

Community Information Package



FIT WHERE YOU LIVE

‘Fit where you live’ is about finding balance. At RND[^]SQR, we focus on living, connecting, and creating spaces where people can make it all fit. We all want to get more out of our lives, and for some, that means less commuting and more living. It means appreciating that sometimes less is more – a philosophy that embodies conscious and sustainable living.



We build homes for people who understand the joys of walking around the corner for groceries, a fresh coffee, and amazing local meals. We build for people who love the vibrant mix of the inner-city. We also value quality craftsmanship, and believe we can fit that in too.

GOOD NEIGHBOURS

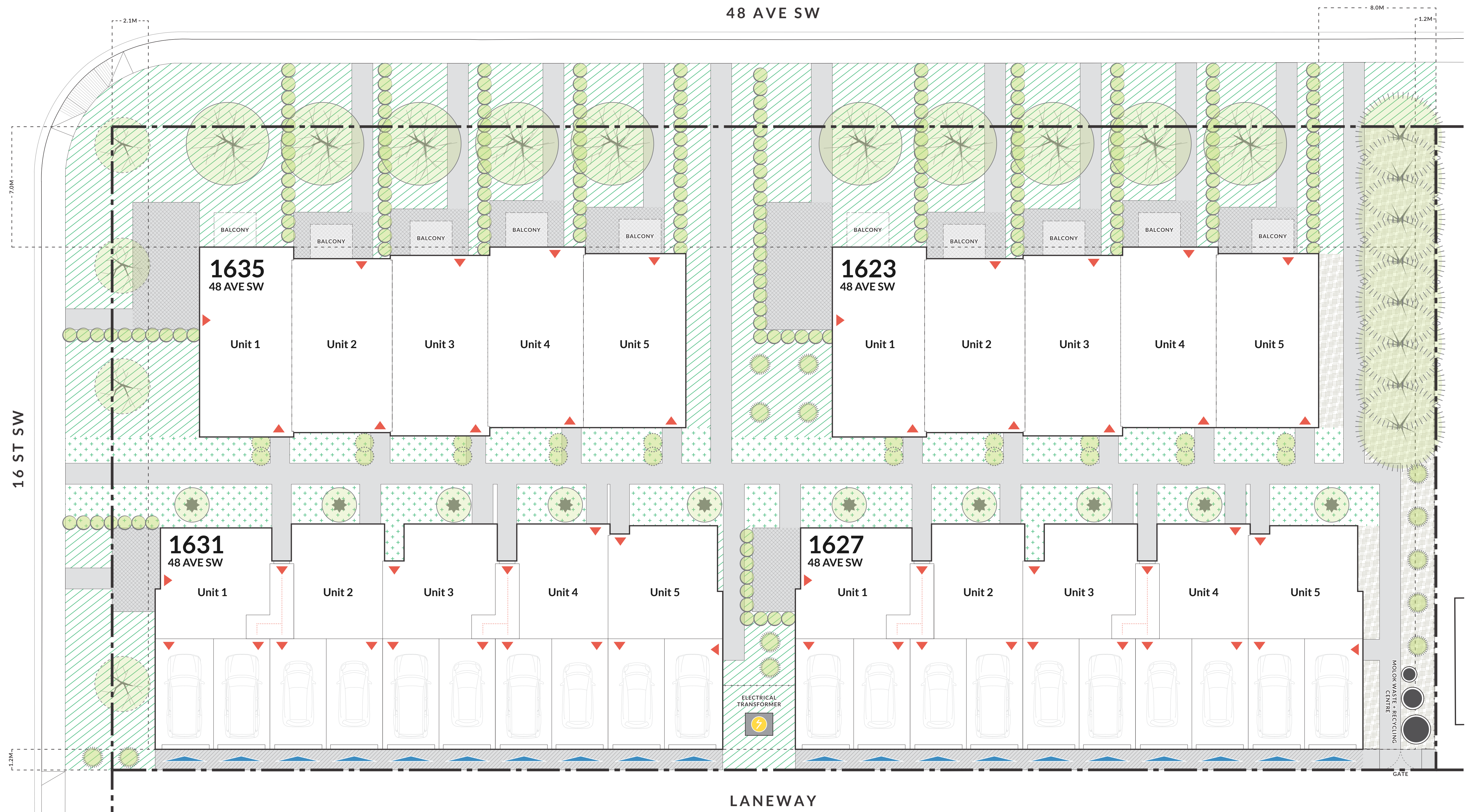
In all we do, we remain committed to being good neighbours and working with the communities where we build. We look forward to working with you to realize our vision!

OUR VISION

We want to give more Calgarians the opportunity to call Altadore home. For those who love inner-city living, we are building 20 modern & innovative townhomes across from cherished neighbourhood destinations like Monogram Coffee, and steps from Calgary's river pathways.



