

Applicant's Submission



Ross, Joshua J.

FW: Revised Applicant Submission Letter - LOC2017-0406



Applicant revised subm...
997 KB

From: AJITH KARUNASENA [<mailto:ajith.karu@seikaarchitecture.com>]
Sent: Tuesday, May 14, 2019 8:10 PM
To: Ross, Joshua J. <Joshua.Ross@calgary.ca>
Cc: AJITH KARUNASENA <ajith.karu@seikaarchitecture.com>
Subject: [EXT] FW: Revised Applicant Submission Letter - LOC2017-0406

Hi Joshua,
See attached PDF.
Please print the required copies and distribute to the CPC members at the CPC meeting.
Sincerely,

Ajith Karunasena
Architect AAA & Urban Designer
B.Sc(BE), M.Sc(Arch), MUDS(M.Sc(Urban)),RIBA, AIA,(SL),MRAIC, LEED AP

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Applicant's Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Prior to Calgary Planning Commission

April 18th 2019

Land use Re-designation 3650 Sage Hill Drive NW. Calgary.

Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling

Proposed land use designation- DC – direct control

Planning & Urban design

Key considerations-(A)

- a) The integration of the proposed development with the surrounding area by walkway connections to the north and south side of the developments
- b) Pedestrian facilities within the subject area;
- c) The integration of proposed commercial area with a residential area;
- d) Commercial and residential interface thoughtfully designed
- e) Pedestrian and bicycle connections within the development and to the surrounding areas;

(B) Pedestrian facility within the subject site

- (i) Arranged sitting areas near the internal road walkways
- (ii) Multi-use green boulevard will improve pedestrian activity within the site
 - (i) Building placement near the internal street creates a sense of enclosure, reduces the apparent width of the street to a more human scale and minimizes walking distance between the public sidewalk and buildings. The activities within the buildings provide reasons for people to be walking and visual interest for the pedestrian.
 - (ii) Sidewalks, street trees, pedestrian-oriented lighting, transit shelters, on-street parking, textured paving at crossing locations, benches and other elements enhance the pedestrian experience. These elements serve to create a more attractive and safe environment for pedestrians which encourages walking and transit use.
 - (iii) Landscape plantings and structures near the internal street also help to enclose the street and create a more pleasing pedestrian environment at

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the street edge. Where buildings are not located at the street edge, landscaping plays an important role in providing edges to the street.

- (iv) Safe, visible and direct connections are provided from the public street to the building entrances.
- (v) Safety & security
How people use spaces and site features, nearby buildings and landscape design, can affect how people feel when using that space. Site and building design considered all of the above concerns, increase personal safety and security of property, and reduce fear of using spaces.

(C)The integration of the proposed commercial area with the residential area

- (i) Public spaces will be provided throughout the new master plan to serve as both gathering spaces and centers of activity within commercial area.
- (ii) Sustainable economic development includes business and employment, commercial and educational facilities located within new development. It will have direct benefit to the residential development with the area.
- (iii) Improve accessibility to commercial services by providing sidewalks, bicycle trails to encourage walking and cycling, and these services are located within close proximity to residential area.
- (iv) Provide a variety of retail and commercial formats and scale/size of developments, focus on medium to small scale with flexibility of uses and ownership structure. It will create more job opportunities within the surrounding community.

(D) Pedestrian and bicycle connections within the area and to the surrounding area

- (i) Regional pathway at the south side of the property line will continue through the site up to the north side of the property line. This will increase pedestrian and bicycle activities within the site
- (ii) Street with Green Boulevard, and wide sidewalks run in the east & west direction of the site. It will connect the main bicycle & pedestrian activity with the site
- (iii) Bicycle & Pedestrian pathway (3m wide) connects from 37 street NE(Sagehill Drive) to Sagehill Rise NW

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Design consideration of master plan

Key features of the development such as

- Walkable
- Good access to public transit
- A good mix of uses (residential -Townhouses, multifamily residential, commercial)
- Strong Pathways and new pedestrian connections
- Proposed development meet the vision and requirements of Symons Valley Community Plan and meet the requirements of the City of Calgary's Land Use Bylaw, in particular parking and landscaping requirements
- Improve the interface conditions between land uses
- The new buildings plans in the proposed development will minimize the impact of building heights, are compatible with the surrounding building heights or stepped back from adjacent buildings
- Site layout plan incorporate Universal Design principles and incorporate Crime Prevention through Environmental Design

Main Consideration of the Commercial Development on the Site

A challenging site sets stringent constraints, from physical and social factors, on the design of the buildings. We have used a number of strategies and techniques to address the design challenges of the constrained site and achieve sustainable outcomes. It is often possible to achieve good passive design and innovative solutions on challenging sites and they can be exciting places for creating a good design.

