



108 Street and Jasper Avenue

INFORMAL PRESENTATION TO EDC & URBAN DESIGN BRIEF

Submitted to:



Submitted by:



HARIRI PONTARINI ARCHITECTS







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1.0 PROJECT OVERVIEW



OWNERSHIP GROUP



Pangman Development Corporation is an Edmonton-based real estate development corporation. Pangman doesn't just build buildings. We create innovative spaces that improve people's lives. Spaces that honour the ground they sit on and make a difference in their city for years to come. Through every project, Pangman works hard to make our world a little more memorable. Pangman has completed numerous commercial and high-density developments in Edmonton, including the new Enbridge Centre (on the site of the historic Kelly Ramsey Building) and The Oliver on Jasper Avenue.



John Day Developments - John Day is an Edmonton-born lawyer and local developer with a deep affection for the city, and the projects he undertakes reflect that sentiment. Recently, John, with Pangman Development Corporation acting as Development Manager, led the development of the new Enbridge Centre. The project, located on the site of the old Kelly-Ramsey building which straddles the block between 101 Street and Rice Howard Way, north of Jasper Avenue, replaced the fire-ravaged original building with the first new Financial District Tower built in Edmonton in 25 years. The new Enbridge Centre found an innovative way to retain the original four-storey facades of the historic buildings that once graced the site, blending architectural history with contemporary design.



Maclab Development Group is an Alberta based development company where success is long-term. We see ourselves as neighbours developing neighbourhoods. As a family-owned company, our values and our commitment to our community are non-negotiable. They determine how we treat people, how we choose partners, how we give, how we do business. Maclab has completed numerous high-density multi-family developments throughout Alberta.



Probus Project Management is an Edmonton based firm committed to project management excellence and bringing integrity to each project while providing innovative and creative solutions based on life cycle performance and sustainability. We have extensive expertise in leading and managing a diverse range of complex mixed-use projects from land acquisition and rezoning to full development, including repositioning of existing assets.

At Probus Project Management, we are always with our client every step of the way. With this belief in mind, we participate as a shareholder in most of our projects. This allow us to deliver superior integrated real estate solutions fully aligned with owners.



PROJECT TEAM

PLANNING

ParioPlan Inc.
#605 10080 Jasper Avenue
Edmonton, AB T5J 1V9



ARCHITECTURE

DIALOG
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Edmonton AB T5J 1B1



ARCHITECTURE

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WIND IMPACT

RWDI
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TRANSPORTATION

Bunt & Associates
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Edmonton, AB T5N 3W1



SERVICING & ENGINEERING

ISL Engineering and Land Services
100, 7909-51 Avenue NW
Edmonton, AB T6E 5L9



ENVIRONMENTAL

Nichols Environmental
17331-107 Avenue NW
Edmonton, AB T5S 1E5



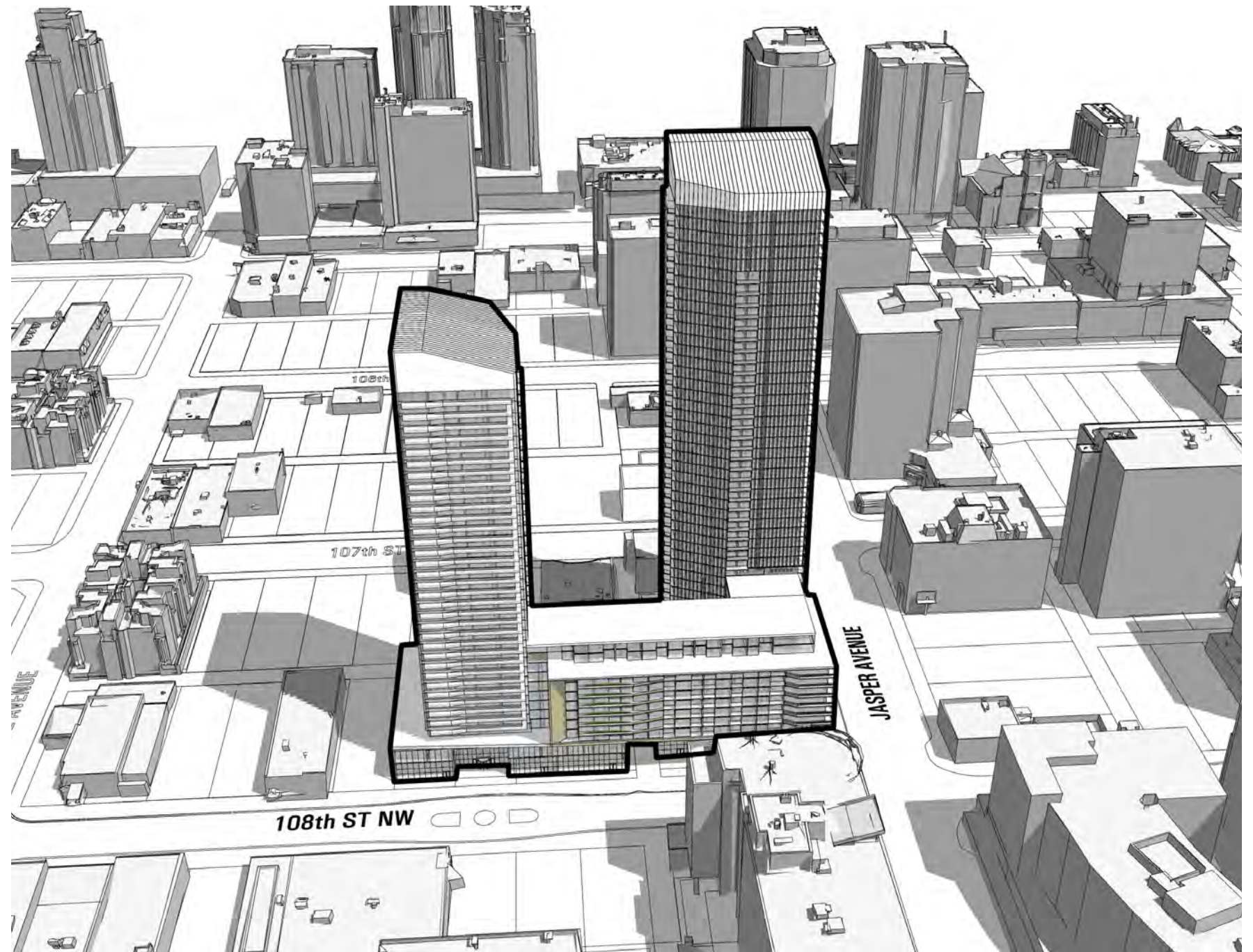


INTRODUCTION

We are pleased to provide our Informal Submission to the Edmonton Design Committee (EDC) for the (DC2) Site Specific Development Control Provision for the Pangman Development Corporation, John Day Developments, and Maclab Development Group site at the corner of 108 Street and Jasper Avenue (the Site).

This package has been designed as a joint submission as the EDC Informal Information Package and as the Urban Design Brief for the City of Edmonton rezoning application package. It is a comprehensive information package that outlines, in five (5) sections, the site information, existing context and conditions, an overview of the proposed design, responses to the City's Urban Design Principles, and a draft of the DC2 Provisions as follows:

- Section 1: Project Overview
- Section 2: Context Analysis
- Section 3: Proposed Design
- Section 4: Design Intent & Response to Urban Design Principles



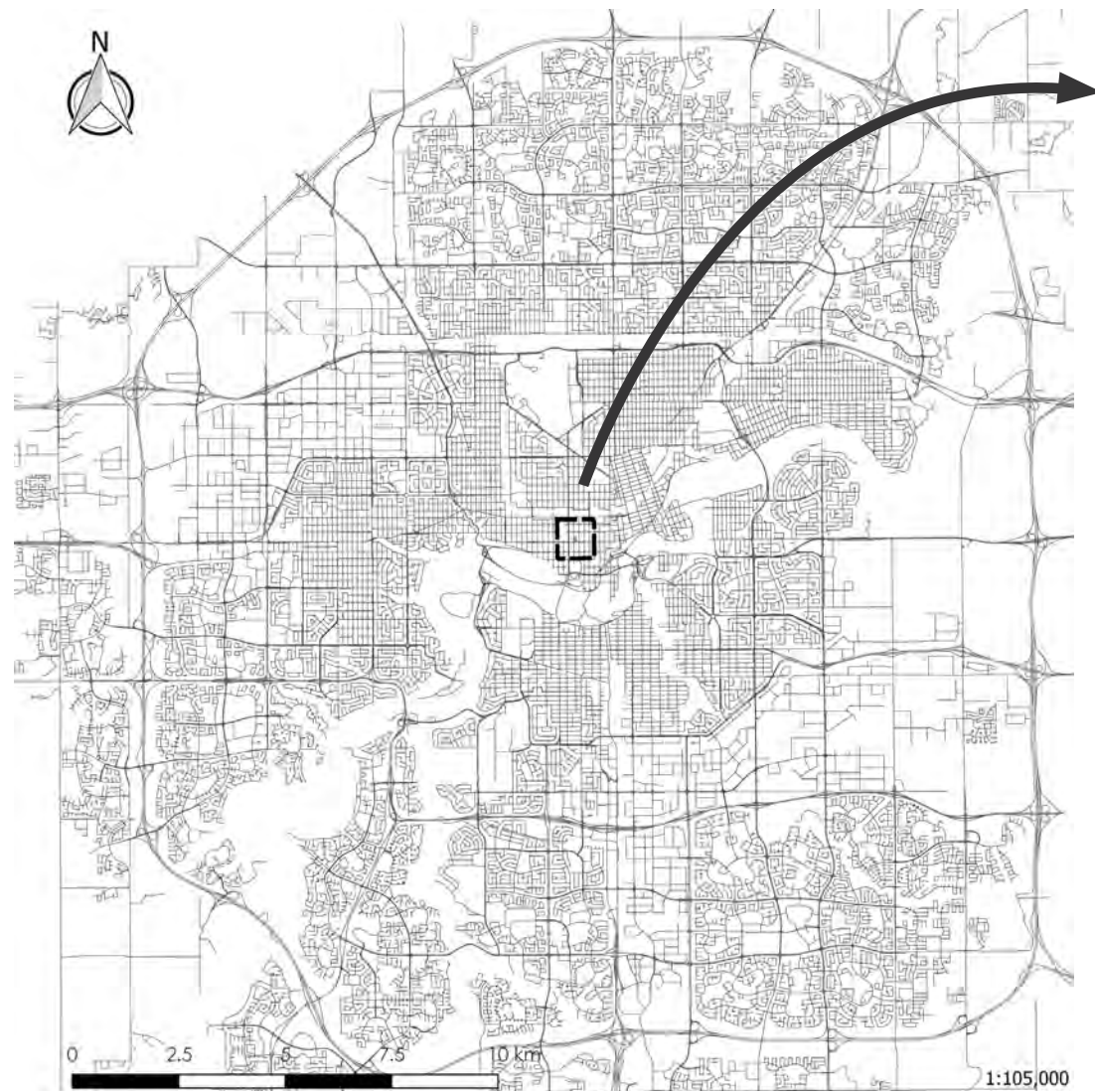


SITE DESCRIPTION

Location

The Site consists of eight lots totalling 0.57 hectares (1.42 acres) located on the northeast corner of 108th Street and Jasper Avenue in downtown Edmonton, Alberta. Currently, the site contains a low rise apartment building, commercial buildings, and a surface parking lot that serves the surrounding area.

