



Westrich Pacific Corp.

URBAN DESIGN BRIEF

Direct Control Rezoning on 106 Street

DECEMBER 11 2018

URBAN DESIGN BRIEF

TABLE OF CONTENTS

| | |
|----------------------|----|
| 1.0 INTRODUCTION | 03 |
| 2.0 CONTEXT ANALYSIS | 04 |
| 3.0 3D MASSING MODEL | 11 |
| 4.0 SUN SHADOW STUDY | 12 |
| 5.0 DESIGN VISION | 14 |
| 6.0 DESIGN INTENT | 15 |
| 7.0 ALIGNMENT | 20 |

1.0 INTRODUCTION

URBAN DESIGN BRIEF



Figure 11: Location Map

The following Urban Design Brief has been prepared by Kennedy on behalf of Westrich Pacific Corp. in support of its application for a zoning bylaw amendment to facilitate the development of a high-rise apartment building with commercial spaces at the street level. The property is located Downtown at 10145 and 10123 106 Street in the Warehouse District. The proposed rezoning is from the Urban Warehouse Zone (UW) to a Direct Control Provision (DC2) to allow for the development of a mixed use development with a high rise residential tower.

This document is intended to provide an overview of the design principles that will guide the detailed design of the subject site to ensure the development is compatible with the surrounding urban context and supports the City of Edmonton's current policies and regulations.

The purpose of this urban design brief is to:

1. Describe and illustrate the design strategy for the proposed development of the subject site;
2. Address the applicable policies and principles to this location, and
3. Establish design principles and objectives that will ensure the development will integrate with the existing and emerging context while encouraging innovation in built form and architectural expression.

