

BYLAW 19592 AND CHARTER BYLAW 19593 ROW HOUSING DEVELOPMENT

8715 110 STREET NW, EDMONTON

MAY 4, 2021

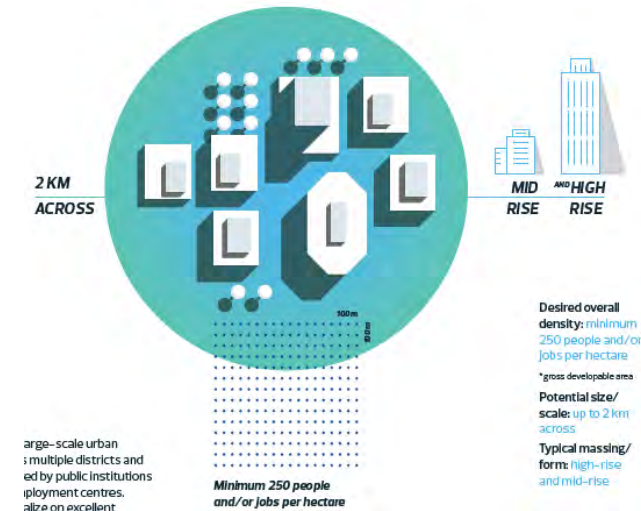
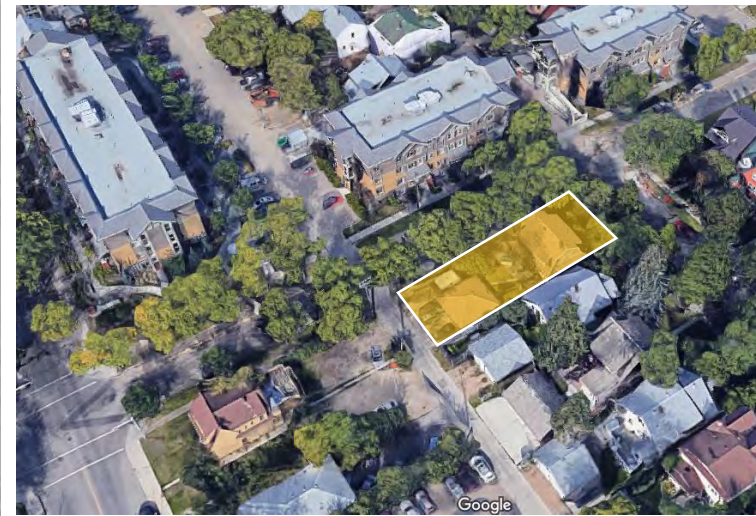
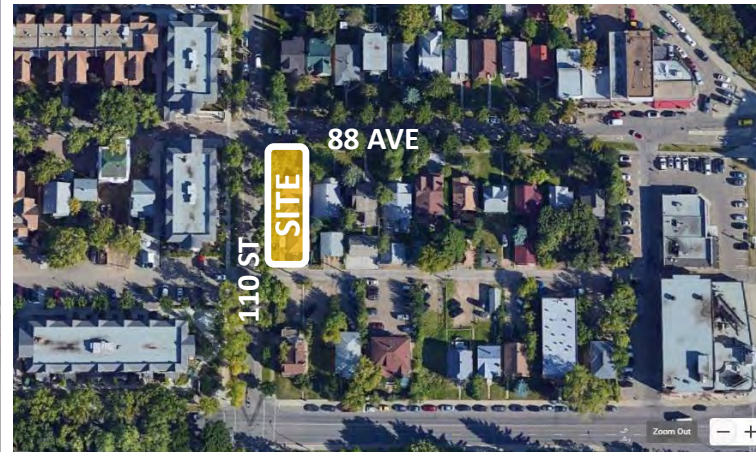
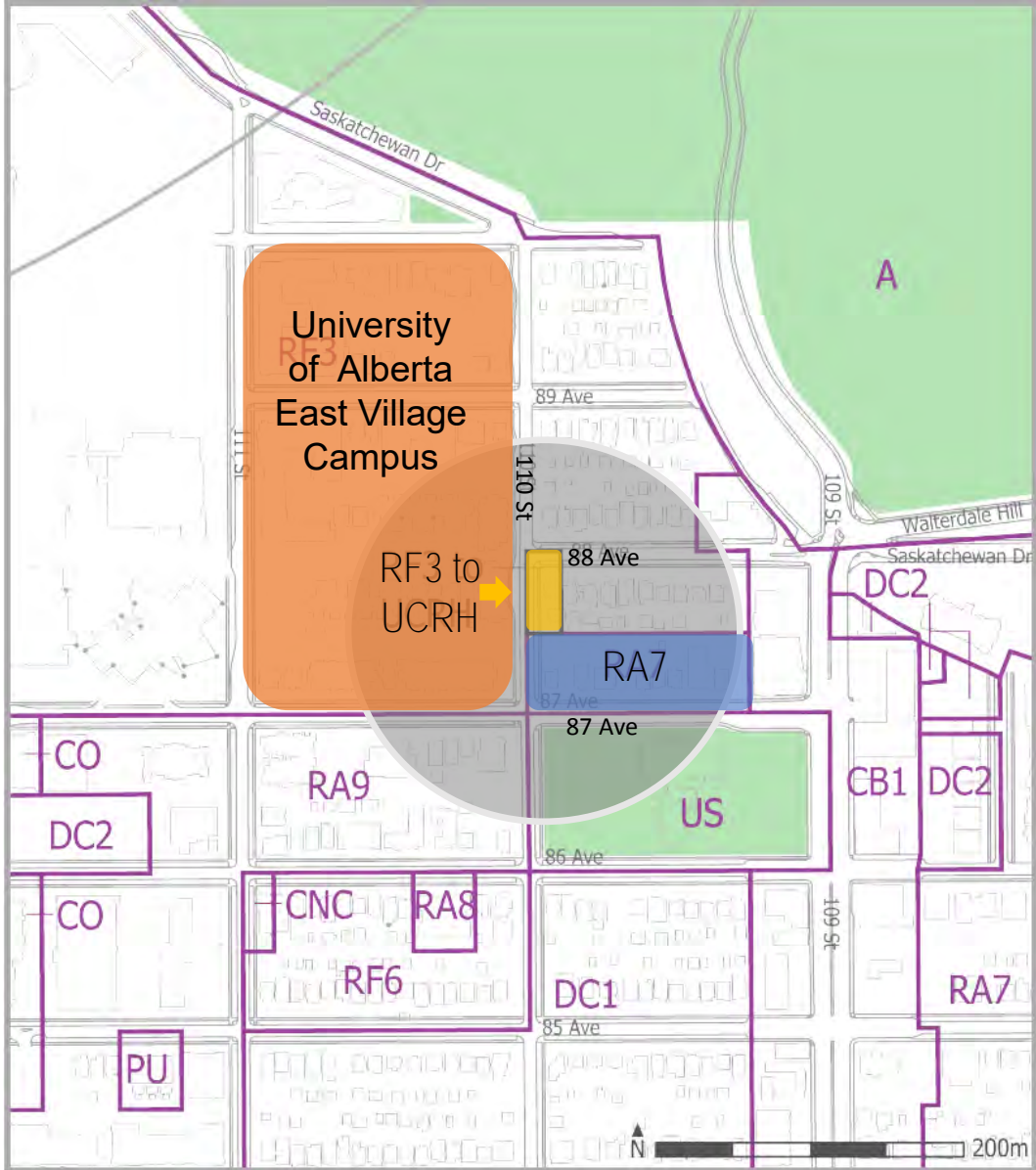
PRESENTER #1 (JARED CANDLISH)

