

PINTO PROPERTIES ALTARIUS DC2 REZONING

PUBLIC HEARING AUGUST 31, 2021

Marcelo Figueira

Key Features



- Enhanced architecture and massing for a missing middle infill development
- Off-site community contributions to address identified needs
- Additional amenities within the building for families
- Supports active transportation
- Active ground floor frontages
- No parking building

Project Evolution



June 2020: Pre-application Consultation



August 2020: Pre-application Consultation



September 2020: City Pre-application Meeting



November 2020: DC2 Submission



May 2021: After City Online Engagement



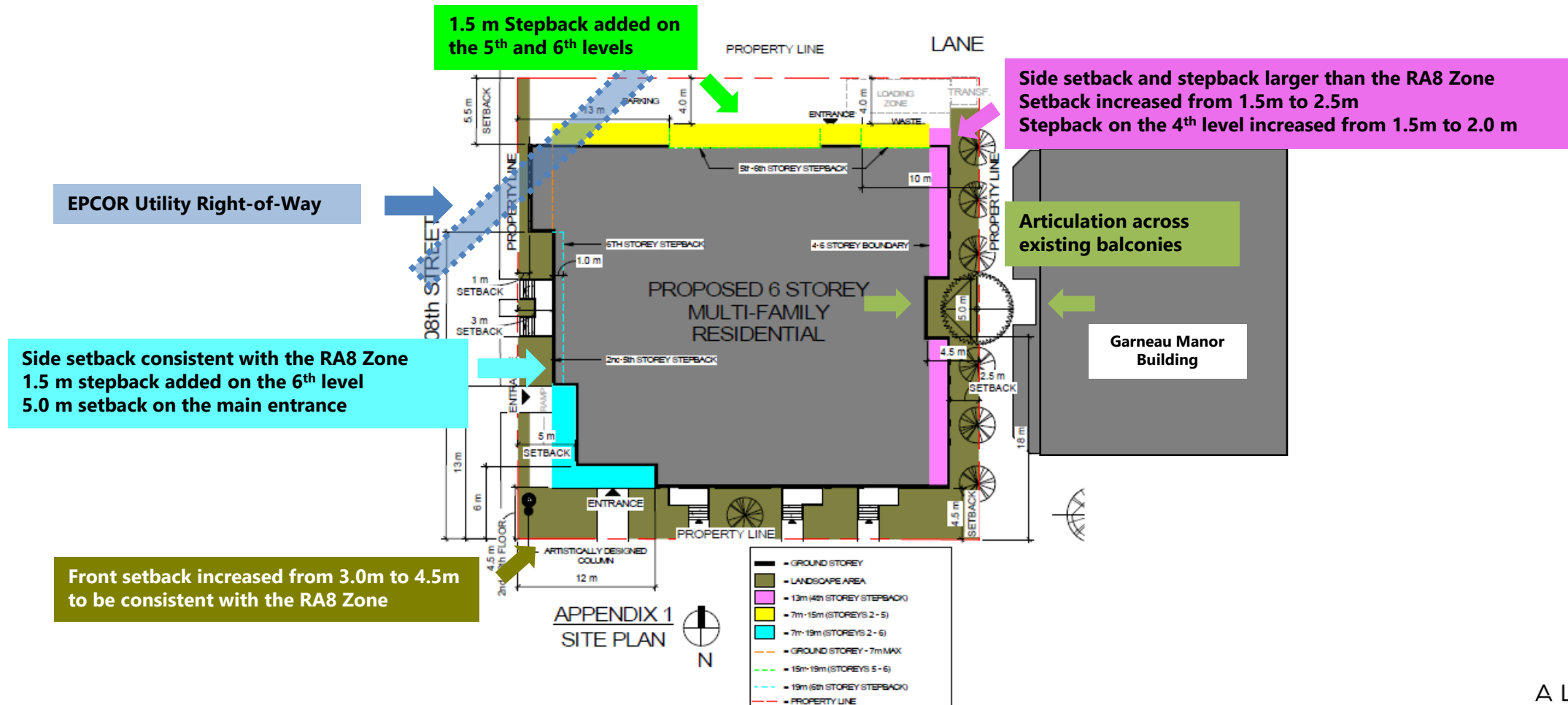
June 2021: Final Concept



ALT AIRUS

Project Evolution – Site Plan

June 2021: Final Concept, Revised After City Online Engagement



Mid Scale Missing Middle



