

# GWLRA 1216

# 8<sup>th</sup> Street

## Mixed-Use Redevelopment Beltline, Calgary



City of Calgary

CALGARY PLANNING COMMISSION

FEBRUARY 18<sup>th</sup>, 2021



View Looking West

DTR3 2021-01-15

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View Looking North

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View Looking South

# Introduction

The Calgary Beltline area has seen significant change in the last ten years transforming this area of the city to a good work-live-play community.

GWLRA is proposing to build a new 26-storey residential tower with a commercial podium and five levels of underground parking located at the corner of 8th Street and 13th Avenue in the Beltline community.

The site itself is located one block from major bike routes and food stores. A few blocks to the east, there is the Sheldon Shumir Medical Centre and Centennial Park.

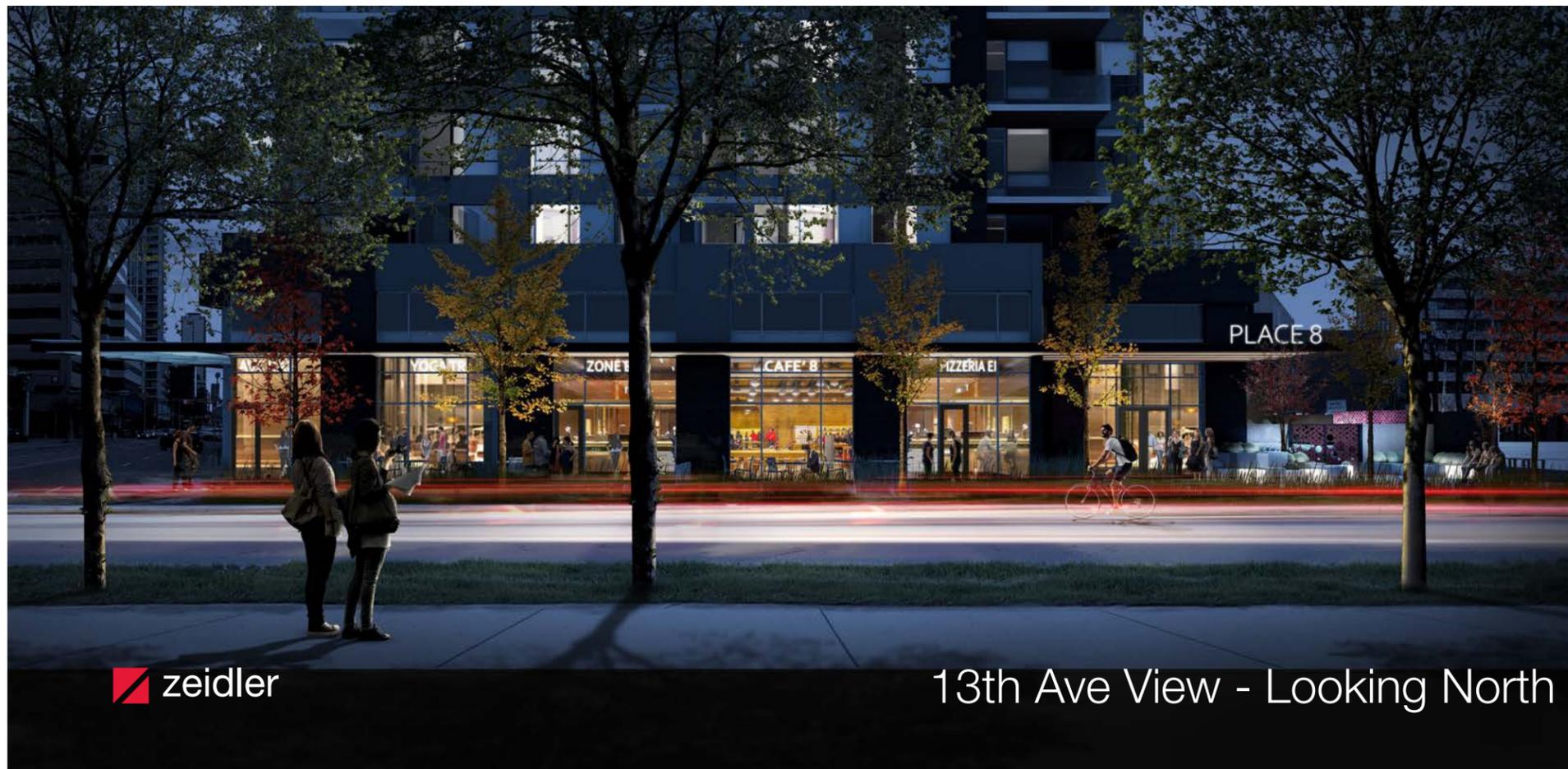
This corner is an important intersection as it is the connection between 8th Street (strong transportation artery to the downtown core) and 13th Avenue (strong pedestrian heritage corridor).

The new 1216 8th Street tower will help anchor this intersection and contribute to the pedestrian experience along 8th and 13th. Both the 8th Street Corridor Public Realm Master Plan and the 13th Avenue Heritage Greenway Plan were used in the landscape and urban design of this project

By introducing a potential public meeting space along 13th Avenue with landscape features and a vibrant storefront along 8th Street, the 1216 8th Street tower significantly impacts this area of the Beltline contributing to its future growth.

Quality high-density housing requires active and usable amenity spaces which 1216 8th Street will provide on the Exterior of the Main Floor, Level 2 and the Roof Top.

The 1216 8th Street project will help ensure that our downtown has buildings to keep the downtown thriving in the years to come.



# Connectivity

\* Response to:

- 2.0 Urban Connect Plan
- Urban Design Framework
- Beltline Area Redevelopment Plan

\* Walkability to major features:

- Parks
- River
- Pathways
- Shopping
- Education
- Healthcare
- Office

- Legend**
- park 
  - bike path 
  - c-train 
  - pathway to train 
  - major road 
  - bus stop 
  - lrt station 
  - safeway 



site

# Neighbourhood

## Legend

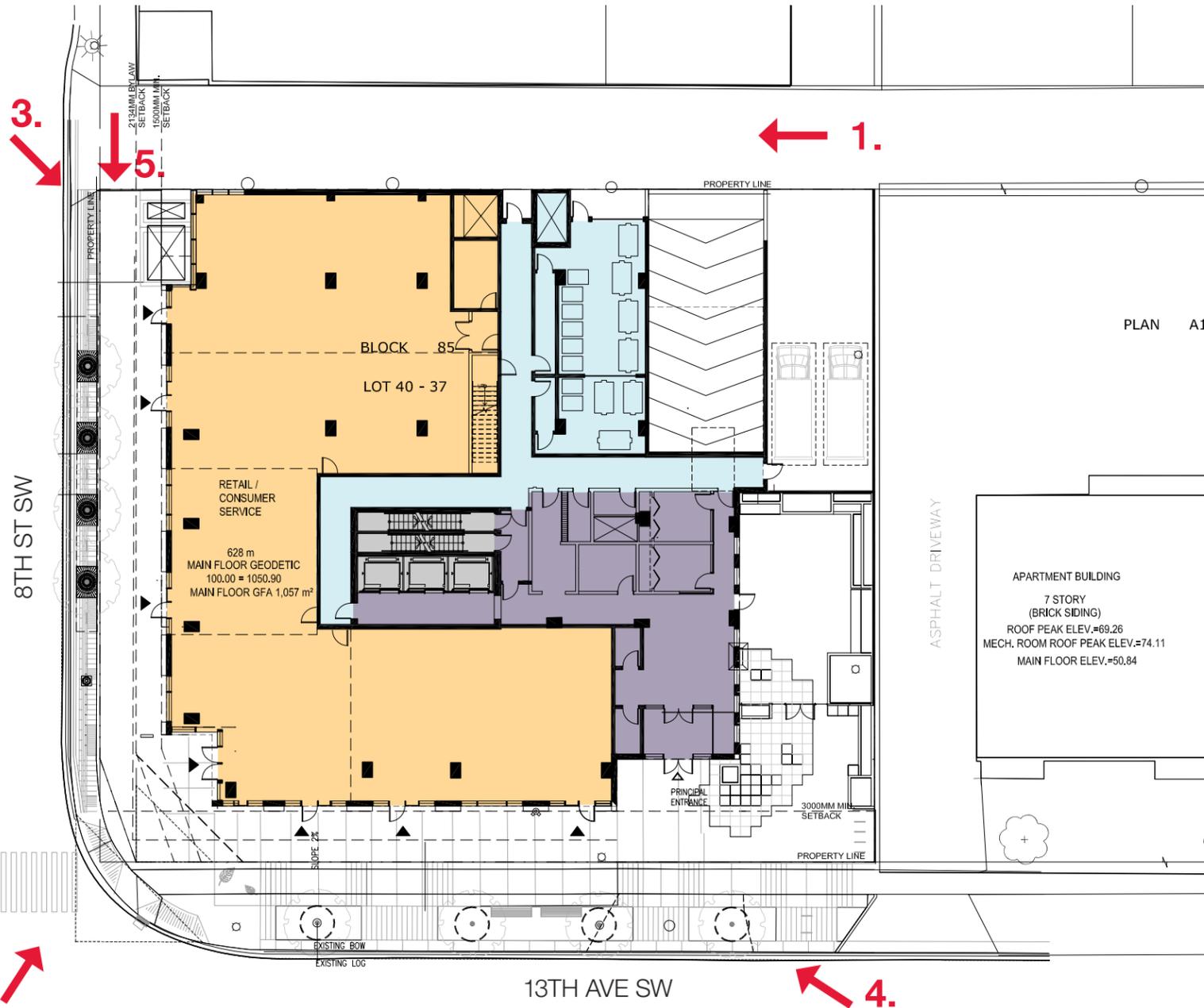
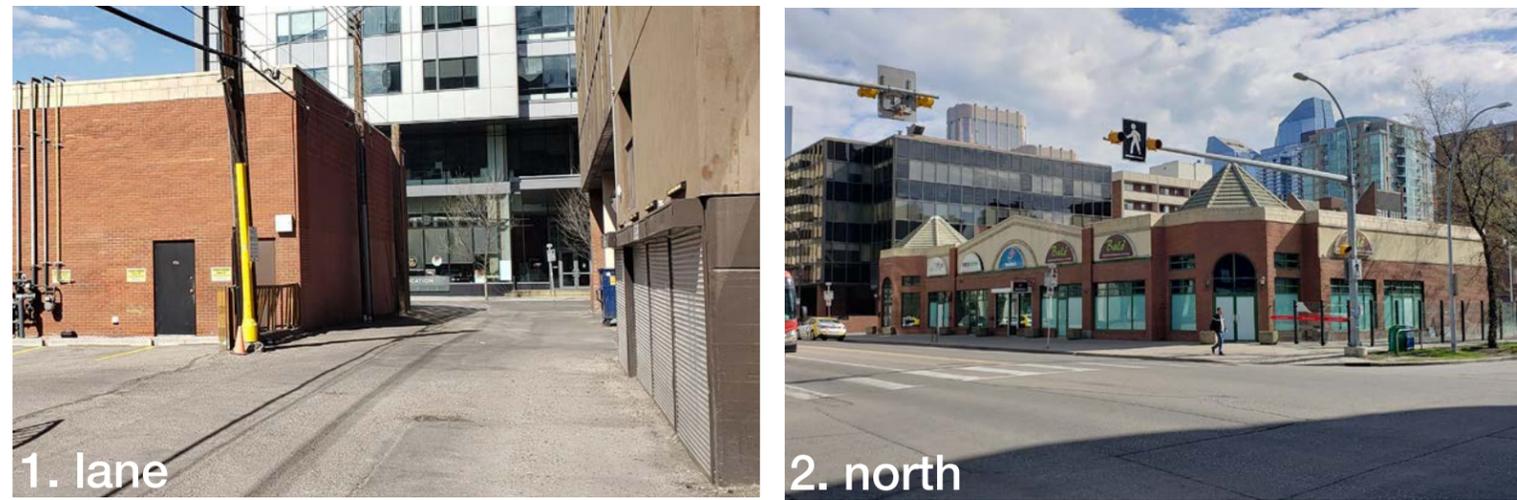
- **major services**
  - safeway – 1
  - inner city brewing – 2
  - the camera store – 3
  - bridgette bar – 4
  - decadent brulee – 5
  - sucre patisserie & cafe – 6
  - royaltea – 7
  - mec – 8
  - handee food store – 9
  - metro ford – 10
  - co-op – 11
  - freshii – 12
  - best western plus suites – 13
  - last best brewing & distillery – 14
  - kawa espresso bar – 15
  - dairy queen – 16
  - goodlife fitness – 17
  - best buy – 18
  - analog coffee – 19
  - trolley 5 brew pub – 20
  - una pizza + wine – 21
  - national on 17th – 22
  - hudsons – 23
  - clive burger – 24
  - hedkandi salon – 25
- **civic services**
  - lougheed house – 26
  - calgary board of education – 27
  - alberta ballet school – 28
  - connaught school – 29
  - new urban registry – 30
  - calgary high school tutor – 31
  - CUPS one world preschool – 32
- **bus stops**
  - wb 11 av @ 8 st sw – 33
  - nb 8 st sw @ 11 av sw – 34
  - sb 8 st sw @ 11 av sw – 35
  - eb 12 av sw @ 8 st sw – 36
  - nb 8 st sw @ 14 av sw – 37
  - sb 8 st sw @ 14 av sw – 38
  - eb 12 av sw @ 7 st sw – 39
  - eb 12 av sw @ 6 st sw – 40
  - wb 11 av @ 6 st sw – 41
  - eb 12 ave @ 10 st sw – 42
- **parks**
  - barb scott park – 43
  - connaught off-leash park – 44
- **healthcare**
  - sheldon m chumer – 45
- **bike routes**
- - - **major pedestrian routes**