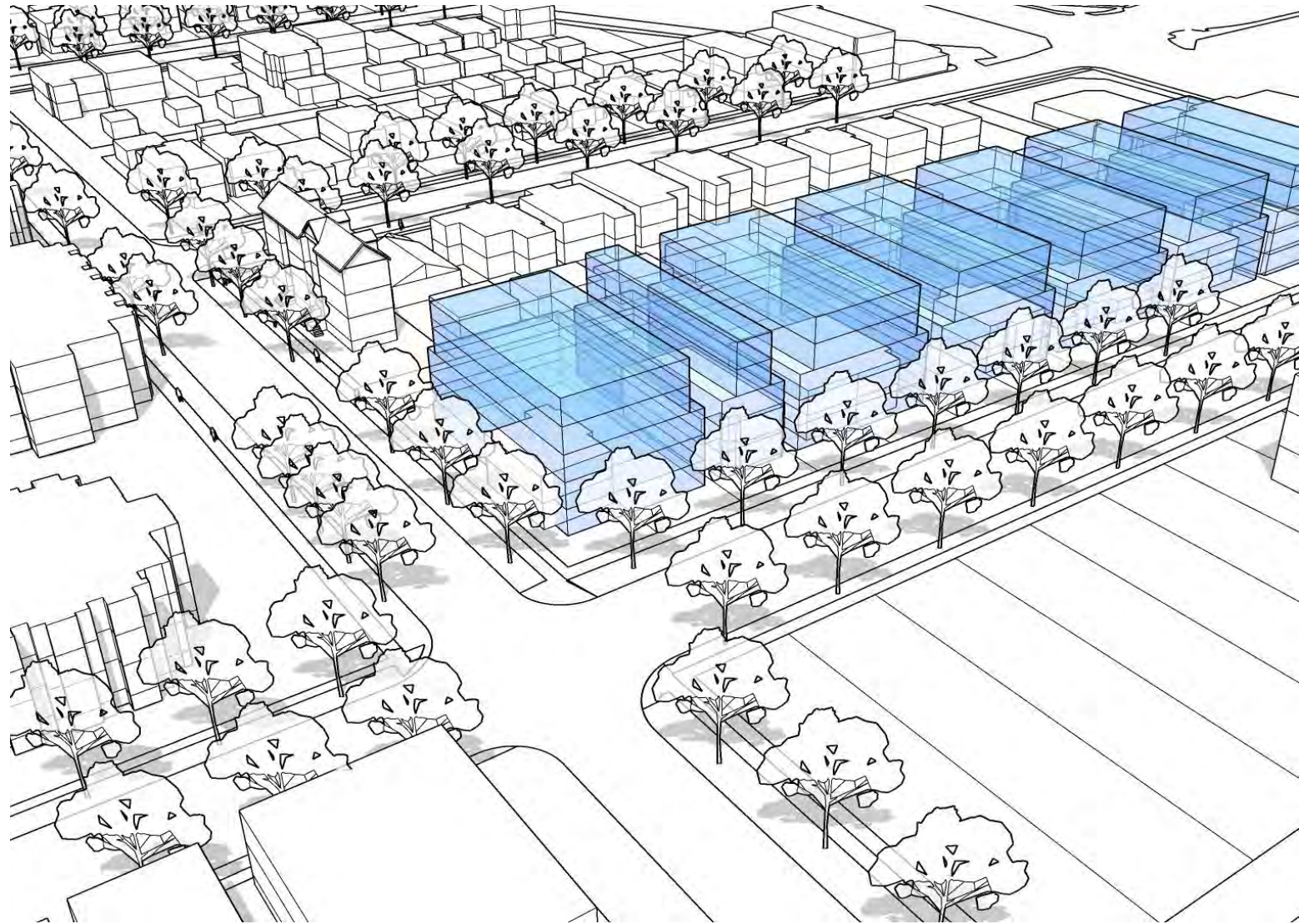


EXISTING CONDITIONS



This development complements the existing context, complies with the Garneau ARP, and will support the implementation of the University-Garneau Node envisioned in the City Plan.



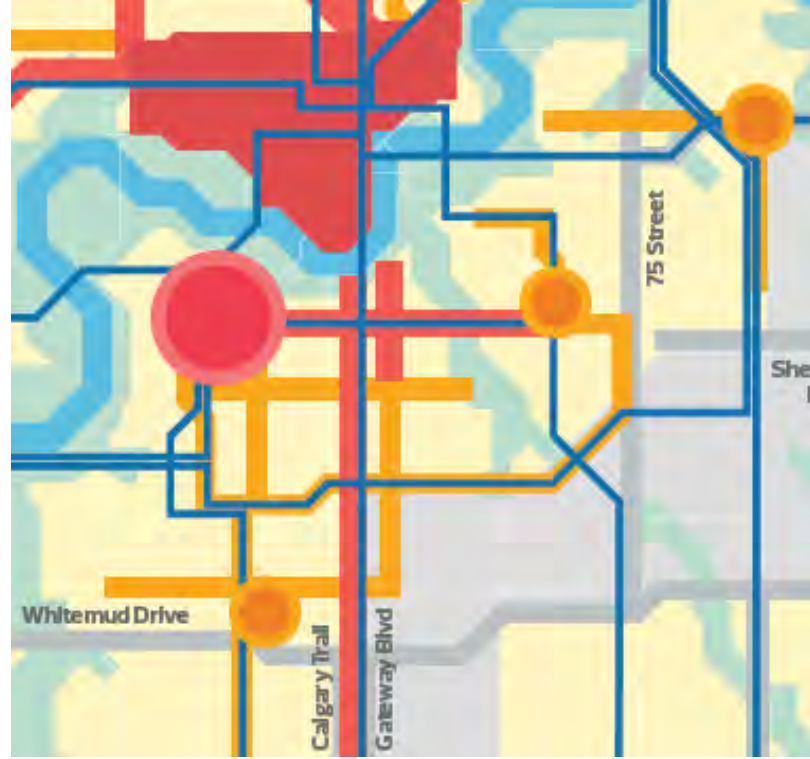




88 AVENUE (looking east)



Rockcross House and Speedwell House



Policy 1.3.3.4:
 “Enable all districts to achieve more income-diverse neighbourhoods and a greater mix of land uses.”

