

Applicant Submission



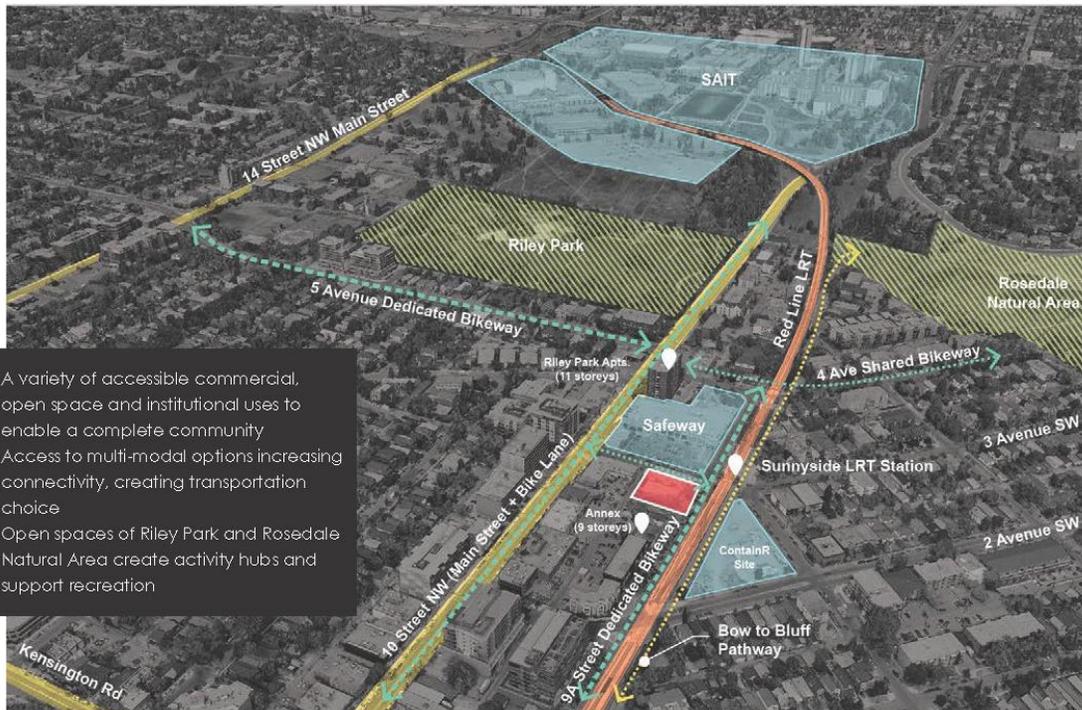
CALGARY PLANNING COMMISSION

JEMM PROPERTIES - SUNNYSIDE MULTI-FAMILY DEVELOPMENT

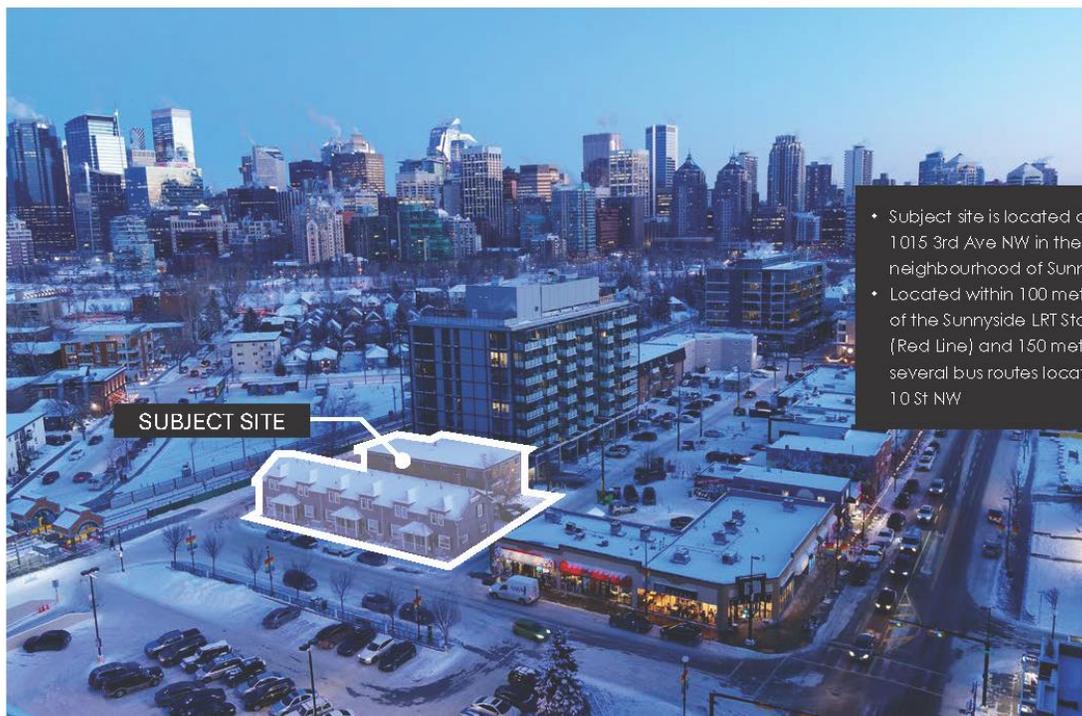
APPLICANT STATEMENT
1015 3 AVENUE NW
LOT 41, BLOCK 2, PLAN 2311712

