

Coffee Shop



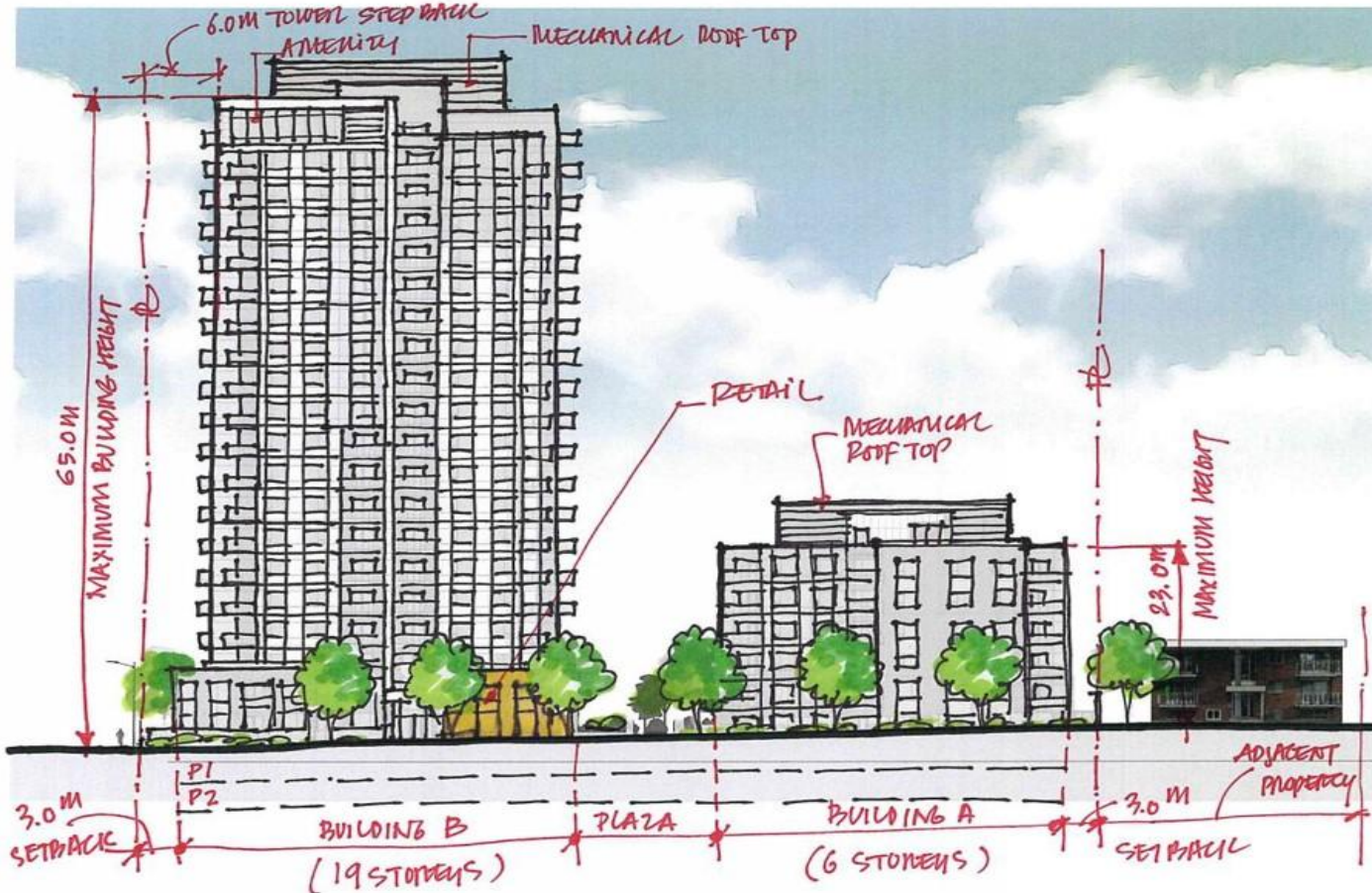
# MILL 99

AT RITCHIE

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1. Vision for the Development
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## Our Vision

- Three components.
- Taller building along 99 Street (least impact to existing residents).
- Public plaza to break up the development, allow light and provide a neighborhood gathering space.
- Low-rise transition building to the West.