Policy 2.2.1.6:
 “Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area (see map 1 - City Plan Concept).”

PRESENTER #2

(DNYANESH DESHPANDE)



BEST PRACTICES IN URBAN DESIGN

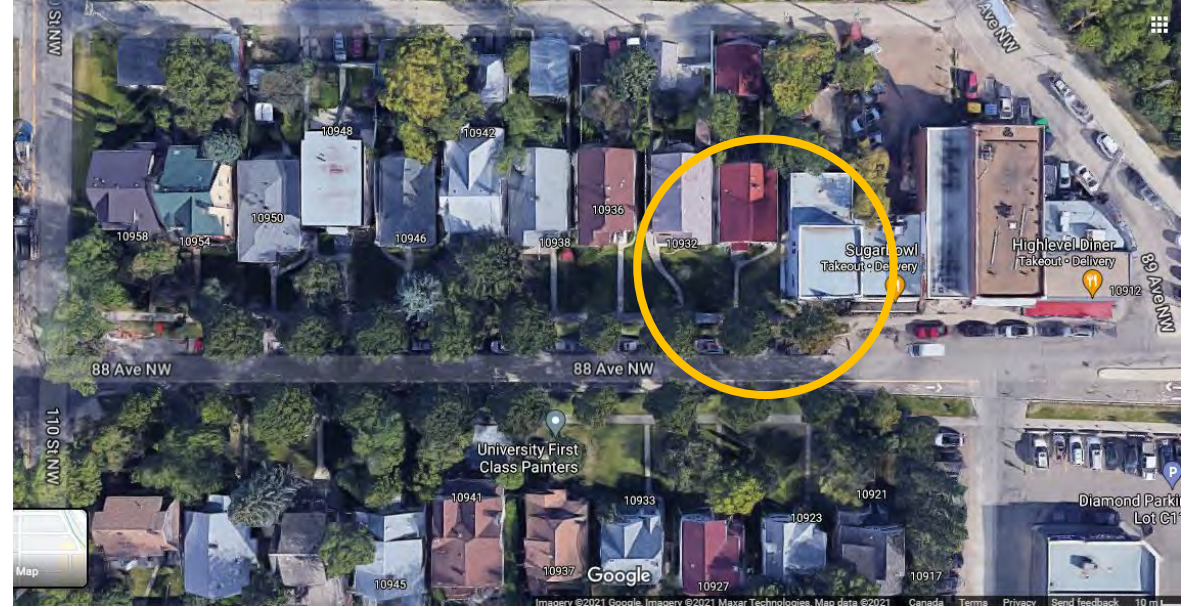


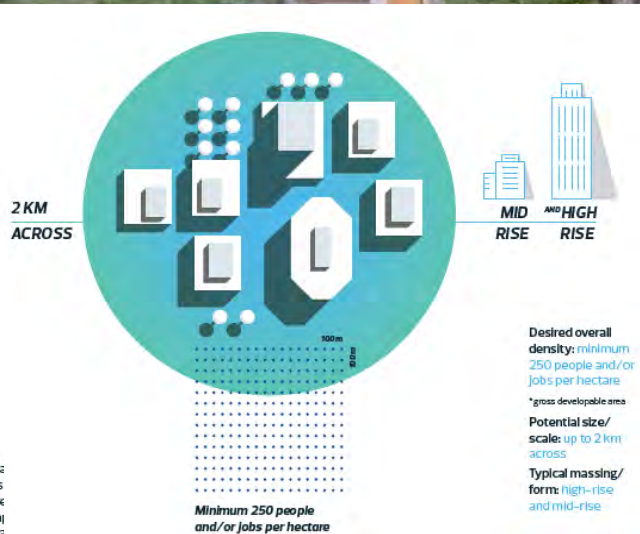
G2

Corner lot developments are encouraged to address the avenues to create better overlook and a more welcoming pedestrian environment



JASPER PLACE Area Redevelopment Plan





Only the west side of 110 Street provides active frontages

Quality infill development responds to taxpayers' investment

BIKING

110 Street bike lane



- NEW TWO-WAY PROTECTED BIKE LANE:
- NEW PARKING BAY:
- PARKING:
- EXISTING TREES:
- EXISTING TRAFFIC DIRECTION:
- SHARED-USE PATH:
- EXISTING TRAFFIC SIGNAL:
- BIKE PARKING:

PROTECTED, ON-STREET, TWO-WAY BIKE LANE



BIKING

88 Avenue bike lane connector

87 AVENUE TO 90 AVENUE



- NEW TWO-WAY PROTECTED BIKE LANE:
- NEW BIKE SIGNAL:
- EXISTING TREES REMOVED:
- PARKING:
- NEW PARKING BAY:
- EXISTING TREES:
- NEW SIGNAGE:
- NEW BIKE SIGNAGE:
- NEW BIKE SIGNAL:
- NEW TREES:
- RAISED CROSSWALK:
- BIKE CONNECTION:
- NEW SHARED-USE PATH:
- EXISTING TRAFFIC DIRECTION:
- EXISTING SIGNAGE:
- EXISTING SIGNAGE REMOVED:
- EXISTING BIKE SIGNAGE:
- EXISTING BIKE SIGNAGE REMOVED:

PARKING BAYS/LOADING ZONE EXAMPLE



PROJECT OUTCOMES



Infill development responds to context and addresses emerging needs.



The costs of doing infill development are reduced.

Developer has been trying to develop this site for 2 years



We have a diverse mix of housing options that support social and community inclusion in our neighbourhoods.



Laneway housing opportunities are expanded.

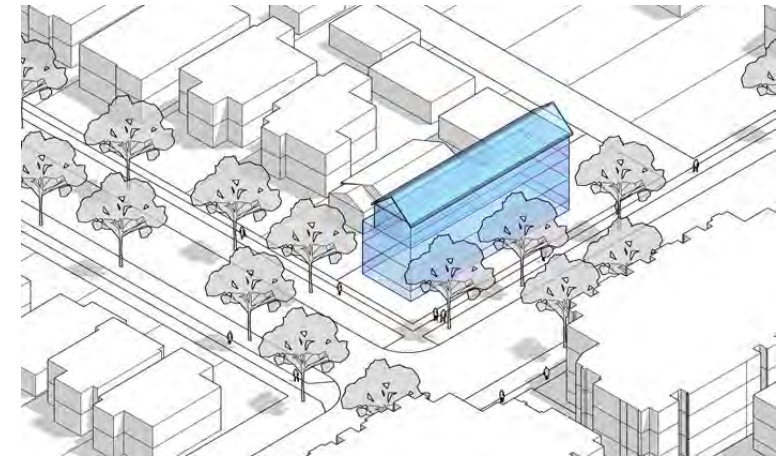
N/A



City infrastructure investment is aligned with infill development.



Everyone involved is clear about the development process and what to expect.

