



Eau Claire Residential High Rise
727 1st Ave SW, Calgary, AB

DP2021-3142| UDRP COMMENTS & RESPONSES

Submitted to City of Calgary Urban Design Review Panel
by Graywood Developments + IBI Group
June 2021

Urban Design Element	
Creativity <i>Encourage innovation; model best practices</i> <ul style="list-style-type: none">Overall project approach as it relates to original ideas or innovation	
UDRP Commentary	The project as presented is generally an acceptable response to the site. The higher quality construction materials and curved elevation facing the river valley are supported by the panel. There was no specific innovation or best practice identified in the submission.

Updated Applicant Response:

In the redevelopment of the project we have reduced the size of the typical floor plate to allow better separation of the tower to the property lines. The concept we have developed has a level of complexity requiring creativity to achieve. There are several aspects to the site which provide opportunity and constraint. These include:

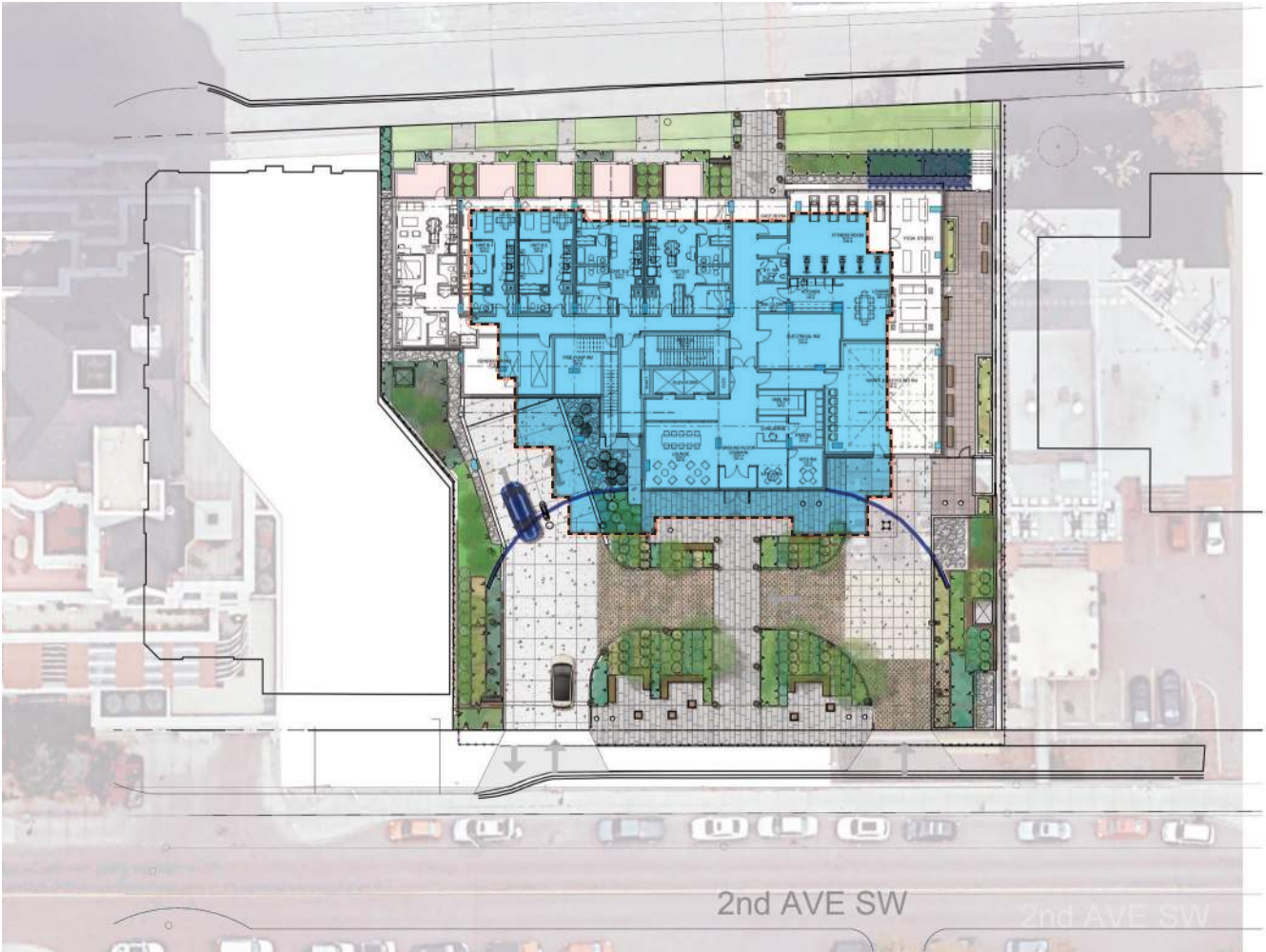
- We have two fronting streets, one which we developed as a residential pedestrian scale, the other ceremonial and entry focused. We have a people and vehicular aspects
- We have an existing neighbour with little setback and living space oriented to our site. We have oriented our suite plans to avoid overlook to and from, we have allowed and increased previous view corridors across our site.

- We have developed a strong two storey base to the tower reinforced by a dominant horizontal brow at the 3rd floor line on the north elevation. This mass is a clean face of glass with projecting balconies.
- With the reduction in the tower plate size we were able to increase the height of the building by one storey. This is beyond the recommendation in the ARP but we have dealt with it in a different way. We have developed a strong cornice line at the top of the 17th floor with the top two floors inset. There is a coloured band located on the underside of the 18th floor plate. The primarily glazed 18th floor is set back from the edge of the plate by a substantial amount so that the 18th floor plate reads more as the top of the building.
- We have introduced a curved screen wall on the south elevation to serve three purposes:

- The first to introduce a line that is approximately 2 storeys tall.
 - The second is to provide a screening device to lower the impact of the driveway entry and loading areas from the “front door”
- Thirdly to provide a soft backdrop to the park / entry setting facing 2nd Avenue
- In the development of the tower we were looking for a simpler architecture with specific accents. The tower is regularly designed with proud corners and recessed central massing. We have exposed the circular column structure vertically through the height of the building on the corners and we have exposed circular columns at the ground and second floors in the base development and at the sub-penthouse floor to emphasize the top.
 - We have organized gold accent bands at various levels of the balcony edges to highlight and break up the simple tower massing.



