



Calgary

Mayor's **Urban
Design Awards**
2019

○ □
LIFE



CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER

JUL 20 2020

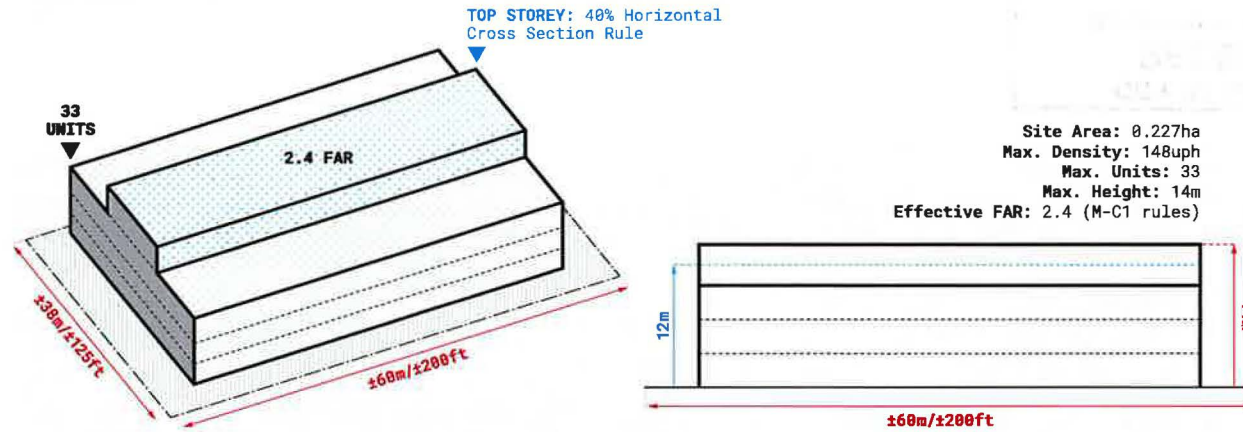
ITEM: #8.1.10 CA2020-0573

Public

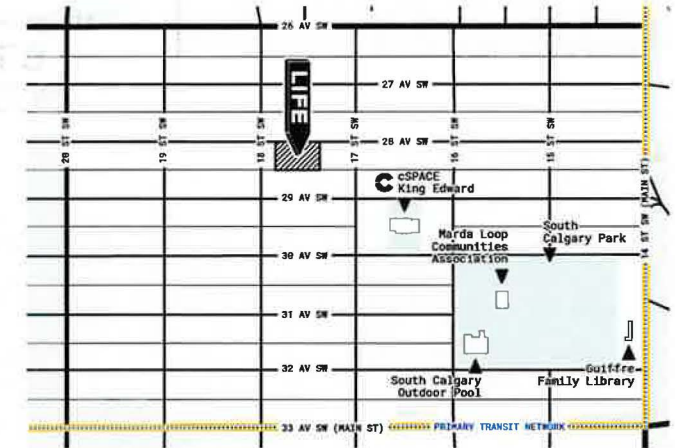
CITY CLERK'S DEPARTMENT

1

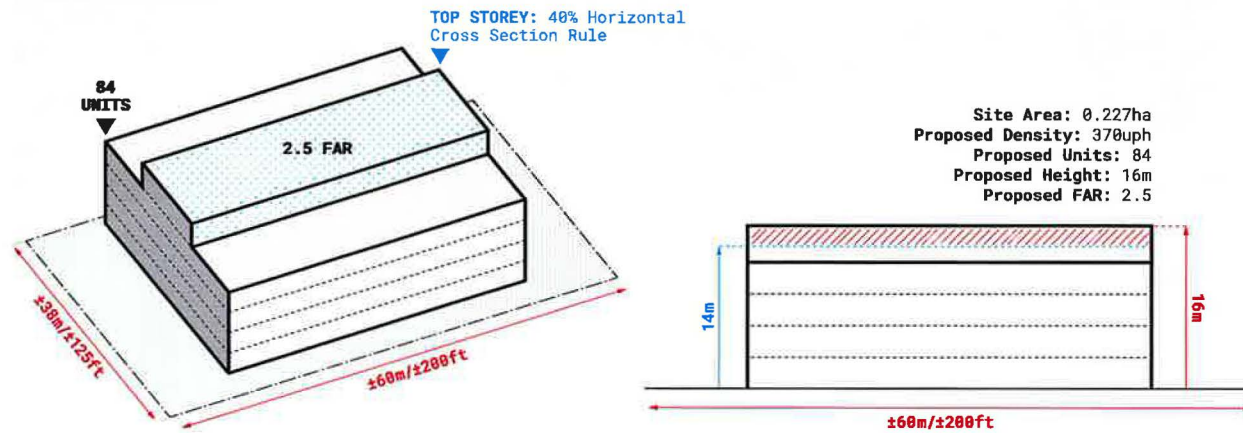
Existing M-C1



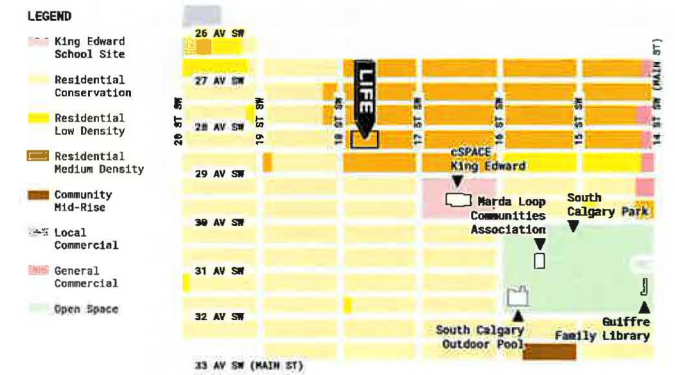
Site Context



Proposed M-C2



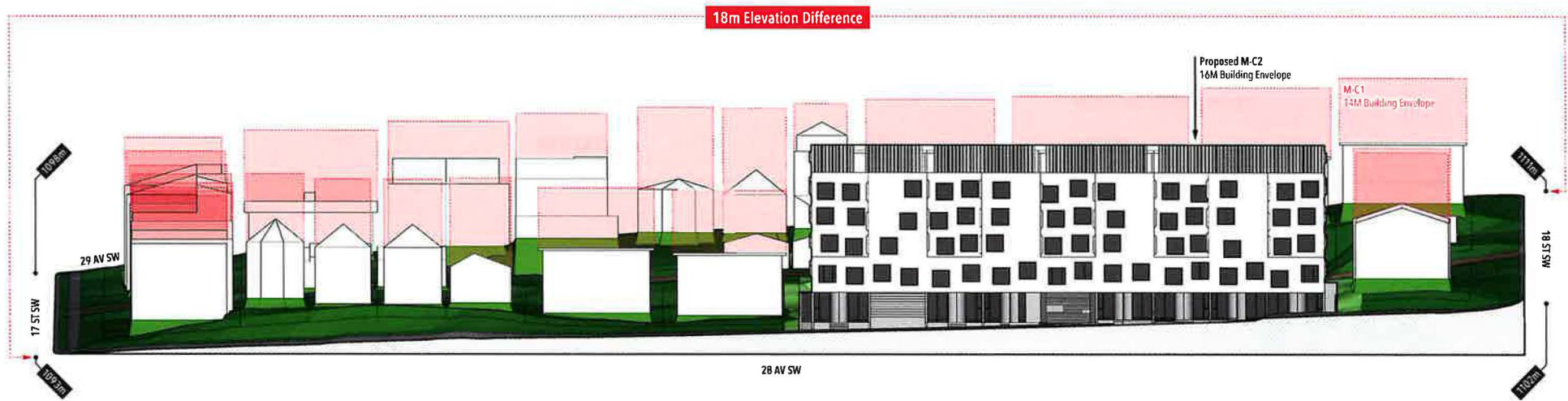
ARP Policy Context



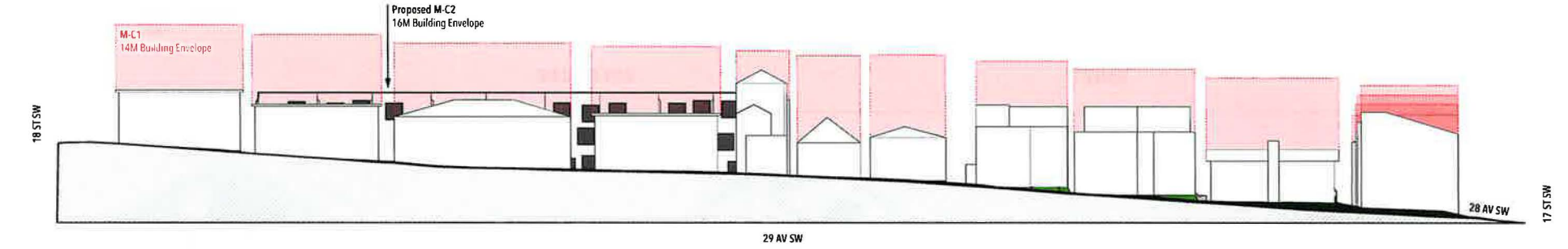
Proposed Change

Form-based Approach

North Elevation Profile

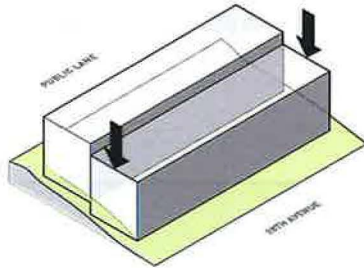


South Elevation Profile



Proposed Change
Unique Site Topography + Context

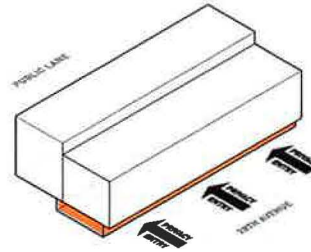
01



ADAPT

Split the envelope.

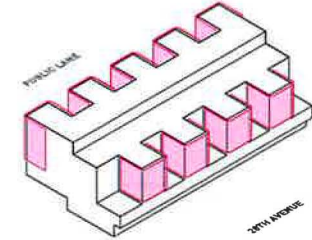
02



INTERFACE

Push the ground floor.

