

Applicant Submission



Statement of Design

DEVELOPMENT PERMIT (DP2022-08536)

CPC REPORT UPDATE - OCTOBER 2023

How to Read this Document

This Statement of Design builds on the Gallery Application Brief (Dec 2022). They should be read together, with updated/refined design visuals in this Statement superceding those from the initial Brief.

Prepared For

Truman Development Corp.
in partnership with
Louson Investments Ltd.

Project Team

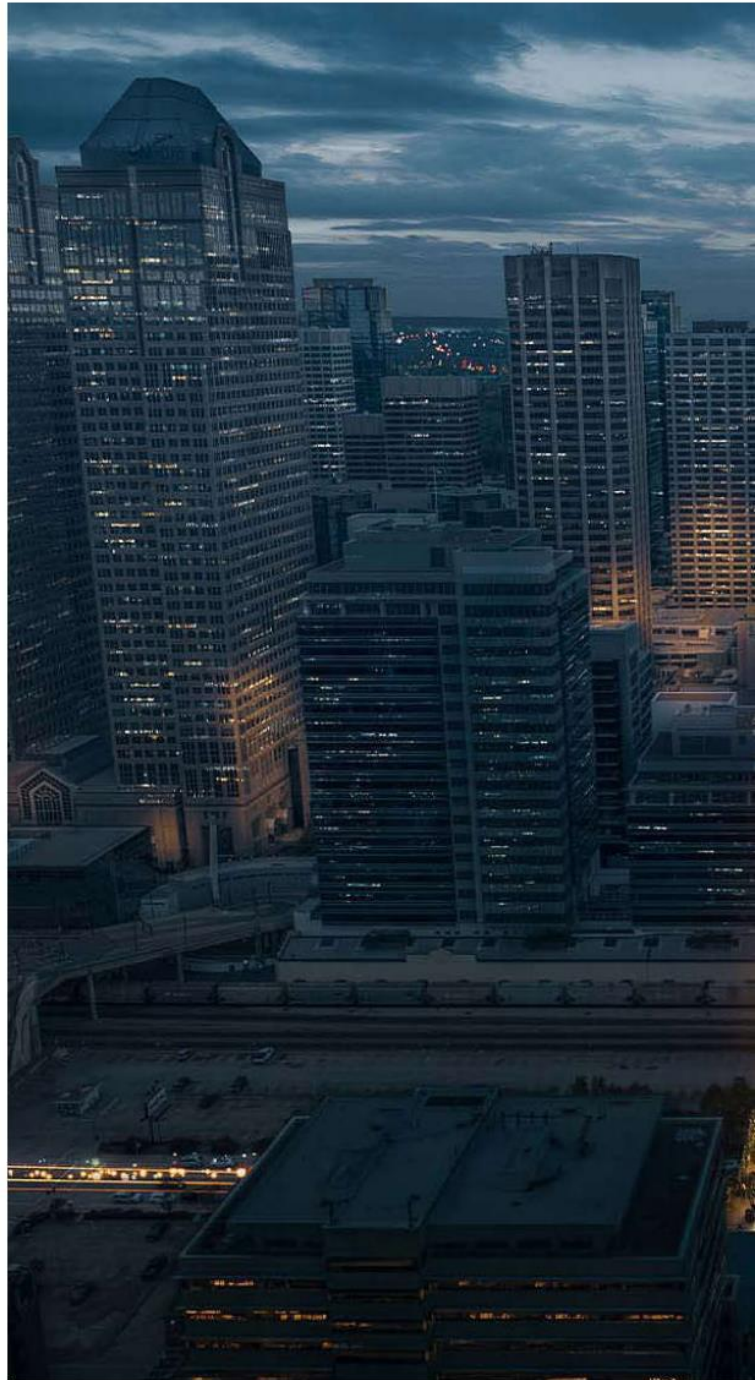
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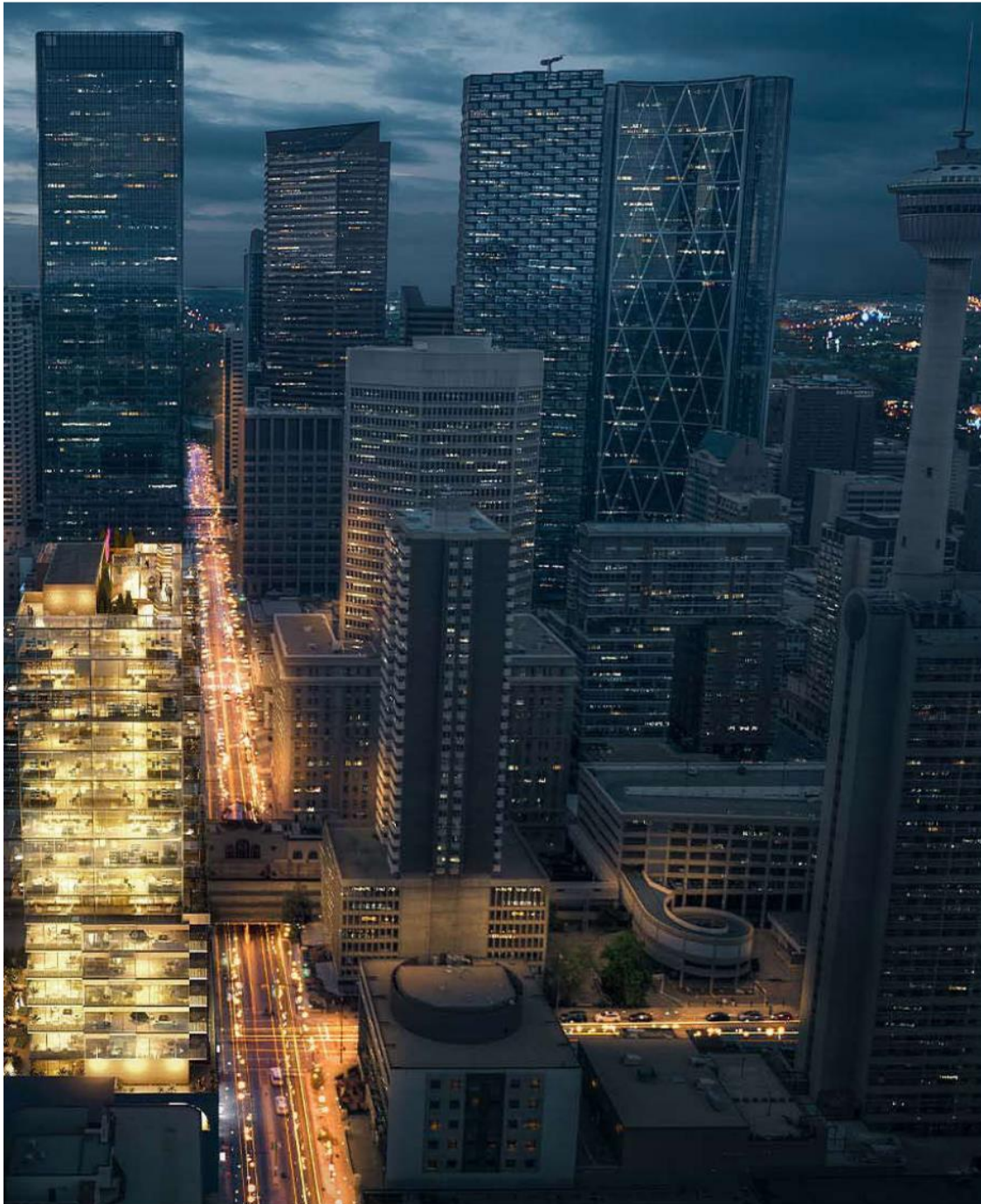
Project Website