SITE + LANDSCAPE PLAN



LEGEND

- | | | | |
|------------------------------|------------------------------|--------------------|----------------------|
| Concrete Walkway | Surface Planting: Grass | Property Line | Access Point |
| Concrete Patio | Low Planting: Sweet Woodruff | Bylaw Setback Line | Vehicle Access Point |
| Concrete Vehicle Access Area | Fine Shredded Bark Mulch | Wood Fence (6ft) | Building Envelope |

SHRUBS + TREES

- | | | | |
|---------------------------|-------------------------------|-------------------------|---------------------|
| Shrub: Mount Baker Lilac | Shrub: Fire Ball Burning Bush | Tree: Clump Paper Birch | Tree: Ussurian Pear |
| Shrub: Hedge Cottoneaster | Shrub: Hedge Cottoneaster | Tree: Amur Maple | Tree: Amur Maple |



COMMUNITY INPUT

The proposed design is informed by several key areas of community feedback that were heard during the planning stages of previous development proposals. These key topic areas include:



1. HEIGHT + FORM



2. SETBACKS + BUFFERS



3. NEIGHBOURHOOD FIT



4. TRAFFIC + PARKING



5. PRIVACY



6. NOISE



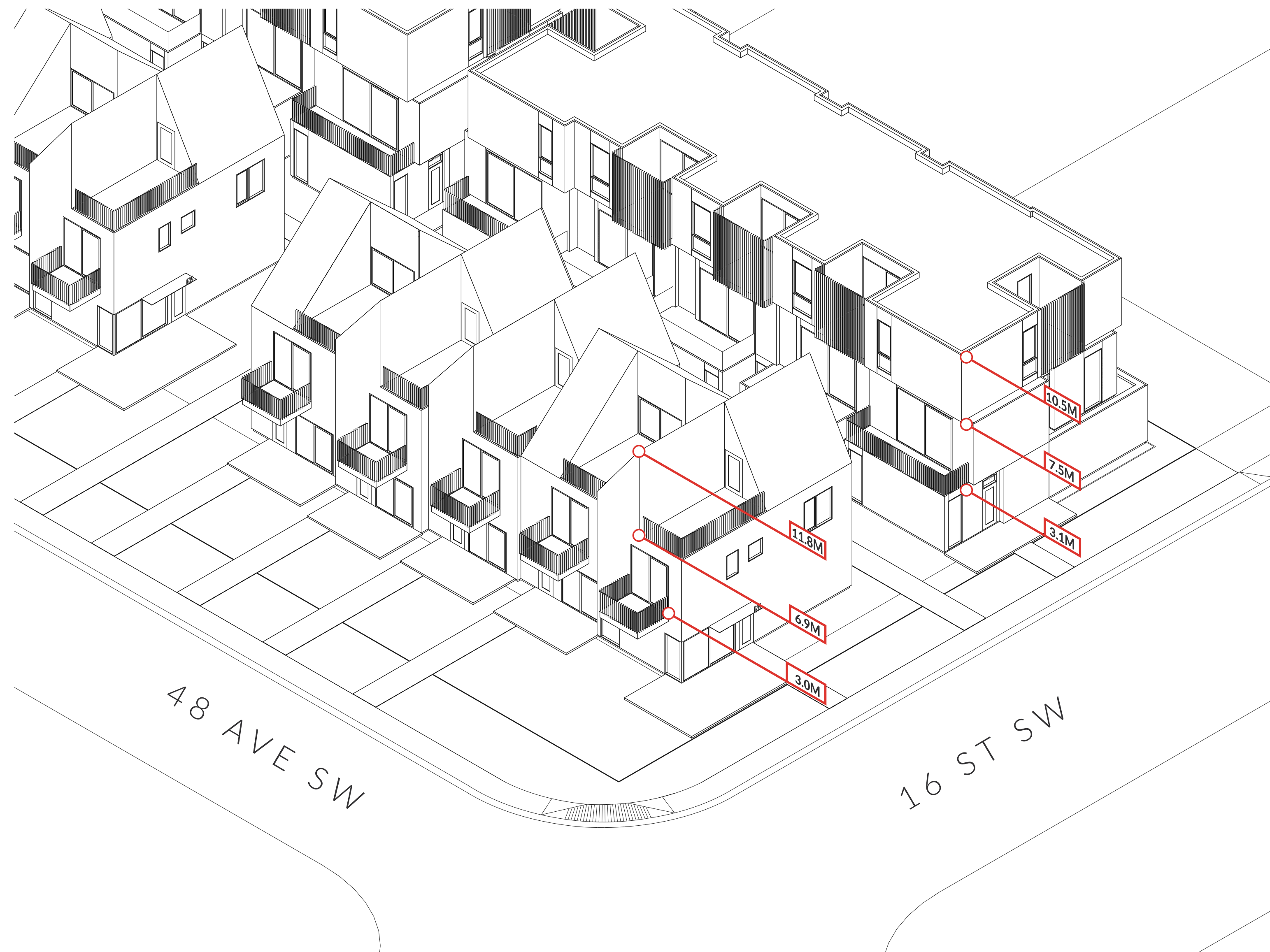
7. MATERIALS



8. WASTE + RECYCLING

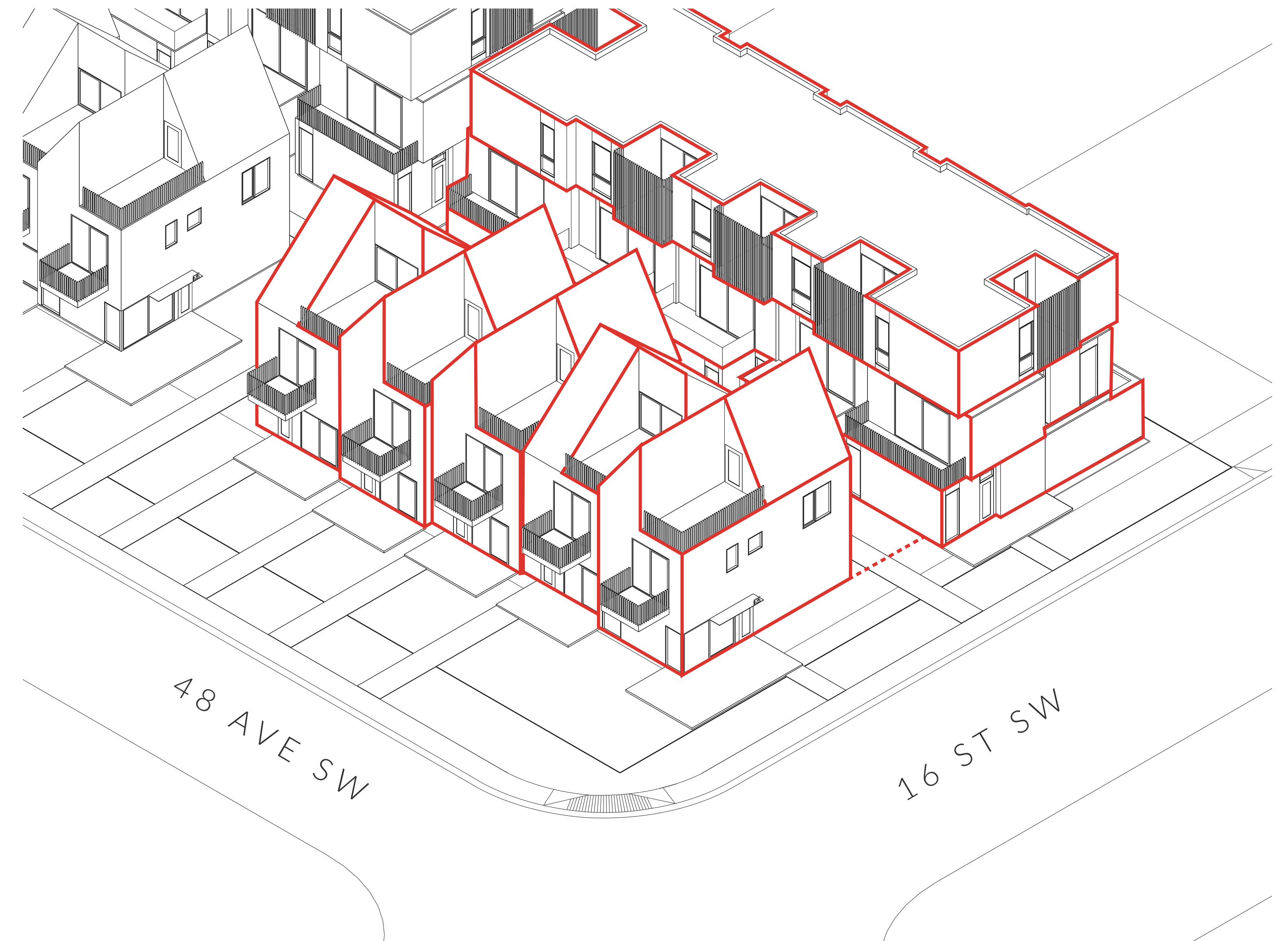
VARIED HEIGHT

The proposed design features varied heights of 11.8m (northern buildings) and 10.5m (southern building). All buildings are below the Bylaw maximum height of 12m.



