

# GARNEAU PARK



# PROCESS & ENGAGEMENT



1



**Rendering 1)** Former proposed 28 storey tower with 295 dwelling units and FAR of 7.2.

**Rendering 2)** Current proposed 6 storey mid-rise with 159 dwelling units and FAR of 3.9.

2





Garneau Towers –  
20 storeys

Garneau Place  
RA8- five storeys

Proposed Garneau  
Park – six storeys

# CONCLUSION

---

We are pleased to present this revised plan based on Community League and resident feedback. Our updated concept includes:

- Building design has been changed from a high rise tower and podium configuration to a mid-rise apartment.
- Reduced FAR from 7.2 to 3.9.
- Reduced height from 80m (28 storeys) to 22m (6 storeys).
- Reduced dwelling units from 295 to 159.
- Reduced sun shadow.
- Creation of better height transition from 87 Avenue to zoned single family on south side of 85 Avenue.

Garneau Park is a widely supported project that aptly reflects the historic character of the neighborhood, fulfills the missing middle, and emulates the new City Plan.