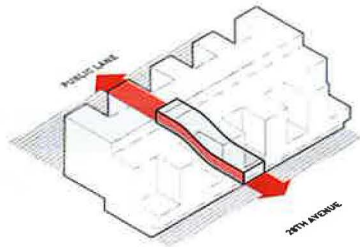
03



CARVE

Light-filled, 3-sided units.

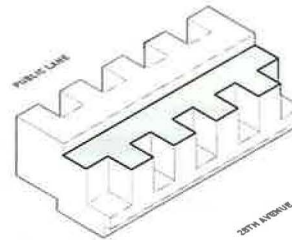
04



CONNECT

Lane to street.

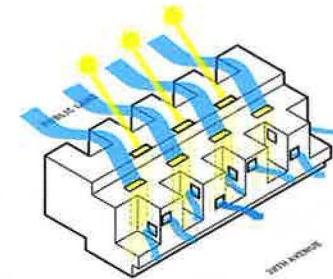
05



MAXIMIZE

Common rooftop amenity.

06



PUNCH

Interior light wells.

Design Process

Slope Adaptive Design



Development Vision

Slope Adaptive



Development Vision
Articulated + Street Oriented



Development Vision

Evolving + Eclectic Context

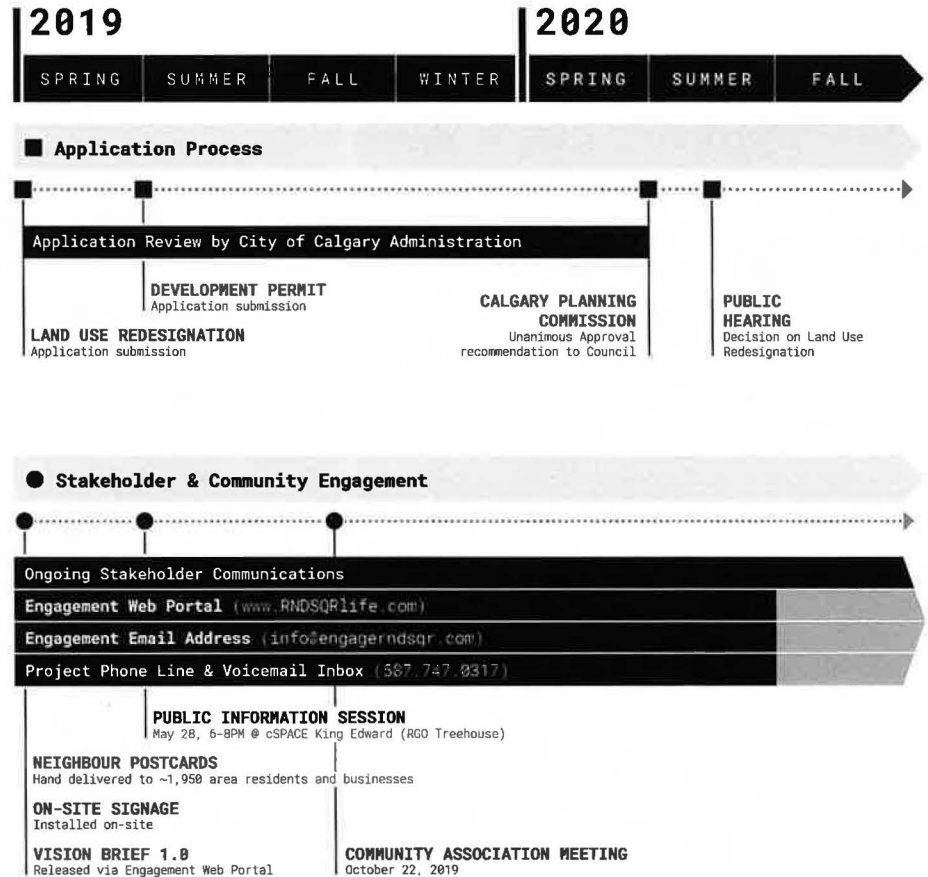


ENGAGEMENT STRATEGIES

-  **Engagement Web Portal**
www.RNDSQRlife.com
-  **Engagement Email Inbox**
info@engagerndsqr.com
-  **Engagement Phone Line + Inbox**
587.747.0317
-  **Neighbour Postcards + Public Information Session Invitations**
Hand delivered to ~1,950 area residents and businesses
-  **On-Site Signage**
Project Information + Team Contact Details
-  **Public Information Session**
May 28, 6 - 8PM @ cSPACE Kind Edward (RGO Treehouse)
-  **Face-To-Face Meetings**
With various stakeholders as needed

Application Process

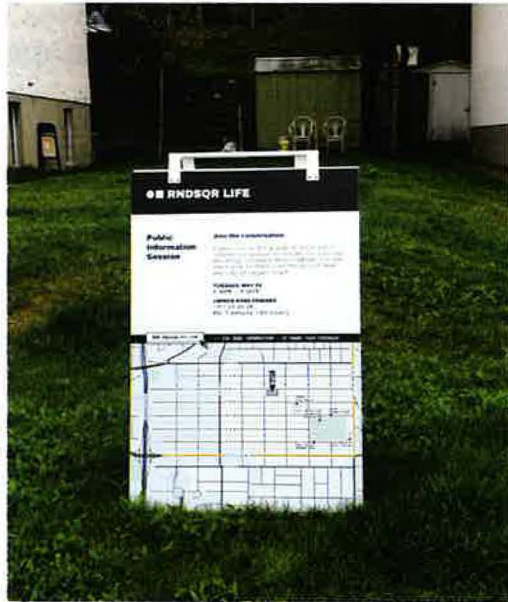
Stakeholder Outreach





Application Process

Site Signage



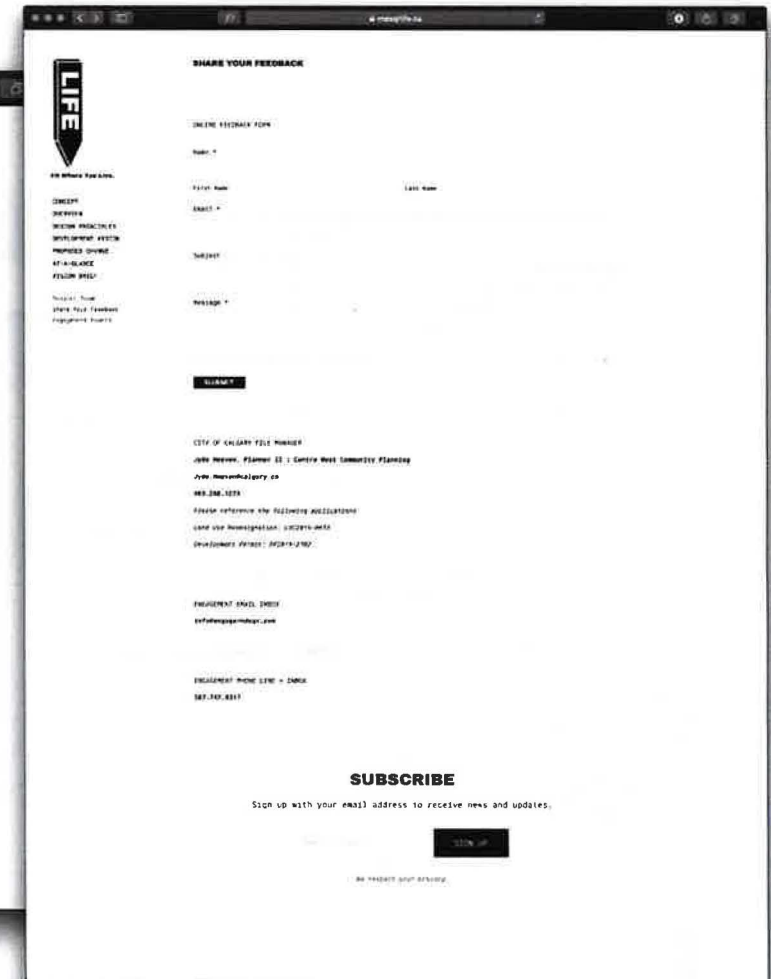
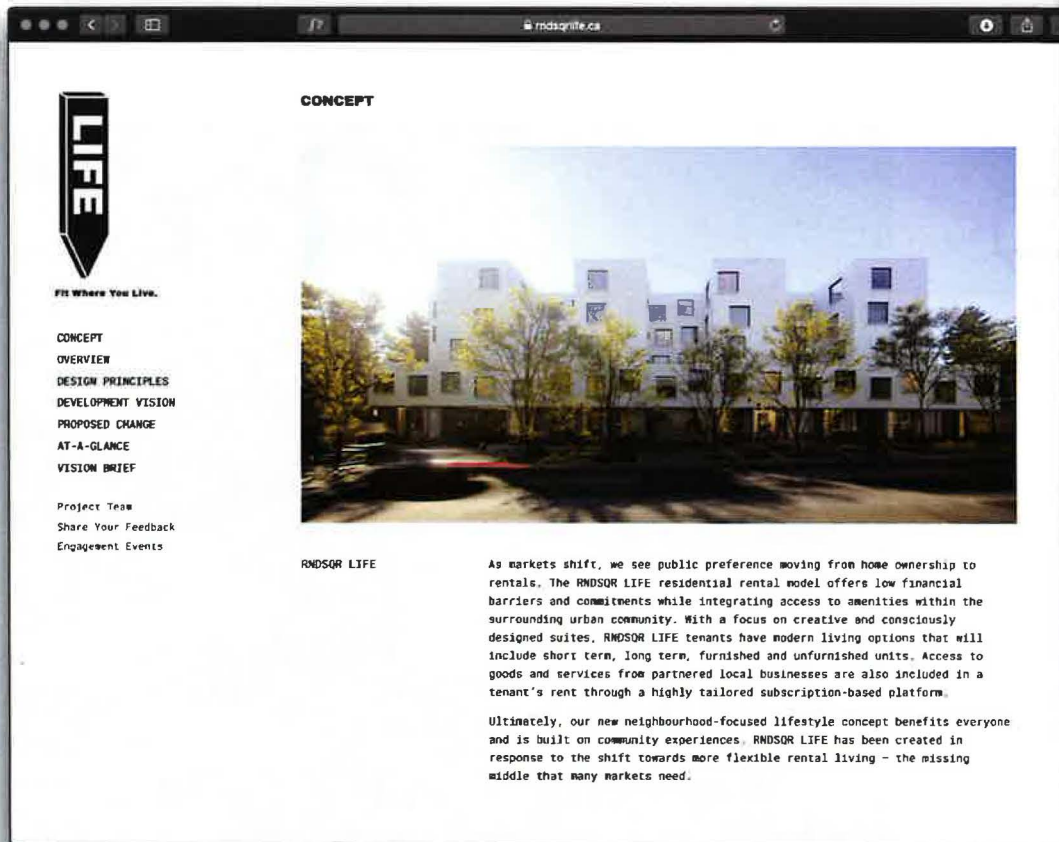
Application Process

