

# INFORMAL PRESENTATION TO EDC & URBAN DESIGN BRIEF



Submitted to:



Submitted by:







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# 1.0 PROJECT OVERVIEW



## OWNER



Casia Developments has a 20 year history of successful development in Western Canada. With over \$200 million of development over the past 20 years, Casia has developed light industrial, office, and multi-family sites. Casia Development's objective is to find infill and greenfield opportunities where they can add value through redevelopment or new construction, generating positive returns for investors. Whether creating superior residential multi-family communities, the latest industrial warehouse or mixed-use office developments, Casia takes a collaborative and innovative approach to all of its projects.

Casia Developments is a market-driven company always looking to exceed expectations of the users of their real estate projects, and ensuring the projects fit within the broader community. Once the user requirements are set through extensive market research and consultation, Casia Developments brings the ideal team of consultants, investors, and contractors together to build high quality structures that will stand the test of time. Casia Developments aims to provide the lowest possible operating costs for the end user in a modern, technologically advanced and aesthetically pleasing building.

## PROJECT TEAM

### PLANNING

**Associated Engineering  
Alberta**  
#500, 9888 Jasper Avenue  
Edmonton, AB T5J 5C6



### ARCHITECTURE

**Brian Allsopp Architect Ltd.**  
1020 Parsons Road SW  
Edmonton, AB T6X 0J4





## INTRODUCTION

We are pleased to provide our Informal Submission to the Edmonton Design Committee (EDC) for Casia Developments' The Willow project located on the south side of 109A Avenue, west of 110 Street.

This package has been designed as a joint submission combining the EDC Informal Information Package and as the Urban Design Brief for the City of Edmonton the (DC2) Site Specific Development Control Provision rezoning and plan amendment application package. This comprehensive information package 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 in the following sections:

- Section 1: Project Overview**
- Section 2: Context Analysis**
- Section 3: Proposed Design**
- Section 4: Design Intent & Response to Urban Design Principles**
- Section 5: Draft DC2 Provisions**



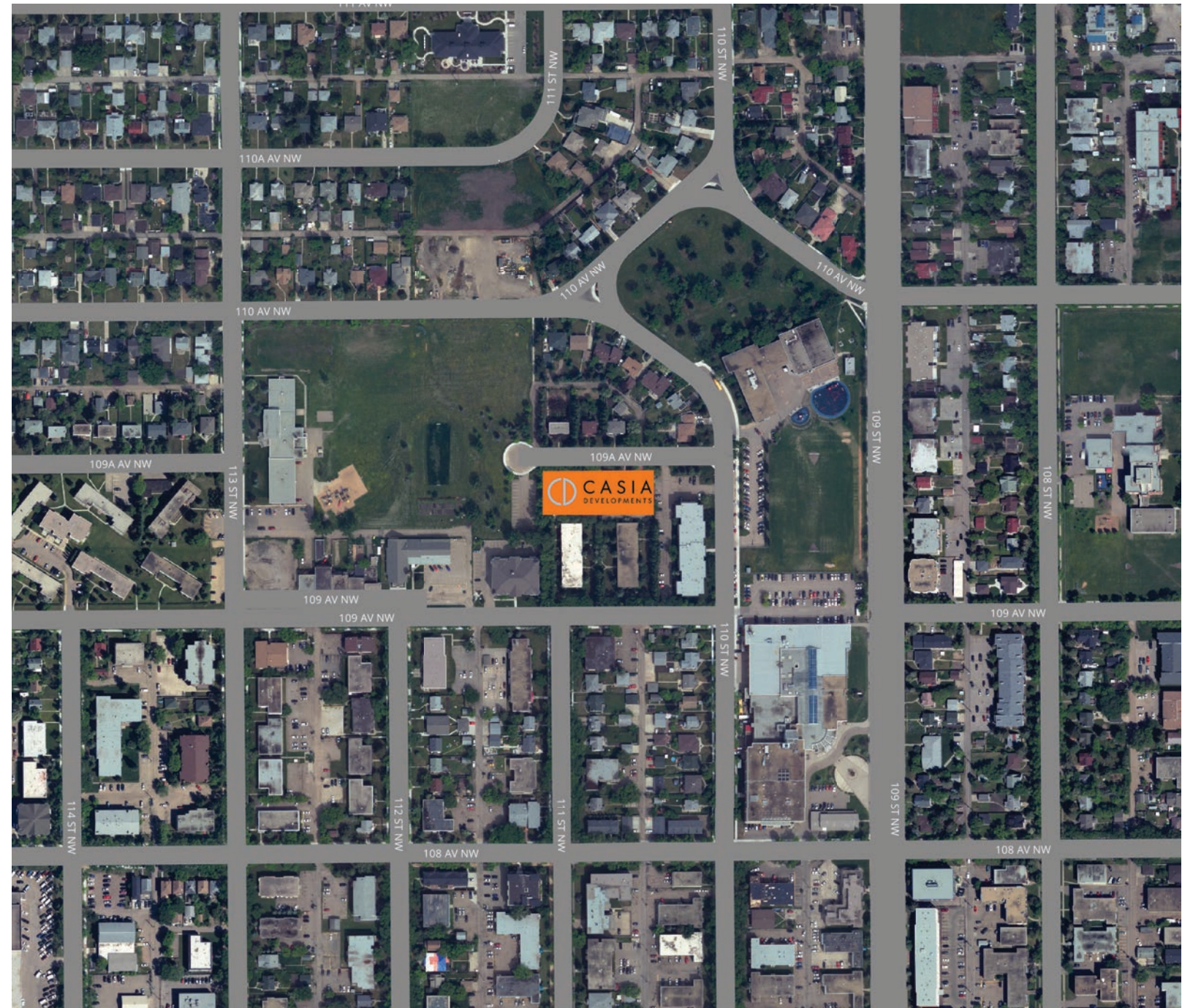
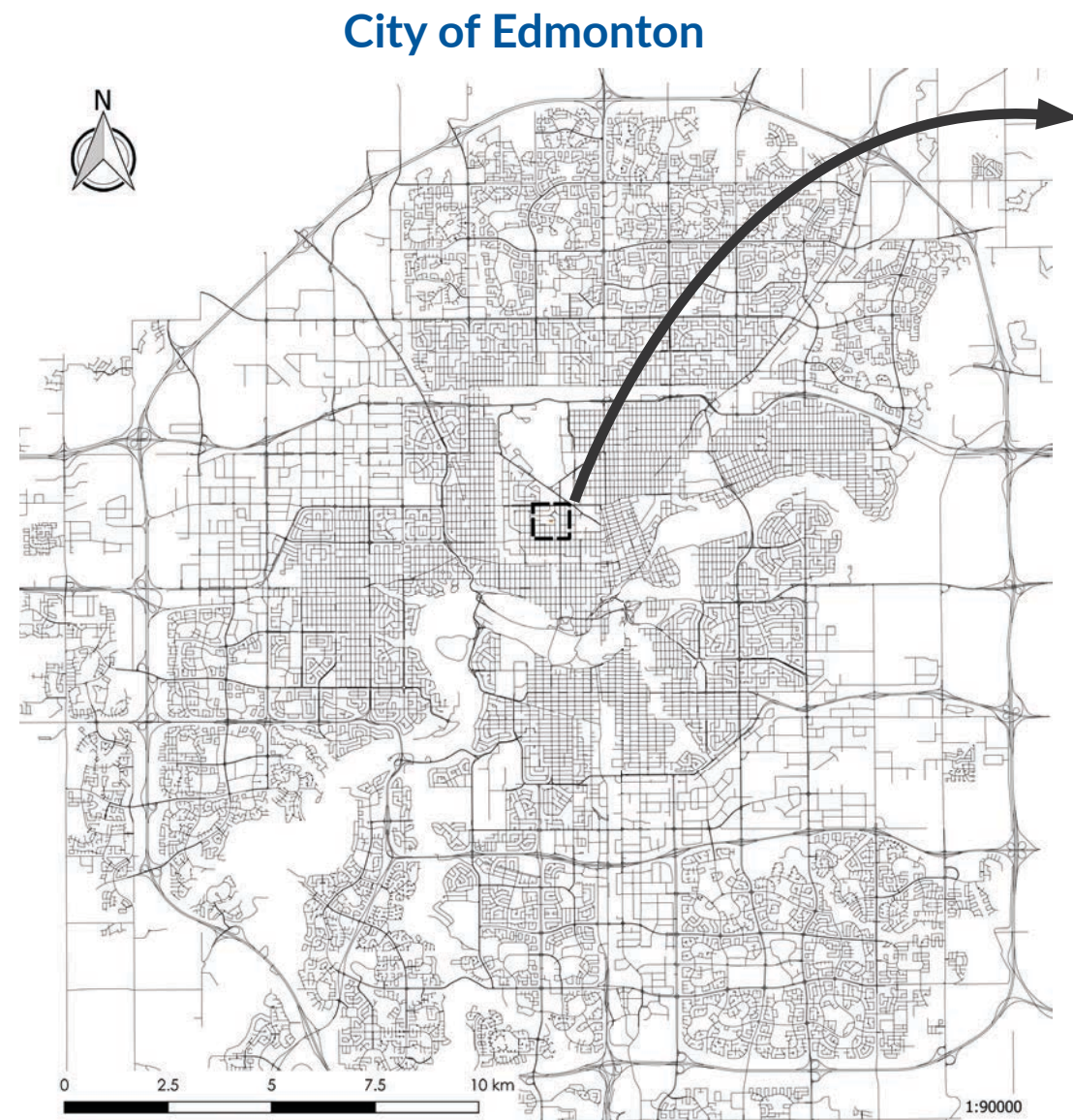


