

Applicant Submission



#260, 3015 – 12th Street NE, Calgary, AB T2E 7J2

October 24, 2022

Quadri Adebayo
Planner 2, Community Planning
The City of Calgary

RE: CPC Applicant Submission – Podium at Aiss'ka'pooma
Development Permit Number: DP2022-02607
8620 Canada Olympic Drive SW

Dear Mr. Adebayo,

Deveraux Developments is pleased to submit this Development Permit application for a mixed-use development consisting of 541 dwelling units (purpose-built rental) with an enhanced pedestrian-oriented main street and ground-level commercial retail units. The proposal includes 6 six-storey residential buildings (2 of which are mixed-use), a two-storey resident amenity building (The Lodge), and several outdoor public amenity spaces. The project is located at 8620 Canada Olympic Drive SW in the community of Medicine Hill.



PROJECT BACKGROUND

Situated in West Calgary in the historic Aiss'ka'pooma area (also known as the Paskapoo slopes), our development, Podium at Aiss'ka'pooma, is envisioned as a western gateway project for the City of Calgary. The development draws inspiration from the area's land formations, cultural and indigenous history, and the neighboring Winsport recreation area.

We acknowledge that this project is located on the traditional territories of the Blackfoot Confederacy (Siksika, Kainai, Piikani), the Tsuut'ina, and the Îyâxe Nakoda Nations, as well as territory home to the Métis Nation of Alberta, Region 3.

This development is proposed with respectful acknowledgment of the site's Indigenous history and cultural significance. Since the area holds special meaning to Indigenous communities of the region, we have placed a high level of focus into ensuring the design highlights indigenous understandings and traditions through placemaking, public art, and landscape design. We have completed significant consultation with indigenous Elder Camille Pablo Russell to ensure our development can accurately and appropriately honour the indigenous history.

SITE AND LAND USE

The following City of Calgary Planning Policies apply to the project:

- Municipal Development Plan, Vol. 1-3
- Calgary Transportation Plan
- Calgary Olympic Park and Adjacent Lands Area Structure Plan
- Bylaw 85DC2020

The site is located in Ward 6, in the Gateway District of the Canada Olympic Park and Adjacent Lands ASP. Aligning with the purpose of the gateway district, the urban design of our development will provide a pleasant visitor experience, featuring a main street and public outdoor spaces that can be activated with cafes, restaurants, and retail outlets. The uses proposed on-site form a mixed-use development with residential purpose-built rental units and smaller scale ground-oriented commercial spaces.

ARCHITECTURAL DESIGN, BUILT FORM & MATERIALS

The six-storey buildings are scaled and articulated appropriately to give residents a greater connection to the urban realm and to allow for a varied, village feel to the development. A pedestrian-centric tree-lined main street with commercial spaces along it is the hub of the development. Public plazas to the west and southeast are interconnected by generous sidewalks and traffic calmed streets to create vibrant urban spaces for the residents and visitors.



Beyond the public life of the main street and ground-oriented retail, residents can enjoy a private central two-storey amenity building, public reflecting pool courtyard and public pedestrian entrance plaza which all act as connection points and informal gathering spaces. While all of the residential buildings share the same general massing scheme, layers of differentiation have been added by varying architectural details/materials and taking advantage of grade changes across the site.

The urban design and landscape concept is inspired by the natural features of the Paskapoo Slopes – a unique and distinctive landscape of grassland slopes, aspen groves, and giant boulders. These elements have been integrated as key, character-defining elements within the site design – supporting the vision to create a unique and distinctive public realm that is pedestrian-forward, welcoming and supports the range of uses.

The six buildings are split into pairs: A & C, B & E, and D & F. Each pair has a unique architectural character with a unique combination of rooflines, 6th floor step-backs, colour patterning, and tower types. Towers on the building facades act as wayfinding guides throughout the site, and variations are achieved by changing the amount of glazing, angling the roofs, and varying their height. Within each building pair, the towers framing residential entrances are treated differently from other towers, to help distinguish each building's main access point.



Generally, the materials applied to the buildings are natural-feeling earth, stone, and wood tones. Buildings A & C share a material palette, giving main street a sense of inner cohesion and consistency. Brick is used to frame the retail spaces of A & C, to create a more distinctly urban character. For B & E, and D & F each building has a slightly different material palette from its pair.