Community Information Session: May 28, 2019



Application Process

Neighbour Postcards: ~1950 Delivered



Application Process

Web Portal: rndsqrLIFE.ca



16m
85 STOREYS

±2,273m²
Site Area (±12,012ft²)

±5,378m²
Gross Floor Area (±13,200ft²)

2.5FAR
Floor Area Ratio



±84
DWELLING UNITS

±1
Studio (1%)

±36
One-bedroom (43%)

±47
Two-bedroom (56%)



±77
BIKE PARKING STALLS

±17
RNDROP LIFE e-bike share stalls

±51
Class 1 stalls (42 required)

±09
Class 2 stalls



±55
AUTO PARKING STALLS

±03
RNDROP LIFE car share stalls

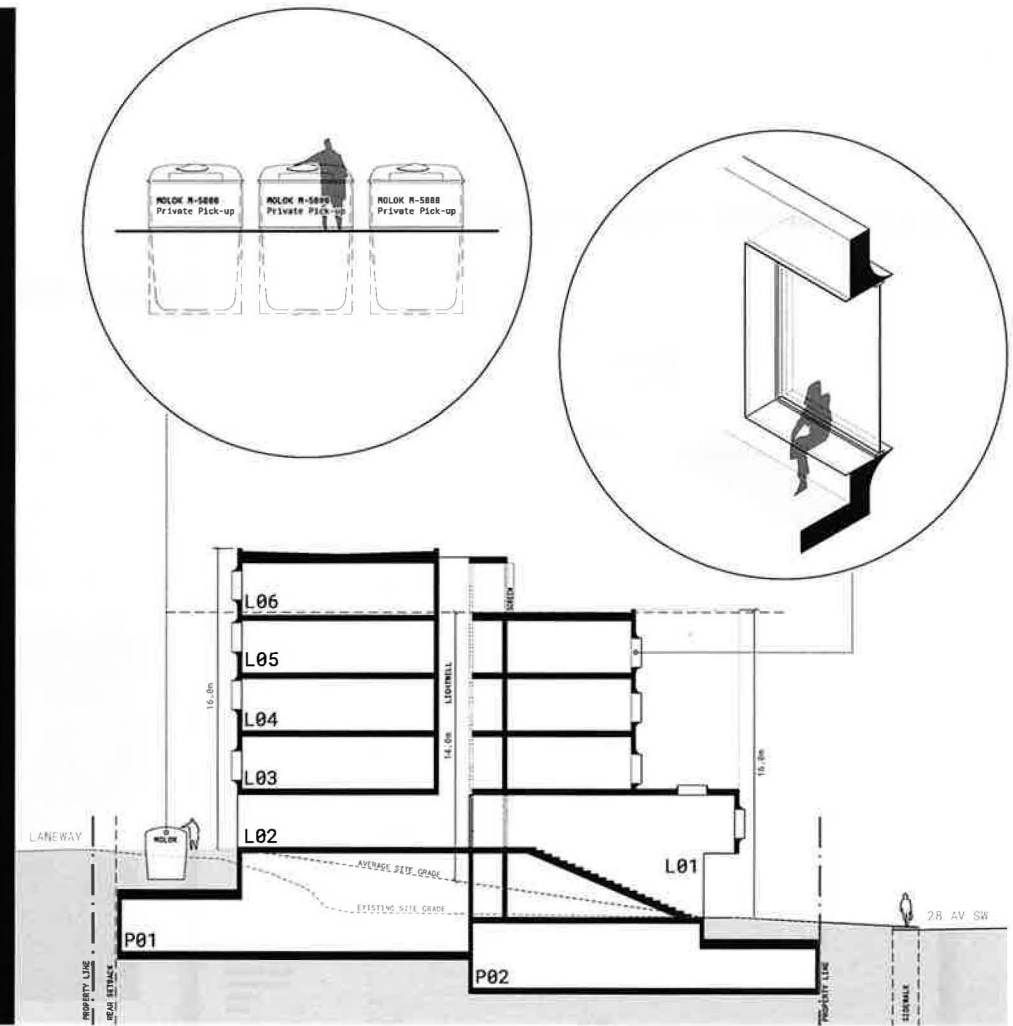
±09
Visitor stalls

±43
Resident stalls



Rooftop Patio
COMMON AMENITY SPACE





±243m²
(±2,615ft²)

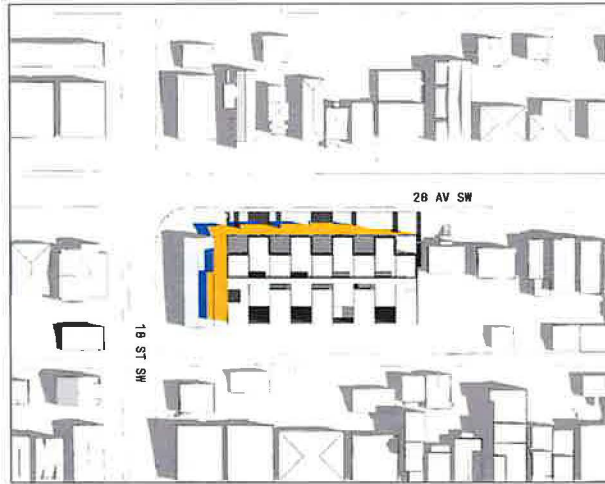


At-a-glance





Key Project Details

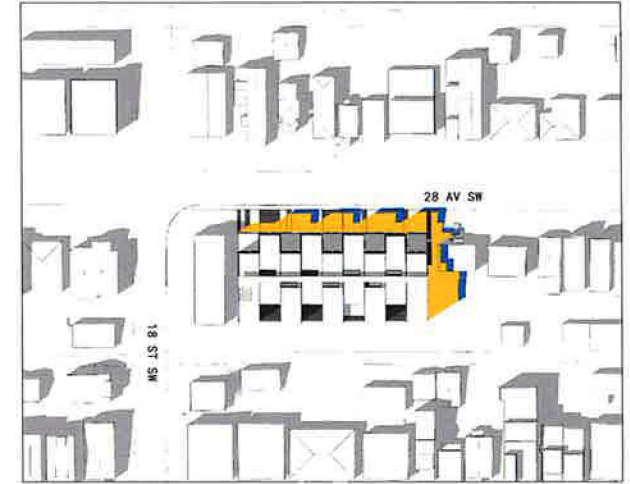
JUNE 21
10:00AM

LEGEND
 4 Storey Building Shadow
 5 Storey Building Shadow
 Existing Built Form Shadow
 N







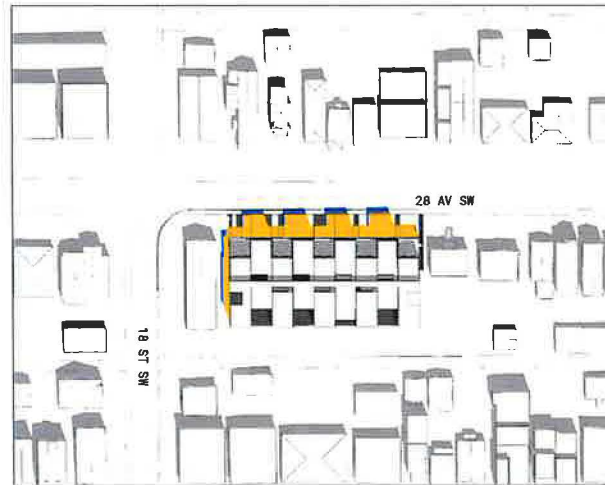
JUNE 21
4:00PM

LEGEND
 4 Storey Building Shadow
 5 Storey Building Shadow
 Existing Built Form Shadow
 N



JUNE 21
1:00PM





LEGEND
 4 Storey Building Shadow
 5 Storey Building Shadow
 Existing Built Form Shadow
 N

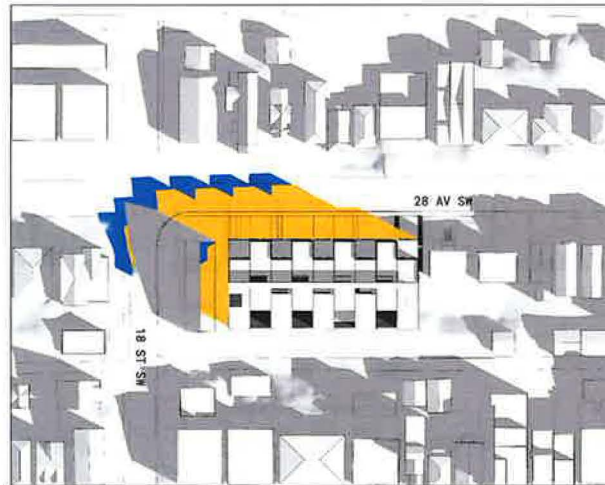


Supporting Studies





Comparative Shadow Impacts: June 21

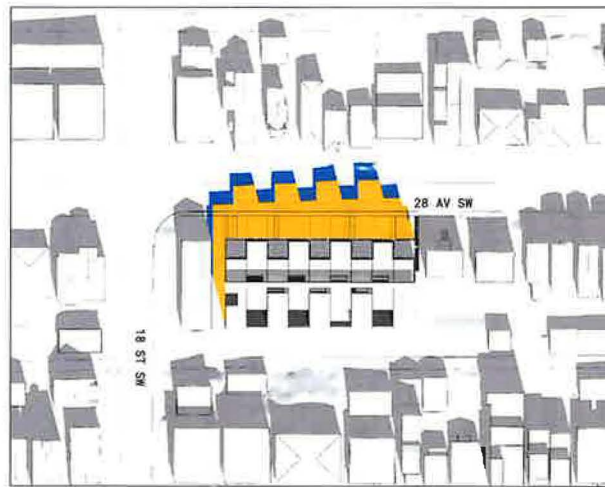
MARCH 21 / SEPTEMBER 21
10:00AM

LEGEND
 4 Storey Building Shadow
 5 Storey Building Shadow
 Existing Built Form Shadow








