



**10155 - 94 STREET  
TEST FIT STUDY**

2019 . 11 . 20

**DIALOG®**



## ZONING OVERVIEW

1. The minimum building Height shall not be less than 11.0m, nor 3 Storeys.
2. The maximum building Height shall not exceed 150.0m, nor 45 Storeys, subject to Section 860 of the Zoning Bylaw and Section 810 of the Zoning Bylaw.
3. The minimum Floor Area Ratio shall be 3.0. subject to Section 860 of the Zoning Bylaw.
4. The maximum Floor Area Ratio shall be 11.0, subject to Section 860 of the Zoning Bylaw.
5. For Areas 2 and 3, all on-Site resident and tenant parking shall be provided within a structure. Visitor and customer parking may be provided at Grade to a maximum of 2 stalls per 10.0 m of Site frontage.
6. Notwithstanding the Incentive System provided for in Section 860 of the Zoning Bylaw, prior to the issuance of a Development Permit for any base level development, the Development Officer shall ensure a signed agreement exists between the City and the Owner providing the City the option to purchase 5% of the proposed number of residential Dwellings at 85% of the market price, OR to address affordable housing contributions as prescribed by City Council policy C582.
7. Parking shall be provided in accordance with Section 860 of the Zoning Bylaw.
8. Urban Design Regulations
  - a. Site planning shall be in accordance with The Quarters Downtown Urban Design Plan.
  - b. In Areas 2 and 3, a minimum 1.5 m Setback shall be required from any laneway property line, except for entrances to underground parkades.
  - g. Where the ground floor of any development is designed for Commercial Uses, Buildings shall be built to the front and side property lines. The Development Officer may allow a front Setback to accommodate street related activities such as sidewalk cafes, architectural features and Landscaping.
  - h. Stepbacks
    - i. In Area 2 and 3, no Stepbacks are required adjacent to Streets and Avenues.
    - ii. In Areas 2 and 3, a minimum 3.0 m Stepback shall be required for Towers adjacent to laneways at approximately 11.0 m of building Height.
    - iii. In Areas 2 and 3, a minimum 7.5 m Stepback shall be required for Towers adjacent to internal Lot lines at approximately 11.0 m of building Height.
    - iv. At the discretion of the Development Officer, Stepbacks may be required adjacent to Streets, Avenues, and Lot lines internal to a block having regard to the character of the surrounding built form, the objectives of The Quarters Downtown Urban Design Plan, and Crime Prevention Through Environmental Design principles.
      - i. Parking areas shall be developed in accordance with Section 860 of the Zoning Bylaw.
      - j. Building Entrances shall be developed in accordance with Section 860 of the Zoning Bylaw.
      - k. Weather Protection shall be provided in accordance with Section 860 of the Zoning Bylaw.
      - l. Architectural Control shall be in accordance with Section 860 of the Zoning Bylaw.

