

# Garneau Park DC2 Rezoning & Garneau ARP Amendment

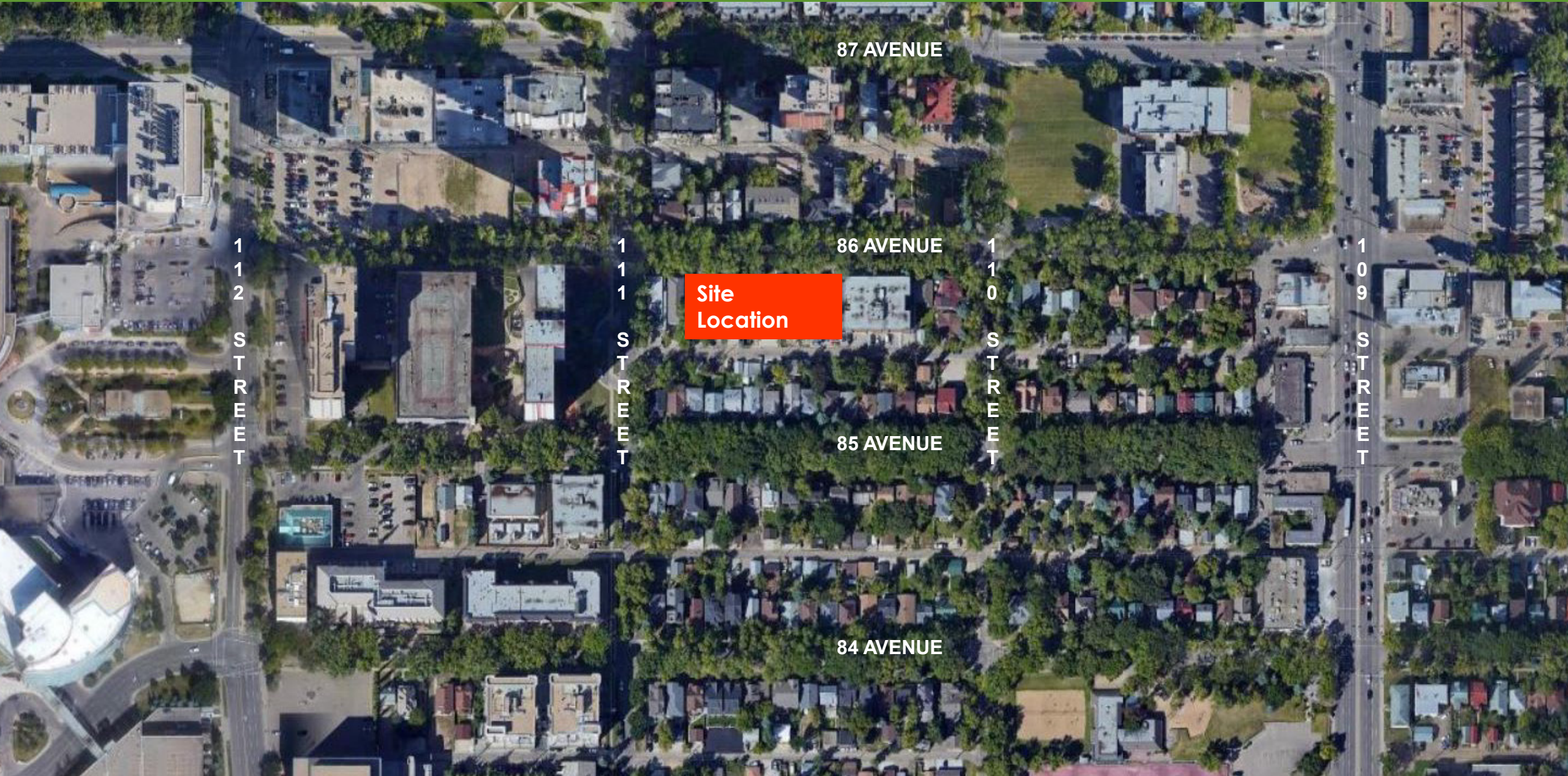
11023, 11027, 11031, 11033, 11037, 11039, 11041, 11042 and 11045 86 Avenue NW



