



Garneau Apartments

8515, 8521 & 8523 - 106a Street NW
Rezoning Application #: LDA20-0123

April 20, 2021

www.L7architecture.ca

CURRENT SITE

Current Zone: RA7 Low Rise Apartment Zone.

Overlays: Mature Neighbourhood Overlay.

Plan in effect: Garneau Area Redevelopment Plan (ARP).

Description: The site is occupied by three single family dwellings that are at the end of their use. The existing houses appear to have been built in the 1950's / 1920's with single car detached garages, which are accessed from the lane. The existing overhead power lines provide power to the houses.

Directly adjacent to the property there is a modern four-storey building to the north and a three-storey walk up to the south.

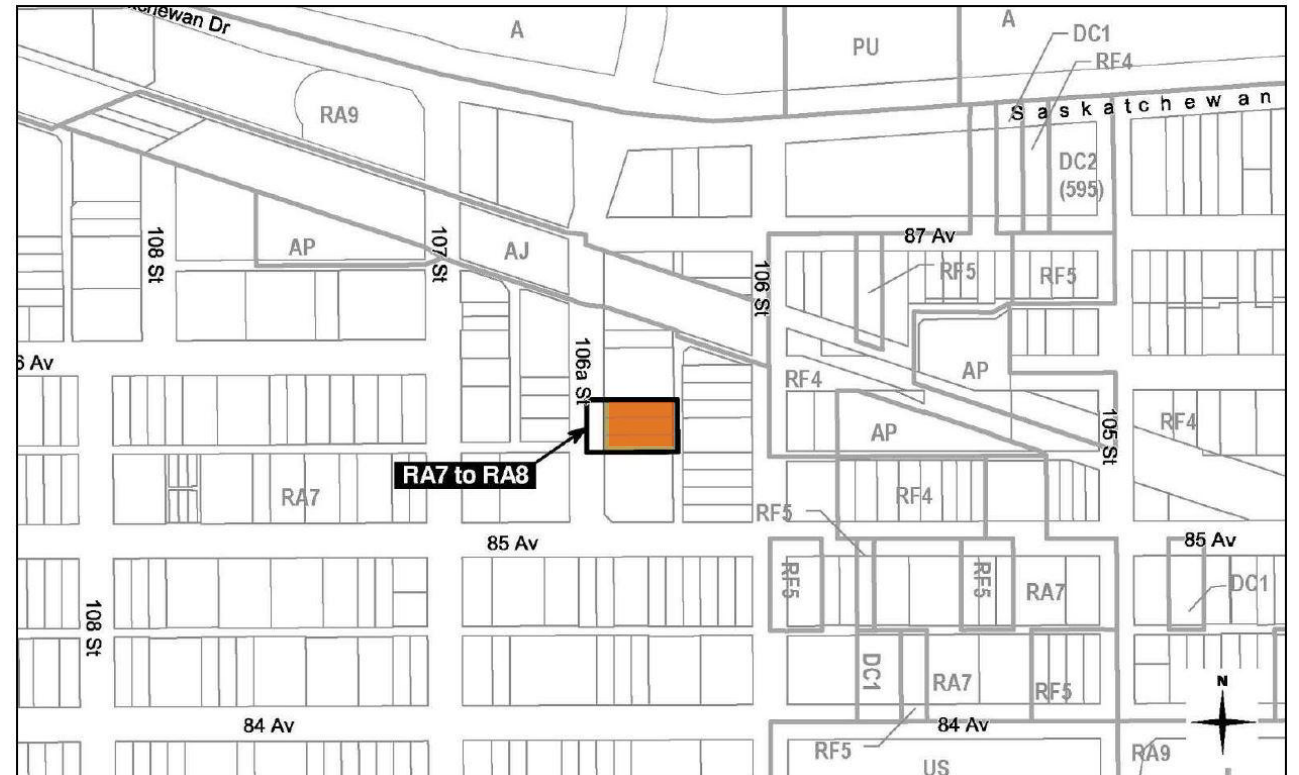
Surface parking is off the lane for each building.



