



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

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applicant planning analysis

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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massing

community outreach

site plan

landscape plan

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main floor plans

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block 30, lot 6, plan 2747 hb



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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



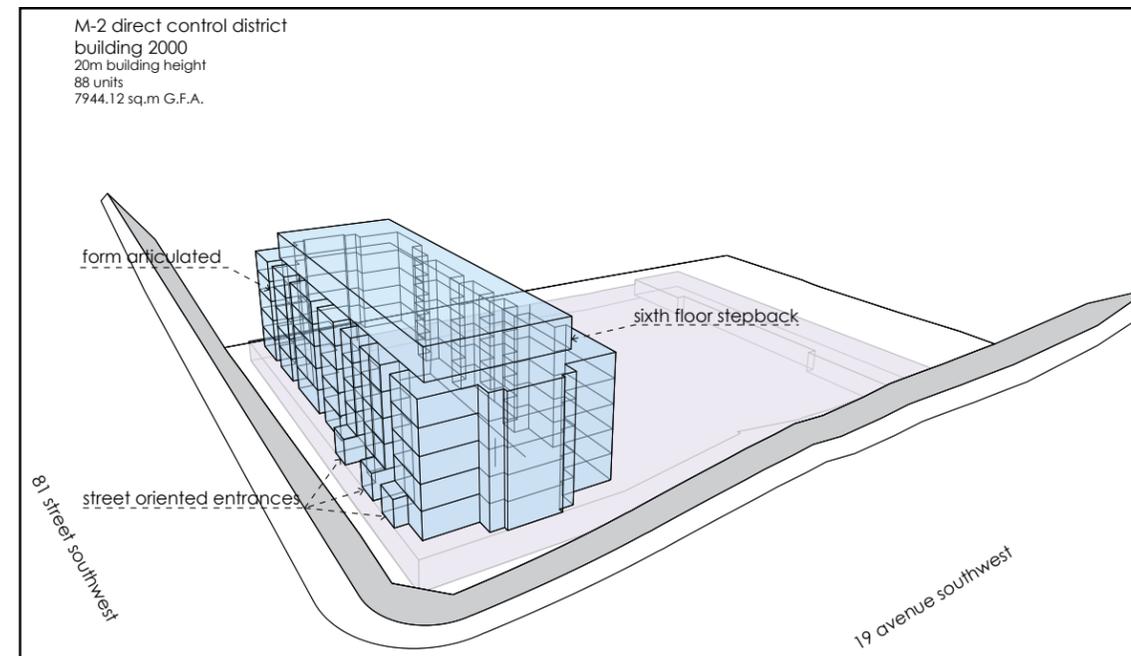
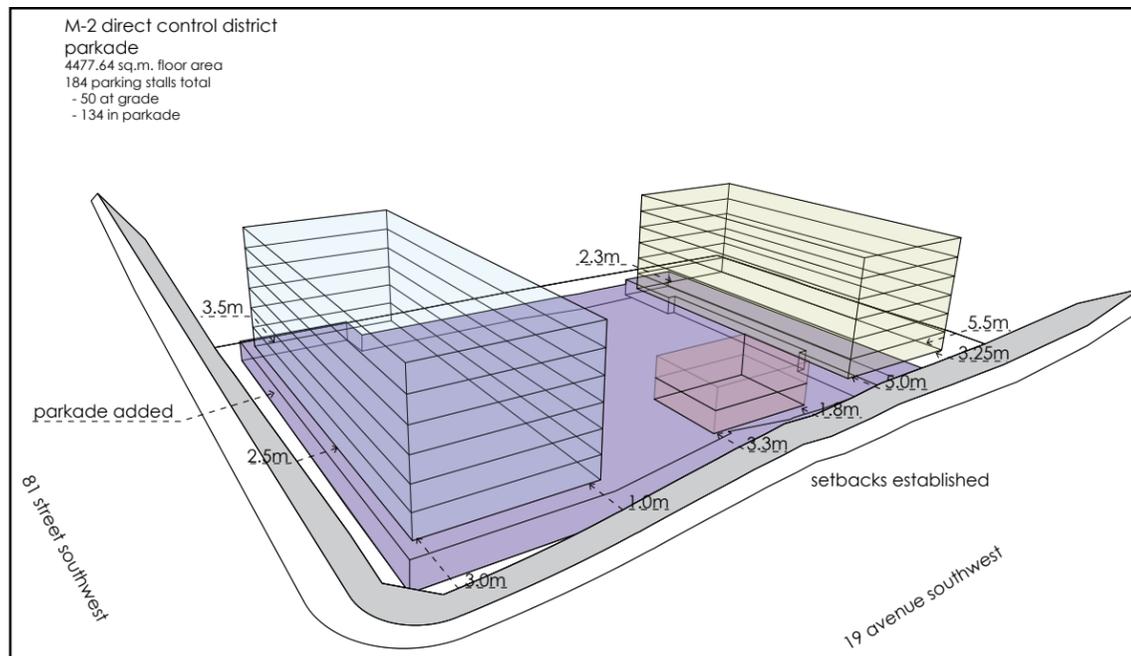
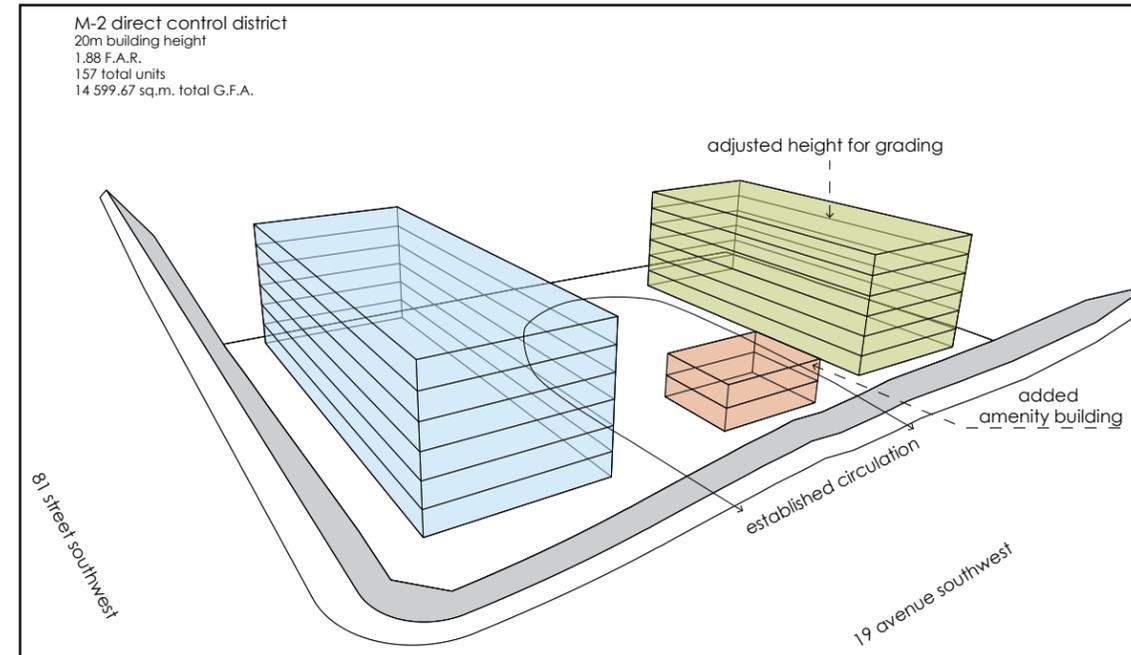
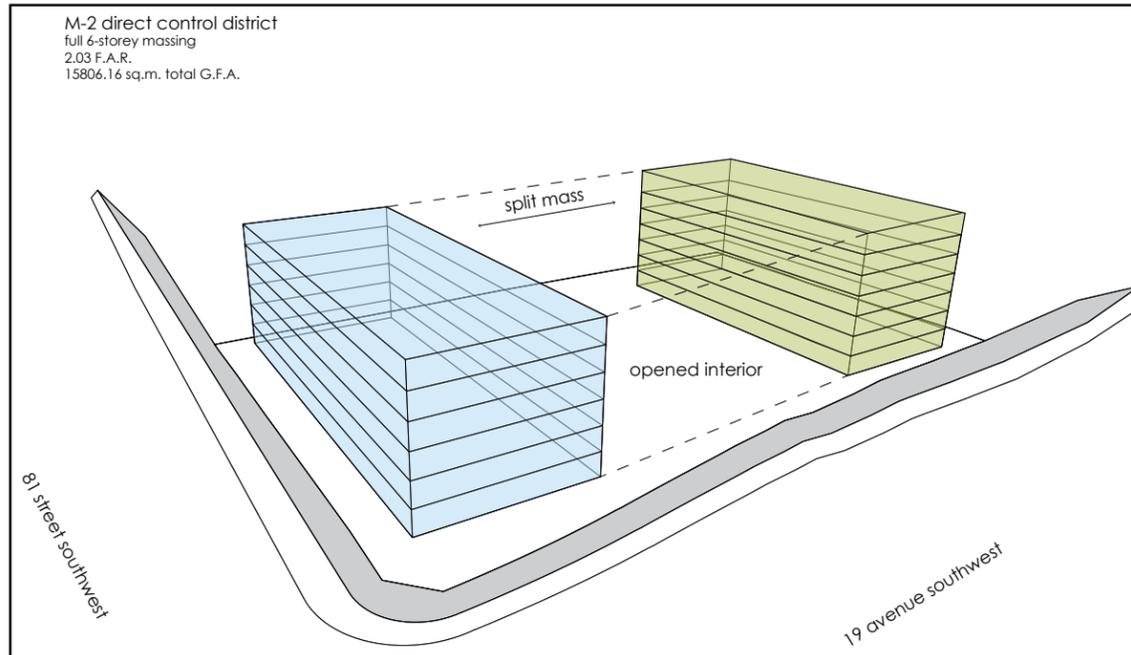
key map