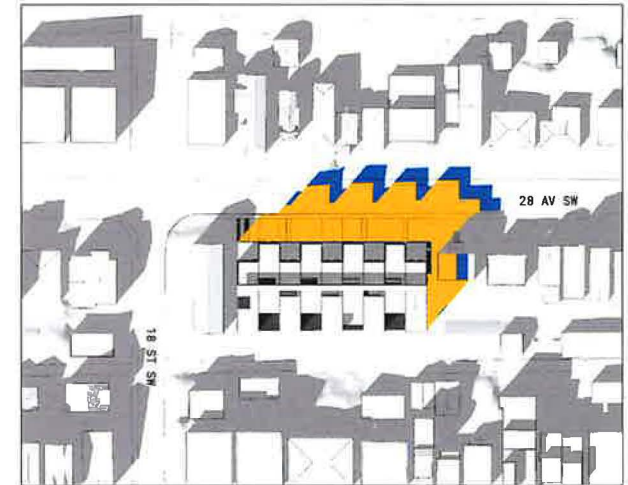
MARCH 21 / SEPTEMBER 21
1:00PM

LEGEND
 4 Storey Building Shadow
 5 Storey Building Shadow
 Existing Built Form Shadow




MARCH 21 / SEPTEMBER 21
4:00PM

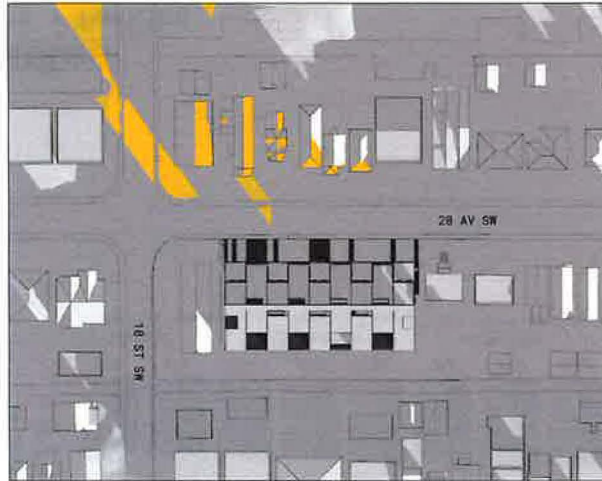
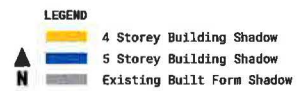
LEGEND
 4 Storey Building Shadow
 5 Storey Building Shadow
 Existing Built Form Shadow




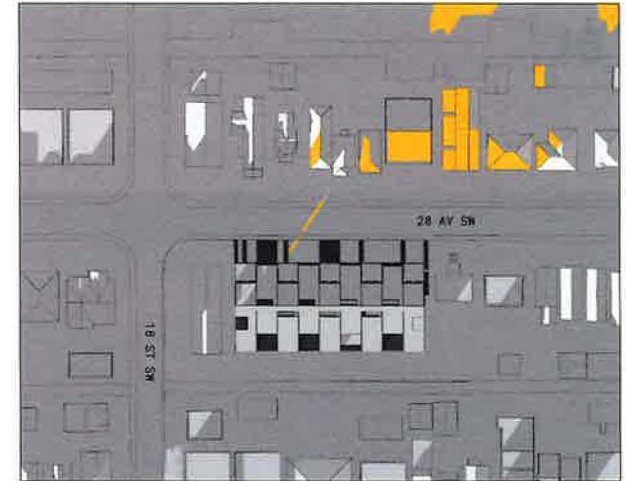
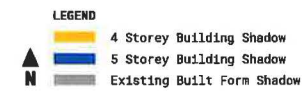
Supporting Studies

Comparative Shadow Impacts: March / September 21

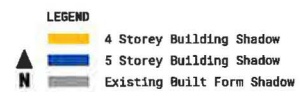
DECEMBER 21
10:00AM



DECEMBER 21
4:00PM



DECEMBER 21
1:00PM



Supporting Studies

Comparative Shadow Impacts: December 21

TRIP GENERATION

AM Peak: 19 additional vehicle trips

PM Peak: 28 additional vehicle trips

Well below 100 trips/hour threshold for Transportation Impact Assessment (TIA) studies

Not expected to appreciably alter area network traffic conditions

ACTIVE MODES

Walking: Walk Score of 82/100 (Very Walkable) as compared to the Calgary average Walk Score of 48/100 (Car Dependent).

Within a 20-minute walk:

- Main Streets: 33 Ave SW / 34 Ave SW / 14 St SW
- Schools: Richmond K-6, Mount Royal Junior High
- Parks: South Calgary Park & Outdoor Pool
- Community Resources: cSpace King Edward, Marda Loop Communities Association, and the Giuffre Family Library

Cycling: Two nearby cycling routes (26 Avenue SW and 20 Street SW)

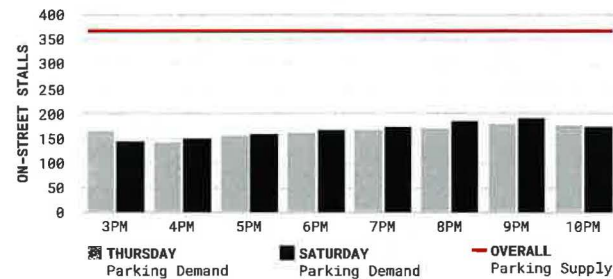
Transit: Short walk (400m) from the Route #6 (Centre City - Killarney) bus stop, operating on a 15-min peak-hour frequency and 25-min off-peak hour frequency.

ON-STREET PARKING DEMAND

367 on-street parking stalls within a 1-block radius of the site

No time-limit restrictions currently provided near the site

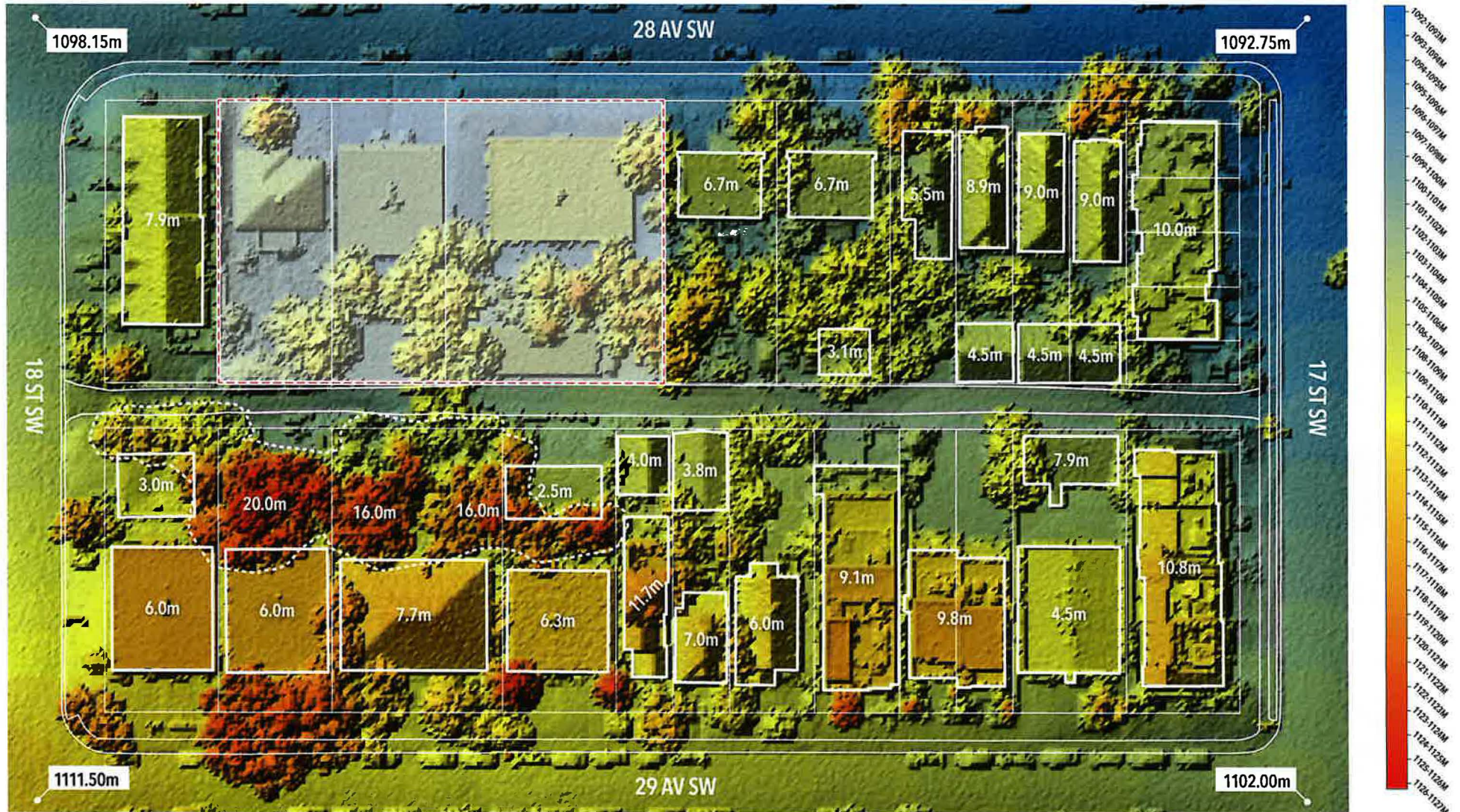
The maximum parking demand observed near the site was 190 out of the 367 stall supply (52%)



