



Holyrood Gardens Amendments

Design Aspects - May 4, 2021

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Holyrood Development Committee

November 17-27, 2017



Aerial view from the site facing west



Aerial view from the site facing east

Massing Comparison

Previous Concept - November 2017
Maximum height: 78 metres / 22 storeys

Maximized 35° View Angles
Maximum height: 48 metres

“...primarily focused on providing density rather than creating a sense of place or addressing the character of the area.”



“A fundamental redesign of this project is needed”

-Edmonton Design Committee
May 3, 2018

“Significant refinement and / or redesign of this project is still needed.”

-Edmonton Design Committee
June 7, 2018





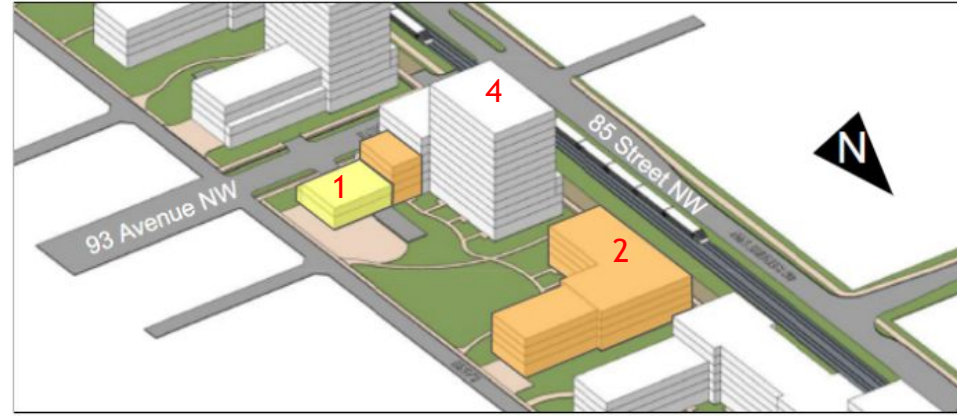
Corporate needs you to find the differences between this picture and this picture.



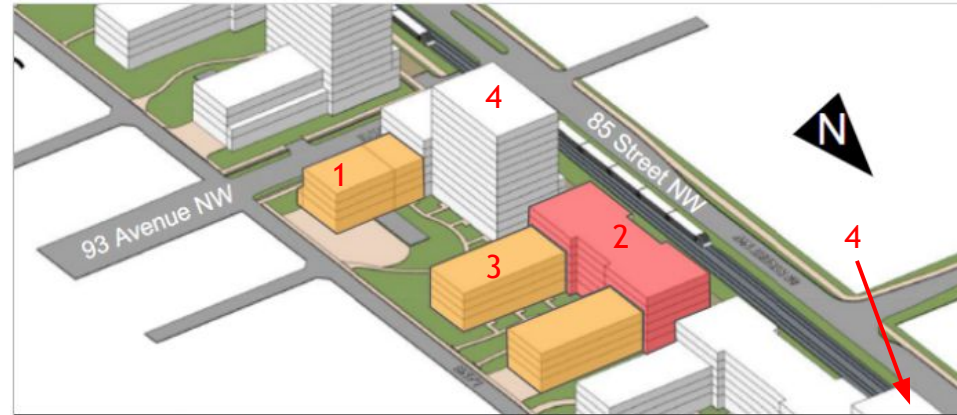
They're the same picture.

What's new is old again

1. Less variation, less transition, another wall
2. Less variation, less separation, increased wall effect
3. Less open space, less variation, a new wall
4. Wider towers



EXISTING ZONING BUILDING SHAPES AND HEIGHTS (LOOKING SOUTHWEST)



PROPOSED ZONING BUILDING SHAPES AND HEIGHTS (LOOKING SOUTHWEST)



“The proposed adjustments [...] decrease the quality of the development through the incorporation of larger buildings.”

- Administration Report
April 2021



The City Plan says...

Catalyze and Converge is about putting Edmonton into position to continually improve its competitiveness and readiness in a changing world. We must create the conditions, places and partnerships to retain the talent we have and attract new talent. Edmonton will support culture and **create beautiful and smartly designed urban spaces and places**. We will become a creative and entrepreneurial hub around which investment, innovation, technology and talent will gather.

2. Nodes and Corridors Network – To enable development and redevelopment opportunities and create attractive, vibrant urban places, density will be concentrated in a network of nodes and corridors. Nodes and corridors create logical areas of concentration within districts and support housing and employment growth that is well served by transit. They are places to be and to gather. They are animated with people and activity with **an emphasis on design and beauty that creates a sense of place**.

6.2.2 Promote a well connected, attractive and delightful city through beautiful architecture, animation and urban design excellence.

6.2.2.1 Encourage excellence in design through advocacy, education, competitions and partnerships.

6.2.2.2 **Incorporate a high standard of design for public and private development with an emphasis at nodes, corridors and city entrances.**

Planning and Design

As we double our population within our existing city boundary, how will we create great places for people to live and businesses to thrive? Planning and Design in Edmonton is about working with what we have today and continuously adapting and reimagining our built environment to meet the needs of two million people in the future. To begin with, it means we are going to grow and change in all areas of the city while stewarding the resources, places and stories we have inherited for future generations. **We will be sensitive as we design and renew Edmonton's urban form, density, image and identity**. Planning and Design must be informed by our relationship with what makes Edmonton unique and consider development influences and constraints (See Map 12). Creating more room to grow will be supported by prioritized investment in both the developing and redeveloping areas of the city, so that we can provide the facilities and services that Edmontonians need.

Do we want to create a sense of place for people?

With urban design that inspires,
like the City's vision for
Blatchford.



Source: blatchfordedmonton.ca/news-and-gallery/image-gallery/

...or just some
buildings and hope
people show up?

Like Toronto's St. James Town,
the poster child of density with
poor urban design.



Source: [curbed.com/2016/5/4/11521812/jane-jacobs-toronto-spadina-expressway](https://www.curbed.com/2016/5/4/11521812/jane-jacobs-toronto-spadina-expressway)



Thank You



Sources: Edmonton Urban Design Awards
2017 & 2019, Infill Design Awards 2019