

FLYOVER BLOCK

PUBLIC HEARING ITEM 8.1.8 / CPC2020-1236 / LOC2020-0084



FAAS



SITE BASICS

ADDRESS

634 MCDUGALL RD NE

SITE AREA

796 m² (8,565 ft²)

CURRENT LAND USE

M-C2

COMMUNITY

BRIDGELAND-RIVERSIDE

COUNCILLOR

GIAN-CARLO CARRA WARD 9



MAIN STREET + FLYOVER PARK

ACTIVE EDGES

FLYOVER PARK CONCEPT



EDMONTON TRAIL GREENWAY DESIGN



DEVELOPMENT CONTEXT

"THE COUPLET"



1
Era by Minto
Under Construction



2
Bridgeland Distillery
Refurbished Commercial



3
Meredith at Edmonton
Approved Development

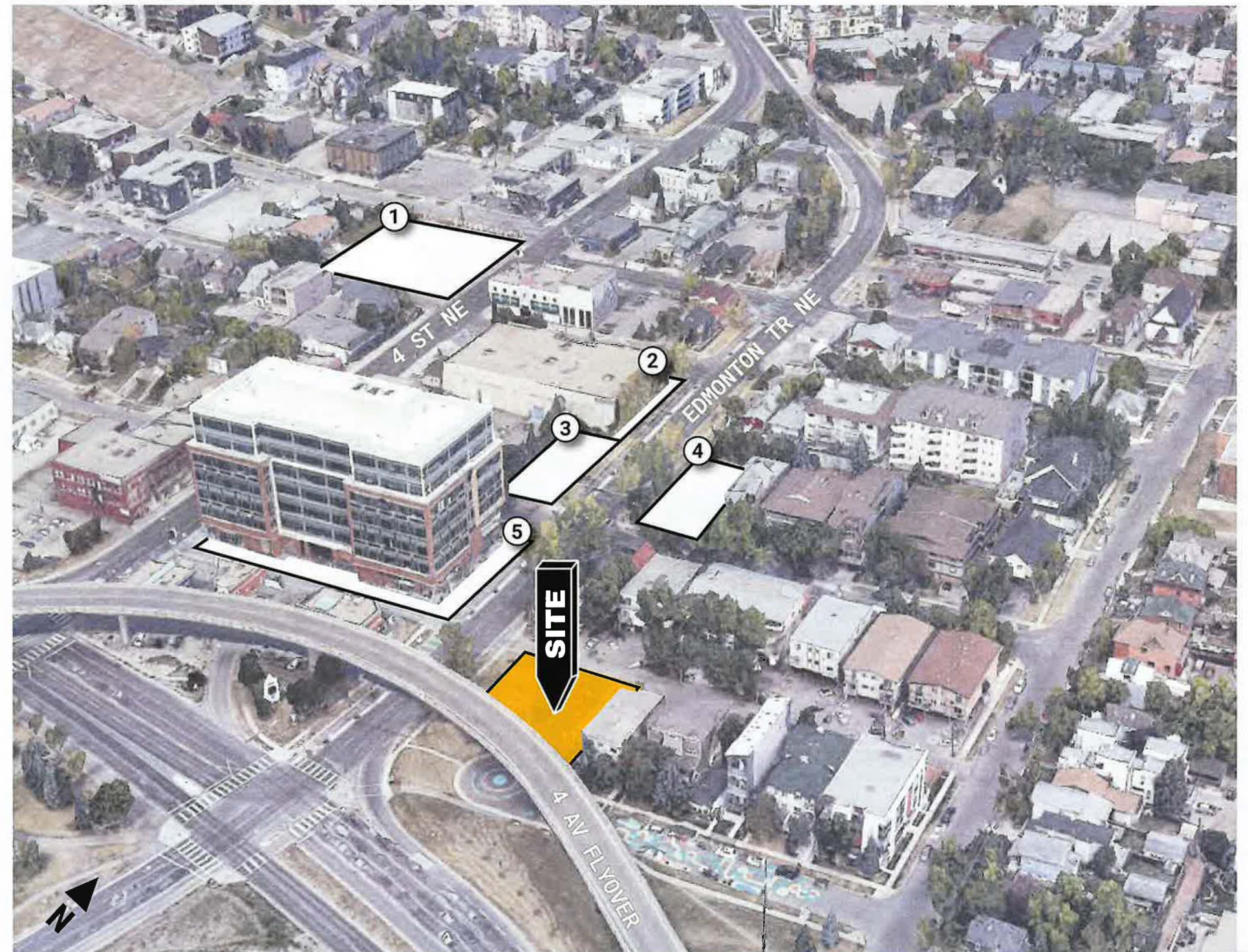


4
Alps Hotel
Approved Development



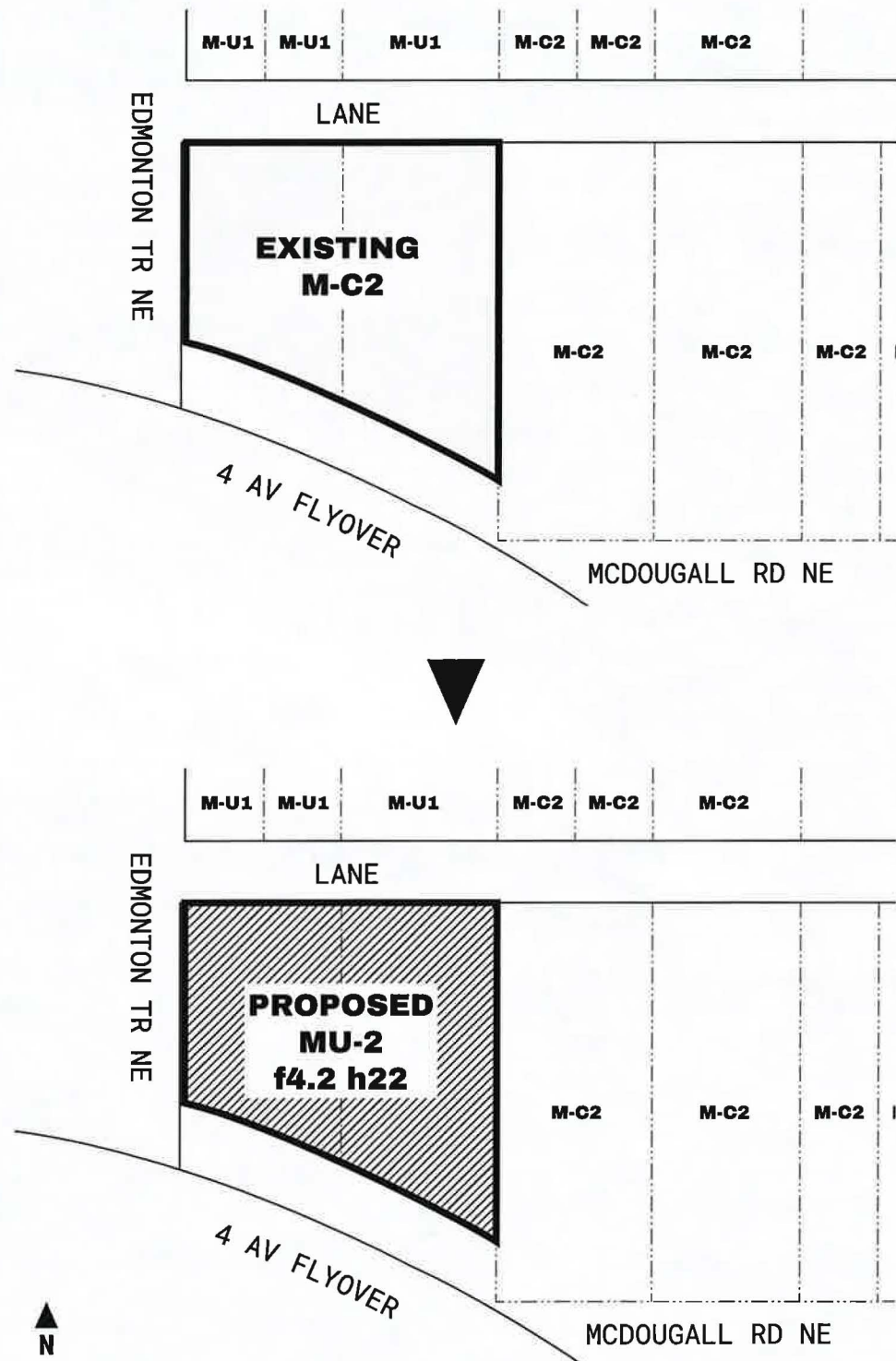
5
Meredith Block
Fully Developed

EMERGING DEVELOPMENT

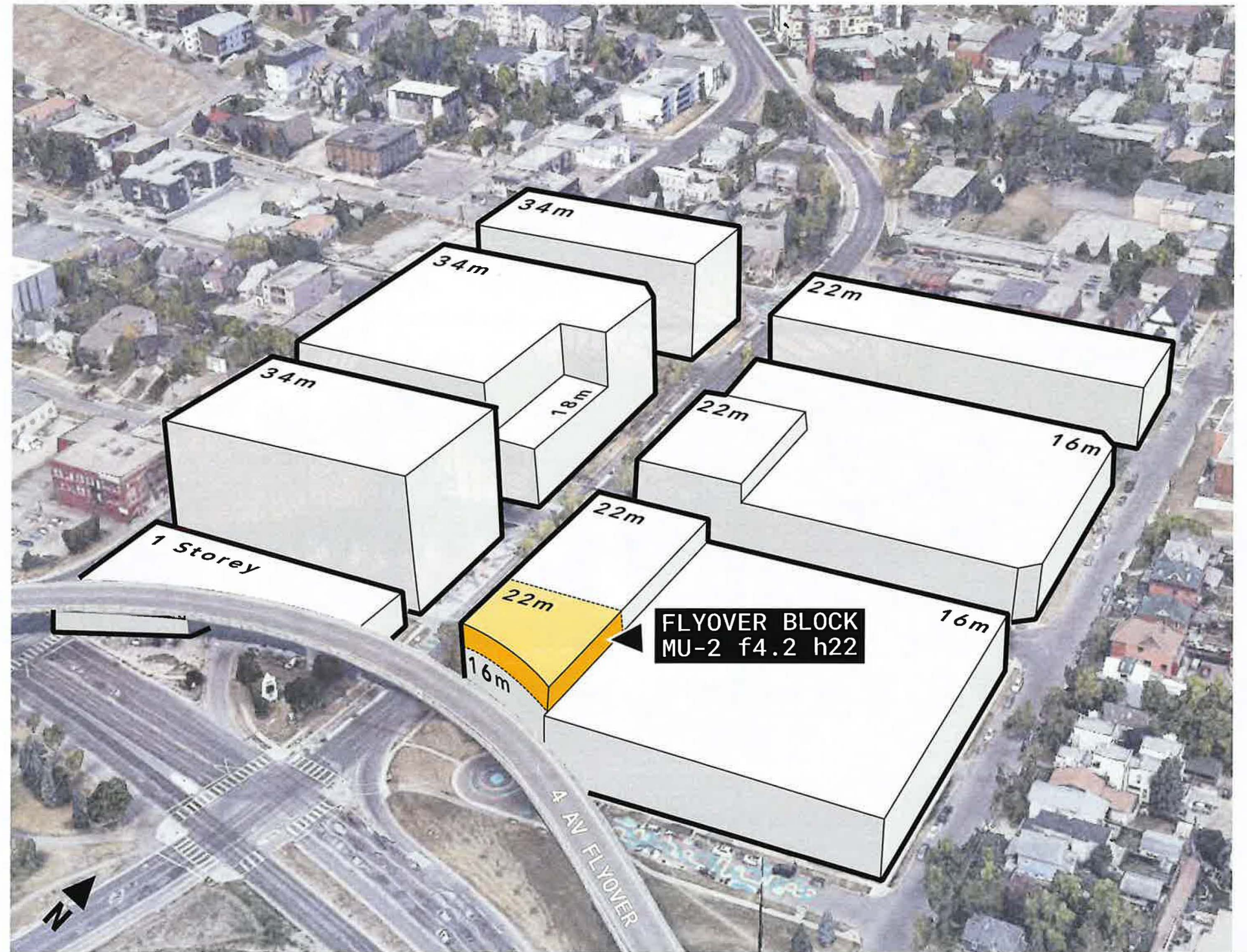


LAND USE APPLICATION

M-C2 TO MU-2 F4.2 H22



LAND USE BYLAW - MAXIMUM BUILDING HEIGHT





PROJECT AT-A-GLANCE



±22m

BUILDING HEIGHT (6 STOREYS)

±4.2

Floor Area Ratio



±65

RESIDENTIAL DWELLING UNITS*

±385ft²

Average Dwelling Unit Area



±320m²

COMMERCIAL AREA (±3,444 FT²)

1 CRU

Restaurant / Brewery / Roastery



± 6

TIMED AUTO PARKING STALLS

± 108

Bike Parking Stalls + 2 Repair Stations

MEREDITH BLOCK

EDMONTON TR NE
MAIN STREET

FLYOVER
BLOCK

FLYOVER
PARK



APPLICANT-LED OUTREACH



PROJECT WEB PORTAL



ONLINE FEEDBACK



VIRTUAL STAKEHOLDER MEETINGS



EMAIL CORRESPONDENCE



PROJECT PHONE LINE



ON-SITE SIGNAGE



MAILER + ADVERTORIAL



INFORMATION PACKAGE





SUPPLEMENTAL SLIDES



PARKING STUDY

MIXED-USE PARKING

6

Timed commercial/visitor parking stalls
(no residential stalls)

4.5

City Parking Reduction Criteria met (out of 5)

0

Parking Permits - residents will not qualify.