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

URBAN DESIGN BRIEF



1. View NE from Jasper Avenue



2. View North from 106 Street



3. View South from 106 Street



4. View SE from 102 Avenue

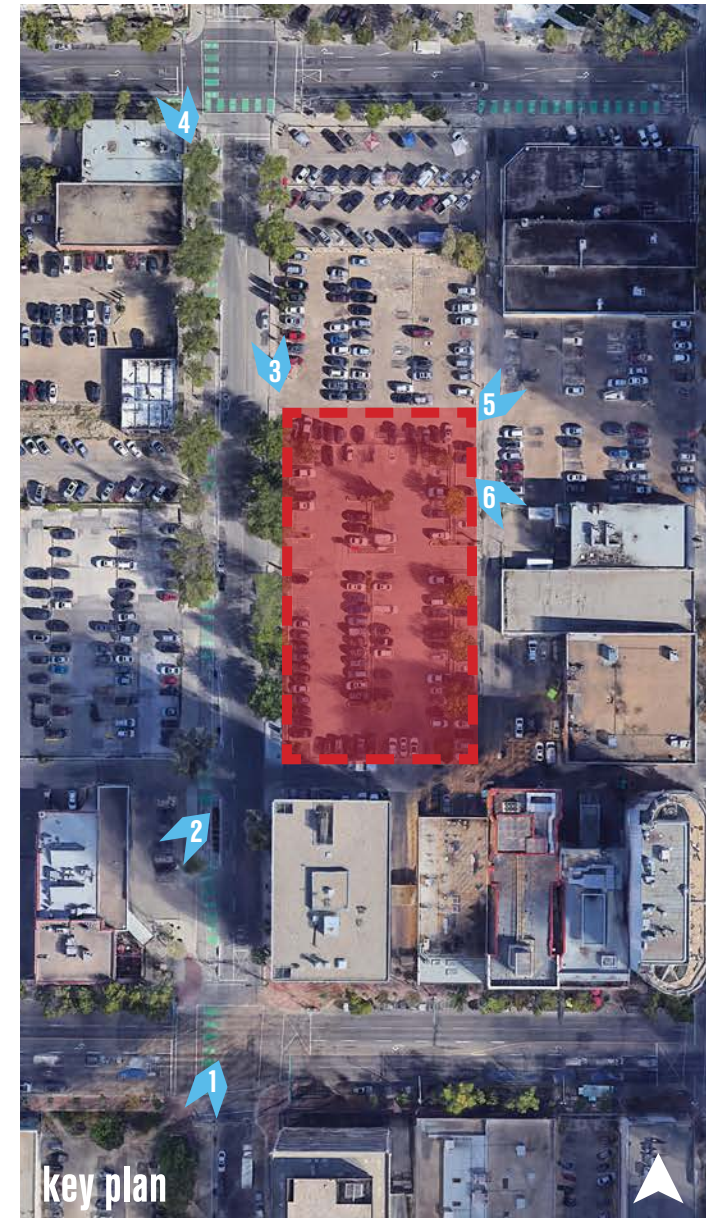


5. View SW from Alleyway



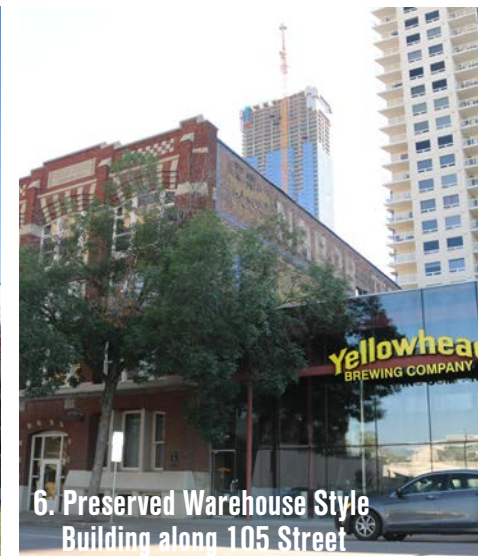
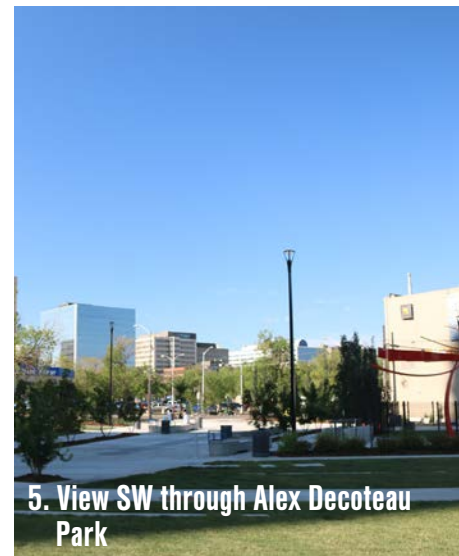
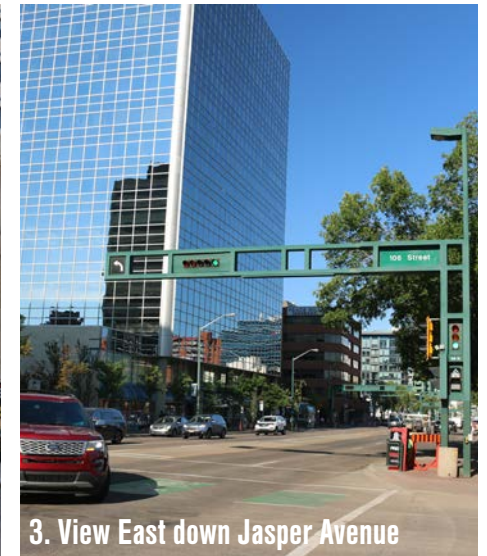
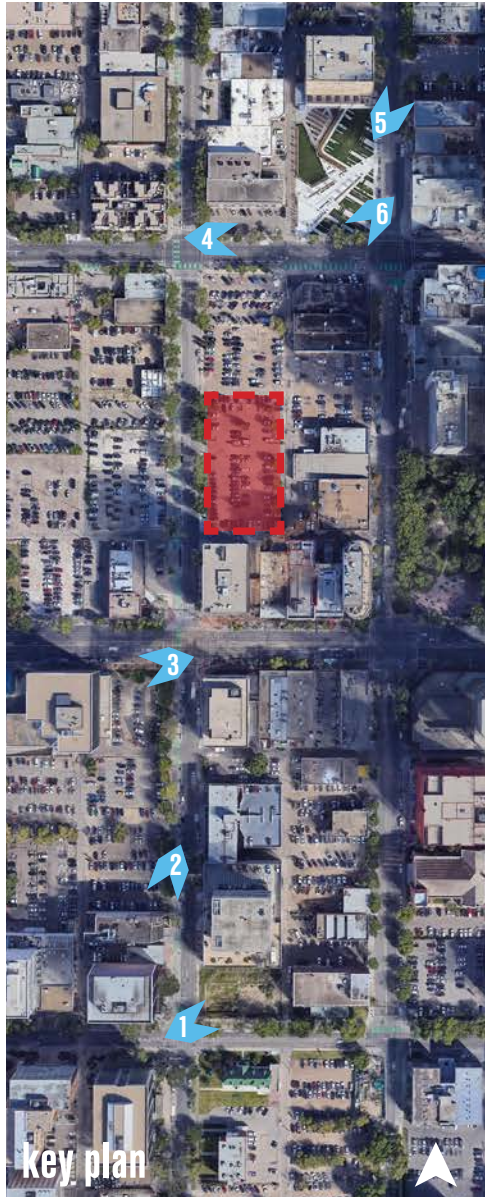
6. View NW from Alleyway

Existing Site Characteristics



key plan

Neighbourhood Characteristics



Land Use and Character

The subject site is located in the Downtown neighbourhood north of Jasper Avenue in the Warehouse District, and west of the new arena and Ice District. The 104 Street Promenade and City Centre are a short walk to the east.

The site is approximately 0.348ha (37,453sf) in size, with approximately 75 meters of frontage along 106 Street. It is currently a surface parking lot with no structures.

The site is bound by:

North: Currently, there is a surface parking lot which is expected to be developed into a 700 unit, twin tower development with a four storey podium.

East: There are three, two-storey commercial buildings fronting onto 105 Street. There is also a portion of a surface parking lot.

South: Across the alley is a 12-storey, gold glass office building known as Energy Square. The building is currently vacant and may undergo a conversion from office to a mixed use building in the future.

West: Across 106 Street, the sites are asphalt and used as surface parking. To the southwest is a one-storey Boston Pizza. As outlined in Figure 1.2, the City of Edmonton has plans to create a future downtown central park on this large swath of surface parking.

