



Westrich Pacific Corp.

URBAN DESIGN BRIEF

Direct Control Rezoning on 111 Street

November 6 . 2018

1.0 OVERVIEW

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Figure 1.1 Aerial Photograph

Background and Purpose

Westrich Pacific Corp. proposes to rezone property located at 10011, 10015, and 10023 111 Street NW within the Oliver Neighbourhood. The proposed development includes a podium, with a tiered high rise residential tower with opportunities for street-oriented residential uses and small scale commercial uses. The podium will frame and address the tree-lined boulevard at a pedestrian scale, with the tower set back from the street.

The corner site fronts onto 111 Street and 100 Avenue. The east edge of the site is accessed by a north-south lane from 100 Avenue. The north edge is bordered by a three storey apartment building. There are currently two low rise apartment buildings and a surface parking lot on the 0.348 ha (37,500sf) site. These buildings were constructed mid-century and are at the end of their useful life.

The purpose of this urban design brief is to provide an overview of the site in physical context to help the reader understand how this site fits into this location within the City's urban structure. Second, it provides the design vision that will inform the concept, plans and design solutions in the next stage of development.

The design presented in this brief is conceptual and subject to revisions and modifications. This document is intended to illustrate the intended design for the site.

2.0 CONTEXT ANALYSIS

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1. View SE from 111 Street



2. View NE from Hospital Parkade



3. View NE from 111 Street



4. View West from Site



5. View NW from 100 Avenue



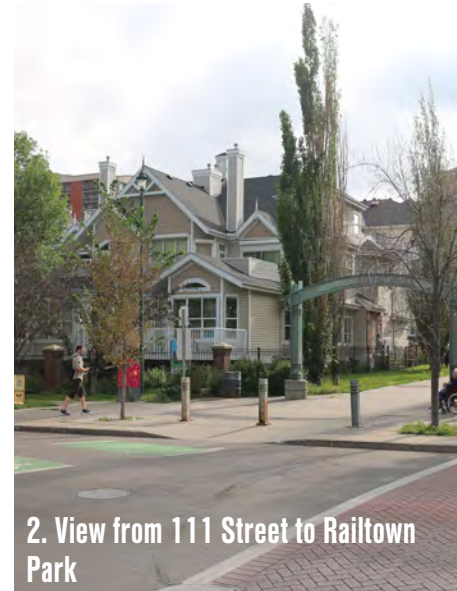
6. View NW from Alley

Existing Site Characteristics



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Neighbourhood Characteristics



Area Land Use and Character

The site is located in the south east portion of the Oliver neighbourhood on the west edge of downtown Edmonton. Oliver is one of the most dense neighbourhoods in Edmonton. The neighbourhood attracted a significant amount of multi-family development between 1960 and 1980, with close to two-thirds of the housing stock built over this 20 year period. Development slowed significantly in the 1980s, with incremental redevelopment in the 1990s and 2000s. The scale, architectural style and materials used reflects each building's decade of construction from the 1950s to the 2010s.

To the immediate west and southwest are the Edmonton General Continuing Care Centre and Alberta Health Services parkade. Small businesses and offices are found along the tree-lined 100 Avenue, interspersed with multi-family. Grandin Elementary and Monsignor William Irwin Park are a block to the south. A linear park runs parallel to 109 Street, providing excellent access to nearby employment, shops, services and amenities on Jasper Avenue and farther east to downtown.

In an effort to retain the original character of the neighbourhood, some of the single family homes have been converted to commercial businesses along 100 Avenue. The neighbourhood has grown into a mix of low-rise, mid-rise and high-rise buildings. The surrounding area consists primarily of medium to high density multi-family dwellings.



