

# BELGRAVIA HEIGHTS MIXED USE DEVELOPMENT

(RF3) Small Scale Infill  
Development Zone  
To  
DC2 Site Specific  
Development Control  
Provision



Marcelo Figueira





**Conventional Main Street**



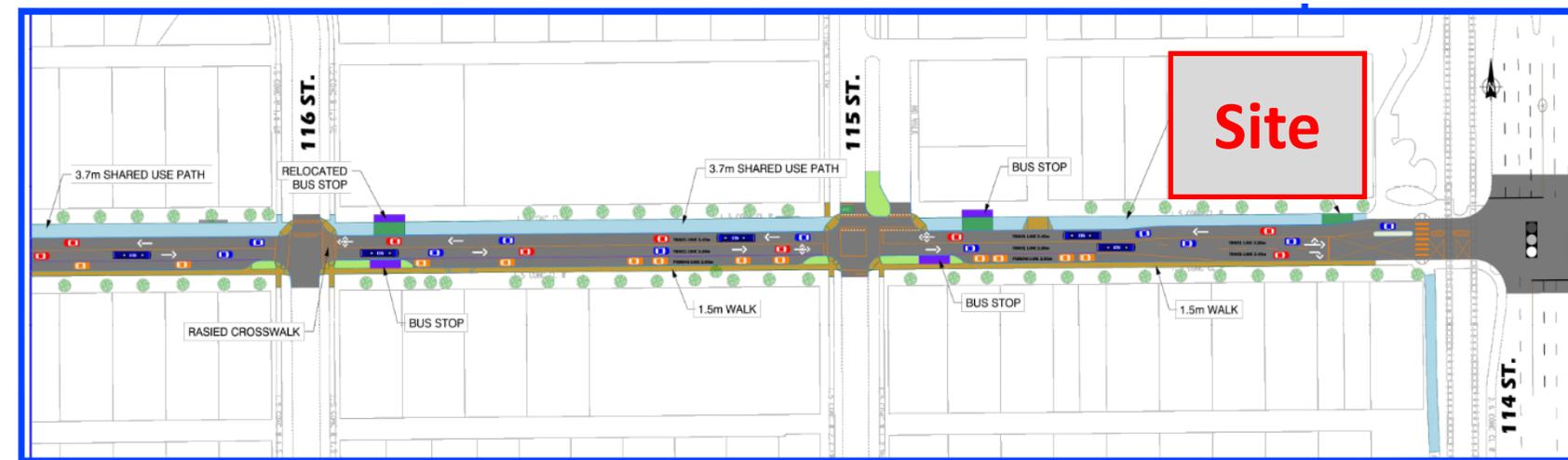
**Pedestrian Main Street**



**Hybrid Main Street**

## Main Street Challenges:

- Not able to cross 114 Street at grade
- Not enough density to support local businesses
- Hard for people from outside the neighbourhood to access the avenue
- Shortage of on-street parking
- Competing commercial streets nearby (Whyte Ave, 109 Street)

