

# Applicant Submission

July 21, 2022

## **Eamons Multi-Residential Planning Analysis**

The Eamons project is a 6 storey Multi-Residential concrete development with two storeys of partially below grade parking. The design includes 145 residential rental units with 77% of the units being 2-bedroom units. This unit mix was selected in response to the anticipated demand for the suburban North-West Calgary neighbourhood of Rocky Ridge.

The subject site is triangular in shape and has a grade change of 9.4 meters from the high point at the north corner to the lower southern edge. It is bound on the west and south by Eamons Road NW and the east by Rocky Ridge Road NW. The southern 18m of the site has an existing easement that affords the adjacent Park 'N' Ride Facility to use this portion of the site to accommodate transit parking. This agreement does allow the property owner to reclaim some of the existing stalls for access to the subject site. We have exercised this opportunity to accommodate our proposed loading zone, waste and recycling access, and access to the proposed P2 parkade level.

The building has been sited to allow for the primary entrance and vehicular drop off to be located to the west off of Eamons Road NW. This decision was influenced by previous discussions with the City of Calgary where our client was informed that vehicular access would not be supported off of Rocky Ridge Road NW. Vehicular access to P1 has been provided from the south end of the west side of the site to afford a direct connection without the requirement for a ramp. A second access for pedestrian traffic has been provided on east side of the building to align with existing walkways from the Tuscany LRT station to the south.

The three-sided star shape of the building was designed in response to the shape of the site and the desire to provide southern exposure for the outdoor amenity space while also minimizing the shadowing from the building onto the two above noted arrival locations. We have added detail and depth to the exposed portion of the south parkade façade by bringing high quality materials from the principal building onto that elevation. We have also worked with the City to address concerns about the setback of the building along the east elevation. These concerns were addressed by extending the public realm onto the subject site by creating an engaging public amenity space.

In response to the unique shape of the site and the corresponding parking layout we are requesting a parking variance. Per the City of Calgary bylaws, we require 178 resident parking stalls and 22 visitor stalls. In response to the TOD location of the site the 178-stall requirement can be reduced by 10% for a reduction of 18 stalls. The revised requirement is for a total of 182 stalls. We are proposing 166 regular stalls with an additional 32 tandem stalls. In response to the deficiency of 16 parking stalls we have provided the above noted 32 tandem stalls (thereby doubling the deficiency), 6 building specific EV car share vehicles for the exclusive use of the building residents, and 35 additional calls 1 bicycle stalls.

We ask that the City consider our proximity to the Tuscany LRT station and provide us with variance for the reduce parking count. We are also requesting a variance for 4 of our surface stalls that are partially within the 6.0m setback area. We are requesting this variance as we feel it is important for the proposed multi-residential use to have easily accessible surface parking stalls within close proximity of the principal entrance. In response to the portion of these parking stalls being located within the setback area we have worked to provide a high-quality landscaping solution in this area that we believe meets the intent of the landscaping requirements. We do not feel that the location of these parking stalls reducing the quality of the look and feel of the surface treatment for the project.