

DEVELOPMENT PERMIT APPLICATION

PROJECT SUMMARY

1802 - 11 STREET SE

CALGARY, ALBERTA



KIRKOR

DEVELOPMENT PERMIT APPLICATION

PROJECT SUMMARY

The proposed building at 1802 11 St SE is an 8 storey mixed-use residential building that is situated within the community of Ramsay. The building sits along 11 Street SE which provides an important location for the both current and future uses. Currently 11 Street provides an integral connection to Inglewood and main access points to the rest of Calgary, while the future of 11 Street sees the integration of a multi-use path, enhanced streetscape and direct access to the future Greenline Inglewood and Ramsay LRT Station.

What the proposed building site also offers is a dynamic community with a distinct flavor – local breweries, heritage buildings, and unique shops are all in close proximity. The proposed building offers an important addition to both the present and future community of Ramsay.

Careful consideration was given to the articulation, and massing of Level 1 to enhance the public realm, while also fortifying the program of the at-grade condition. Level 1 is intentionally set to a neighborhood scale, with a step back a level 2. This scale is approachable, context appropriate and positioned for interaction and engagement within the landscaped space. Above grade the general massing of the building meets the programmatic requirements to accommodate an appropriate density of units – with an intentional break and step back at the top of the building, allowing for an additional level of design detailing.

This building hosts 164 units, helping to further densify the neighborhood. While the program largely consists of dwelling units, Level 1 was diligently programmed to support both the functionality for residents while also fortifying the community and future streetscape. The massing allows for an enhanced and articulated façade to be programmed with adjacent exterior spaces for live/work, retail, lobby and amenity; activating all elevations of the building both internally and externally. Live/work units were added at grade, fronting the west elevation with patio spaces that could be used

for either residential or commercial purposes. The lobby connects both the west and east elevations with a subtle shift in massing to emphasize the entrances. Retail has been added at the prominent south west building corner to activate the site, enhance the use of the building and overall contribute to the community. Amenity spaces for residents make up the rest of Level 1, with interior spaces opening up to outdoor amenities and activating the east elevation of the building.

To develop the design language of the proposed building, local precedents were used to define the building materials, the articulation of design members and scale of fenestrations. The material palette from the overall neighborhood is translated through red bricks, dark metal paneling, and industrial details incorporated at various locations and scales. At grade, vertical brick elements incorporate large spans of glazing, providing a connection and visual cues for the programmatic uses of Level 1. The vertical brick elements are used above grade to frame in dwelling units, integrate glazing, balconies and terraces within the negative space. A clear delineation was introduced through the massing - allowing for a shift of design languages to celebrate an industrial composition of dark metal elements.

The overall design for the proposed project encapsulates an elegant interpretation of the neighborhood's design vernacular, while also providing an important addition to the ever developing urban fabric of the community.