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NAMING

We have named the overall project **Podium at Aiss'ka'pooma**. This name was developed through consultation with Blackfoot Elder, Camille Pablo Russell. The reference of Podium is in relation to the Olympic medal award podium, while Aiss'ka'pooma is the Blackfoot name for Paskapoo Slopes.

In addition, we will be branding the ground-oriented commercial component of the development as **The Shoppes at Medicine Hill**, acknowledging, and tying into the official City of Calgary community name of the area.

We intend to name the residential buildings The Anthem, The Slopes, The Lutz, The Telemark, The Halfpipe, and The Aerial, the lobbies of which will also include artworks that meet these Olympic references.

Our central resident amenity building will be named **The Lodge**, which will have a dual reference to the Olympic ski lodge and a sweat lodge, which is culturally significant to the Blackfoot. The clubhouse will be filled with both indigenous artwork and Olympic artwork, bridging, and paying homage to the multiple histories of the land.

We propose to name the streets based on the common English name for culturally significant Blackfoot plant species. Street signage internal to the site is proposed to also include the Blackfoot word for each species. As shown below: **Yarrow Landing (Aohtoksooki)**, **Juniper Rise (Siiksinoko)**, & **Birch Gate (Siikokiinis)**. We understand that this will be reviewed further by the City of Calgary to ensure no conflicts exist in other communities.





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We intend to name the public gathering spaces as follows:

- Eastern Public Courtyard – **li'too'yii'tsii'sii Courtyard** (Vision Quest Courtyard)
- Southeast Pedestrian Entry Plaza – **liníí Plaza** (Buffalo Plaza)

AMENITIES

MAIN STREET – BIRCH GATE

Main street is the defining area of the development, featuring street-level retail spaces, a pedestrian-forward public realm, and a unique and expressive architectural design. The west end of the Main Street is the primary gateway to the development. With feature signage, iconic aspen groves, and animated retail frontage, the Main Street Plaza welcomes pedestrians, cyclists, and motorists alike. The streetscape is human-scaled and comfortable, with broad, clear circulation spaces and a variety of urban furnishings. Overhead, catenary lights add further dimension, warmth, and delight, especially in the evening and during winter months.

II 'TOO 'YII 'TSII 'SII COURTYARD

The li'too'yii'tsii'sii (Vision Quest) Courtyard is located on the eastern edge of the site in the space between buildings D and F, and will have a feature plaque explaining how Aiss'ka'pooma was used as a site for vision quests/spiritual journeys of the Blackfoot people. The courtyard includes a reflection pool and a permanent public art install of teepees at the end of the plaza. The reflection pool will include a quotation from Elder Pablo Russell highlighting Indigenous understandings of Mother Earth and why we call her Mother Earth.

IINIÍ PLAZA

This plaza, named "liníí" after the Blackfoot word for Buffalo, is located at the south-east corner of the site, which is a major pedestrian entry point to the development. A large erratic boulder at the entrance with a plaque explaining the land's importance to the Indigenous people, including its history as a buffalo jump/processing area. The plaza includes animal-themed metal artwork, interpretive signage, and a large raised "showcase" planter with interpretive signage sharing culturally significant indigenous plantings that naturally existed on the lands.

THE LODGE

The Lodge marks the transition between the highly public main street and the more private, resident-oriented area of the development. It also provides a focal point for residential buildings B, D, E and F and a variety of amenities for residents of the development, including an outdoor pool and patio space. Inside, amenities include a kitchen, lounge, gym, and golf simulator.

PARKING

The development includes both surface and underground parking, totaling 677 stalls. For residents, 335 underground stalls are provided (25 of which are barrier-free), as well as 120 surface stalls. Seven surface stalls are provided for common amenity spaces (one of which is barrier-free) and 85 surface stalls (4 of which are barrier-free) are provided for the commercial retail units. Visitor parking is accommodated with 130 surface stalls.

In anticipation of increasing adoption of electric and hybrid vehicles among residents and visitors, Deveraux has adopted internal targets of 5% of all stalls to be EV charging stations and an additional 5% of stalls to be EV ready/energized. 16 of the underground stalls and 18 of the surface stalls are provided with EV charging stations, while an additional 34 stalls will be EV ready stalls, allowing us to quickly adapt once demand grows

SITE ACCESS/LOADING

The site is bordered by the Trans-Canada Highway on its Northern edge. An off-ramp northwest of the site provides access from the Highway to Canada Olympic Drive SW. This feeder road wraps around the west, south, and east edges of the site and provides vehicular access on the western side of the development.