TRANSPORTATION DEMAND MANAGEMENT

108

Bike parking stalls (88 indoor/20 outdoor)

2

Bicycle maintenance stations

\$1000

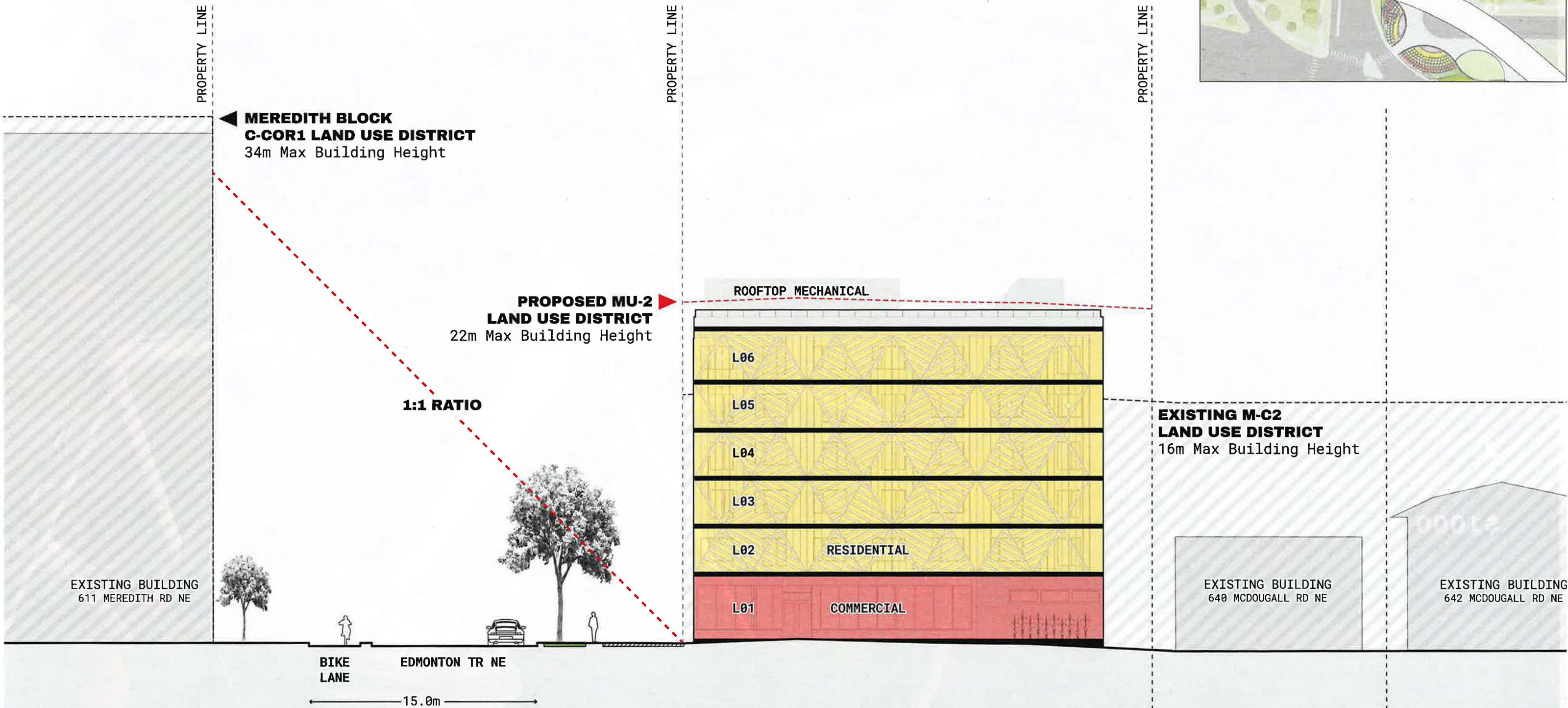
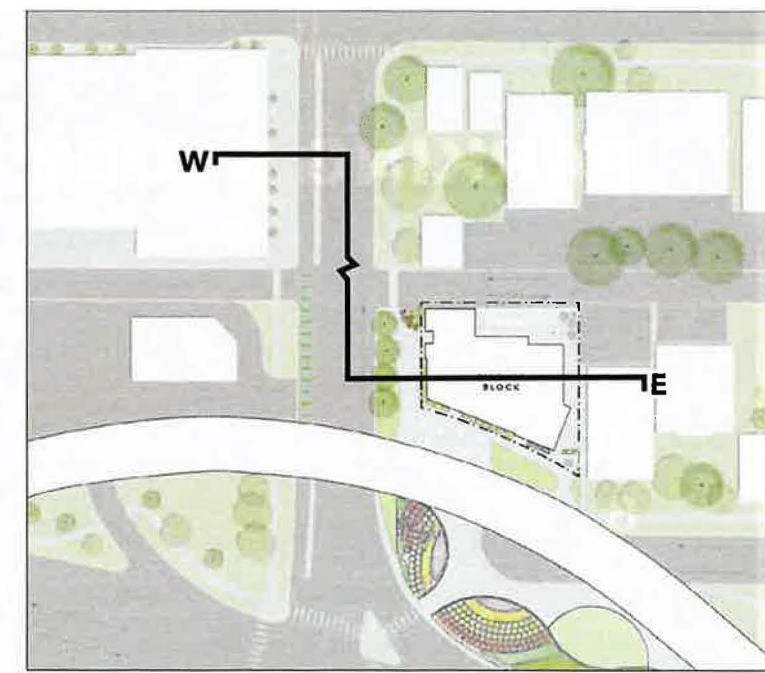
Active Transportation Credit* \$200/year

*bike shop giftcards, Transit passes, carshare credits, e-scooter (Lime/Bird) credits, or rideshare (Uber) credits.



MAIN STREET INTERFACE

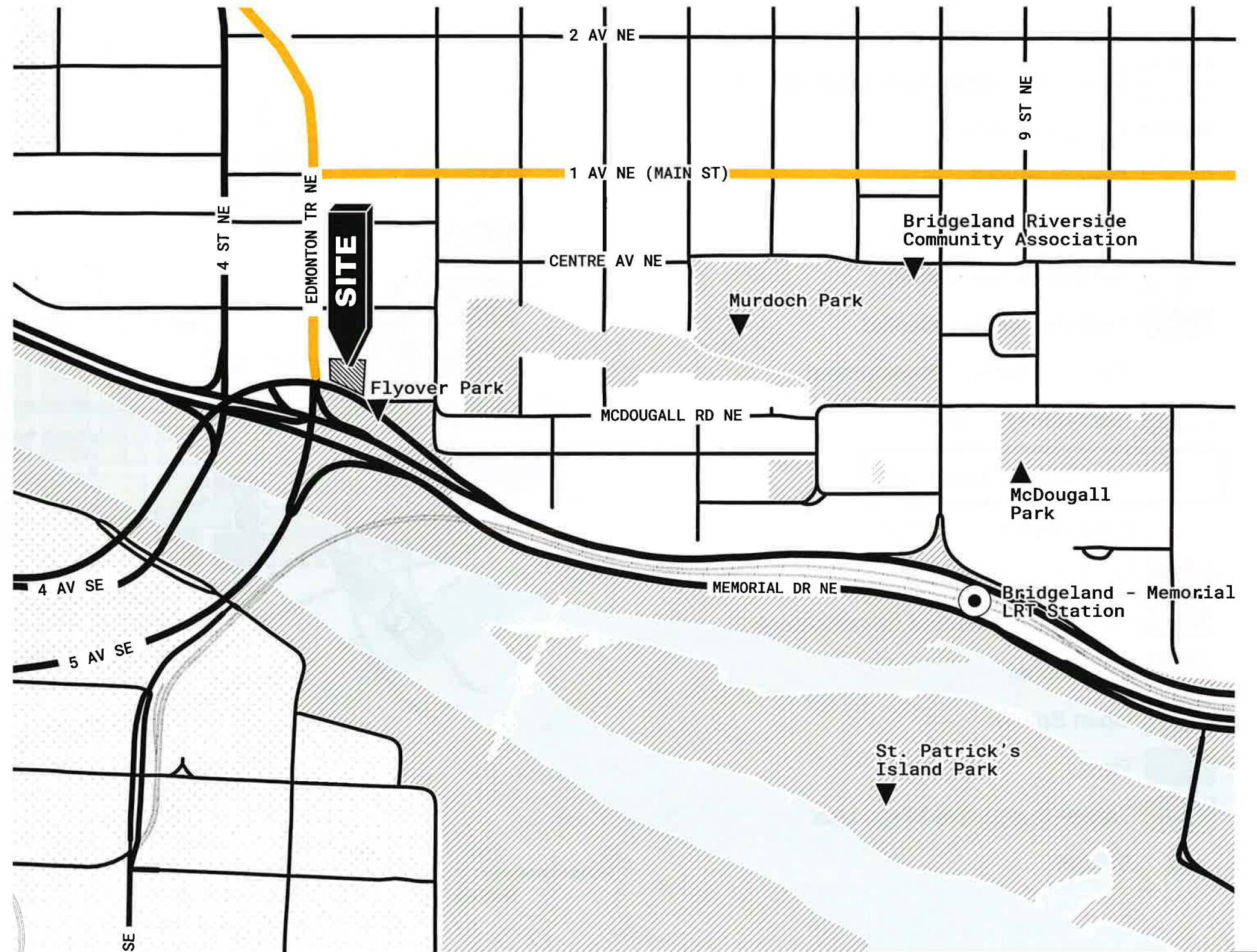
EAST - WEST



SITE CONTEXT



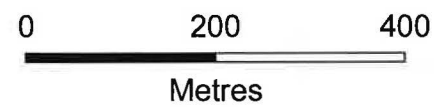
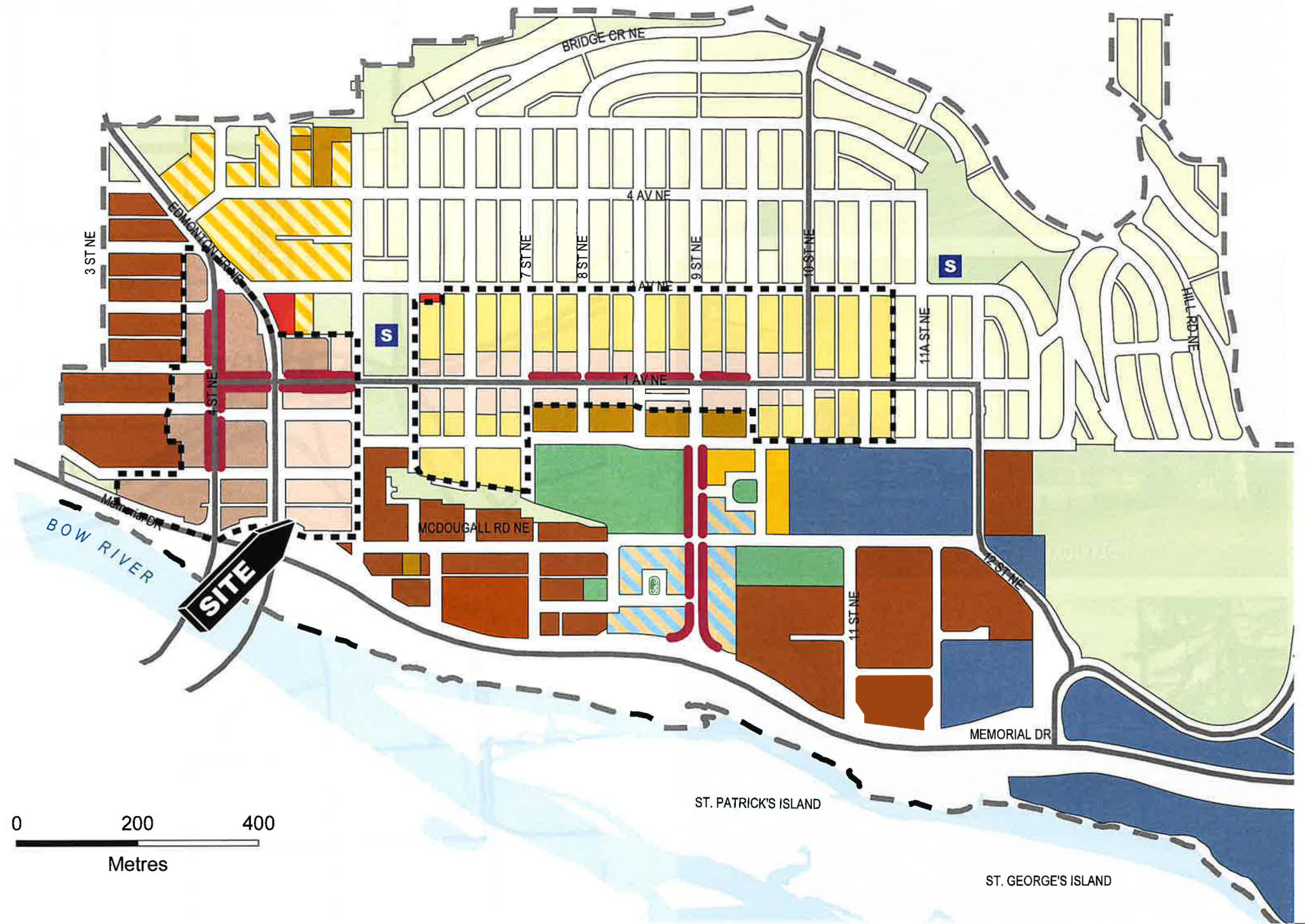
SITE CONTEXT MAP



AREA REDEVELOPMENT PLAN

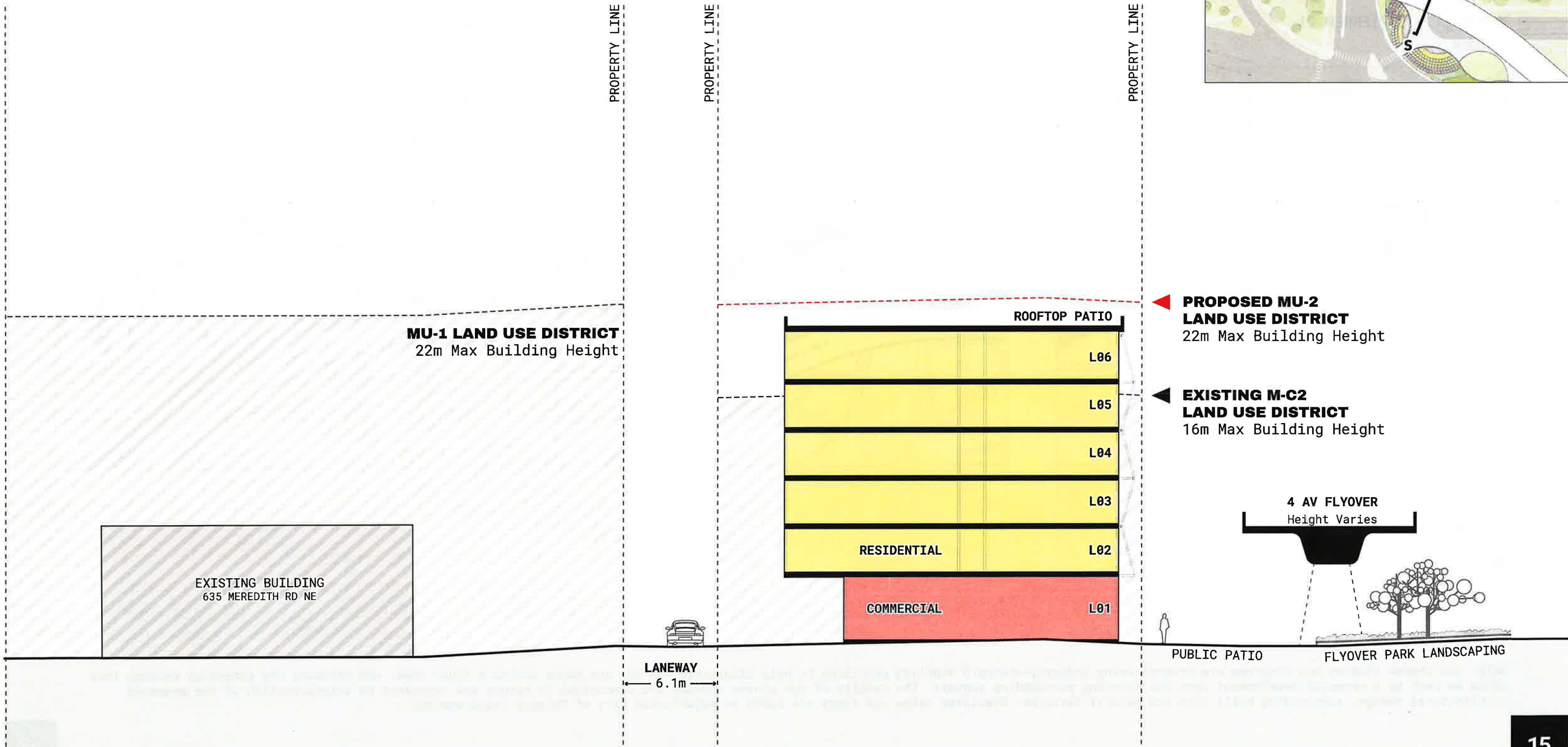
BRIDGELAND-RIVERSIDE ARP (2019)

-  Plan Area Boundary
-  Developed Areas Guidebook applies
-  Active Frontage
-  Conservation
-  4-7 Storey Residential
-  4-6 Storey Residential
-  High Density Residential
-  Family Oriented Development
-  Community - Centre
-  Community - Mid Rise
-  Neighbourhood Limited
-  General Commercial
-  Non Family Oriented Development
-  Institutional
-  Open Space
-  Park
-  Transit Supportive Mixed Use
-  School