# SITE DESCRIPTION

## Location

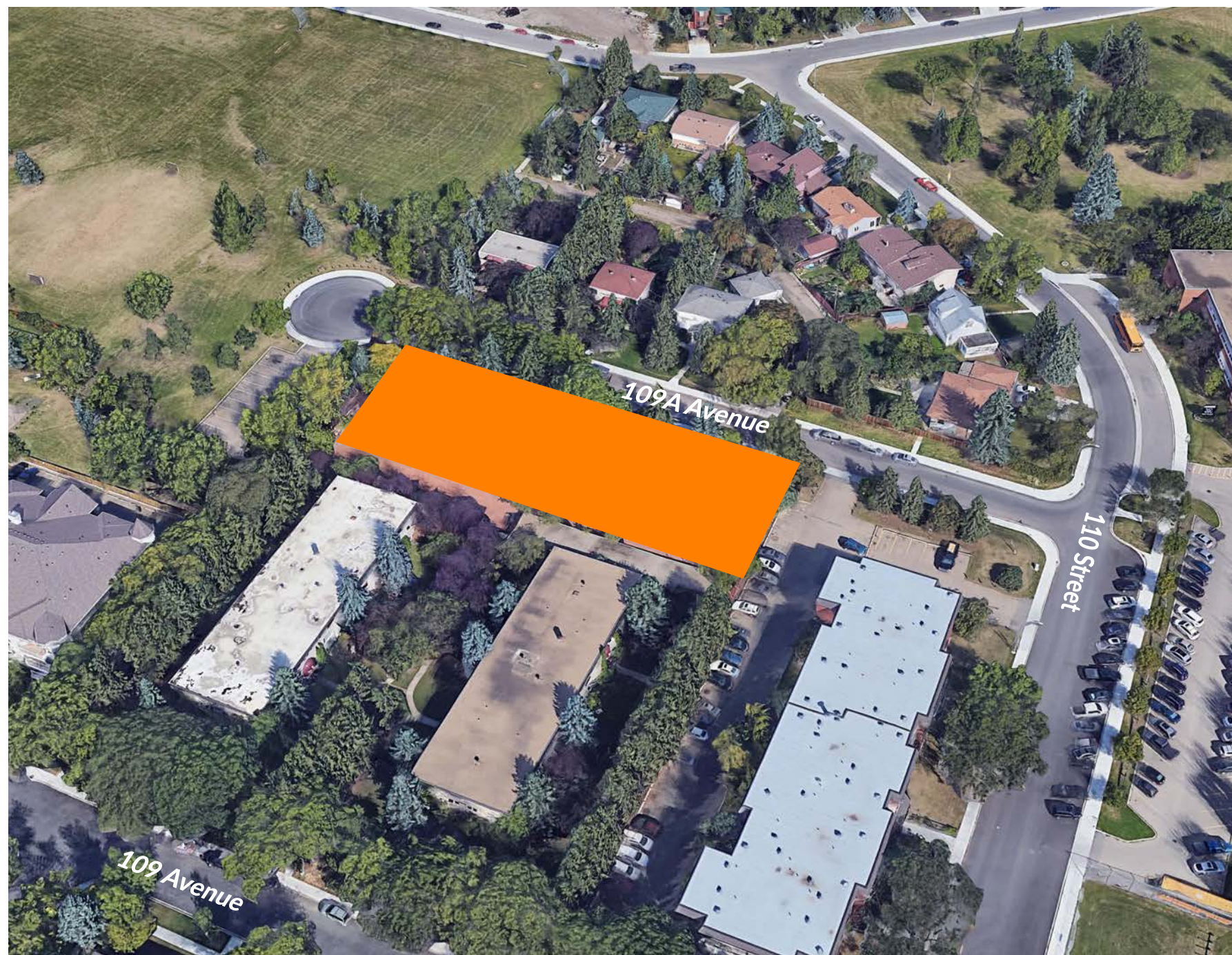
The Site consists of the north half of two lots totalling approximately 3,107 square metres (0.31 hectares) located on the 109A Avenue east of 110 Street in the Queen Mary Park neighbourhood in Edmonton. Currently, the site contains two low-rise apartment buildings.

