

2017

CANADIAN ARCHITECT
AWARD OF EXCELLENCE

bv20 MULTI-FAMILY
CALGARY, ALBERTA

bv20_

Calgary, Alberta, Canada | Type: Multi-Family | Size: 19,450 sf | Status: Pre-construction

What if we as architects looked at designing for sustainability less as the epilogue of a design conversation (inclusion of low-flush toilets, geothermal, triple-pane glazing, etc.) but as a key driver in the overall form of our built environment?

In Bjarke Ingels TED talk, ‘Hedonistic Sustainability’ he states that “architecture should be more than just superficial 2D facades, that we need to see architecture as both an ecology and perhaps even an economy.” How could architecture serve not only its inhabitants, but also enter into a dialogue with larger ecosystems outside of itself?

It was precisely this question that informed our point of departure for a 20-unit multi-family building located in the heart of Bankview; a hilly, inner-city neighborhood in Calgary prized for its diverse demographic and community oriented lifestyle. Typical of most of our projects we mine the potential of the banal. We dissect the design brief, by-law and building code requirements, site restrictions, budget, etc. to find hidden potential that can begin to inform our design.

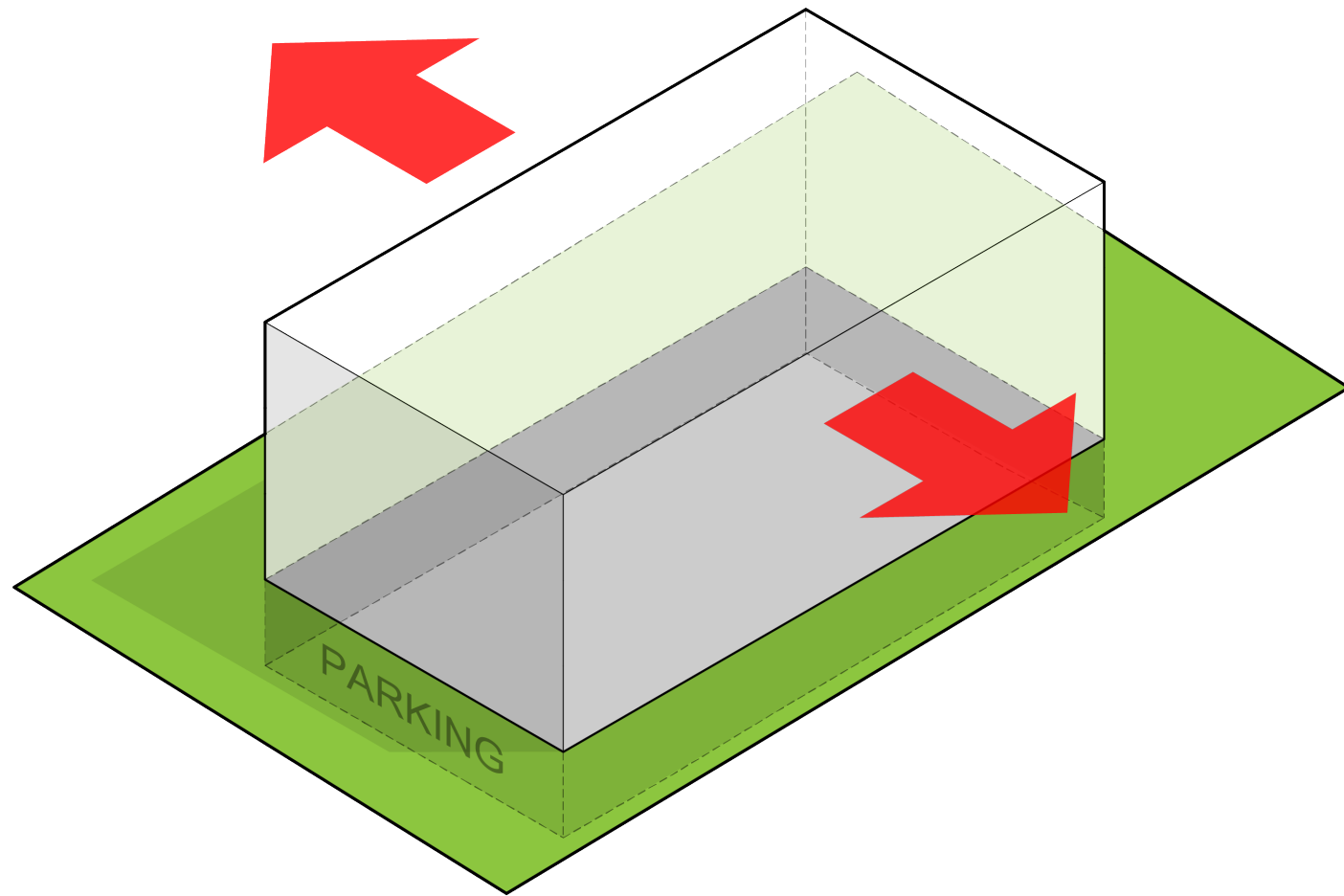
With bv20 we discovered multiple challenges and opportunities such as 20 feet of elevation change from the north west to the south east corner of the site, restrictive setbacks and height limits, stringent landscape and amenity space requirements and a ‘community-centric’ ARP (Area Redevelopment Plan) that advocated for vibrant social spaces and ‘knowing your neighbor’.