BUILDING SECTION

NORTH - SOUTH

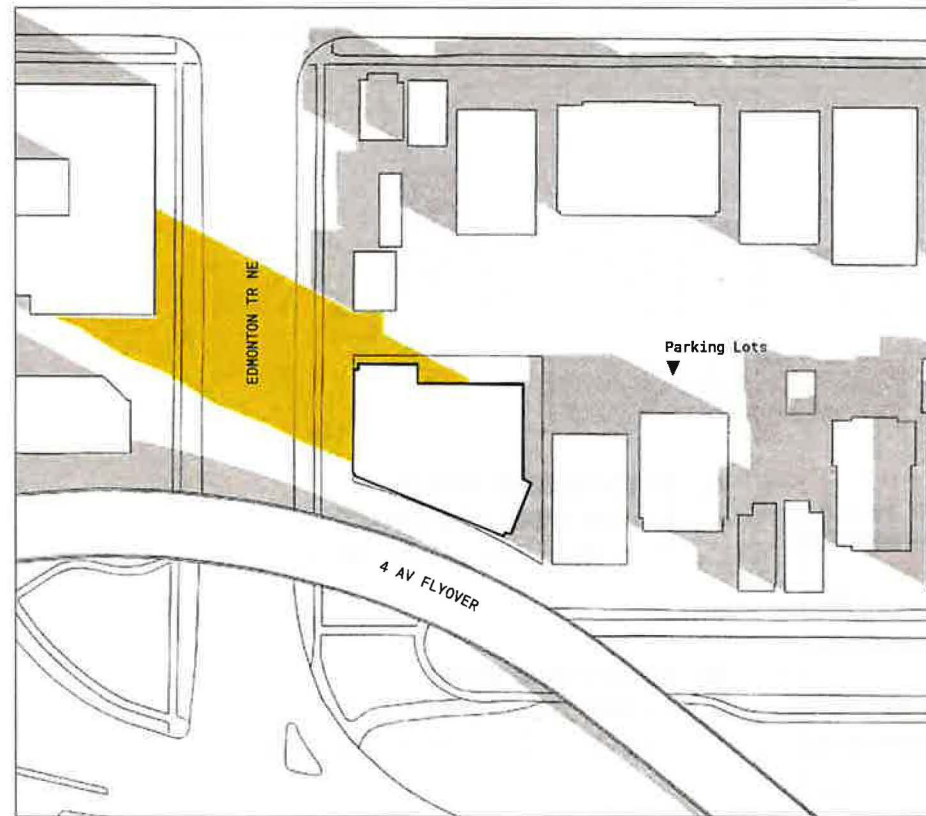


SHADOW STUDY

SPRING + FALL

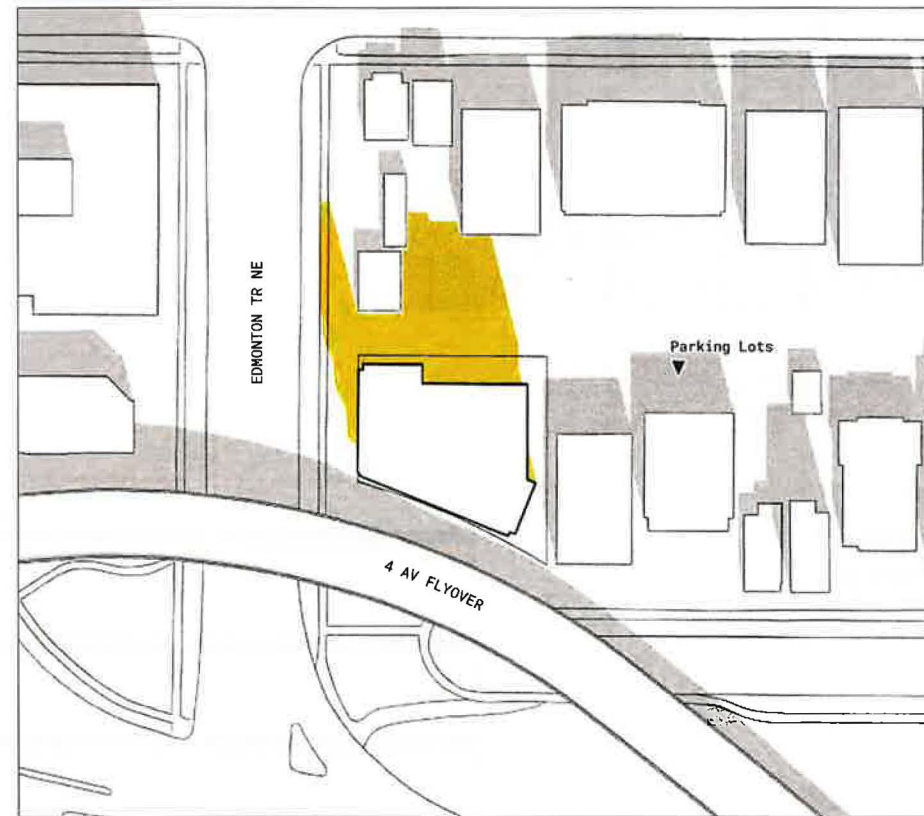
MARCH 21 + SEPTEMBER 21

10:00AM



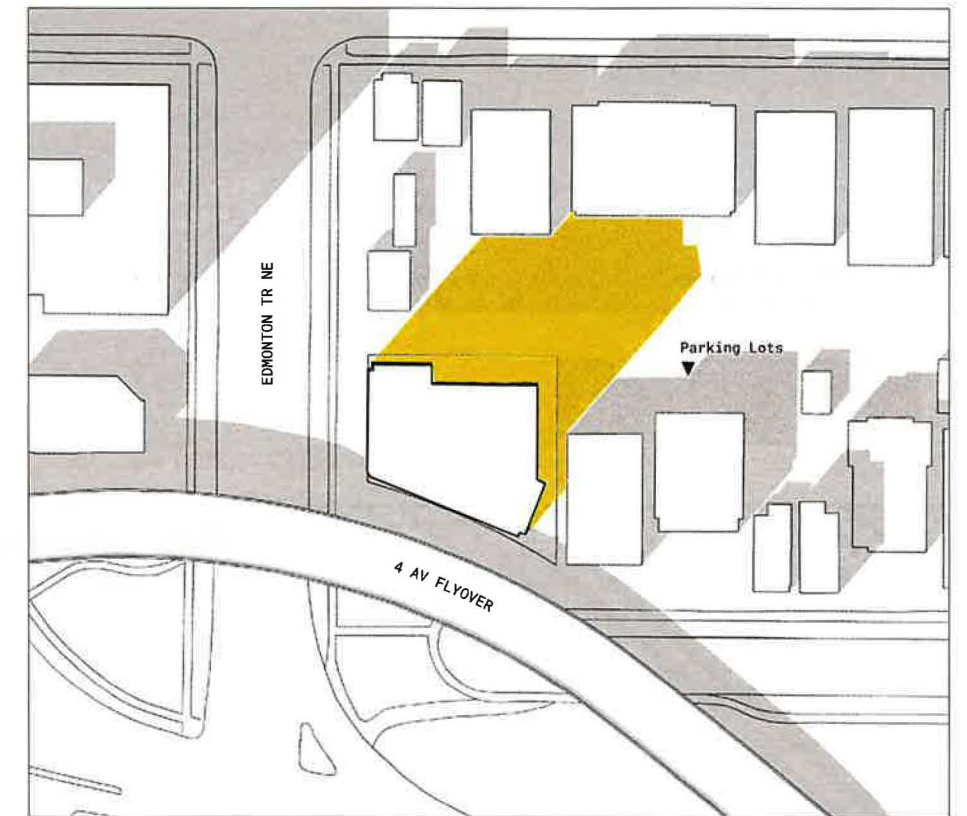
MARCH 21 + SEPTEMBER 21

1:00PM





MARCH 21 + SEPTEMBER 21

4:00PM



LEGEND

-  Proposed Building Shadow
-  Existing Built Form Shadow



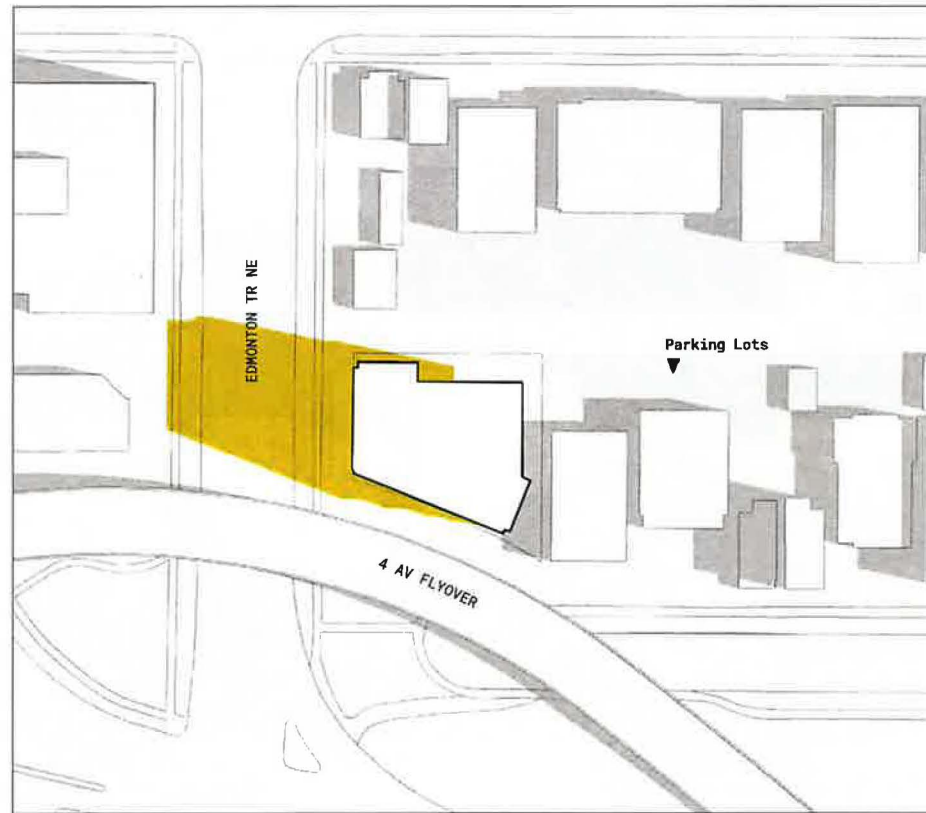
NOTE: Sun shadow studies and diagrams are created using industry-standard modeling practices to help illustrate how the sun moves across a study area, and estimate the potential shadows that could be cast by a proposed development upon the existing surrounding context. The results of sun shadow studies are conceptual in nature and represent an interpretation of the proposed architectural design, surrounding built form and natural features. Simulated dates and times are based on established City of Calgary requirements.

