



Springbank Hill Estates is a proposal that will add to the growing community at Calgary’s western edge. Located south of 17th avenue SW in between 81st street and 85th street, our project will provide 157 new homes to the area. A large retail development will be going up directly across 19th avenue from our project, which will support the added density we are proposing. To address the rather significant slope across the site, the units will be divided between two buildings that flank the eastern and western edges of the property. The western building will sit a full storey lower than its eastern counterpart, creating a stepping effect across the site. An amenity building will sit in between the two residential buildings adjacent to 19th avenue SW, serving as a gateway into the project. This building will provide indoor social and fitness amenities for the residents, as well as multi-seasonal outdoor amenity plaza’s around its exterior.

Our project has street frontage along the north and east sides of the site, at 19th avenue and 81st street respectively. We will be activating this integration through landscaping and street-oriented design where possible. Public amenity plaza’s line 19th avenue, creating continuity between public and private realms. Internal site connectivity has proved

challenging due to the grade change, but the approach we have taken will create intriguing public spaces. Tiered landscaping will be used to create pathways and plaza’s through the spine of the site. Rock landscaping walls will echo the materiality used on the building facades and bring the aesthetics of the architecture into the site. The more egregious grade changing issues occur along the southern property line, particularly towards the southwest corner of the site. In order to create the best possible edge condition we can for our future neighbours, trees, landscape features and lighting elements will be used to soften that edge and allow for adaptability in design. Lighting will be used to enhance the architecture and landscaping elements, while also defining space. By designing with darkness in mind, this approach will also address concerns over safety, security, and comfort in and around the site.

Our project fits within the prescribed M-2 Medium Profile Direct Control District requirements. With respect to building design, we have endeavoured to create an aesthetic that will fit within the context of both our immediate and greater contexts. We have adopted a modern mountain style that is relatable to the predominant context of the area, while also serving as a nod to our western horizon. Working with the slope of the site, we have a row of units at the parkade level of the western building that function as ground floor units. These will be larger 2 & 3 bedroom units with big patios and large windows to frame western views. Stone, timber, and fibre cement siding of complementary colours make up the facade of our buildings. Spaces are designed to capture as much of this view as possible through large windows, thoughtful unit design, and desirable terraces on the top floors of both buildings. Outdoor amenity areas will also be provided on the top floor of both buildings. Adequate storage and secure bike rooms will be provided in the parkade, which will connect all three buildings together below grade. By our design decisions and materiality, we endeavour to create a sense of warmth, comfort, and community throughout the project.

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applicant planning
analysis

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casola koppe

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 H&H Studio
planning + design collaborative

 Jubilee
Engineering Consultants Ltd.



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springbank hill estates

project brief

site context

massing

community outreach

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies

springbank hill estates



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springbank hill
estates

project brief

site context

massing

community outreach

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies



existing road future road bus stop

*81 street north of 19 avenue to be closed as part of road realignment

springbank hill estates
block 30, lot 6, plan 2747 hb



springbank hill
estates

project brief

site context

massing

community outreach

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies



1. site from south-east corner



2. site from centre of 81 street sw



3. site from north-east corner



4. east edge along 81 street sw



5. north-west corner of site



key map

springbank hill estates
block 30, lot 6, plan 2747 hb

springbank hill
estates

project brief

site context

massing

community outreach

site plan

landscape plan

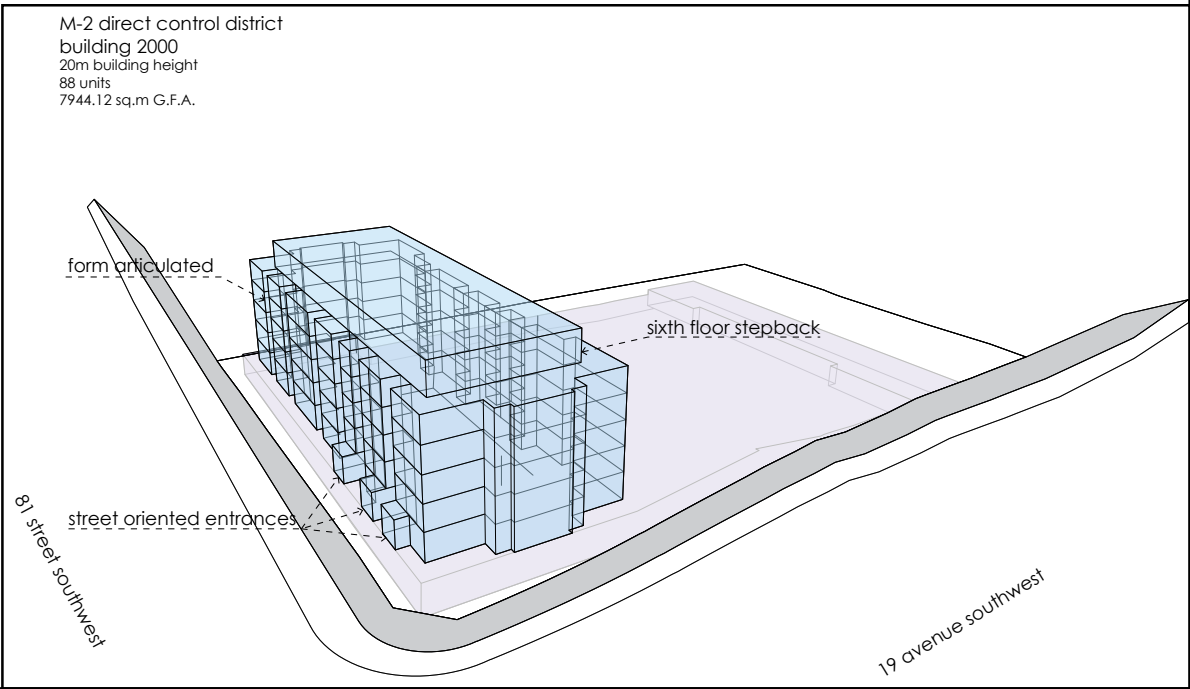
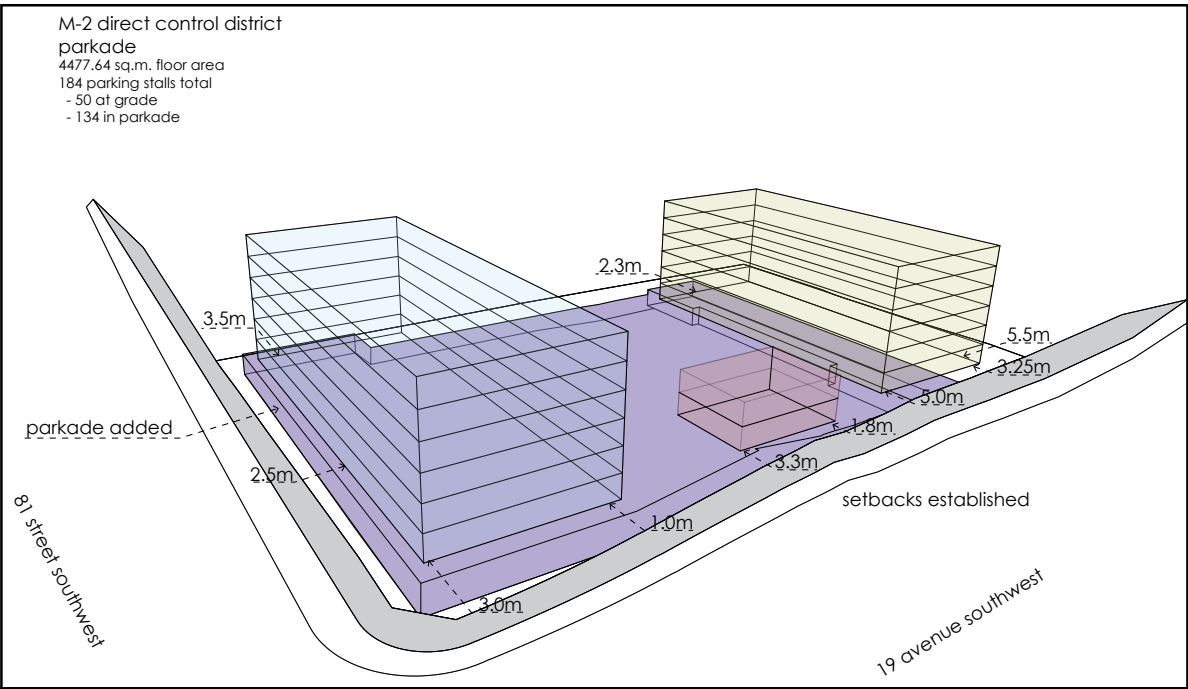
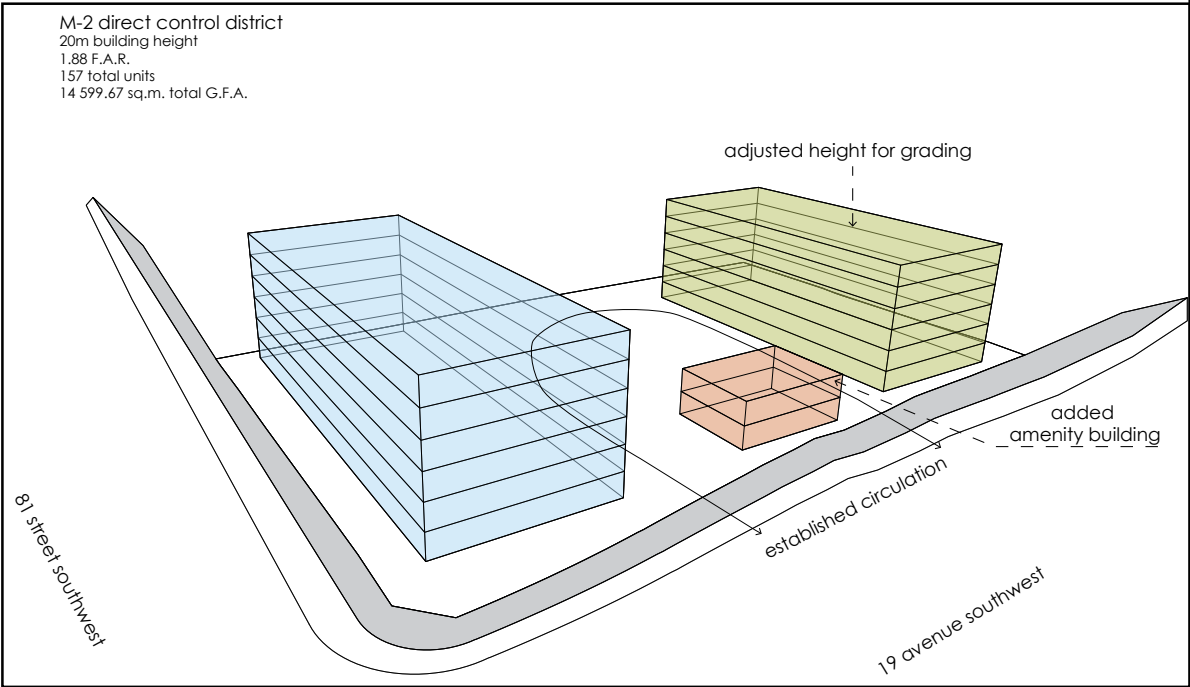
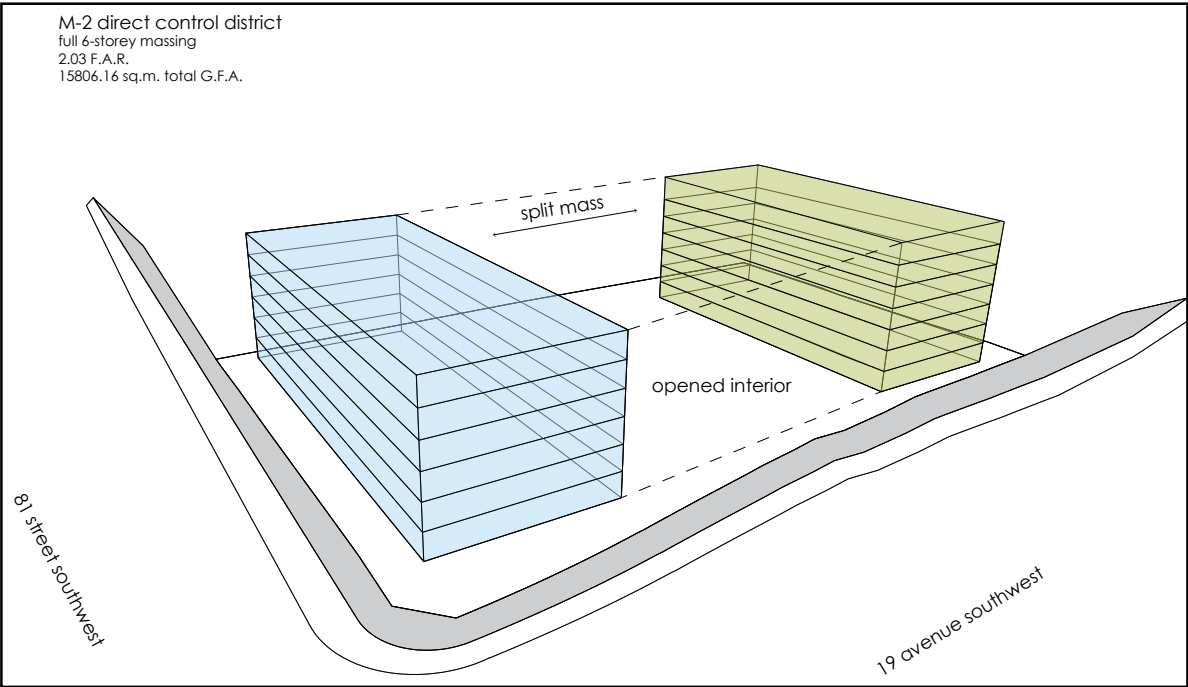
parkade plan

