



# Design Guidelines For Infill Development **Garneau**



**University of Alberta**

**December 14, 2007**

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# University of Alberta Design Guidelines for Infill Development

December 2007

## PREFACE

*In absorbing the information in this document, we encourage you to:*

- Read it over with a coffee or lunch at the Sugar Bowl, or the High Level Diner on 88th Avenue — these gathering places reflect the essence of the Garneau Community and the Student Community interface.
- Take along colleagues and enjoy the atmosphere.
- Take cameras and sketch books, explore and discuss the neighbourhood, the area known as Sector 8 to the University Planners, and what exists today and its history.
- Repeat the activity as required to fully absorb the character of the neighbourhood.



Figure/ Ground Plan



Panoramic View at 110 Street and 89 Avenue

## 1.0 Introduction

### 1.1 *The Intent of this Guideline*

- Provide any Design Team with guidelines for the University's goals and objectives for student and University residential development in Sector 8.
- North American Campus Design Guidelines tend to be essentially prescriptive and include detailed guidance in urban design and aesthetics, building geometry, sustainable design, way finding, landscaping, life expectancy of buildings, etc.
- This Design Guideline prescribes as little as possible and relies more on stated performance requirements. It also provides a historical background of the University and Garneau Community relationship with particular reference to Sector 8.
- This Design Guideline applies a philosophy that does not intend to be so constraining as to inhibit creativity. Rather the opposite, its intention is to provide design parameters in which creativity can flourish and still maintain overall campus planning objectives that reflect both broad philosophical principles and specific standards. The goal of this approach will be the production and preservation of a mix of styles and types of housing appropriate to the community.
- The Design Guideline's performance requirements format is intended to establish a planning and design framework for the development of architectural and landscape elements in the context of the neighbourhood, the site and for the proposed development.
- In addition, the Design Guideline document:
  - Provides the outcome and existing principles resulting from the Garneau Community's dialogue with the University.
  - Provides the Design Team with an understanding of the communication requirements as Sector 8 is planned and developed in the immediate and long term.
  - Provides the Design Team with a historical background to Sector 8 in order to respond to the varied requirements and expectations of the University, the students and the Garneau Community without the need for extensive prescriptive design requirements.

## **1.2 The Design Principles**

In planning sessions for Sector 8, the University, in conjunction with the Garneau Community, has identified over-arching design principles. The design principles relate to the neighbourhood, the site within the neighbourhood, and the proposed development on any site within the neighbourhood. The design principles, based on interaction, culture, history and sustainability, provide a framework to guide changes to the University Campus.

The design principles relating to the neighbourhood include:

- Maintaining the scale and general character of the existing neighbourhood and compatibility with the neighbouring community of Garneau, whose scale and general character is described in the Garneau Area Redevelopment Plan.
- Encouraging residents of the student housing to access required services in the surrounding neighbourhood community.
- Planning and developing Sector 8 with adjacent Sector 7.

The design principles relating to any proposed development include:

- Producing a high quality living environment for all residents.
- Designing housing for flexibility and adaptation.
- Incorporating into the design a variety of facilities including community use spaces.
- Determining building heights and setbacks using neighbourhood-specific design guidelines references.

### **1.3 The University's Goals**

The North Campus has a high density of use with a few exceptions. Sector 8 at the North East corner of the North Campus is one of the less dense areas of building and has been suggested as the location for development of student housing. The University's goals in the development of Sector 8 include:

- 1) At every stage in planning and development, achieve a balance of the needs of the University with the character and scale of the neighbourhood. This includes:**
  - a) Achieving a residential density on site that integrates, enhances and doesn't destroy the essential historical and residential scale of the site by developing solutions for the reasonable "carrying capacity" of student accommodation on the site, not its maximum density potential. In other words, determine what number of students the site will accommodate while staying within the parameters described in this document.
  - b) Facilitating growth on the North Campus of the University by increasing student housing availability on the North Campus.
  - c) Minimizing vehicular access to and use within the site. The TDM (Travel Demand Study) plan is recommended to be implemented over the entire campus.
  - d) Preserving the street and avenue grids in the neighbourhood and across the Sector 8 site.
  
- 2) Develop housing that sets a standard for residential design in Canada's University communities. This includes:**
  - a) Developing open space that will support a sense of community, by providing many types and sizes of outdoor meeting and recreation areas. In addition, open space should be designed and maintained to unify the campus by connecting diverse site and building elements together as an attractive whole.
  - b) Bringing together with the site a diverse group of people by providing settings that foster learning, creativity, collegiality and intellectual growth.
  - c) Promoting interaction. This extends beyond the development of appropriate residences, courtyards or quads, to the purposeful creation of many different types of spaces strategically planned, placed and furnished to encourage informal dialogue in student-to-teacher, student-to-student, Garneau community-to-student, and community-to-community situations.
  - d) Ensure that housing costs will be affordable in terms of capital, operating, maintenance and student rental costs.

## **1.4 The Dialogue So Far**

Information from Public Meetings from 2003 to 2006.

### **1.4.1 Garneau Community's Concerns**

In response to the University's goals for Sector 8, Garneau Community has expressed concerns about the proposed plan and potential development of the North East corner of the Campus. The University has committed to extensive communication with all relevant communities. The concerns include:

- The extent of the University's growth and development and the need for a long range plan for Sector 8 that indicates the short, medium and long range development plans.
- The potential for increased traffic in the neighbourhood and consequent congestion on peripheral streets and avenues – from 87th Avenue to Saskatchewan Drive and from 109th Street to 111th Street.
- The potential increased parking needs and the resulting on-site and adjacent new parking required.
- The preservation of the historical importance of the Sector 8 site as a whole and of the individual homes of those people, important in Edmonton's history.
- The importance of the heritage buildings themselves and their immediate environment and the memorable campus character.
- The potential loss of green space to the perimeter of, and within Sector 8.
- Similarly the potential loss of mature landscaping and in particular the mature canopy of existing trees.
- The preservation of the street and avenue grid, the pathways and sidewalks and access across the site into the University Campus.
- Environmental issues, including those related to traffic and noise.
- Security and safety with the increase in population and related activities.
- Compatibility of uses if neighbourhood community functions and communal student facilities are developed within Sector 8.
- Aesthetics of any new development, set backs, height, massing, colours, appearance, shading.
- Continued consultation and information provided to the Garneau Community League throughout the planning and development phases of Sector 8.
- Potential negative impact upon property values in the immediate neighbourhood.
- Disruption to the North Garneau Community during the construction of any development, over an extended period.

## 1.4.2 University's Commitments

Through the dialogue process, and considering both the University's goals and the Garneau community's concerns, the University has made the following commitments to the Garneau community:

### *Preservation*

- 1) The University is committed to the preparation of a preservation plan for Sector 8. "The University could not commit to preserving all of the homes in Sector 8... [our] objective is to balance the needs of the University with those of the community". The University will preserve as much existing housing as possible, and in doing so will reference the Historical and Architectural Assessment of Houses in East Campus Village (see Appendix B).
- 2) The preservation plan will respect and value the history of Garneau and the University and preserve the best architectural and contextual features of the past (e.g. the street grid).
- 3) 110th Street and Saskatchewan Drive traffic patterns will remain the same.
- 4) The University will maintain a continuous pedestrian grid with mature plantings.

