



DESIGN PRESENTATION FOR

CALGARY PLANNING COMMISSION

JEMM PROPERTIES - THE HIVE IN SUNNYSIDE

#219, 223, 225, 227, 229 & 231 - 9A STREET NW
LOTS 28-35, BLOCK 1, PLOT 24480

MAY 20, 2020

LOLA
Architecture



LOCATION DIAGRAM



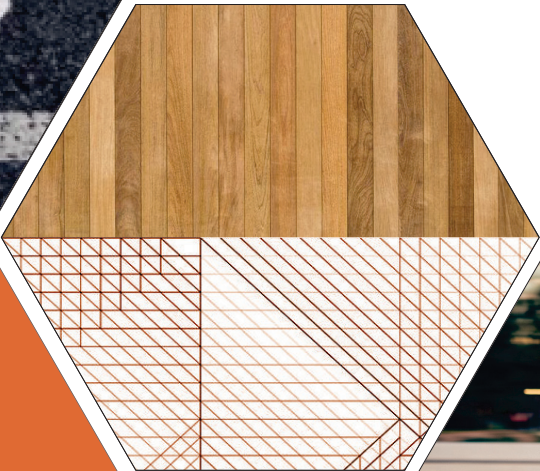
alternate
modes
of transportation

as a transit-oriented
development, the design
celebrates bikes, scooters
and car sharing, but still
provides a single level of
underground parking



design
efficiency

efficiency in design to
create a beautiful, cost-
effective development

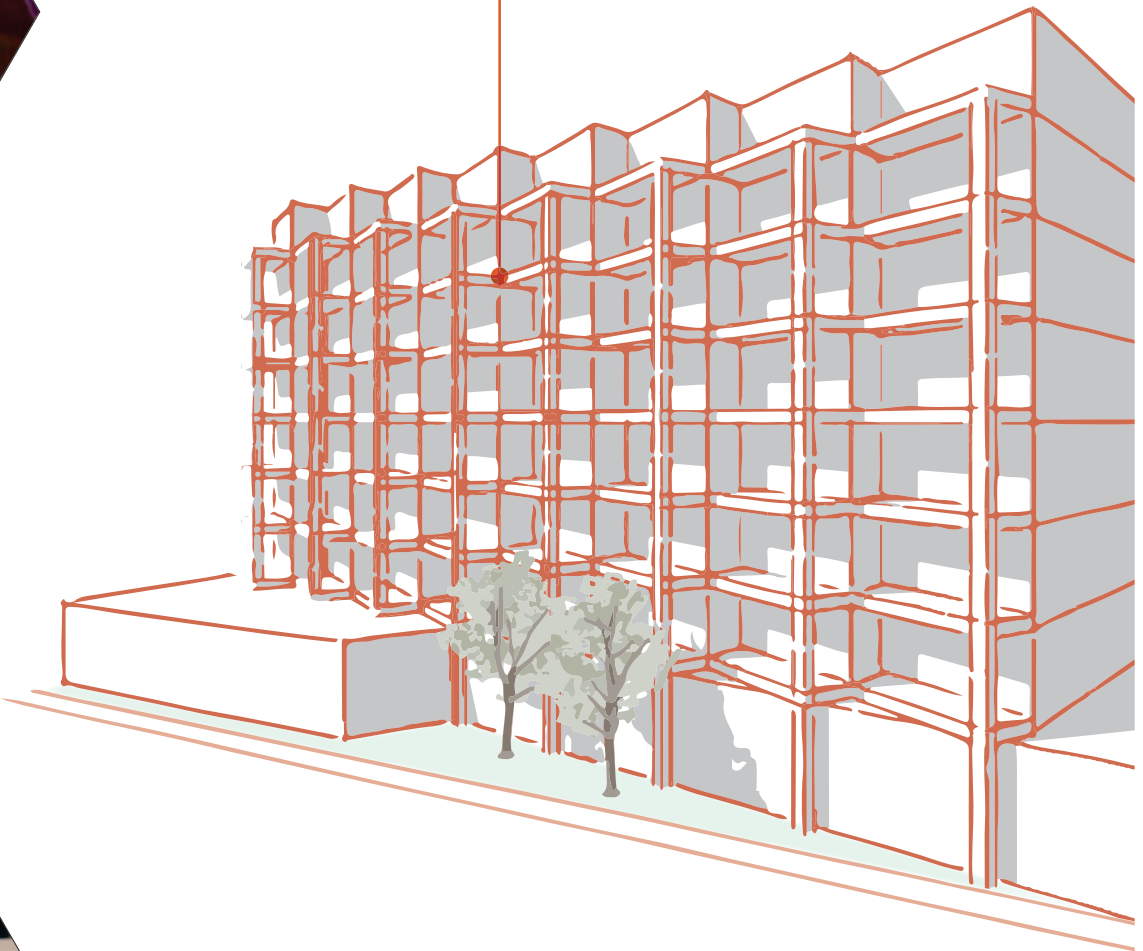


expressive
structure

similar to a honeycomb,
we envision a design that is
expressive of its structure



ARTICULATED FACADE
WITH VIEWS DIRECTED
TOWARDS THE RIVER,
THE CITY OR SUNNYSIDE



THE HIVE CONCEPTS



SITE INFORMATION:

MUNICIPAL ADDRESS: #219, 223, 225, 227, 229 & 231 - 9A STREET NW

LEGAL ADDRESS:
LOTS 28 - 35, BLOCK 1, PLAN 24480

SITE AREA: 2,176 m²

DEVELOPMENT STATISTICS:

LAND USE: DC based on M-H2

MAX BUILDING HEIGHT: 27 metres

TOTAL STOREYS: 9 storeys

FAR: 4.99 (5.00 Allowed)