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CONTENTS

Statement of Design

Location	6	Statement of Design	14
Applicable Policy + DP Considerations	8	Public Realm Enhancements	15
Applicant Led Outreach, Common Feedback	9	Appendix: Public Realm Enhancement Graphics	16
Current Buildings Condition	10		
Heritage Considerations	12		
Leasing Transitions for Current Tenants	13		

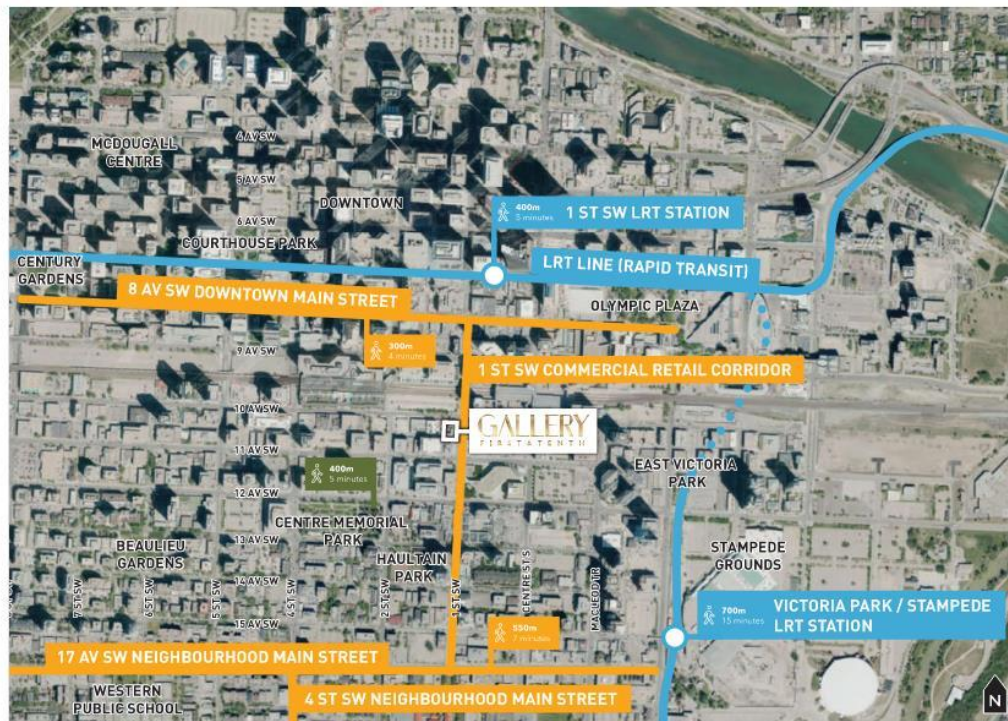


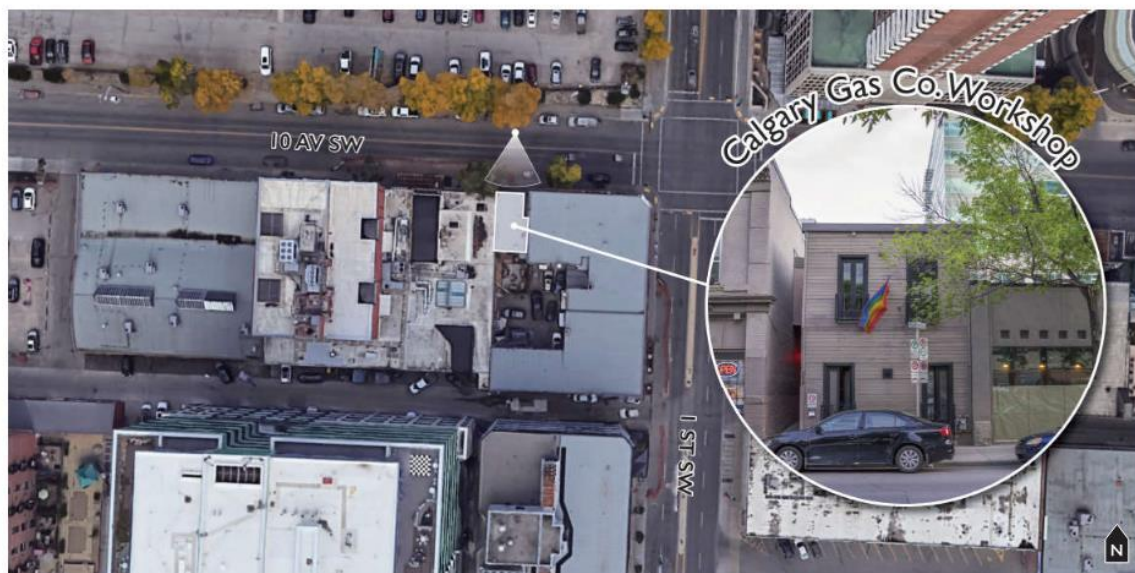


LOCATION

The Gallery Development Permit (DP2022-08536) land assembly is located at the intersection of 1 ST SW and 10 AV SW in the Centre City community of Victoria Park. The site currently hosts two buildings: The Western Block at 1001 1 ST SW, a two storey mixed use multi-residential building, and the Calgary Gas Co. Workshop at 209 10 AV SW, a two storey commercial building. Both buildings are in poor condition. The subject site is small, with 39.7m (+/-130ft) of frontage onto 1 ST SW and 30.5m (+/-100ft) onto 10 AV SW and a total site area of 0.3ac (0.12ha). These frontages are further reduced when public

realm and land use setbacks are required in any future redevelopment. Between the condition of the buildings, setback expectations, and a need to create an efficient parkade, the buildings on site are proposed for demolition and redevelopment into the 18 storey, mixed-use multi-residential Gallery development proposal.

