

WINDSOR PARK RESIDENTIAL DEVELOPMENT (RF1) Single Detached Residential Zone to DC2 Site Specific Development Control Provision



Micheal Borland: Why DC2?

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	DC2 Proposed	RA8 Comparable Standard Zone
Maximum Height	20.0 m	23.0 m
Maximum Floor Area Ratio	3.0	3.0 - 3.3
Maximum Number of Dwellings	172 (approx. 376 dwellings/hectare)	No maximum (typically develops at 400 - 500 dwellings/hectare)
Minimum Front Setback (118 Street NW)	3.0 m 15.0 m (min. 19% of facade)	6.0 m
Minimum Side Setback (north)	6.0 m (up to 14.5 m in height) 14.5 m (between 14.5 m and 17.5 m in height) 40.0 m (between 17.5 and 20.0 m in height)	3.0 m (up to 14.5 m in height) 6.0 m (between 14.5 m and 23.0 m in height)
Minimum Side Setback (south)	4.2 m	3.0 m
Minimum Rear Setback (Rear lane, east)	7.5 m 17.5 m (min. 17% of facade)	7.5 m

RA8 and DC2 Comparison

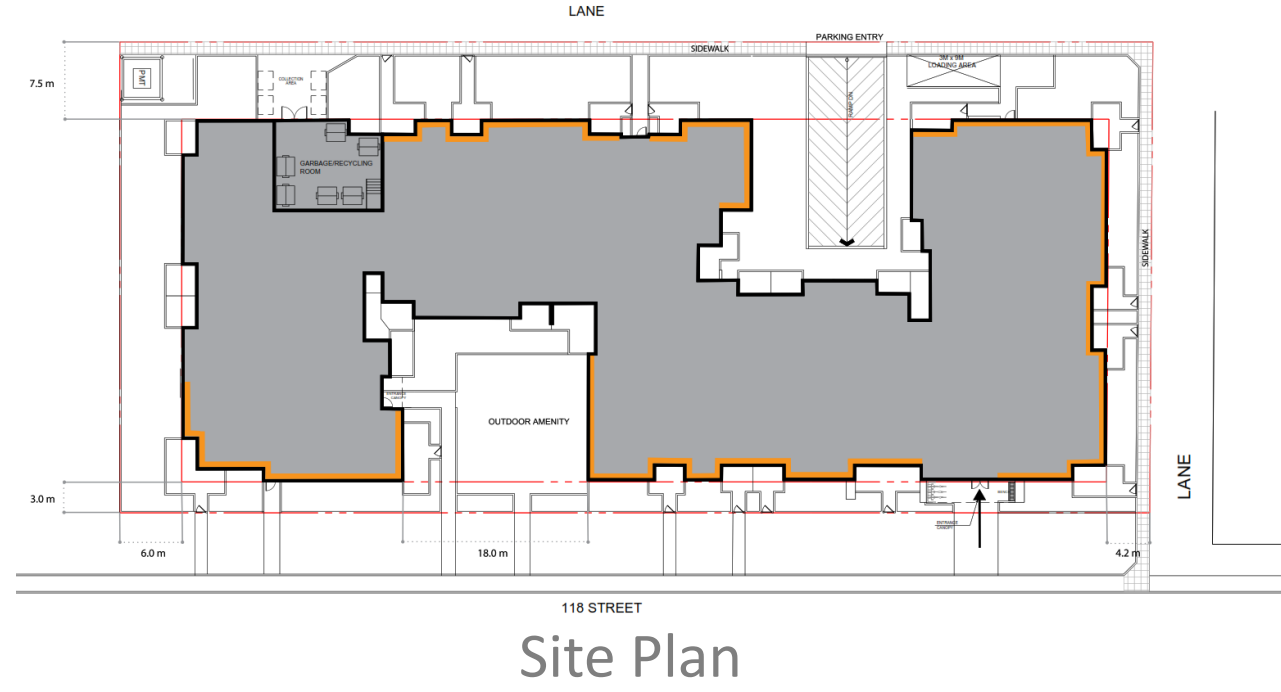
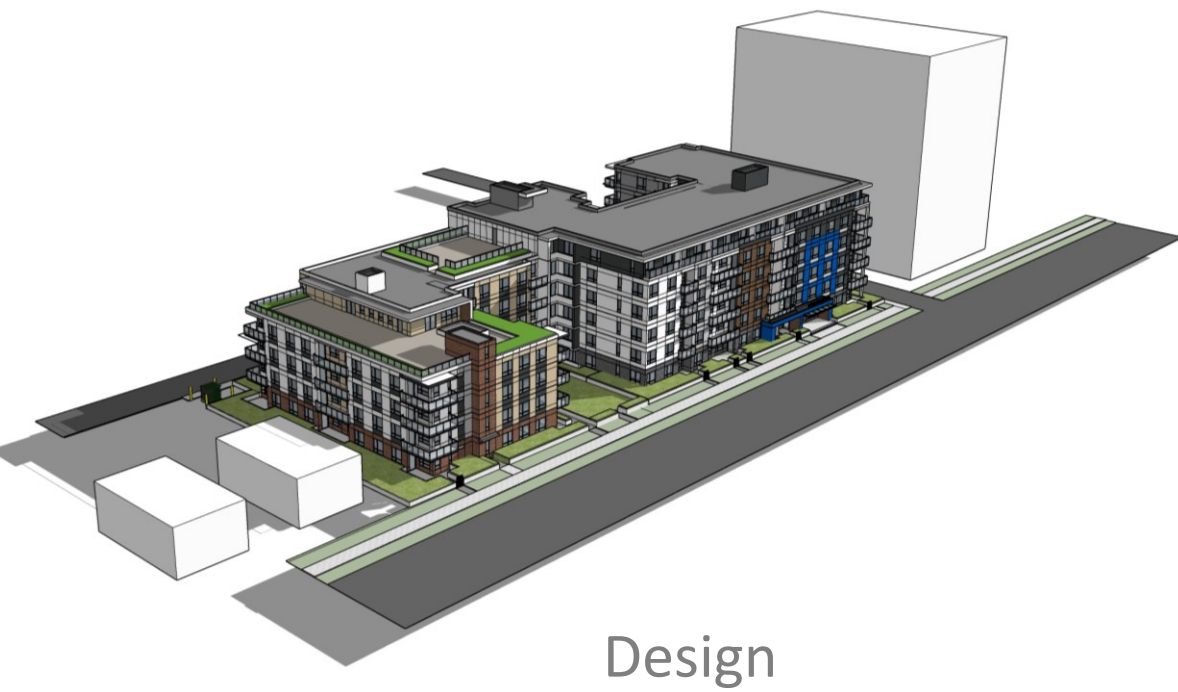
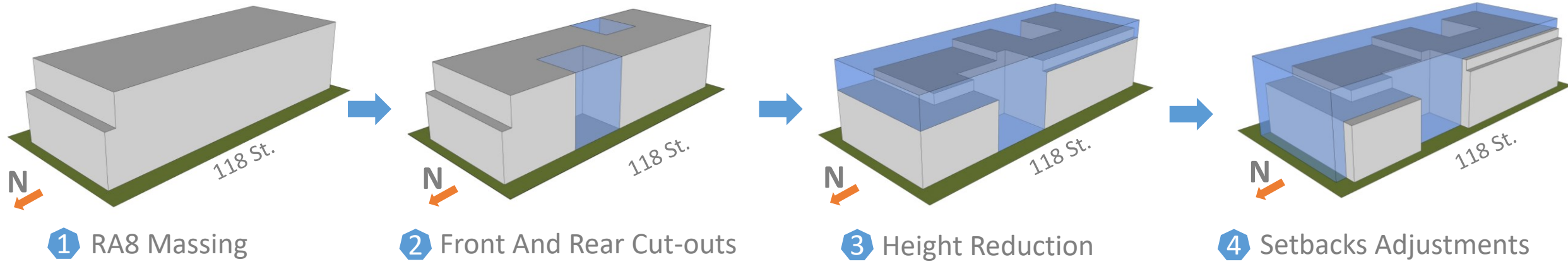