2018 DESIGN



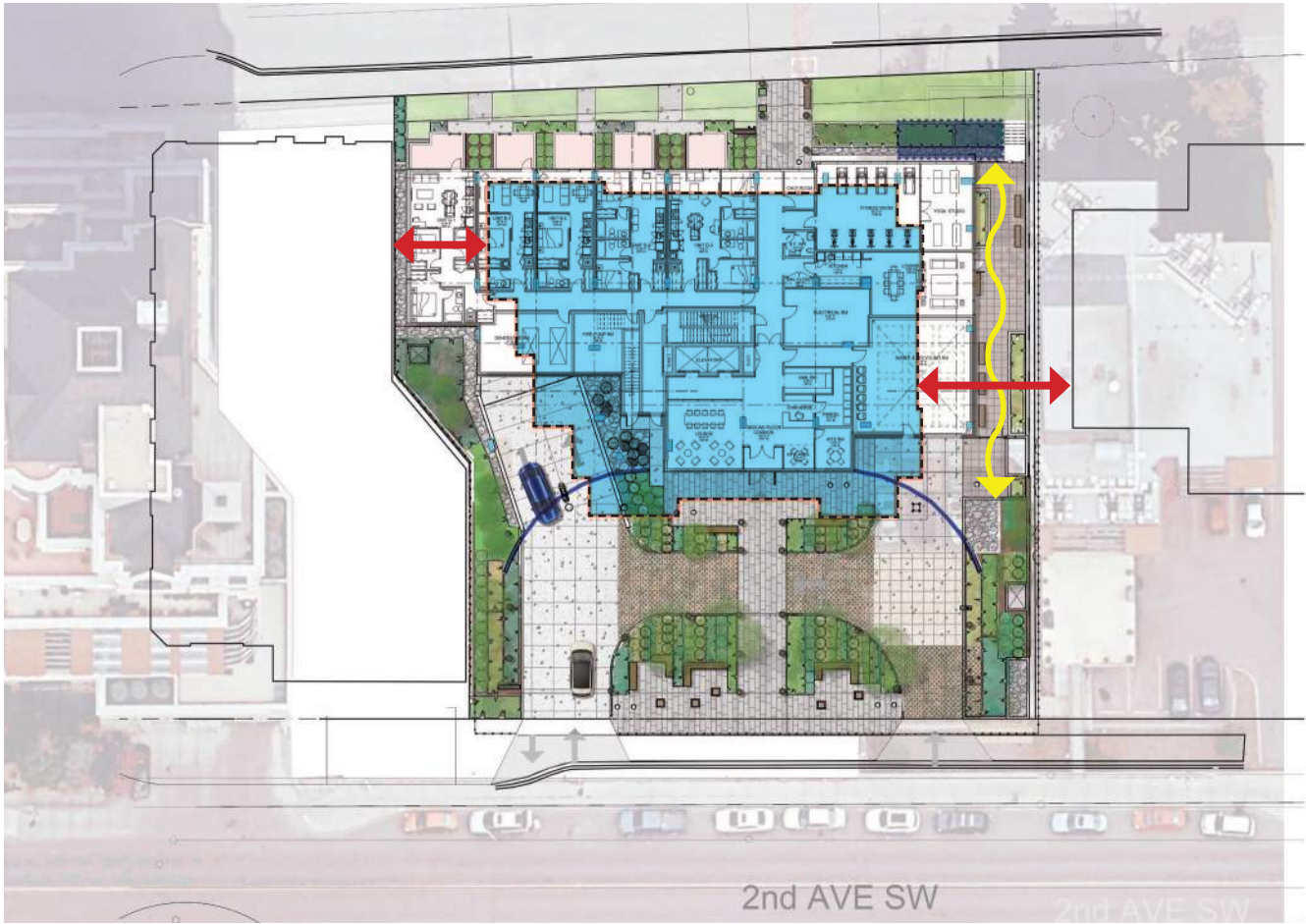
CURRENT DESIGN

Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities <ul style="list-style-type: none">• Massing relationship to context, distribution on site, and orientation to street edges• Shade impact on public realm and adjacent sites	
UDRP Commentary	The building extends almost to the site edges at the West/East, optically crowding the existing neighbouring buildings. The resolution of the side elevations with respect to views, windows, etc should be further studied by the Applicant. The building setback and associated plaza facing 2 nd Avenue seemed reasonable with the improved landscape design. Details showing how the 'pocket park' might be used by the public (seating for example) would be important to develop.
Applicant Response	The site has numerous opportunities and constraints. In the concept stage of design we reviewed several options to determine the best use for the site. Please see attached appendix as a summary for the work we developed to land on the current concept. Please refer to our "view" plan on page 21 of the Building Options Appendix.