TABLE OF CONTENTS



ONE
SITE CONTEXT

TWO
PROGRAMMING

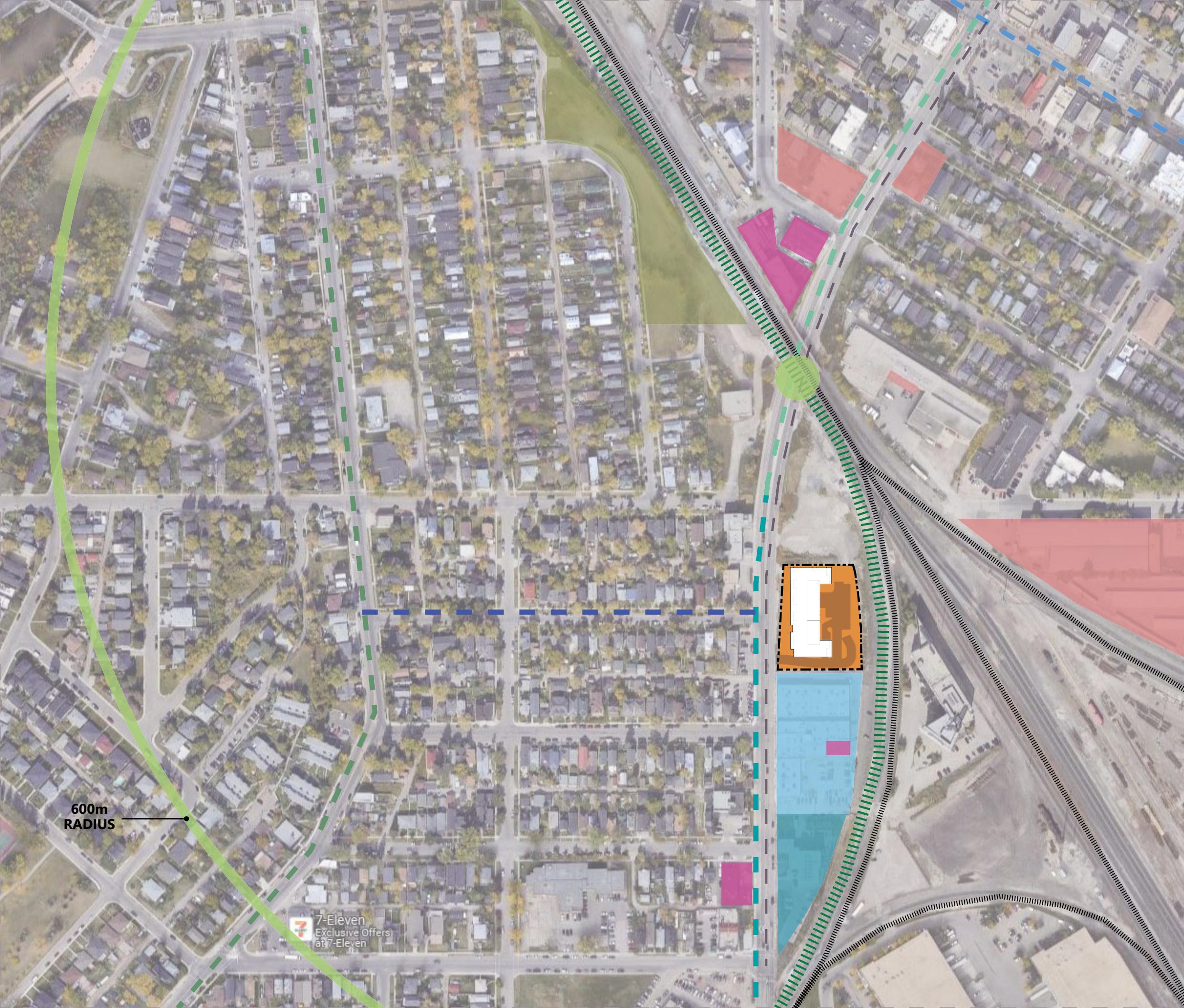
THREE
RENDERS

KIRKOR

1802 - 11 STREET SE
CALGARY, ALBERTA

SITE CONTEXT

ONE SITE CONTEXT



LEGEND

PROPOSED SITE

 1802 11 ST SE

CONTEXT

 JEFFERIES PARK/GREENWAY

 RAMSAY DESIGN CENTRE

 SNOWDON BLOCK

 LOCAL BREWERIES

 FUTURE DEVELOPMENTS

CONNECTIVITY

 FUTURE INGLEWOOD/
RAMSAY STATION

 FUTURE LRT GREEN LINE

TRAIN LINE

 8 ST SE

 11 ST SE

 12 ST SE

 18 AVE SE

 9 AVE SE

 FUTURE MULTI-USE PATH

KIRKOR

ONE PRECEDENTS

CONTEXTUAL PRECEDENTS

DRP COMMENT:

Please explain how the proposed building relates to its immediate neighbour, the Ramsay Design Centre building.

DRP COMMENT:

The ground floor façades shall be designed to meet expectations for the "grain" and scale of a pedestrian street.