View Looking East



View From 118 Street

Zoning Bylaw Limitations



Concept Development



Aerial View Looking Southeast



Aerial View Looking Southwest

Draft District General Policies: 2.2.2 Urban Mix

- 2.2.2.1. Provide opportunities for a mix of housing types and tenures that cater to a diverse range of household sizes, abilities, ages, incomes and lifecycle needs such as housing for families with children, housing for students, supportive housing and housing for seniors.
- 2.2.2.2. Support development that integrates well within **neighbourhoods** through site design, scale, massing, transition, built form and **public realm** improvements.
- 2.2.2.3. Direct all vehicle and servicing access to be from the lane or side street, where lanes are present.

Design Outcome



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Windsor Park

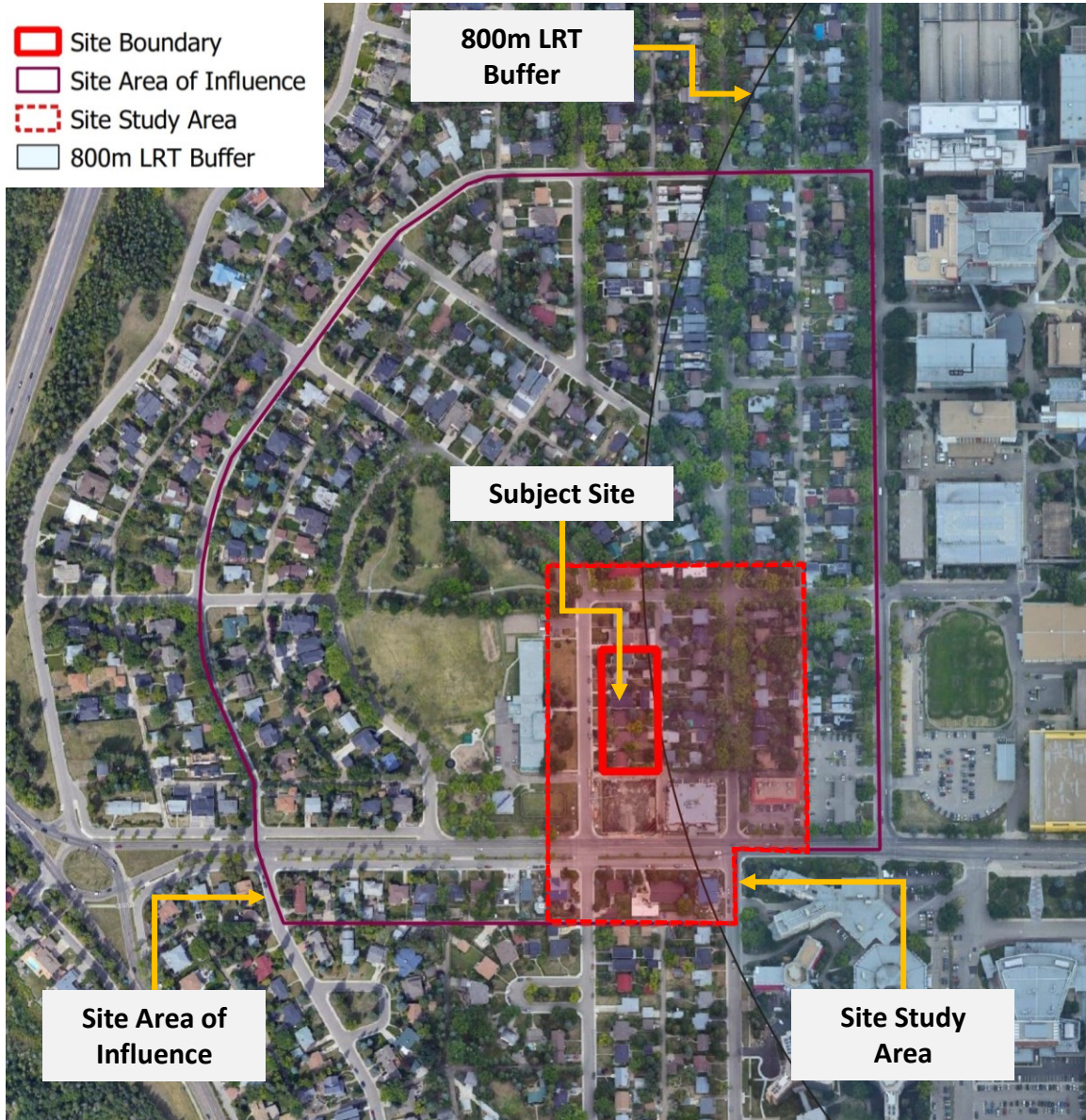


University of Alberta

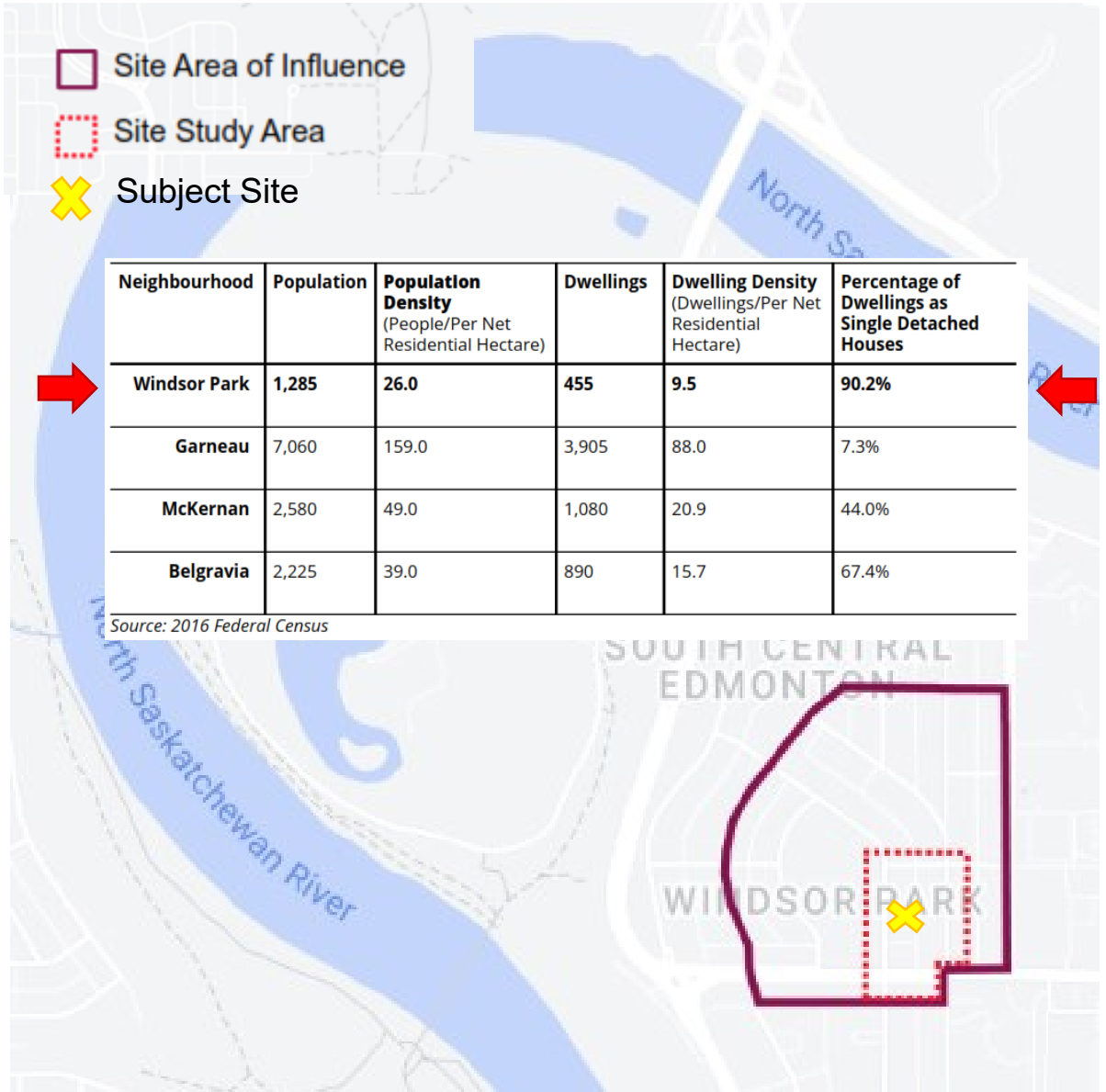
Jared Candlish: Context And Site Analysis

