

Applicant Submission



August 17, 2023

CITY OF CALGARY
Planning & Development
P.O. Box 2100 Stn. M
Calgary Alberta T2P 2M5

Attn.: Planning & Development

**Re: Truman-Imperia Residential / Commercial Tower
NCCA22-0251
Development Permit Application: Design Rationale**

NORR Architects Engineers Planners is pleased to provide a Development Permit application for the Imperia Residential and Commercial Tower on behalf of Truman Homes.

PROJECT DESCRIPTION

The proposed project is located on the corner of 11th Ave and 4th Street SW. Historically, this site has been underused compared to its neighbouring properties. We are proposing a 27-storey building that will provide 273 residential units and over 13,000ft² of ground level commercial space.

SITE AND LAND USE

The site falls under the Centre City Mixed Use District (CC-X) within the Beltline community and allows a base FAR of 8. This application will be requesting a density bonus of 1.65 for a total of 9.65FAR.

CONCEPT

The 27-storey structure is predominately clad in vision glazing and spandrel, providing residents unparalleled views of Downtown Calgary, Beltline, and beyond. Breaking the structure at mid-level is a multi-story amenity space that will provide residents a range of services including movie spaces, lounge spaces, yoga/flex space, dog runs, co-working spaces, dog wash, and more.

The entire structure from grade to roof line is wrapped in an exoskeleton feature, that will provide visual articulation and will make this project stand out among other residential towers. Every unit will have either a balcony or terrace, and access to indoor and outdoor amenity spaces.

The glass and structural exoskeleton meet at grade, creating a visual intrigue at the pedestrian level. The commercial podium will offer approximately five CRUs that total over 13,000ft² of active retail space. Predominantly glazed ground level façades will allow pedestrians to visually connect with the interior spaces and provide a welcoming ambiance to both the residential lobby and commercial spaces. Entrances for the commercial spaces will include a feature opening that will break up the glazing aspects and allow for internal vestibules which will help with energy conservation efforts. At grade mechanical and back of house spaces will be clad with a high quality/finished concrete panel with concealed fasteners.

Access to the parkade, loading, and W&R will be done a rear lane located on the east side of the building with access from 11th Ave. High-quality finish materials are proposed to continue to the non-public sides of the building ensuring a continual aesthetically pleasing experience on all sides of the building.

LANDSCAPE ARCHITECTURE

The landscape design for the Imperia Tower project is based on a robust, high quality and elegant urban streetscape, that adds to the urban experience at street level. The banding of the paving extends the bold vertical lines of the building into the public realm, all the way to the street. Lighting accents under the planter benches along with vertical light columns provide intimate pedestrian scaled lighting at night and through the dark evenings in winter.

The planting design on the ground level is rooted in a native palette, with striking form and colour. The raised ground level planters, planted with multi-stem trembling aspen - a hardy native tree - flank the entryway, underplanted with yellow twig dogwood, providing lush foliage in summer, and bold upright yellow stems will provide a colour contrast against the dark building façade in winter.

The second level has extensive planting around the perimeter of the patios, along with some trees in raised planters on select corners that will be visible from the street, as people pass by below.

The upper amenity level is designed as an urban lounge, with incredible views of the downtown from a dramatic terrace mid way up the building. As with the second level, planting is pervasive, with selections chosen to be as resilient as they are beautiful. Continuous seating around the perimeter and varied outdoor 'room', allow for residents to take their place wherever they are comfortable depending on time of day, year, or social setting. An artificial turf area for dogs is also provided.

BYLAW/ARP COMPLIANCE

While every effort was made to accommodate bylaw and ARP guidelines, we are requesting the following relaxations.