## Location Map



 DEVELOPMENT SITE

Figure 1: Location Map



 DEVELOPMENT SITE

Figure 2: Site Aerial

## Site Information

**Neighbourhood**  
Queen Mary Park

**Site Area**  
3,107 m<sup>2</sup> (0.30 hectares)

**Plan in Effect**  
Central McDougall / Queen Mary Park ARP

**Current Zoning**  
(RA7) Low Rise Apartment Zone

**Community Stakeholders**  
Queen Mary Park Community League

## Planning Framework

In 1998, the Central McDougall / Queen Mary Park Area Redevelopment Plan was adopted to create a shared vision for the future of these two neighbourhoods. The vision was intended to set the 10-year direction for the neighbourhood; however, the Plan is still in use and consulted to help guide decisions regarding land use, development issues, and civic services.

The subject site is designated for duplex / low rise apartments in the Area Redevelopment Plan (Map 6 - Queen Mary Park Overall Plan Concept, p. 23).

# DESIGN OVERVIEW

With this application, we propose to redevelop the north half of the site with an eight-storey apartment building that contains a minimum of four (4) two-storey row houses along 109A Avenue. The row housing will provide an active residential frontage along 109A Avenue, in addition to creating visual interest and providing a human scale development along the avenue. The eight-storey apartment building will include two stepbacks on the west side of the building at the 5th and 7th storeys, offering views into the park and reducing the perceived building mass. A single stepback on the east side of the apartment building will help to reduce the perceived building mass and mimic The George, a four-storey apartment building presently under construction on the north side of 109A Avenue. Landscaped greenspace along the west side of the apartment building base will provide a seamless and integrated transition from the project site into the existing public greenspace.