City of Edmonton



Location Map

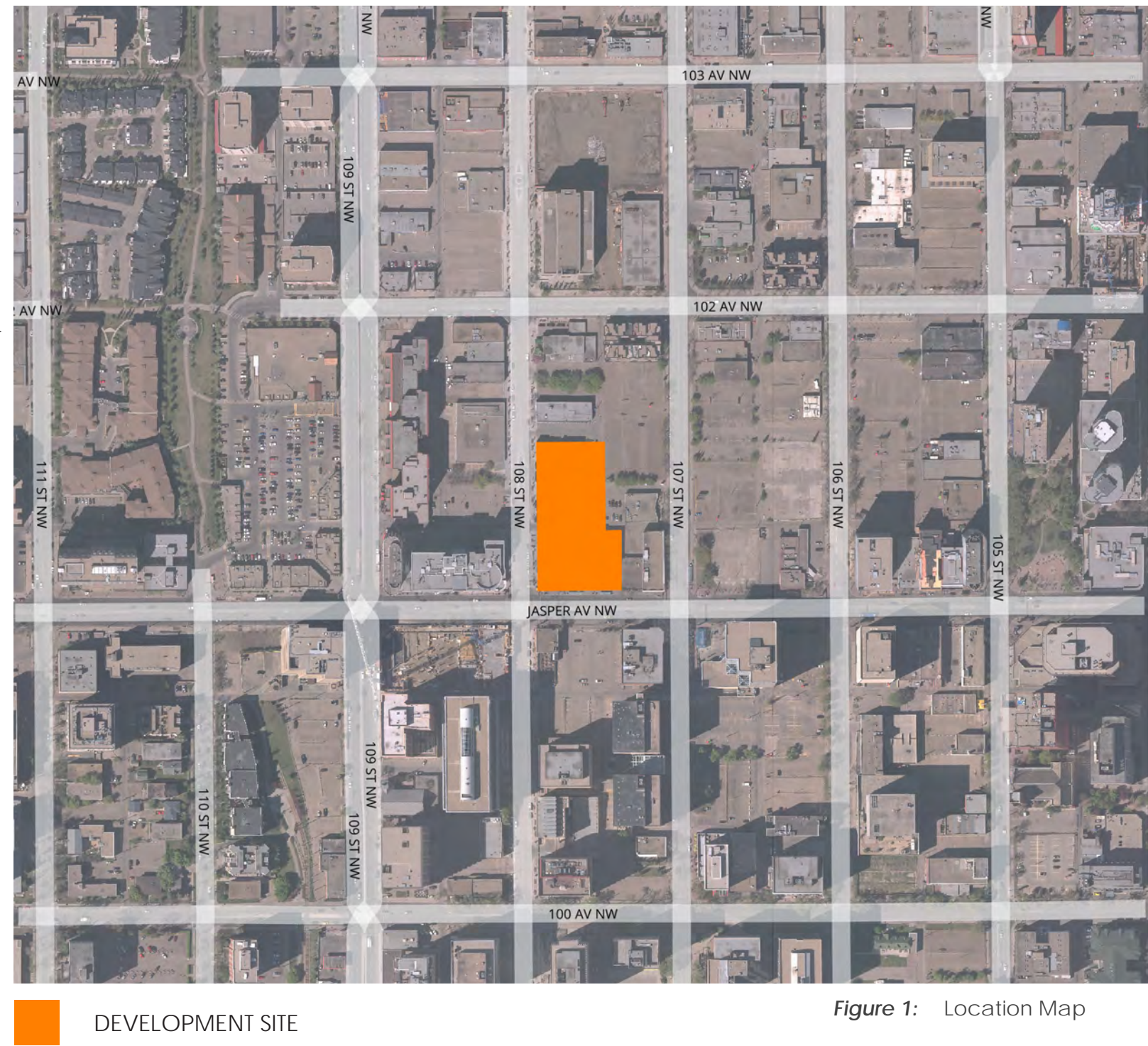
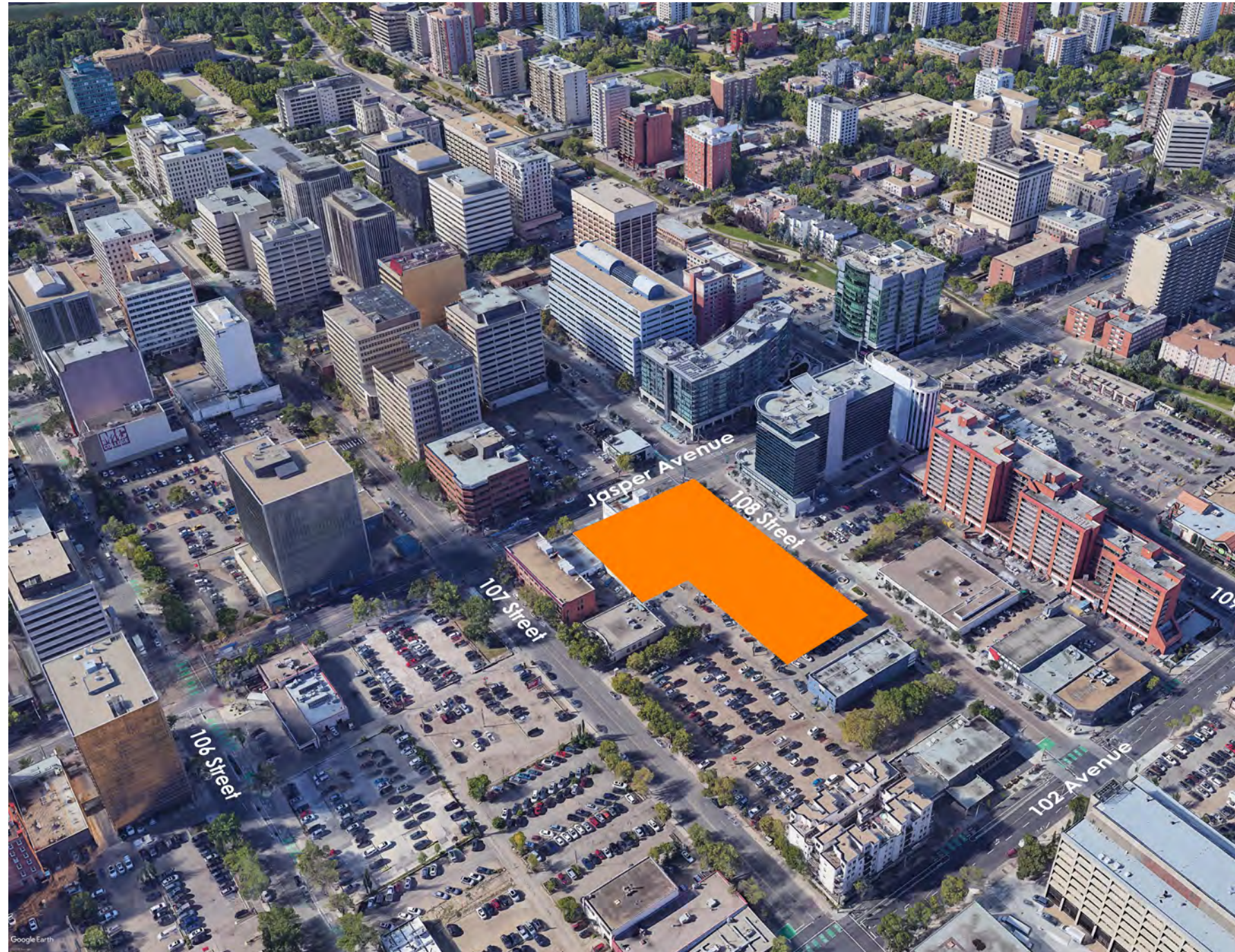


Figure 1: Location Map



 DEVELOPMENT SITE

Figure 2: Site Aerial

Site Information

Neighbourhood
Downtown

Legal Description
Plan NB Block 7 Lots 89, 90, 91, and 92
Plan B2 Block 7 Lots 93, 94, 95, and 96

Site Area
0.57 hectares (1.42 acres)

Plans in Effect
Capital City Downtown Plan

Current Zoning
(UW) Urban Warehouse
(JAMSC) Jasper Avenue Main Street Commercial Zone

Community Stakeholders
Downtown Edmonton Community League
Rosdale Community League
Downtown Business Association

Planning Framework

In 2010, the Capital City Downtown Plan (CCDP) was adopted to renew the vision for downtown Edmonton and provide a comprehensive 10 year implementation program outlining a series of strategic investments to improve the public realm and encourage high quality design. Under the CCDP, the site falls within the Warehouse Campus Neighbourhood's Central Warehouse Area (Sub-Area 1) and the Jasper Avenue Neighbourhood.



DESIGN OVERVIEW

Our proposal is for a mixed use development consisting of two slim high rise residential towers with small floor plates and a chamfered facade above a partial two (2) storey podium with a medium rise “Link” building connecting the towers.

A large open air Porte-Cochere located on the ground floor between the two towers will provide a pedestrian link between 108 Street and the planned Warehouse Campus Neighbourhood Central Park on 107 Street. Retail, loading, and services will be provided at grade for public and occupant use.

The rooftop of the Link Building will feature an exciting and substantial outdoor amenity space for residents to enjoy year round. A new access to the Corona LRT Station will be incorporated into the podium.