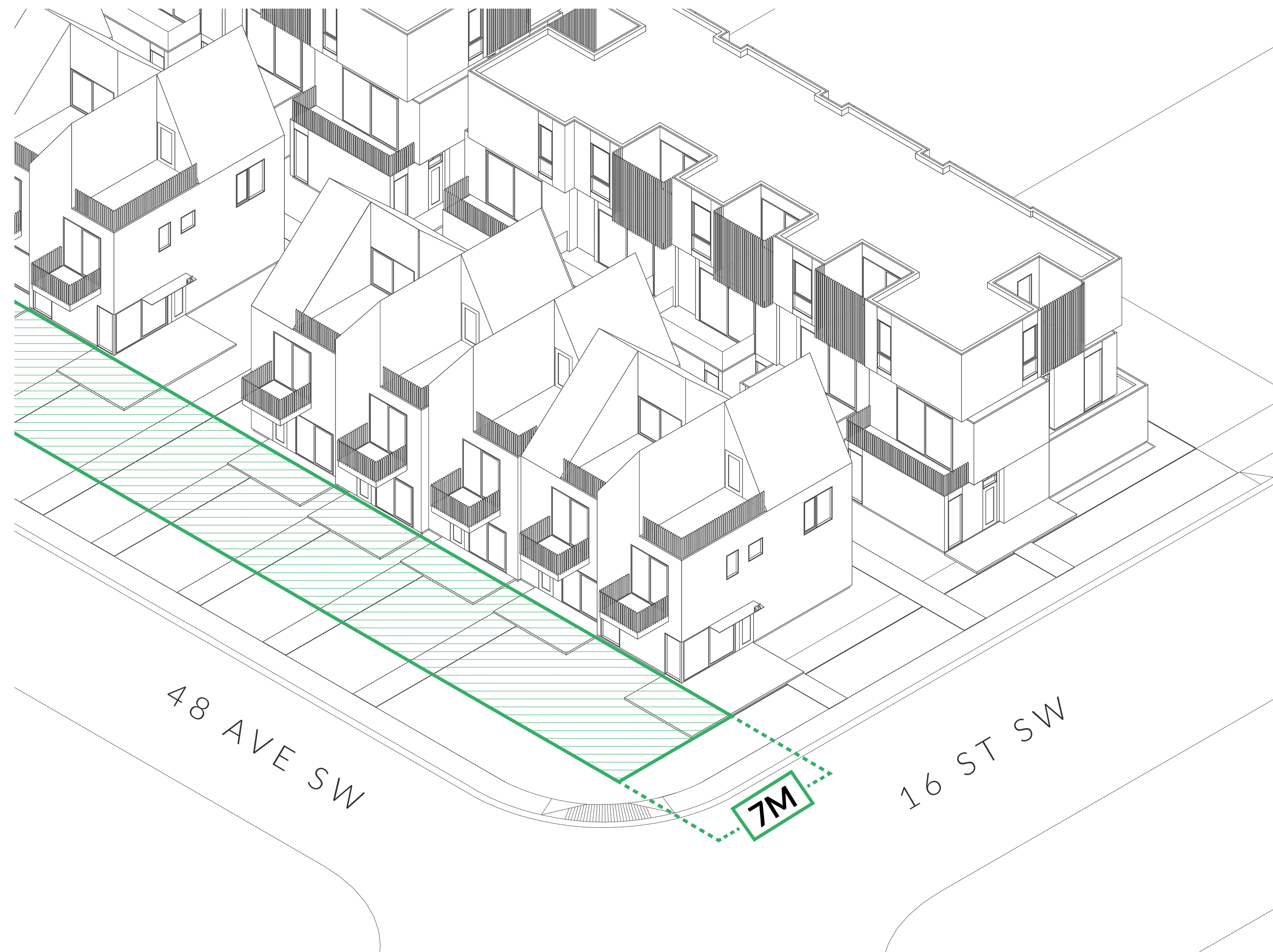
ARTICULATED FORM

Articulation of form combined with material choices creates units that appear individual, while also mitigating perceived height and uniformity of building mass.



