



NORTHLAND

Master Concept Plan Amendment Package

Primaris
DIALOG

PROJECT NUMBER 00395C12

May 12, 2020

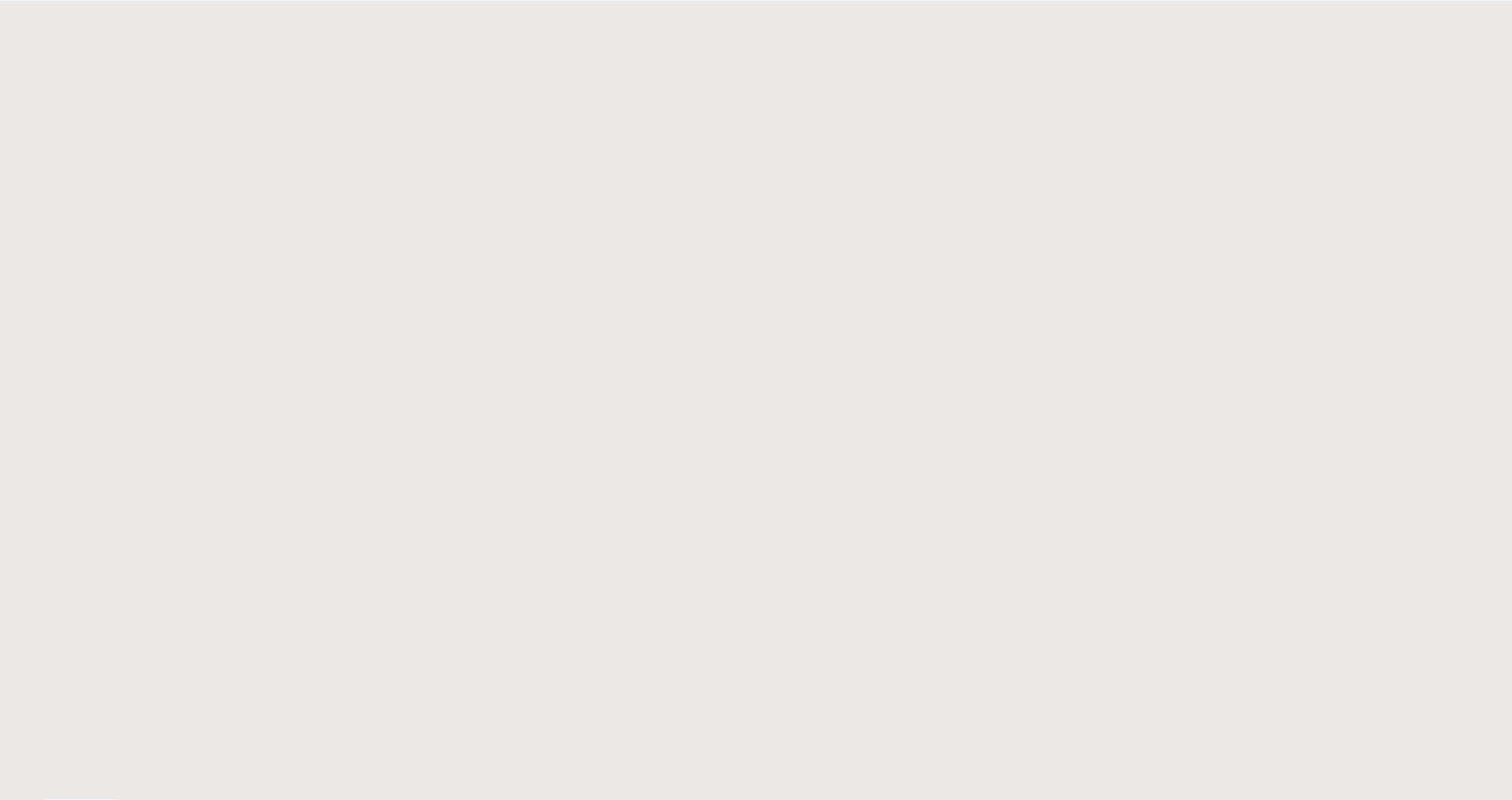




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PROJECT OVERVIEW

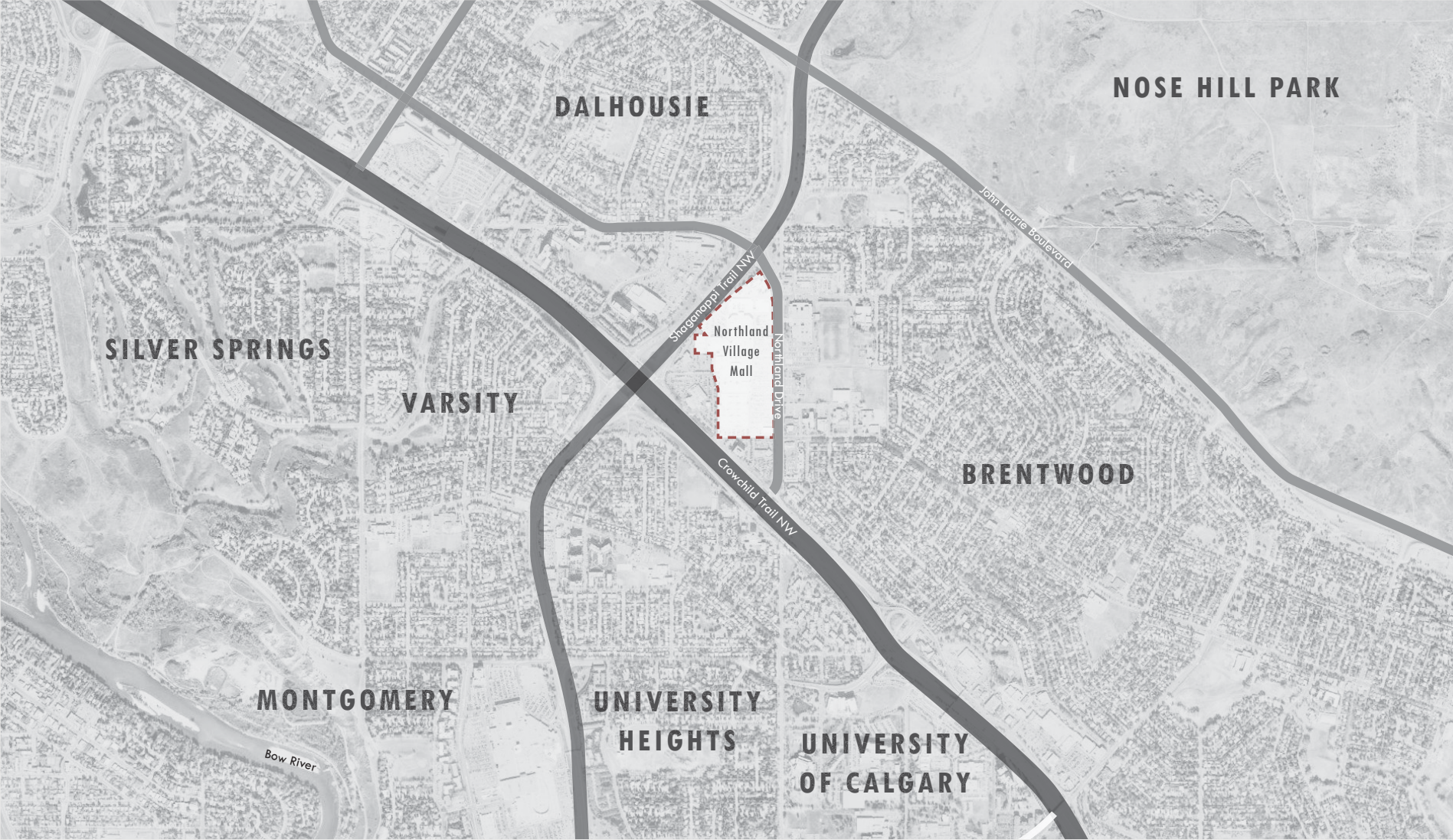
We are pleased to submit this application describing the proposed redevelopment of Northland Village Mall. Situated in Northwest Calgary at the elbow of Shaganappi Trail and Crowchild Trail this project represents the **complete re-invention** of a very important site. This sleepy, under performing enclosed mall is in need of a redevelopment and new vision.

The proposed project is comprised of approximately 400,000 SF of retail that is positioned to enhance the existing Walmart and Best Buy while **forming an environment that creates a rich urban grid** and sets the site up for decades of density growth. Part of the initial phase of the Redevelopment of Northland Mall is a 247 unit 6-level Residential building that fronts Northland Drive and creates a back-drop to the central plaza on the site. Adding a substantial amount of residential units to the site will set the tone for future mixed-use developments at Northland. It will also be a kick-start to providing activity at every time of the day and week ensuring a vibrant environment particularly in the center of the site.

The introduction of a **relaxing, comfortable plaza environment** offers the immediate community and the surrounding communities a place to gather, meet, play, eat and laugh. A place that is the heart of the development now and in the future. A place that enriches over time; as the trees grow, the density grows and the heart grows stronger. The **plaza space can host events of various nature**, such as a small music performance or a neighbourhood gathering. The character of the plaza will be extended along the Avenue which runs north- south as well as within a distinctly designed pedestrian connection from the residential building to the west end of the site. At the important site entrances, pocket parks form to welcome pedestrians and bicyclists to Northland and then connect through a wide pathway system across the site.

The layout of the site sets this development up for smart urban growth in the future while allowing the retailers to build strong businesses while the residential and office density increases on the site over time.



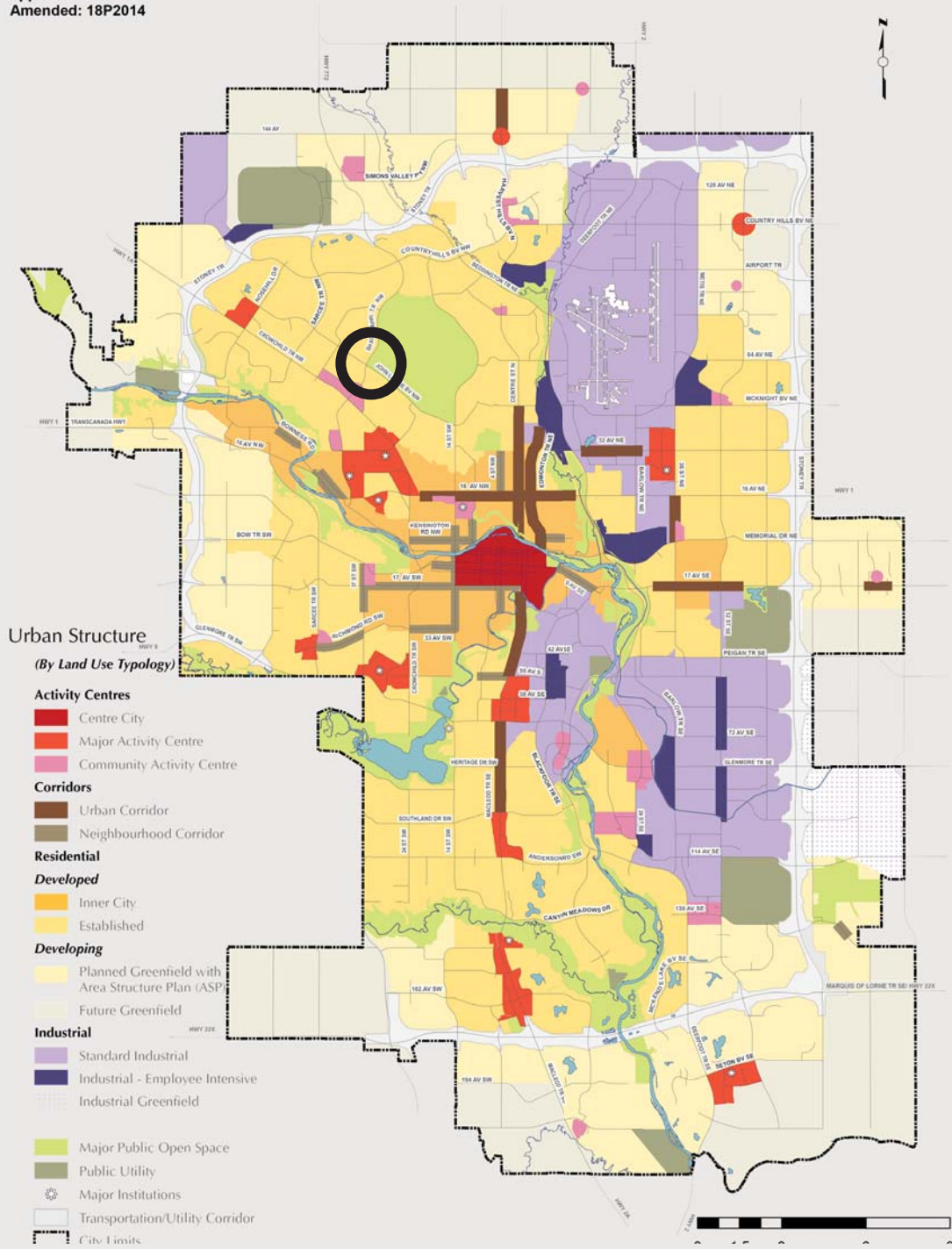


SITE LOCATION

Northland Village Mall is located in the Northwest Quadrant of the city in the community of Brentwood in Ward 7. The site is situated adjacent to Crowchild Trail and Shaganappi Trail.



Approved: 24P2009
Amended: 18P2014



MUNICIPAL DEVELOPMENT PLAN

According to the Municipal Development Plan (MDP), the Northland Village Mall Site is designated as **Community Activity Centre (CAC)**.

The CAC provides a concentration of jobs and population and represents a local destination for multiple communities.

The design and character of the development will be a high-quality environment with amenities to **create a comfortable setting for pedestrians and cyclists**. The goal is to create a desirable center for workers, residents and businesses to locate. The existing retail component of the site will be retained and enhanced.

Vehicle Parking is located and accessed so that the pedestrian environment is impacted in a minimal way.

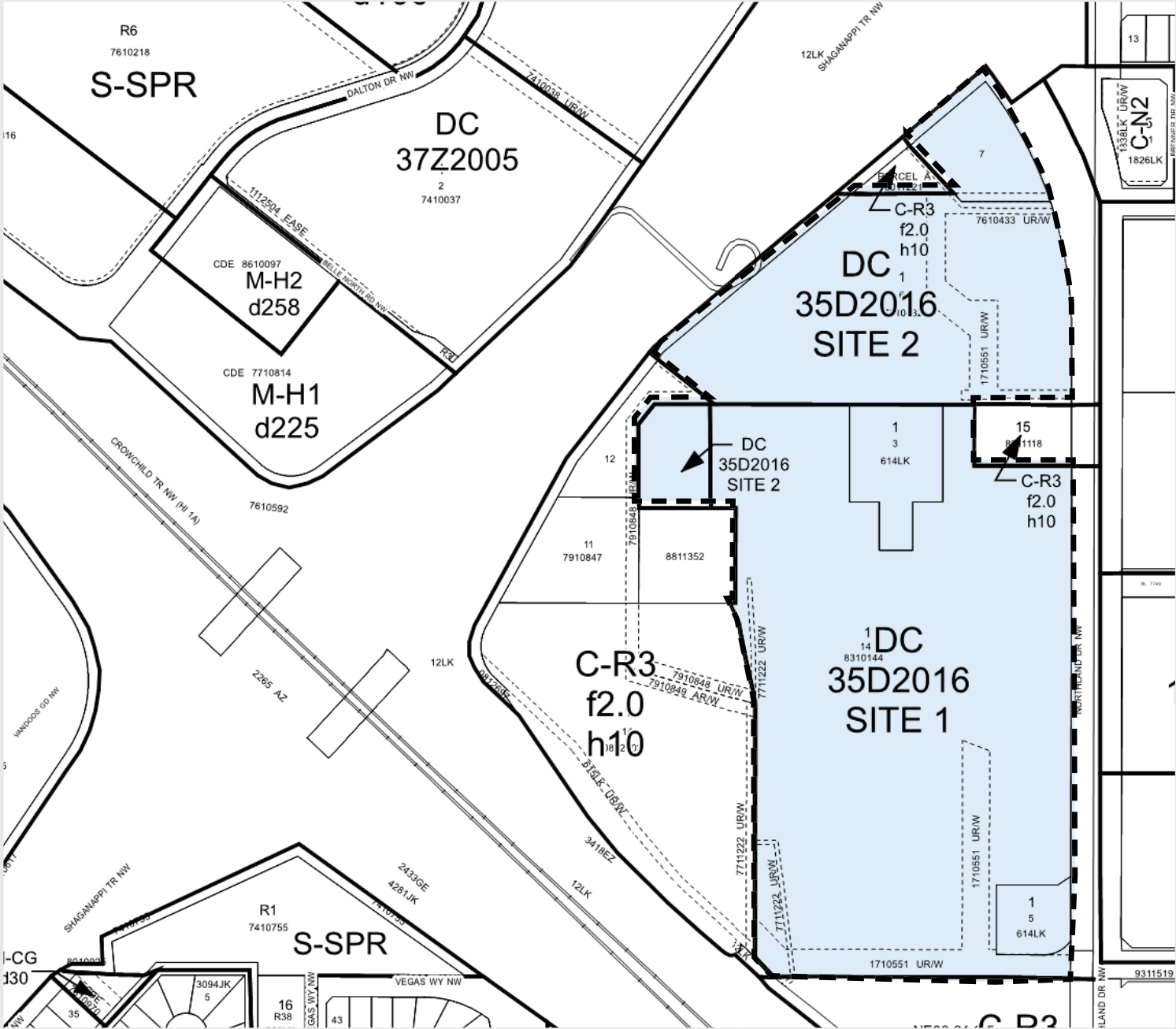
The proposed development may require a minor revision to the MDP to allow a slightly increased retail area to achieve a robust and rich shopping experience on site.