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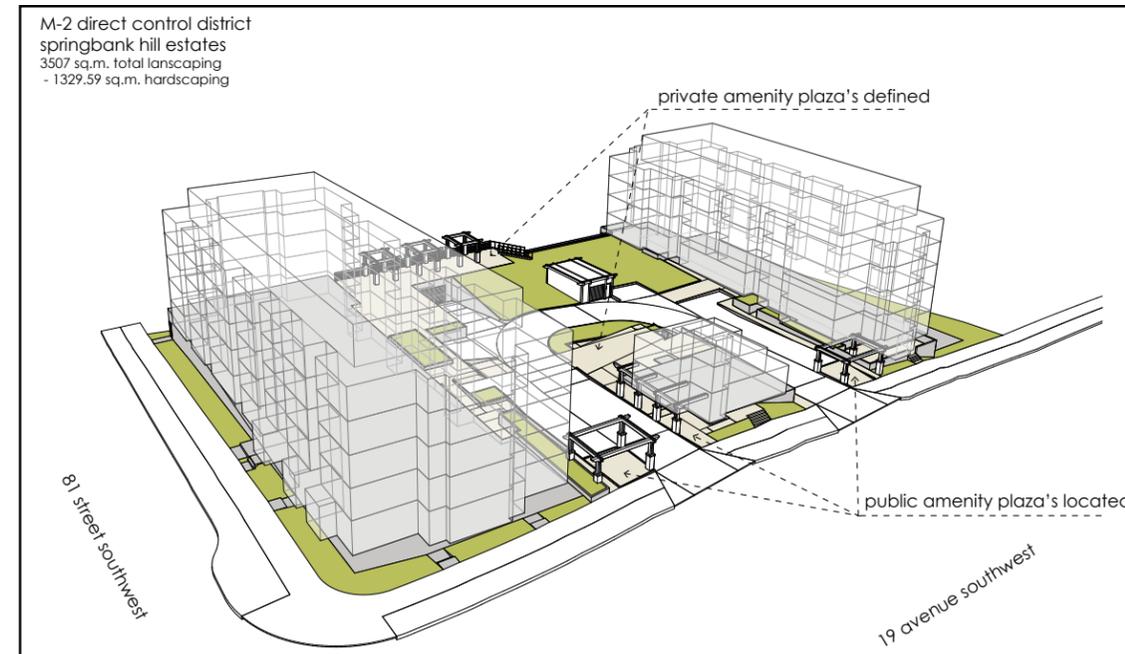
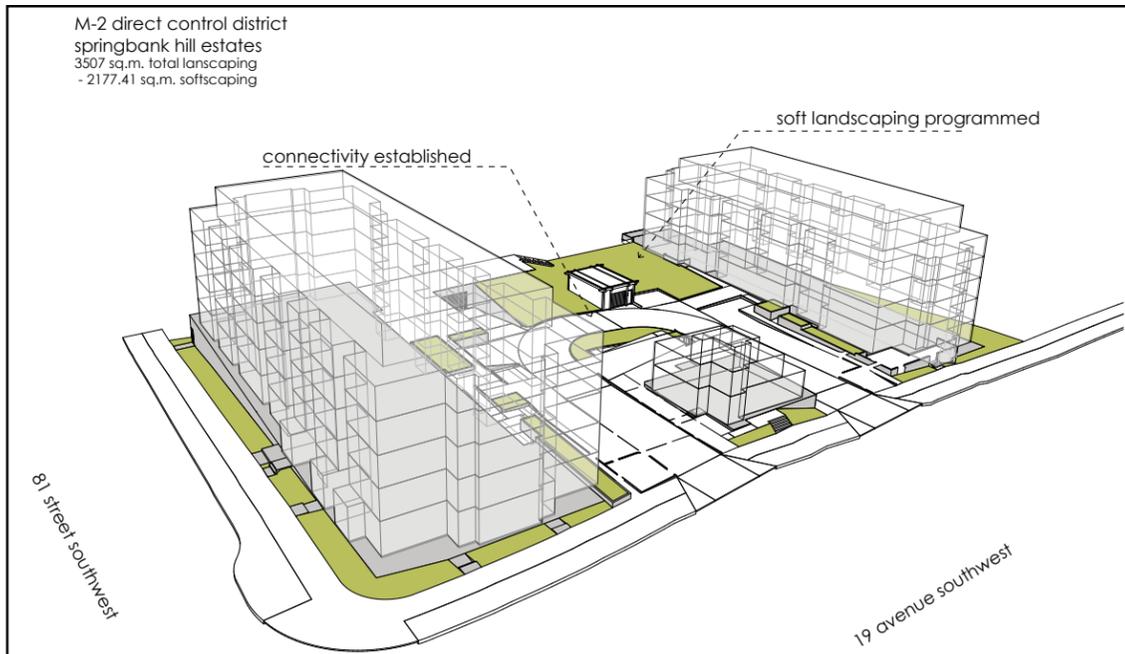
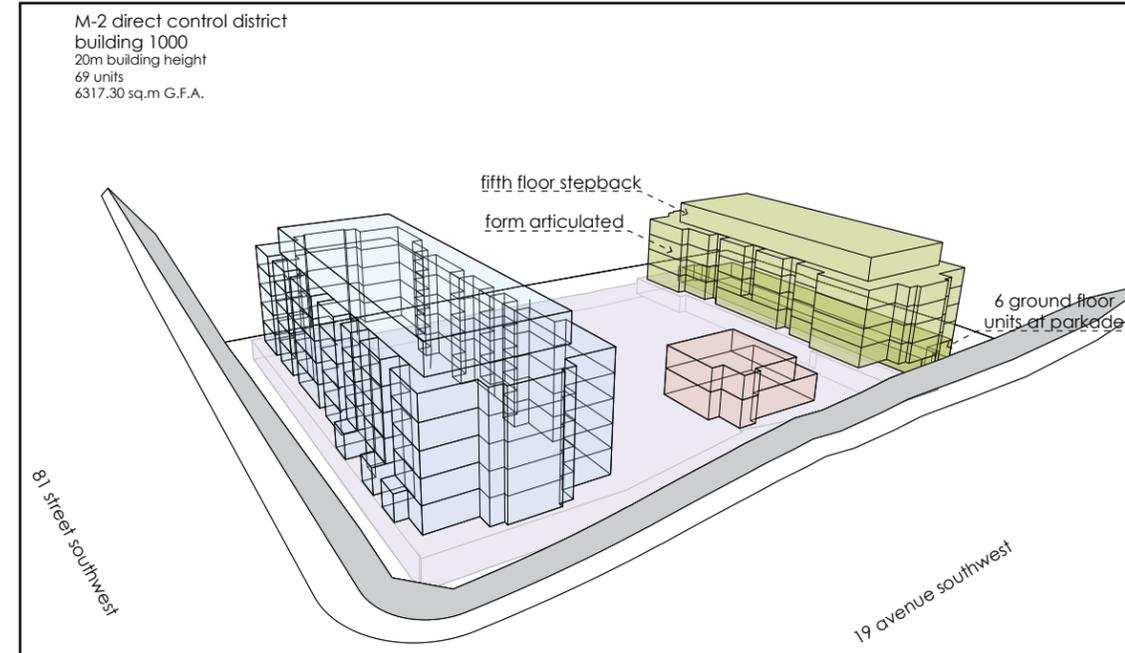
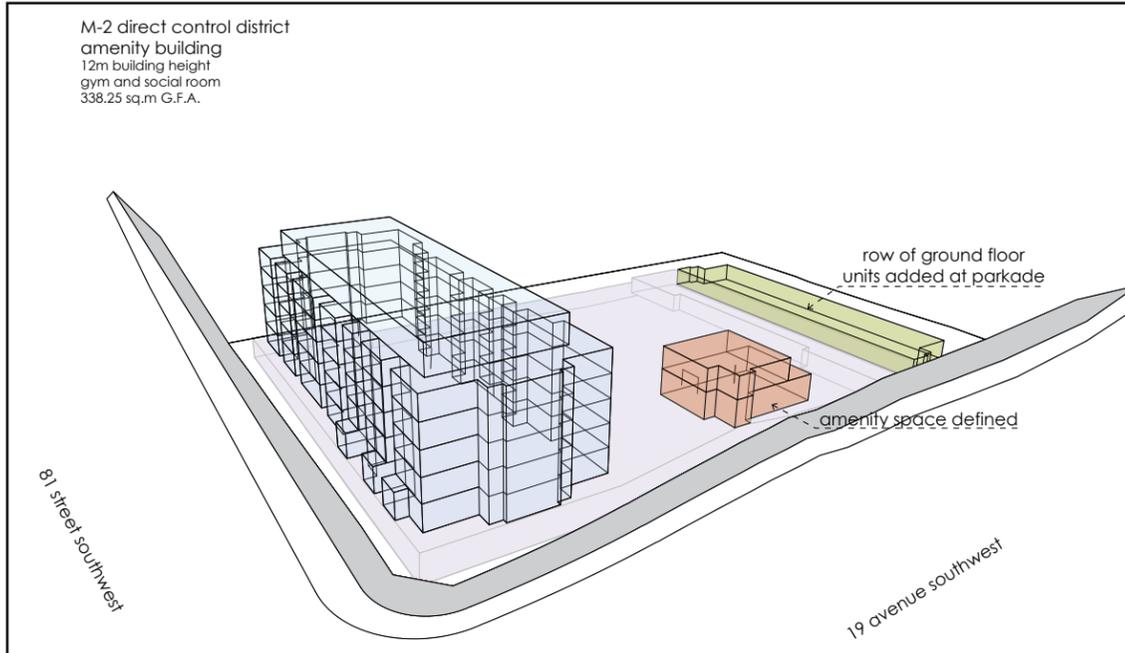
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**COMMUNITY OUTREACH SUMMARY**  
As far as feedback we received from the Springbank Hill Community Association, our project was relatively well received. The concerns that we heard were directed almost entirely towards how our project interacts with 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.