### *Communications and Dialogue*

- 5) Any future design must follow the formal process established by both the University of Alberta and the Garneau Community League.
- 6) The University's actions will be guided by the University's belief that stakeholder involvement is a critical element in the planning and development process and that "...since growth for the University is inevitable, we are committed to mitigating the impact of this growth".
- 7) There will be timely, open, complete and transparent communication by the University about planning and development of Sector 8.
- 8) Combined efforts will be made at each stage to communicate intentions or options to all constituents through a broad consultative process that solicits and considers all input.
- 9) That the University and the Garneau community work together to develop a vision and goals for Sectors 7 and 8 that also respond to broader University issues, such as traffic, before planning occurs.
- 10) The participants in the dialogue process recognize give and take as necessary to reach an agreement.

### *Traffic and Parking*

- 11) Vehicle parking needs and probable location will be defined by the University based upon the outcomes of the Travel Demand Management Study.

### *Design*

- 12) In planning new facilities, designs will be sensitive to and respect:
  - a) the architecture of existing buildings;
  - b) the concept of community; and
  - c) the natural beauty of the area.
- 13) Designs and plans will be feasible, fiscally responsible and balance the needs of the university, the community and students.



- 14) Designs will reflect that a diversity of housing and accommodation types in Sector 8 is an objective of the University. This includes:
- a) Between 111 Street & 110 Street, the easternmost 2/3 allows for buildings to reach a maximum height of 3 storeys. The westernmost 1/3 allows for buildings to reach a maximum height of 4 storeys. See p.17 for a graphic representation of this principle.
  - b) Diversity is also defined by type of housing and includes residences for undergraduate and graduate students as well as students with families. Finally, diversity involves flexibility that includes the ability to change from one housing use to another over time in response to changing housing needs.
  - c) Designs will encourage opportunities for student residents to access any required services in the community.

## **1.5 The Process of Community Consultation**

Any future design must follow the formal process established by both the University of Alberta and the Garneau Community League. (Appendix D).

## **1.6 The Task of a Design Team**

- Develop site/building block plans for a variety of student housing accommodation options within Sector 8 site that respond to all the parameters identified in this document and through the Design Team's own research. This implies a variety of unit types, sizes, and possible combinations, to accommodate different types of occupants and changing populations.
- Illustrate the location, preservation and integration of existing heritage buildings.
- Provide options that present solutions for short, medium and long term development and which illustrate appropriate densities for the site while observing and retaining its character and scale.
- Illustrate how existing historical houses, landmarks and nodes will be retained and enhanced and how new features will be integrated into the stages of the development.
- Illustrate a balance at each development phase between preservation of historic buildings, landmarks, nodes and existing landscaping with new accommodation to meet University requirements, complete with enhanced site and landscaping.
- Consider how to include the integration of Garneau residents and housing in a community-wide sustainable development.
- Achieve building massing and set backs that relate to the existing building scale, locations and set backs in order to integrate with and compliment existing buildings within the Sector 8 plan.
- Allow for minimal and controlled vehicle access to the site, indicate control mechanisms and indicate optimal location for off-site parking for resident and visitor needs. Recommend essential parking numbers within and around the site.
- Develop site plans that link housing unit entrances to protected open spaces and to the network of neighbourhood paths, creating defensible spaces and secure access routes.
- For multi-lot housing, provide multiple entrances off the street for more of a townhouse look, creating a sense of comfort at street level.
- Recommend potential neighbourhood scale facilities or services within Sector 8 for the joint use of students and Garneau community. Such facilities should be planned for in the initial proposals but may not be developed until the Sector 8 residential development has fully matured.

## **1.7 How to Measure Success: “We Know We Have Succeeded When”...**

We know we have succeeded when:

- 1) We have achieved a solution that effectively and economically integrates new student accommodation within Sector 8’s historical and cultural environment, to the satisfaction of University clients, represented by the University Architect, and reviewed by the community.
- 2) Full consultation with the Garneau community has resulted in minimal community concerns during planning, development and occupancy of any Sector 8 development.
- 3) There is general public support for the development and recognition of a well planned and skillfully developed, integrated historic area of the University Campus.
- 4) There is acceptance and integration of the students with the neighbourhood community and the establishment of a neighbourhood/student association to monitor environmental issues.
- 5) There is acclaim from government and historic resources agencies that not only was the character of the site and historic buildings maintained, but that it was enhanced to the benefit of existing buildings as well as the new facilities.
- 6) LEED® Silver standard for sustainable design is achieved as requested by the Garneau Community.

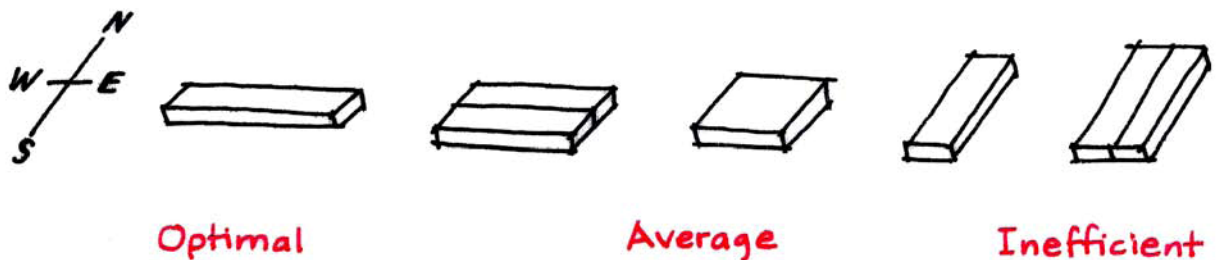
## 2.0 Sustainable Design Overview

With an increasing number of public agencies adopting LEED (Leadership in Energy and Environmental Design), the University acknowledges Garneau Community's desire to make any future development LEED Silver certified. Below are listed a number of sustainable design tactics that are to be encouraged:

### Macro Scale

Building orientation:

- Locating a building correctly on site can boost energy efficiency by no less than 25% without adding a penny to design and construction costs.



Techniques and technologies that heighten efficiency:

- Sunshades (particularly along south and west facades: horizontal sunshades for south façade and vertical sunshades for west façade);

Ventilation

- Stack effect (hot air rises, enabling mechanical engineers to size down equipment and ducting);

Mechanical

- Geothermal plus other storage and exchange mediums;
- Thermal mass (to soften temperature spikes and drops);
- Design modules to reduce construction phase off cuts;

### Micro Scale

- Low Volatile Organic Compound (VOC) materials, finishes and binding agents;
- Recyclable building and site materials (i.e. concrete, metal, linoleum);
- Locally manufactured materials (to reduce transport pollution);
- Durable materials;
- Heat reflective exterior cladding and roofing (i.e. light coloured metal cladding);
- Green roofs are encouraged where appropriate (for sustainable design reasons and as potential gathering spaces for residents.)
- Direct/indirect interior lighting (to lower operating costs and eye strain);
- Operable windows for large majority of building occupants;
- Individualized climate control (via access floors, for example);
- Rainwater run-off retention on site;
- Drought resistant, indigenous plant and tree species.