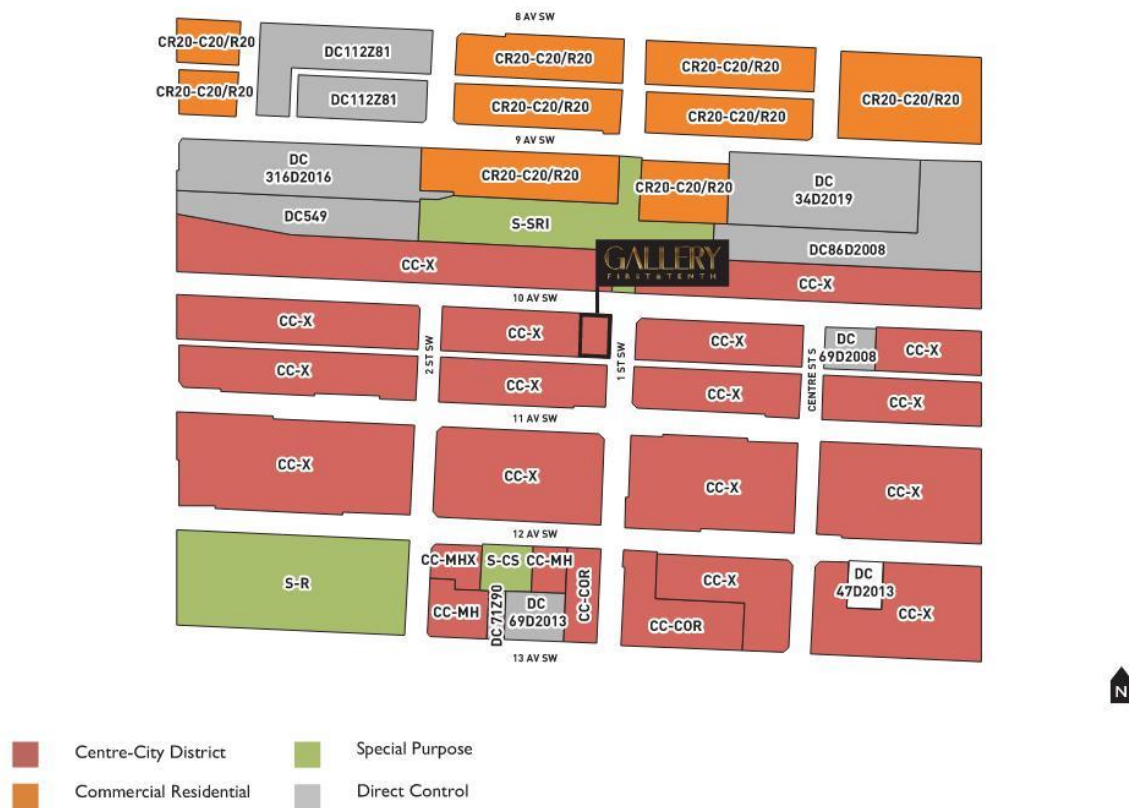




APPLICABLE POLICY + DP CONSIDERATIONS

The Gallery development proposal aligns with local policy applying to the site. The Beltline Area Development Plan (ARP, amended 2019) identifies the site as part of the Urban Mixed Use Area, meaning a wide range and mix of uses are encouraged for the subject site, including an aim to create vibrant pedestrian streets. The ARP also allows an FAR of up to 12.0 at the subject site, with any FAR beyond 8.0 achieved through density bonusing. The existing Land Use District applying is the Centre City – Mixed Use (CC-X) District. It is intended for a mix of commercial and residential uses in the Centre City.

The local area policy and land use are already in place to support the Gallery redevelopment proposal as currently envisioned. No amendment to the Beltline ARP or CC-X Land Use District will be required. DP2022-08536 is working within the parameters of the CC-X land use, with the intention to achieve a relaxation-free Development Permit approval that utilizes bonusing mechanisms available beyond 8.0 FAR to yield a 9.3 FAR building.



APPLICANT-LED OUTREACH, COMMON FEEDBACK

At submission of the policy-aligned Gallery Development Permit, the project team launched a supporting applicant-led outreach program to advertise the proposal and give citizens and community groups the opportunity to ask questions and provide feedback on the project. It should be noted that there is no legal applicant requirement to conduct outreach for a Development Permit, but Truman wanted to ensure neighbours and the surrounding community had the opportunity to provide feedback.

