

# Applicant Submission



July 19, 2023

## Applicant Submission – Minto Alto – DP2022-05308

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### PLANNING AND PROGRAMMING

The proposal is for a six storey wood-frame residential building in the community of Sunnyside. The site is located half a block north of the Sunnyside LRT station and is flanked immediately to the east by the recently completed Bow to Bluff pathway. The proposal includes 71 residential units including a mix of 1 bedroom, 2 bedroom, and 2-level loft style units. The site has unique urban proximity to transit, pathways, park space, multiple grocery stores, restaurants, Kensington main streets (Kensington Road and 10<sup>th</sup> street) and the downtown core. This lends itself to urban living and transportation via modes other than privately owned vehicles.

While the existing land use allows for a building of up to nine stories, the nexus of suppressed concrete condominium revenues and escalating construction costs has resulted in the most commercially viable outcome to be the development of a wood framed, six storey structure. The provided unit mix and limited parkade have allowed for all two-bedroom dwellings to be paired with on-site resident parking. Direct access to alternate modes of transport and abundant off-site parking in underutilized nearby parkades supports the development of unparked 1-bedroom dwellings. In order to support alternative modes of transportation, Minto has also allocated Class 1 bicycle parking stalls at a ratio of 1:1 within the building, with the majority of bike facilities located at grade.

Since the construction of the LRT in the 1980's, this block has operated with the unique condition of having no front street. Primary building access and all vehicular and cycling access is proposed via the existing lane between 10 St NW and the now closed section of 9A St NW. While pedestrian access from former 9A street will be a focus, Minto proposes addressing the building to the lane and naming the lane for improved wayfinding.

Through the density bonusing provisions under the Hillhurst Sunnyside ARP and the Direct Control zoning applicable to this site, this project will contribute **\$50,551.43** to the Hillhurst Sunnyside Community Amenity Fund. Further, this project will contribute to lane repaving on the south portion of the existing lane between 10 St NW and (former) 9A St NW.

### SITE DESIGN

This project extends on an idea of a dwelling in an urban park environment. A large landscaped courtyard has been designed and placed on the building's south-east corner, allowing for a triangular outdoor amenity space shaped to follow the pattern on the City of Calgary's successful "Bow-to-Bluff" linear park design with pocket parks. This park space will allow for a private outdoor amenity space while also allowing for the visual park space to extend to the private space. This triangular park will also add shade



and breezeway between the adjacent site to the south and the subject development site, adjacent sidewalk, and the LRT line corridor.

As mentioned earlier, vehicle access will be provided off the rear lane via a concrete apron. Visitor stalls will be provided and accessible from the building parkade level. The main bicycle Class 1 and Class 2 access and storage will be provided off the lane at grade. Sufficient parking and Class 1 biking stalls will be allocated for each unit in an enclosed and secured garage. Interface with the lane has been carefully coordinated with support from both Planning and Mobility teams.

An equally important pedestrian entry point off the "Bow to Bluff" linear park space will improve safety along the public sidewalk. Private decks, patios, and balconies located along the east sidewalk, as well as off the triangular private park space, will also add to the safety and security of the users of the boulevard sidewalk while filtering public access to the building and private and semi-private zones within the site through secured doors and gates.

All units at grade will have a direct connection to the surrounding walkways through the patio/entry porches. Through its many window openings facing the streets, this project will adhere to the principles of providing "eyes on the street", adding to the feel of security and well-being of the entire neighbourhood and the pedestrian "Bow to Bluff" park in particular.

#### **BUILDING DESIGN**

The building will address its surroundings at all sides of the site with the same attention to detail and architectural expression.

The proposed design minimizes visual impact on the surrounding properties by expressing horizontal stratification on the building facades, articulated by slab "extension" cantilevers. This exterior slab articulation is common in older buildings in Calgary and in Sunnyside in particular. Building massing expressed by the horizontal stratification and mix of materials and forms (arches and circular forms on building main and upper most floors) continues the Calgary tradition of playing on building a rhythm and repetition, while also breaking the pattern by expressing unexpected volumes and "cut-outs", thus providing a contemporary interpretation of local vernacular.

The building's main floor is articulated and treated with special attention by expressing arched porch conditions on the building's most exposed elevations (west, south, and east). Entry canopy details will be embedded into the architecture. This will allow for addressing the entry points visually and by massing volumes, as well as distinct materials. These articulations have been furthered with appropriate modern detailing – slim trims, flashing overhangs, railings and canopy extensions.

As the main overall building massing (levels 2-5) is broken horizontally by straight slab "extension" lines, the further balcony and window patterns provide interest and playfulness to the overall massing. Special attention has been added to the rounded building corners, an architectural touch which makes the building appear smaller by blurring out and diminishing the building size.



The building "roof" is emphasized by a different coloration and material selections and various balcony designs, including projecting and set-in balconies. The "roof" portion of the building contains the 6<sup>th</sup> floor units with mezzanine loft spaces expressed by oversized windows, adding into the special character and massing of the building's "crowning" element. Most notably this allows for the mechanical penthouse to be screened behind living space, delivering a clean roofline from all vantage points.

The main building colours will include light- and charcoal-greys, with some copper accents. All building material colours are muted tones and 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, side, and rear elevations are well articulated and provide a variety of window types, balconies/porches and various materials that break up the massing. This modulated façade with variety of roof forms helps to reduce the perceived scale and adds to the visual attractiveness of the project from vantage points including McHugh Bluff.

We believe that this building reinterprets Calgary's residential architecture in a contemporary way, making it contextual and relevant using well-known forms and material.

Thank you for your consideration. Sincerely,

-Tom Dvorak

Development Manager

Minto Communities - Canada