## **Sustainability Over Time**

Flexibility: if possible, design to accommodate more than one use. For example, a middle school has been designed to accommodate seniors' housing once the current group of children passes;

- A Building's Afterlife: design to accommodate easy disassembly, reuse, and recycling of a building's components.

### 3.0 Design Guideline

#### 3.1 Existing Character

##### Existing Landmarks, Nodes, Features

Mature vegetation and pathways as set in the Sector 8 plans shall be retained and enhanced to sustain the area's character. Primary focus should be placed on protecting mature vegetation along the streets and laneways. Trees on individual lots should be protected wherever possible.



Garneau's Tree at 111 Street and 90 Avenue



Landmarks, Nodes & Features

### 3.1.1 Overview

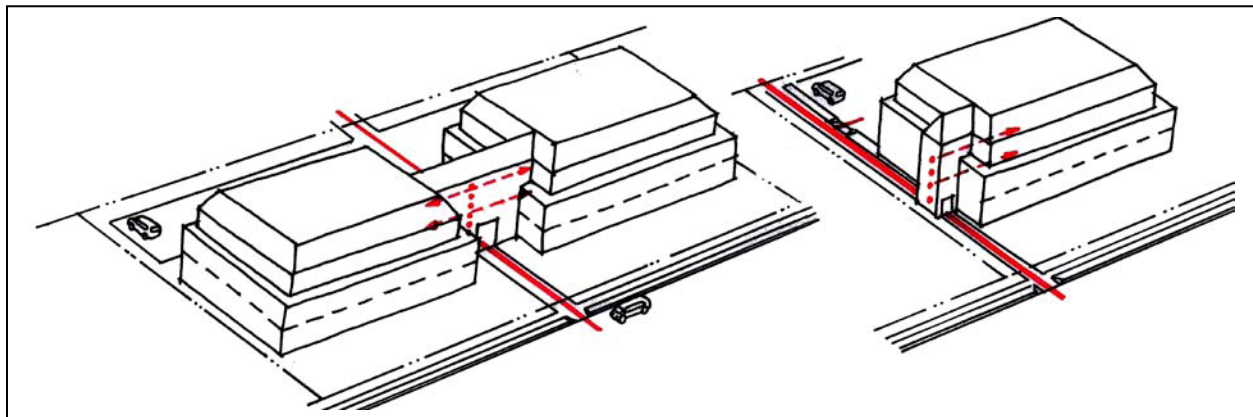
#### Accessibility: Two variants

Provide direct, on grade and visible pathways for all pedestrian circulation.

The design principles relating to any site include:

- Maintaining and enhancing the inherent character of the site.
- Preserving the best architectural and contextual features.
- Maintaining and enhancing the existing landscape of trees.
- Committing to pedestrian and bicycle traffic only and providing easy barrier-free and direct access to public destinations.
- Including existing and new landmarks consistent with the Sector 8 Plan.
- Consolidating service areas to minimize their impact on streets, paths and open spaces.

Generally the design principles aim to protect the environment and neighbourhood, promote intellectual and social interaction, respect cultural and historic resources, value sustainable design and express institutional core values through architectural quality.



Mid-block Access  
(Multi-Unit Example)

Edge-of-Property Access  
(Multi-Unit Example)

These illustrations show overall massing only for multi-unit projects. All proposed buildings should be articulated to include detail concepts (use of dormers, terraces, porches, etc.) noted within this document.

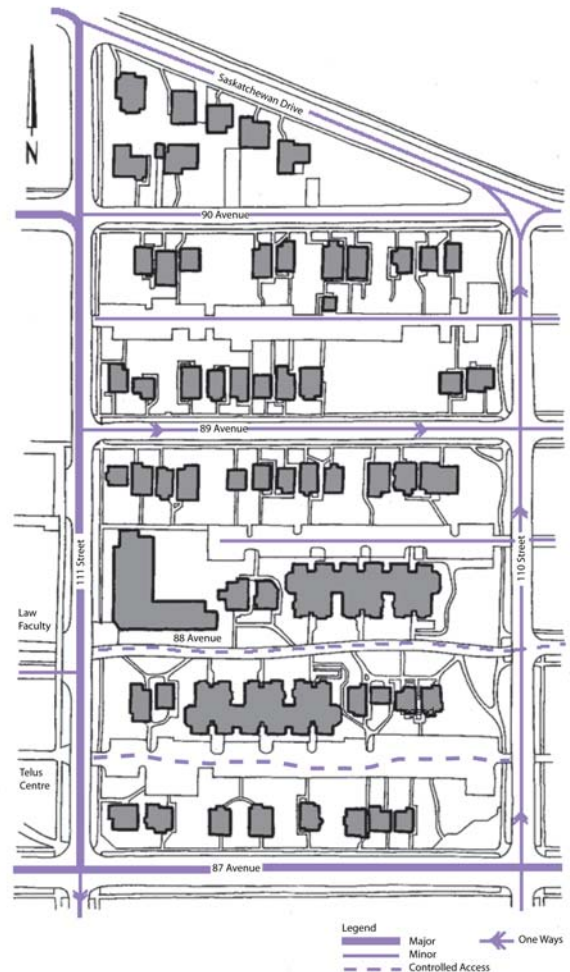


### 3.1.2 Pedestrian, Vehicular & Bicycle Paths

Below, we've illustrated the current flows of people through and around this neighbourhood. Traffic flows are impacted by and should consider flows from outside the sector (such as traffic flow from Saskatchewan Drive), as well as impacts on access to the neighbouring community (i.e., the impact on access to certain avenues and laneways resulting from one-way traffic and east-west access restrictions between 110 and 111 Street).



Pedestrian & Bicycle Paths



Vehicular Traffic

**The Site:**  
Maintain and enhance, preserve features

Transitions between public, semi-public and private spaces in and around the site and buildings will be well defined and act as obvious control points.

Transitions from public to private space, both internal, shall be provided through the use of changes in level, building articulation, and landscape articulation.



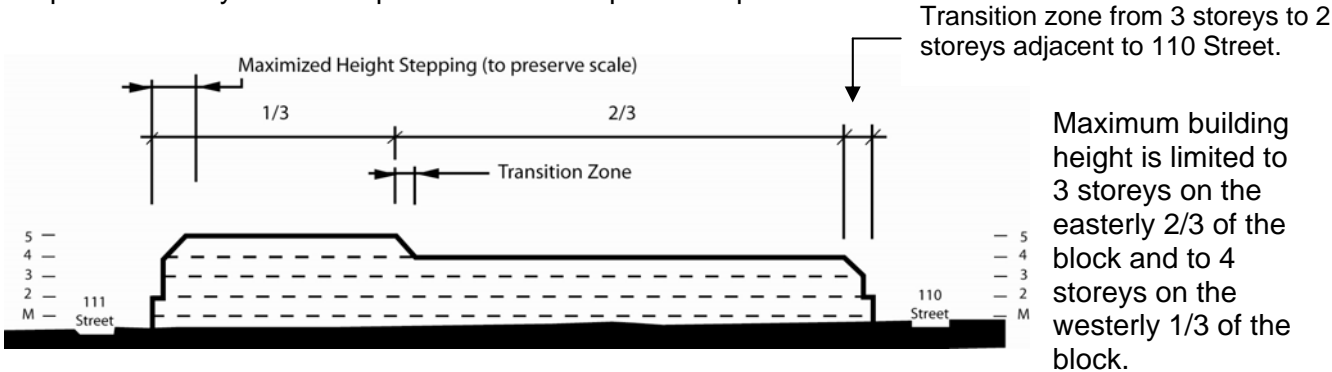
**3.2 Maintain the Scale and General Character of the Existing Neighbourhood**

Trees are to be preserved as much as possible, or replaced when diseased or aged, particularly those lining the avenues and streets.