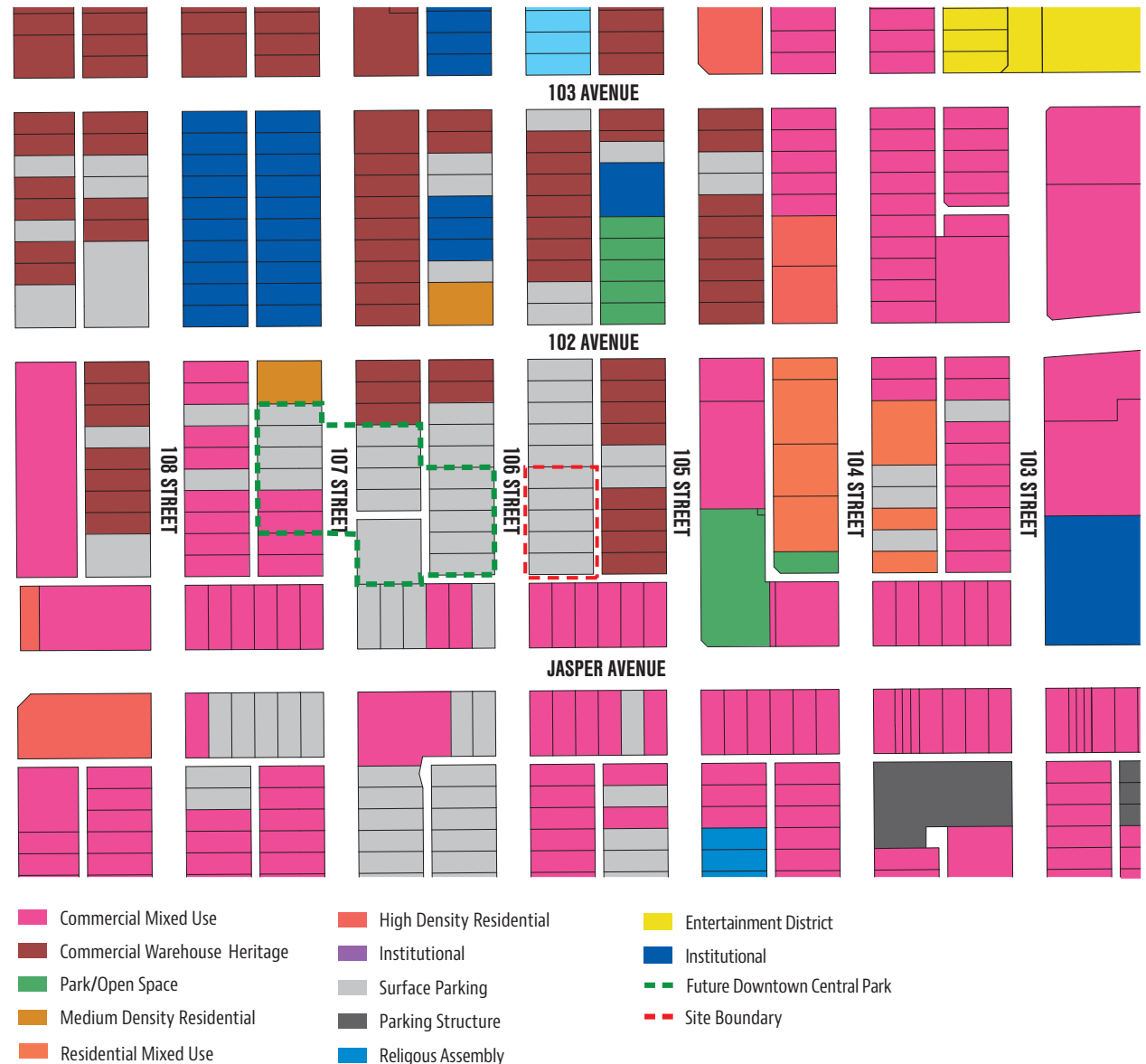


Figure 2.1: Land Use Map

Edmonton Zoning Map

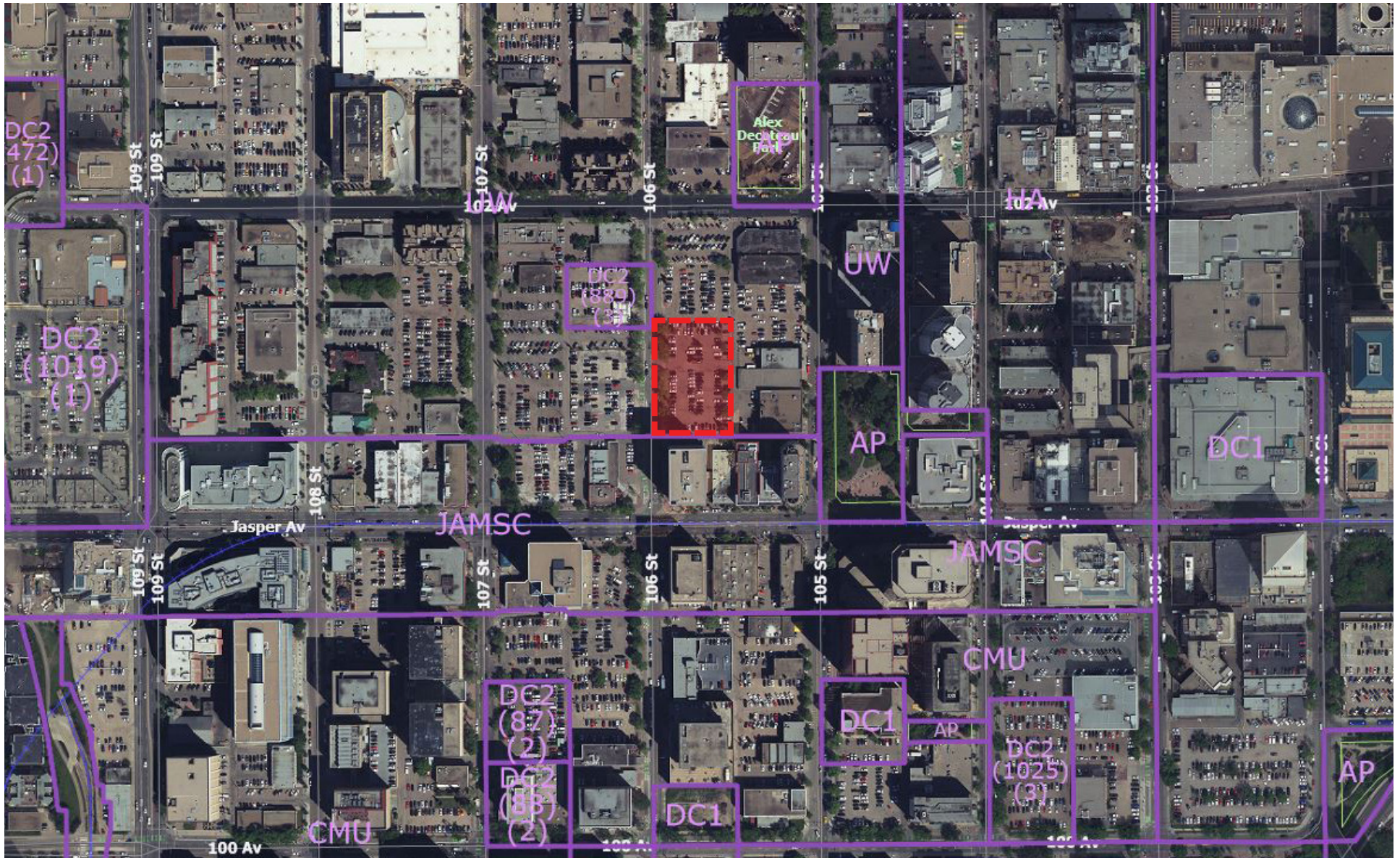


Figure 2.2: Edmonton Zoning Map

Street Network Connectivity

This area is in the midst of a transformation and the improvements to alternative transportation modes is ongoing. It includes a number of LRT Stations with direct access to high frequency transit on Jasper Avenue. The existing Metro Line and future Valley Line stations are located within 150m of the site and provide access across the City. The Legislature Grounds are south of 98 Avenue, with MacEwan University just north of 104 Avenue. These amenities are accessible by foot, bicycle, public transit or by car. 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 classic grid street pattern provides different routes for vehicular traffic, helping to distribute automobiles and provide alternate access for emergency vehicles. This street pattern also allows for more direct routes for pedestrians.

The solid green lines illustrate the sidewalks and the dashed green lines represent the downtown bike network along 102 Avenue, and 106 Street. 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 employment, services, social spaces and green spaces.