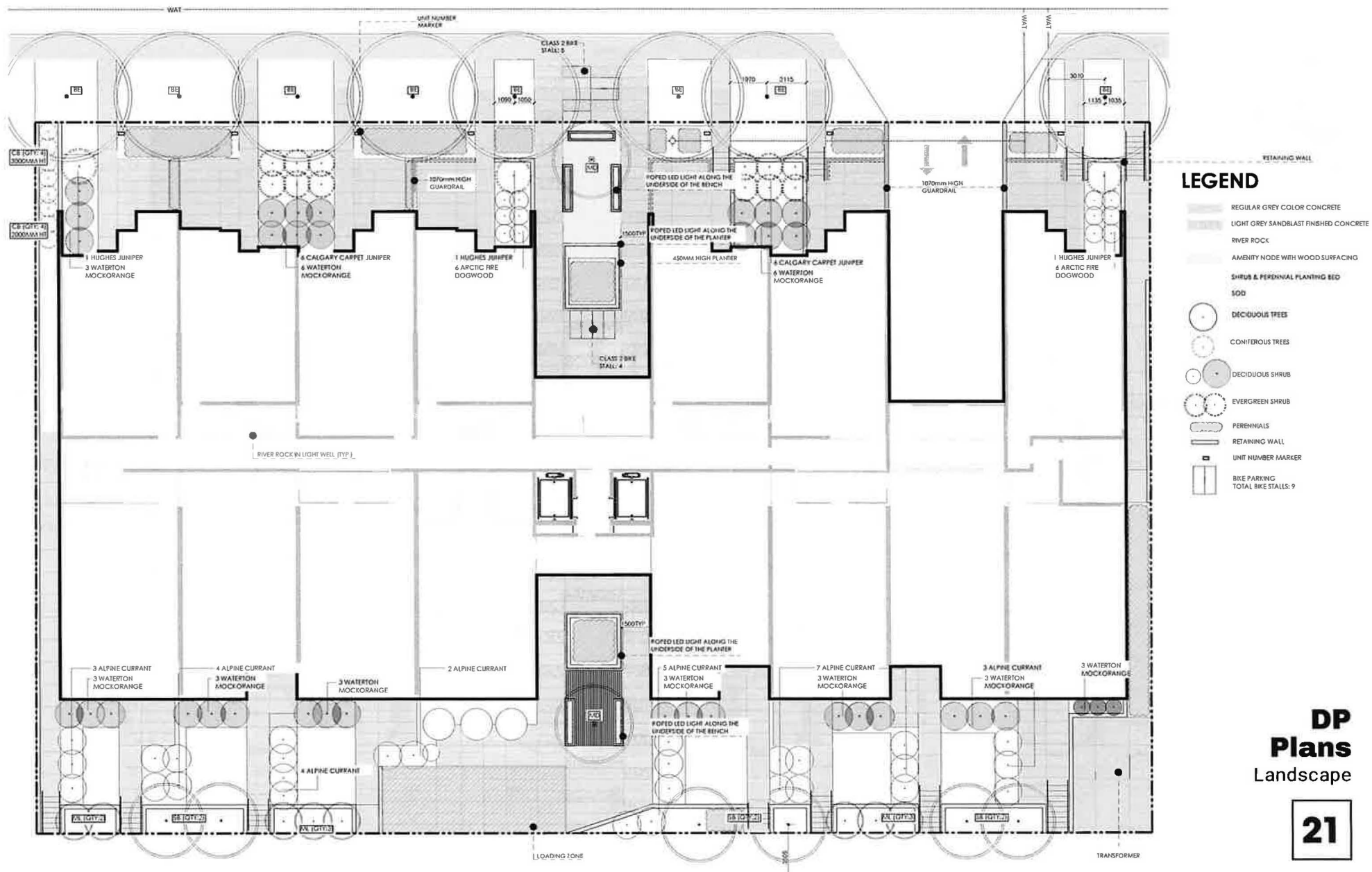
TRANSPORTATION DEMAND MANAGEMENT (TDM) MEASURES

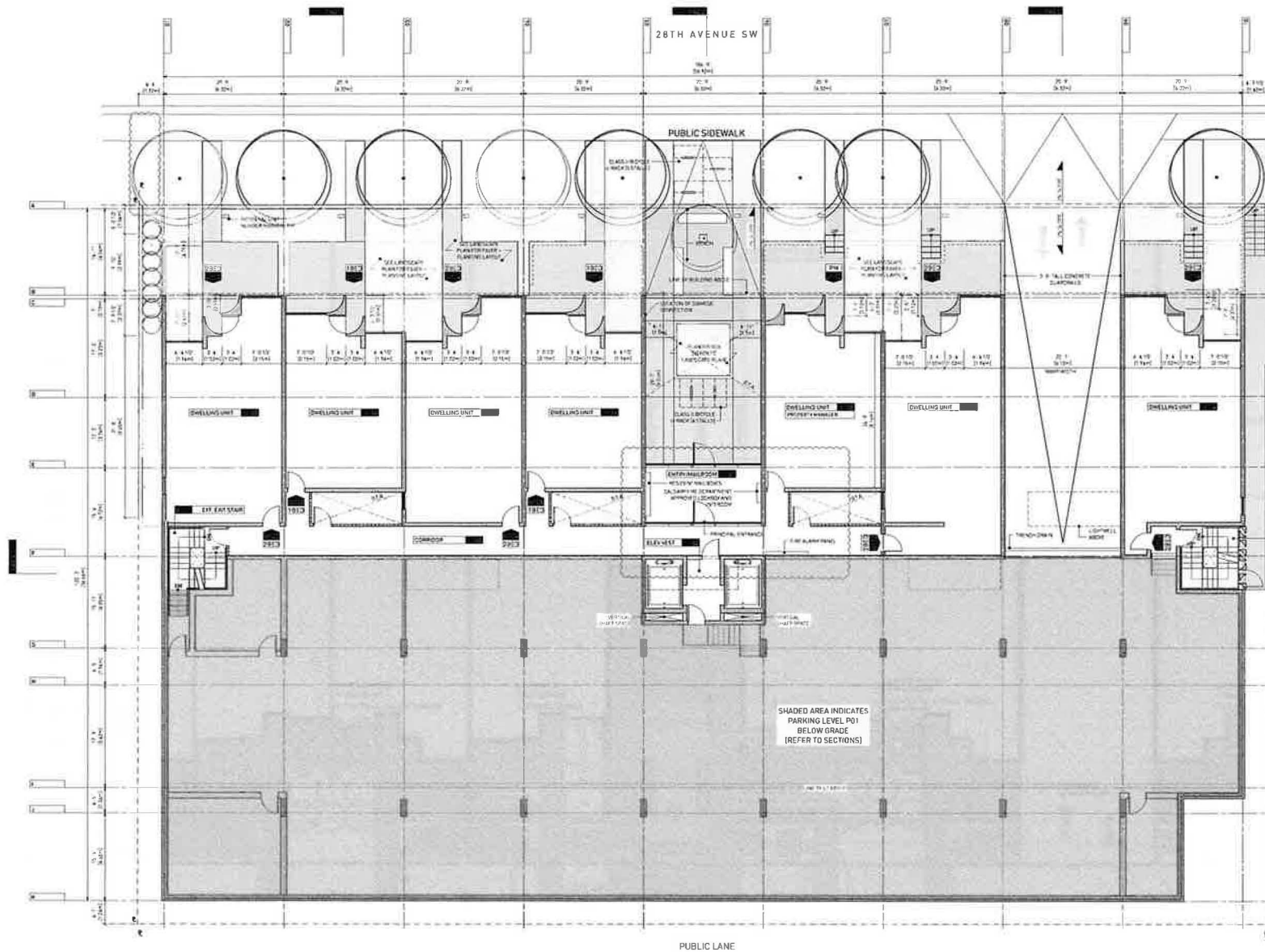
- 3 on-site car-share vehicle for residents
- 17 on-site ebike-share bikes for residents
- On-site high-quality, secure indoor Class 1 bicycle parking and bicycle maintenance facility
- Marketing campaign for a reduced vehicle lifestyle to encourage use of on-site ebike and car-share options and active modes (walking, cycling and transit).











