

Applicant Submission

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Calgary Planning Commission Applicant Submission

Medicine Hills Block J - 1201 Na'a Drive SW - DP2022-07470



Located in the community of Medicine Hill, the proposed development for Block J consists of twenty (20) multi-residential buildings along Na'a Drive SW totaling 128 units.

Project Vision:

The proposed development is an affordable purpose-built rental project and a response to the urgent need for this type of housing in the currently constrained market. The project commits to providing a proportionate amount of below market rental housing. The intention is to keep the market housing at an affordable price point and delivered in a timely manner.

Urban Design:

The urban design of Block J respects the adjacent Paskapoo Slopes environmental reserve (ER) and pays recognition to the use of the area by the Blackfoot people for thousands of years with careful plant selection, the design of a reflective amenity area, and locations for interpretive panels.

- **PLACE:** The siting of the buildings has enabled large setbacks from the Paskapoo Slopes ER and an abundance of open space and outdoor amenities for all demographics. The townhouse buildings frame Na'a Drive SW and the Villas frame a large central park space. The buildings' articulation create a pedestrian-scaled environment through thoughtful selection and placement of cladding, residential entries and glazing. Multi-modal connections are provided on-street and through the site to the surrounding context and commercial amenities.
- **SCALE:** The development proposes 2-storey and 3-storey townhouses and 2-storey villas that incorporate slope adaptive design strategies suitable for the sloped site and low-scale intention established by the ASP and land use policies. Each building is sited at an elevation to maximize accessibility and provide for walkouts for the residents where possible.

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- **AMENITY:** A key goal of this project is to provide abundant open space and amenities that exceeds expectation. A large central park space incorporates a playground adjacent to community gardens and a fruit orchard; connected by pathways to smaller passively programmed open spaces and to the reflection area. This project incorporates the creation of on-site outside spaces for ceremony in the reflective amenity area.
- **LEGIBILITY:** The townhouses sited along Na'a Drive create a pedestrian scaled street wall with well-defined residential entries facing Na'a Drive along the south edge of the road. Carefully selected and varied cladding and peaked roof framing provide a fine grain level of articulation along the street edge while providing suitable a design response to the surrounding sloped context.

The villas are sited in a cluster-style on the northern portion of the site to create a park like setting for the units and a varied pedestrian experience for the residents and visitors. Buildings are articulated by changes in cladding, peaked roof framing, balconies, and walkouts into open spaces where possible.

- **VIBRANCY:** The combination of robust and well programmed amenity space, siting adjacent to a large senior's residence and commercial complex, and provision of affordable rentals creates a unique situation for vibrancy. All demographics will be able to intermingle in the open spaces creating an active and vibrant destination nestled into this historically and culturally significant place.
- **RESILIENCE:** This project is a direct response to the urgent need for affordable rentals in Calgary and proposes a range of unit types suitable for students, seniors and families. all units will be solar ready, units with garages will be EV ready, and charging stations will be provided in four (4) visitor stalls adjacent to the central park area. Buildings are designed to meet high energy efficiency standards and selected roofing is hail resistant. Areas for food production are provided to address food security. Buildings are setback along the southern edge of the property to ensure there is an appropriate buffer to the environmental reserve and plantings along this southern edge will only be native species. garden that provides a stone seating area surrounded by native plantings. the adjacent commercial complex is an amenity itself, and pathways are carved out to ensure connectivity to these shopping areas.

Sincerely,

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PROJECT MANAGER

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