April 11, 2024

LOLA
Architecture



- A variety of accessible commercial, open space and institutional uses to enable a complete community
- Access to multi-modal options increasing connectivity, creating transportation choice
- Open spaces of Riley Park and Rosedale Natural Area create activity hubs and support recreation



- Subject site is located at 1015 3rd Ave NW in the neighbourhood of Sunnyside
- Located within 100 metres of the Sunnyside LRT Station (Red Line) and 150 metres to several bus routes located on 10 St NW

SITE CONTEXT



Located at a landmark site adjacent to the Sunnyside LRT station, this multi-family rental building will provide 158 homes at a variety of sizes ranging from Studios (36%), 1 Bed (51%) & 2 bed units (13%). This transit-oriented development benefits from its location adjacent to the LRT and the bike network and encourages use of public transport, scooters, bikes, and walking. 13 visitor parking stalls are provided along with 7 residential stalls in a single level of below grade parking. The main level consists of services, 3 at-grade units along 9A Street, and an active edge along 3rd Avenue with a fitness centre, entry lobby, and resident lounge. Level 2 has 12 units and Levels 3 through 15 have 11 each. Level 16 has indoor and outdoor mechanical, along with indoor and outdoor amenity space for use by all residents.

SITE INFORMATION:

MUNICIPAL ADDRESS: 1015 3RD AVE NW
LEGAL ADDRESS: LOT 4, BLOCK 2, PLAN 2311712
SITE AREA: 1,116 m²

DEVELOPMENT STATISTICS:

LAND USE: DC based on Mixed-Use General District (MU-1), 33D2023. Proposed permitted uses; Sign, Class B
MAX ALLOWABLE HEIGHT: 50 m
TOTAL STOREYS: 16 storeys
FAR: 8.95 (9.00 Allowed)
TOTAL GFA: 9,985.72 m²
TOTAL RESIDENTIAL SUITES: 158

AMENITY AREA:

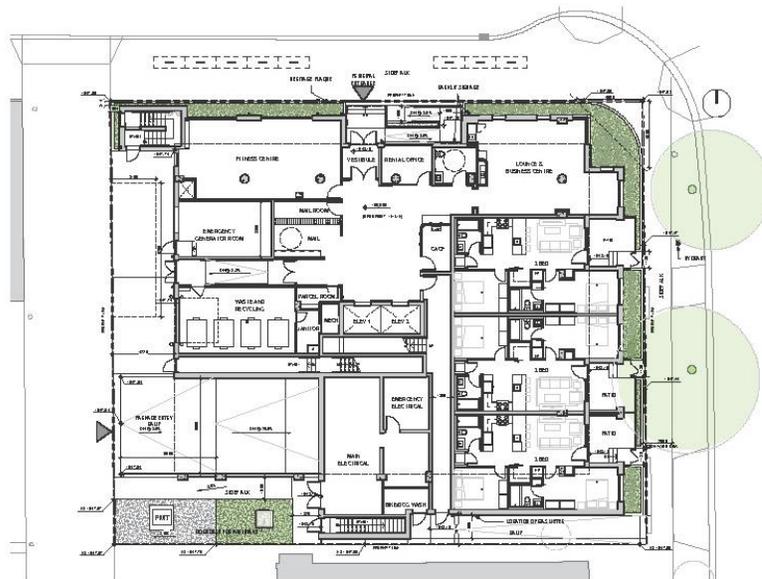
PRIVATE OUTDOOR (BALCONY) AMENITY: 455 m²
COMMON OUTDOOR (ROOFTOP) AMENITY: 115 m²
COMMON INDOOR AMENITY: 242 m²

MOTOR VEHICLE PARKING STALLS:

SURFACE PARKING: 0 STALLS
UNDERGROUND RESIDENTIAL: 7 STALLS
UNDERGROUND PARKING, VISITOR: 13 STALLS
TOTAL VEHICLE PARKING: 20 STALLS