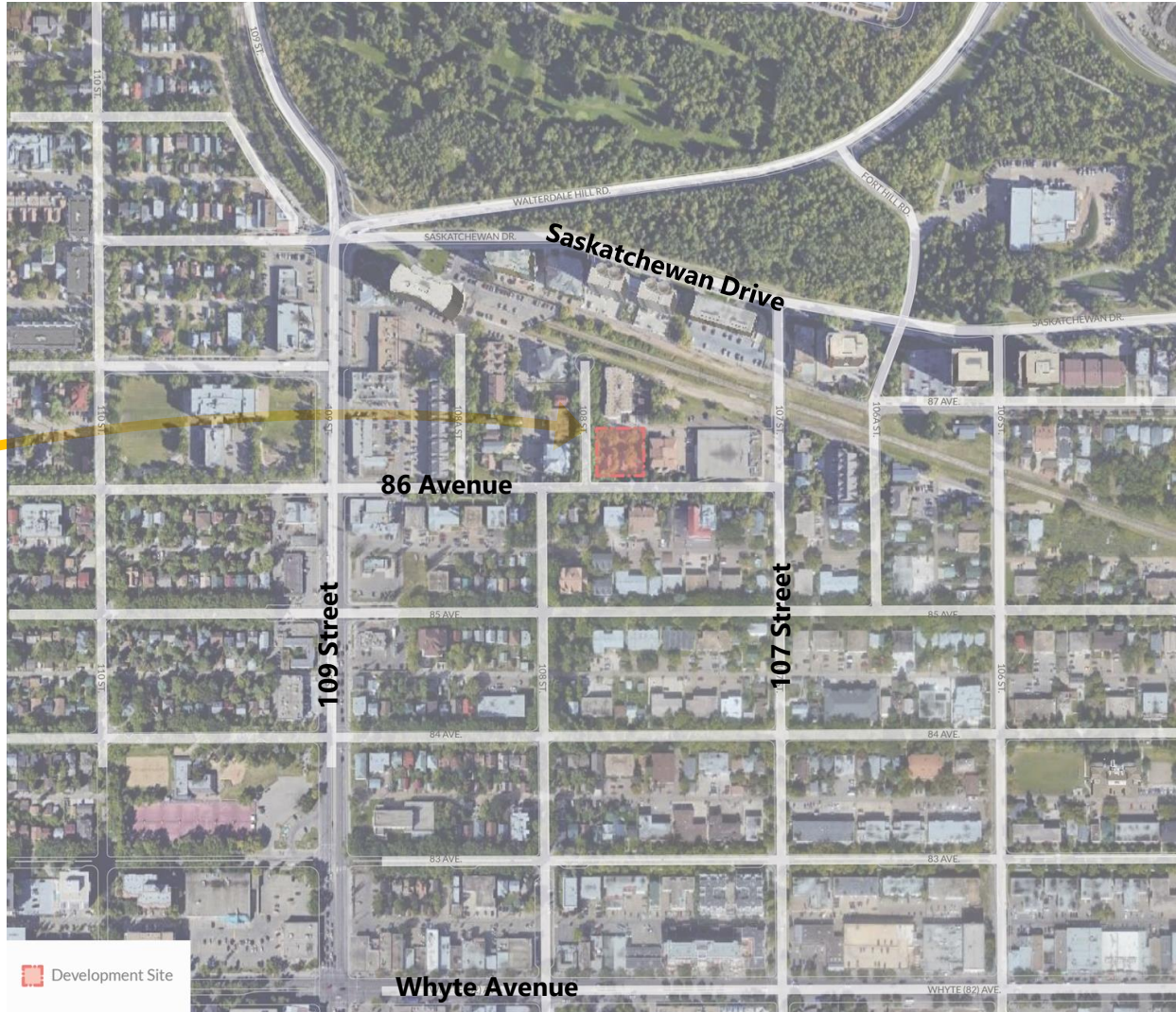
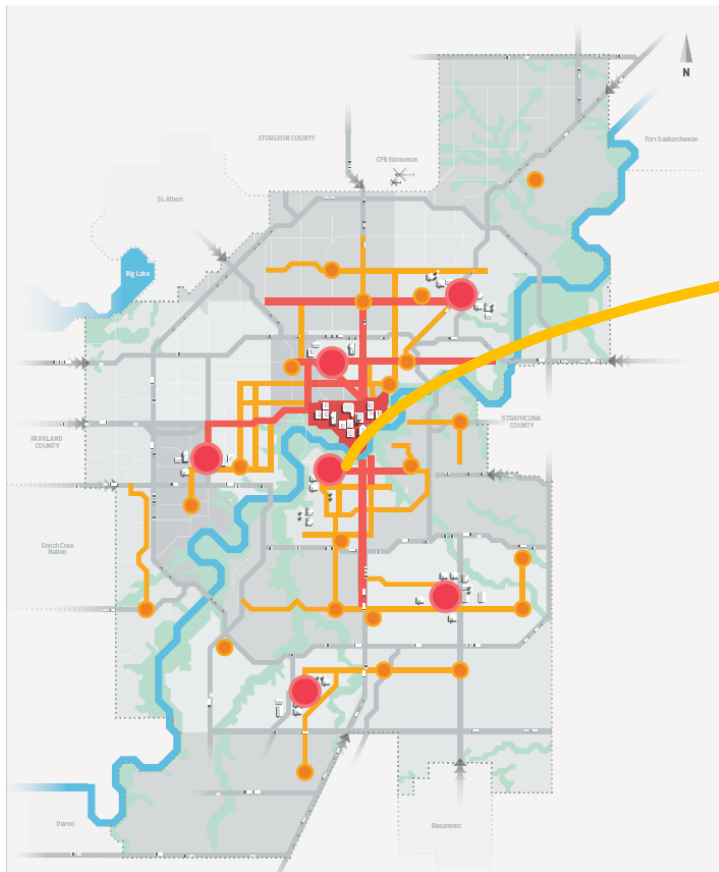
Southwest View



June 2021: Final Concept

Dnyanesh Deshpande

Context



Urban Design Context



ALTAIRUS






Height Transition



Garneau Neighbourhood Renewal – Walking and Roadways



Walking Network Garneau

- Primary Walking Routes: 
- Construct Missing Links: 
- Rail Trail Connection: 
- Shared-use Path: 
- New TWSI Locations: 

Garneau Neighbourhood Renewal – Walking and Roadways




Walking Network Garneau

Primary Walking Routes: 

Construct Missing Links: 

Rail Trail Connection: 

Shared-use Path: 

New TWSI Locations: 

- New sidewalks along the north side of 86 Avenue
- New traffic calming measures (speed hump)



PARKING: 

EXISTING TREES: 

NEW TREE: 

NEW SIGNAGE:  

EXISTING TRAFFIC DIRECTION: 

REMOVE EXISTING TREES: 