Figure 2.1 Land Use Map

Edmonton Zoning Map

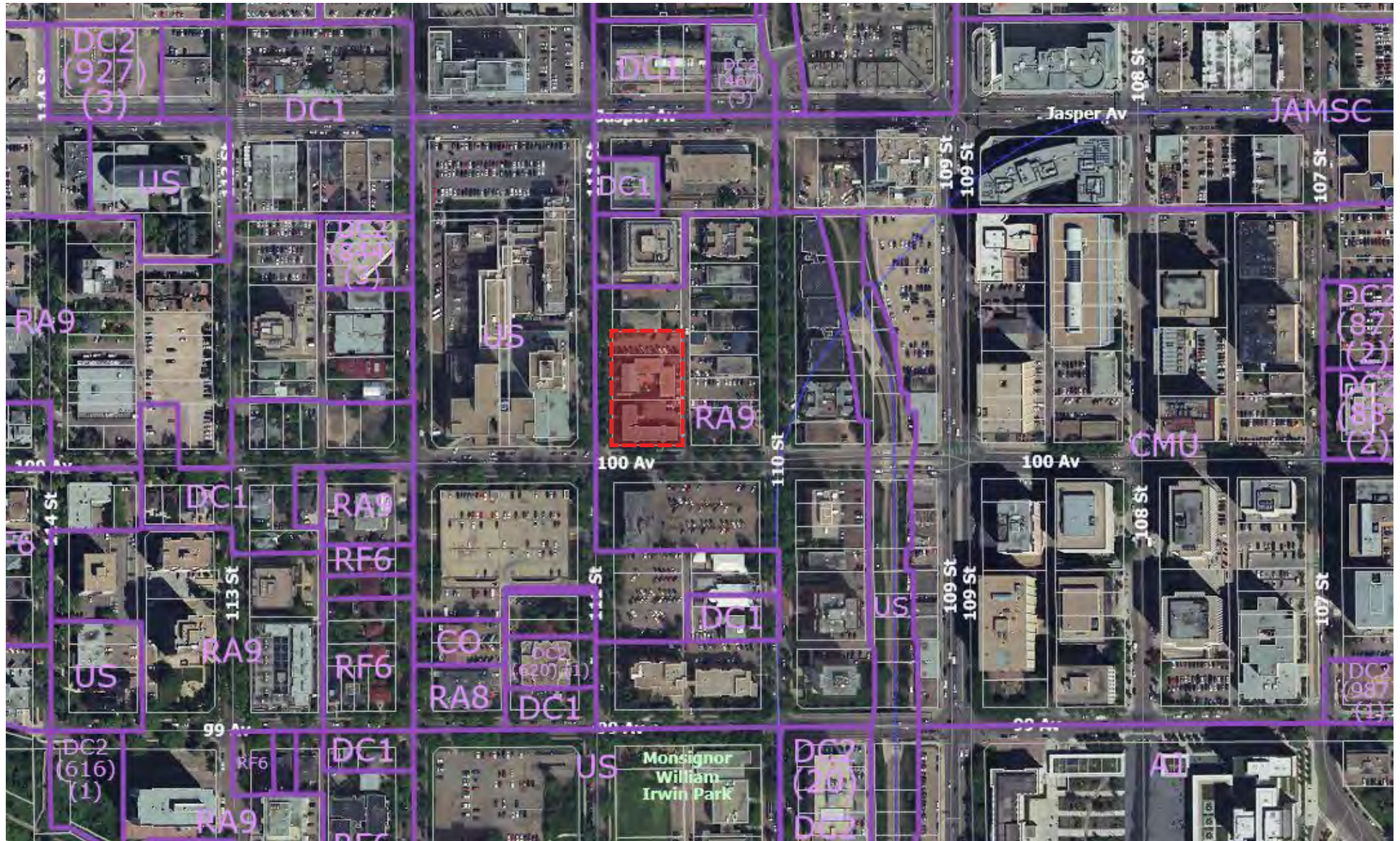


Figure 2.2 Edmonton Zoning Map

Street Network Connectivity

The south east portion of the Oliver neighbourhood is known as Grandin, and includes the Grandin LRT station. The Station is approximately 250m from the subject site and provides access to the Alberta Legislative Grounds, and quick access to downtown or south to the University on the Metro Line. The River Valley and Victoria Golf Course are south of 98 Avenue. These amenities are accessible on foot, bicycle, public transit or car. Immediately north of the site is Jasper Avenue, a high-frequency transit corridor. The future planned Valley Line LRT station at 104 Avenue and 112 Street is approximately 750 m to the north. This area is also located within the boundary of a car share service provider.

Figure 2.3 illustrates a rectilinear grid pattern in its 'pure' form. This type of classic grid street pattern is interconnected to different routes for vehicular traffic, helping to distribute automobiles and provide alternate access for emergency vehicles. There are two one-way streets indicated on figure 2.3, on 111 Street (south) and 110 Street (north).

The solid green lines illustrate the sidewalks and the dashed green lines represent the downtown bike network, beginning on 109 Street, continuing east on 100 Avenue. There is also a multi-use trail running north-south along the historic Edmonton Radial Railway Line. The blue circles show the locations of existing LRT entrances to Grandin Station. The High Level Streetcar loading platform is also near. This network and mix of street-oriented uses provides an extremely high degree of walkability in the city with short, consistent blocks and direct access to alternate modes of transportation.