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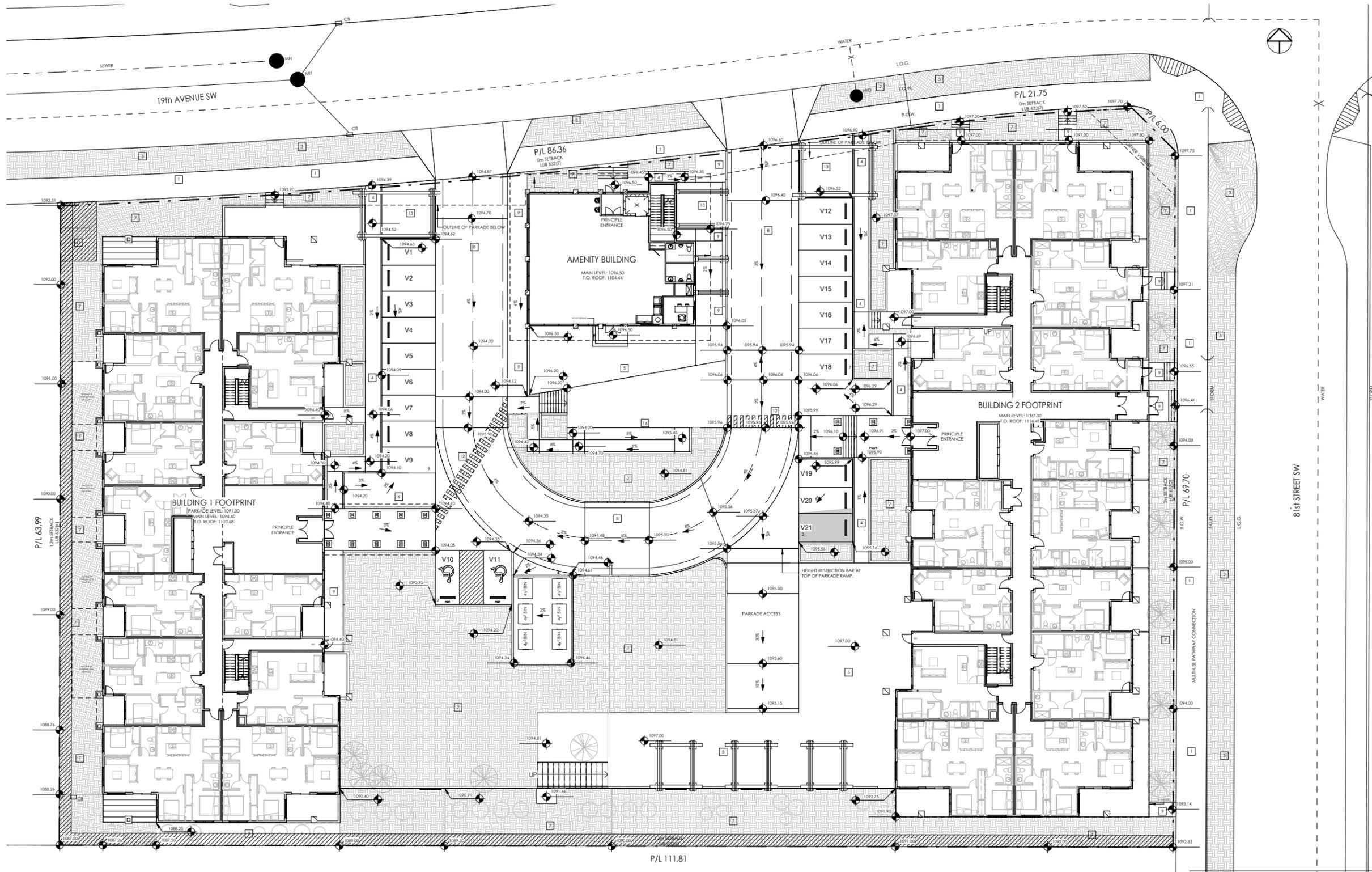
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### ZONING COMPLIANCE TABLE