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## Tower Design Overview

- Two storey podium with a residential townhome façade.
- Private entrances giving a human scale at street level.
- Large set-backs to the tower from the podium.
- A smaller (675 m<sup>2</sup>) footprint tower to reduce sun shadow.

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## Public Plaza

- An attractive gathering space for residents of the area with complimentary retail
- Plaza accessed via ramp vs stairs.
- Tower step back, canopies over entries, landscaping and seating trellis features reduce wind impacts and improve human scale.

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## Low Rise West Building

- Low Rise West Building provides a gradual transition to existing low rise to the West
- West building will incorporate private entries at ground level along 80 Avenue

City Plan Component	Development Characteristic
<b>Nodes and Corridors</b>	<ul style="list-style-type: none"> <li>• High density Development along a busy corridor</li> <li>• Improved streetscape and animation over current vacant land</li> <li>• Addition of up to 230 units of high quality rental housing stock</li> <li>• Improved amenities for all residents with public plaza and street level retail</li> </ul>
<b>2 Million Population</b>	<ul style="list-style-type: none"> <li>• This is an infill in a mature neighborhood near the intersection of the primary 82 Ave corridor and the 99 Street secondary corridor</li> <li>• Location is well connected to mass transit, bicycle routes and the Whyte Avenue commercial corridor</li> <li>• Housing options including 3 bedroom town homes and support the goal of 50% growth to mature neighborhoods</li> <li>• Added population will add vibrancy and additional residents and shoppers for the shops and services along Whyte Avenue</li> </ul>
<b>Community Contributions</b>	<ul style="list-style-type: none"> <li>• Community amenity contributions include three-bedroom family oriented housing.</li> <li>• Public plaza and open space encourages gathering and community engagement</li> <li>• Potential small retail brings services and amenities for the Ritchie neighborhood</li> </ul>

Community Concern	Mitigation Approach
<b>Sun Shadow</b>	<ul style="list-style-type: none"> <li>• Taller tower is on SE corner so main afternoon shadow falls on 99 street</li> <li>• Narrower tower design (675 vs 800 m2)</li> <li>• Plaza provides visual break between buildings and lets light penetrate</li> </ul>
<b>Traffic and Congestion</b>	<ul style="list-style-type: none"> <li>• Development is projected to have a negligible impact on the traffic operations on the existing and future adjacent roadway system or intersections.</li> <li>• Not expected to create any adverse traffic or safety issues for current residents within the plan area as there are multiple ways to access the development site from the abutting roadway network</li> <li>• The development encourages the utilization of active modes of travel as well as the use of the transit system.</li> <li>• Alley widening and repaving is required – with Stop signs.</li> </ul>
<b>Parking</b>	<ul style="list-style-type: none"> <li>• Two story underground parking structure with 144 stalls</li> <li>• Exploring if additional partial level may fit geology of site</li> <li>• Large allocation to bike rooms</li> </ul>
<b>Sewer and Water Infrastructure</b>	<ul style="list-style-type: none"> <li>• Existing sewer is adequate with on-site storage of close to 100 m3</li> <li>• Water capacity is sufficient</li> </ul>



# Narrower Tower reduces Sun Shadow

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Revised Scheme shows a longer, narrower shadow profile.

9:00AM



12:00PM



SHADOW STUDY - EQUINOX - MAR / SEPT. 21

3:00PM



6:00PM



# Developer Track Record



- 2020 Completion
- Queen Mary Park
- 50 Unit Rental
- DC-2 Zoning

- 2023 Completion
- Queen Mary Park (across street from the George)
- 120 unit rental
- Four 3-bed town homes
- DC-2 Zoning