SITE CONTEXT

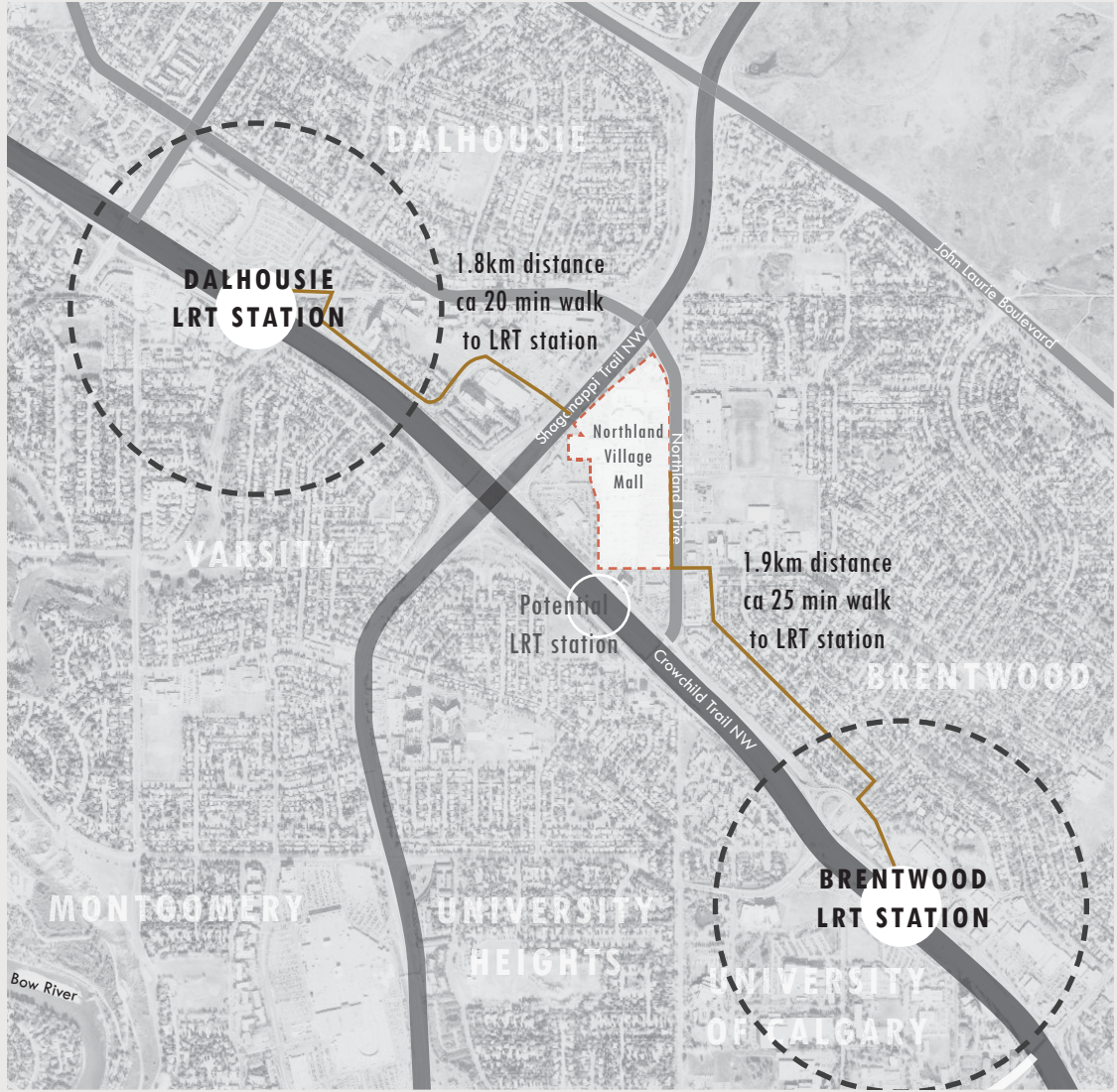
NORTH
LAND

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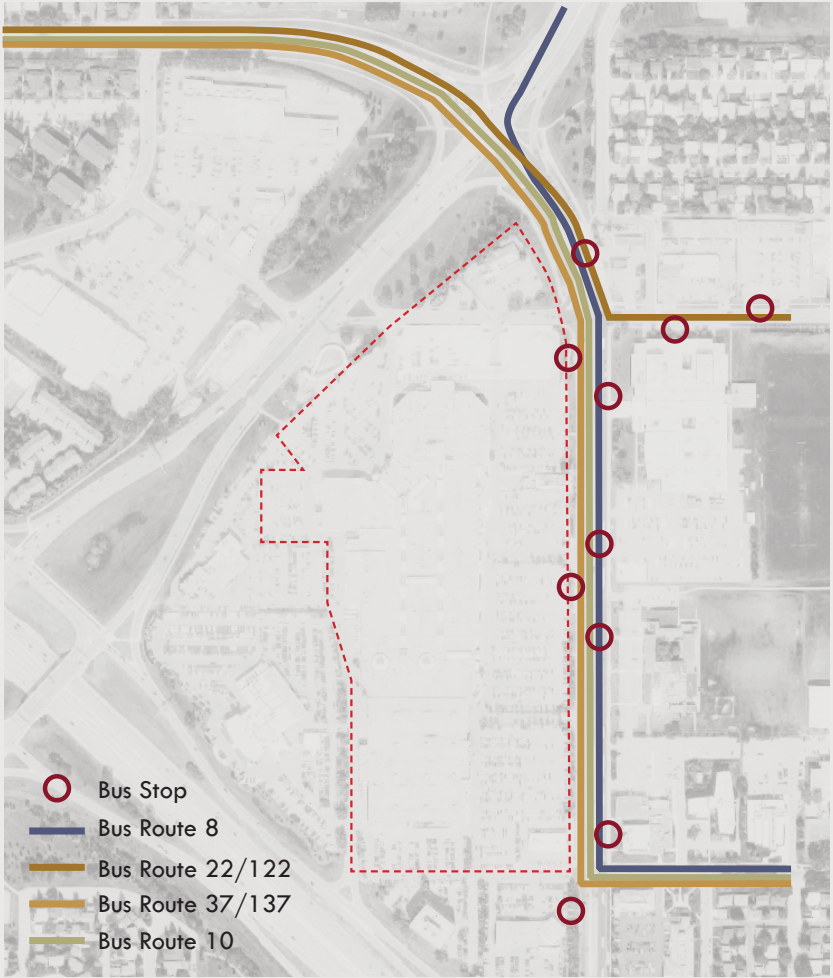


EXISTING ZONING SUMMARY

Site Address:	5111 Northland Drive N.W, Calgary
Legal Addresses	LOT 3, BLOCK 1, PLAN 614 L.K. LOT 5, BLOCK 1, PLAN 614L.K. LOT 6, BLOCK 1, PLAN 7610432 LOT 7, BLOCK 1, PLAN 7610432 & LOT 14, BLOCK 1, PLAN 8310144
Site Area:	139,049.2 sm (13.9 ha)
Zoning	Lot 3, Lot 5, Lot 6, Lot 7, Lot 14 DC 35D2016 Site 1 + 2
Setbacks	Front 6.0 M Sides 3.0 M Rear 3.0 M



EXISTING PUBLIC TRANSIT ROUTES





EXISTING USES IN VICINITY

The site is surrounded by other small retail sites to the south and north, institutional buildings to the east and Crowchild Trail, a skeletal road, to the west.

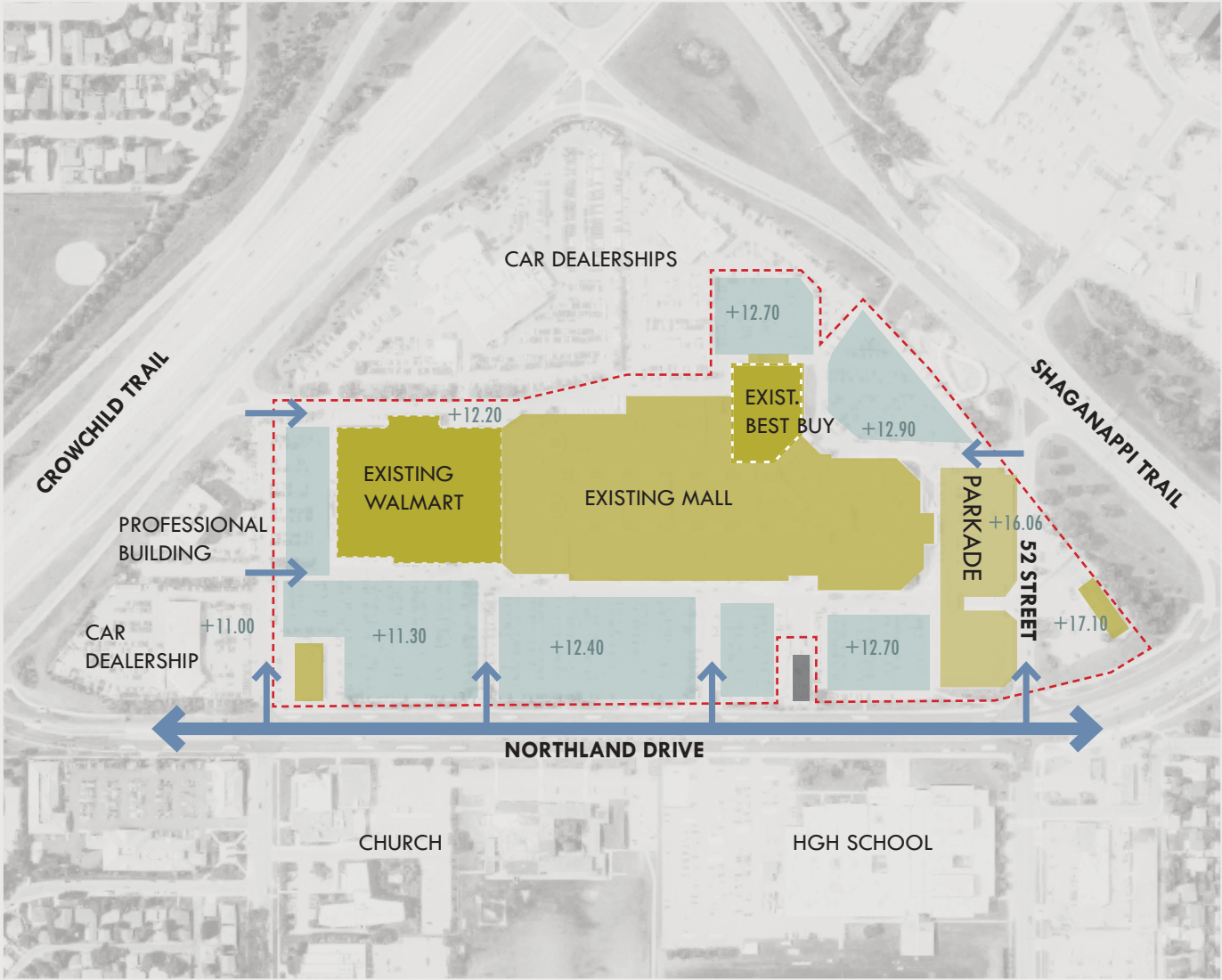
The uses across from Northland Drive to the east include the Winston Churchill High School, St Jean Brebeuf School, a Catholic church, the Nose Hill Library and the Brentwood Community Association Building.

Nose Hill Park is Calgary’s largest inner city recreational green space and lays to the East of the site.

The closest larger retail development is Market Mall, located approximately 2 km southwest of the site.

The new Brentwood high density residential development is located approximately 1.7 km to the Southeast. This development is part of the Brentwood transit oriented development (TOD).

- Commercial Retail
- High Density Residential (TOD site)
- Institutional Building
- Public Green Space
- Major Traffic Artery
- LRT Station
- LRT Tracks



EXISTING SITE CONDITIONS

Northland Village Mall was originally developed in the 1960's as a Woolco anchored, exterior focused strip mall. In the mid 1980's the mall was renovated and expanded to include Eaton's as a new anchor. Subsequent minor renovations and additions have occurred including re-demising the Eatons store, a new Best Buy and an above grade parking structure.

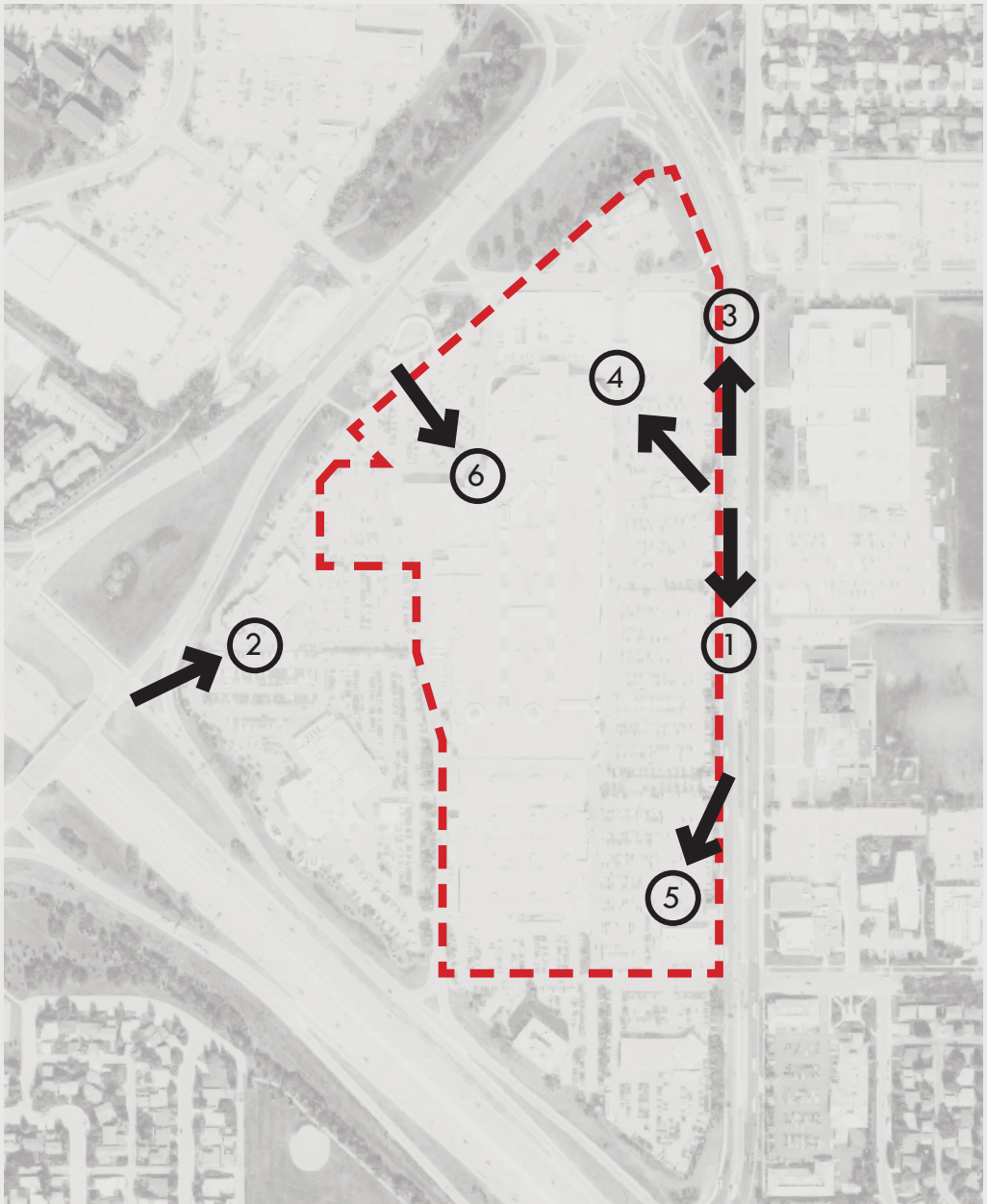
The shopping center is currently owned by Primaris REIT and is adjacent to existing car dealerships and a professional office building that are on separately owned parcels. Within the main shopping center parcel there is also a small lot that is occupied and owned by McDonald's.

Across Northland Drive are a variety of buildings and uses including a small retail center, a church and a High School.

There are significant grade difference across the site. In the northeast corner the elevation difference from Northland Drive is approximately 4m.



SITE PHOTOGRAPHS





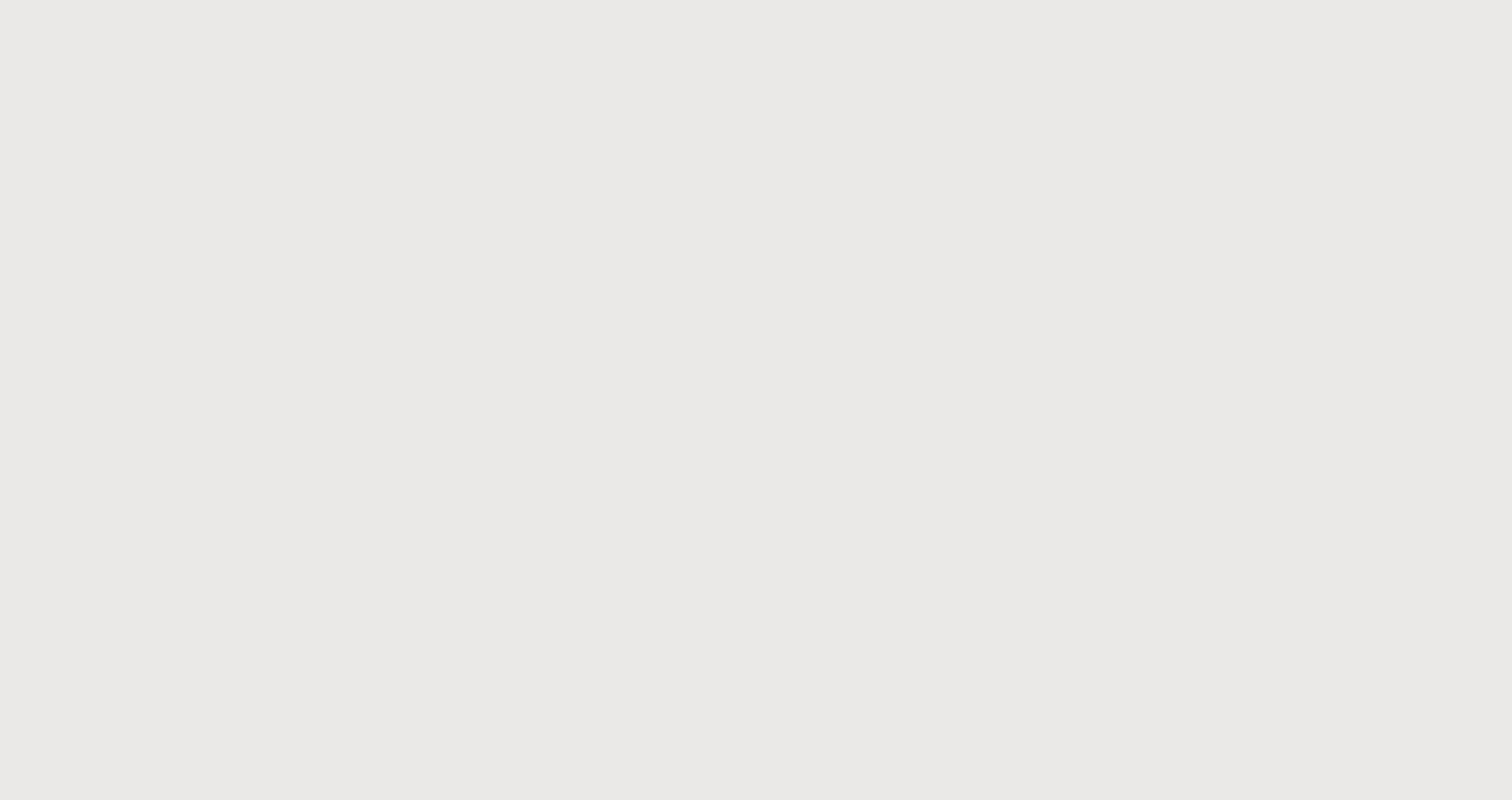
EXISTING PUBLIC REALM CONDITIONS

The existing Public Realm Conditions throughout the site can be described as poor and unsatisfactory.