Google

# Site + Context

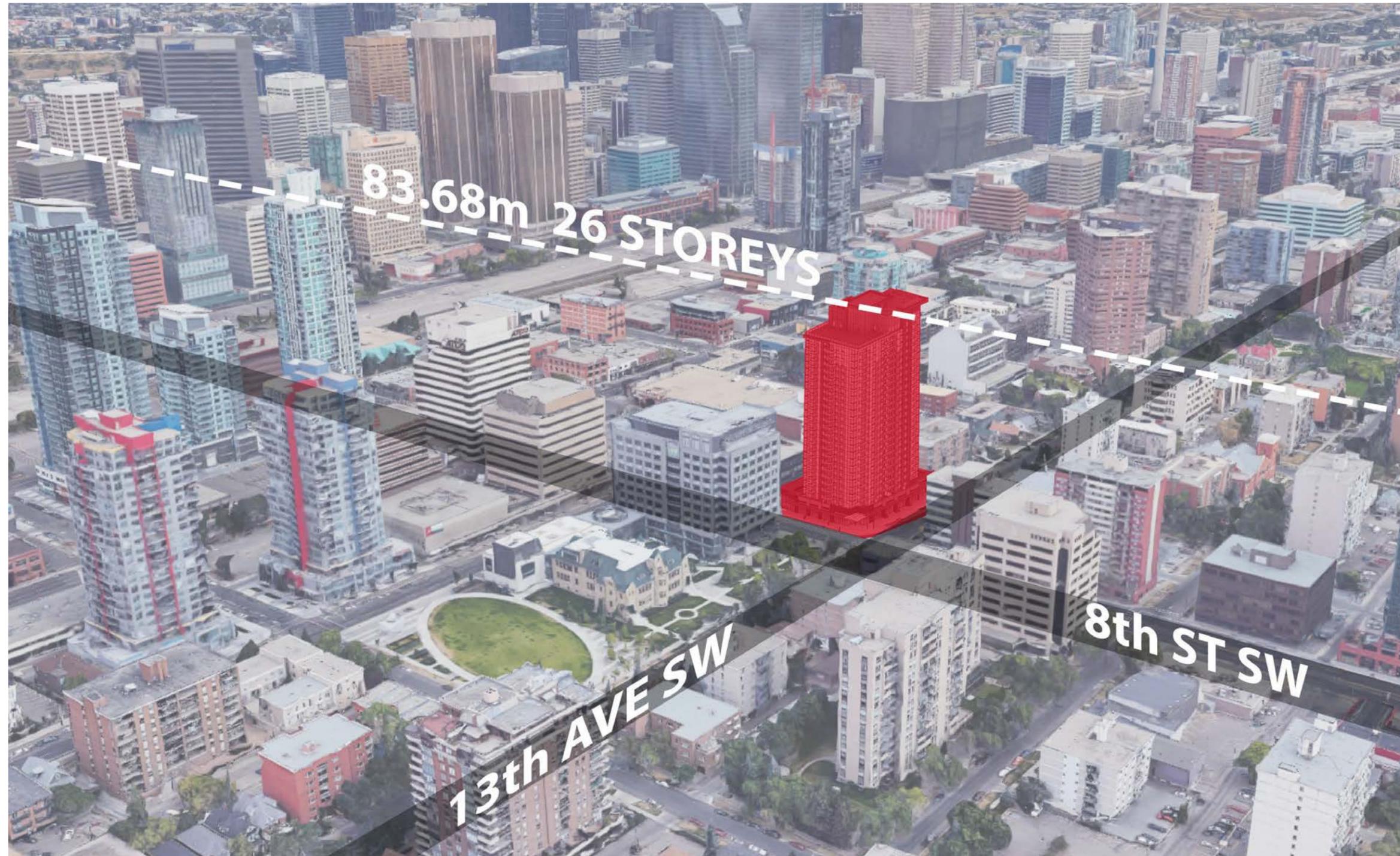
- The existing site consists of a single-storey retail centre with surface parking accessed from the alley and 13th Avenue.
- There is a four-storey office building to the north of the site, and a seven-storey apartment building to the east.
- 8th street is a mixed-use corridor with retail, office and residential uses.
- 13th Avenue is a primarily-residential street with low, mid, and high-rise buildings.



# Neighbourhood Context

## Project Stats

- 26 Storeys
- 83.68m building height
- 230 rental units
- 16 674sqm above grade area
- 209 parking stalls below grade (5 levels)
- 152 bike stalls (124 below grade – 28 above grade)
- Retail at street level
- Outdoor/indoor amenity space



# Land Use + Zoning

Previously the site was several parcels, but it has now been consolidated into one site.

## Zoning Statistics:

### Density/FAR:

Base residential + commercial base: 5FAR  
 Additional residential bonus: 4FAR  
 Maximum density: 9FAR

Building proposed GFA: 16674sm  
 (above grade bldg area) 9.00FAR  
 Commercial Area 699sm.

Typical residential tower FL plae 645sm

### Parking

Residential parking req'd =  $230 * 0.75 = 173$  stalls  
 Residential visitors parking req'd =  $230 * 0.08 = 18$  stalls

Total parking req'd =  $173 + 18 = 191$

Parking provided:  
 197 stalls (4.5 floor) = 18 visitor + 5 commercial + 174 residential

Parkade GFA 847sm

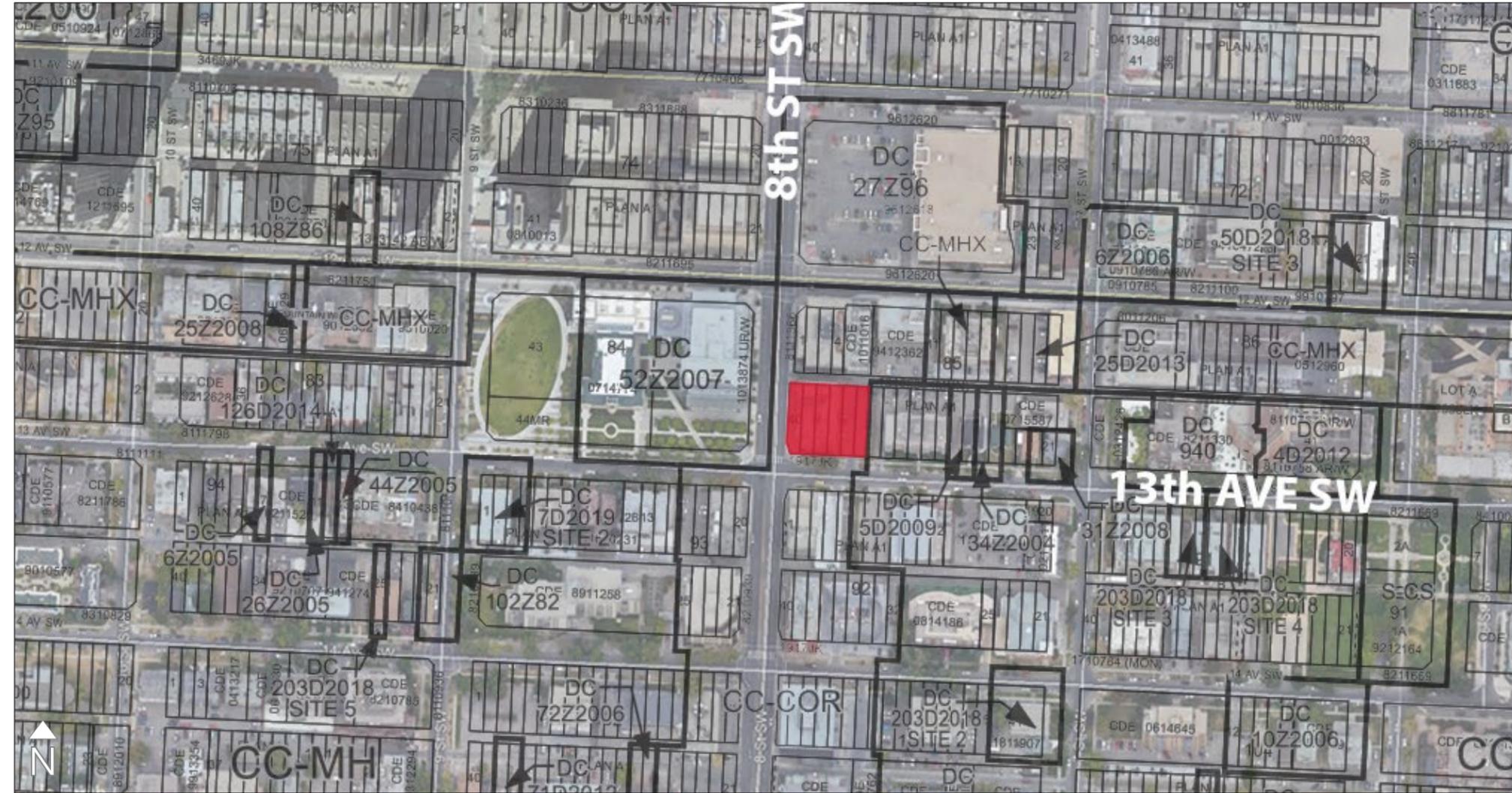
### Bicycle parking:

Class 1 – 117 stalls req'd (118 provided)  
 Class 2 – 24 stalls req'd (28 provided)

Storage lockers provided – one per unit = 230

Building height: No maximum building height

Max use at main floor      Maximum single use: 465sm



### Setbacks:

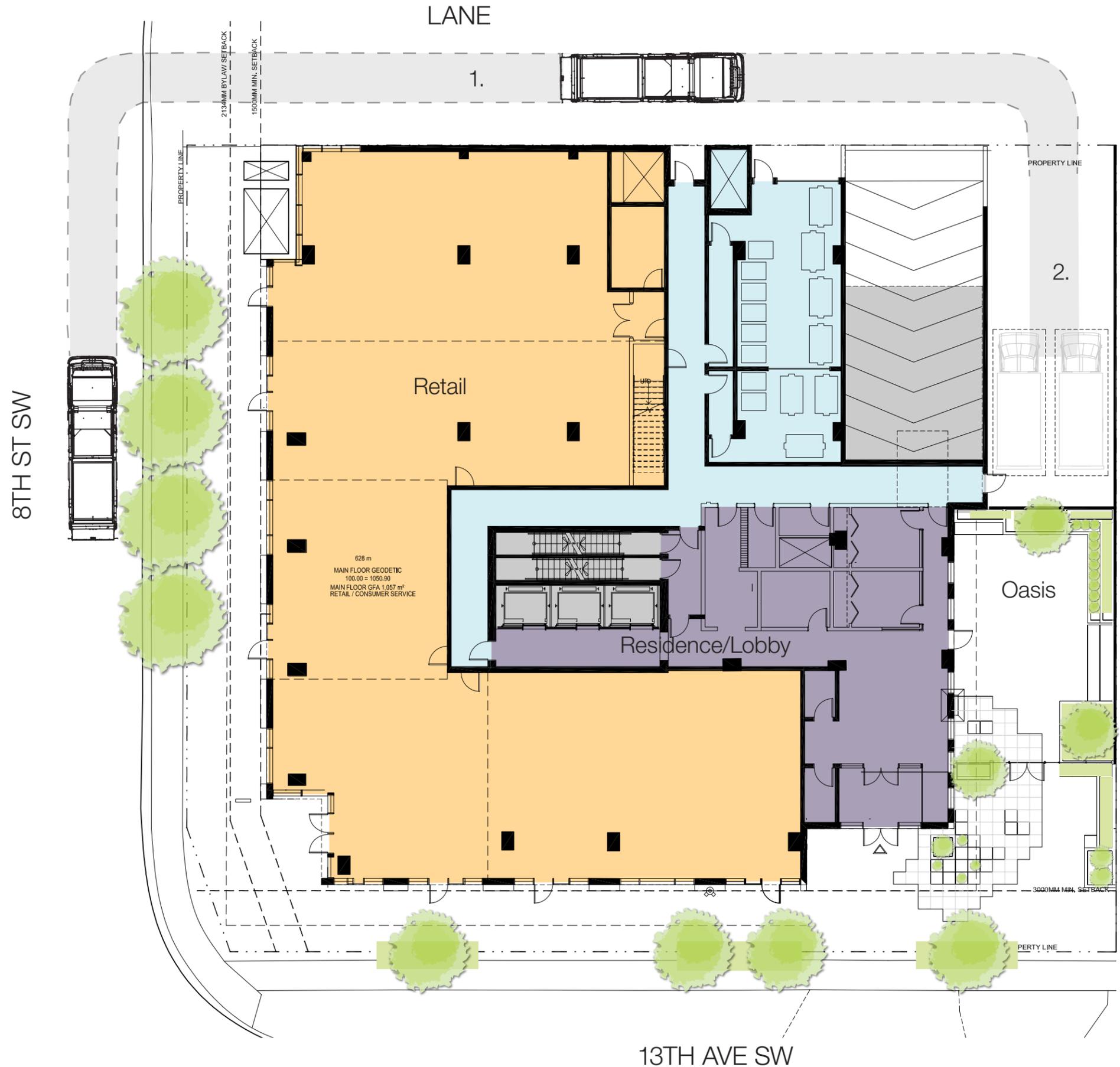
Front setback on 8th street: min. 1.5m – max 3.0m  
 Front setback on 13th avenue: min 3.0 – max 6.0m  
 Rear setback: shared with a residential dist.: 3.0m  
 Rear setback: shared with lane/comm. dist.: none req'd  
 Side setback: shared with a residential dist.: 3.0m  
 Side setback: shared with comm. district: none req'd

# Loading

Loading and garbage pick-up off the lane allows for the street corner to be activated by retail and public space.