We began developing massing models that explored a ‘topographical’ allocation of density that served to satisfy a number of challenges. We took advantage of the site’s steep slope by placing the parkade at grade, which pushes the rear units of the building up resulting in a terracing effect that helps to democratize light and view for most of the units. We shifted the density between the north and south property lines to accommodate differing height restrictions, creating essentially three ‘bar buildings’ that could be programed with different housing types. Offsetting these three bars provides for a generous exterior amenityscape. The resulting form is a constructed topography clad in naturally weathered cedar and exterior green wall, that is both informed by and of its place.

Together these formal moves allowed us to provide a diversity of housing types (townhome, loft, studio and flat), increase access to light and view for each unit, and perhaps most critically, turned what could’ve been a consortium of mono-functional flat roofs into a polyvalent roofscape or amenityscape. This amenityscape, while satisfying the stringent landscape and amenity space requirements, introduces urban horticulture in the form of private gardens, vegetative roofs, apiaries, etc. at a scale previously unknown to inner-city living in Calgary. It also forms a place that encourages spontaneous interaction amongst the building’s inhabitants, a place to walk the dog or get a breath of fresh air.

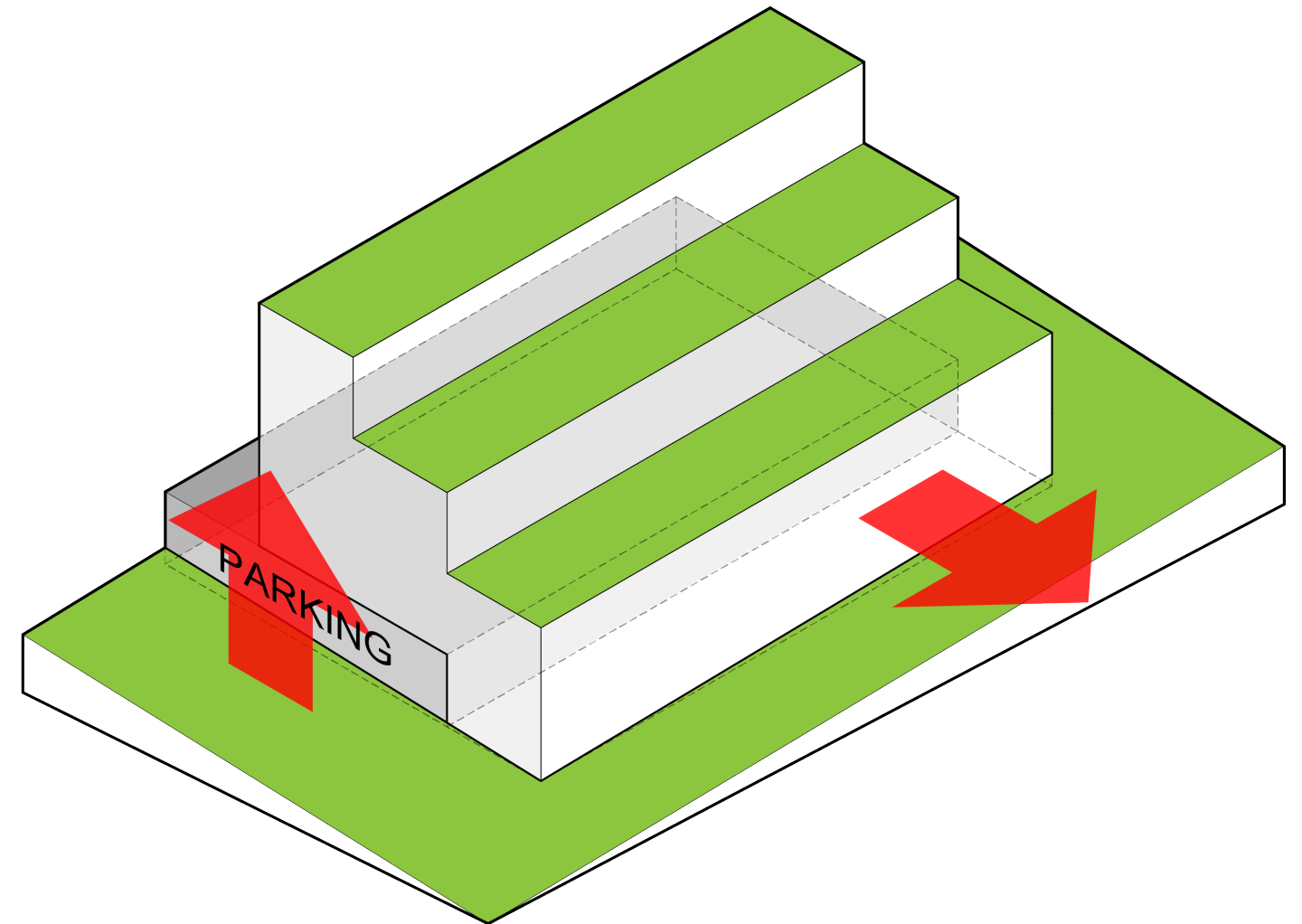
As such bv20 no longer exists as a ‘private silo’ of communal living, as is typical in most of Calgary’s urban fabric. Rather, it becomes incorporated into the community of Bankview’s ecology, breaking down the barrier of what is private from what is public.