TOTAL GFA: 10,855 square metres

TOTAL RESIDENTIAL SUITES: 140

AMENITY AREA:

PRIVATE AMENITY: balcony, min 5m² per suite

INDOOR COMMON AMENITY: 80 m²

ROOFTOP AMENITY: 189 m²

MOTOR VEHICLE PARKING STALLS:

SURFACE PARKING: 10 STALLS

UNDERGROUND PARKING: 51 STALLS

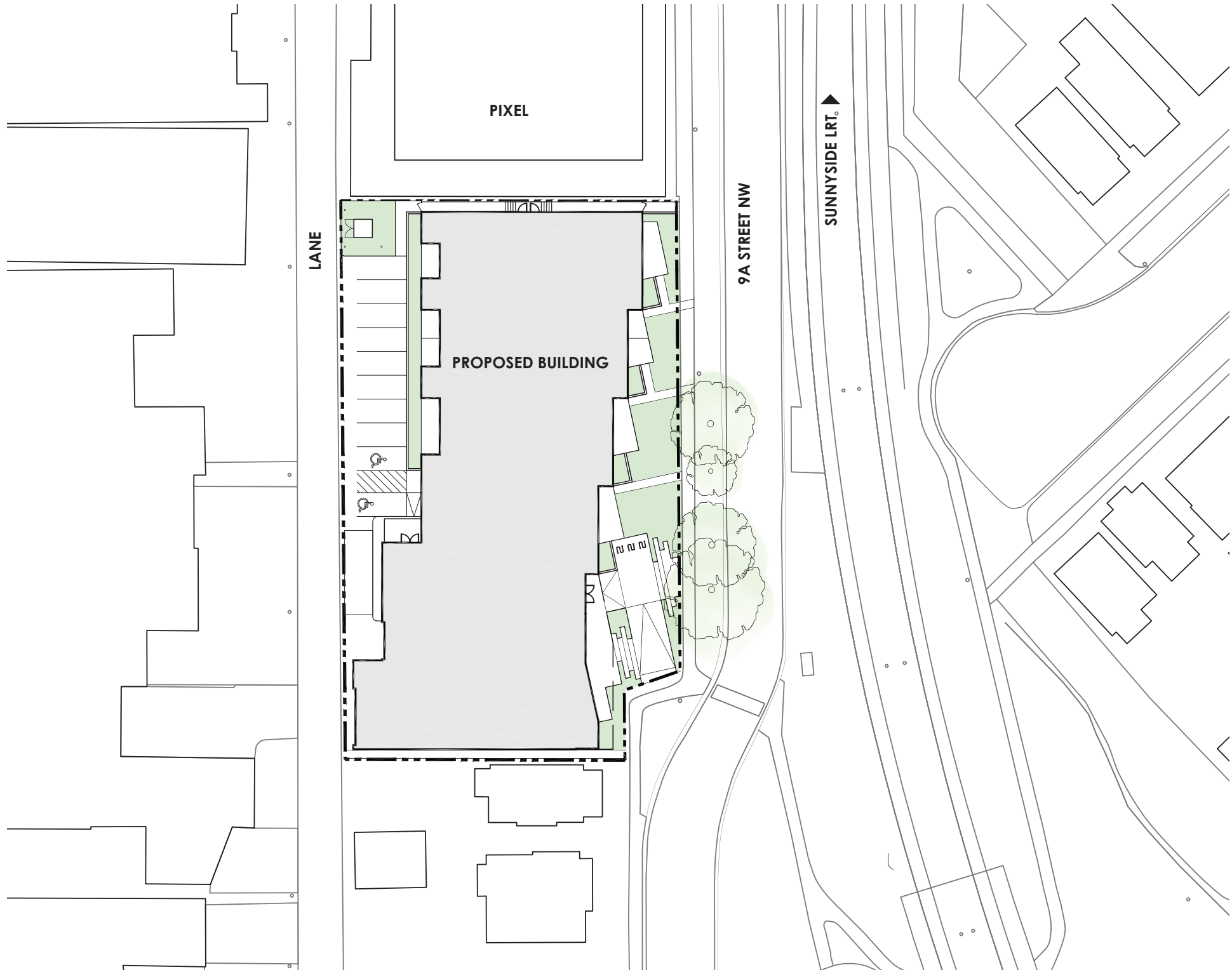
TOTAL VEHICLE PARKING: 61 STALLS

CLASS 1 BICYCLE PARKING STALLS:

LOCATED IN PARKADE: 95 STALLS

LOCATED IN TOWER: 89 STALLS

TOTAL CLASS 1 PARKING: 184 STALLS



Located in the heart of Sunnyside along 9A street, this multi-family rental building will be a landmark project promoting alternate modes of transportation such as cycling, scooters, walking and public transit. This transit-oriented development targets young professionals and offers 140 rental suites where the unit mix is comprised of 2 bed units (54%), 1 bed units (41%) and studios (5%). The project is 9-storeys in height with one level of underground parking, and 10 surface stalls along the lane. Amenity areas in the building include the Hive Lounge (located at-grade adjacent to the entry plaza), a fitness studio and a rooftop patio on the 9th floor.