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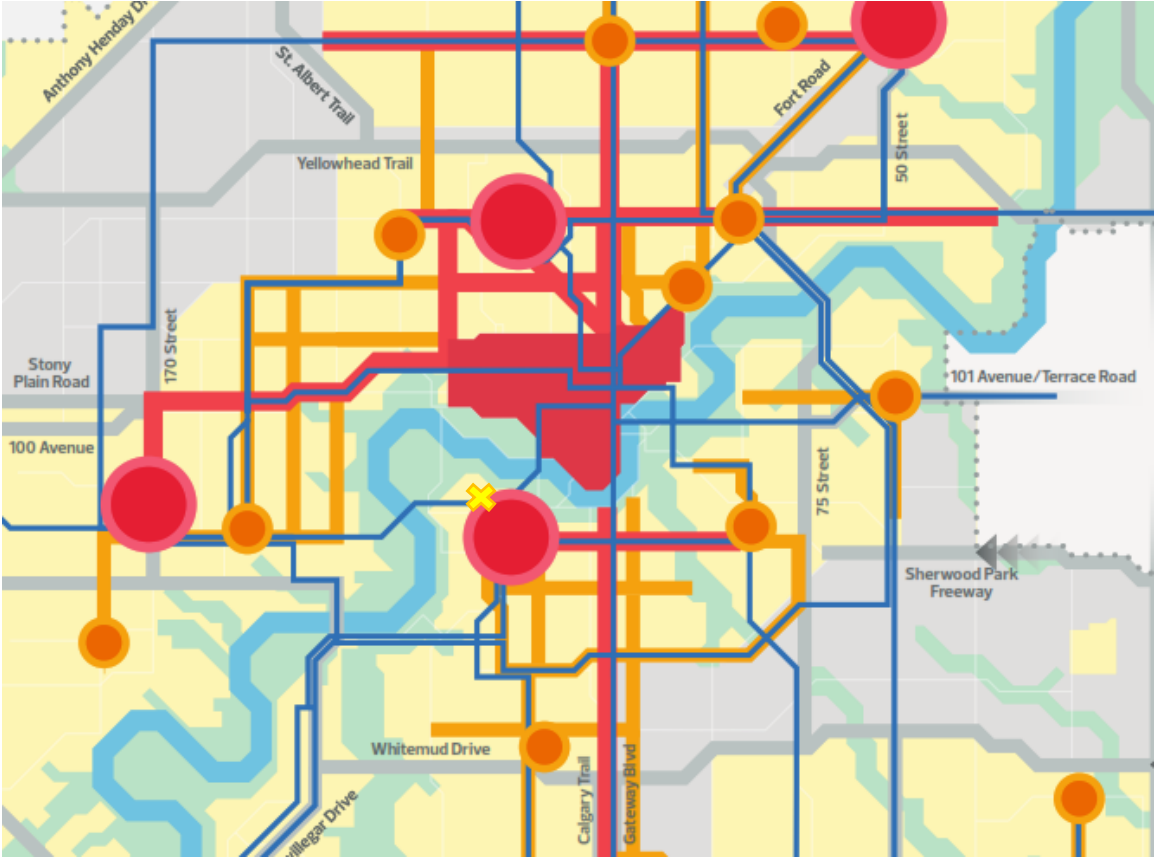
- Site Boundary
- Site Area of Influence
- Site Study Area
- 800m LRT Buffer



Neighbourhood	Population	Population Density (People/Per Net Residential Hectare)	Dwellings	Dwelling Density (Dwellings/Per Net Residential Hectare)	Percentage of Dwellings as Single Detached Houses
Windsor Park	1,285	26.0	455	9.5	90.2%
Garneau	7,060	159.0	3,905	88.0	7.3%
McKernan	2,580	49.0	1,080	20.9	44.0%
Belgravia	2,225	39.0	890	15.7	67.4%