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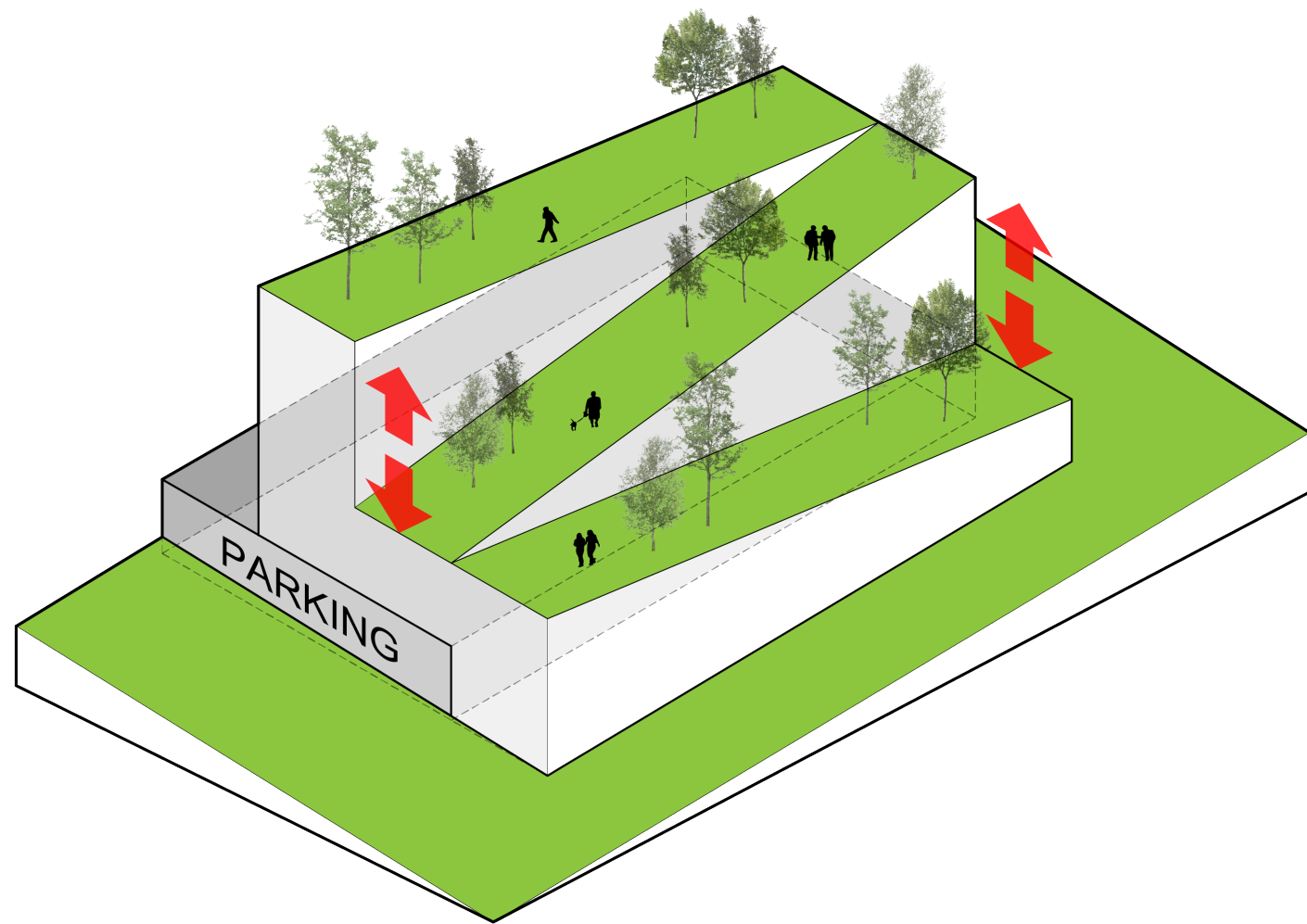
TYPICAL RESPONSE