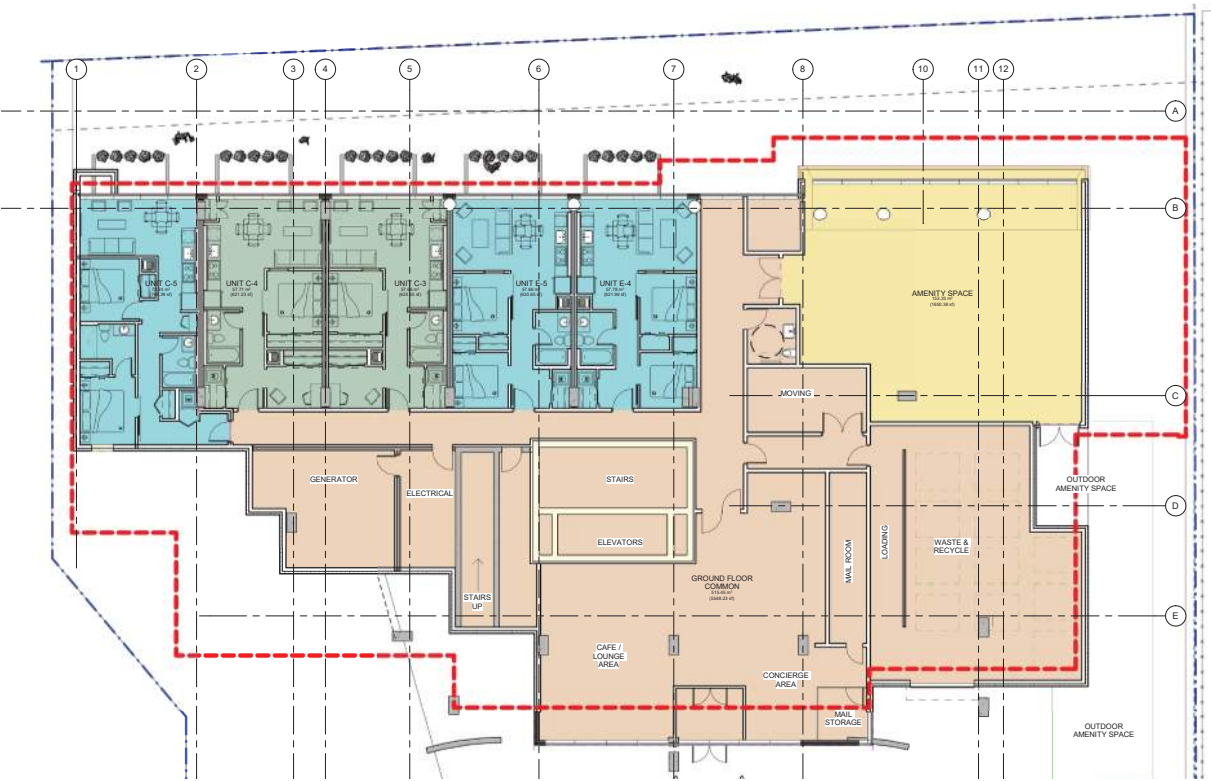
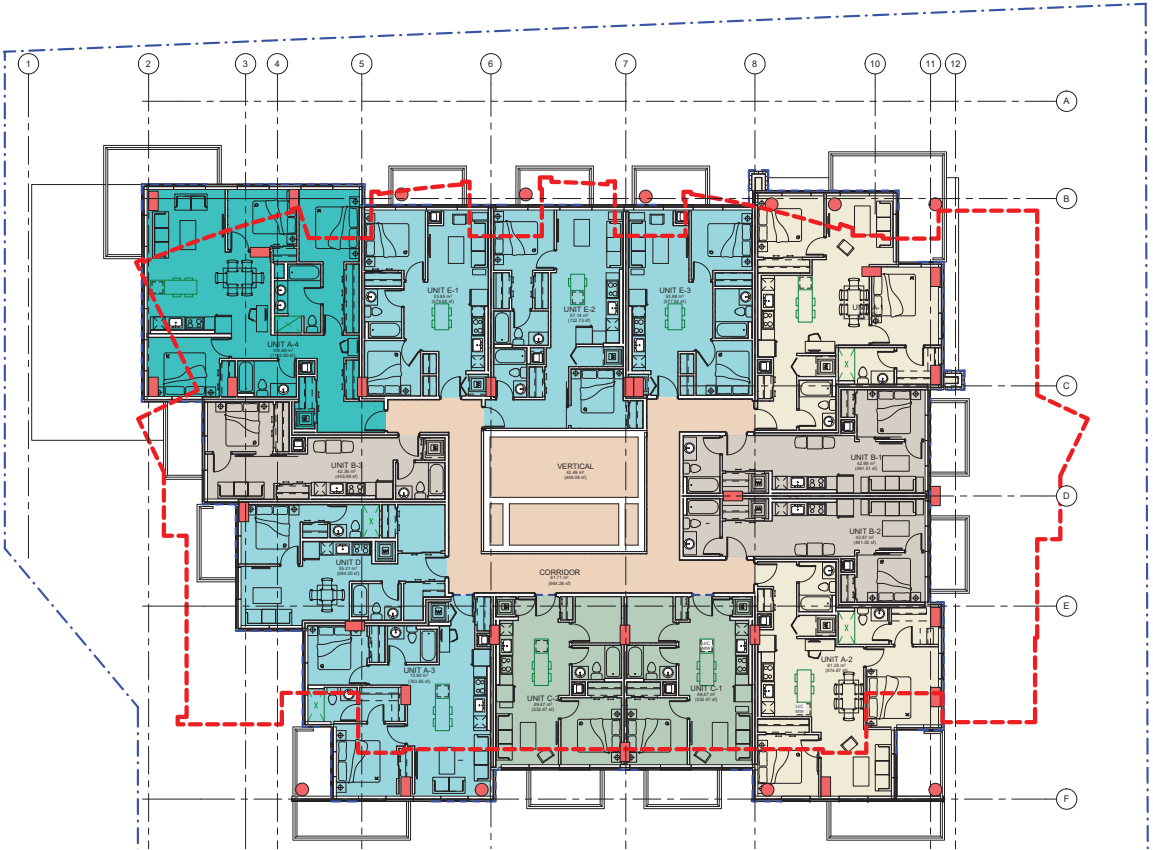
Updated Applicant Response:

We have reconfigured the base two floors of the project. We have retained the west elevation tight to the two storey vertical blank wall of the neighbouring building. We have provided a 4.926 m setback between the east elevation and the east property line. This area will be used as an outdoor space for the adjacent amenity area. It also provides a view through and daylight access vs

closing off permeability from 1st to 2nd Avenue. The pocket park has been developed with an inviting open area to the public with seating options provided. The public park is devived from private property through a "gateway" signified use of a change in surface materials and taller pedestal lighting. We have also developed a lush, permeable landscape buffer of lower shrubs and aspen rows.



