

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



Micheal Borland: Why DC2?

**WESTRICH**  
PACIFIC CORP.

**J+S**  
ARCHITECT

**GSA**  
Green Space Alliance

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

RA8 and DC2 Comparison



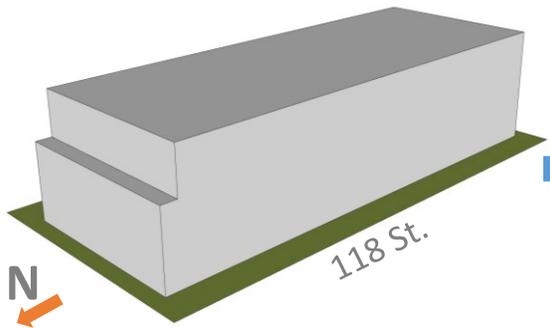
View Looking East



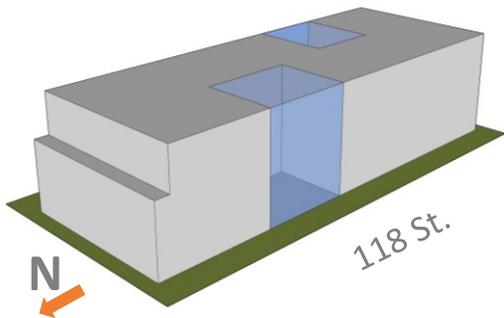