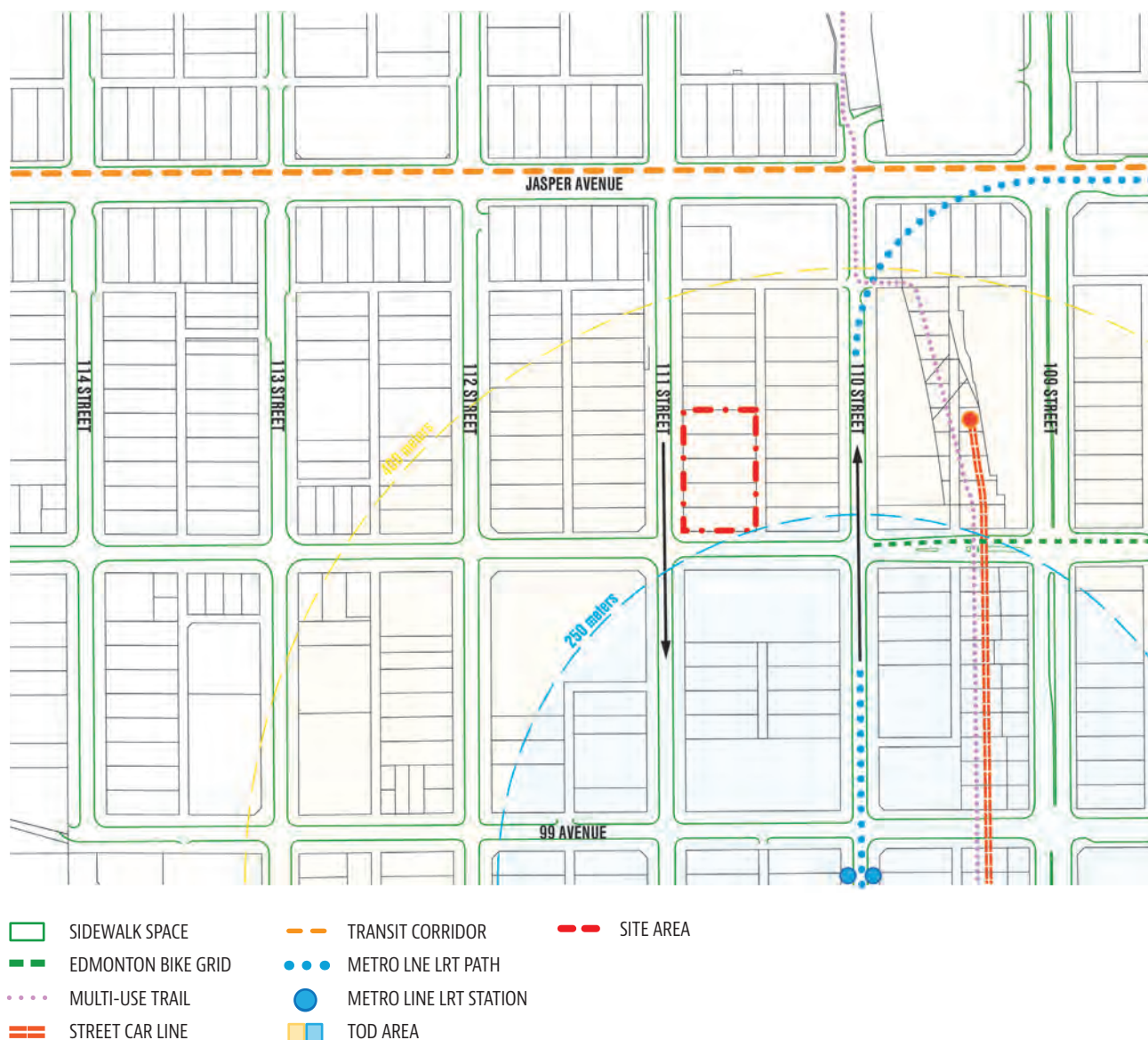


Figure 2.3 Street Network Connectivity

Visual Quality and Legibility

The following assessment was prepared to understand the legibility of the study area based on the five key elements that make up an individual's perception of their city, as identified by Kevin Lynch (1960) – paths, districts, edges, landmarks, and nodes. Effectively, what features of the built environment are important to the people of the city. Figure 2.4 highlights the physical environment of Grandin.

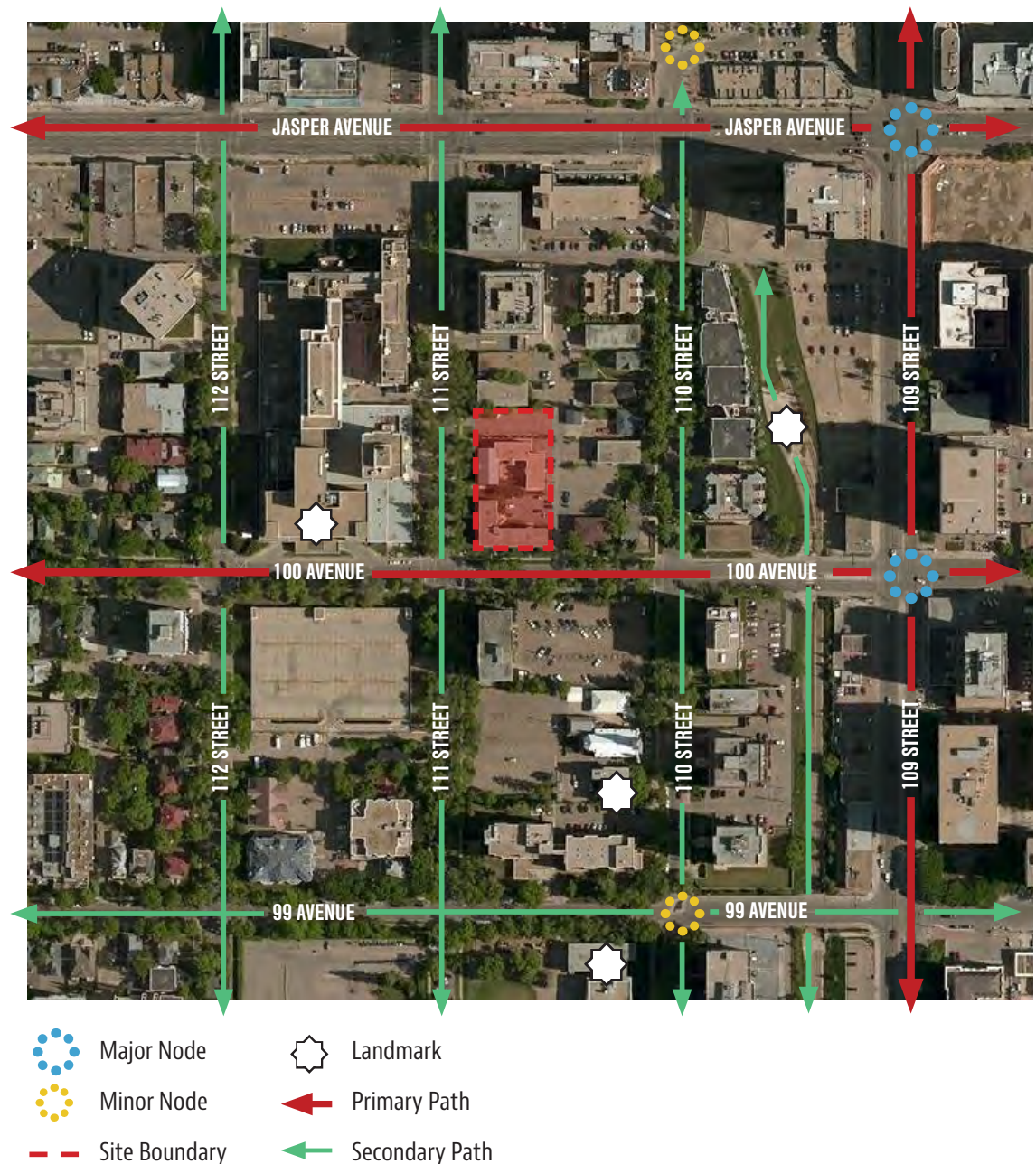
Paths: Jasper Avenue and 109 Street and 104 are considered commercial main streets and thoroughfares of downtown. North of the site area, 102 Avenue has become an important east-west bicycle corridor between Oliver and Downtown. 100 Avenue is a major transportation corridor given its connection to 109 Street and Groat Road to the West. It is a heavily used tree-lined boulevard of mainly residential uses, and forms part of the City's Heritage Trail.

