

# CALGARY PLANNING COMMISSION EAST VILLAGE COURTYARD

DP2015-4974

MAY 7, 2020 | PROJECT: 14045





# 1 | EXECUTIVE SUMMARY

## COMPREHENSIVE SITE DEVELOPMENT

The East Village Courtyard Project is located in Calgary's East Village, within its neighbourhood centre area, and is directly adjacent C-Square Park. The existing conditions and aspirations for the site have led to a comprehensive design solution that examines, and is reflective, of the site's important role within the urban fabric and over arching vision for the East Village.

The proposed project comprises a phased development of four phases within a comprehensive masterplan vision for the block. In order to realize the unique vision for the block a masterplan was created and in time a comprehensive Development Permit (DP) process was pursued. The scope of this comprehensive DP provides certainty of the use and density while also proposing a detailed plan for the design of the site which will benefit the public and contribute to the animation of the neighbourhood. As the development advances, future phases will be required to provide complete detailed Development Permits. Phases 1, 2, and 4 propose residential buildings, while phase 3 proposes a mid-rise commercial office building. This vision aims to further the diversity of the neighborhood with a mixed-use development combining high-rise and mid-rise structures. This will achieve the objectives of the East Village Area Redevelopment Plan (ARP) as well as create both a unique urban environment and sculptural landscape experience.

## TIMELINE

### Spring 2015

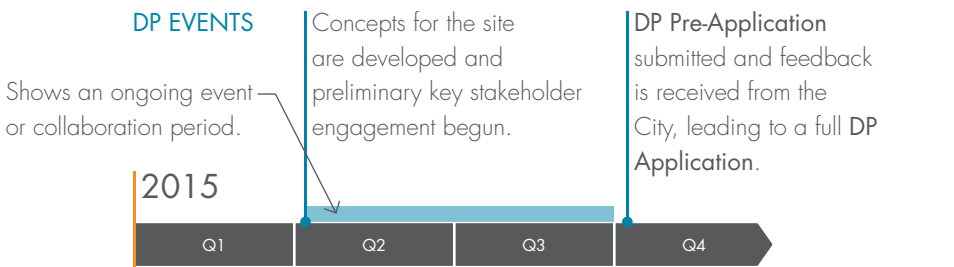
Concepts for the site are developed and preliminary engagement with key stakeholders take place.

### Fall / Winter 2015

A Development Permit (DP) Pre-Application is submitted. Following feedback from to the City, and further key stakeholder engagement, a complete DP application is made for the north half of the block with reference to the masterplan vision for the block.



Aerial of Calgary's East Village Looking North | August 2017



## HORIZONTAL MILESTONE TIMELINE



Spring / Summer 2016

The DP Detailed Team Review (DTR) 1 is completed by the City's Corporate Planning Application Group (CPAG) and comments are circulated. It is determined that in order to realize the Applicant's comprehensive vision for the site and to enable purchasing of the lane, a land use change to Direct Control (DC) district based on CC-EIR is required.

As a result of a change in the market, efforts on the office building application shifted to residential buildings and planning of the entire site.

An Land Use Redesignation Pre-Application is submitted and while awaiting feedback the Applicant participates in meetings with key stakeholders; CMLC, Ward 7 councillor, CPAG, and the Calgary's Urban Design representatives.

Fall 2016

A full LOC application is submitted to the City simultaneously with the DP DTR1 applicant response. The DP DTR1 includes full details for the NW (office) and NE (residential) buildings.

Winter 2016 / 2017

DP DTR2 and LOC DTR1 comments are circulated. Administration is partially supportive of the proposed redesignation and development, however there are difficulties related to density phasing, subdivision, bonusing, and site servicing.

Spring / Summer 2017

Extensive collaboration between the Applicant and many City departments is required to solve difficulties related to density phasing, subdivision, bonusing, and site servicing.

Fall 2017 to Winter 2017 / 2018

Administration and the Applicant reach agreement on a preferred development direction which provides certainty of use, density, public realm, and phasing. The development will forgo fee simple subdivision in favour of consolidation of title followed by subdivision by strata. Administration circulates a modified CARL list which lays out the comprehensive DP requirements.