View From 118 Street

# Zoning Bylaw Limitations

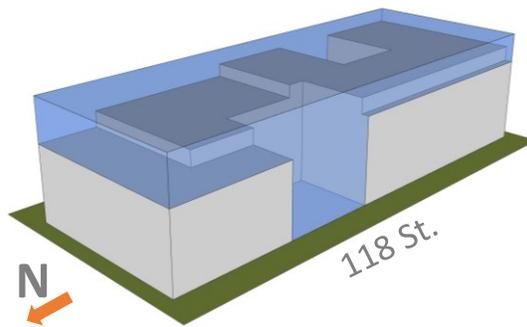




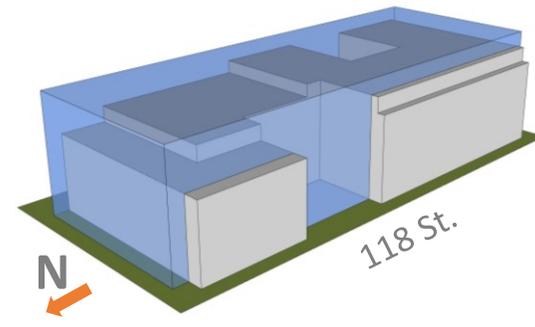
1 RA8 Massing



2 Front And Rear Cut-outs



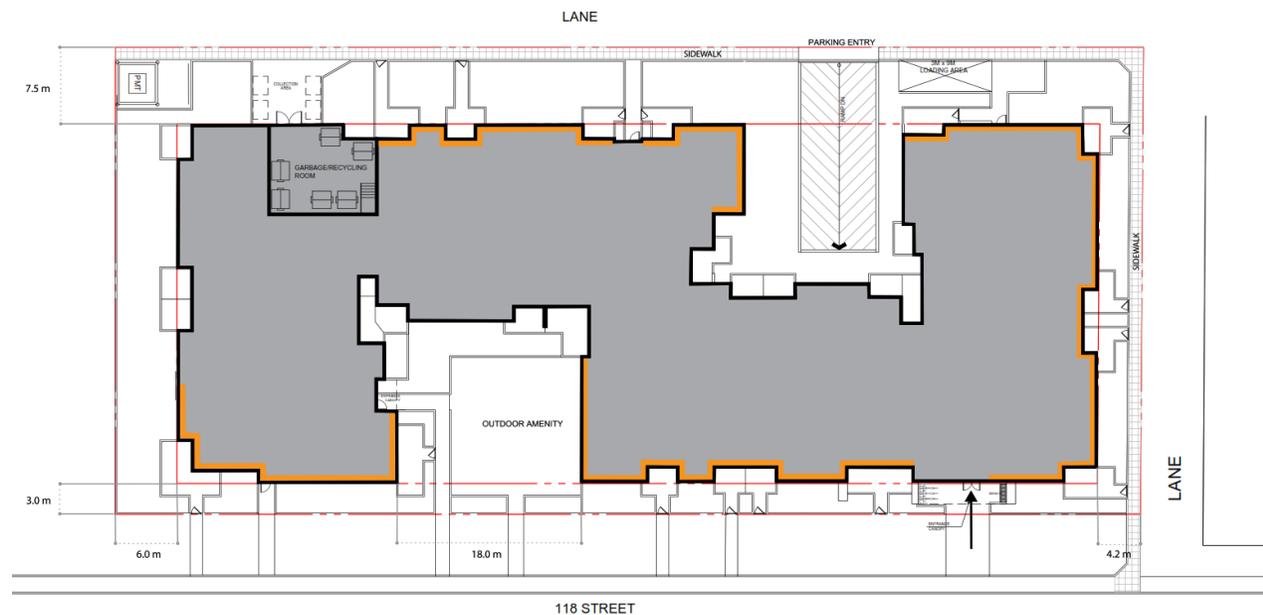
3 Height Reduction



4 Setbacks Adjustments



Design



Site Plan

# Concept Development





Aerial View Looking Southeast