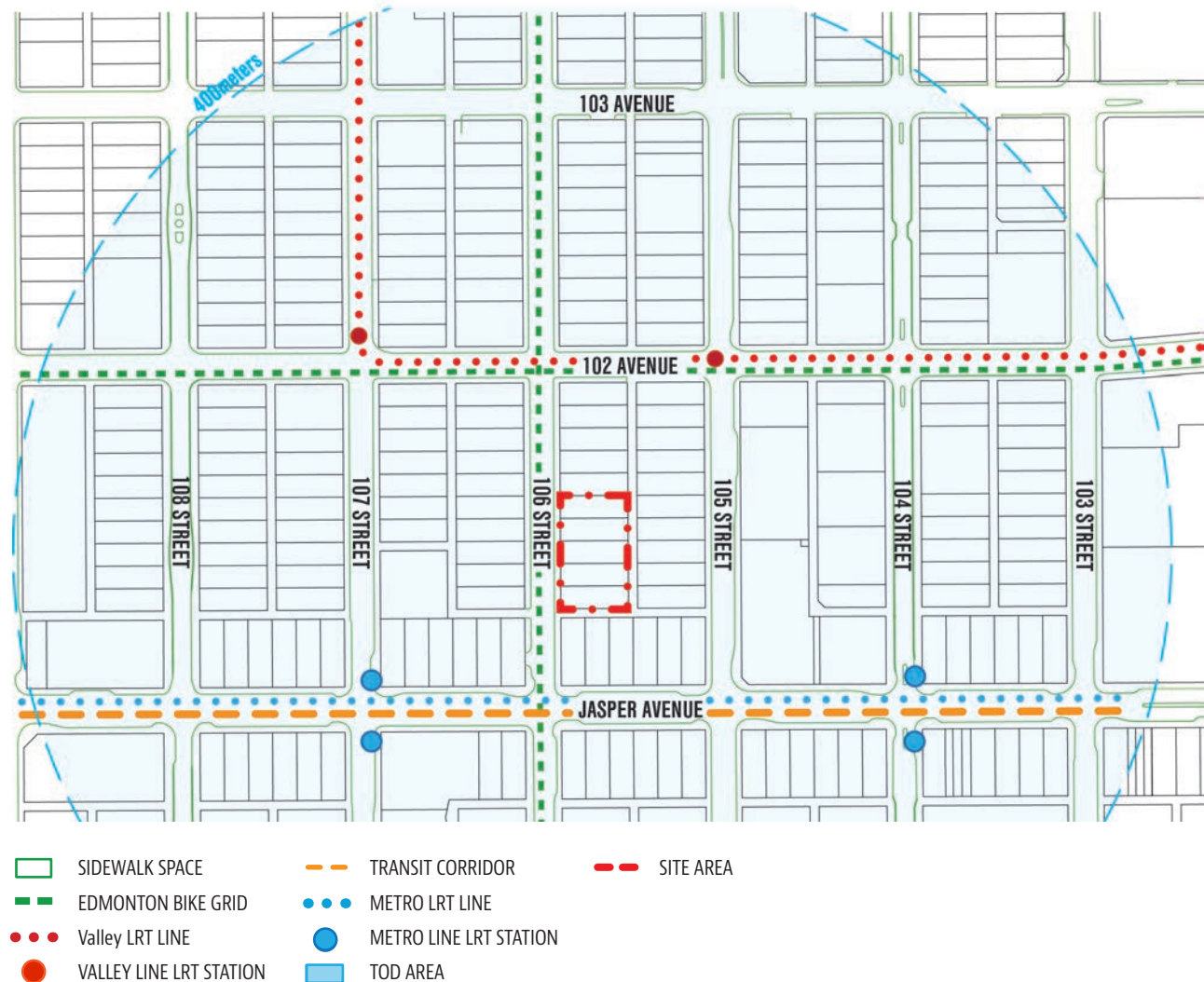


Figure 2.3: Street Network Connectivity

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.

Paths: Jasper Avenue, 109 Street and 104 Street are the commercial main streets downtown. 102 Avenue is a major connection through the downtown and is an important bicycle corridor with an enhanced connection to neighbourhoods to the West. 106 Street is a small, heavily used tree-lined boulevard with a number of surface parking lots. Lands west of 106 Street is the future site for Edmonton's proposed 'Warehouse Campus Neighbourhood Central Park' and a number of residential towers with street level commercial mixed use.

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 and transit hubs were identified.

Landmarks: The study area has a number of noteworthy buildings and locations, including Alex Decoteau Park, the Yellowhead Brewery, Icon Towers, First Presbyterian Church, and the Beaver Hills House Park.

Districts: The Downtown Neighbourhood is made up of many Districts. The site is located within the Warehouse District and is surrounded by the Arts and Entertainment District, Ice District and Legislative Grounds, McKay Avenue neighbourhood and bordered to the west by the Oliver neighbourhood.

Edges: Natural edges exist from the River Valley slope to the south. Physical barriers exist in the form of road dead-ends and super blocks to the north along 104 Avenue. A major edge exists along 109th Street where the general character shifts to residential in the Oliver Neighbourhood to the west.