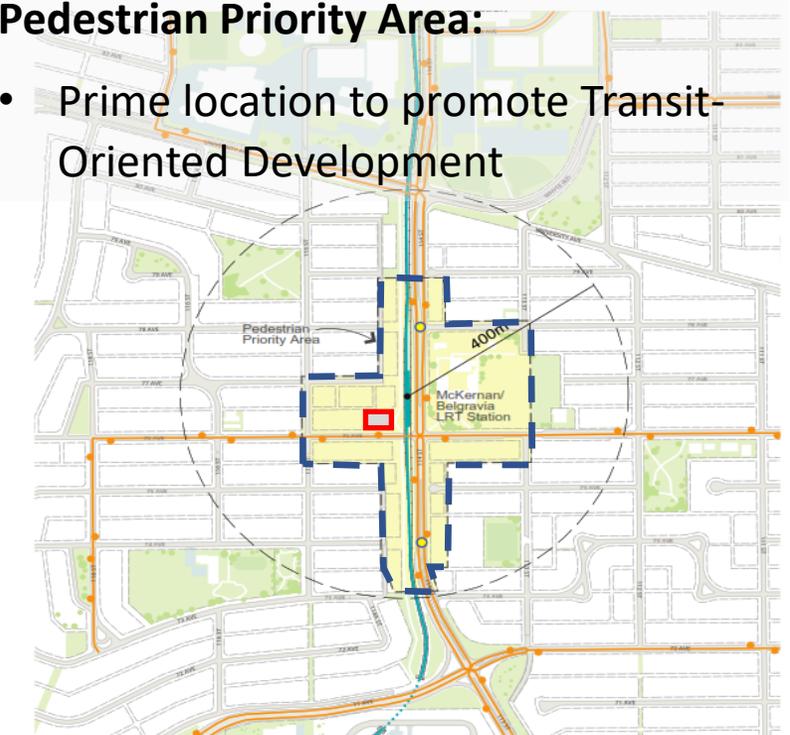


**76 Avenue Main Street**

# Main Street Challenges

### Pedestrian Priority Area:

- Prime location to promote Transit-Oriented Development



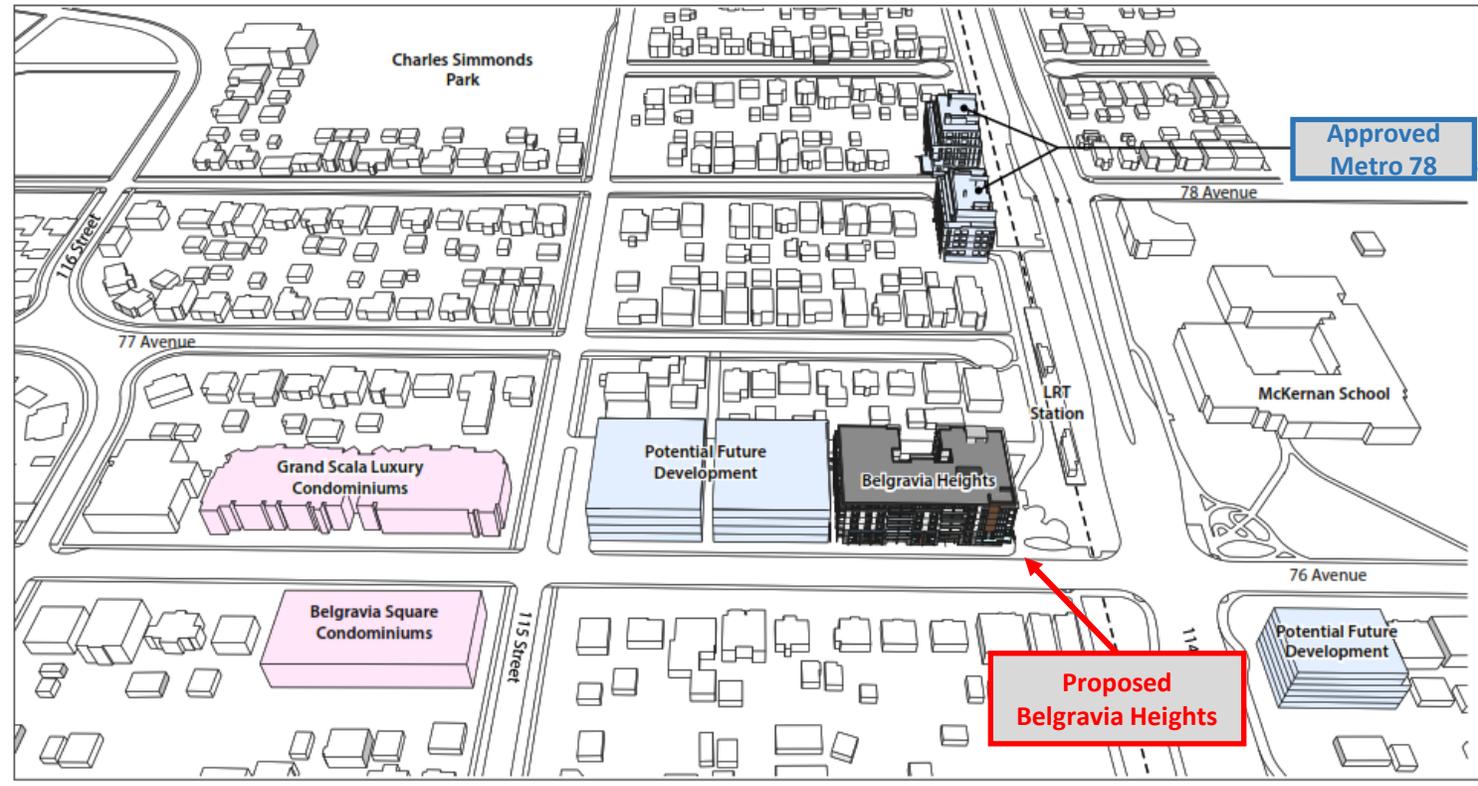
### 2019-LRT-Passenger-Count-Report

University	29,203
Century Park	28,609
Churchill	19,648
Southgate	19,003
Corona	17,719
Health Sciences/Jubilee	16,502
Clareview	16,216
Central	12,365
Bay/Enterprise Square	10,272
South Campus/Ft Edmonton	10,182