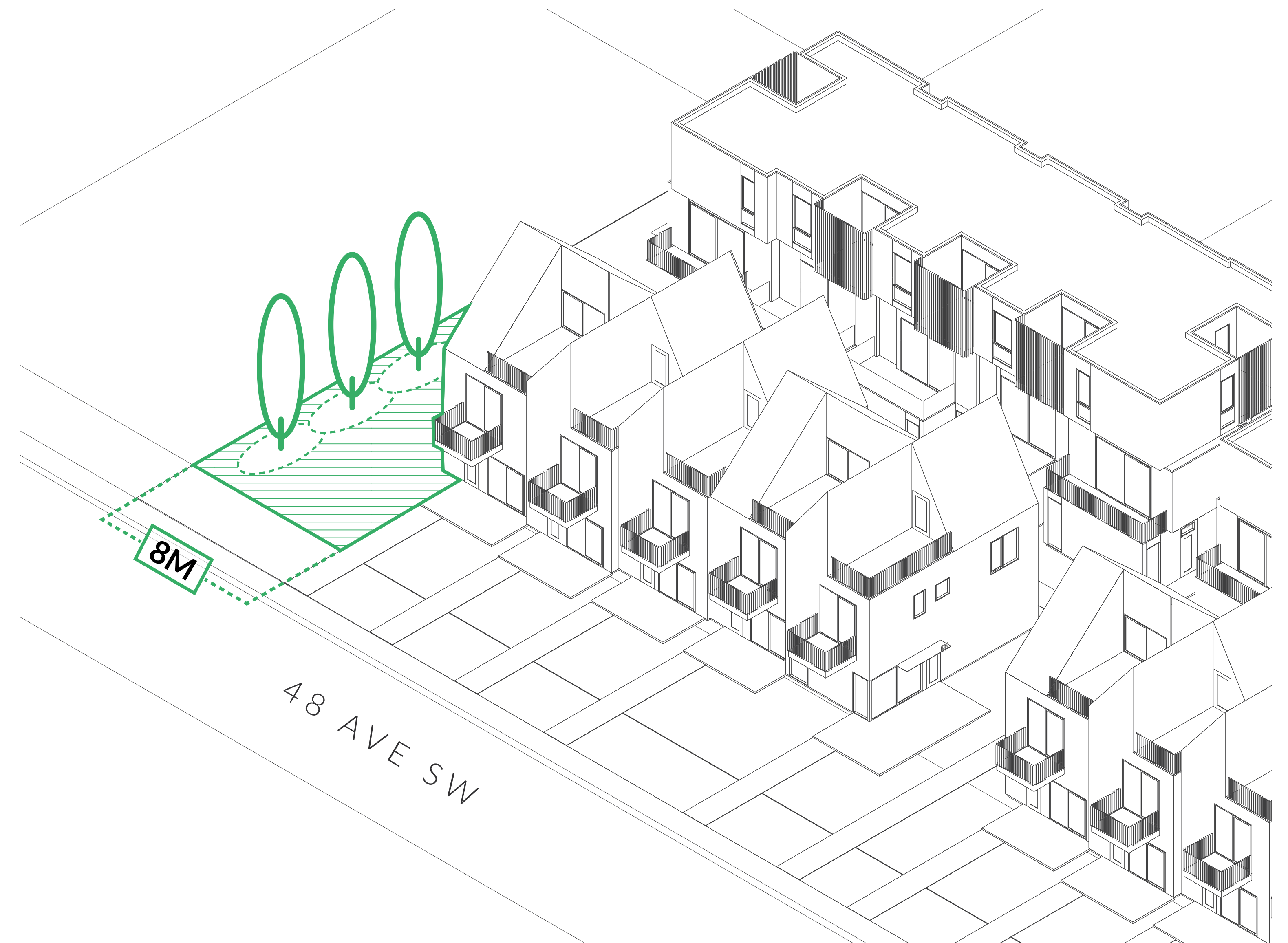
CONTEXTUAL SETBACK

The proposed design respects a generous 7m contextual setback along 48 Avenue SW, ensuring a cohesive neighbourhood streetscape.



SENSITIVE BUFFERS

A planted buffer and 8m building setback from the east property line has been integrated to ensure a sensitive transition to the neighbouring property.



MODERN + TRADITIONAL FORM

The proposed design blends both traditional and modern architectural styles and forms, responding to the evolving and eclectic architectural style of Altadore.



VIBRANT STREETScape

A comprehensive landscape strategy, combined with visually interesting and grade-oriented units will foster a vibrant streetscape along 48 Avenue & 16 Street SW.



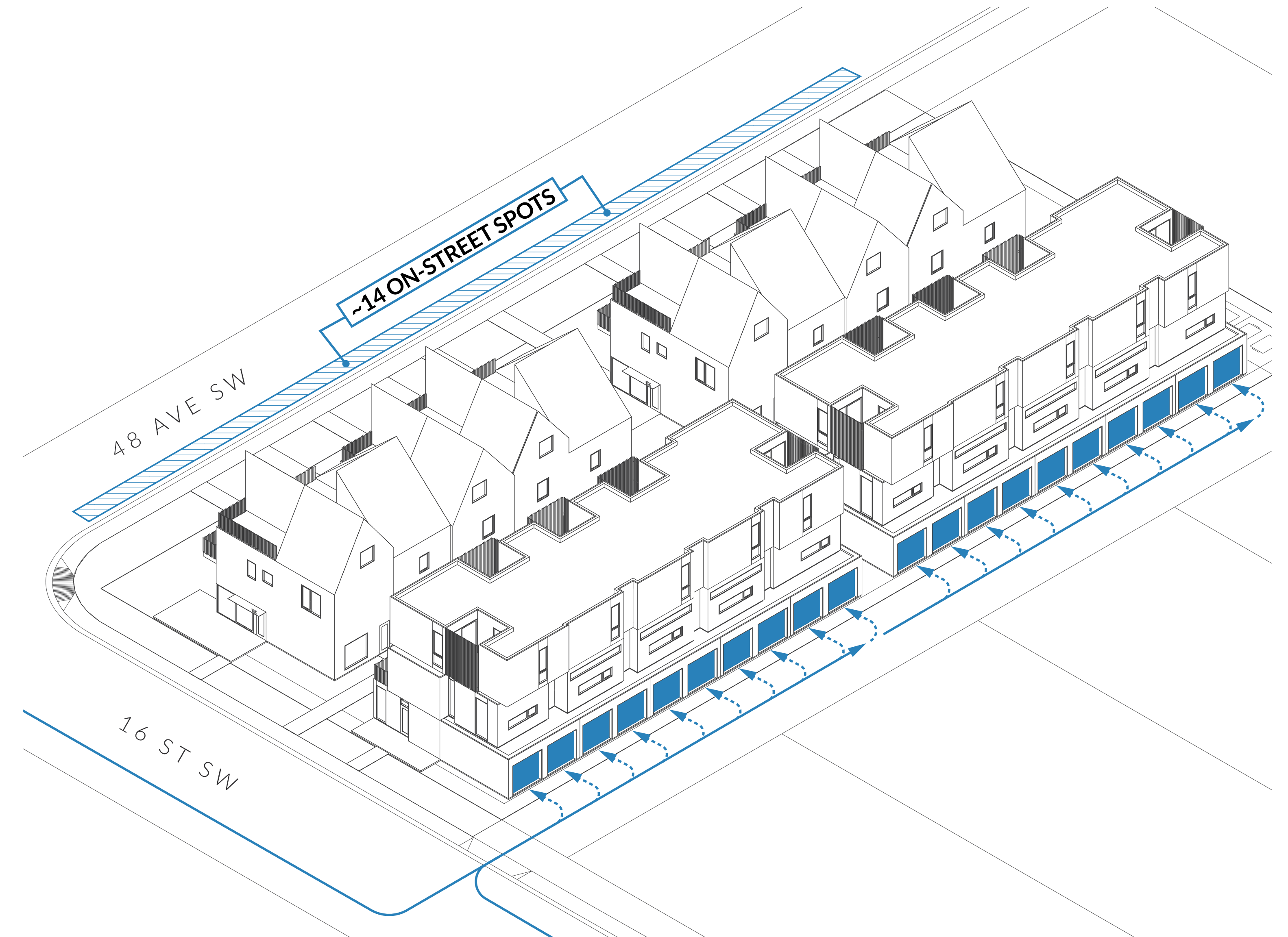
MULTI-MODAL TRANSPORTATION

The Peaks is well located to take advantage of active transportation modes like walking, cycling and transit.



