

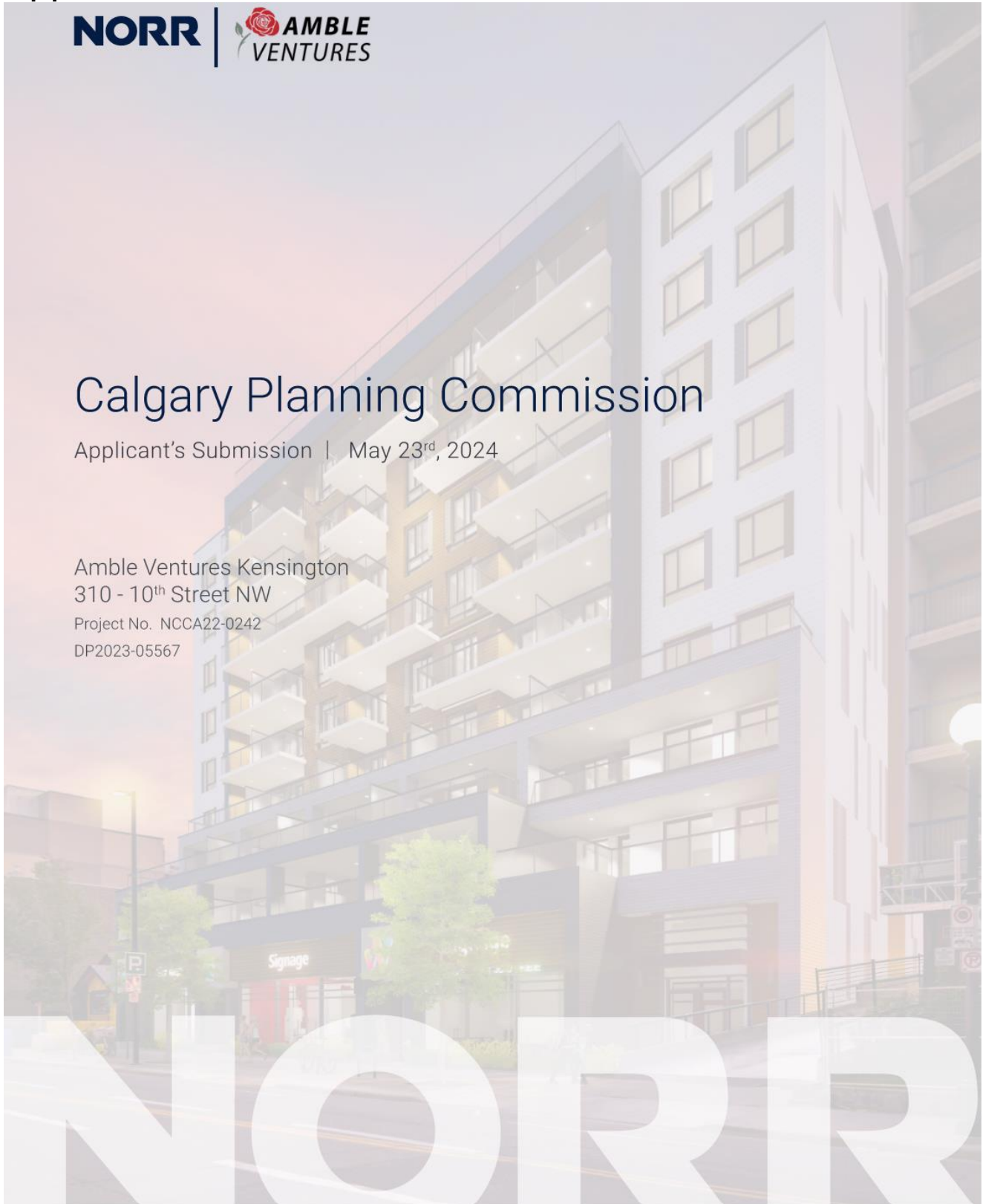
Applicant Submission



Calgary Planning Commission

Applicant's Submission | May 23rd, 2024

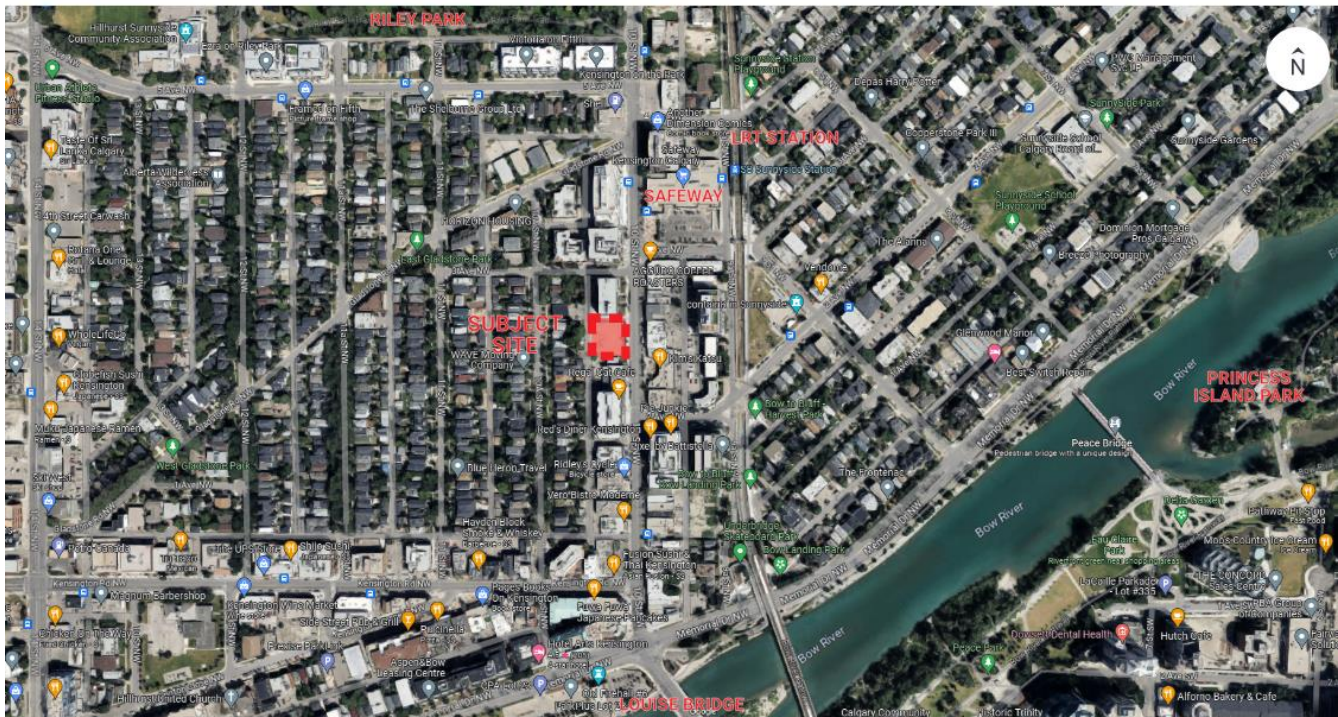
Amble Ventures Kensington
310 - 10th Street NW
Project No. NCCA22-0242
DP2023-05567



Context

Site Location

01



Kensington - Mixed Use | 310 - 10th Street NW, Kensington, Calgary, AB



Project Overview

Description & Statistics

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Project Description

Amble Ventures Kensington is a 9-story mixed use building located in the heart of Kensington's 10th Street NW. The site sits where the Kensington Manor previously stood, before being demolished due to issues with its structural integrity. The new complex has 88 residential units spanning 8 of the 9 levels, with a total of 6,961.16 SM (74,929.3 SF), the ground 984.57 SM (10,597.82 SF) level contains service spaces and 314.56 SM (3,385.9 SF) of commercial retail space (CRU). The designated CRU space has the potential to be split up into 3 separate units, to accommodate various leasing interests and requirements. Beneath the complex sits a single level of underground parking with 34 stalls, with an additional 2 stalls adjacent to the back lane to accommodate customer and visitor parking. (Please refer to site plan and statistics DP-10-01, DP-20-P1, and DP-20-01).