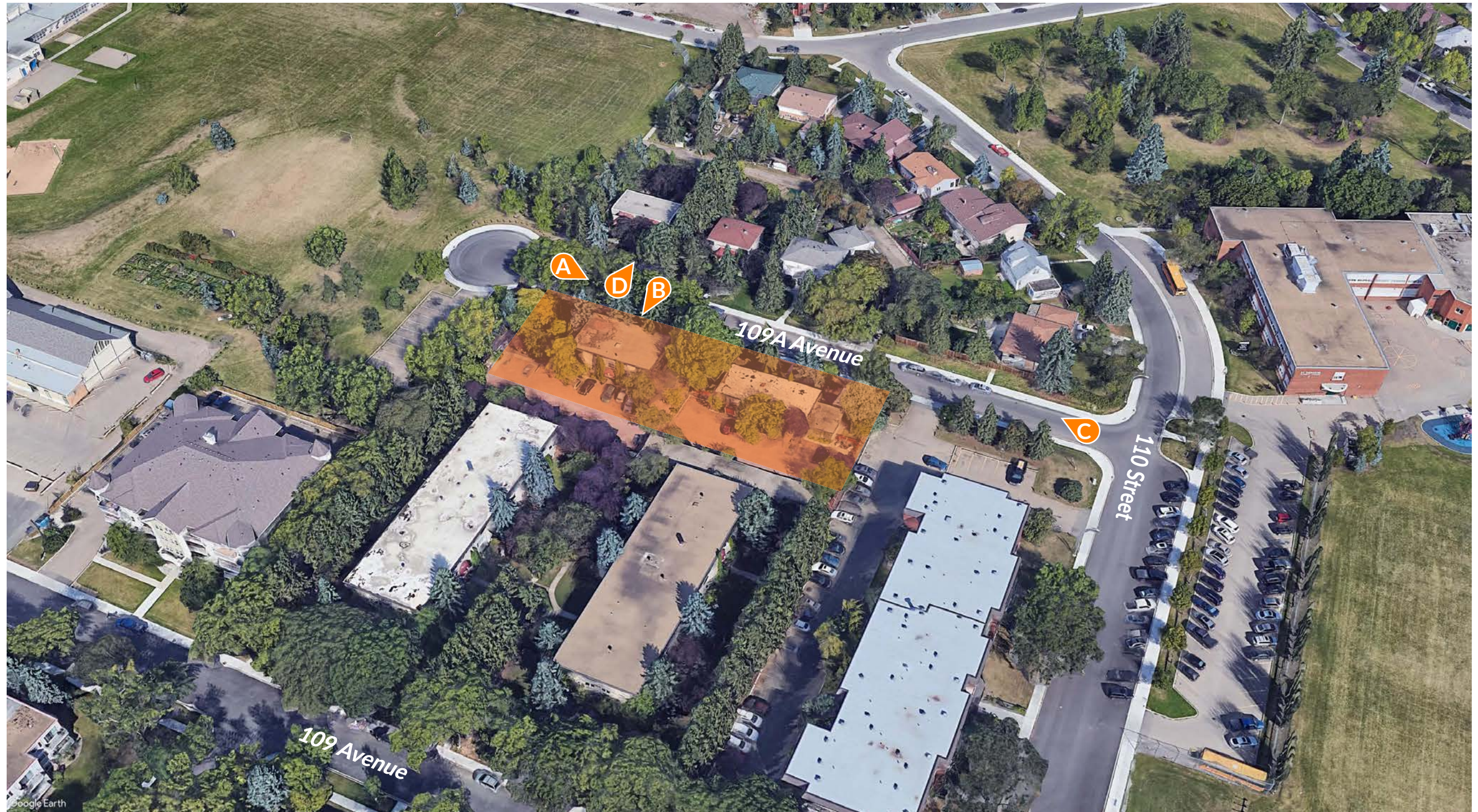




# 2.0 CONTEXT ANALYSIS



# SITE IMAGES





109A Avenue Looking East



109A Avenue Looking South



109A Avenue Looking West



The George Apartment



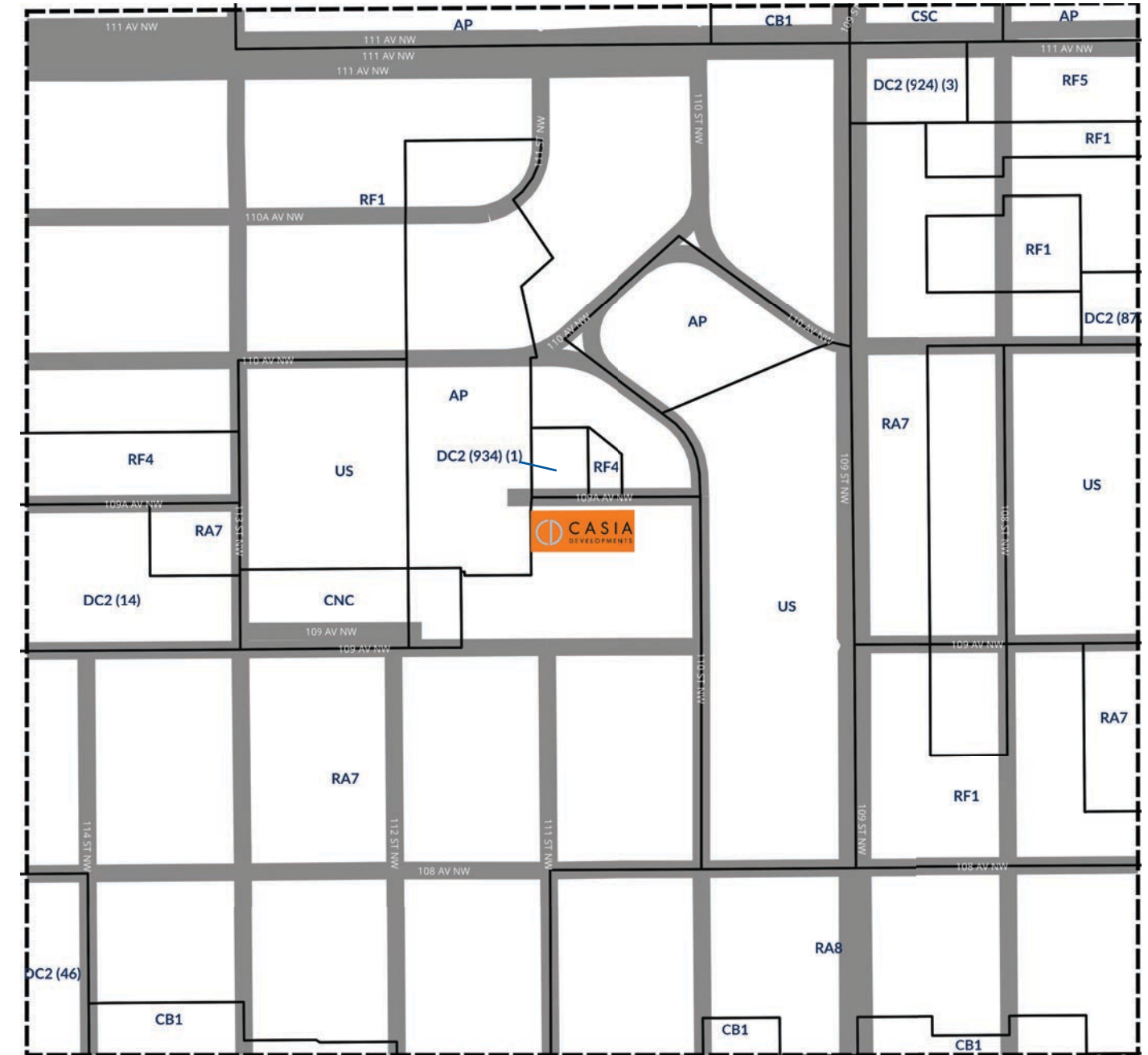
# LAND USE, FUNCTION, AND CHARACTER

## Zoning

Under the *Edmonton Zoning Bylaw 12800*, the site is currently zoned (RA7) *Low Rise Apartment Zone*. The purpose of the RA7 Zone is to provide for low rise apartments.

	(RA7) Low Rise Apartment Zone
Maximum FAR	1.3
Maximum Height	16 metres
Maximum Density	125 dwellings/hectare

## Current Zoning



- DEVELOPMENT SITE
- 400 m BUFFER

Figure 3: Current Zoning



## Land Use

As seen in Figure 4: Current Land Use, the majority of the land in the surrounding area is identified as low density residential and consists of low rise apartment buildings, duplexes, and single detached housing. Within 400 metres of the site, there are four schools - three elementary schools and a high school. There are also a number of parks, low rise office uses, and a dotting of commercial and service commercial uses.

Immediately adjacent to the west of the site is a public park and the École à la Découverte elementary school. Just across 110 Street to the east is St. Catherine Elementary School and St. Joseph High School and a couple of large greenspaces used by the schools. Further from the site, but still within walking distance, is John A. McDougall School, which is located to the east of 108 Street.

To the southwest is a small commercial / community node with a number of small retail shops and a community church.

The vast majority of the surrounding uses are residential in nature. As of 2014, 82.6% of all the residential dwellings in the neighbourhood are apartments. The same report also showed that 80.7% of all residential dwellings were constructed prior to 1990. North of the site and 109A Avenue, the residential is composed mainly of single detached housing with a few smaller walk up apartment buildings. To the south of the site there is an equal mix of walk up apartments consisting of 2- to 4-storey apartment buildings and single detached housing.

## Current Land Use



Figure 4: Current Land Use



# ACCESSIBILITY AND CONNECTIVITY

Vehicular traffic is accommodated in a predominantly grid pattern of streets and avenues surrounding the subject site. However, the subject site is located on the south side of a cul-de-sac that terminates at a public greenspace. The only properties fronting onto the cul-de-sac are a house and a four storey apartment building that is presently under construction on the north side of the cul-de-sac. A second house and a four storey apartment building abut the cul-de-sac, but front onto 109A Avenue.

This quiet street is within walking distance of a number of amenities including greenspace, transit, commercial opportunities, and schools. 109 Street, which is located one block to the east of the site, is an important arterial that runs north/south in Edmonton. It is classified as a Transit Avenue under Edmonton's Transit Oriented (TOD) Guidelines. Transit Avenues are linear corridors served by one or more bus routes that provide all day service with major connections to other transit routes. The Casia site is being considered a TOD site due to its proximity to the 109 Street Transit Avenue. The bus stops along 109 Street provide access to four direct bus routes and connections to the rest of Edmonton's transit network, including the Kingsway / Royal Alex LRT station.