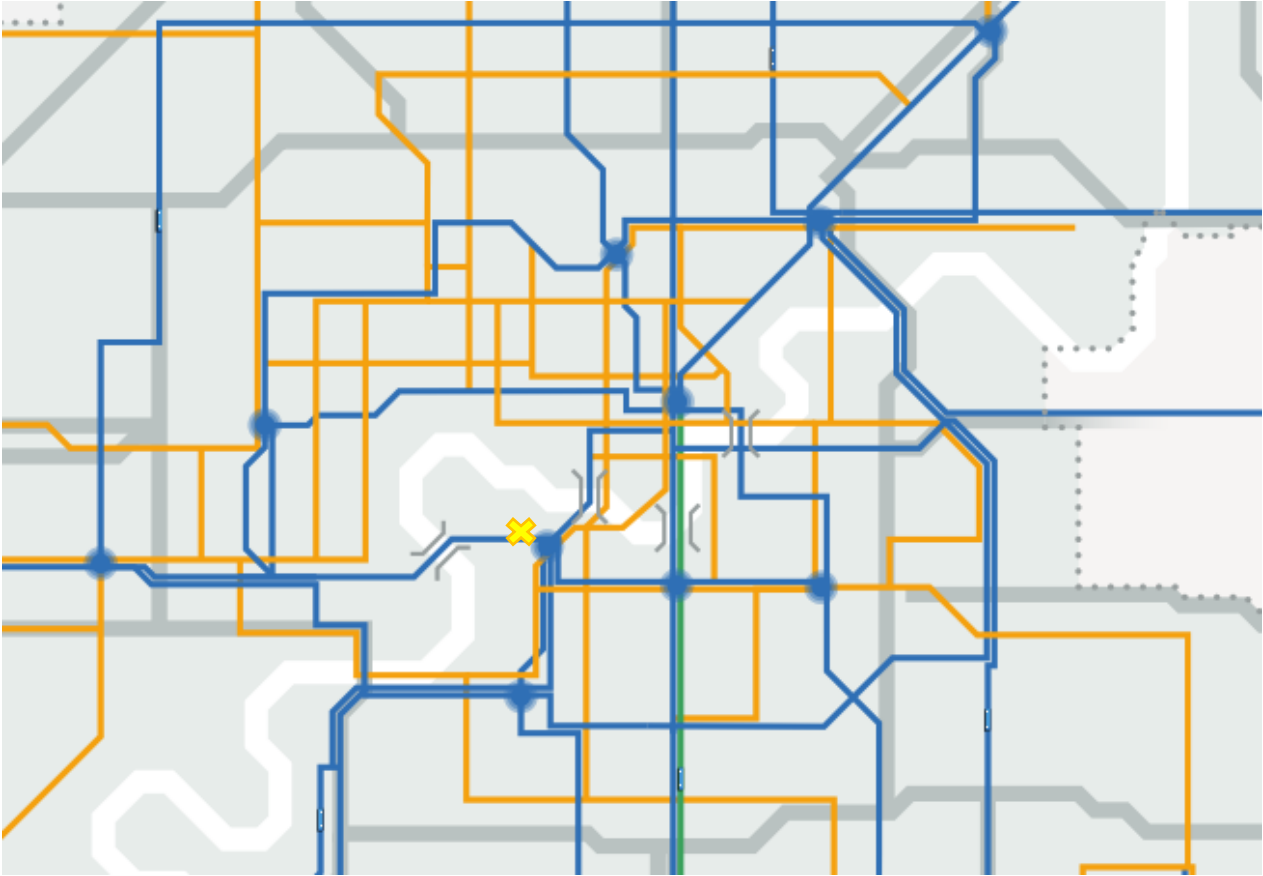
Source: 2016 Federal Census

Location and Surrounding Context



City Plan Map

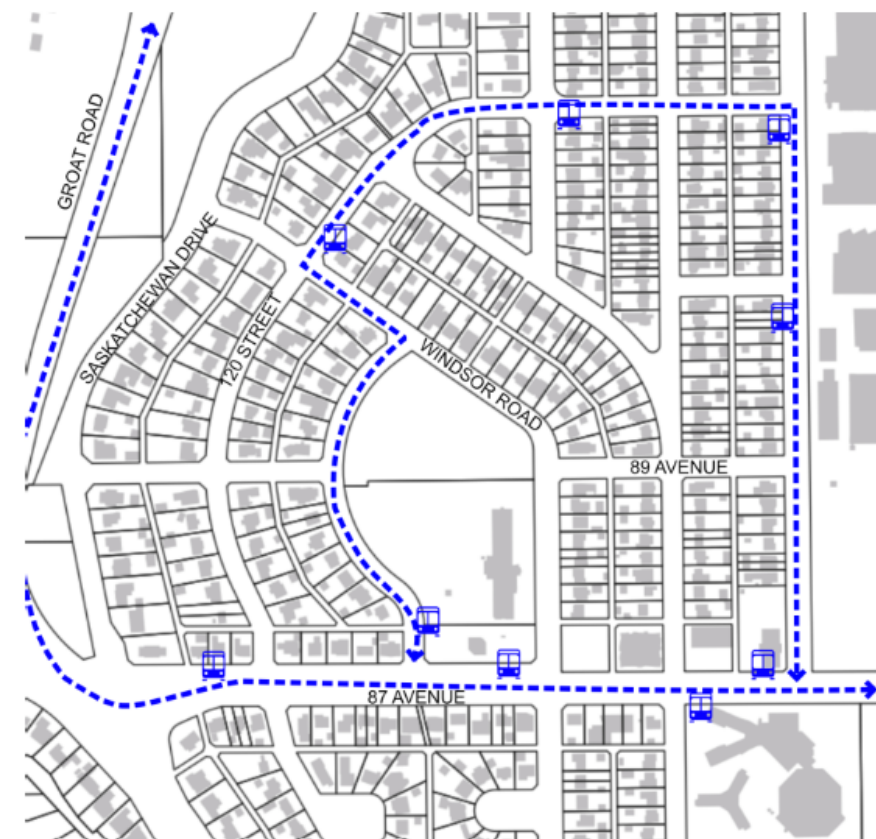
✕ Subject Site



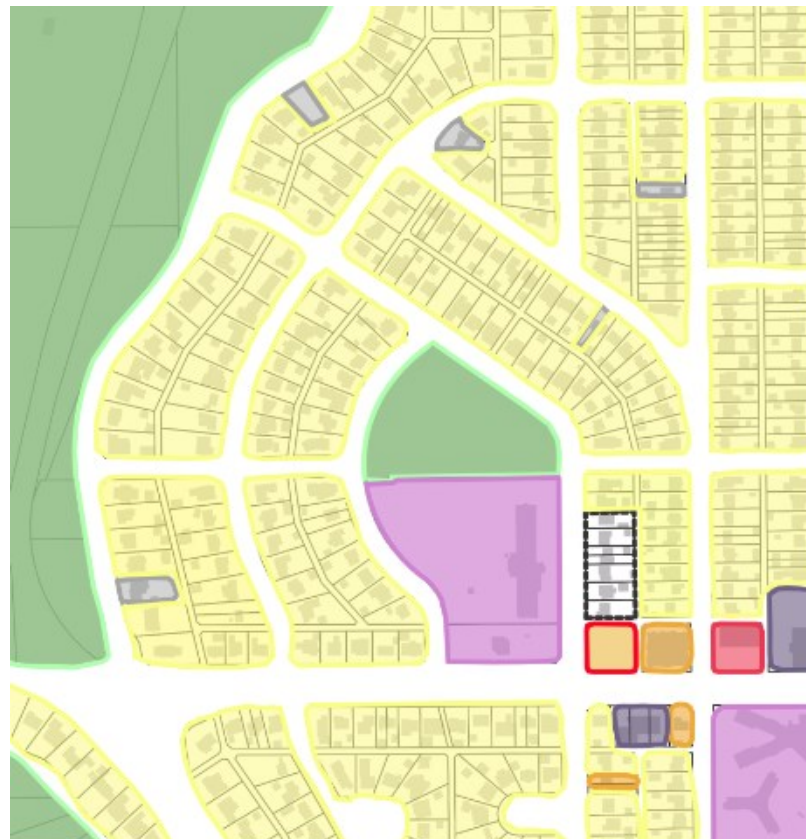
Mass Transit Network

✕ Subject Site

City Plan Context And Future Transit Investment



- Bus Stops
- Bus Routes



- Single-Detached Dwelling
- Multi-Unit Housing
- Commercial
- Mixed-Use Residential
- Open Space
- Undeveloped
- Place of Worship
- Institutional
- Subject Site