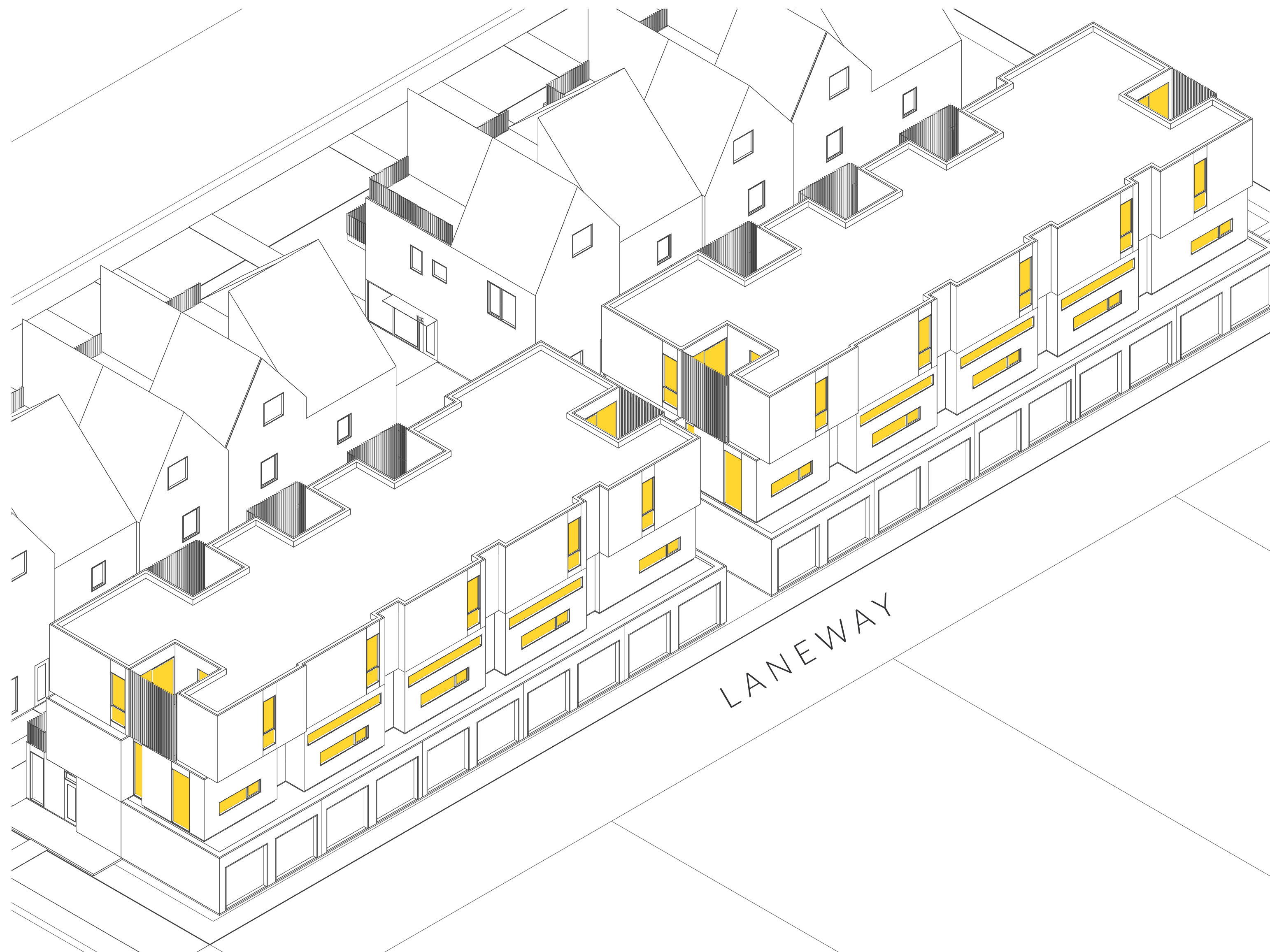
ON-STREET + ON-SITE PARKING

The proposed design integrates on-site private garages for all units, accessed via the existing rear lane. Site frontage can accommodate ~14 on-street parking spots.



CONSIDERED GLAZING DESIGN

The glazing of southern units has been designed, sized and oriented to minimize potential overlooking and privacy concerns.



