

Applicant Submission

City of Calgary
3rd Floor Calgary Municipal Building
800 MacLeod Trail SE, Calgary AB

August 12th, 2021

Re: Land Use Re-designation – 606 Confluence Way, Applicants Submission (11)

To whom it may concern,

Please find the following project description and planning justification for inclusion in our Land Use Re-designation Application as requested.

Project Description

EV606 is a boldly playful and energetic 6-storey mixed use development, located at the prominent intersection of Confluence Way and Riverfront Ave. Totalling 4800 square metres, the project will contribute forty-four residential rental units and two sizeable ground floor commercial rental units to an already thriving and lively neighbourhood. Through contextual sensitivity and a dynamic and contemporary architectural approach, EV606 will be an exceptional addition to the growing diversity and life of the East Village.

Adhering to the strict shadow protection requirements of the Riverwalk, EV606 takes the form of a stepped four-storey box extending over a two-storey mass in an inverted podium-like manner. The ground floor sees further articulation through the chamfering of corners, creating colonnade-like pockets of exterior space.

The buildings massing has further been stepped out $\pm 750\text{mm}$, or projected over the public right of way along both Confluence Way and Riverfront Ave beginning at the 3rd floor creates pedestrian scale transition space and building interface between the public right of way and the building itself. Additional choice recesses of the ground floor further augments this transition space, creating pockets of interstitial space and allowing the interior building programs to bleed out and provide additional habitable covered exterior space.

In response to the construction of the neighbouring Simmons Building, EV606 receives a full wrapping of brick in a same-but-different approach. The monolithic use of masonry provides the building with weight and presence, similar to its neighbour, while the lighter tone and playful glazed pattern adds contemporary panache and contextual contrast to the facades. A switch to fully glazed brick on the lower mass allows for subtle plays of light and reflection to occur while presenting an understated contrast from the rough finish brick on the upper floors.

The ground floor has additionally been allocated generous, full height glazing for maximum visual access and transparency from the street to the commercial space beyond, while floors two through six have a undulating array of punch windows that compliment the masonry patterning and help break down the overall building massing.

As one of the last available parcels along the East Village stretch of the Riverwalk, the high-profile project demands thorough consideration in its response the existing site, context, and community. The highly complex urban environment created by the Riverwalk and the historic Simmons Building requires a project that effortlessly integrates into its surroundings through an architecture that considers both the macro and the micro scales. The myriad of subtle and bold gestures has been driven by the complexities of high visibility, high use neighbourhood intersection, that needs to precisely respond to, and augment its East Village context and functions in essence as a 360 degree building.

Planning Justification

This request for Land Use Redesignation is directly connected to the Road Closure Application that seeks to establish a building projection of .75m, over the existing property line at a height of 6.3m above the public right of way immediately adjacent the M1 site, on both Riverfront Ave and Confluence Way.

As such, this requested LUR seeks to re-establish the existing zoning CC-EMU, which would be composed of the existing M1 site, plus the added volume of space within the public right of way as described above.

Site Constraints & Considerations

Sunlight Preservation 1237 – significantly reduces the amount of developable volume on the M1 site, by approximately 27%.

Corner visibility triangle 1238 – the integrated corner chamfer of the site further limits developable area. Small site size — the M1 site gross area of 1,085sm is generally restrictive when combined with the above described bylaws.

Limited M1 Parcel Area – At 1,085sm of area, narrow cross section (27.4meters), as well as chamfered corner and angled river walk property line, adds additional constraints on developable site area.

High Visibility/High Pedestrian Access – The M1 site as situated on both Riverfront Ave & Confluence Way, the high-traffic pedestrian Riverwalk, as well as the final link of the Mews pedestrian walkway system, demands high level of articulation and consideration of the pedestrian experience.

While we acknowledge and respect the intent of the above described bylaws and the challenges of designing on the M1 site, the combined nature of these bylaws create onerous conditions, not just to development economics, but as added constraints to the building design and usability including human scale and urban interface.

Design Drivers

After a thorough consultation with the Calgary Municipal Land Corporation, Chief Urban Designer David Down, the Urban Design Review Panel, as well as Councillor Druh Farrell; the consensus was the proposed design with projections best responded to the challenging site constraints and providing the best building and urban fabric interface for the site, including:

Greater break-down of building massing – creating a more habitable, and greater human scale at the sidewalk level.

Creation of covered, exterior transition space – from public right of way to building interior

Privileging & augmentation of the pedestrian experience – creating covered street edge enclave and active public right of way.

This proposed projection not only helps remedy the restricted developable area of the M1, but will also contribute to a stronger pedestrian experience and urban interface. Further to this, we also believe that this simple gesture will further enhance the marquee nature of the building on this highly visible M1 site, at the gateway to the East Village. We kindly ask for consideration and endorsement on this requested encroachment.

This request for Land Use Redesignation should be reviewed in tandem with the above mentioned Road Closure Application, being submitted by Watt Consulting Group, both of which on behalf of Alston Properties M1 development.

Sincerely,



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