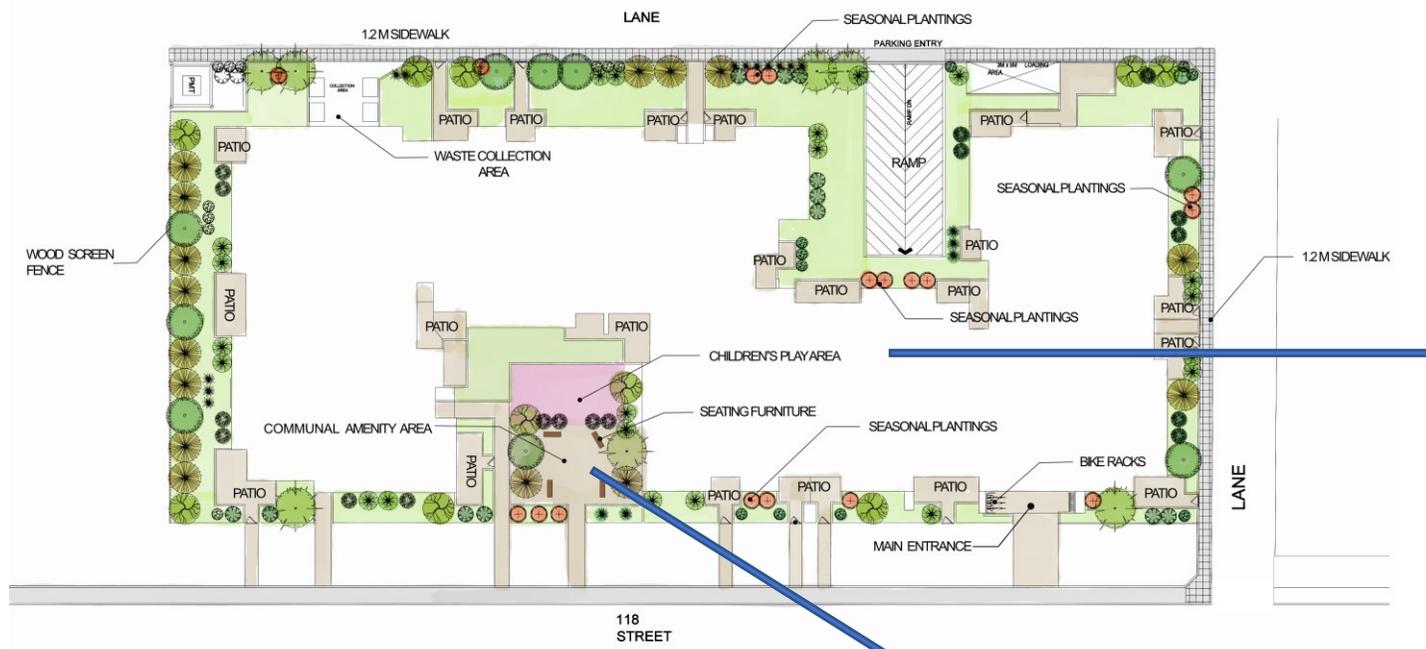
Aerial View Looking Southwest

## 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





Precedent Image



Precedent Image

# Summation

# WINDSOR PARK RESIDENTIAL DEVELOPMENT

## (RF1) Single Detached Residential Zone to DC2 Site Specific Development Control Provision



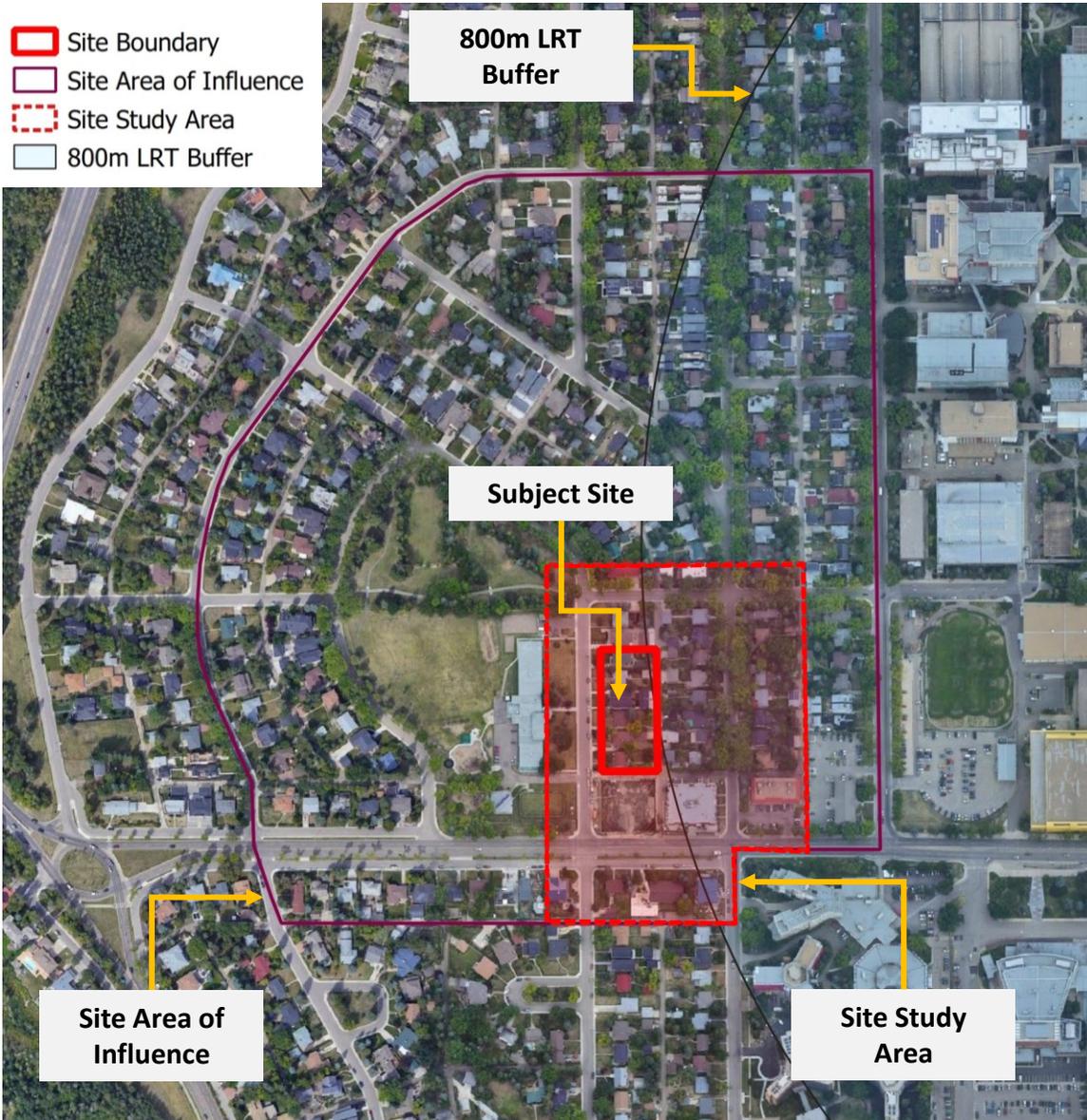
