

EAST VILLAGE COURTYARD

LOC2016-0232

JUNE 15, 2020 | PROJECT: 14045



COPEZ

m+b **mulvey + banani**
electrical consulting engineers

K **KELLAM BERG**
ENGINEERING & SURVEYS LTD.
CONSULTING ENGINEERS
ARCHITECTS

 **ground**³
UPPER LEVELS OF DESIGN

Gibbs | Gage
ARCHITECTS

1 | SITE INFORMATION

SITE ADDRESS

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

PROPOSED ZONING

Direct Control based on CC-EIR

STATISTICS

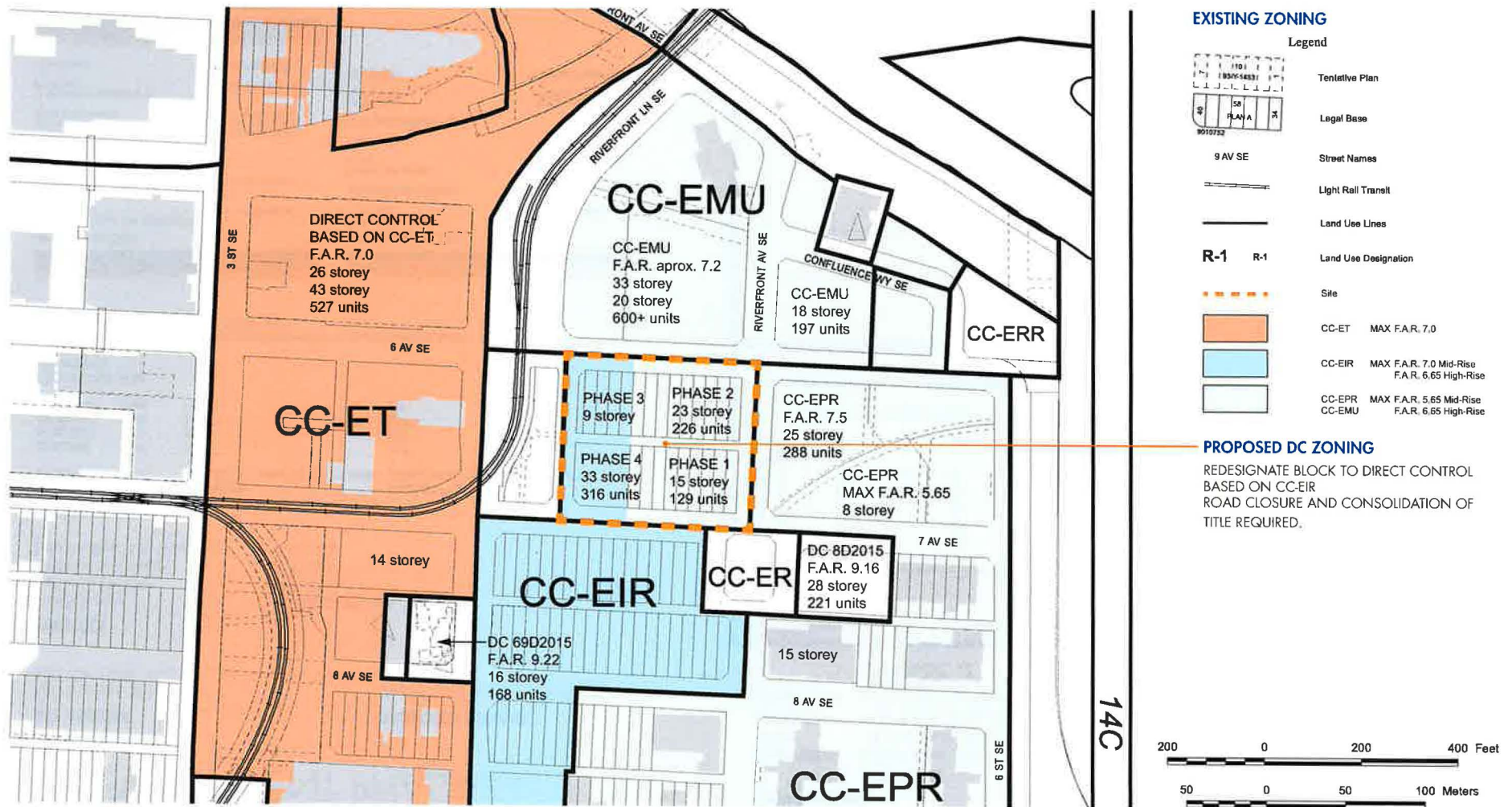
| | |
|--------------------------------|------------------|
| Total Site Area: | 8,798sm (2.17ac) |
| Total Proposed GFA: | 70,048sm |
| Total Proposed Density: | 7.95 FAR |
| Total Dwelling Units Proposed: | 672 Units |