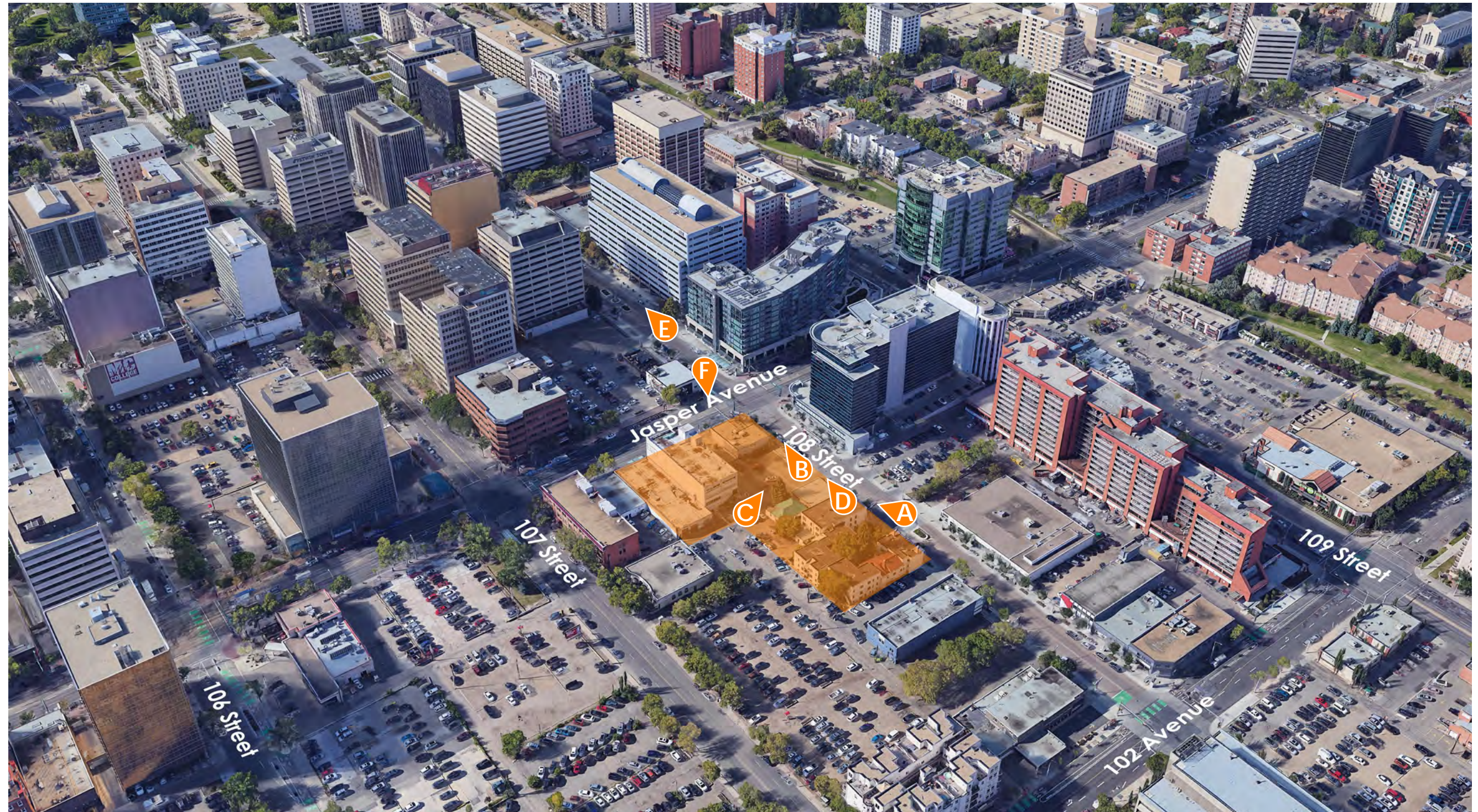


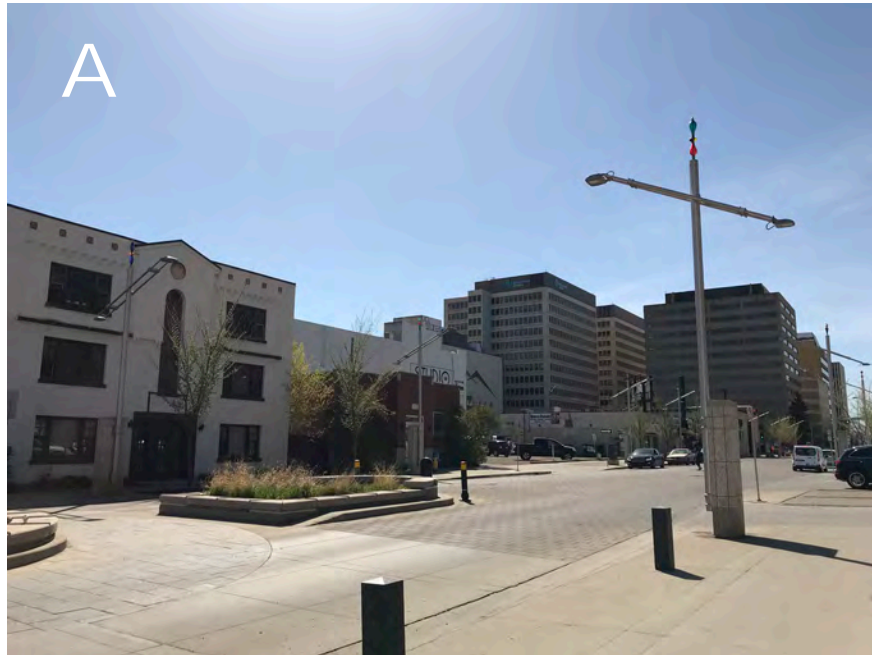


2.0 CONTEXT ANALYSIS



SITE IMAGES

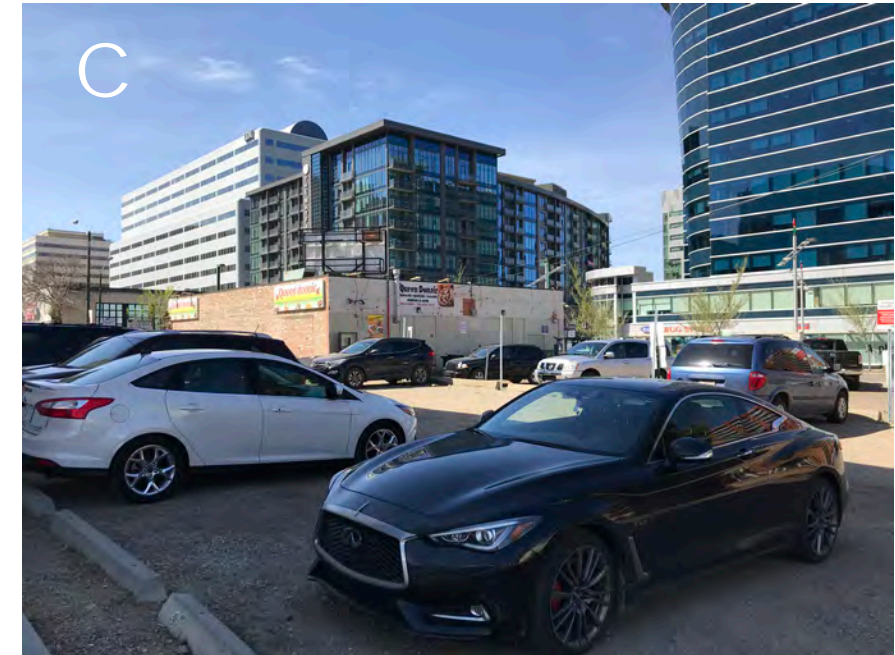




108 Street Looking Southeast



108 Street Looking South



Site Looking Southwest



Site Looking South



Capital Boulevard



Jasper Avenue Looking North



CAPITAL BOULEVARD

Capital Boulevard extends between the Legislature Grounds and MacEwan University (108 Street between 99 Avenue and 104 Avenue). The boulevard is a visual and physical extension of the Legislature grounds, extending into downtown Edmonton. The boulevard acknowledges and celebrates Edmonton as the capital of Alberta.

Capital Boulevard is one of the catalyst projects of the *Capital City Downtown Plan* and aims to advance the goal of creating a vibrant, well designed, sustainable and accessible downtown.

The street features:

- broad tree-lined sidewalks
- enhanced road and sidewalk lighting
- mid-block pedestrian crossings
- high quality street furnishings
- mid-street islands with permanent art installations

In recognition of Canada's 150th anniversary of Confederation, five sculptures were installed in 2017 - one on each mid-street island between 99 Avenue and 104 Avenue. The project was funded by the City of Edmonton, the Government of Canada, the Alberta Foundation for the Arts, the Downtown Business Association, and The Works Society.

The enhanced appearance and improved walkability contribute to making the downtown an attractive place for working, living, learning and visiting.



Mack Male via Flickr





JASPER AVENUE

Jasper Avenue is Edmonton's premier Main Street. Officially designated as a Main Street by the City of Edmonton in 2015, Jasper Avenue from 109 Street to 124 Street, is the first main street in Edmonton to be designed and reconstructed with the *Main Streets Guideline*.

Jasper Avenue New Vision is a major catalyst project identified in the *Capital City Downtown Plan*. This plan calls for Jasper Avenue to feature a high quality pedestrian experience, including:

- A narrowed roadway
- Wider sidewalks
- Tree planting
- High quality public realm improvements and landscaping
- Refined streetscape elements
- Increased design standards for private development

Jasper Avenue New Vision will help achieve City Council's commitment to transform Edmonton's urban form and improve livability in the heart of the city.



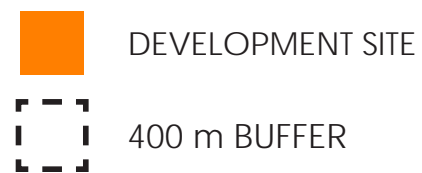


LAND USE, FUNCTION, AND CHARACTER

Zoning

Under the *Edmonton Zoning Bylaw 12800*, the site is currently zoned (UW) Urban Warehouse Zone and (JAMSC) Jasper Avenue Main Street Commercial Zone. According to the Zoning Bylaw, the purpose of the UW zone is to “develop a unique mixed-use, business commercial, educational, and residential neighbourhood, accommodating a diversity of uses... in a safe, walkable, human-scaled built environment” and the JAMSC Zone is to “provide a Zone that accommodates at ground level, predominantly retail commercial, office and service Uses suitable for the Downtown’s Main Street, Jasper Avenue, and to ensure that infill developments and the retrofitting and preservation of historical and older buildings incorporate human scale design characteristics to enhance a revitalized, dynamic Main Street atmosphere.”

	(UW) Urban Warehouse Zone	(JAMSC) Jasper Avenue Mainstreet Commercial Zone
Max FAR	7.0	7.0 * additional 3.0 may be permitted where proven that the new development is compatible within the urban context and that adverse environmental are minimized.
Max Height	60 metres	70 meters * additional Height of 15m may be permitted where proven that the new development is compatible within the urban context and that adverse environmental are minimized.
Max Density	500 dwellings/hectare	N/A



Current Zoning

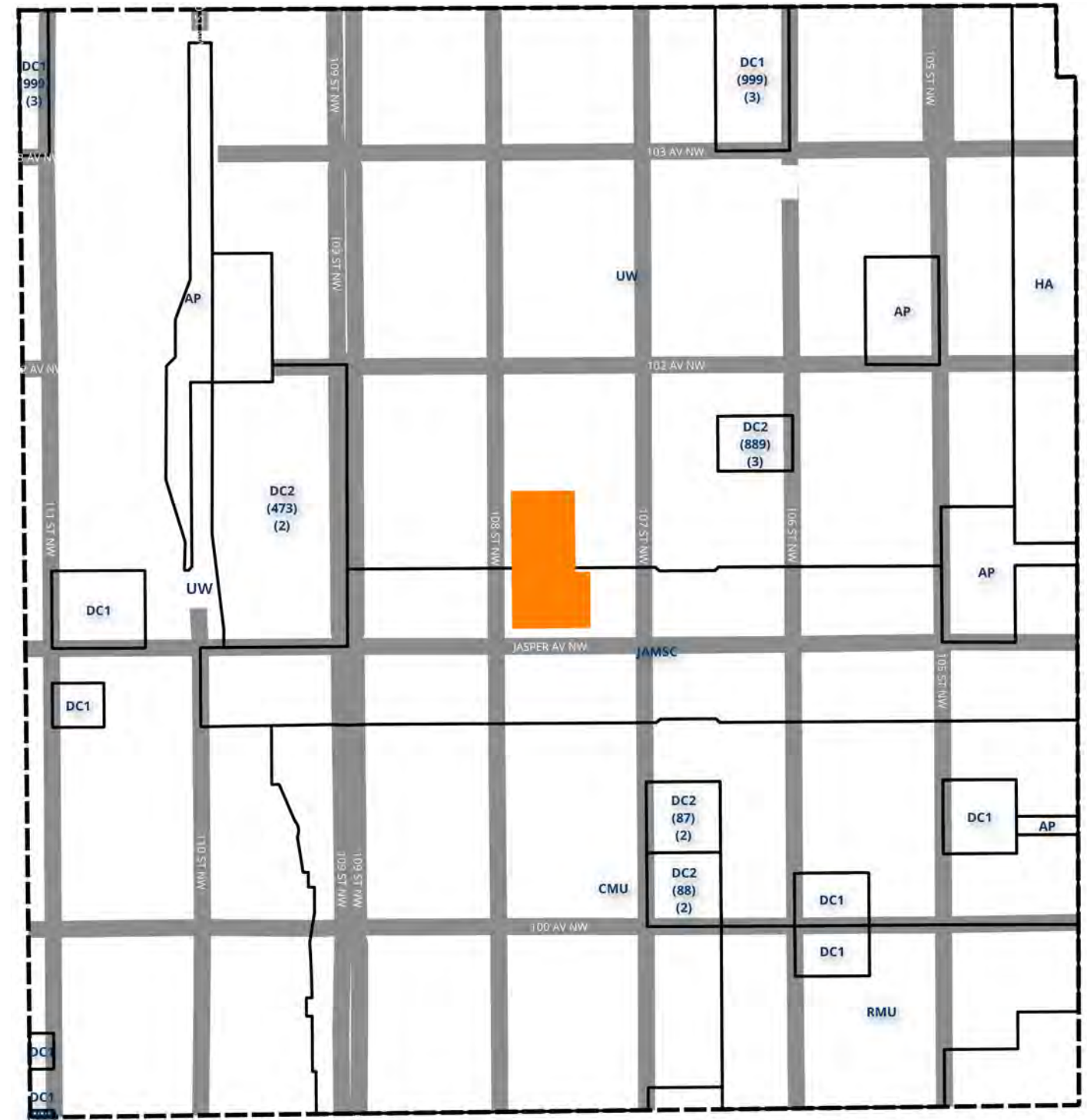


Figure 3: Current Zoning



Current Land Use

Land Use

As seen in Figure 4: Current Land Use, the majority of the land in the surrounding area is used for Commercial Uses, Food or Beverage Uses, Surface Parking, Low Rise Office, and High Rise Office. Additional land uses include Educational Uses, Hotels, Parks and Open Spaces, Institutional Uses, and Emergency Medical Services. The wide range of uses in the area is beneficial to the proposed development, providing a variety of services, amenities, and employment options for residents of all ages and stages of life.