main floor plans

elevations

materiality

shadow studies

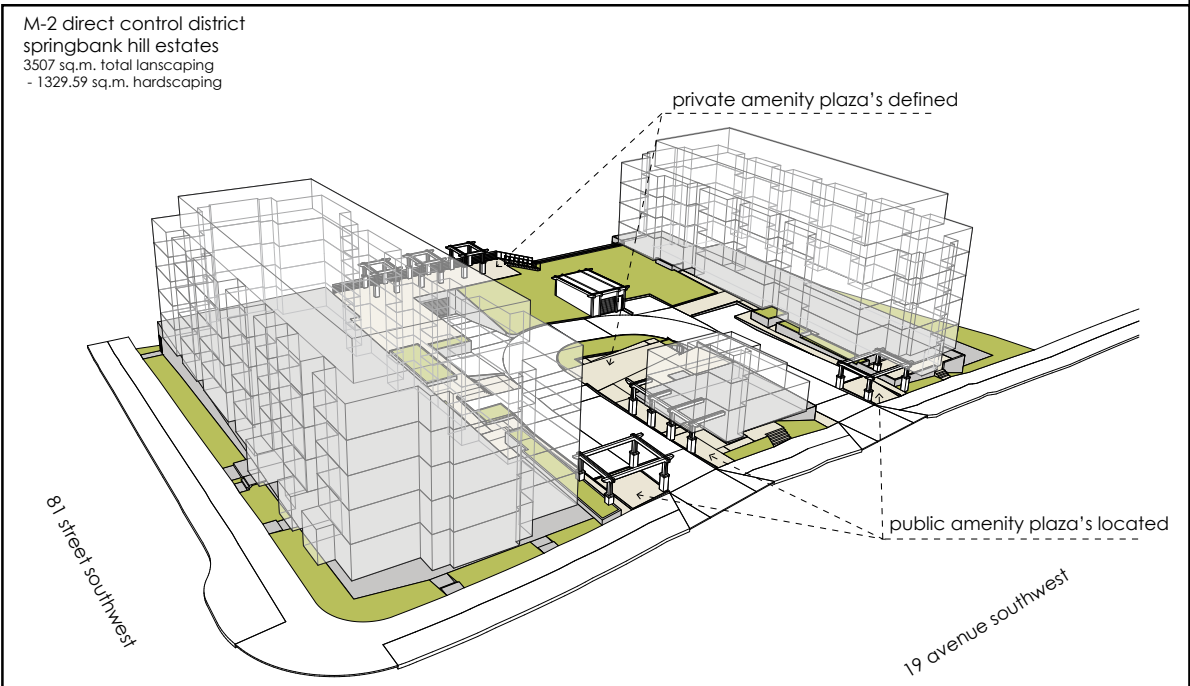
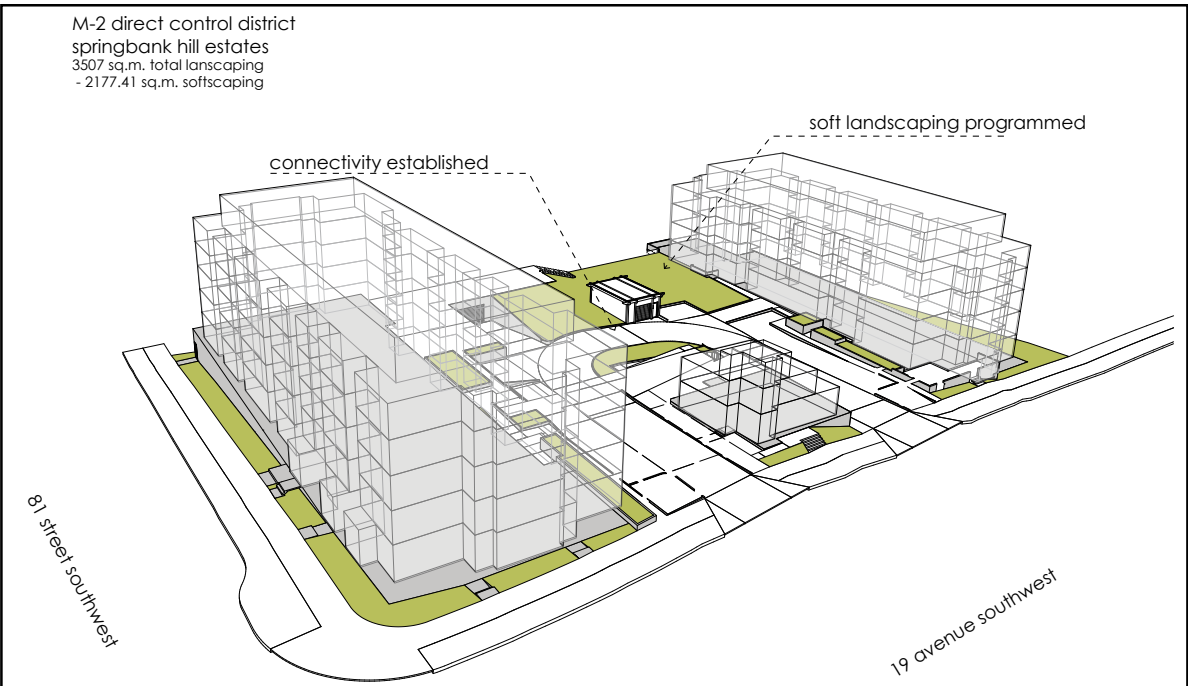
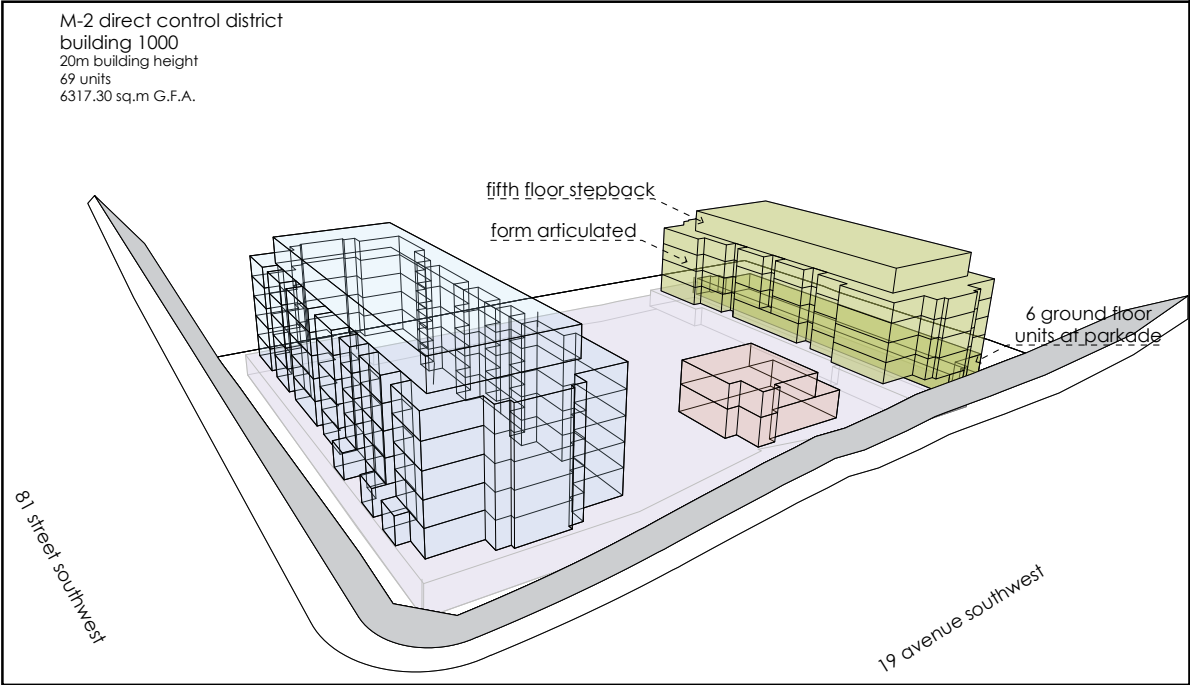
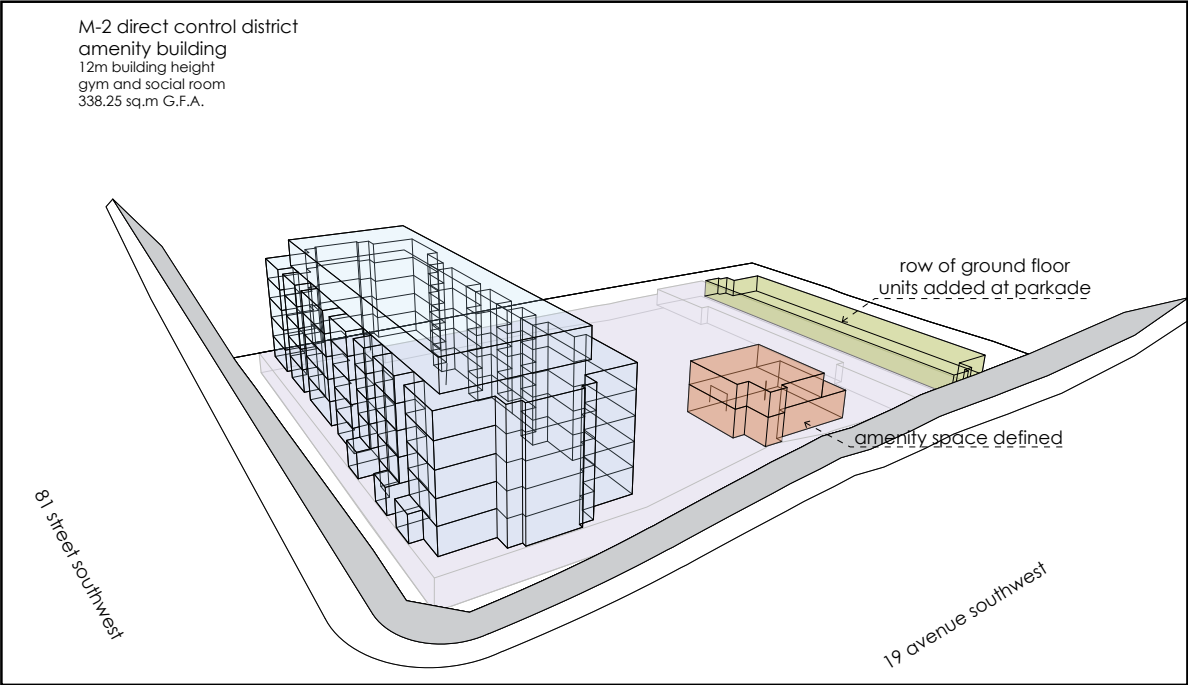


springbank hill estates



springbank hill estates

- project brief
- site context
- massing
- community outreach
- site plan
- landscape plan
- parkade plan
- main floor plans
- elevations
- materiality
- shadow studies



springbank hill estates



springbank hill
estates

project brief

site context

massing

community outreach

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies

COMMUNITY OUTREACH SUMMARY
As far as feedback we received from the Springbank Hill Community Association, our project was relatively well received. The concerns that we heard were directed almost entirely towards how our project interacts with the public realm. The Community Association felt that our proposal was too insulated from the sidewalks and wanted to see more activation along 19th avenue and 81st street respectively. Our meeting with the CA representative was very productive and it resulted in a substantial improvement to our design.

PUBLIC AMENITY SPACES ADDED
ALONG 19TH AVENUE

During the course of our meeting we discussed several strategies for how we could open up the project to engage with pedestrians in a more thoughtful way. The site itself is quite challenging to work with due to the significant grade change along our fronting streets. The grade drops well over 5 meters as you move south along 81st street, making any sort of



building connection along that property line all but impossible. We were able to squeeze in two suite entrances and one building entrance before the grade drop got too steep. The condition along 19th avenue sees a similar change in elevation, but it is much more manageable due to the longer length and more gradual drop along this property line. Along this property line we are able to provide several building & suite entrances as well as both drive aisle access points. As we moved through project design development we found that this street frontage quickly filled up with necessary elements and little space was left over for the public realm.

