
8860 85 ST NW

Item 7.2.15 | LOC2024-0186 | CPC2024-1208

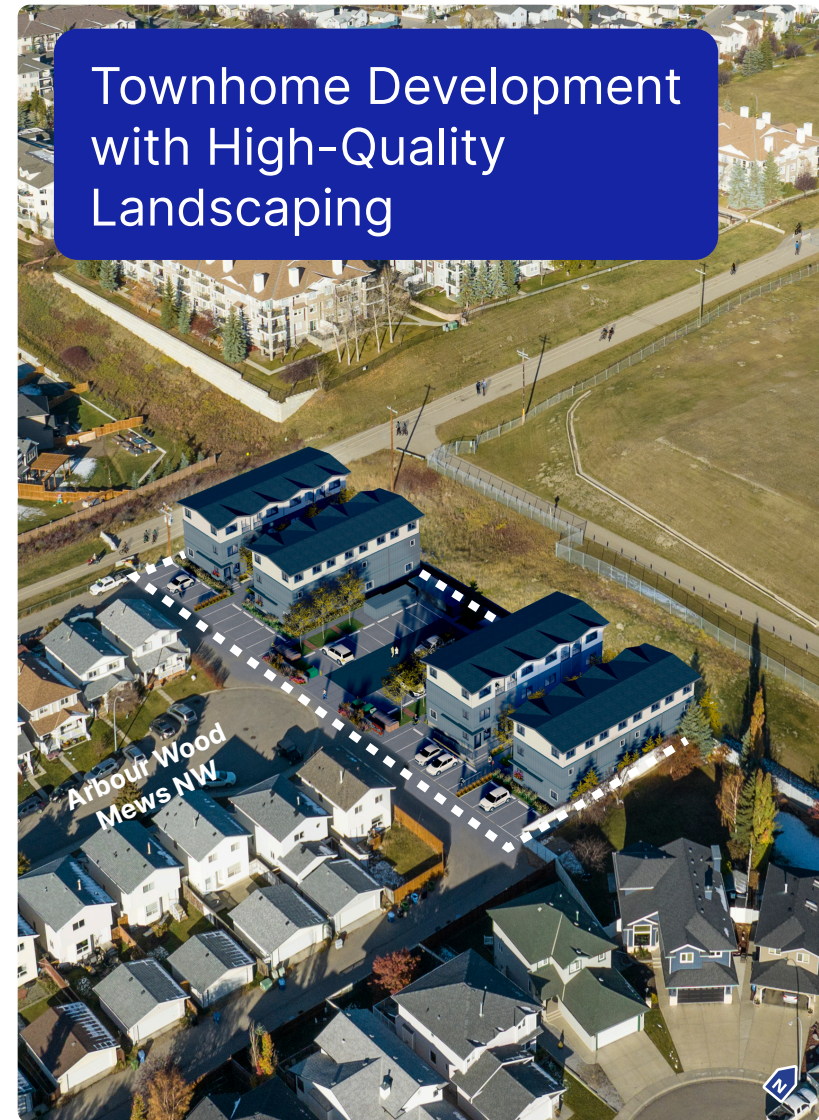
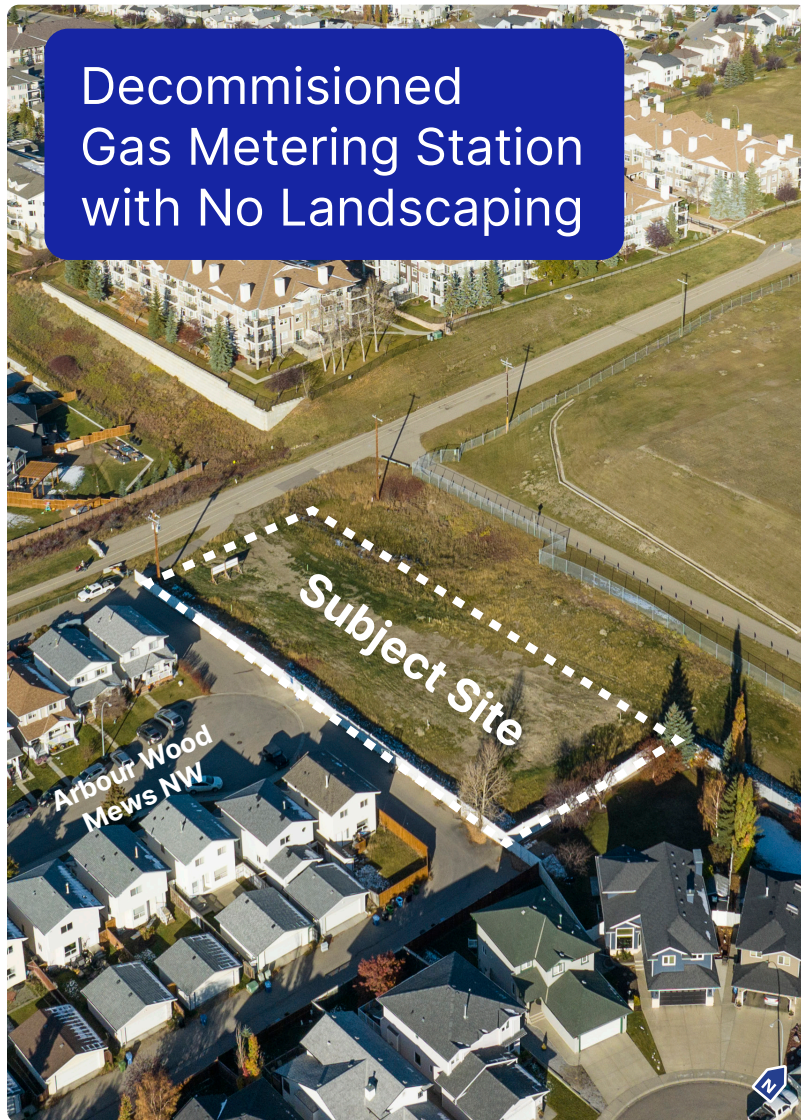
Public Hearing Presentation | January 14, 2025