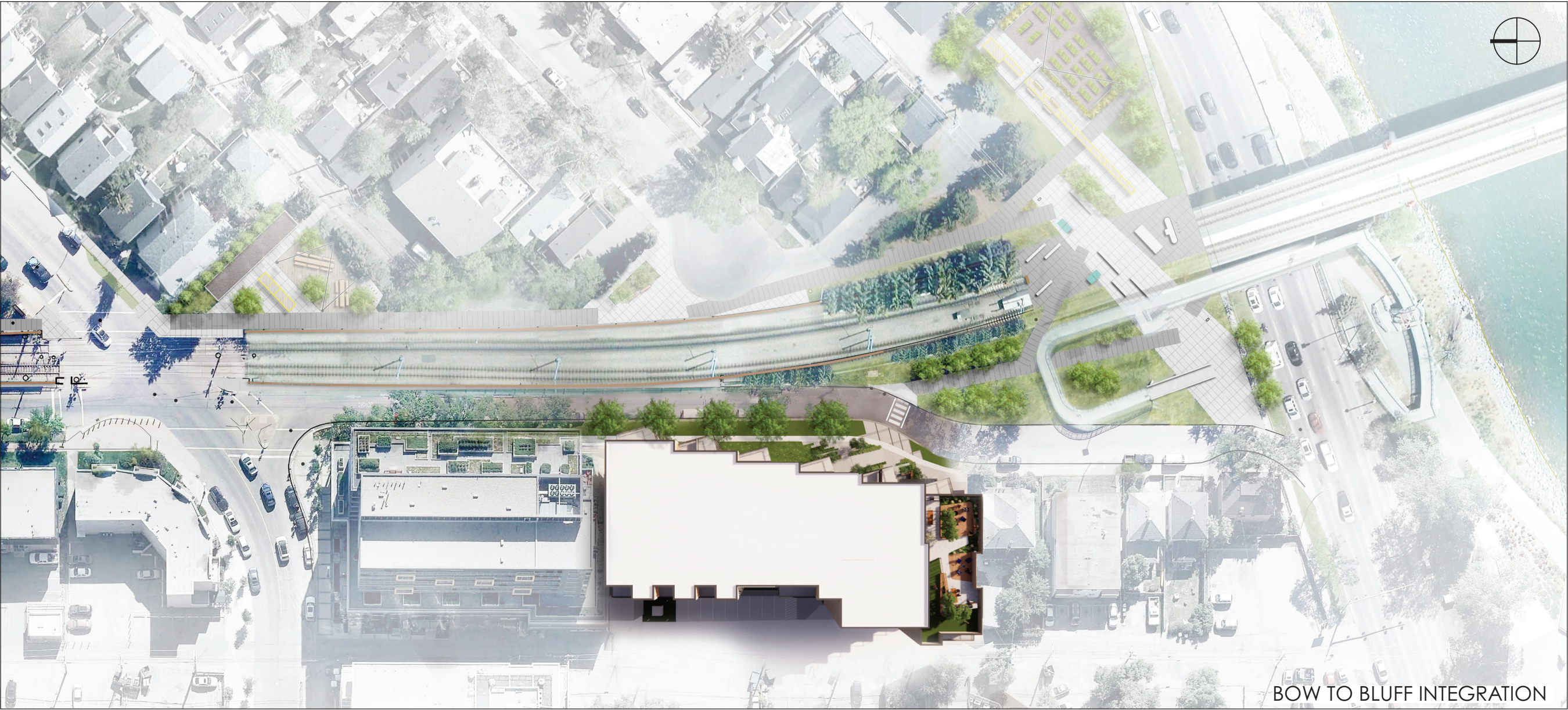
Along the east face, the building form progressively steps back as it moves south along 9A street. The plan provides opportunities for landscaping along 9A street, offers views of the river and the downtown,

and creates a space for a plaza that is located along the crossing. This crossing will lead to the future Bow-to-Bluff project to the east. The landscaping along 9A street includes pollinator gardens, which ties into the same landscaping strategy for the future Bow-to-Bluff development. The west building face, which faces Hillhurst, Kensington Rd, and the laneway, is an important elevation and is articulated to break up the massing. The at-grade units along the lane are provided with a landscape buffer to provide separation between vehicles and residents.

The heart of the development is the Hive Lounge and plaza which are designed to activate the street and the building's main floor. The Hive Lounge is envisioned to be a vibrant space where residents can

bring their laptops and work remotely and be immersed in an active environment. The lounge allows for the space to be activated through active and passive involvement. The Hive Lounge opens up to the plaza, which provides a fully accessible connection to the crosswalk through a sloped walkway. There is also a bicycle pathway connection on the south side that connects 9A street and the lane so that bicycles can easily access the parkade door and reach the below-grade class 1 bike stalls.

Building materials include brick (at the base), fibre cement panels, wood-type cladding (wood cladding is not allowed by building code because of the building classification), and glazing. There are also opportunities for murals on the building façade.