## Transportation

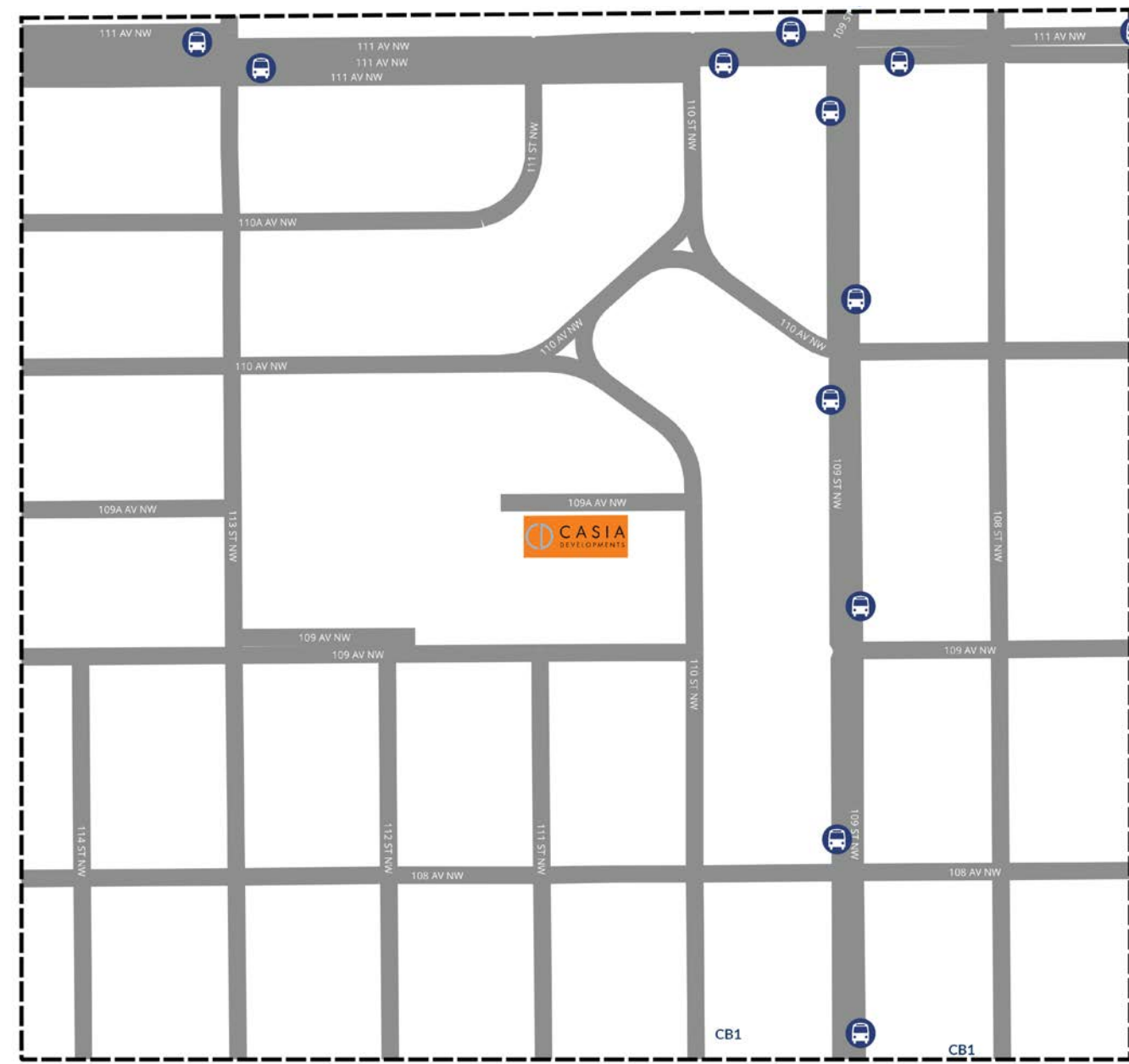


Figure 5: Transportation

 BUS STOP

1



**École à la Découverte Elementary School**  
An elementary school with more than 130 students from Kindergarten to Grade 6. Part of the Greater North Central Francophone Education Region, the school is a Francophone school with English and French.

2



**St. Catherine Catholic Elementary / Junior High School**  
St. Catherine school is part of Edmonton Catholic Schools and hosts students from Grades 1 through 9.

3



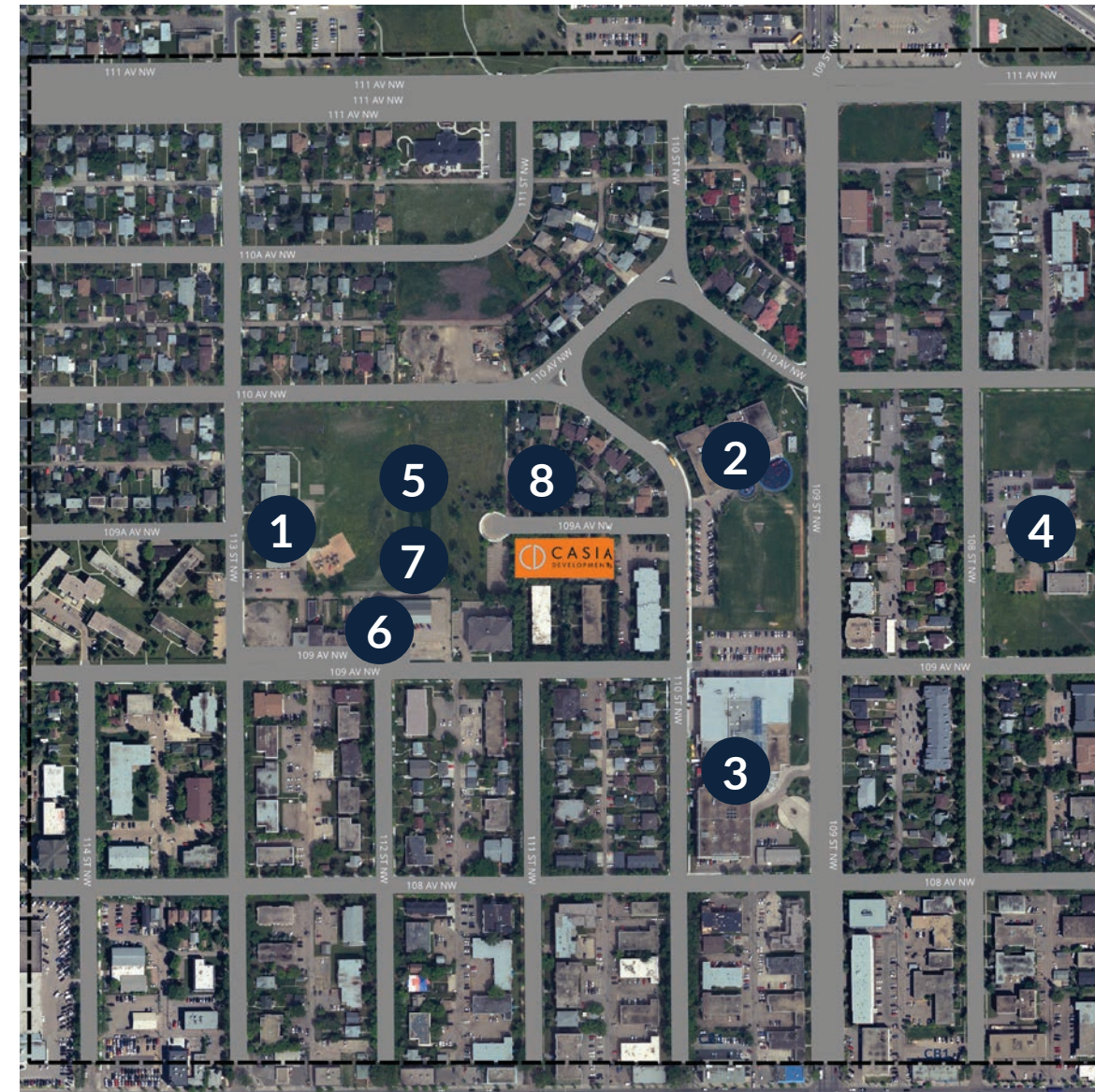
**St. Joseph High School**  
St. Joseph is a high school belonging to the Edmonton Catholic Schools and has students from Grades 10 through 12.