This site is located on the edge of the historic Warehouse District and the Jasper Avenue District. The Warehouse District is home to several historic warehouse style buildings built in the early 1900s. The Edwardian style commonly seen in commercial buildings at the time, can be identified in the grand brick exteriors with prominent doorways, rich surface decorations, full length cornices, and large signage attached to, or painted directly on the exteriors. Unfortunately, Edwardian buildings of that era in the Warehouse District have been demolished, leaving few buildings remaining. In recent years this area has seen a revival with new residential lofts and condos being built. With the influx of new residents to this downtown district, many new designer shops, restaurants, cafes, and services have opened their doors.

Jasper Avenue is the commercial and office main street in downtown Edmonton and serves as a major arterial through the downtown core. Along the street there are a variety of restaurants, office buildings, residential towers, bars, and retail spaces. In recent years there have been public realm improvements and redevelopment along the entire length of Jasper Avenue. Sidewalks and street furniture have been updated and improved, and the Imagine Jasper Avenue Project aims to develop a comprehensive vision for the street that will direct the design of future improvements and upgrades. Jasper Avenue and the downtown core has seen increased development and revitalization with the Warehouse District and Ice District being constructed just to the north.



Figure 4: Current Land Use



ACCESSIBILITY AND CONNECTIVITY

The Development Site sits at the corner of a pedestrianized street, 108 Street, and the main arterial roadway in downtown, Jasper Avenue. This corner is very well connected to a robust set of transportation modes and corridors that allow for excellent connectivity to not only the downtown, but the North Saskatchewan River Valley and the rest of the City by way of public transit, walking, and cycling.

Access to Edmonton's light rail transit (LRT) system from the Site is excellent. The Site is located directly above the Capital / Metro Line Corona LRT Station and is within 400 metres of the future Valley Line Norquest Station and the Alex Decoteau Station, as well as the Capital/Metro Line Bay / Enterprise Square Station. The preferred route for the future Central LRT Line also runs north/south along 107 Street before connecting to the Valley Line at 102 Avenue.

Two protected bike lanes run along 102 Avenue to the north and 106 Street to the east providing linkages to the Downtown bike lane network and to the North Saskatchewan River Valley. The first runs along the west side of 106 Street from 100 Avenue to 104 Avenue terminating at MacEwan University while the second runs along the south side of 102 Avenue from 102 Street west to 110 Street, connecting to a shared use path in Railtown Park.

This site fronts onto two main pedestrian-oriented streets identified in the Capital City Downtown Plan. Jasper Avenue is envisioned as the "signature main street" that has "a high-quality pedestrian environment." Capital Boulevard is a dedicated "Ceremonial Street" where urban design focuses on the pedestrian experience. In addition, 102 Avenue has been designated a pedestrian route. The vision for these routes is to create attractive, safe, and vibrant streets to create inviting places for locals to get exercise, stop for a beverage, or spend time with neighbours.

Vehicular traffic is accommodated in the grid pattern of streets and avenues surrounding the Development Site. Jasper Avenue, 109 Street, and 104 Avenue are all major arterials that connect the downtown area to the rest of the city and are located just a few blocks away from the Site.

TRANSPORTATION

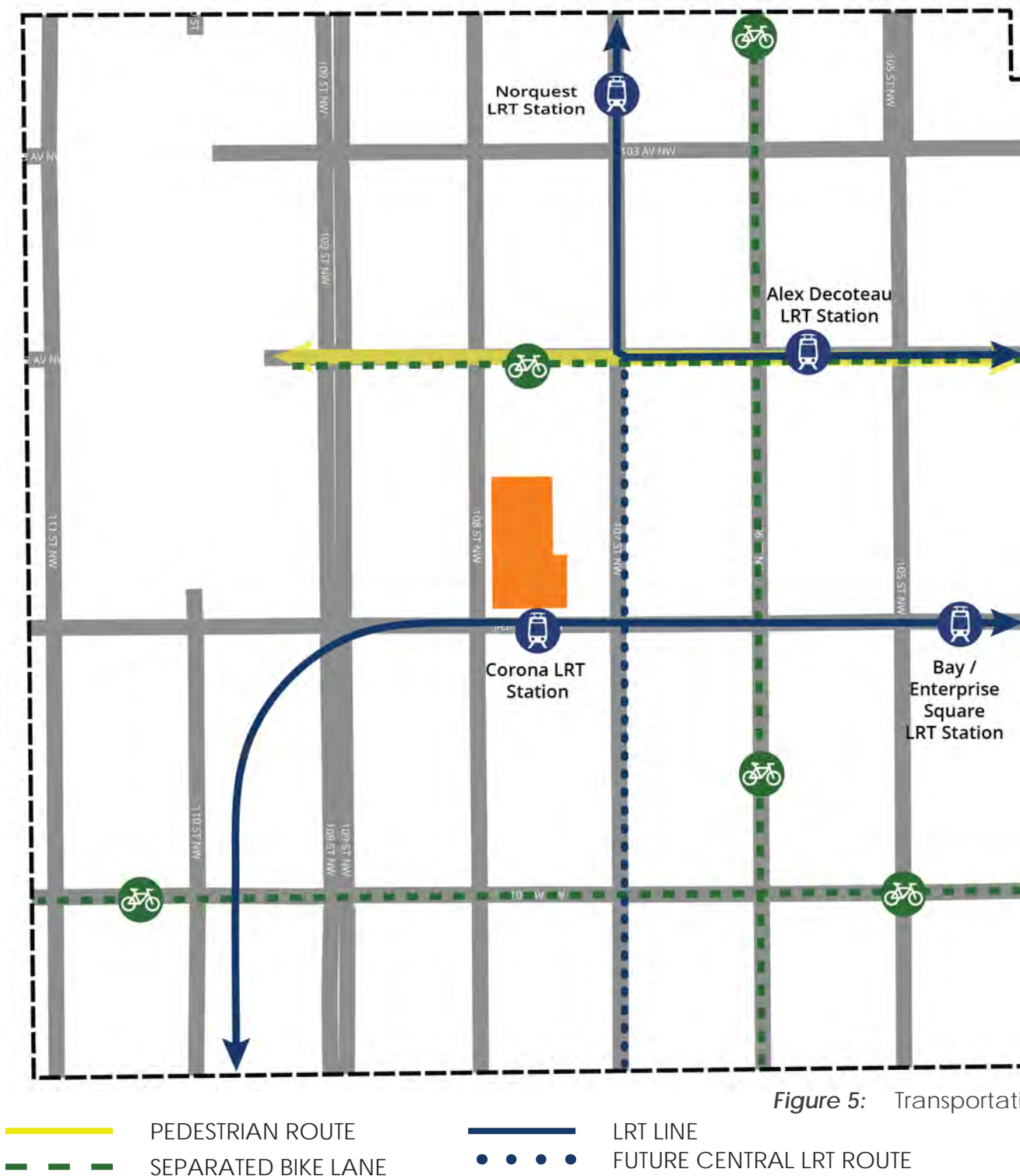


Figure 5: Transportation



1



MacEwan University

MacEwan University offers a broad complement of programs to a student body that numbers nearly 12,000 full-time undergraduate students, including almost 1,400 international students from more than 80 countries.

2



NorQuest College

NorQuest College is the Edmonton region's community college serving approximately 11,500 students annually throughout the province in full-time, part-time, distance learning, and regional programs.

3



Alex Decoteau Park

Located on the northeast corner of 105 Street and 102 Avenue, the 0.35-hectare park features green space with decorative concrete, a community garden with raised planters, a fenced off leash dog park, and dynamic water fountains with programmable displays.

4



Capital Boulevard

Capital Boulevard extends between the Legislature Grounds and MacEwan University. The boulevard is a visual and physical extension of the Legislature grounds, extending into downtown Edmonton. The boulevard acknowledges and celebrates Edmonton as the capital of Alberta.

Destinations / Nodes



 DEVELOPMENT SITE

Figure 6: Destinations / Nodes

5



Ice District & Rogers Place

At the heart of the new Ice District, Rogers Place is a multi-use indoor arena located in downtown Edmonton at 104 Avenue and 104 Street. It is the home of the Edmonton Oilers NHL hockey team but is also serves as a venue for concerts, sports, and other events.

6



Railtown Park

Running north/south from 97 Avenue to 104 Avenue this downtown linear park offers greenspace and a multi-use trail connecting housing, shopping, and recreation areas. It serves as the northeast stopping point for the Highlevel Streetcar.

7



Save-On Foods

Save-On Foods on 109 Street and Jasper Avenue is a full service grocery store that offers the downtown area a selection of fresh food and pharmacy services.

8



104 Street Promenade

The 104 Street promenade was developed along 104 Street in downtown. It serves not only as a landmark of the city's rich history, but also reinvents the street as a cosmopolitan, pedestrian-friendly centre that attracts Edmontonians to settle in the lofts and enjoy the shopping, cafes, and restaurants that line the street.



URBAN PATTERN

Figure Ground Study

Edmonton’s urban pattern surrounding the Development Site is composed of a grid pattern of streets and avenues with a mix of densely built blocks interspersed with large open spaces that include two parks and a number of surface parking lots. Blocks are approximately 120 metres by 165 metres long with no deviation from the grid pattern within 400 metres of the site.

Immediately to the south and east of the site is a surface parking lot while immediately to the north and south are retail and commercial spaces. A Warehouse Campus Central Park, outlined in the Capital City Downtown Plan, is also being planned along 106 Street and 107 Street between Jasper Avenue and 102 Avenue. The vision for this large park located in the heart of downtown is to serve as a “Central Park” for the Warehouse District and the downtown as a whole.

Streets within 400 metres of the site range in size from two lane neighbourhood streets to seven lane arterials. The majority are two to four lane neighbourhood streets with two-way traffic. Notably larger streets are 104 Avenue with seven lanes, Jasper Avenue with six lanes, and 109 Street with six lanes.