- Parking is currently at .64 ratio (visitor not included), as per chart on DP-10-01 we require a total 236 parking stalls, and we are providing 176-stalls with a 60-stall deficiency. We kindly request a relaxation of 60 parking stalls, understanding the proximity to at least five different public transit routes within one block of distance and being the LRT stations on 7th Avenue only four blocks away. Another justification to the reduced number of vehicle parking stalls is the fact we have provided enough bicycle parking space for at least 1 bicycle per residential unit, which will help decrease the need for use of cars by residents.
- Setback encroachments
 1. North Elevation: At Grade, the CRU entrances have a feature that encroaches .23m beyond the 1.5m setback.
 2. North Elevation: At level 2, we have a terrace projection that is .60m beyond the 1.5m setback.
 3. North Elevation: At levels 3-12 & levels 15-26, we have balconies that project 1.10m beyond the 1.5m setback.
 4. South Elevation: The existing building to the south of our site was built at 4.6m from the shared property line. This setback is continuous from ground level up to approximately 15 occupied floors.

While the ARP does request an 18m separation between residential and commercial buildings above the 36m elevation, we do have two full levels and one partially where we are not in compliance. The full height of levels 11 & 12, and partial height on level 15 encroaches approximately 6.4m within the 18m separation. After level 12, our amenity floors set back to 17.2m from the south building and above the 14th floor we return back to 6.9m away from the PL / 11.6m from the south building's vertical plane. The south building is approximately 14 levels tall and there is no tower proximity concerns above the 15th level.



We have checked the angles of our views on the south side from every window and can confirm we have a minimum of two unobstructed views at 70 degrees and most with 50-degree unobstructed views.

We kindly ask for a relaxation on building separations demonstrated on sheet DP10-08

- Wind Comfort and Safety Study: We have engaged the appropriate engineer and the Wind Study will be submitted once complete; at this time, it is still being finalized.
- W&R storage/ bin count are deficient as per COC standards, our client will engage a private W&R service to pick up available bins at a frequency sufficient to meet resident demands. Additionally, we are proposing a waste compactor for the residential waste room which will reduce to one third the required number of bins and storage space.
- The bylaw states that landscape area may only be calculated up to an elevation of 36m above ground level. The amenity level of the building is at 47.9m above ground level due to various factors of the tower's design, and lowering the elevation of the amenity level is not possible. All other bylaw requirements for the site have been achieved or exceeded.

Zone: Centre City Mixed Use District (CC-X)

- 1173
1. A minimum of 30% of the area of the parcel must be a landscaped area.
 2. Landscaping provided at grade or below 36.0 metres above grade may be credited towards the landscaped area requirement.

Parcel area	= 2212.49 m ²
Landscape area required (30%)	= 663.75 m ²
Landscape areas provided	
- ground level	= 393.54 m ²
- 13th floor amenity	= 442.82 m ²
Total landscape area provided	= 836.36 m ²
planting requirement: 1 tree per 50m ² of setback area	
Setback area	= 138.29 m ²
Trees required	= 2.77 (3)
Trees provided - ground level	= 5
Trees provided - level 2	= 4

URBAN DESIGN APPROACH

Along 11th Street there are various mixed use and commercial buildings, allowing this proposed project to nestle in with ease. The commercial retail units at grade create a 9m podium that is anchored by a high-quality concrete panel façade. This along with the enhanced lighting, planter benches, and coloured/stamped concrete plazas, add to the community's sense of *place* and *scale* of the pedestrian experience. Visibility and porosity are achieved by over height vision glazing into both the commercial retail spaces and the residential lobby. Retail spaces are designated with a *scaled* feature that will provide signage and entrance vestibule to each unit.

The at grade profile of the building provides extra space for pedestrians and street landscaping, by cutting back the northwest corner, furthering the neighborhood's sense of safety and community. The commercial frontage provides *amenity* to the area, making it more walkable and reducing the demands of other transportation modes. The addition of these services, in combination with housing, generates a more *resilient* community.



The *legibility* of the massing is introduced through the use of *scale* and frames, creating a logic and denoting the different uses within the building. The higher vertical glass highlights the residential entrance and allows pedestrians to see the internal structural feature that carries the upper masses of the building.

Residential *amenity* areas: personal terraces, balconies, and a shared mid building multi-level *amenity* space are provided. The structural like exoskeleton creates articulation that wraps the structure creating a *vibrant* and visually attractive building.

This building while simple in mass, achieves a much greater sense of inspiring architecture due to its innovative design features, exceptional residential amenity, high quality materials, and thoughtful corner plaza.

Sincerely,

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