PROPOSED SITE

Proposed Zone: RA8 Medium Rise Apartment Zone

- A residential apartment building (no commercial use).
- A maximum building height of 23 metres (an increase from the current maximum of 16 metres).
- A maximum building floor area of approximately 4,000 square metres, based on a floor area ratio (FAR) of 3.3.
- A compact, residential development within close proximity to a major node.
- General alignment with the Garneau Area Redevelopment Plan as well as supports the City's infill and density objectives.



PROPOSED CHANGES

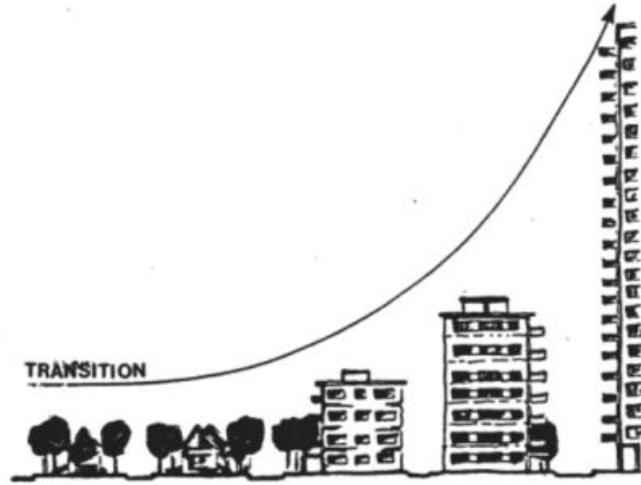
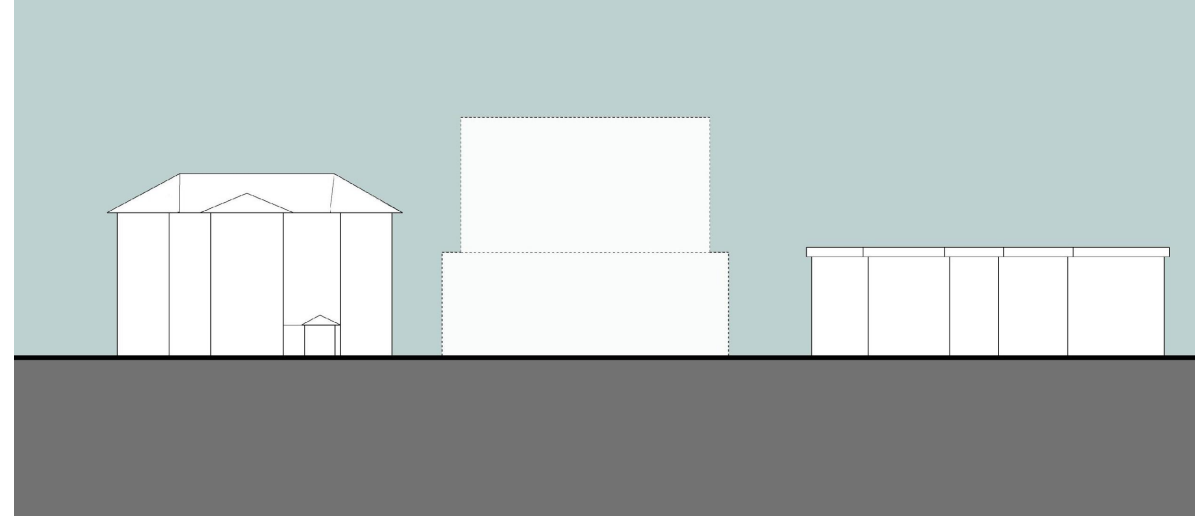


IMAGE FROM THE GARNEAU ARP SHOWING APPROPRIATE TRANSITION IN HEIGHTS

CURRENT

- RA7, Low Rise Apartment Zone.
- The minimum density shall be 45 dwellings per ha.
- The maximum Floor Area Ratio shall be 2.3 - 2.5.
- The maximum height shall not exceed 16 metres or 4-storeys.



PROPOSED

- RA8, Medium Rise Apartment Zone.
- The minimum density shall be 75 dwellings per ha.
- The maximum Floor Area Ratio shall be 3.0 – 3.3.
- The maximum height shall not exceed 23.0 metres or 6-storeys.

REZONING APPLICATION RATIONAL

JUSTIFICATION

We propose a modest increase in building mass.

