and also the 9th Avenue public realm. Additionally, the 49m separation will create comfortable and well spaced multi-residential development while still providing an appropriate level of density across the site.

ORIENTATION, SHAPE AND MASSING

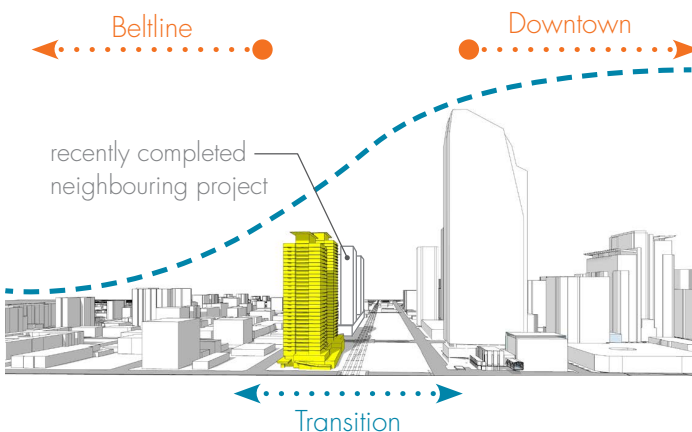


The tower massing diagram shown here depicts how the 980m² floorplate has been manipulated in order to mitigate any negative impacts in terms of aesthetics and public realm experiences.

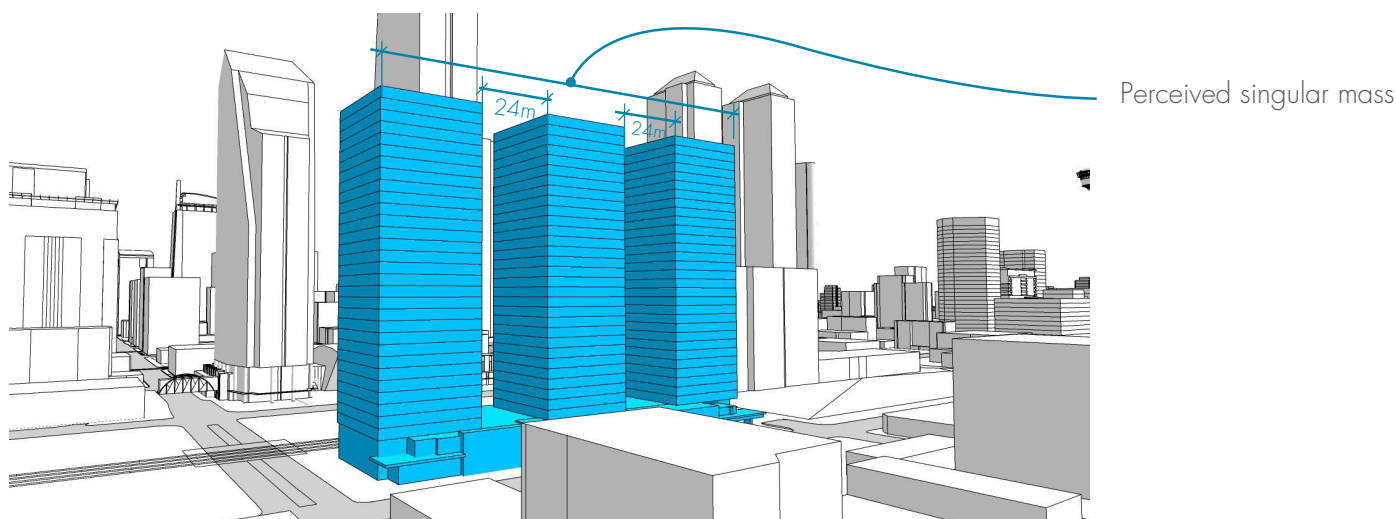
Also illustrated, below, is that the the 30+ storey residential towers are a height-appropriate transition from the Beltline area to the more densely developed Downtown.

In terms of massing design, the towers have been visually divided into 3 distinct vertical elements, which reduces any perceived visual bulk. Contrasting central spines orient East and West in order to emphasize the 'gateway' condition that is evident on this site. These elements extend higher, past the tower body and articulate as a skyline feature. Lighting will be used to articulate these elements, in line with City policies.

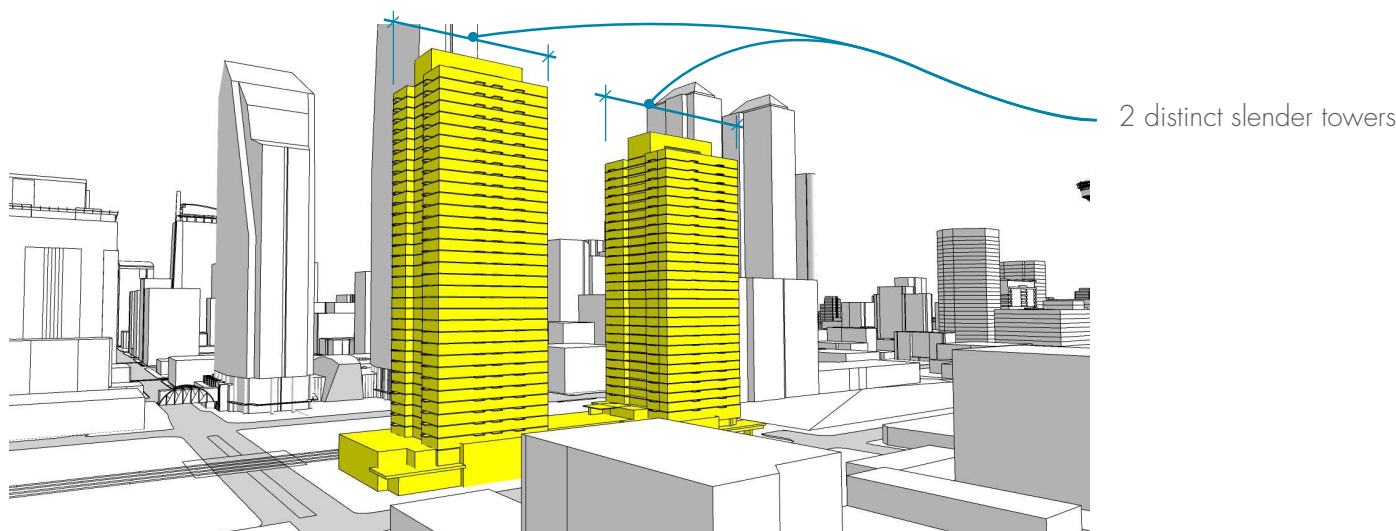
In terms of pedestrian scale, the 2-storey streetfront scale with varied expression is appropriate for the Beltline area. the building heights are appropriate both at the City scale (i.e. tower height) and at the pedestrian level.



BUILDING MASS IMPACT



Potential build out - 3 towers, 930m² floorplates, 24m tower separation - *Meets Bylaw and ARP*



Proposed massing - 2 towers, 980m² floorplates, 49m tower separation - *Slight relaxation to floorplate size*

The above diagram illustrates the **reduced building mass impact** with the proposed 2 tower development, when compared to a potential 3-tower option that meets all ARP and bylaw requirements. It can be seen that the proposed massing (yellow diagram) is far more favourable than a 3-tower development (blue diagram). The reduced visual impact of the 2 slender towers is beneficial for sightlines and sunlight penetration, while also ensuring the residential suite comfort and privacy exceeds a minimum standard and provides high quality, livable suites. Sightlines and sunlight penetration is improved not only between the buildings, but also from the residential units themselves, which the developer sees as an extremely important aspect for a project of this scope.