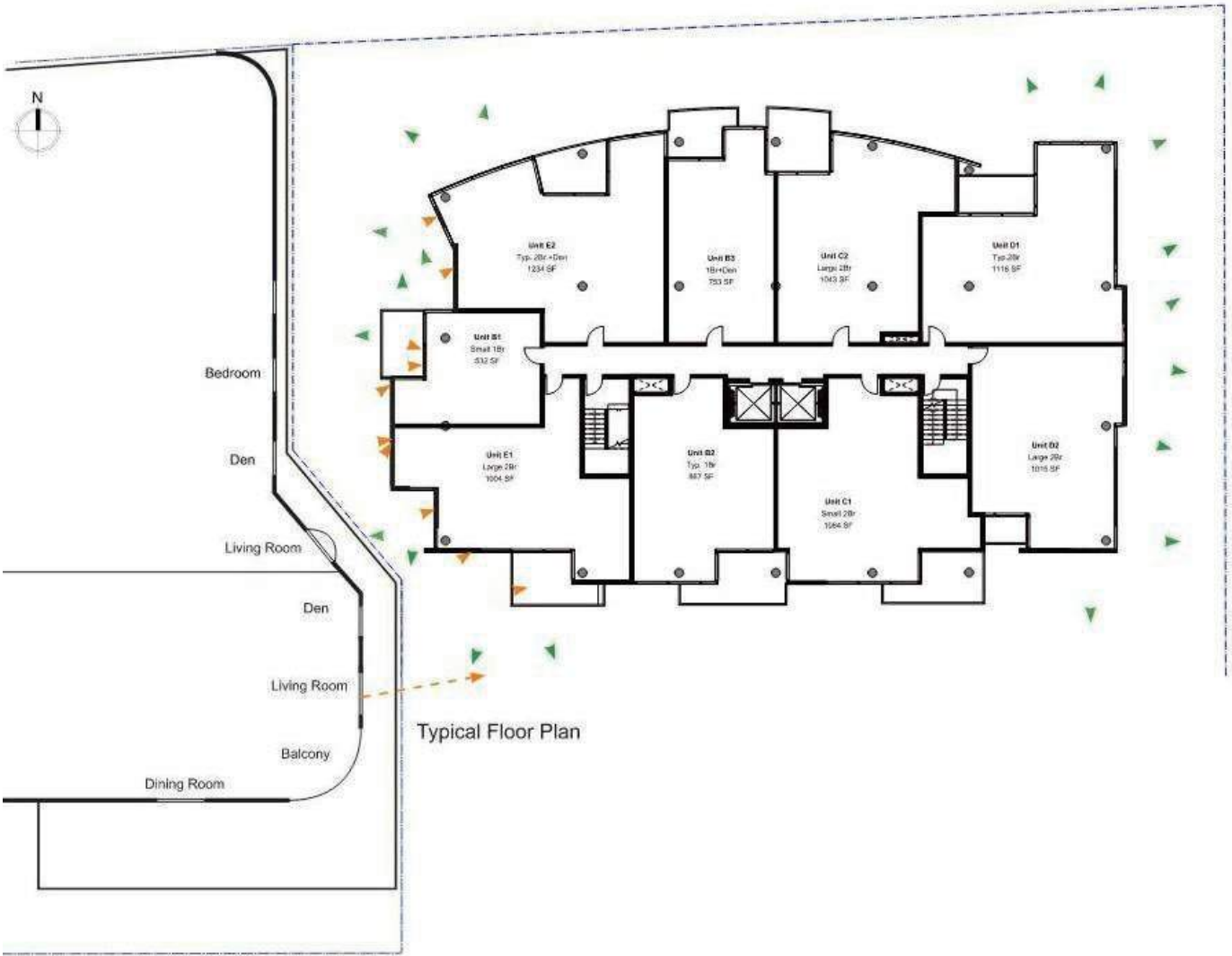
↔ TOWER SEPARATION ~~~~~ VISUAL CORRIDOR CURRENT DESIGN



--- 2018 BUILDING OUTLINE — CURRENT BUILDING OUTLINE

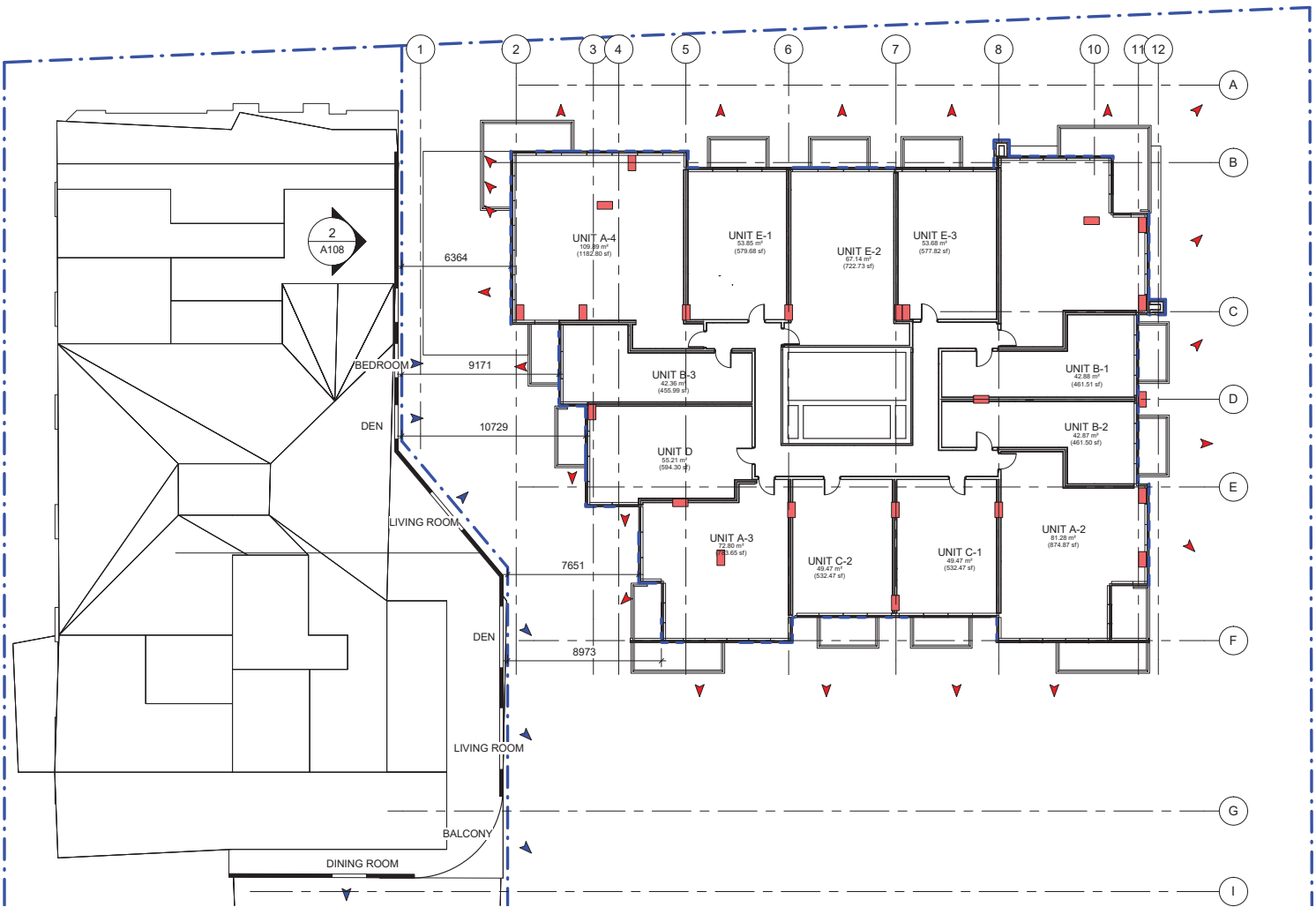
BUILDING OVERLAY COMPARISON

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View from La Caille Building
View from Eau Claire Tower

2018 DESIGN



CURRENT DESIGN

RESIDENT VIEWS & OVERLOOK ANALYSIS

Context Optimize built form with respect to mass and spacing of buildings, placement on site, response to adjacent uses, heights and densities <ul style="list-style-type: none">• Massing relationship to context, distribution on site, and orientation to street edges• Shade impact on public realm and adjacent sites	
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VIEW OF POCKET PARK



PREFABRICATED CUBE SEAT OR CONCRETE BASE AND WOOD/STEEL OR COMPOSITE TOP
DETAIL TO BE PROVIDED AT LATER DESIGN STAGE

1 CUBE SEAT
L2.2 NTS



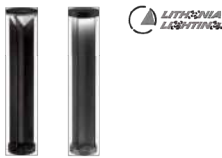
MODEL JOIN SYSTEM
SIZE: REFER TO PLAN
SUPPLIER: GREEN THEORY
COLOUR: SILVER

3 RAISED MODULAR PLANTERS
L2.2 NTS



6 WOOD BENCH
L2.2 NTS

RADEAN Bollard
LED Site Luminaire



2 LIGHT BOLLARDS
L2.2 NTS



4 SQUARE PLANTER
L2.2 NTS

SITE FURNISHINGS

Human Scale Defines street edges, ensures height and mass respect context; pay attention to scale <ul style="list-style-type: none">Massing contribution to public realm at grade	
UDRP Commentary	The 1-story podium seemed out of place with the overall massing of the building – the applicant is encouraged to review the possibility of a 2-storey podium (better matching the precedent/case-study images in the applicant’s presentation). This could also apply to the amenity space facing 1 st Ave SW. Solution does not need to meet the ‘traditional podium’ translation, but in its current form the Panel suggests the Applicant to reinforce the urban gesture.