Spring 2018

With the agreed upon LOC framework and DP requirements in place, the LOC DTR3 and comprehensive DP DTR2 applicant responses are submitted. Detailed DP drawings for the NW and NE buildings were removed from the comprehensive DP requirements.

Summer 2018

The DP DTR3 comments are received, the Urban Design Review Panel (UDRP) process is completed, and the DP DTR3 applicant response submitted. The phasing is revised due to the local economic situation, with the first phase being the south-west residential building. The LOC application issues are largely resolved, with minor revisions to the DC Bylaw ongoing.

Fall 2018 to Winter 2019

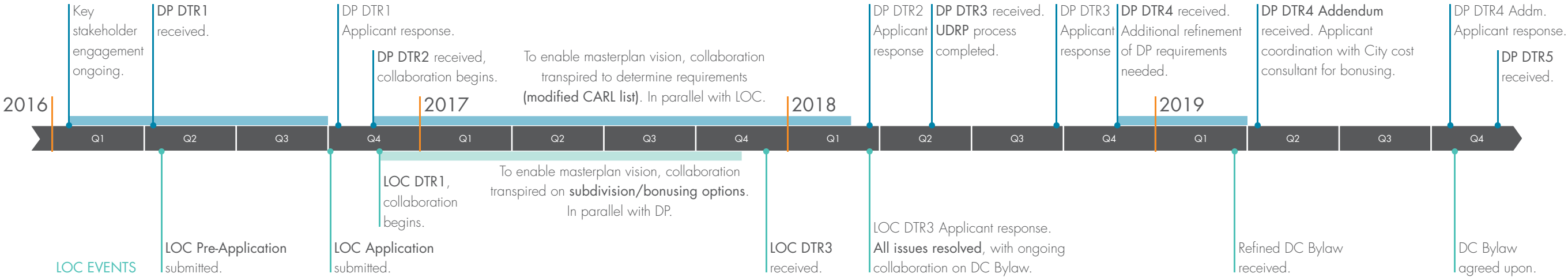
The DP DTR4 comments are received. In order to enable the revised phasing, meetings with the Applicant and Administration are required to clarify requirements and enable the comprehensive DP to proceed with future detailed DPs for all phases to follow.