DESIGN RATIONALE

MAIN FLOOR



9A STREET VIEW LOOKING NORTH TO PLAZA & HIVE LOUNGE

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9A STREET VIEW LOOKING WEST



9A STREET VIEW LOOKING SOUTH



STREETVIEW LOOKING NORTHWEST



AERIAL VIEW 9A STREET LOOKING NW



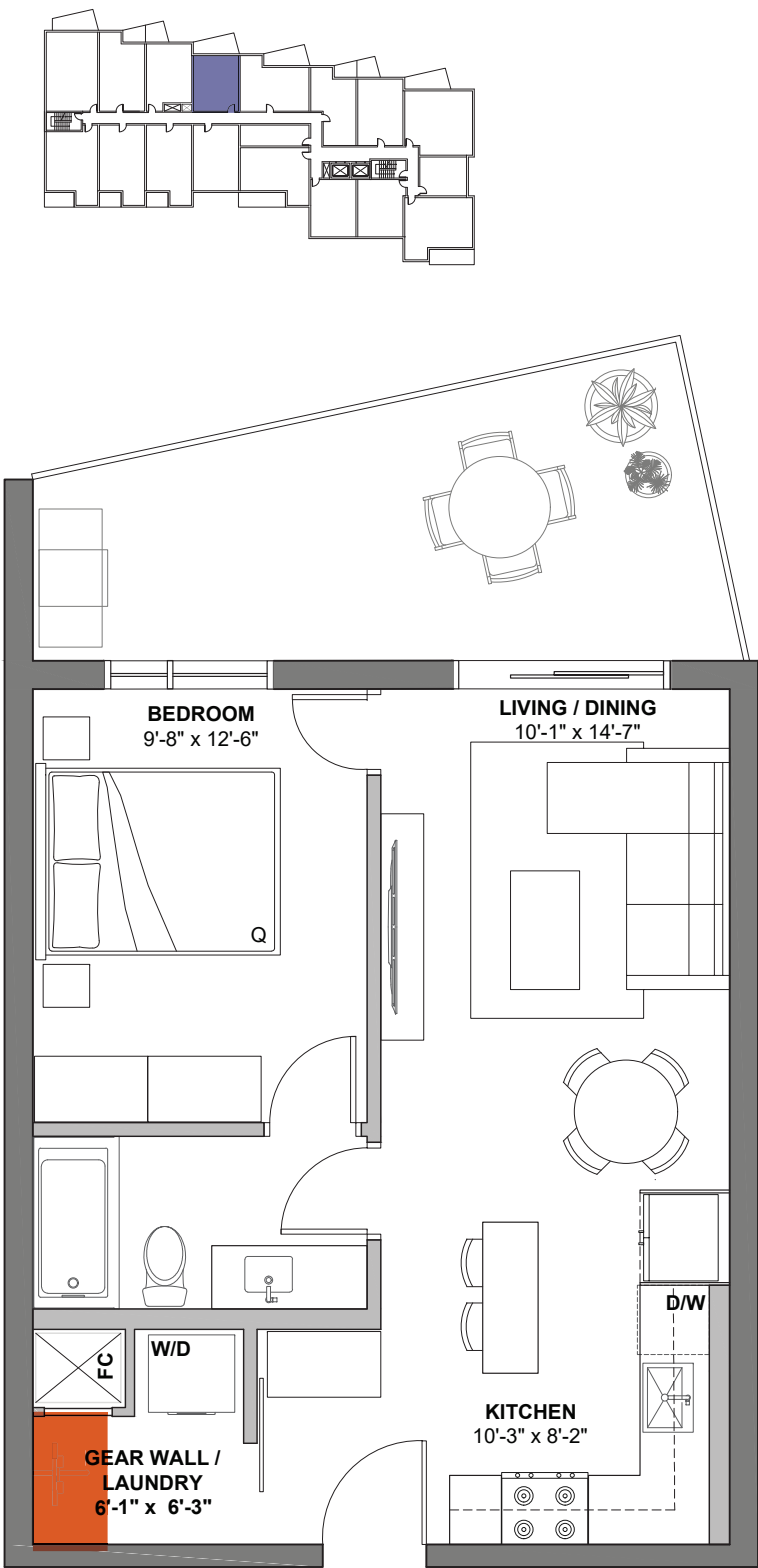
AERIAL VIEW LANEWAY LOOKING NE



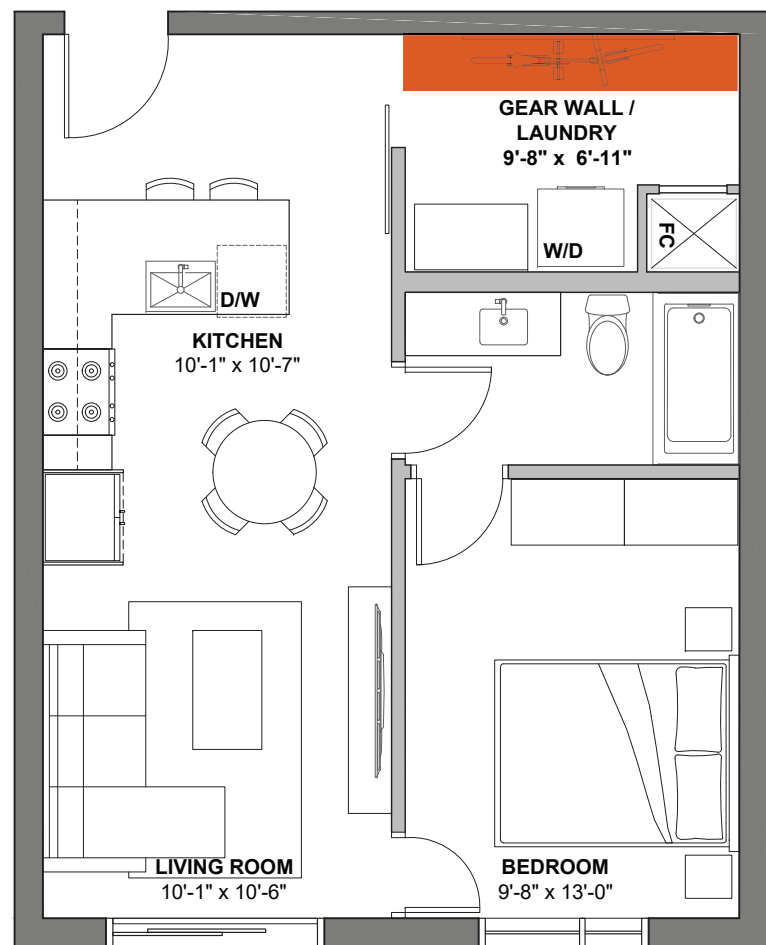
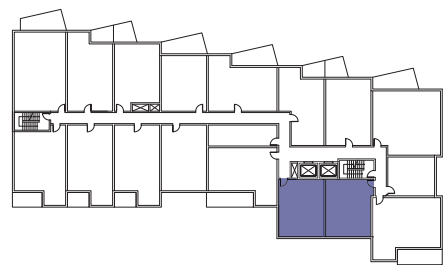
STREETVIEW FROM 10 STREET NW