4



**John A. McDougall School**  
John A. McDougall School is a elementary school with approximately 350 students in Kindergarten to Grade 6.

## Destinations / Nodes



DEVELOPMENT SITE

Figure 6: Destinations / Nodes

5



**Park**  
Adjacent to the Site, a public park is available to neighbourhood residents. It contains soccer fields, a baseball diamond and open space for recreation.

6



**109 Ave Commercial**  
Along 109 Avenue to the south is a small commercial / retail node with several small local businesses including a daycare, convenience store, and beauty centre.

7



**The Queen Community Garden**  
Operating for over 7 years, the Queen Community Garden is a partnership between the Edmonton Chinese Baptist Church and the Queen Mary Park Community League.

8



**The George**  
Casia Developments, The George, is a four storey residential building currently under construction. The two projects will create a node of activity and population in the Queen Mary Park area.



# URBAN PATTERN

## Figure Ground Study

Edmonton's urban pattern surrounding the subject site is composed of a grid pattern of streets and avenues with a mix of residential blocks interspersed with large open spaces that include three parks. The residential building footprints are a mix of single family detached housing and low rise apartment buildings. Blocks are approximately 120 metres by 175 metres long with only a small deviation from the grid pattern within 400 metres of the site.

Immediately to the west and a short distance to the east are public parks and open space. To the southwest is a small commercial retail node with several stores and a daycare.

Streets within 400 metres of the site range in size from two lane neighbourhood streets to six lane divided arterials. The majority of nearby roads are two to four lane neighbourhood streets with two-way traffic. Notably larger streets are 109 Street and 111 Avenue, both being six lane divided arterials.

Figure Ground Study



Figure 7: Figure Ground Study

- DEVELOPMENT SITE
- BUILDING FOOTPRINTS
- 400m BUFFER
- PARK

# BUILT FORM

The built form within 400 metres of the site is comprised mainly of one- to three-storey buildings. As can be seen in Figure 9, predominantly single family detached housing that is 1- to 2-storeys in height is located to the north of the Casia Site. A number of 3- to 4-storey apartment buildings are located along 109 Street and south of the Casia Site. The only buildings with a height over four storeys in the immediate area are the St. Joseph High School, McDougall School, and a few apartments at five storeys.

Height transitions in this area are not a concern due to the fact that almost every building is of similar height or within a storey or two difference of each other. Setbacks are generous because the built form is mostly being single detached housing and low rise apartment buildings.

## Building Heights



Figure 8: Building Heights



# VISUAL QUALITY AND LEGIBILITY

## Paths, Edges, and Corridors

Pedestrian routes and paths around this part of Queen Mary Park include the sidewalks along streets and avenues and the lanes. Lanes are present in almost every block. Given the number of schools clustered in the immediate area, it can be assumed that there is a high number of pedestrians (students and parents) using the sidewalks, lanes, and green space to walk to and from school.

Edges in the vicinity of the site range from non-existent to active residential edges with a small pocket of commercial located to the southwest along 109 Avenue. The park and open spaces have no hard edges but are defined by the large open space that can be used for recreational activities.

Most of the edges in the area are residential. While these edges provide eyes on the street, the front yards, balconies, and amenity space are predominantly private space and do not offer much interaction for pedestrians and visitors.

Notable corridors in the area include the the 109 Street Corridor and the 111 Avenue Corridor. Both are major arterials in the City of Edmonton and host commercial nodes and strips along their edges. Although, in the immediate vicinity of the site, there is little to no commercial activity along these sections of the corridors.