Belvedere	7,868
MacEwan	6,999
Coliseum	6,815
Grandin/Govt Centre	6,019
NAIT	5,795
Stadium	5,384
Kingsway/RAH	4,871
McKernan/Belgravia	4,138



### Fix the Zoning:

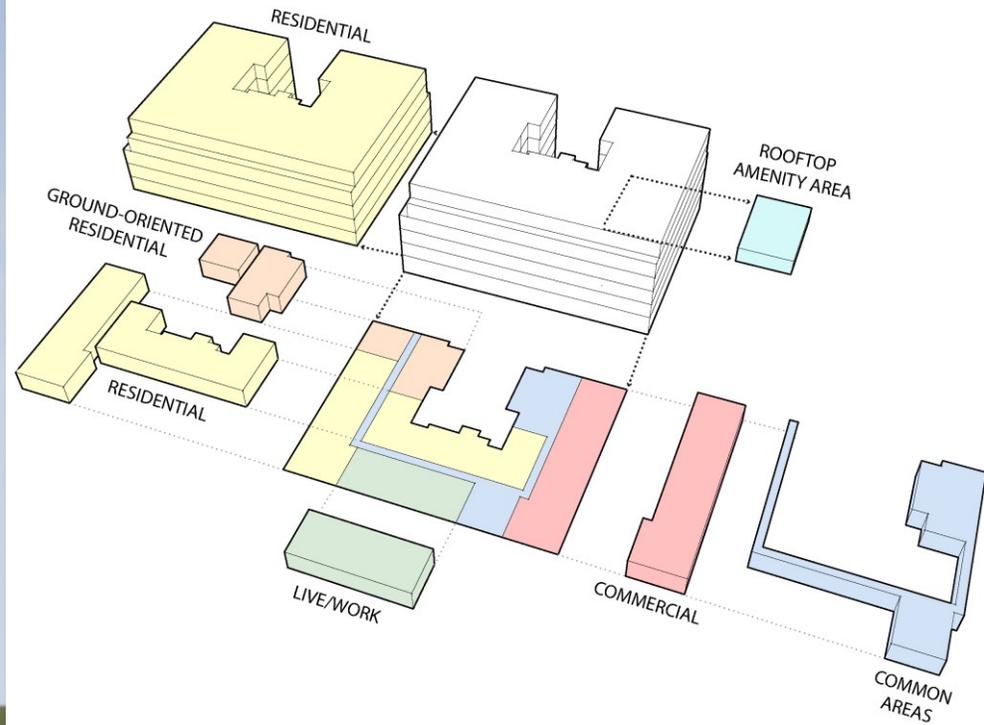
- Use the DC2 framework to provide commercial uses that are more appropriate to main streets and redesign setback requirements
- Rearrange the allowable square footage under the conventional zone to ensure setbacks align with the context that is still predominantly residential