RESPONSE:

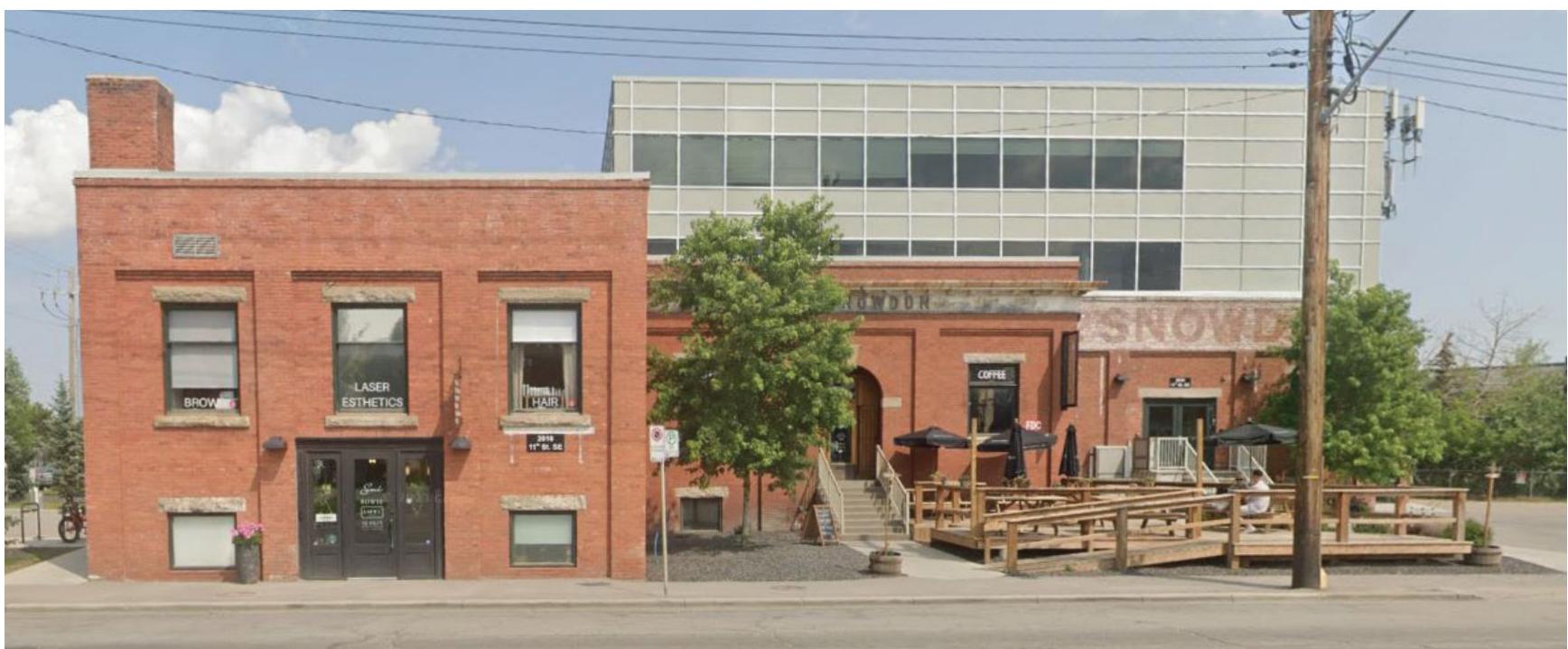
Local precedents were used to define the building materials, the articulation of design members and the scale of the pedestrian realm. Level 1 is intentionally set to a neighborhood scale, with a step back a level 2. This scale is approachable, context appropriate and positioned for interaction and engagement within the landscapes space.



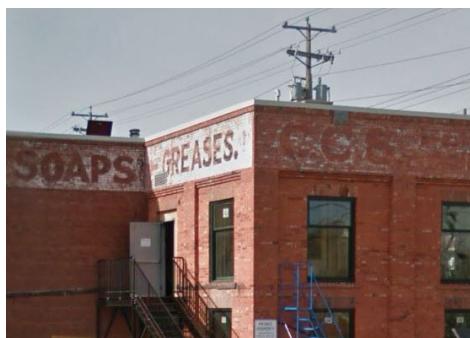
RAMSAY DESIGN CENTRE



DANDY BREWING CO.