## Corridors



Figure 9: Districts

- DEVELOPMENT SITE
- 400m BUFFER

## Historic Resources and Landmarks

1. Queen Mary Park Apartments
2. John A. McDougall Elementary / Jr. High School

## Historic Resources and Landmarks



Figure 10: Historic Resources and Landmarks



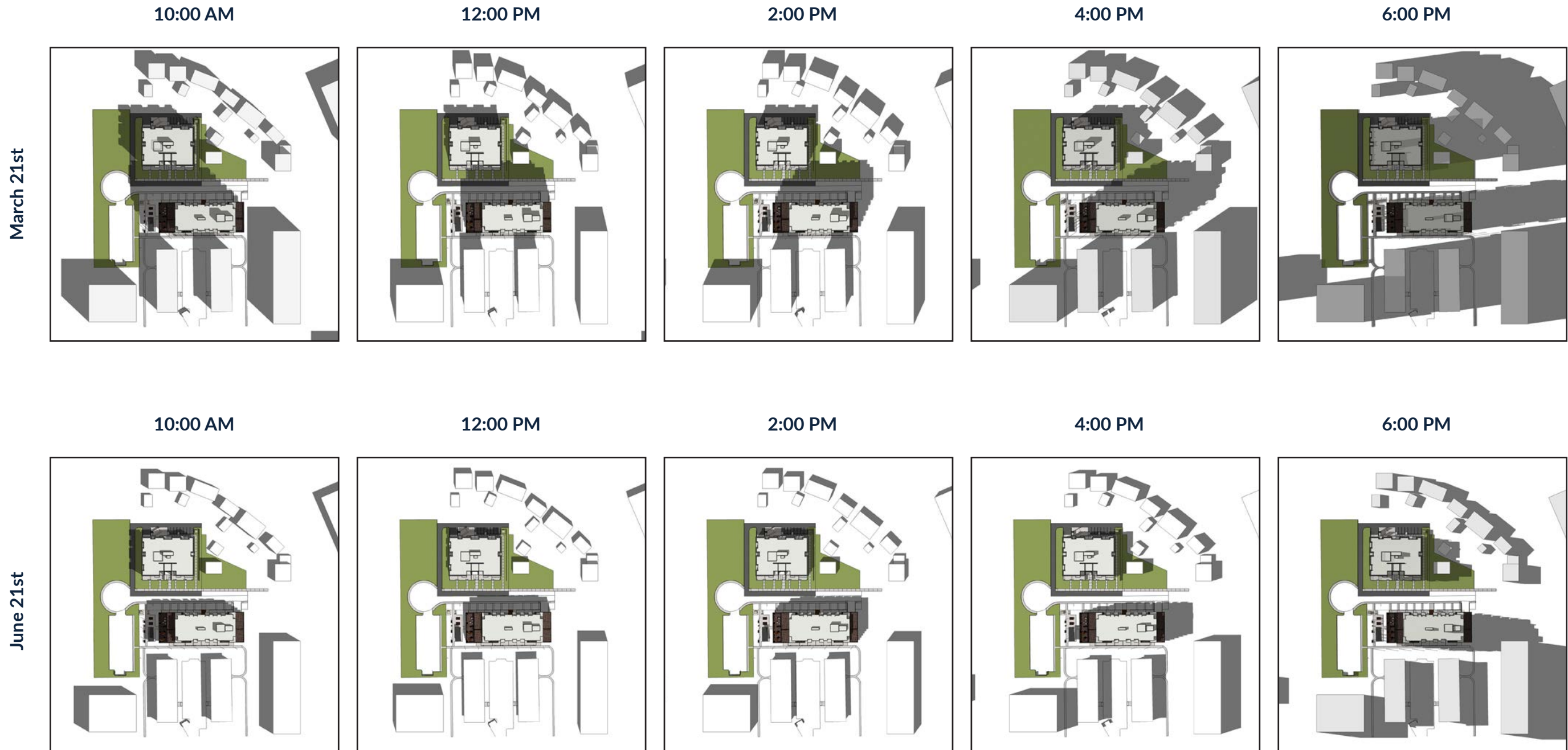
## View Corridor



Figure 11: 109A Avenue View Corridor



# Sun Shadow Study





# 3.0 PROPOSED DESIGN



## PROPOSED DESIGN

The proposed design consists of an eight-storey apartment building with a minimum of four row houses on the ground floor facing 109A Avenue. The eight-storey apartment building will include two stepbacks on the west side of the building at the 5th and 7th storeys, offering views into the adjacent park and reducing the perceived building mass. A single building stepback on the east side of the apartment building will help to reduce the perceived building mass and mimic The George, a four-storey apartment building presently under construction on the north side of 109A Avenue.

The two storey row-houses along 109A Avenue will provide active residential frontages and streetscape elements that will lend visual interest and human scale development along the avenue. The three-bedroom row houses are proposed as a measure to increase the supply of family-oriented housing in the area.

Landscaped greenspace along the west side of the apartment building base that will provide a seamless and integrated transition from the site into the existing public park immediately adjacent to the site.

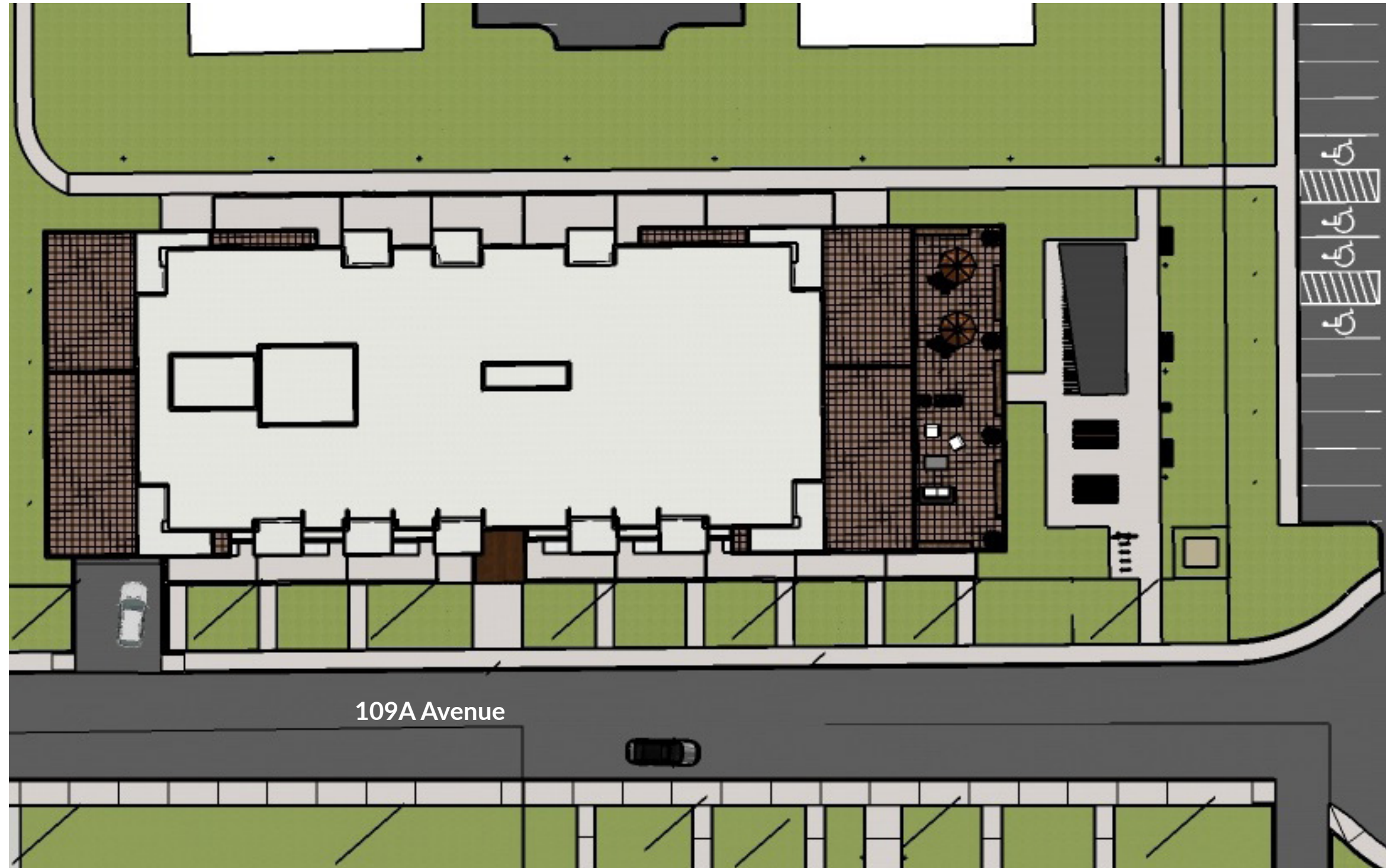


To the west of the site there is a City of Edmonton owned parking lot that could be utilized to accommodate parking for this project. At this time the project team is working with the City to determine if Casia Developments could somehow incorporate this space into their project. If available the vision is to upgrade the parking lot, remove the fence and other hard barriers between the park and the Site, and allow for both public parking and project visitor parking.