1. Laneway garbage and recycling access enhances opportunities for pedestrian access to retail frontages along 8th Street and 13th Avenue

2. Project has been designed to allow for two, 22-foot cube trucks to load/unload simultaneously on site and off the laneway. This allows for freer flow of traffic through the lane.



13TH AVE SW

# Design Brief

The features of the GWL 8th Street project involve a main floor podium retail component for pedestrian interface on the corner of 8th & 13th, a separate entrance to the residential tower, and an exterior landscape gathering space. Entrance to the tower parkade is off-the-lane located on the North of the Site. The North side of the building will also host the garbage and loading components for the project.

The materials of the podium are durable stone tile – light and dark – with storefront 2 story glazing.

A canopy over the entire main floor glazing provides shelter and gives a pedestrian scale to the building.

Lighting will be inset in the soffit to guide the pedestrian at night, provide security, and activate the street.

**1.** The main residential tower portion, being set-back from all sides of the podium, allows for a Level 2 outdoor amenity space for residents. This space is a break from the busy street life below but still engaged with the City.

A dog run on this level also gives back to the residents, as they can enjoy time with their pet without going down to street-level on a cold winter day.

**2.** Rooftop amenity for the residents include gym, dining and leisure space, and outdoor activity space.

**3.** A landscaped oasis, residents can relax while waiting for friends, sit and have a coffee, or just take a few minutes out of the day to reflect. A simple gate with planting on either side is the interface with the public side of this residents mini-park.

The inset entrance to building and oasis area from the street gives additional space to the sidewalk for pedestrians and adds to the interest of the grade level.



# Architectural Highlights

- Pedestrian scale and articulated retail frontage, tower setback from podium
- Rich use of materials on ground level – stone tile, solid canopy with wood feature and linear lighting
- Fine grained retail frontages designed for community-serving retail
- Design features on the building – the wing feature on north and south sides
- Articulated roof features
- Planning alignment:
  - » No major parking relaxations
  - » No floorplate relaxations
  - » Full bike parking component
  - » Exceed private amenity space requirements
  - » Significant BCIF contribution \$2,041,140