- FLAT SITE
- BELOW GRADE PARKING
- DOUBLE LOADED CORRIDOR
- UNI-DIRECTIONAL VIEWS



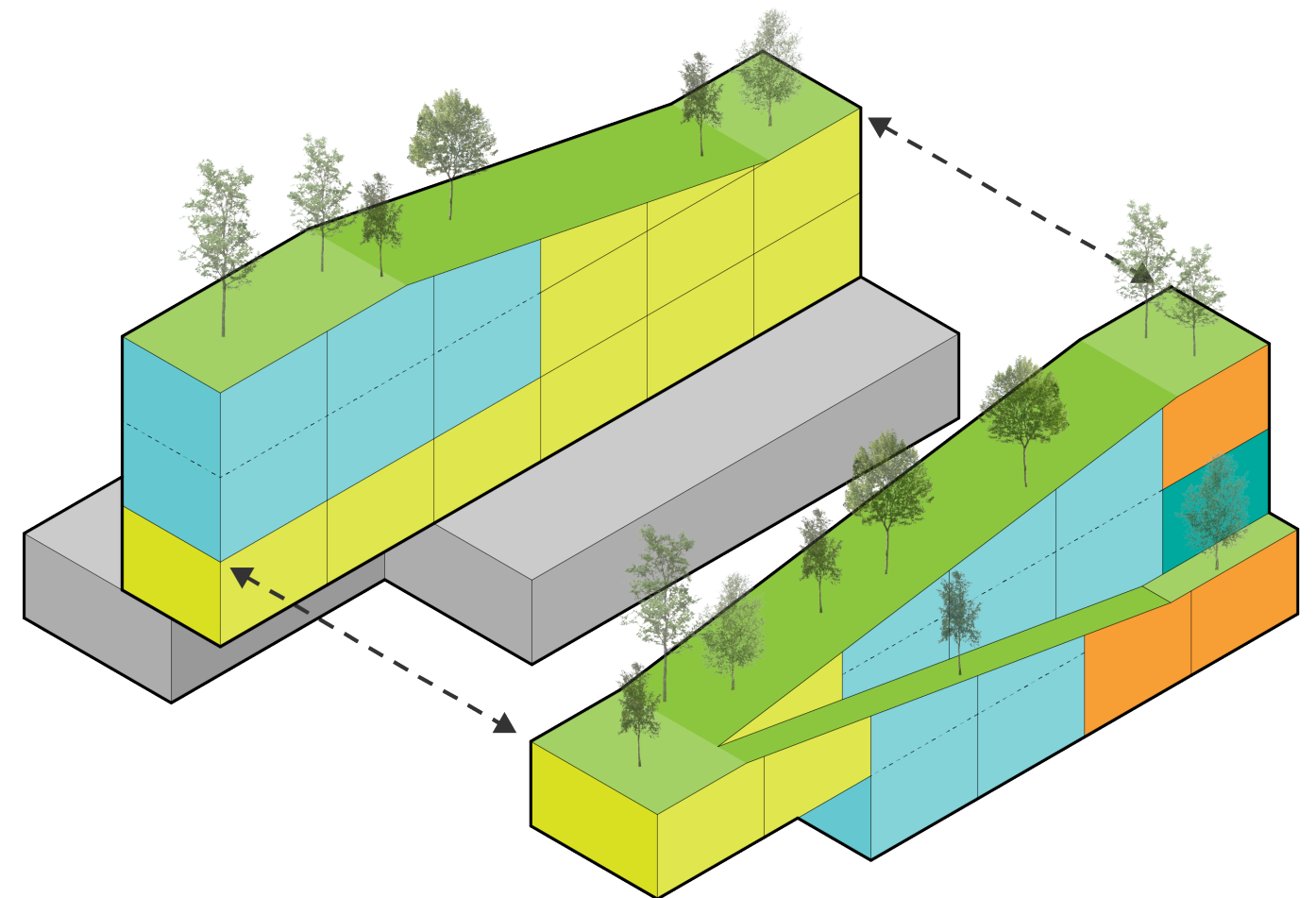
CONTEXTUAL RESPONSE

- SLOPED SITE
- STEPPED FORM TO ADDRESS PRIMARY VIEW + LIGHT
- PARKING AT GRADE = \$ SAVINGS

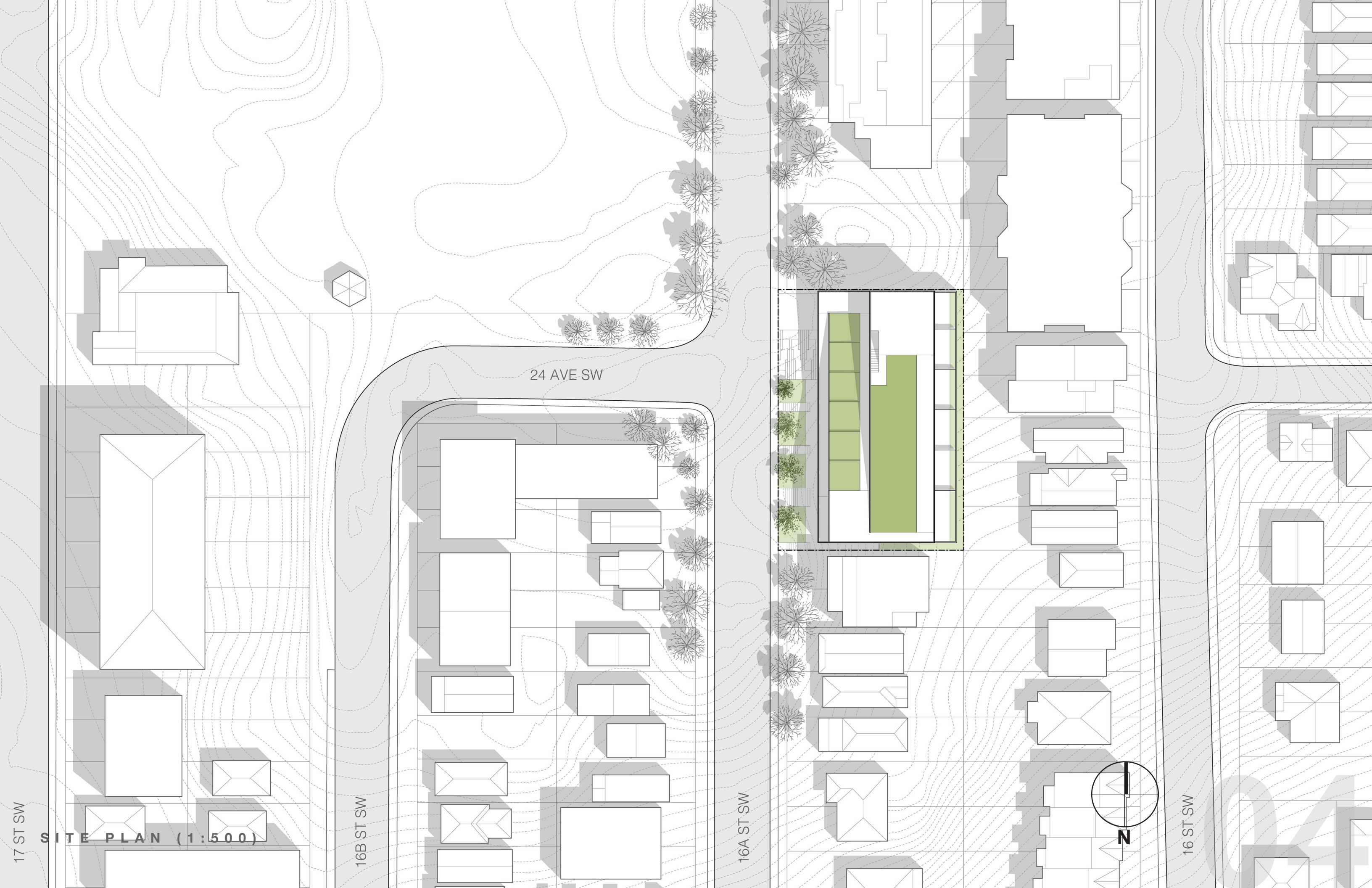


AMENITYSCAPE

- RAKED FORM RESPONDS TO HEIGHT RESTRICTIONS
- PROVISION FOR URBAN HORTICULTURE
- TOPOGRAPHICAL FORM AS SOCIAL/AMENITY SPACE



- LOFT
- ONE BEDROOM FLAT
- TWO BEDROOM FLAT
- AMENITY
- PUBLIC SPACE
- PARKING



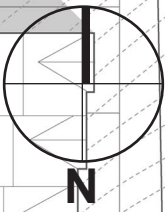
SITE PLAN (1:500)