Windsor Park



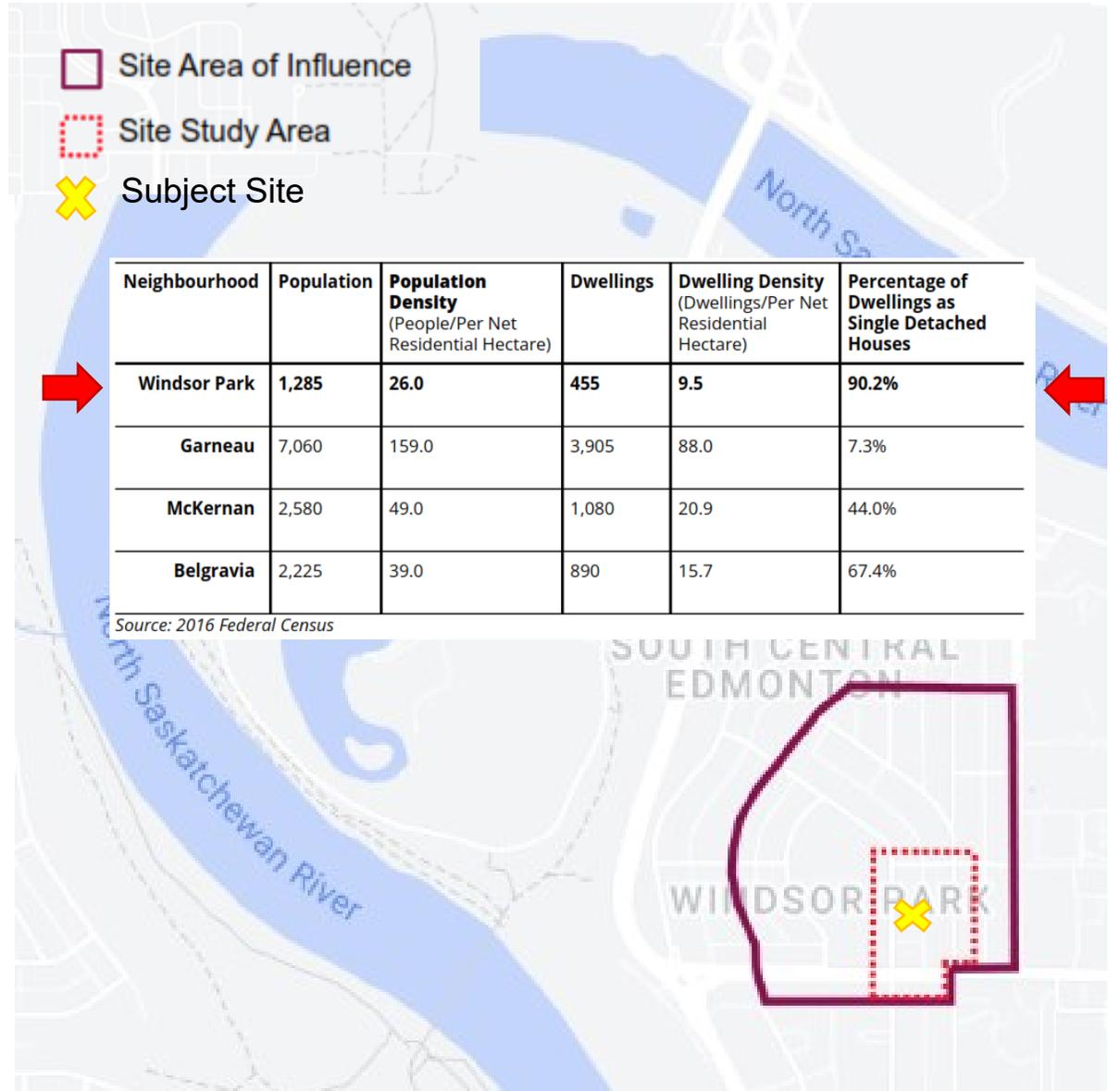
University of Alberta

Jared Candlish: Context And Site Analysis



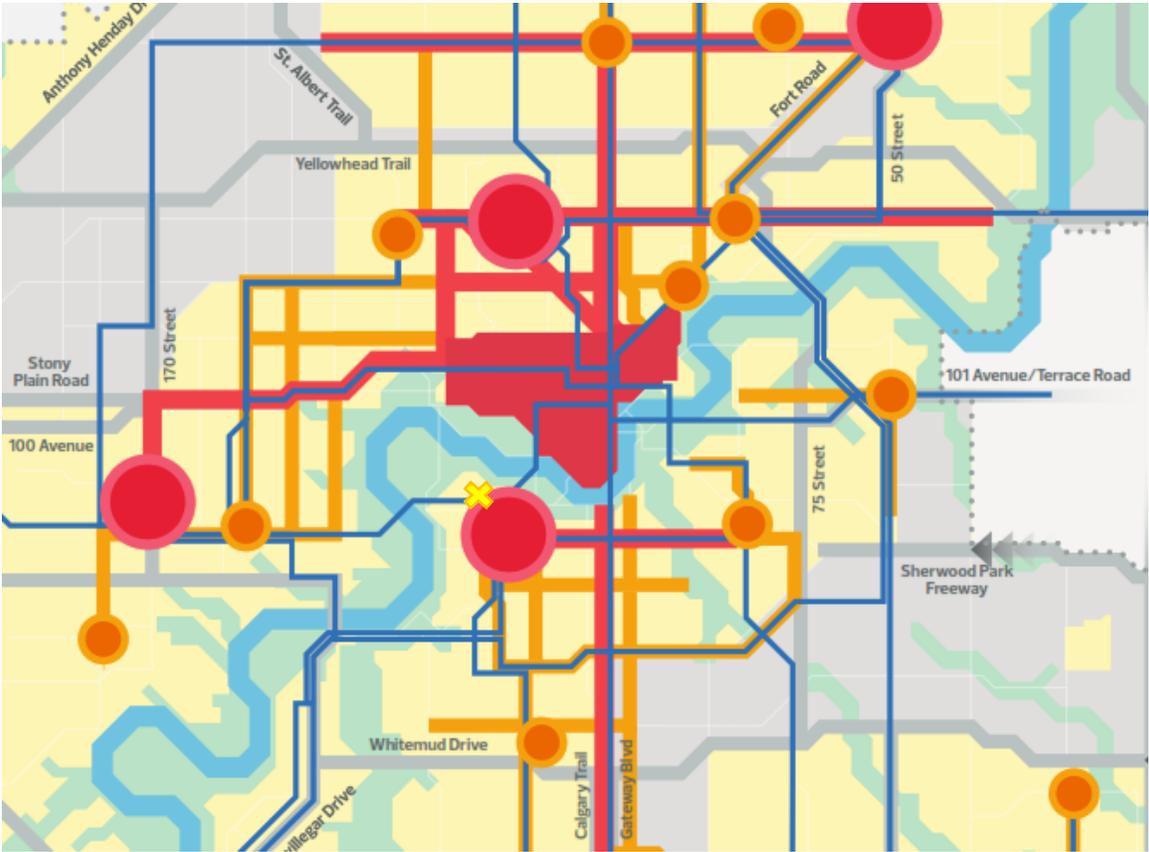


- Site Boundary
- Site Area of Influence
- Site Study Area
- 800m LRT Buffer

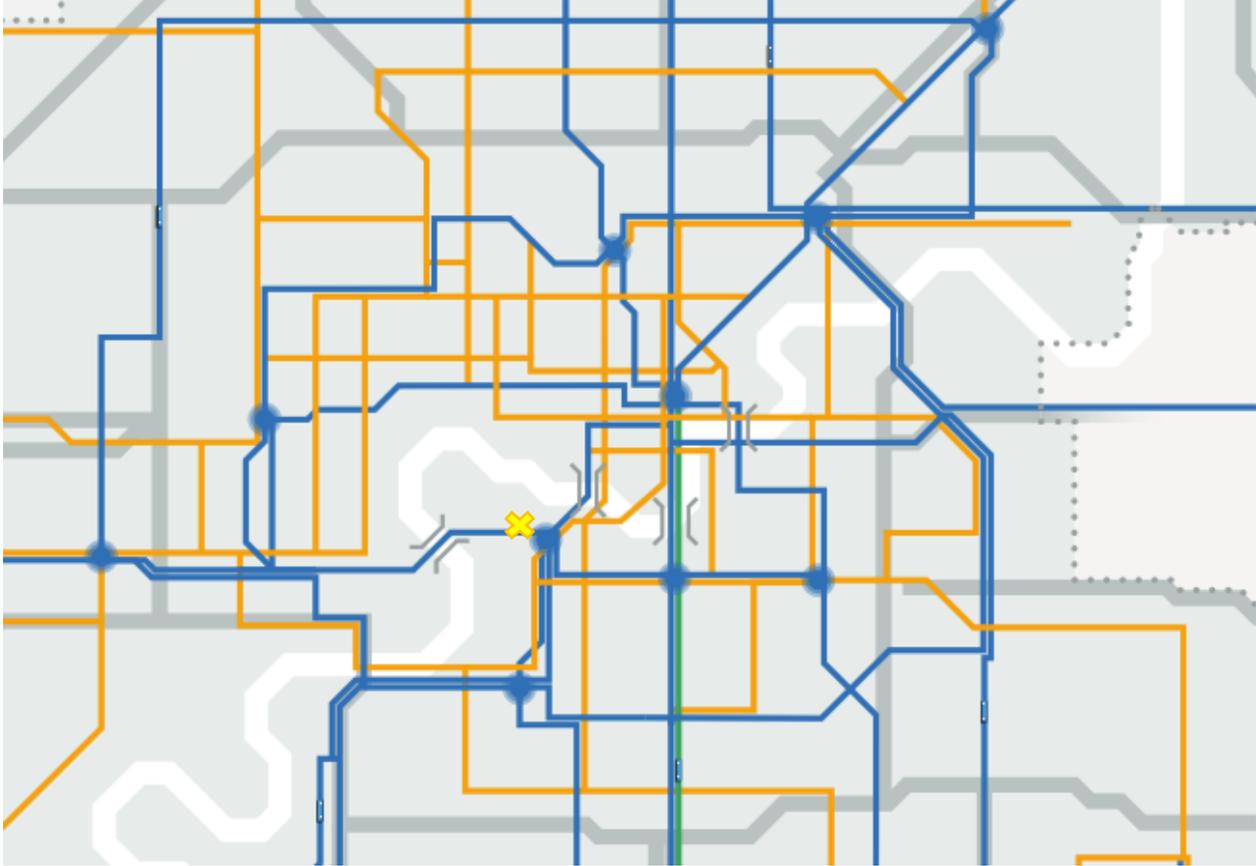


# Location and Surrounding Context





City Plan Map  
X Subject Site