SNOWDON BLOCK



KIRKOR

ONE PRECEDENTS

CONTEXTUAL
TEXTURE



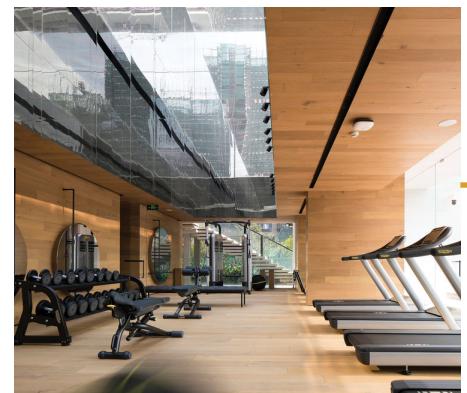
INGLEWOOD

KIRKOR

1802 - 11 STREET SE
CALGARY, ALBERTA

PROGRAMMING

TWO PROGRAM



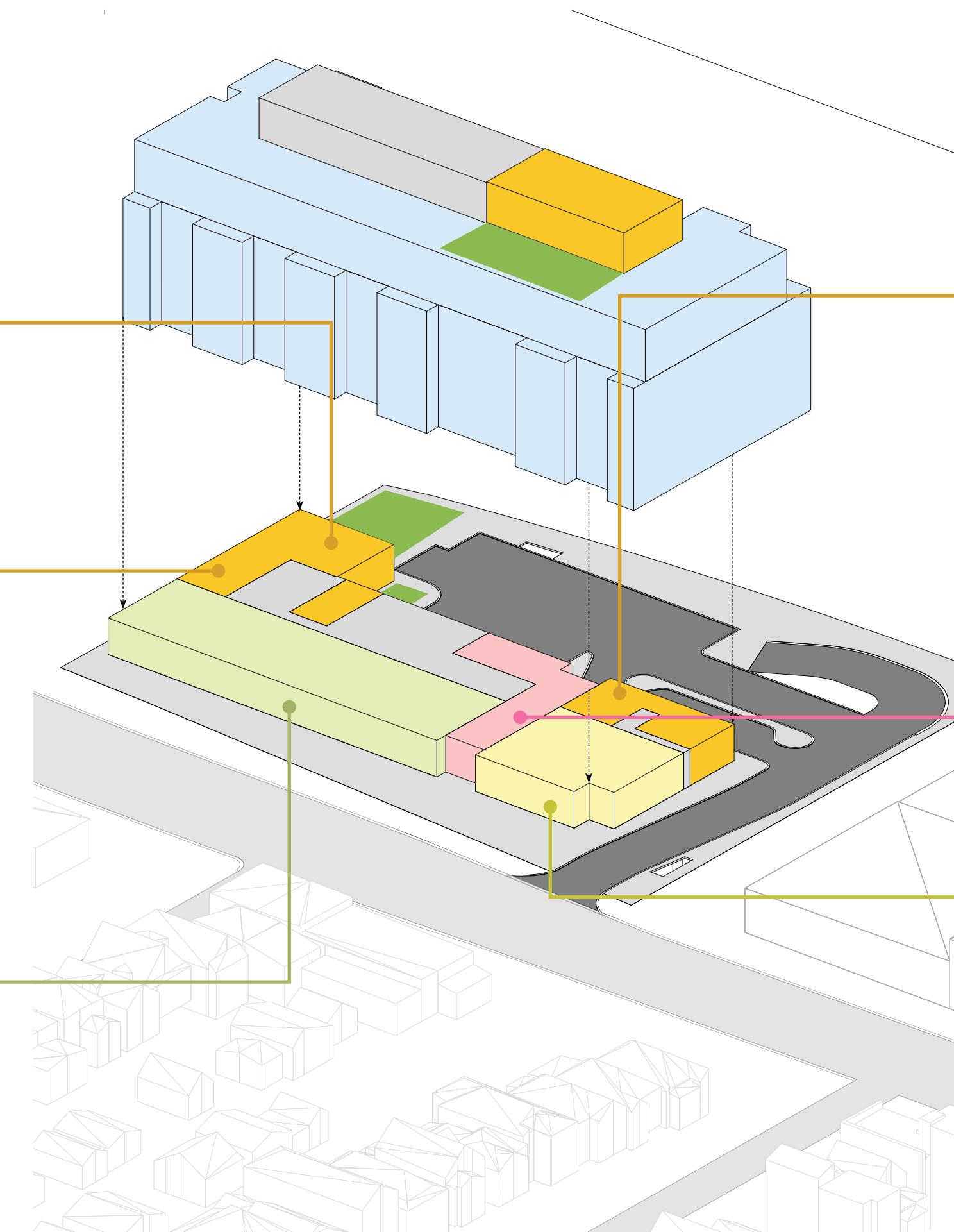
FITNESS CENTRE



BIKE FACILITY



LIVE or WORK



CO-WORKING SPACE



RESIDENTIAL LOBBY



RETAIL

LEGEND

- DWELLING UNITS
- INDOOR AMENITY
- OUTDOOR AMENITY
- SERVICE
- LOBBY
- LIVE or WORK UNITS
- RETAIL

1:300



KIRKOR

TWO PROGRAM

PROPOSED CITY SECTION FOR 11 ST SE SPACE FOR DESIGNING A TRANSIT ORIENTED DEVELOPMENT

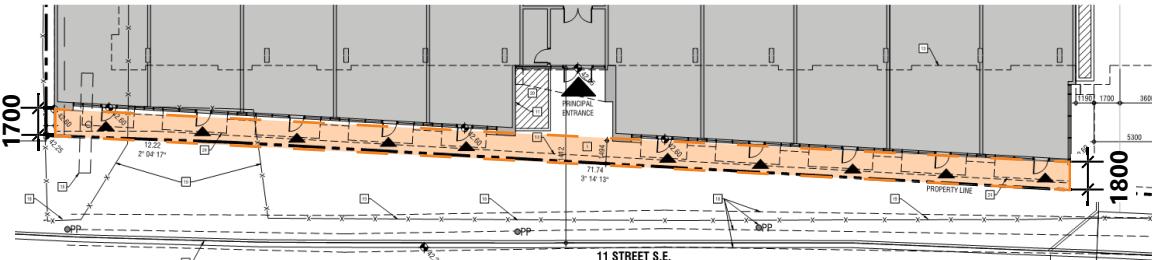
LESS SURFACE PARKING, MORE AMENITY SPACE TO ACTIVATE THE SITE



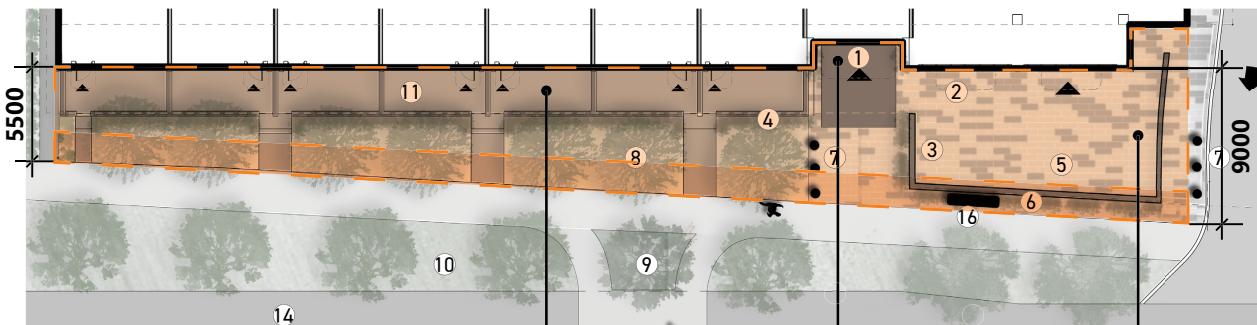
1:300

KIRKOR

TWO PROGRAM



PREVIOUS STREETSCAPE



CURRENT STREETSCAPE

PROVIDES SPACE FOR THE CHARACTER AND FUNCTION OF LIVE/WORK	PROMINENCE AND PROCESSION FOR THE RESIDENTIAL LOBBY	APPROPRIATELY PROGRAMMABLE SPACE FOR RETAIL
--	---	--

STREETSCAPE

BUILDING MASS

DRP COMMENT:

Create architecturally prominent corner treatments in terms of massing, fenestration, materials and colour. Better corner interface for both the South west and North West corners: For the south corner an opportunity exists to have a café/restaurant with outdoor seating area and flexible facade that can be open in the summer times especially that it is a sunny corner

RESPONSE:

In addition to the live/work units, a retail space with adjacent exterior space has been added to the prominent, south-west corner.