In the event of a scheme that proposes maximizing the height, all effort shall be made to transition scale from the street including stepping of building components to preserve the scale.

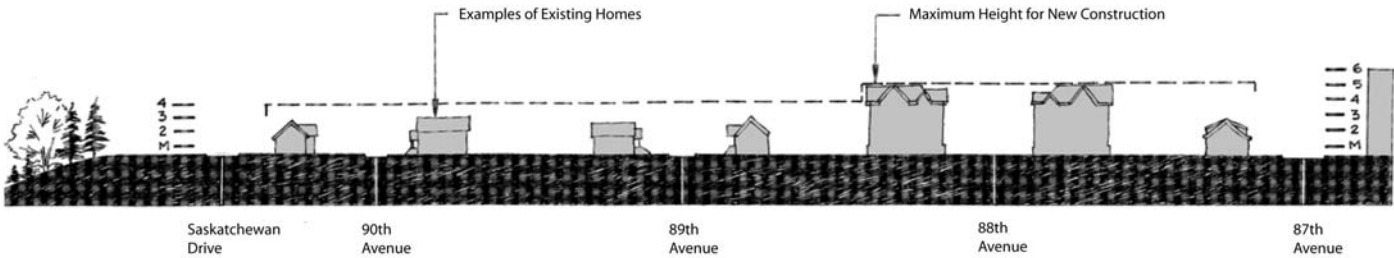
Setback of the building shall fall within a zone that is consistent with a line coincident with the existing structures closest to the street and a line coincident with existing structure furthest from the street.

Additional landscape will enhance and protect the existing assets and will not alter the predominantly east-west pattern of landscape development.



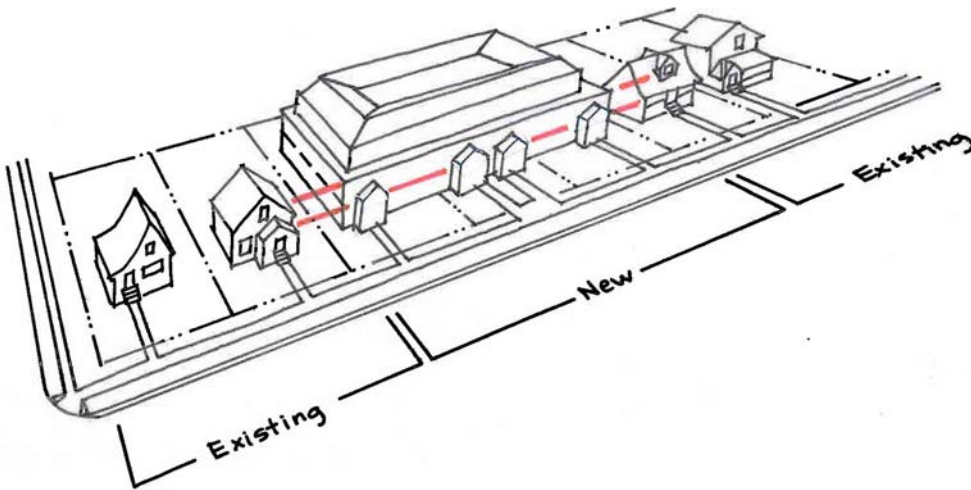
Building Heights: West-East

Transition zone detailing:  
The design team should articulate any transition zones to be compatible with the architectural vocabulary of the proposed building. Large flat walls and incompatible materials are to be avoided.



Building Heights: North - South

The scale of the new building must respect the average height and setback of existing construction (houses). Where portions of new construction exceed these limits, architectural articulation must effectively address these scale differences to the satisfaction of the University Architect.



This illustration indicates massing for a multi-unit development. It does not include detail concepts (use of dormers, terraces, porches, etc.) noted elsewhere in this document and required of every proposed development.

### **Accommodating Scale Differences**

Exemplify design excellence by incorporating, translating, and interpreting key principles to the greatest extent possible, consistent with best contemporary practices.

The combination of existing and new buildings shall safeguard the existing “grain” of development through the use of the dormers, terraces, porches, balconies, front entrances, building articulation, and roof detail, to the satisfaction of the University Architect.

New construction must sensitively integrate new accommodation within existing historic and important buildings on the site to the satisfaction of the University Architect. Large flat expanses and incompatible materials should be avoided.

Careful measures should be taken to ensure the sensitive blend of new and old;

- Future building proposals should be contextual (referencing the scale of this community, its established architectural styles and materials and colour choices).
- Front and rear facades should be articulated with equal attention.
- Windows should also be contextual; large expanses of glazing (evocative of institutional buildings) should be avoided.

A high standard of architectural literacy is required in the development of plan, site plan, elevations, and landscape development particularly with respect to massing, proportion details, use of materials.

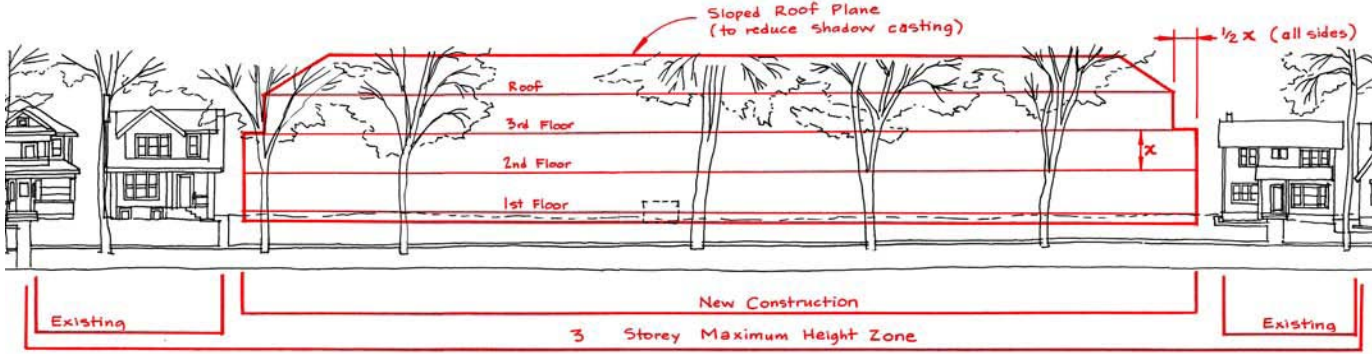
### 3.3 Building Heights, Setbacks and Side Yards

#### Heights



#### Building Heights: Smaller Scale Infill Housing

- Roof slope shown need not necessarily be a compound slope. It is permissible to run the roof ridge either east-west or north-south.
- Raised first floor is recommended (either a basement level with windows at grade or a plenum to continue the existing floor level to remain contextual with surroundings). This also creates the opportunity to integrate wheelchair accessibility into the site design (incorporating planters, seating, lighting and other elements).