Nodes: Major and minor nodes are areas of interaction and decision-making. Given the volume of businesses and services in the areas, only a few intersections were identified.

Landmarks: The study area has a number of noteworthy buildings, including Grandin Elementary School, the Oblats Maison Provinciale, Community Eco-station, Saint Joachim Catholic Church, and the Edmonton General Hospital.

Districts: The Oliver neighbourhood is made up of a number of districts. This site is located in the Grandin District which is west of the Alberta Legislative Grounds (Government District). Further west is Victoria Promenade, overlooking the Victoria Park Golf Course. A few blocks north is the newly built Brewery District and Future Valley Line LRT running along 104 Avenue.

Edges: There are four defined edges around the site. The major arterials of 116 Street, 109 Street and between 100 Avenue and Jasper Avenue form edges that define the Grandin neighbourhood. To the south, a natural edge from the top of bank of the River Valley.



- Major Node
- Minor Node
- Site Boundary
- ★ Landmark
- Primary Path
- Secondary Path

Figure 2.4 Urban Elements

Urban Pattern

Figure-ground plans reveal the development pattern of the neighbourhood through building footprints and unbuilt voids. Figure 2.5 illustrates the large scale of the General Hospital site and parkade building on the west side of 111 Street. The east side of 111 Street shows typical footprints of mid and high-rise apartment buildings from the 1960s and 70s. A few of the smaller multi-family buildings on 110 Street date back to the 1940s and 50s. The majority of the multi-family buildings in the area provide surface parking areas off the alleys and between buildings and fairly limited underground parkades. This has created gaps in the street wall between buildings. Small scale street-oriented commercial uses are found on 109 Street. Grandin is residential in nature, with more separation space between the buildings than areas east of 109 Street in Downtown.