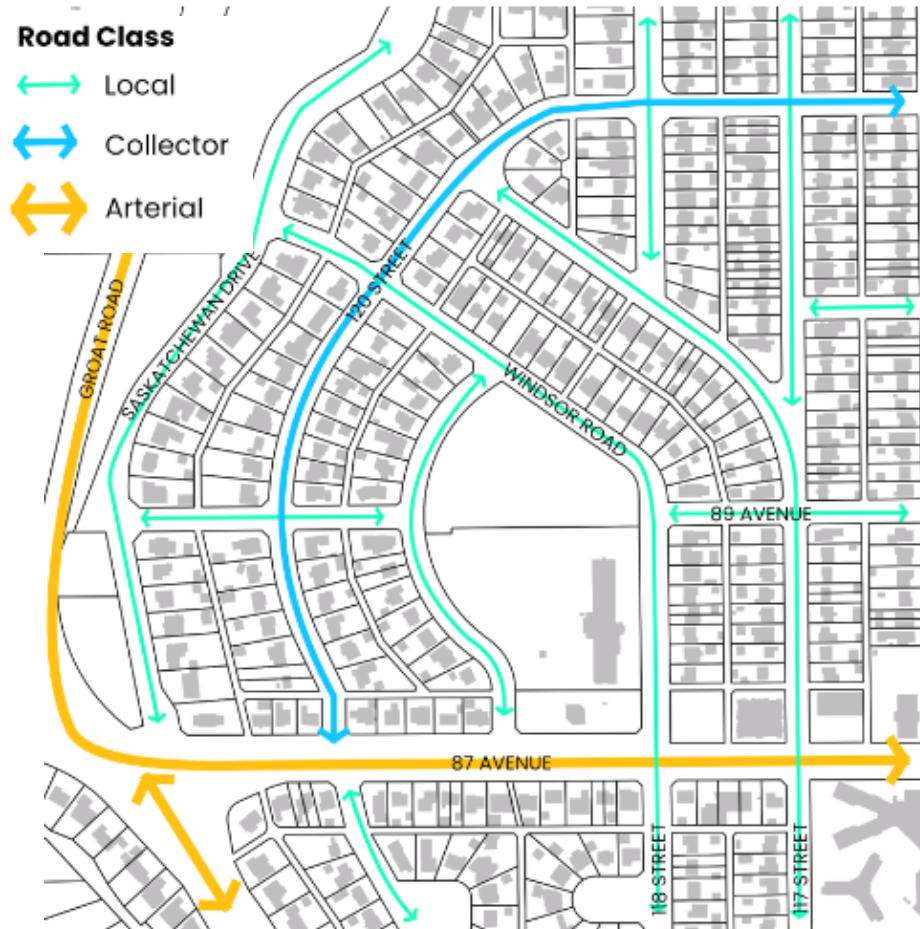


- Walking Paths/Trails
- Shared-Use Paths
- Painted Bike Lane
- Marked Crosswalks

Urban Design Analysis

Draft District General Policy: 2.1.2 Site Planning

2.1.2.2. Design vehicle site access, circulation, and parking areas to ensure the safety, accessibility and convenience of **active transportation** users.



Enhanced Infrastructure Surrounding the School

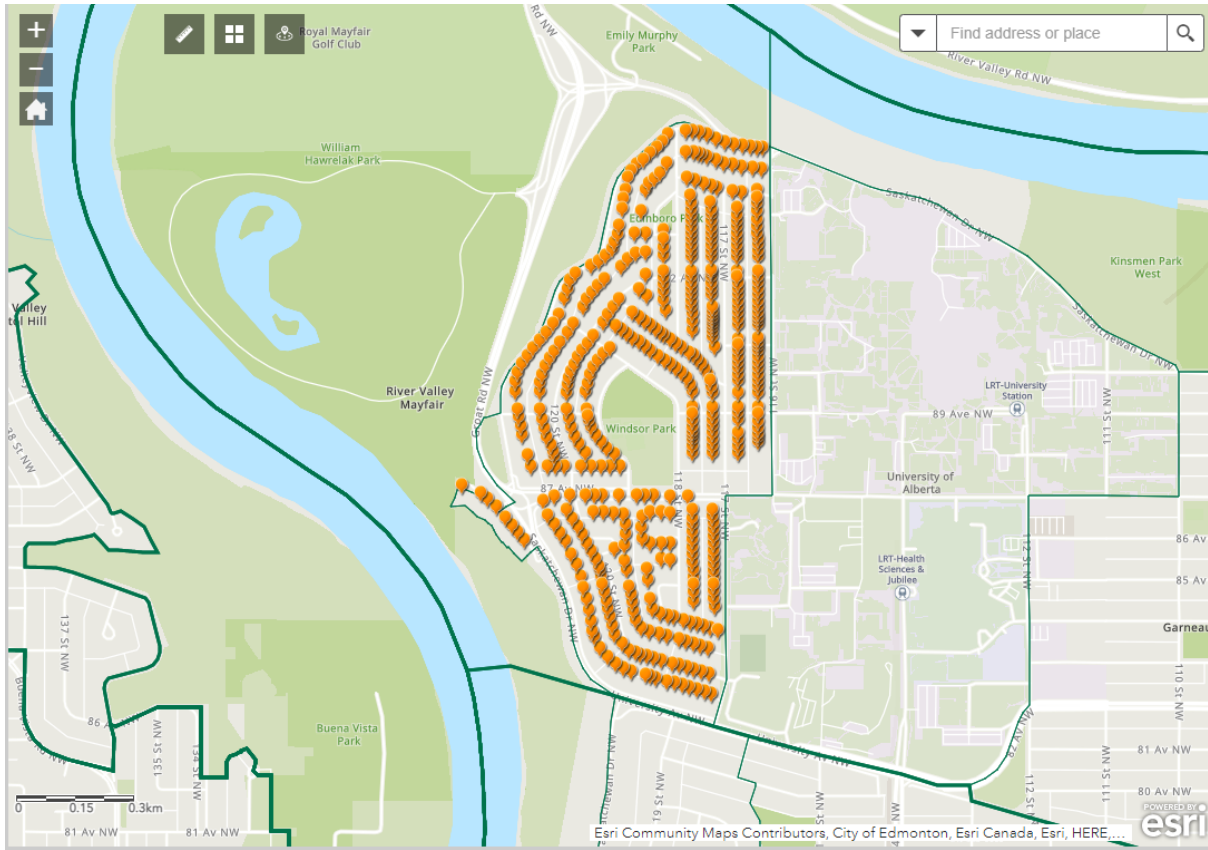
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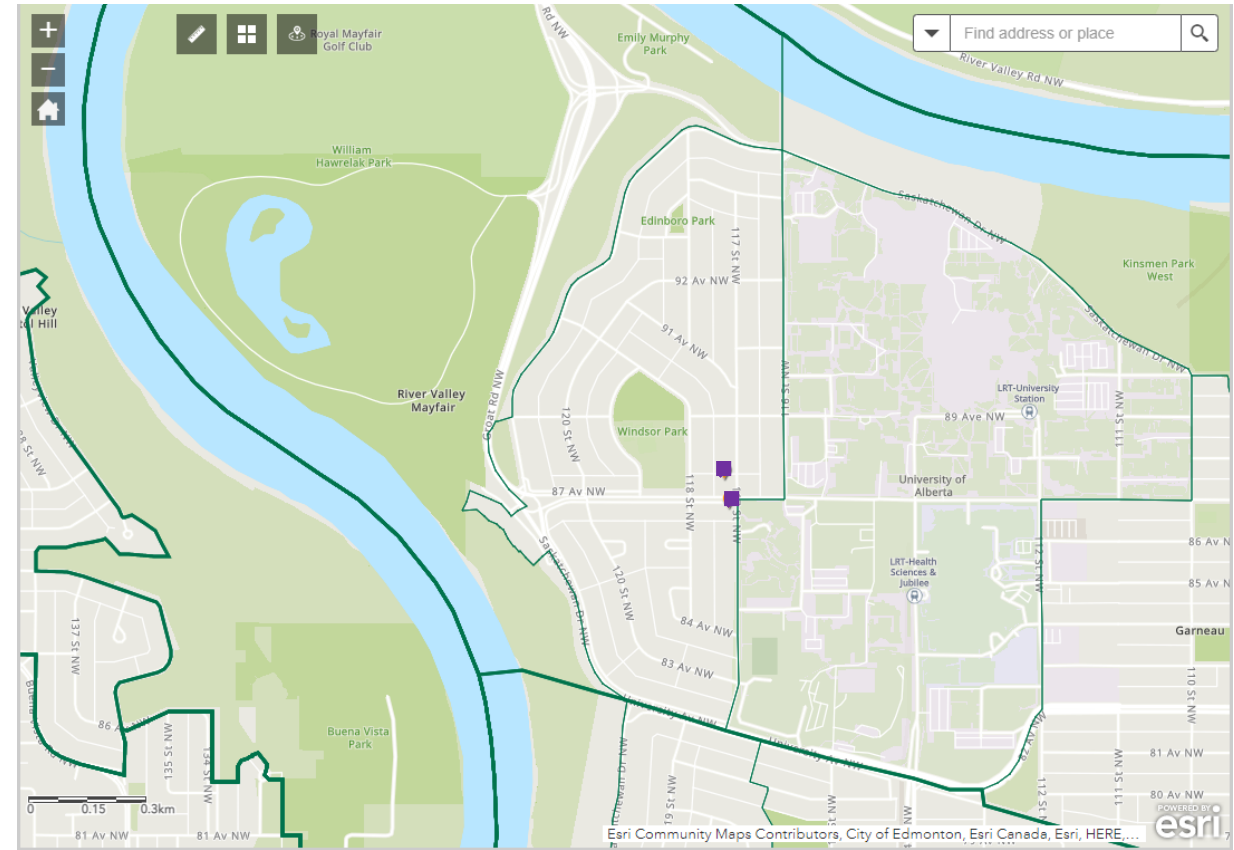
Marcelo Figueira: Livability