The site is also accessible to pedestrians and cyclists, both externally and internally. liníí Plaza, in the southeast corner, links to existing sidewalks and the regional bicycle pathway network and provides a connection to the existing commercial development to the east. Similarly, the main street plaza, on the west side of the site, connects to existing sidewalks and creates a bicycle connection to Winsport. These two main nodes of external connection are internally linked by the site's pedestrian- and cyclist-friendly community pathways.

CIRCULATION | PEDESTRIAN



CIRCULATION | VEHICULAR & BICYCLE





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GREEN INITIATIVES

A core value of Deveraux is to ensure we can not only design for today, but also design for tomorrow with an environmental and social awareness. Along with EV vehicle charging proposed above, we intend to implement other technologies into our development, including solar power, air sourced heat pumps, heat recovery units, as well as high efficiency appliances and mechanical systems.

REQUESTED RELAXATIONS

The following Bylaw relaxations are requested – *brief request rationale in italics*:

1. **Regulation 694 Landscaping for Large Parking Area**
To include two islands less than 12.0 m² in size (behind building C and west of building E) – *The site design requires sufficient drive aisle area to access stalls and Bldg C loading zone*
2. **Regulation 694 Landscaping for Large Parking Area**
To provide 10 (-2) trees and 0 (-24) shrubs in the large parking area – *Landscape design was amended to exceed minimum requirements with incorporation of indigenous species and drought-tolerant species.*
3. **DC 85D2020 8 Building Height**
For Building B to exceed 21.0 meters on two elevations, measured from lowest grade of the parkade entry – *Given the slope challenges on site, our parkade entrance exits at grade, north of Bldg. B.*
4. **102 Size restrictions for projecting signs**
For projecting signs to have a maximum dimension of 0.52m x 2.29m or 1.18m² (+0.18m²) – *All proposed signage is internal to the site with no impact on adjacent properties.*
5. **123 Loading Stalls**
To provide 5 (-2) loading stalls – *As owner/operator of finished development, Deveraux can manage shared loading between 2 buildings.*

SUMMARY

In summary, we at the Deveraux Group of Companies are excited for the opportunity to develop a site with such unique character and rich history, in a way that highlights these elements. We believe that future residents and visitors to Podium at Aiss'ka'pooma will not only benefit from its high-quality design and many amenities but will have the opportunity to deepen their appreciation of the site itself, especially regarding its significance to Indigenous communities. We are also confident that we can ensure a high-quality development that both meets the City's overall objectives along with Deveraux's business case for the site, and we hope that the City can accept the noted bylaw relaxations as they do not impact the intent of a well thought out development that satisfies all parties.

We hope this information is helpful to the planning team and look forward to your review & approval of our application.

Please let us know if you require any further information or clarification.