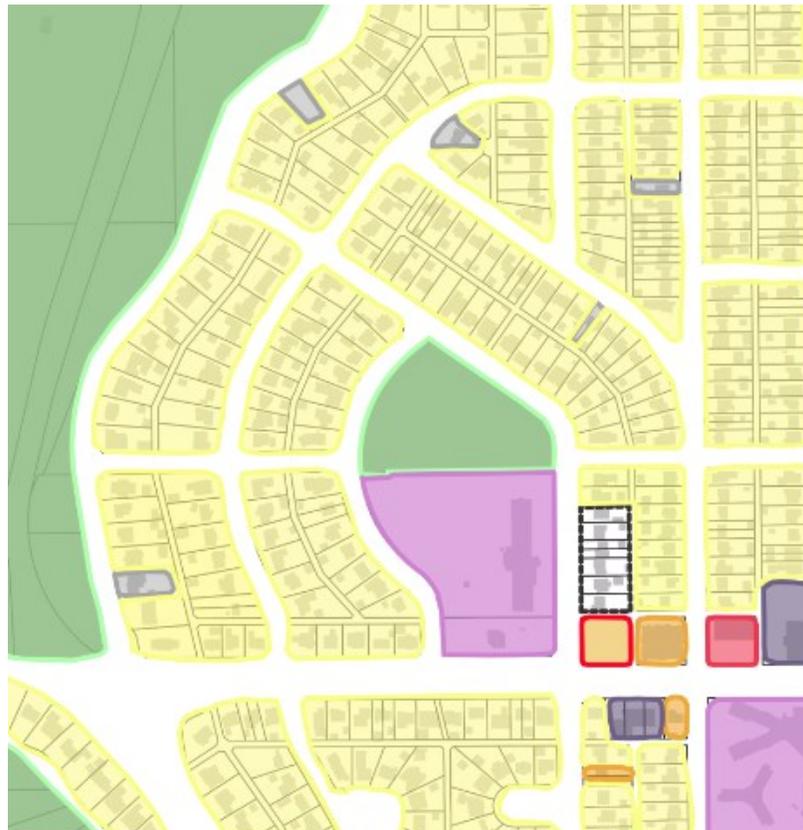


Mass Transit Network  
X Subject Site

# City Plan Context And Future Transit Investment



-  Bus Stops
-  Bus Routes



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

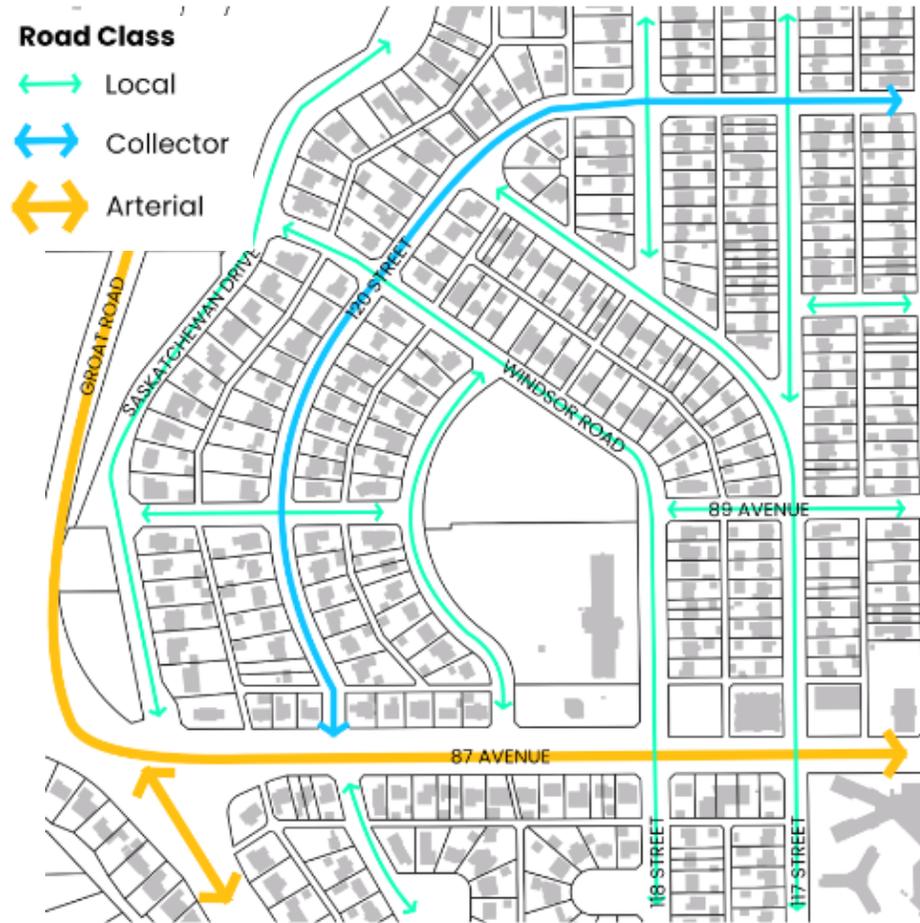


-  Walking Paths/Trails
-  Shared-Use Paths
-  Painted Bike Lane
-  Marked Crosswalks