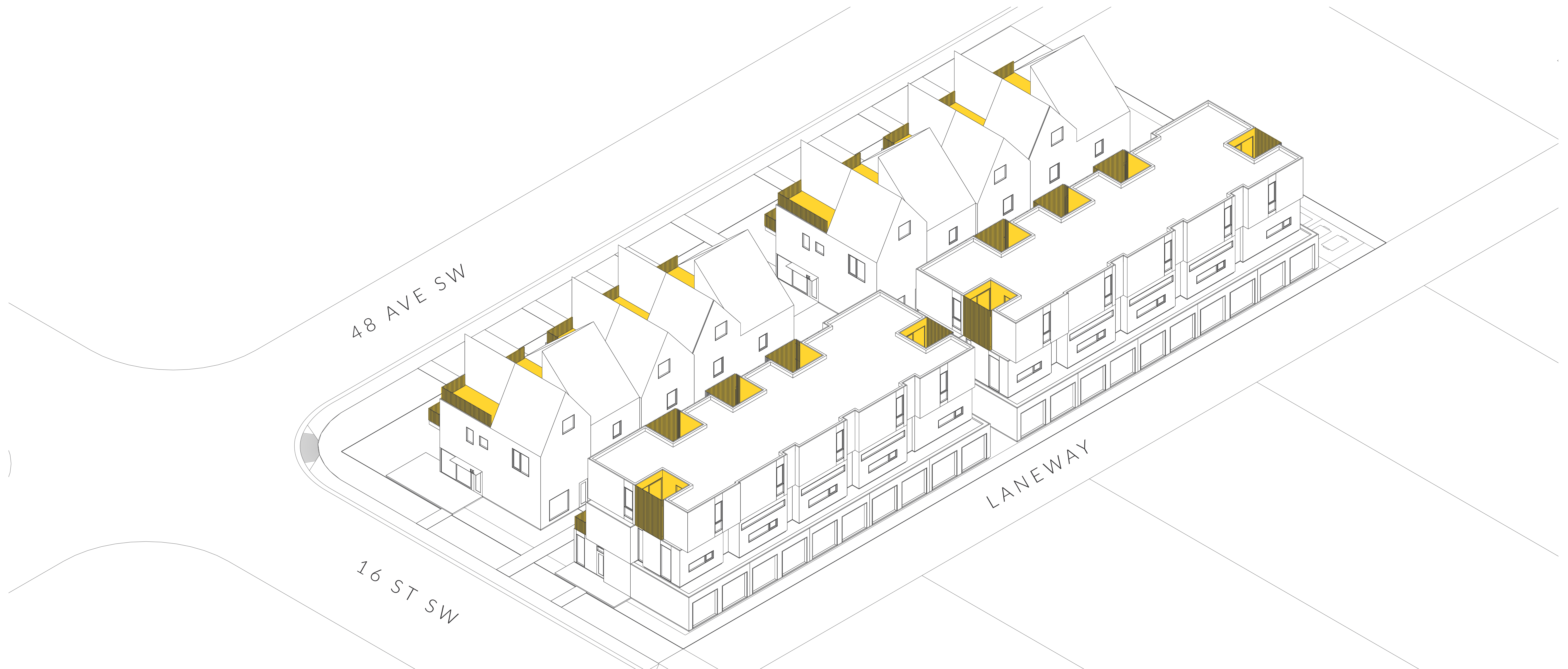
AMENITY SPACE ORIENTATION

The outdoor amenity spaces of southern units has been designed and oriented to minimize potential overlooking and privacy concerns.



AMENITY SPACE DESIGN + ORIENTATION

The outdoor amenity spaces of all units has been designed and oriented to minimize potential noise concerns.