#### Building Heights: Larger Scale Infill Housing

As per example above, a raised first floor is recommended.

## Building Heights and Setbacks

### Setbacks:



### Building Setbacks

Using the site bounded by 89 Avenue & 90 Avenue and 110 Street & 111 Street as an example.

\* This extent obtained from East Campus Village.



### Front and Rear Facade Articulation

When a larger scale infill project is proposed, the front and rear facade should be articulated to reference the community's residential scale and rhythms.

## **Side Yards**

Although existing housing stock in our subject zone have side yard separations between buildings that are occasionally less than what current municipal codes prescribe, this guideline does not necessarily encourage design solutions that stand in contrast to community precedents. Even with the current municipal side yard setback of 1.2 meters (this figure becomes greater as height is factored in), it is possible to design solutions that maintain the character of this neighbourhood while protecting adjacent neighbours' privacy. Put simply, developments should maintain the neighbourhood's tradition of narrow side yards.

## **Terraces**

When proposed, outdoor terraces should be sized to be truly useable. A depth of six feet minimum is recommended (from face of terrace door or glazing, moving forward).

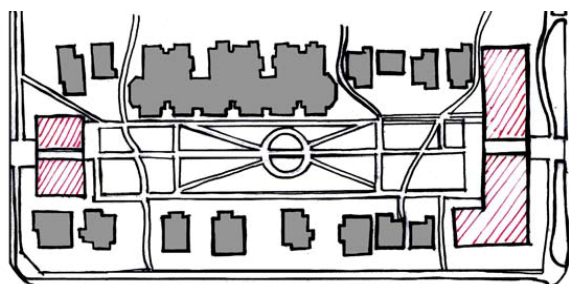
## **Access to Individual Suites**

Multiple entrances from the street are encouraged for multi-unit dwellings to reduce apparent scale and provide a more welcoming sense of arrival.

### 3.4 Two Infill Types

#### 1. Green Space Infill: the “QUAD”

This type of infill redefines a block by creating a common green space (in place of existing surface level parking).



The highlighted zones to the right side of this illustration are examples of areas that may be appropriate for relocating homes. Height restrictions defined in section 3.2 (see page 17) would limit development in this zone to a maximum of 3 storeys, and that the Sustainable Design Principles in section 2.0 (see page 12) recommend east-west building orientations rather than north-south orientations.

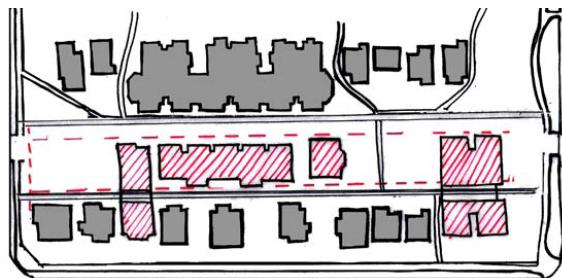
#### Quad Infill

Characteristics of this type of infill include:

- New buildings whose extents are defined by extents of existing housing stock.
- Building heights that are consistent with building heights illustrated elsewhere in these guidelines.
- Retention and enhancement of existing formal and informal pedestrian paths. The quad should allow for multiple access and through-way options (based on a study of existing paths and anticipated future linkages).
- Infill may include relocated homes.

#### 2. Built ‘Laneway’ Infill

This type of infill increasing the density of the existing block through the introduction of an additional layer of building between existing housing stocks. It can restore the rhythm along the street facade by reaching beyond the laneway and filling unoccupied lots.



#### Laneway Infill

Characteristics of this type of infill include:

- New buildings whose extents and heights are governed by considerations for privacy and access to daylight to adjacent housing, as well as building heights illustrated in these guidelines.
- Retention and enhancement of existing formal and informal pedestrian paths. (i.e. through their integration into the space between buildings created by the new infill).
- Infill may include relocated homes.



### 3.4.1 Infill Case Study: Infill Development in Vancouver, BC

This development in an established Vancouver neighbourhood faced similar challenges to the Garneau area. Through careful study and sensitive design, a solution was developed which successfully increased the residential density while respecting the original character.



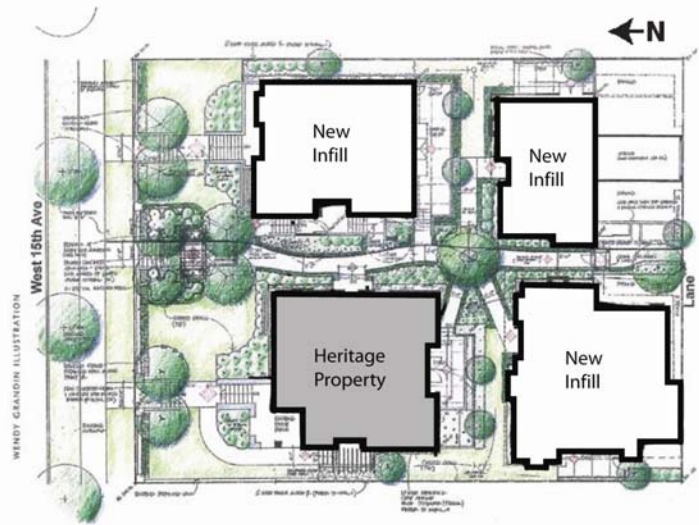
New Infill at left, heritage property at right



Entrance Pergola



Rear infill unit



Site Plan



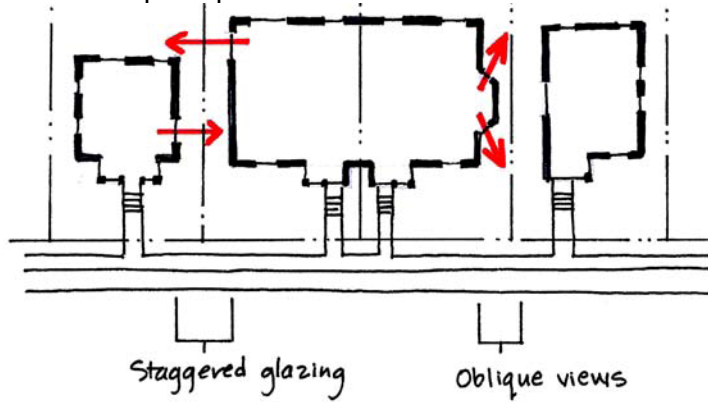
Pathway to infill units

Images courtesy City of Vancouver Planning Department:

<http://www.city.vancouver.bc.ca/commsvcs/currentplanning/urbandesign/Project10.PDF>

### 3.5 Access to Light & Views

- Minimizing shadow, blocked views and views onto existing residential buildings and open spaces.



#### Views between Buildings

- Designing effective transitions between public and private spaces. (see page 25 for examples)
- Designing housing to incorporate best practices in sustainability, accessibility, security, functionality and durability.



### 3.6 *Effective Transitions between Public & Private Spaces*

Layering, a varied material palette, changes in direction, and elevational changes are more important than space alone, when defining public and private space.

#### **Layering & Elevation Change:**

In a relatively short distance, the separation between public and private realms is articulated by a staircase, plantings, balcony, terrace, and a rail.



False Creek Townhouse, Vancouver, B.C

#### **Changes in Direction:**

This example employs a zigzag path to separate public and private realms (in addition to varied materials, textures and planting).