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# Site Location



87 AVENUE

86 AVENUE

Site  
Location

85 AVENUE

84 AVENUE

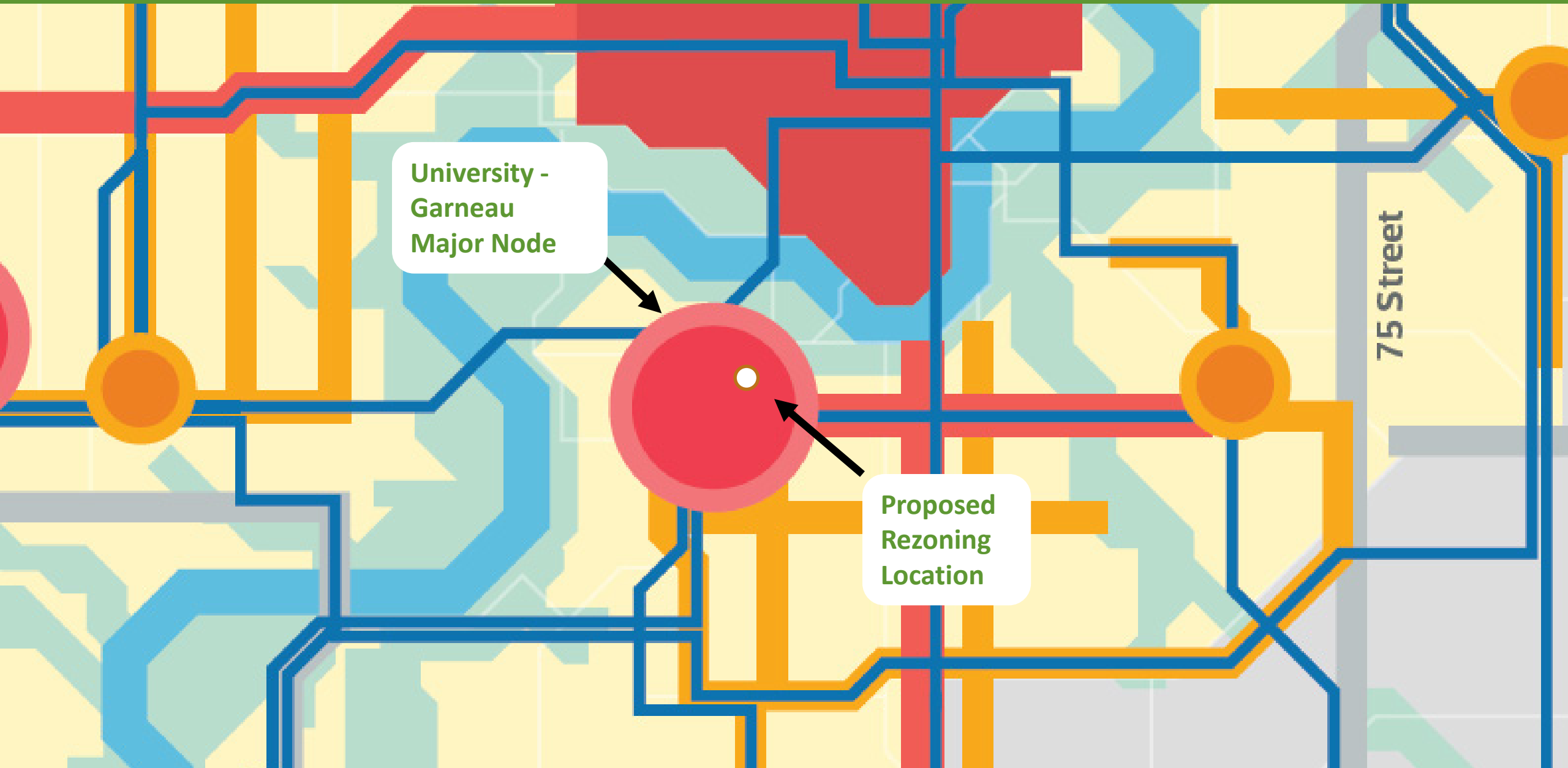
112 STREET

111 STREET

110 STREET

109 STREET

# Alignment with City Plan



University -  
Garneau  
Major Node

Proposed  
Rezoning  
Location

75 Street

# Project Overview

**SITE AREA:** 3,239 m<sup>2</sup> (0.32 ha)

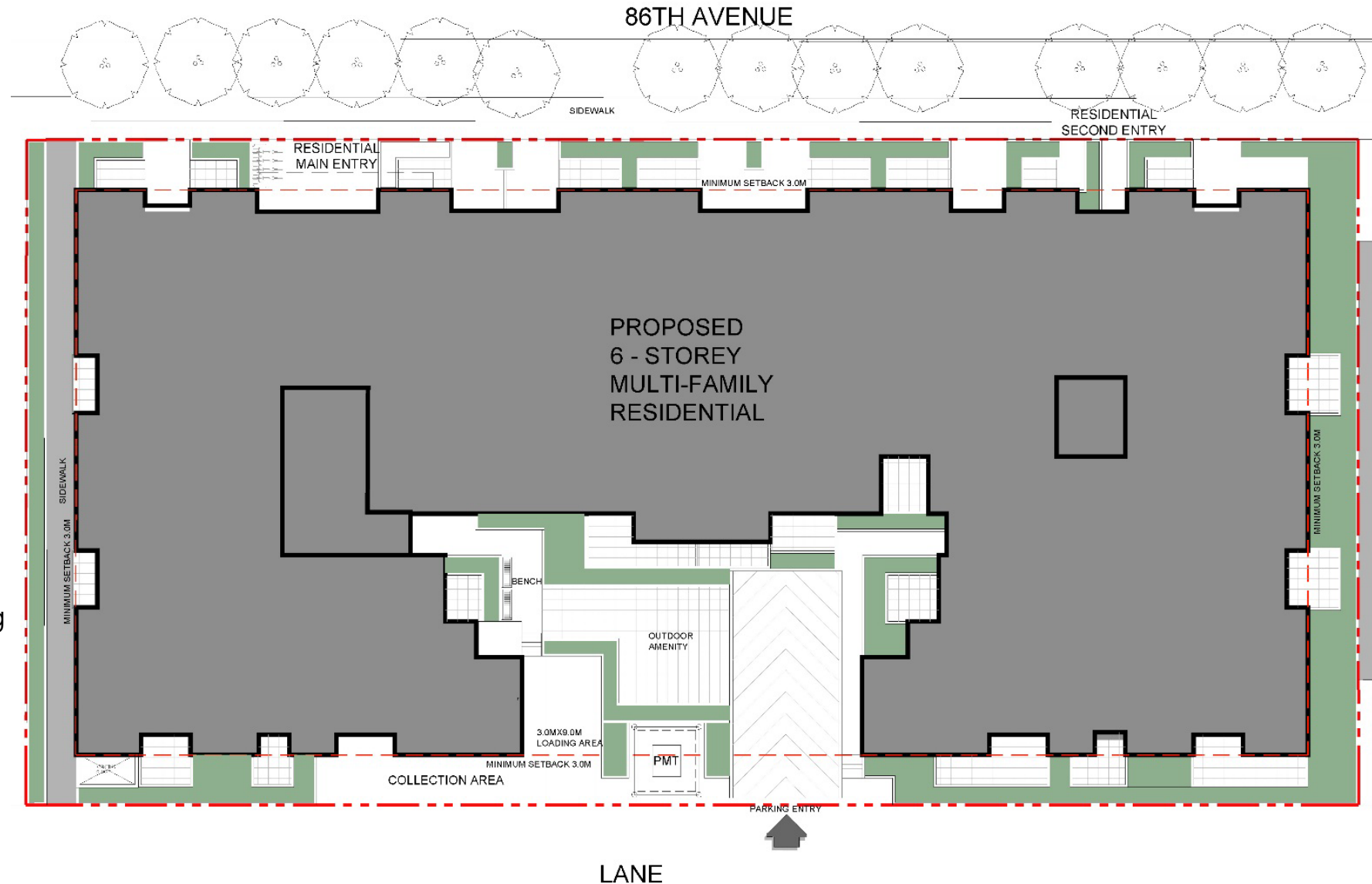
**EXISTING USE:** Single Dwelling Units

**PROPOSED USE:** Pedestrian oriented 6 storey mid-rise apartment

**EXISTING ZONING:** Medium Density Multiple Family Zone (RF6)

**PROPOSED ZONING:** Site Specific Development Control Provision (DC2)

- Floor Area Ratio: 3.9
- Building Height: 22 m
- Residential Units: 159
- Amenity Area: 7.5 m<sup>2</sup> per dwelling
- Parking: Underground off of south lane



# Transition in Height



# Community Amenity Contributions

- Family Oriented Housing: 10 - 3 Bedroom Units
- \$15,738 towards the upgrading of public parks in the Garneau Community





# Traffic & Servicing

No issues



# Affordable Housing

- The DC2 provides for affordable housing in compliance with the City's 5/85 policy



# Design Excellence

- Mid-rise Missing Middle Development
- Transition in Height
- Articulated Facade
- Street Oriented
- Underground Parking
- Durable, Timeless Materials



# Thank you. Questions?



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