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

HORIZONTAL MILESTONE TIMELINE

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)
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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 | 1.52* |
| 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 G.F.A. - MAX 1.5 STALLS (TOWER 1)
(11,200 sm / 100 sm) - 1.5 = 111.1 PARKING STALLS

1.0 STALL PER 100sm G.F.A. (TOWER 4)
(356 sm / 100 sm) = 3.6 PARKING STALLS

RESIDENTIAL PARKING REQUIRED

0.75 STALLS PER DWELLING UNIT
0.75 x 220 UNITS (TOWER 2) = 165 PARKING STALLS
0.75 x 100 UNITS (TOWER 3) = 97.5 PARKING STALLS
0.75 x 315 UNITS (TOWER 4) = 237 PARKING STALLS

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

TOTAL REQUIRED = 688 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 G.F.A.
11,236 / 1000 = 11.2 BICYCLE PARKING STALLS

CLASS 2 BICYCLE PARKING REQUIRED

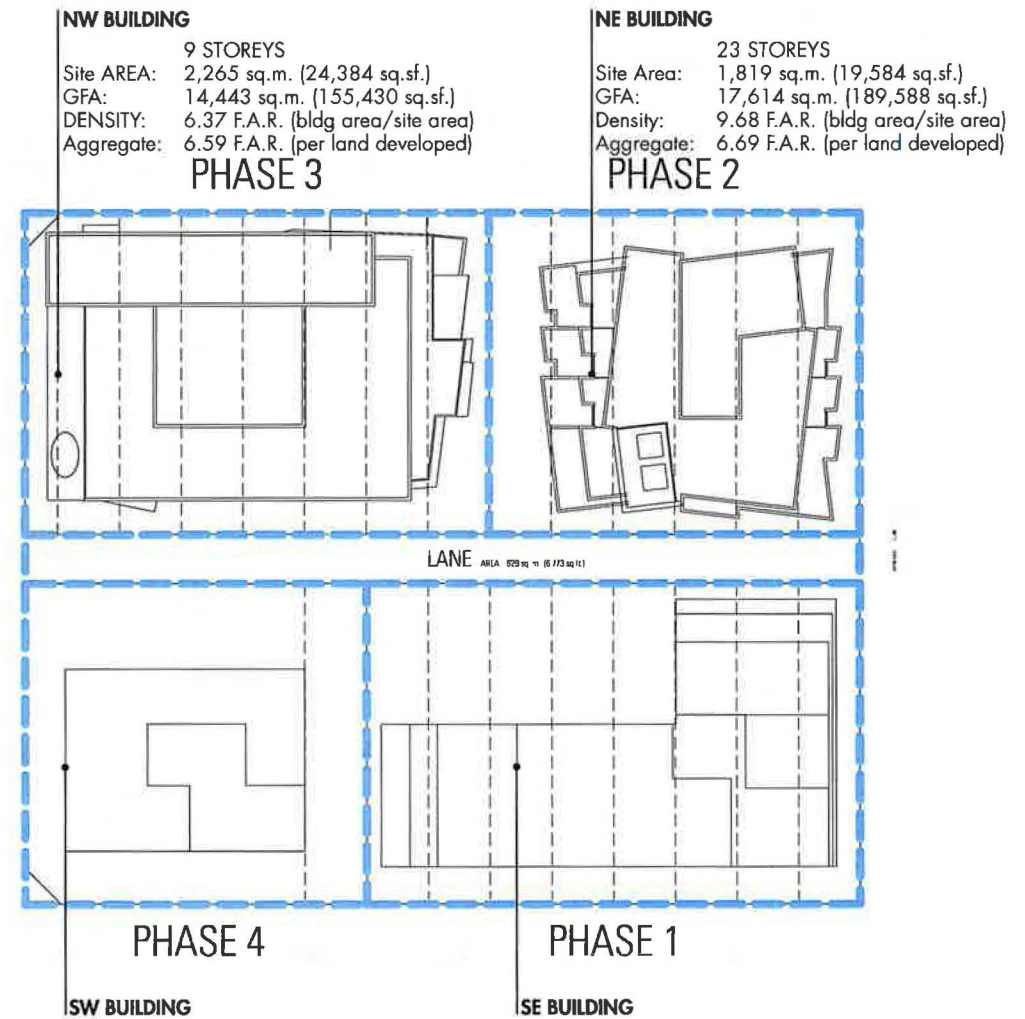
0.5 STALLS / DWELLING UNIT
0.5 x 672 = 336 BICYCLE PARKING STALLS