LEGAL DESCRIPTION				
LOT	20-24			
BLOCK	J			
PLAN	5609J			
MUNICIPAL ADDRESS	321 10th NW			
COMMUNITY	CALGARY, AB			
LAND USE	HILLHURST			
LAND USE	DC 122D0203	DIRECT CONTROL DISTRICT		
	LDC: 2023-0005			
SITE AREA	m²	sq.ft.	area	ft²
	1,992.57	14,091.11	0.34	0.14
FAR allowed	2.80		3,899.20	m²
Maximum Bonus FAR allowed	5.00		6,962.87	m²
FAR maximum allowed	5.00		6,962.87	m²
FAR proposed	5.00		6,961.16	m²
DEVELOPMENT STATISTICS				
PROPOSED USE	Mixed Use, Retail and Consumer Service on ground level of podium, residential above			
DENSITY	88.00 Units			
Proposed	651.02 Units/hectare			
ZONING BYLAW REQUIREMENTS				
FAR allowed		Proposed		
Base FAR	2.80	5.00		
Maximum Bonus FAR	5.00			
Building Height (max.)	29.00 m	28.94 m		
Setbacks & Required Building Separation				
		REQUIRED		
FRONT (LUB / ARP)	1.8m			
SIDE	0m			
REAR (LANE) (LUB / ARP)	5m			
STEPBACK FRONT (ARP)	3m			
STEPBACK REAR (ARP)	3m			
Loading stalls	REQUIRED		PROVIDED	
commercial	1		1 shared	
residential	1			
Commercial GFA				
	MAX ALLOWED		PROVIDED	
commercial	28.00%		4.52%	

Land Use Bylaw Compliance

According to the new Land Use District assigned to the site (DC LOC2023-0005), our proposed project complies with all the rules: maximum height being 29.0 m, our proposal is 25.9 m; maximum density is to be 2.8 FAR or 5.0 FAR with bonusing and we are proposing 4.93 FAR and the client will pay the contribution rate; all setbacks are respected with a distance of at least 1.8 m from the street property lines, and a distance of at least 5.0 m from the lane property line; there are no URWs on site.

OVERALL FLOOR PLATE AREAS / EFFICIENCY						
	GROSS		SALEABLE		EFFICIENCY	UNIT COUNT
	m²	sq.ft.	m²	sq.ft.	%	
LEVEL 1	984.57	10,597.82	314.56	3,385.90	31.95%	0
LEVEL 2	730.79	7,866.16	633.35	6,817.32	86.67%	11
LEVEL 3	728.05	7,836.66	630.81	6,789.98	86.64%	11
LEVEL 4	725.37	7,807.82	629.59	6,776.85	86.80%	11
LEVEL 5	725.37	7,807.82	629.59	6,776.85	86.80%	11
LEVEL 6	725.37	7,807.82	629.59	6,776.85	86.80%	11
LEVEL 7	725.37	7,807.82	629.59	6,776.85	86.80%	11
LEVEL 8	725.37	7,807.82	629.59	6,776.85	86.80%	11
LEVEL 9	725.37	7,807.82	629.59	6,776.85	86.80%	11
MECH PH	165.53	1,781.75	0.00	0.00	0.00%	0
TOTAL	6,961.16	74,929.30	5,356.26	57,654.30	76.94%	88