SHADOW STUDY

SUMMER

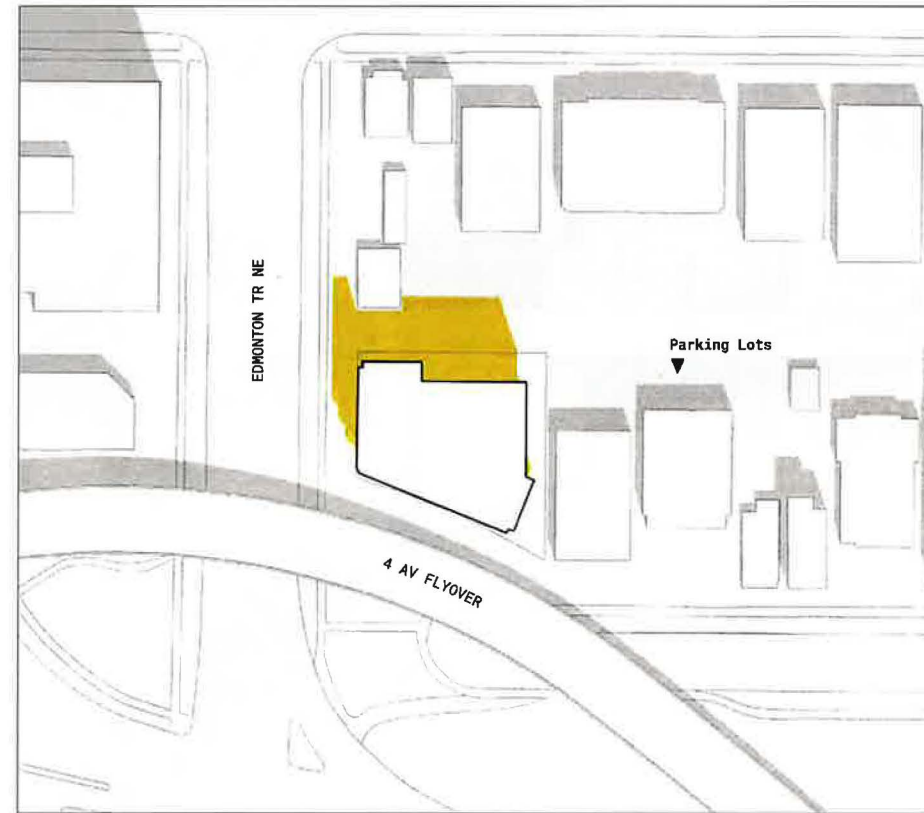
JUNE 21

10:00AM



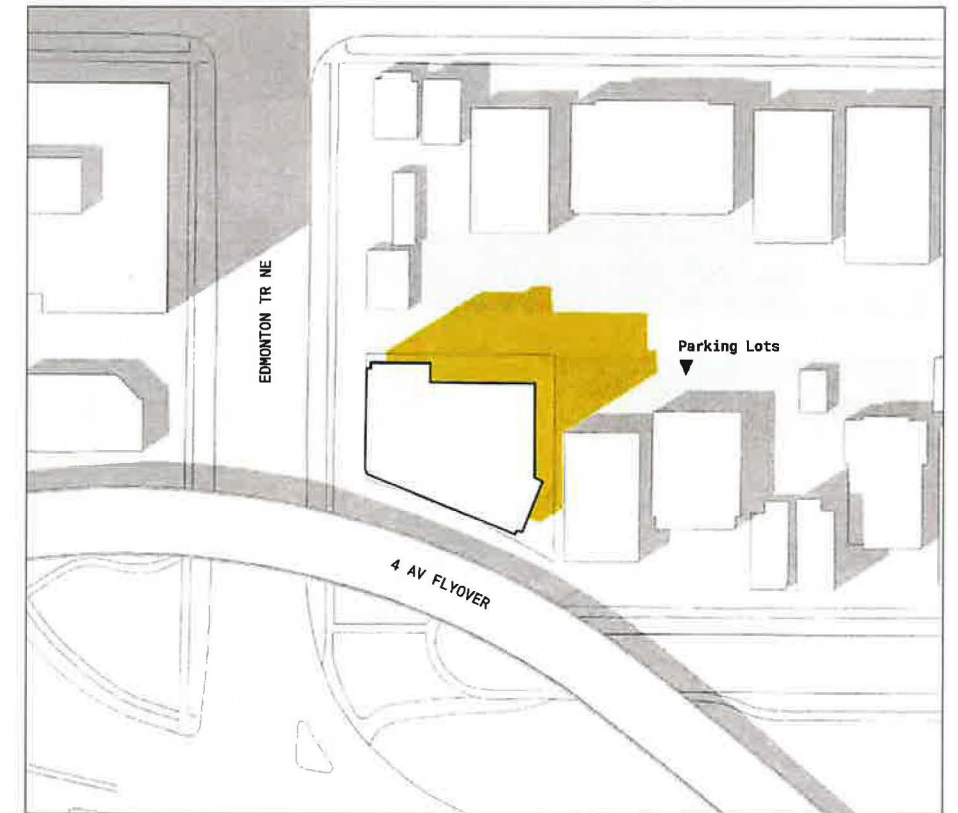
JUNE 21

1:00PM





JUNE 21

4:00PM



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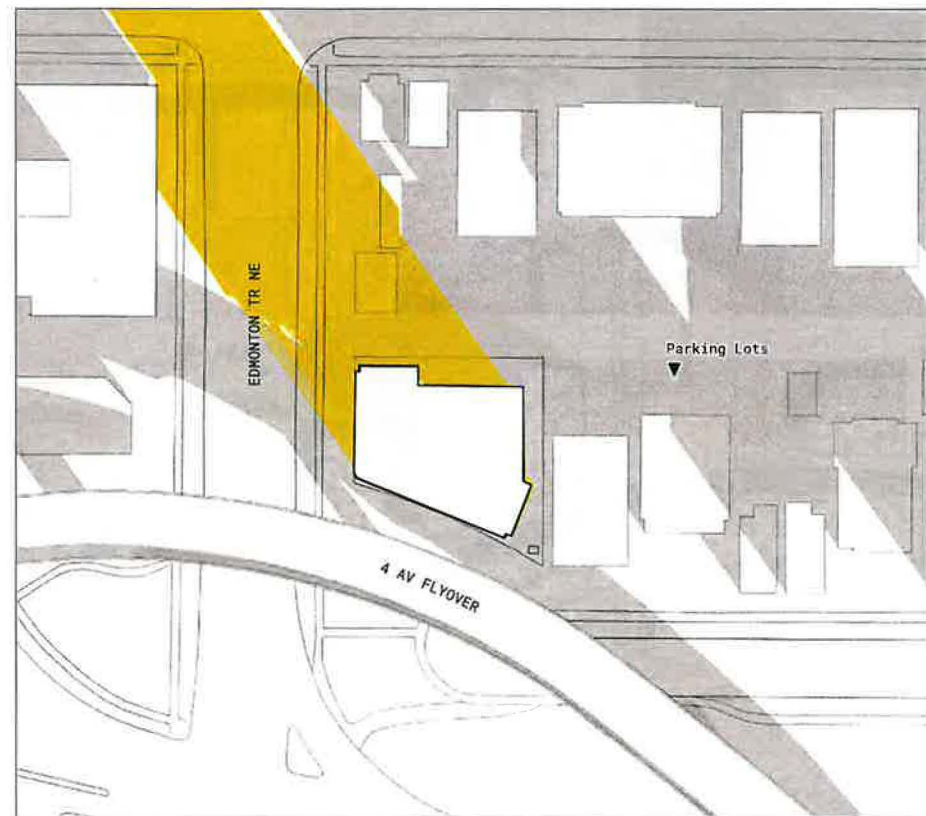
SHADOW STUDY

WINTER

PLANNING DEPARTMENT
CITY OF CALGARY

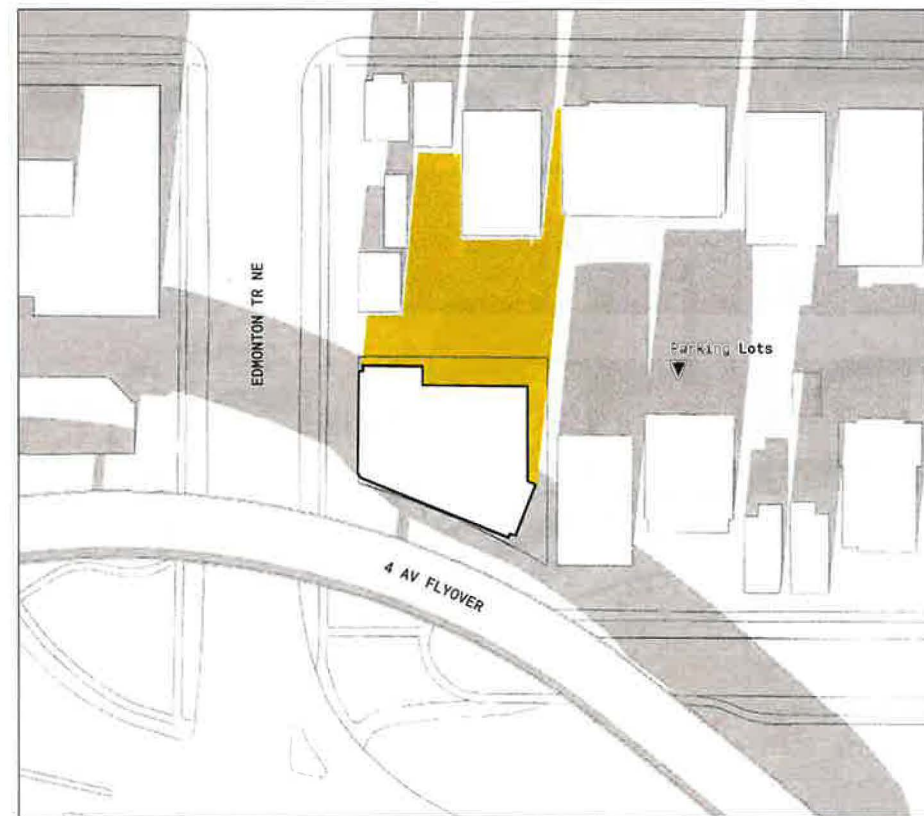
DECEMBER 21

10:00AM



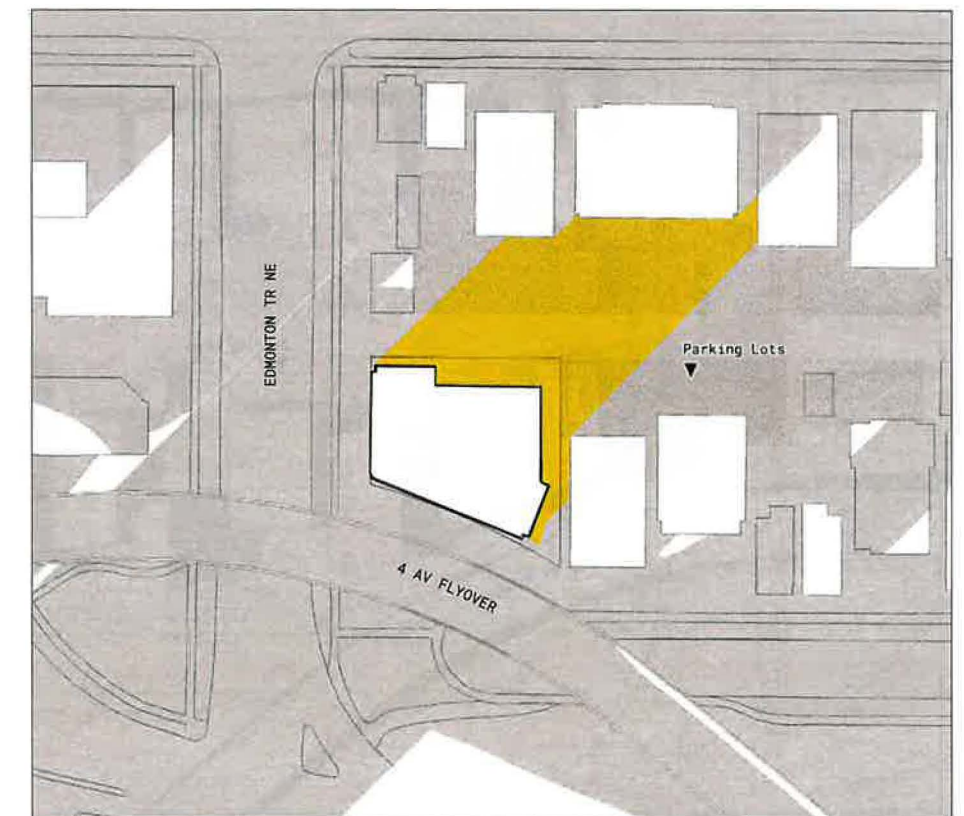
DECEMBER 21

1:00PM





DECEMBER 21

4:00PM



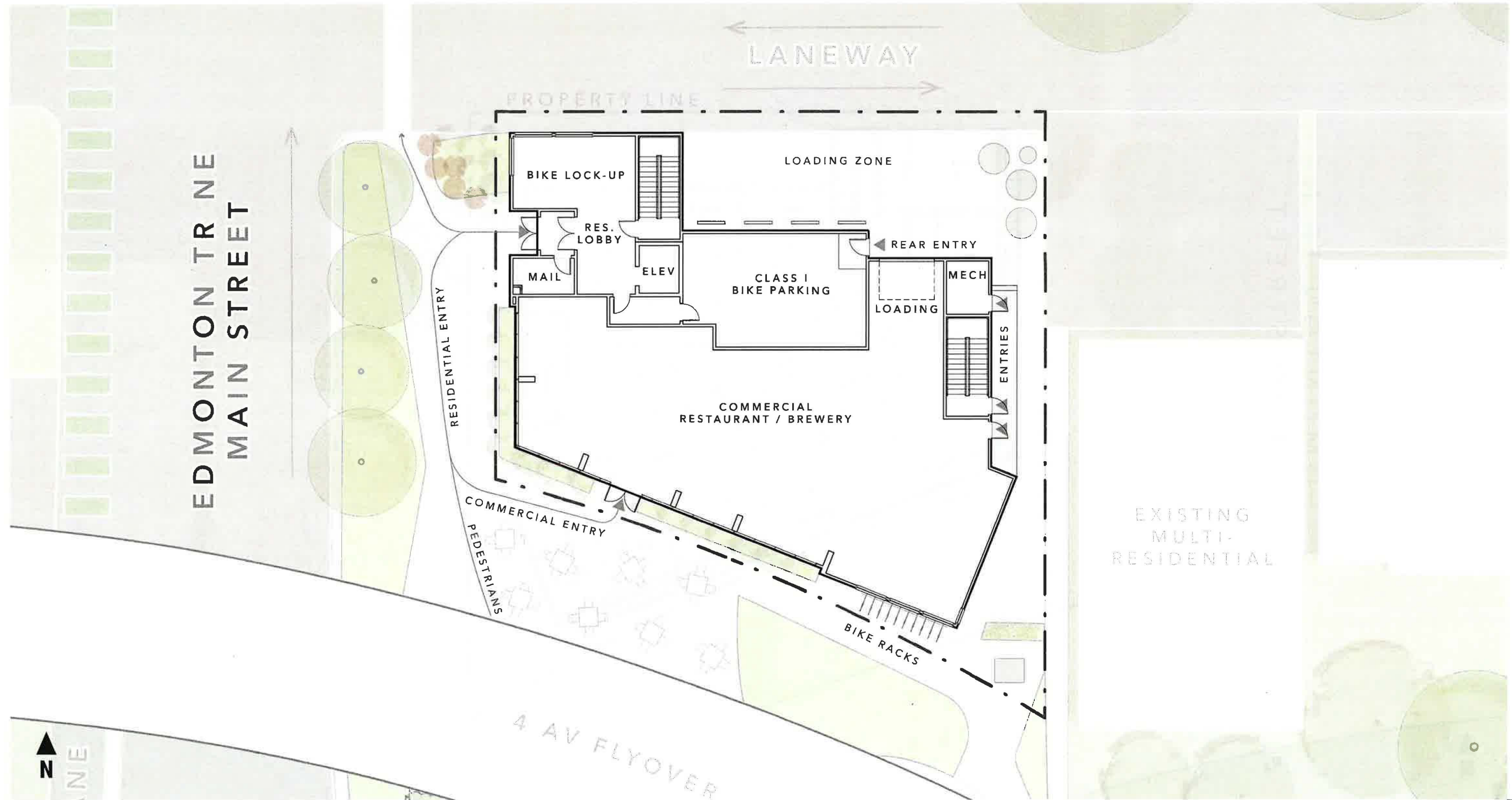
LEGEND

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FLOOR PLAN

LEVEL 01



FLOOR PLAN

LEVEL 02-06

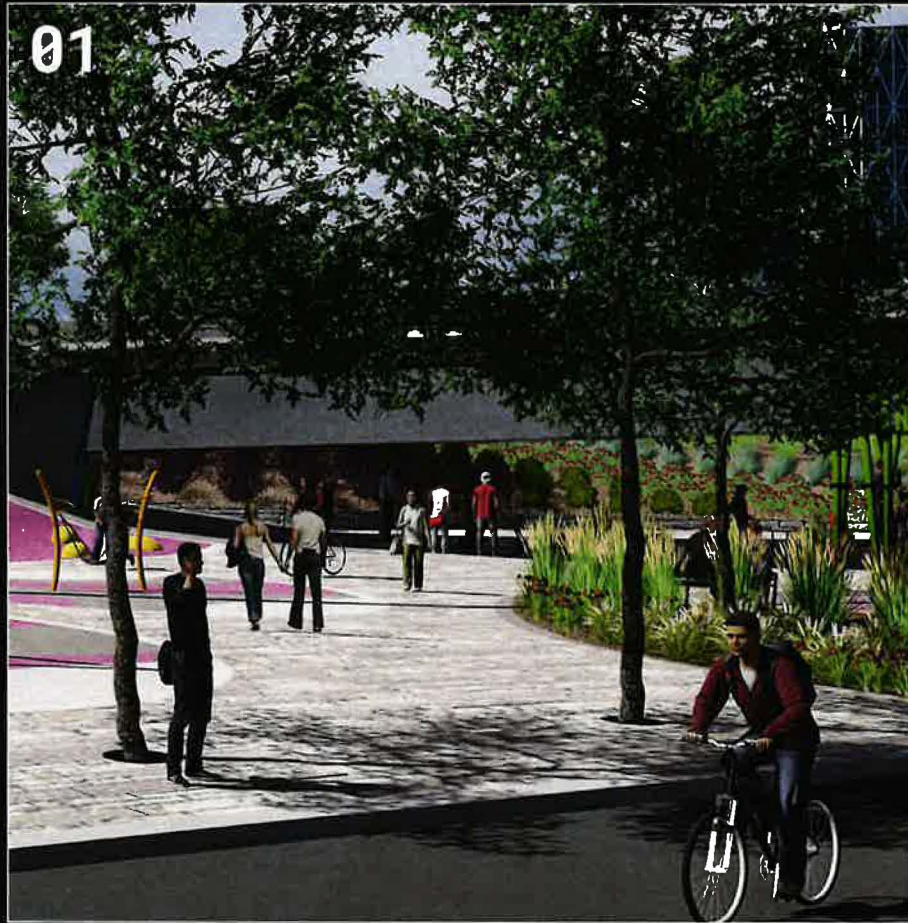


FLOOR PLAN

ROOFTOP



DESIGN PRINCIPLES



ESTABLISH A PARK "STEWARD"

Support the longevity of Flyover Park by integrating the development so that Flyover Block enhances the park and has an ongoing vested interest in the visitor experience and well-being of the park space.



ACTIVE MIX OF USES

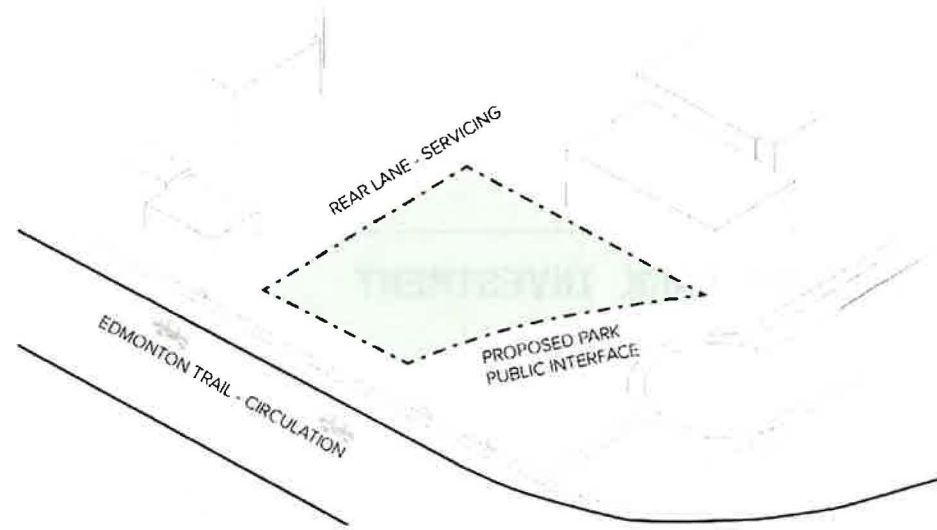
Provide quality housing options within an affordable spectrum, and active locally-focused commercial spaces with excellent food and drink. The uses should strengthen Bridgeland's "foodie" culture, and contribute to the emerging Northeast "Brewery Trail" (joining Bridgeland Distillery, Elite Brewing, Zero Issue Brewing and Citizen Brewing).