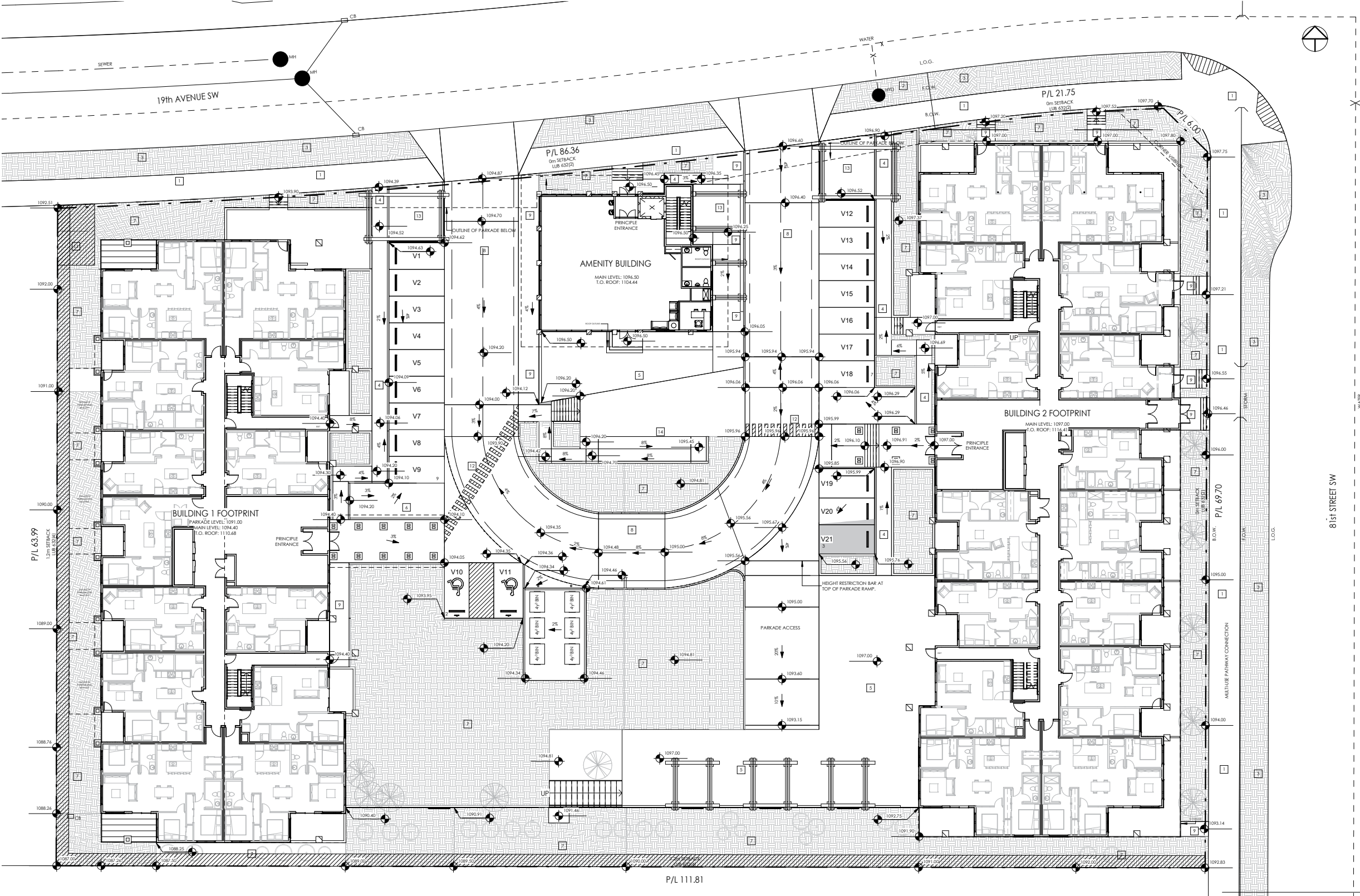
To provide a bit of context, our design includes two large at grade amenity plaza's filled with seating, pergolas, and landscaping elements available to be used by the residents. The decision to locate these plaza's in the interior of the site was due to the severe grading changes and the location of our drive aisles (connecting off of 19th avenue S.W.). As a result, we pushed all of our building faces and landscaping out towards the site peripheries and while we were able to provide decent at grade entrances and patios for our buildings, our public integration was admittedly lacking. Our meeting with the CA was very productive and thanks to their input we were able to put together a design strategy to better engage with the public realm. Landscaping features and planter beds were relocated away from the site edge, and parking stalls were shifted further into the interior in order to carve out meaningful public plaza's along 19th avenue. These plaza's will be treated with the same design intent as the private amenity spaces creating continuity throughout the site. A bench will be also added to the northwest corner of our site, facing the intersection where the regional pathway is planned to intersect at 19th avenue and 81st street.

springbank hill estates



springbank hill
estates

- project brief
- site context
- massing
- community outreach
- site plan
- landscape plan
- parkade plan
- main floor plans
- elevations
- materiality
- shadow studies



ZONING COMPLIANCE TABLE

CITY OF CALGARY LAND USE BYLAW 1P2007		
ZONING:	CURRENT:	PROPOSED:
		M-2 - MEDIUM PROFILE DIRECT CONTROL DISTRICT
BYLAW	PERMITTED/REQUIRED	PROVIDED
SETBACKS:	STREET ORIENTED 0m FROM PROPERTY LINE TO STREET MIN 1.2m FROM PROPERTY LINE SHARED WITH ANOTHER PARCEL	0m AT NORTH AND EAST PROPERTY LINE 2.2m AT SOUTH PROPERTY LINE 4.4m AT WEST PROPERTY LINE
SITE AREA:	7663.70 SQ.M., 0.7663 HA, 1.89 ACRE	
BUILDING COVERAGE:	BUILDING 1: BUILDING 2: AMENITY BUILDING:	1274.20 SQ.M. 1439.67 SQ.M. 218.60 SQ.M.
SITE COVERAGE:		38.3%
F.A.R.:	N/A (SUB M-1)	1.91

LEGEND

BYLAW	PERMITTED/REQUIRED	PROVIDED
DENSITY: CPC2019-1079 DC	MIN 40 UPH MAX 210 UPH	122 UPH
BUILDING HEIGHT: CPC2019-1079 DC	14.0m FROM GRADE AT PROPERTY LINE 20.0m FROM GRADE AT 5.0m FROM PROPERTY LINE	BUILDING 1: BUILDING 2: AMENITY BUILDING: 20.136m 20.048m 13.025m
PARKING:	1.25 RESIDENT STALLS PER UNIT > 60.0 SQ.M. 1.0 RESIDENT STALLS PER UNIT < 60.0 SQ.M. 10% REDUCTION ON RESIDENT STALLS (157 x 0.15 = 24) 0.15 VISITOR STALLS PER UNIT 5.8 F. STALLS (NBC2019 AB EDITION 3.8.2.5.(2)) (4 FIB FIRST 100 +1)	RESIDENT: 162 VISITOR: 24 TOTAL: 186 BARRIER FREE: 6
LOADING STALL:	1.0	2.0
BICYCLE PARKING:	0.5 CLASS 1 STALLS PER UNIT 0.1 CLASS 2 STALLS PER UNIT	CLASS 1: 112 CLASS 2: 16

NOTE: FIRE ACCESS ROUTE DESIGNED TO SUPPORT 38556kg LOAD & NFPA 1901 POINT LOAD OF 517kPa (75psi) OVER A 24' x 24' AREA. REFER TO TURNING TEMPLATE PLAN FOR EXTENT OF AREA.
NOTE: NO PARKING SIGNS ARE TO BE LOCATED ON EITHER SIDE OF THE DRIVE AISLE.

