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The City of Calgary

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Re: 4th Ave Tower – S2 Project #219182 Planning Analysis

To whom it may concern:

The La Caille Group is proposing the development of a single phase, mixed-used building located at the junction of 4th Avenue SW and 5th Street SW. This 32-storey mixed-use project, 4th Ave Tower, incorporates a two-storey podium containing the residential lobby and retail at grade, along with future connectivity to the plus fifteen network. Large indoor amenity space for residents is provided at second floor level and indoor-outdoor access for residents is provided at the third podium level. This project will provide a high-density Transit Oriented Development supported by existing infrastructure, public transportation, while meeting all the primary objectives of the City Centre Plan, and the policies and guidelines set out in the Municipal Development Plan.

4th Ave Tower is zoned as Commercial Residential District (CR20-C20/R20) with a site area of 0.46 acres and exists in a transit-oriented development area with access to the CTrain Free Fare Zone and a multitude of bus routes. The project is seeking incentive density (3 FAR + an additional 12 FAR) by providing public amenity items including public circulation space at grade in the form of a south-facing plaza, and allocated area for future + 15 Skywalk System. The project's cumulative gross floor area is approximately 25,455 sm, using approximately 14.84 of the 15 FAR.

The project is located at the interface between the commercial bustle of downtown and the residential nature of Eau Claire to the north. A generous plaza space with trees, seating and canopies is located on the building's southside along 4th Ave SW. The landscape design creates a pronounced street edge along 4th Ave and enhances the pedestrian connection to the LRT station to the west and city to the east. In keeping with the adjacent streetscape, the proposed urban realm contains a mix of hard and softscape elements, along with benches and lighting that support the retail frontage while additionally promoting pedestrian traffic.

The architectural massing takes advantage of the zoning's no-height restriction, without casting shadow in the nearby sun protection areas and opts for a smaller, efficient tower plate which is considerably smaller than the zoning's allowable max floor plate area. The tower itself overhangs the podium which creates a covered plaza and defines the two-storey residential lobby. This entrance is located on the south west corner of the site, activating the public realm and the intersection.

The tower has a total of 268 residential rental units which will significantly increase the community's density. The living spaces include a range of studio, one bedroom, and two bedrooms units ranging in size from 55sm to 95sm. A portion of the residential units will meet the requirements for accessible and adaptable units. Four levels of below grade parking are provided along with the specified amount of bicycle parking required. The entire building will be accessible and is designed to CPTED standards. In addition, all private areas will contain electronically-controlled access with additional security and concierge service at the ground level for the residences.

The architecture of the proposed development is deliberately simple. Curtain-wall glazing along the podium's southwest provides a strong visual connection from interior to exterior. Self-coloured fibre-reinforced cementitious panels will make up the remainder of the podium's cladding. Highly-articulated metal panels are proposed on the

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feature east walls to frame the tower and wrap the transfer slab at the third level and will provide a rich patina that will change with sun's path each day. Lastly, the tower itself is expressed through considered placement of mullions, glazing panels, operable windows, composite metal panels and balconies.

This mixed-use Transit Oriented Development will maintain and respect the neighbouring context while promoting future design innovation. The retail spaces provide flexibility to variety of potential commercial uses and the increase in density will bring a broad range of uses and users to the Downtown community. Overall, the massing, orientation, durable and long-lasting materials will create a safe and comfortable public corridor along 4th Avenue SW.

Should you have any questions or concerns, please do not hesitate to call me directly at 403-670-7050 ext. 1092.

Yours truly,
S2 Architecture



Melissa Christenson
Intern Architect