MINIMUM PARKING REQUIRED (BY-LAW)					
COMMERCIAL	AREA / UNITS	# STALLS PER UNIT	TOTAL REQ.	TOT. PROV.	
RETAIL + CONSUMER SERVICE	N/A	314.56	0	0	
RESIDENTIAL					
RESIDENT	75 stalls per unit	88	0.75	66	33
VISITOR	0.1 stall per resid. unit	88	0.10	9	3
TOTAL PARKING REQUIRED			75	36	
REDUCTION FOR TRANSIT SUPPORTIVE DEVELOPMENT (25%)			50		
RESIDENT			7		
VISITOR					
TOTAL PARKING REQUIRED WITH TRANSIT SUPPORTIVE DEVELOPMENT REDUCTION			57	36	
REDUCTION FOR BICYCLE SUPPORTIVE DEVELOPMENT	ADDITIONAL CLASS 1 BIKE STALLS	REDUCTION / BIKE STALL	TOTAL REDUCTION		
	32.00	-0.25	-8.00		
TOTAL PARKING REQUIRED WITH BICYCLE SUPPORTIVE DEVELOPMENT REDUCTION			49	36	
PARKING DEFICIENCY					
			REQUIRED	PROVIDED	
			49	36	
			DEFICIENCY		13
PARKING PROVIDED PER UNIT (DOES NOT INCLUDE VISITOR)					0.38
SHARED FREE STALLS					3.00
MOTORCYCLE / SCOOTER STALL (NOT INCLUDED IN STALL COUNT)					1.00

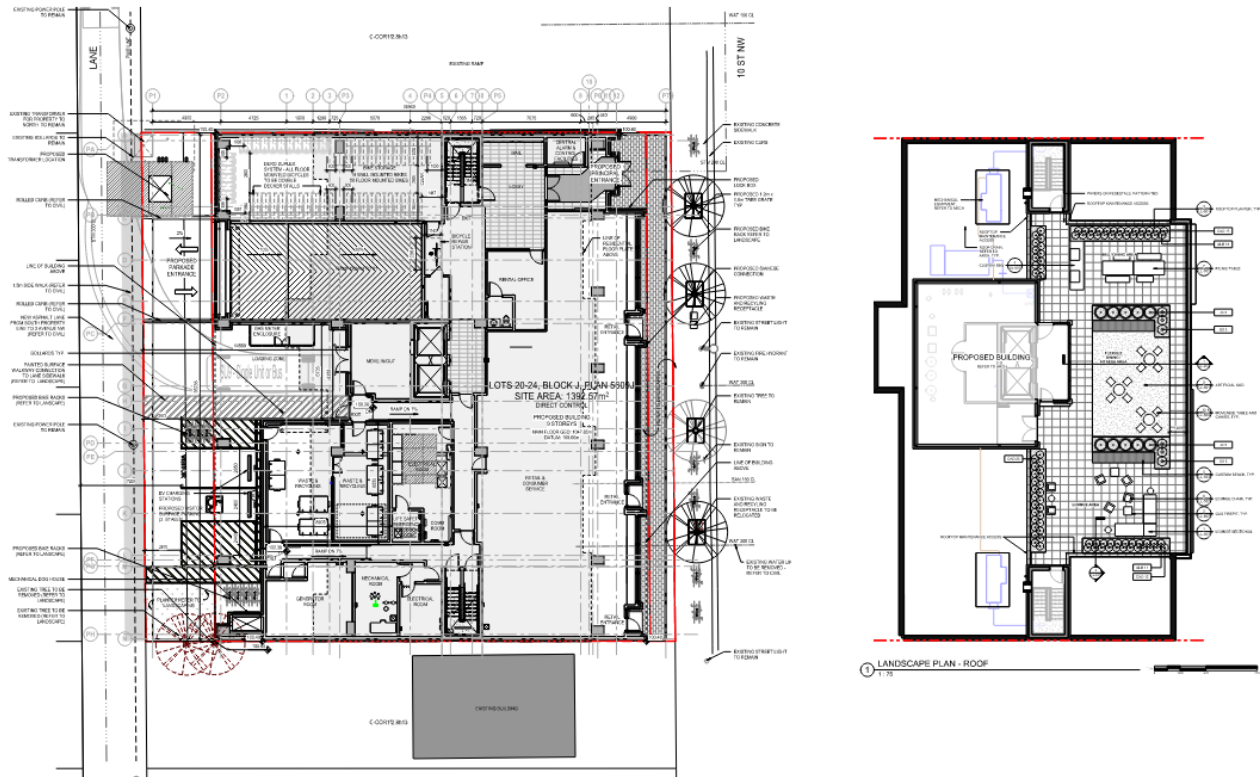
PARKING COUNT & EFFICIENCY				
	STORAGE LOCKERS PROVIDED	PARKADE FLOOR PLATE AREA	PARKING EFFICIENCY	PARKING STALL COUNT
		m²	sq.ft.	
P1 / P1 MEZZ	0	1,284.70	13,828.44	34
SURFACE	0		37.79	2
TOTAL	0			36