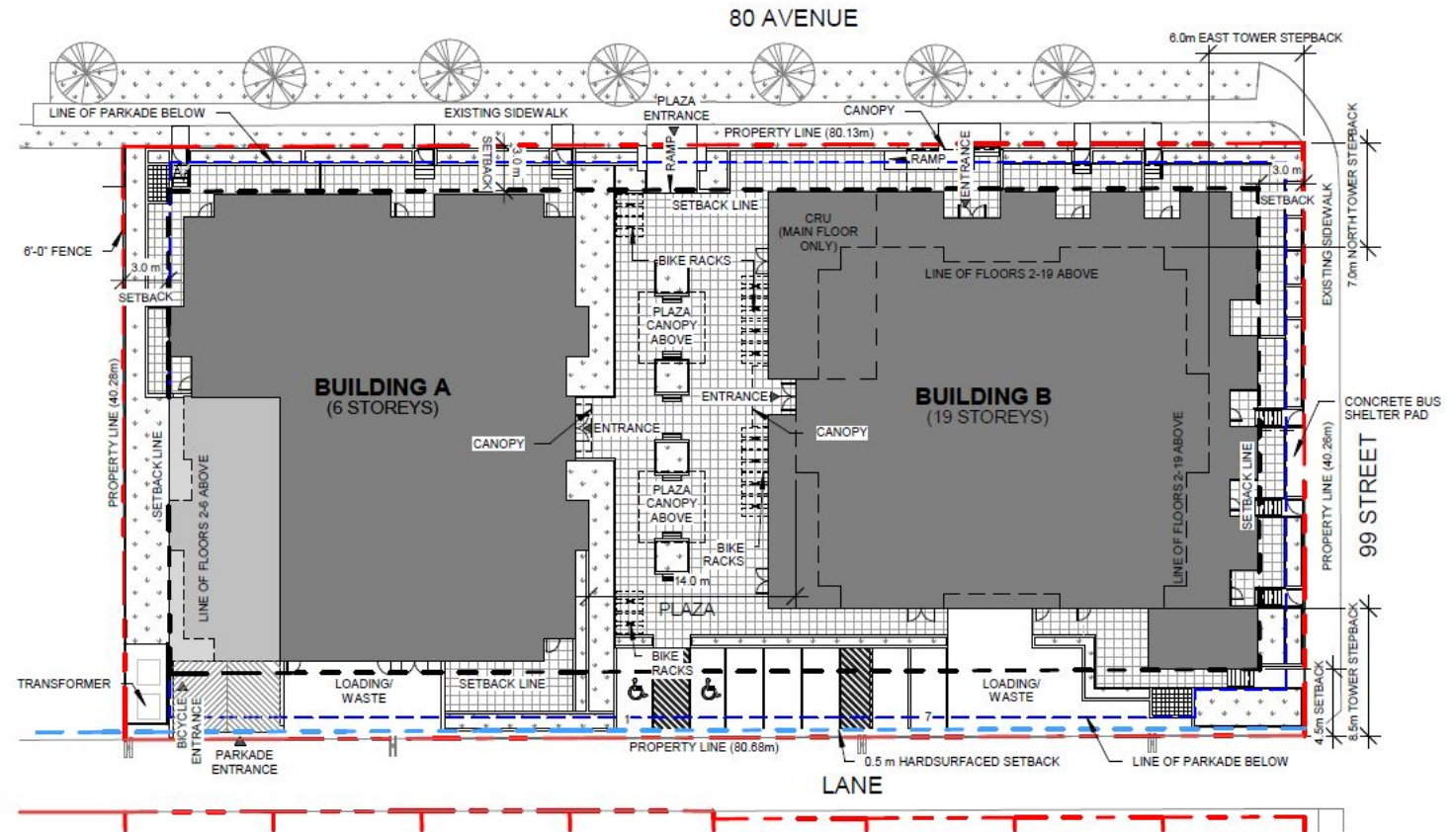
- 2024 Completion
- Brewery District
- 161 Unit
- DC-1 Zoning

## Conclusions

1. We feel this is a high-quality, high-density development and is appropriate for the location
2. We have worked to address the key resident concerns about the development
3. This development fits with the vision for the growth of the City



# Site Plan



## APPENDIX 1 - SITE PLAN

SCALE: 1"=30'-0"