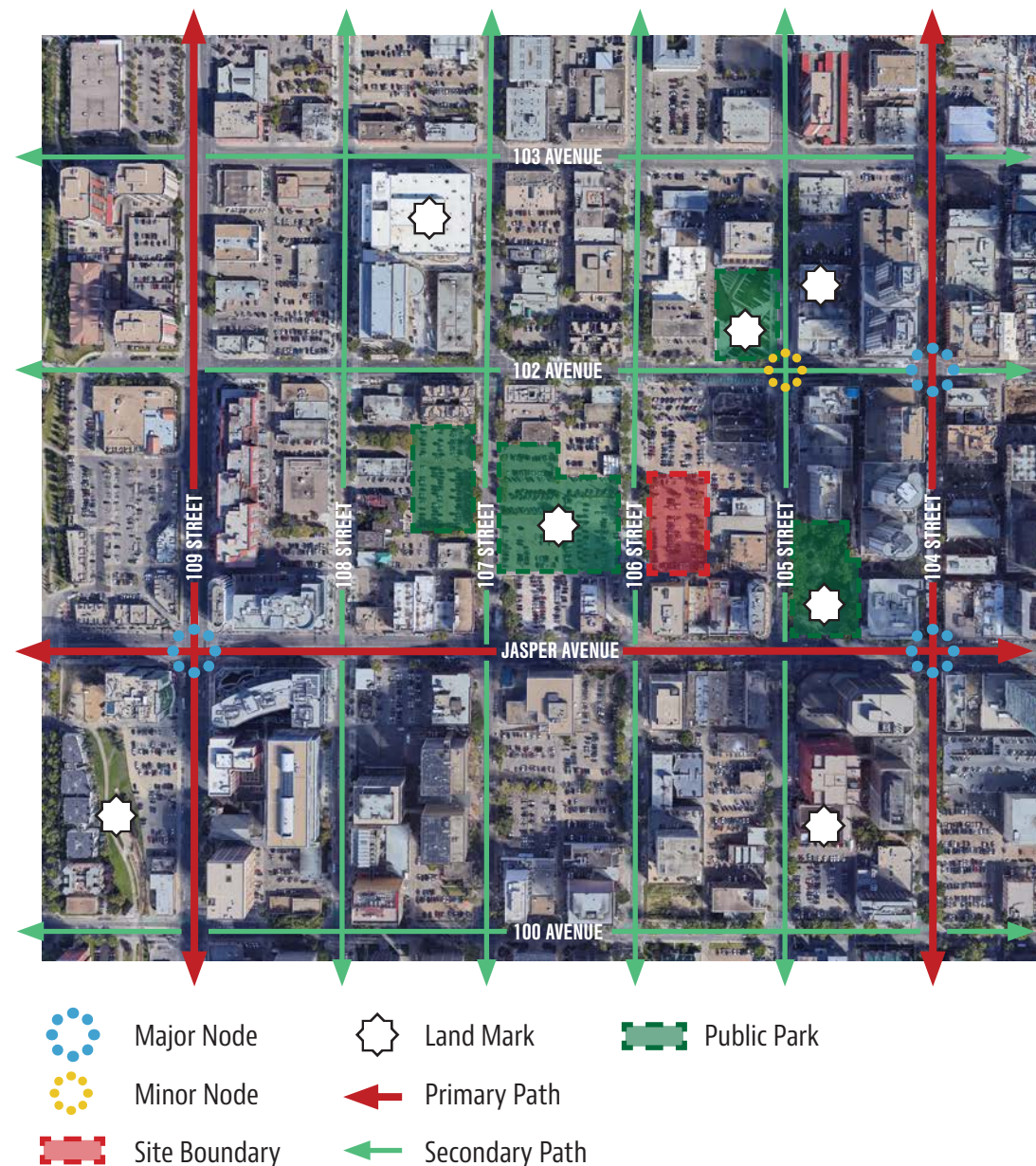


Figure 2.4 Physical Elements

Urban Pattern

Figure-ground plans show the footprints of buildings and the patterns of unbuilt voids in an urban space in plan form. Figure 2.5 illustrates typical building footprints for a dense urban area on a rectilinear street grid.

The buildings in the area surrounding the subject site are largely taller towers on a podium base, which are built to the property lines to maximize square footage and provide parking underground. Figure 1.6 also illustrates large unbuilt voids in the area. These sections of land are currently used for surface parking with future plans to create the large Downtown Central Park immediately west of the subject site. Large scale commercial and residential development becomes gradually more intense as you move east from the subject site.

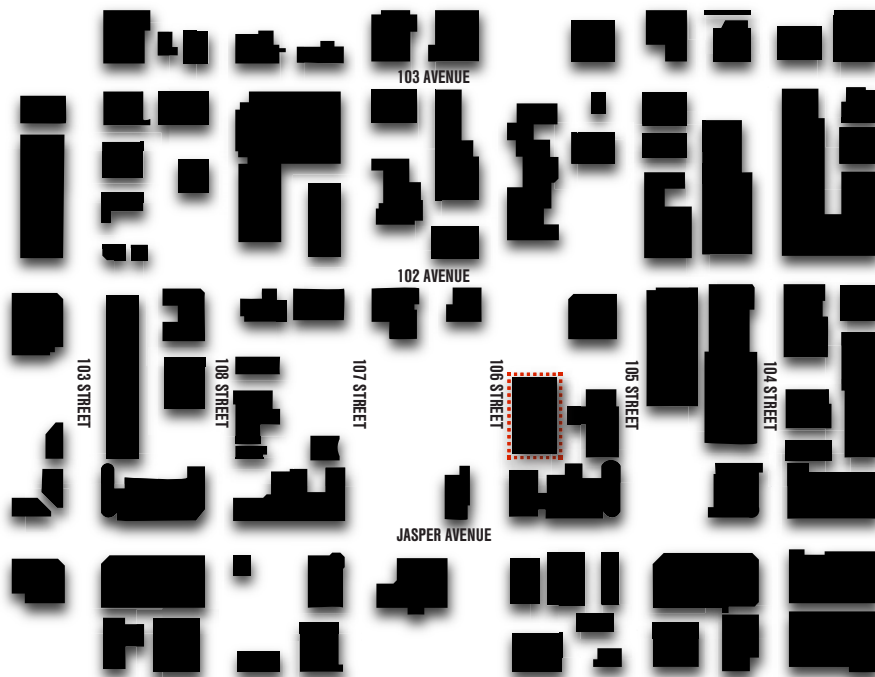


Figure 2.5: Figure Ground

Emerging Context

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



Figure 2.6: Emerging Context

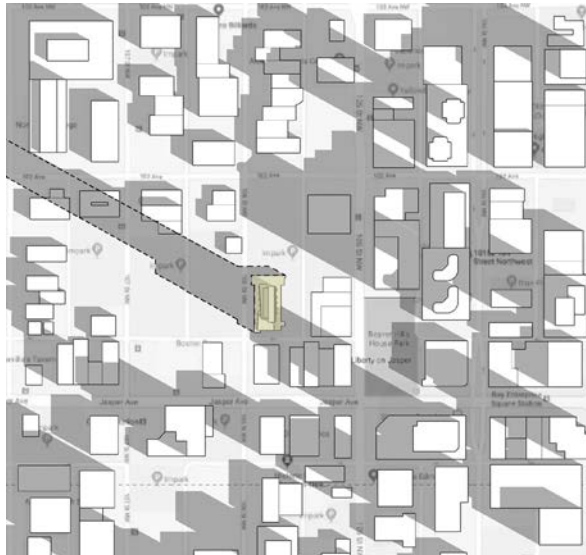
3.0 3D Massing Model



Figure 3.1: Aerial Perspective - Proposed Building Massing in White. Other approved and proposed developments shown in grey