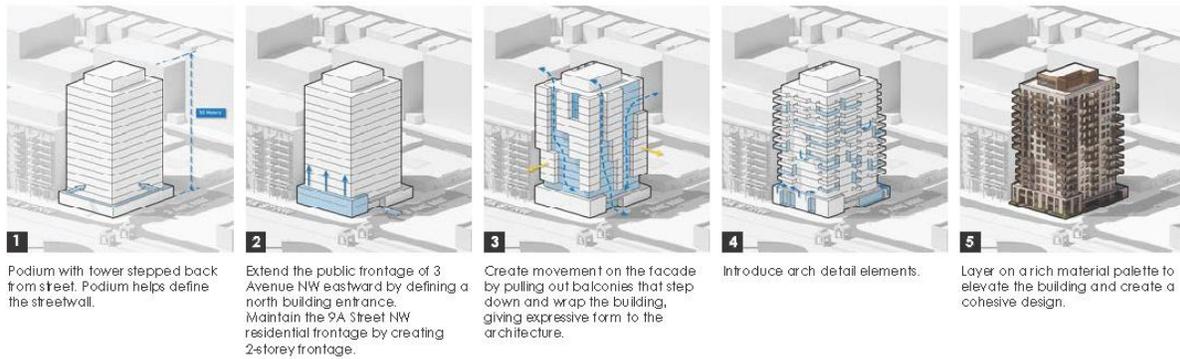
BICYCLE PARKING STALLS:

CLASS 1, LOCATED IN PARKADE: 160 STALLS
CLASS 2, AT GRADE: 16 STALLS



OVERVIEW & STATISTICS





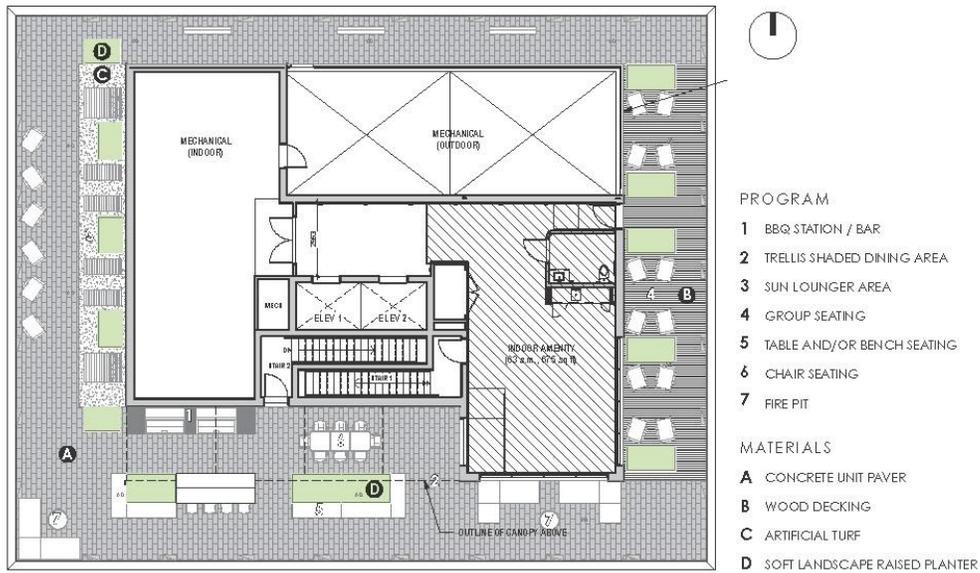
The design of the building has been informed by context both historical and current. The site currently is home to the Lunenburg, a two-storey residential development. Through engagement with Heritage Planning, we have included a heritage plaque location prominently at the main entry along 3 Avenue. Inspiration for the residential scale of the podium along 9A street was drawn from the Lunenburg. Further, the podium responds to the differing conditions of 3rd Avenue and 9A street with the step back to the tower enhancing this. The programming of the uses at grade also addresses context, with more public and shared uses happening along 3rd Avenue at the busy connection node to the Sunnyside LRT station and residential units along the quieter 9A street. The at-grade materials are brick, quartz, and wood-look metal panel used in an expressive way and creating a base for the arched language that is repeated in the tower. The balconies have been used to create expressive form of the building tower and respond to the sightlines from the building, and the adjacencies of the project. The varied balconies also provide a variety of balcony sizes for the units and utilize curved guardrails in bronze to further enhance the balconies as they dance up the façade. The tower is clad in metal and will have variation in the finishes to create texture and catch light differently throughout the day.

DESIGN STRATEGY





RENDERED VIEWS



The project has an approved maximum FAR of 9.0 and height of 50m; the height and FAR allow for more units that could be accommodated on this small site and bring the unit count and overall floor area in line with many other new buildings in the area. This allows for the project to be well considered from a materials perspective and for the inclusion of the expressive and playful balconies that will offer residents incredible views of the city, river, mountains, and an adjacent community. Mural opportunities exist on the south and west elevations. The rooftop amenity will provide all residents with access to incredible views and a variety of programming including lounge chairs, BBQs, eating areas, firepits, and a soft turf area that can be used for games such as lawn bowling.



ROOFTOP AMENITY & ELEVATIONS