TOTAL REQUIRED = 348 BICYCLE PARKING STALLS

CLASS 3 BICYCLE PARKING PROVIDED

TOWER 1 LEVEL 1
PARKADE LEVEL P1 = 20 BICYCLE PARKING STALLS
PARKADE LEVEL P1 = 388 BICYCLE PARKING STALLS

TOTAL PROVIDED = 388 BICYCLE PARKING STALLS

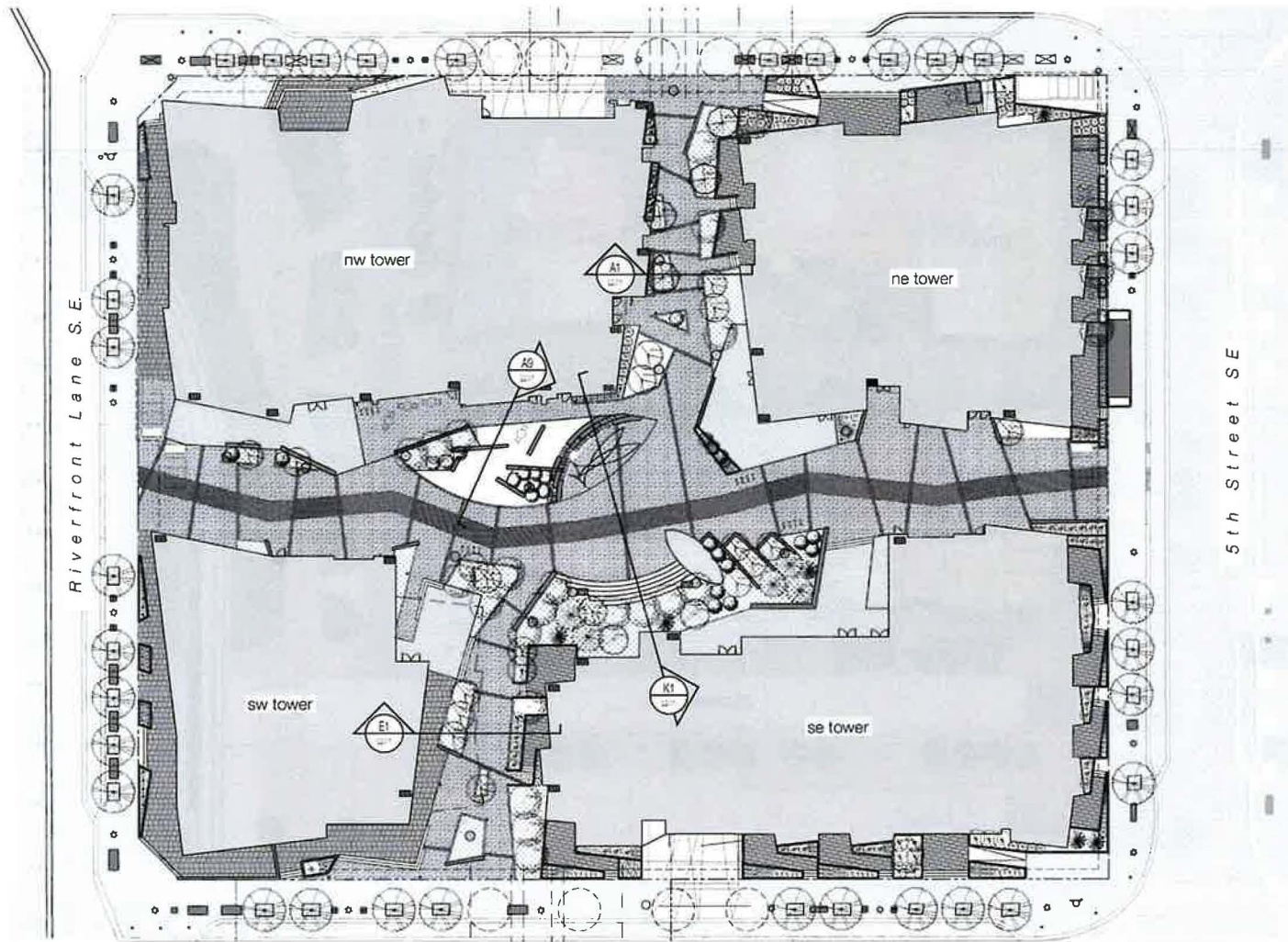


Note: Consolidation of
loneway included in site
area of SW & SE Buildings.

4 | GROUND FLOOR USES



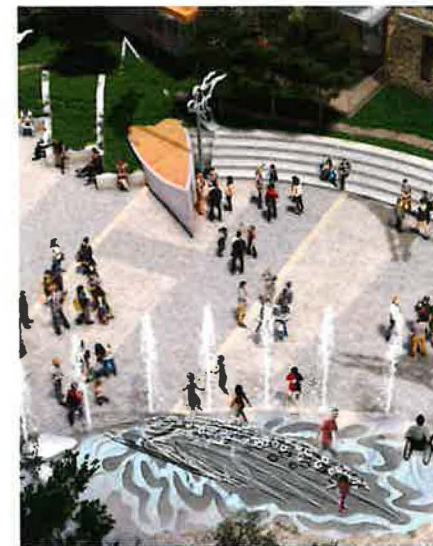
5 | LANDSCAPE PLAN



6 | PUBLIC COURTYARD



Inner Courtyard | View Facing West



Inner Courtyard | View of Central Public Area

7 | 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.