4.0 Sun Shadow Study

URBAN DESIGN BRIEF



SPRING EQUINOX

9AM



12PM



3PM



SUMMER SOLSTICE

9AM

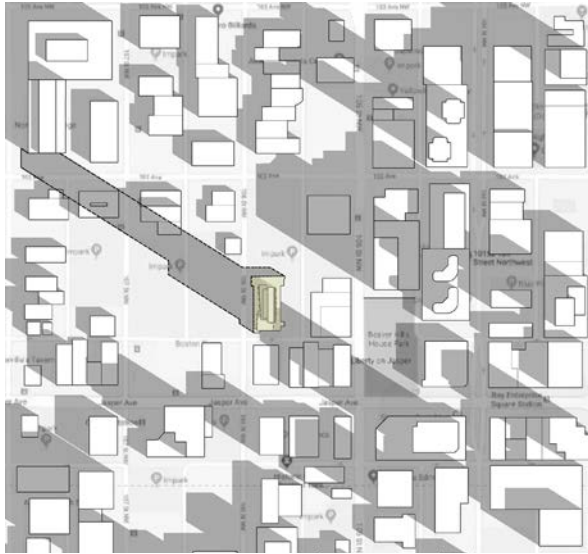


12PM



3PM

URBAN DESIGN BRIEF

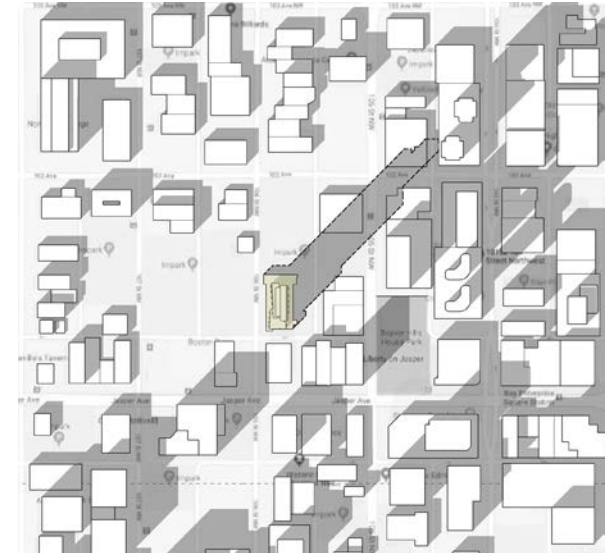


FALL EQUINOX

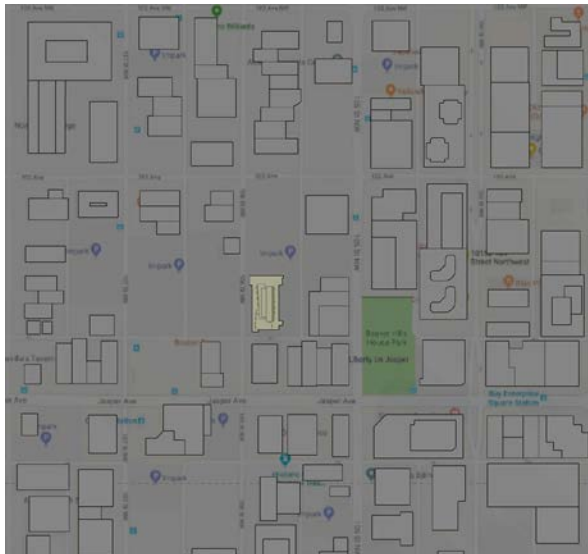
9AM



12PM

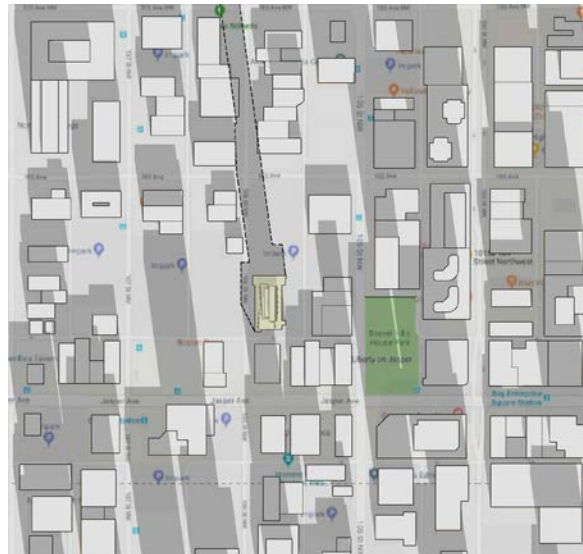


3PM

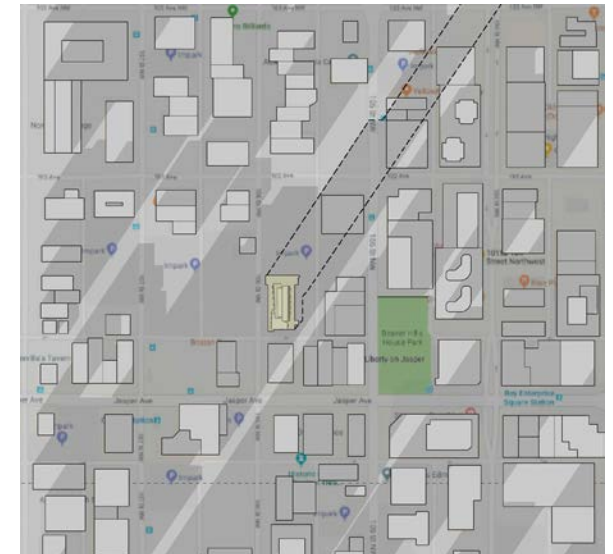


WINTER SOLSTICE

9AM



12PM



3PM

5.0 DESIGN VISION

URBAN DESIGN BRIEF

Guiding Principles

The vision for the development of this site is to create a development that sets an exceptional standard for a dynamic mix of housing and commercial retail on 106 Street. Westrich Pacific Corp is looking to continue their history of mixed-use high density developments downtown, building and improving on their past experiences with Ultima Tower and Encore Tower. The development of this site will:

1. Contribute to a compact, pedestrian-oriented street

The proposed redevelopment of a surface parking lot provides an opportunity for new residential units and commercial retail space in proximity to a number of local shops and businesses, with direct access to existing LRT and frequent transit service. There are also a number of multi-family buildings north of 102 Avenue who would experience improved access to services and a more enjoyable walk south with this large gap filled in on the street.

2. Set the Tone for 106 Street

North of Jasper Avenue, 106 Street is quickly becoming one of the premier north-south corridors in the heart of downtown. For years, this street has been neglected as it served a single purpose - pay parking for cars. The surrounding area includes a rich urban environment of office, retail and residential functions, with a variety of architecture and materials. Businesses, visitors, and residents benefit from a greater density of people, services and additional street-oriented development to further develop the urban look and feel of the area. 106 Street is an opportunity to take advantage of existing and future park space, and make good use of the municipal investment in new transit and active transportation infrastructure in the area.

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

The type and variety of new units will allow for a mix of household incomes and sizes. The site design includes west facing outdoor space, which will create an attractive streetscape for retailers, restaurateurs and pedestrians. With the proposed park space located across 106 Street, there is opportunity for a new interface to stimulate and reinforce one another through street enhancements.