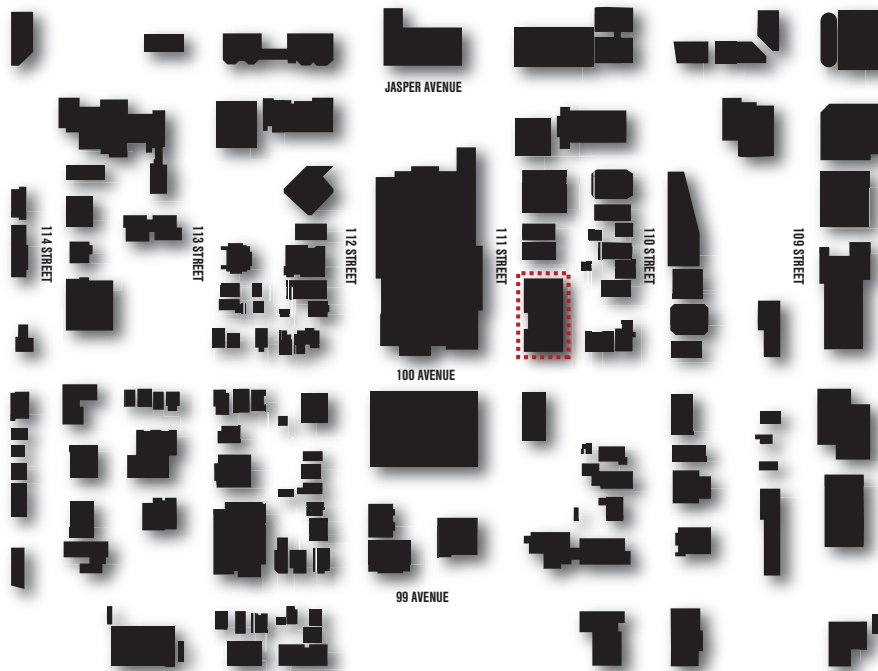


Figure 2.5 Figure Ground

Emerging Context

Figure 2.6 provides a 3D bird's eye view of the proposed development. Looking northeast, this image provides a different perspective of the current and future development surrounding the project than the plan view diagram. The proposed development, modeled in white, sits east of the smaller buildings to the west, graduating to taller, residential and commercial towers with larger floor plates moving towards the downtown core. Looking east at downtown from the River Valley, or looking at the overall context of Oliver and the Downtown area this new development complements our growing skyline (Figure 2.6). For context, other approved developments have been included to give an idea of how the proposed development will integrate with the future growth and scale of Oliver and Downtown.



Figure 2.6 Context Model

3D Massing Model

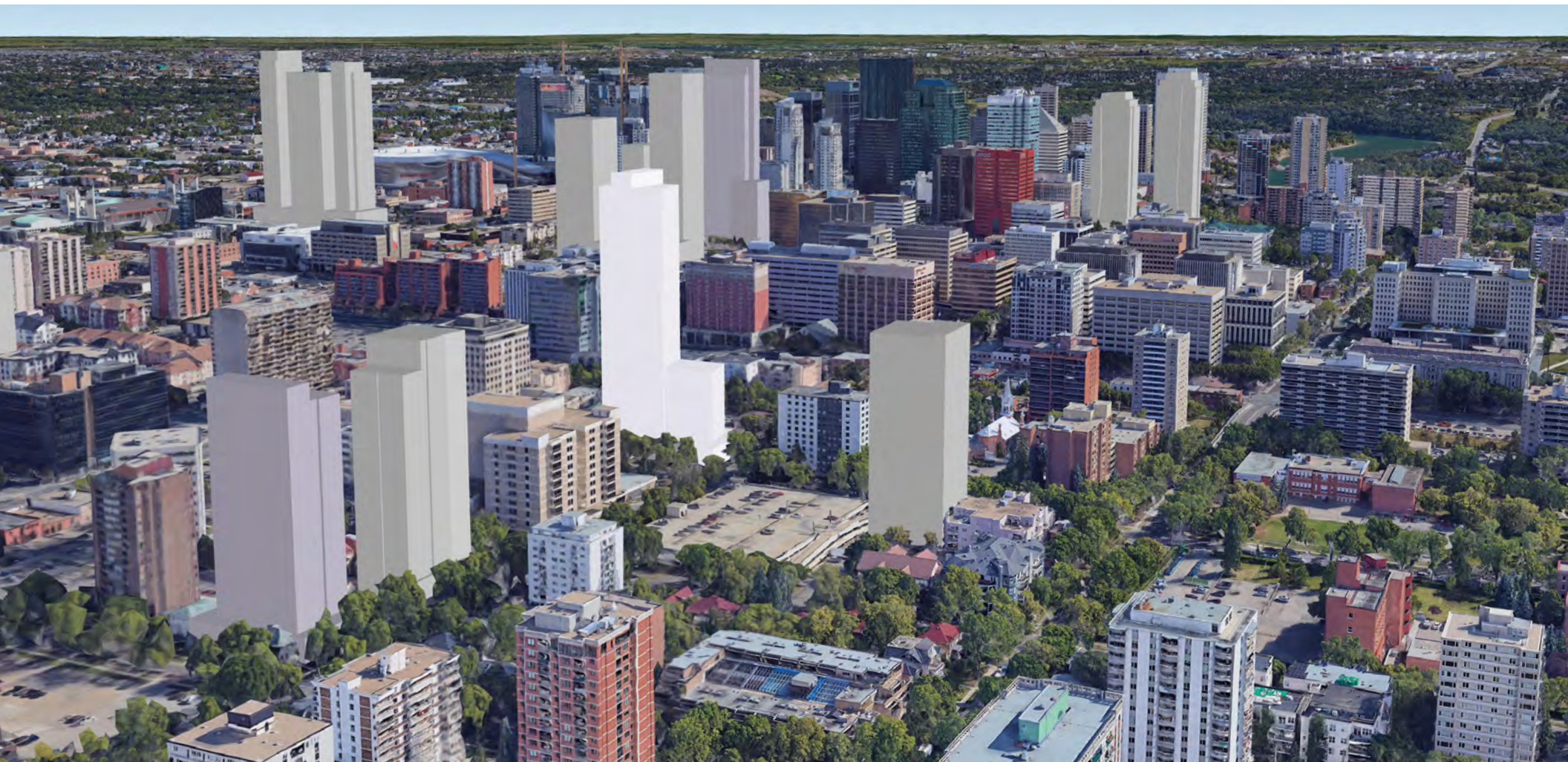
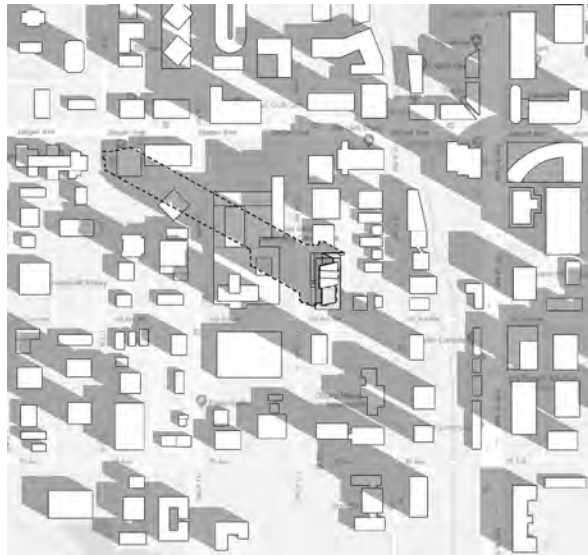