HIGH QUALITY DESIGN

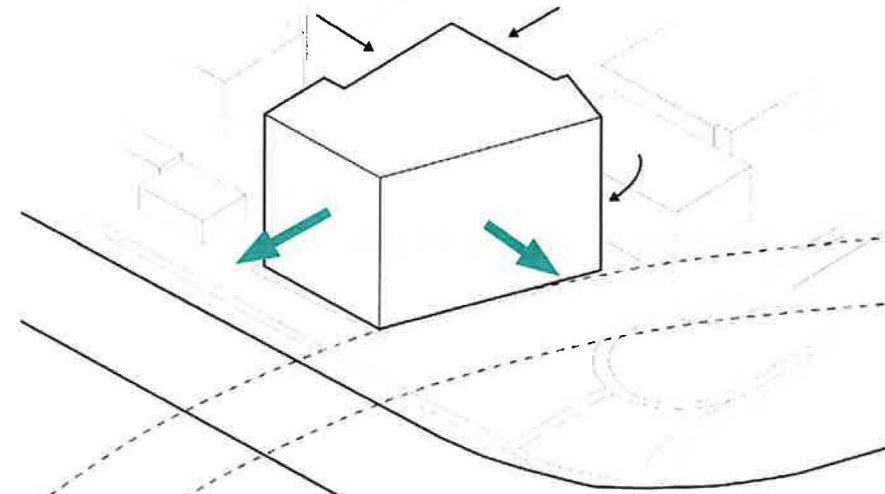
Design an iconic building that complements the innovative Flyover Park space, improves the Edmonton Trail public realm, and establishes a gateway landmark for the community of Bridgeland.

DESIGN PROCESS



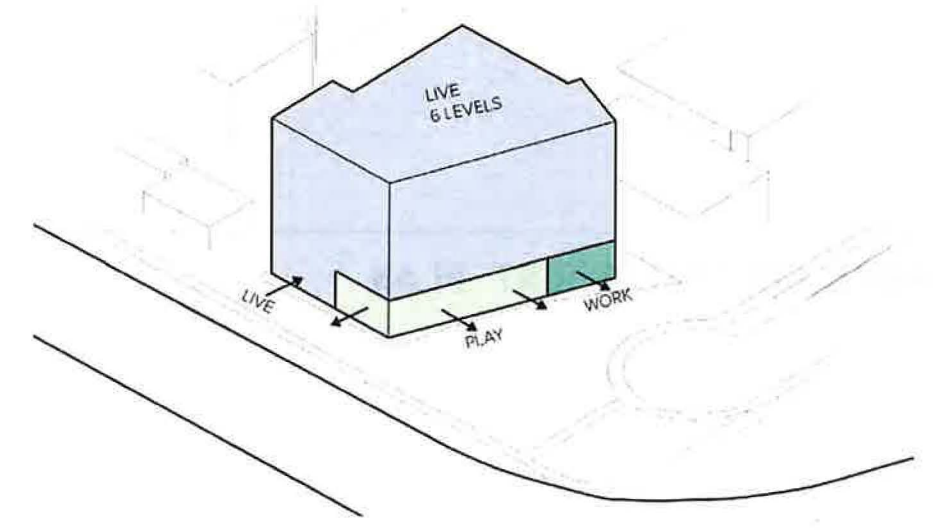
01 ADAPT

Unique parcel shape.



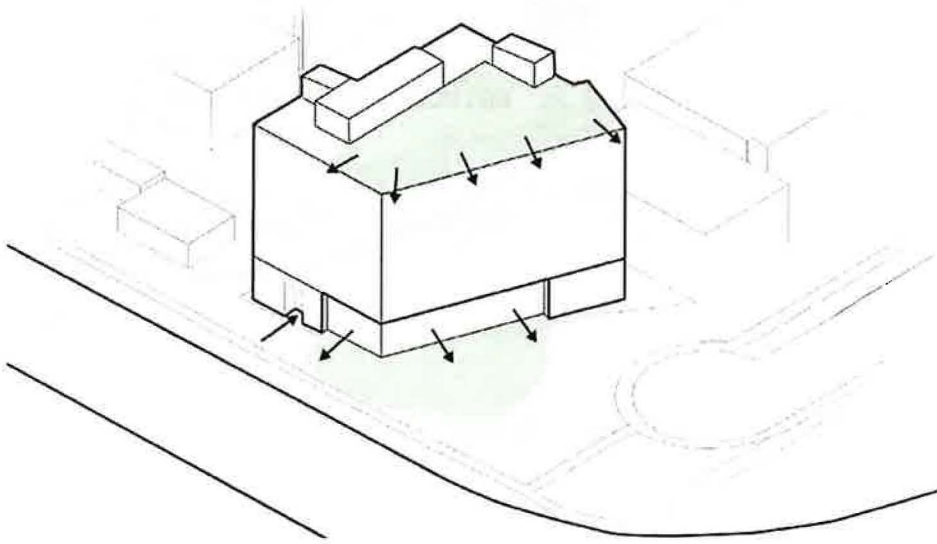
02 RESPOND

Shape massing to respond to context + service edges, while creating strong activation to the flyover + public realm.



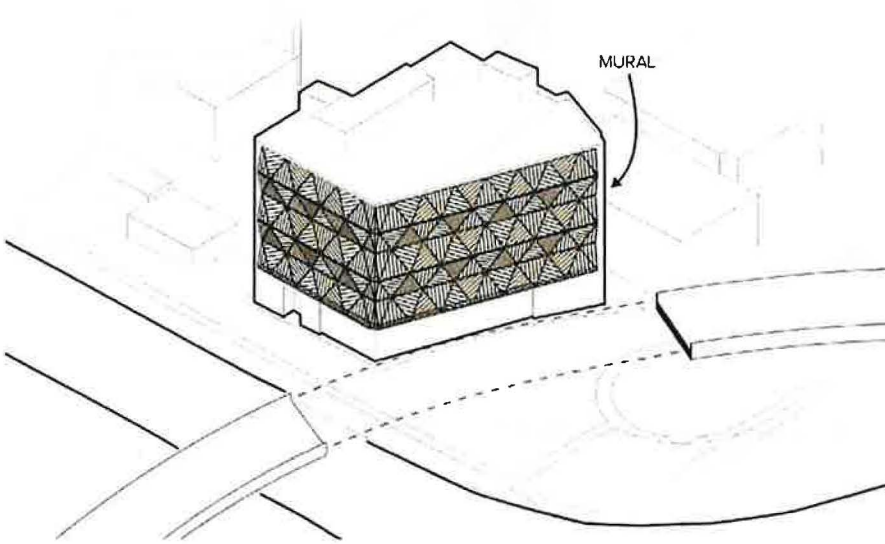
03 ACTIVATE

Program Flyover Park + Main Street edges.



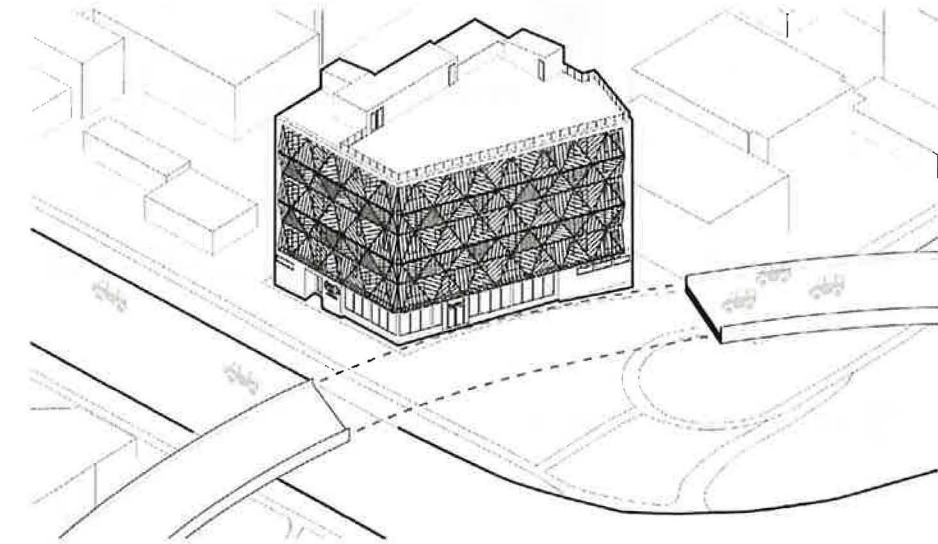
04 ENGAGE

Variety of active edge conditions throughout the building.



05 IDENTITY

Bold architectural device to brand gateway + respond to unique flyover condition.

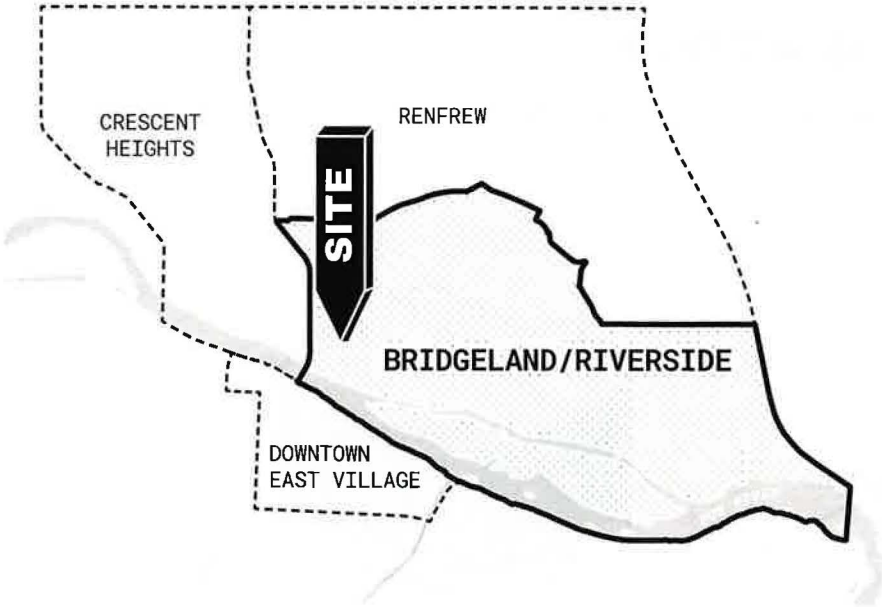


06 VISION

Refinement of design process to fully imagined building concept.

