

# Garneau Park DC2 Rezoning & Garneau ARP Amendment

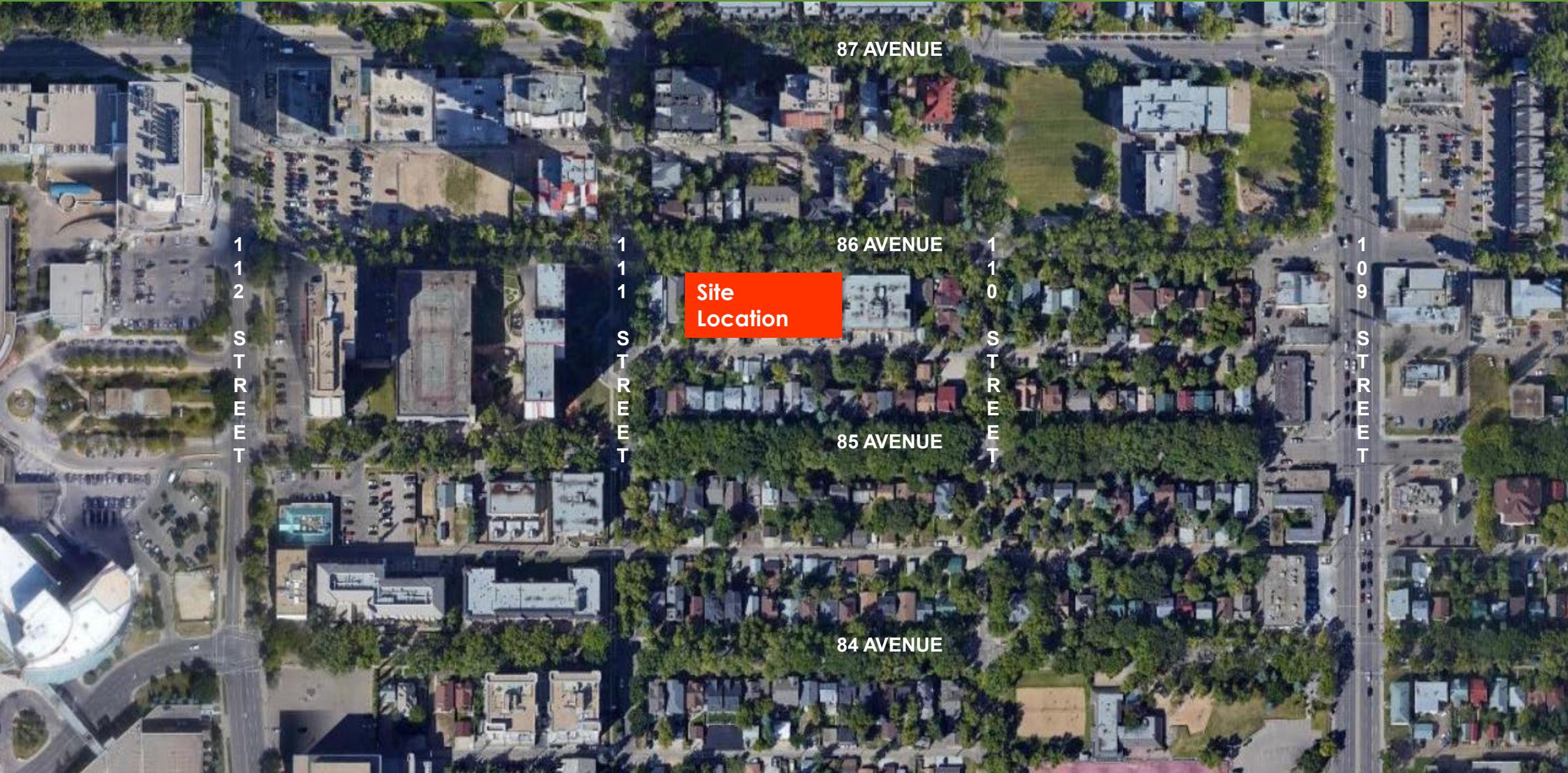
11023, 11027, 11031, 11033, 11037, 11039, 11041, 11042 and 11045 86 Avenue NW