BICYCLE PARKING					
	UNITS / AREA	BIKES PER UNIT		REQUIRED	
		CLASS 2	CLASS 1	CLASS 2	CLASS 1
COMMERCIAL	per 250m²	1.00	0.00	2	0
RESIDENTIAL	per unit	0.10	0.50	9	44
TOTAL REQUIRED				11	44
TOTAL PROVIDED				26	76

Project Overview

Site Plan & Roof Top Amenity

03



City Policy Compliance

Amble Ventures Kensington embraces the Hillhurst – Sunnyside Area Redevelopment Plan (ARP), and echoes many of the principals and goals of the community; from tree-lined streets, variety of eclectic shop opportunities, environmental transportation mentality, to building massing. Our proposal aligns with many of the ARP principles within the TOD study area, such as increasing housing along the transportation corridor; provides various unit types that have the ability to accommodate different demographics and needs within the neighbourhood; provides opportunity for at grade local small-scale stores and restaurants; provides entrances along the street; promotes and prioritizes walking, cycling, and transit; building has step-backs to reduce perceptual mass; and improvement of safety and functionality of rear lane.

Our proposal achieves walkability through its mixed used nature, the 1.8m set back along the street to add to the public walkway, and the additional trees to provide natural shading and improves the pedestrian experience and safety. Additionally, the limited number of parking stalls and site location encourages the tenants to not own a vehicle and utilize the available public transit, cycle, or walk to their destination. Thus, also supporting the communities goals to reduce vehicular greenhouse gases.

The use of the back lane for waste and recycling, parkade access, and visitor/customer parking stalls, relocation of the transformer, in conjunction with lighting increases the safety and functionality of the lane

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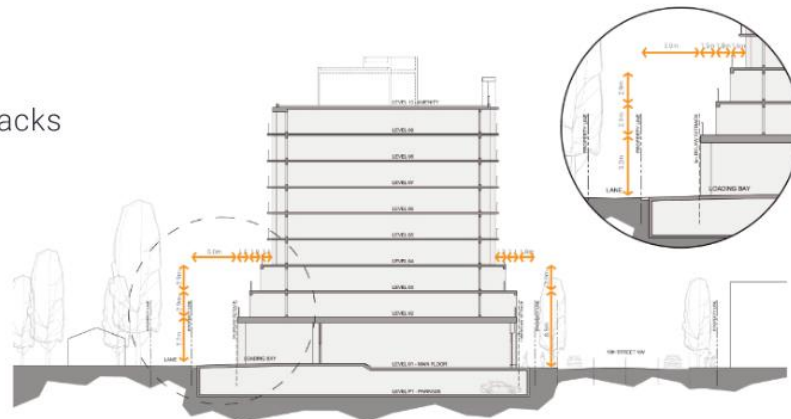


Project Overview

Building Elevations



Building Stepbacks



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Planning and Urban Design Analysis

Architectural Concept

05

A series of frames, stepping with purposeful delineation, enables pattern methodology and implies functionality. The structure is divided into 3 main sections: the base, which is heavy, at the scale of the pedestrian, and connects with the street level; the body, containing a central dynamic frame that is flanked by white to further highlight the central outdoor spaces; and the top, that is an airier extension of the central frame creating a holistic structure that draws the eye up.