Spring / Summer 2019

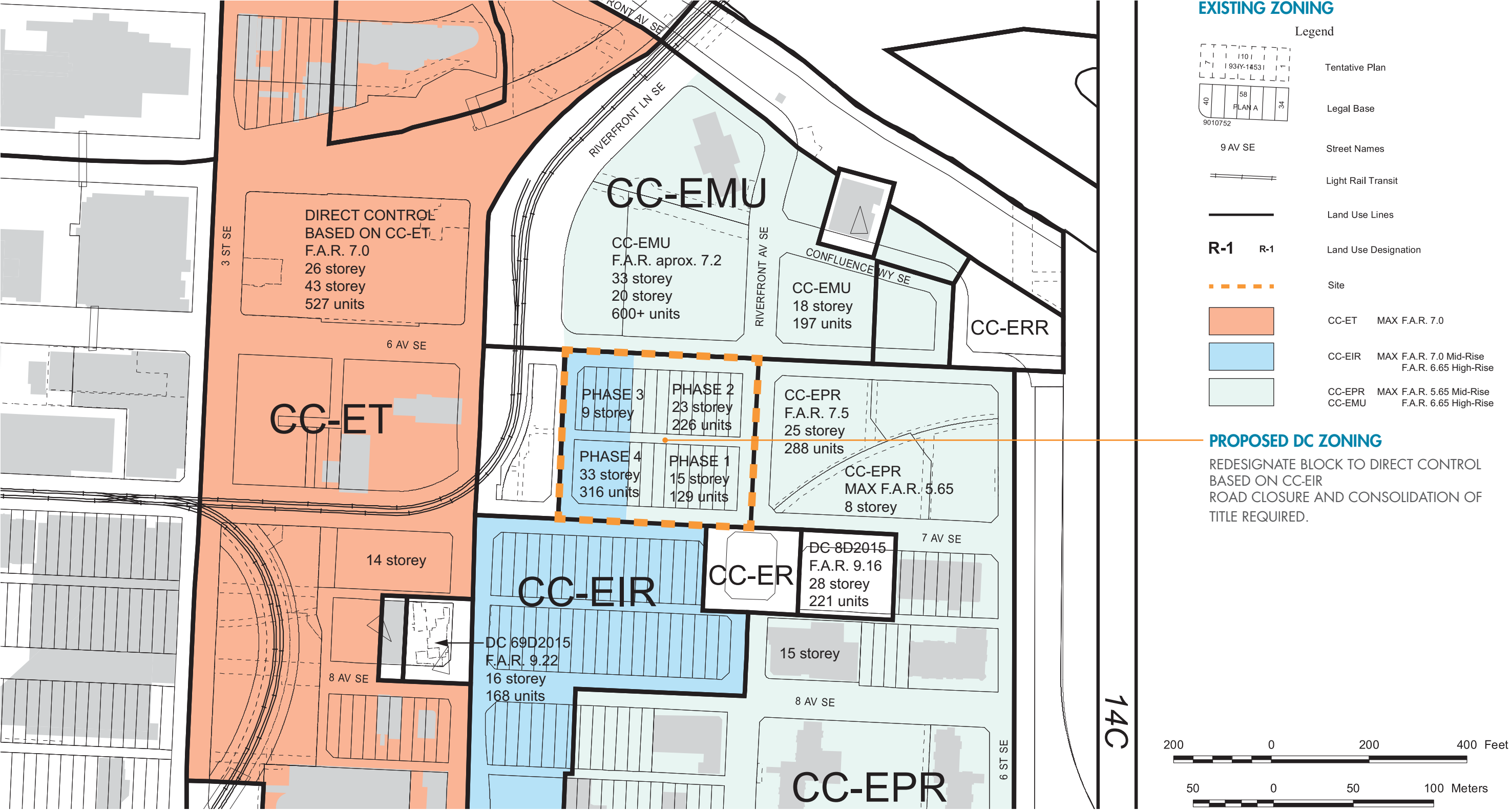
Administration issues DP DTR4 Addendum comments. To satisfy prior to decision comments, the Applicant coordinates with the City's cost consultant and engages a local artist.

Fall 2019

The DP DTR4 Addm. applicant response is submitted, followed by Administration issuing DP DTR5 comments.



# 2 | SITE MASSING, CONTEXT & ZONING



# 3 | DEVELOPMENT PHASING

### SITE ADDRESS

555 6 Avenue SE &  
520, 526, 528, 532, 534, 538 7 Avenue SE

### PROPOSED ZONING

Direct Control based on CC-EIR

### STATISTICS

Total Site Area: 8,798sm (2.17ac)  
Total Proposed GFA: 70,048sm  
Total Proposed Density: 7.95 FAR  
Total Dwelling Units Proposed: 672 Units

### PHASING STRATEGY A

PHASING (IN ORDER)	SITE AREA (SQ.FT.)	BUILDING FAR (BUILDING G.F.A./CONSOLIDATED SITE AREA)	CUMULATIVE FAR (CUMULATIVE G.F.A./CONSOLIDATED SITE AREA)
SE BUILDING	30,039	1.51	1.62*
NE BUILDING	19,584	2.00	3.63*
NW BUILDING	24,384	1.64	5.27*
SW BUILDING	20,698	2.80	7.95

TOTAL SITE AREA 94,706  
(CONSOLIDATED)

\*EXISTING HOSTEL G.F.A. (11,226 SQ.FT.) INCLUDED IN CUMULATIVE FAR CALCULATION UNTIL PHASE 4, AT WHICH TIME THE HOSTEL IS REPLACED WITH THE PROPOSED SW BUILDING.