CITY OF CALGARY LAND USE BYLAW IP2007	
ZONING	CURRENT
M-2	M-2 - MEDIUM PROFILE DIRECT CONTROL DISTRICT
BYLAW	PERMITTED/REQUIRED
SETRBACK	STREET ORIENTED 0m FROM PROPERTY LINE TO STREET MIN 1.2m FROM PROPERTY LINE SHARED WITH ANOTHER PARCEL
SITE AREA	7663.70 SQ.M., 0.7663 HA, 1.89 ACRE
BUILDING COVERAGE	BUILDING 1: 1274.20 SQ.M. BUILDING 2: 1439.47 SQ.M. AMENITY BUILDING: 218.60 SQ.M.
SITE COVERAGE	38.3%
F.A.R.	N/A (BUR M-1)

### 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: 20.136m BUILDING 2: 20.048m AMENITY BUILDING: 13.025m
PARKING:	1.25 RESIDENT STALLS PER UNIT > 60.0 SQ.M. (107 x 1.25 = 133) 1.0 RESIDENT STALLS PER UNIT < 60.0 SQ.M. (50 x 1 = 50) 1.0% REDUCTION ON RESIDENT STALLS (153 x 10% = 15) 0.15 VISITOR STALLS PER UNIT (157 x 0.15 = 24) 3 B.F. STALLS (INCC2019 AB EDITION 3.8.2.5.(2)) (4 FIB FIRST 100 x 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 (157 x 0.5 = 79) 0.1 CLASS 2 STALLS PER UNIT (157 x 0.1 = 16)	CLASS 1: 112 CLASS 2: 16

NOTE: FIRE ACCESS ROUTE DESIGNED TO SUPPORT 3855kg 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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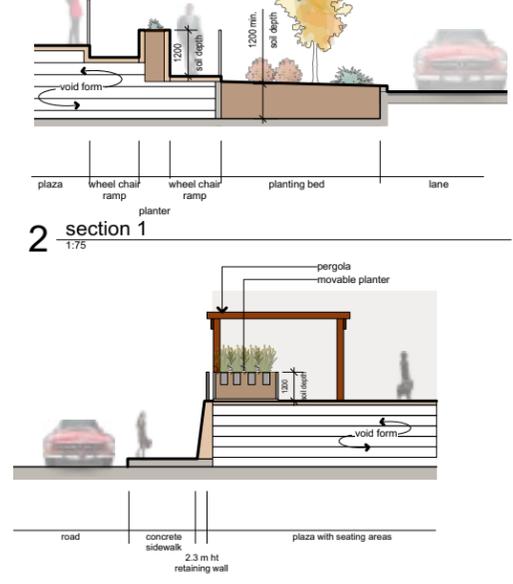
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**legend**

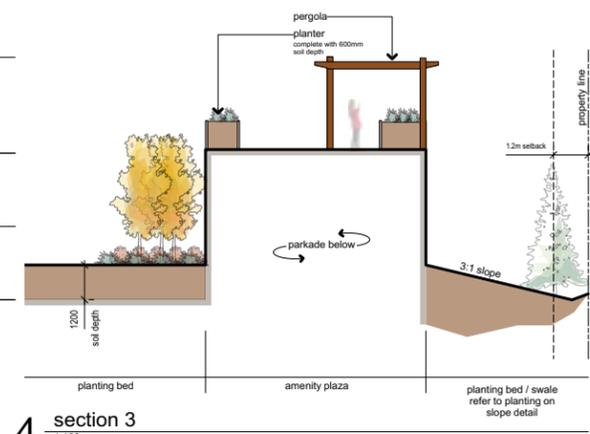
- 4 large deciduous trees 75mm caliper - western mountain ash
- 18 medium deciduous trees 50mm caliper - amur maple
- 25 large deciduous 75mm caliper - pin cherry
- 11 medium deciduous 50mm caliper - trembling aspen
- 18 coniferous trees 50% @ 2.0 m height 50% @ 3.0 m height - blue spruce
- 68 evergreen shrubs 5 gallon size - calgary carpet juniper
- 369 deciduous shrubs 5 gallon size - buckbrush coralberry - nanny berry
- 1130 native perennials 2 gallon size - daylily - red switch grass - catmint
- sodded areas
- native grasses
- concrete brick pavers
- plain grey concrete
- wood screen fence 1.8 meter height
- metal guardrail 1.07 meter height
- boulevard trees by area developer
- class 2 bike racks
- proposed bench

**NOT FOR CONSTRUCTION**



1 development permit landscape plan  
1:200

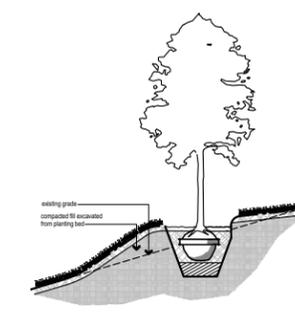
land use bylaw landscape requirements		total number of trees	required	provided
City Of Calgary Zoning	M-C2	(1445 m <sup>2</sup> of provided landscape area as per option 556)	78	78
landscape area	required	number of existing trees on site:	0	0
total parcel area	7,626.00 m <sup>2</sup>	number of new trees required:	78	78
landscape area required for DC 99D2019 zoning (40% of parcel area)	3,050.40	low water trees required as per item 556 (30% minimum of trees provided)	23	38
item 556 low water landscaping reduction -3%		deciduous trees	required	provided
total landscape area required (34% of parcel area)	2,592.84 m <sup>2</sup>	large trees (50% min 75mm cal)	29	29
landscape provided - ground level:	3,507.00 m <sup>2</sup>	medium trees (50% min 50mm cal)	29	29
landscape are provided at grade (percentage of parcel area):	46 %	total deciduous trees	58	58
		coniferous trees	required	provided
total landscape area provided	3507.00 m <sup>2</sup>	large trees (50% 3.0m ht min)	10	10
total landscape area provided (percentage of site area):	46 %	medium trees (50% 2.0m ht min)	10	10
hard surfaced landscape area (maximum of 40% of provided landscape area)	1,402.80 m <sup>2</sup>	total coniferous trees	20	22
hard surfaced landscape area provided (percentage of landscape area provided)	1,329.59 m <sup>2</sup>	shrubs	required	provided
sod area as per item 556 (maximum of 30% of provided landscape area)	1,052.10 m <sup>2</sup>	(2145 m <sup>2</sup> 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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amenity plazas