southeast view from distance



northeast view from distance

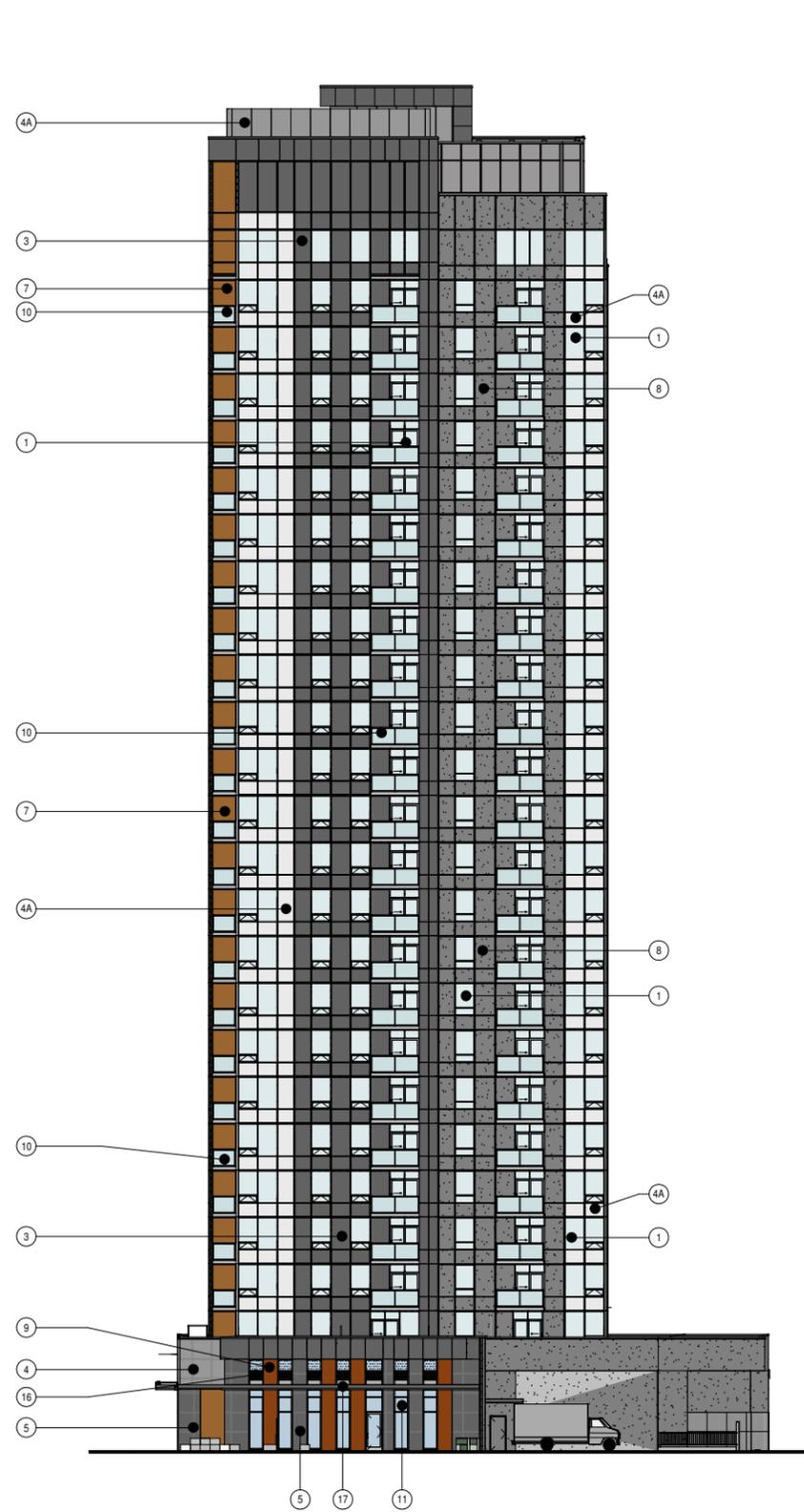


southwest view from distance

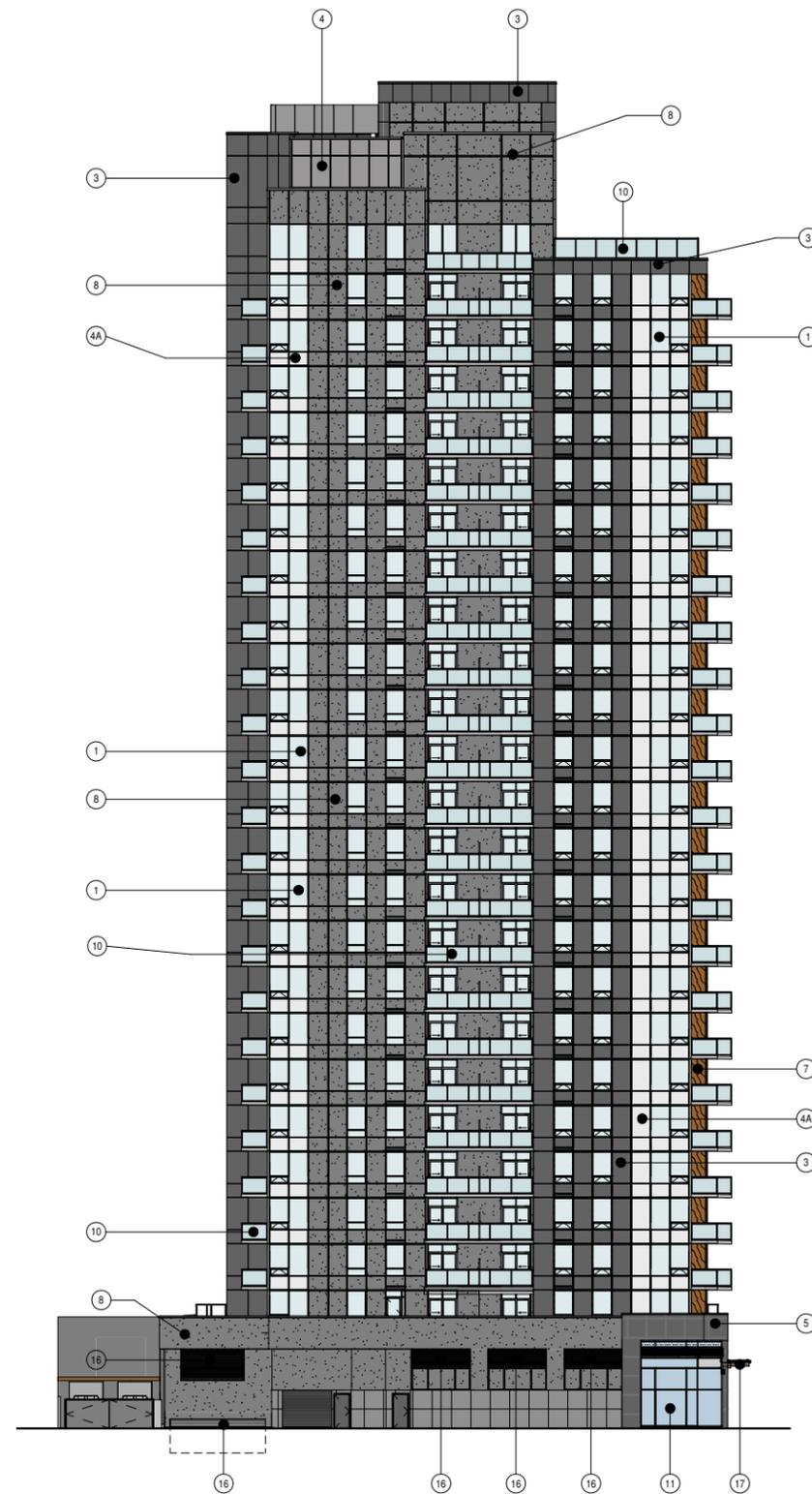


northwest view from distance

# Elevations



east

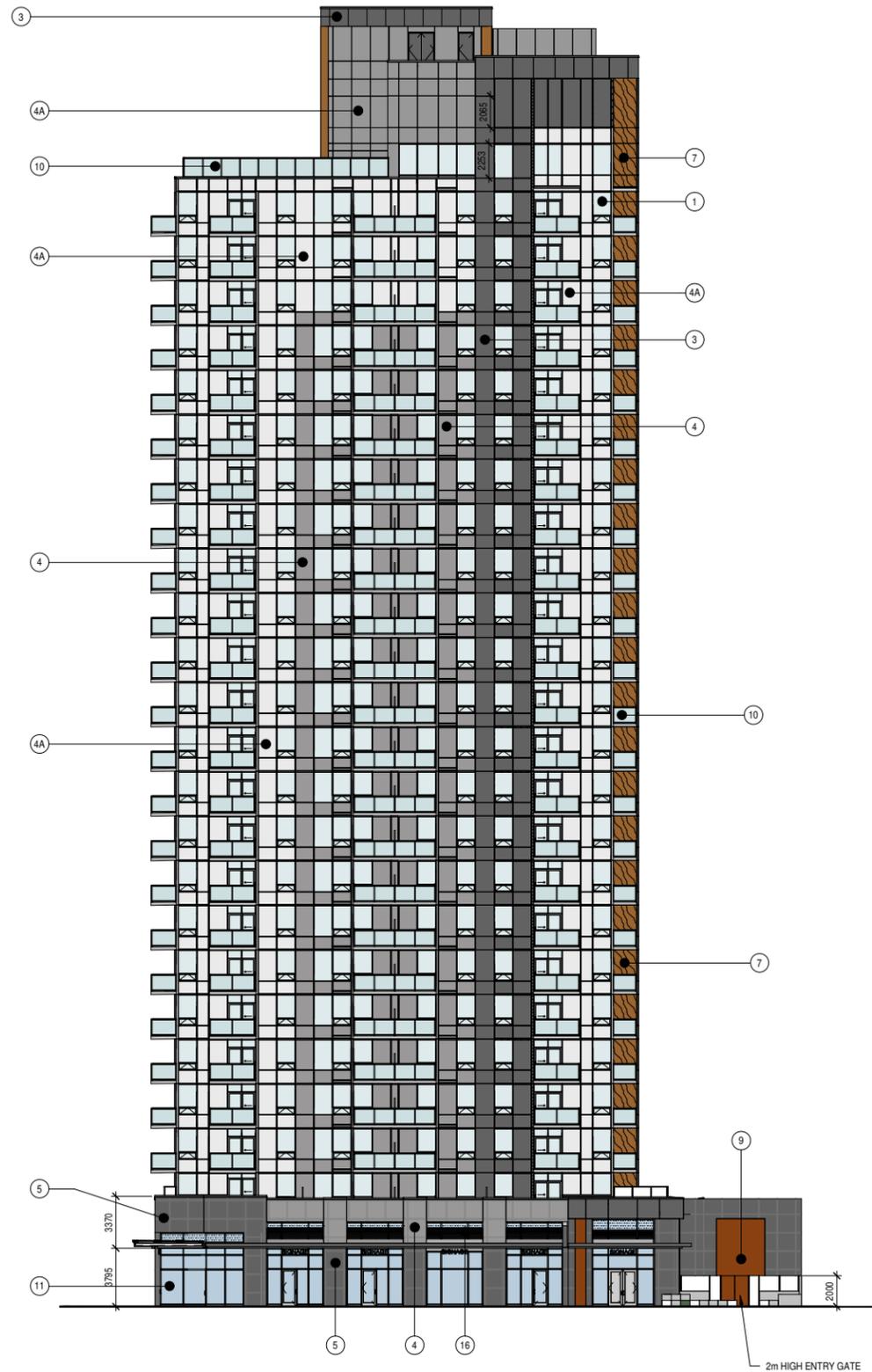


north

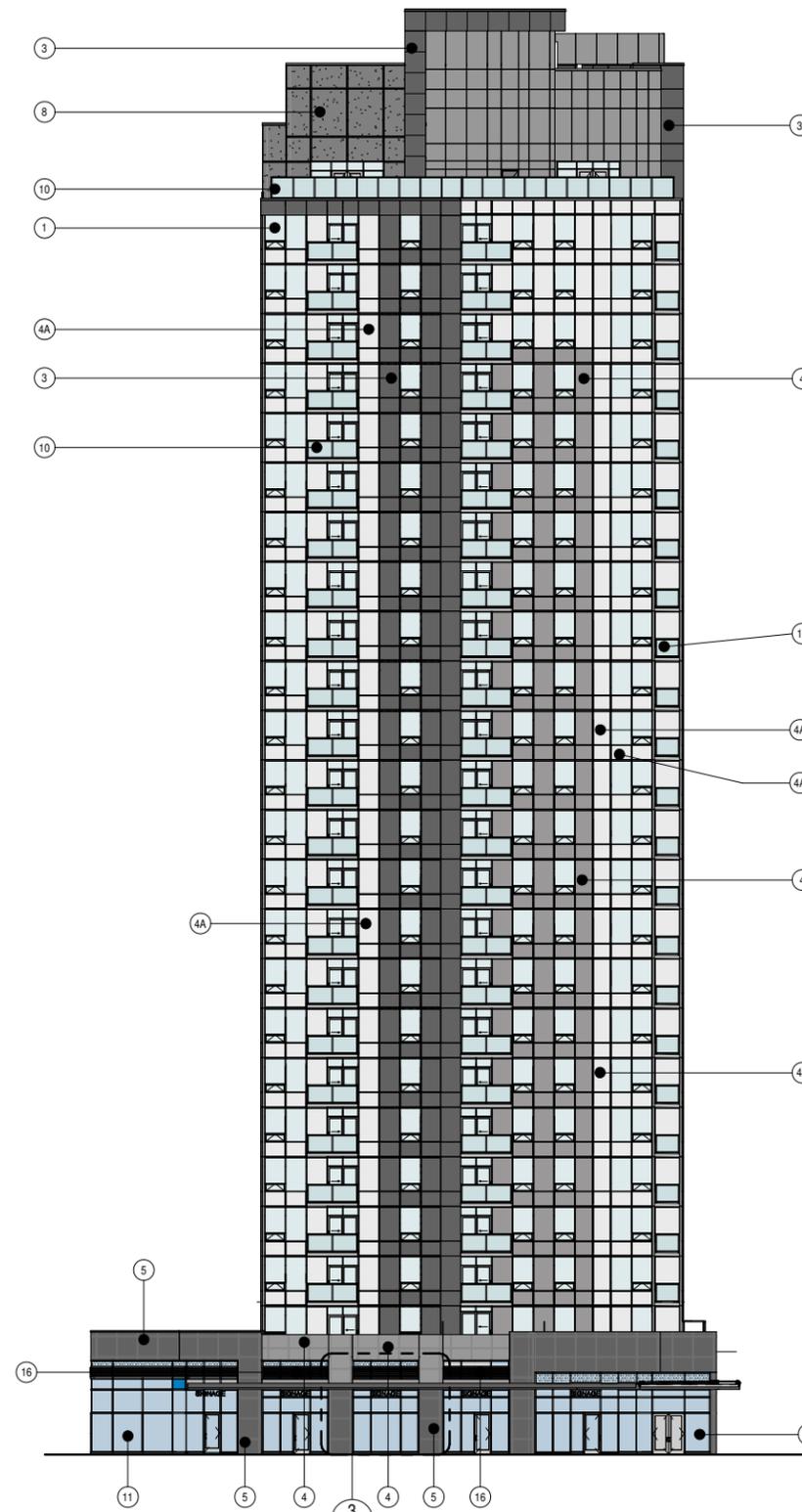
- 1 CLEAR VISION GLAZING WINDOW WALL SYSTEM
- 2 GLASS SPANDREL TO MATCH CLEAR VISION GLAZING
- 3 METAL PANEL - CHARCOAL
- 4 METAL PANEL - GREY
- 4A METAL PANEL - LIGHT GREY
- 5 STONE TILE - CHARCOAL
- 6 STONE TILE - LIGHT GREY
- 7 METAL PANEL WOOD FINISH
- 8 EIFS - LIGHT GREY
- 9 CORTEN STEEL OR SIMILAR
- 10 GLASS BALCONY RAILING SYSTEM
- 11 STOREFRONT CURTAINWALL CLEAR GLAZING
- 12 CONCRETE FACED INSULATION PANELS
- 13 EXTERIOR DOORS
- 14 OVERHEAD DOOR
- 15 OVERHEAD DOOR RAMP
- 16 LOUVER - GREY
- 17 CANOPY - WOOD GRAIN SOFFIT

PATIOS AND SIGNAGE PERMITS TO BE APPLIED UNDER A SEPARATE APPLICATION. SUGGESTED LOCATIONS ONLY

# Elevations



**zeidler** south



**west**

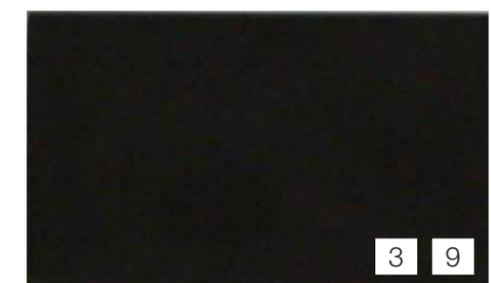
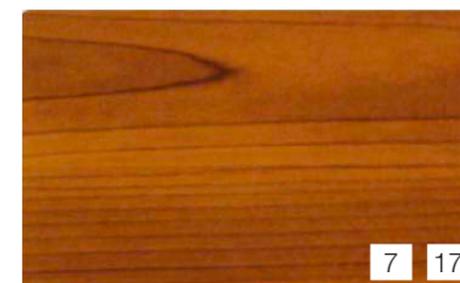
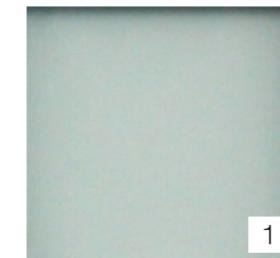
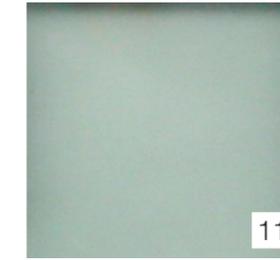
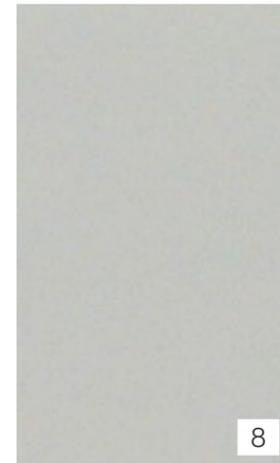
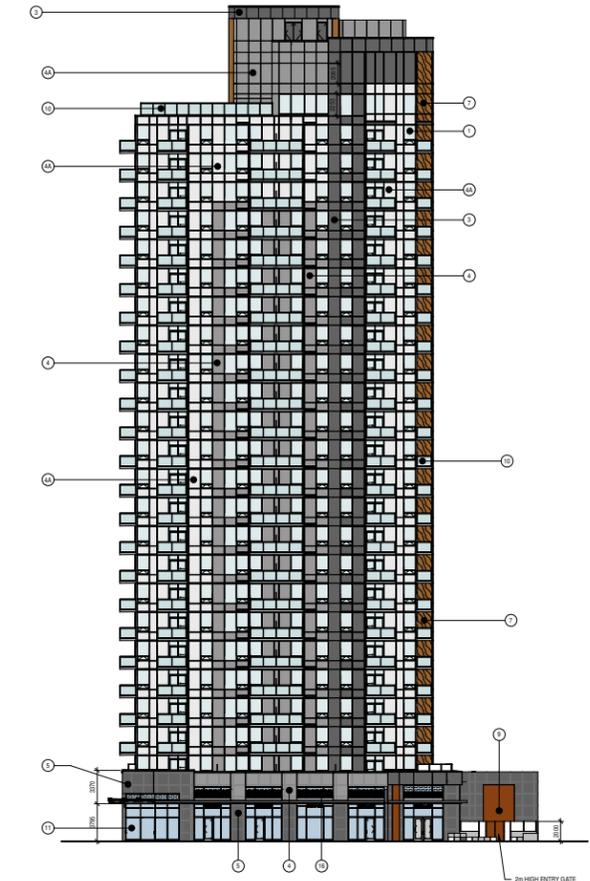
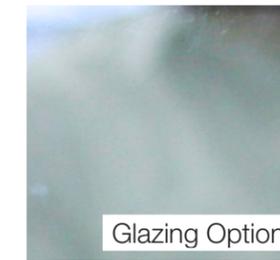
- 1 CLEAR VISION GLAZING WINDOW WALL SYSTEM
- 2 GLASS SPANDREL TO MATCH CLEAR VISION GLAZING
- 3 METAL PANEL - CHARCOAL
- 4 METAL PANEL - GREY
- 4A METAL PANEL - LIGHT GREY
- 5 STONE TILE - CHARCOAL
- 6 STONE TILE - LIGHT GREY
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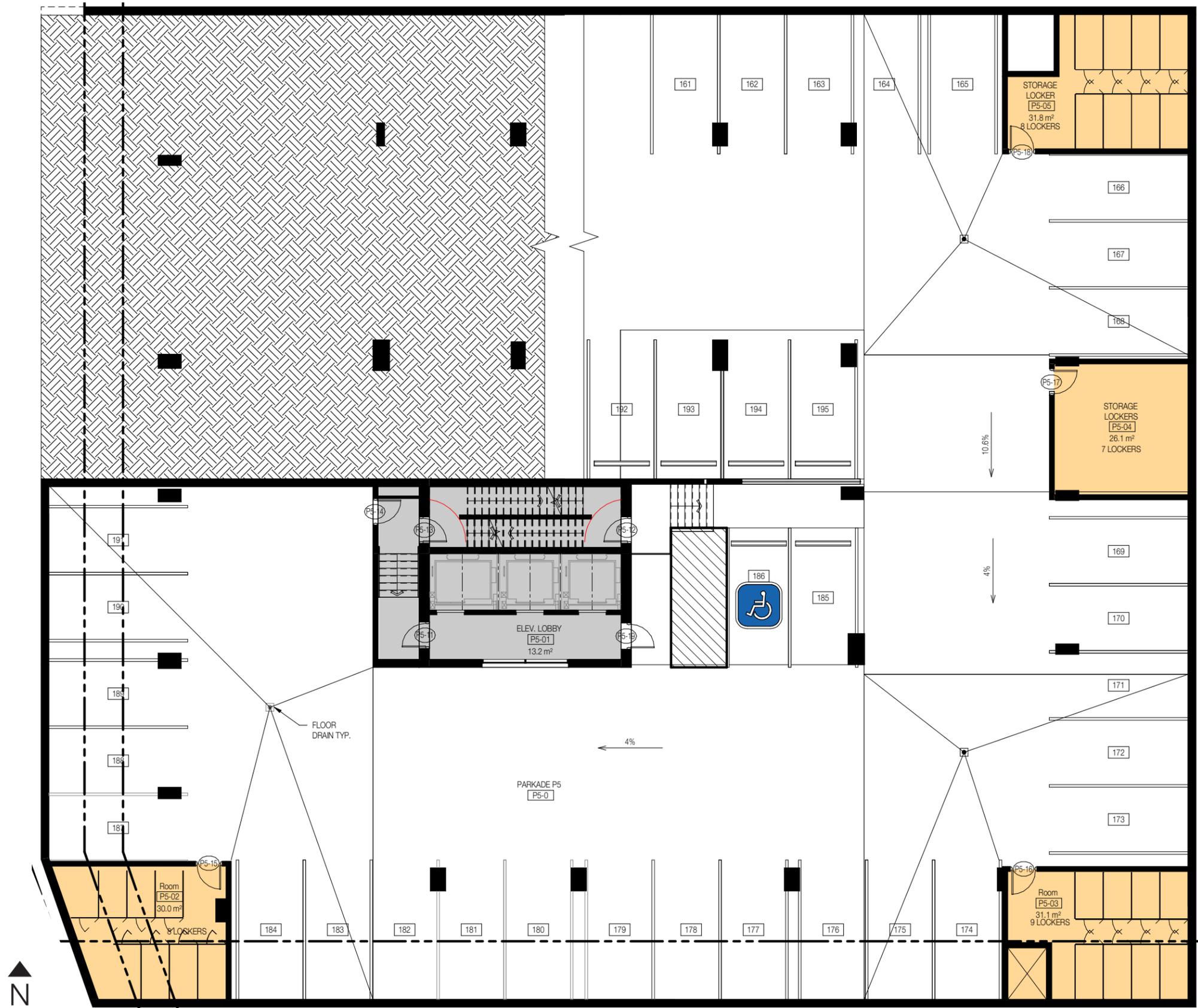
# Materials