## **860 The Quarters Overlay**

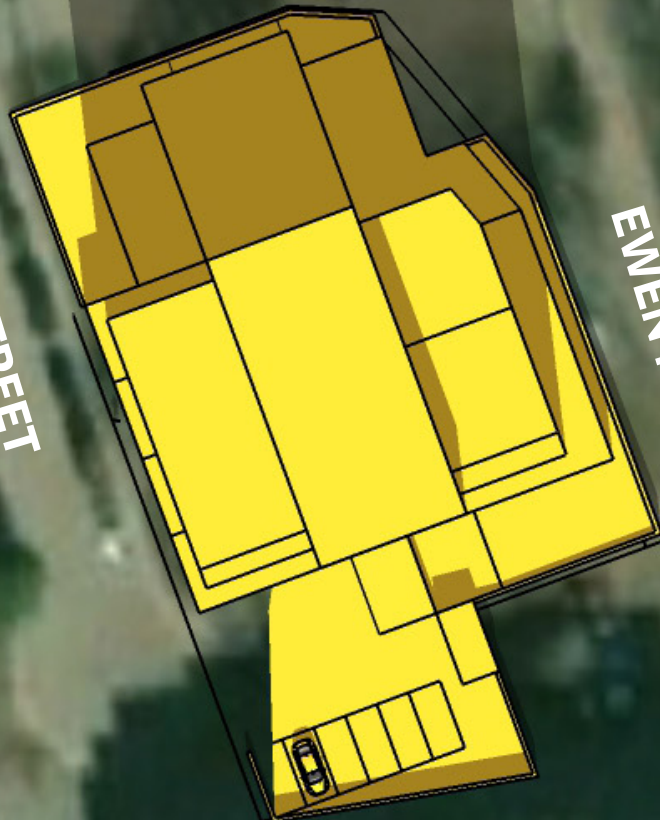
1. The Development Officer shall not vary maximum Floor Area Ratios, nor maximum building Heights specified in the underlying Direct Development Control Provisions or this Overlay.
2. Bicycle storage areas shall be exempted from Floor Area calculations.
3. Vehicular access and egress to Sites shall be provided from a Lane. Where no Abutting Lane exists access may be taken from an Abutting public roadway, to the satisfaction of the Development Officer in consultation with Transportation Services.
4. A minimum of 5 m<sup>2</sup> shall be required for each residential unit as amenity space. This space may be provided for each dwelling, or aggregated to a common area in a development, and may be located interior or exterior to the development.
5. Surface parking, loading, and storage areas shall be located to the rear of any building and be screened from public roadways through the orientation of on-site built form and/or enhanced landscaping measures.
6. No portion of an above ground Parking Garage on the first floor shall be allowed for a minimum depth of 10.0 m from any building Façade facing a public roadway, other than a
7. No portion of an above ground Parking Garage on the first floor up to 5 storeys shall be allowed for a minimum depth of 6.0 m from any building Façade facing a public roadway, other than a lane.
8. Main building entrances for Multi-unit Housing and Commercial Uses shall be designed for universal accessibility.
9. Weather protection in the form of a canopy, colonnade, galleria or any other method suitable to the architectural style of the sub-area, building or street theme shall be provided to support year-round use.
10. All mechanical equipment, including roof mechanical units, shall be integrated into the total building design.
11. Perceived massing shall be minimized through design elements such as building setback variations, building orientation, window placement, awnings, articulation around entrance ways, roof treatment, and the choice of exterior materials and colours.
12. All mid and high rise buildings should display a distinct base, middle and top.
13. The upper floors of high rise buildings shall provide distinctive shaping or sculpting of the roof line to contribute to a unique and interesting skyline.
14. Overhangs will be permitted within the space of the setback and within public road right-of-ways at the discretion of the Development Officer in accordance with the guidelines provided in The Quarters Downtown Urban Design Plan.
15. Towers shall form one comprehensive architectural whole, both in form, building mass, and articulation. Podiums for towers shall include design elements that create a pedestrian oriented/scale built form where adjacent to circulation routes on public or private property. This can be created in various ways through setbacks and stepbacks in the building mass, building articulation, and through the architectural treatment of the façades.
16. The average floor plate for the tower zone shall not exceed 750 m<sup>2</sup>.
17. The minimum separation space between any two Towers shall be 15.0m.
18. Development on the site shall provide gardens or patios on the top of the base building to improve rooftop aesthetics and provide additional amenity space, where physically and economically feasible.
19. Where property configuration permits, the longest axis of a tower shall be in the north/south direction in order to preserve view corridors and allow sunlight to reach street lev
20. Public Art shall be incorporated into publicly accessible open spaces and provide a signature feature to the development. Public art may also be incorporated in the architecture, architectural facades and the facades of a building and landscaped areas.





94A STREET

94 STREET



EWEN NELSON WAY

ARTSPACE  
COOPERATIVE

101A AVENUE

ALEX TAYLOR ROAD

ROWLAND ROAD



# BASE CASE: 35 STOREYS

## FLOOR AREAS

MAIN	12,040 ft <sup>2</sup>
MEZZ (TOWNHOUSES)	6,200 ft <sup>2</sup>
2ND-33RD	7,245 ft <sup>2</sup>
34TH	6,930 ft <sup>2</sup>
35TH (AMENITY)	5,175 ft <sup>2</sup>
MECH PENTHOUSE	3,150 ft <sup>2</sup>