Figure Ground Study

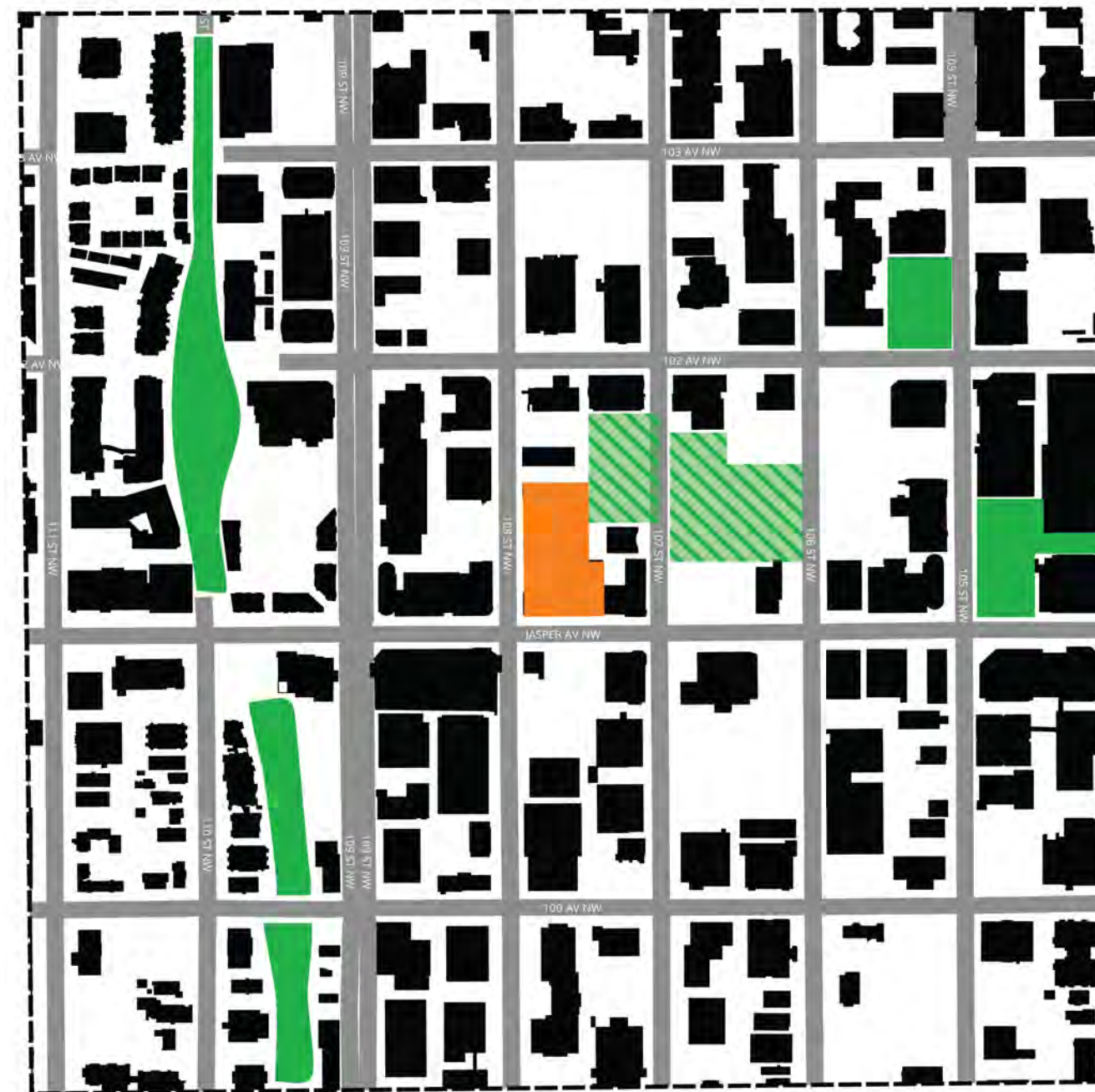


Figure 7: Figure Ground Study





BUILT FORM

The built form within 400 metres of the site is comprised mainly of one to fourteen storey buildings. A number of taller buildings ranging from twenty to thirty-three storeys are found along 105 Street from Jasper Avenue to 104 Avenue. A few buildings along 109 Street and immediately adjacent to Jasper Avenue are in the fourteen to twenty-seven storey range, as well.

Height transitions between areas with buildings heights above twenty storeys and smaller buildings ranging from 1 to 15 storeys are quite abrupt. There is a cluster of tall buildings (above twenty storeys) along 105 Street between Jasper Avenue and 103 Avenue, but building heights quickly drop to between 1 and 15 storeys as you move westward. Building heights in the blocks surrounding the site are predominantly one to fourteen storeys with most of the taller buildings located south of Jasper Avenue.

Setbacks and stepbacks for comparable buildings in the area are very similar to one another. The Fox Towers (33 storeys), The Ultima (32 storeys), and the Icon (30/35 storeys) all have three to four storey podiums that are built to the edge of the sidewalk. This podium style creates a vertical street wall that spans half a block to a block in length with no setbacks from the sidewalk. Towers on these podiums are stepped back from the podium face and then built straight up to the final height with no further stepbacks or articulations until the height reaches the final 6-8 top floors.

Building Heights



Figure 9: Building Heights



VISUAL QUALITY AND LEGIBILITY

Paths, Edges, and Districts

Pedestrian routes and paths in this area of downtown comprise the sidewalks along streets and avenues and the lanes. Lanes are present in almost every block and in this part of downtown, run north / south from avenue to avenue. There is very little opportunity for mid-block paths or pedestrian walkways that allow east / west access across blocks and enable people to get from street to street as buildings are constructed with little or no space separating them.

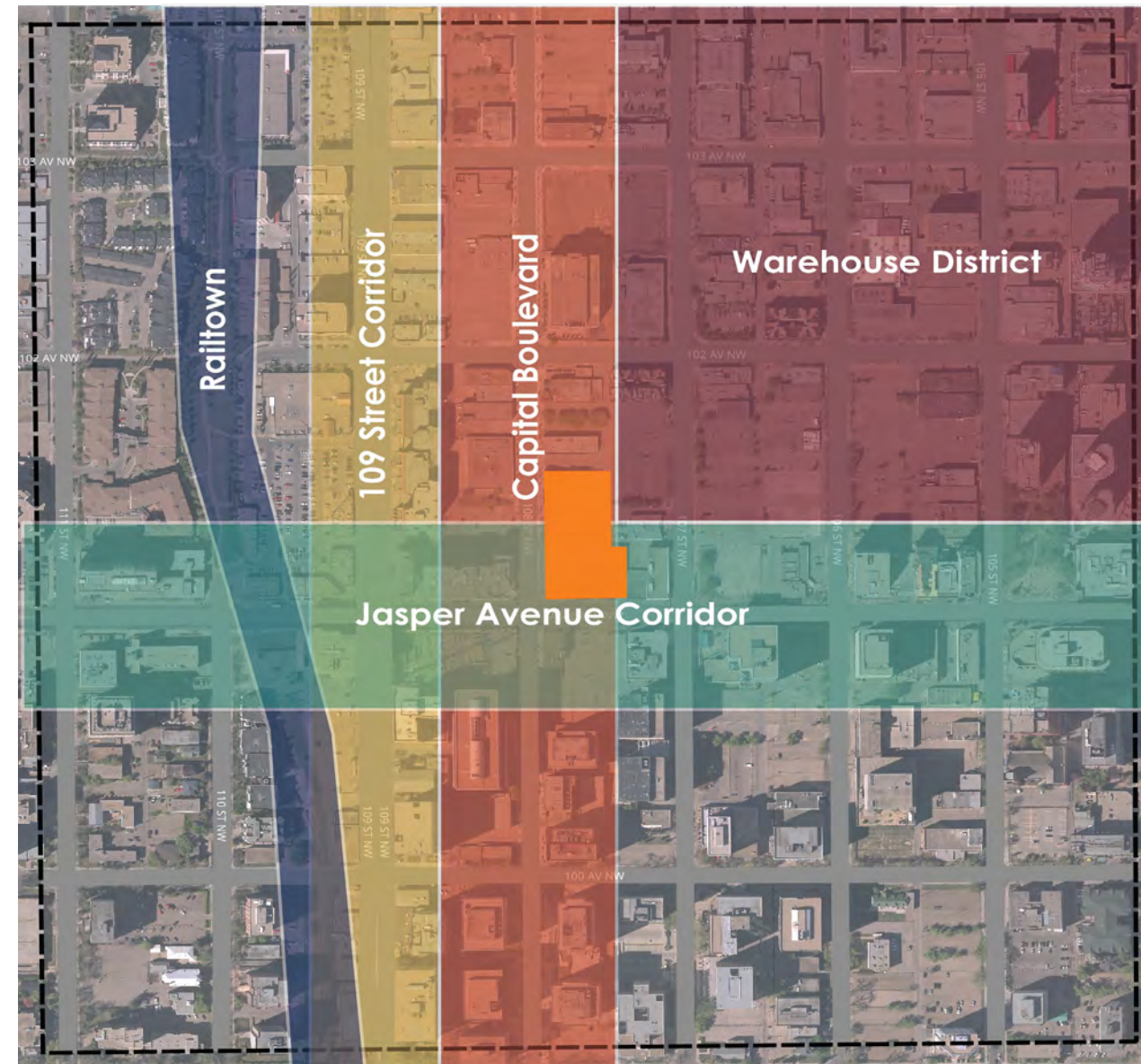
Edges in the vicinity of the site range from non-existent to very active residential and commercial spaces. The spaces that do not have edges are those that have no structures or any kind of active use that borders the property line and the street. Spaces that lack edges are the underdeveloped sites and surface parking lots. These spaces have no interaction with the public space, do not have active uses such as residential or commercial frontage, and do not contribute to a quality public realm or streetscape.

Semi-active edges surrounding the Site are those that have a building or structure with frontage that contains some interaction with the street but still does not provide a high quality public realm interface. Examples would be buildings with blank street walls with few windows and little reason for pedestrians to interact with the site.

Active edges in the area are those buildings that provide places for people to sit, have a meal, window shop, and provide a pleasant environment in which to spend time. These active edges include cafes and restaurants with patios, public parks, and streets lined with commercial spaces that have windows and inviting storefronts.

Notable districts in the area include the Warehouse District, Railtown, the Jasper Avenue Corridor, the 109 Street Corridor, the 104 Street Promenade, and Capital Boulevard.

Districts





-  DEVELOPMENT SITE
-  400m BUFFER

Figure 10: Districts



Historic Resources and Landmarks

1. MacLean Block
2. Alberta Government Building
3. Massey Ferguson Building
4. Milner Building
5. Holowach Horse Chestnut Tree
6. International Harvester Building
7. H.V Shaw Building
8. Baker Clinic
9. Jasper Block
10. Metals Limited Building
11. MacCosham Building
12. Boulevard Royal Visit Trees
13. St. Joachim Church
14. Western Supplies Building
15. First Baptist Church
16. Western Supplies Building
17. St. Joachim Church
18. First Presbyterian Church
19. Land Registration Offices / Victoria Armouries
20. Oblate Maison Provinciale