# 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

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

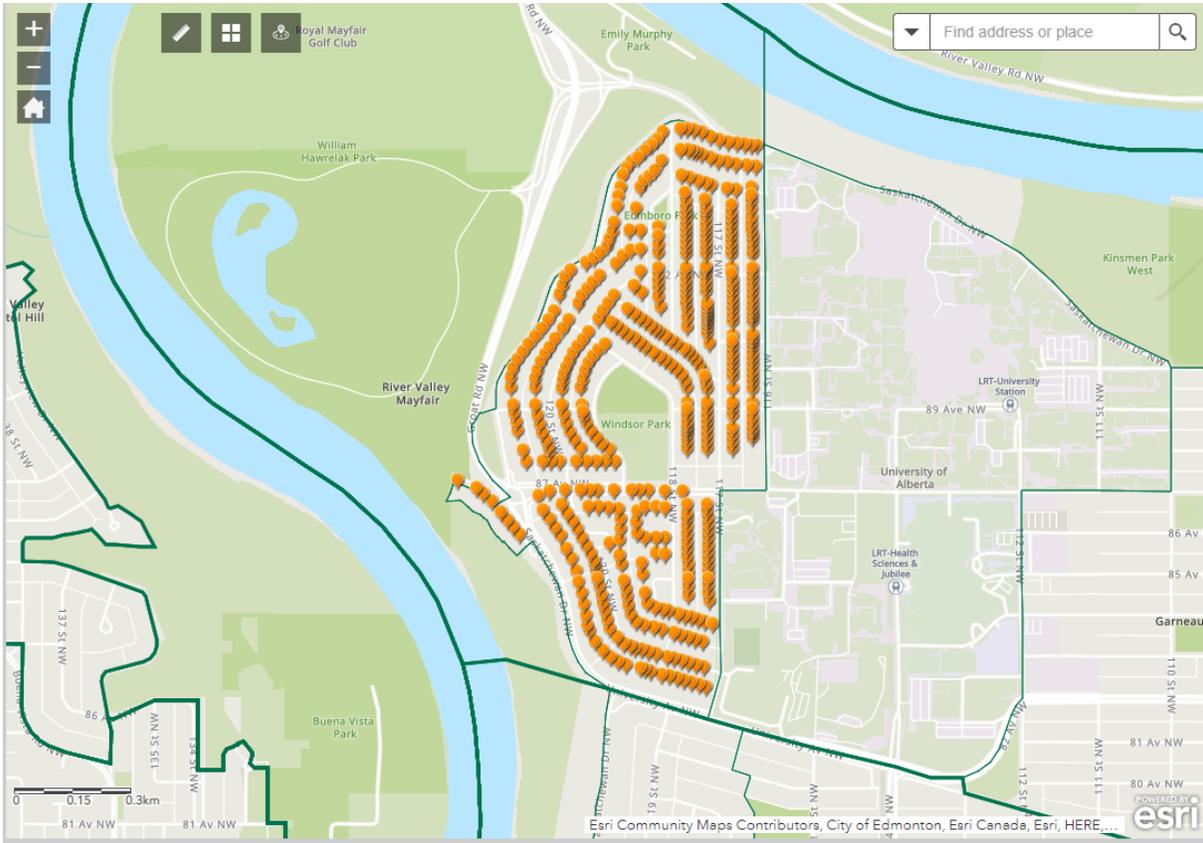


Marcelo Figueira: Livability

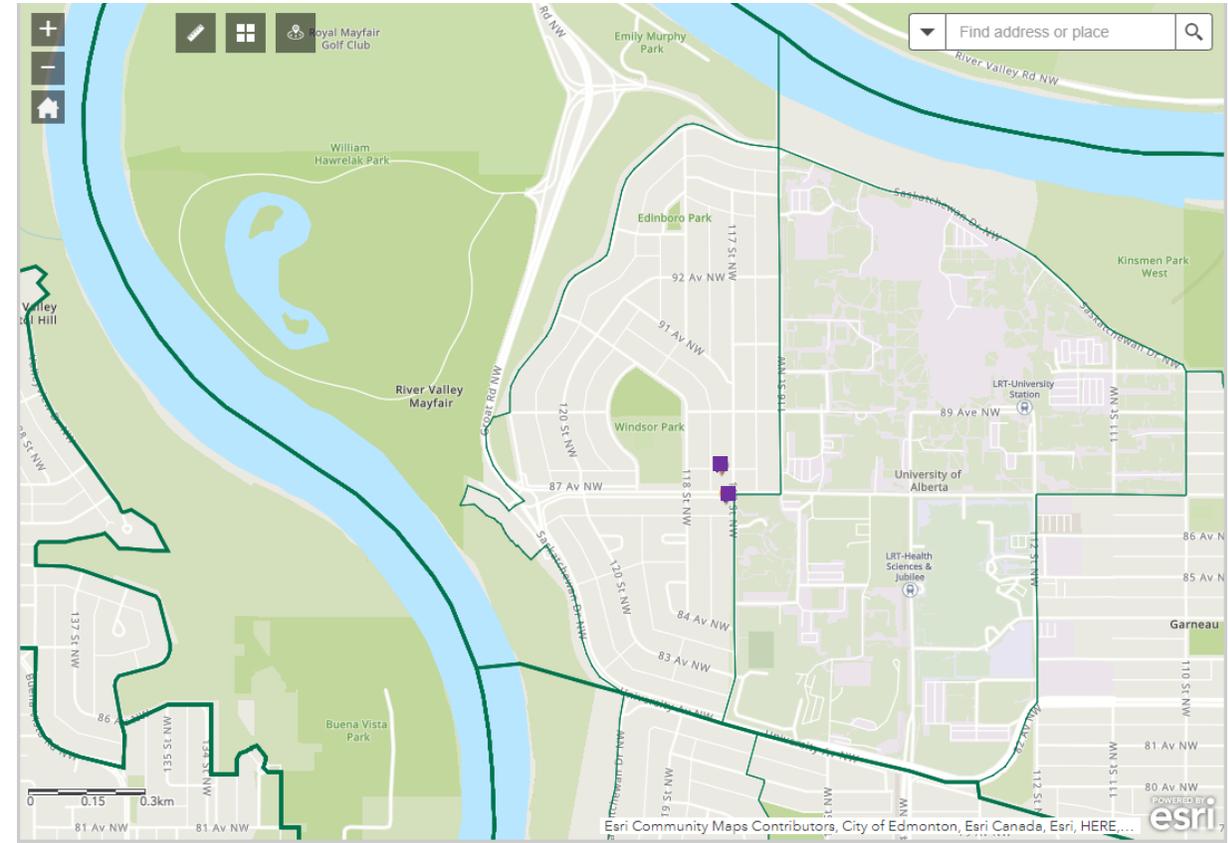
**WESTRICH**  
PACIFIC CORP.