## Legend

- clear vision glazing window wall system – 1
- glass spandrel to match clear vision glazing – 2
- metal panel – charcoal – 3
- metal panel – grey – 4
- metal panel – light grey – 4A
- stone tile – charcoal – 5
- stone tile – light grey – 6
- metal panel – wood finish – 7
- eifs – light grey – 8
- eifs – charcoal – 9
- corten steel or similar – 10
- glass balcony railing system – 11
- exterior doors – 13
- louver – grey – 16
- canopy – wood grain soffit – 17



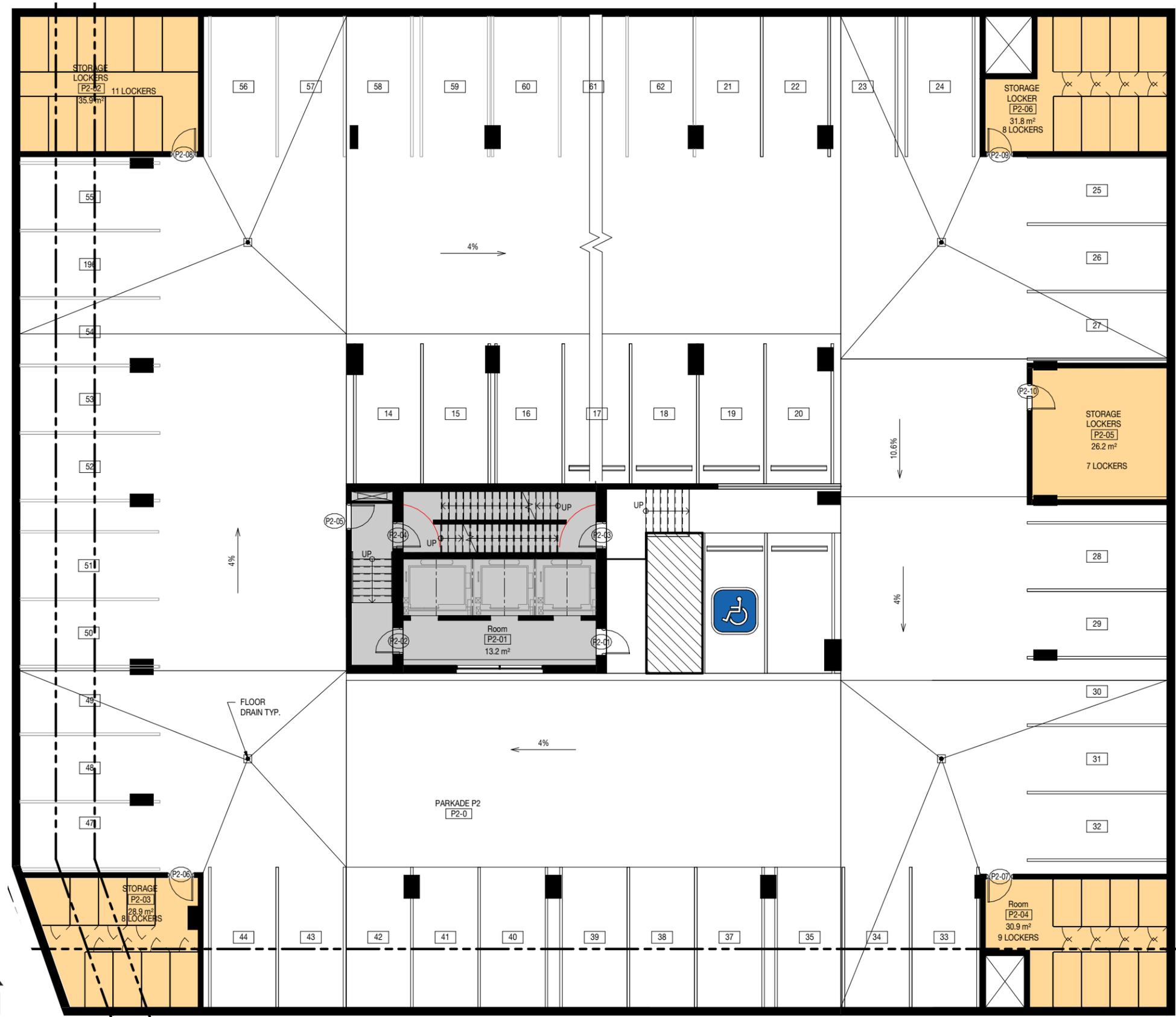
# Parkade – P5 Floorplan



- Legend**
- storage lockers (orange circle)
  - elevators + stairs (grey circle)



# Parkade – Typical Floorplan

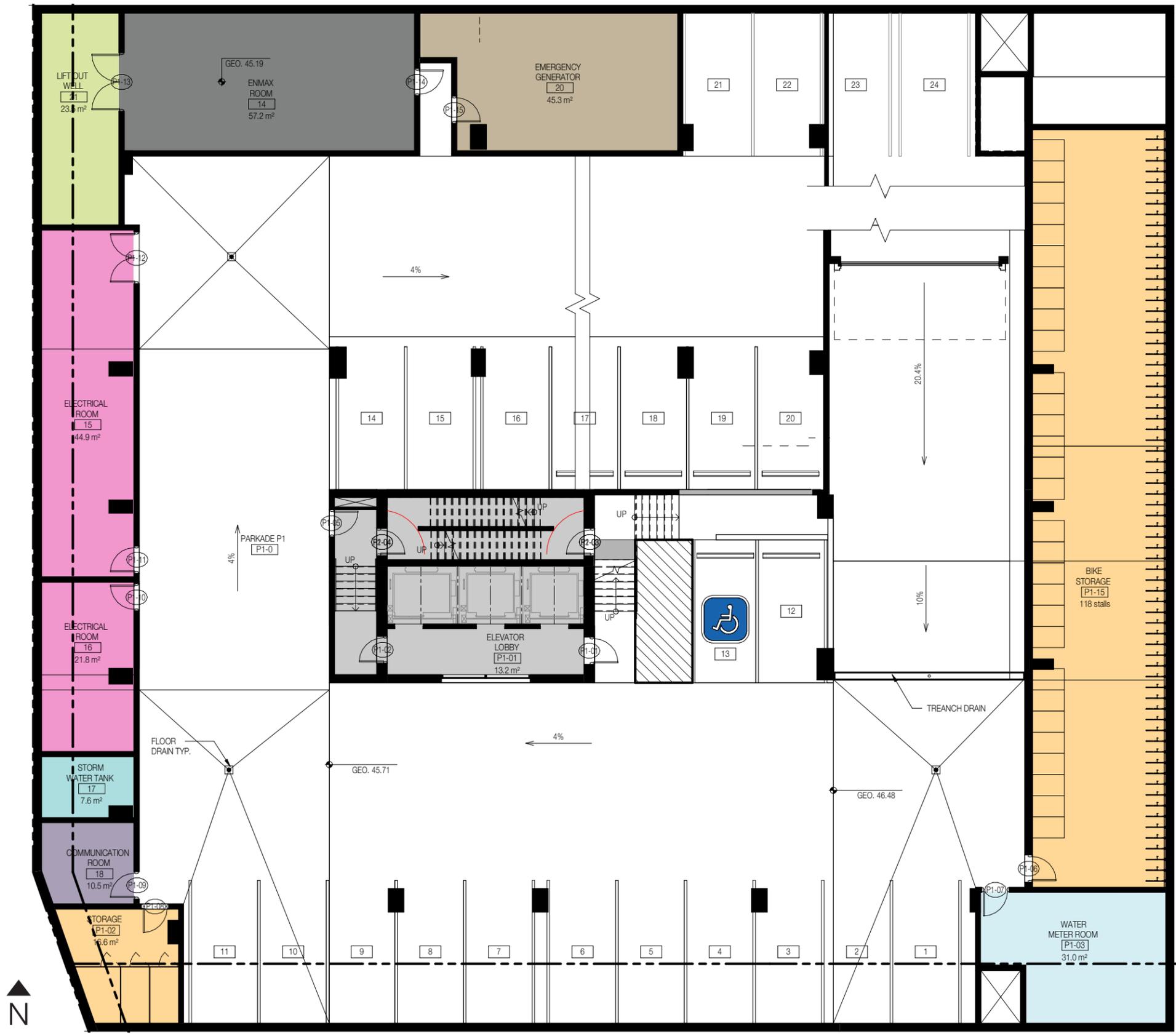


- Legend**
- storage lockers
  - elevators + stairs

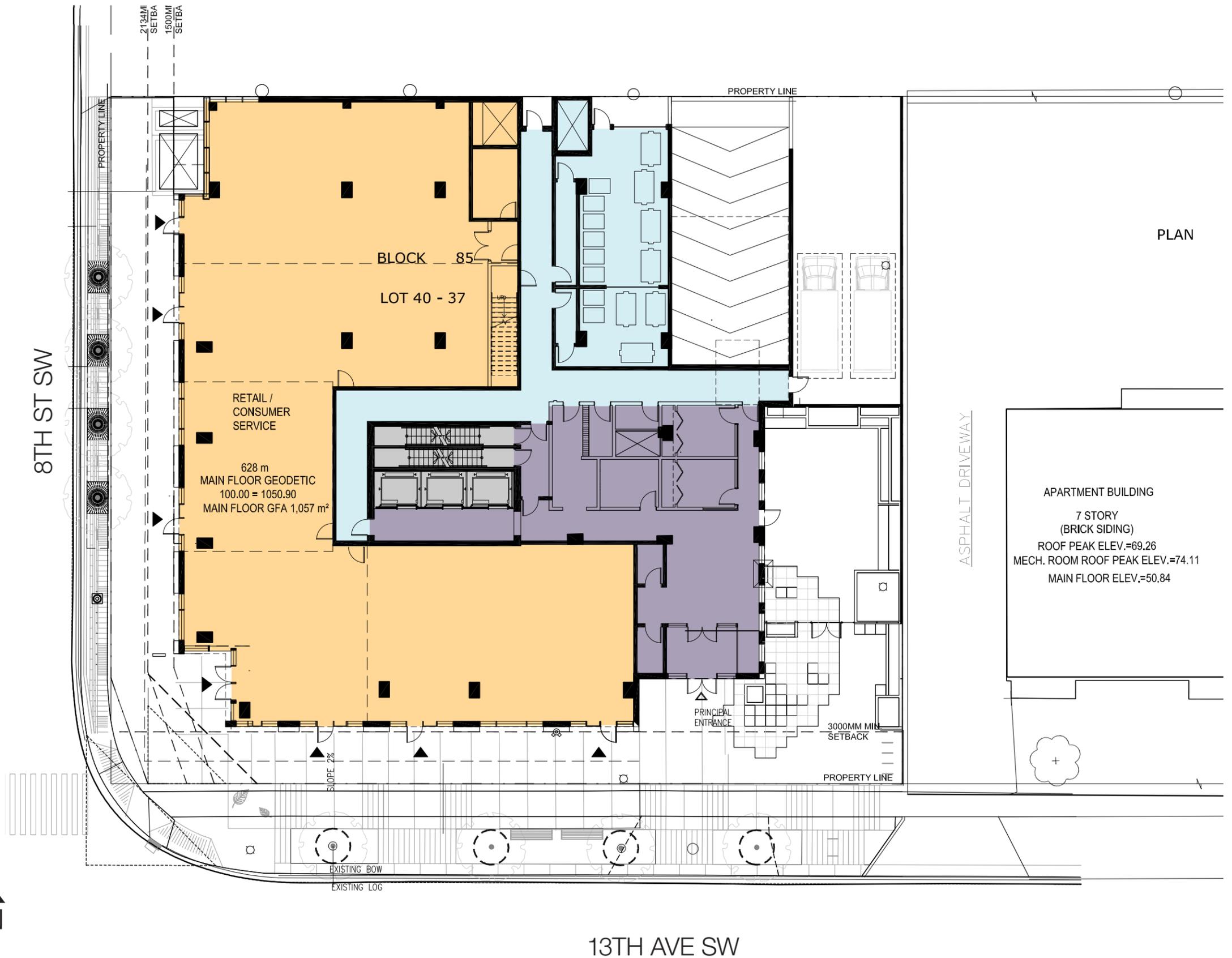


# Parkade – P1 Floorplan

- Legend**
- storage/bike storage
  - elevators + stairs
  - electrical
  - storm water
  - water meter
  - communications
  - enmax
  - emergency generator
  - liftout well