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estates

project brief

site context

massing

community outreach

site plan

landscape plan

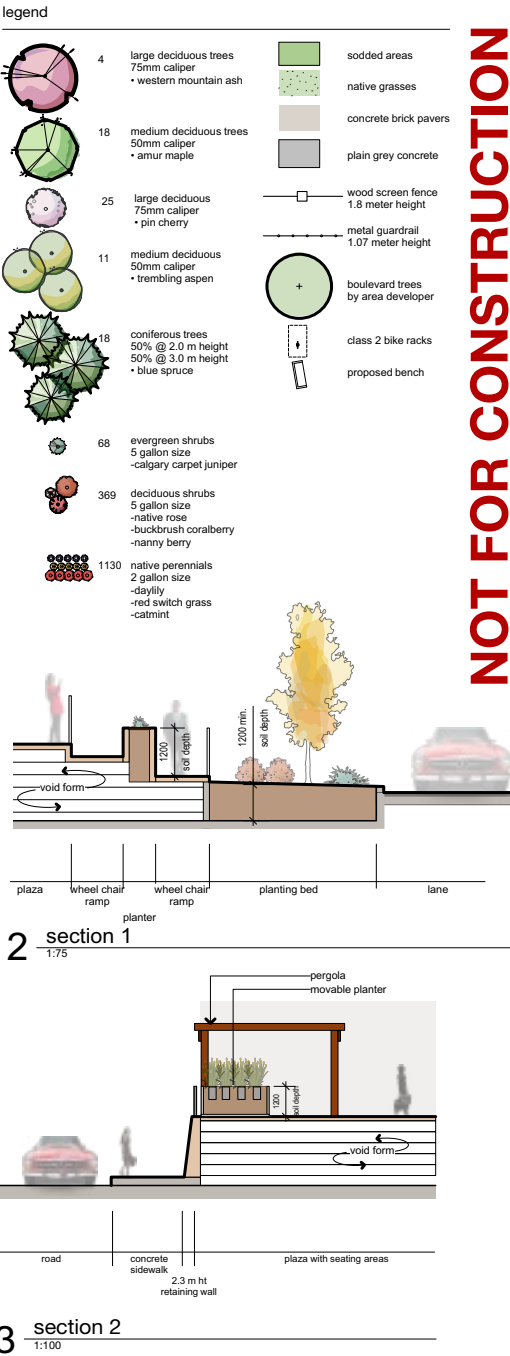
parkade plan

main floor plans

elevations

materiality

shadow studies

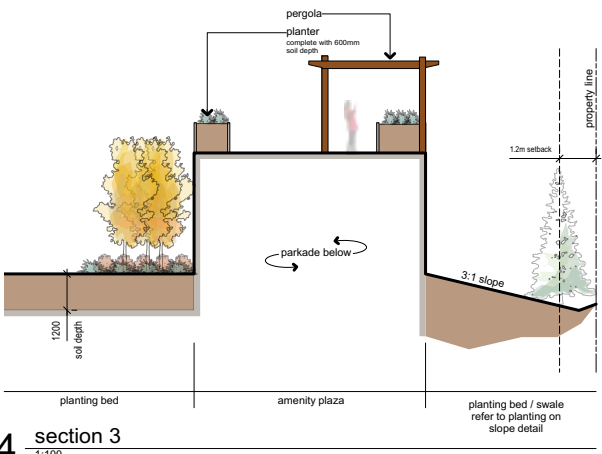


NOT FOR CONSTRUCTION

1 development permit landscape plan
1:200

land use bylaw landscape requirements			
City Of Calgary Zoning	M-C2		
landscape area	required	provided	
total parcel area	7,626.00 m ²		
landscape area required for DC 8802019 zoning (40% of parcel area)	3,050.40		
item 556 low water landscaping reduction -3%			
total landscape area required (34% of parcel area)	2,592.84 m ²		
landscape provided - ground level:	3,507.00 m ²		
landscape are provided at grade (percentage of parcel area):	46 %		
total landscape area provided	3507.00 m ²		
total landscape area provided (percentage of site area):	46 %		
hard surfaced landscape area (maximum of 40% of provided landscape area)	1,402.80 m ²	1,329.59 m ²	
hard surfaced landscape area provided (percentage of landscape area provided)		38 %	
sod area as per item 556 (maximum of 30% of provided landscape area)	1,052.10 m ²	635.01 m ²	
		18 %	

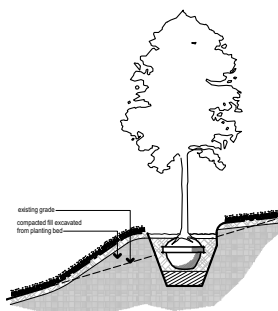
total number of trees		required	provided
(1445 m ² of provided landscape area as per option 556)			
number of existing trees on site:		0	0
number of new trees required:		78	78
low water trees required as per item 556 (30% minimum of trees provided)			
deciduous trees		required	provided
large trees (50% min 75mm cal)		29	29
medium trees(50% min 50mm cal)		29	29
total deciduous trees		58	58
coniferous trees		required	provided
large trees (50% 3.0m ht min)		10	10
medium trees (50% 2.0m ht min)		10	10
total coniferous trees		20	22
shrubs		required	provided
(2145 m ² of required landscape area as per item 556)			
(min 600mm height and spread)		156	369
low water shrubs required as per item 556 (30% minimum of shrubs provided)		111	174