**TOTAL** 265,335 ft<sup>2</sup>

## FAR

FLOOR AREAS	265,335 ft <sup>2</sup>
EXCLUSIONS	9,485 ft <sup>2</sup>
SITE AREA	21,167 ft <sup>2</sup>

**TOTAL** 12.09

## DISTRIBUTION

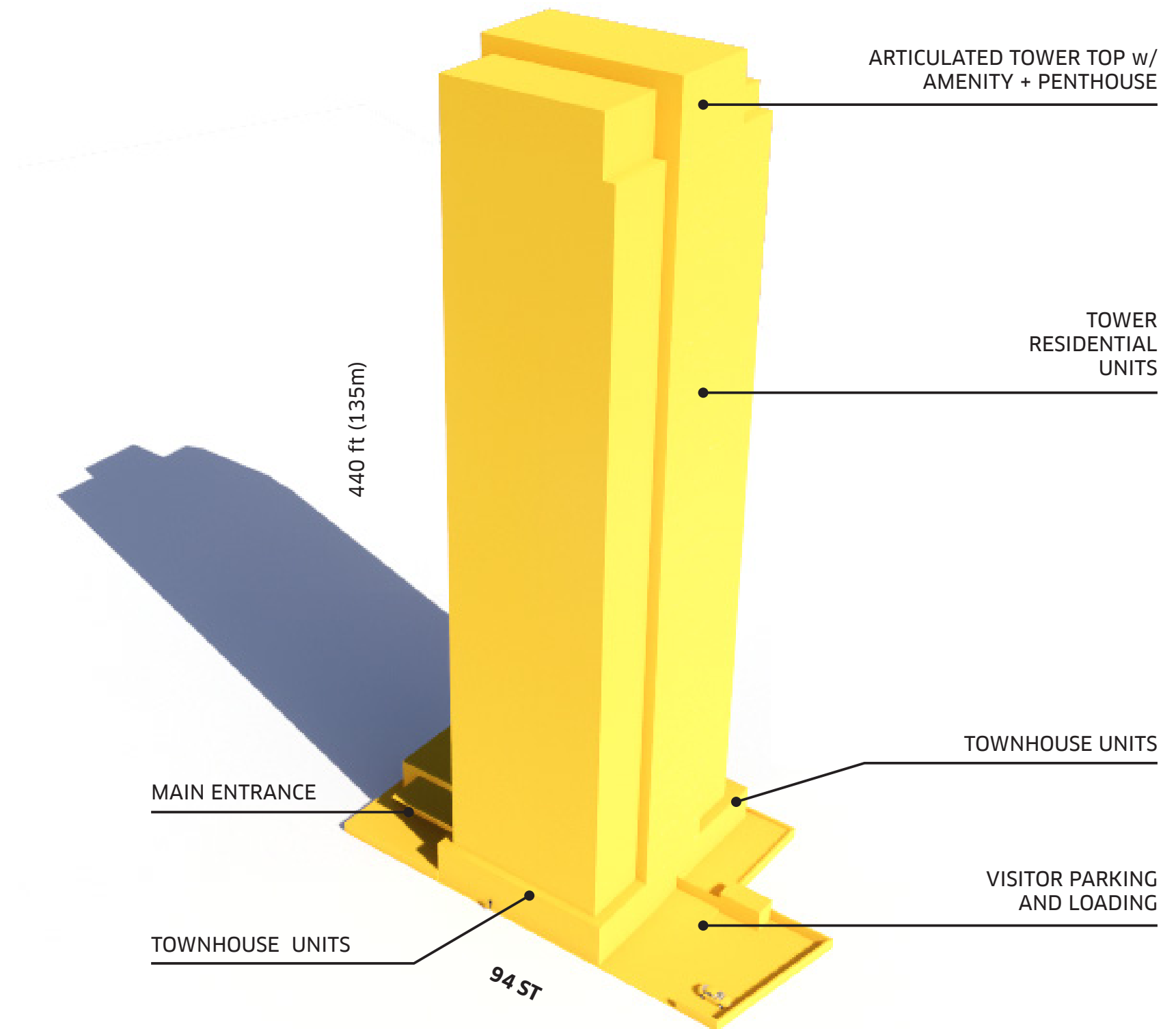
