

Project Description - Oak & Olive

Oak & Olive is an approved 216-unit, mixed-use multi-residential development currently under construction featuring low to mid-scale buildings, and designed to create an inclusive, pedestrian-oriented environment. The mix of residential, commercial, and park spaces challenges suburban design norms, while a partnership with a not for profit non market housing provider reinforces Oak & Olive's commitment to accessibility and social equity through the provision of affordable housing.

Place: Oak & Olive establishes a unique urban hub, clustering amenities and creating new public spaces in a suburban context.

- This development introduces a high-intensity gateway landmark within Calgary's southwest quadrant, representing a new model for suburban growth.

Scale: Oak & Olive's built form includes three buildings reaching up to 12-storeys, with active commercial frontages along 85 ST SW, Broadcast AV SW, and an internal lane.

Amenity: Oak & Olive offers a rich array of amenities for residents and visitors alike.

- The pedestrian-friendly design includes bikeways, wide boulevards, commercial patios, and gentle grade changes to enhance accessibility.
- Its prime location at the intersection of 85 ST SW and Broadcast AV SW ensures easy access to the supermarket and other amenities for surrounding current and future Calgarians.
- The public park, programmed for year-round use, features fire pits, seating, bocce courts, and a seasonal skating rink.
- A carefully designed landscape plan enhances the streetscape, integrates accessible green rooftop amenities, and enhances natural connectivity between the new public park and existing park network.

Legibility: The site is highly connected, with permeable internal pathways and external links to the broader community.

- Key design elements, such as walkways, lanes, and a woonerf-style drop-off loop, allow easy access to the park and surrounding areas.
- Wayfinding features, including clear entries, pedestrian-oriented signage, and dedicated mural spaces, enhance the site's legibility and visual appeal.

- Building heights are staggered to allow natural light into residences, communal spaces, and the public park.
- A mix of low to mid-scale buildings provides a transition in intensity, responding to the surrounding context and the proposed West District outline plan.
- Consistent frontages, small-scale retail, and distinct at-grade residential entrances activate the Main Street and public park.
- Surrounding buildings enclose the park, creating a comfortable and inviting public space.

Vibrancy: Oak & Olive integrates residential units with an active commercial streetscape and public park, creating a lively mixed-use node.

- The streetscape is activated with fine grain ground-level retail and residential units.
- The residential component diversifies housing options in West Springs and introduces affordable non-market housing to allow a greater range of Calgarians to access housing in a location well supported by infrastructure and amenities.

Resilience: Oak & Olive supports sustainability through its mixed-use development approach and climate friendly green roofs, rooftop amenities, and electric vehicle charging stations.

- Mix of uses allow flexibility in facilities and services. The surface parking lot also has the ability to be developed into an additional mixed-use building as demand for housing increases, transitioning parking for the grocery store below grade.
- The compact development typology maximizes efficiency in infrastructure use, aligning with Calgary's Complete Community principles.
- High quality, durable materials, including block masonry, metal panels, and year-round greenery, ensure long-term resilience and vibrancy.