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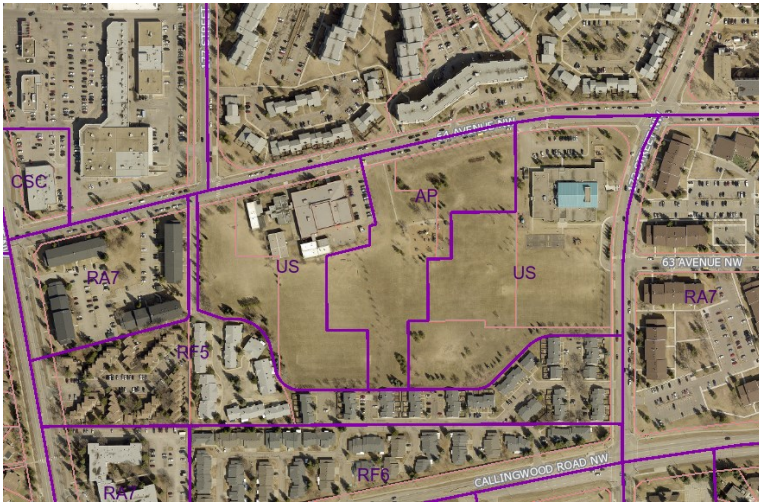


One-unit Dwellings ■



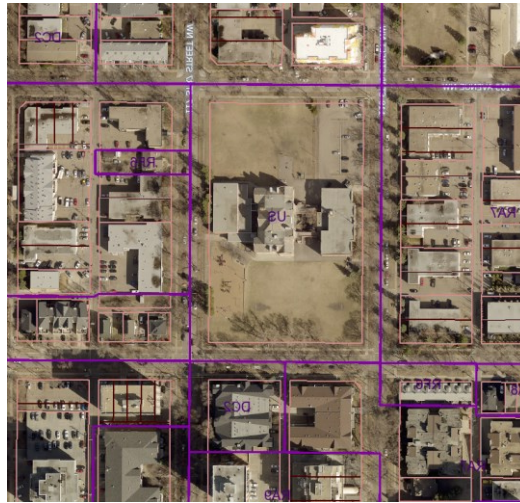
Low-Rise and Mid-Rise Apartments (2) ■

City of Edmonton Infill Data Explorer



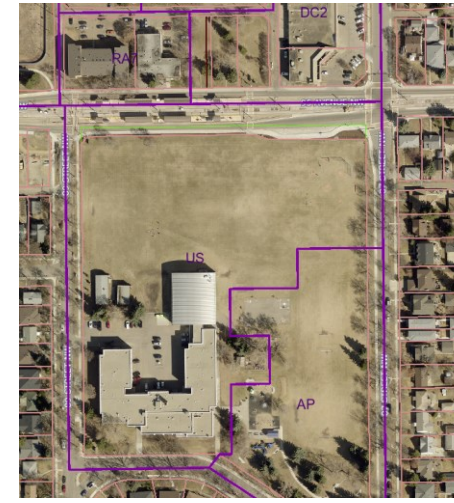
Callingwood South - Our Lady of the Praries & Talmud Torah School

- 4 Storey (RA7) to the West
- 5 Storey (RA8h) to the North
- 3 Storey to the East (RA7)



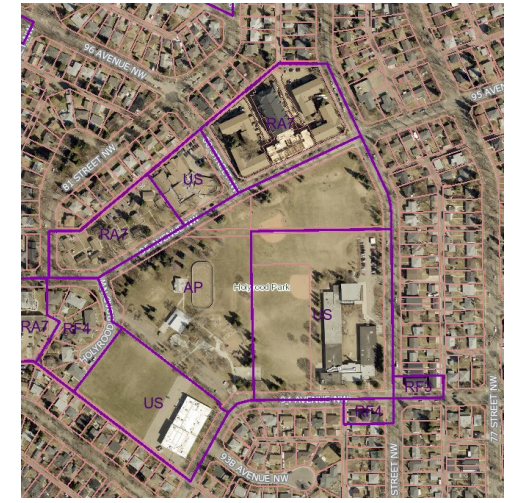
Oliver School

- 5 Storey (DC2) to the South
- 4 Storey (RA7) to the South
- 3 Storey (RA7) to the East and West
- 6 Storey (DC2) to the North