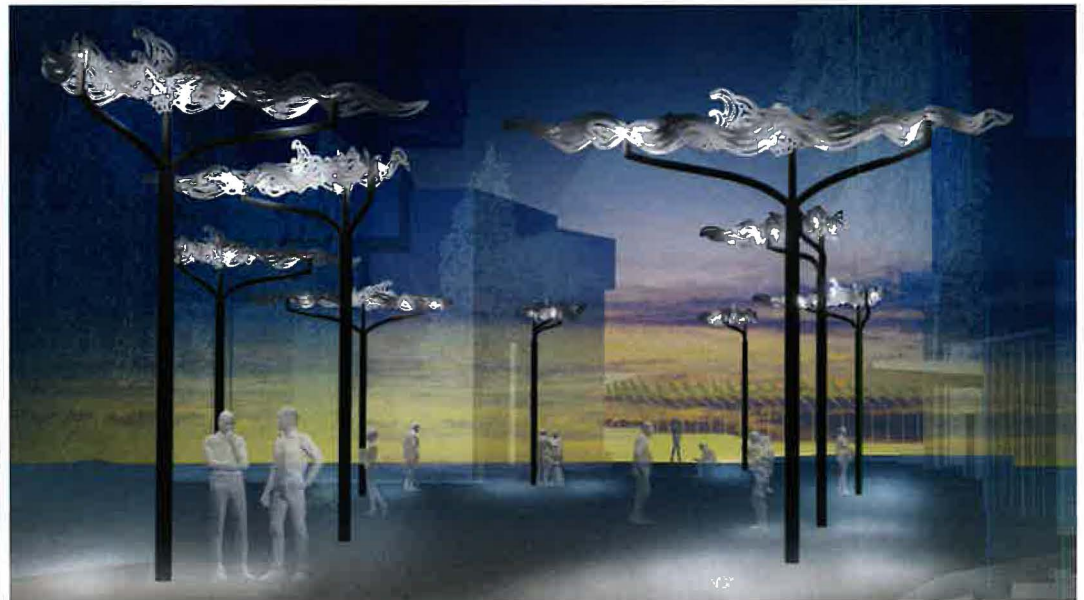
FISH

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



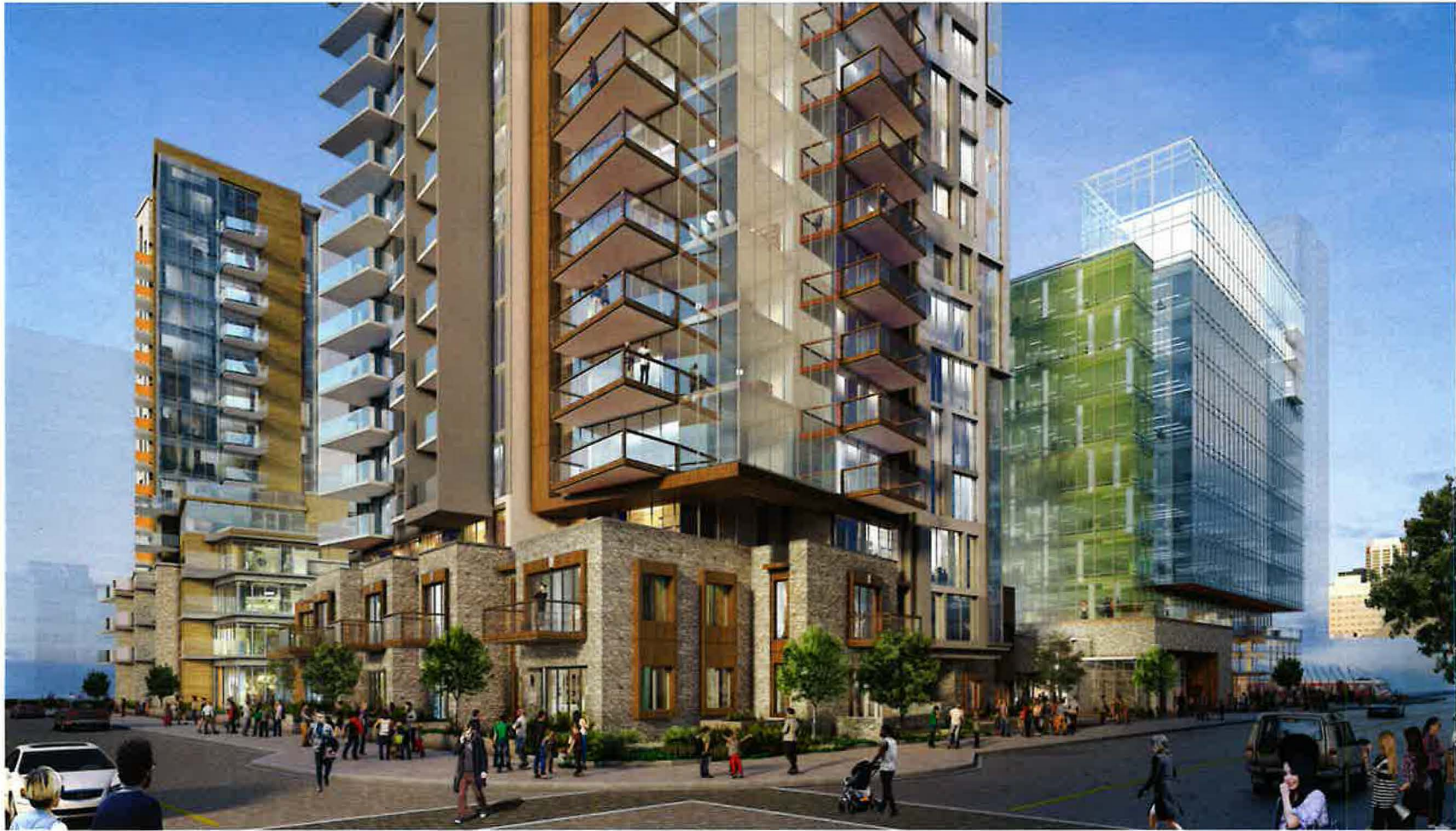
Pillar Sculpture by Jeff de Boer | Example
Fort McMurray AB

8 | PROJECT RENDERINGS



Inner Courtyard | View from Above

9 | PROJECT RENDERINGS



NE Corner View | 6th Avenue & 5th Street SE

10 | PROJECT RENDERINGS



View from C-Square | 7th Avenue & Riverfront Lane SE

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUN 15 2020

ITEM: 8.1.7 *Public display*
Distribution

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