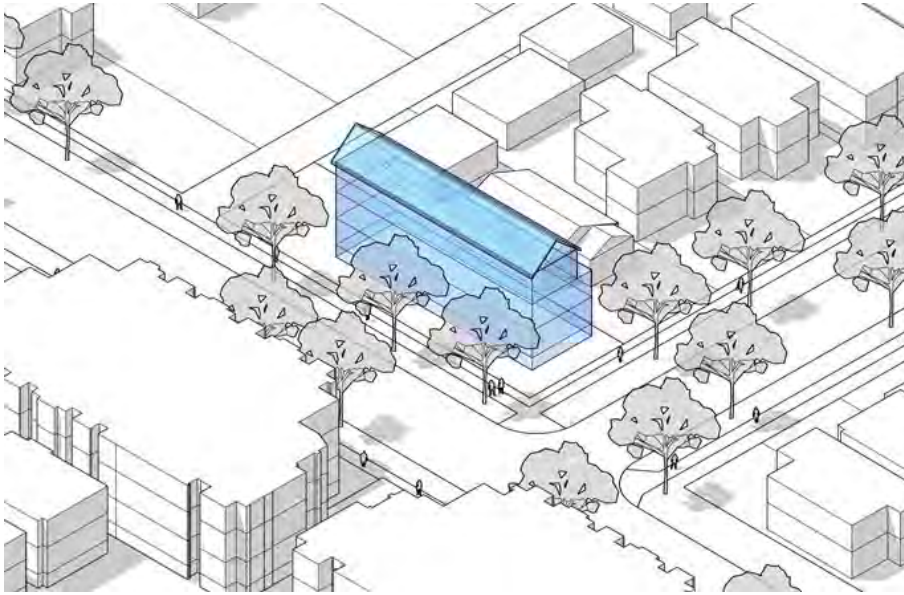
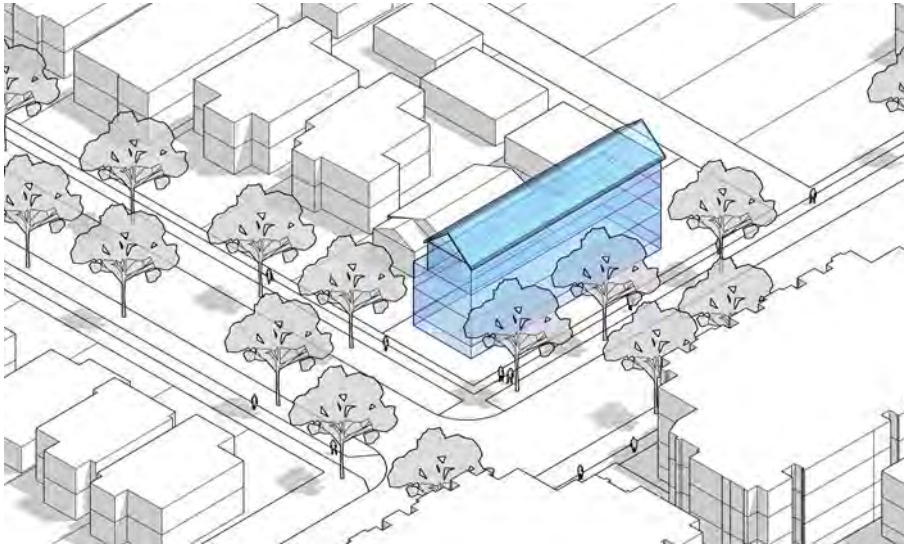



PRESENTER #3 (JUSTIN WU)