Strathearn - Ecole Publique Gabrielle-Roy

- High Rise proposed to the North (DC2(1187)).
- 3 Storey (RA7) to the North



Holyrood – Holyrood School

- (RA7) to the North



Parallen - Parkallen School/Ellingson Park

- Two 4 Storey (RA7) to the North
- Multiple 3 storey (RA7) to the East and West



Rutherford - Johnny Bright School/Alexander Rutherford Park

- 2x 4 Storey (RA7) to the west



Windermere - St. John XXIII Edmonton Catholic School/James McCrie Douglas Park

- 4 Storey (RA7) to the East

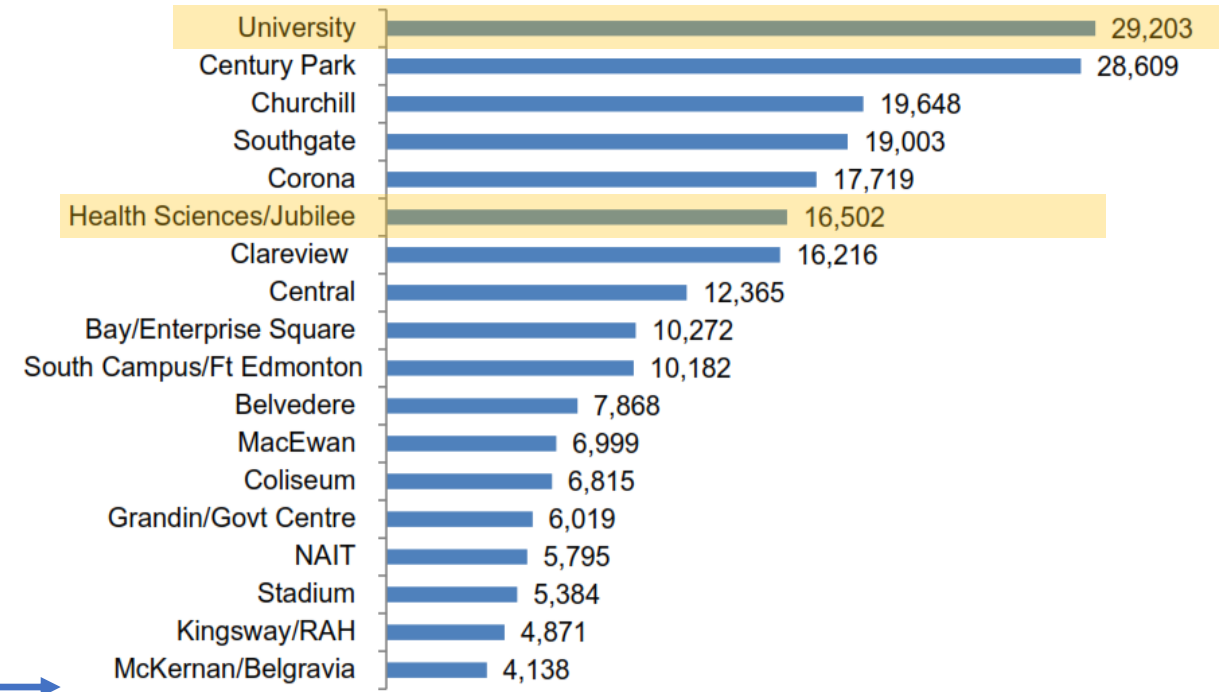
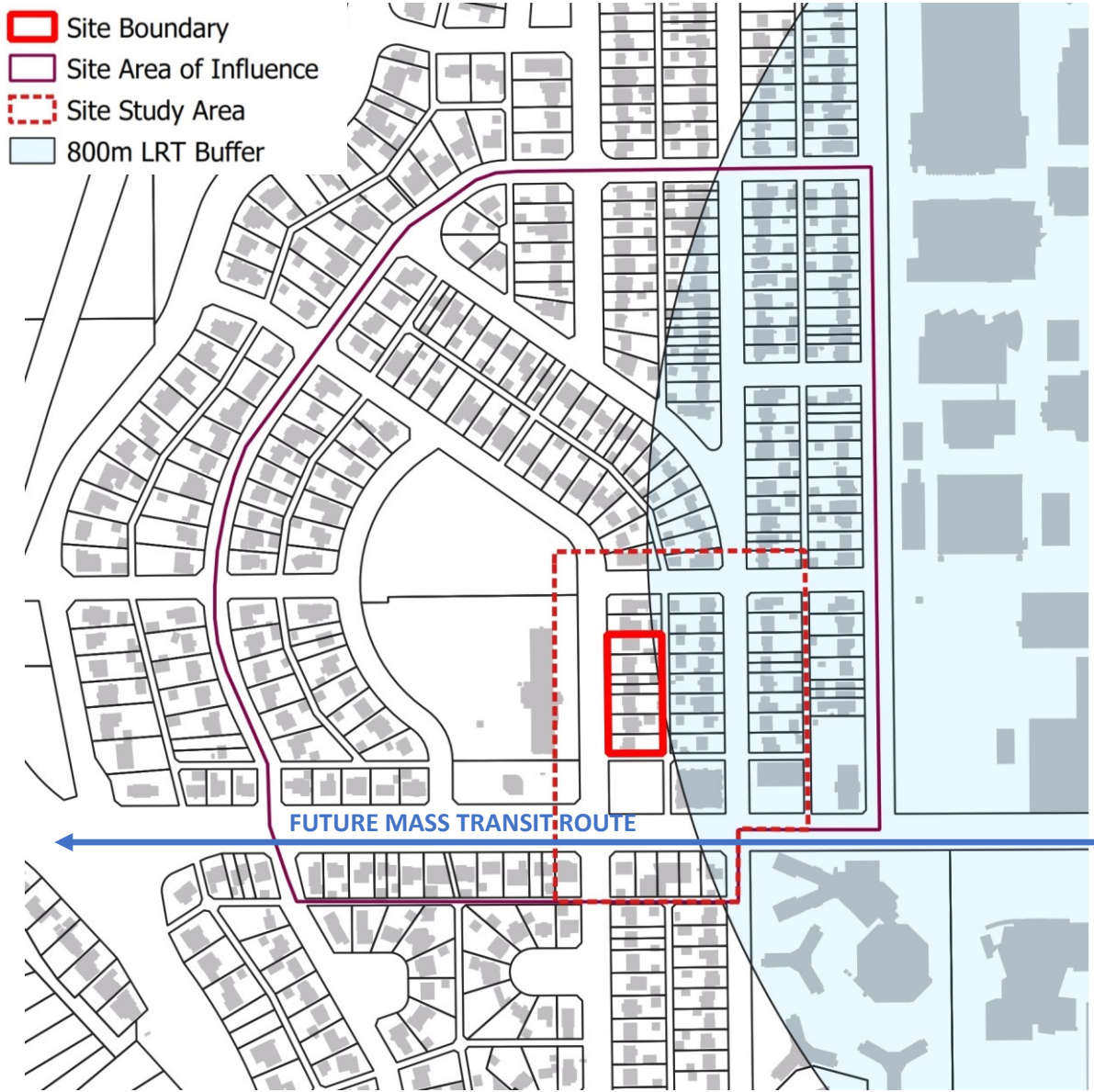


Tweddle Place - Malcolm Tweddle School

- 4 Storey (RA7) to the south

Examples of Density Around Schools Before the City Plan as Approved

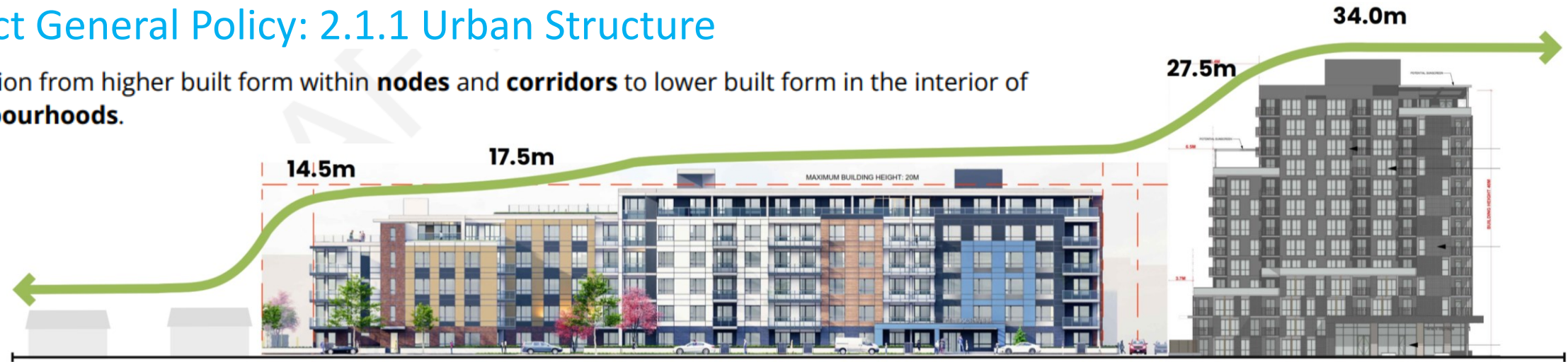
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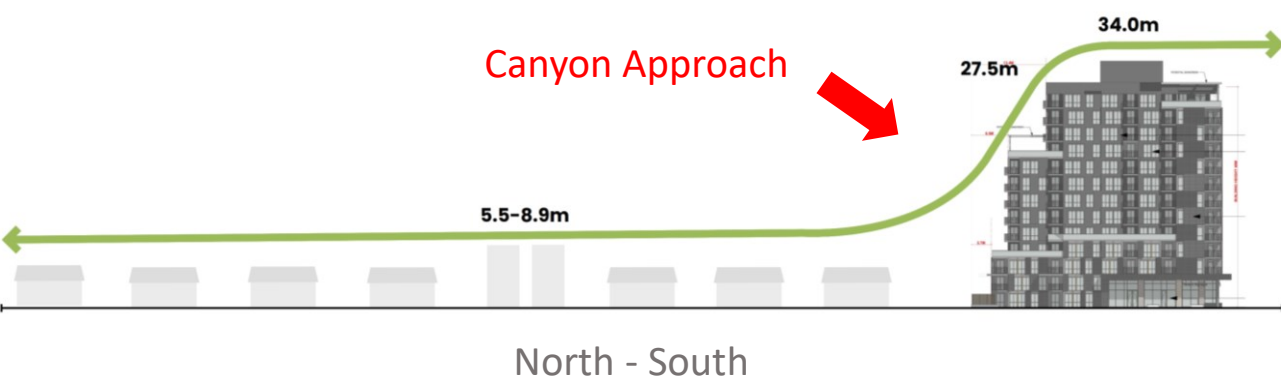
Infrastructure Optimization