LANE VIEW LOOKING SOUTH



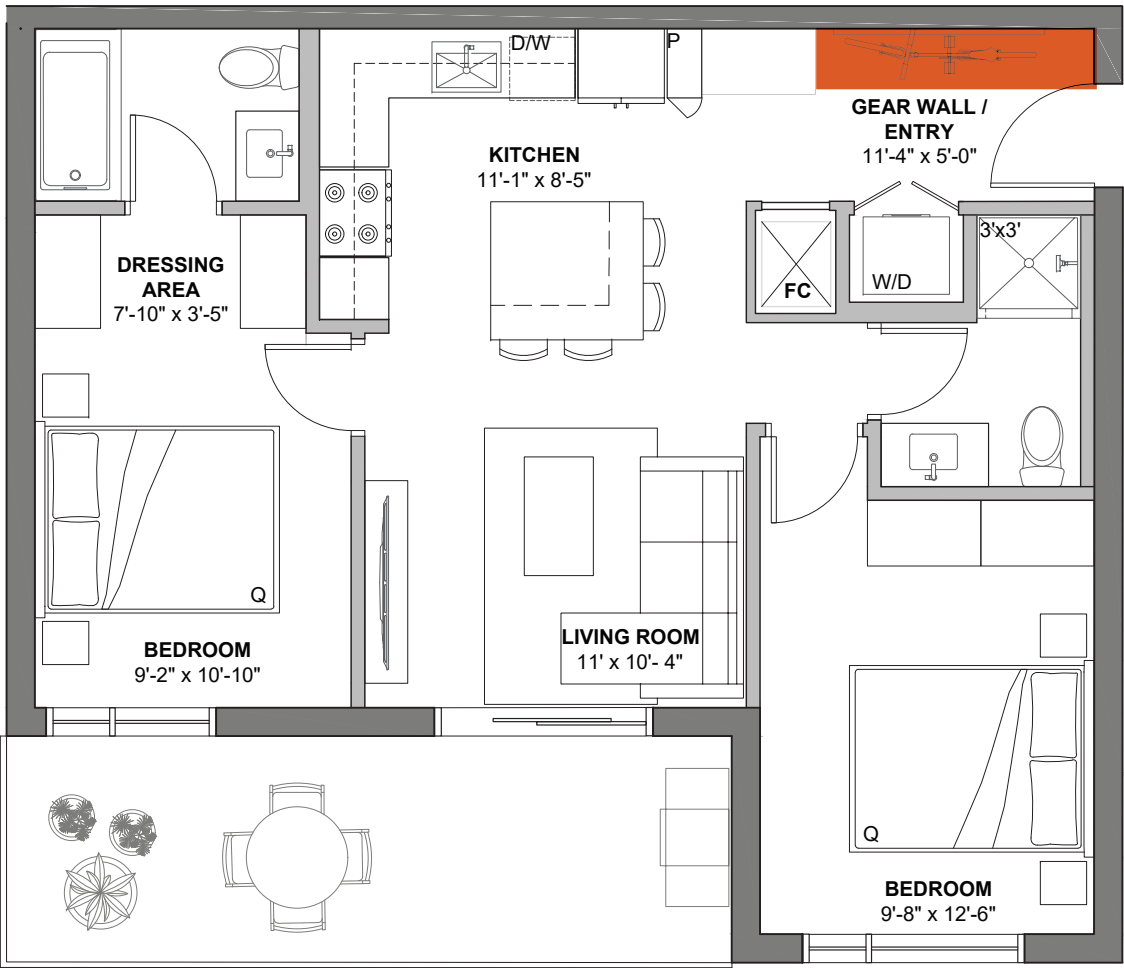
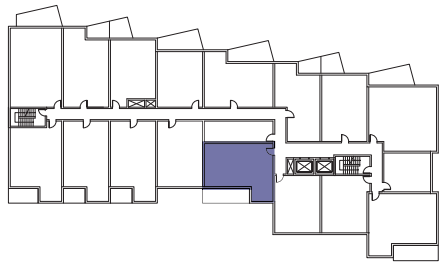
1 BED 550 s.f.



1 BED 567 s.f.

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2 BED 737 s.f.

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WOOD-LOOK METAL SIDING



BRICK & WINDOW
FRAMES



FIBRE CEMENT
SIDING



9A STREET COLOUR-SCAPE



EAST ELEVATION



WEST ELEVATION

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NORTH ELEVATION



SOUTH ELEVATION

Creativity

The project uses a variety of forms, materials and details. In place of a rigid rectangular plan, the building steps back on the east face to provide river and downtown views. It is also articulated on the west face which looks on Kensington Road and Hillhurst. The proposed materials include brick at the base, fibre cement panels, and wood-like cladding (real wood cannot be used because of building code restrictions). These materials were inspired by the existing 9A street colourscape (which we like to call the Sunnyside Pantone).

Context

The development responds to landscape, street character, cultural and neighbourhood conditions. The development offers a plaza on the southeast corner which responds to 9A street and the future Bow-to-Bluff development. The landscaping along 9A street includes pollinator plants which ties in with the proposed landscaping for the Bow-to-Bluff. The primary entry of the building is also located at this node. The at-grade units have a direct entry through a thoughtful connection to the landscaping along 9A Street. The at-grade units to the west face the lane but are separated from the lane and surface parking by planting. Most units are provided with generous private amenity space, and all units have access to the rooftop amenity space located to the south.