Figure 5.1: Architectural rendering, looking east on Jasper Avenue

6.0 DESIGN INTENT

URBAN DESIGN BRIEF

Built Form and Street Interface

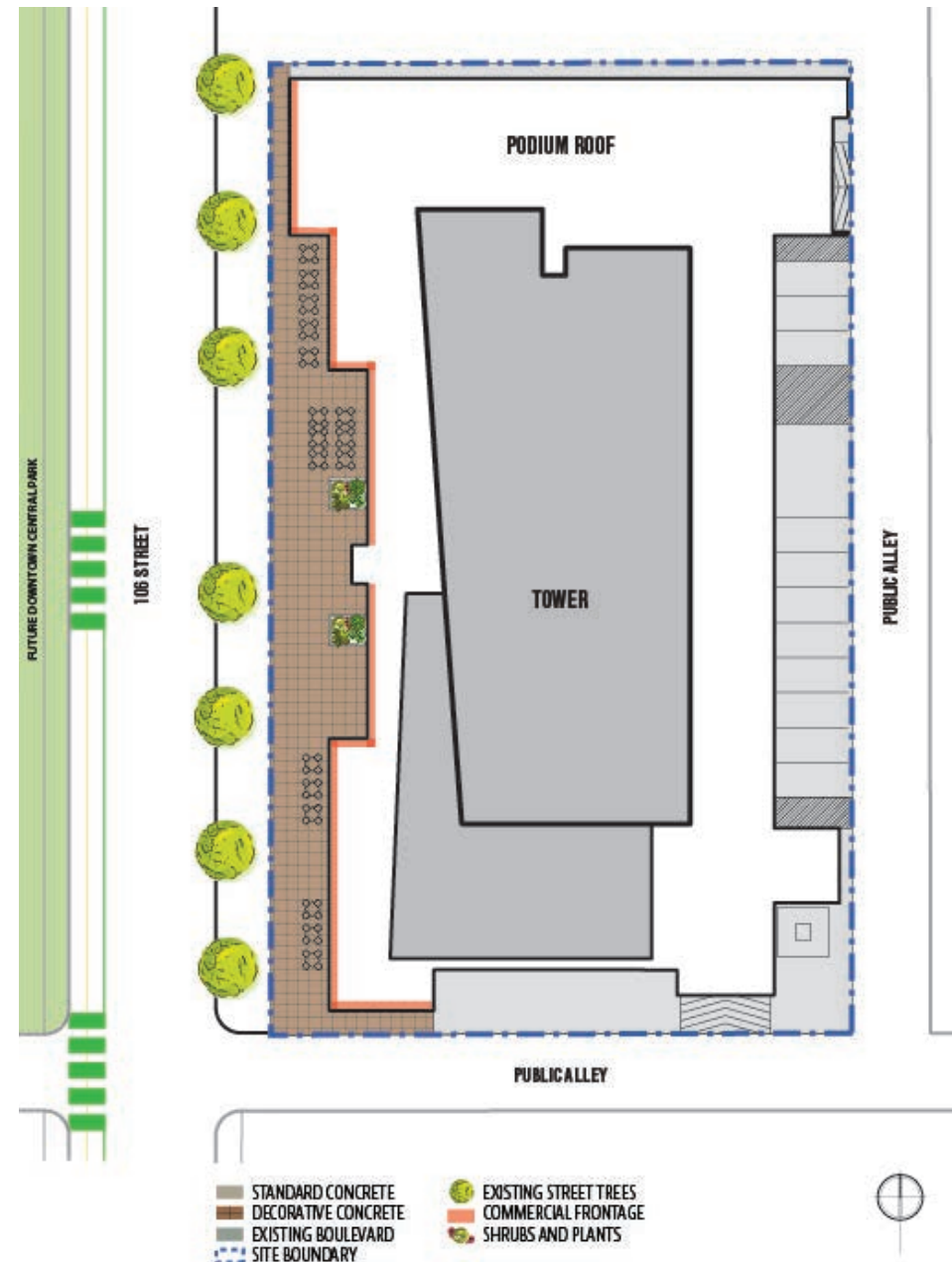
The proposed mixed use development will provide up to 533 residential units, over 44 floors. The tower will include an underground parkade, with access from the lane. 106 Street is a designated bike route, and can anticipate more pedestrian activity in the future, so care will be taken to reduce points of conflict between pedestrians, cyclists and vehicles. The tower will sit atop a pedestrian scaled, two-storey commercial podium. The podium directly north of the subject site is proposed at four storeys. The podium will frame and address 106 Street with architectural features in the facade wall to define residential and commercial entrances. The podium will also break up wind channeling down the on and off-site towers, and provides a comfortable space at street level. Facade recesses and projections will allow for an engaging outdoor space opposite the park on the west side of the street.

Public Realm Contributions

As part of the community contribution for this site, the adjacent public sidewalk will need to be repaired or replaced with this redevelopment. This includes up to 250 feet of linear sidewalk.

At this time, amenity contributions will be satisfied through provision of family oriented units intended to create a downtown that attracts and retains families and capitalizes on development of street oriented residential to the north and the future Downtown Central Park to the west.

Publicly accessible private amenity space will be provided to accommodate street-related activities, such as patios and retail displays. As shown on figure 6.1, the spaces are west facing to maximize sun exposure in the colder months. Street trees will provide shading in the warm season. The exact shape of the outdoor space may be altered as the design process advances. This type of space is very limited on 106 Street north and this portion of the street across from a future park space is an ideal location for sitting outside and enjoying the sunshine year-round.