At the base a black brick frame, indicative of the retail zone, contains large store front glazing with a dark walnut metal panel strip above that is incorporated to add a sophisticated warmth and define the signage area for the CRUs. The scale of the black brick frame is welcoming to pedestrians. The retail entrances are located in small alcoves to draw in pedestrian customers, further denoted by aluminum bulkheads.

The grey brick frame introduces the residential entrance at the ground level, distinguished by the double-glazed door, sidelights, black awning, and a softer playful tone of wood grain fiber-cement paneling. These elements have a more homely feel and draws the eye further up from the pedestrian scale to the upper levels that it relates to. The scale of the grey brick frame acts as terrace to the units on levels 2 and 3 and additionally functions to allow the building to be pulled back enabling the pedestrian scale to be pronounced so the building is less cumbersome on the street level.

The 3rd frame is a black metal frame that connects the remaining residential floors with the roof top patio signifying the warmth and outdoor spaces. Within this frame the lighter playful tone of wood grain is introduced as a primary material adding warmth and a natural element suggestive of its exterior space. To exaggerate the playfulness, interest is added through irregular balconies, while adding functional means of adapting to various needs of tenants (shade vs. direct sun, size to accommodate individuals who enjoy spending time on their balcony vs. those who only use it to BBQ). This dynamic value add suggests towards the captivating and artistic culture of the community.

A roof top patio is provided for the tenants to contribute to available outdoor spaces and incorporates additional activity opportunities. The side elevations (North and South) of the building embrace the local artistic culture by adding pattern and improves visuals for the adjacent buildings.

The materiality of the building further expresses the concepts described above with natural and neutral tones and textures. The brick frames relate to the surrounding context of the neighbourhood while the profile and colouring adds a more contemporary element. The brick also gives the perception of a sturdy base with a strong street presence. The white fiber-cement siding is a calming blank canvas that allows for the eye to be drawn to the framed elements. The frames and charcoal fiber-cement siding brings attention to the warm wood grain fiber cement paneling that is suggestive of its outdoor balcony use and a feeling of warmth and homeliness. There are calming textures implemented throughout the facade that adds interest and an increased perception of value, while maintaining approachability.



Planning and Urban Design Analysis

Architectural Concept

06



THE BRICK BASE AND STEPPING BACK FORM CREATES **SCALE** AT THE PEDESTRIAN LEVEL, MAKING THE FORM MORE WELCOMING AND READABLE AT STREET LEVEL.

THE SETBACKS AND THE COMMUNITY **AMENITY** COMMERCIAL RETAIL ALONG THE STREET FRONT ALLOWS FOR ACTIVATION AND **VIBRANCY** IN THE PUBLIC REALM OF THE PROPERTY.

THE BALCONIES IRREGULARITY CREATES VISUAL INTEREST AND ADDS **VIBRANCY** TO THE BUILDING.

THE ARCHADING FRAMES CREATE **LEGIBILITY** OF FORM, WHILE HIGHLIGHTING PUBLIC AND PRIVATE **AMENITY** SPACES.

USE OF BRICK TO RELATE TO THE EXISTING CONTEXT OF KENSINGTON ALLOWING THE BUILDING TO BECOME A CONTINUATION OF **PLACE** WITHIN THE COMMUNITY.



Urban Design Approach

Along 10th Street NW is various mixed use and commercial buildings, allowing Amble Ventures Kensington to nestle in with ease. The commercial retail units at grade, and the brick frames of the façade add to the community's sense of *place* and creates the base at the *scale* of the pedestrian. The setback nature of the building provides extra space for pedestrians and street landscaping, furthering the neighbourhood's sense of safety and community. The commercial frontage provides *amenity* to the area, making it more walkable, 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 frames highlight the outdoor resident *amenity* areas; personal terraces, balconies, and a shared roof top *amenity*. Within the central frame, spanning the residential floors, lies a livelier pallet and irregular dynamic balconies creating visual *vibrancy*, reflecting the community. The façades proposed materiality is *resilient*, in durability and cleanliness.

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