Animation

The design creates an engaging sensory experience through providing elements such as pollinator gardens on the east edge, terraced landscaping leading to the main entry, the plaza at the crossing along 9A street (that leads to the Bow-to-Bluff), the Hive Lounge which opens onto this plaza, opportunities for large-scale murals (as conceptualized in the elevations), and the articulated façade which has balconies that contribute to activating the street. The Hive Lounge is an internal use that greatly contributes to activating the street as it is intimately integrated into the plaza design and expressed in the architecture, projecting to frame the plaza. While most multi-family developments place the indoor amenity areas on upper floors, there was a conscious decision to place the amenity at-grade and marry it to the lobby and public realm so that it is activated by passive and active users. The fitness area is located at-grade along the lane which contributes to animating the laneway.

Accessibility

The project provides democratic, inviting access and movement options for all people. The plaza provides a mix of options for movement leading to the main entry, including a sloped walkway that connects to the crosswalk. This allows for people of all abilities and people using other forms of transportation including bicycles to effortlessly transition from the public to private realm. All indoor amenity areas are fully accessible, including the Hive Lounge, the fitness area, and the rooftop amenity which is also accessible to persons of all abilities through the elevator and internal ramp. Service spaces such as the waste & recycling are also easily accessible via a ramps from the entry level.

Diversity

A walkway along south edge that allows people to connect to bike paths, a bike repair station, a dog/bike wash, and gear walls in most suites provide ease of use for the residents. Integration of the plaza on 9A street and the Hive Lounge allows for seasonal flexible use. The Hive Lounge and its central location within the lobby is envisioned to encourage neighbours to meet and provide an alternative space for residents.

Flexibility

In addition to 140 residential suites, the site has been laid out to maximize a range of uses by providing an at-grade plaza adjacent to The Hive Lounge, fitness studio, bike/dog wash, and bike maintenance area. The future of the hive lounge is flexible and could provide space for meetings, informal gatherings, quiet study, reading a book, small presentations etc.; the programming of the lounge is open and will evolve as the building's community does. There is a bicycle storage area on the parkade level, and an additional storage room for bicycles on each floor - the design of these spaces is meant to be flexible to support resident's needs and accommodate alternative functions if they do not wish to store a bicycle. The rooftop outdoor amenity space has a dog run and also several flexible spaces that can be used by individuals or groups for socializing, cooking/dining, and enjoying the views.

Safety

All public realm spaces have natural surveillance to them due to the amount and size of the articulated balconies on the east and west facades. On the 9A side of the development, the plaza at the crosswalk and the associated Hive Lounge provide active and passive uses and surveillance. Along the lane (west) side, the fitness studio, dog/bike wash and loading areas are grouped near the west entry and parking to ensure activity. The exit pathway along the north adjacent to Pixel has been gated to allow for one way exiting and ensure this space remains safe. Site lighting will be used in atmospheric ways where appropriate and for safety along walks and above doors and exits

Human Scale

There are 4 mature trees that the development plans to retain on 9A Street. They, along with new trees in the boulevard, define the street edge and create enclosure as you approach the plaza and entry. The grading away from the sidewalk filled with pollinator plants further frames the pedestrian realm and opens up at the plaza where the paving pattern gives way to gentle steps and a sloped walk set into the landscape. The plaza and adjacent hive lounge are humanly scaled and integrate an entry canopy. The material selection in this area is intentional to create focus, providing opportunity for canopy lighting and entry signage.

Integration

The project complements and continues adjacent uses from the north (Pixel). The development enhances and extends the Bow-to-Bluff project and complements the river/bike paths by encouraging alternate modes of transportation through in-suite 'gear walls' and a high class 1 bicycle parking ratio. The project provides canopies at main entries for comfortable use throughout the seasons, and the patios are mostly covered by the next one above, and because of the building's massing most balconies are also sheltered from cold north winds in the winter.

Connectivity

The primary entry of the building is on a desire line axis from the City pathways that are to be part of the Bow-to-Bluff project. Through design, we identified a desire line E/W from the pathway system through to the laneway for cyclists accessing Class 1 stalls and people who may want to use the dog wash; the development proposes a pathway connection and the opportunity for large scale artwork in this location.

Orientation

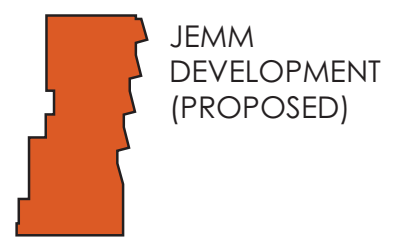
The approach along sidewalks and from the pathway across 9A street is a distinct experience from the feeling upon entering the plaza. The grade change creates a hierarchy in the circulation while allowing for smooth movement throughout. The design from the onset was focussed on the unique position this project occupies in the city and the community of Sunnyside – the city and river views in all directions informed the massing, balconies, and windows. The development's plaza, Hive Lounge, rooftop amenity, and opportunities for public art will create a memorable experience for residents and members of the community.