URBAN DESIGN BRIEF

Design Intent

1. Public open space
1. Large stepback to tower
2. Large setback area
3. Small two-storey podium
4. Glazed podium facade

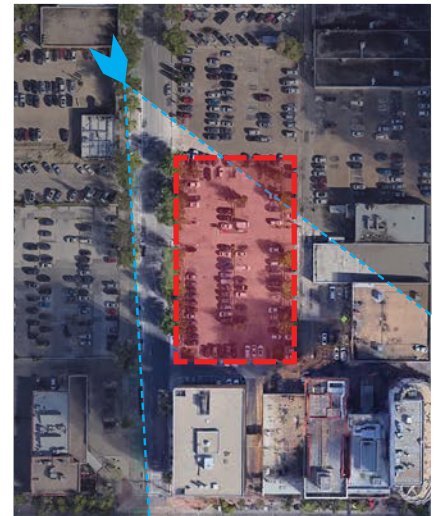


URBAN DESIGN BRIEF



Design Intent

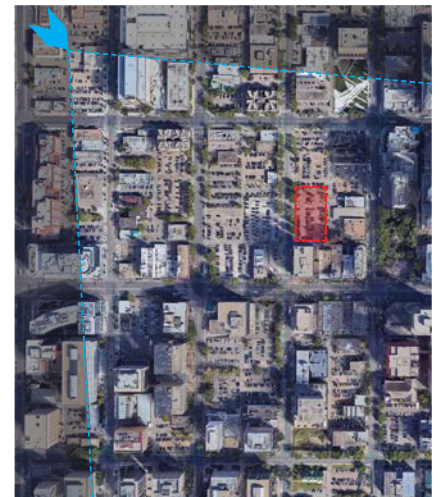
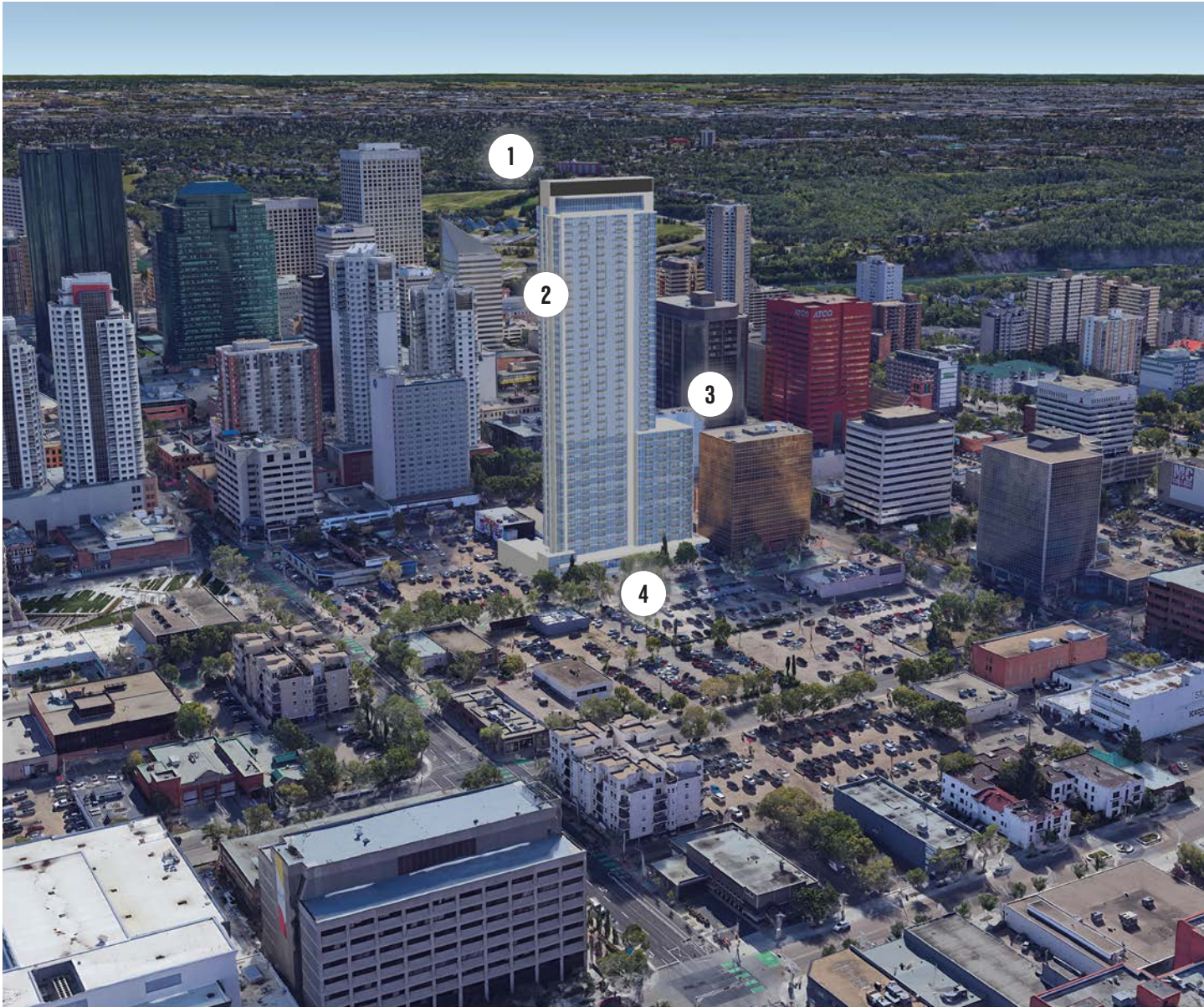
1. Podium transition from north
2. Facade Articulations
3. Weather protection & outdoor seating
4. Lower tower transition to south
5. Active streetscape oriented to new park space



URBAN DESIGN BRIEF

Design Intent

1. Slender north-south tower designed to reduce shadows and improve privacy to the north
2. Architecture intended to frame the new park and present attractive east face toward downtown and exposed south facade.
3. Stepped tower form transitions height into adjacent properties
4. Commercial frontage and glazing on 106 Street will provide passive surveillance and passive illumination for cyclists and future park site.



ALIGNMENT

URBAN DESIGN BRIEF

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 (6). The Plan encourages the development of vibrant medium and high density transit oriented development nodes (7). It assigns a "strong role" to high quality urban design, and acknowledges that Edmonton plans to accommodate more than one million residents by 2040 (9).

The proposed rezoning application provides a mix of residential units from one to three bedroom family oriented units as well as ground level commercial uses serving residents of the area and activating the pedestrian realm. Norquest College, Grant MacEwan University, Centre High and a number of other Education institutions are located in close proximity to the site. Recreation facilities, parks and public amenities such as Alex Decoteau Park, The proposed Downtown Central Park, Rogers Place, Bill Rees YMCA, and numerous other employment and commercial centres in the surrounding area.

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, livable city where land use supports the creation of an efficient, sustainable, compact and vibrant city (3). The project responds naturally to this policy direction. The site is within adjacent to Jasper Avenue, a dedicated Transit Avenue and the commercial centre of Edmonton's downtown. The site is a short walking distance from existing Corona and Bay/Enterprise Square LRT Stations, as well as a future valley Line Station. The proposed development is short walk to major bus routes and positioned along the Downtown Bike Network along 106 Street. The site supports the city's effort to maximize the effectiveness of its investment in transportation infrastructure through accommodation of secure bicycle parking for residents and additional bicycle parking for visitors that would support use of the 106 Street and 102 Avenue bike lanes.



ALIGNMENT

URBAN DESIGN BRIEF



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 guidelines outlined in the guidelines. The ground level is articulated and incorporates a podium design to reduce downdraft's and minimize wind tunneling. The building take advantage of exposure to sunlight as well as the Park Space across 106 Street through orientation and a glass facade as well as use of durable, high quality local materials to provide visual interest in all four seasons. The design will provide the infrastructure to support a mix of transportation options for residents and visitors throughout the year, including indoor parking for both cars and bicycles.

Encouraging ground floor uses makes cities feel more alive and attractive (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 Edmonton's downtown core.

Capital City Downtown Plan

The Capital City Downtown Plan builds on the broader goals of The Way Ahead document to set a direction for Edmonton's Downtown. The project recognizes and responds to the downtown context through a design approach that is Sustainable, Vibrant, Well Designed and Accessible. The project takes advantage of it's proximity to public spaces, active transportation infrastructure, numerous commercial and employment centres and acknowledges the role it plays executing the goals set out in the Downtown Plan.