**J+S**  
ARCHITECT

**GSA**  
Green Space Alliance



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



**Holyhood – Holyhood 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

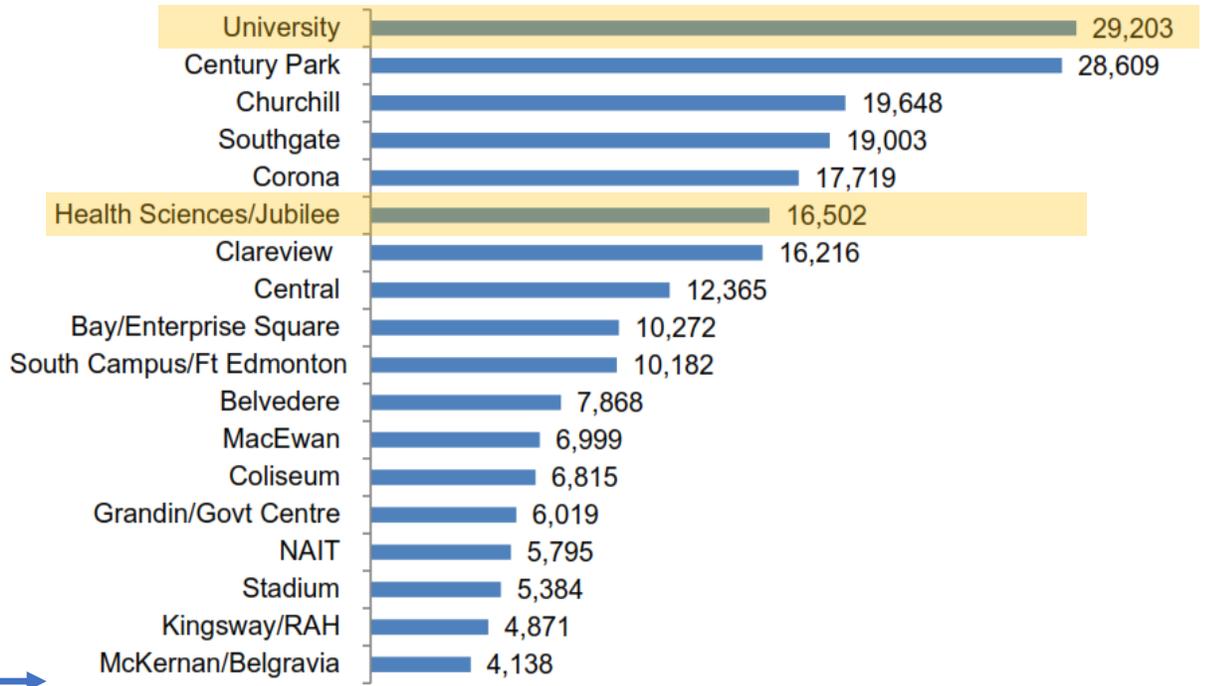
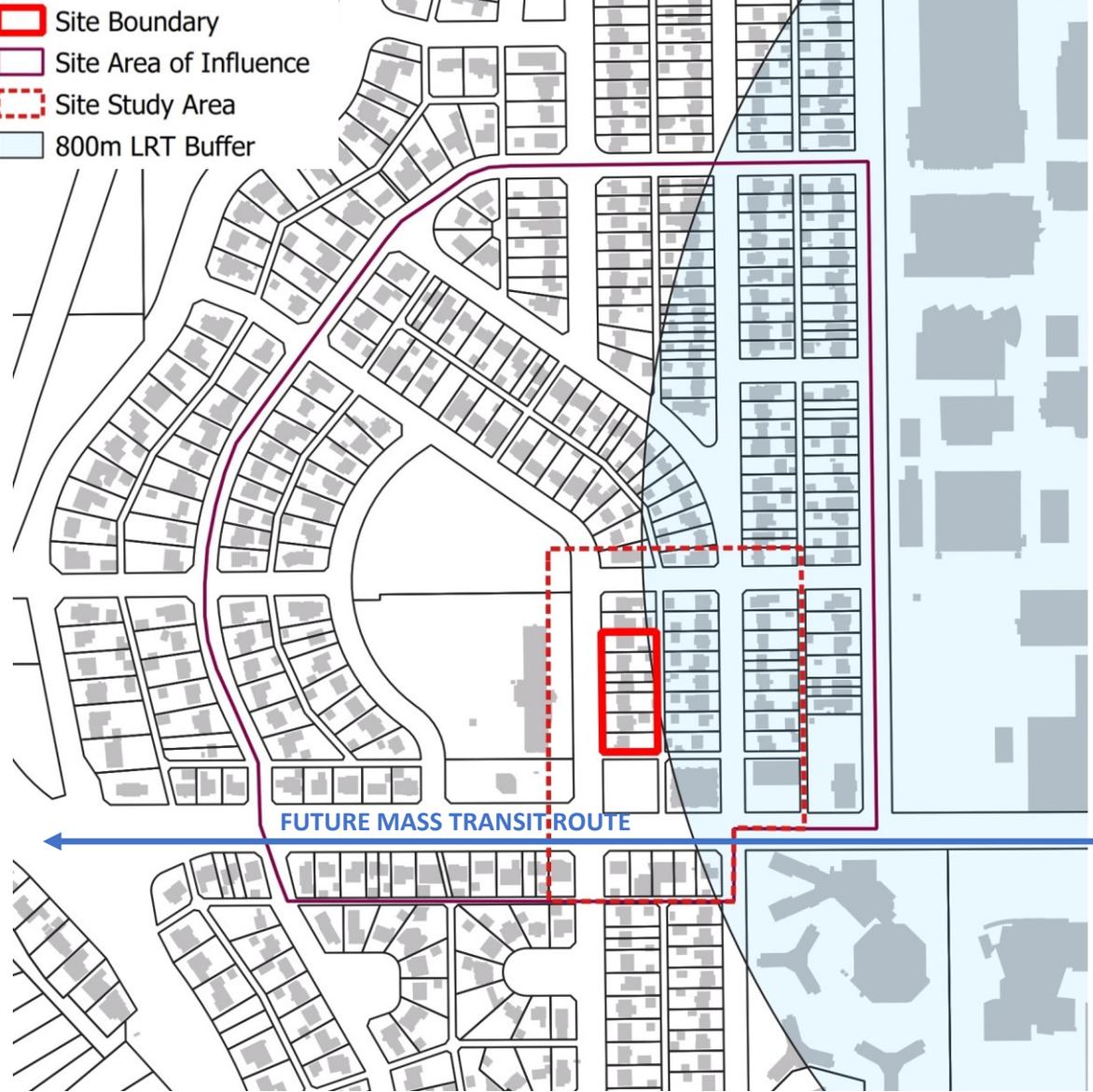