4 section 3
1:100



5 proposed site furnishings program



6 3:1 slope planting condition
1:75

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springbank hill
estates

amenity plazas

project brief

site context

massing

community outreach

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies

southern landscaping

springbank hill estates



springbank hill
estates

project brief

site context

massing

site plan

landscape plan

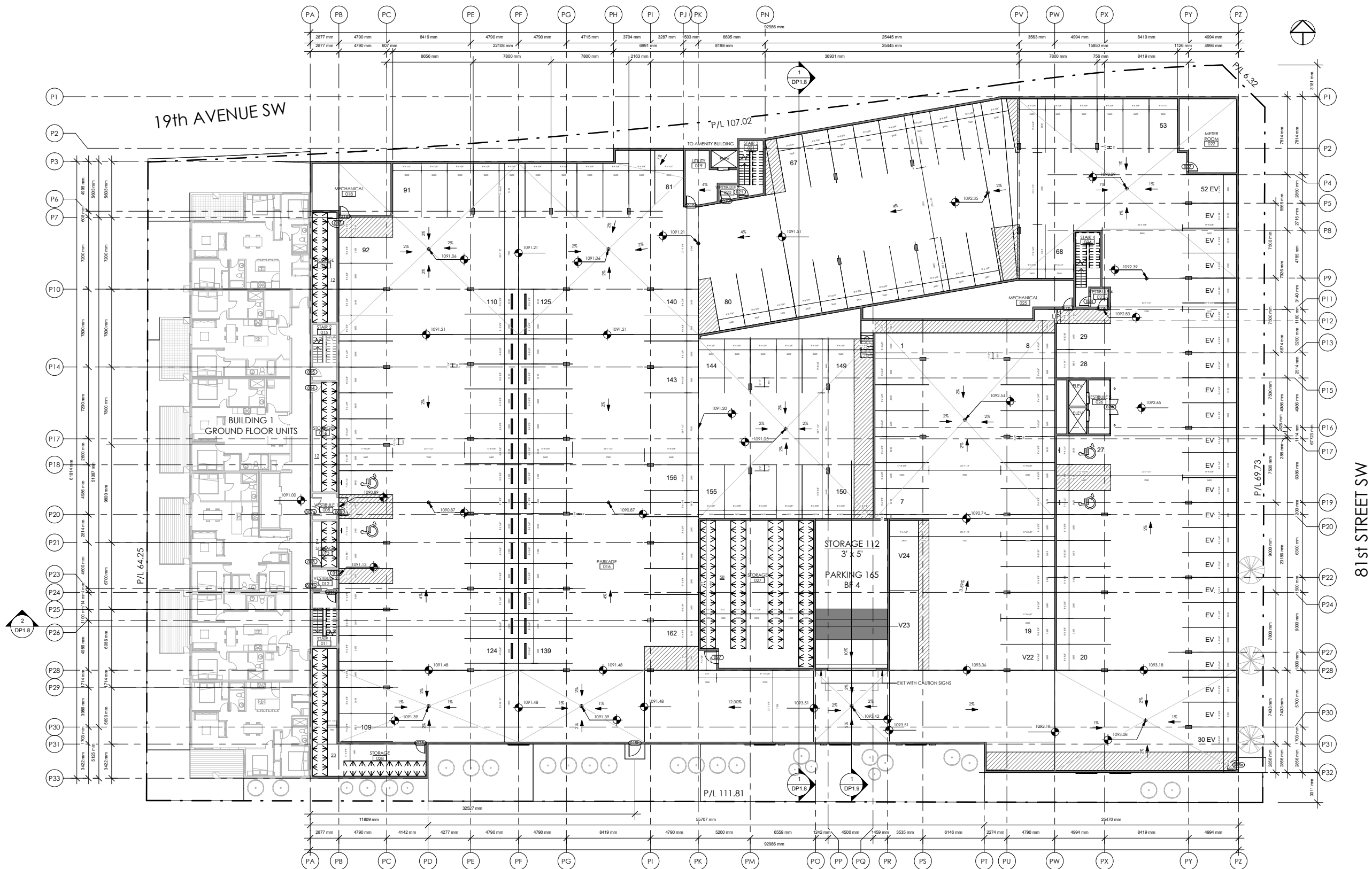
parkade plan

main floor plans

elevations

materiality

shadow studies



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springbank hill
estates

project brief

site context

massing

site plan

landscape plan

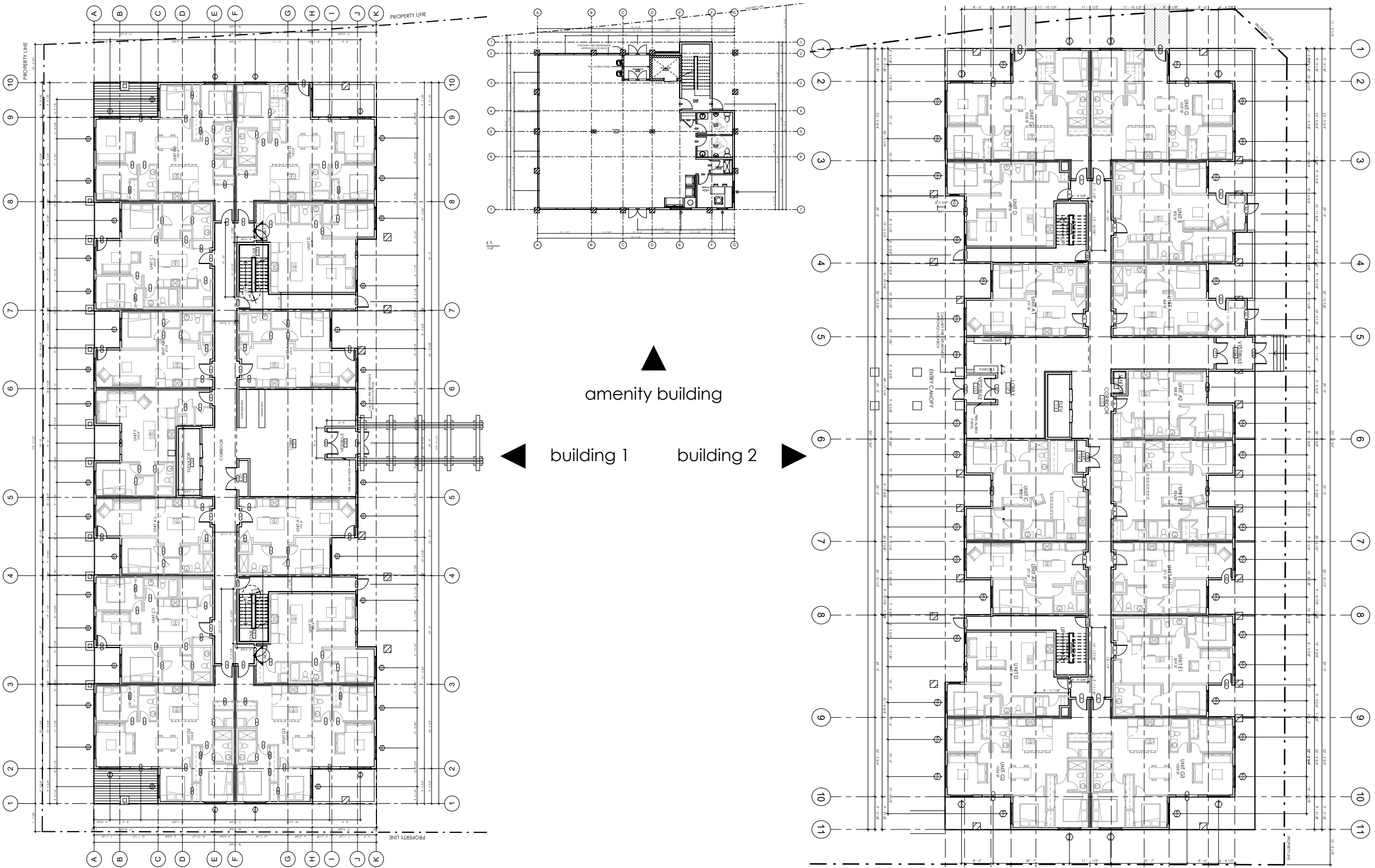
parkade plan

main floor plans

elevations

materiality

shadow studies



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estates

project brief

site context

massing

site plan

landscape plan

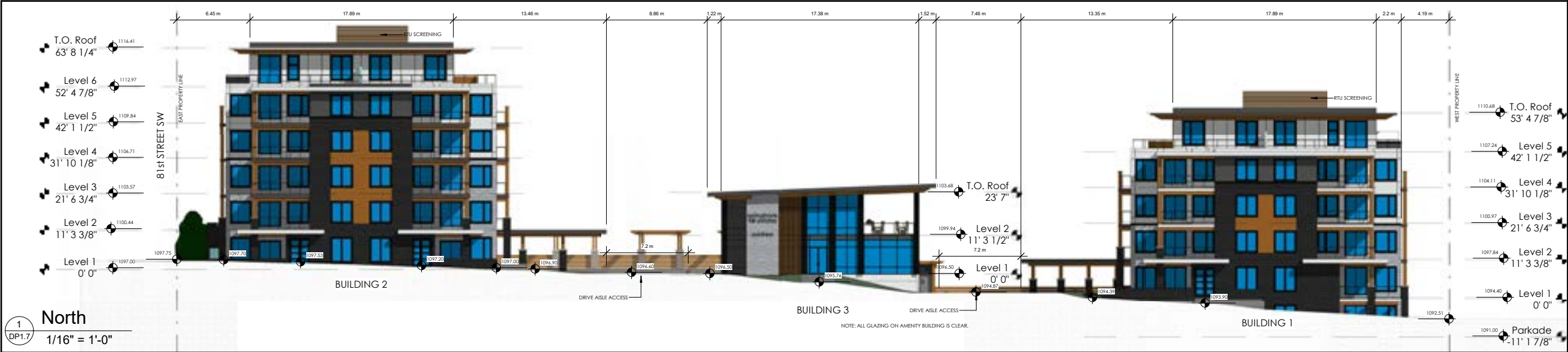
parkade plan

main floor plans

elevations

materiality

shadow studies



springbank hill estates



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estates

project brief

site context

massing

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies

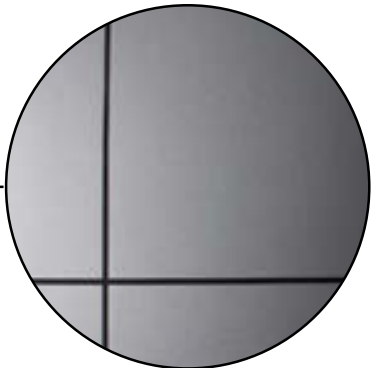


south-east building elevation



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fibre cement panel - white & grey