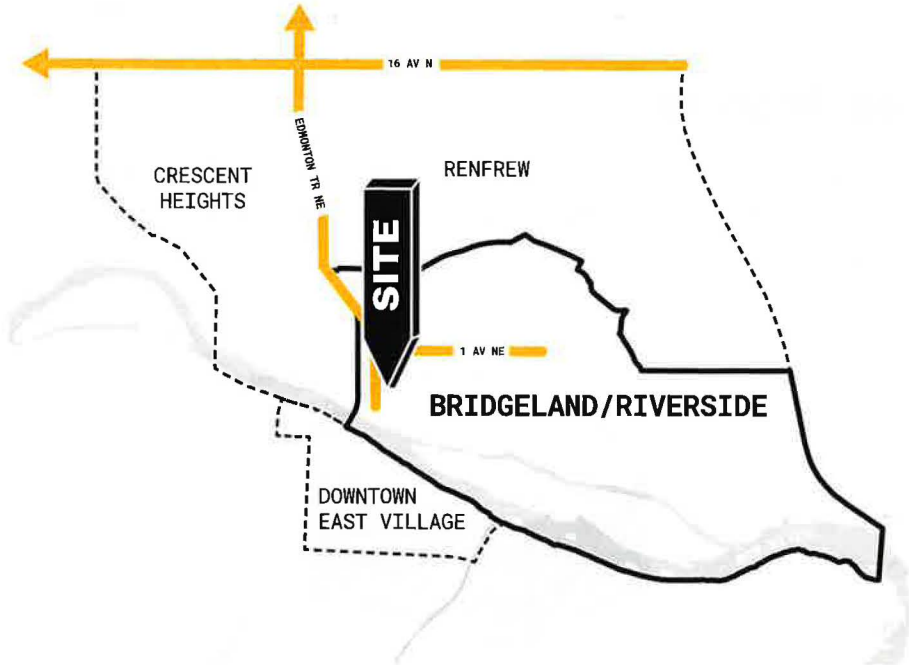
COMMUNITY EVOLUTION + INVESTMENT

AREA REDEVELOPMENT PLAN



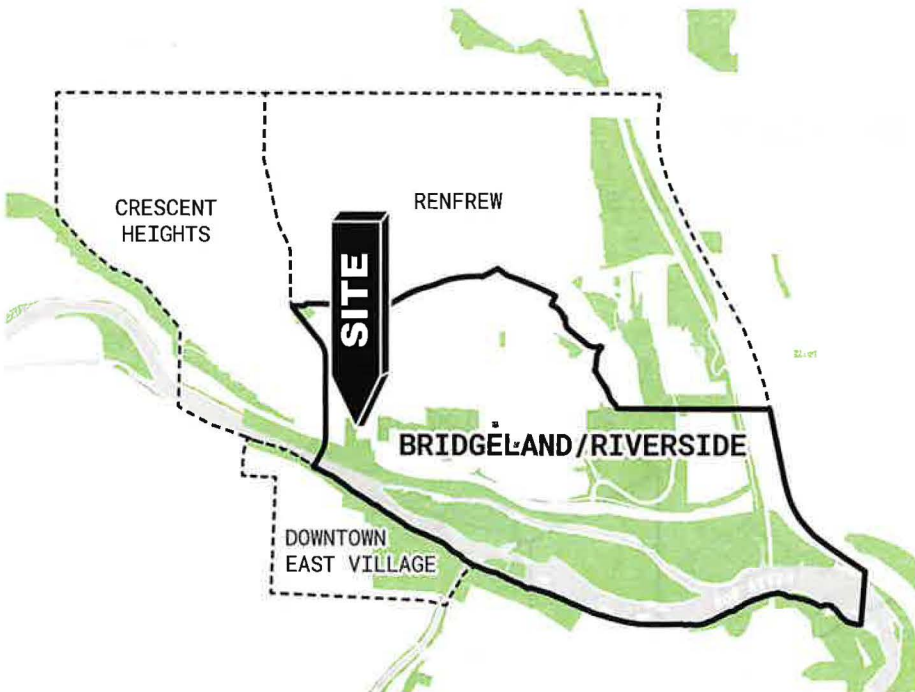
□ Bridgeland / Riverside ARP

MAIN STREETS INITIATIVE



■ Neighbourhood Main Street

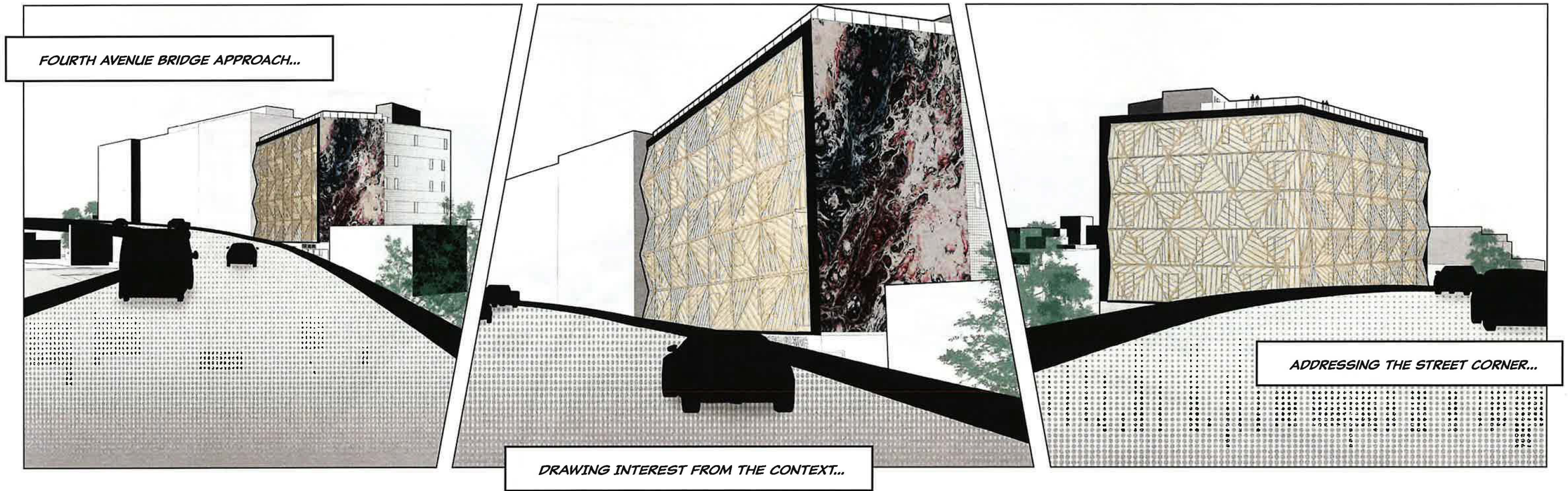
FLYOVER PARK INVESTMENT



■ Parks and Green Space

4 AV FLYOVER APPROACH

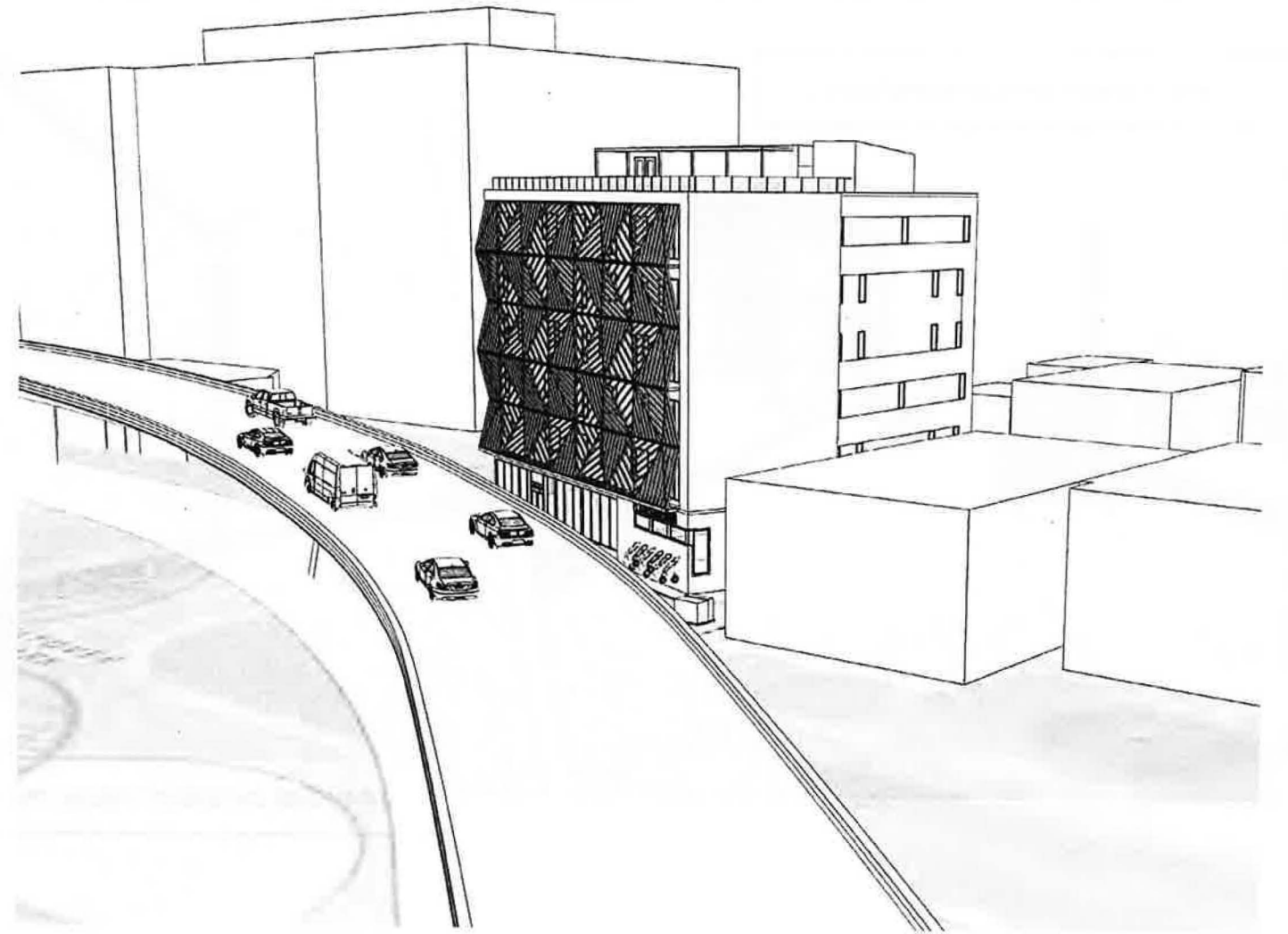
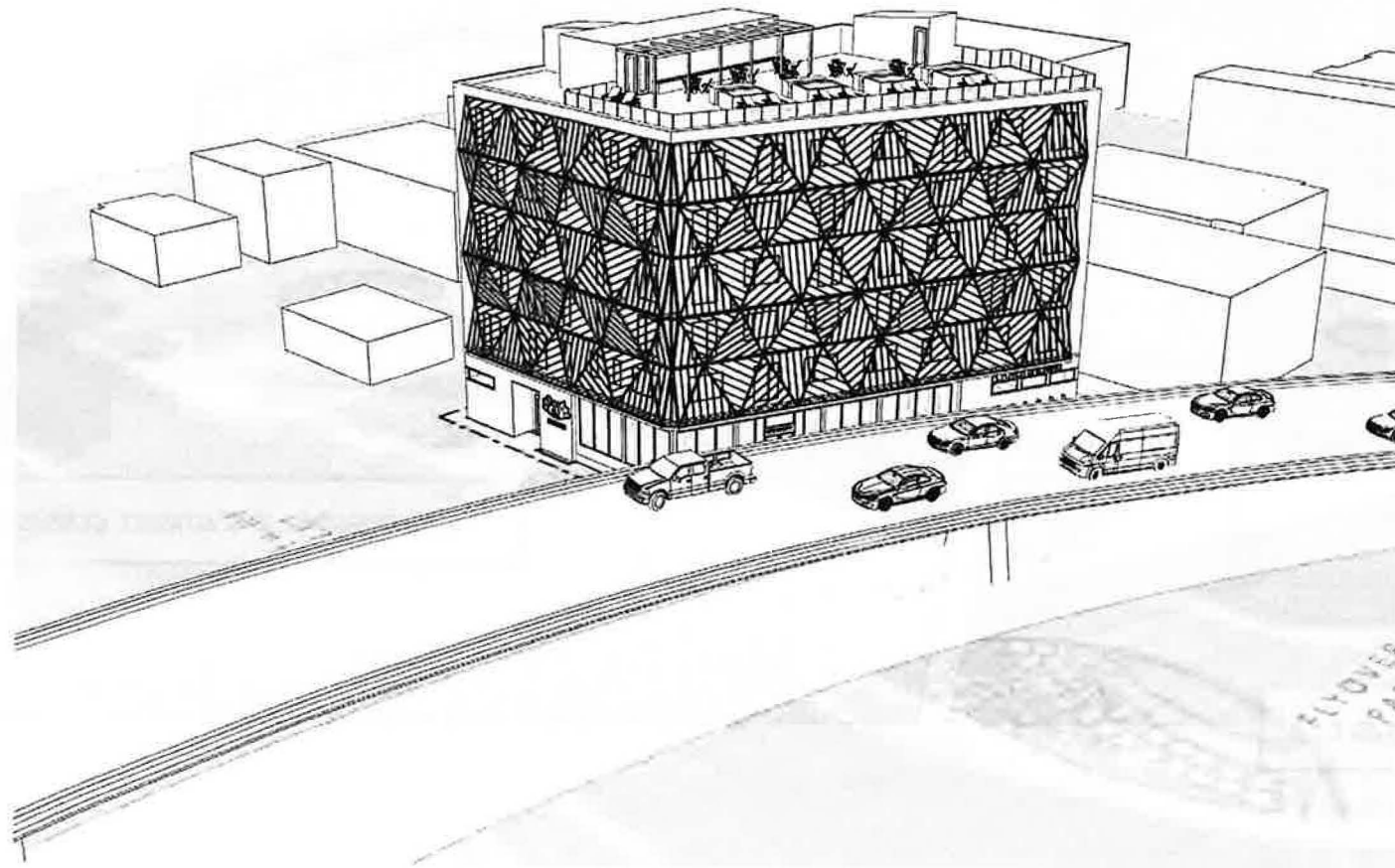
FROM MEMORIAL DRIVE



NOTE: MURAL DESIGN IS A PLACEHOLDER, OPPORTUNITY TO BE INCLUDED AS PART OF THE FLYOVER PARK MURAL COMPETITION

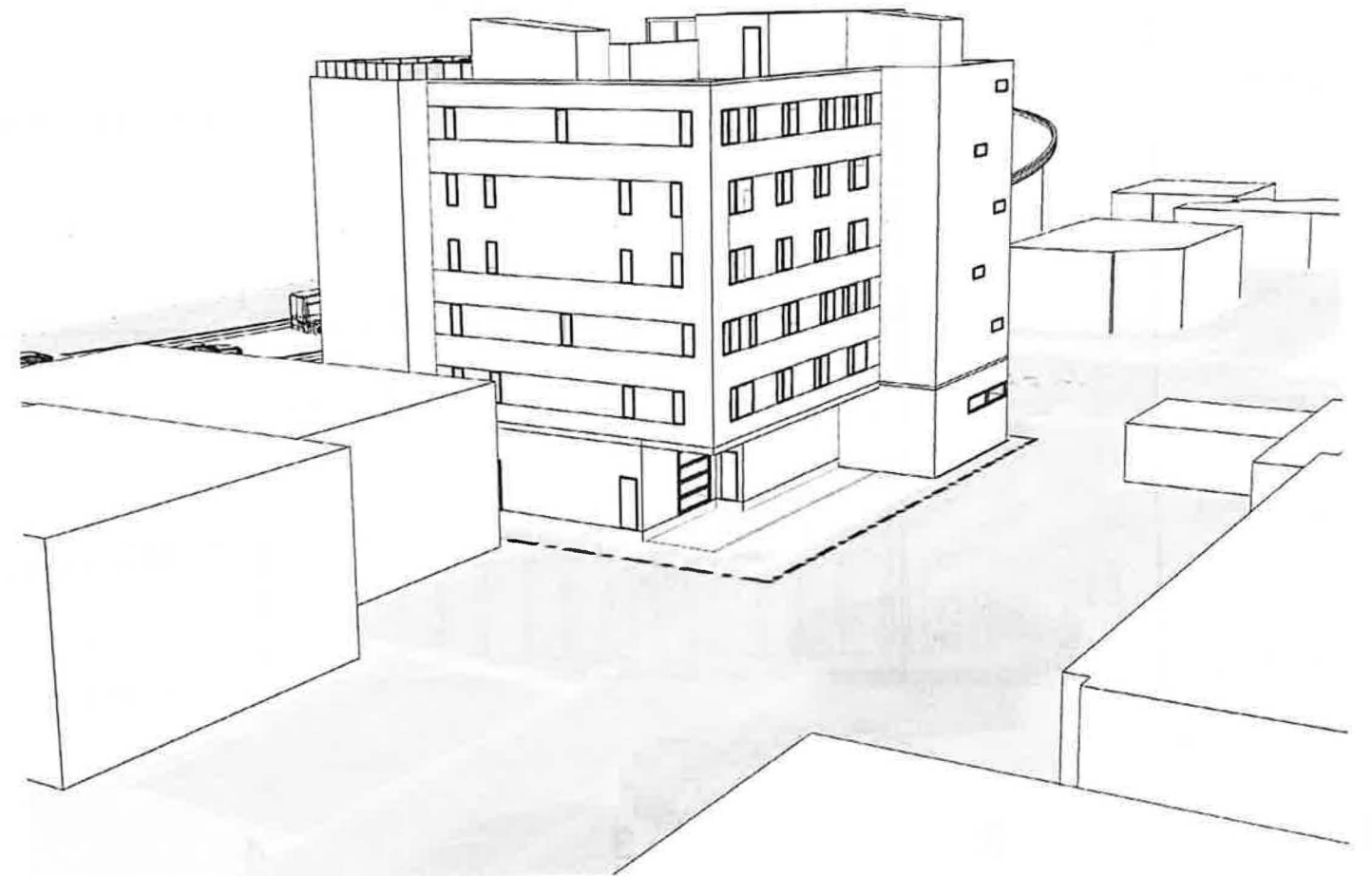
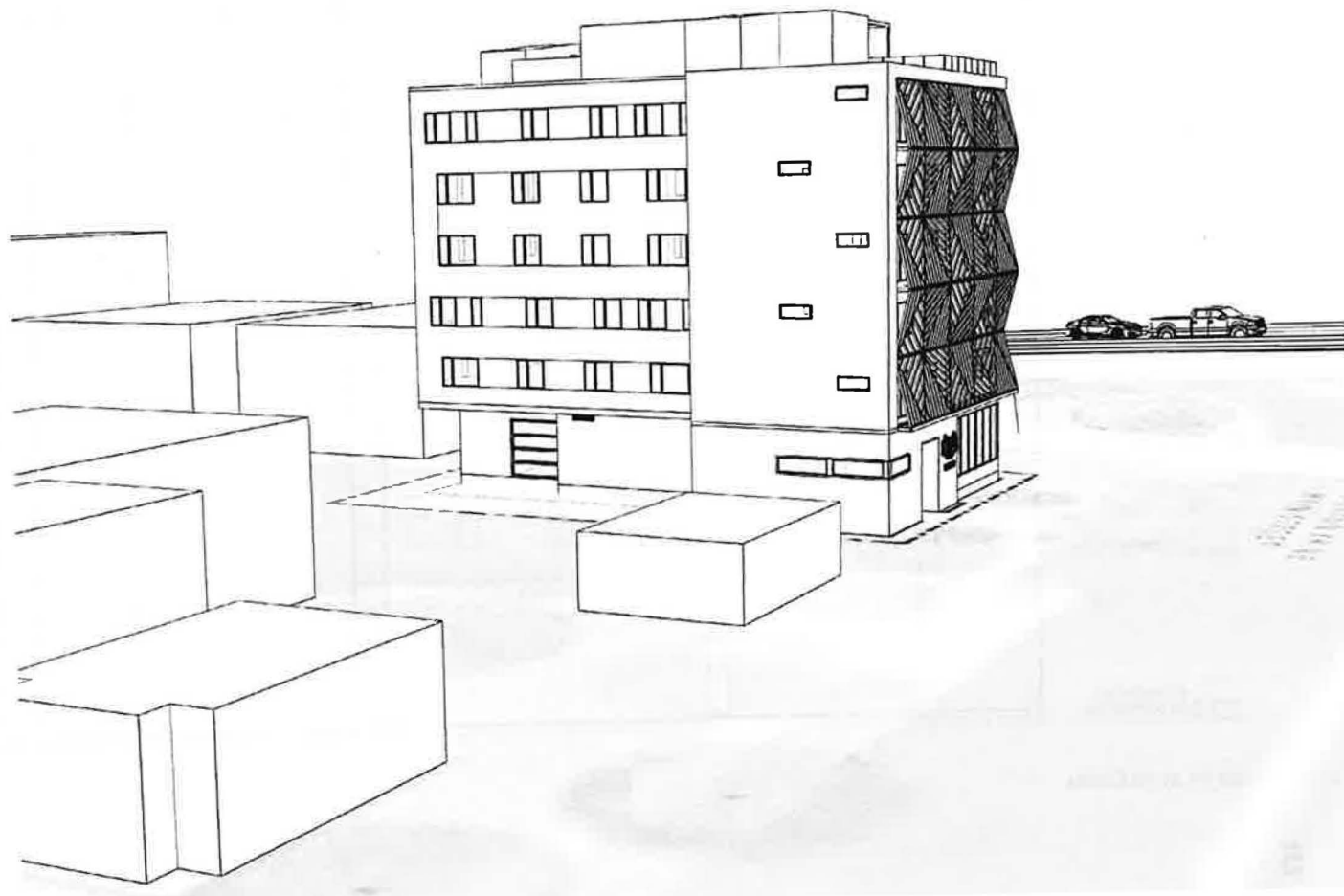
INTERFACES