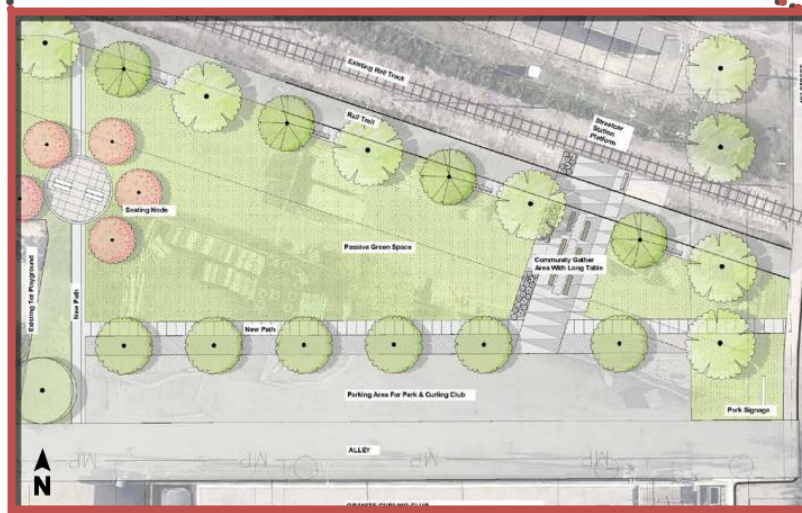
EXISTING SIGNAGE:  

SPEED HUMP: 

Garneau Neighbourhood Renewal – Trails and Park Spaces



- New shared-use pathway, the 'Rail Trail'
- New park improvements, including:
 - New pathways
 - Seating and gathering places
 - Plaza
 - 20 new trees
 - Low-impact design – soil cells

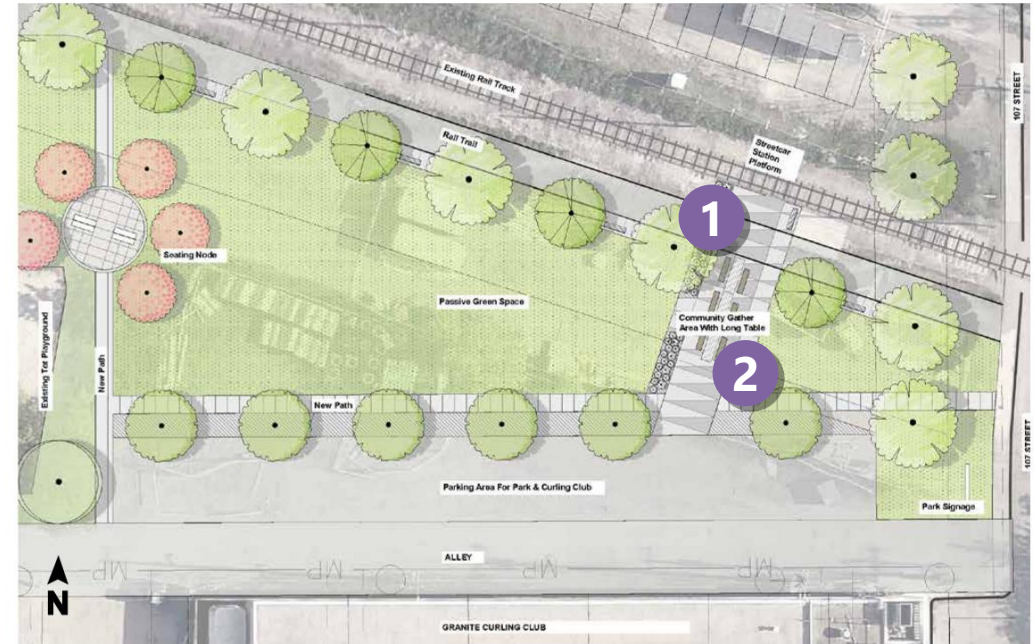


Community Amenity Contributions

1



2



- Neighbourhood Renewal, **Unfunded Items:** \$90,000

ARP Policy on Height

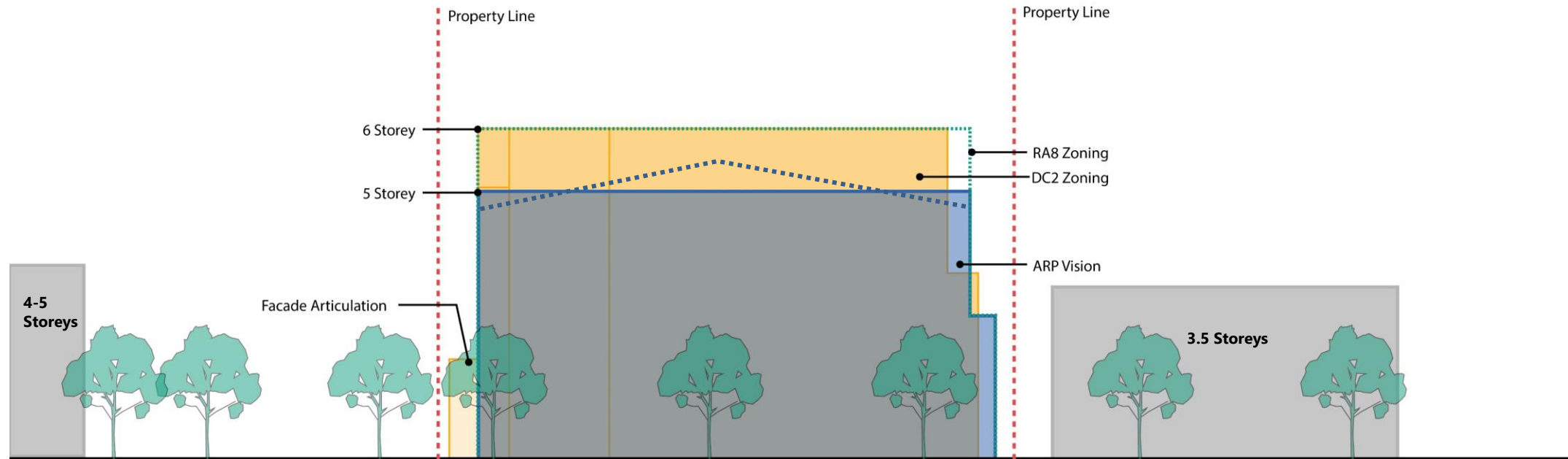
It is the Policy of Council that:

FUTURE RESIDENTIAL DEVELOPMENT IN SUB-AREA 2, OUTSIDE OF THE LANDS DESCRIBED IN POLICY 2.2a, WILL INVOLVE A MIX OF HOUSING TYPES INCLUDING:

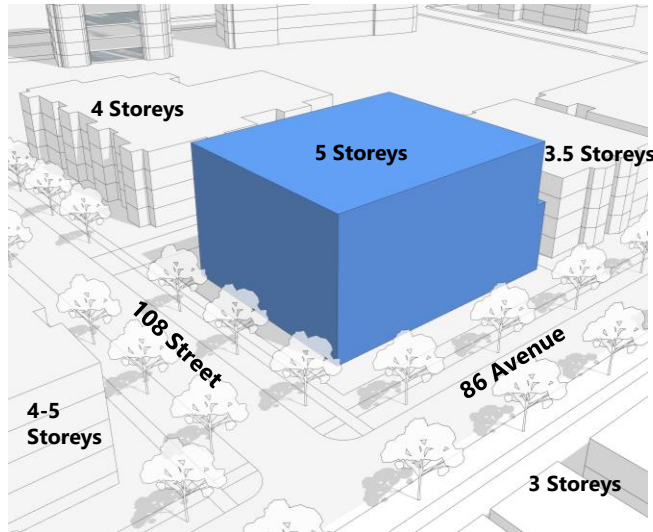
- i) WALK-UP APARTMENTS, LIMITED TO FOUR STOREYS, EXCEPT THAT:*
 - a. THE HEIGHT MAY BE INCREASED TO FIVE STOREYS ON SITES ADJACENT TO AN EXISTING BUILDING OF FIVE OR MORE STOREYS, WHEN A DIRECT CONTROL DISTRICT IS USED TO MINIMIZE THE PERCEPTION OF HEIGHT AND MASS, AND PROMOTE INNOVATIVE DESIGN; AND*
 - b. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 10757 - 83 AVENUE NW (LEGALLY DESCRIBED AS LOTS 19 & 20, BLOCK 132, PLAN RN4) PROVIDED THE DEVELOPMENT USES A (DC1) DIRECT DEVELOPMENT CONTROL PROVISION AND IS ASSOCIATED WITH THE DESIGNATION OF THE EXISTING DOUGLAS MANOR AS A MUNICIPAL HISTORIC RESOURCE; AND*
 - c. THE HEIGHT MAY BE INCREASED TO SIX STOREYS AT 8515, 8521 & 8523 - 106A STREET NW; AND*
- ii) STACKED ROW HOUSING.*



RA7 vs RA8 vs DC2 Comparison

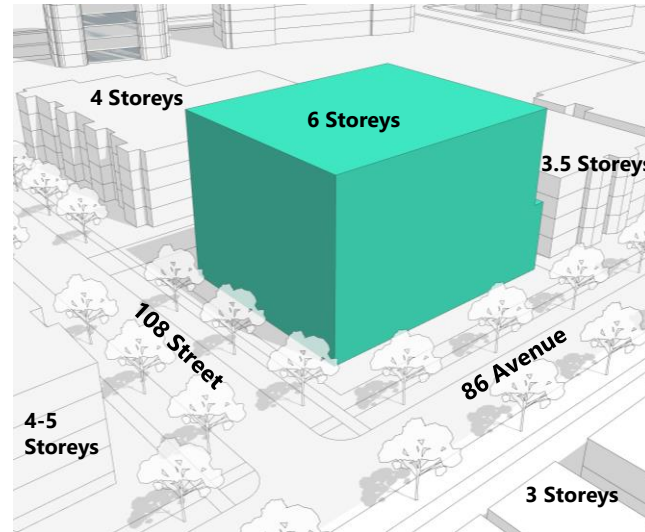


ARP vs RA8 vs DC2 Comparison



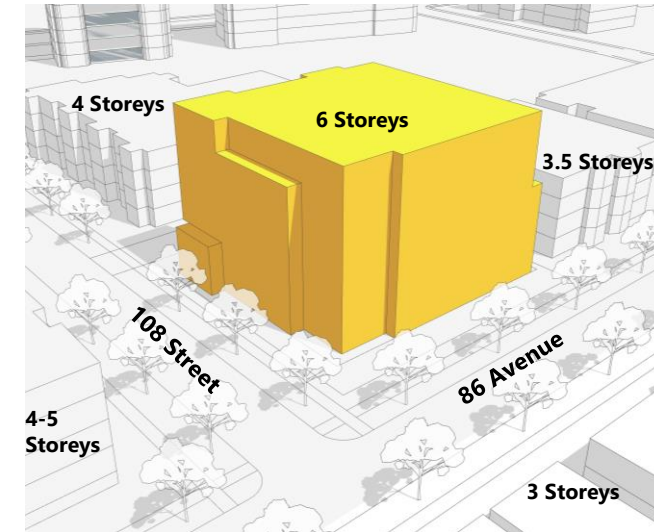
ARP Vision

- Height: 5 Storeys



RA8 Zoning

- Height: 23.0m
- Front Setback: 4.5m
- Rear Setback: 7.5m
- West Setback: 3.0m
- East Setback: 1.2m, 3.0m above 10.0m