TOWNHOUSE UNITS	9
STUDIO UNITS	87
1 BEDROOM UNITS	178
2 BEDROOM UNITS	62

**TOTAL** 336

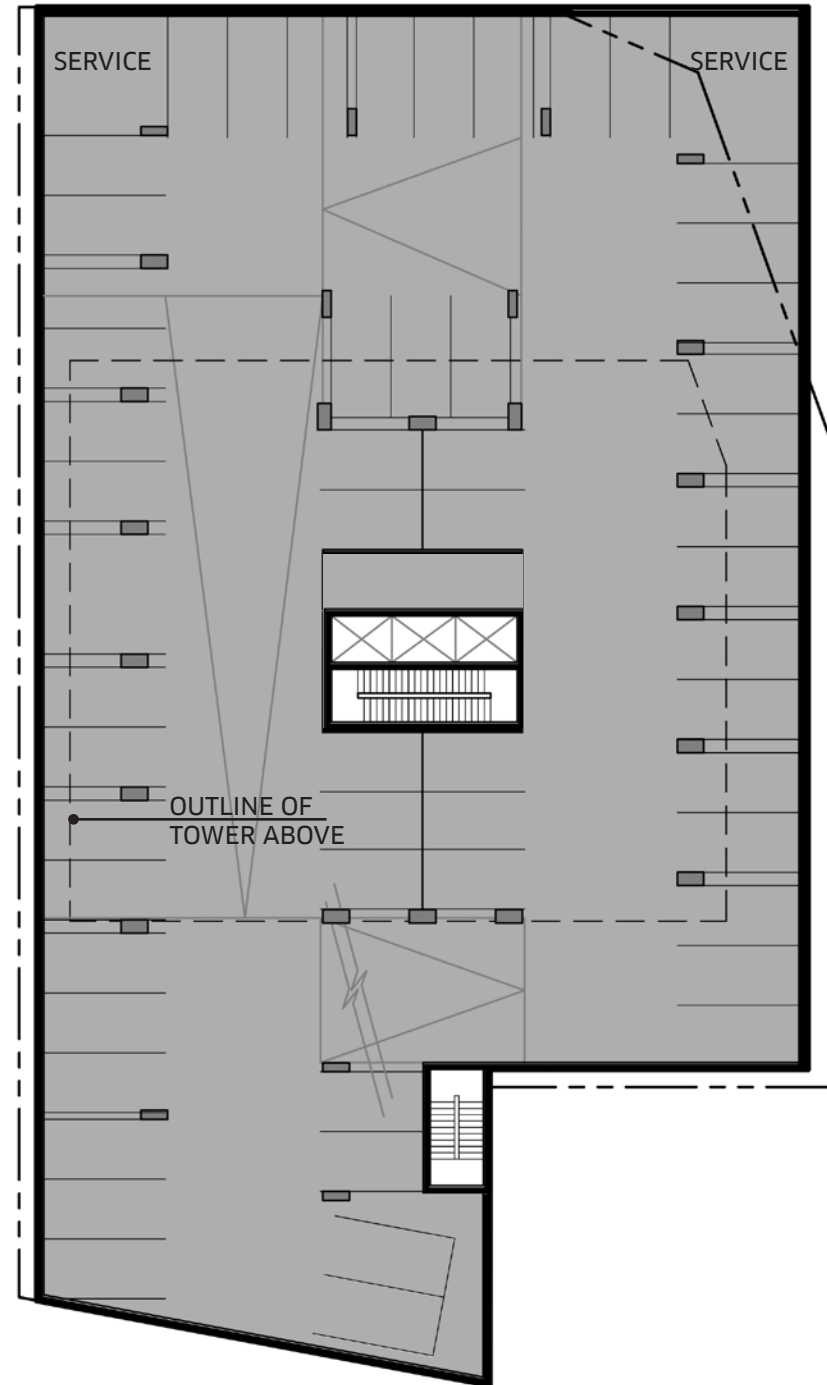
## PARKING

AT GRADE STALLS	6
UNDERGROUND STALLS	228

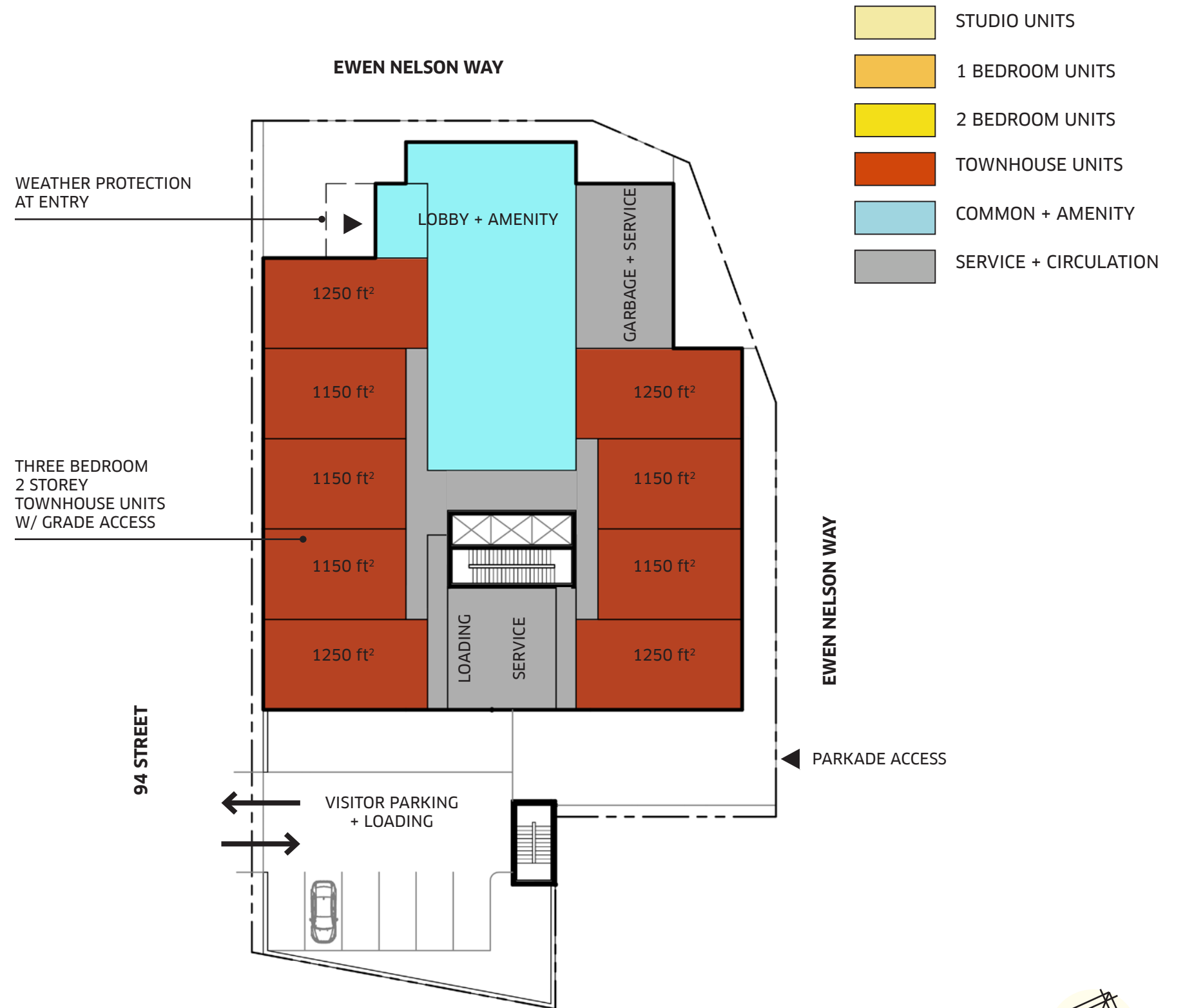
