

Applicant Submission

2023 August 22

Project Brief

The ravine drastically slopes and accumulates valley drainage into a larger body of water. Albeit, the natural biophysical identity of the Elbow River watershed includes a dense aspen forest dispersed throughout the rough terrain symbiotically interacting within the environment. Just as the aspen trees establish their roots and grow wild, they protect the surrounding biology and interconnect the ecosystem holistically. Yes, the trees communicate with each other and everything around them - the system relies on such interaction. Much like the elements of urban design are similarly dependent to the connections of the development.

The flow of parking engages the site from multiple levels and entry points allowing for an ease of access and permeability to the main public areas. Likewise, centralized bicycle parking opens other modes of transportation with a main bus transit stop immediately adjacent to the development. Waste and recycling areas are facilitated to circulate to a main collection room located on the Eastern portion of the P3 parkade level, where the topography is less intense than other areas of the site.

With higher residential density of 342 dwelling units bifurcated on the north and western portions of the site, the towers establish their roots along 85th Avenue SW and the mutual access road at the north sprouting to an overall elevation of 11 storeys. Embracing western views of the Rocky Mountains and eastern perspectives of the city, a simple offset between the buildings strategically allows pedestrian access and more sunlight penetration. The western towers share a common amenity area in which the active uses take advantage of natural daylighting, while more intrinsic activities are sheltered within, allowing for the lobbies to spill into the open outdoor area as suited. The general theme of the outdoor amenity between the towers is inclusivity, whereby a communal sloped pathway allows for an interactive connection between the different commotions of commercial retail and amenity gathering modes.

Toward the east of the site, the 6 storey professional building shares a commercial high street with the mixed-use residential towers. Shifting the transition of density to a comfortable human scale and creating another niche opportunity to bridge the interstitial space between commercial retail frontages and stretching casual circulation through the valley. Like the rhythm of a lush forest, the professional building boasts a playful distribution with staggered width vertical accents. Anchoring the Eastern portion of the site, the access road and regional pathway radiate variable velocity while bordering the development in proximity to the nearby pond.

With inspiration from the natural character of the area, the most notable identities have influenced a theme of incorporating the visceral integrity of the vicinity. The materiality and rhythm of the professional building is framed along the towers. Additionally, this mountain modern style references the crest through its mechanical rooftop units, crowning commonality across the buildings. Conclusively, the proposed development intends to connect users across all moments for the optimal experience within the ravine.