

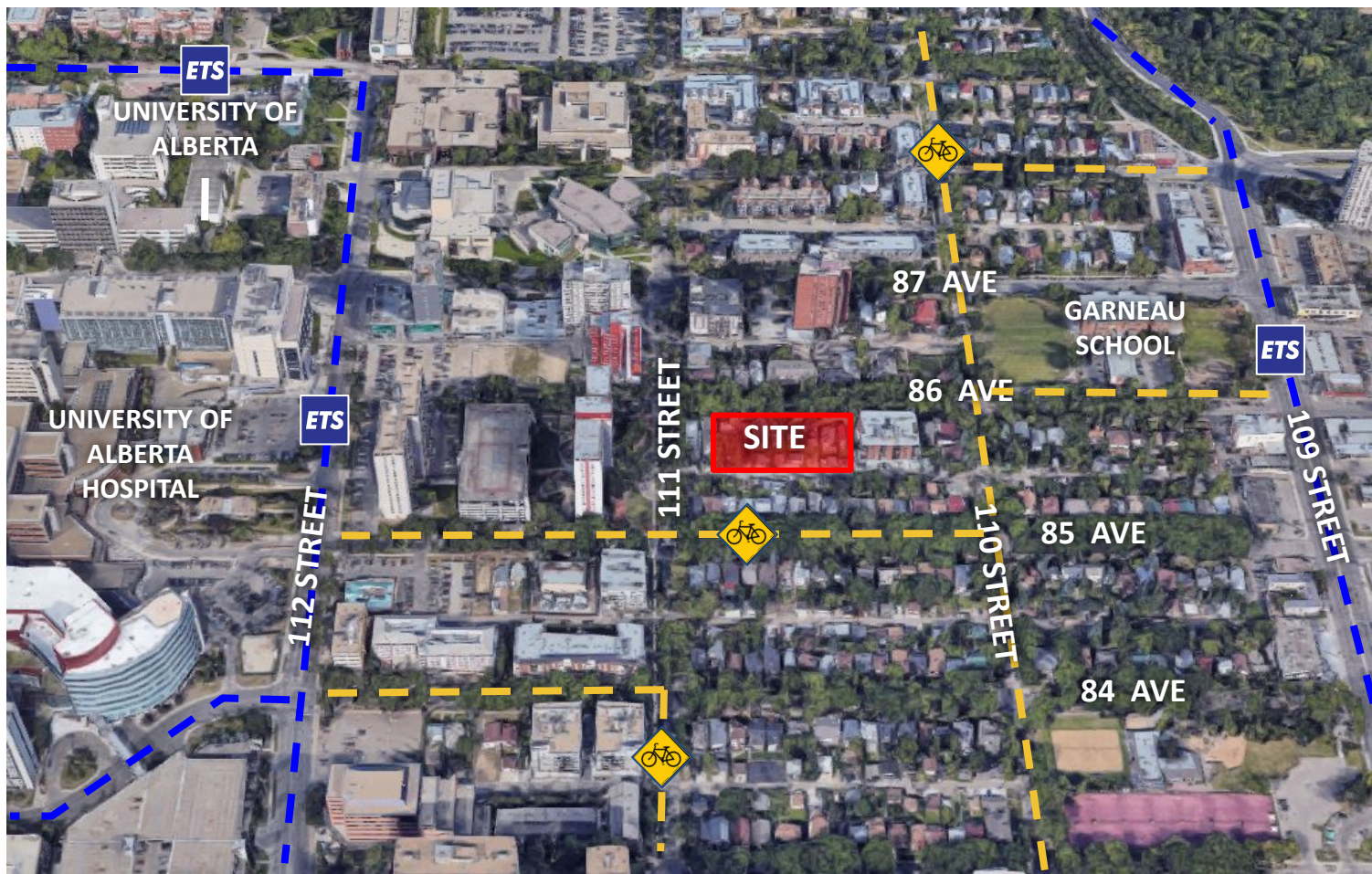
1 3.13 & 3.14 - Garneau

Bylaw 19462

Charter Bylaw 19463



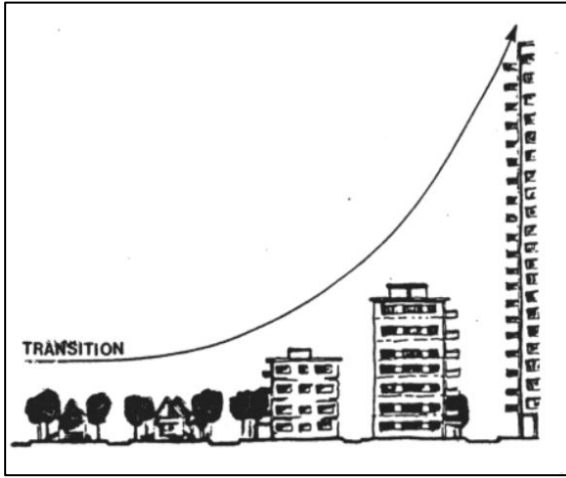
3.13 & 3.14 - Garneau



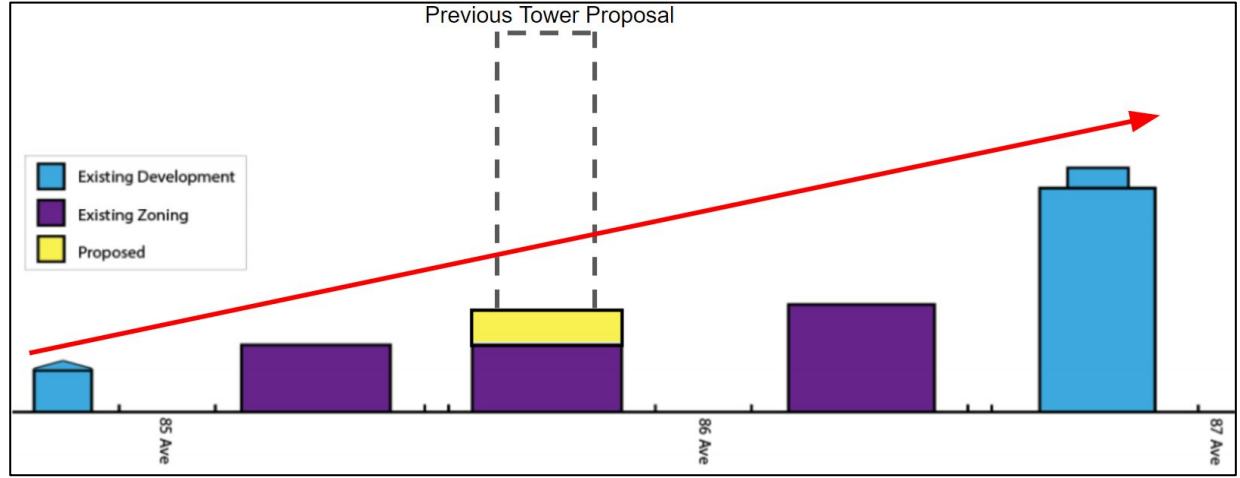
3 3.13 & 3.14 - Garneau



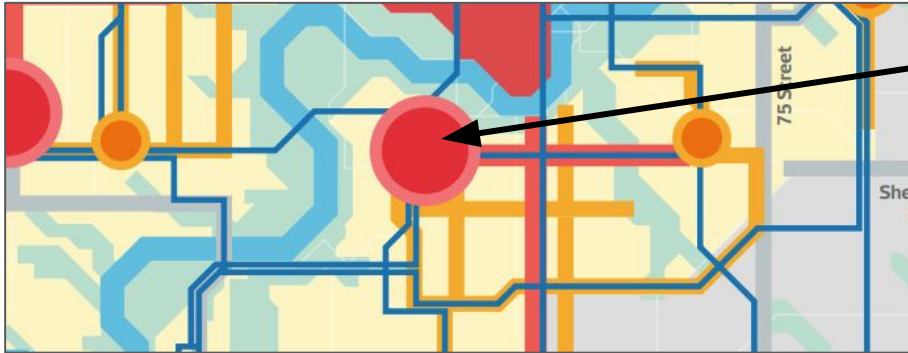
4 3.13 & 3.14 - Garneau



Garneau ARP Transition Sketch

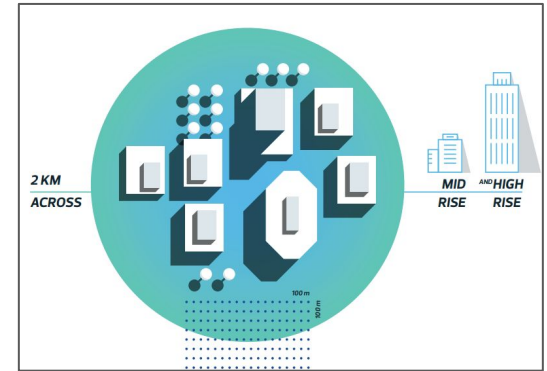


Proposed Transition



Site

The City Plan
Major Node



Previous Design



North Elevation



East Elevation



South Elevation



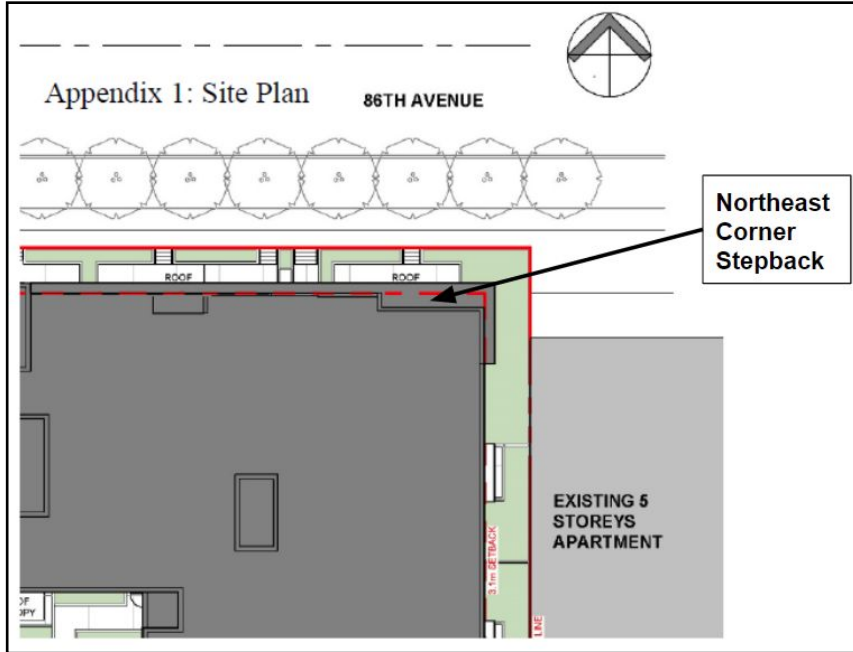
West Elevation

“That Bylaw 19462 and Charter Bylaw 19463 be referred to Administration to facilitate additional community engagement regarding proposed built form changes to address:

- Potential setbacks and stepbacks in the front, rear and side
- Potential privacy screening to improve overlook conditions
- Potential additional articulation and breaks in the long Facade facing 86 Avenue NW

and to eliminate additional Area Redevelopment Plan amendments unrelated to the associated rezoning brought forward by Charter Bylaw 19463.”

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Transition in Materials Instead of Stepback

DC2 6.3 - “The first two storeys on the north side of the building and the first storey on the east, west, and south sides of the building shall include the use of different architectural elements and treatments, such as variation in material and colour, to distinguish the base of the building from the upper storeys.”