Historic Resources and Landmarks

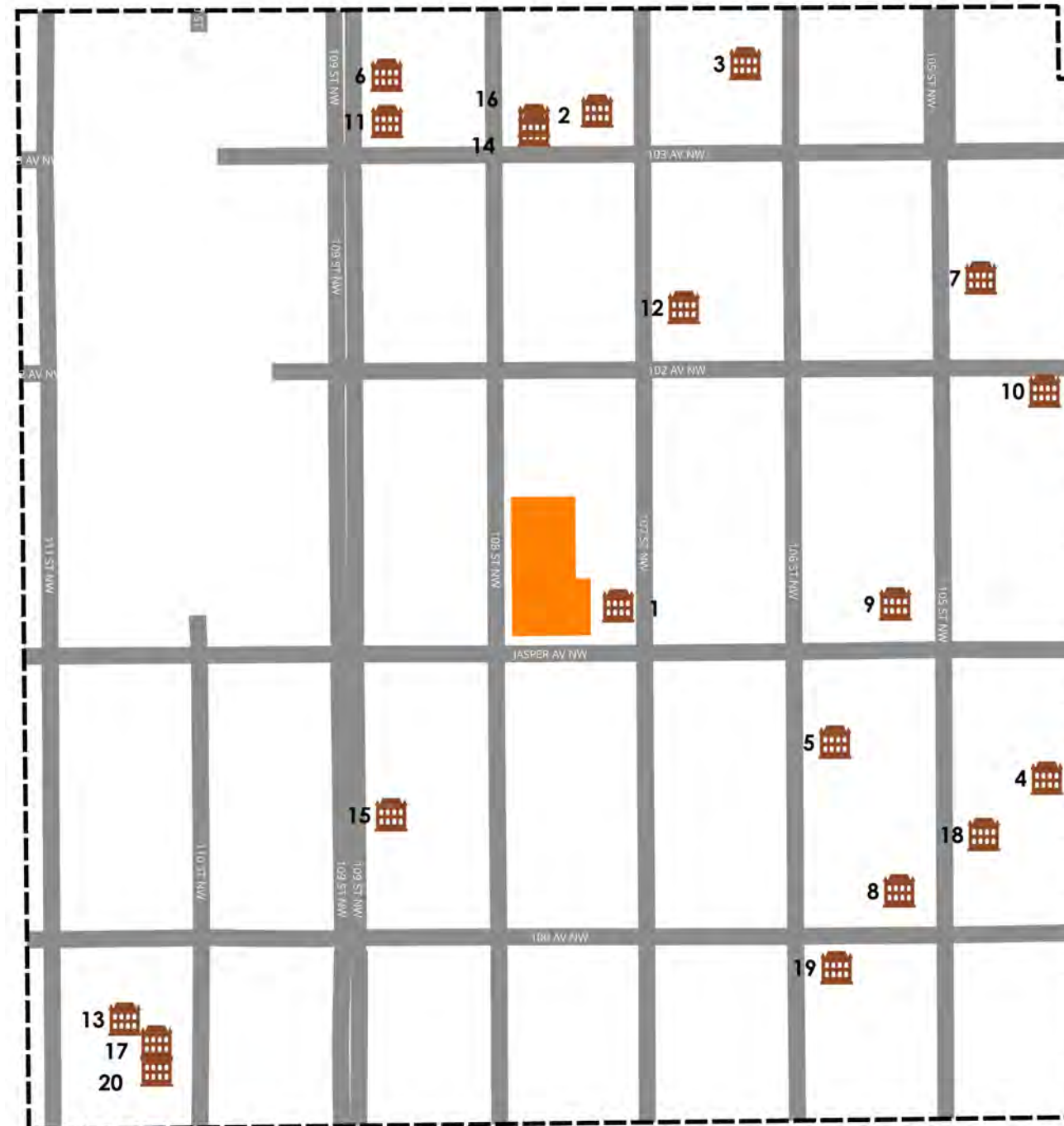


Figure 11: Historic Resources and Landmarks



108 Street View Corridor



Figure 12: 108 Street View Corridors



Current Sun Shadow Study

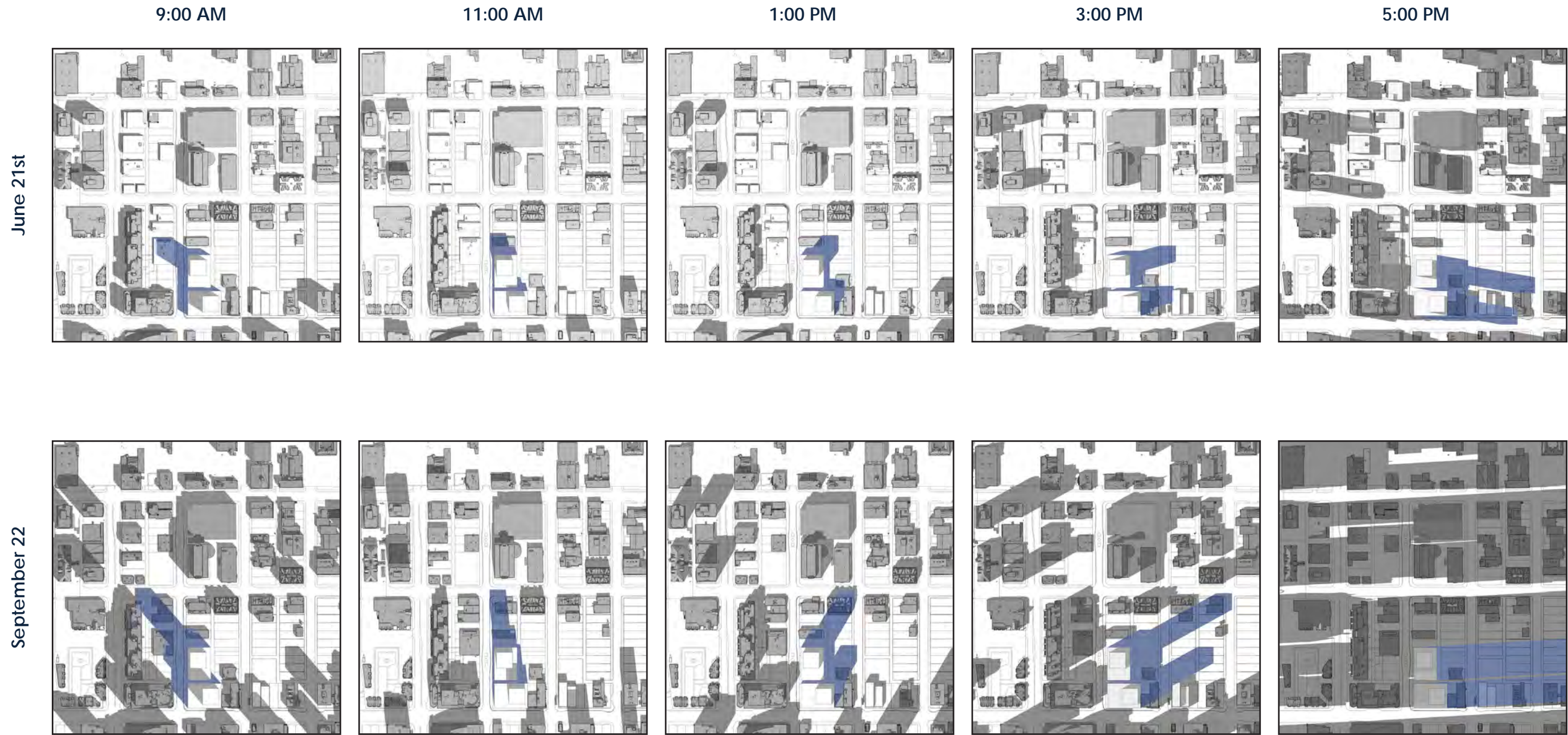


Figure 13: Current Sun Shadow Study



Proposed Design Sun Shadow Study

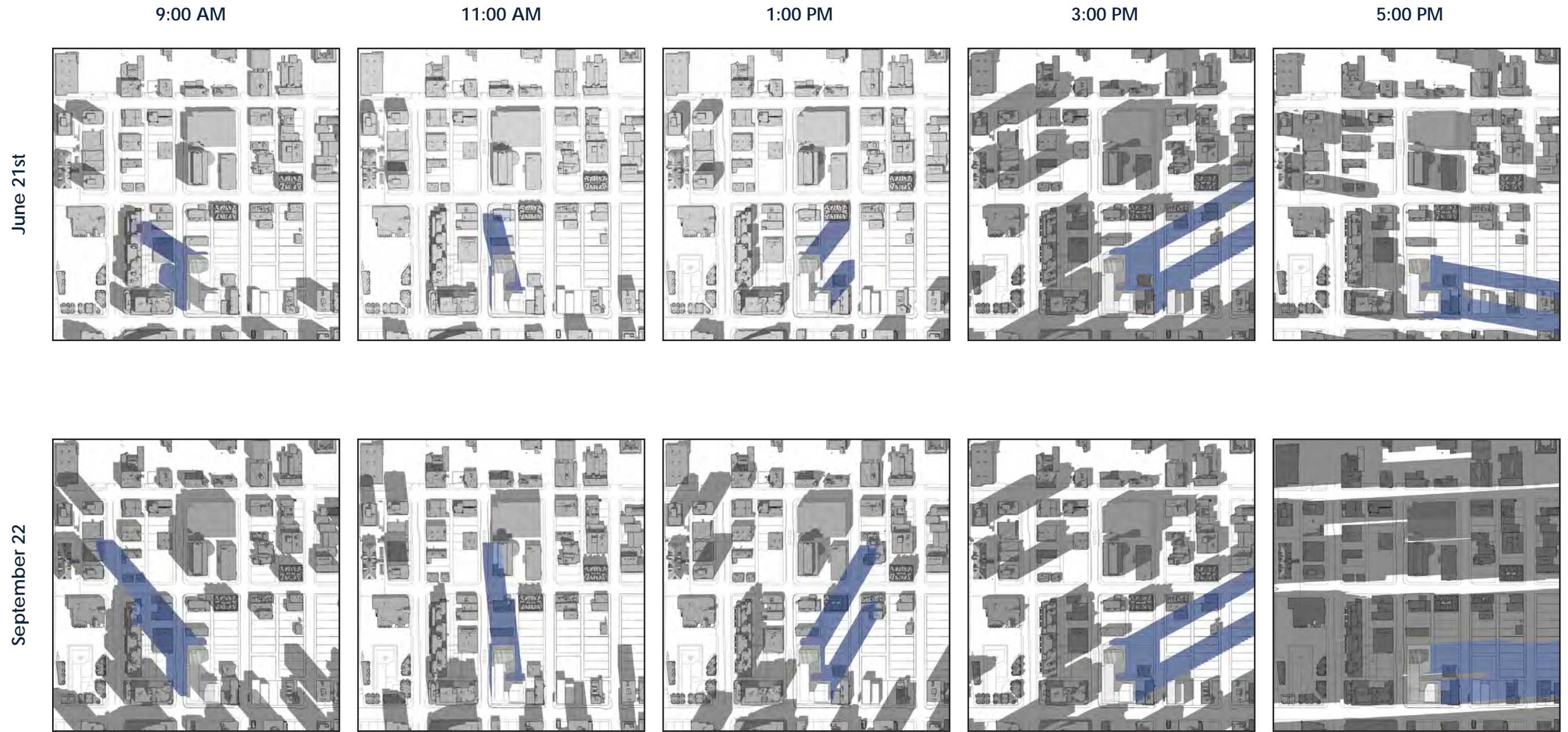


Figure 14: Current Sun Shadow Study

3.0 PROPOSED DESIGN





PROPOSED DESIGN

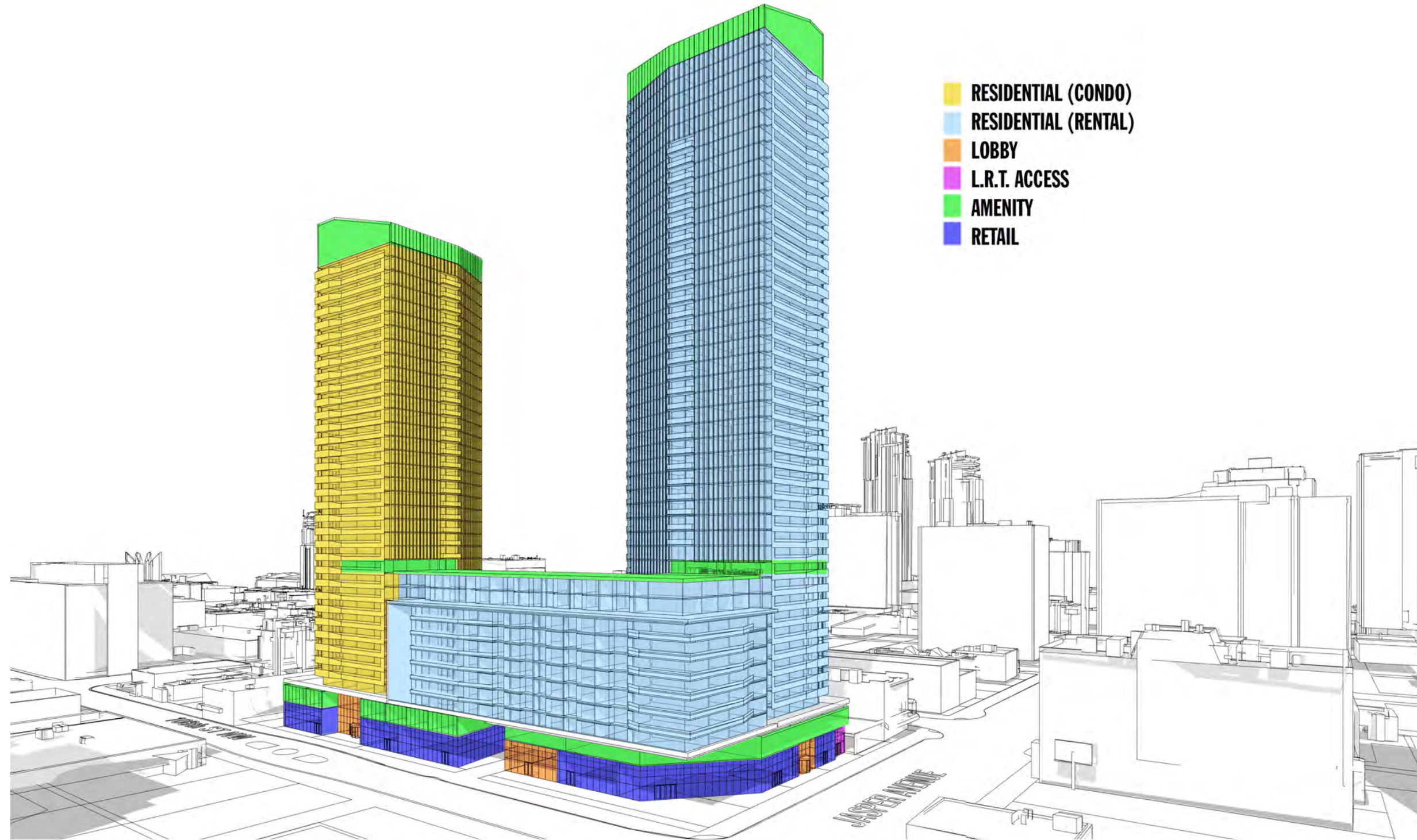
The proposed built form consists of two slim, high rise residential towers with small floor plates and a chamfered facade on a partial two (2) storey podium connected with a medium rise residential "Link Building". This design will provide a dynamic massing while providing sunlight penetration to the planned Warehouse Campus Neighbourhood Central Park to the northeast.