1:300



KIRKOR

1802 - 11 STREET SE
CALGARY, ALBERTA

R E N D E R S

THREE RENDERS



BUILDING OVERVIEW

DRP COMMENT:

UDRP suggests that a pedestrian connection between the parking located at the rear of the building and the retail be created through the building lobby.

RESPONSE:

Additional pathways have been added around the building to allow for connections around the site.

DRP COMMENT:

UDRP recommends varying the podium height along the retail street.

RESPONSE:

Massing has been further adjusted and articulated to vary the building form along the street. Furthermore, we have introduced materials that respond to the sites context and uses.

KIRKOR

THREE RENDERS



BUILDING OVERVIEW

DRP COMMENT:

Ensure that the building design creates a strong presence and positive impact on the public realm.

Provide large glazed openings, substantial entries for people, colour, high quality materials and detailing, etc. Glazing facing 11 St and the back of the development should be as transparent as possible to promote a visual connection between all the elements of the site.

RESPONSE:

The envelope design incorporates large spans of glazing at grade, visual cues for the programmatic uses, and borrows a material palette from the overall neighborhood - The design encapsulates an elegant interpretation of the neighborhood's design vernacular, while also providing a distinct building into the ever developing urban fabric.

KIRKOR

THREE RENDERS



STREETSCAPE

LOBBY

DRP COMMENT:

The residential lobby entrance requires improved definition.

RESPONSE:

The entrance has been updated to relate to the updated material palette and has been emphasized by stepping back the entrance. This differentiates the overall form and experience along the street frontage, while also using the articulation of the upper levels to signify its place along the street.

DRP COMMENT:

Incorporate more prominent designs/architectural elements to highlight the primary front and rear building entrances.

RESPONSE:

Alternating the scale and hierarchy of the vertical members further landmarks the residential lobby.

KIRKOR

THREE RENDERS



STREETSCAPE

LIVE / WORK

DRP COMMENT:

Create more opportunities to allow pedestrian accessibility, activity and visual integration between the proposed buildings, pedestrian network and the surrounding amenities.

DRP COMMENT:

The monotony and generic design of the at-grade retail.

RESPONSE:

The designed massing allows for an enhanced and articulated facade, with adjacent exterior space for live/work, retail, lobby and amenity - contributing to the function of the building, and its connection to the city at large

KIRKOR

THREE RENDERS



STREETSCAPE

RETAIL

DRP COMMENT:

Planning appreciates the proposed live/work units, there is opportunity to provide additional at-grade retail and commercial uses to support and contribute to the local needs and to activate the pedestrian realm.

DRP COMMENT:

Due to the scale of the development, it is expected that there will be a range of indoor and outdoor amenity spaces and typologies to satisfy variety of needs for future residents and visitors. Programmatic flexibility, paired with visual quality and sense of place will be expected.

RESPONSE:

Retail has been added at a prominent building corner to activate the site, landscape and enhance the use of the building, adding to the total uses of live/work, lobby and amenity.

KIRKOR

THREE RENDERS



STREETSCAPE

AMENITY AT GRADE

DRP COMMENT:

The applicant is encouraged to explore alternate development options that would minimize the amount of surface parking in the back and increase the amount of space allocated to common amenity areas such as gathering spaces, parks and playgrounds closer to the building.

DRP COMMENT:

Incorporate additional site and building design strategy to improve the back of the development and building facing the railway/ Green Line.

RESPONSE:

Surface parking has been re-organized and reduced to allow for at grade amenity spaces off of the indoor amenity of the building, further activating the site on all elevations.

KIRKOR