

Applicant Submission

DP2021-7019 – SONY Tower, Calgary

APPLICANT SUBMISSION

Site and Introduction

The project site is located in the rapidly evolving Beltline community within the City of Calgary at the southwest corner of 14th Ave SW and 4th Street SW. The applicant/developer owns a parcel of land that comprises of ~75m frontage along 14th Ave SW and ~40m frontage along 4th Street SW. The overall parcel is in the process of being subdivided and the subject of this application focuses on the east half of the parcel.

This proposed DP represents an exciting redevelopment of an existing low-profile commercial building with lacklustre pedestrian interface along 4th Street SW and 14th Avenue SW and transitioning the site into a contemporary mixed-use building with:

- Stimulating pedestrian friendly active frontages,
- Enhanced publicly accessible private open space at grade that will be seamlessly integrated with the public sidewalks,
- Sensitive use of podium scale and tower setback design that creates a comfortable and enjoyable streetscape experience.

The development vision is to further extend, contribute to and enhance the 4th Street SW human experience, while being attentive to its current scale and character to the south into the Mission/Cliff Bungalow neighbourhoods; and the ability to augment daily street life and special events beyond the memorable Lilac Festival that takes place on 4th Street SW one weekend each year.

Planning Consideration

This DP application proposes a mixed-use high rise residential building located 1405 4th Street SW, at the corner of 4th ST SW and 14th Ave SW. The site is zoned as CC-COR.

The east parcel Site Area is 1651.77 sq.m. (17,779 sq.ft.).

The proposed building GFA is 176,017 sq.ft.

The anticipated FAR is 9.9 and will include 219 dwelling units and 5,581 square feet of retail space within the development. The project is pursuing bonus density through the following means:

FAR Segment	Area (sq.m)	Area (sq.ft)	Notes	Benefits
Base 5.0	8,259	88,897	Permitted	Contributes to the base desired intensity and City Building envisioned for the Beltline.
4.0 FAR of bonus density through a combination of investments into: <ul style="list-style-type: none"> Beltline Community Investment Fund (BCIF) 	6,607	71,118	Value of investment anticipated to obtain this bonus density = \$1,783,890 = 6,607 sq.m X \$270/sq.m - purely BCIF	This will be investment into community projects through the BCIF contribution.
0.90 FAR of Bonus Density through Heritage Density Transfer (up to 10% above the maximum FAR (9.0) is permitted)	1,487	16,002	To be assigned from a designated site to the subject site through a DC Bylaw that will run concurrently with the DP.	Helps to support and compensate building owners that have accepted heritage designation on their respective properties.
Totals:	16,353	176,017		

The development includes a strong integration between the building and outdoor landscape design & open spaces components which offers an unique street corner/building node to augment the overall street character promoting social interaction and opportunities for pedestrians to congregate.

Tower Separation

From our study of the entire city block and considering which sites could reasonably accommodate future redevelopment, eight future towers could potentially be built within this block while acknowledging reasonable tower floor plates and maintaining sufficient space between the towers.

The tower was located on the site with consideration to the tower currently in construction on the neighbour site directly to the south. And consideration was given to provide appropriate separation to a potential future tower on the adjacent site to the west.

The proposed towers' configuration is also the result of collaborative coordination with our neighbor to the south, where their proposed tower (much larger floor plate compared to our proposed towers) is placed in between the two towers, and this planned tower staggering minimizes direct overlook and maximize opportunities for views beyond the immediate site and affords sunlight penetration to the street and the buildings. The configuration also achieves a minimum tower separation of 17m in the north and south direction between the two sites. The massing configuration and tower articulation has been thoughtfully designed in concert with the development proposal that is currently active to the south of the subject property.

Massing Rationale

The proposed tower features 24 floors with a modest 670sq.m (7,216 sq.ft) floor plate that facilitates creative Building step backs from the podium, sufficient tower separations and allowing sunlight reach as much of the site throughout the day and across all seasons. We visually broke down the tower into narrow vertical stripes to elongate the tower proportion. This

was accomplished by applying an architectural grid made of metal panel with various colours and heights, together with private balconies creating depth and variation to the building façade. The tallest and brightest tower grid would be at the corner, while the lower and darker grid would step away next to it. This creates a stronger expression at the intersection of the site, enhancing the project's presence. Portions of the dark grid would also come down to grade as one of the exits, splitting the podium to demarcate the retail from the residential lobby space.

Building Articulation – Podium

The residential lobby has its own unique architectural language of a strong presence with limestone frame and a heavy canopy with composite wood accents hanging and signage attached. The indoor amenity space has similar curtain panel language to represent for residential, rather than commercial. Overall, the residential podium creates a contrast to the metal grid of the tower for distinction, but with same color and material for integration.

Access to loading and garbage pickup services and parking ramp access will be from the lane on the south side of the development. Landscape planters and patios along the south building edge will serve as noise and visual buffers for the residences living on the south side of the tower.

Building Articulation – Tower

At 24 floors and 670 sq.m per plate, we visually broke down the tower into narrow vertical stripes to elongate the tower proportion. This was accomplished by applying an architectural grid made of metal panel with various colours and heights, together with private balconies creating depth and variation to the building façade. The tallest and brightest tower grid would be at the corner, while the darker and lower grid would step away next to it. This creates a stronger expression at the intersection of the site, enhancing the project's presence. Portions of the dark grid would also come down to grade as one of the exits, splitting the podium to demarcate the retail from the residential lobby space.

Common Amenity Program

Rooftop outdoor amenity space will include a shared gathering area;- outdoor kitchen, BBQ counter, dining area, lounge area with fire pit, bar area and roof planters.

-BBQ counter and harvest table feature with trellis.

The rooftop will house a large indoor amenity space

- with a gym/fitness room facing north east towards the Calgary Tower;

- a social meeting and co-working lounge, and a party room with kitchen facing south, taking advantage of the views and daylight at the top of the building, connecting with adjacent outdoor amenity spaces.

On Level 2, an outdoor amenity deck is provided, including a fenced dog park, open and dog-friendly seating areas plus landscape features.