--- LRT Tracks    Existing medium-high density development    Potential or approved future development

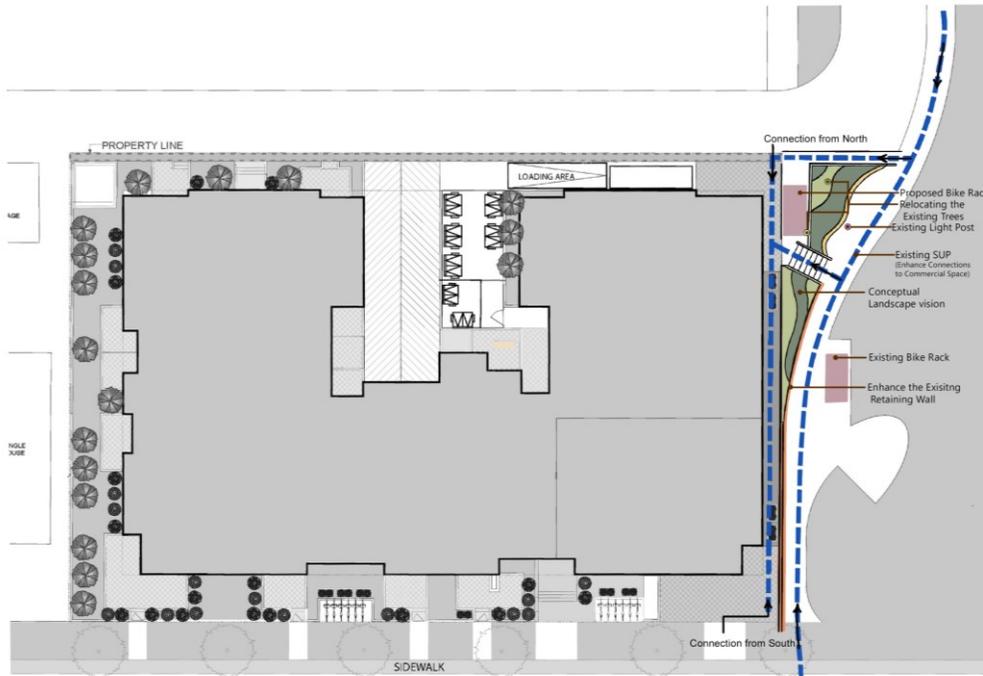
# TOD Opportunities





# Concept Development



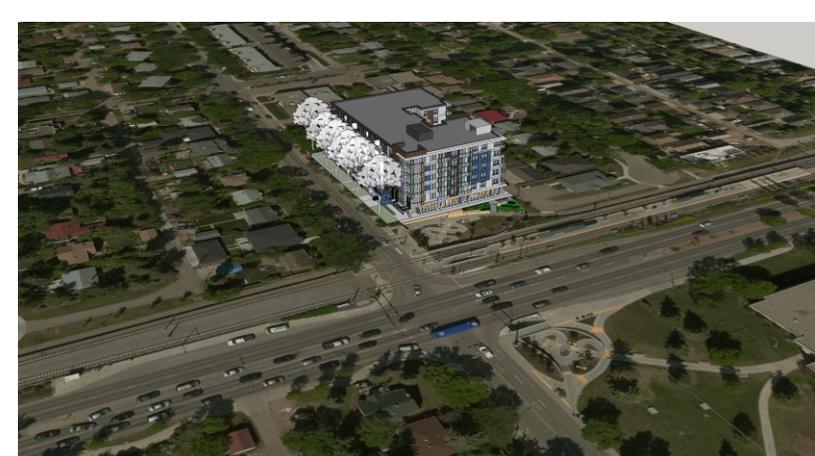


76 AVENUE



# Public Space Improvements





# Commercial Interface with the LRT



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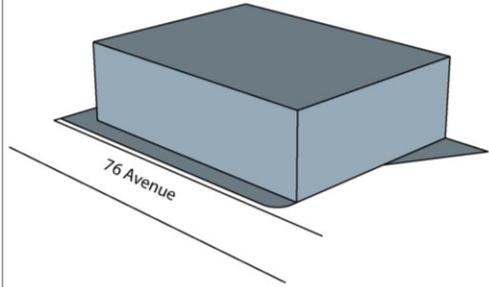
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Jared Candlish