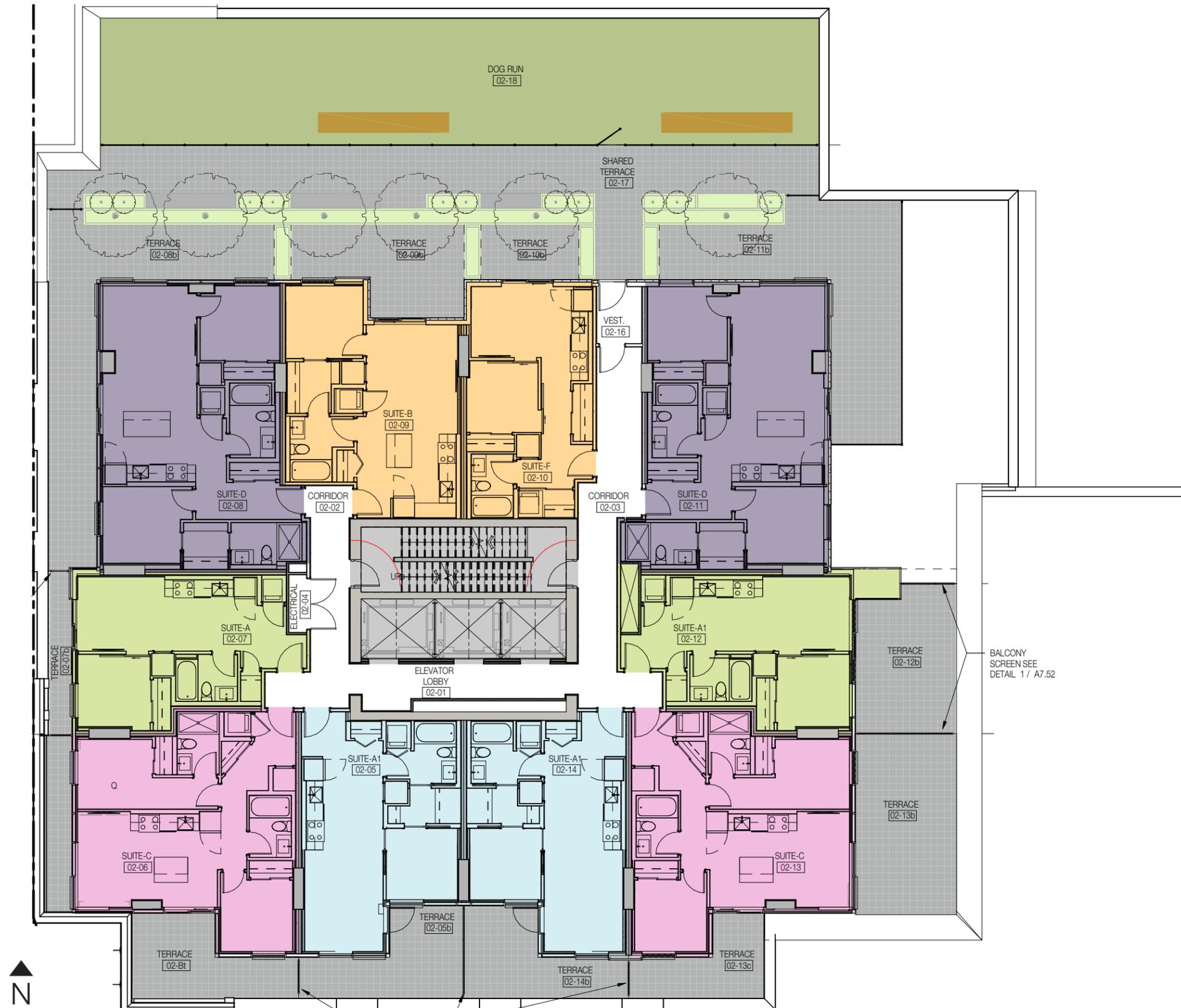
# Main Floorplan



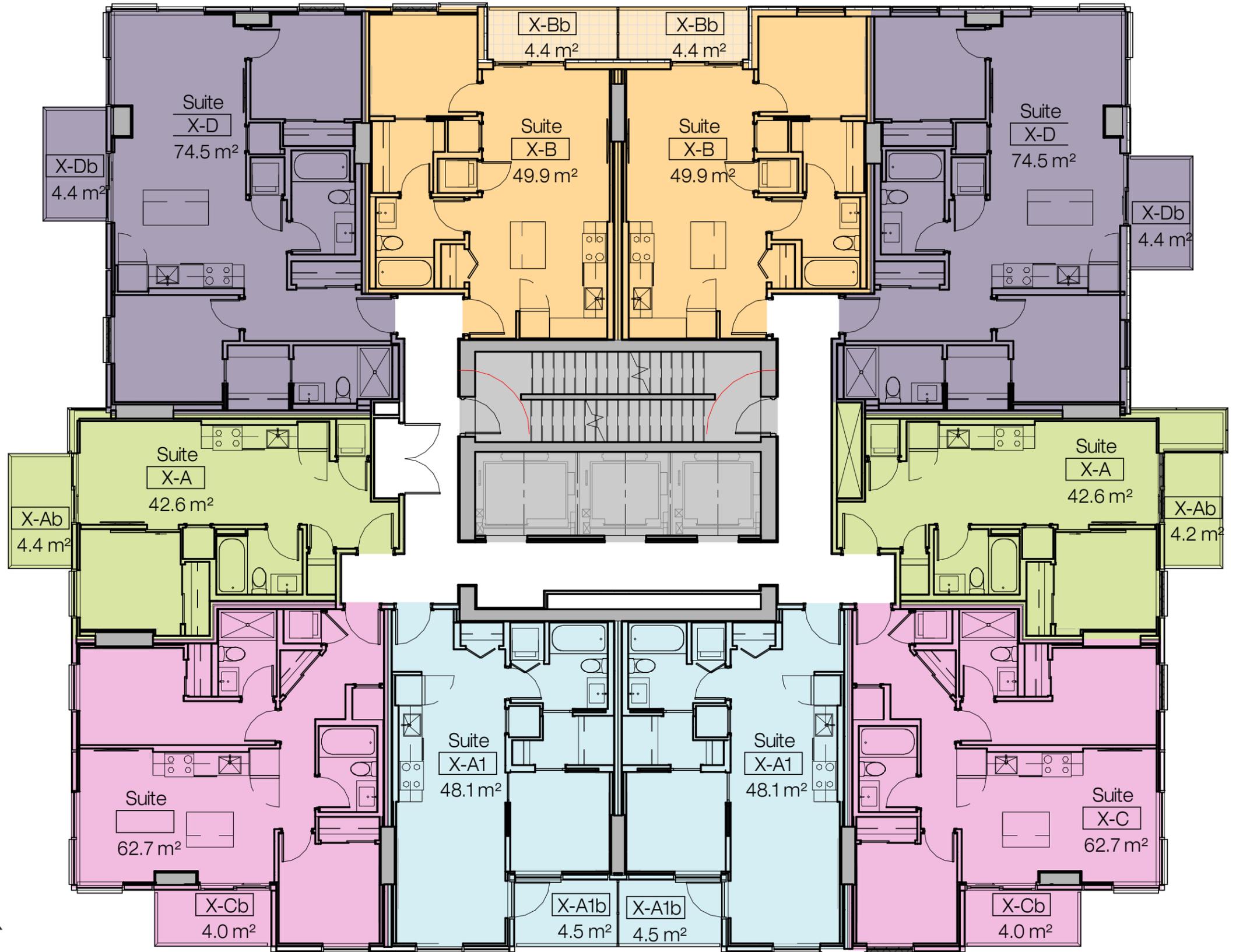
# Level 2 Floorplan

## Legend

- suite a ●
- suite a1 ●
- suite b ●
- suite c ●
- suite d ●
- terrace ●
- dog run ●