**TOTAL** 234



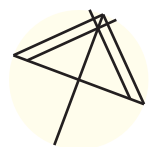
# FLOOR PLANS



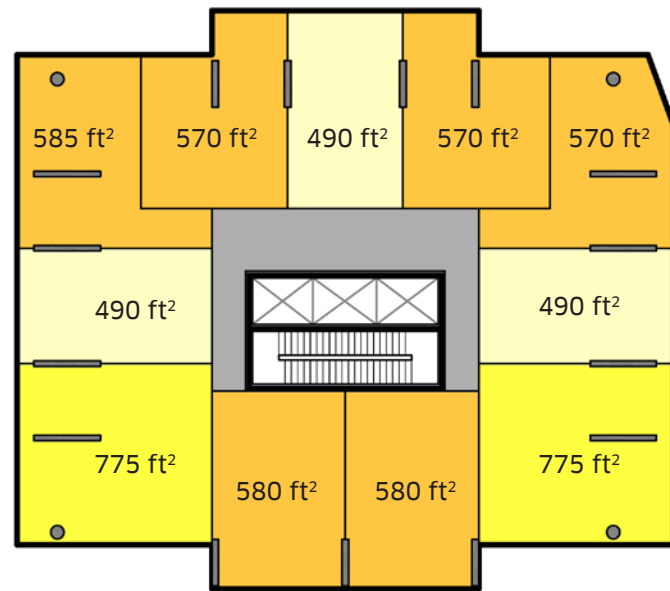
**TYPICAL PARKADE**  
57 STALLS PER LEVEL



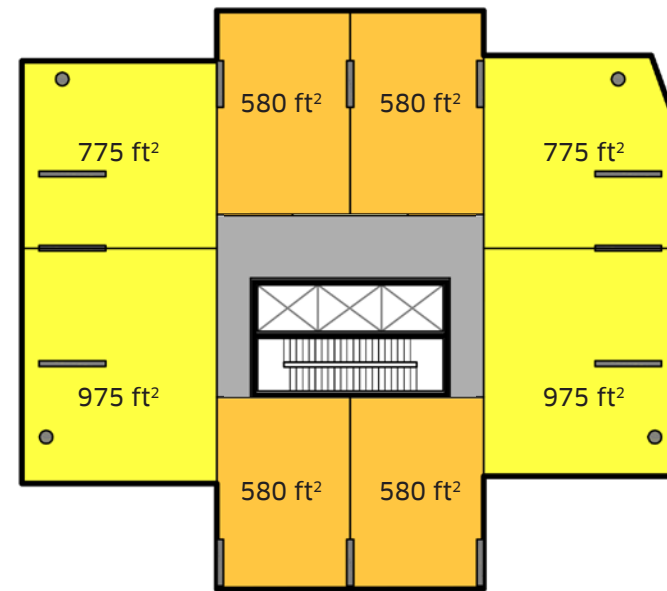