Draft District General Policy: 2.1.1 Urban Structure

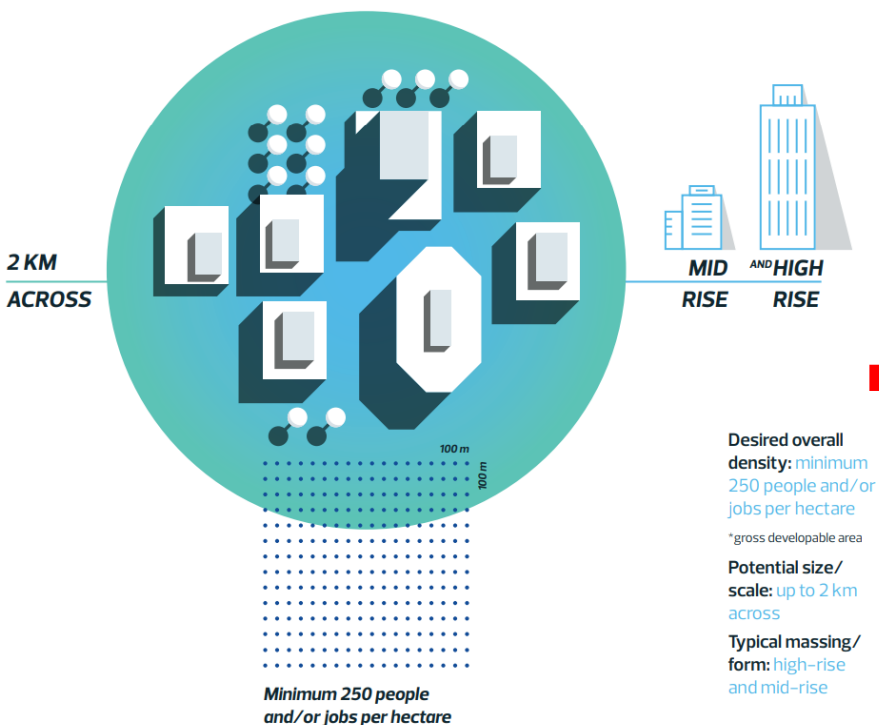
2.1.1.7. Transition from higher built form within **nodes** and **corridors** to lower built form in the interior of **neighbourhoods**.



Existing Condition: Canyon between different built forms



Built Form Transition



City Plan Major Node Concept

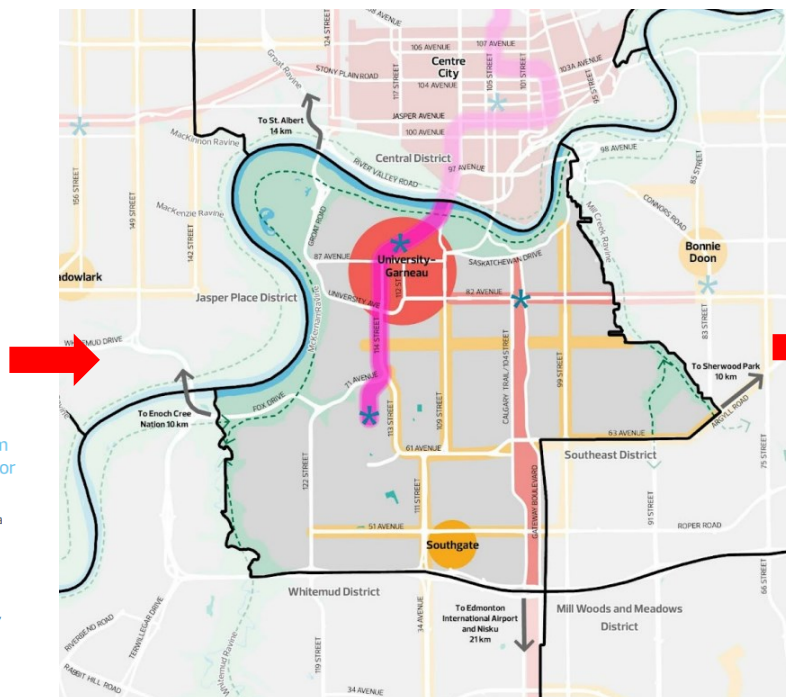
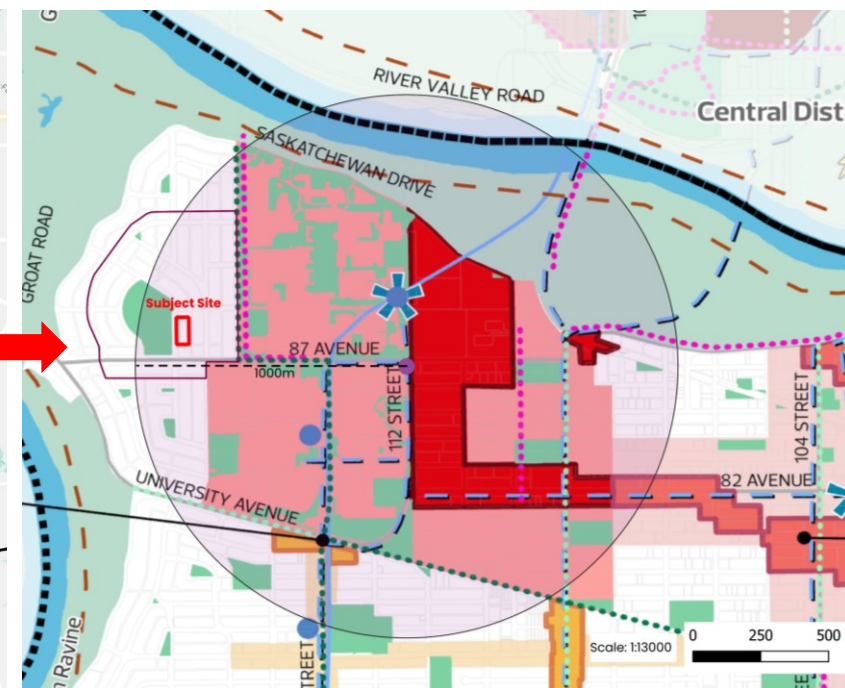


Figure 6.1: Citywide Context



City Plan Major Node & Direction to 1.25 Million

Draft Scona District Plan & City Plan



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