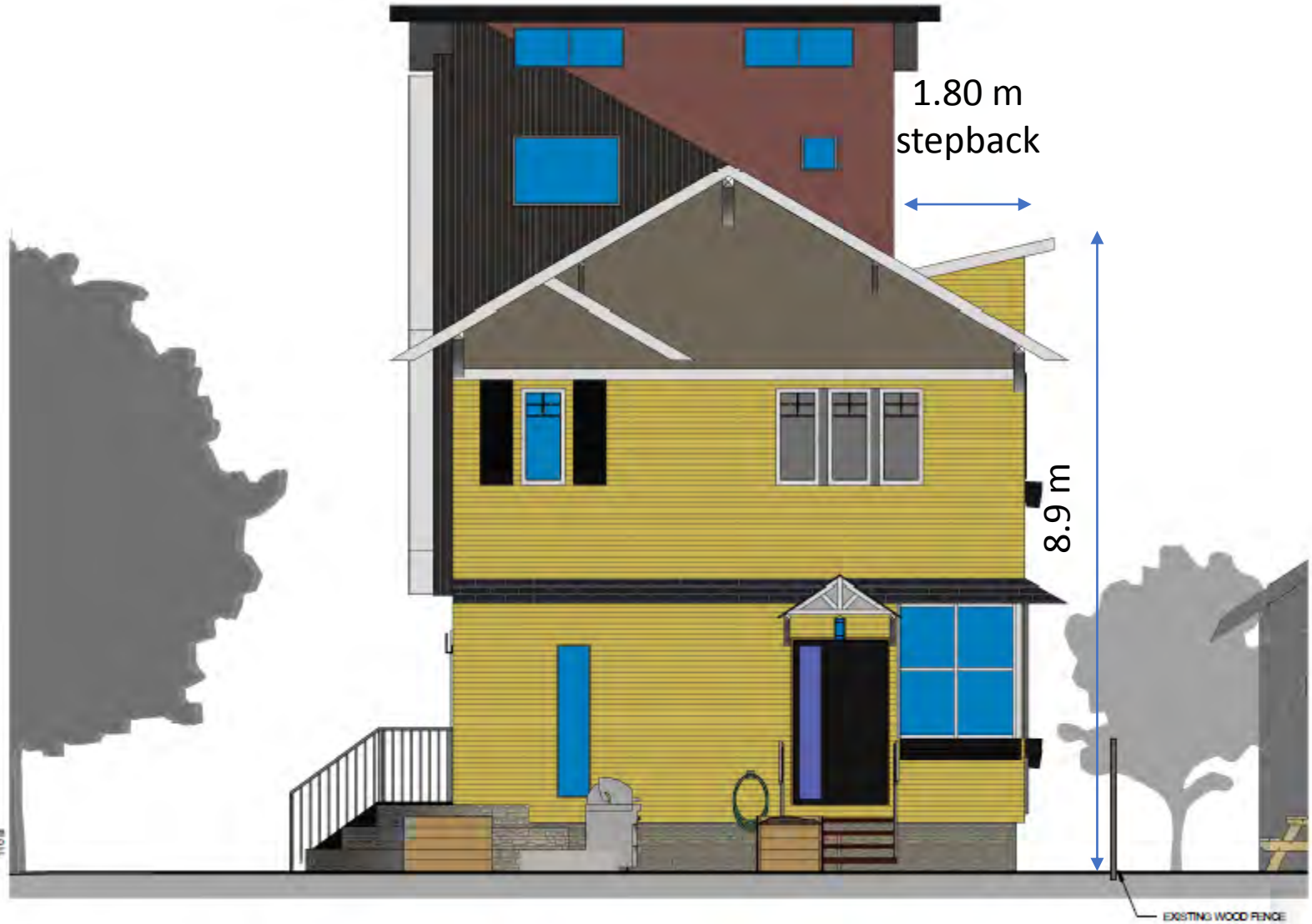


UCRH DESIGN POTENTIAL











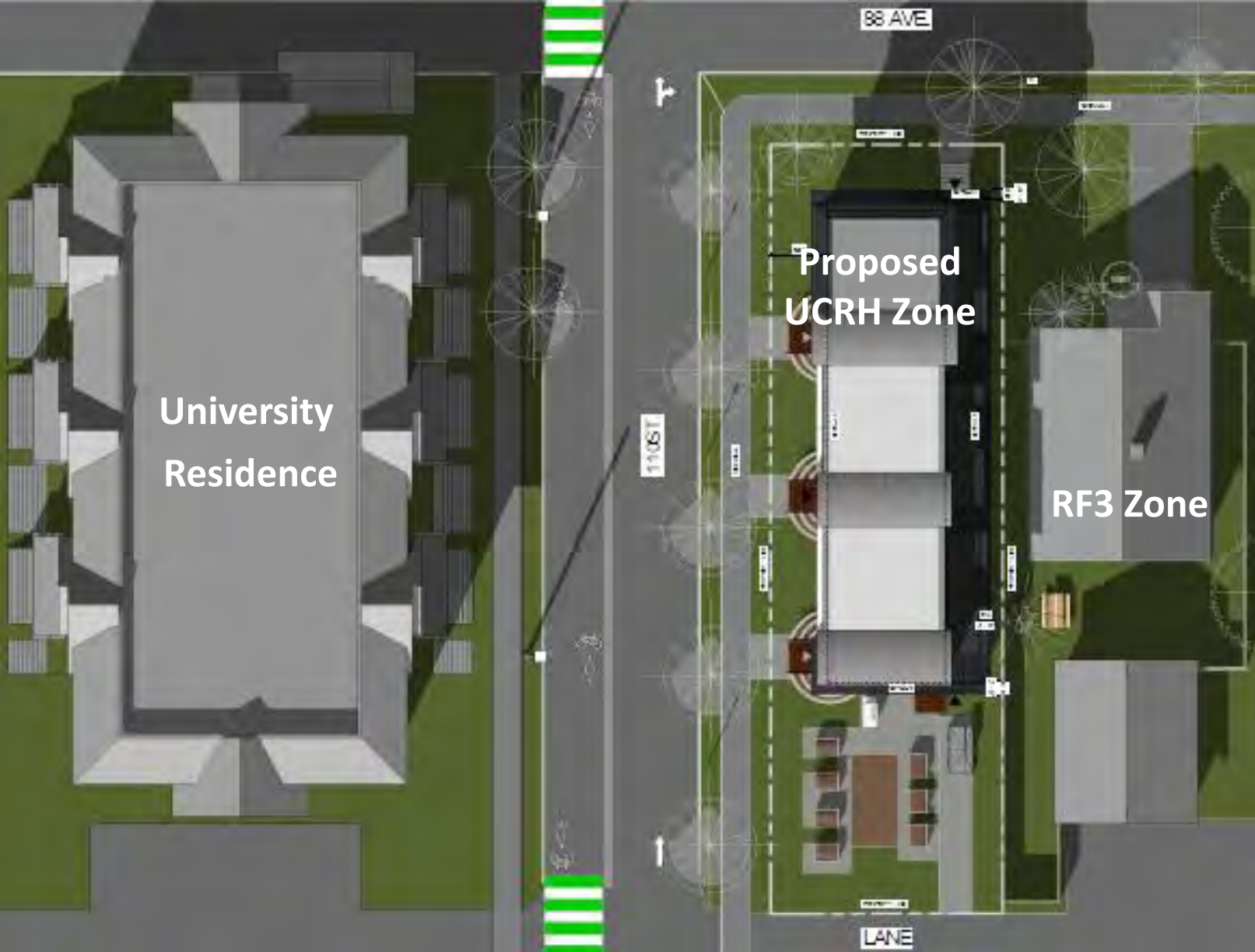


PRESENTER #4 (MARCELO FIGUEIRA)



WHY WE CHOSE THE UCRH ZONE

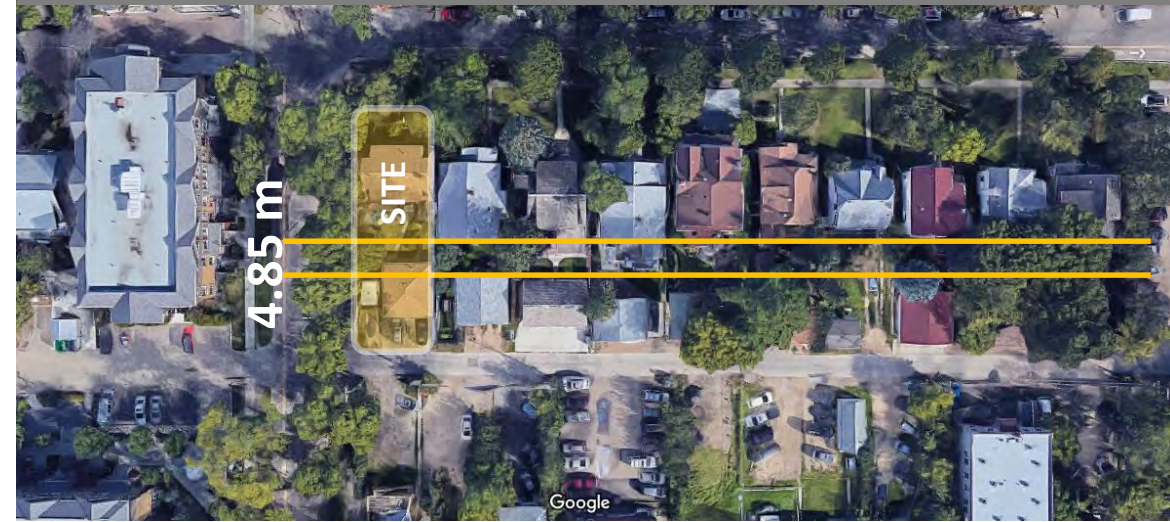




The UCRH Zone fits well between the University Residence across 110 Street and the single-detached house to the east. It makes our lot a perfect candidate for this transitional zone.



