

Applicant Submission

September 16, 2019

Aspen Spring: ORION: Mixed-Use Development

DP2019-4791

Project Overview

Project Description

- A 5-storey Mixed Use development:
 - Lower Level - Resident vehicle parking garage
 - A parking stall per residential unit
 - Main Floor - Commercial Retail
 - Mix of commercial and retail and restaurant uses proposed
 - Upper Floors - Residential
 - 45 residential condo units
 - 42 – one bedroom
 - 3 – two bedroom
- Provides a gateway building: on what is proposed to be a prominent neighbourhood corner.
- Addresses the new 19TH Avenue SW as a 'Livable Street'.
- Innovative slope adaptive design to address relatively steep grades down from 85TH Street SW to the storm water pond to the east.
 - Balanced approach to site grades requires a very small length of main floor to be depressed on 85TH Street SW to allow full storefront heights and full storefront access along 19TH Avenue SW: the 'Livable Street'.
- Provides a public Open Space Amenity in the northwest corner of the site

Springbank Hill Area Structure Plan

- Proposed development concepts of ASP are embraced within the Orion development.

Mixed-Use Zoning

- No variances to existing land use bylaws are requested for the Orion development.

Existing and Proposed Streets

- Existing 85TH Street SW is a vehicular Arterial Street; which typically consists of four lanes and carries high volumes of traffic.
 - Existing 85TH Street SW does not provide a pedestrian friendly realm
- Proposed 19TH Avenue SW is intended to be a pedestrian Livable Street
 - Despite challenging grades, the proposed Orion project creates exceptional pedestrian connections to the building entrances, and to the surrounding sites. The proposed interfaces along 19TH Avenue SW [a proposed 'Livable Street'] are completely connected to this street: creating a high-quality pedestrian realm along the street frontage.

Gateway Building

- As one of the first developments in this area, the Orion building is intended to form one side of a proposed new 'gateway' into 19TH Avenue SW's 'Livable Street'
 - Based on the existing surrounding buildings, the proposed Orion building offers significant and sufficient building height and mass to appropriately form one side of this visual gateway.
 - Building 'verticality' at this corner is exaggerated by the proposed, recessed Open Space Amenity in the northwest corner.

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Enhanced Pedestrian Realm

- Orion's proposed slope adaptive design is a 'pedestrian first design': providing enhanced walkability and pathways both around, and through the site, and even through the building.
- The Orion building provides a high degree of street animation by allowing direct pedestrian views into 100% of the commercial-retail facades along all street edges: both 85TH Street SW and 19TH Avenue SW.
- Orion's proposed development addresses, and activates the street edges: along both 85th Street SW and 19th Avenue SW; and enables over 95% of the total commercial-retail area along the street edges (85th Street and 19th Avenue SW) to be directly accessed at grade.

Outdoor Space Amenity

- A large, public, landscaped Outdoor Space Amenity is proposed at the northwest corner of this site: the corner of 19TH Avenue SW and 85TH Street SW.
- Recessed into the ground, this Outdoor Space Amenity allows direct access to-from the main floor plate, and hence direct access to every CRU on the main floor of the building.
- Terracing gently down from the northwest street corner onto Orion's main floor; requirements for any barriers, such as guardrails, are eliminated.
- The low landscaped terraces, and the vastness of this Outdoor Space Amenity encourages public use, greatly enhancing and increasing the public realm
- The Outdoor Space Amenity entices public use through easy access to both hard and soft landscape elements; and provision of associated outdoor furniture.

Through Building Passageways

- The two Passageways through the Orion Building, visually and functionally connect the front of the building/development with the rear of the building/development.
- These two 'open to air' Passageways, allow views directly through the building: facilitating natural wayfinding around this proposed development.
- Completely open to air; without doors or glazing; clearly signals that these Passageways are a 'public'; part of the public pedestrian realm.
- These Passageways are wide and tall and well-lit to address public safety and security

Connectivity

- Proposed walkways and crosswalks between the Orion development and the adjacent Aspen Spring townhomes directed to the south have been coordinated to promote connectivity.

Associated Parking

- More than the minimum number of both Class-1 and Class-2 bicycle parking stalls are provided.
- As suggested in the Springbank Hill ASP, sufficient on-site parking is located at the rear of the building.
- In addition to being nearly completely visually screened by the building and landscape: due to the depressed grades proposed for this associated surface parking; it is virtually invisible for motorist and pedestrians along adjacent streets.

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Overview of Project Statistics

Design Guidelines:	Springbank Hill Area Structure Plan
Municipal Address:	Corner of 19 TH Avenue SW and 85 TH Street SW [final address to be determined]
Legal Description:	Plan 2747HB / Block 28
Land Use District:	Mixed-Use - General (MU-1 f3.0 h20) District f = maximum Floor Area Ratio of 3.0 h = maximum building height of 20 meters
Site Area:	5,205sq.m. / 0.5205 hectares / 1.286 acres
Landscape Area:	1,109.44 sq m
Hard Surface Area:	2,875 sq m
Building Footprint:	1,220 sq m
Floor Area Ratio (FAR):	0.89 [maximum 3.0 FAR]
Gross Floor Area:	= 6000 sq m (64,592 sq.ft.)
Lower Floor	= 1678 sq m (18,060 sq ft)
Main Floor	= 1014 sq m (10,910 sq ft)
2 ND Floor	= 1103 sq m (11,874 sq ft)
3 RD Floor	= 1103 sq m (11,874 sq ft)
4 TH Floor	= 1103 sq m (11,874 sq ft)
No. of Dwelling Units:	45
Density:	87 units per hectare [no maximum]
Building Height:	16.88 meters [maximum 20 meters]
Vehicle Parking:	100 stalls provided [min. 77 stalls required]
Bicycle Parking:	32 stalls provided [min. 28 stalls required]