Proposed DC2 Zoning

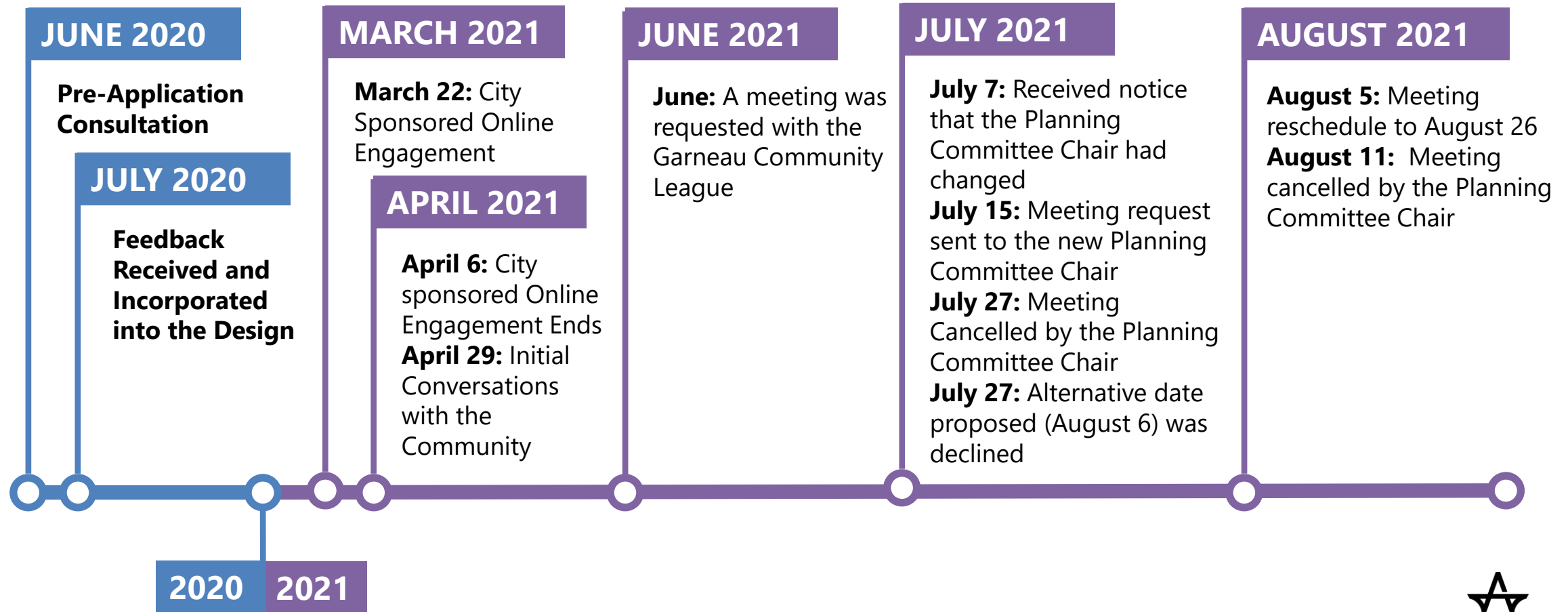
- Height: 23.0m
- Front Setback: 4.5m
- Rear Setback: 4.0m, 5.5m above 15.0m
- West Setback: 1.0m to 3.0m, 3.0m above 7.0m
- East Setback: 2.5m to 4.5m, 4.5m above 13.0m

Jared Candlish

Community Consultation

Community League's concern – Not enough consultation undertaken by the developer

Engagement Overview



Open Parking Option

	RA7 - Existing	DC2 - Proposed
On-site Parking	No minimum requirements	0
Visitor Parking	No minimum requirements	5
Car Share	No minimum requirements	1
Long Term, Secure Bike Parking	1 per 2 dwellings: 48 total	1 per dwelling: 96 total
Short Term Bike Parking	5	10
Bike Repair Station	Not required	Provided
Subsidized Transit Pass (10 years)	Not required	Provided to each dwelling at 50% of the purchase price
Transportation Demand Management	Not required	Completed