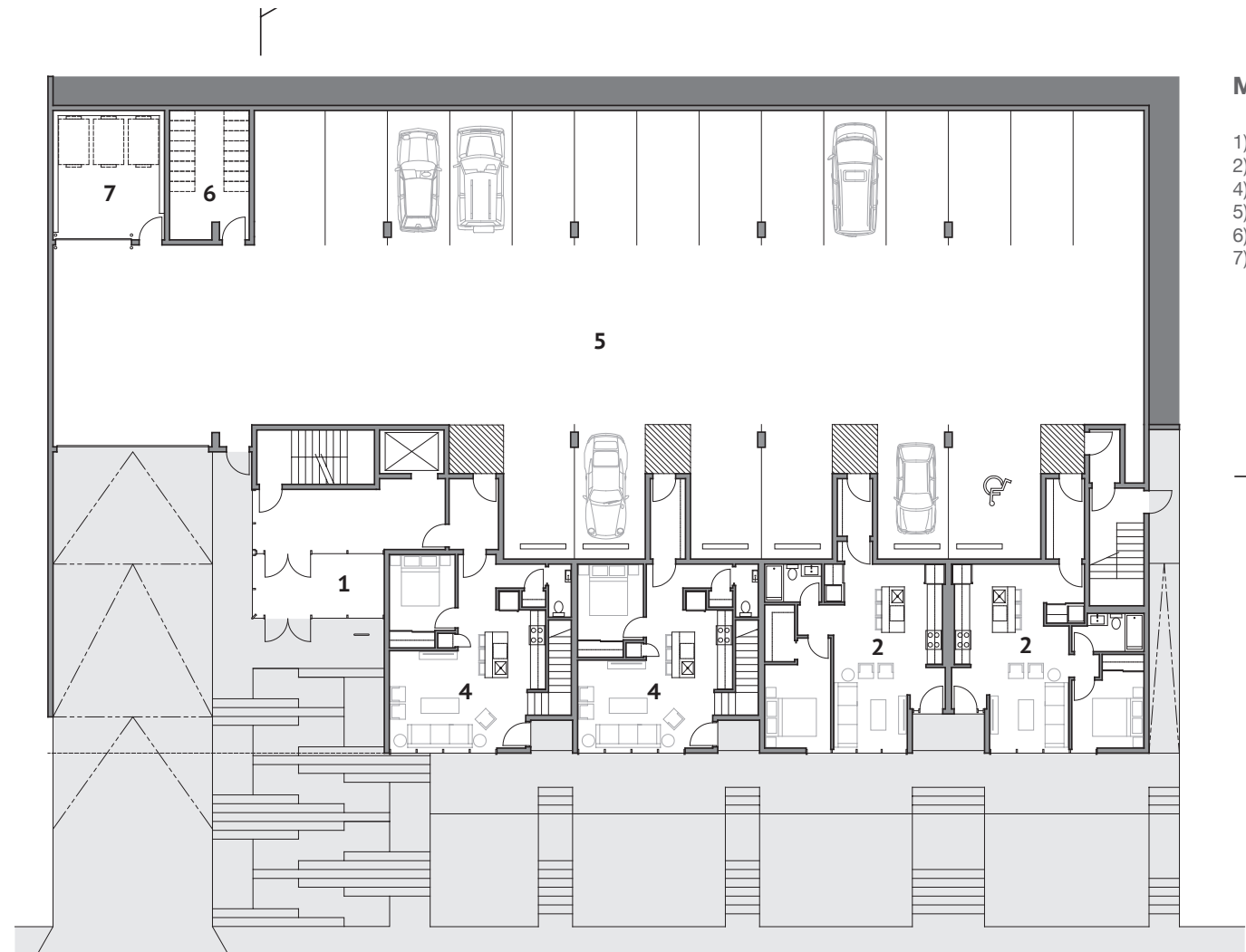
24 AVE SW

16B ST SW

16A ST SW

16 ST SW





MAIN FLOOR

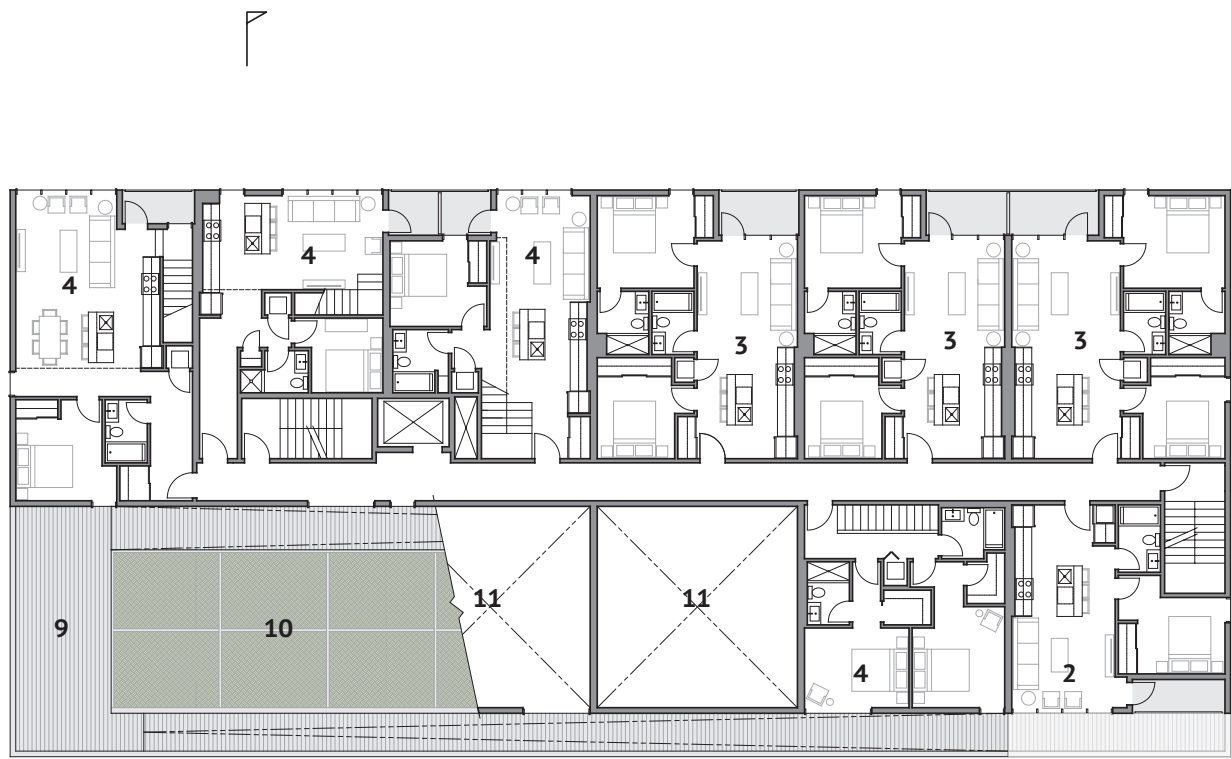
- 1) ENTRY
- 2) 1 BEDROOM FLAT
- 4) LOFT
- 5) PARKADE
- 6) BIKE STORAGE
- 7) WASTE/RECYCLING