EXISTING BACK YARD INTERFACE



EXAMPLE IN WESTMOUNT



EXISTING INTERFACE WITH ADJACENT HOUSE



EXISTING FRONT YARD INTERFACE

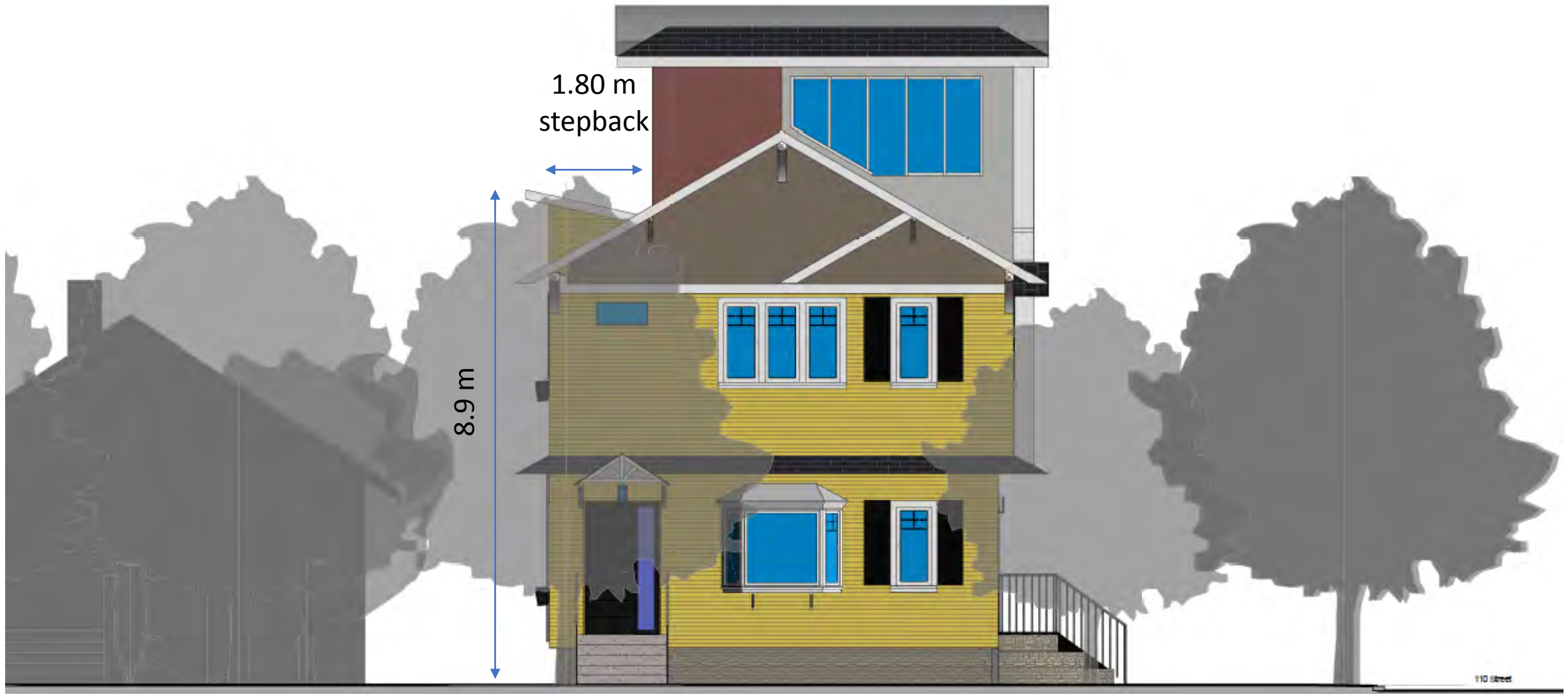


EXAMPLE IN CHAPPELLE





The (UCRH) Zone provides an opportunity to design a product tailored to a demographic that would like to live more urban but not in a compact unit.



A 12 m rear setback
minimizes wall effect on the
adjacent house.

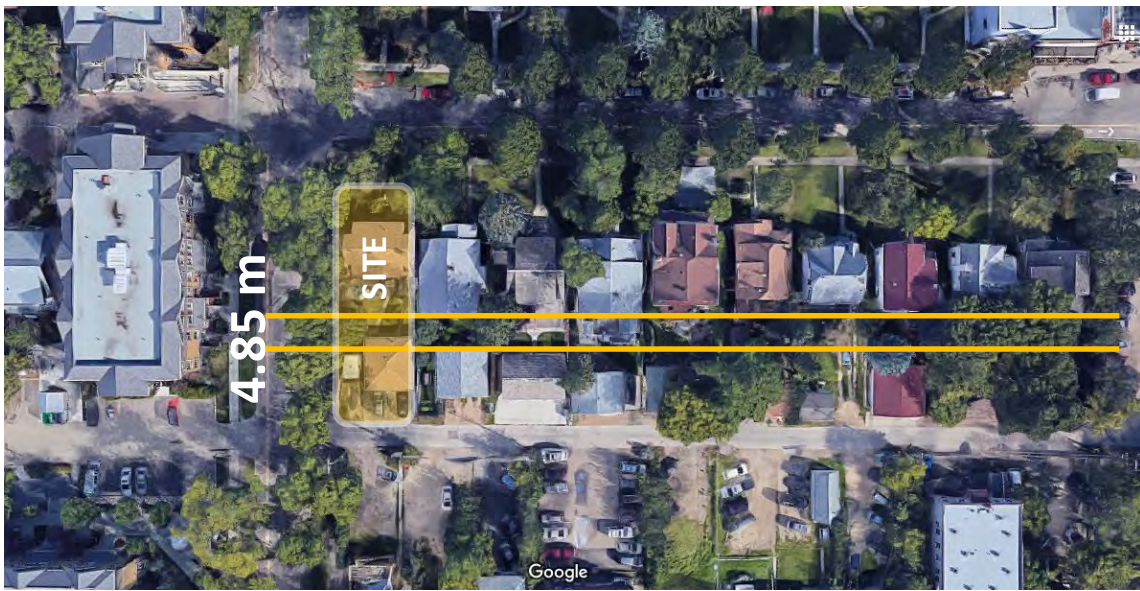


PRESENTER #5 (JAMES COWLEY)