Located within the podium will be several commercial spaces fronting onto Jasper Avenue, wrapping around the corner, continuing up 108 Street. A new access to the Corona LRT Station will be incorporated into the design. This rich mix of uses and active frontage acknowledges the importance of this corner site in downtown Edmonton and the relationship to 108 Street (Capital Boulevard) and Jasper Avenue

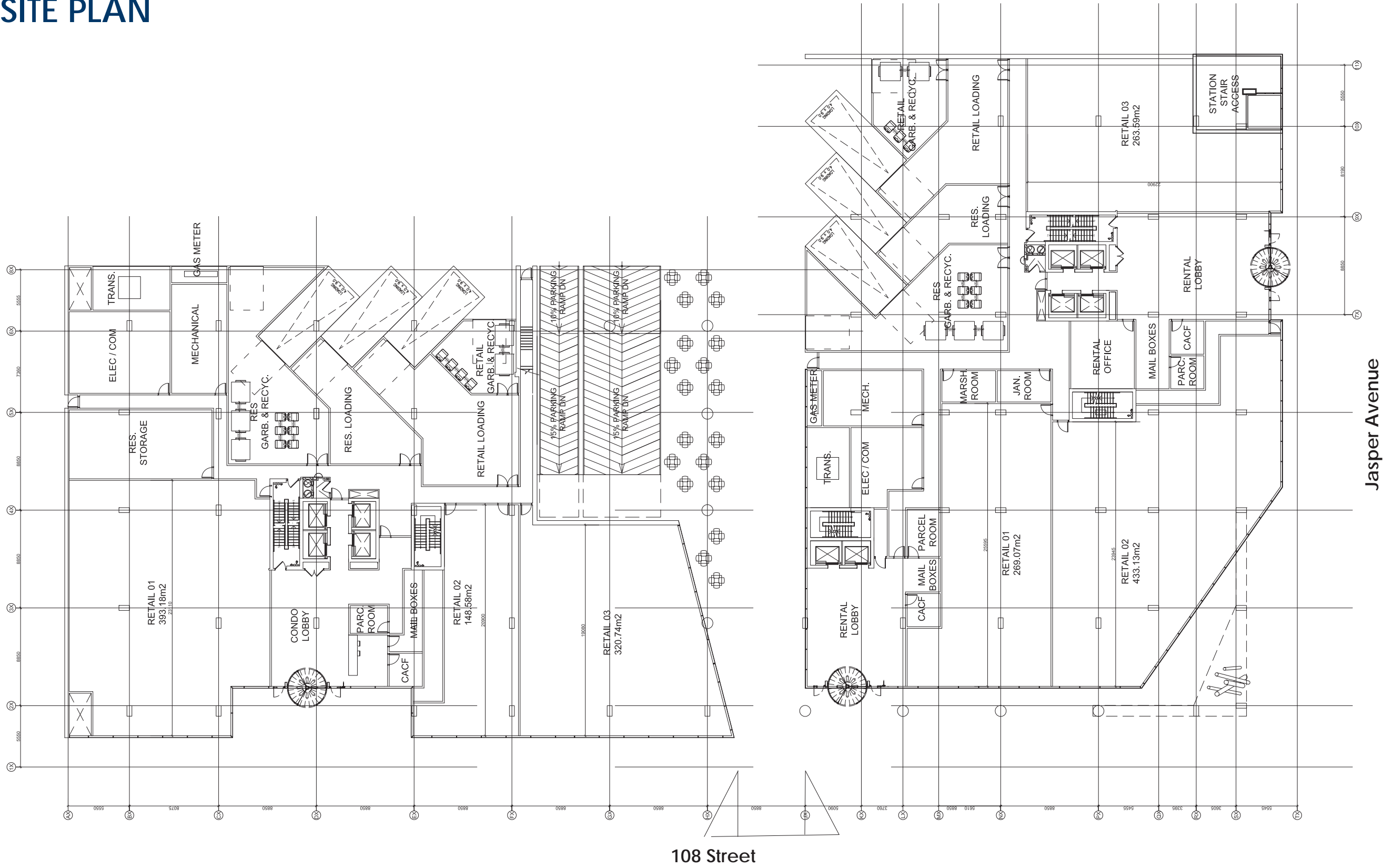




BUILDING USES



SITE PLAN



108 Street

Jasper Avenue



ELEVATIONS



Figure 15: North Elevation



Figure 16: East Elevation



ELEVATIONS



Figure 17: South Elevation



Figure 18: West Elevation





KEY FEATURES

Link Building Rooftop Amenity Space





Porte-Corchiere Connection to Future Park



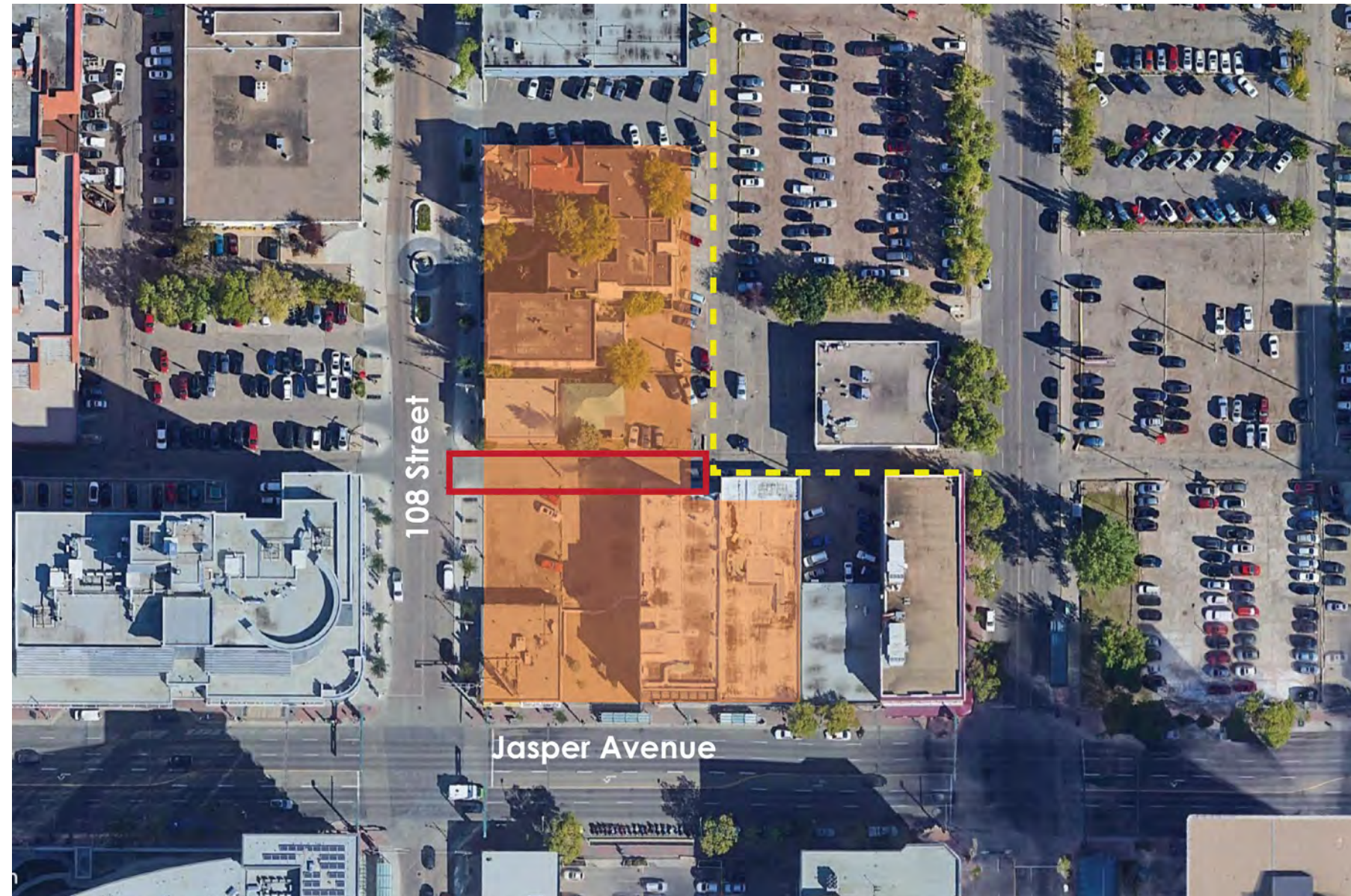





Lane Closure and Purchase

In conjunction with the rezoning application, the project will pursue the closure and purchase of the east portion of the lane running between 108 Street and 107 Street.

The intent is to close the lane and then purchase the land from the City of Edmonton. The ownership group would then grant the City an easement for public access to ensure the east / west lane connection remains intact for vehicular and pedestrian traffic.