The surrounding site is RA7 Low Rise Apartment Zone, therefore the only changes would be an increased height, Floor Area Ratio and density.

Transitions in building heights are currently being managed through setbacks from the property line and building stepbacks on storeys above 10m in building height. The proposed building respects this height transition (Garneau Area Redevelopment Plan).

The underground parkade, ride share stall and bicycle storage will reduce the traffic impact to the area.

Provide much needed housing near the University of Alberta and local amenities.

The proposed building uses ground level units with entrances facing the street and other features to promote a pedestrian friendly streetscape. A buffer zone is provided for housing opposite the site through the 20m wide avenue and a boulevard of mature trees.

Safely engaging the neighbourhood through Crime Prevention Through Environmental Design (CPTED).



ALIGNMENT WITH CITY PLANS

AREA REDEVELOPMENT PLAN

- The proposed development is designed to accommodate city growth while blending into the existing character of the neighbourhood.
- Manages an appropriate transition from low to mid-rise apartment buildings.
- Promotes medium density developments.

RESIDENTIAL INFILL GUIDELINES

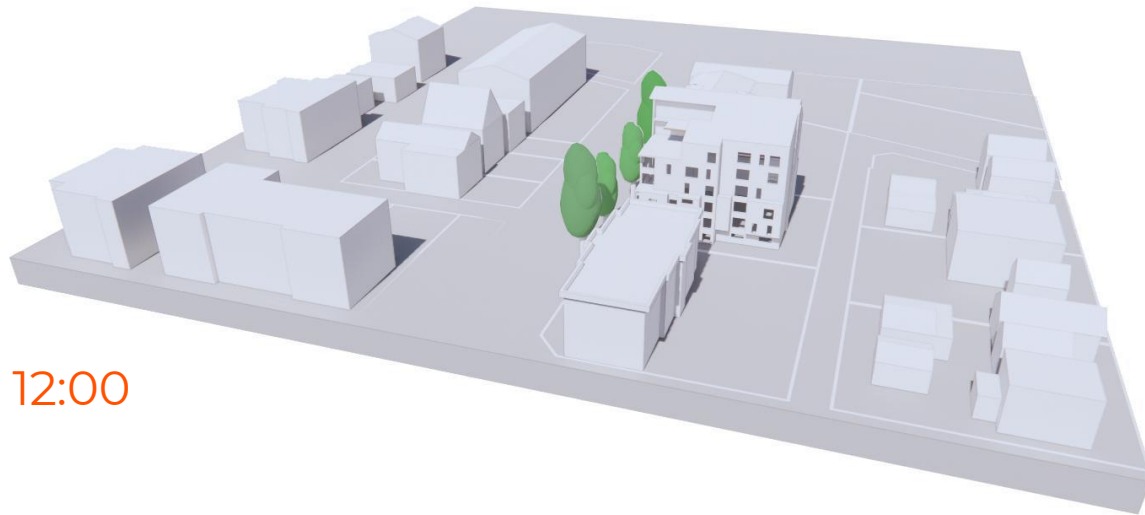
- Considers 5-8 storey buildings to be mid-rise apartments and medium density.
- Located in key activity centres (Whyte Avenue, the University of Alberta).

CITYPlan

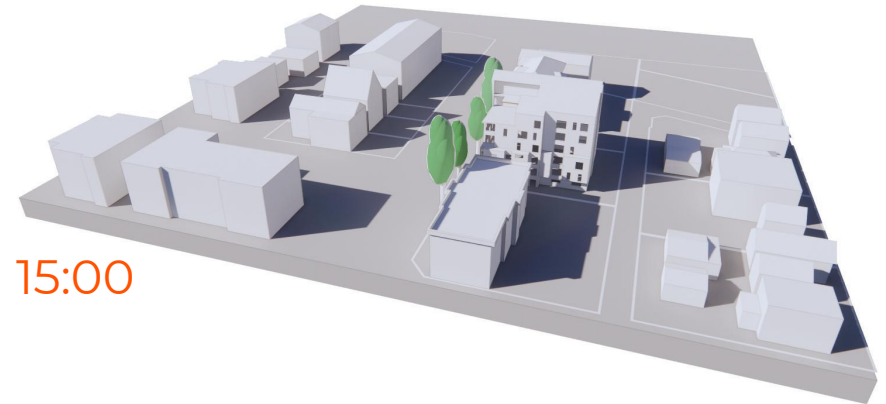
- Accommodates future growth within the City's existing boundaries.
- New residential units are created at infill locations, focusing on key nodes.
- The University – Garneau area is identified as 1 of 6 major key nodes.
- Whyte Avenue – Identified as a Primary Corridor.