MODERN



Metal standing seam roof & wall cladding in neutral dark tones

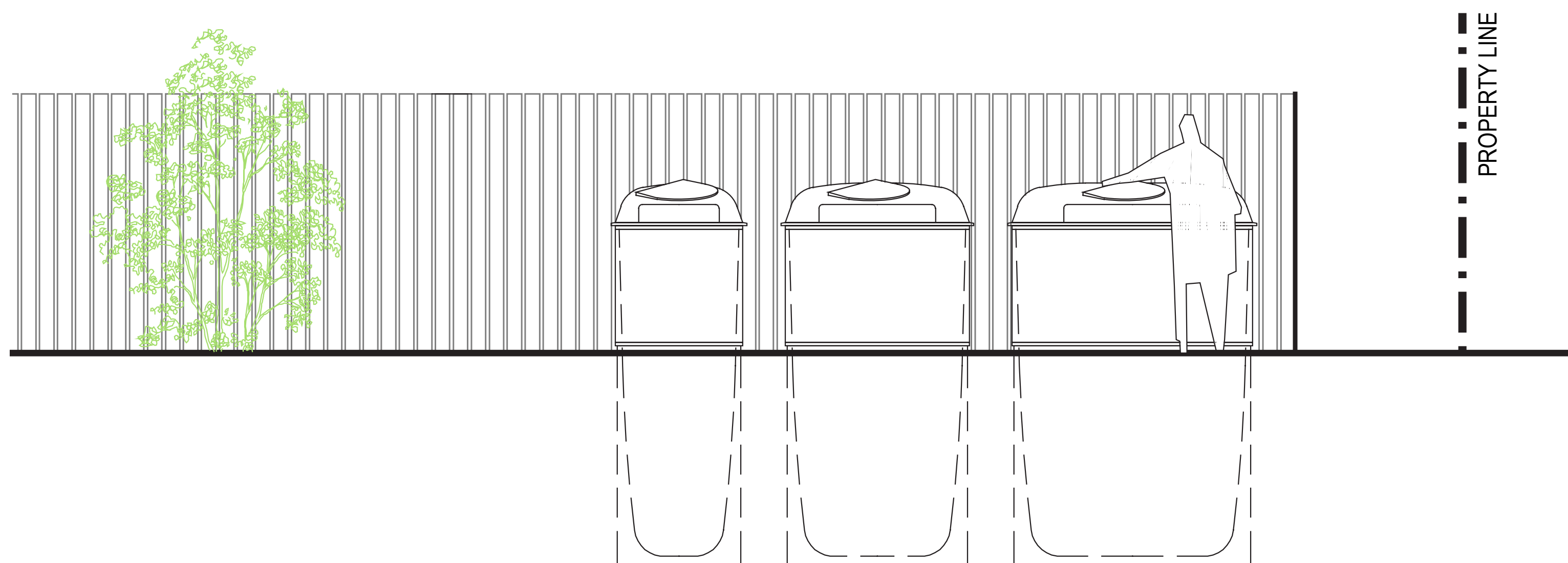
TRADITIONAL



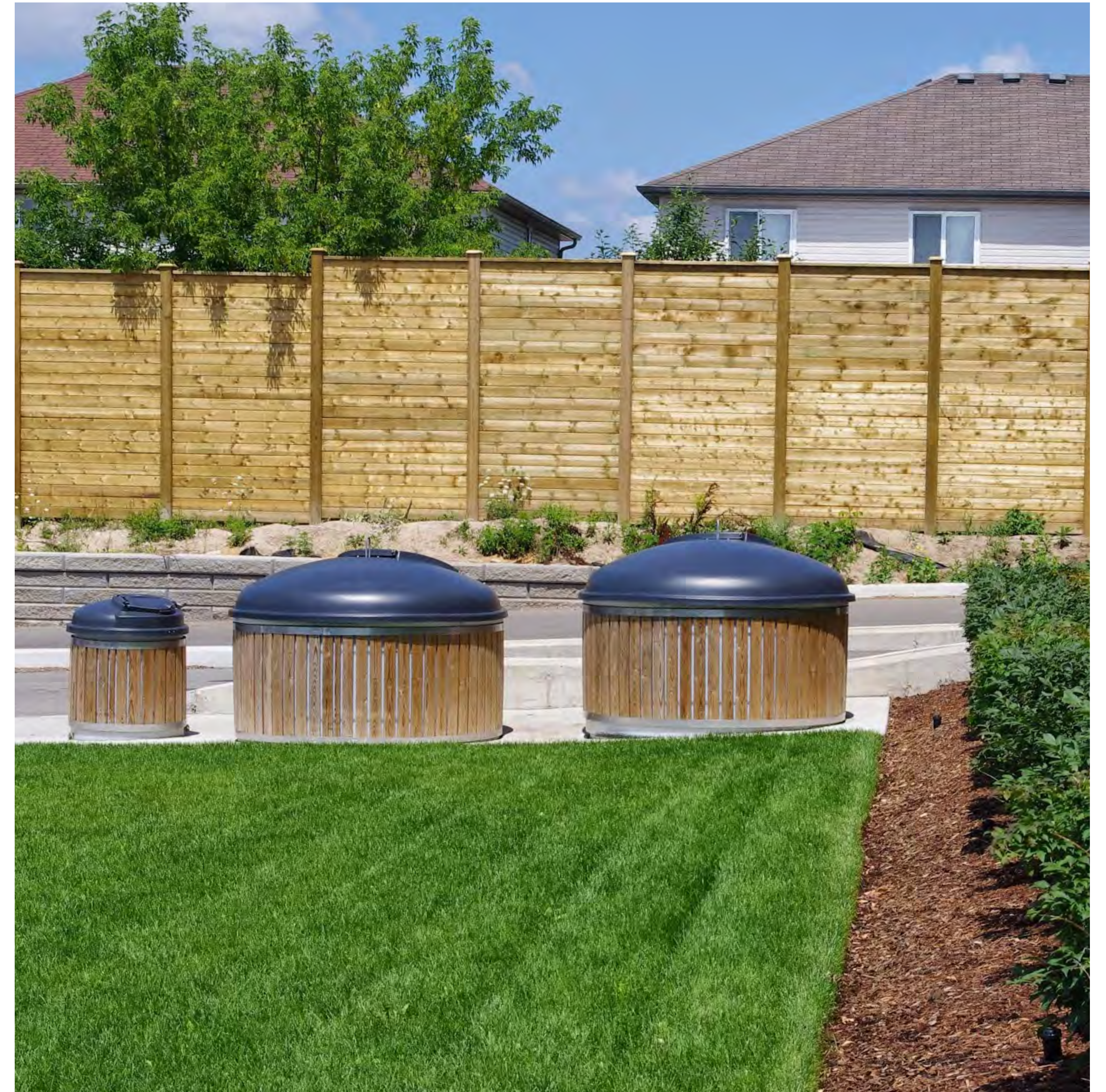
Natural finish cedar wall cladding in neutral light tones

CENTRALIZED MOLOK SYSTEM

Two-thirds of each central Molok container is below ground, cooling waste and reducing odours in the summer, while also preventing freezing in the winter. The semi-underground design results in reduced odours, litter and pests. The container's innovative design also increases its capacity by five times, is more hygienic compared to an above-ground container, and enhances overall visual appeal.



Proposed Molok Central Waste + Recycling Centre



Molok Central Waste + Recycling Centre in use

SHARE YOUR THOUGHTS