DWELLING SUMMARY

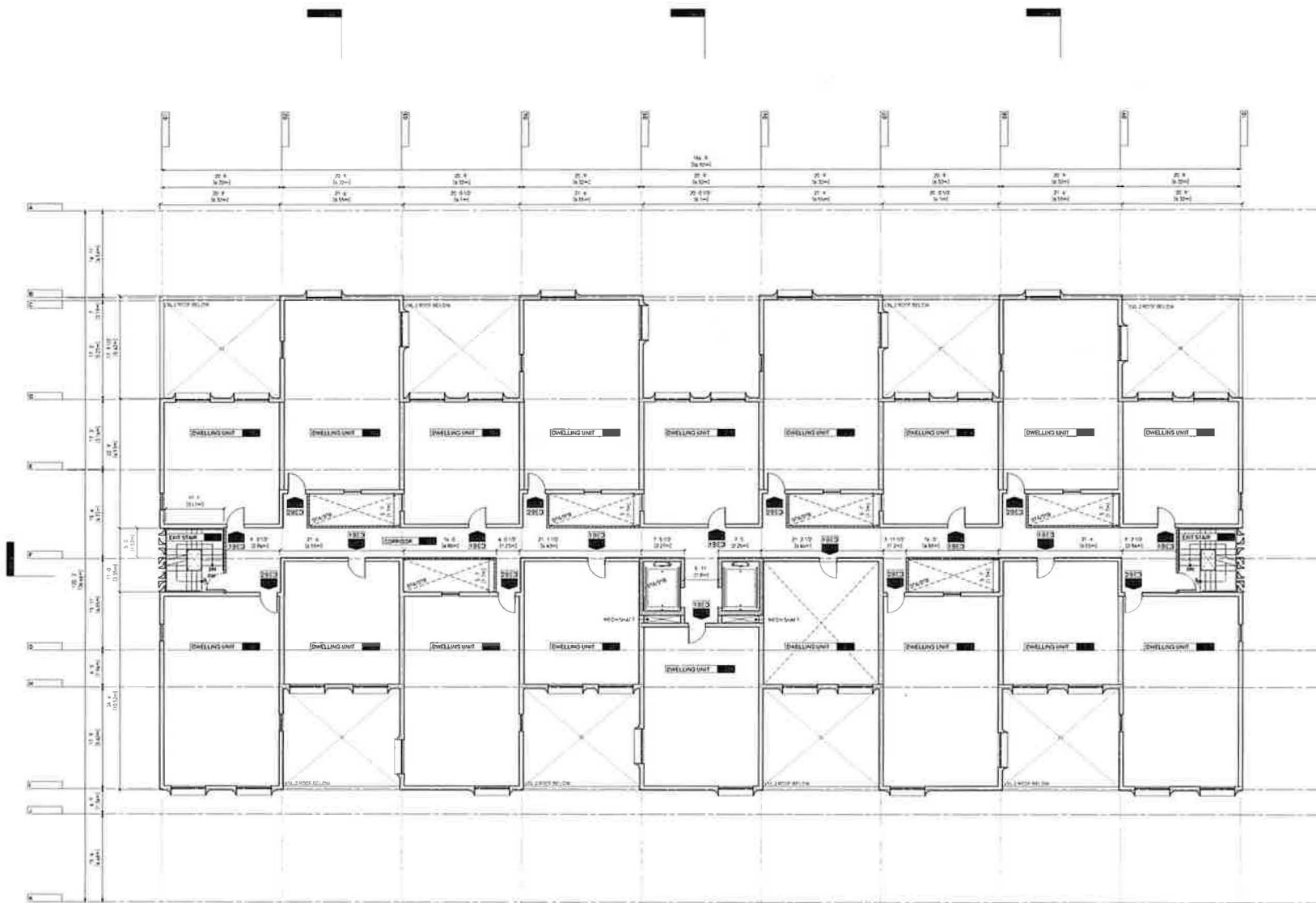
LEVEL 01	1 BEDROOM	02
	2 BEDROOM	04
	1 STUDIO	01
LEVEL 02	1 BEDROOM	01
	2 BEDROOM	15
LEVEL 03	1 BEDROOM	10
	2 BEDROOM	09
LEVEL 04	1 BEDROOM	10
	2 BEDROOM	09
LEVEL 05	1 BEDROOM	10
	2 BEDROOM	09
LEVEL 06	1 BEDROOM	04
	2 BEDROOM	04
TOTAL	1 BEDROOM	36
	2 BEDROOM	47
	1 STUDIO	01
TOTAL # DWELLINGS		84

LEGEND:

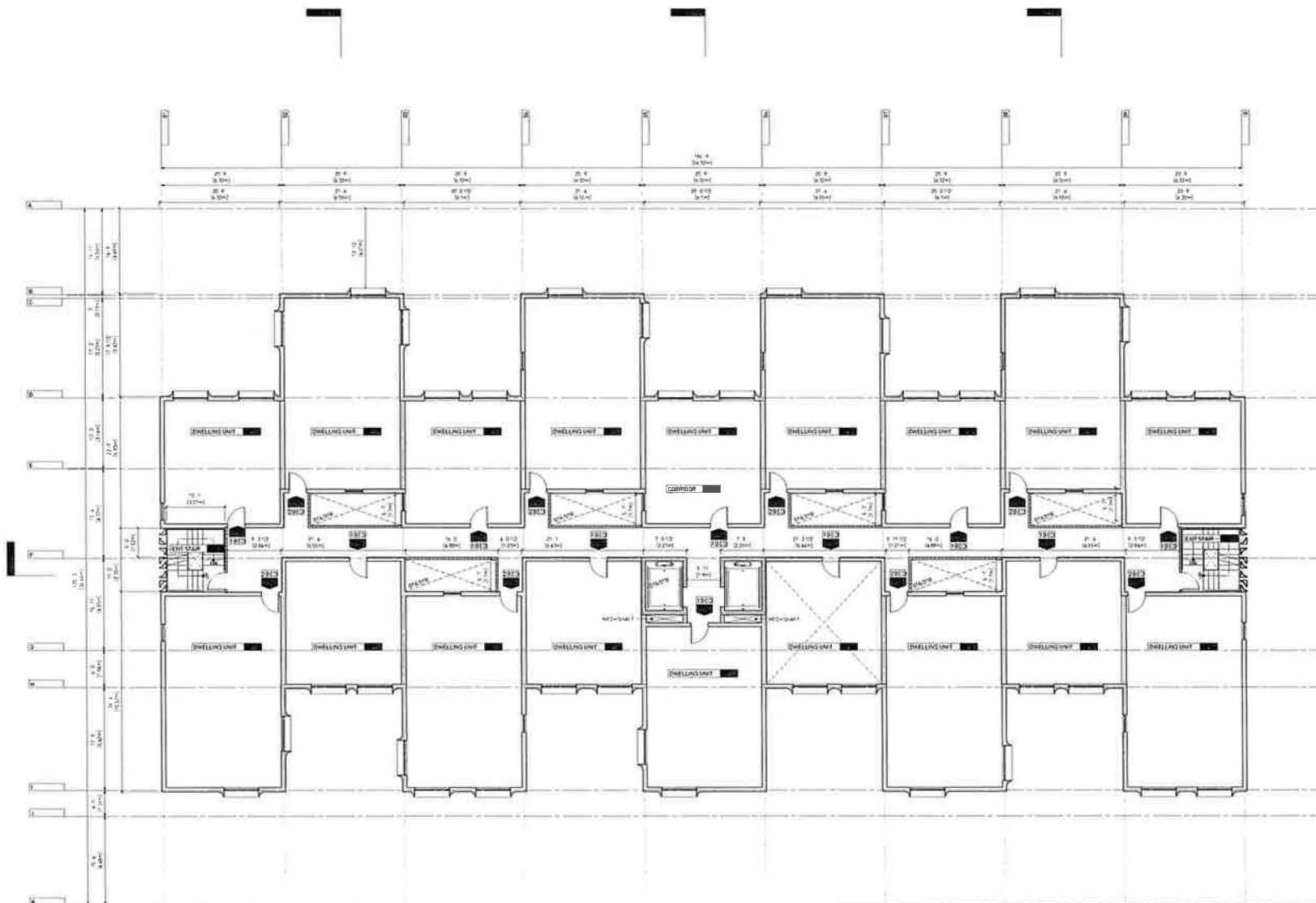
BELOW	-----
ABOVE	-----
PROPERTY LINE	-----
PLANTING BED	-----
PROPOSED SIDEWALK	-----
STUCCO WALL	-----
WOOD CONSTRUCTION WALL	-----
CONCRETE WALL	-----

DP
Plans
L01 North

22



**DP
Plans**
L02



LEGEND:

BELOW

ABOVE

PROPERTY LINE

EXTERIOR SPACE

STUCCO WALL

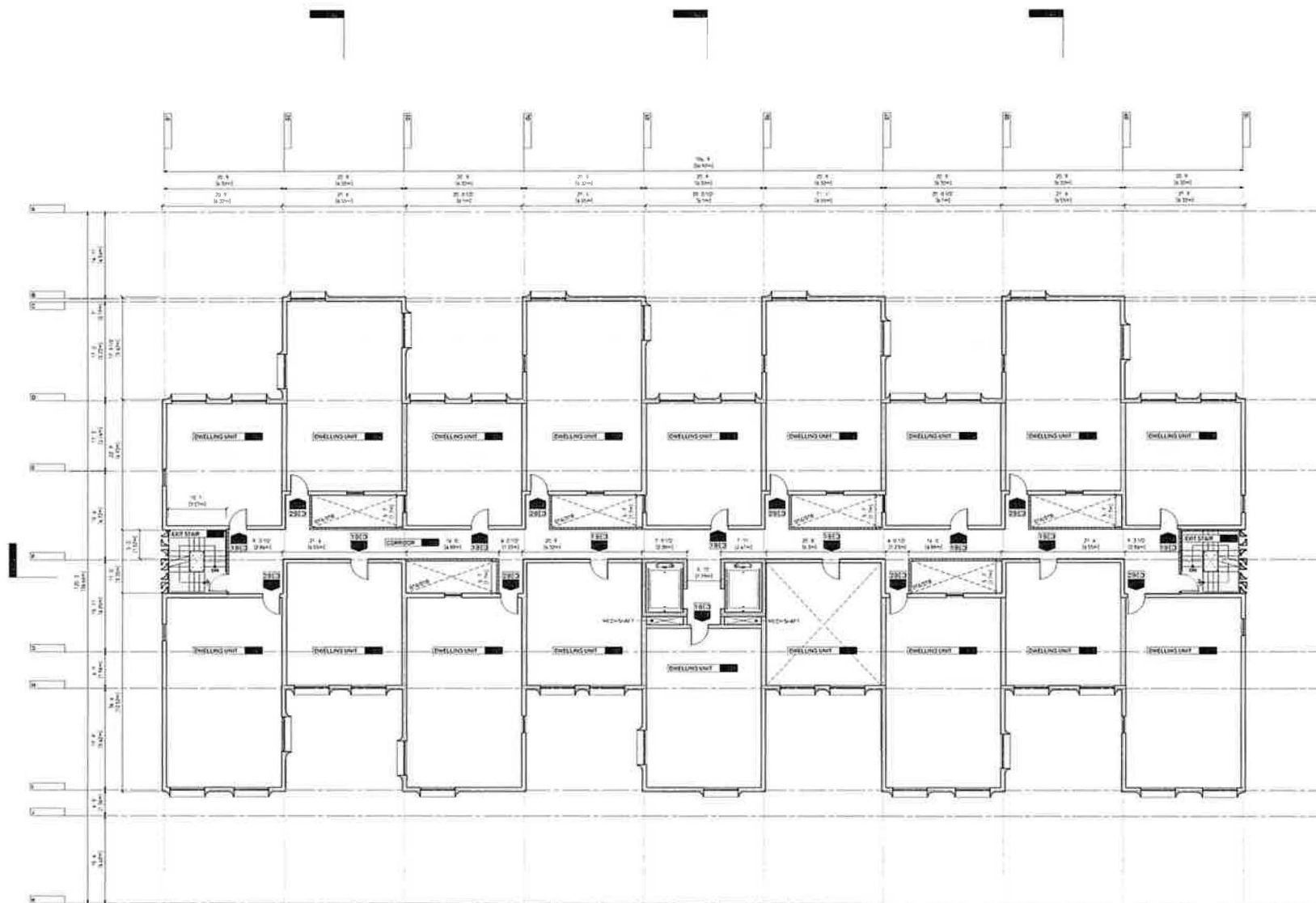
WOOD CONSTRUCTION WALL

CONCRETE WALL

SCREEN WALL

DP
Plans
L03

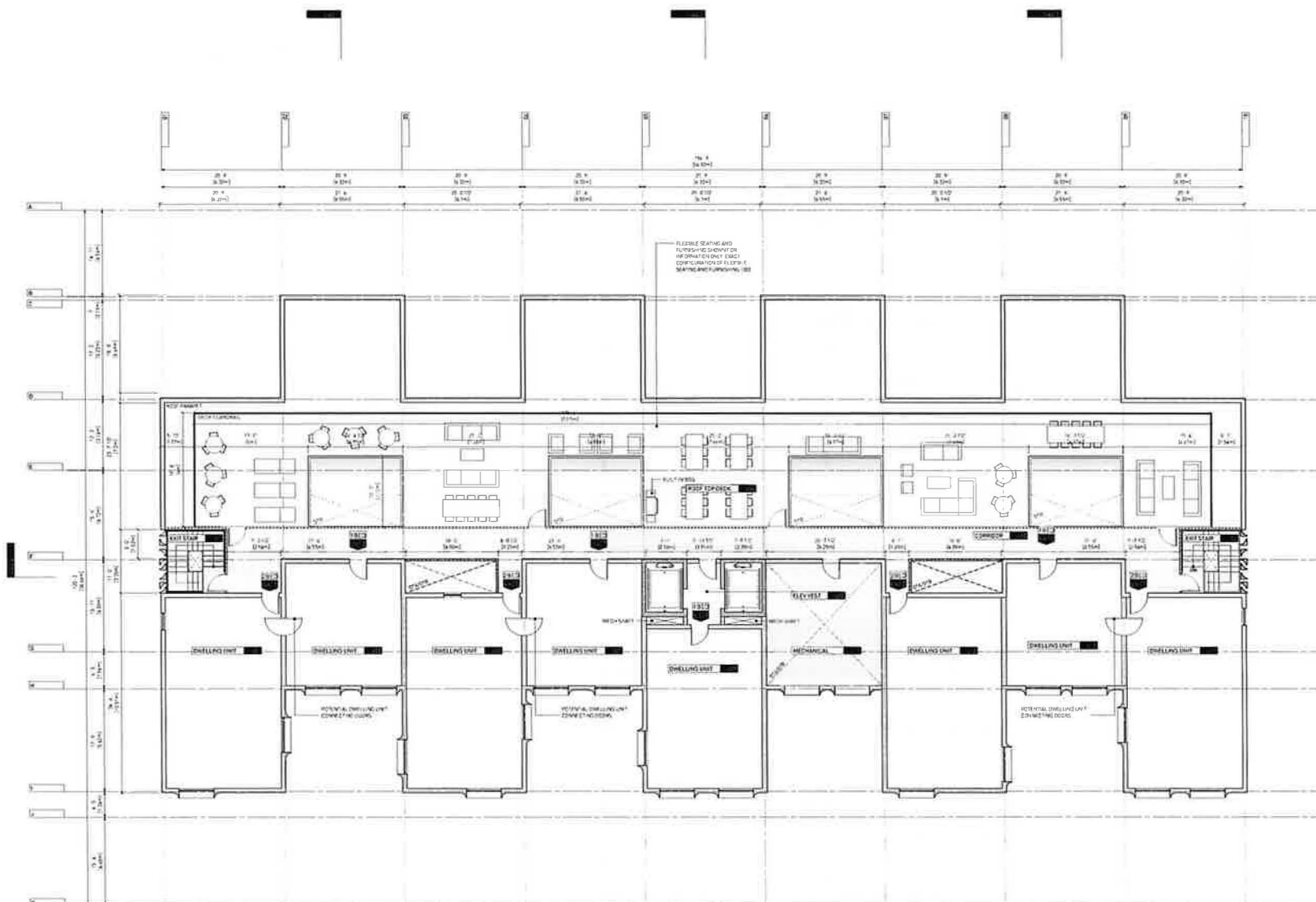
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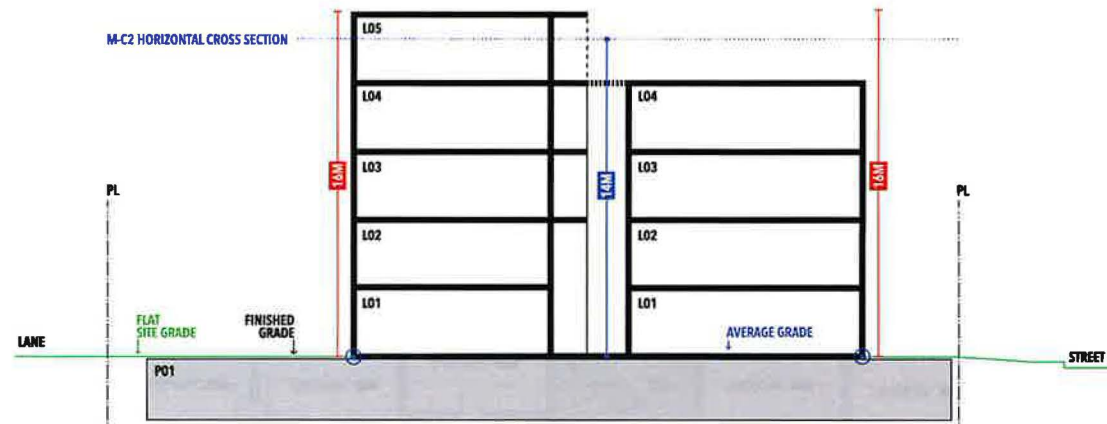
- LEGEND:**
- BELOW
 - ABOVE
 - PROPERTY LINE
 - EXTERIOR SPACE
 - STUCCO WALL
 - WOOD CONSTRUCTION WALL
 - CONCRETE WALL
 - SCREEN WALL