**WESTRICH**  
PACIFIC CORP.

 **Stantec**

# Site Location



87 AVENUE

86 AVENUE

85 AVENUE

84 AVENUE

Site  
Location

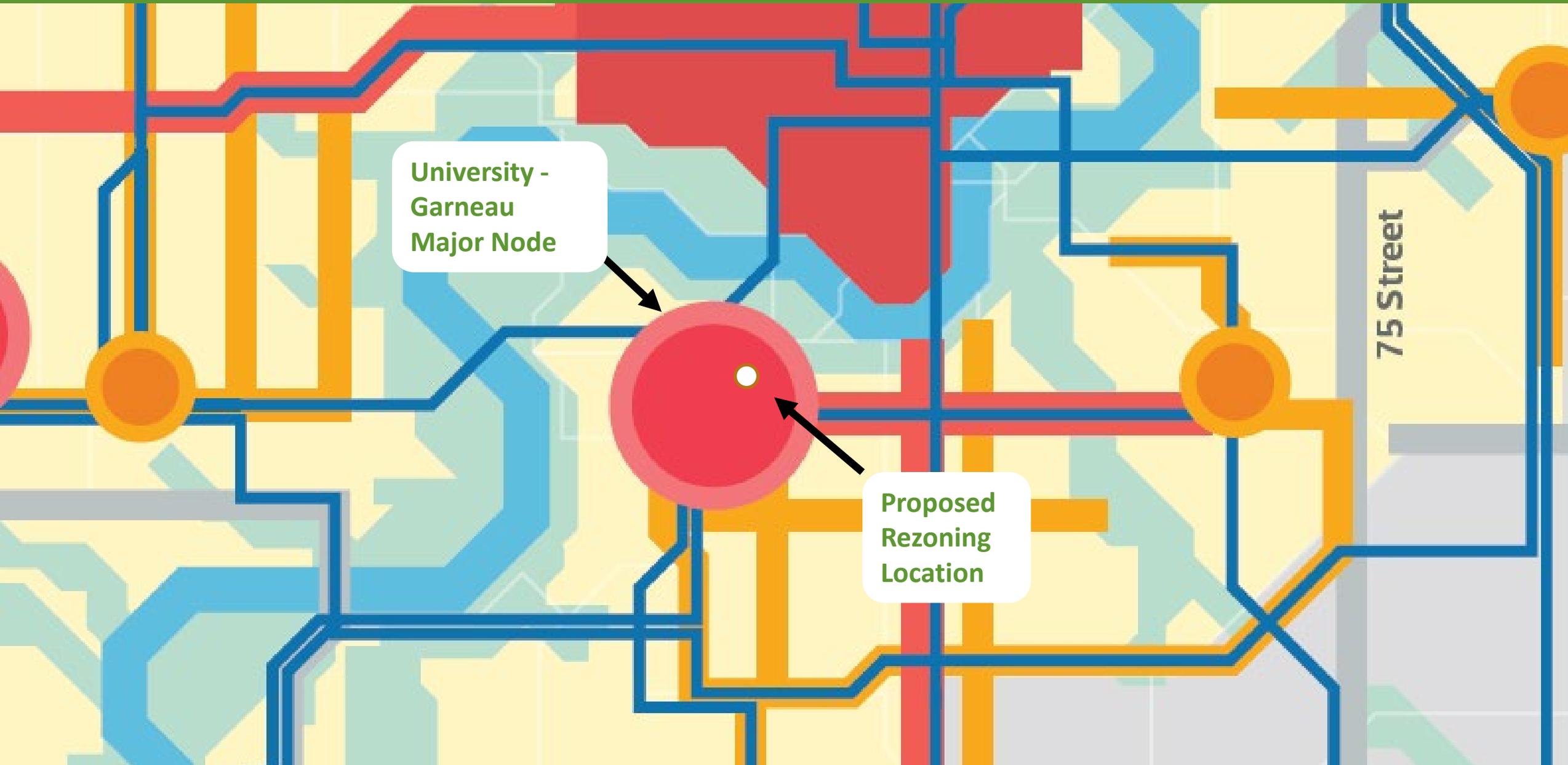
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# Alignment with City Plan