### VEHICLE PARKING REQUIRED

#### COMMERCIAL PARKING REQUIRED

1.0 STALL PER 100sm GUFA - MAX 1.5 STALLS (TOWER 1)  
(11,260 sm / 100 sm) - 1.5 = 111.1 PARKING STALLS

1.0 STALL PER 100sm GUFA (TOWER 4)  
(356 sm / 100 sm) = 3.6 PARKING STALLS

#### RESIDENTIAL PARKING REQUIRED

0.75 STALLS PER DWELLING UNIT  
0.75 x 226 UNITS (TOWER 2) = 169.5 PARKING STALLS  
0.75 x 130 UNITS (TOWER 3) = 97.5 PARKING STALLS  
0.75 x 316 UNITS (TOWER 4) = 237 PARKING STALLS

0.1 VISITOR STALLS PER DWELLING UNIT  
0.1 x 672 UNITS = 67.2 PARKING STALLS

TOTAL REQUIRED = 689 PARKING STALLS

### VEHICLE PARKING PROVIDED

PARKADE LEVEL P1 = 173 PARKING STALLS  
PARKADE LEVEL P2 = 174 PARKING STALLS  
PARKADE LEVEL P3 = 195 PARKING STALLS  
PARKADE LEVEL P4 = 201 PARKING STALLS

TOTAL PROVIDED = 743 PARKING STALLS

### BICYCLE PARKING

#### CLASS 1 BICYCLE PARKING REQUIRED:

1.0 STALL PER 1000sm GUFA  
11,236 / 1000 = 11.2 BICYCLE PARKING STALLS

#### CLASS 1 BICYCLE PARKING REQUIRED:

0.5 STALLS / DWELLING UNIT  
0.5 x 672 = 336 BICYCLE PARKING STALLS

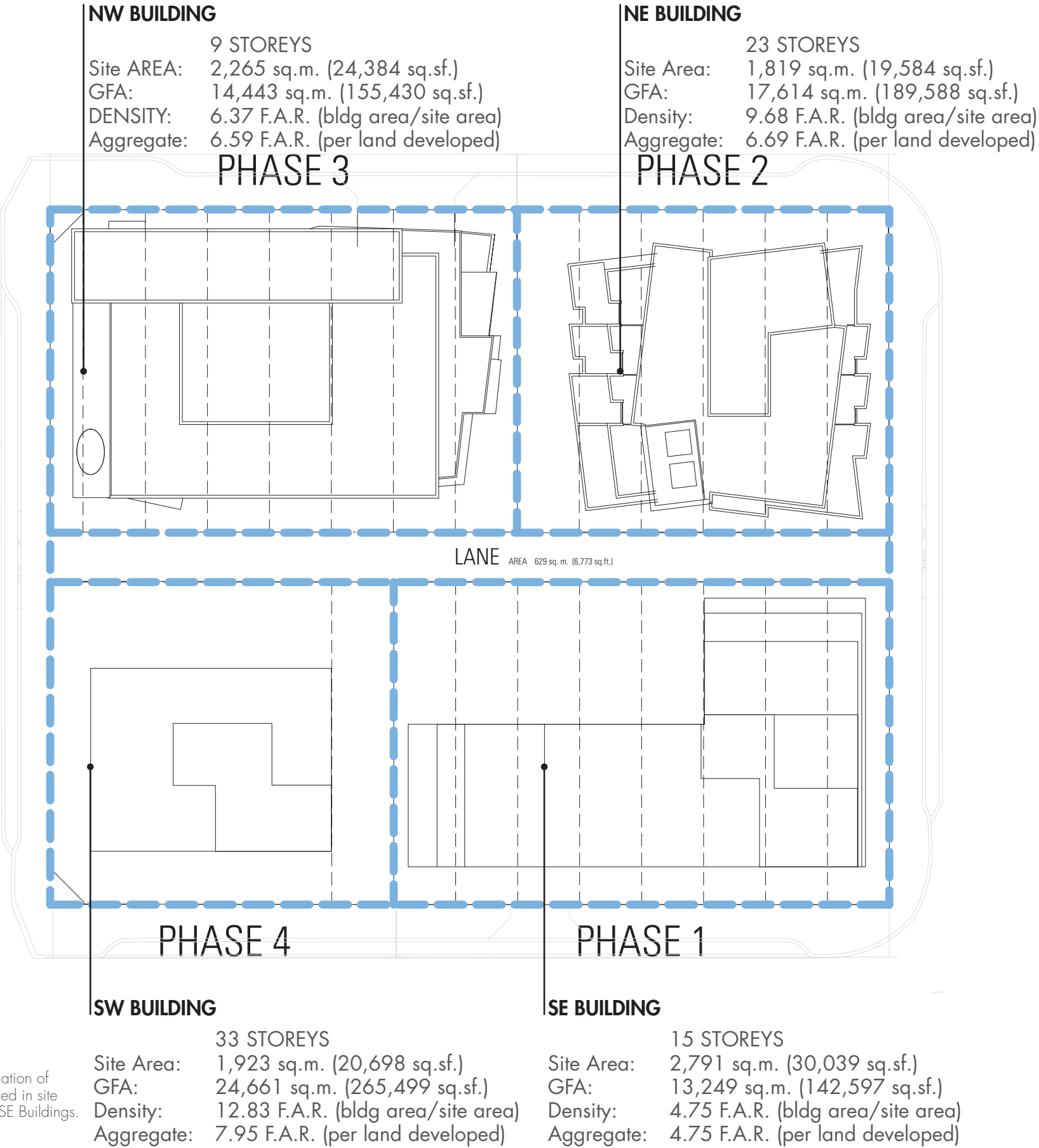
TOTAL REQUIRED = 348 BICYCLE PARKING STALLS