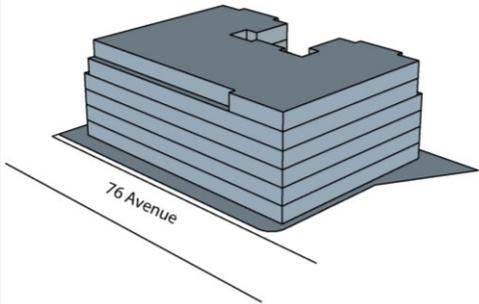


**CB2 Massing**

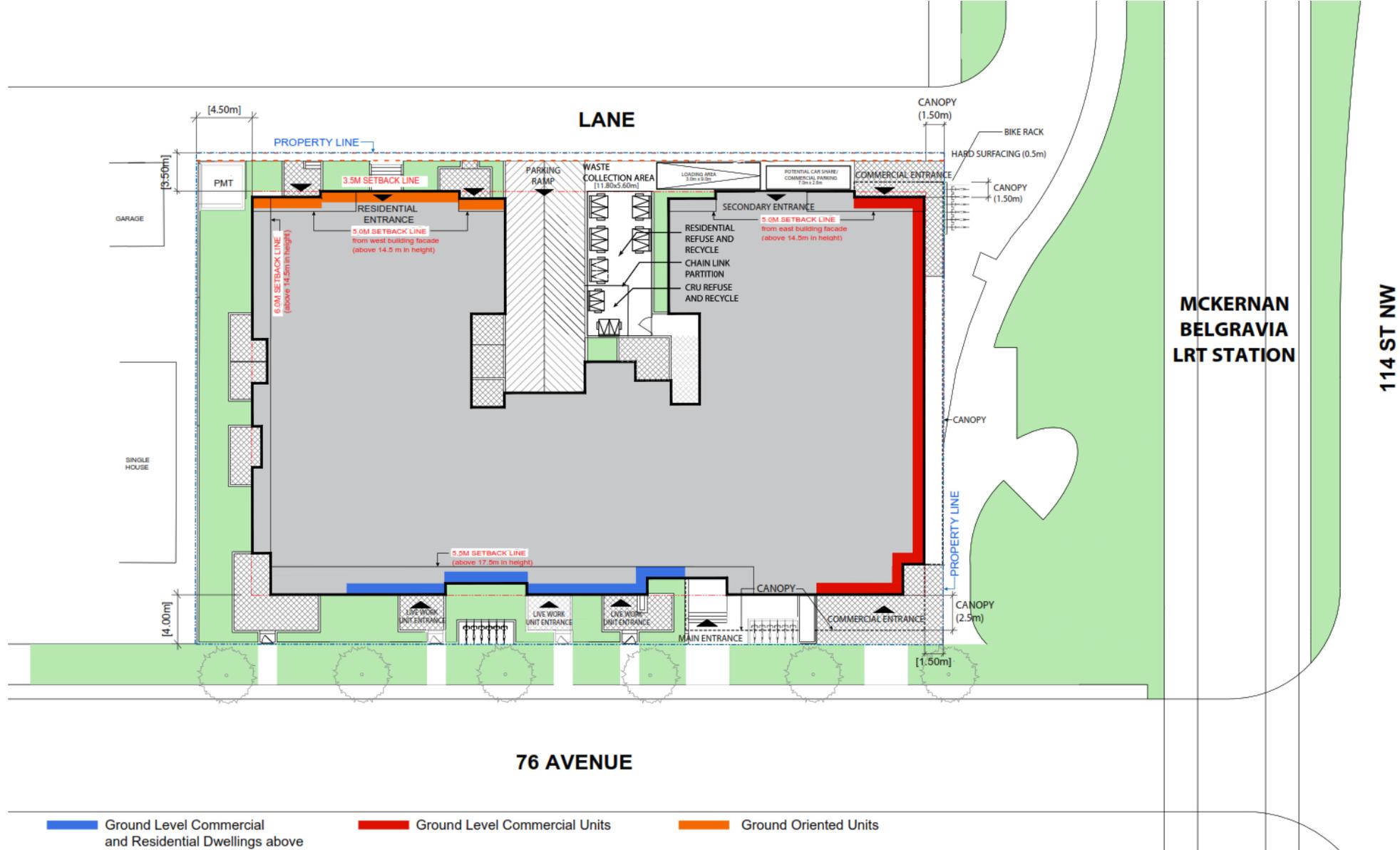


- Setbacks:**
- Front: 4.5m
  - East: 0m
  - West: 6m
  - Rear: 0m

**DC2 Massing**



- Setbacks:**
- Front: 4.0m
  - East: 1.5m
  - West: 4.5m
  - Rear: 3.5m



# Concept Development



Solar Shading Analysis | March 21 | Spring Equinox



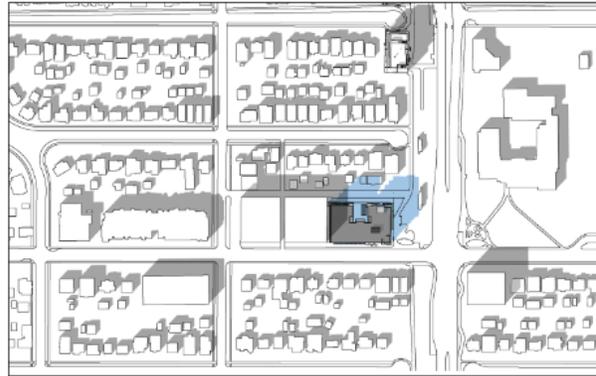
9:00am



11:00am



1:00pm



3:00pm