Updated Applicant Response:

In the redevelopment of the project we have reconsidered the 2 storey aspect of the street frontage. On the south side facing 2nd Avenue we have designed a gently curved 1 ½ storey screen that acts as a defining screen to the detailed 2nd Av setback.

On the north, the reduction of the size of the typical floor plate has allowed us the opportunity to redevelop a 2 storey elevation for the flanking streetfront units. This 2 storey element is emphasized by a strong horizontal element at the 3rd floor line and a clean face of suite glass fronts accented by transparent balcony projections.

As such, we have developed a podium for the building that is well articulated and multi-layered with varied landscaping at the forefront and well-defined building forms as backdrops. These elements will give pedestrians an interesting experience at the street level.



N-S SECTION



STREET LEVEL VIEW FROM 1 AVE SW
(2018 DESIGN)



STREET LEVEL VIEW FROM 1 AVE SW
(CURRENT DESIGN)

Integration <i>The conjunction of land-use, built form, landscaping and public realm design</i> <ul style="list-style-type: none">• Parking entrances and at-grade parking areas are concealed• Weather protection at entrances and solar exposure for outdoor public areas• Winter city response	
UDRP Commentary	The project is set back significantly from 2nd Ave SW, making this a very 'private' building, not particularly well integrated into the community. Front plaza is suitably landscaped, however vehicular traffic is present in the plaza, including waste & recycling service driving through this area. Option for fire truck access off 1 Ave SW should be reviewed. Townhouse units off 1 Ave SW appear to have a stronger integration however 2-storey units may further improve overall massing of the tower.

Updated Applicant Response:

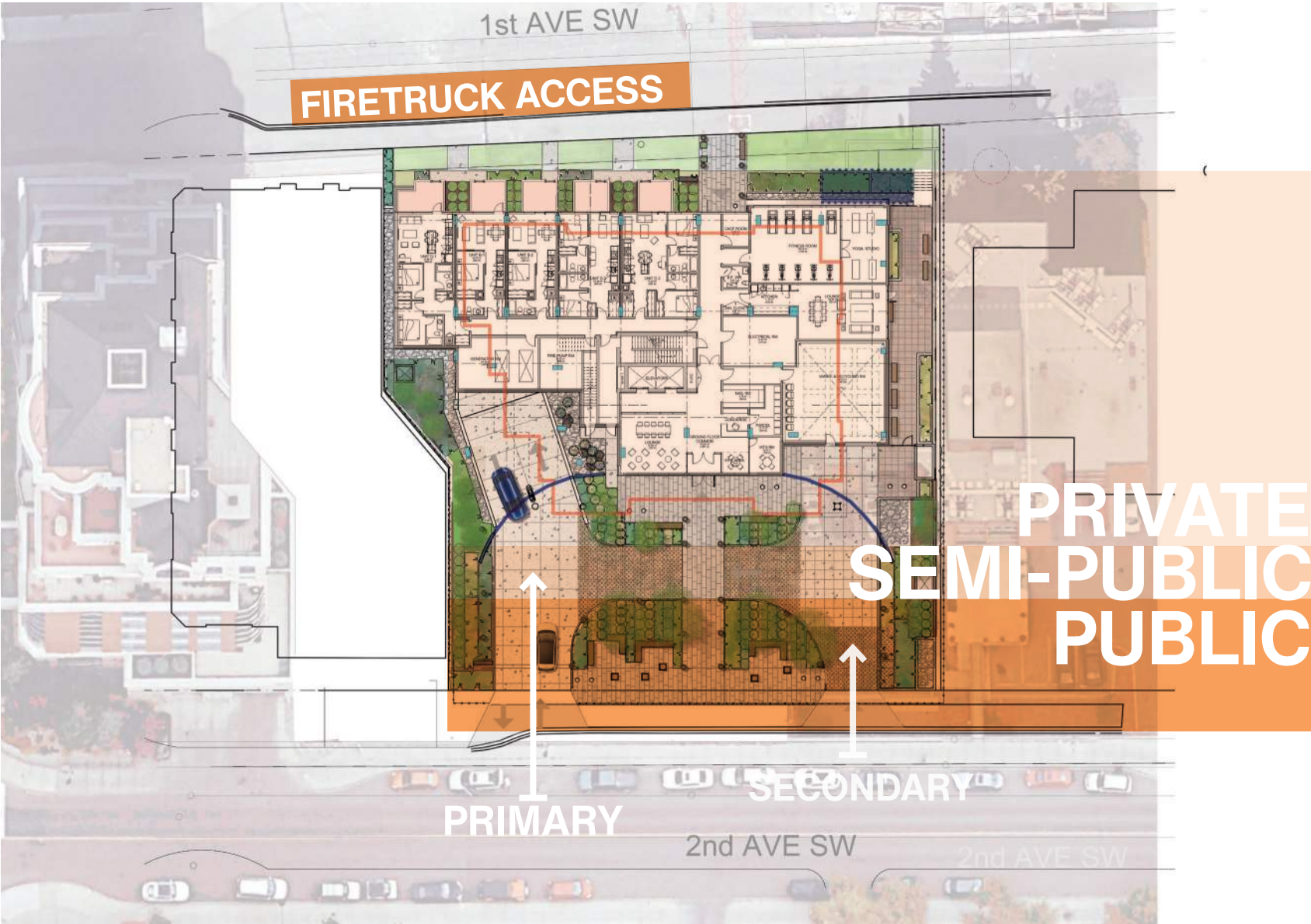
The 2nd Avenue design aims to reinforce and provide private indoor, private outdoor and public outdoor spaces delineating the uses and access into the site. We have developed an architecture which emphasizes the public feature through a defining 1 ½ storey curved screen. This screen provides a transition to adjacent buildings 2 storey blank base while subtly concealing the driveway and loading areas. The lobby and entry are designed with large glazing areas and defining round columns which extend two storeys.

The front plaza, landscaping is developed to reduce the impact of the service driveway for the waste and recycling and loading uses. On the other hand more attention is given to the main entrance on the north to increase the impact. We have emphasized the ceremonial aspect of address and entry by designing a front long canopy covering the main entrance which notionally extends out towards the sidewalk.

The Fire access will be off of the 1 Avenue as suggested.

We have reviewed the market parameters relating to providing 2 storey townhouse units at grade. Our client and the market have found that these units, due to size become unaffordable and do not sell. The design of this elevation combines the 1st and 2nd floors in one plane with projecting balconies thus giving a sense of 2 storey units.