**GROUND LEVEL**



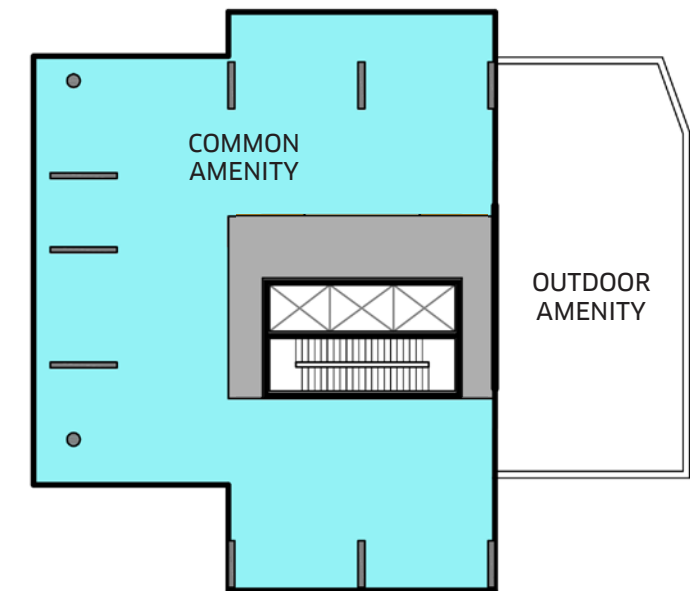
# FLOOR PLANS



**TYPICAL TOWER**  
NET LEASABLE 6485 S.F. (88.7%)



**PENTHOUSE (34)**  
NET LEASABLE 5480 S.F. (86.8%)



**AMENITY (35)**

**AXONOMETRIC:  
FROM SOUTH**

