

# Applicant Submission

## ENZO – Project Rationale

### Planning and Programming

The proposal is for a six-story wood-frame mixed-use residential building sitting on the south side of 17th Avenue SW across from Tomkins Park. The proposal sits on a mid-block site, flanked to the east by a two-story commercial building and Mount Royal Block Shopping Mall, and to the west by three single detached houses.

The subject site is zoned to accommodate a Direct Control (DC 102D2019 with Commercial - Corridor 1 C-COR1 rules) zoning with the purpose of providing a building with minimal setbacks and allow for a large area restaurant.

This six-storey mixed-use will bring a Multi-Family residential 70 new rental units and main floor street-oriented commercial uses to the walkable communities of Beltline and Lower Mount Royal. A one-level underground parkade will provide 32 underground parking stalls (25 residents and 7 visitor stalls), including 4 HC stalls.

Building services, including 1 loading stall, waste, recycling, and compostable pickup area, will be located on the south, lane side of the building.

## Design

### Site

This project is founded on the idea of living in an urban park environment. The building oriented towards 17th Avenue SW, celebrates the Tomkins Park in front. Continuing the distinctive greenery oasis of 17th Avenue Tomkins Park neighborhood, the second floor of the proposed building continues this language by accommodating eight more full size trees. This makes the building a visual extension of the rich foliage of Tomkins Park, while creating a visual tree canopy extension stretching on the south side of the avenue.

On the main level, the façade of the proposed building facing north is set back 3 meters from the property line. This main building façade offers a porous interface via six commercial/retail doors and another one entry point leading to the main residential building part. As mentioned earlier, the building vehicular access will be provided off the rear lane via a concrete apron. Vehicular visitor and accessible stalls will be provided for the building on the parkade level, together with 39 Class 1 biking stalls.

On the main floor, the proposed building contains four commercial bays, which respond to the demands of 17th Avenue SW, one of the livelier retail and commercial streets in the city. The interface of main floor presents a continuous repetitive and rhythmically designed building façade, except at the residential entrance of the building, where two round-corner brick walls smoothly inset inward to welcome and smoothly “stream” residents to the residential lobby of the building. This entrance, on the center of the building is celebrated with a large overhanging round canopy with the name of the building on top. The building residential entry is additionally protected by a wrought iron gate and fence. In addition to the above, the building façade fronting 17th Avenue is accentuated with canopies, with signages attached to denote and advertise the commercial units beyond. The canopy on the residential entrance of the building, stands higher and because of its size, it will be an outstanding feature on the block.

The north façade enhances the public interface of the street with clear architectural articulation of vertical brick clad walls and change of materials, colors and textures. Private balconies on the second and sixth levels animate the façade. At large, the rooftop patio on the top floor, provide a greater amenity to the building occupants. The north façade is arranged and articulated in various ways –

through horizontal stratification of the main floor with its distinctive entries and vertically, through the main building “body” housing the residential units, crowned with the top floor residential canopy covered balconies and the publicly accessible patio.

These residential five levels above the main floor podium, are further setback 6 meters from the property line. The façade of these five levels is expressed with eight columnar bays of windows and are recessed on four different planes. The central two bays, clad in brick, are the closer ones to the street. The other two bays to each side are set back and clad in brick, but the most outward bays, on the edges of the building are finished on a different material. These different planes create a symmetrical hierarchy to the building, that enhances the building block, the street, and the Tomkins Park experience. All of level six is recessed another 2 meters, to reduce the perceived massing of the building and provide a clear human scale and experience from the street-level. Thanks to the many windows facing north and south, this building provides “eyes on the street”, adding to the feel of security and well-being of 17th Avenue, the lane behind, Tomkins Park and the neighborhood at large. All building materials used at this project have been selected with durability and longevity in mind, to resist and withstand the local climate. The building utilizes several well-regarded building exterior materials including high quality brick, stucco, glass canopies, metal and glass railings, metal clad PVC windows and metal doors. The main building colors will include dark clinker color brick, light and charcoal grey stucco, charcoal color metals. These materials and colors correspond with the project surroundings.

All elevations of the project were extensively designed to articulate various elevation elements, to mitigate the building mass appearance. As demonstrated in the plans and on the elevations, the entire front and rear elevations are well articulated and provide a variety of window types, balconies and various materials that break up the massing. We believe that this building reinterprets Calgary’s residential architecture in a contemporary way, making it contextual and relevant.

## **Landscape**

### **Ground floor**

The landscape design for this project ground floor extends the building language onto the public realm. Thinner sandblasted concrete strips alternate between building entrances whereas the largest strip denotes the main entrance. Horizontal control joints are dense close to the building edge to delineate the transition zone between private and public realm.

### **Second floor**

The landscape design for second floor strives to create an oasis for the residential units on that level. A tiered retaining wall approach along with accentuating decorative trees and trailing junipers are intended to provide a visually engaging edge for the second-floor units. The trees on the ground floor and second floor are intended to work in conjunction with Tomkins Park to increase the green canopy along 17 Avenue SW.

### **Rooftop**

The rooftop landscape provides a meaningful space of leisure and entertainment for residents of the project. A variety of programming and ease of accessibility ensures that the spaces are inclusive and engaging. Along with an assortment of seating options, a putting green and outdoor kitchens add another layer of vibrancy to the space. Trellises with beautiful string lights create comfortable spaces for residents to enjoy well into the evening.

### **Light**

Exterior lighting design will highlight the building architectural features and vertical accents, while welcoming and leading people to the building entrance.

Second level landscape illumination will be provided complete with tree up-lighting, creating a glowing effect for the pedestrian traffic at the ground level.

Roof top amenity level will feature low level step lighting to illuminate pathways, and general building lighting to provide safe and clear paths of egress.