Current conditions consist of large asphalt parking areas with few landscaped areas. The perimeter of the site shows poor sidewalk conditions.

There are existing pedestrian connections from the neighboring sites such as the High School and the church.

The City of Calgary has recently constructed a new pedestrian bridge across Shaganappi Trail to connect the Dalhousie community to the site.



V I S I O N



C O N C E P T
P L A N N I N G



Live Work Shop
MIXED USE



The premise of the planning design is to integrate where we live, where we work and where we play, shop, exercise and socialize.





The reinvention of this important site has allowed us to successfully integrate retail use with residential and office use to create an environment with activity and energy at all times of the day and night, and in all four seasons.



Shop Live Work
MIXED USE



Bringing residential use onto the site will ensure activity throughout the day, evening and even night, 7 days a week, 52 weeks a year. Living close to where people shop, eat and work fosters a pedestrian friendly and healthy life-style for all ages.

Shop Live Work
MIXED USE







Office use can be placed anywhere on the site to build a network of live, play and work. Smaller medical and consultant offices especially will support the growing community.

Shop Live Work
MIXED USE



CONCEPT PLANNING

NORTH
LAND

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PROPOSED URBAN GRID (Vehicular)



The existing adjacent streets to the site all have the character of major thoroughfares.

Northland Drive to the east is an arterial road with existing 4 access points into the site, 3 of them are all-turns intersections. Both Crowchild Trail and Shaganappi Trail (skeletal roads) provide a right turn access into the site.

The proposed street grid maintains all access points and connects the access roads to an urban grid within the site.

The main focus lies on the central main street or avenue and connects the south end of the site with the north and opening into a pedestrian friendly plaza midway. The central main street is also set up to provide a direct connection from a potential future LRT stop on Crowchild Trail.

The street grid is intended to be enhanced and completed throughout future phases.

The proposed redevelopment also supports and incorporates many, if not all, of the Urban Design principals outlined in the Commercial Urban Design Guidelines recently developed by the City Of Calgary.





PHASE 1

Sets the ground-work and urban form



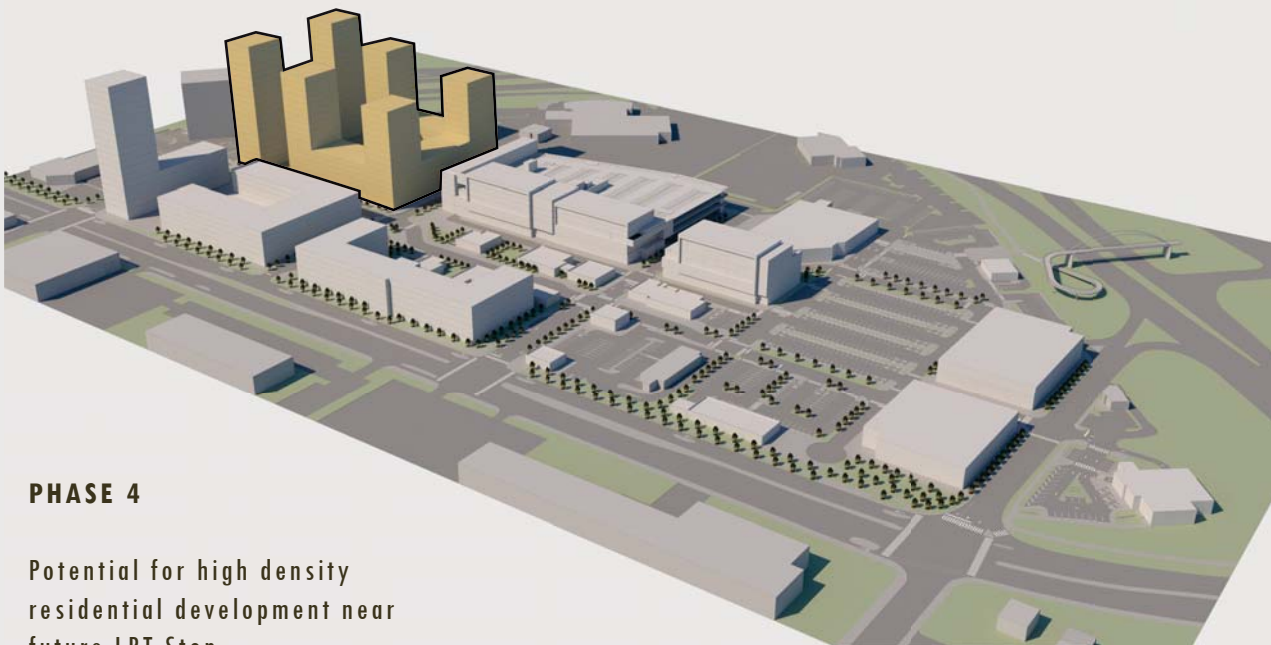
PHASE 2

A structured Parkade reduces the need for extensive surface parking lots, additional mixed use is added



PHASE 3

Mixed Use Development containing large anchor on main level with residential mid rise above

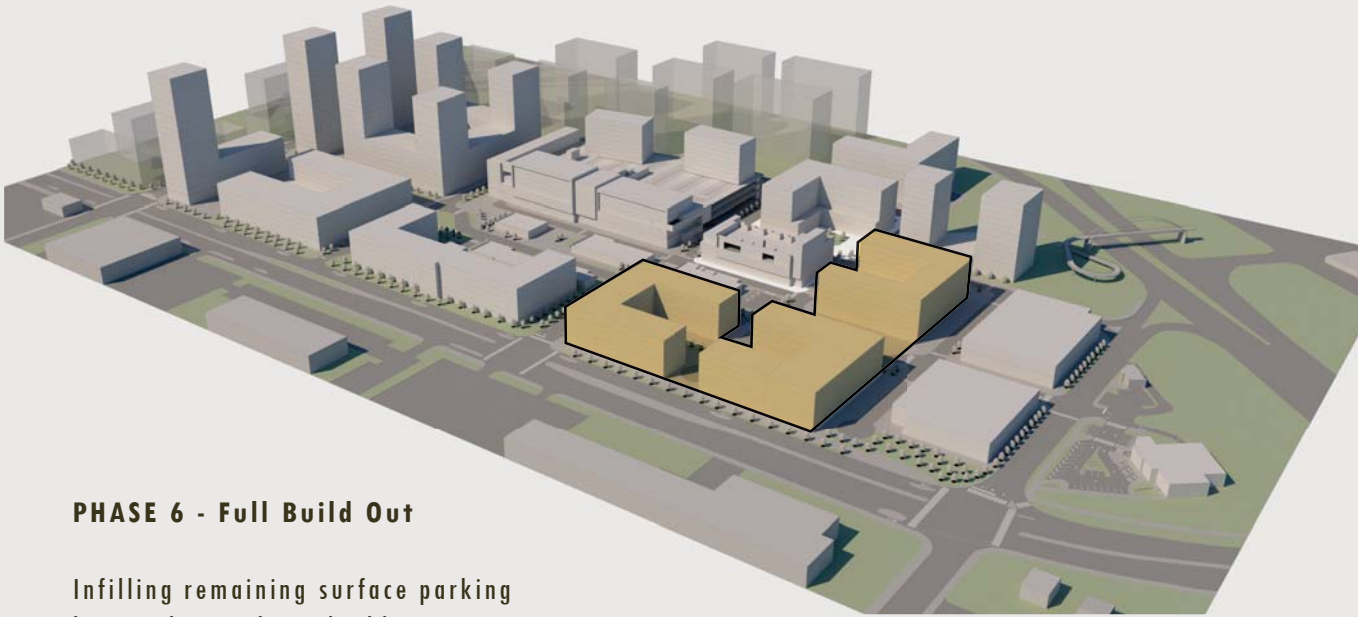


PHASE 4

Potential for high density residential development near future LRT Stop



PHASE 5
Adding mixed use buildings in the NW corner of the site



PHASE 6 - Full Build Out
Infilling remaining surface parking lots with mixed use buildings

PLANNING FOR THE FUTURE

The Northland Redevelopment presented in this document is the first of many possible densification phases for this site. The initial Phase aims to set an urban grid with utilities and services moved underneath new roadways to allow for future developments to occur over time.

In Phase 1, the main mall will be demolished while some existing buildings and structures will be refurbished and reused in the short term. The addition of a residential building in Phase 1 sets the tone for future mixed use developments on the site. The critical planning moves for Phase 1 are setting up the Avenue as the main spine through the site and the central plaza as a public community gathering space. These elements remain in all future phases.

In Phase 2 - a structured parkade would accommodate some interim parking demand to free up space for further development in areas that are currently surface parking lots.

Subsequent Phases show the potential route to full build-out with more density, mixed-use buildings and underground or structured parking facilities. The sequencing of future phases will depend on a variety of factors as development matures.





PHASE 6 - Full Build Out

PARKING CONCEPT

The goal of the first phase of the development is to balance the parking needs of the retailers with the aspiration to encourage pedestrian activity and street facing retail units. In the initial phase of the development, the existing 2 level parkade at the north end of the site will remain until the parking requirements are either reduced due to reduced demand or can be met in other new structured or underground parking areas. The new residential building on site will be serviced through a 2 level underground parkade underneath the building footprint. Some surface parking for visitors and short term use is required near the main entrance to meet today’s demand and life-styles.

Surface parking is retained in the initial phase of the development. The parking in front of Walmart is retained (due to lease condition) but is reduced and enhanced with additional landscape elements. Surface parking areas remain at the north west corner of the site to support the McDonald’s parcel and existing Best Buy (lease obligation). The existing lot will be enhanced with additional landscape elemnts and walkways to encourage pedestrian circulation.

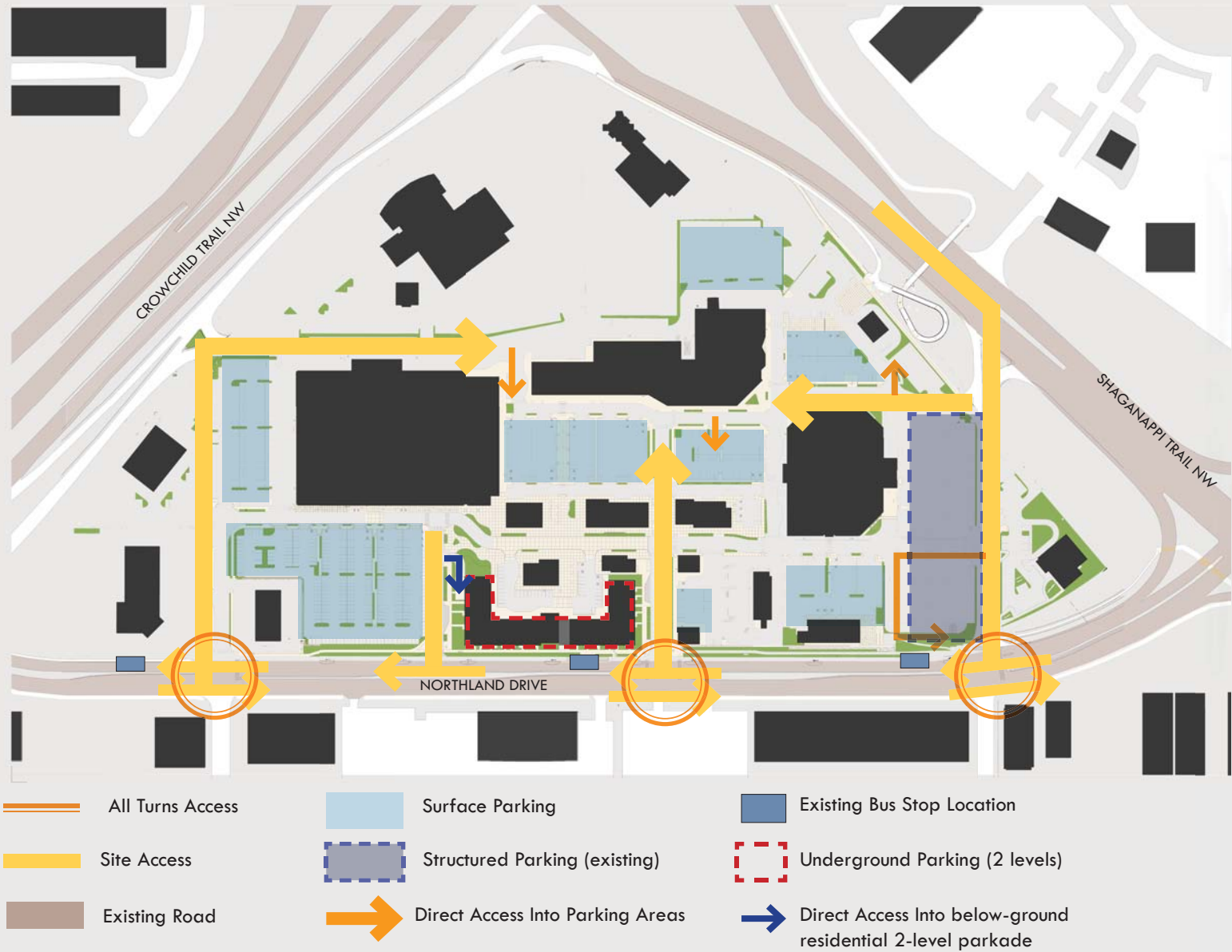
It should be noted the master plan for future phases shows how surface parking areas will be transformed into future building sites. In the interim the existing surface parking areas will be enhanced with extensive landscaping and pedestrian connectivity.

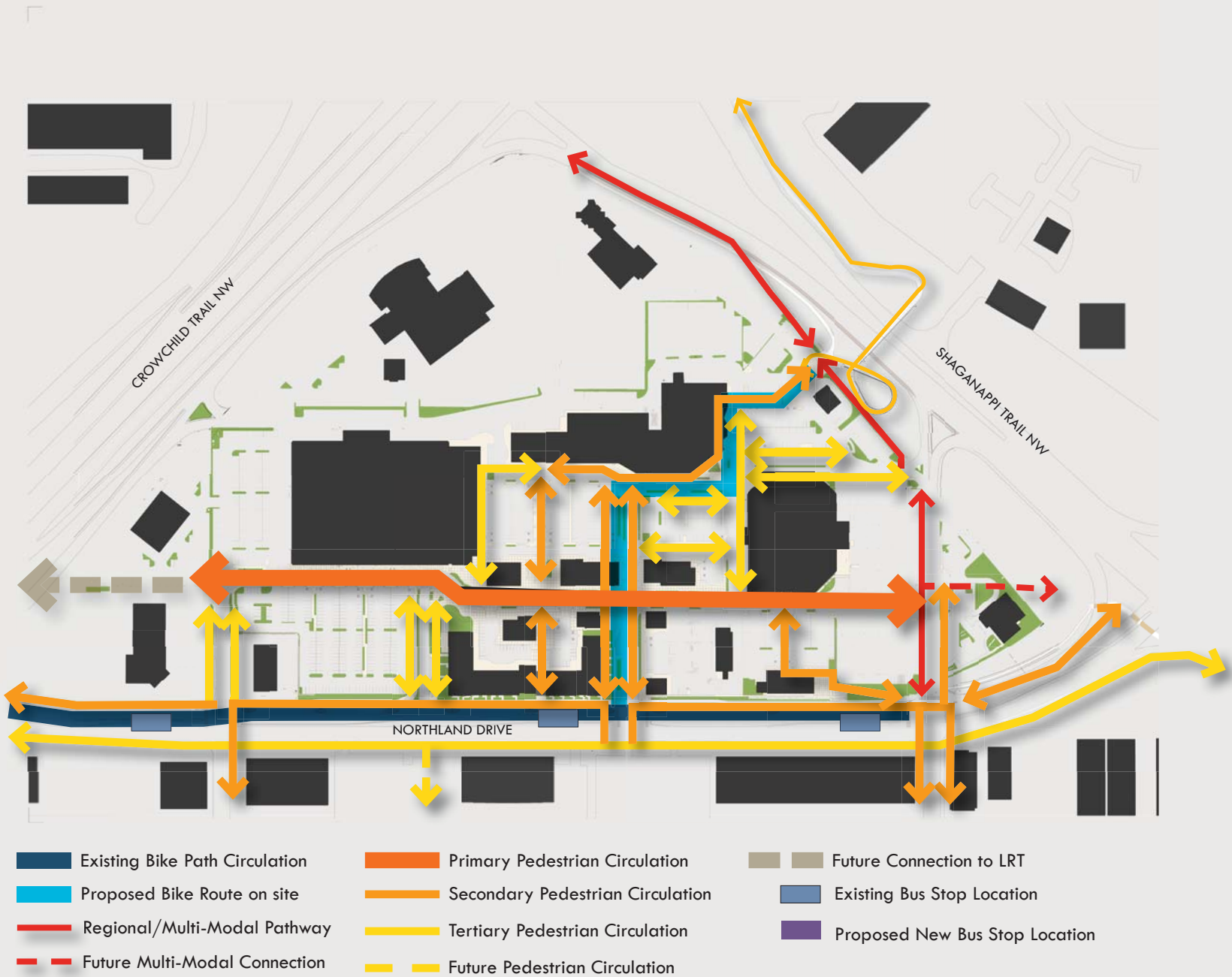
VEHICULAR TRAFFIC

While focusing on the pedestrian environment within the site, the traffic concept allows for efficient movement and safe accommodation of pedestrians, cyclists and vehicles alike.

Maintaining the existing access points into the site, traffic will be directed into several parking pools at the perimeter of the site, keeping the main central street free of thru-traffic. The parking structure is visually concealed by the massing of the adjacent buildings.

In the initial Redevelopment Phase, the majority of the parking will be organized in surface parking lots. As the site gets densified over time, future building blocks can be placed in the surface lots with integrated underground or structured parking serving the parking demand at the time of development.