As a result, the project team undertook the following strategies:

- **Hand Delivered Mailers:** Over 3000 mailers providing introductory details, a website link, and feedback opportunities (phone line, email inbox, webpage feedback portal) about the proposal were hand delivered to residents and businesses within 250m of the subject site by Canada Post.
- **On Site Signage:** Supplementing City signage, Applicant signage was affixed to the wall of the Western Block near the intersection of 1 ST SW and 10 AV SW in a prominent location. The signage provided project details, a link to the website, and included information on how to provide feedback.
- **Project Website:** A project website, <https://www.engagegallery.com/>, was created to host project information, including renders, a fulsome application brief on project details, and supporting studies. This webpage has been periodically updated through the application timeline to publish new information and includes a feedback form for interested residents to contact the project team.
- **Phone Line + Project Inbox:** A dedicated phone line (587.747.0317) and project inbox (hello@engagegallery.com) were provided for interested citizens and community groups to get more information on the project, to ask questions and provide feedback.
- **Community Group Meetings:** The project team met with a number of community groups after

the submission of DP2022-08536 to present project details and collect feedback, including the Victoria Park BIA (January 17, 2023), Calgary Heritage Authority (January 20, 2023), The Beltline Neighbourhoods Association (January 24, 2023), The Backlot (January 25, 2023), Councillor Walcott and the Ward 8 Office (January 30, 2023) and the Beltline BIA (February 1, 2023).

A low number of citizens contacted the project team regarding the proposed development through the feedback portals. Feedback from these individuals was similar to the feedback shared by community groups, which could be broken into a few main themes:

- A push for retention of the heritage structures, or a stronger commemoration story if the Western Block and Calgary Gas Co. Workshop structures could not be retained;
- A desire to protect and celebrate queer spaces in Calgary; and
- An enhanced public realm.

As a result of this feedback, the project team has further studied whether retention of the Western Block and Calgary Gas Co. Workshop are possible; conducted additional analysis on the significant character defining elements of the buildings and who has used them over time; and refined the public realm design to make this gateway to Victoria Park special, providing visual links to built form heritage and celebrating Calgary's LGBTQIA2S+ community.

CPC REPORT UPDATE

Second Chinatown Commemoration: The Applicant team contacted the Calgary Chinese Cultural Centre, United Calgary Chinese Association, Calgary Chinatown Community Association, Chinatown BIA, and Tomorrow's Chinatown group for future engagement on Second Chinatown storytelling opportunities and commemoration in the proposed public realm design of this project. Engagement scheduling is pending Development Permit approval.

CURRENT BUILDINGS CONDITION

To confirm whether the Western Block and Calgary Gas Co. Workshop buildings could be retained, Williams Engineering was retained to conduct a technical engineering assessment of the structural condition and building envelope (March 2023, report provided under separate cover). Williams also reviewed an earlier Building Conditions Report completed by Frontline Home Inspections Inc. as part of their work. The structural review largely focuses on the Western Block, as they were unable to gain interior access to the Calgary Gas Co. Workshop. The envelope review addresses both buildings.

Williams Engineering concluded that the building structure has reached the end of its life expectancy and significant repairs will be required in order to retain it. The report identifies cracking of walls that suggest foundational movement, which renders the salvaging of exterior elements like the brick or stone of the Western Block building difficult and cost prohibitive. Structural issues in floors and the roof were also identified.

The portion of the report reviewing the building envelope highlights that both buildings employ a historic "breathable" design that does not seal against water seepage or include a plan for exterior drainage. The paint coating the Western Block brick and Calgary Gas Co. Workshop wood cladding has reduced this breathability over time and results in poorer drainage, with water damage evident in the lower portion of the buildings that leave them in poor condition.

The building envelope as a system in both buildings was determined to have reached the end of its service life. Given the current state of the reviewed building envelope components, Williams Engineering concluded that it would not be possible to repair the existing materials to a level that would provide an effective and durable building envelope.