Site planning involved the spatial organization of activities on a site including the placement and orientation of buildings, landscaping, parking and pedestrian and vehicular circulation. The buildings and site design elements have been considered within the broader context of its streets and public spaces objectives.

The street and building relationships will vary across the site with function, width of street, and scale of buildings.

Main intention is to introduce a more traditional and walkable urban environment.

1. Development acknowledge and incorporate exciting patterns of built form and streetscape.
2. Consideration has been given to both the built form and the space it defines to ensure their integration and the creation of positive, and functional open space.
- 3 Within the site areas, spatial enclosure of spaces is encouraged by orienting building masses and placement of the buildings.

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4. Need to create visually interesting spaces between buildings, and buildings & streets
5. How people use spaces and how people feel when using that space can be affected by site features, nearby buildings and landscape design. Site planning is a contributing factor in making communities safer and minimizing undesirable activity, which may occur in public areas.
6. The buildings form of the complex contain mix of uses and activities throughout the day and night, which are oriented to the internal street. This design encourages casual surveillance, which can reduce the occurrence of undesirable behavior

Key consideration of the project

- (1) Reduced the commercial .
- (2) Removed drive through facility.
- (3) Removed Carwash.
- (4) (4)Added a mixed use building

**The approved subdivision plan includes 3 lots. Zoning are M2-d90,R2M, M1d53.
The subdivision can accommodate a total of 301 units.**

Proposed new zoning will accommodate 301units and commercial within the subdivision (3 lots).

Total jobs created within the commercial development is more than 150(based on the MDP).

Ajith Karunasena

Architect AAA, and Urban Designer

B.Sc. (BE), M.Sc. (Arch), MUDS (M.Sc. Urban), RIBA (UK), AIA (SL), MRAIC, LEED AP

Applicant's Submission

Original Submission

Seika Architecture Ltd

Architecture ♦ Urban Design ♦ Planning

Principal: Ajith Karunasena, Architect, AAA & Urban designer

Land use Re-designation 3650 Sage Hill Drive NW. Calgary.

Existing land use designation- M2-d90 Multi residential medium profile & R-2M Low density multiple dwelling

Proposed land use designation- C-C1 Commercial community 1 & M1-d80 Multi residential Low profile

Site context and land use designation surrounding development.

Parcels to the south are designated M-2d90 Multi-Residential Medium Profile District and include a townhouse development. Parcels to the north and east are designated M-1 Multi-Residential - Low Profile and are currently undeveloped. Commercial Districts are present to the west across Sage Hill Drive/37 Street NW (Commercial - Community 1 and 2). Amendments to the Symons Valley Community Plan for this area were recently approved west of the subject parcels and include, in part, the removal of regional commercial uses in response to changing market conditions

Site Layout & response to Symons Valley Community Plan policies

This application includes an Concept Plan and proposes the redesignation of two parcels in the community of Sage Hill, west of Symons Valley Road and East of Sage Hill Drive NW. The first parcel is 1.92 acres and currently designated R-2M (Residential – Low Density Multiple Dwelling District). The second parcel is 5.7 acres and currently designated M-2d90 (Multi-Residential – Medium Profile). We are proposing redesignations to M-1d80 (Multi-Residential – Low Profile) and C-C1 (Commercial - Community 1) respectively to allow for multi-residential and commercial development. A third lot is included in the Concept Plan area and is designated M-1d80.

The proposed land use re-designation is consistent with policies of Symons Valley Community Plan

1. Proposed site land use concept is consistent with the adjacent approved outline plan. Furthermore it also results in an integrated land use concept.
2. Required extension of servicing infrastructure for the area is well provided for by the boundaries proposed.
3. The site boundaries and the approved outline plan boundaries are in accordance with the current neighbourhood boundary streets.

Key features of the development such as

- Walkable
- Good access to public transit