fibre cement siding - wood grain



rundle stone - dark grey



rundle stone - grey

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estates

project brief

site context

massing

site plan

landscape plan

parkade plan

main floor plans

elevations

materiality

shadow studies

springbank hill estates



springbank hill
estates

project brief

site context

massing

site plan

landscape plan

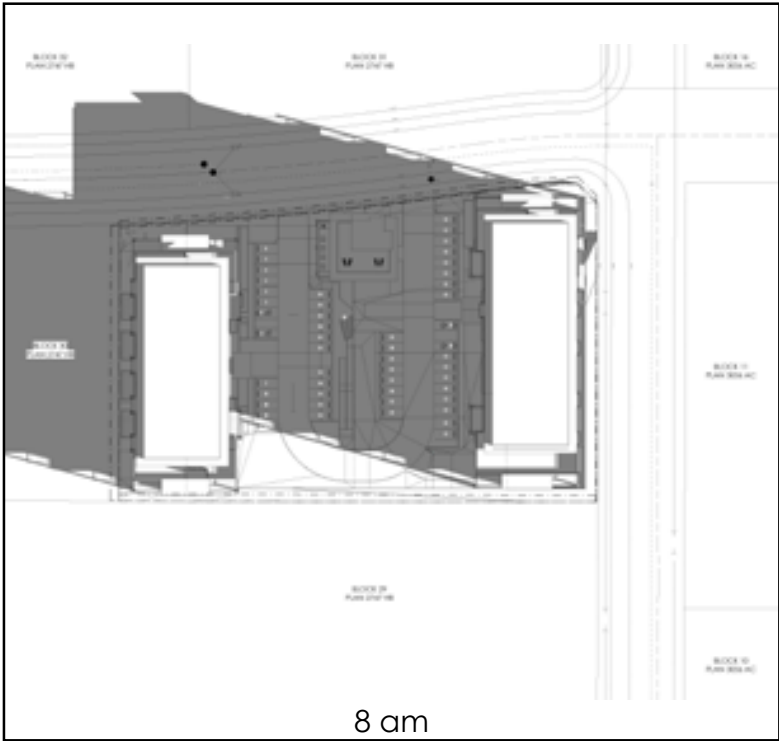
parkade plan

main floor plans

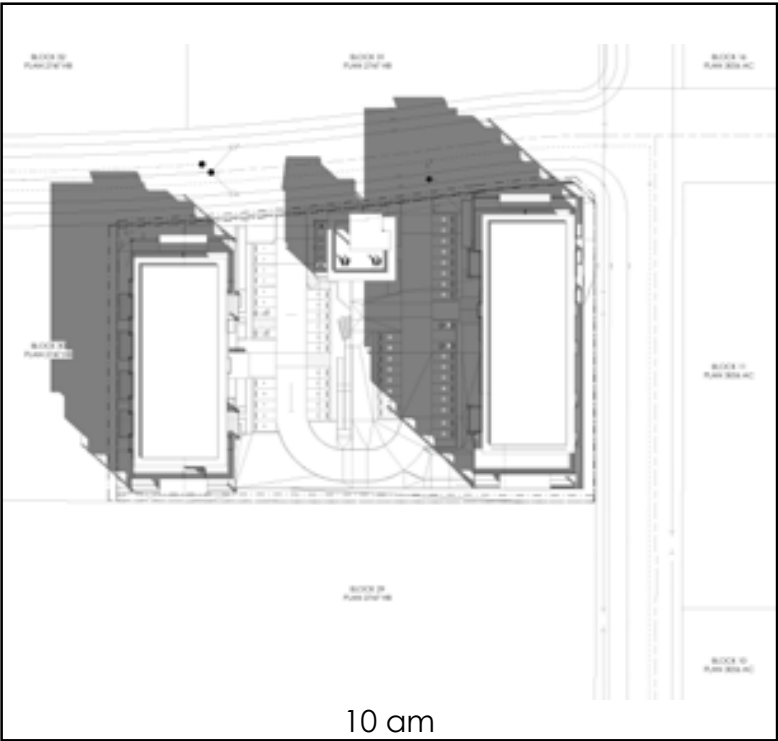