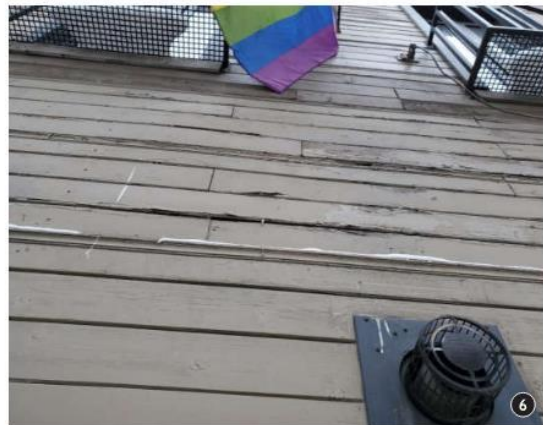
Both reports by Frontline and Williams Engineering confirmed that the structures are at the end of their lives, no longer economically viable to remediate or functional to maintain. The Western Block and Calgary Gas Co. Workshop have been recommended for redevelopment by experts.

Photographs

1. Structural: Deformed Brick Wall By Side Alley Entrance (Western Block)
2. Structural: Damaged Joist Floor Framing (Western Block)
3. Structural: Fire Damaged Roof Framing (Western Block)
4. Envelope: Common brick damage on lower portions of Western Block (mortar damage, efflorescence)
5. Envelope: Open Joist at corners wood siding (Calgary Gas Co. Workshop)
6. Envelope: Cracked and Weathered Cladding (Calgary Gas Co. Workshop)

CPC REPORT UPDATE

Material Condition and Salvage Report: The Applicant team engaged Williams Engineering to provide additional reporting on the state of exterior elements and the feasibility of retaining materials. The subsequent report, issued June 6, 2023, identified sandstone and leaded glass exterior elements as candidates for potential material retention.



STATEMENT OF DESIGN

11

HERITAGE CONSIDERATIONS

Understanding that a retention strategy for the Gallery site is unviable, the project team revisited the City's Inventory of Evaluated Historic Resources and completed another review of the Western Block and Calgary Gas Co. Workshop Statements of Significance, in concert with what was shared by community groups and The City in meetings to date. This review was undertaken to further consider how an enhanced public realm design could integrate character defining elements from the current buildings and commemorate the people and groups who used these buildings over time. Additional architectural inspiration for the public realm has been drawn, in particular to celebrate the queer community, which has used the Calgary Gas Co. Workshop building as an LGBTQIA2S+ bar, the Backlot since 1996.

The interventions made by the team in the public realm will be further detailed in the Statement of Design portion of this report.

CPC REPORT UPDATE

Second Chinatown Commemoration: Proposed public realm enhancements were revised at the Detailed Team Review 2 stage of the Development Permit review process to include a commemorative wall dedicated to the story of the Second Chinatown site.



Western Block (1001 1st SW)

LEASING TRANSITIONS FOR CURRENT TENANTS

The regulatory framework guiding the Approving Authority's review of the Development Permit considers the uses proposed, not the users (existing or future). The Backlot Bar is a current user within the Calgary Gas Co. Workshop and a tenant of Louson Investments Ltd. (owned by the Ryder Family), who owns both the Calgary Gas Co. Workshop building and the contiguous Western Block building.

Given the existing buildings' poor condition and cost prohibitive structural and envelope retention issues identified by Williams Engineering, the owner's intention is to comprehensively redevelop the site per the proposed Development Permit. In the fall of 2022, Louson Investments Ltd. provided a one-year notice of demolition and actioned lease termination clauses, per standing lease agreements, for all existing tenants (commercial and residential) on site within the two buildings.

The Backlot Bar is recognized and self-described as one of Calgary's oldest gay bars still in operation and was

opened in its current location in 1996 by Rudy Labuhn, Ken Schultz, and Lorne Doucette. The Ryder Family owned the building at that time and welcomed the business as a tenant. The Ryder Family is proud of their legacy of supporting LGBTQIA2S+ businesses in Calgary. Outside of The Backlot Bar, past and existing businesses operating on sites owned by Louson Investment Ltd. include Victoria's Restaurant, Detours, and Goliath's & Texas Lounge, all within the Model Milk building at 308 17 AV SW.

The Ryder Family is assisting The Backlot Bar owner (Mark Campbell) and other current commercial tenants of the Western Block building (when requested) with finding alternative commercial space within operating real estate owned by The Ryder Family and through the Family's real estate operator network. The Ryder Family has also extended the opportunity for The Backlot Bar to return to a commercial space within the proposed development upon construction completion and occupancy.