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southern landscaping



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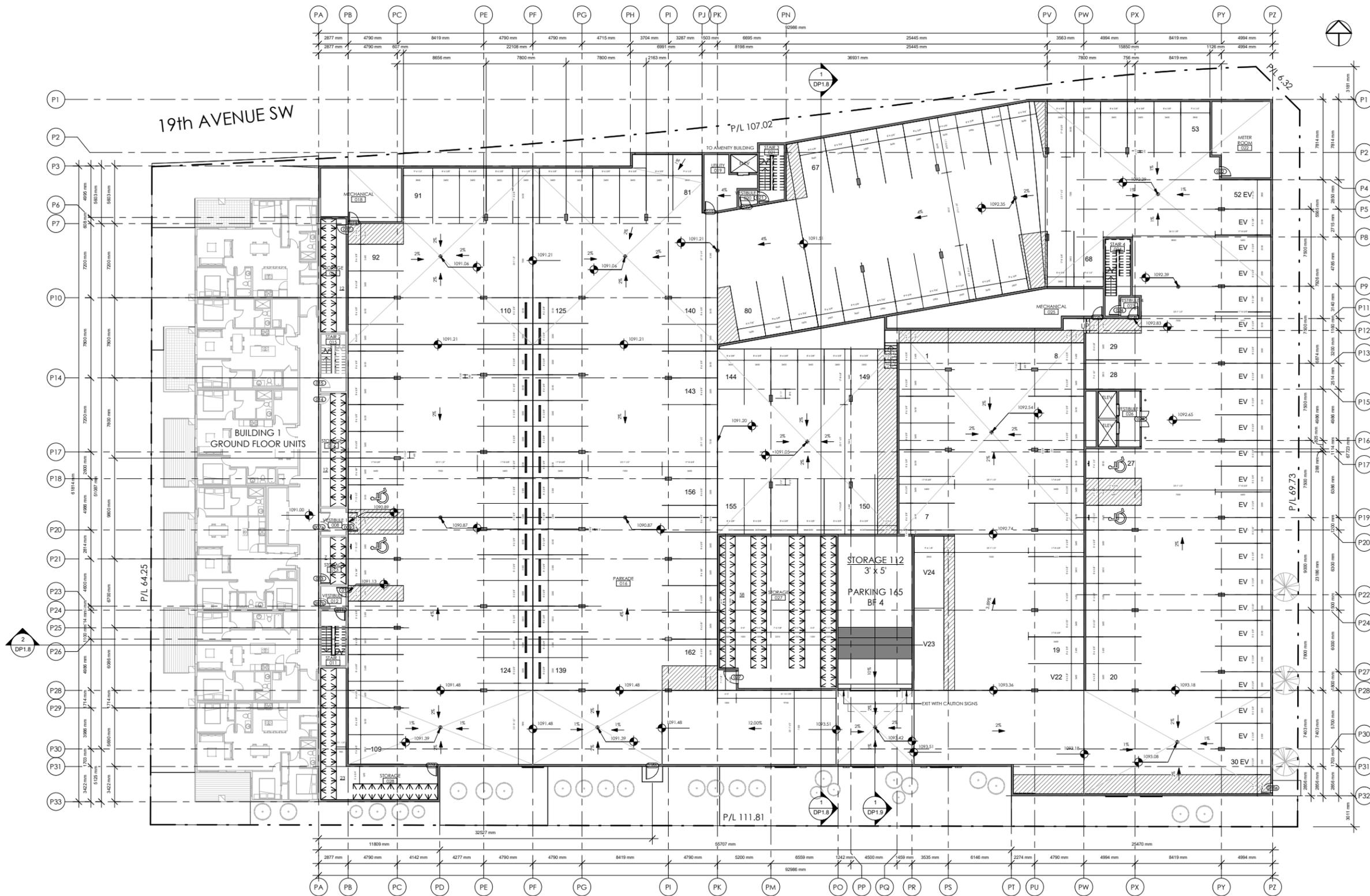
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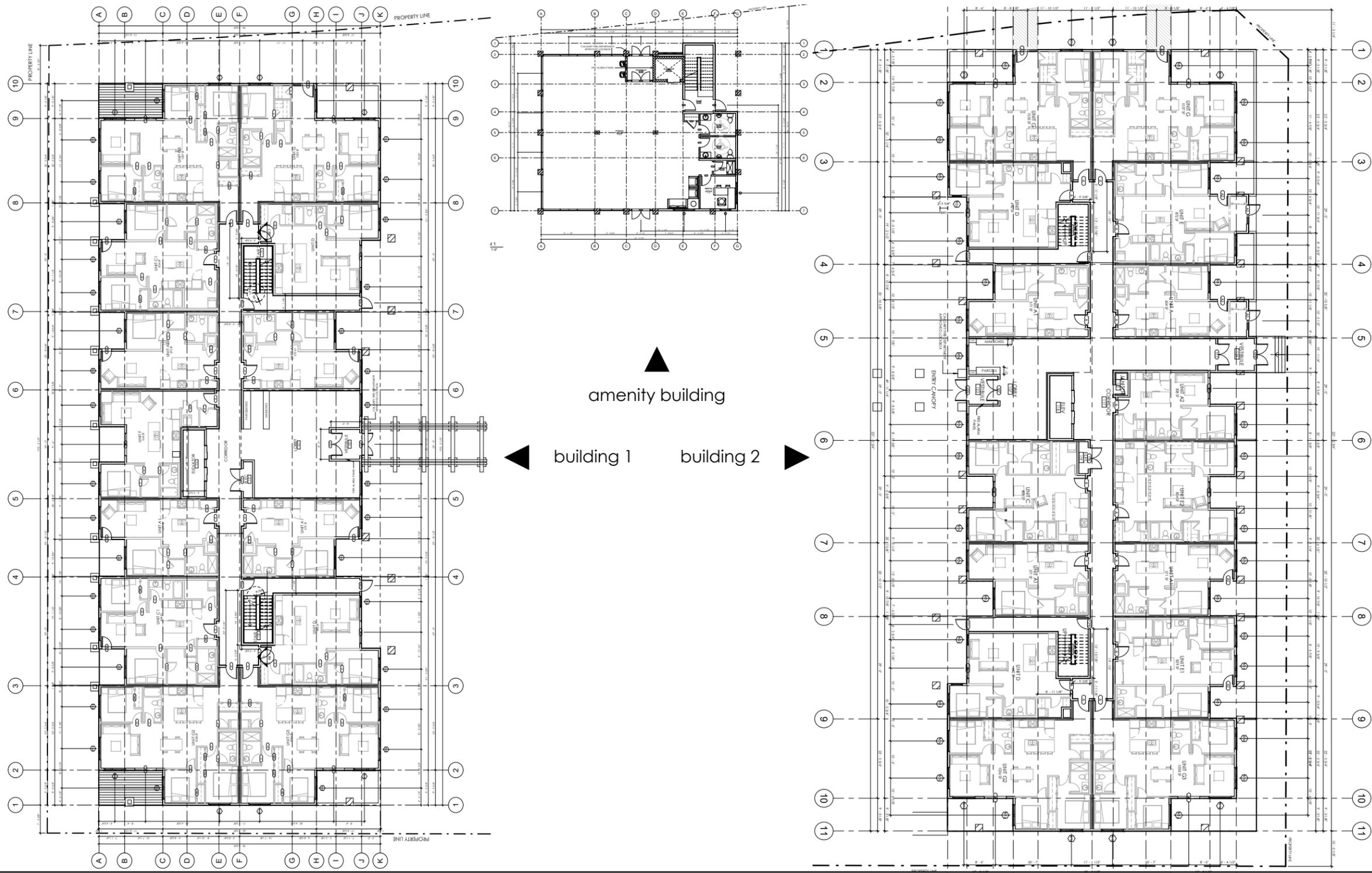
81st STREET SW