False Creek Townhouse, Vancouver, B.C

#### **Material Selection: An Example**

The pathways in front of these homes have been strategically designed, protecting the privacy of home owners. The smooth path is for faster moving cyclists and the brick paver path to the left is for pedestrians.



False Creek Townhouse, Vancouver, B.C

### **3.7 Materials**

The use of materials, glazing, roof treatments, facias, architectural details and components shall enhance the character of the streetscape and architecture of the overall area, and be appropriate to the neighbourhood. A residential scale is preferable.

Sustainable site and landscaping materials that are durable and functional will support the LEED target and result in on-site recycling and low maintenance costs.

Although a wide range of exterior cladding materials may be used for contextual and sustainable reasons, some materials will not integrate well with this community. Examples include:

- Concrete Block or Concrete Veneer (in this context it is viewed as a material more appropriate to commercial setting and recreational structures)
- Highly Textured Stucco
- Real or Synthetic Stone Veneers (characterized by details that are out-of-character for the Garneau community). (Vinyl siding, plastic brick, exposed aggregate concrete, metal siding).

Furthermore, window proportions and styles that are typical of institutional design should be avoided. Instead, window proportions should be contextual with residential examples within this neighbourhood.

The roof plane should also be contextual, blending with the adjacent residential examples.

### **3.8 Building Specific**

New student residential housing will integrate with and enhance neighbouring buildings through its location, proportion and design quality.

The Garneau community desires LEED Silver certification with LEED checklists submitted to the University Architect for review.

Materials shall be durable, assuming intensive use with minimal deterioration or continued intensive maintenance.

Residents must have excellent natural light, views out and privacy through separations and locations

Building placement and configuration shall not compromise the neighbouring building's access to light.

Building programs must allow for a variety of housing types and combinations of housing units, which will be easily and economically adaptable for changing needs.

Developments may integrate common space for use by resident or non-resident students.

A building's roof plane may also be considered as a gathering place when a particular building programme warrants this feature.

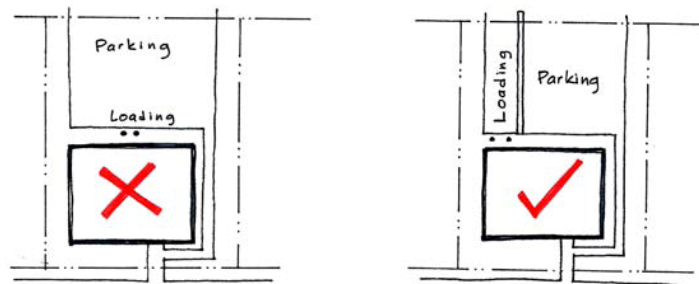
### 3.9 Additional Accessibility Issues & Security

Development shall enhance livability, safety and security for residents and the public.

Easily visible public open spaces with good and easy access and appropriate green landscaping, complementing building elements.

Easily visible and defensible open spaces and control points around buildings and building entry points.

Separation and clear marking of service vehicle access.



Extensive site and building entry lighting consistent with LEED sustainability objectives. Avoid exterior up-lighting, and use full cut-off luminaires to minimize light pollution. Use modestly scaled, free-standing light fixtures versus the taller “cobra-head” fixtures used by the City of Edmonton.

Well designed and lighted ancillary spaces and site improvements for bicycle racks, waste and other storage.

Barrier-free design shall be implemented for all with easy on-site access up to and into all buildings.

Site signage and furniture will be provided and be usable by all.

## **4.0 Site Familiarity – The Walk**

### *Walk the Neighbourhood and the Site*

#### **4.1 The Neighbourhood**

The design guidelines information package you were given contains a document marked, “Sector 8, Revised Vision”. Before opening this document:

- Walk the neighbourhood; define the character of the area verbally and graphically.
- Look for defining edges to the neighbourhood and look for locations of existing focal points, paths and routes.
- Become fully familiar with all characteristics of the Garneau neighbourhood and its borders.

#### **4.2 The East/West Garneau Site**

- Define the interior of Sector 8 site, verbally and graphically.
- Describe and record Sector 8 site landmarks and nodes.
- Walk the site on every path, trail, road, parking area and record their use and importance as well as their links to the neighbourhood.
- Consider the potential benefits and issues for a pedestrian-only site with minimal vehicle access (service and emergency), where paths are the primary routes on campus and are separated from vehicle access.
- Absorb and record the site character, scale, and context, the open spaces, the landscaping and the opportunities for enhancing and sustaining essential features.
- Using the Historical and Architectural Assessment Document link, locate and examine the historical buildings and their immediate environments.
- Reflect that it is also the occupants of these historic buildings and their contributions to the whole historic nature of Sector 8 and Edmonton that are relevant and important as well as the architecture and quality of the buildings themselves.
- The historical, domestic scale of Sector 8 as a whole is important and needs to be preserved in the development of student accommodation in both the short and long term.
- Note the housing that is not deemed to be historically or architecturally significant and how the removal or relocation of some of these houses could create opportunities for development within the site while maintaining the general character, landscape and patterns of movement.
- Note the variances in scale of buildings within the site – single storey, two storeys, and four storey walk-up student housing and consider the integration of new development within this scale.
- Having completed your examination of the site in every detail, review the University of Alberta’s attached document “Building on Vision, North Campus – Revised Sector 8 Plan”.
- Compare your data with that of the University and record any significant differences for review with the University and the Garneau Community.

## **Acknowledgement**

The University of Alberta would like to acknowledge the participation of Malcolm Johnston in the development of this document.