By doing this, it would allow Casia to create an open space on the West side of the building with a small plaza and landscaping to provide a pleasant transition from the park to the development. It would also act as an outdoor amenity space for building residents.



# SITE PLAN



# VIEWS

Aerial Looking Northwest





## Aerial Looking Northeast





Aerial Looking West





## Aerial Looking Southeast



# KEY FEATURES

## West Stepbacks





## West Stepbacks



## Stepback Rooftop Amenity Space





## 109A Avenue Entrance



West & South Facade





## East and North Facade





## 109A Avenue Interface





# 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 paths along 109A Avenue will be enhanced through the addition of the townhouses, creating a more pleasant streetscape. The addition of the greenspace and connection to the park on the west side of the site will create new paths from the street and site into the neighbourhood park. This will also create a much better interface between the park and the Site. Currently this interface is a parking lot with a high wooden fence which creates a hard boundary.

**Edges:** The addition of townhouses along 109A Avenue will create a much more active residential edge along this street. It will provide eyes on the street and a improved public realm.

**Districts:** The Site is located in the Queen Mary Park Neighbourhood between two major corridors - 111 Avenue and 109 Street. Queen Mary Park is a neighbourhood identified with low rise apartment buildings interspersed with single family housing. This project looks to marry the two forms with an apartment building and townhouses that will continue this neighbourhood identity.

**Landmarks:** Significant landmarks in the area are the community schools, the three elementary schools and the high school. This development aims to contribute to these landmarks by ensuring families continue to live in the area by providing family oriented townhouses and three bedroom units.

## A2 Creating + Enhancing the Neighbourhood, District, + Corridor

### Enhancing the Neighbourhood

As of 2014, 80.7% of all the residential units within the Queen Mary Park neighborhood were constructed prior to 1990, with 7.8% of all dwellings requiring major repairs. This development will replace apartment buildings built in the 1950's with a modern apartment building that can rejuvenate the neighborhood. The development supports the idea of urban infill for underutilized lots and increases density appropriate to the inner city urban fabric. The building increases the diversity of housing product available in the Queen Mary Park area for singles, married couples, and family-oriented living.

We are creating a desirable building form with well-developed street level articulation on the north, south, and west facades. The project provides additional at grade Amenity areas which address 109A Avenue and the park

## Land Use, Function, and Character Urban Pattern

## Land Use, Function, and Character Built Form

# DESIGN INTENT



## URBAN DESIGN PRINCIPLES

### A3 Creating + Enhancing the Block, Street, + Building

The Casia project will greatly enhance the block and the street as well as surrounding public spaces. The block and street will benefit from the addition of townhouses along 109A Avenue, which will provide an improved public realm along this stretch of road by introducing a more active residential frontage.

More people living on the street and facing the greenspace will enhance the safety of the area and especially, the park. In addition, more residents walking to and from the nearby schools, transit, and other amenities means more eyes on the street and neighbours interacting with each other.

With the proposed greenspace and shared amenity space on the west side of the site, the quality of the public park and the connections to this space will be improved. Removing the fence between the site and the public park will increase permeability and encourage pedestrians to cross between the two. IT will open up the space and create a more inviting space that will benefit from enhanced safety from more visibility into the park from the Casia Site.

### B1 Sustainability is an Integral Component of the Design

#### Sustainability

The project will have an Energy efficient envelope and glazing system, undergo Energy Modelling, and will meet upcoming 2019 Energy Code.

The project will maintain existing mature boulevard trees. All Units will have low flow fixtures in order to reduce water consumption.

The design will incorporate dark sky compliant exterior lighting strategies.

The Contractor will source as much local materials and systems as possible, as well as products with high recycling content and low VOC's.

Each unit will have a separately metered water system. Research has shown that individually metered utility systems have seen reduce water consumption up to 40% as users are more aware of their consumption and associated costs.

Visual Quality and Legibility  
Public Realm Design

Sustainability

## DESIGN INTENT

## URBAN DESIGN PRINCIPLES

### B3 Celebrate the Winter City + Edmonton's Climate

**All Season Use**

Landscaping species will provide color year around. Exterior lighting strategies in the outdoor Amenity areas will provide activation and animation in winter months.

Main entrances to the building will have canopies covering the entranceway.

The upper indoor Amenity areas open onto outdoor deck/patio spaces to provide seasonal flexibility in the use of these spaces. The site plan provides outdoor spaces which are private (patios at ground floor Units) as well as a large plaza area to the west, which contributes to the public realm in the neighbourhood.

On the south side of the building a linear garden is planned to include landscaping materials and planting species that have colour and texture throughout the year. This will create interest and variety throughout Edmonton's seasons.

### B4 Durable, Permanent, and Timeless Materials

**Materials**

The project will utilize high quality, durable cladding materials including Stucco, Cementitious board, metal siding/paneling, and manufactured stone. No knock down stucco or vinyl siding will be used.

Public Realm Design

Public Realm Design  
Architectural Design

## DESIGN INTENT



# URBAN DESIGN PRINCIPLES

## C1 Exemplify Neighbourliness

### Visual Impact

This Casia project will introduce a building with greater height and massing to the neighbourhood compared to what is found currently. The footprint while slightly larger, is comparable to a number of the 3-5 storey existing apartment buildings in the area. To help reduce the perceived massing and provide visual interest and architectural detail, two setbacks have been designed on the west side of the building to stepback from the park. Users of the park will see a terrace effect which will reduce the large block face on that side. This will also create rooftop patios and amenity space for the building that look out onto the public park.

### Active Pedestrian Realm

Pedestrian circulation and the pedestrian environment will be improved through the addition of a greenspace adjacent to the public park on the west side of the site. This will encourage pedestrians to cross from the park to the street and the proposed development.

## C1 Celebrate and Enhance the Unique Context

### Unique Context

The building form and massing provides a street face along 109A Avenue which leads to the park. Building massing steps back on the west park side to provide Amenity area addressing the park. The west plaza serves to create an urban landscaped Amenity area which helps the project transition to the park.

## Site Design Public Realm Design

## Heritage Public Realm Design

# DESIGN INTENT



## URBAN DESIGN PRINCIPLES

### C3 Enhance + Preserve Connections

#### Access & Connectivity

This development site is well served by a range of transportation options to connect people with the rest of the City of Edmonton. Adjacent to the site, 109A Avenue and the grid network of streets links both residents of the development to Edmonton's wider street network. This Site is being considered as a TOD site due to its proximity to 109 Street, a transit avenue, serviced by multiple bus routes with links to the rest of the City and Edmonton's transit network.

#### Access, Parking and Servicing

Access to the building parkade is from 109A Avenue via a ramp on the east side of the site. Additional surface parking is found on the west side of the building for both residents and visitors to the development.

Access and Connectivity  
Visual Quality and Legibility

## DESIGN INTENT