INTERFACE WITH ADJACENT PROPERTY





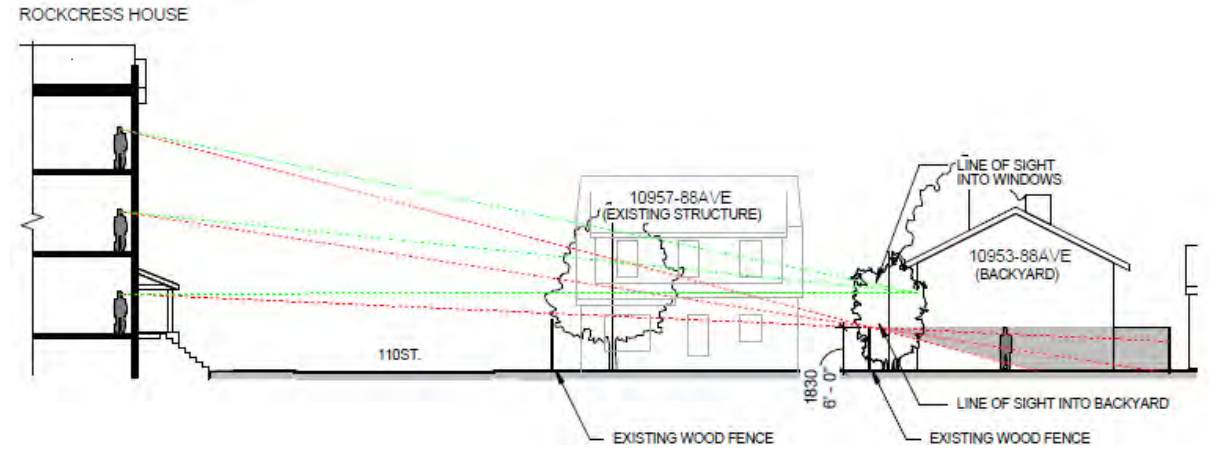


EXISTING INTERFACE WITH ADJACENT HOUSE



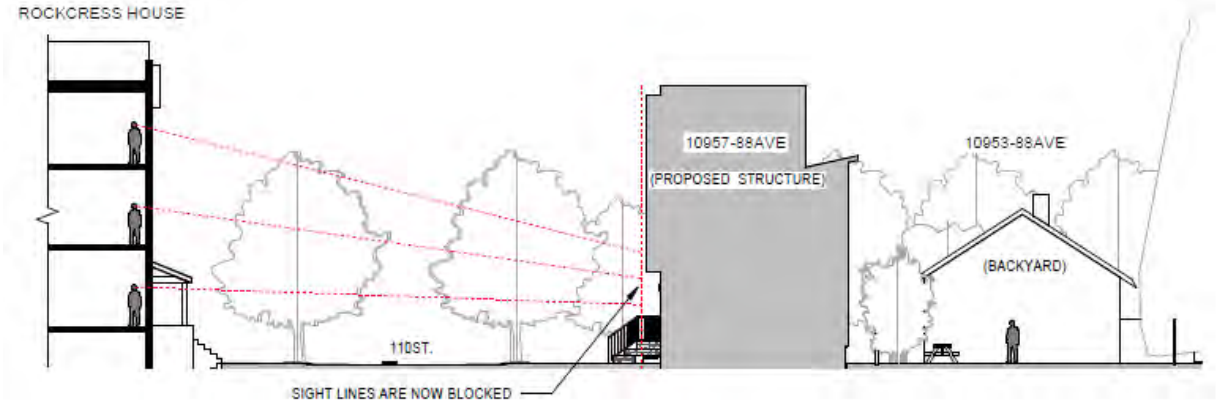
SIDE SIGHTLINES

This development will mitigate existing privacy issues and will be design to avoid future overlook into the adjacent house back yard.



Sight Lines From Rockcress House

1 : 200



Sight Lines Blocked From Rockcress House

1 : 200

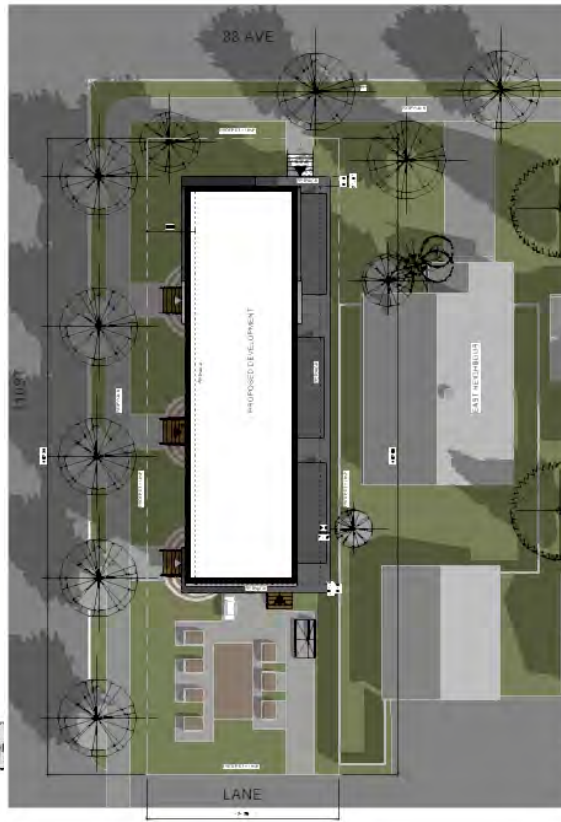


MARCH 20 AT 2:00 PM



9:00 AM

The neighbouring house further to the east casts shadows onto the house adjacent to our site.



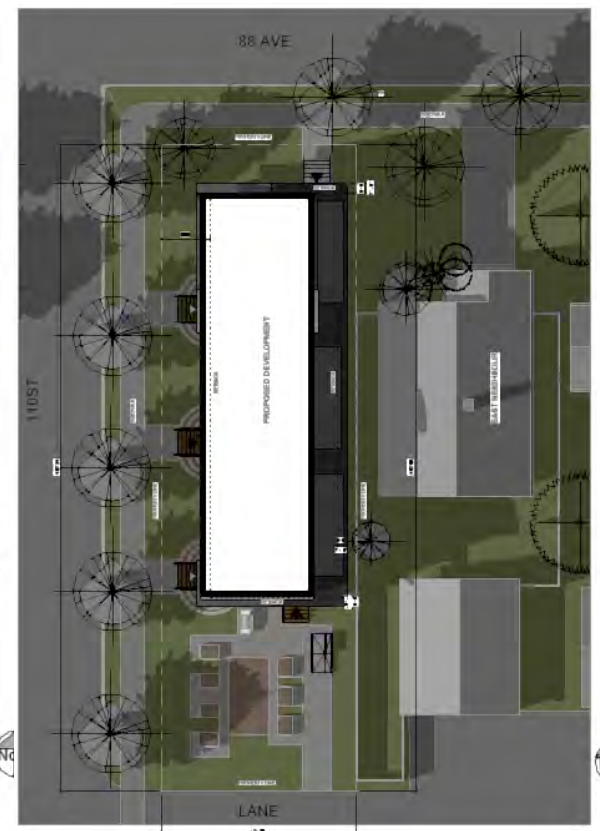
11:00 AM

As the sun gets higher, it moves beyond the trees and there is more light being brought into the adjacent house.



3:00 PM

Our building starts to cast a sharp angle onto the adjacent house on the N/W corner. The house backyard remains in full sun light.



5:00 PM

As the sun starts to go down, the house backyard begins to experience some shadows.