SECOND FLOOR

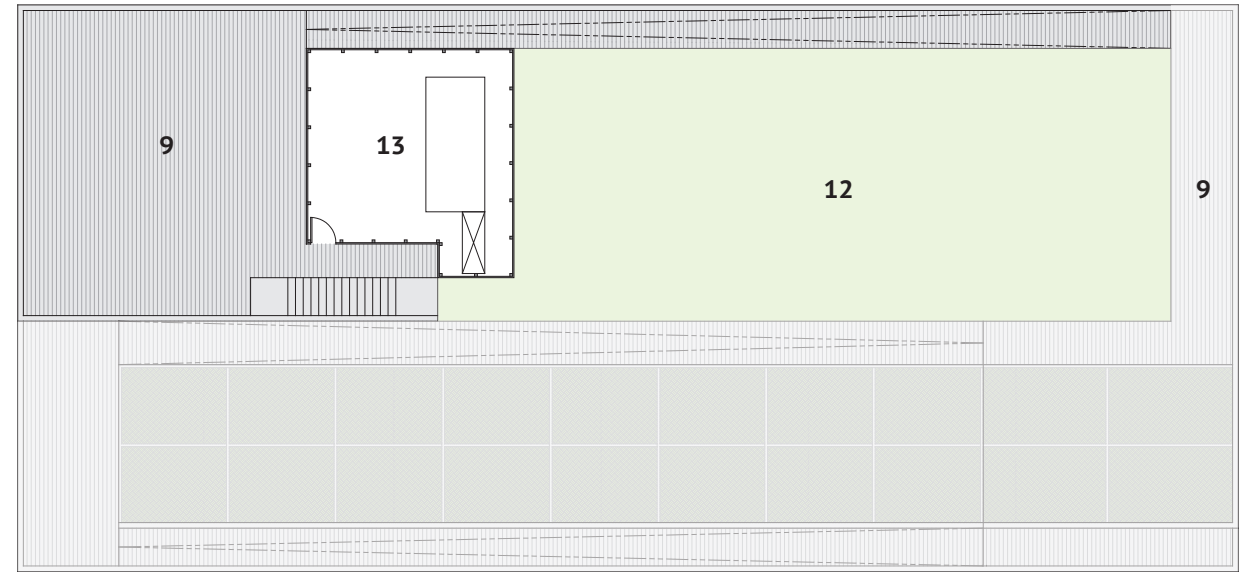
- 3) 2 BEDROOM FLAT
- 4) LOFT
- 8) AMENITY ROOM
- 9) AMENITYSCAPE





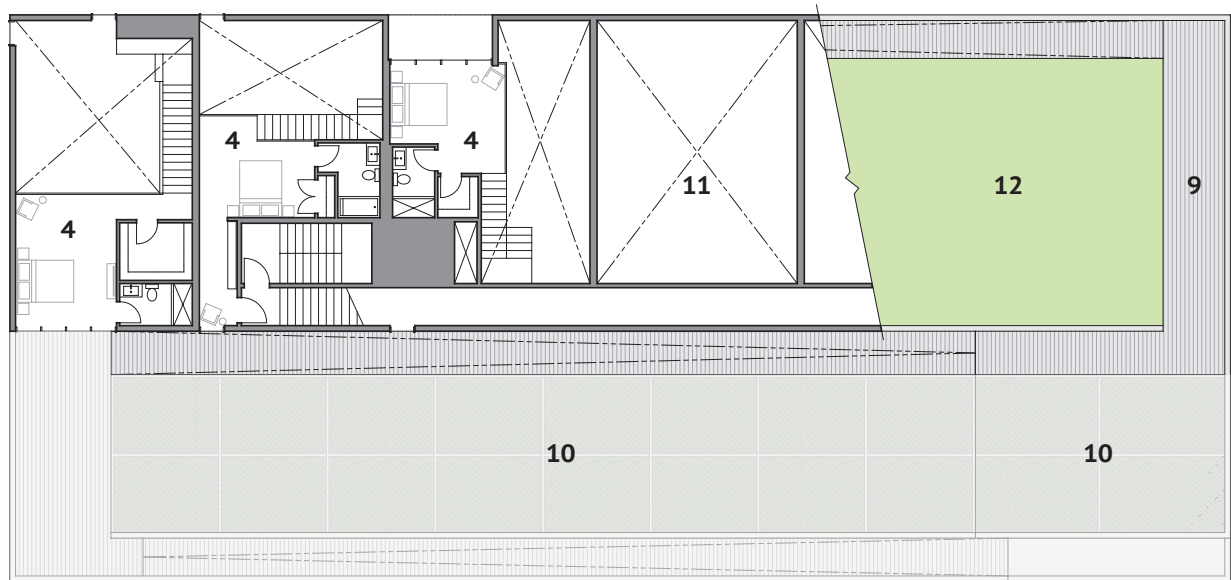
THIRD FLOOR

- 2) 1 BEDROOM FLAT
- 3) 2 BEDROOM FLAT
- 4) LOFT
- 9) AMENITYSCAPE
- 10) GARDEN