Calgary Gas Co. Workshop (209 10 AV SW)

STATEMENT OF DESIGN

CPC REPORT UPDATE

Gallery First and Tenth is envisioned as a landmark building for Victoria Park and the Beltline. From the outset of design, the project team prioritized not only the development of a mixed-use program but also the expression of heritage uses in the massing of the building – specifically, the Calgary Gas Co. Workshop and The Backlot use. The project team drew inspiration from the scale, form, and character-defining elements of the existing Workshop building, designing it anew as part of the proposed 10th Avenue SW frontage. The inclusion of this massing piece is important both in terms of maintaining the historic datum of the Calgary Gas Co. Workshop and ensuring that the legacy of a significant queer space in the city endures.

As the project developed, the history of the Second Chinatown, and its association to the Western (Underwood) Block, became a storytelling focus for the proposed building. The Applicant team will work with the Calgary Chinese Cultural Centre, United Calgary Chinese Association, Calgary Chinatown Community Association, Chinatown BIA, and Tomorrow's Chinatown group in shaping the content of a dedicated commemoration wall at the southeast corner of the building. The project team is proud that commemoration of The Backlot and Calgary's Second Chinatown are prominent features in the proposed building design.

The overall design of the building is a dramatic addition to the neighbourhood. It activates and enhances the significant gateway corner of 10th Avenue and 1st Street SW. The proposed architecture features a two-storey podium base, articulated by bold, arched openings, curved glass, and high-quality stone cladding. The tower above incorporates brass soffit and fascia details of the podium, and its floor-to-ceiling glass provides residents with expansive views of downtown and the Beltline. The double height main level has the capacity to house four premium retail spaces, designed with the intent of extending the incredible 1st Street restaurant district. The second floor is outfitted with both residential and commercial amenity spaces, with the latter anchored by an innovative, partially enclosed, multi-season patio space. Main and second storey uses aim to animate and enliven the site's high traffic pedestrian corridor.

The project team believes in the strength of the initial design proposal. It champions heritage commemoration and represents the optimal configuration of a mixed-use tower on this site. Given the condition of existing buildings, conservation and partial retention is not feasible. However, salvaged materials from the existing building are proposed for incorporation in the new development, both within the podium and throughout the public realm. The driver for public realm enhancements is to celebrate the existing buildings and uses, with The Backlot and Second Chinatown commemoration at the forefront.

PUBLIC REALM ENHANCEMENTS

CPC REPORT UPDATE

Feedback from community groups and the City encouraged the project team to strengthen public realm enhancements and make commemorative interventions more meaningful and visible. The proposed walkway along the 10th Avenue and 1st Street SW frontages is envisioned as a continuous commemoration piece, flanked by a commissioned mural of The Backlot and a commemorative wall dedicated to the story of the Second Chinatown. The enhancements involve six public realm elements that provide opportunities for incorporating commemorative content as well as salvaged materials from the existing Western (Underwood) Block building, where feasible. From the southeast corner to the northeast corner of the development, the proposed commemoration elements are as follows (refer to accompanying graphics in the Appendix):

Second Chinatown Commemorative Wall

A portion of the south façade is dedicated to Second Chinatown information and storytelling. Content and configuration of this commemoration area is to be determined in consultation with community groups, as described in the Outreach section of this document.

Existing Footprint Paving Inlay

The building footprint outlines of the Western (Underwood) Block and Calgary Gas Co. Workshop are proposed as an inlay feature in the concrete paving along 1st Street SW and 10th Avenue SW. The outline traces storefront patterns and extents of the two heritage buildings. At the northeast corner of the footprint outline is an imprint of "1905", aligned to the original location of the signage piece atop the existing Western (Underwood) Block cornice.

Bus Shelter – Concentrated Heritage Commemoration Element

The previously proposed transit bench is revised to include a protective canopy as well as heritage forms and materials of the existing Western (Underwood) Block building. Heritage elements include an informational plaque facing the sidewalk, a sandstone wall and base made of re-used material, and an angled seating edge that reflects the form of the Western (Underwood) Block's storefront pattern. Informational plaque content and configuration to be determined in consultation with the City, with the potential to include a description of the overall commemoration strategy for the site.

Western (Underwood) Block Clerestory Glass

The existing leaded glass from the Western (Underwood) Block's residential entry is proposed to be re-used as a salvaged, reinstalled, and protected clerestory piece above the new residential entrance.