PEDESTRIAN AND CYCLISTS CONNECTIVITY

While allowing for access and accommodation for vehicles, the site is designed for strong pedestrian oriented walking and cycling connections.

All sidewalks throughout the site are at least 2 meters wide, enhanced with landscaping, benches, lighting and other amenities, connecting all buildings in a safe and efficient way.

The cycling network along Northland Drive will be accompanied by new street trees and landscape elements.

The central plaza is a calmed traffic zone with minimal vehicle access, focusing on pedestrian movement, landscaping and elements that compliment the human scale. The paving is elevated for a portion of the Avenue to encourage easy and safe pedestrian crossing in the plaza area. Vehicles recognize that it is a pedestrian environment.

The main central street, the “Avenue” is defined by wider sidewalks, arcaded trees and shrubs, light poles and banners.

Throughout the site, designated pavement, pedestrian scale lighting and ample way-finding elements will ensure a safe and comfortable environment within the development and into the surrounding communities.

V I S I O N



P U B L I C R E A L M



CONCEPT PLANNING

NORTH
LAND

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PUBLIC REALM CONCEPT

The proposed urban grid includes a new active and vibrant shopping street that opens up into a public plaza.

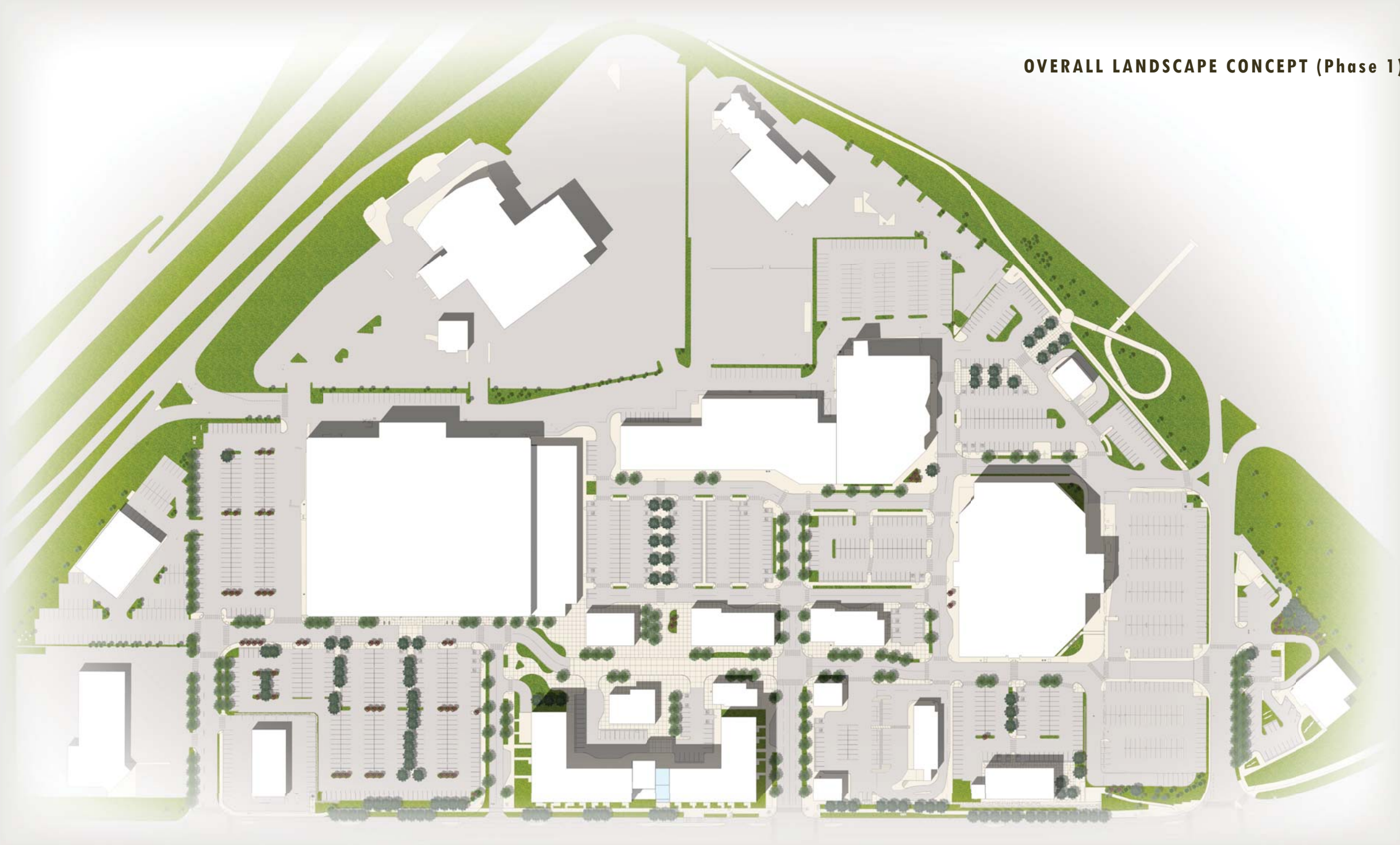
The central Plaza will be a venue for the community to gather, play, socialize, eat, shop, meet, work and relax.

The Avenue, the main central street, is an active street with wide enhanced sidewalks, landscape elements, amenities such as benches, trash receptacles, lamp posts. Future phases will complete The Avenue with additional mixed-use buildings.

Thoughtfully designed Entry Plazas welcome the community into Northland, establishing a hierarchy of circulation that is meant to encourage the pedestrian experience.

Extensive site amenities are proposed to emphasize the character of the public realm. Site elements such as lamp posts, varying paving material and patterns, and landscape elements will be integrated into the site design and offer clarity of orientation for all site users, in particular pedestrians.





OVERALL LANDSCAPE CONCEPT (Phase 1)



PLACES

- Plaza
- The Avenue
- Pocket Park
- Site Entry
- Arcade
- Secondary Activity Street
- Northland Drive Boulevard

PRECEDENTS



Pedestrian-friendly Secondary Activity streets



Tree-lined sidewalks



Framing pathways & defining edges



Open and inviting Storefronts



Generous sidewalks



Banners and details



The Plaza is a central focus for community life at Northland. It is to be a place of visible vitality throughout the year, summer and winter, day and evening. It is a place of activity heightened by the blending of people and cars. It is a social place, a place to go for coffee, have a glass of wine and watch children play.

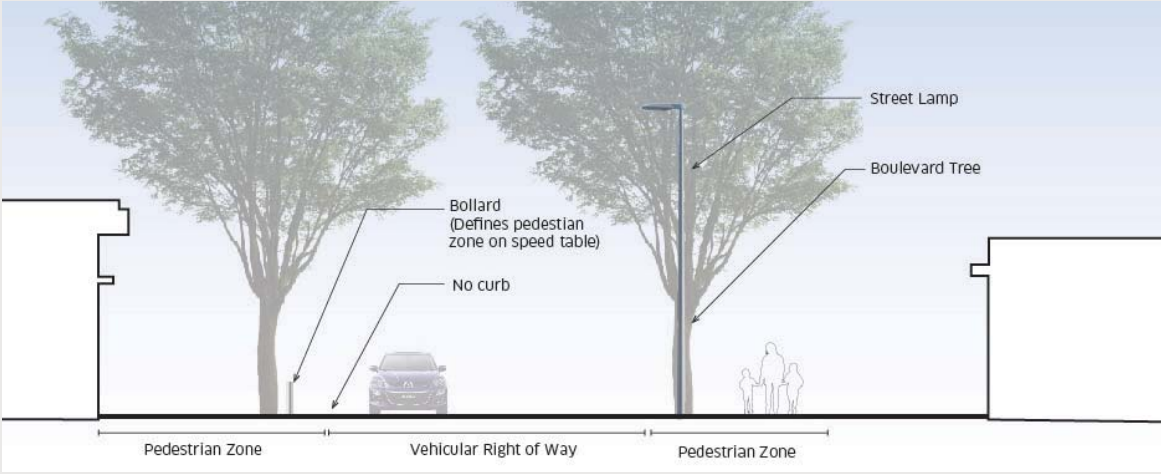
It is an outdoor room surrounded by retail storefronts. Retail tenants are encouraged to open to the public realm and interact through the paving, lighting, and planting. The Plaza sets the tone for much of the rest of the public realm at Northland

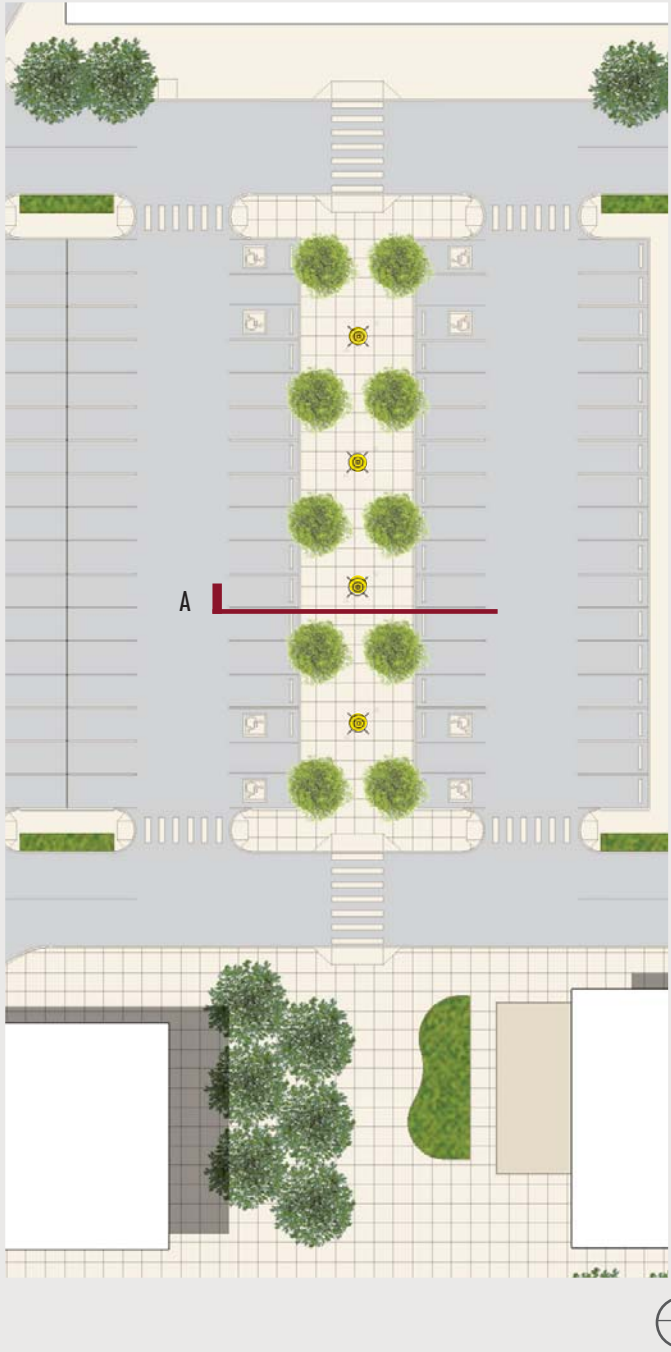
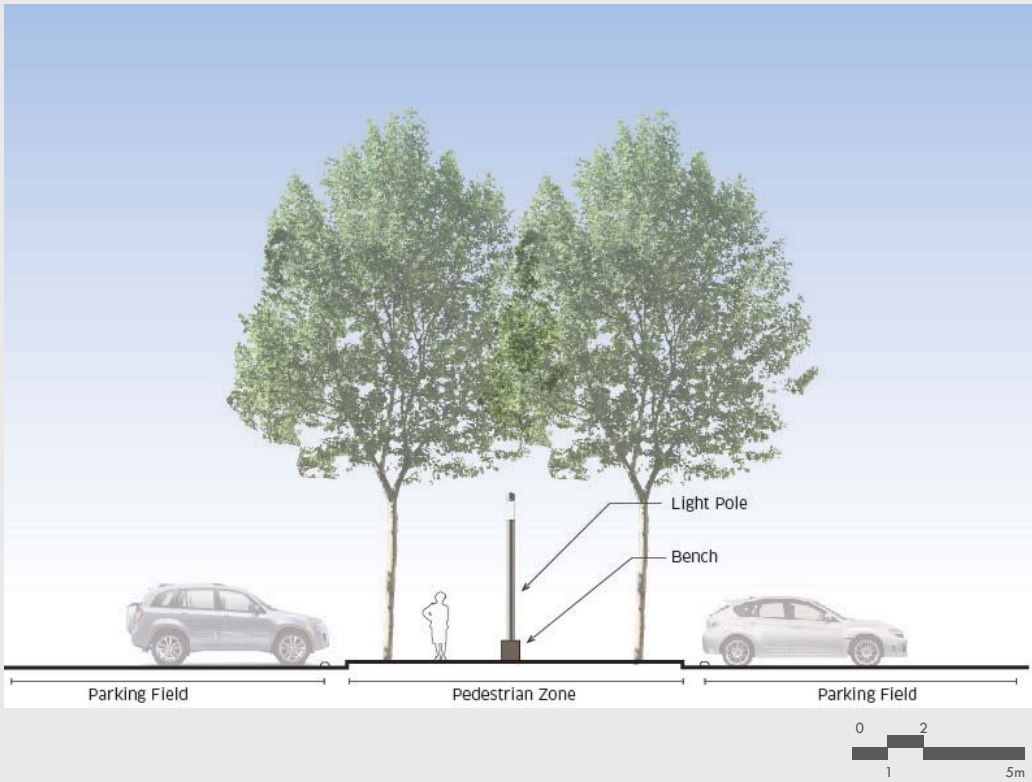


THE AVENUE



The Plaza and The Avenue are integrated through paving, lighting, and seating. The paving is consistent in finish across the secondary activity streets to create a single pedestrian-oriented place. A raised speed table links either side of the Plaza across the street. Groupings of trees present a rhythm that identify the Avenue as being a place for pedestrians to enjoy and share with slow moving vehicles

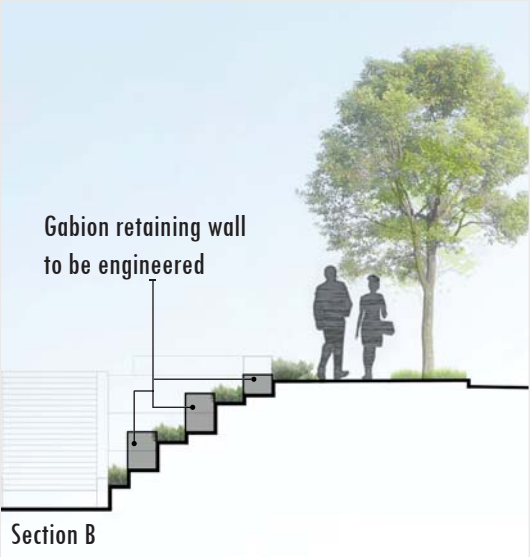
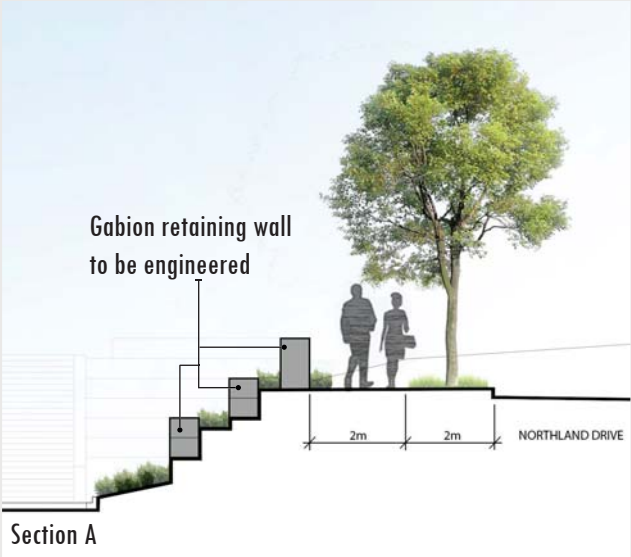




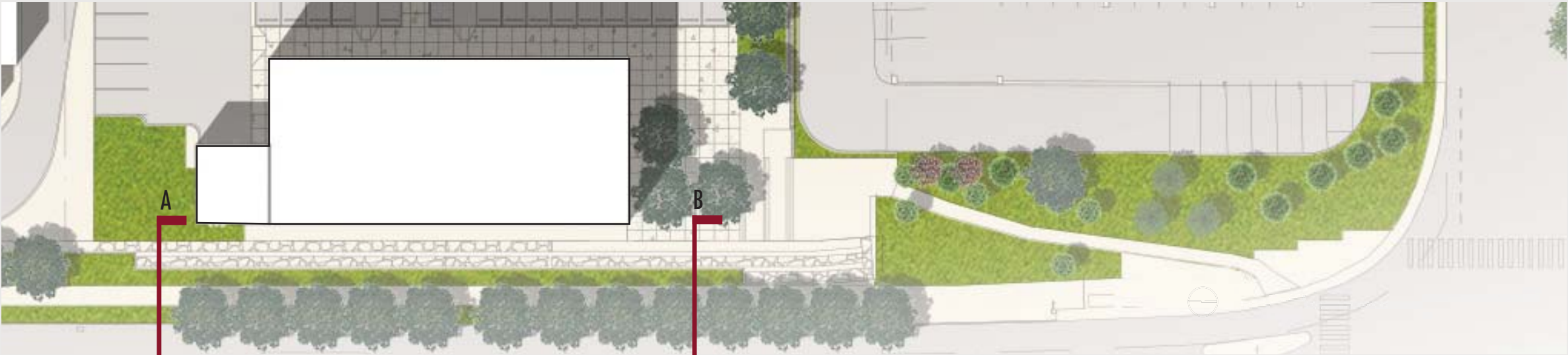
THE ARCADE

The Arcade offers a strong pedestrian-oriented connection from the Plaza to the established retail options. With a double tree planting protecting and framing the passage, with is marked by lighting and seating down the center of the walkway. The Arcade can be easily activated to provide an urban spine to any activities that may take place in the adjacent parking fields.

**NORTHLAND DRIVE RETAINING
WALL + BOULEVARD WALK**



The grade change from Northland Drive to the site varies from approximately 3.0m to less than 1.0m. To create a distinct grade change that supports both sidewalk and tree planting along the drive, a series of planted gabion terraces support the grade difference. A broad stairway provides access from the Drive to the Whole Foods Market at the northeast corner.