#### CLASS 1 BICYCLE PARKING PROVIDED:

TOWER 1 LEVEL 1  
PARKADE LEVEL P1 = 20 BICYCLE PARKING STALLS  
= 366 BICYCLE PARKING STALLS

TOTAL PROVIDED = 386 BICYCLE PARKING STALLS

Note: Consolidation of  
Laneway included in site  
area of SW & SE Buildings.





## 4 | ART CONCEPT

Inspiration for the design of the courtyard and art stems from the association East Village has with the Bow River, a unique river which winds through the centre of the city and is a world class destination for fly fishing. What if a conceptual river could flow through the pathways and court area anchored with an interactive sculpture of the famous Brown Trout coupled with water spouts creating a fun area for children and all to play.

### ARTIST STATEMENT BY JEFF DE BOER

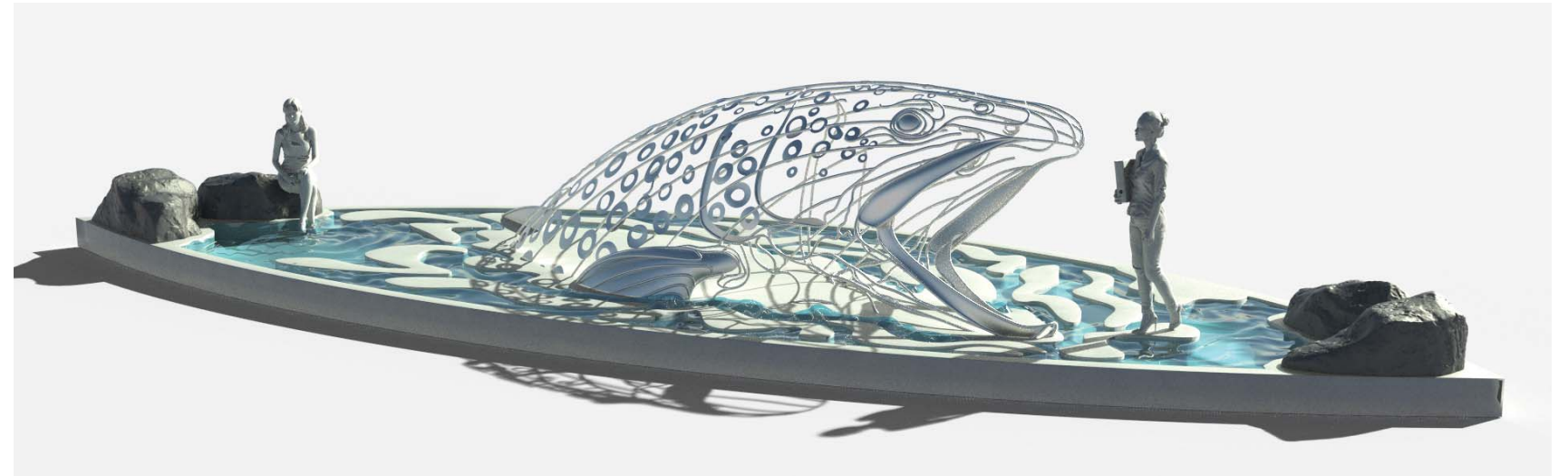
#### RIVER

The concept is to construct groups of large, illuminated, laser cut stainless steel sculptures that at a glance look like curving, pole-mounted, 20-foot long, layered ribbons of flowing water arranged throughout the pathways. From the ground level, they represent nature's perspective looking up through the water at the architecture of humanity. For those inside the buildings looking down at them, the sculptures represent humanity's perspective of nature, giving the impression of the surface of a river with the people below moving about like fish in a stream. In this way, from below we assume nature's perspective and from above we assume humanity's.