Commemorative Wayfinding Signage

A new wayfinding monument sign is proposed for the northeast corner of the site, within the 10th Avenue SW furniture zone. The signage wall is made of re-purposed sandstone, and the content and configuration of the signage is to be determined in consultation with the City. Content may include commemoration information about the site's history, links to Tomorrow's Chinatown initiatives, general wayfinding, or Beltline neighbourhood information.

Calgary Gas Co. Workshop Commemorative Mural

Although it is all new construction, the northwest commercial bay reimagines the character-defining architecture of the Calgary Gas Co. Workshop through scale, horizontal cladding, and arrangement of openings. The full façade of this bay will serve as a canvas for a mural, commemorating The Backlot and its significance to the queer community. The art will be a commissioned piece, with the potential for a Beltline Urban Murals Project collaboration.

APPENDIX: PUBLIC REALM ENHANCEMENT GRAPHICS



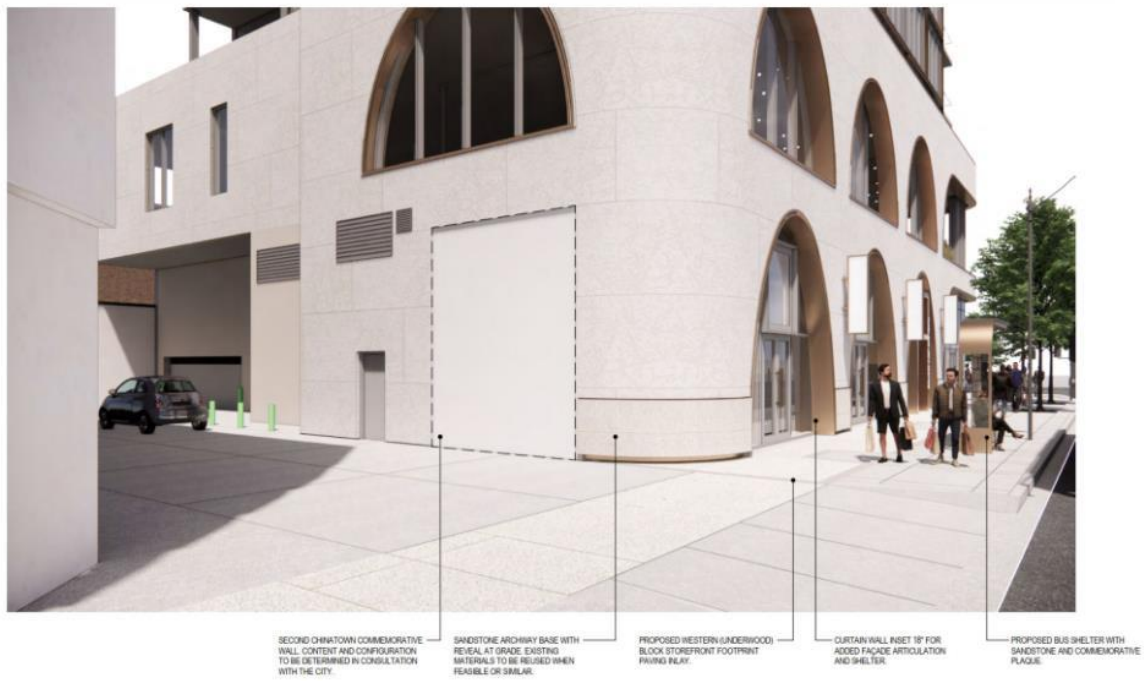
EAST ELEVATION - 1ST ST SW



NORTH ELEVATION - 10TH AV SW

Public Realm Enhancements

Design is subject to change based on municipal review of Gallery Development Permit DP2022-08536



SOUTHEAST CORNER - SECOND CHINATOWN COMMEMORATION WALL

Public Realm Enhancements
Design is subject to change based on municipal review of Gallery Development Permit DP2022-08536

APPENDIX: PUBLIC REALM ENHANCEMENT GRAPHICS



SOUTHEAST CORNER - COMMEMORATIVE BUS SHELTER

Public Realm Enhancements

Design is subject to change based on municipal review of Gallery Development Permit DP2022-08536



NORTHEAST CORNER - COMMEMORATIVE WAYFINDING AND 1905 INLAY

Public Realm Enhancements
Design is subject to change based on municipal review of Gallery Development Permit DP2022-08536

APPENDIX: PUBLIC REALM ENHANCEMENT GRAPHICS



NORTHWEST CORNER - COMMEMORATIVE BACKLOT MURAL

Public Realm Enhancements
Design is subject to change based on municipal review of Gallery Development Permit DP2022-08536