Figure 2.7 Aerial Perspective - Proposed Building Massing in White. Other approved and proposed developments shown in grey, and purple

Sun Shadow Study



SPRING EQUINOX

9AM



12PM



3PM



SUMMER SOLSTICE

9AM

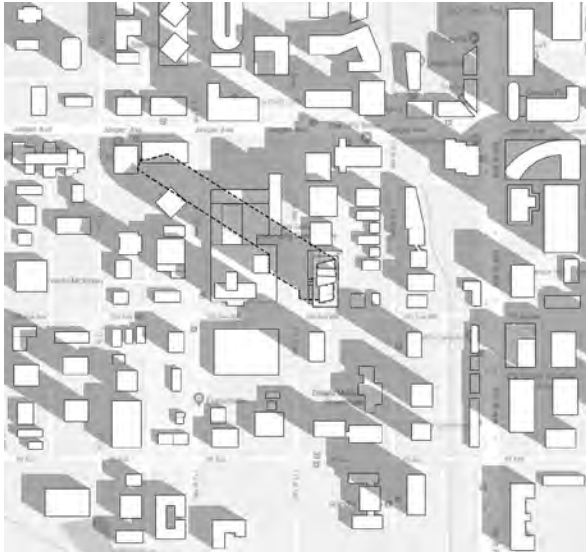


12PM



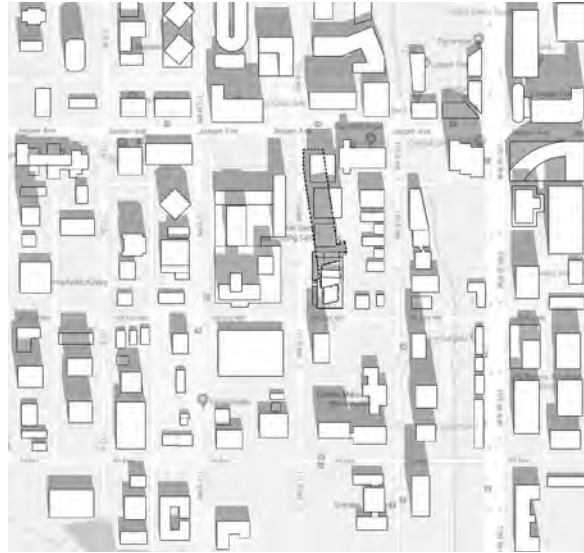
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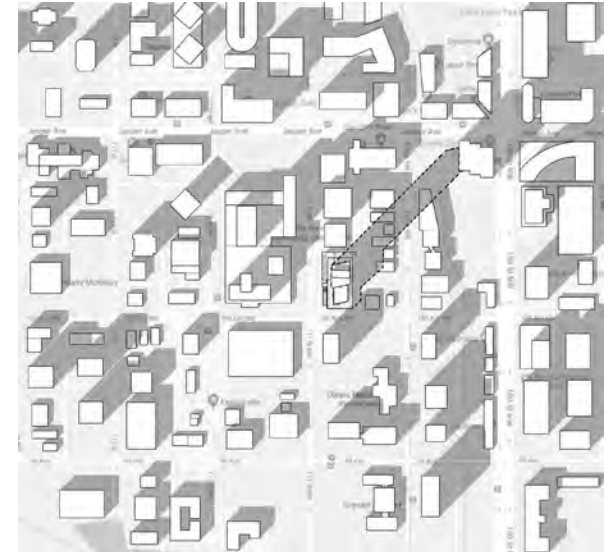


FALL EQUINOX

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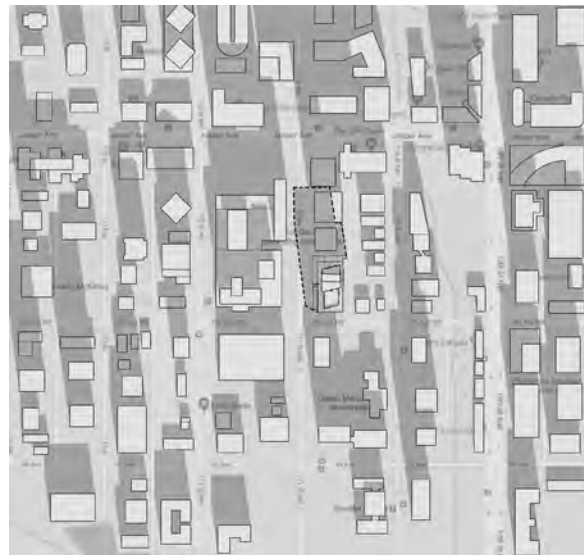


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WINTER SOLSTICE

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3.0 DESIGN VISION

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Guiding Principles

1. Right-sized Development

The design of the two-storey podium and west and south facades were designed with scale in mind. Small scale office space and opportunities for a small restaurant or retail space is envisioned on the avenue, while street-oriented townhomes are planned for 111 Street. Soft landscaped front yards on 111 Street retain the residential feel of the street. The small podium and graduated, stepped back tower design provides for a slender tower which reduces shadow impacts on lots to the north.