elevations

materiality

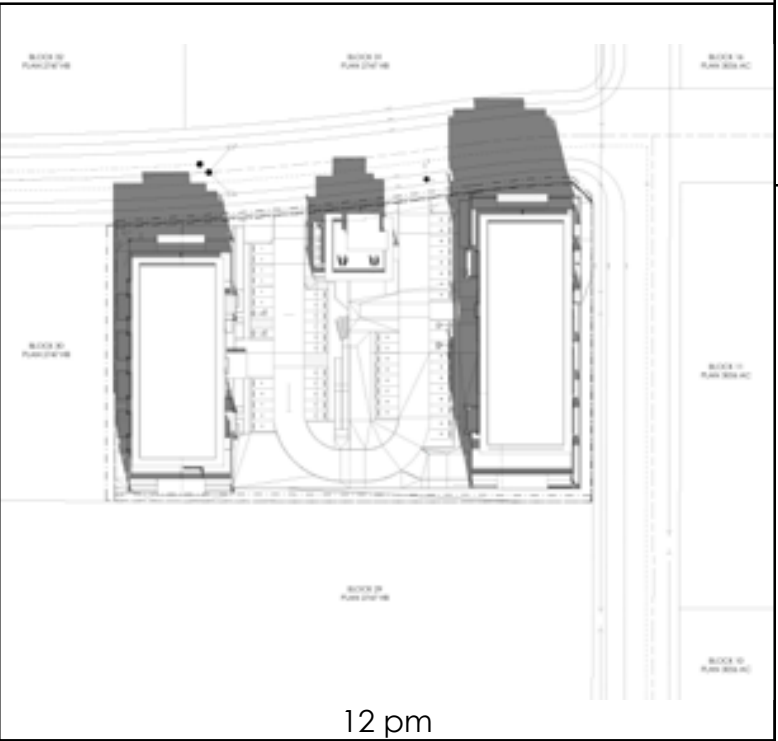
shadow studies



8 am

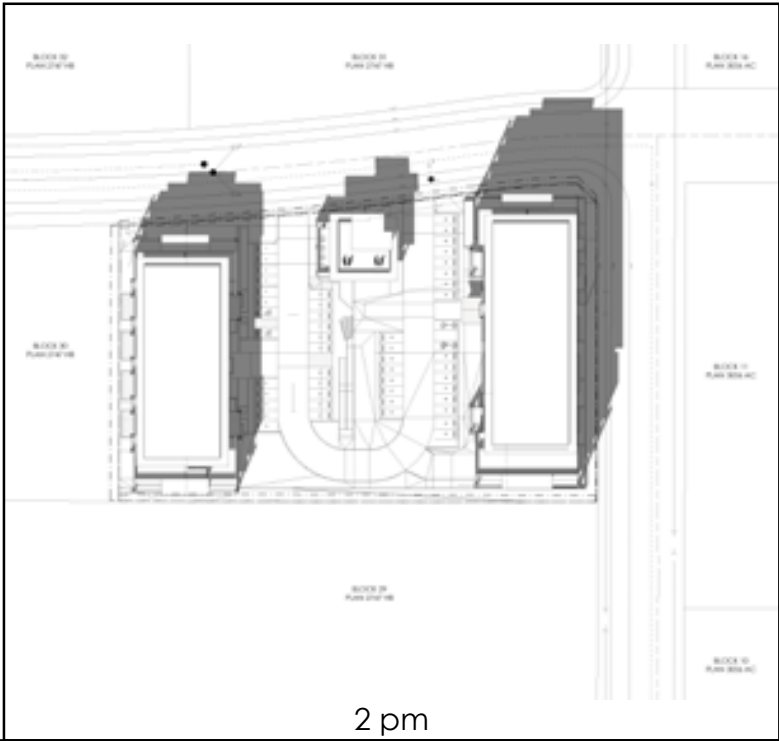


10 am

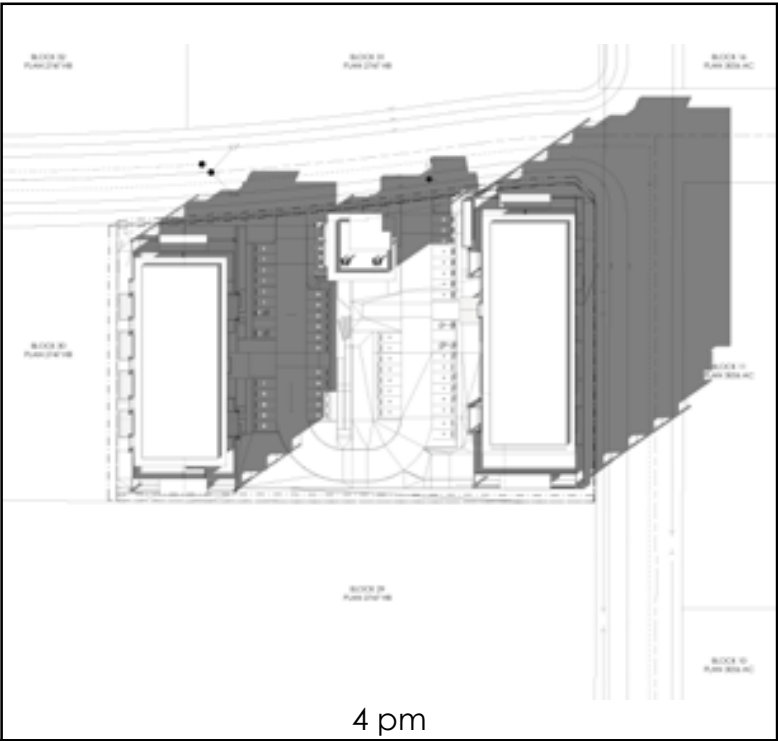


12 pm

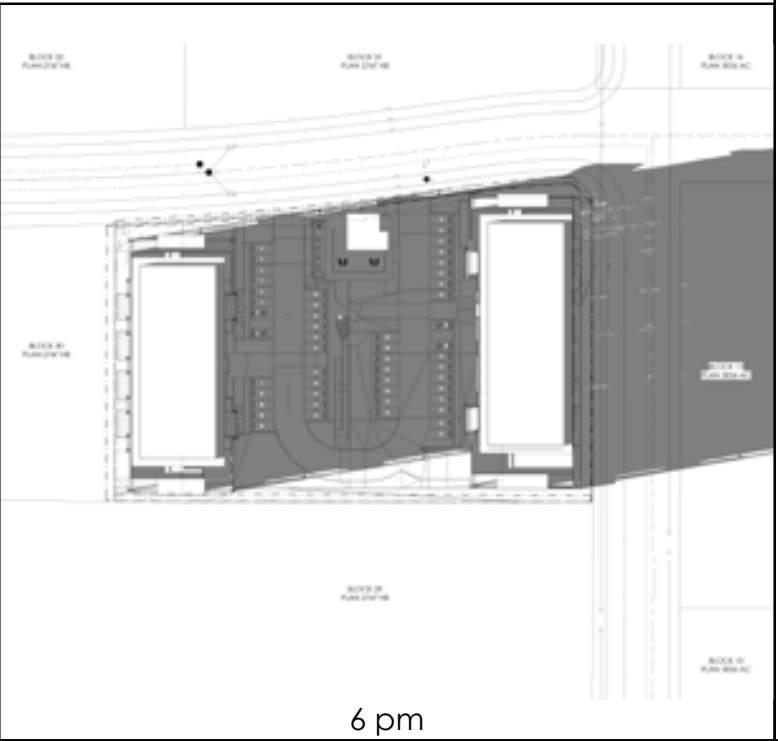
spring & fall equinox



2 pm



4 pm



6 pm

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estates

project brief

site context

massing

site plan

landscape plan

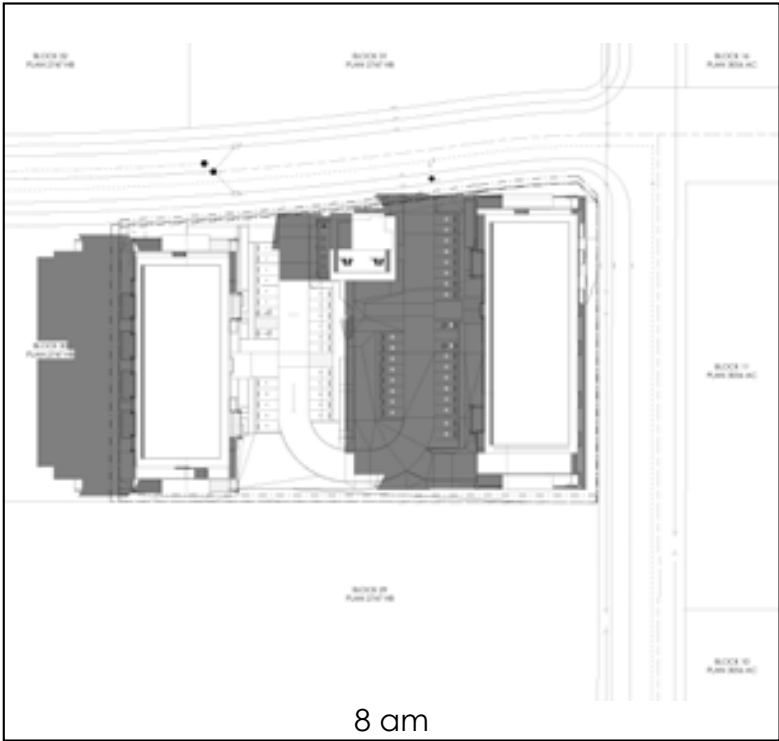
parkade plan

main floor plans

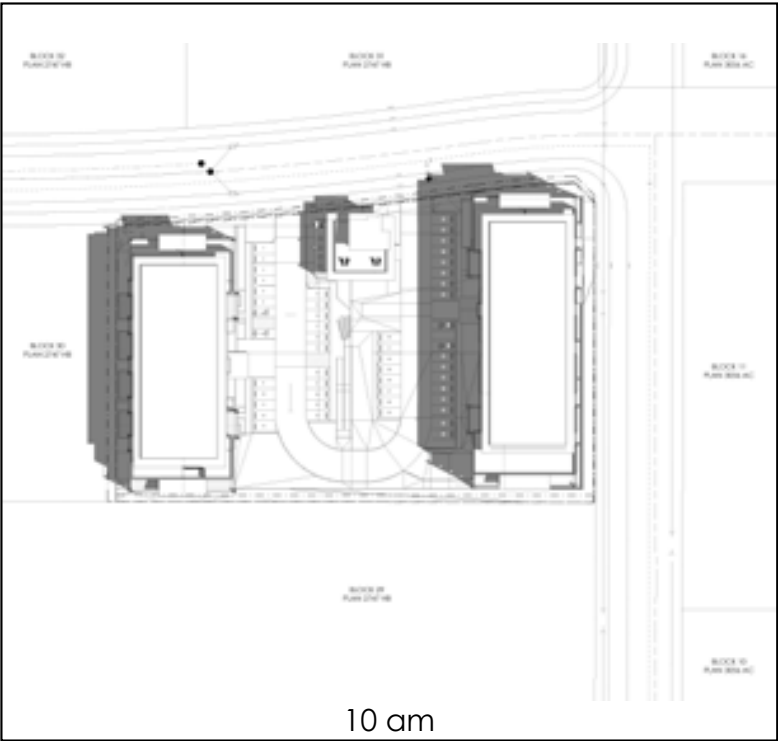