Sustainability

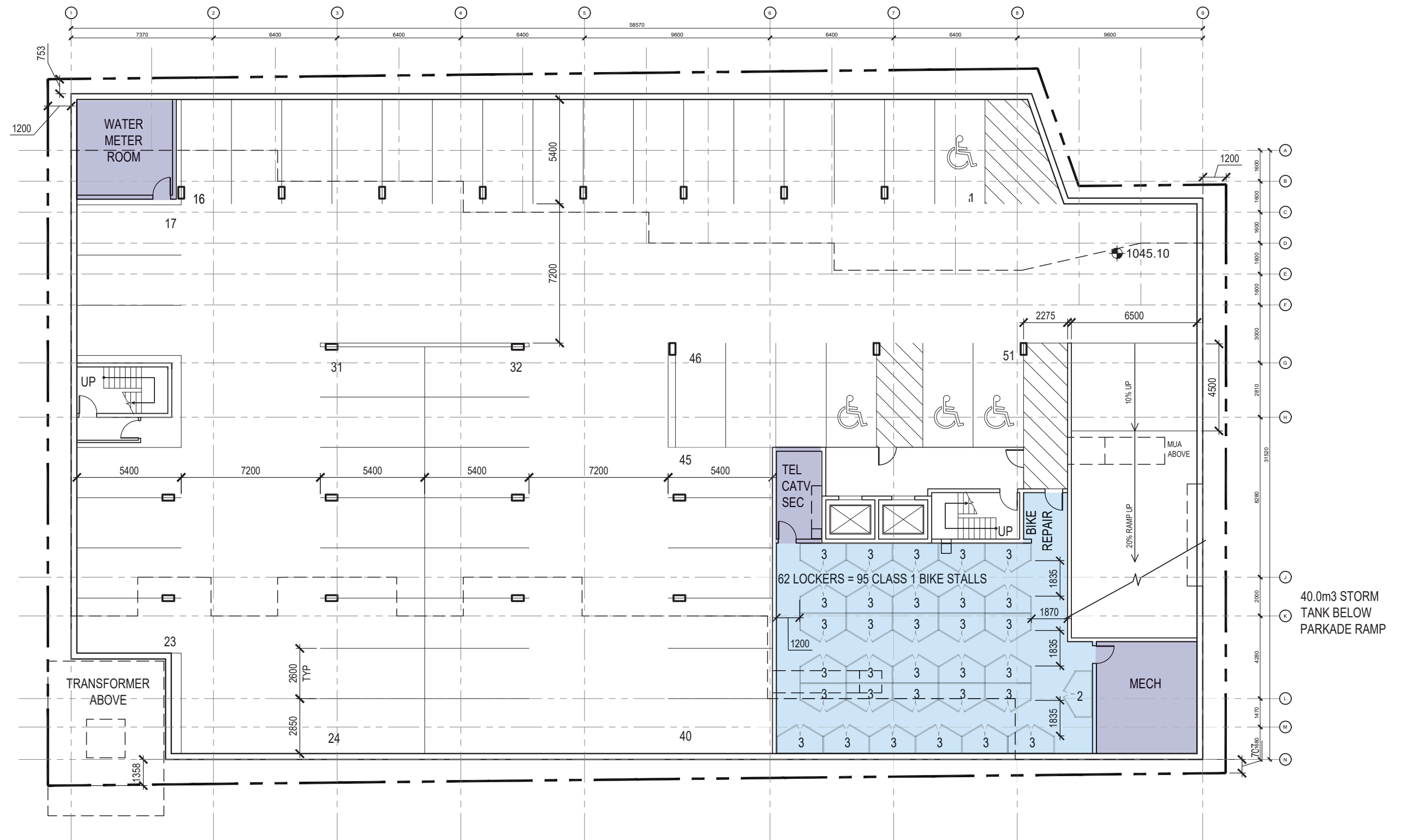
In addition to adhering to NECB 2015 and following best practices, the design promotes alternative modes of transportation and it is 250m from the Sunnyside LRT station. The development aims to attract people who want to walk, ride, and scoot; the parking ratio is 0.34:1.0, the Class 1 bike parking ratio is 1.3:1.0, and gear walls have been implemented in most suites. Lifestyle amenities like a bike repair station, dog/bike wash, fitness studio, electronic parcel delivery room, and rooftop amenity have been incorporated to ensure social sustainability in a dense development.