SOUTH ENTRY INTEGRATION



SITE PLAN THRESHOLDS / ZONES

Connectivity Achieve visual and functional connections between buildings and places; ensure connection to existing and future networks. <ul style="list-style-type: none">• Pedestrian first design, walkability, pathways through site• Connections to LRT stations, regional pathways and cycle paths• Pedestrian pathway materials extend across driveways and lanes	
UDRP Commentary	Except for the front landscaped plaza and vehicle area, the connection to the public appears relatively weak in the proposed design. No through-site access provided, and fencing allows tenant access only. Applicant to review ground plane for improved connectivity; this may provide opportunity for site permeability of pedestrian travel. Vehicular connection to 2 nd Ave SW rather than 1 st Ave SW is supported

Updated Applicant Response:

- This project is a private property. For security and CEPTD reasons, promotion of public access use on or through the site is discouraged.
- The ARP discusses enhancements to the pedestrian aspects of the street to provide connectivity. In this design we have provided, public space, a minipark relief, animated uses and pedestrian scaled elements at grade. This improves the walk around the site/ block leading to the river edge.
- We have developed several aspects in the design to provide connection to the public.
- The main entry off 2nd Avenue is provided with large clear glazed walls. The lobby design will provide for casual meeting areas and coffee/social services and activity to the project.
 - We are providing a publicly accessible mini-park on 2nd Avenue with public seating and green space.
 - We are providing eyes on the street with 2nd storey suites which have living areas and balconies facing 2nd.
 - The redesign has provided a large setback on the east property line providing visual access through the site.
 - We have an amenity place on 1st which has large glazed windows and an outdoor patio area where year round activity can be seen.
 - We have large, usable patios in front of the ground floor suites facing the pedestrian realm of 1st.
 - We have a large 2nd floor balconies overlooking 1st Avenue.
 - We have two resident entries off 1st and 2nd.



Animation Incorporate active uses; pay attention to details; add colour, wit and fun <ul style="list-style-type: none">• Building form contributes to an active pedestrian realm• Residential units provided at-grade• Elevations are interesting and enhance the streetscape	
UDRP Commentary	The Panel suggests additional review of elevations as they relate to the East / West neighbouring buildings. Further study of the amenity space and its massing to encourage a stronger connection to the pathway system and landscape. Curved tower design is interesting though some further improvement to the ground level streetscape is recommended.

Updated Applicant Response:

We have placed the tower and designed the resident suites considering the aspect of oversight and privacy.

- The tower is oriented to the north of the site to allow the existing residents to the west and to retain their views.
- We have retained and increased the view corridor to the north between the tower and the residence to the west
- We have placed windows and interior spaces to reduce over look to and from the building.

The redesign has developed a tower with increased setbacks for the tower from the adjacent properties.

Streetscape:

The plaza and the outdoor patio on 2nd Avenue will animate and activate the building frontage. The plaza is flexible for different uses by providing public and private areas. This space can be a refuge from the bustle of surrounding urban life and offer opportunities for rest and relaxation. The plaza area will foster community connection.

We have continued the varied paving patterns throughout the plaza area including the public realm.

The glass podium allows visual transparency and connection to the active lobby space inside.

On the north side, the amenity space is designed with colour accents. The large windows will provide opportunity to view out and show year round activity. The large exterior patio will allow for fair weather activities.

The five patios of the 1st Avenue suites will be well landscaped with low conifers to maintain year round greening and colorful hardy annuals maintaining a strong natural environment throughout the seasons. The 3mx3m spaces are large enough to provide for more than 2 seats and a table. There is separation from the sidewalk providing that sense of privacy and security for the owners which will promote use of the patios.



STREET LEVEL VIEW FROM 2 AVE SW (2018 DESIGN)



STREET LEVEL VIEW FROM 2 AVE SW (CURRENT DESIGN)



STREET LEVEL VIEW FROM 1 AVE SW (2018 DESIGN)



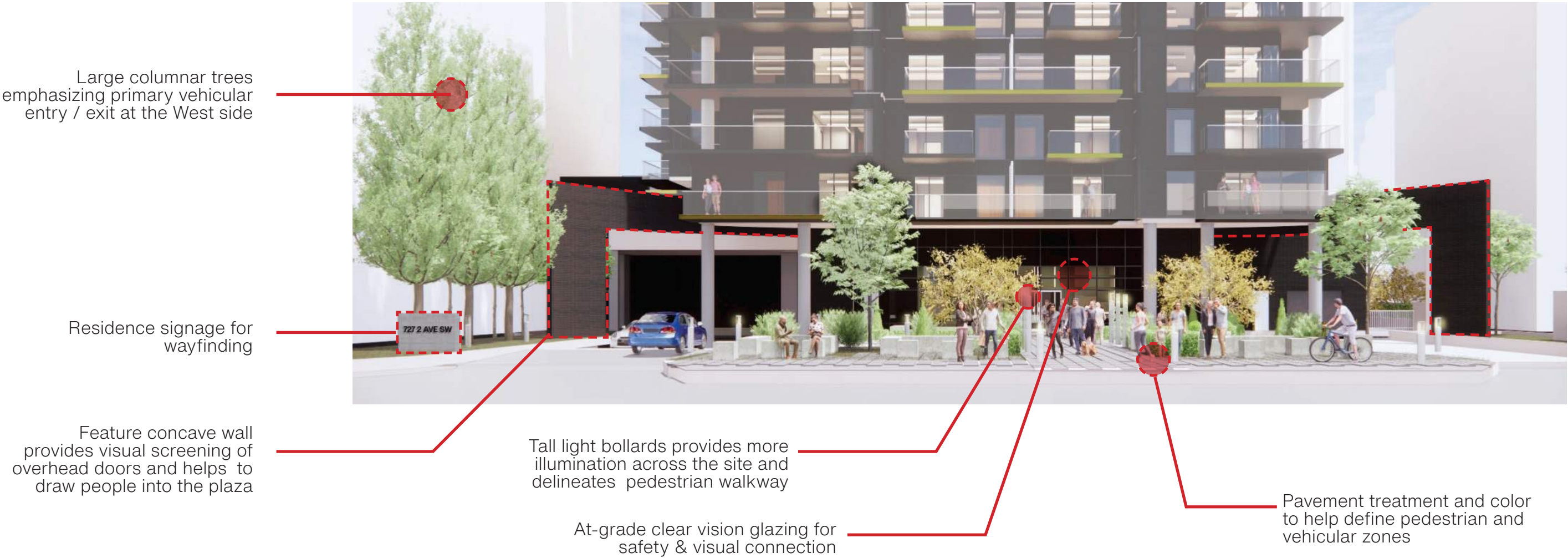
STREET LEVEL VIEW FROM 1 AVE SW (CURRENT DESIGN)

Accessibility <i>Ensure clear and simple access for all types of users</i> <ul style="list-style-type: none">• Barrier free design• Entry definition, legibility, and natural wayfinding	
UDRP Commentary	Project proposes an acceptable degree of accessibility. On-site traffic circulation could be designed better in terms of natural way-finding aspects (lighting, drive surfaces, etc.) to reduce future signage requirements.

Updated Applicant Response:

Shared pedestrian and vehicular spaces in the plaza are differentiated by paving material, low level light bollards during night and winter times to provide adequate natural wayfinding.