University -  
Garneau  
Major Node

Proposed  
Rezoning  
Location

75 Street

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



North View 1

# Transition in Height





Garneau Towers –  
20 storeys

Garneau Place  
RA8- five storeys

Proposed  
Garneau Park – six  
storeys

# Project Details Overview

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

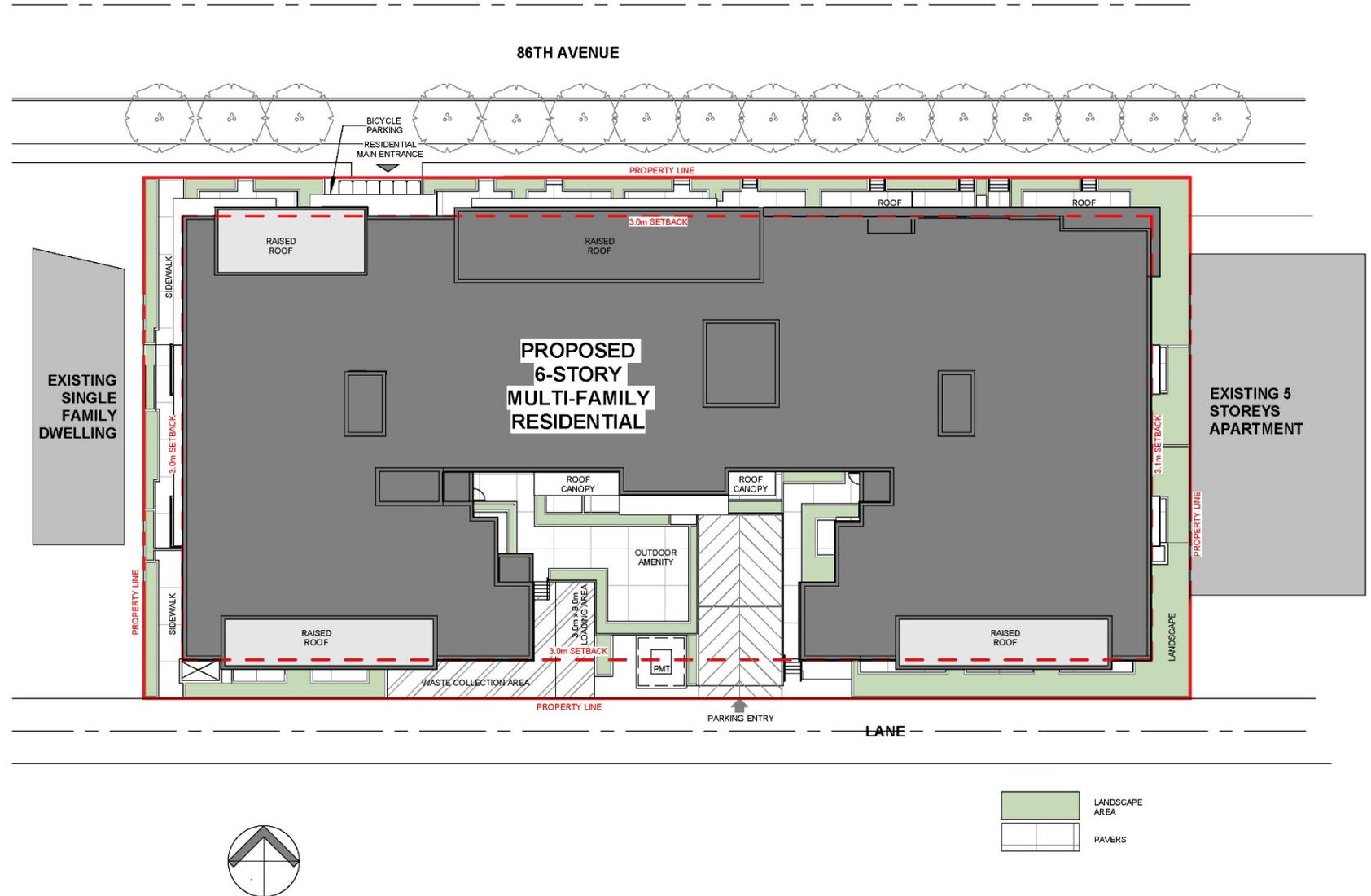
**EXISTING USE:** Single Dwelling Units

**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 (including at least 10 with 3 bedrooms and no less than 50% with 2 bedrooms)
- Townhouse style dwellings at the ground level facing 86 Ave NW
- Amenity Area: 7.5 m<sup>2</sup> per dwelling
- Parking: Underground off of south lane



# Privacy Screening to Improve Outlook Conditions

- Revised DC2 to require privacy screening along, south, east and west facades through the use of privacy screens, louvers, frosted glass and/or glass block



South View

# Former 86 Avenue Building Façade



# Additional Articulation and Breaks in the Façade Facing 86 Avenue



# Design Excellence

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

# Thank you



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