## **APPENDICES**

Appendix A: Site Documentation

Key Plan  
Site Panoramic-Photographs

Appendix B: University Reference Documents

Appendix C: East Campus Village Stakeholders



Appendix D: East Campus Village Consultation Process

## Appendix A: Site Documentation

### Key Plan



KeyPlan: Garneau Photo documentation

-  180° view      number indicates corresponding panoramic image
-  270° view



## Site Panoramic Photographs



Panorama 1 View from Saskatchewan Drive and 110 Street



Panorama 2 View from 111 Street & 90 Avenue



Panorama 3 View from 111 Street & 89 Avenue



Panorama 4 View from 111 Street & 88 Avenue





Panorama 5 View from 111 Street & 87 Avenue



Panorama 6 View from 110 Street & 88 Avenue



Panorama 7 View from 110 Street & 87 Avenue



Panorama 8 View from 110 Street & 89 Avenue





Panorama 9 View from Eastern most Terminus of 89 Avenue



Panorama 10 View from Lane Between 88 and 89 Avenue, Close to 109 Street



Panorama 11 View from 109 Street & 88 Avenue



Panorama 12 View from 88 Avenue, Looking towards Garneau Theatre

## **Appendix B: Reference Documents**

- The University has extensive detailed Design and Construction Standards describing requirements for general development, sustainability, preservation of historic sites, site design, access, security and safety.
- The Design Team must be familiar with all relevant documents and relevant requirements. Links to those documents are provided as follows:
  - UNIVERSITY OF ALBERTA TRAFFIC DEMAND MANAGEMENT STUDY FINAL REPORT JANUARY 31, 2005, LINK:
    - <http://www.uofaweb.ualberta.ca/pi//pdfs/CompleteTDMFinal Report.PDF>
    - Not specific to Sector 8 of the North Campus, but includes options for the University to consider in reducing vehicle use by students and staff. Increased graduate student residences within the North Campus will reduce their vehicle reliance and encourage other forms of transportation as well as off-site vehicle parking.
  - UNIVERSITY OF ALBERTA DESIGN AND CONSTRUCTION STANDARDS AND GUIDELINES, PRINCIPLES AND DESIGN CONSIDERATIONS DOCUMENT LINK:
    - <http://www.uofaweb.ualberta.ca/pi/pdfs/PRINCIPLESANDDESIGNCONSIDERATION.pdf>
    - Guiding Principles for all planning, design and construction at the University—including: safety and security, accessibility, sustainability and environment, flexibility, adaptability and manageability.
  - UNIVERSITY OF ALBERTA DESIGN AND CONSTRUCTION STANDARDS AND GUIDELINES DOCUMENT LINK;
    - <http://www.uofaweb.ualberta.ca/pi/pdfs/TECHNICALGUIDELINES.pdf>
    - Detailed Technical Standards.
  - UNIVERSITY OF ALBERTA DESIGN AND CONSTRUCTION STANDARDS AND GUIDELINES, PROCESS DOCUMENT LINK:
    - <http://www.uofaweb.ualberta.ca/pi/pdfs/PROCESS.pdf>
    - Design and Construction Process Standards.

- UNIVERSITY OF ALBERTA LONG RANGE DEVELOPMENT PLAN, 2002, DOCUMENT LINK:
  - <http://www.uofaweb.ualberta.ca/pi//pdfs/LRDP2002.pdf>
  - Key elements, initiatives and guidelines for the long range development of the University.
  
- UNIVERSITY OF ALBERTA DESIGN AND CONSTRUCTION STANDARDS AND GUIDELINES, FUNCTION AND USE DOCUMENT LINK:
  - <http://www.uofaweb.ualberta.ca/pi//pdfs/FUNCTIONANDUSE.pdf>
  - Detailed internal and external Standards for access, environmental requirements, materials, finishes and fittings relevant to student accommodation and heritage considerations.
  
- HISTORICAL AND ARCHITECTURAL ASSESSMENT OF HOUSES IN EAST CAMPUS VILLAGE, UNIVERSITY OF ALBERTA DOCUMENT LINK:
  - <http://www.uofaweb.ualberta.ca/publicaffairs/pdf/UofAFinal Report.pdf>
  - Establishes the Historical and Architectural value of the residences in Sector 8.
  
- HISTORY OF THE HISTORICAL AND ARCHITECTURAL ASSESSMENT NORTHEAST CAMPUS PROPERTIES LINK:
  - <http://www.uofaweb.ualberta.ca/publicaffairs/nav03.cfm?nav03=21813&nav02=16979&nav01=11548>
  - How the University intends to proceed with the Historical information.
  
- INTRODUCTION TO THE UNIVERSITY OF ALBERTA'S DESIGN AND CONSTRUCTION STANDARDS AND GUIDELINES DOCUMENT LINK:
  - [http://www.uofaweb.ualberta.ca/pi//pdfs/intro\\_web.pdf](http://www.uofaweb.ualberta.ca/pi//pdfs/intro_web.pdf)
  - General introduction to the design guidelines with emphasis upon their performance format.
  
- UNIVERSITY OF ALBERTA TRAFFIC DEMAND STUDY – PHASE 2, JANUARY 18, 2006, DOCUMENT LINK:
  - <http://www.uofaweb.ualberta.ca/pi//pdfs/TDMIIjan06.pdf>
  - 272 parking stalls are identified in Sector 8 currently. The demand for additional stalls may increase following the development of graduate student housing.

- CAMPUS SECTOR PLANNING DOCUMENT LINK:
  - <http://www.uofaweb.ualberta.ca/publicaffairs/nav02.cfm?nav02=15464&nav01=11548> Sector Planning summary.
- COMMUNITY CONSULTATION
  - <http://www.uofaweb.ualberta.ca/publicaffairs/nav01.cfm?nav01=11548>
  - Record of recent Community consultations.
- UNIVERSITY OF ALBERTA GRADUATE STUDENT HOUSING, FEBRUARY 2006. MJ DESIGN.INC.
  - (Hard Copy provided by the University)
- GARNEAU AND UNIVERSITY OF ALBERTA COMMUNITY DIALOGUE, PLANNING PRINCIPLES.
  - (Hard copy provided by the University)
- GARNEAU AND UNIVERSITY OF ALBERTA COMMUNITY DIALOGUE, DESIGN WORKING GROUP, DESIGN PRINCIPLES.
  - (Hard copy provided by the University)
- LEED™ GUIDELINES AND SPREADSHEET FROM THE CANADIAN GREEN BUILDING COUNCIL (CaGBC)
  - [http://www.cagbc.org/uploads/FINAL\\_LEED%20CANADA-NC%201.0\\_Green%20Building%20Rating%20System.pdf](http://www.cagbc.org/uploads/FINAL_LEED%20CANADA-NC%201.0_Green%20Building%20Rating%20System.pdf)
  - <http://www.cagbc.org/uploads/LEED%20Canada-NC%20Project%20Checklist.xls>
- PRESERVE GARNEAU (A COMMENTARY)
  - In addition to the preceding University documents, a commentary on the Garneau community as it appeared in 1915 has been prepared by community resident Dave Cruden. It is available from the organization Preserve Garneau (River Lot 7) Society:
    - <http://www.preservegarneau.org/files/Antediluvian%20Garneau1.doc?op=modload&name=Downloads&file=index&req=getit&lid=1>



## **Background Data**

### ***Planning and Design Principles from Recent University Documents***

Relevant extracts from the University of Alberta's planning and development documents as well as dialogues between the University and adjacent communities are included for information.

These relevant extracts from various sources are each grouped into three main headings:

- 1. Those relating to The Neighbourhood**
- 2. Those relating to The Site** in the Neighbourhood
- 3. Those relating to The Proposed Development** on the Site, in the Neighbourhood.

*The University Of Alberta Long Range Development Plan: May, 2002, Relevant Extracts:*

***The Neighbourhood:***

**4.1.Growth Pressure** “Some of the adjacent communities do not wish the University to grow because of potential impact on their community life. It is the mandate of the University to accommodate growth in student enrolments and scholarly activity...This growth will mean additional facilities at the University”.

**4.2.Transportation** “The road networks around the North Campus are congested during peak travel periods.....”

“The demand for parking is high at all sites and growth at the University will generate further demand”.

**4.4. Compatibility of Uses** “There is concern expressed by neighbours that further development will negatively affect them”.

**4.6.Neighbouring Communities:**

**Public Consultation and Trust:** “Adjacent residential communities have expressed the view that the University has not consulted with them about the impacts of growth on their communities”.

**Land Use Compatibility, Property Values and Aesthetics** “Adjacent resident communities are concerned that University development will be insensitive to possible negative effects of height, massing, noise, traffic congestion and impact on property values”.

**Disruption to Existing Communities** “Communities fear that the University development may increase pedestrian and vehicle traffic in adjacent communities, encourage densification and result in other negative effects”.

**Strategic Direction 3.4** “Planning to accommodate growth should consider the planning activities of adjacent neighbours”.