**DP
Plans**
L04

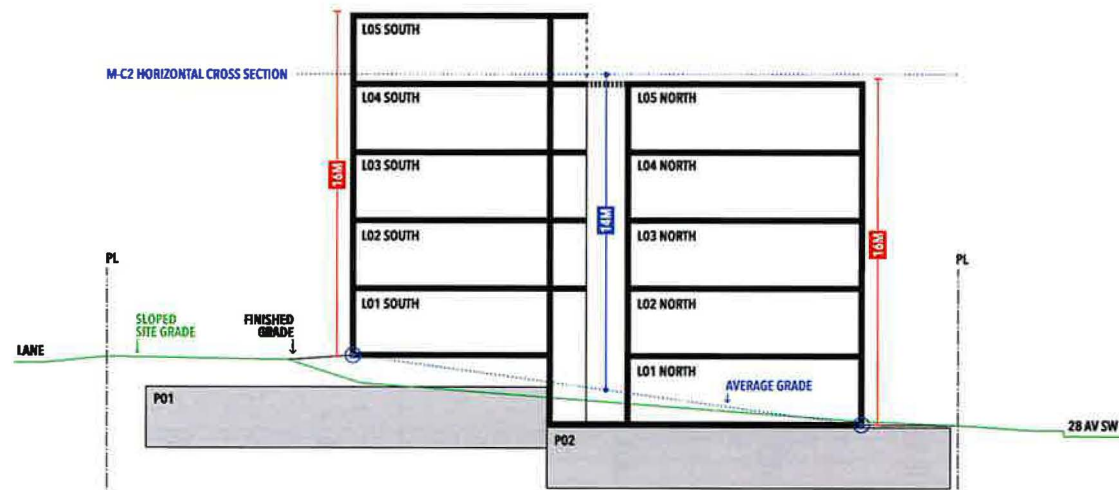
26



Flat Site

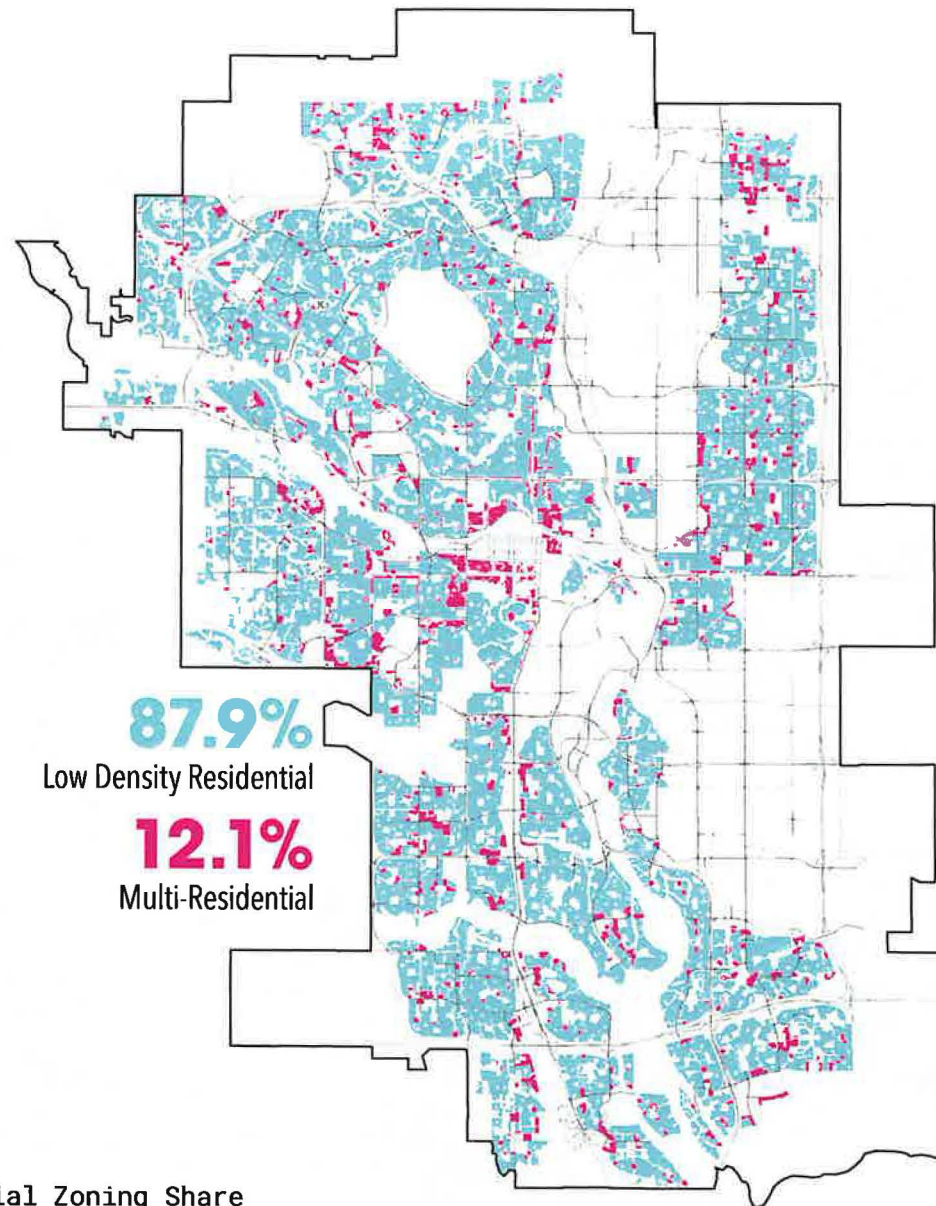


Sloped Site



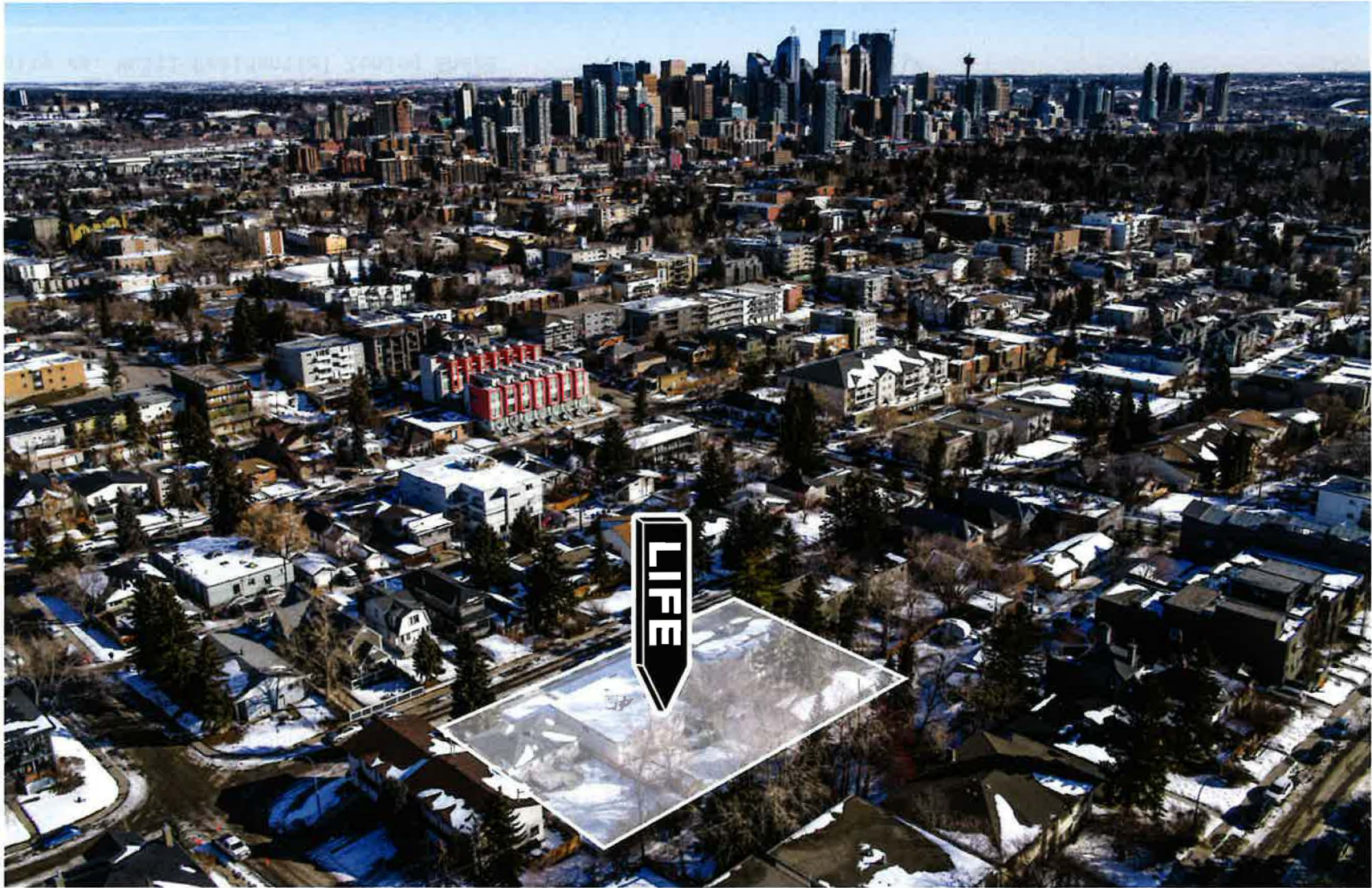
Supporting Studies

Slope Adaptive Bylaw Building Form Rules



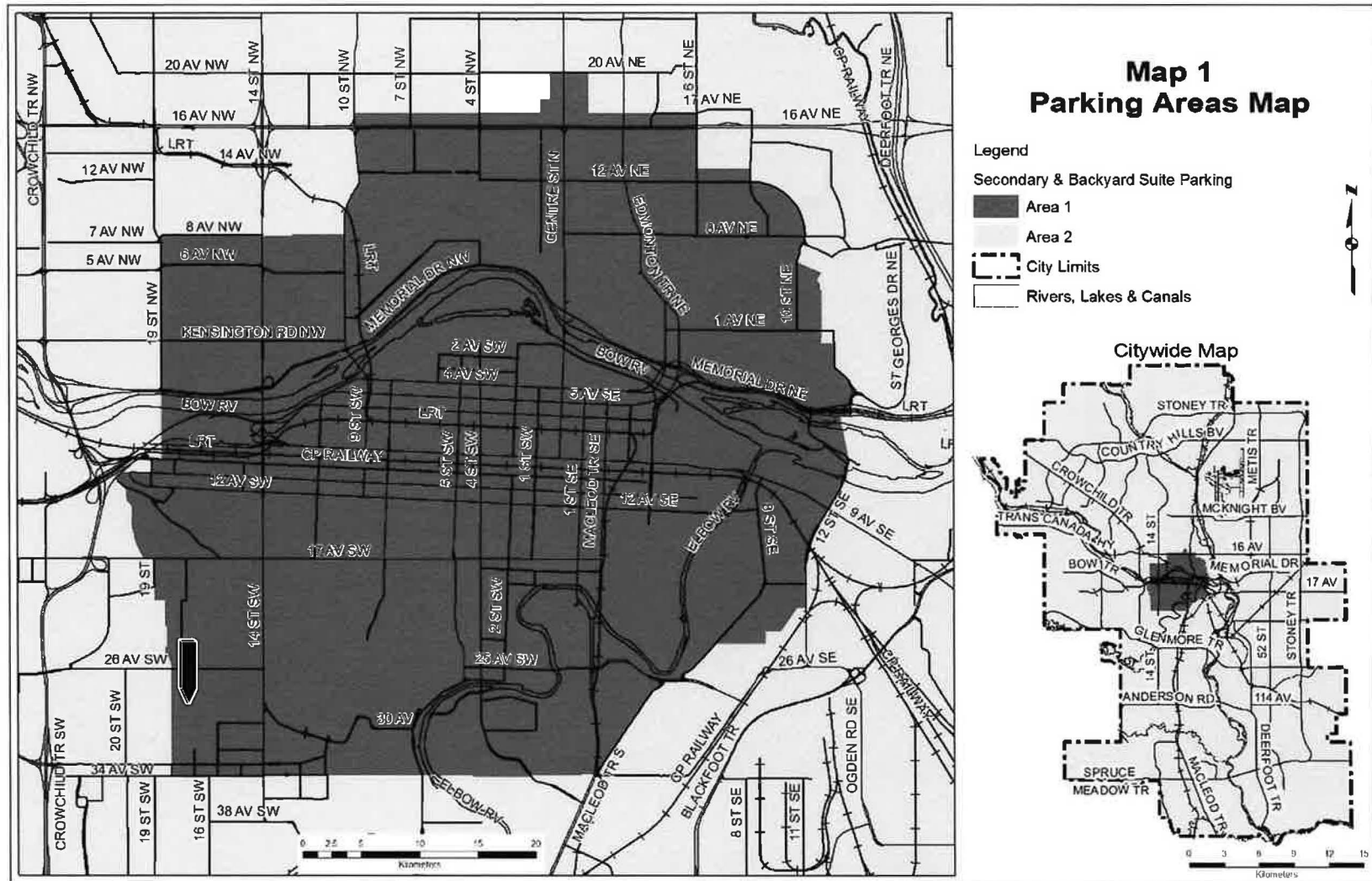
Supporting Studies

Low Density vs. Multi-Residential Zoning Share



Supporting Studies

Site Context



Supporting Studies

Low Density vs. Multi-Residential Zoning Share