2. Walkable and Compact Neighbourhood

This is a dense neighbourhood with narrow, tree-lined streets. The podium facades are set back to widen the existing sidewalks with durable paving. A mix of quality finishes on the building, including masonry, metal and glazing will create an inviting, visually appealing streetscape. The glazing will allow for passive illumination and surveillance on the street. The setbacks also provide space needed to protect the boulevard trees during construction, as this is a defining characteristic of the area. The podium combined with a tower stepback on the south side of the building, in addition to overhead canopies and projections will ensure wind protection and comfort for pedestrians throughout the year.

3. Increase the variety and diversity of households, businesses and amenities

The type and variety of new units will allow for a mix of household incomes and sizes. The site design includes west and south facing outdoor space, which will contribute to an attractive streetscape for retailers, restaurateurs and pedestrians.



Figure 3.0 Concept Sketch

4.0 DESIGN INTENT

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Built Form and Street Interface

This project has been designed to provide a dynamic street edge, with small scale street-oriented retail and residences with front yards. The variable facade, with recesses and projections will create defined residential and commercial entrances. The southwest facing outdoor space forms a comfortable patio that can be used throughout the year.

The proposed mixed use development will provide up to 370 residential units over 37 floors with street-level townhomes. The building consists of a podium, lower tower and upper tower. The podium will include commercial uses on the south, and street-oriented residential on the west side of the building. Underground parkade access, and servicing will be from the alley. The building is narrow north-south to reduce shadow and perceived size with the upper portion of the tower recessed even further above the 13th floor with a sizeable stepback from 100 Avenue improving the visual transition from the avenue.

Public Realm Contributions

Given the number of proposed development sites in the Grandin neighbourhood, further discussion with the Community and City of Edmonton Administration will be necessary to identify and prioritize where and how to allocate public realm contributions and/or improvements. These items will be beyond replacement and repair of the adjacent public sidewalks or the protection of street trees on public property. At this time, the following contributions have been identified; public art installation, ten family oriented units, and a monetary contribution to the Oliver Community League.

The design does provide for south and west facing outdoor spaces which will combine hard and soft landscaping and street furnishings. This area is envisioned as a new outdoor gathering place in Grandin.

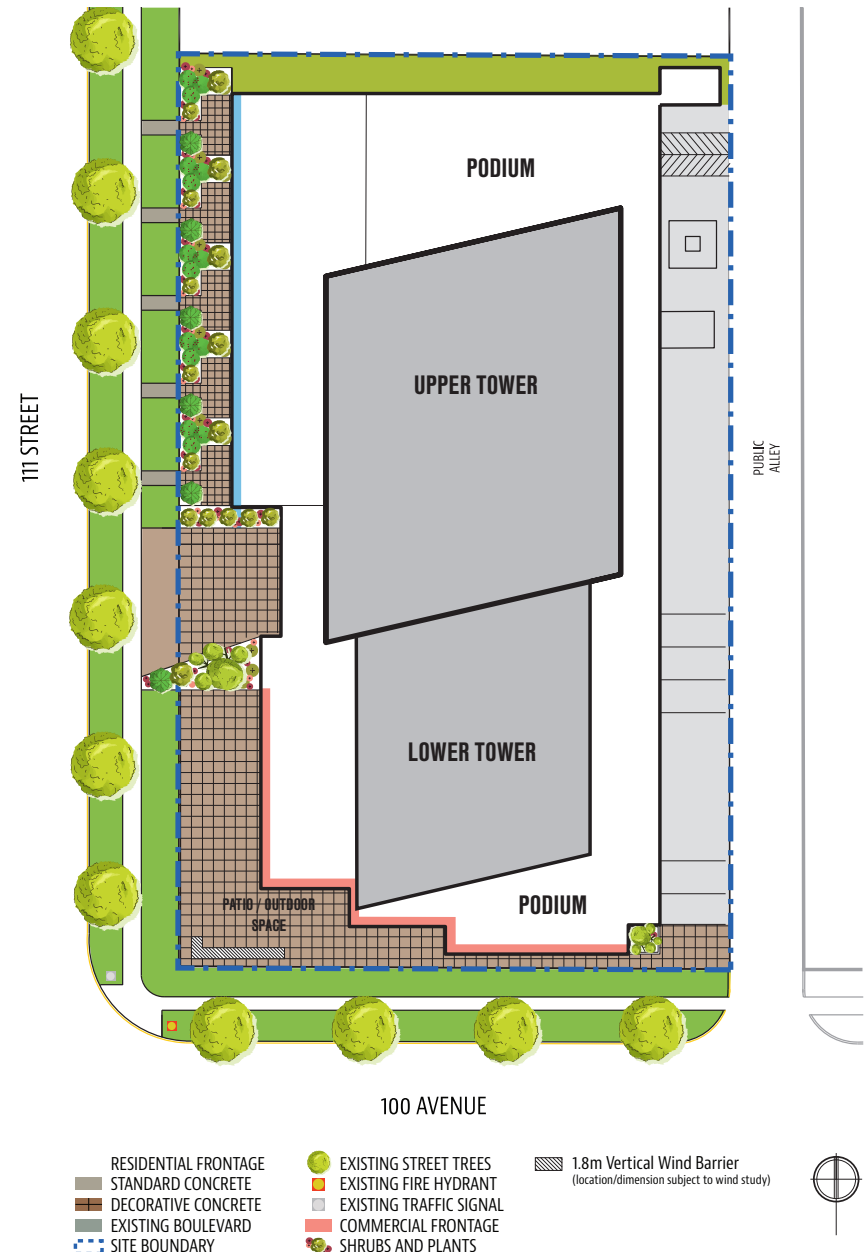
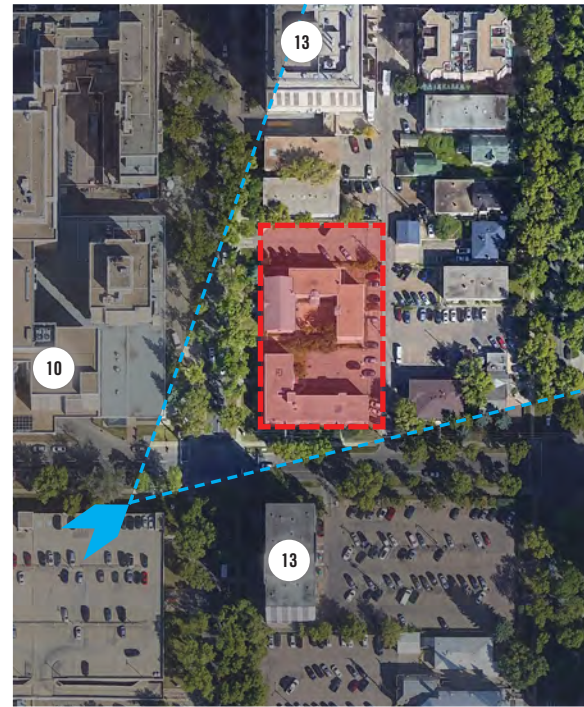