Zero Parking Examples – Canada



572 Church Street: Toronto, 16 storeys, 98 units



N3 Condos: Calgary, 15 storeys, 167 units

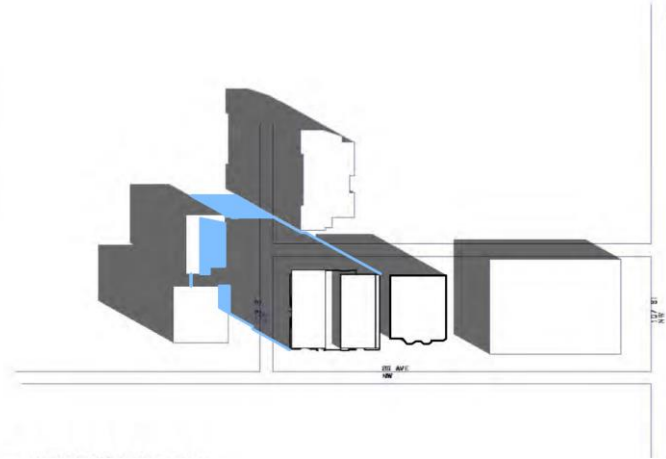


Brighton Block: Edmonton, 6 storeys

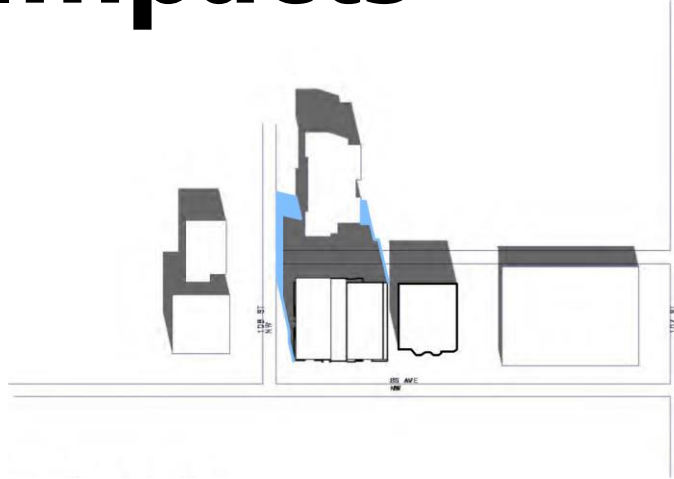


Crawford Block: Edmonton, 5 storeys, 40 units

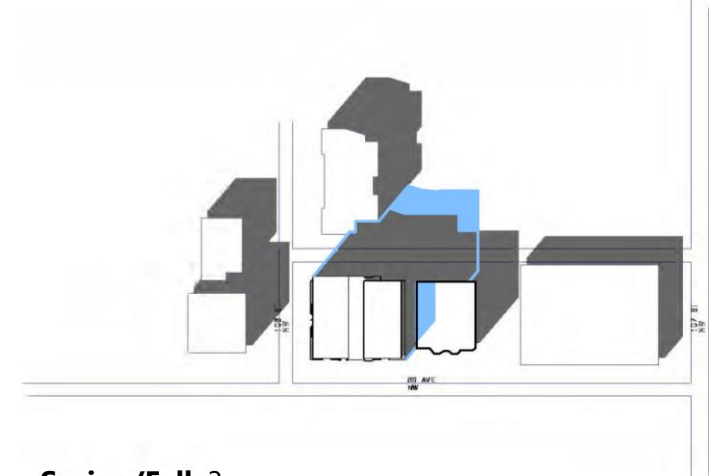
Sun/Shadow Impacts



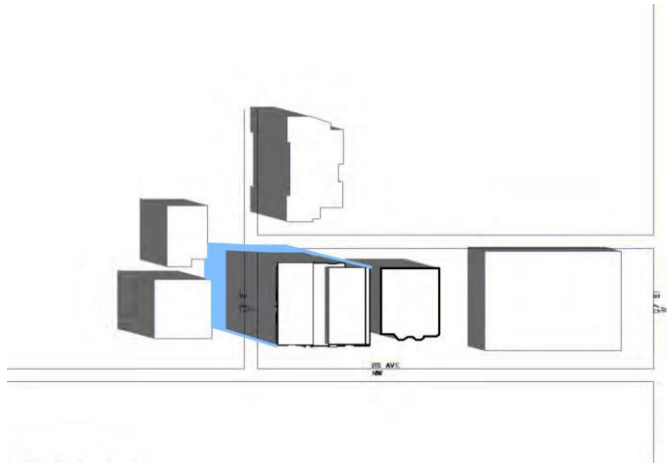
Spring/Fall: 9am



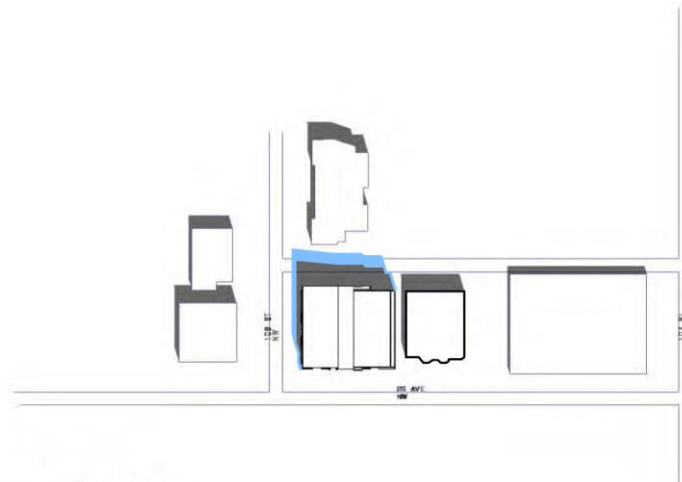
Spring/Fall: 12pm



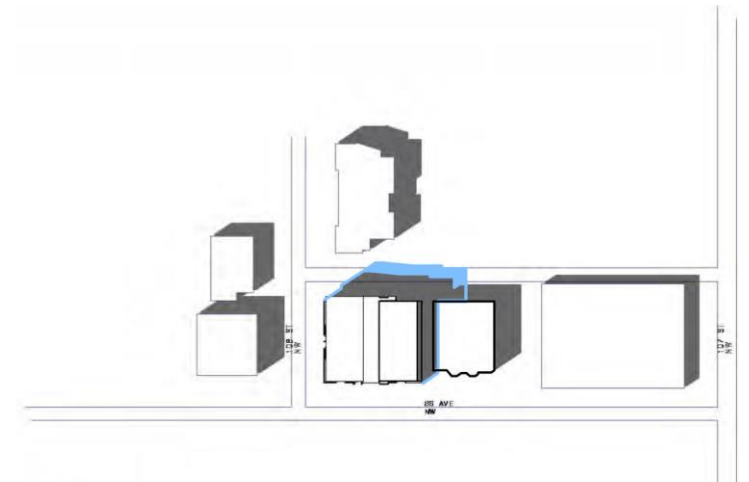
Spring/Fall: 3pm



Summer: 9am

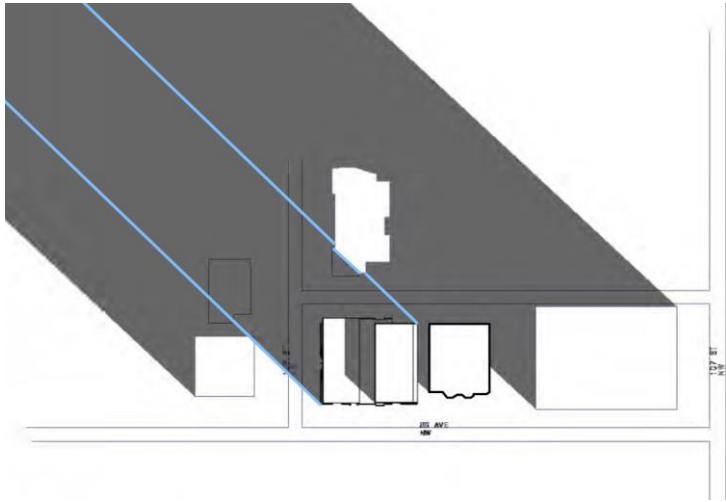