# springbank hill estates



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1  
DP1.7  
North  
1/16" = 1'-0"



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2  
DP1.7  
South  
1/16" = 1'-0"

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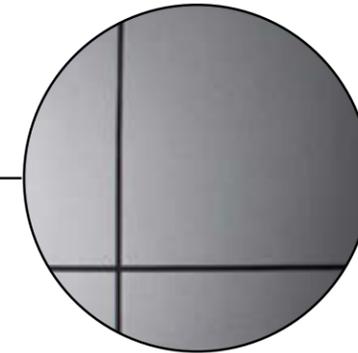
shadow studies

south-east building elevation

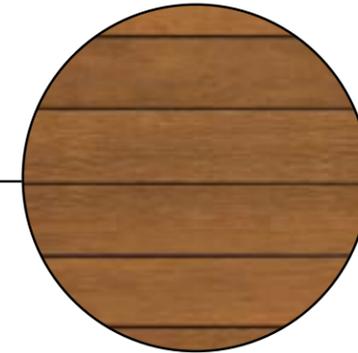


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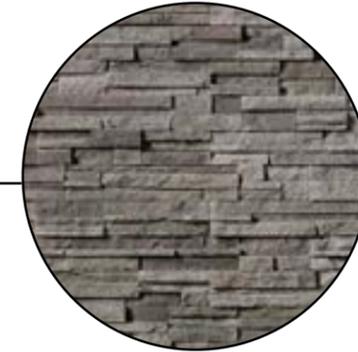
fibre cement panel - white & grey



fibre cement siding - wood grain



rundle stone - dark grey



rundle stone - grey

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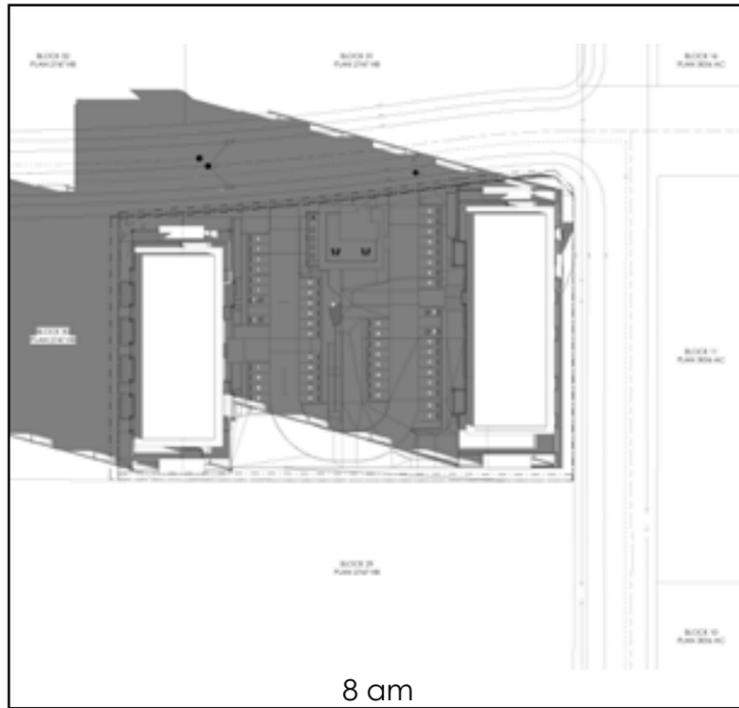
parkade plan