- 11) OPEN TO BELOW



ROOF PLAN

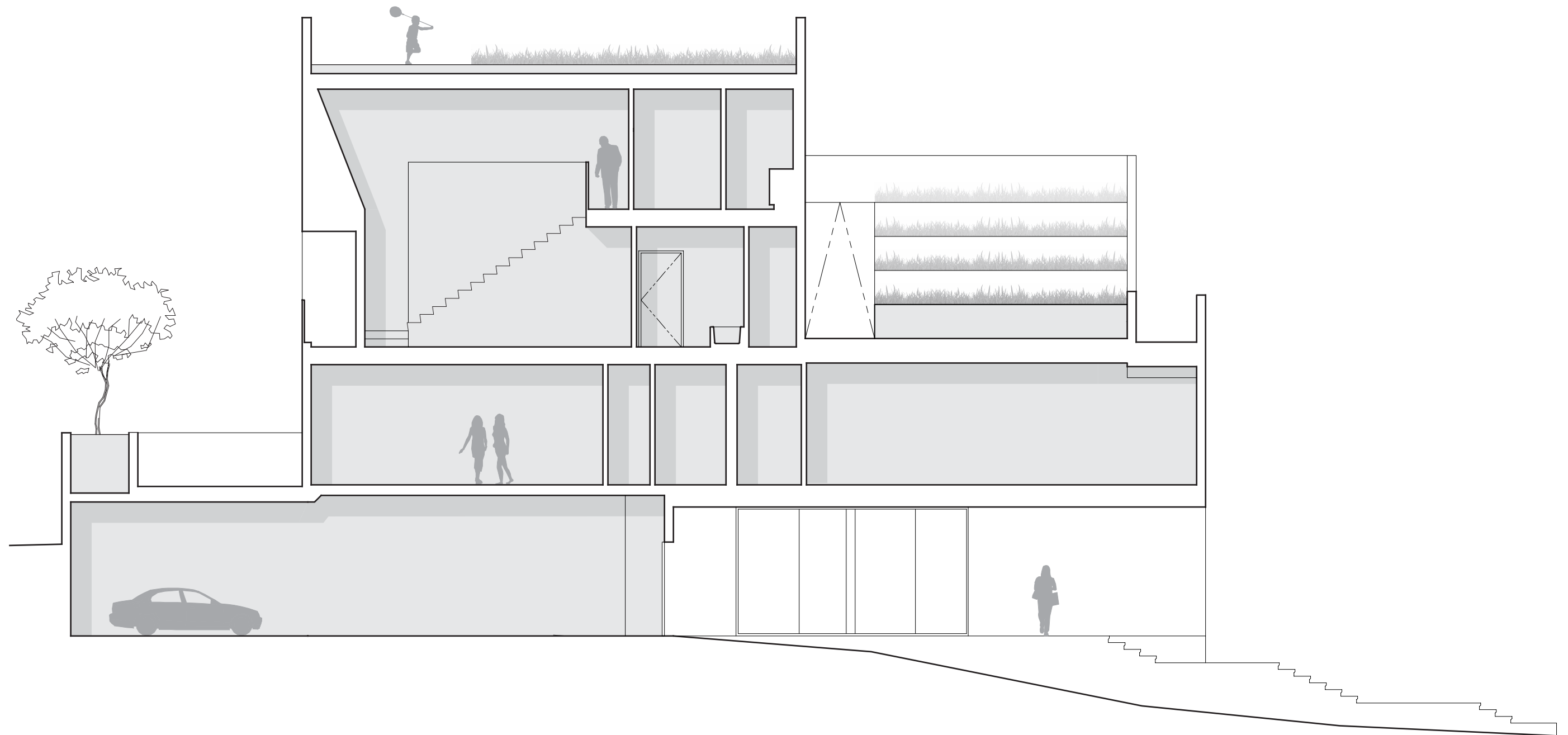
- 9) AMENITYSCAPE
- 12) VEGETATIVE ROOF
- 13) MECHANICAL



FOURTH FLOOR

- 4) LOFT
- 9) AMENITYSCAPE
- 10) GARDEN
- 11) OPEN TO BELOW
- 12) VEGETATIVE ROOF













INTERIOR PERSPECTIVE 1