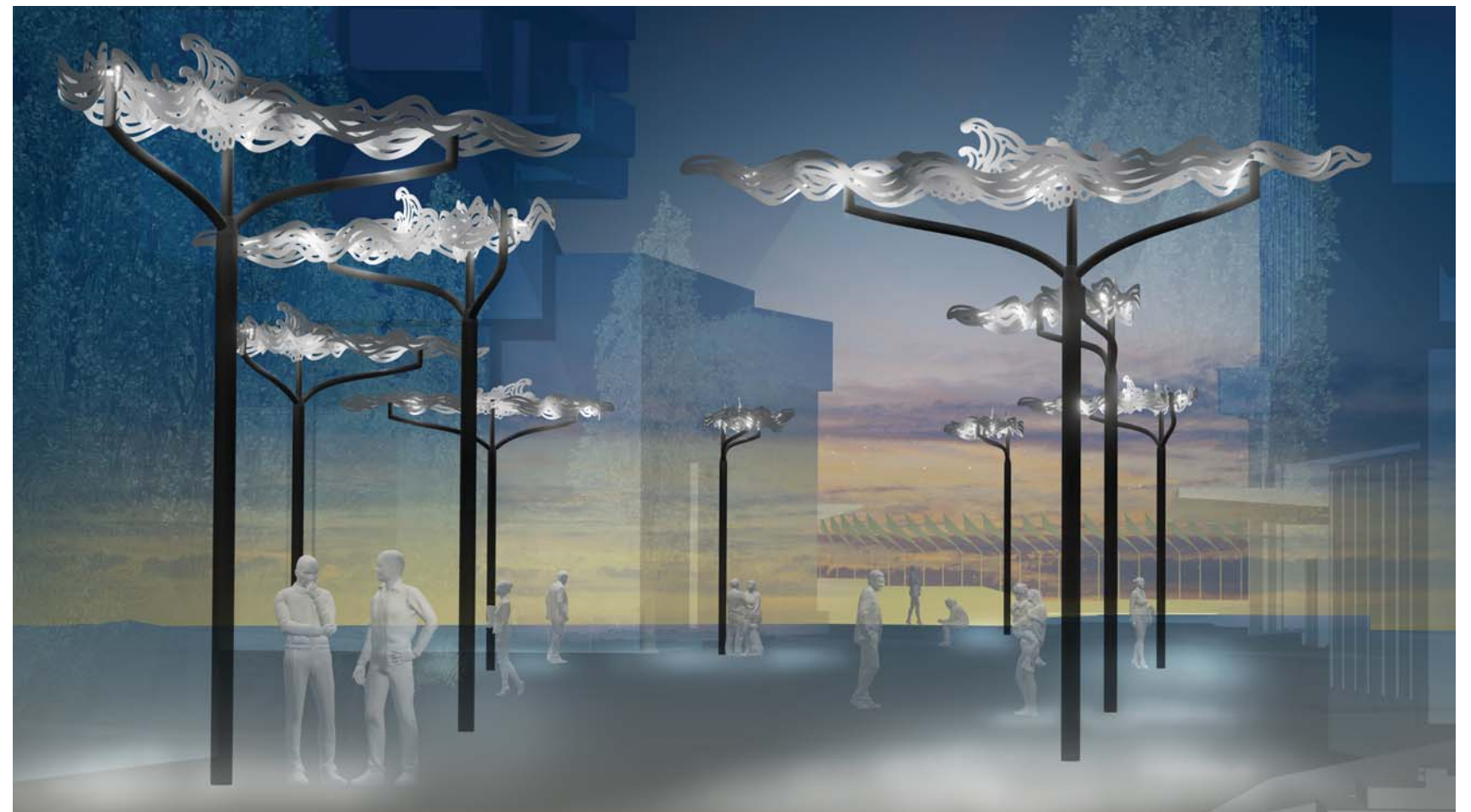
#### FISH

Being attracted to a work of art is much like a fish being attracted to an angler's fly: If we take the bait, we consume it; it then hooks us and we in turn are consumed.

In the central courtyard there will be a water feature with a large sculpture of a Brown Trout's head posed in the moment of surfacing to take an angler's fly. Fabricated out of stainless steel bars and plate, it will be approximately two meters high by four meters long. This sculpture will be a fusion of both literal and abstract elements. The public will be able to engage with this sculpture both visually and physically. Being able to climb inside the trout's mouth for photos, they will literally be consuming art and be consumed by art.