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DC2 5.11 - “Balconies and glazing along the south, east and west Facades of the principal building shall provide adequate screening and be located to maximize privacy and minimize overlook to the adjacent residential properties to the south, east and west. This may include, but not be limited to privacy screens, louvers, frosted glass and/or glass block.”



Examples of Balcony Screening to enhance privacy

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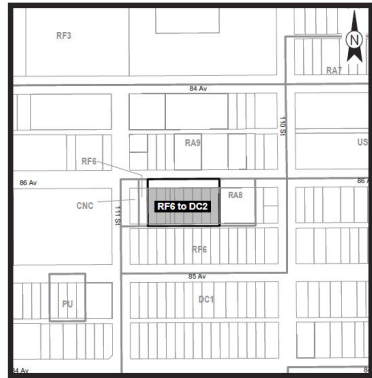
Previous
North Facade



Revised
North Facade

DATE CREATED: JANUARY 25, 2021 | GARNEAU

NOTICE OF PROPOSED LAND USE CHANGES



FILE #: LDA19-0297

Revisions to an ongoing application to rezone 11023 to 11045 - 86 Avenue NW

At a Public Hearing on November 3, 2020, City Council passed a motion to have this application go through additional community engagement on potential built form adjustments to the proposed (DC2) Site Specific Development Control Provision. Specifically, setbacks and stepbacks, privacy screening and breaking up the long 86 Avenue NW building facade. The applicant has made adjustments to the proposal in response:

- Adding a 3.9 m stepback on the northeast corner above the second storey;
- Requiring privacy screening along the south, east and west facades;
- Adding projections along the 86 Avenue NW facade above the second storey;
- Requiring more variety in building materials and colours; and
- Requiring the 86 Avenue NW facade to have two distinct facade designs.

More details and visuals of the above changes can be found online at: www.edmonton.ca/Garneau86AveMidrise

You are encouraged to review and provide feedback to the City using the contact information on the reverse of this card.

Changes to Address Council Motion - DC2 Comparison Document

Strikethrough: Proposed deletion from DC2 Provision

Underline: Proposed additions to DC2 Provision

6. Development Regulations for Building Design and Features

1. Facing 86 Avenue NW, the building shall have ground level Dwellings with separate, individual entrances with direct access to the public sidewalk, featuring visible individual doorways, landscaped terraces, pedestrian lighting, and patios. Sliding patio doors shall not serve as the entrance.
2. The building exterior shall be finished with quality, durable building materials that may include, but are not limited to, stone, brick, metal, wood, concrete, exterior insulation & finishing system panels, and/or glass.
3. The first two storeys on the north side of the building and the first storey on the east, west, and south sides of the building shall include the use of different architectural elements and treatments, such as variation in material and

Recommendation:

Approval