The plaza, and both main entrances in the north and south of the building are all designed according to the barrier free accessible design. The sense of entry approach is reinforced through the use of the large canopy and the plaza in the front. Easy and clear access for all types of users are ensured through use of color, material, landscaping and lighting.



Diversity Promote designs accommodating a broad range of users and uses <ul style="list-style-type: none">• Retail street variety, at-grade areas, transparency into spaces• Corner treatments and project porosity	
UDRP Commentary	Amenity space to be reviewed for improved project porosity and its relation to the podium design. Side yards as shown are not porous or animated to substantial degree. Project is generally a single-use project with no retail street variety.

Updated Applicant Response:

It is clear that the zoning of the land does not allow for hotel or retail in this part of the city. No public foot traffic porosity through the site is provided for security reasons. As a residential building, great amount of attention is paid to provide comfort, privacy and safety for the residents while connection the tower to the public realm

We have developed an increased sideyard on the east property line that will be used to supplement the amenity

space with seating and possible BBQ areas. This setback will allow for a sense of openness to the north through the site. This with the reduction on the tower floor plate should provide more visual access overall.

The west elevation of the adjacent property is a blank 2+ storey wall. We have chosen to build up to it and plant against it to lessen the impact. There is an odd angle mid block that creates even more of a barrier to our site. We have deliberately developed the screen wall to assist in lessening the impact of this neighbor.



STREET LEVEL VIEW FROM 1 AVE SW (2018 DESIGN)



EXAMPLE SEATING AND LANDSCAPE AREA



VIEW OF RESIDENT COMMUNITY PATIO VIEW FROM NE CORNER

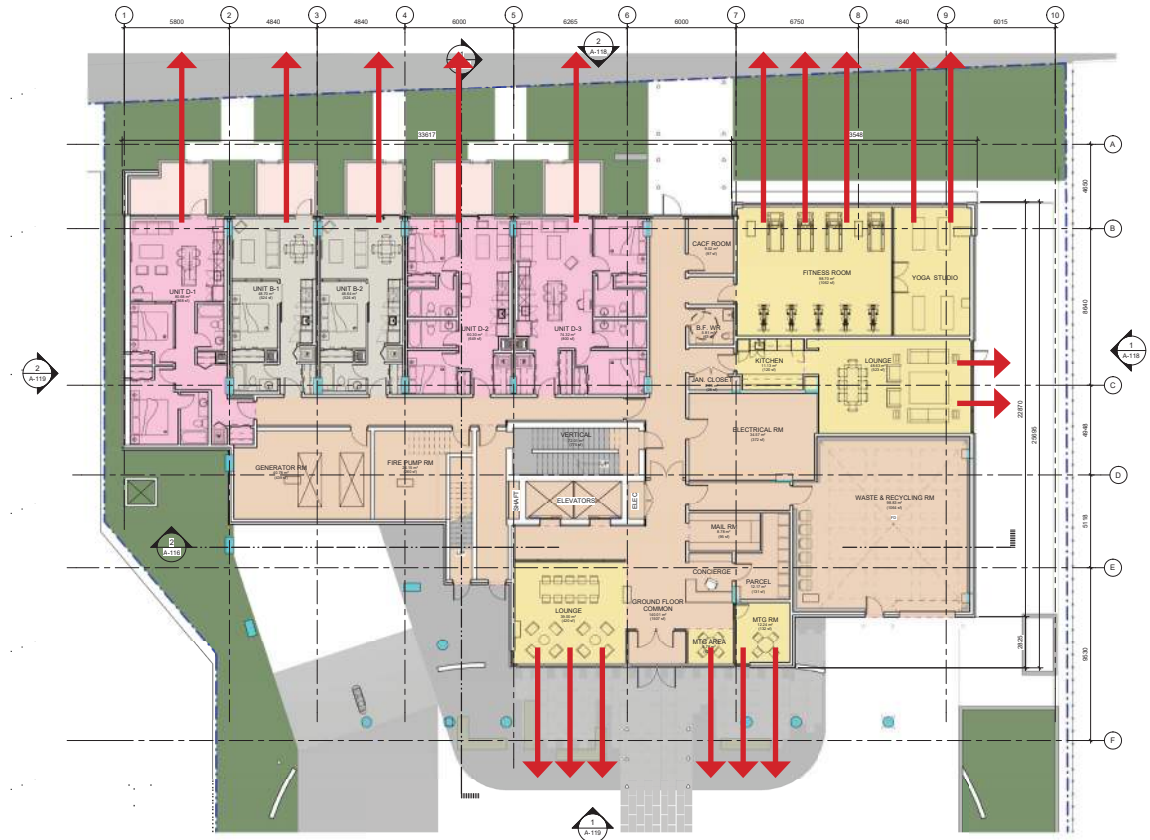
Safety Achieve a sense of comfort and create places that provide security at all times <ul style="list-style-type: none">• Safety and security• Night time design	
UDRP Commentary	Strong use of front canopy and animation of front plaza landscape. Note that the project depends primarily on lighting, fencing, and proposed electronic surveillance to achieve security objectives rather than ‘eyes on the street’ except for the townhouse units along 1 st Ave.

Updated Applicant Response:

Safety and security of the residents is achieved is not limited to lighting, fencing and surveillance cameras. We have “eyes on the street” provided by the suites and balconies on all levels and the activated social lounge in the main lobby.

The active lobby space with full glass walls allows visual transparency and connection with the exterior. The presence of the concierge in lobby, balconies on both north and south of the building, amenity and the townhouses in the north, patio and the café (Social Spaces) in the front, all provide visual connections and “eye on the street” security for the residence.

Rows of trees in the east and west side of the central plaza create a sense of space and safety. Also raised planting are placed along edges to screen adjacent walls and frame building’s architecture. All areas at grade are utilized to avoid hidden spots and corner for safety and comfort of the residents and public.



VISUAL CONNECTION FROM AMENITY / GROUND FLOOR UNITS



N-S SECTION

Orientation Provide clear and consistent directional clues for urban navigation <ul style="list-style-type: none">Enhance natural views and vistas	
UDRP Commentary	This project will reduce views to the river pathway system from surrounding sites. The single massing of the tower does notably acknowledge surrounding buildings though most significantly appears to maximize its physical presence on the site. While some intentional gestures regarding adjacent window placement can be seen, the overall massing presents a limited degree of separation between itself and side yards. This does not currently consider best practice separating dimensions and should be reviewed further for an improved interface/orientation.