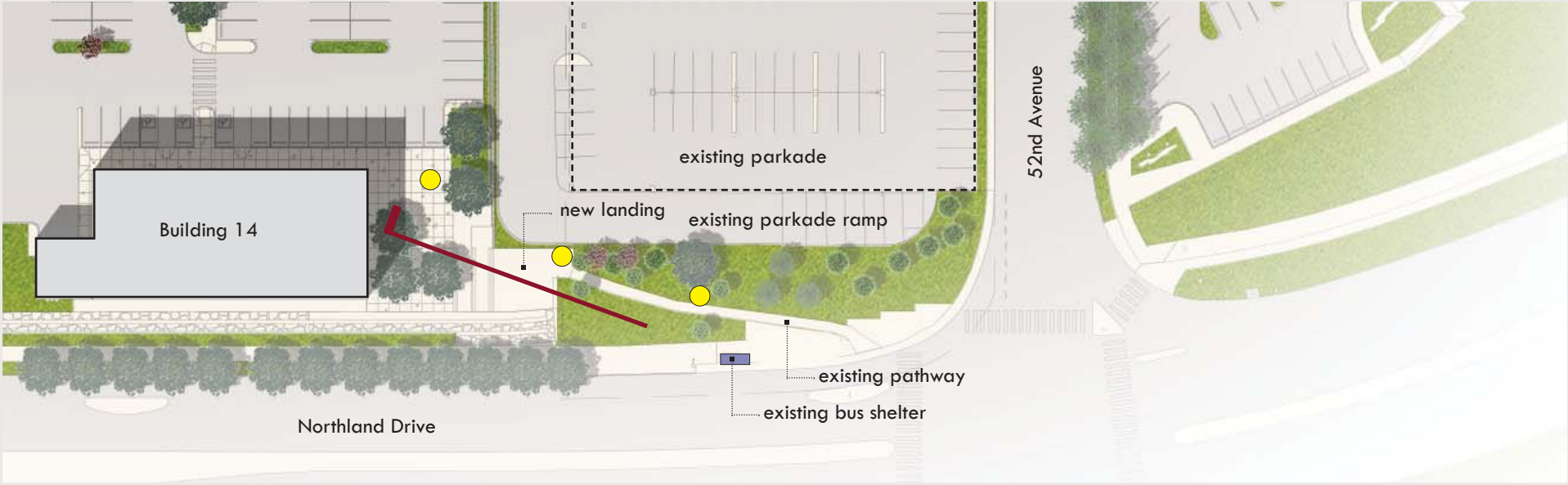
POCKET PARK

The pocket park offers seating and generous planting areas as a welcome threshold for those entering The Avenue. There are facilities for dog owners as they pass through the site. Seating amongst the features provide a quiet respite from the more active Plaza and Avenue adjacent.

NW ENTRY PLAZA

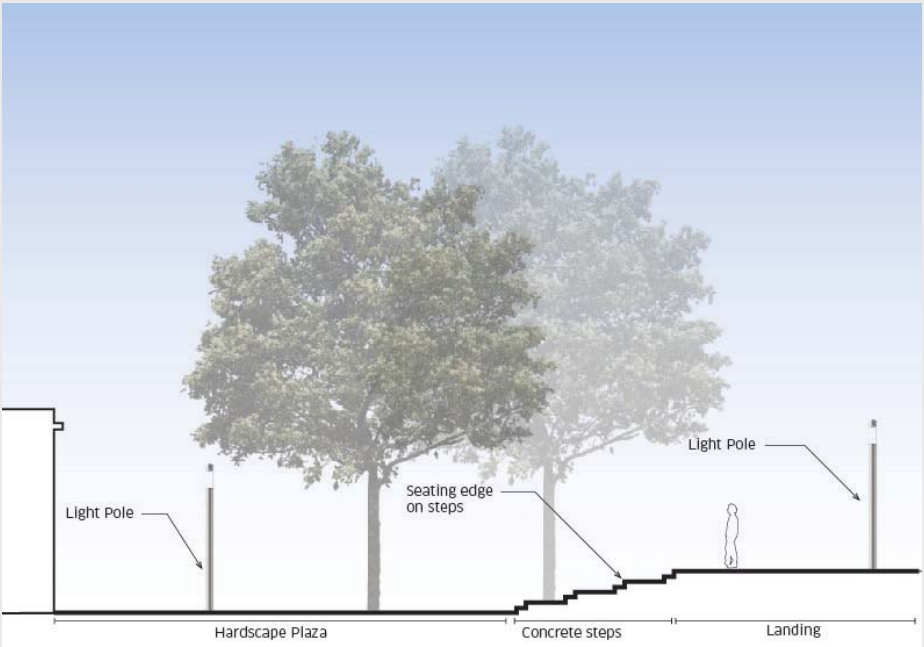
As people enter Northland from the Shaganappi Trail pedestrian bridge they are greeted by a well-lit Plaza with seating, providing a place to rest and reflect before continuing with their experience at Northland.

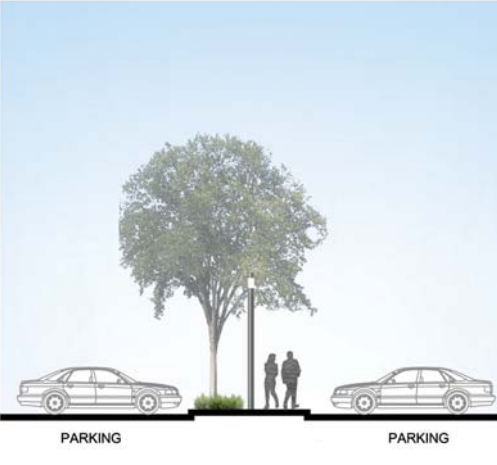
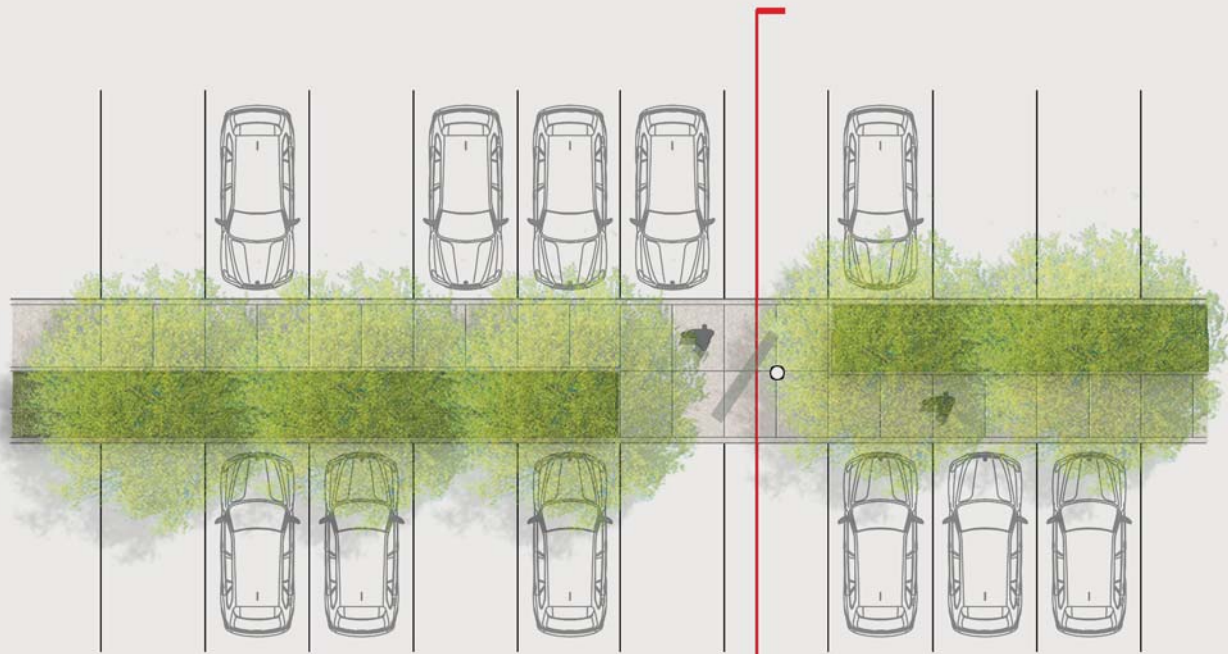




NE ENTRY PLAZA

The NE Entrance Plaza provides a vital link between the community and Northland. Taking advantage of the existing path and pattern of circulation the Entry Plaza is negotiates the grade differential with a handful of steps, interrupted with wide landings and seating edges, providing a south facing spot for a sunny and social place those entering or leaving Northland.





SIDEWALKS IN PARKING LOTS

Parking lots are planted with a continuity of trees and selective shrub masses. Tree lined walks along continuous broad islands offer an ease of pedestrian mobility.



Master Concept Plan



PLANTING CONCEPT

- Brandon Elm
- Flowering Crab Varieties
- Prairie Spire Green Ash

PLANTING - TREES



Prairie Spire Green Ash



Crabapple



Brandon Elm

PLANTING - SHRUBS, GRASSES & FORBES



Shrub Planting



Snowberry



Dwarf Viburnum

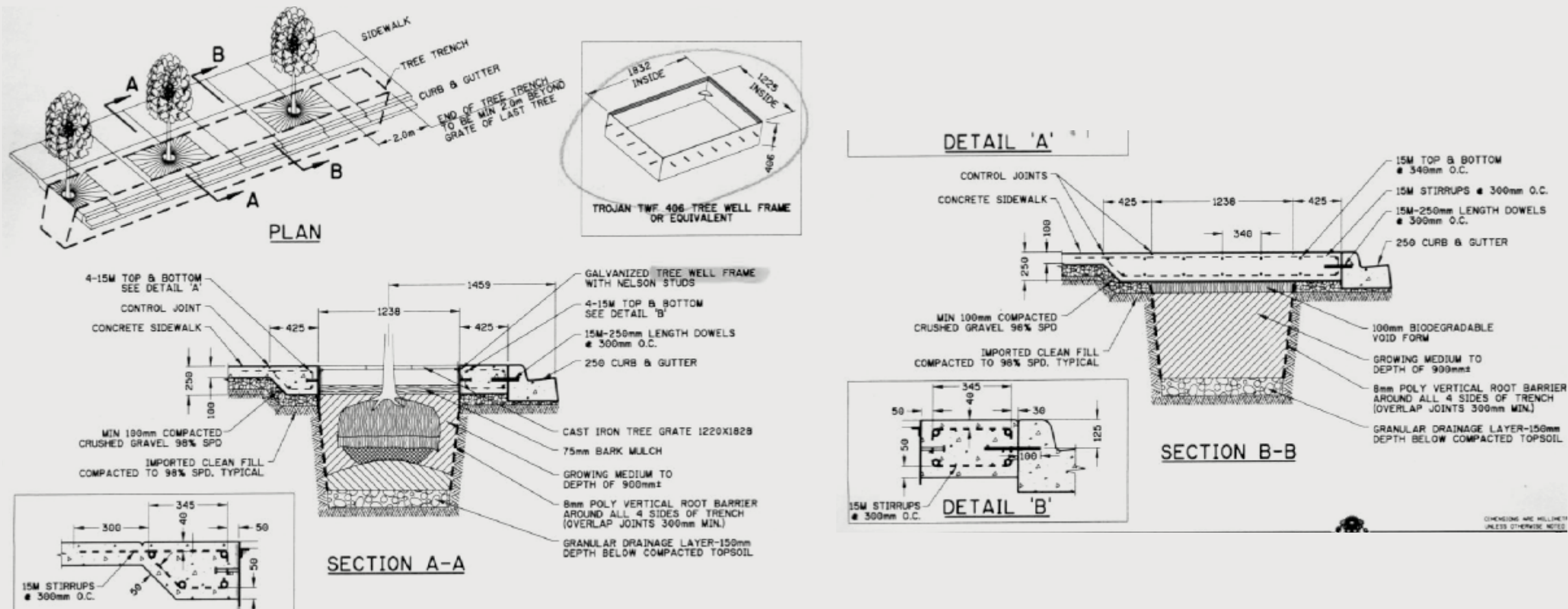


Native Roses



Forbes & Grasses

SOIL CELL DETAILS



PAVING CONCEPT



Rolled Curb



Cast-in-place Pigmented sawcut Concrete

KIT OF PARTS



Arcade Bench (reference image only)



Litter + Recycling (reference image only)



Stand-alone Bench (reference image only)



Bike Rack

KIT OF PARTS - LIGHTING CONCEPT



Lumec LED Bollard



Selux Avanza- Roadway Poles



Selux Exelia- Walkway Poles



Master Concept Plan



LIGHTING STRATEGY

- 4.25m Walkway Poles
- 6.0m Roadway & Parking Poles
- Lit Bollards
- Lighting off buildings
- decoratvie ambient lighting (catenary, uplights)

V I S I O N



A R C H I T E C T U R E



PUBLIC REALM

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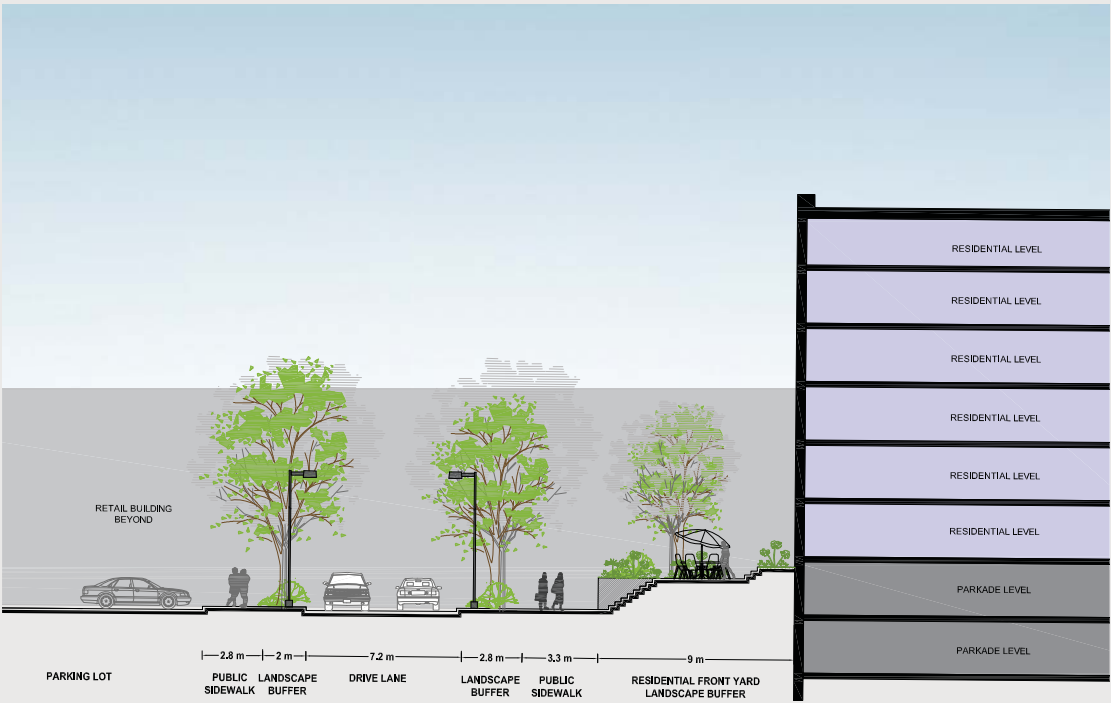
STREET SECTIONS