**Strategic Direction 7.2** “Opportunities should be identified for integrating the University with external communities”.

**Strategic Direction 9.2** “Reviews and updates of the Long Range Development Plan should be carried out in a consultative manner with internal and external stakeholders”.

## **Transportation Systems**

“A realignment and bi-directionality of 111 Street are proposed to better separate university traffic from residential traffic”.

## **Community Linkages**

“Linkages to City pedestrian and bicycle systems will be developed”.

## *The Site in the Neighbourhood:*

### **6.0. Campus Development Concepts:**

#### **6.1. North Campus**

##### **Land Use Patterns – Campus Life and Housing**

“Campus life opportunities will be accommodated and expanded including student housing, recreation and leisure and student services. Housing will be accommodated.....on University owned lands in East Garneau”.

##### **Land Use Patterns – Open Space System**

“Existing significant open spaces will be retained and reinforced whenever possible. New open spaces will be developed to balance the effects of increased density. To improve livability and the sense of community on this campus”.

##### **Land use Patterns – Heritage Considerations**

“Buildings and sites with heritage value will be identified and preserved where practical to maintain the historical character of this Campus”.

##### **Gateways**

“The major entrances to the North Campus will be developed as gateways to identify entrance to the Campus and to provide information to help orient those arriving at the Campus”.

#### **4.4. Facilities and Land Use:**

**Open Space and Green Space** “North Campus has too few structured, significant open and green spaces. Building developments continue to erode the opportunities to maintain and create new open and green spaces”.

**Heritage Buildings and Sites** “There are a number of significant heritage buildings and sites at the University that are worthy of preservation.....”.



#### **4.5.Social and Cultural Issues:**

**Aesthetics and Memorable Places** “There are concerns that more North Campus development will change the aesthetics of the campus and the positive experience that exists; development may threaten the viability of some of the memorable buildings and places”.

**Strategic Direction 5.2** “The University should respect its natural as well as built environment and should expand its facilities within a holistic approach to development”.

**Strategic Director 6.2** “A cohesive hierarchy of open spaces by function should be identified, developed and maintained”.

**Strategic Direction 6.3** “Architectural and landscape elements that evoke the sense of history and continuity should be retained where practical”.

**Strategic Direction 7.1** “Opportunities should be identified to accommodate a diversity of development, regardless of its ownership if it is beneficial to the University community”.

*The Proposed Development, On the Site, In the Neighbourhood:*

**4.4 Development Density** “North Campus is one of the most densely developed in Canada...careful attention to the balance of open space and built space... to sustain an experience of a liveable community”.

**4.5 Accommodating Campus Life and Community** “There are shortages of on-campus student housing and campus life facilities and more will be required at the University to meet future demand”.

#### **Strategic Planning Principle #3**

**Strategic Direction 3.1** “Accommodate a mix of academic, research, housing and support uses on each campus....to enhance activities...a liveable campus for students, faculty and staff”.

**Strategic Direction 3.3** “Each campus or sector within should be allowed to function as a community with distinct identity and character within the overall University structure”.

**Strategic Direction 5.3** “Facilities should be designed with an eye to sustainable materials, practices and operations.

**Strategic Direction 6.1** “Open space should be treated as an equal partner to built space. A balance between open space and building should be achieved and maintained to create a welcoming and attractive campus environment.

**Strategic Direction 6.4** “Architectural and urban design expression on campus should be encouraged to enhance the University’s aesthetic appeal and sense of place”.

**Strategic Direction 6.5** “Planning and design ...and facilities should recognize and respond to climatic conditions”.

**Strategic Direction 6.6** “Planning and design of...facilities should recognize and respond to safety considerations”.

**Strategic Direction 6.7** “Planning and design of the campuses and of the facilities should recognize and respond to accessibility considerations – to and from the University, on campus and within buildings”.

## **6.0. Campus development Concepts:**

### **6.1. North Campus**

#### **Pedestrian and Bicycle Circulation**

“Pedestrian and bicycling routes will be enhanced through and to campus...the development of pedways will be encouraged to connect buildings and to provide safe passage over busy streets”.

### ***Planning and Design Principles from the U of A Sector Plan #8, February, 2004:***

#### ***2.01. The Neighbourhood:***

- ❖ The plan respect and value the history of Garneau and the University.
- ❖ The plan be sensitive to the concept of community and the natural beauty of the area.
- ❖ Maintain the scale and general character of the existing neighbourhood, including North Garneau and East Campus Village.
- ❖ Encourage opportunities for residents of the student housing to access any required services in the nearby community.
- ❖ Plan and develop Sector 8 together with Sector 7.

#### ***2.02. The Site:***

- ❖ The plan be feasible, fiscally responsible and balance the needs of the university, the community and students.
- ❖ The plan incorporate opportunities for incremental development based upon a master plan that identifies areas for future development.

- ❖ Maintain and enhance site including: the existing streets, green spaces, open spaces and connections.
- ❖ Preserve the best architectural and contextual features of the past, such as the street grid.
- ❖ Maintain, where possible, the existing canopy of trees, which is viewed as a positive contribution to the neighbourhood.
- ❖ Consider security and lighting.
- ❖ Commit to pedestrian and bicycle traffic only, with parking limited to service vehicles and the eventual phasing out of existing resident parking to be replaced overtime by green spaces.
- ❖ Effective measures are introduced to limit laneway traffic beyond access for service vehicles.
- ❖ Include existing or new landmarks and other visual points of reference, such as historical plaques, to provide both local context and sense of direction.

### ***2.03. The Proposed Development:***

- ❖ Determine building heights and setbacks using design guidelines that are neighbourhood specific and allow for integration with the existing older housing.
- ❖ Design housing for flexibility and the adaptation of unit type over time as the long-term student housing needs of the university are identified.
- ❖ Design housing to incorporate ‘best practice’ guidelines, including a commitment to universal accessibility, security, environmental sustainability, functionality and durability of building materials.
- ❖ Design effective transitions between the public and private spaces within the proposed student housing.
- ❖ Incorporate into the design a variety of facilities for students, including a community centre, in order to contribute to the richness of the resident student experience and to encourage greater community interaction.
- ❖ Design affordable housing, that is also economical in capital and operating costs.

## ***Appendix C: East Campus Village Stakeholders***

### **List of Participants – Garneau / University of Alberta Community Dialogue**

#### **Garneau Community**

Anne deVillars  
David Cruden  
Doug Gorman  
Frances Cruden  
Janet Palmer  
Kathy Bruce-Kavanagh  
Kevin Perrot  
Mark Wilson  
Martin Kennedy

#### **University of Alberta**

Len Rodrigues  
Dima Utgoff  
Doug Dawson  
Leo Lejeune  
Mary Paul  
Shannon Loughran  
Emily Rowan  
David Bruch

#### **University of Alberta Student Groups**

SU President  
GSA President  
East Campus Village representatives  
Lister Centre student representatives  
SU President  
GSA President

#### **City of Edmonton**

Michael Phair – Councillor Ward 4  
Jane Batty – Councillor Ward 4  
Representatives from the Department of Planning and  
Development

#### **Edmonton & District Historical Society**

Bradley McDonald

**Appendix D: East Campus Village Consultation Process**