EVC Fish Sculpture & Water Feature Proposal



EVC River Wave Sculpture Proposal



Wildlife Sculpture by Jeff de Boer | Example  
Calgary International Airport, Calgary AB



Pillar Sculpture by Jeff de Boer | Example  
Fort McMurray AB



# 5 | PROJECT RENDERINGS



Inner Courtyard | View from Above

Note: Images shown are artist representations only. Exact configuration may vary. Finalized design subject to the design process and approval by the Approving Authority.

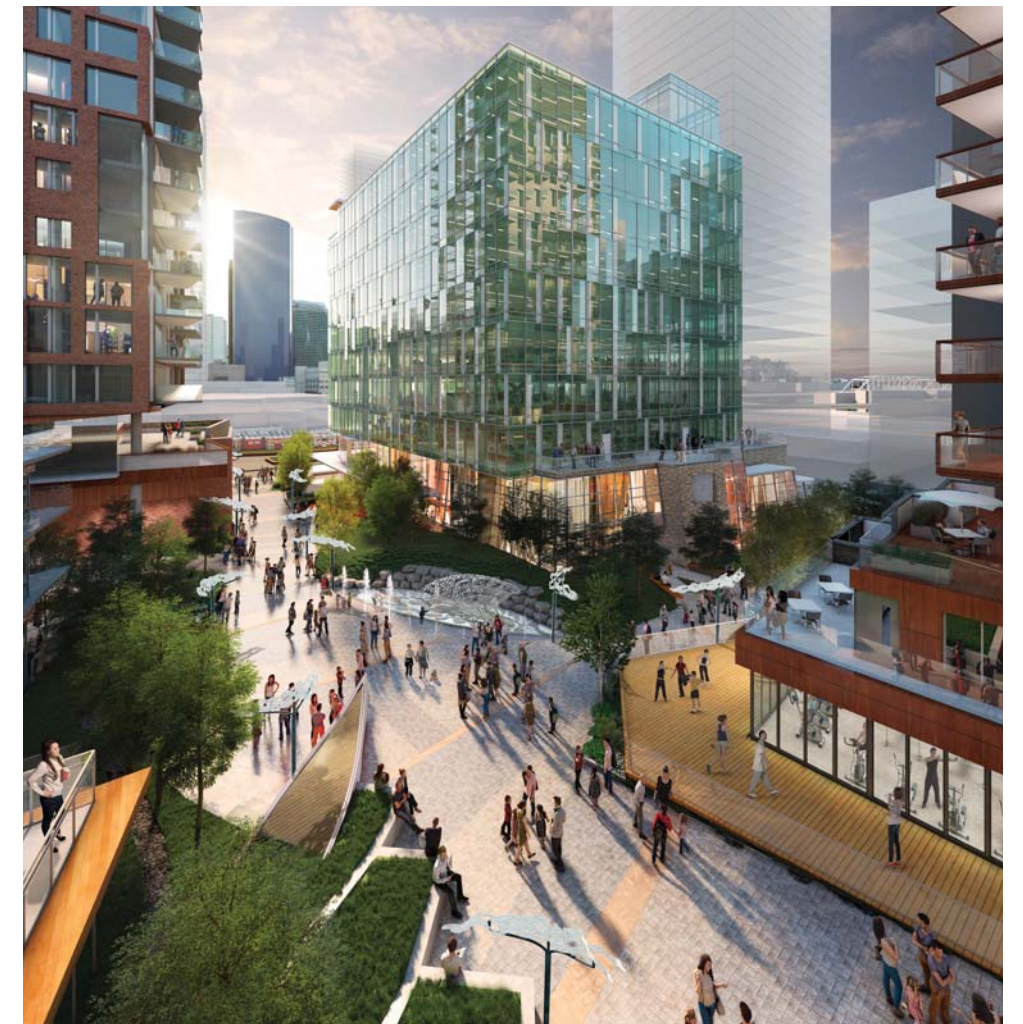
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View from C-Square | 7<sup>th</sup> Avenue & Riverfront Lane SE