Solar Shading Analysis | December 21 | Winter Solstice



10:30am



12:00pm



1:30pm



3:00pm

# North Setbacks and Shadows

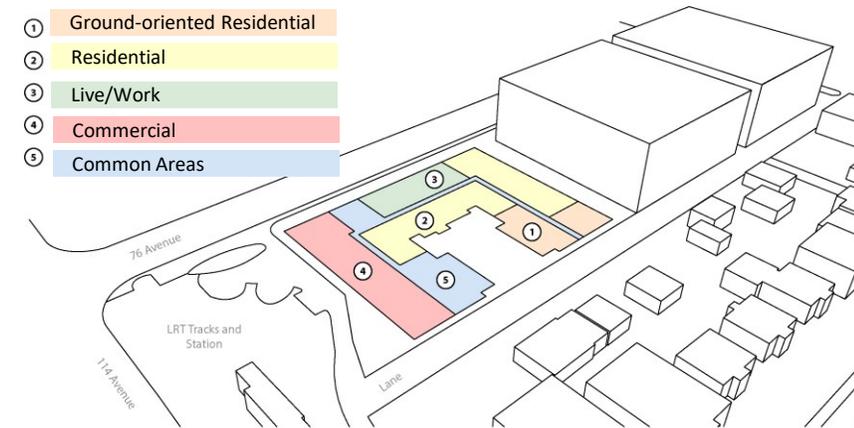




Extending panels and frames to the second level makes the unit look like two storeys from the outside.

Balanced application of glazing and other materials.

Identifying the front door with materials and articulation makes the front door stand out.