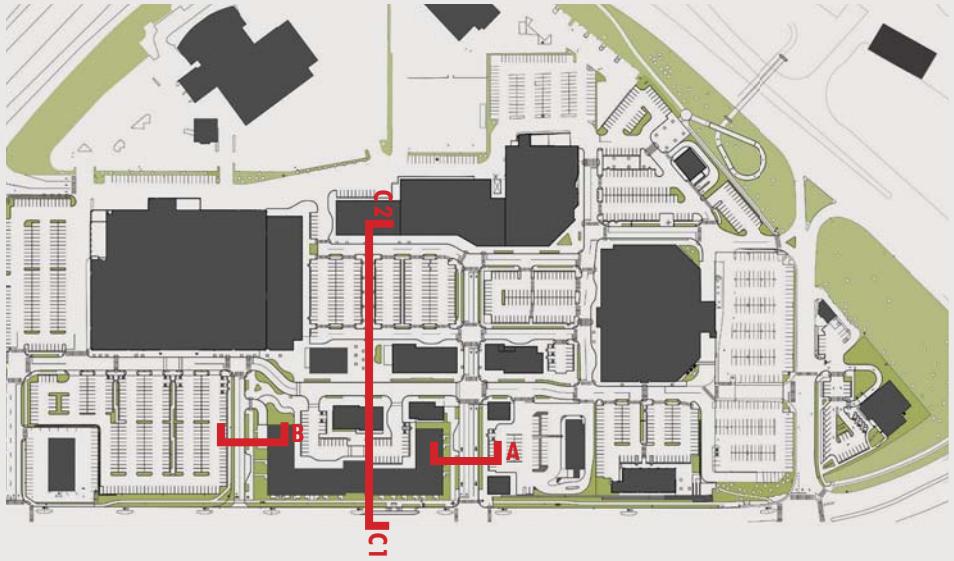
SECTION A



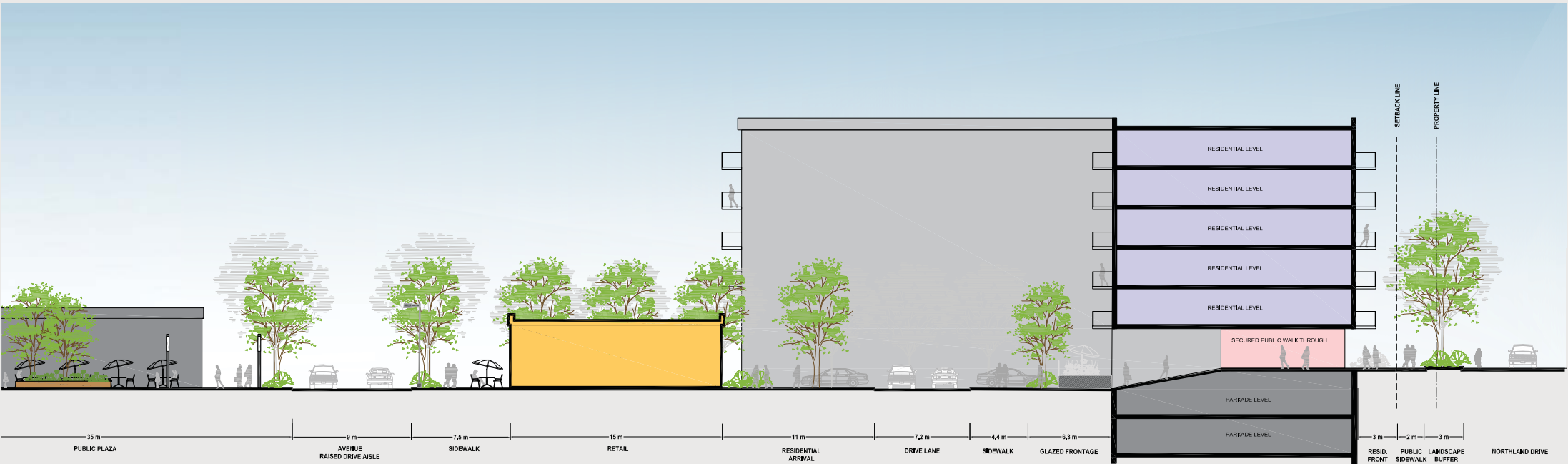
SECTION C2



SECTION B

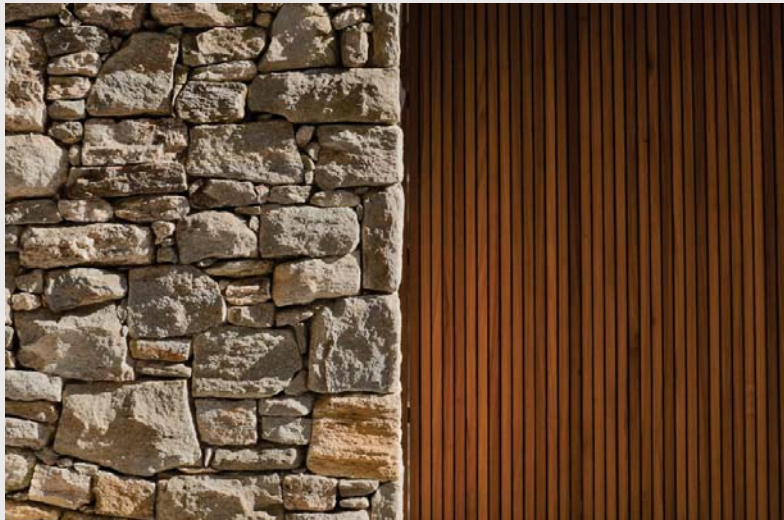


KEY PLAN



SECTION C1





Northland is striving to be a place that is current in many ways. The format of its layout is striving to set the stage for **contemporary living as well as for sustainable and smart growth**. The Architectural Language supports these goals. Clean lines, sophisticated lighting, simple forms mix with rich, warm materials, dramatic and mood setting lighting. Modern forms mix with familiar, tactile, friendly and high quality materials. Modern materiality is used along with contemporary lighting for intrigue and interest in the evening. The retail environment is woven throughout the development and provides a fabric that connects the public realm. It animates the site and offers versatile options to the users. The retail is highly glazed and transparent creating a safe and friendly atmosphere. The storefront heights are high to provide a contemporary, modern feel. They are glazed and controlled to provide a high quality design feel throughout the site.

ARCHITECTURAL
LANGUAGE

It is a Contemporary Village.

It's a place where people feel youthful and comfortable.

It's a place where social connections happen and memories are made.

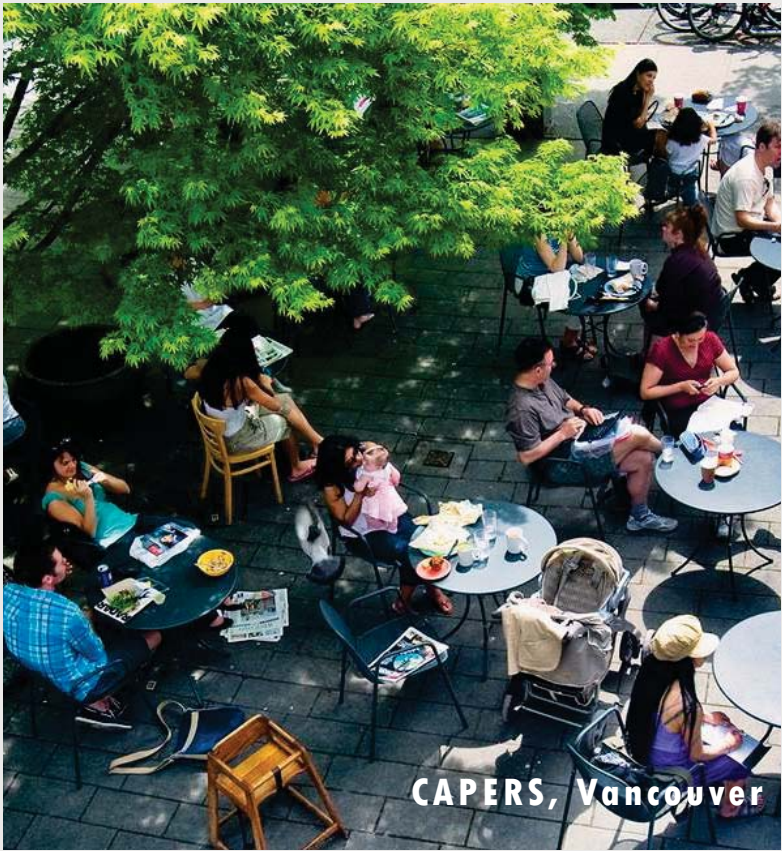
ARCHITECTURAL
LANGUAGE



ARCHITECTURE

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LAND

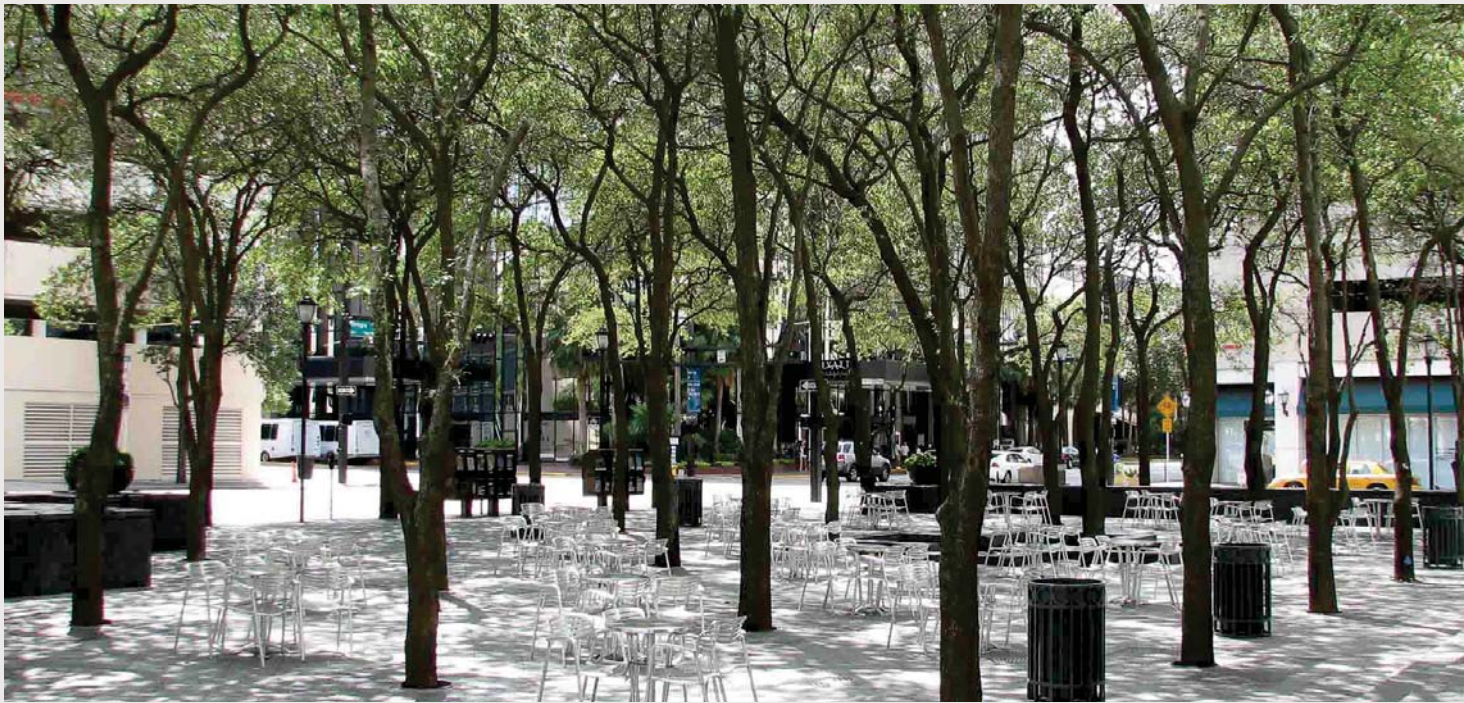
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URBAN
ARCHITECTURAL
LANGUAGE









SOLEDAD PLAZA, Madrid



PALEY PARK, New York



LINCOLN SQUARE, New York

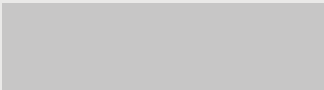
FEELING ARCHITECTURAL LANGUAGE



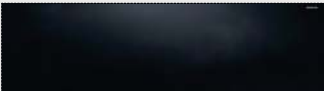
ARCHITECTURE

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LAND
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ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