SOUTHWEST AND SOUTHEAST CORNERS



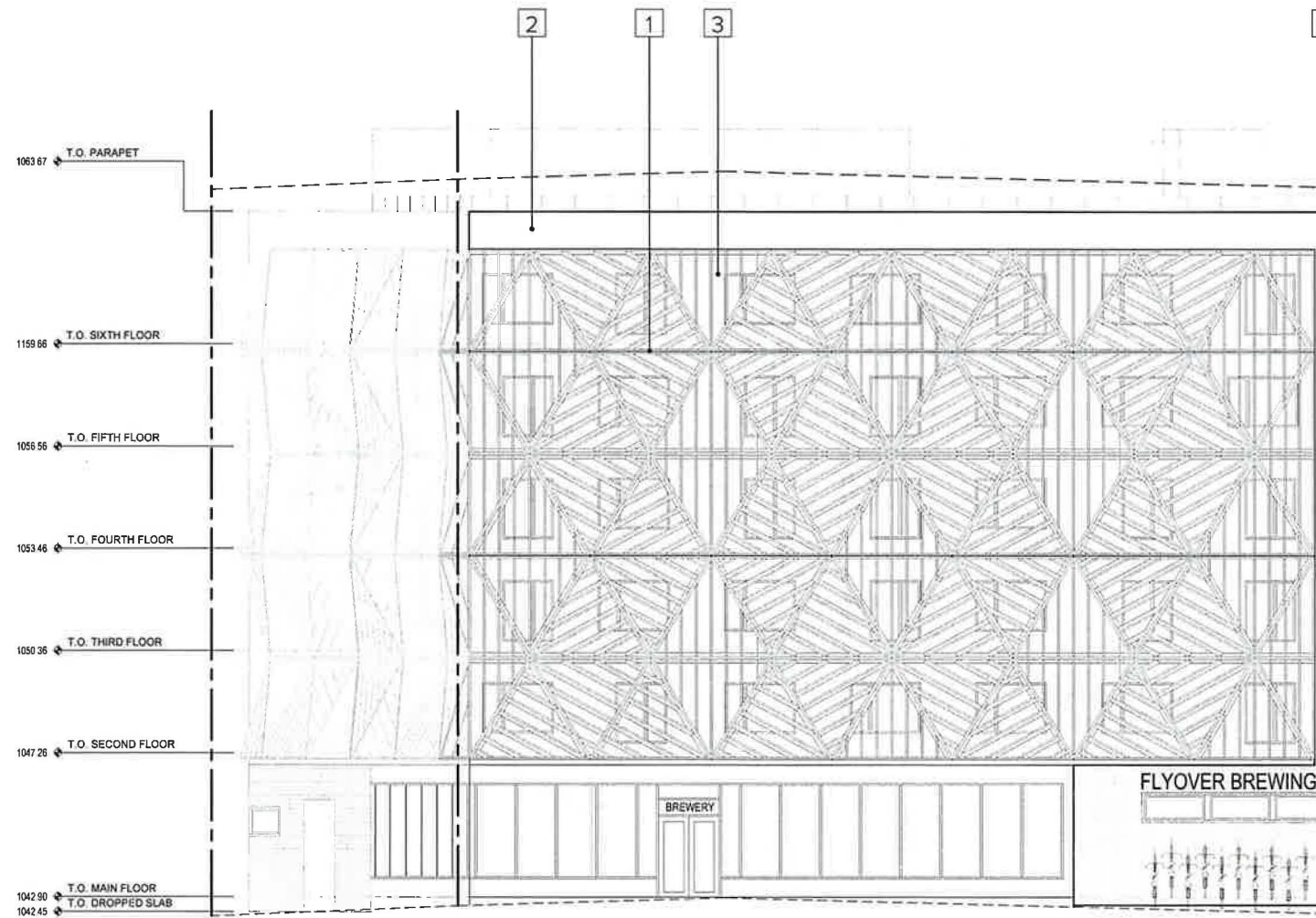
INTERFACES

NORTHWEST AND NORTHEAST CORNERS

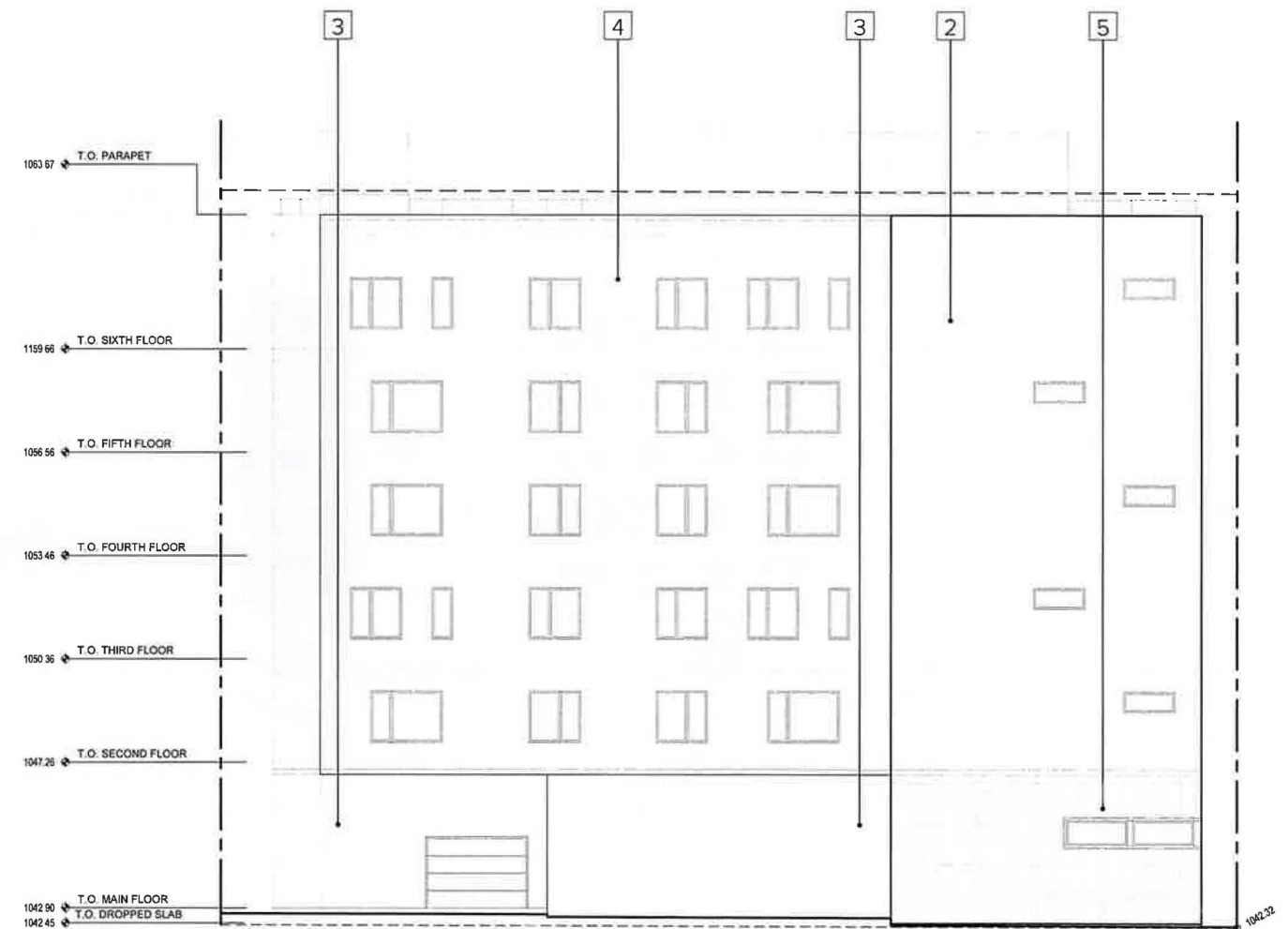


ELEVATIONS + MATERIALS

WEST AND NORTH ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION

1



Fire Retardant
Treated Wood Screen

2



Stucco - Black

3



Stucco - Grey

4



Stucco - White

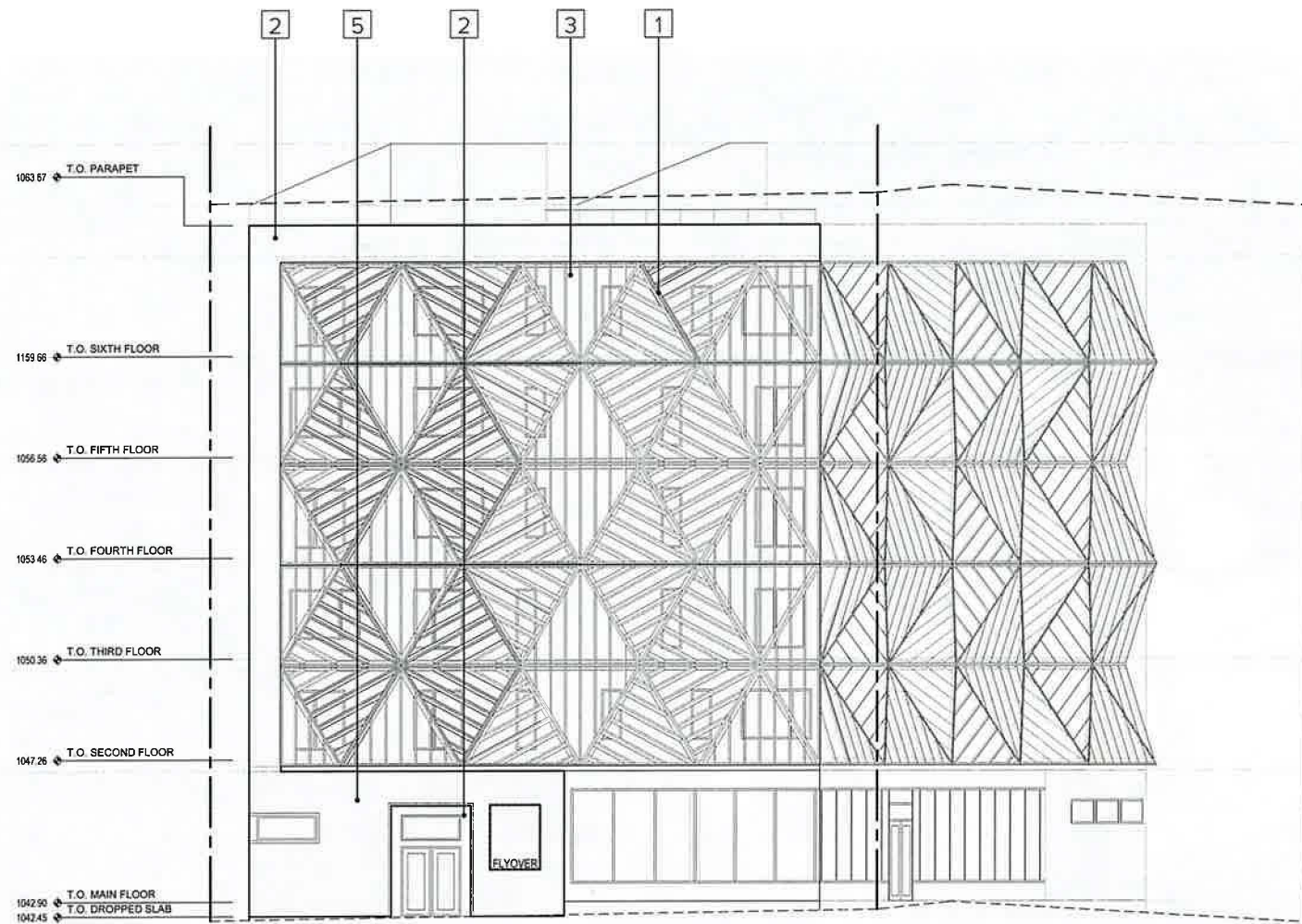
5



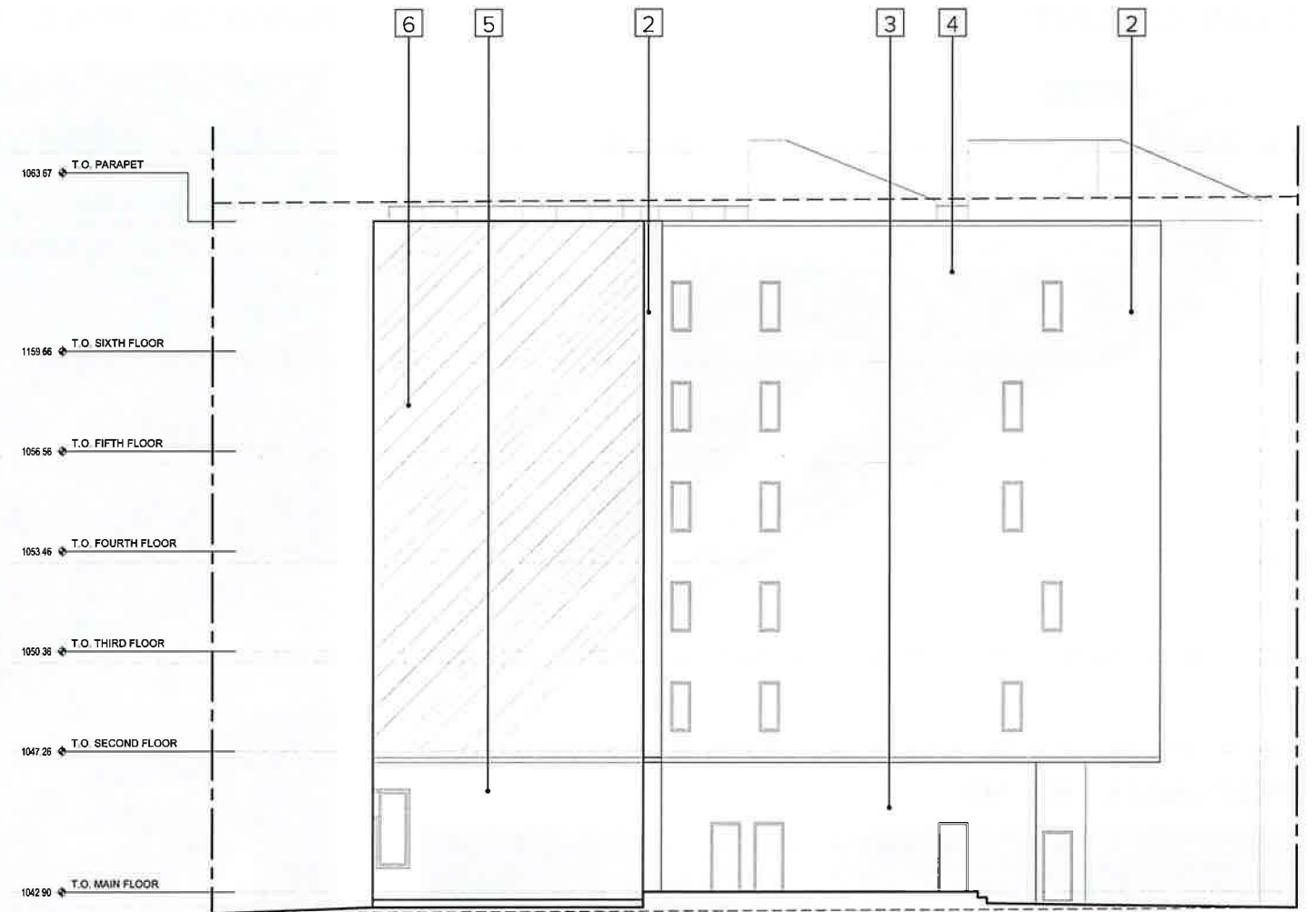
Brick - Grey

ELEVATIONS + MATERIALS

SOUTH AND EAST ELEVATIONS



WEST ELEVATION



EAST ELEVATION

1



Fire Retardant
Treated Wood Screen

2



Stucco - Black

3



Stucco - Grey

4



Stucco - White

5



Brick - Grey

6



Mural - Placeholder
Design tbd

FLYOVER PARK

PARKS FOUNDATION CALGARY CONCEPT

PLAN CONCEPT

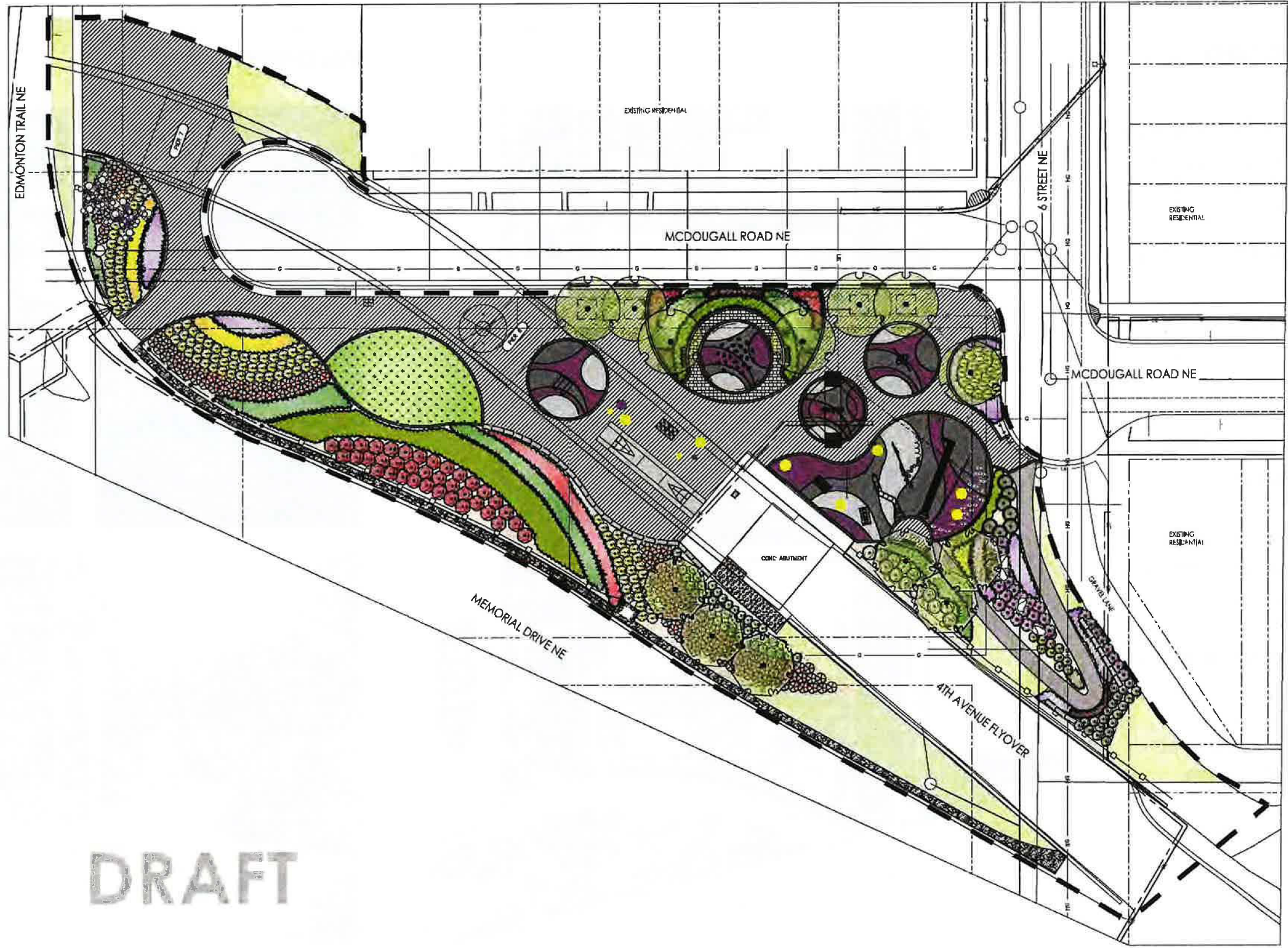


MCDUGALL RD NE



EDMONTON TRAIL NE





DRAFT

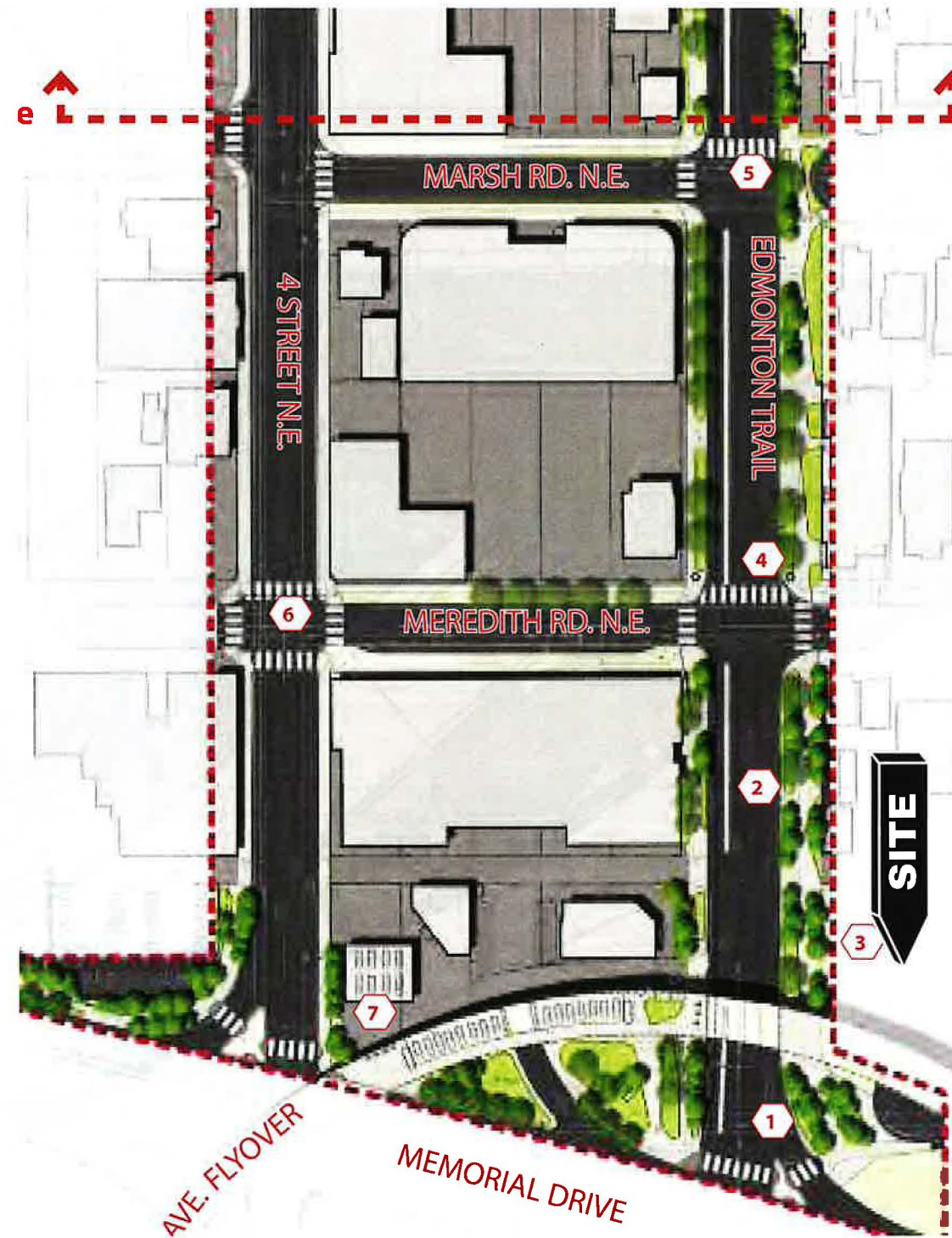


1 AVENUE NE

STREETSCAPE MASTER PLAN

EDMONTON TRAIL GREENWAY

- 1 Stormwater infiltration islands + edge gardens with existing trees and trembling aspen
- 2 Greenway promenade designed to reflect form of river escarpment with a minimum 2.0m width between vegetated islands
- 3 Greenway edge to seamlessly integrate with selected Flyover Public Space Concept
- 4 Enhanced roadway lighting, bus stops + furnishings throughout corridor
- 5 Proposed new crosswalk at Marsh Road N.E.
- 6 Future signalized crossing at Meredith Road N.E. (2019)
- 7 Potential removal of (1) driveway @ gas station



PRECEDENTS



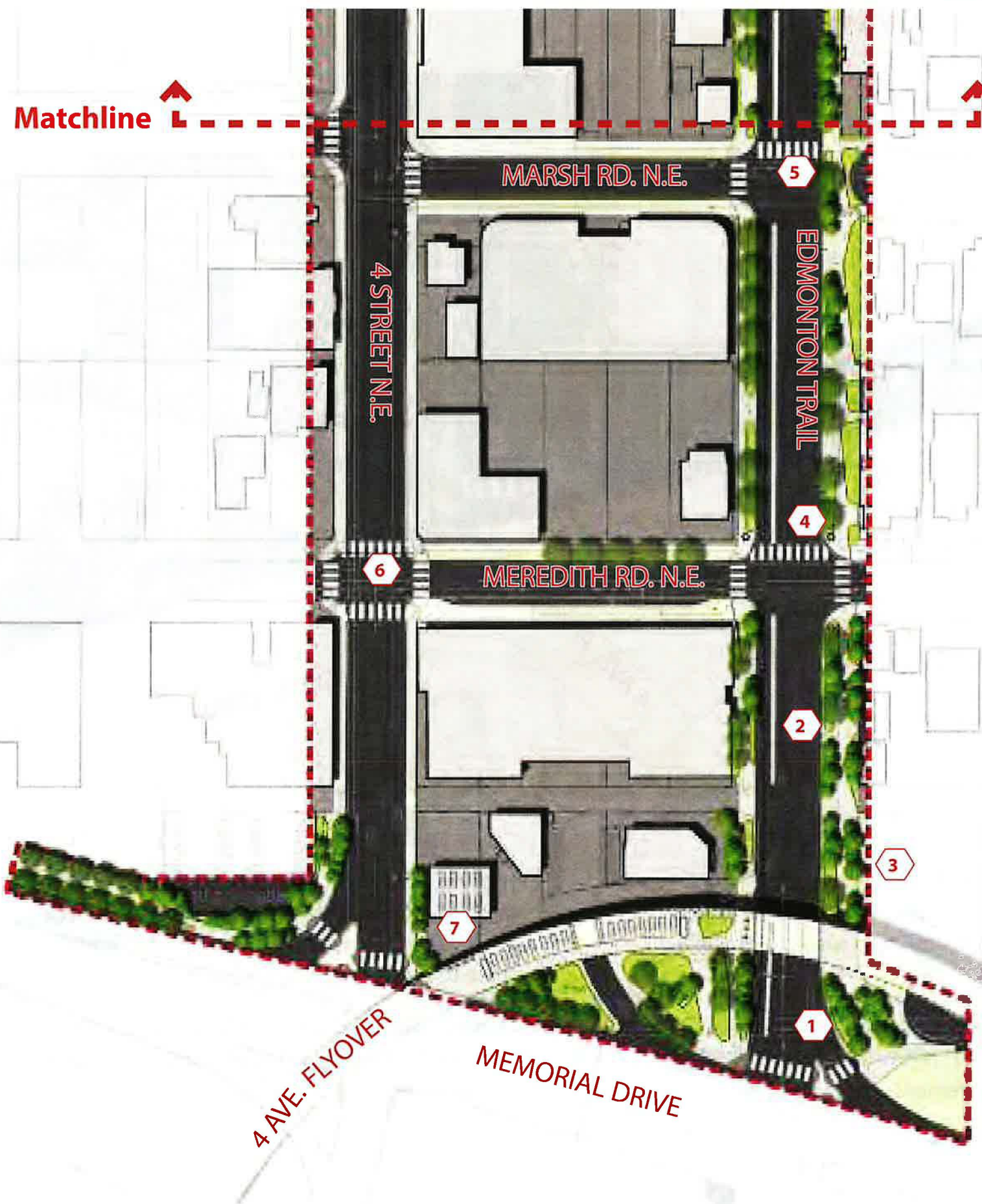


Edmonton Trail Greenway

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Precedents



Memorial Drive + Gateway