# Typical Floor Plan

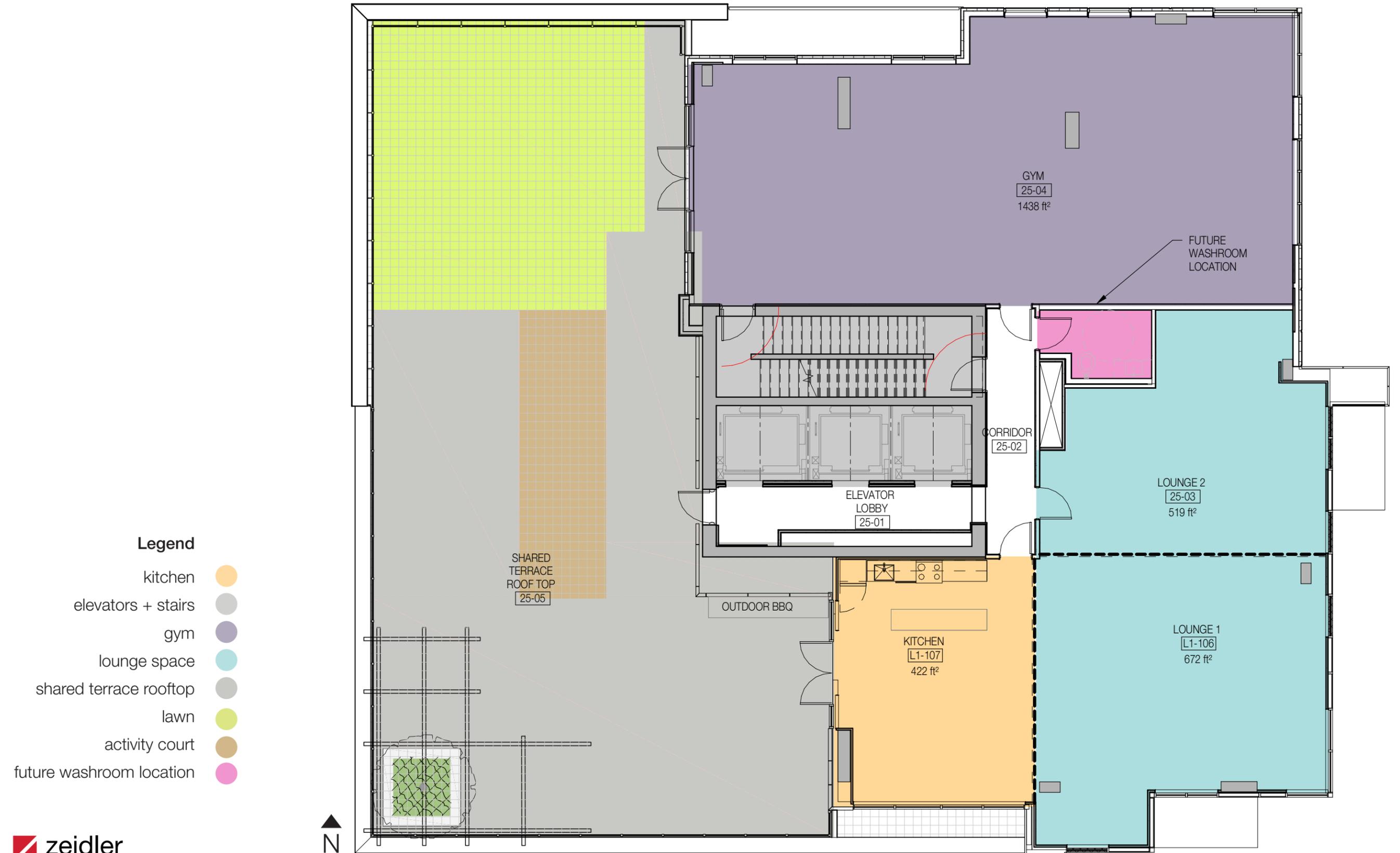


### Legend

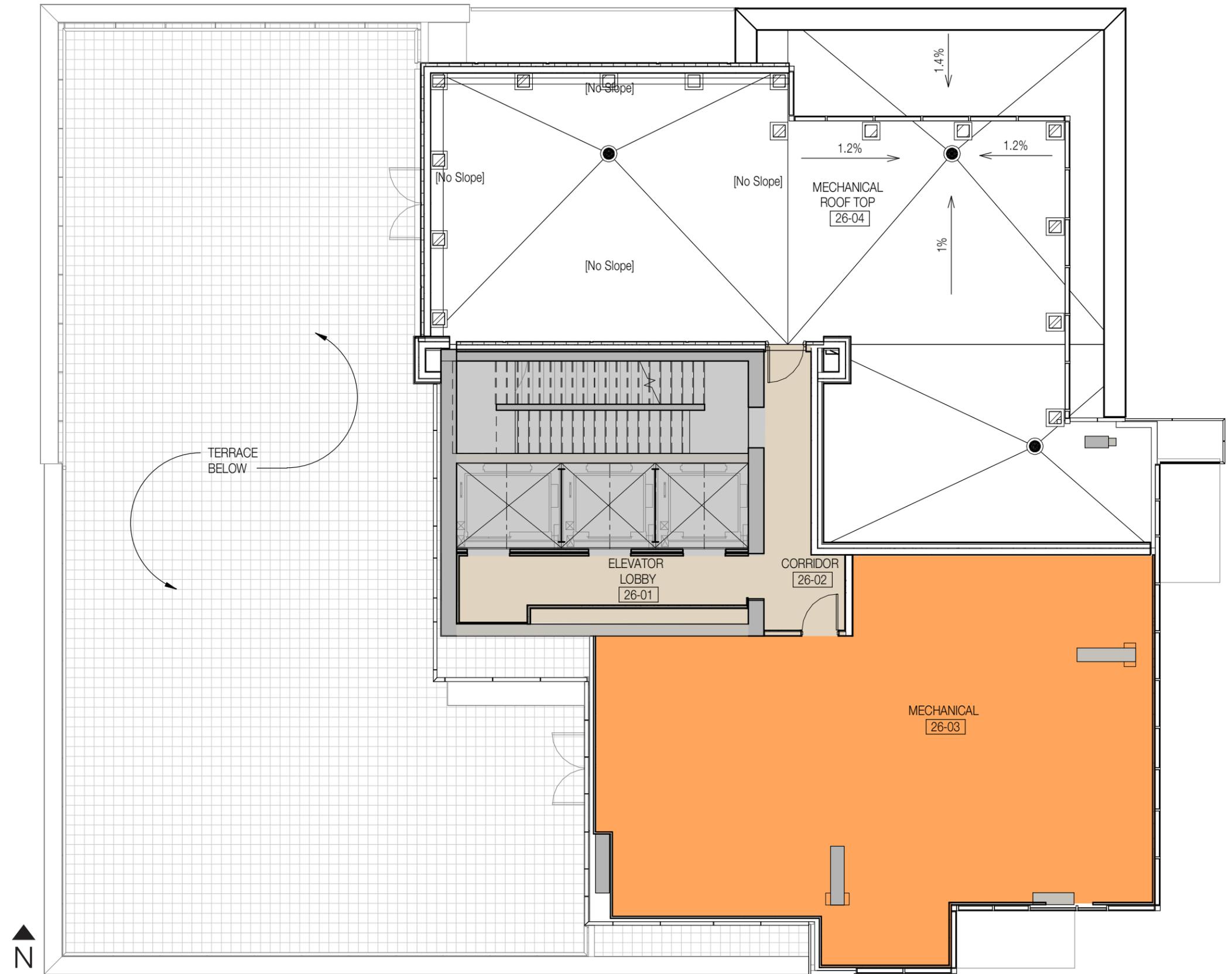
- suite x-a ●
- suite x-a1 ●
- suite x-b ●
- suite x-c ●
- suite x-d ●
- hallway ●



# Amenity Floorplan



# Mechanical Floorplan

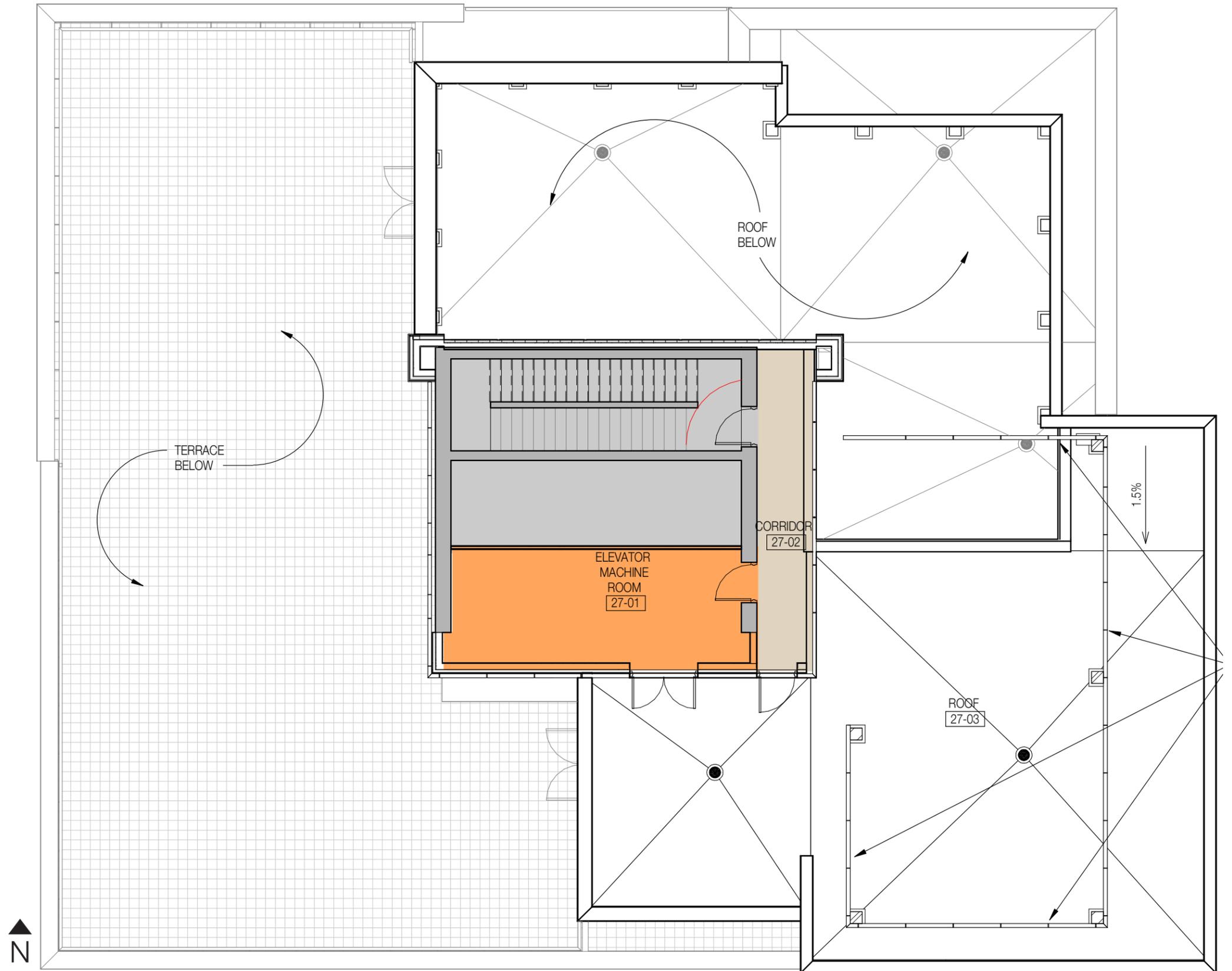


### Legend

- elevators + stairs ●
- corridors + elevator lobby ●
- mechanical ●



# Roof Floorplan



**Legend**

- stairs ●
- corridors ●
- elevator machine room ●



# Landscape Plan

The ground-level landscape plan has been designed to provide a well-designed environment for a high-pedestrian traffic part of the city.

The plan provides direct, wheelchair-accessible access to all retail areas around the property. The design celebrates the corner of two important pedestrian streets with special sidewalk treatments and a unique leaf imprint to mark the location.

The residential entry is clearly differentiated from the retail spaces. Access to public space has been provided as part of the design, with seating, planting, and special lighting.



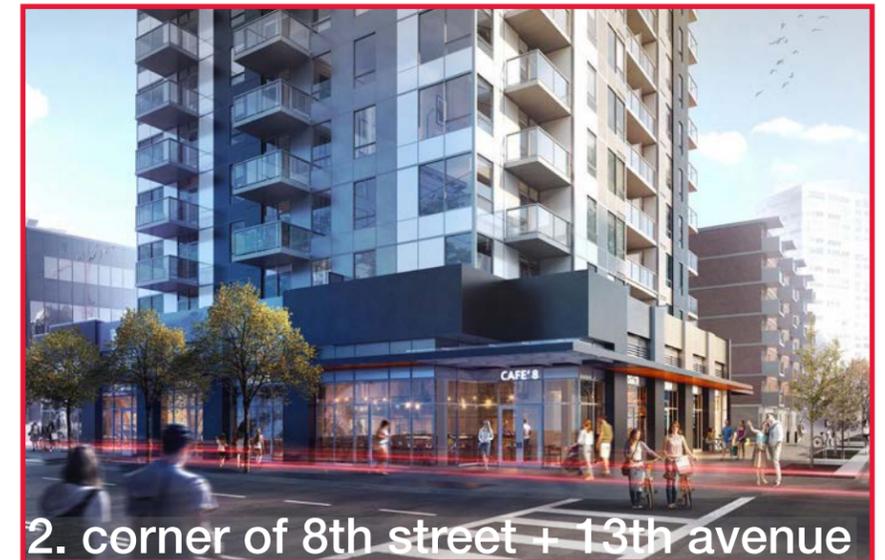
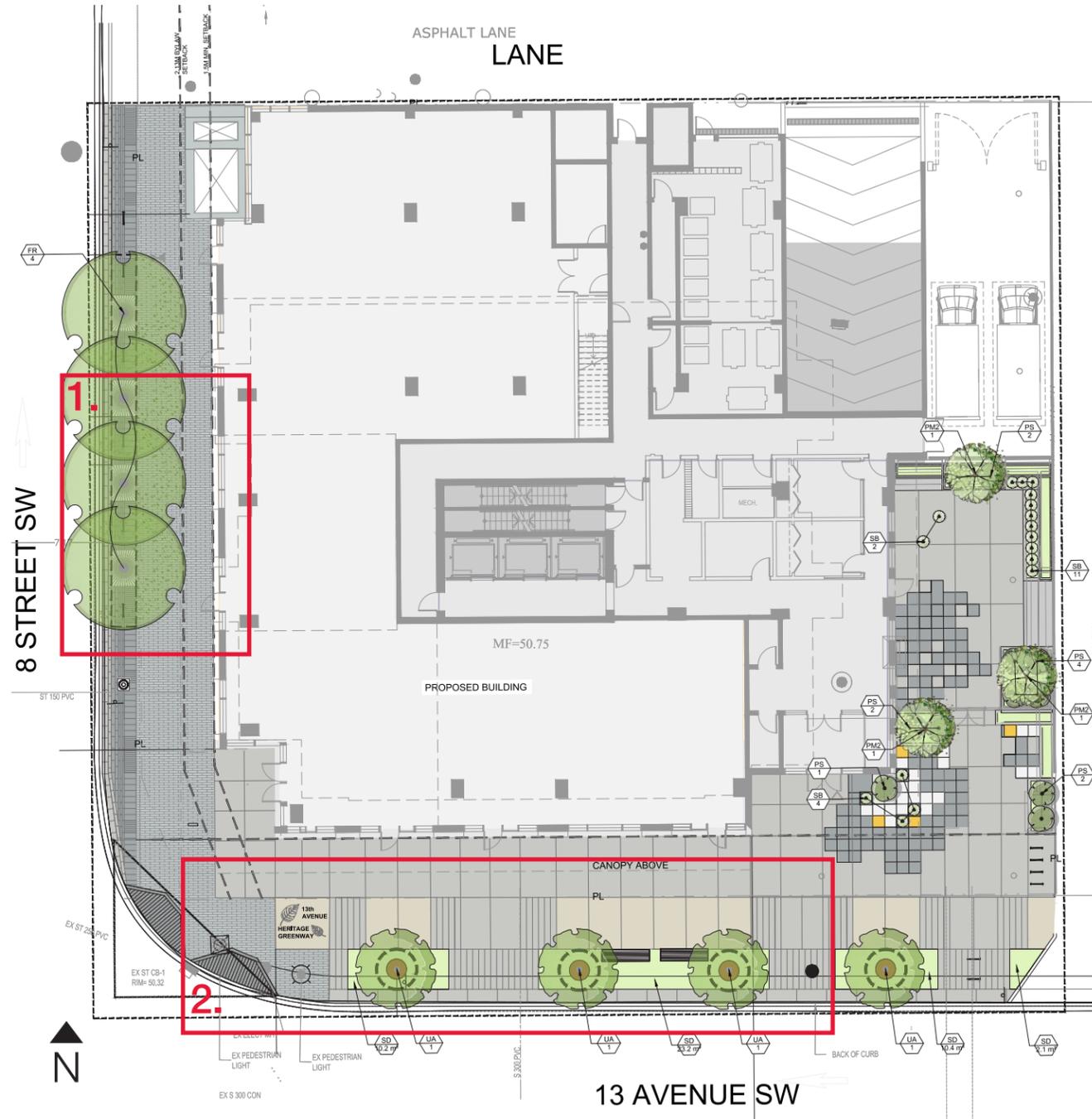
# Landscape Highlights

## Highlight 1:

Rich use of two-tone brick materials are used along 8th Street from building face to curb. Street trees will provide shade in the summer. The design aligns fully with the 8th Street Master Plan materials and design requirements.