1 | EIFS



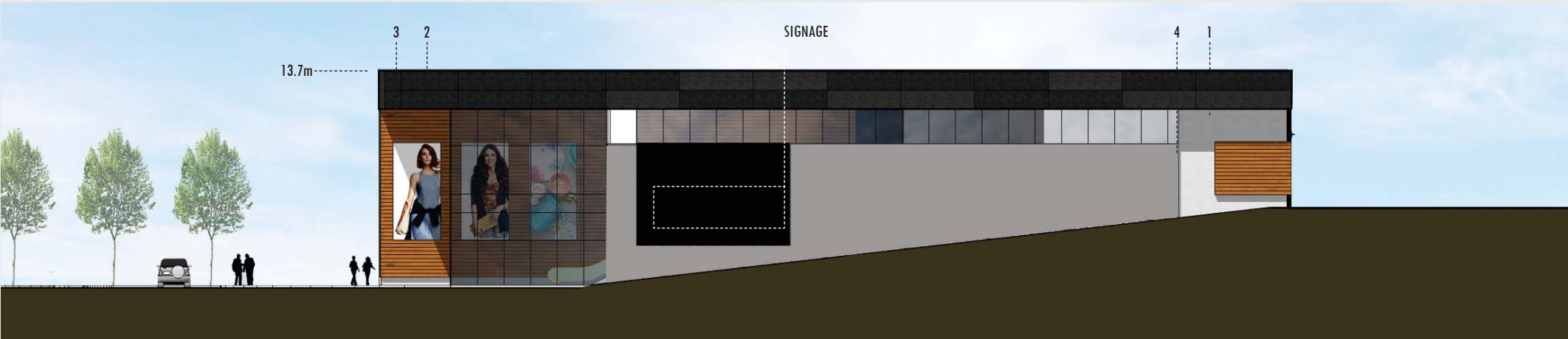
2 | DARK METAL PANEL



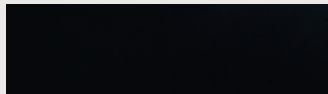
3 | FUNDERMAX



4 | FIBRE C - CEMENT PANEL



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



1 | DARK GREY METAL PANEL



4 | WHITE PANELS



2 | GREY FIBRE-C



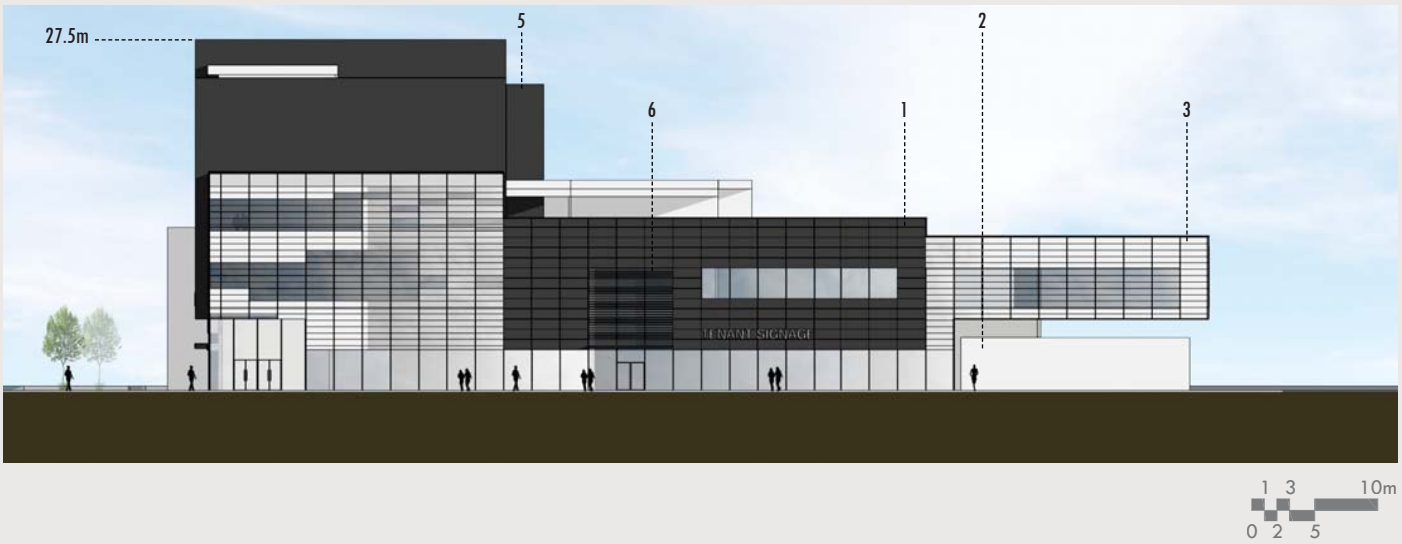
5 | DARK GREY FIBRE-C



3 | WHITE METAL PANEL



6 | METAL SCREEN



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



1 | EIFS



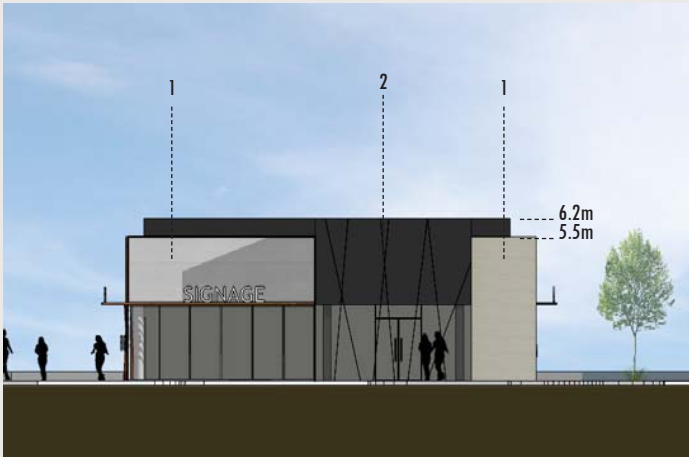
2 | DARK METAL PANEL



3 | WOOD SCREEN



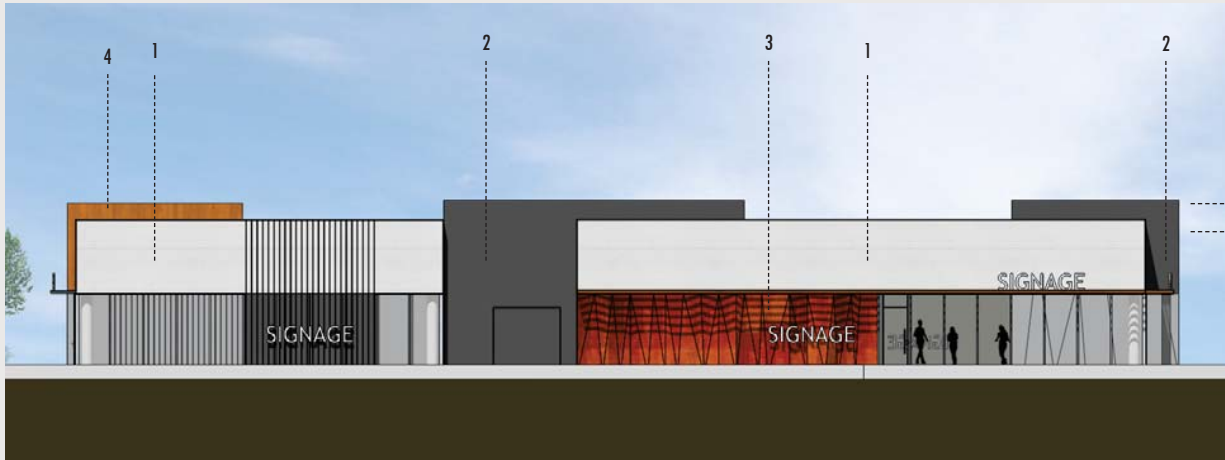
4 | WOOD PANEL



NORTH ELEVATION



WEST ELEVATION

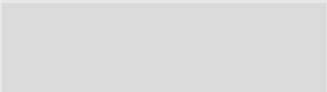


EAST ELEVATION



SOUTH ELEVATION

ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



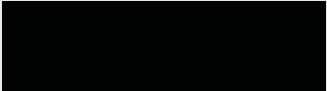
1 | EIFS - GREY PAINT



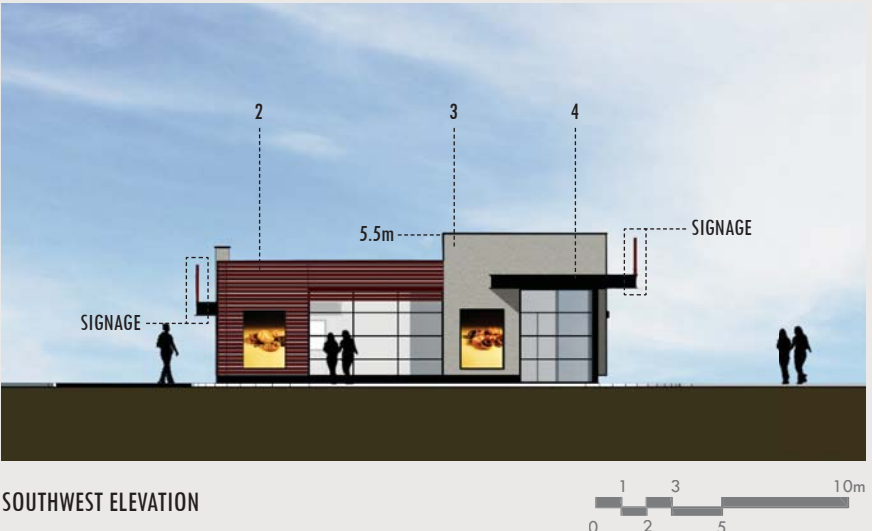
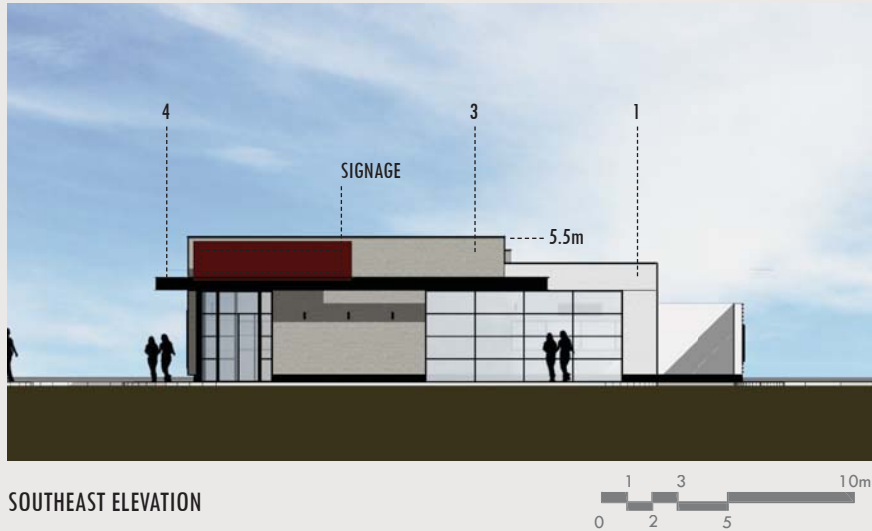
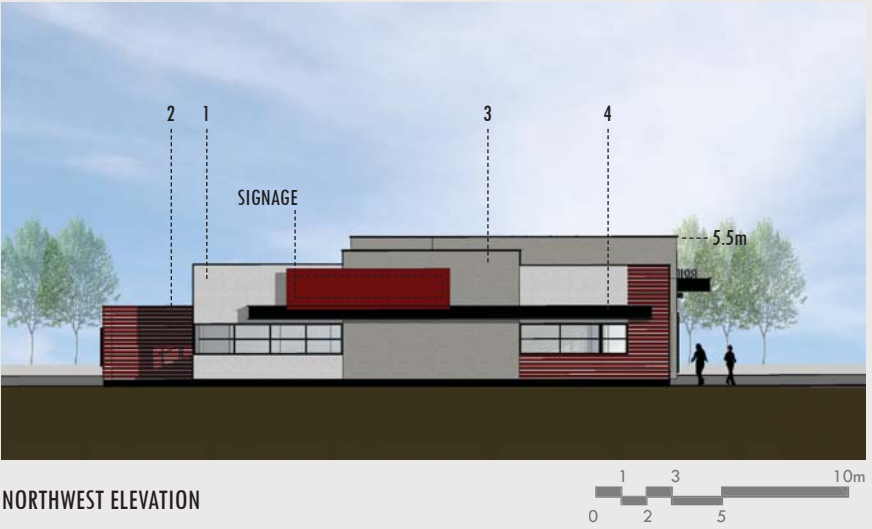
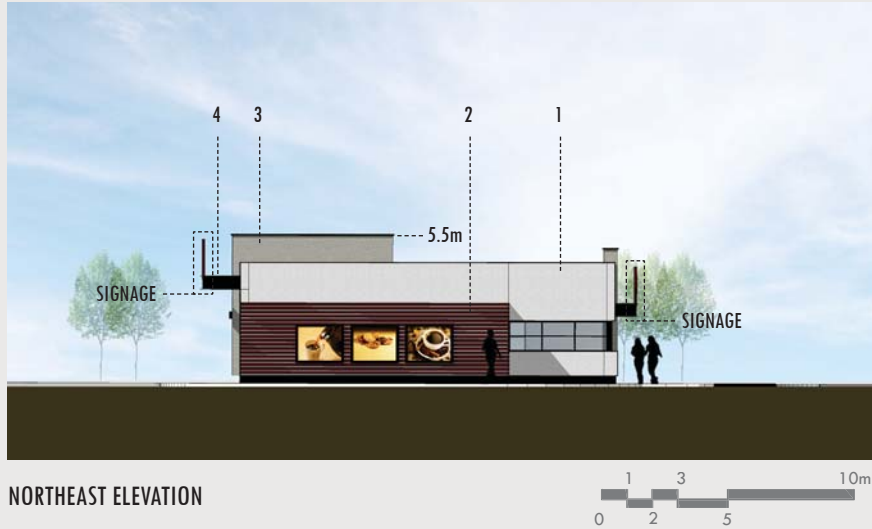
2 | RED PANEL



3 | GREY STONE



4 | DARK METAL CANOPY



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



1 | EIFS



2 | DARK METAL PANEL



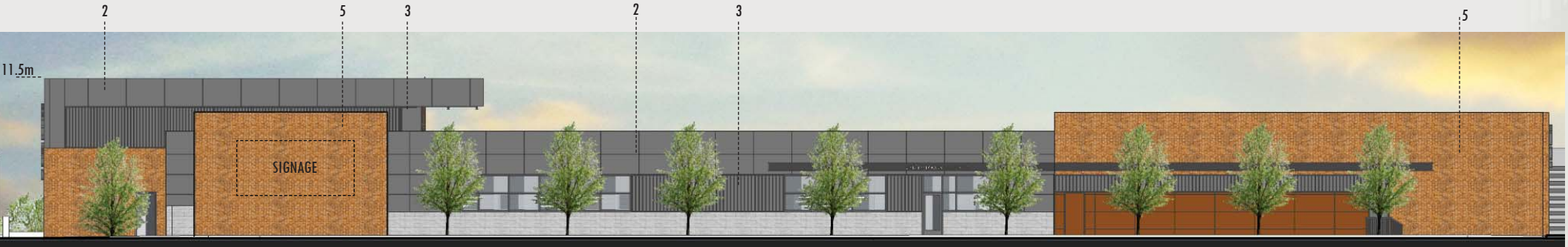
3 | WOOD LOUVERS



4 | GREEN METAL PANEL



5 | ORANGE - GREY BRICK



NORTH ELEVATION

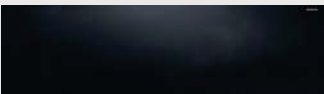


SOUTH ELEVATION

ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



1 | EIFS



2 | DARK METAL PANEL



3 | WOOD SCREEN



4 | WOOD PANEL



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



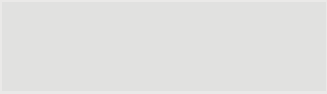
1 | GREY FIBRE-C



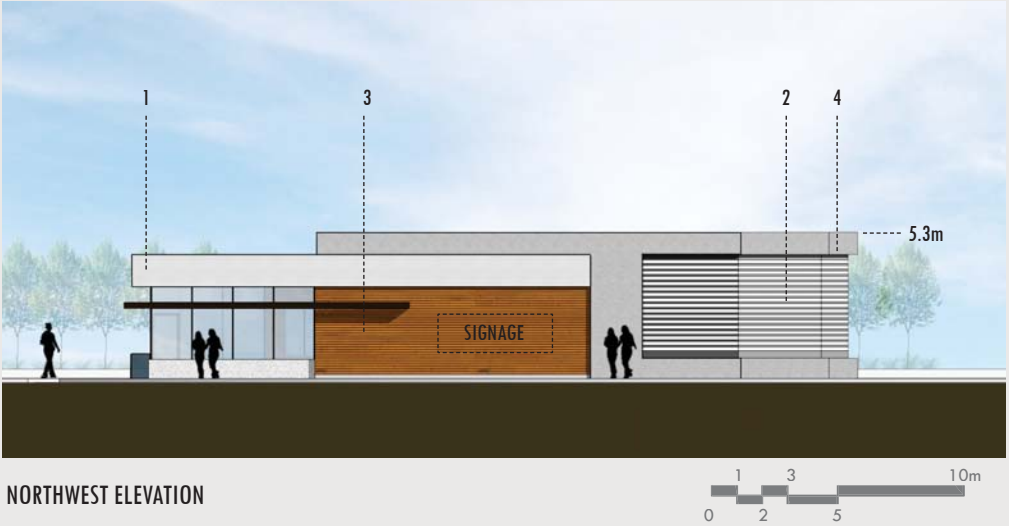
2 | WHITE PANEL



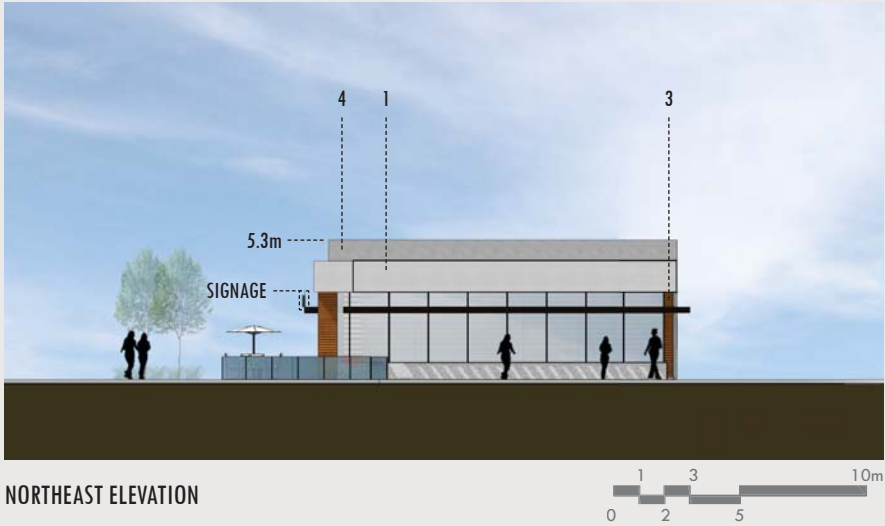
3 | FUNDERMAX - WOOD PANEL



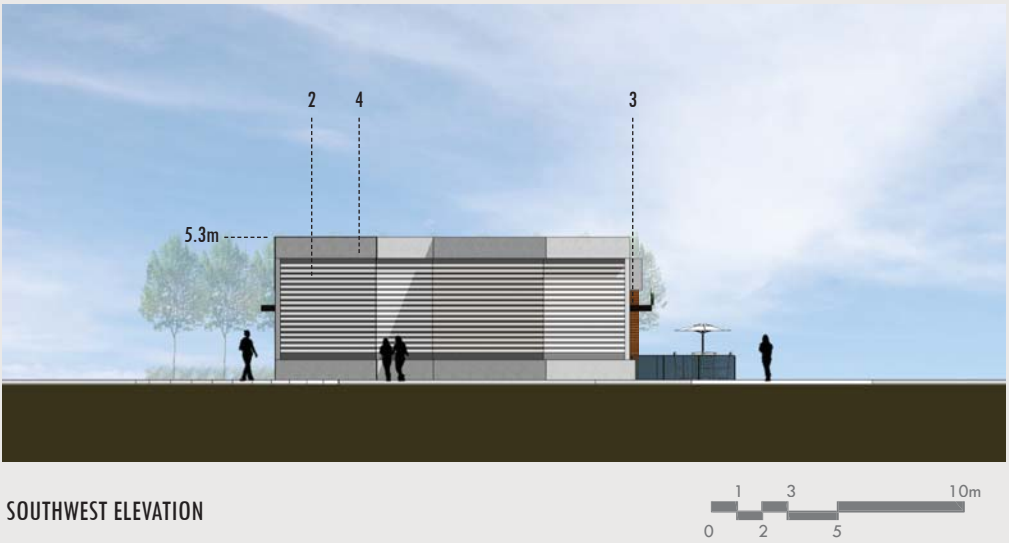
4 | EIFS - LIGHT GREY PAINT



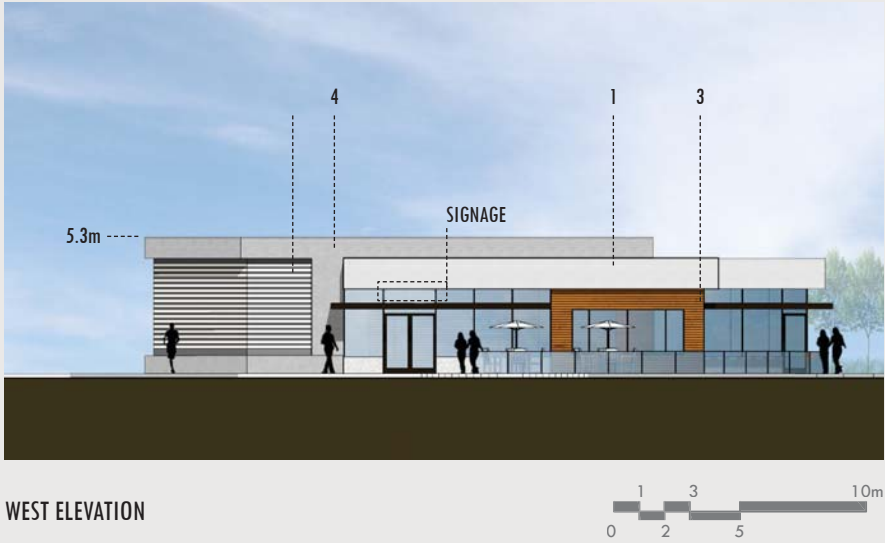
NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHWEST ELEVATION



WEST ELEVATION



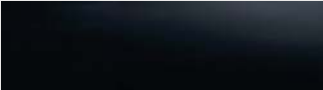
ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



1 | EIFS



2 | WOOD SCREEN



3 | DARK GREY METAL PANEL



4 | PHENOLIC PANEL



5 | METAL CANOPY



NORTH ELEVATION



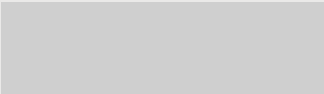
EAST ELEVATION

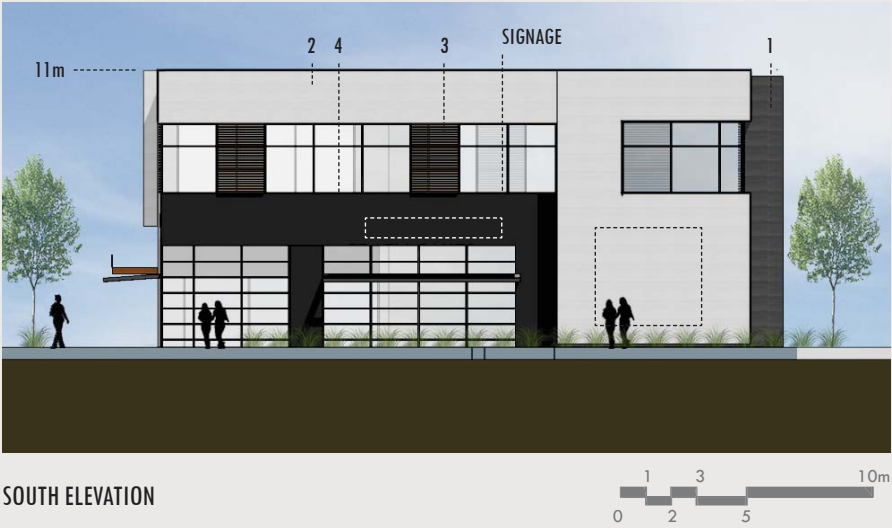
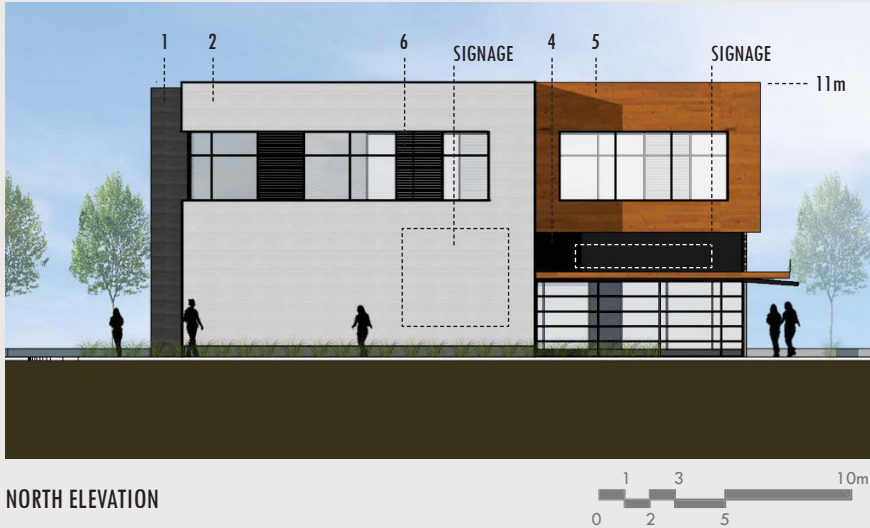


ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY

- 
- 1 | DARK GREY FIBRE-C
- 
- 2 | EIFS
- 
- 3 | WOOD SCREEN
- 
- 4 | DARK GREY METAL PANEL
- 
- 5 | FUNDERMAX
- 
- 6 | DARK METAL SCREEN



ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY

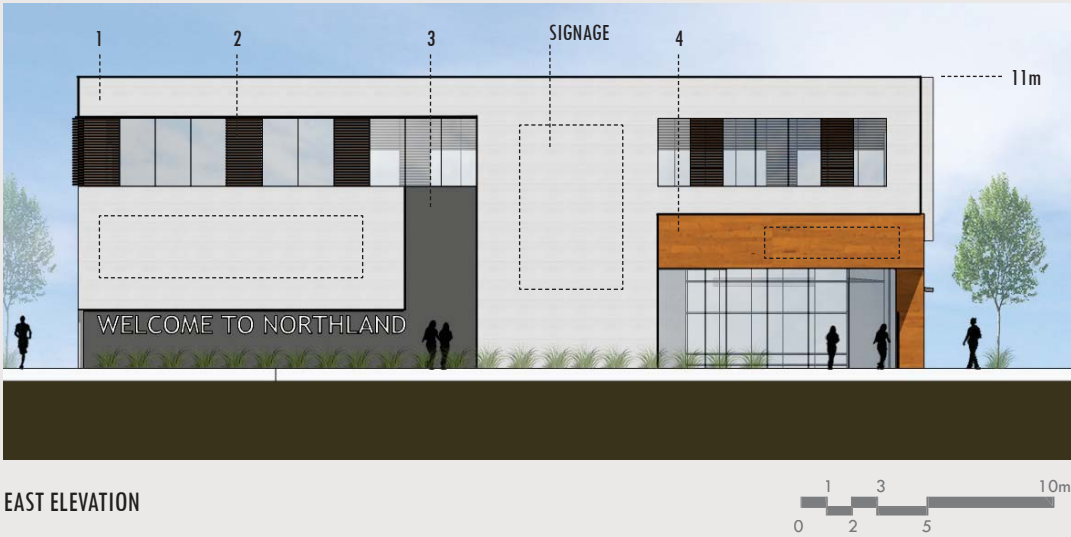


ELEVATIONS & DESIGN FOR ARCHITECTURAL DESIGN INTENT ONLY

- 
- 1 | EIFS
- 
- 2 | WOOD SCREEN
- 
- 3 | DARK GREY METAL PANEL
- 
- 4 | PHENOLIC PANEL
- 
- 5 | METAL CANOPY



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

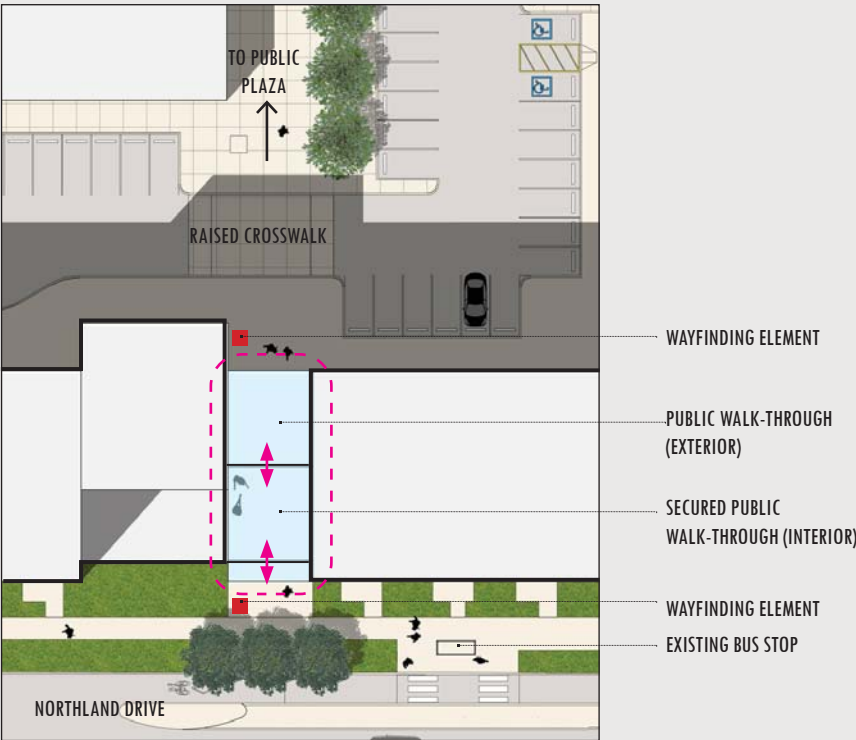
The proposed Multi-Family Residential Development is a six-storey U-shaped residential complex consisting of a mixture of studio, one-bedroom, two-bedroom and three-bedroom units complete with underground parking for approximately 250 families. The building is located at the heart of the new Northland Village Mall development providing a backdrop to the east side of the community plaza

The high-quality residential development respects the Master Concept Plan urban grid, contributes to the public realm, and adds residential density. The enhanced building massing provides a vibrant urban edge along Northland Drive and pedestrian-friendly secondary side streets. Main floor residential suites will have direct access to the landscaped front yards fronting the streets and plaza which will further activate the pedestrian and cyclist friendly streetscapes. Upper-level suite balconies will break-up and animate the building facades while focusing attention on the plaza, streetscapes and key public amenities. Underground parking access and screened/landscaped loading areas are located off the secondary streets to minimize disruption of pedestrian, cyclist and vehicular traffic on Northland Drive and the main plaza. The building design will be highly articulated to minimize and break up the effect of it's massing along all it's facades. The building will include a step-back at the approximate mid-point and location of the principal lobby. This step-back will break-up the building facade on Northland Drive and give the impression of two independent buildings fronting on Northland Drive. This feature will be highly glazed to give the impression of transparency.

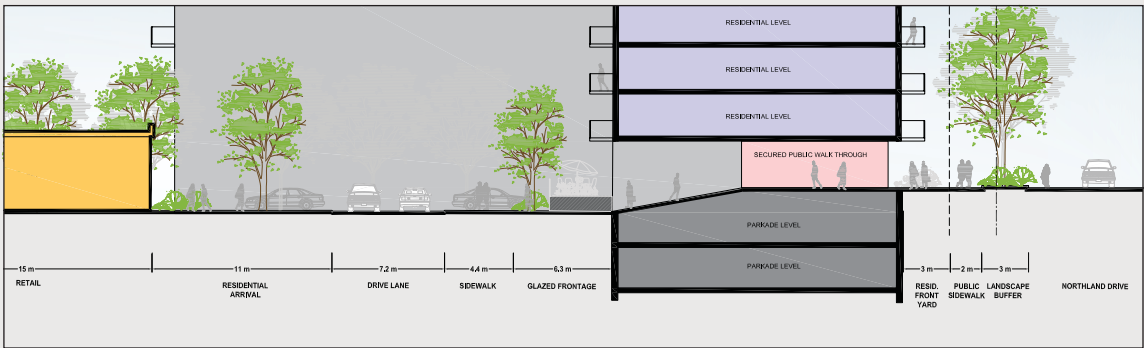
The building design allows for a one storey high, at-grade public walkway to facilitate a direct pedestrian connection between the Plaza and the existing bus stop along Northland Drive. This connection will be open during mall opening hours and secured at night to keep residents and patrons safe. The intention is to provide a comfortable, well lit and safe environment. The width of the walk-through will be consistent with the structural grid of the residential building (approximately 6-9 m)

The Residential development's building materials will be high quality and durable. The height of the building will be broken up by different materials and window sizes to help minimize the large scale of the building. The materials palette includes high quality cement board siding, masonry, glass balconies, and metal panel. All these materials are in keeping with the remainder of the site development.

RESIDENTIAL BUILDING PHASE 1



CONCEPTUAL PLAN OF AT-GRADE PUBLIC WALK-THROUGH



CONCEPTUAL SECTION THROUGH PUBLIC WALK-THROUGH



ARCHITECTURE

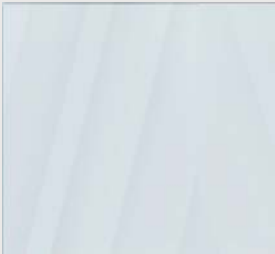
NORTH
LAND
71

GLASS



Curtain Wall

Application Glazed Facade



Clear Glass

Application Retail Storefront



Fritted Glass

Application Decorative Exterior Glazing

METALS



Bronze Metal Panel

Application Window Framing, Canopies



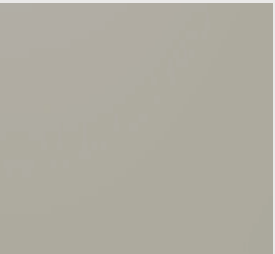
Light Green Metal Panel

Application Metal Panel Cladding



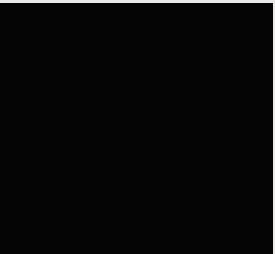
White Metal Panel

Application Metal Panel Cladding and Louvers



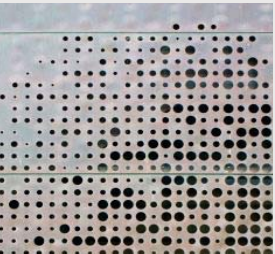
Light Grey Metal Panel

Application Metal Panel Cladding



Dark Grey Metal Panel

Application Metal Panel Cladding



Perforate Metal Screen

Application Metal Panel Cladding

PHENOLIC PANEL / WOOD



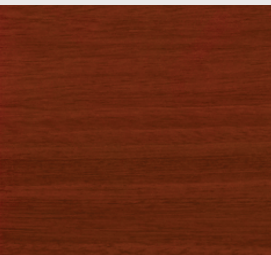
Phenolic Wood Panel

Application Wood Insets, Exterior Cladding and Louvers



Phenolic Dark Panel

Application Wood Insets, Exterior Cladding



Phenolic Wood Panel

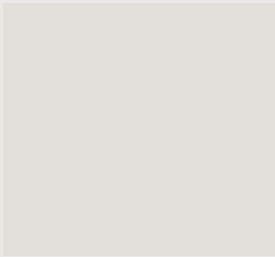
Application Exterior Screen Panels



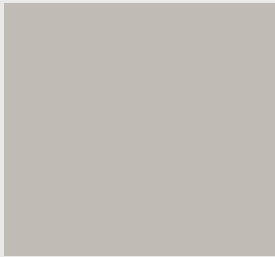
Red Panel

Application Exterior Panels

EIFS / PAINT



Painted EIFS -White
Application Exterior



Painted EIFS- Light Grey
Application Exterior



Painted EIFS- Light Green
Application Exterior

MATERIAL PALETTE

BRICK / STONE



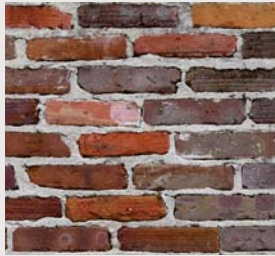
Cultured Stone
Application Exterior



Stone Panel
Application Exterior Stone Panels



Dark Grey Brick
Application Exterior Cladding



Traditional Red Brick
Application Exterior Cladding



Gabion Wall
Application Exterior Cladding

CONCRETE - Facade



Glassfibre Concrete
Application Concrete Panel Cladding



Glassfibre Concrete
Application Concrete Panel Cladding



Glassfibre Concrete
Application Concrete Panel Cladding

CONCRETE - Paving

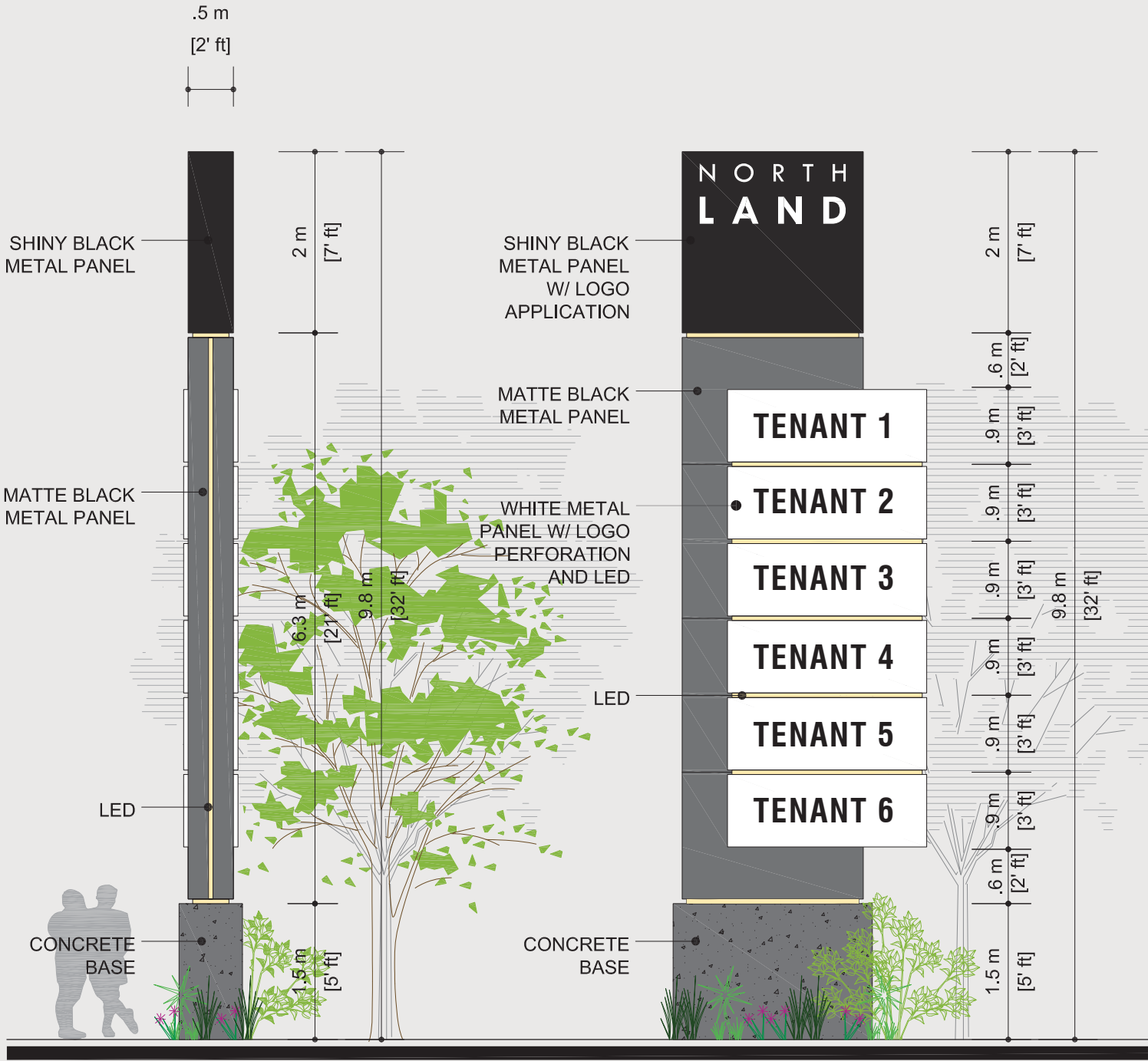


Glassfibre Reinforced Concrete
Application Plaza Pavers



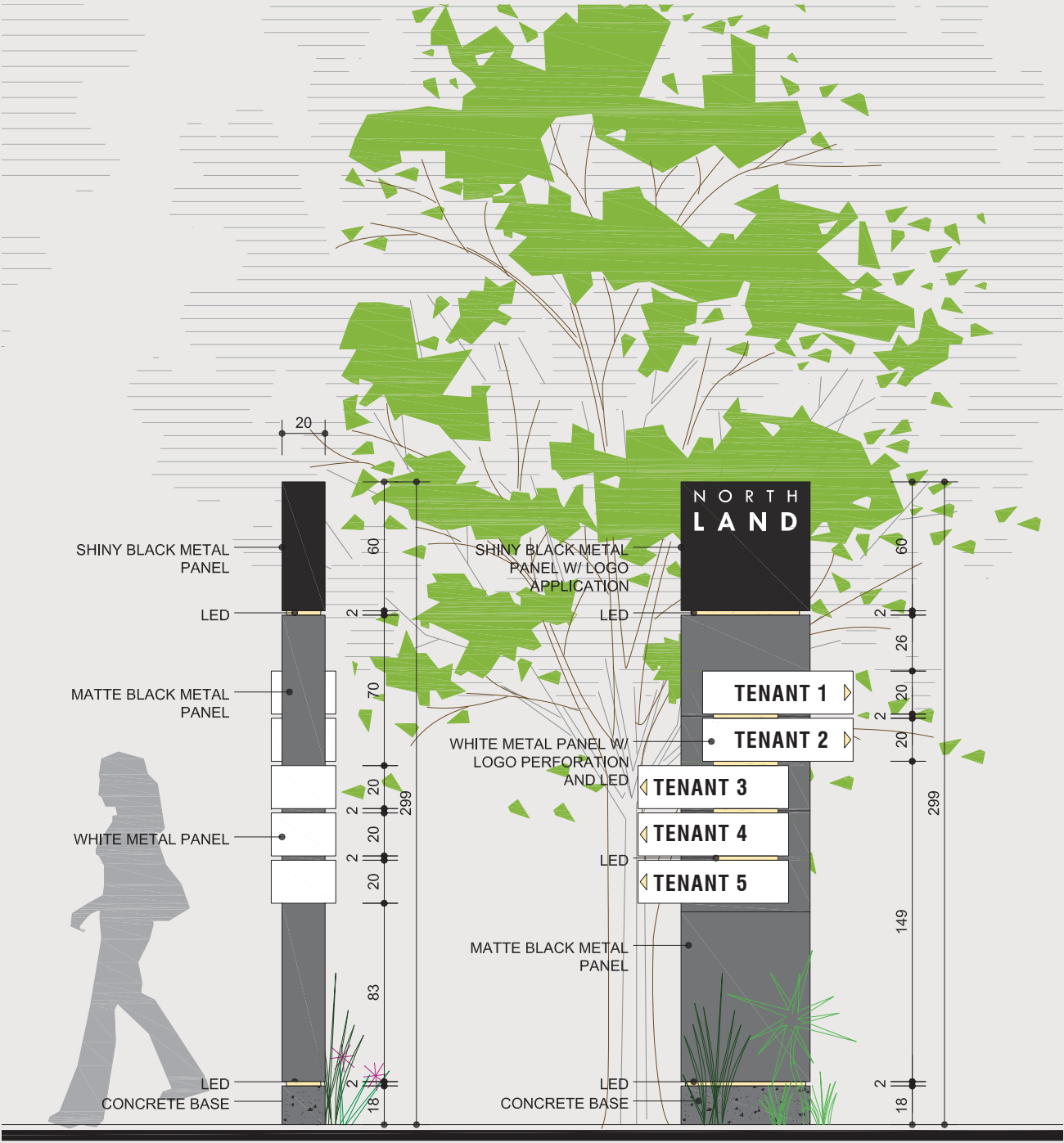
Glassfibre Reinforced Concrete
Application Plaza Pavers





SIGNAGE- PYLON





SIGNAGE- WAY FINDING



Sustainability Approach



The development will strive to integrate diverse measures to advance environmental sustainability. Some measures are part of the initial construction phases while some of the measures will be implemented over time as technology becomes available and economically feasible.

In the early phases of the development, the focus will be on re-using existing buildings and structures as much as possible to divert building and construction materials from landfill. These approaches recognize and reduce the embodied carbon associated with construction.

The proposed new urban grid is designed to be maintained throughout future phases. All underground services will be placed within the street grid to avoid future construction and relocation of maturing landscape elements.

Future measures will include the implementation of 10% of all parking stalls to become electric vehicle charging stations over the next 10 years through a phased approach. This will amount to approximately 170 stalls. Broad deployment of electric vehicles will support the reductions of greenhouse gas (GHG) emissions from transportation in Calgary.

Other sustainability measures such as green roofs will be explored for some of the smaller buildings around the Plaza where they might also provide habitat and contribute to the overall landscape strategy, while also providing a visual amenity for adjacent residential development.

Solar photo-voltaic collectors and/or other approaches to low-carbon energy will be investigated for new construction and/or major renovations in order to reduce greenhouse gas (GHG) emissions