SOLAR / SHADOW STUDY

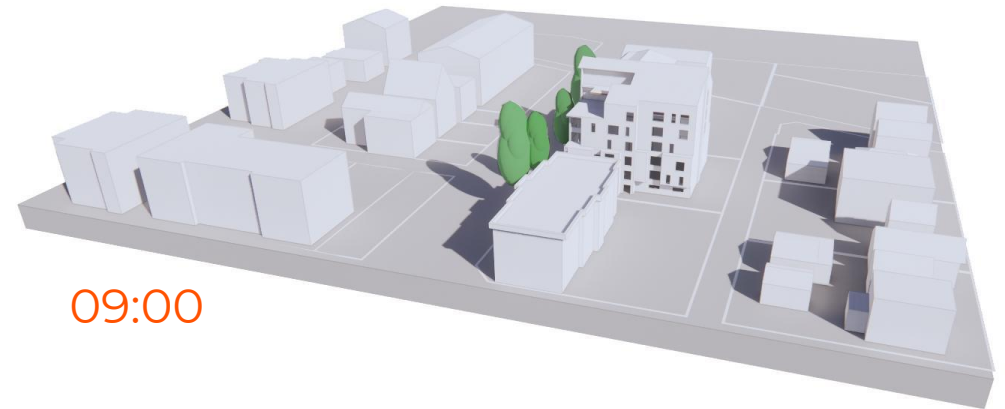
March/September 21st



12:00



15:00



09:00

The shadows created from this development are minimized by the shadows created by the existing trees and buildings surrounding the site.

REASON FOR REZONING

- Increased housing for students and families near the University and public transit.
- A meaningful six-storey building with a one-storey (23 stall) underground parkade with bicycle storage.
- The building proforma supports an underground parkade, reducing parking impact on the neighbourhood.
- 53 purpose built rental apartment suites.
- Large amenity areas and a roof top patio to provide ample collaboration space for students.
- Compact loading space and visitor parking provided off back lane.
- Encouraged walkability and pedestrian friendly streetscape.
- Efficient mixture of studio, one-bedroom, two-bedroom and three-bedroom apartments.

SITE FEATURES

- Landscaped to blend into the existing mature neighbourhood.
- Bylaw specifies the minimum number of trees & shrubs for the site.
- Maintain a pedestrian friendly streetscape.
- Includes planters and a walkway divider.
- A welcoming architectural entrance.
- A two-bin garbage enclosure maintained and cleaned from the lane.

WHAT WE HEARD



Support:

- Proposal supports large rental community.
- Reduces urban sprawl.
- Existing homes need to be replaced regardless.
- Existing rental buildings are outdated.
- Provides more options for students and families.
- Increased density will not impact neighbourhood character.

- Engagement dates:

- February 15, 2021 – March 1, 2021

- Number of Visitors:

- Aware: 135
- Informed: 44
- Engaged: 30

- Responses:

- Received: 47
- Opposed: 26
- In support: 20
- Neutral position: 1

Only 19% of individuals who visited the engagement website responded with potential concerns.

Majority of concerns raised have been addressed here and were related to the ARP, not the project specifically.

ADDRESSING PUBLIC CONCERN

Comments:

- Shadows – proposal is no higher than existing trees.
- Impact to city trees – no city trees will be affected.
- Change in height – transition follows Garneau ARP and is a gradual increase in height from the neighbours.
- Parking and traffic not impacted through use of laneway accessed underground parking.
- On site bicycle storage and close proximity to public transportation will alleviate street parking.
- Rideshare parking stall designation.
- No plans for commercial uses on this site (although RA7 already supports this).
- The character of the neighbourhood is supporting a key node for the U of A.



QUESTIONS / COMMENTS ?



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