Figure 4.0 Illustrative Landscape Plan



Design Intent

1. Slender tower designed to reduce visual mass and shadowing
2. 12 storey lower tower similar to neighbouring buildings *
3. Defined residential and commercial entrances
4. Engaging architecture at street level
5. Enhanced corner space treatment and furnishings



* Neighbouring Building Heights shown in white

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Design Intent

1. Street Oriented Townhomes
2. Softscaped Residential Setbacks
3. Durable, high-quality, and well-designed materials and finishes



5.0 ALIGNMENT WITH CITY POLICY

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The Way We Grow

The Way We Grow is the City of Edmonton's Municipal Development Plan (MDP) Passed in 2010 with the goal of moving further towards development of a sustainable, healthy and compact city (p.6). The Plan encourages the development of vibrant medium and high density transit oriented development nodes (p.7). It assigns a "strong role" to high quality urban design, enriching and maintaining existing neighbourhoods where redevelopment goes into mature neighbourhoods (p.9).

The proposed rezoning application provides a mix of residential units from one to three bedroom family oriented units. The University of Alberta, Grant MacEwan University, Grandin School and a number of other Education institutions are located in close proximity to the site. Recreation facilities, parks and public amenities such as Riverside Golf Course, Kinsmen Recreation Centre, Constable Ezio Faraone Park, and the Alberta Legislature Grounds are in the surrounding area as well as numerous shops and employment centres.

The Way We Move

This project is aligned with Edmonton's Transportation Master Plan, The Way We Move. The Plan intends to support a sustainable, liveable city where land use supports the creation of an efficient, sustainable, compact and vibrant city (p. 3). The site is within 200m of both Jasper Avenue a dedicated Transit Avenue and 109 Street. The site is a short walk from the Grandin LRT Station and just 150 meters from a connection to the Downtown Bike Network. The proposal supports the city's goal to maximize the effectiveness of its investment in transportation infrastructure by virtue of location and through the provision of secure bicycle parking for residents and on-site bike racks for visitors.





Winter is an asset
offering great social and
economic value to our City.

-Winter City Design Guidelines

Oliver Area Redevelopment Plan

The Oliver Area ARP is the guiding vision for development in the Oliver Neighbourhood. The proposed development aligns with the Oliver ARP as it supports the continued development of the Oliver area as the major high density residential core of the city. It will support the City's major employment centres, its educational institutions, and will enhance the unique blend of uses and activities which define the character of Oliver (p.12).

Winter City Design Guidelines

The Winter City Design Guidelines is a concept for communities like ours to encourage development with winter in mind. The proposed design supports the principles and design objectives outlined in the guidelines. The ground level is articulated and incorporates a podium design to reduce downdrafts and minimize wind tunneling. The building takes advantage of exposure to sunlight and minimizes shadowing through its orientation, its glass facade, as well as its use of durable, high quality local materials that provide visual interest through all four seasons.

Encouraging ground floor uses makes cities feel more alive and attractive (p.12). The proposed development will use creative strategies for illuminating the pedestrian realm, making the best of winter months and the strategic location in the heart of Grandin.