Summer: 12pm

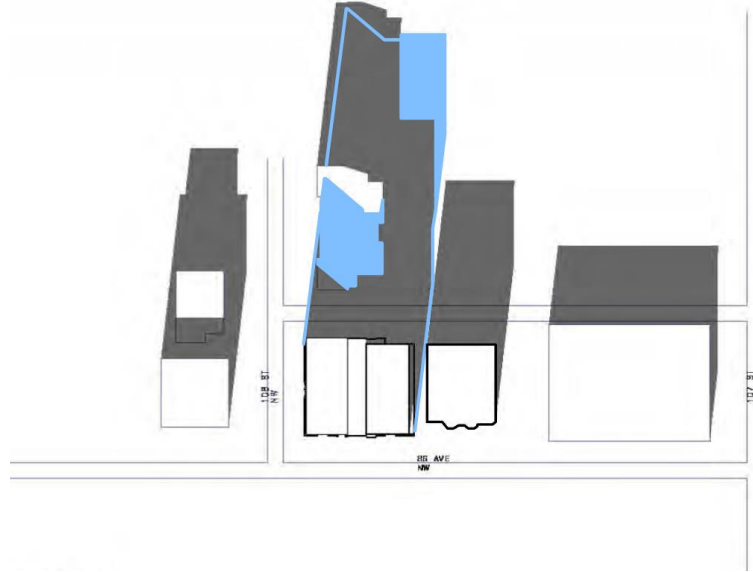


Summer: 3pm

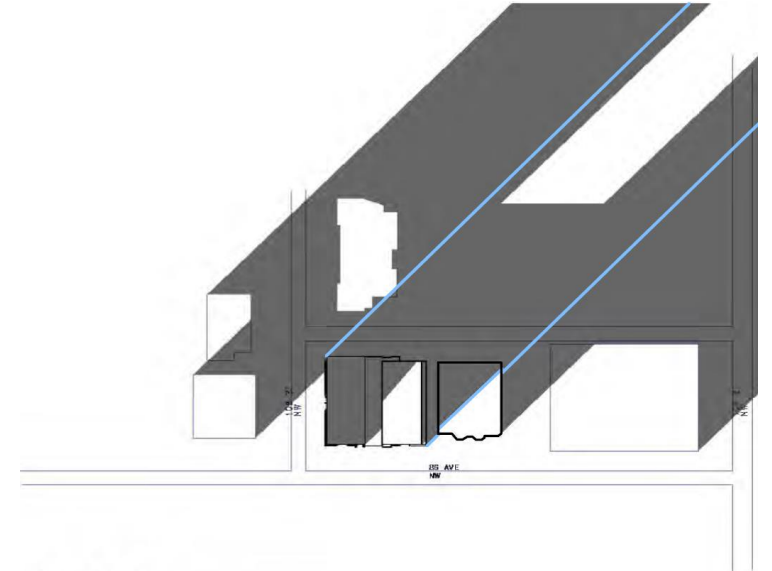
Sun/Shadow Impacts



Winter: 9am



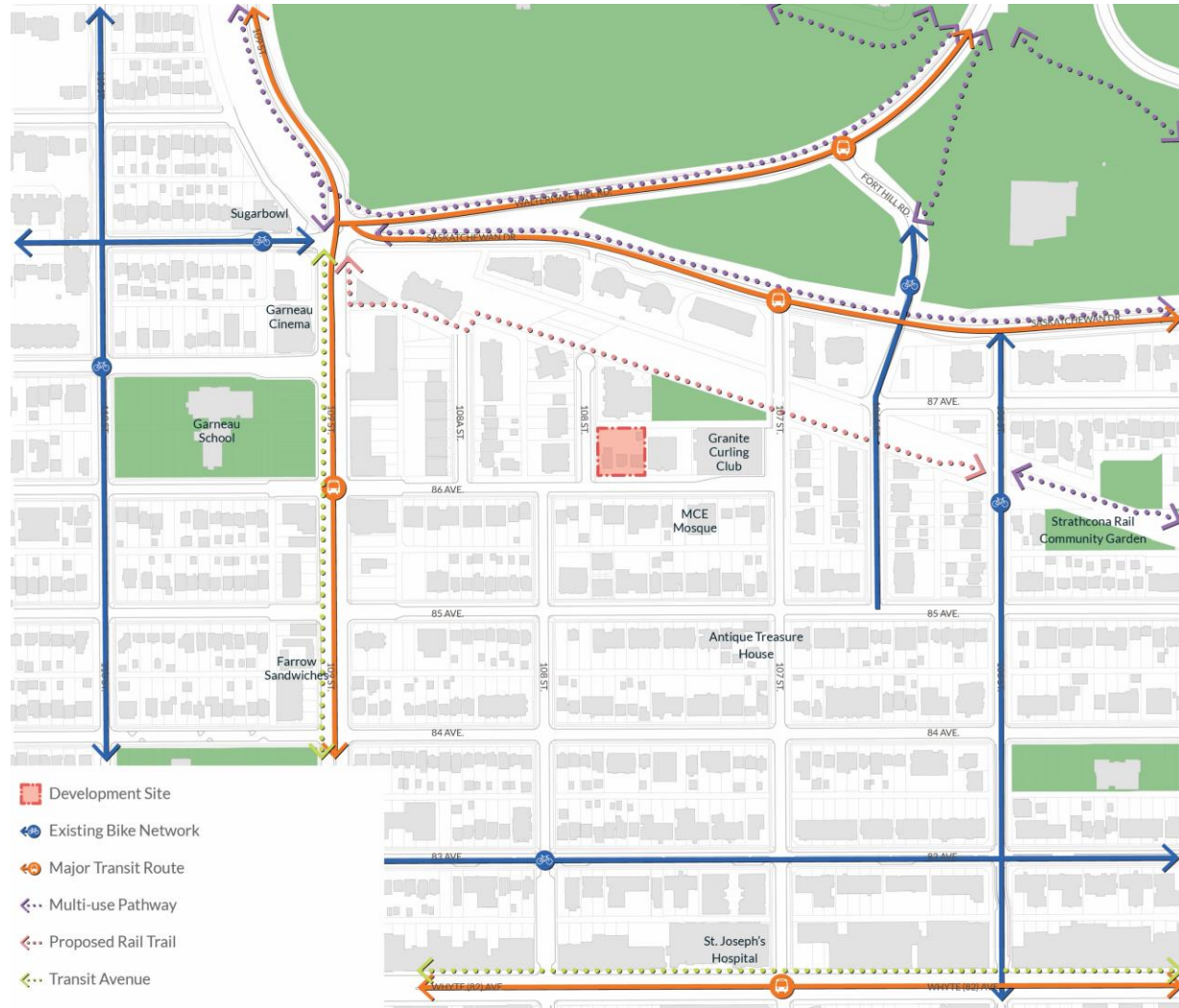
Winter: 1pm



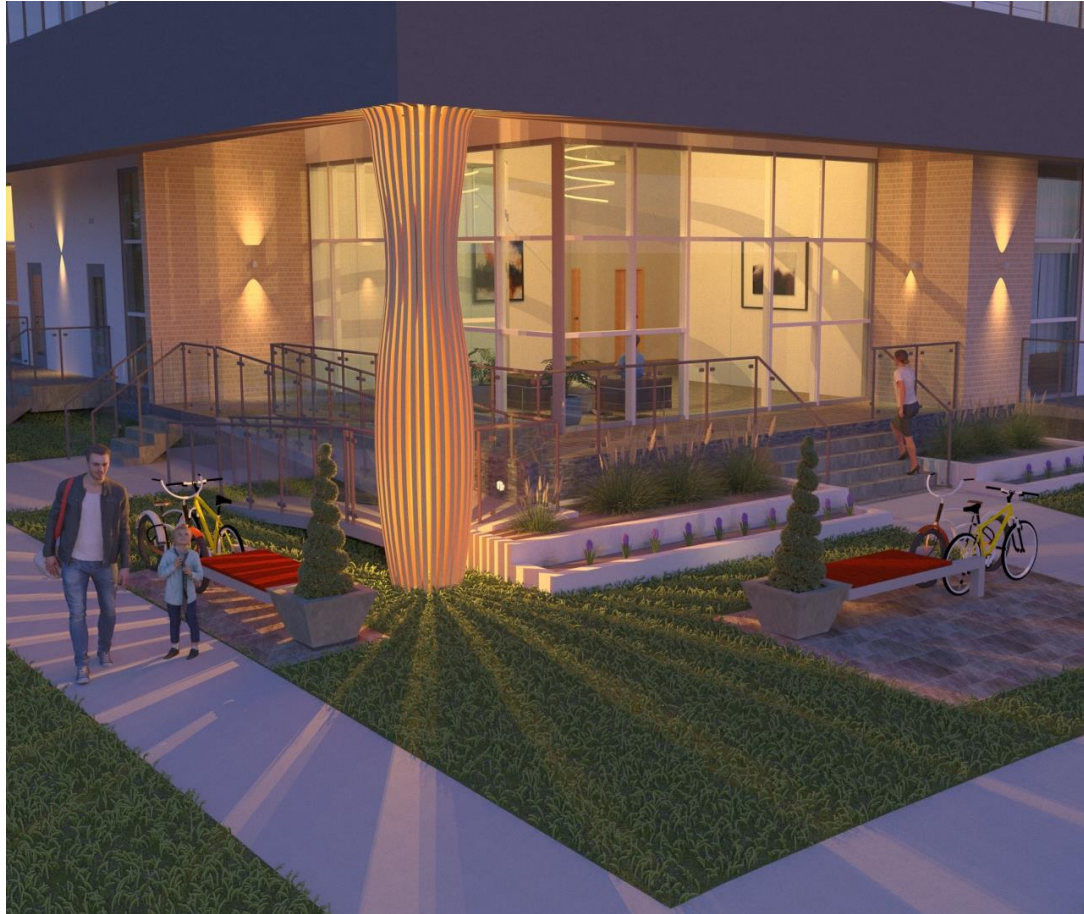
Winter: 4pm

Bryce Pinto

Why this is the right location for this project?



Building Design and Benefit to the Community



How the Design Process has Evolved



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Outstanding Community Concerns

Community Concerns

1	No parking development	<ul style="list-style-type: none">Site is currently zoned RA7 and we can implement a 'no parking development' based on this zoning
2	Height goes against the ARP	<ul style="list-style-type: none">ARP is 40 years oldHeight difference is only 1 storey
3	The intensity of the proposed infill development	<ul style="list-style-type: none">500m to a major public institutionIf not more density here, then where?
4	Building transition from Garneau Manor	<ul style="list-style-type: none">Redesigned the East façade to address this concern

***All of the above concerns go against approved City Policies**



Asking for a Decision Today