1 Rehabilitated park space beneath 4 Avenue N.E. flyover with improved pedestrian + cyclist circulation, focal entryway spaces + enhanced planting islands

2 Proposed closure of one gas station driveway access to 4 Street N.E. to allow for safer pedestrian movement + entry space at SW intersection

3 Proposed left-turn only at Starbucks driveway to Edmonton Trail to improve pedestrian + cycle track safety; main access point from Memorial Drive to remain

4 Opportunities to use flyover pillars for public art + wayfinding depicting character + layout of Bridgeland

5 Introduction of Edmonton Trail Greenway concept through masses of native planting that tie together the community from the river to the upper escarpment of Bridgeland-Riverside

6 Opportunity for community-led initiatives to celebrate the entryway to the community through pageantry of forms: feature lighting, artistic installations + unique wayfinding elements telling the story of Bridgeland-Riverside

After



- 1 Opportunity to utilize flyover structure + pillars for public art + wayfinding as creative gateway element to the community of Bridgeland
- 2 Pedestrian promenade brought beneath flyover structure away from Memorial Drive to improve quality + safety of experience; existing parking to remain w/ vegetated buffer from flyover promenade

- 3 Open space between flyover and Memorial Drive to be rehabilitated with planting islands filled w/ native vegetation + trees signifying beginning of Greenway along Edmonton Trail
- 4 Pedestrian-scale light fixtures enhancing safety + quality of space for pedestrians travelling through Gateway in shoulder seasons + at night

CITY OF CALGARY
RECEIVED
IN COUNCIL CHAMBER
JAN 18 2021
ITEM: 8.1.8 CPC 2020-1236
DISTRIBUTION
CITY CLERK'S DEPARTMENT