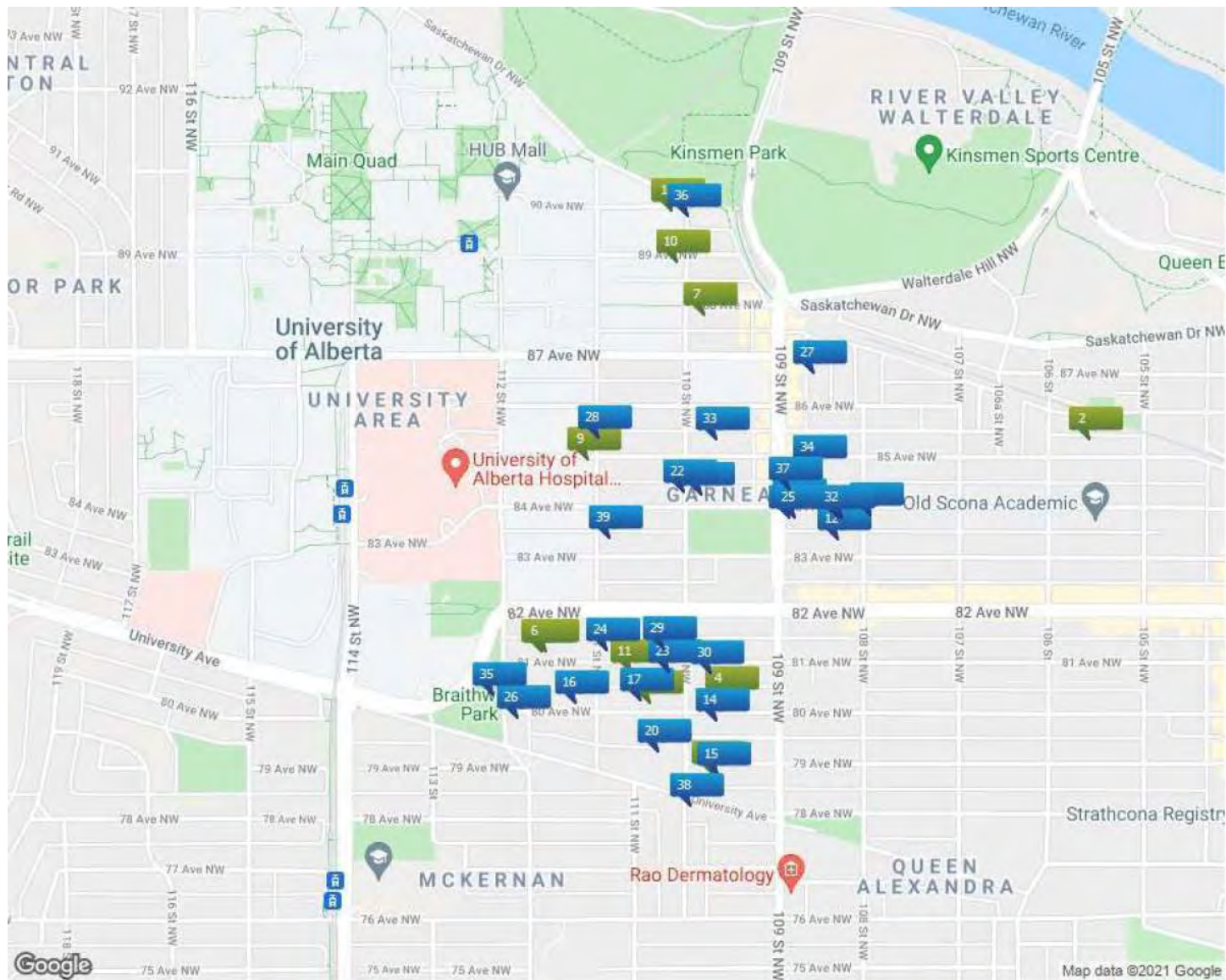
PRESENTER #6 (MICHEL)



PROPERTY VALUES







TWO YEARS ACTIVE SOLD COMPARISON IN GARNEAU







Assessment Information

Municipal Address: 10953 88 AVENUE NW EDMONTON AB
Account Number: 7172406
Assessed Value: \$530,500
Assessment Class: Residential
Neighbourhood: GARNEAU
Garage: Yes

PRESENTER #7 (DOROTHY PINTO)



PROPERTY VALUES





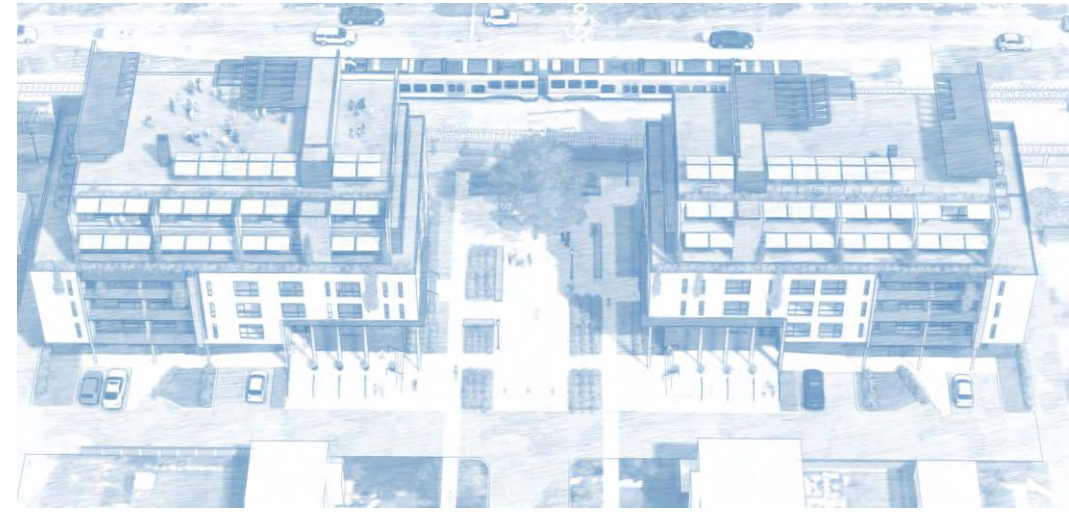


PRESENTER #8 (BRYCE PINTO)



THE RIGHT LOCATION FOR REDEVELOPMENT IN
GARNEAU





VISION FOR DEVELOPMENT





- Mailout prepared by City Planning to mimic a DC2 process (December 2020)
- Zoom meeting with adjacent neighbour, the community, and the Garneau Community League on December 17, 2020
- Zoom meeting with adjacent neighbour and a Garneau Community League representative on February 3, 2021
- Zoom meeting with meeting with adjacent neighbour, the community, and the Garneau Community League on February 11, 2021
- Zoom meeting with Community League representatives on April 29, 2021



**Front Elevation
(88 Avenue)**



**Rear Elevation
(back alley)**



Rear yard / Communal Amenity Area



Revised side yard without entrances



ADJUSTMENTS TO CONCEPTUAL DESIGN





UCRH Concept



WEST ELEVATION

Previous RF3 Concept



Southwest View - 110 Street



PREVIOUS SDAB DECISION



THANK YOU
BYLAW 19592
AND CHARTER BYLAW 19593
ROW HOUSING DEVELOPMENT

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