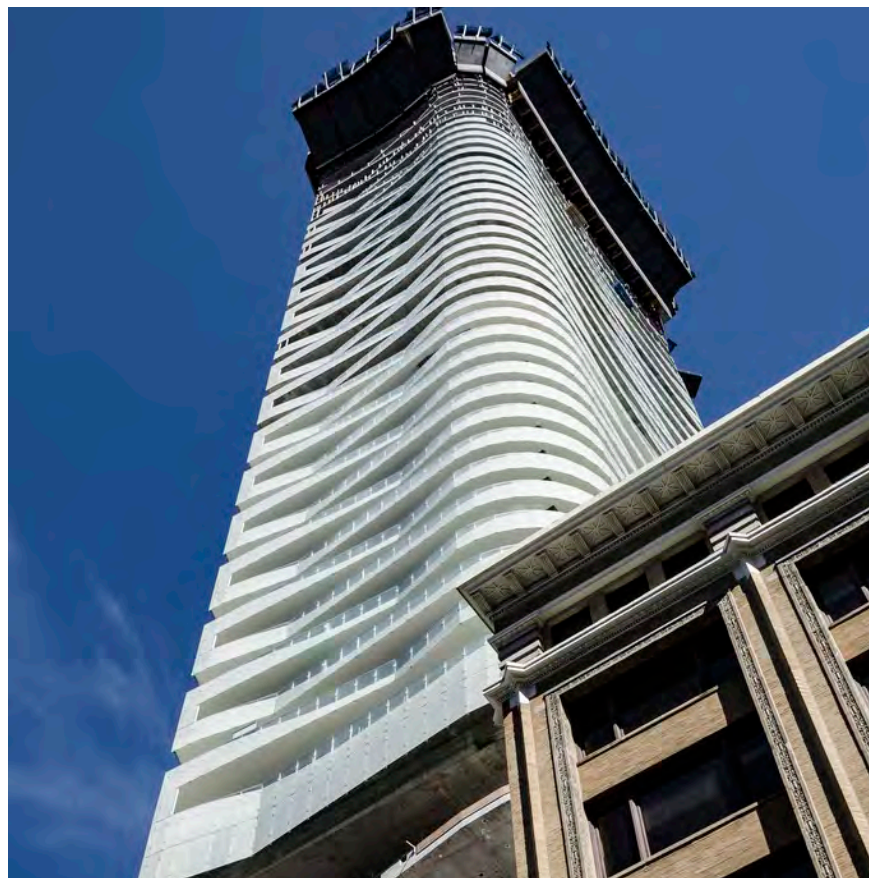
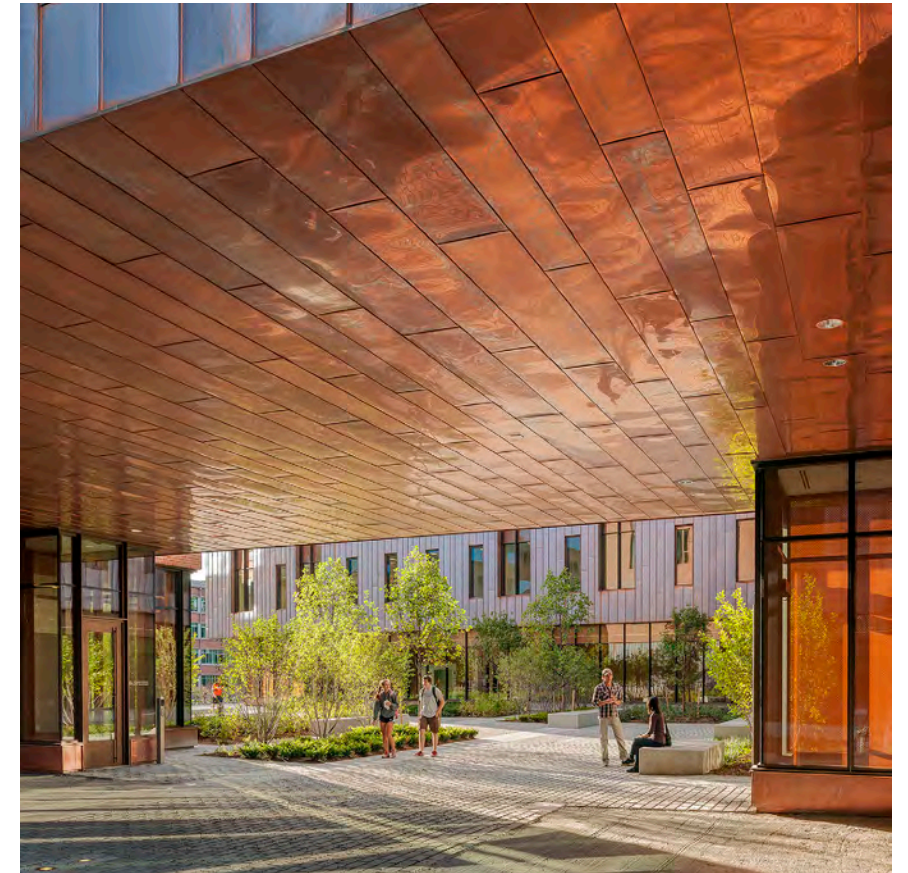
As part of this undertaking, there will be discussions with the City engineering department, transportation department, and franchise servicing providers to ensure servicing and adequate access is maintained or rerouted as necessary.



-  DEVELOPMENT SITE
-  LANE CLOSED AND PURCHASED
-  LANE REMAINS CITY OWNED



INSPIRATION



4.0 DESIGN INTENT & RESPONSE TO URBAN DESIGN PRINCIPLES





URBAN DESIGN PRINCIPLES

A1 Creating + Enhancing the City

Visual Quality and Legibility

Paths: The proposed development will enhance several existing paths in the area and create important new connections. The commercial uses on the ground floor will create a destination along the 108 Street and Jasper Avenue paths as well as from the Corona LRT Station. It will link these paths through the Porte-Cochere to the planned Warehouse Campus Neighbourhood Central Park.

Edges: The active commercial use on along the south and west sides will provide a continuous active frontage along Jasper Avenue, one of Edmonton's main streets, and along 108 Street or Capital Boulevard.

Districts: The buildings sit at the confluence of the Jasper Avenue Corridor, Capital Boulevard, and Warehouse Districts. It will provide an exciting and dynamic node where these three districts meet.

Landmarks: The proposed two towers and Link Building at the corner of 108 Street and Jasper Avenue will establish a distinctive, recognizable landmark along these two important streets in downtown Edmonton. Views of the development will be visible from the Legislature Grounds to the south and from MacEwan University to the north.

Nodes: New commercial space, a connection to the planned park, up to 1,000 residential units, and access to the Corona LRT Station will create a new node of urban activity.

Land Use, Function, and Character Urban Pattern



A2 Creating + Enhancing the Neighbourhood, District, + Corridor

Alternative Transportation Strategies

The project is located adjacent to the Corona LRT Station on the Capital Line and supporting bus routes on Jasper Avenue. Half a block to the north on 102 Avenue and two blocks to both the east and west on 109 Street and 106 Street are bike lanes and multi-use paths for pedestrian and cyclist connections. These routes and active transportation methods along with the downtown location promote a reduction in the use of single occupancy vehicles.



Land Use, Function, and Character Built Form

DESIGN INTENT



URBAN DESIGN PRINCIPLES

A3 Creating + Enhancing the Block, Street, + Building

Jasper Avenue and 108 Street, or Capital Boulevard, are both important roadways and destinations distinguished by their location and unique characteristics. Jasper Avenue is Edmonton's premier Main Street and is currently undergoing reconstruction under the *Main Streets Guidelines*. 108 Street is a Ceremonial Street celebrating Edmonton as the Capital of Alberta. Both are envisioned to be high quality streets with a focus on wider sidewalks, a mix of uses, public realm improvements, and tree lined sidewalks to serve the existing and emerging downtown population.

This project can build on the enhanced appearance and improved walkability of these streets and will contribute to making the vision of Capital Boulevard and Jasper Avenue a reality.

Jasper Avenue is undergoing revitalization and redevelopment. The *Toward a New Vision for Jasper Avenue* plan calls for a primary retail zone between 102 Street and 111 Street to re-establish Jasper Avenue as a premier shopping destination with a continuous shopping experience along this section. This project moves this vision forward with the commercial units on the ground floor along the length of Jasper. It also creates a high quality pedestrian experience and public realm through addressing the corner of 108 Street and Jasper Avenue. The angled corner creates a small plaza, increasing the sidewalk width and bringing a cohesive experience and feel to the intersection with the Mayfair on the southwest corner and the Intact Insurance Building on the northwest corner.

Visual Quality and Legibility Public Realm Design



DESIGN INTENT

B1 Sustainability is an Integral Component of the Design

Sustainability

The development will incorporate sustainable design in water and energy conservation through passive and active means such as superior insulation, low flow plumbing fixtures, occupancy sensors and cost effective mechanical systems. The soft landscaping design will be mindful of water conservation and include indigenous plant species that require low maintenance.

Sustainability



URBAN DESIGN PRINCIPLES

B2 Integration and Encouragement of Public Arts and Culture

Public Art

A goal of the project is to complement the existing public art installations on Capital Boulevard. Any new public art proposed by the project would aim to enhance these works instead of overpower or clash with the style.

The preference of the team would be to integrate any public art contribution into the rear lane area so that it will be visible from the future Warehouse Campus Neighbourhood Central Park.

Public Realm Design



B3 Celebrate the Winter City + Edmonton's Climate

All Season Use

Winter City design principles are considered for this development. The tower setbacks from the podium base dissipates wind down draft off the face of the high rise, thereby creating a moderating effect at street level. The development engages the streets and the lane with several points of access, all of which are protected from the elements.

Public Realm Design

DESIGN INTENT



URBAN DESIGN PRINCIPLES

B4 Durable, Permanent, and Timeless Materials

Materials

The choice of materials will be driven by durability, low maintenance, and suitability to the climatic conditions. Concrete (precast concrete panels), stone, masonry and pre-finished metal cladding systems and glazing systems assembled to best practices will be a requirement of construction. The final glazing strategy will be sensitive to the local climate and building orientation.

Landscaping

The streetscape design draws on materials and design elements from Jasper Avenue, Capital Boulevard and the building architecture, to create a public realm that is complementary and distinct. The design language uses the concept of dissolution to create spaces that draw people in while reconciling the intersection of the distinct urban designs of the existing streetscapes. Gathering areas with seating and tree planting are provided to activate the south-west plaza area. Patio seating is also provided in the plaza to create an active street corner address. Planting beds featuring trees and seating are provided along Capital Boulevard to match the rhythm and pattern of the existing streetscape. The building entries are emphasized with a material and patterning that is complementary to the design for both Jasper Avenue and Capital Boulevard.

Public Realm Design
Architectural Design



B5 Appropriate Use of Innovation

Amenity Areas

Amenity facilities include a number of spaces allocated on the second floor (fitness room, multipurpose room, etc.), a multipurpose rooftop space for entertainment on the rooftop of the medium rise residential and rooftops of the towers. The podium roof will be a partly accessible roof deck space for suites at this level.

Public Realm Design
Site Design

DESIGN INTENT



URBAN DESIGN PRINCIPLES

C1 Exemplify Neighbourliness

Visual Impact

The proposed design on this site will provide a dynamic massing of both the tower and medium rise link building that will be visible from both Jasper Avenue and 108 Street. It will be a key project that will contribute to the surrounding area and help spur further development and an exciting public realm along the recently reconstructed 108 Street with the enhanced public and pedestrian realm and public art installations. It will also work to help further the *Toward a New Vision for Jasper Avenue* and *Imagine Jasper* plans and objectives through animation of the 108 Street and Jasper Avenue corner.

Active Pedestrian Realm

Pedestrian circulation and the pedestrian environment will be improved through the creation of some commercial use on Jasper Avenue and 108 Street. This will draw people in and create a destination on the street corner.

Integration of the Corona LRT Station street access point into the building by removing the current stairway in the middle of the sidewalk will create more space along the walkway for people and activities.

Site Design
Public Realm Design



C2 Celebrate + Respect Heritage

The ownership group appreciate that both buildings have been part of the city's landscape for approximately 80 years. However, while the El Mirador is listed on the City's Inventory of Historic Resources, the Rochester Apartments, the small building next door, is not. Furthermore, the acknowledgment of historic significance does not imply heritage designation.

Other than the architectural style visible to the public, what most Edmontonians might not know about the El Mirador is the significance of the courtyard to current and past residents as a community space for them to mingle and interact.

After listening the advice of the design team, the ownership group believes the architectural expression of the El-Mirador courtyard is an opportunity to promote sense of place through the exploration of contemporary design techniques. Therefore, the design team intends to provide a contemporary interpretation of the courtyard elements of local distinctiveness, both in the form of a place and the way it is used.

Since urban context is always dynamic, our past successful experience in working with the integration of heritage properties in redevelopment projects has demonstrated that we should encourage the best modern design combined with a contemporary interpretation of historically significant features, rather than simply imitating in detail the architecture of the heritage property.

Heritage
Public Realm Design

DESIGN INTENT



URBAN DESIGN PRINCIPLES

C3 Enhance + Preserve Connections

Access & Connectivity

This development site is well served by a wide range of transportation options to connect people with the rest of the City of Edmonton. Adjacent to the site are Jasper Avenue, 108 Street and a laneway that allow for vehicle circulation and access to other areas of the city. Beneath the site, the Corona LRT Station links both residents of the development and pedestrians on the nearby streets to the Capital Line LRT route and the rest of Edmonton's transit network. Jasper Avenue hosts several bus routes with regular service and connections to routes and transit centres throughout the city.

One block to the north and two blocks to both the east and west are bike lanes and routes. These provide a convenient and safe option for cyclists to connect to the downtown bike lane network and the North Saskatchewan River Valley Trail network.

Access, Parking and Servicing

Passenger and loading vehicle can access the site from 102 Avenue, 107 Street and 108 Street via the T shaped lane running north/south and east west. With the purchase of the alley public access agreement, access for parking and loading ramps will continue to be located at the rear of the development in the alley.



Access and Connectivity
Visual Quality and Legibility

DESIGN INTENT