Respectfully,

The Deveraux Group of Companies



DIALOG | **DEVERAUX**
DEVELOPMENTS

BUILDING E, SHOWING HORIZONTAL STEPS, INCISED
BALCONIES, AND AN "ERRATIC" TOWER WITH LOUVRES



DIALOG | **DEVERAUX**
DEVELOPMENTS

BUILDINGS E & F, WHERE VARIETY IS FOUND IN THE APPLICATION OF
DIFFERENT ARCHITECTURAL FEATURES AND MATERIAL PALETTES



BUILDING C, WITH BRICK-FRAMED RETAIL
BASE AND LOUVRED TOWERS

DIALOG | **DEVERAUX**
DEVELOPMENTS

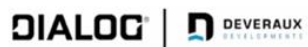


AERIAL VIEW OF THE LODGE AND ITS
SUN-ORIENTED AMENITY SPACE

DIALOG | **DEVERAUX**
DEVELOPMENTS

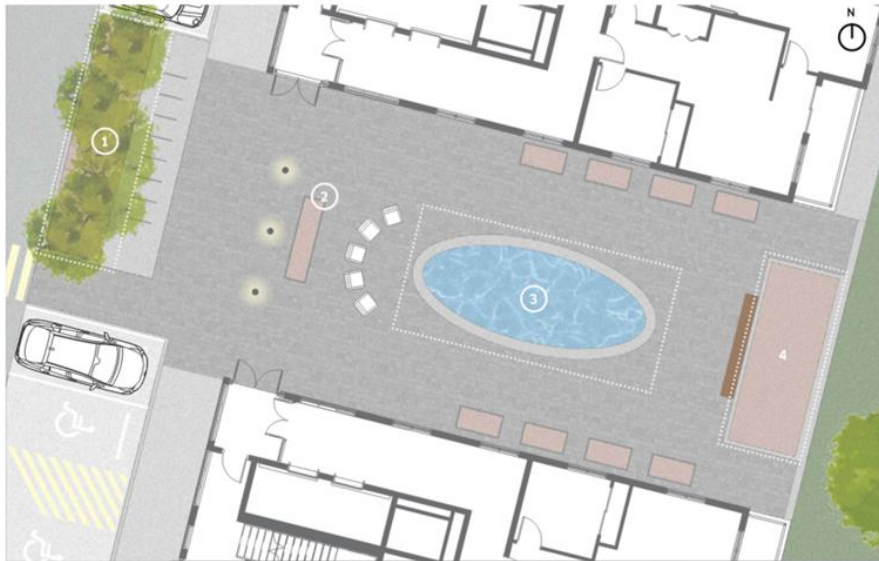


BUILDINGS F & D, FACING THE SITE'S EASTERN EDGE



BUILDINGS D & F , WITH SUBDUED TOWERS
FRAMING THE REFLECTING POOL PLAZA

II 'TOO 'YII 'TSII 'SII: VISION QUEST COURTYARD



- ① **BIRCH TREES AT ENTRY**
With signage
- ② **PLANTER**
With plaque explaining how Aiss'Ka'pooma was used as a site for vision quests and spiritual journeys
- ③ **REFLECTION POOL**
With plaques surrounding the face of it.
Quote from Elder Pablo Russel: "Why do we call it Mother Earth."
- ④ **PERMANENT TEEPEE INSTALLATION/ART**



DIALOG | **DEVERAUX**
DEVELOPMENTS



II 'TOO 'YII 'TSII 'SII: VISION QUEST
COURTYARD, BETWEEN BUILDINGS D & F

DIALOG | **DEVERAUX**
DEVELOPMENTS

IINIÍ PLAZA



Iinii means buffalo in the Blackfoot Language.

- ① **SEVEN GRANDFATHER TEACHINGS**
Animal-themed metal artwork and interpretive signage explaining the seven grandfather teachings and animal totems.



- ② **RAISED PLANTER**
With plaque and indigenous plantings with integrated seating.



Interpretive signage for indigenous plants:



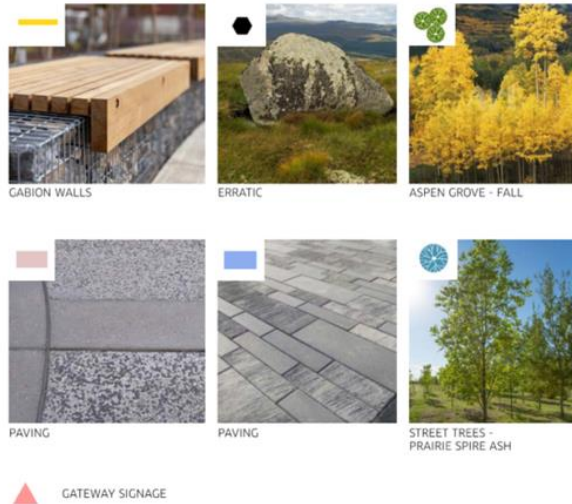
- ③ **ENTRY PLAQUE ON BOULDER**
Explaining importance to the Indigenous people, including its history as a buffalo jump/processing area.