Updated Applicant Response:

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AERIAL VIEW FROM 2 AVE SW (2018 DESIGN)



AERIAL VIEW FROM 2 AVE SW (CURRENT DESIGN)



AERIAL VIEW FROM 1 AVE SW (2018 DESIGN)



AERIAL VIEW FROM 1 AVE SW (CURRENT DESIGN)

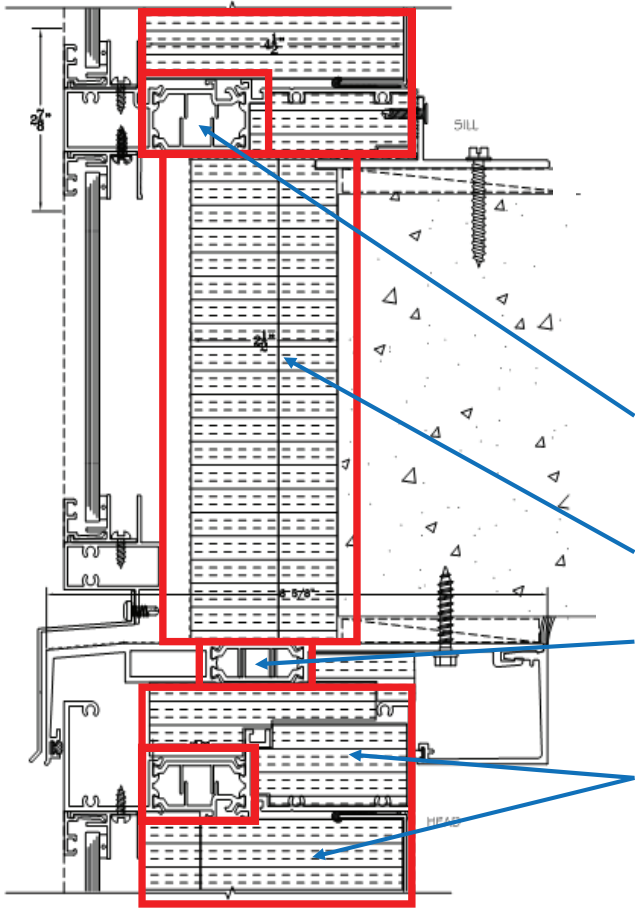
Sustainability <i>Be aware of lifecycle costs; incorporate sustainable practices and materials</i> <ul style="list-style-type: none">• Site/solar orientation and passive heating/cooling• Material selection and sustainable products	
UDRP Commentary	Use of vision glass to provide views to/from the residential units is supported. Reduction of urban-island heat effects are noted and supported in the front plaza landscape design. Applicant may consider a green roof for the Amenity space. Bike storage & lockers are noted as part of proposed application.
Applicant Response	Noted

Updated Applicant Response:

As part of the development permit submission, the applicant has engaged an energy modelling consultant early on to ensure compliance with NECB requirements and to avoid any major re-design after approval. Many sustainability best practices have been incorporated into the design, including the following:

- Upgraded window wall system with improved R-values
- Reduced window to wall ratio under 33%
- Decreased balcony lengths to reduce thermal bridging in concrete slabs

Water efficient planting design with drought tolerant plants and drip irrigation have been proposed for the site as well as LED lighting.



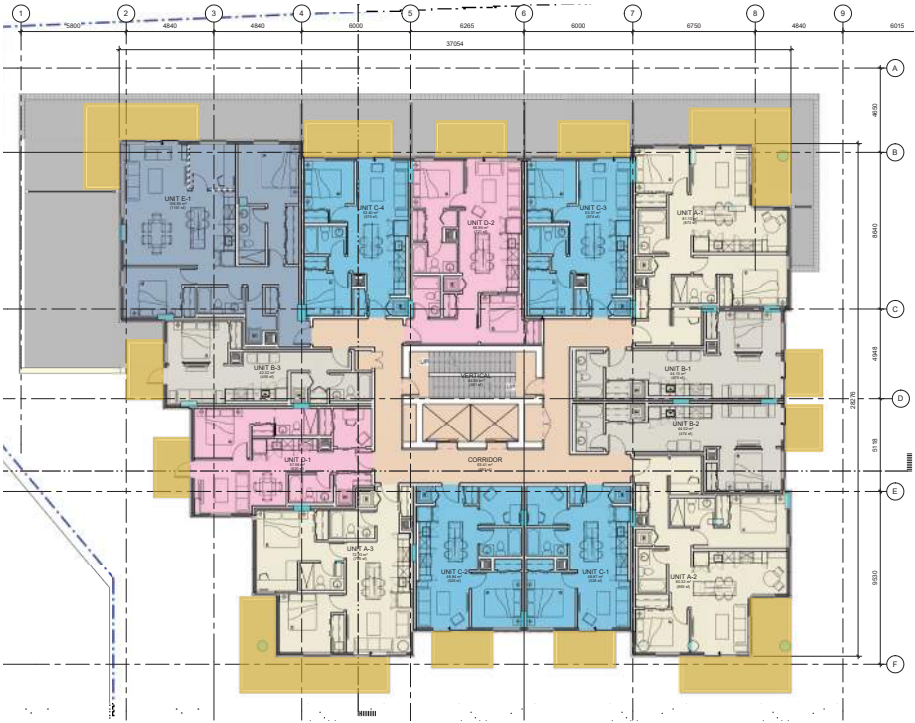
9600 Series - Thermally Enhanced Aluminum Window Wall System

- Wider (41mm) multi-chamber, dual-strut, polyamide thermal break in all 6"-deep window profiles
- 2 ½" of continuous mineral wool at face of slab edge
- Head Deflection Channel & Seismic Compensation Jamb Channels thermally broken with similar multi-chamber, dual-strut, polyamide
- Insulation in frame cavities with 4 ½" of R-19 mineral wool in the spandrel backpan as well

*EXAMPLE WINDOW WALL SYSTEM - OR APPROVED PERFORMANCE EQUIAVLENT



DROUGHT RESISTANT PLANTING



BALCONY SIZES

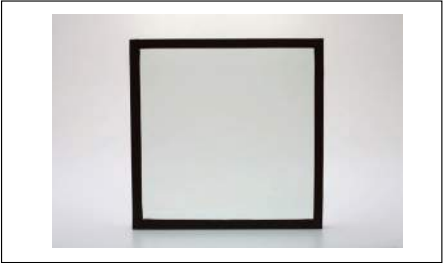
Durability Incorporate long-lasting materials and details that will provide a legacy rather than a liability <ul style="list-style-type: none">• Use of low maintenance materials and/or sustainable products• Project detailed to avoid maintenance issues	
UDRP Commentary	Exterior materials and construction systems proposed in the early presentation package appear to be of high quality.
Applicant Response	Noted



NORTH VIEW FROM 1ST AVE SW*
*ARTISTIC RENDERING



SOUTH VIEW FROM 2ND AVE SW*



01 VISION GLASS:
CLEAR



02 SPANDREL GLASS:
BLACK SP-389



03 COMPOSITE METAL PANEL:
BRONZE - GOLD



04 WINDOW WALL MULLION:
BLACK POWDER FINISH



05 COMPOSITE METAL PANEL:
WHITE



06 PAINT - CHARCOAL



07 EXPOSED CONCRETE



08 BRICK - OBSIDIAN COLOR,
SOLDIER PATTERN



09 GFRG SLATS
(CURVED WALL & L- FRAME)
GREY TONES