**Tweddle Place - Malcolm Tweddle School**

- 4 Storey (RA7) to the south

# Examples of Density Around Schools Before the City Plan as Approved

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



# Infrastructure Optimization

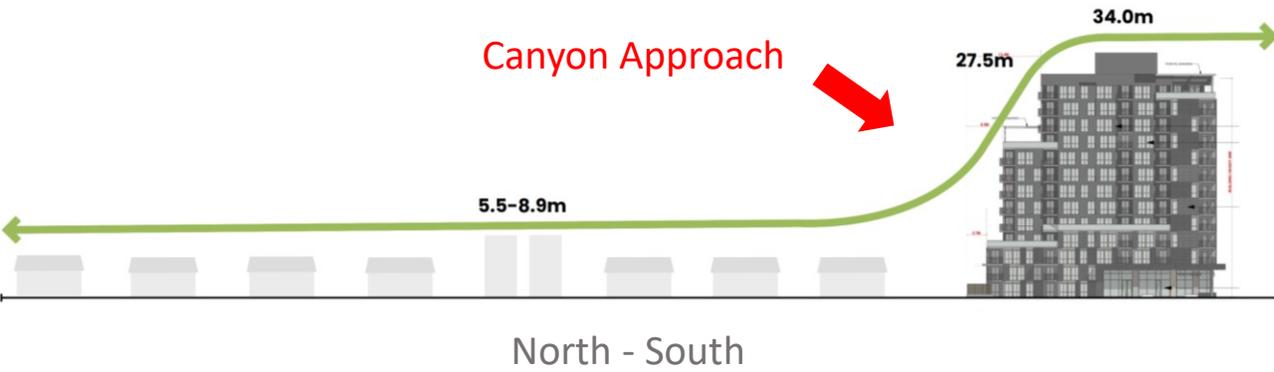


# Draft District General Policy: 2.1.1 Urban Structure

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

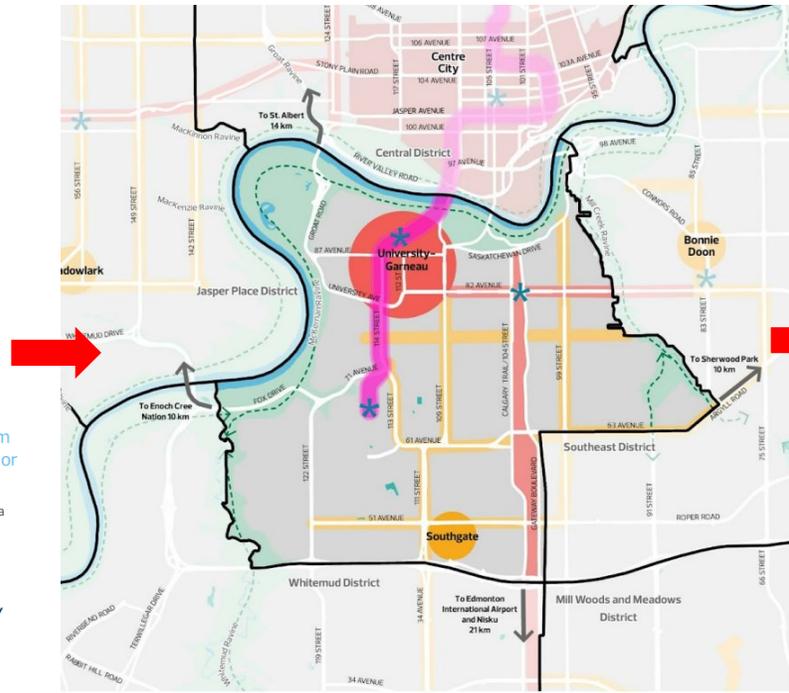
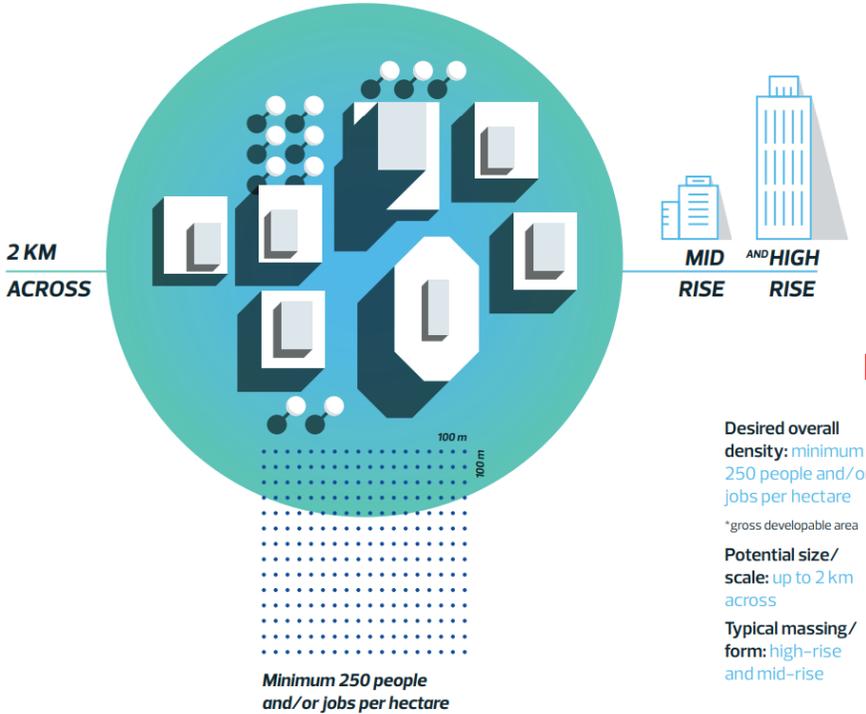
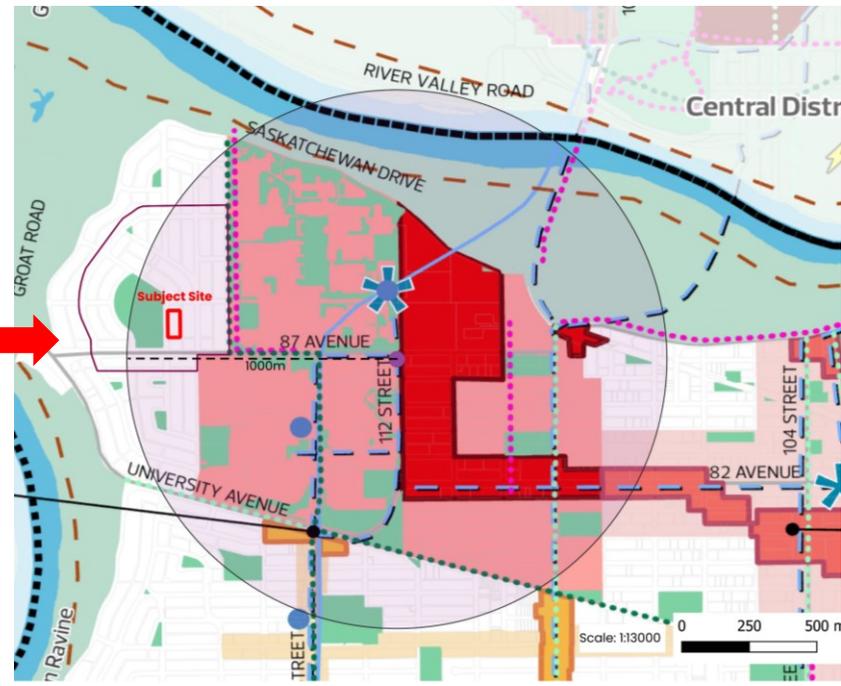


Figure 6.1: Citywide Context



City Plan Major Node & Direction to 1.25 Million

# Draft Scona District Plan & City Plan



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