Durability

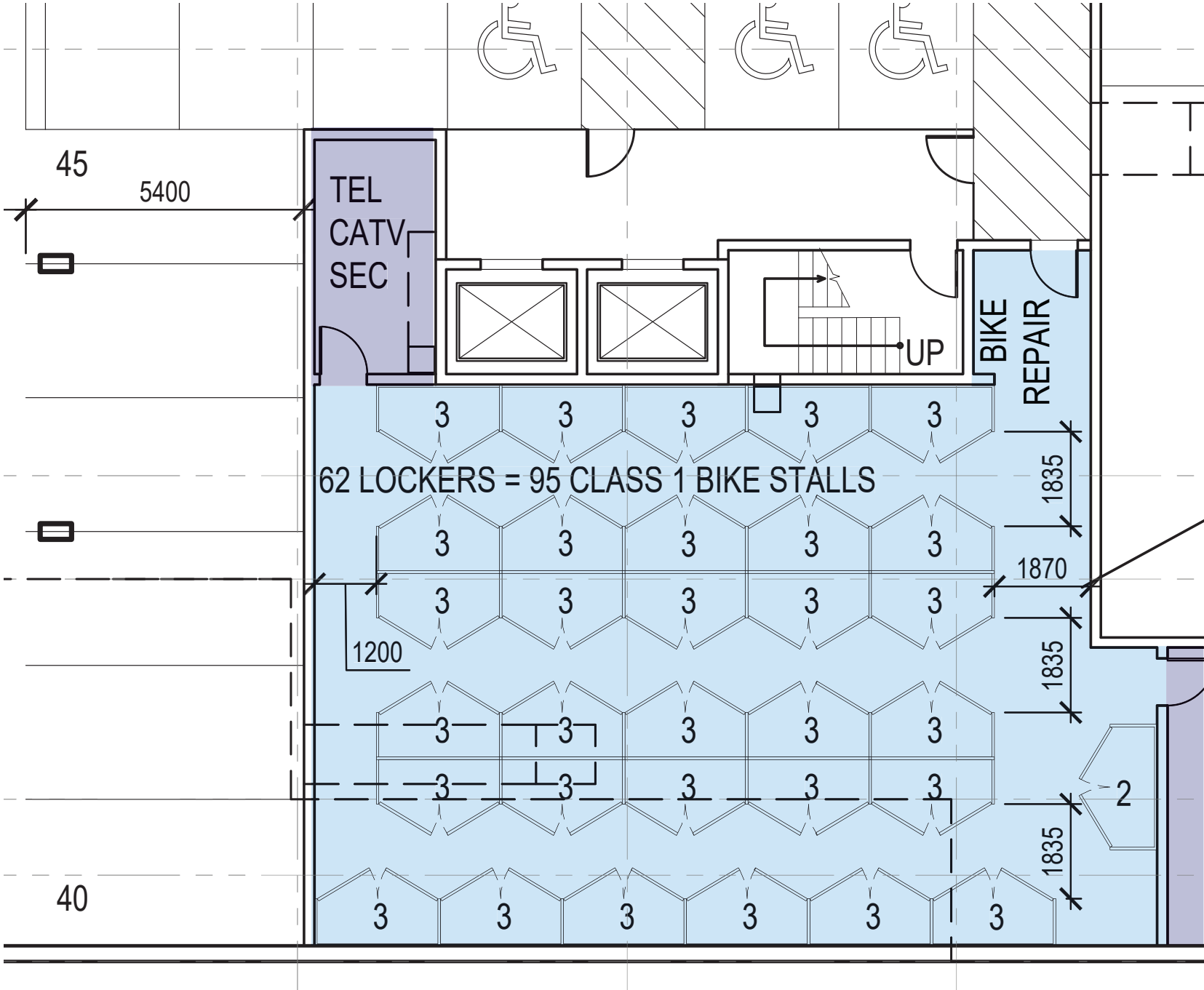
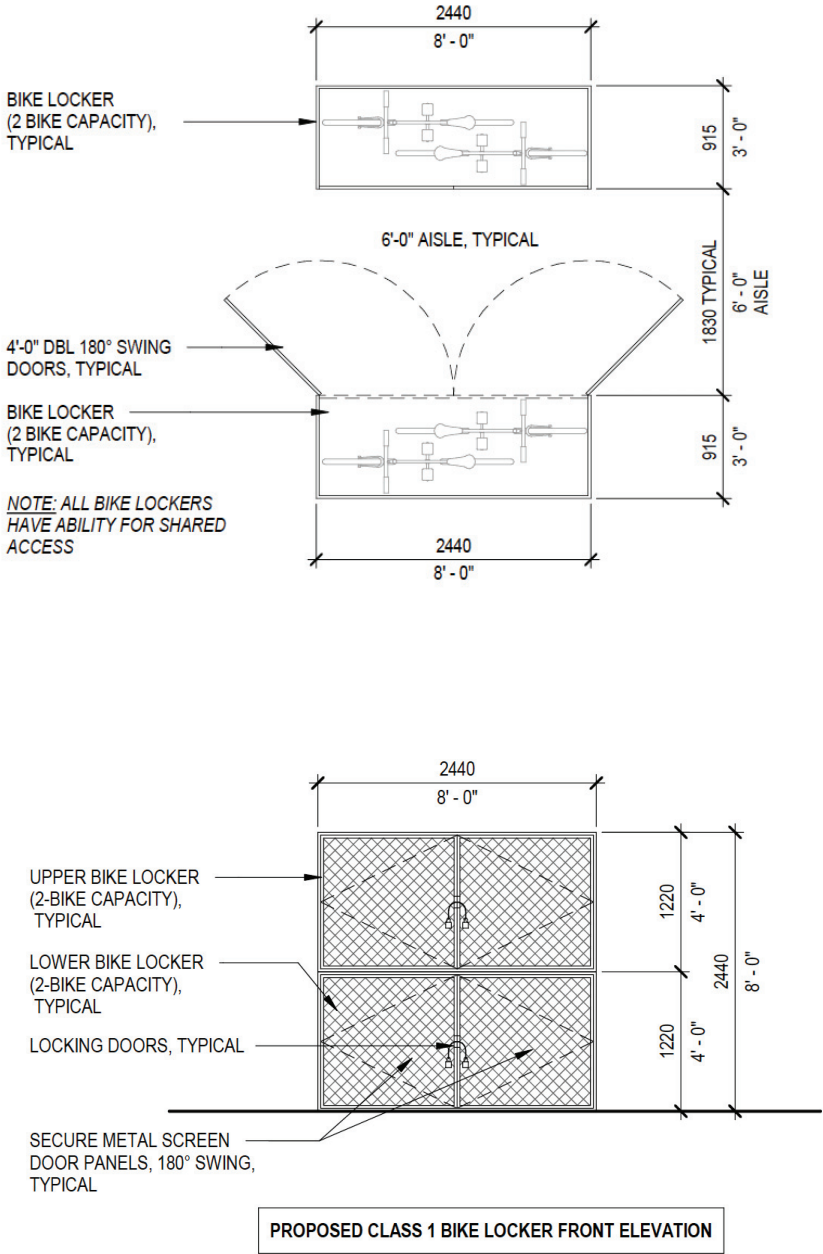
Material choices are durable. The public realm hardscape is concrete and will have visual interest by use of different textures and shades in the paving pattern. The exterior materials of the building are fibre cement, brick, and wood-look metal siding. These materials were selected for their durability, quality, and appearance.



SUN STUDY



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PARKADE (95 CLASS 1 BIKE STALLS) SCALE 1:100