main floor plans

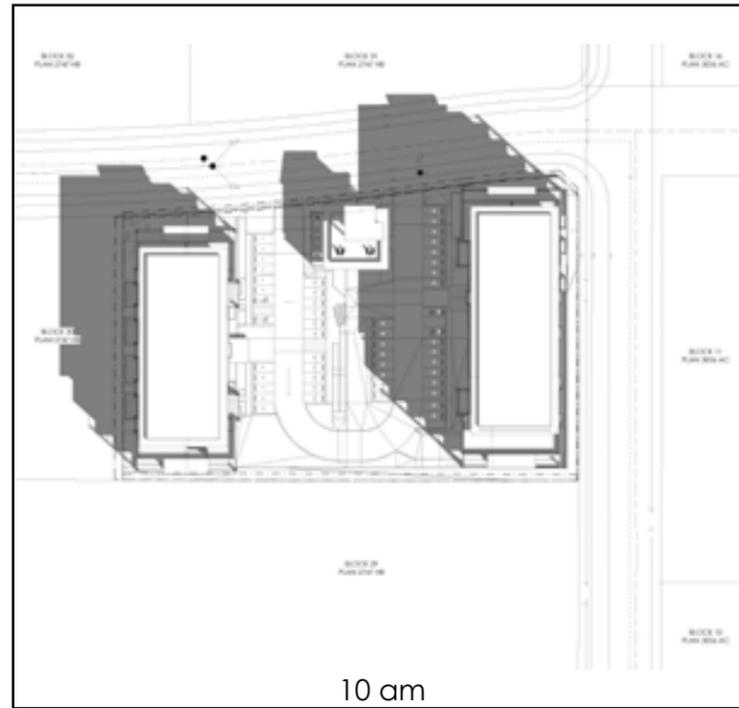
elevations

materiality

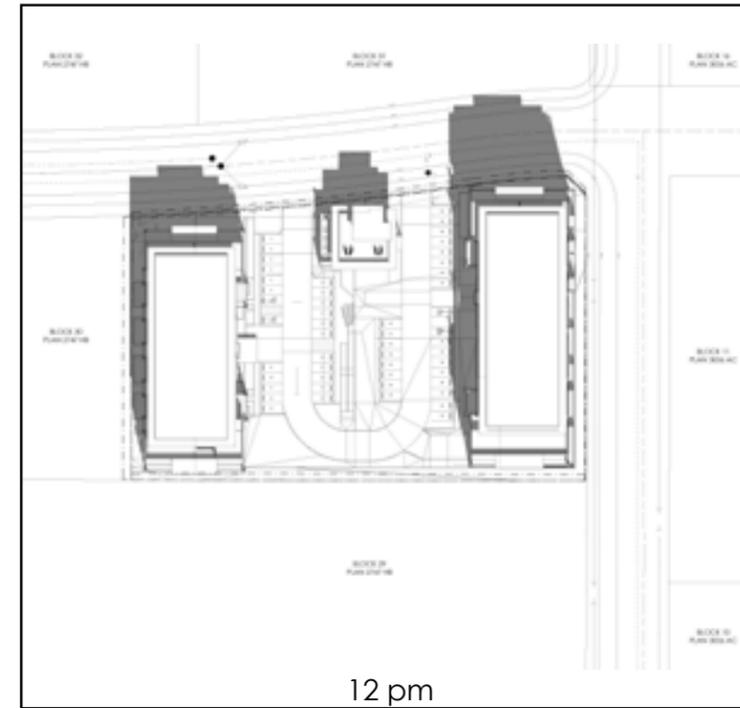
shadow studies



8 am

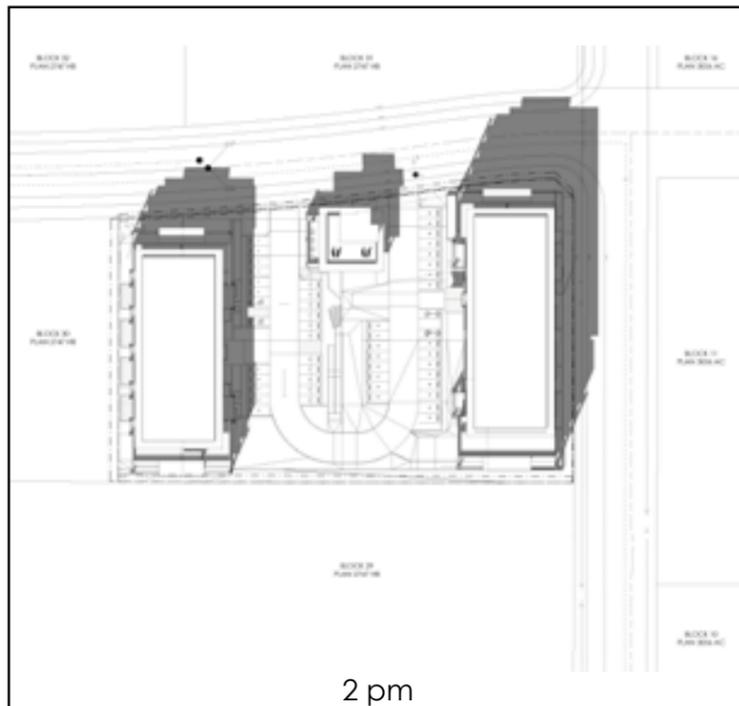


10 am

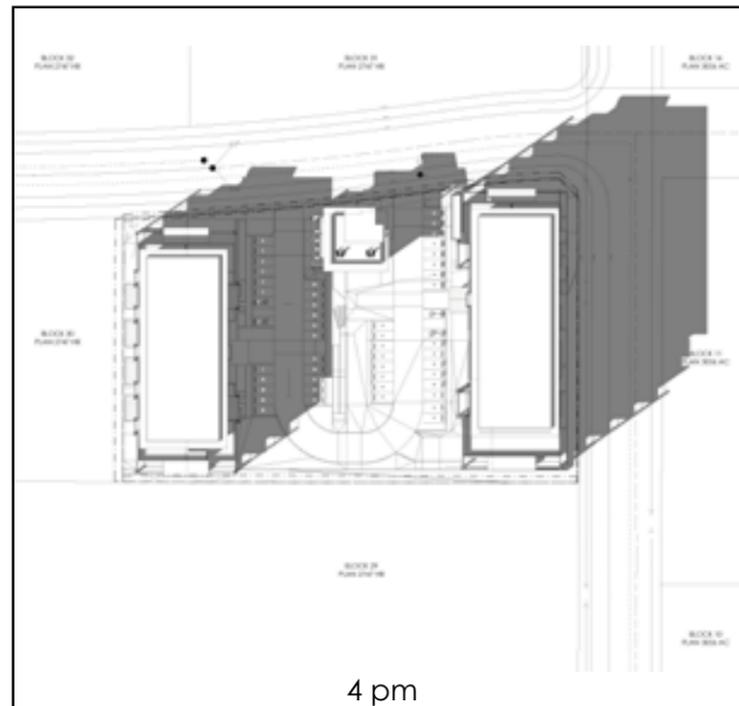


12 pm

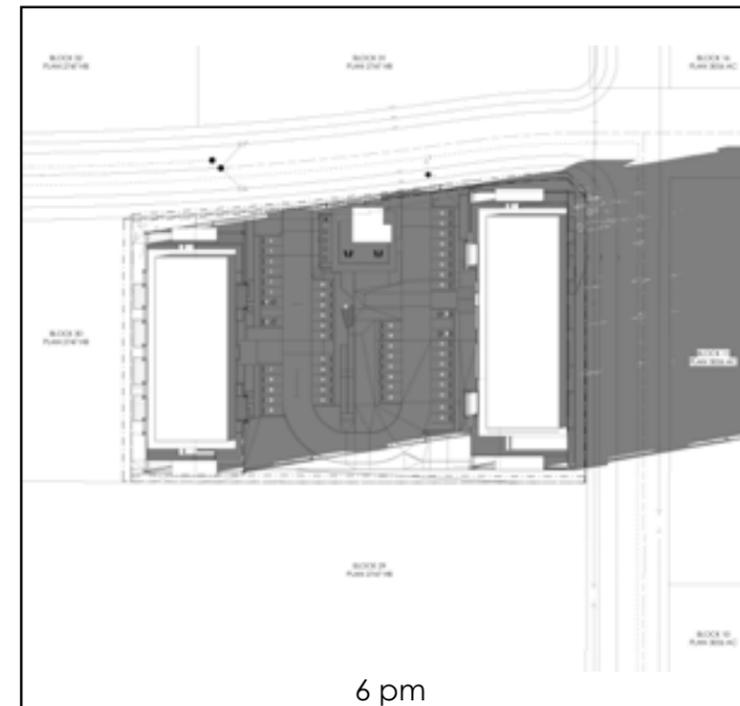
spring & fall equinox



2 pm



4 pm



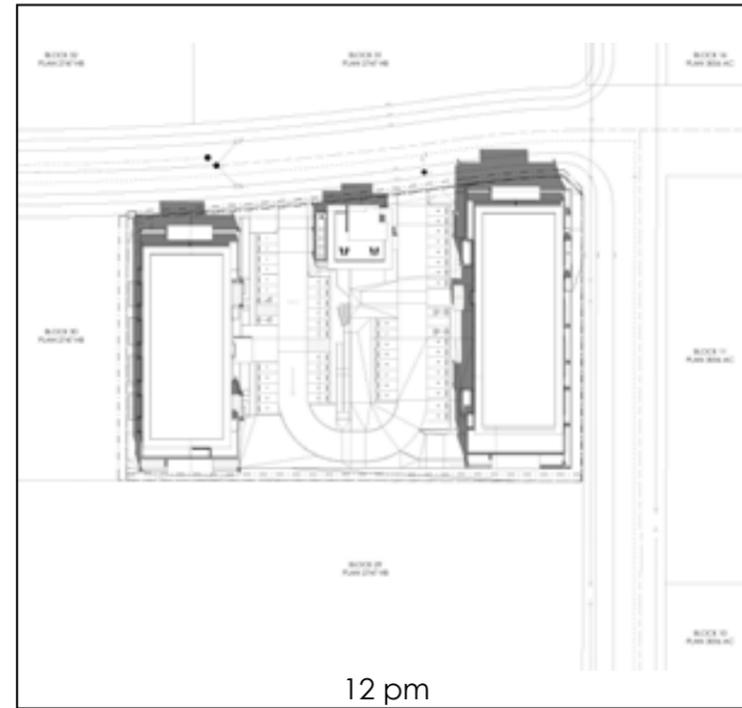
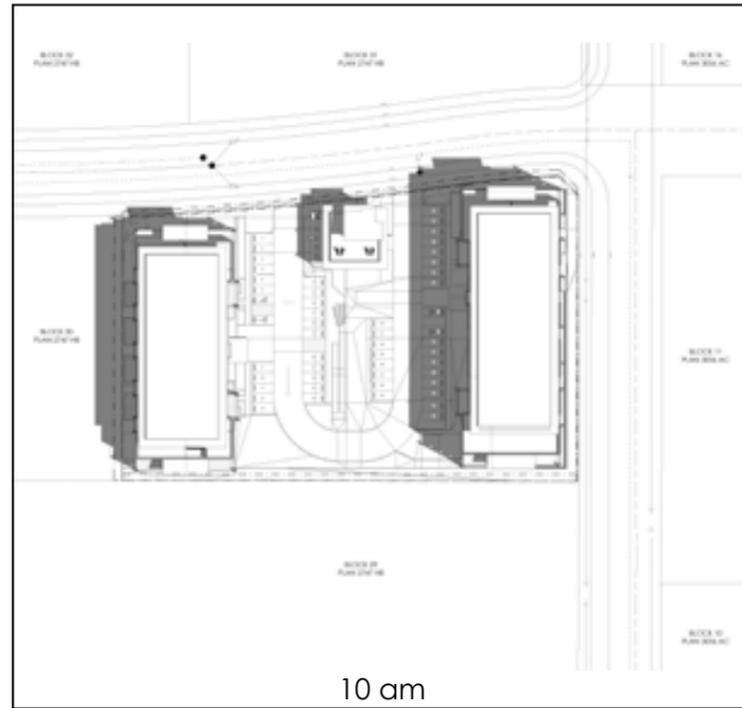
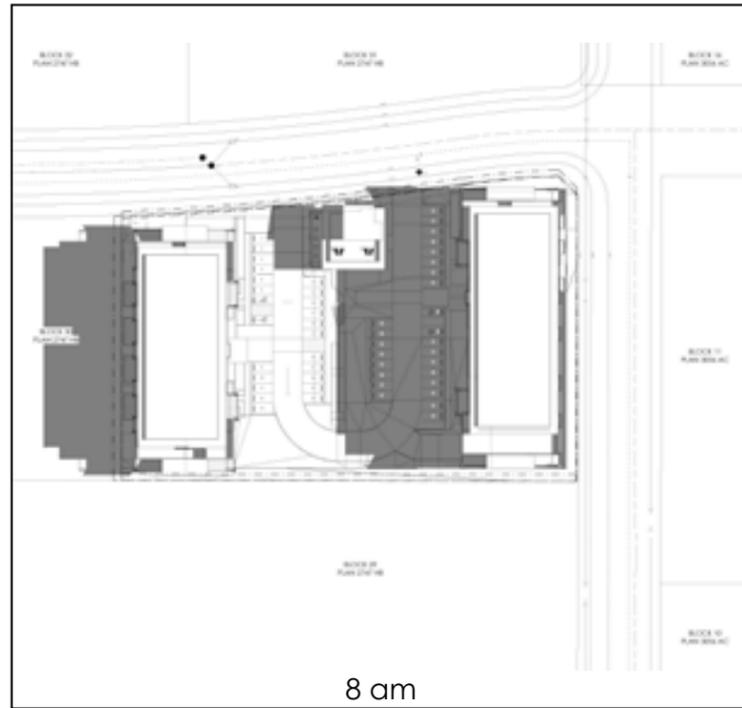
6 pm