Inner Courtyard | View Facing West



NE Corner View | 6<sup>th</sup> Avenue & 5<sup>th</sup> Street SE

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6 | CONCEPTUAL UNIT MIX



SE BUILDING (PHASE 1)				NE BUILDING (PHASE 2)			NW BUILDING (PHASE 3)		SW BUILDING (PHASE 4)			TOTAL PROJECT	
STATISTICS													
Site Area				30,039 sf			19,584 sf		24,384 sf			20,698 sf	
# of Floors				15 floors			23 floors		9 floors			33 floors	
UNIT MIX													
% of units				# of units			Avg. SF		% of units			# of units	
# of One Bedroom				49%			64 units		727 sf			58%	
# of Two Bedroom				51%			66 units		969 sf			42%	
# of Three Bedroom				-			-		-			-	
TOTAL # OF UNITS				130 units			886 sf		226 units			692 sf	
Total Building Area				142,597 sf			189,588 sf		155,430 sf			265,499 sf	
Total Project Site Area				94,705 sf									
PARKING													
Parkade Level 1				P1 51 stalls			P1 38 stalls		P1 39 stalls			P1 163 stalls	
Parkade Level 2				P2 56 stalls			P2 38 stalls		P2 39 stalls			P2 173 stalls	
Parkade Level 3				P3 63 stalls			P3 43 stalls		P3 45 stalls			P3 196 stalls	
Parkade Level 4				P4 61 stalls			P4 43 stalls		P4 45 stalls			P4 193 stalls	
TOTAL PARKING				231 stalls			162 stalls		168 stalls			725 stalls	
Commercial Stalls				0 stalls			Commercial Stalls 112 stalls		Commercial Stalls 4 stalls			Commercial Stalls 116 stalls	
Stalls Reallocated				- 88 stalls			Stalls Reallocated - 52 stalls		Stalls Reallocated + 105 stalls			Stalls Reallocated 0 stalls	
Residential Stalls				143 stalls			Residential Stalls 0 stalls		Residential Stalls 269 stalls			Residential Stalls 609 stalls	
PARKING RATIOS													
Before Reallocation				1.78 stalls/unit			Before Reallocation 0.72 stalls/unit		Before Reallocation 0.53 stalls/unit			Before Reallocation 1.303 sf/stall	
Commercial				-			Commercial 1,315 sf/stall		Commercial 970 sf/stall			Residential 0.91 stalls/unit	
Residential				1.10 stalls/unit			Residential -		Residential 0.85 stalls/unit				