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materiality

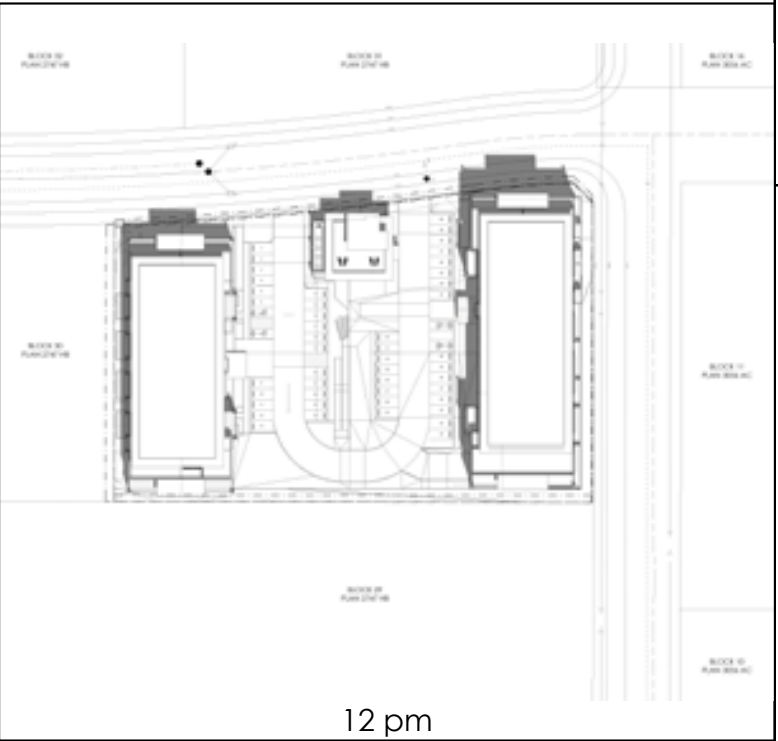
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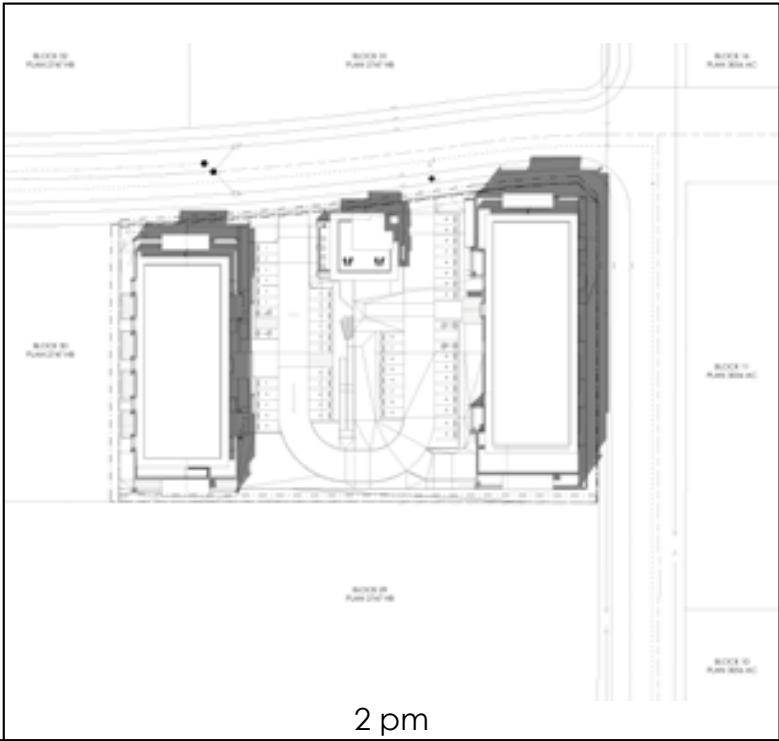


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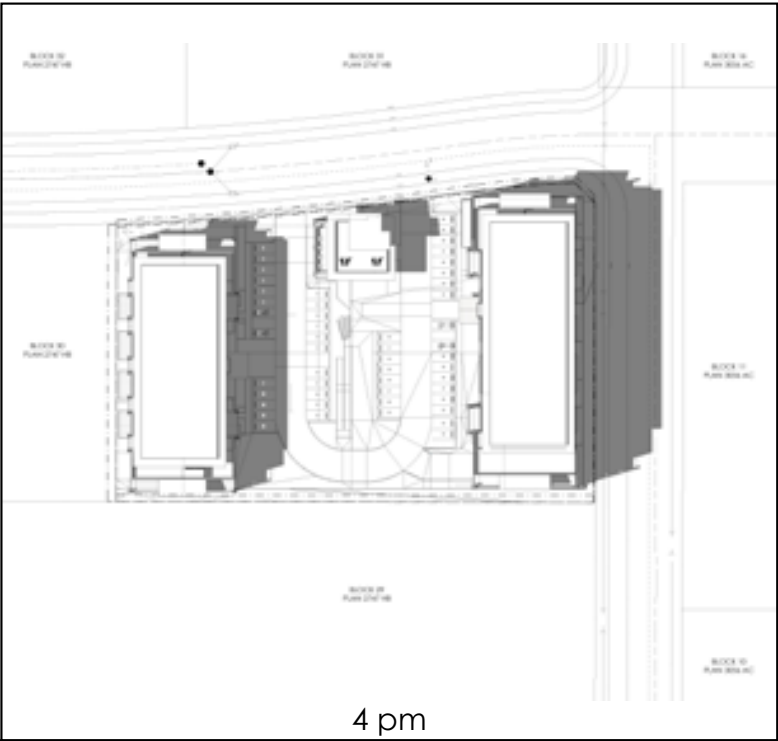


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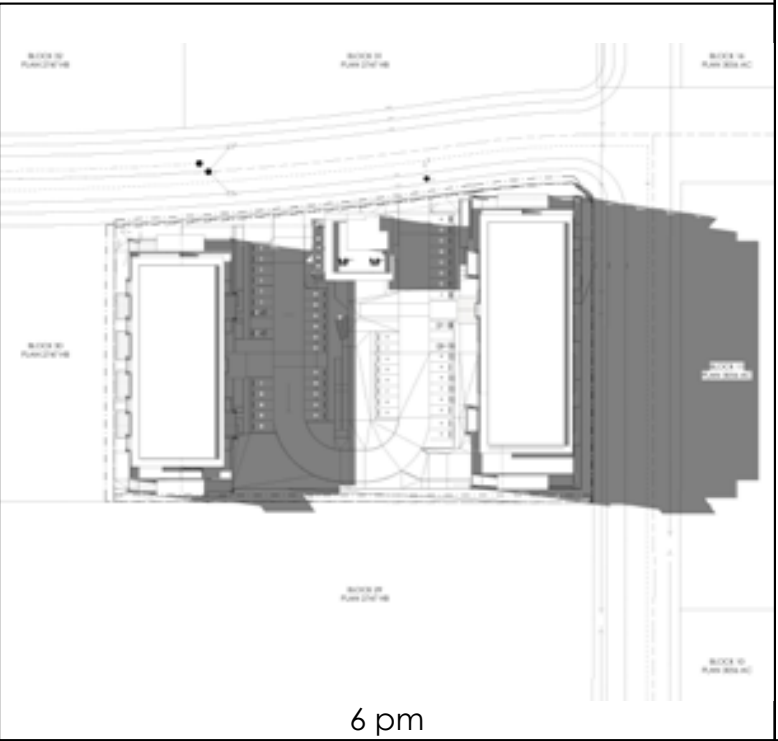
summer solstice



2 pm



4 pm



6 pm

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