Precedent Image

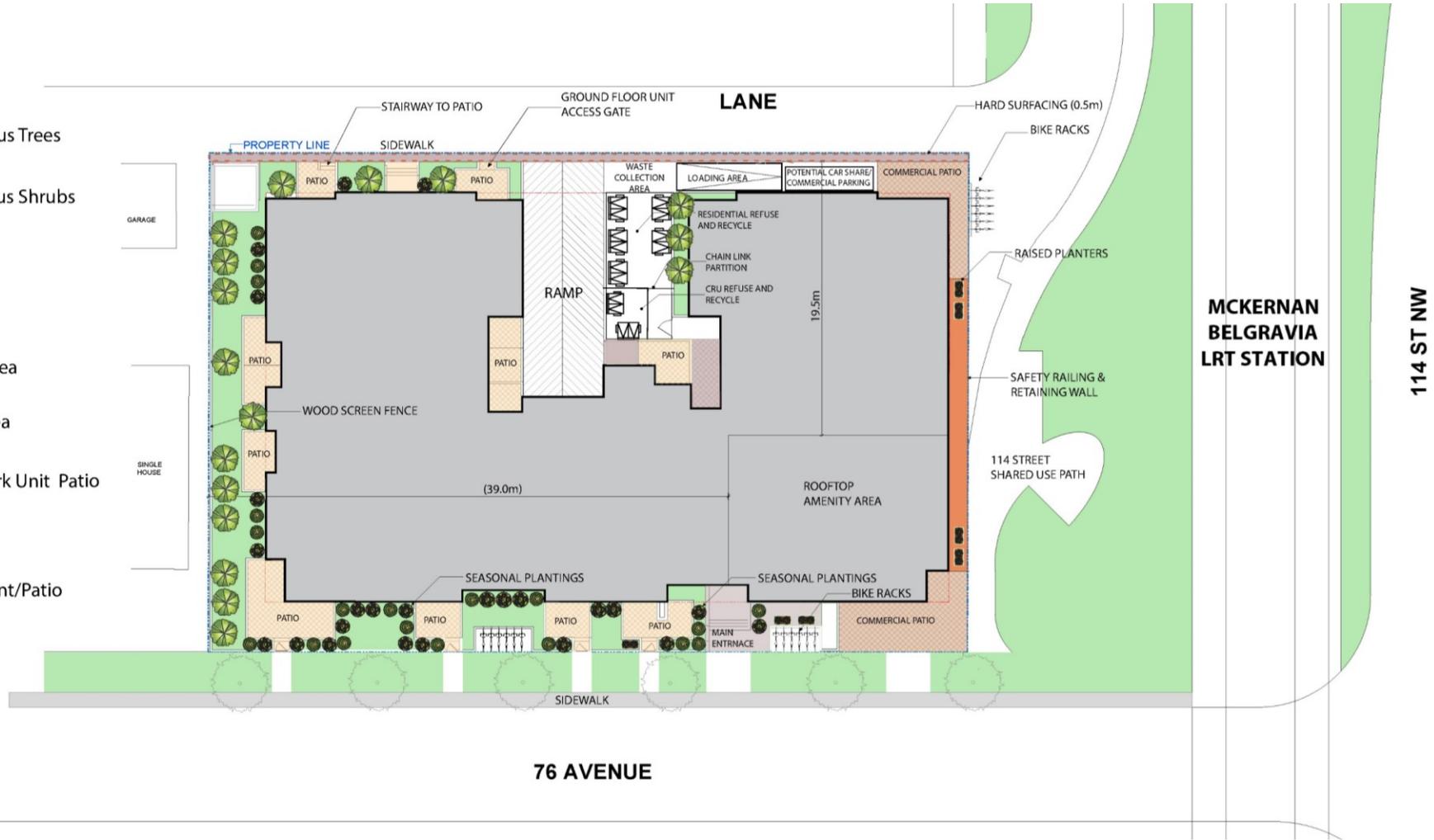
# Concept Development – Live/Work





**LEGEND:**

-  Deciduous/Coniferous Trees
-  Deciduous/Coniferous Shrubs
-  Raised Planter
-  Bike Racks
-  Hard Landscaped Area
-  Soft Landscaped Area
-  Residential/ Live Work Unit Patio
-  Commercial Patio
-  Commercial Viewpoint/Patio
-  Hardsfacing
-  Site Boundary



# West Setback



Thank you



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