## Highlight 2:

Use of stamped, coloured concrete and plantings along southern facade aligns with 13th Avenue Heritage Greenway guidelines. Benches and bike racks are provided along this frontage. Extra width for future retail patios to activate the streetscape is provided as well.



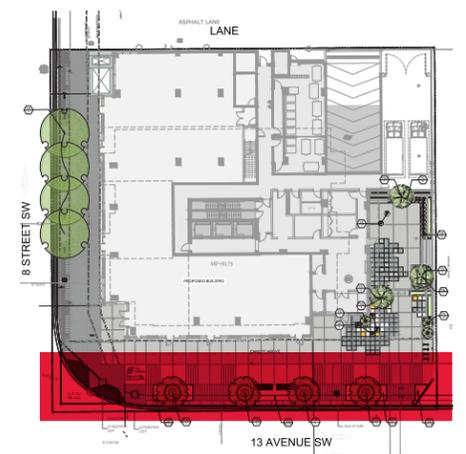
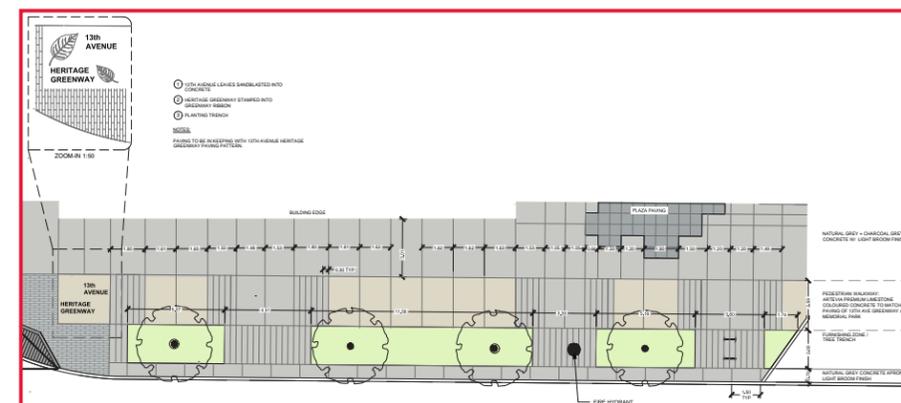


# Landscape Section 1-13th Ave

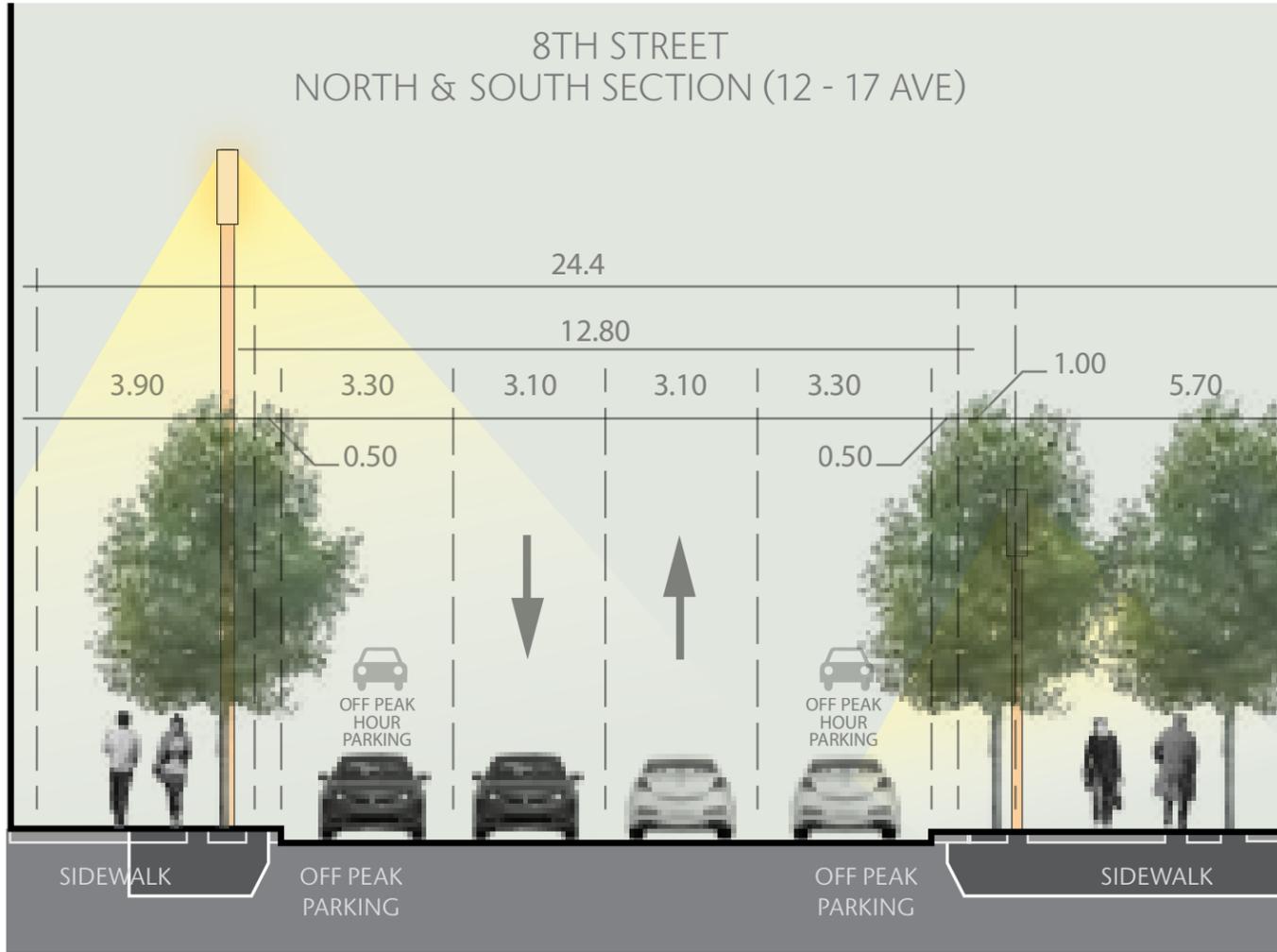


Taken from the 13th Avenue  
Heritage Greenway Plan

Proposed Sidewalk



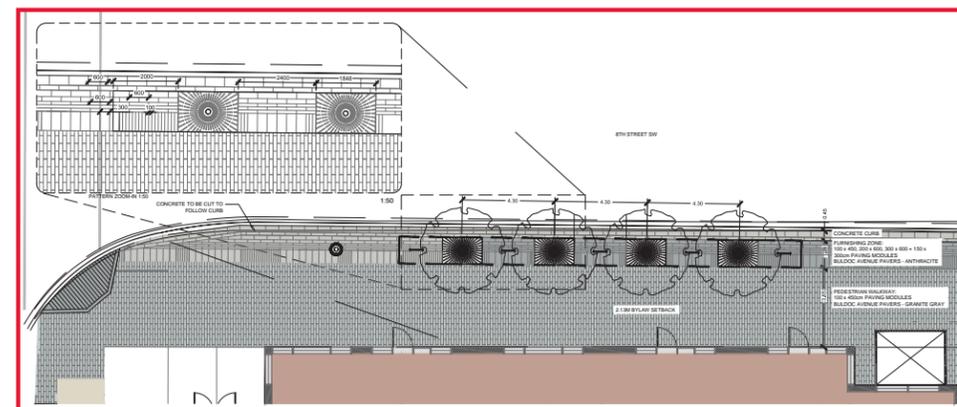
# Landscape Section 2 - 8th Street



Taken from 8th Street  
Master Corridor Plan

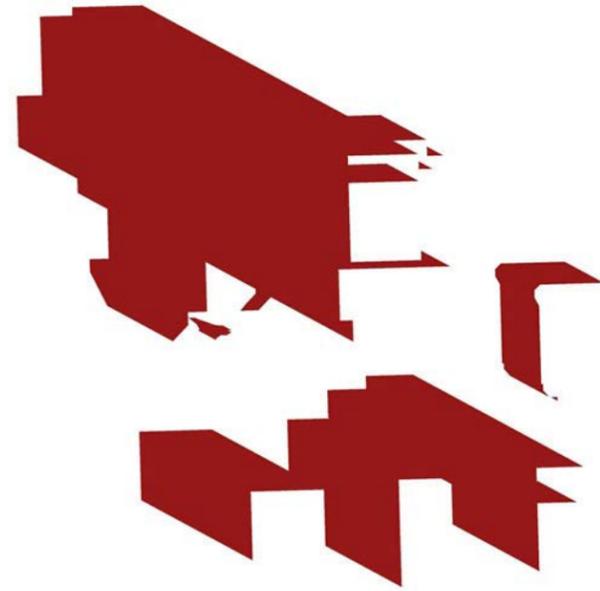


Proposed Street Plan

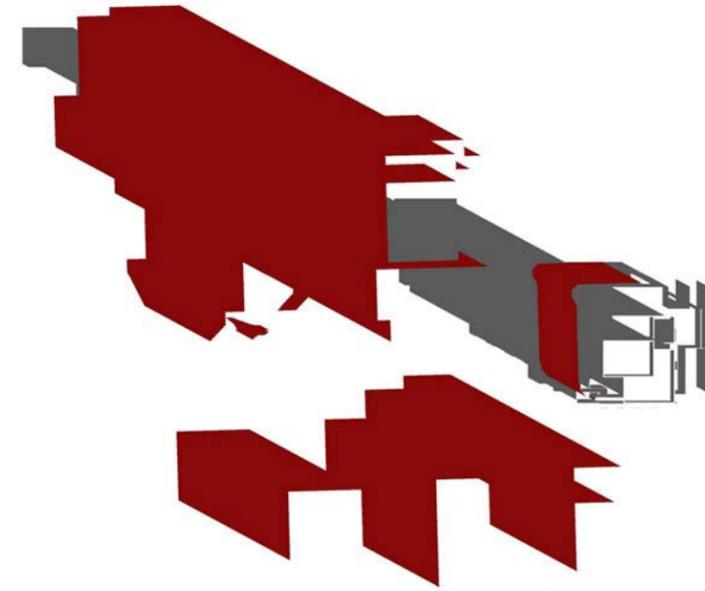


# Shadow Study

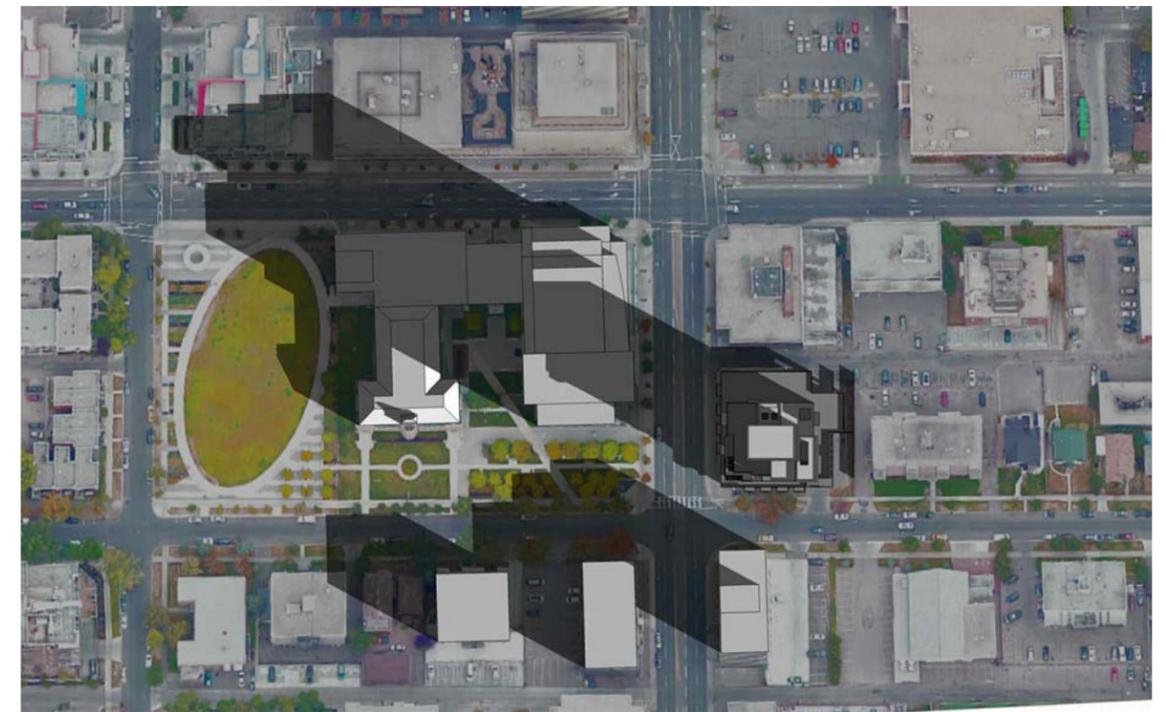
SHADOW EXISTING BUILDINGS



SHADOW PROPOSED BUILDING



10:00 AM SEPTEMBER 21



# Shadow Study