IINIÍ PLAZA

LANDSCAPE | MATERIAL PALETTE

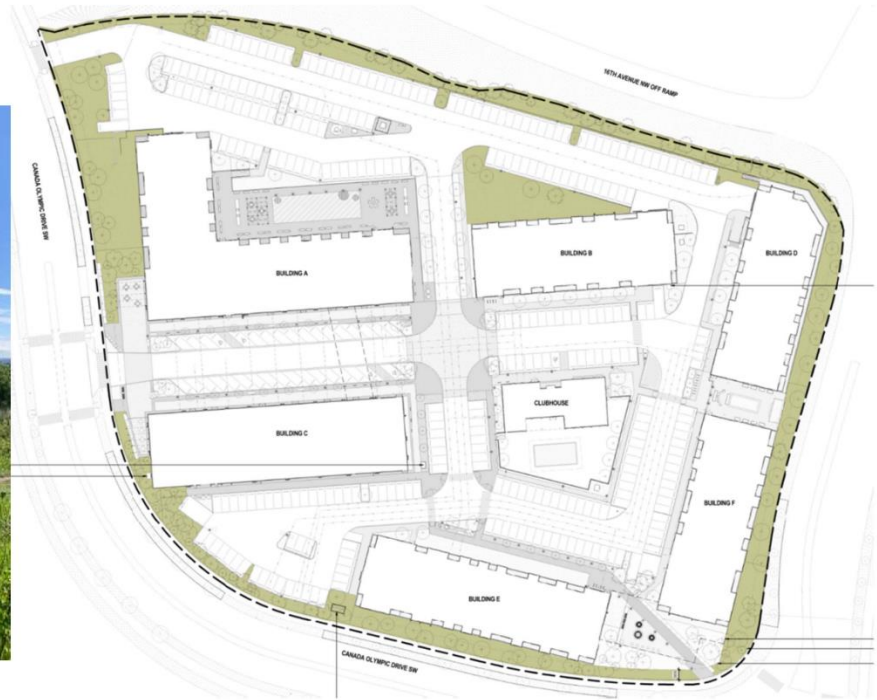
LEGEND























LANDSCAPE | KIT OF PARTS

















Landscape Concept



Landscape Concept

TREES	DECIDUOUS						
		Trembling Aspen <i>Populus tremuloides</i>	Palmora Ash <i>Fraxinus pennsylvanica 'Palmora'</i>	Prairie Spire Green Ash <i>Fraxinus pennsylvanica 'Rugby'</i>	White Birch <i>Betula papyrifera</i>		
	CONIFEROUS						
		White spruce <i>Picea glauca</i>	Colorado Green Spruce <i>Picea pungens</i>	Mountain Pine <i>Pinus uncinata</i>	Black Hills Spruce <i>Picea glauca 'Densata'</i>		
SHRUBS	DECIDUOUS						
		Prickly Rose <i>Rosa acicularis</i>	Red Osier Dogwood <i>Cornus sericea</i>	Siberian Coral Dogwood <i>Cornus alba 'Sibirica'</i>	Gooseberry <i>Ribes oxycanthoides</i>	Beaked Hazelnut <i>Corylus cornuta</i>	Buffaloberry <i>Shepherdia canadensis</i>
							
		Snowberry <i>Symphoricarpos albus</i>	Shrubby cinquefoil <i>Dasiphora fruticosa</i>	Wolf Willow/Silver Berry <i>Elaeagnus commutata</i>	Dwarf Birch <i>Betula glandulosa</i>	Chokecherry <i>Prunus virginiana</i>	Saskatoon Berry <i>Amelanchier alnifolia</i>

Landscape Concept

SHRUBS	CONIFEROUS						
		Rocky Mountain Juniper <i>Juniperus scopulorum</i>	Patmore Ash <i>Fraxinus pennsylvanica 'Patmore'</i>	Creeping Juniper <i>Juniperus horizontalis</i>	Common Juniper <i>Juniperus communis</i>		
GRASSES & PERENNIALS	GRASSES						
		Sweetgrass <i>Hierochloa odorata</i>	Canada Wild Rye <i>Elymus canadensis</i>	Slender Wheatgrass <i>Elymus trachycaulus</i>	Western Porcupine Grass <i>Hesperostipa spartea</i>	Prairie Junegrass <i>Koeleria macrantha</i>	Rough Fescue <i>Festuca compestris</i>
	PERENNIALS						
		White Sagebrush <i>Artemisia ludoviciana</i>	Brown-Eyed Susan <i>Rudbeckia triloba</i>	Wild Bergamot <i>Monarda fistulosa</i>	Yarrow <i>Achillea millefolium</i>		