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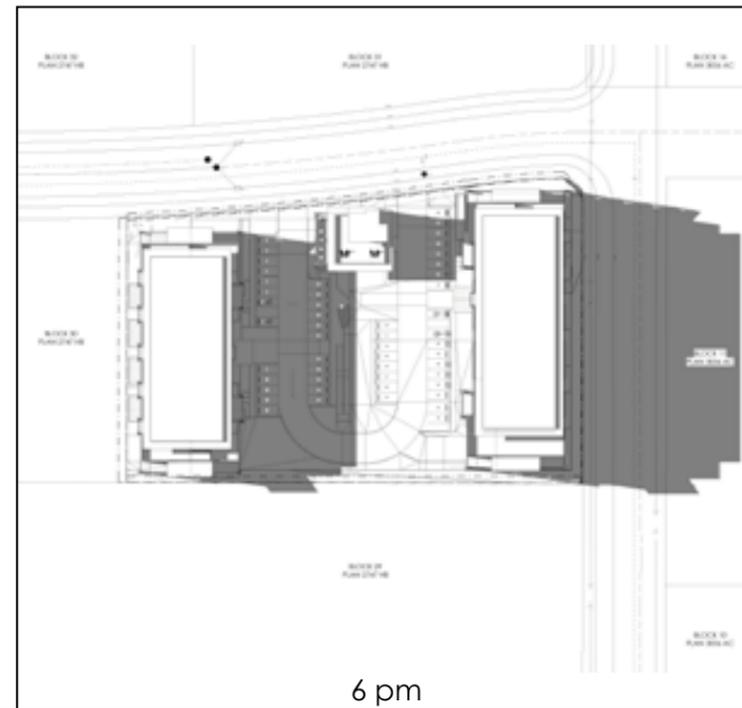
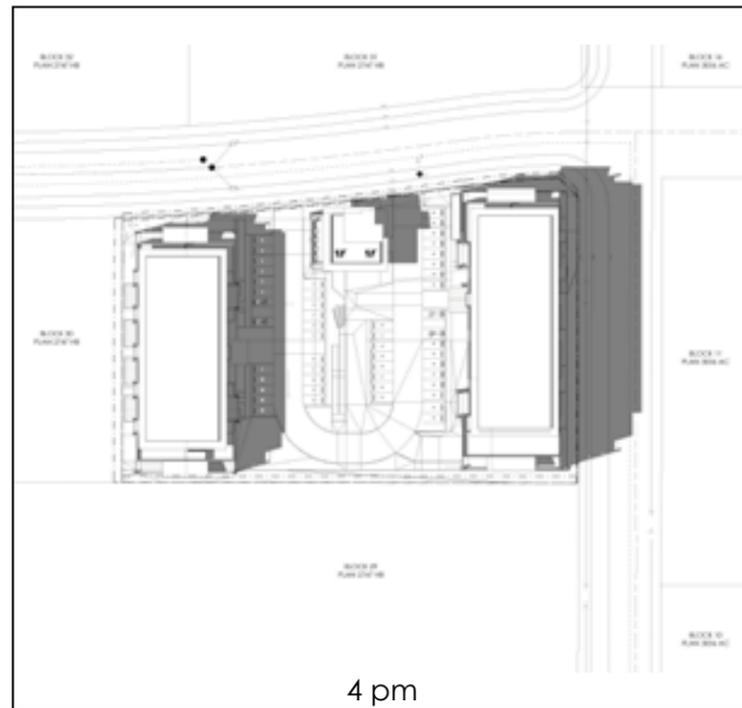
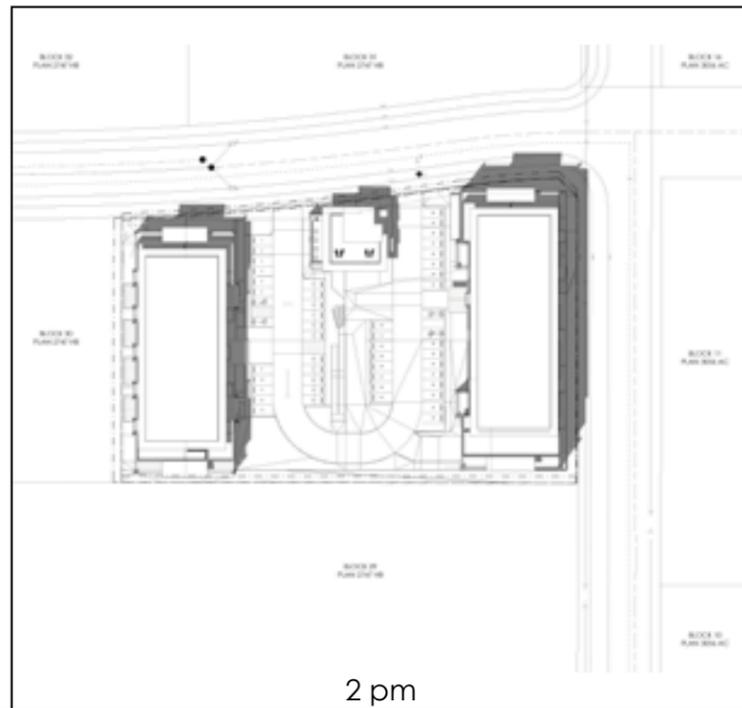


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summer solstice



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