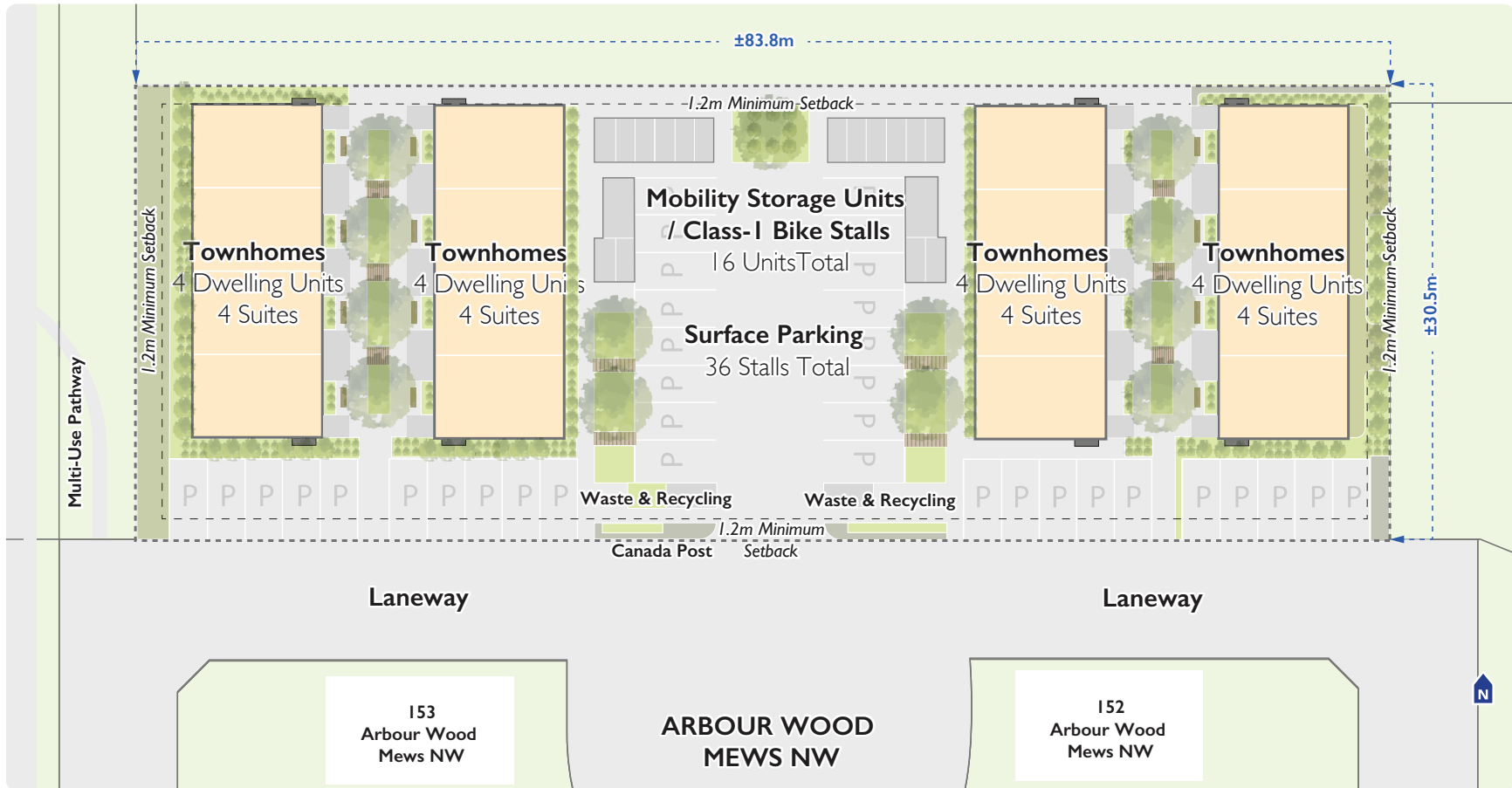
Context



Unique Development Opportunity

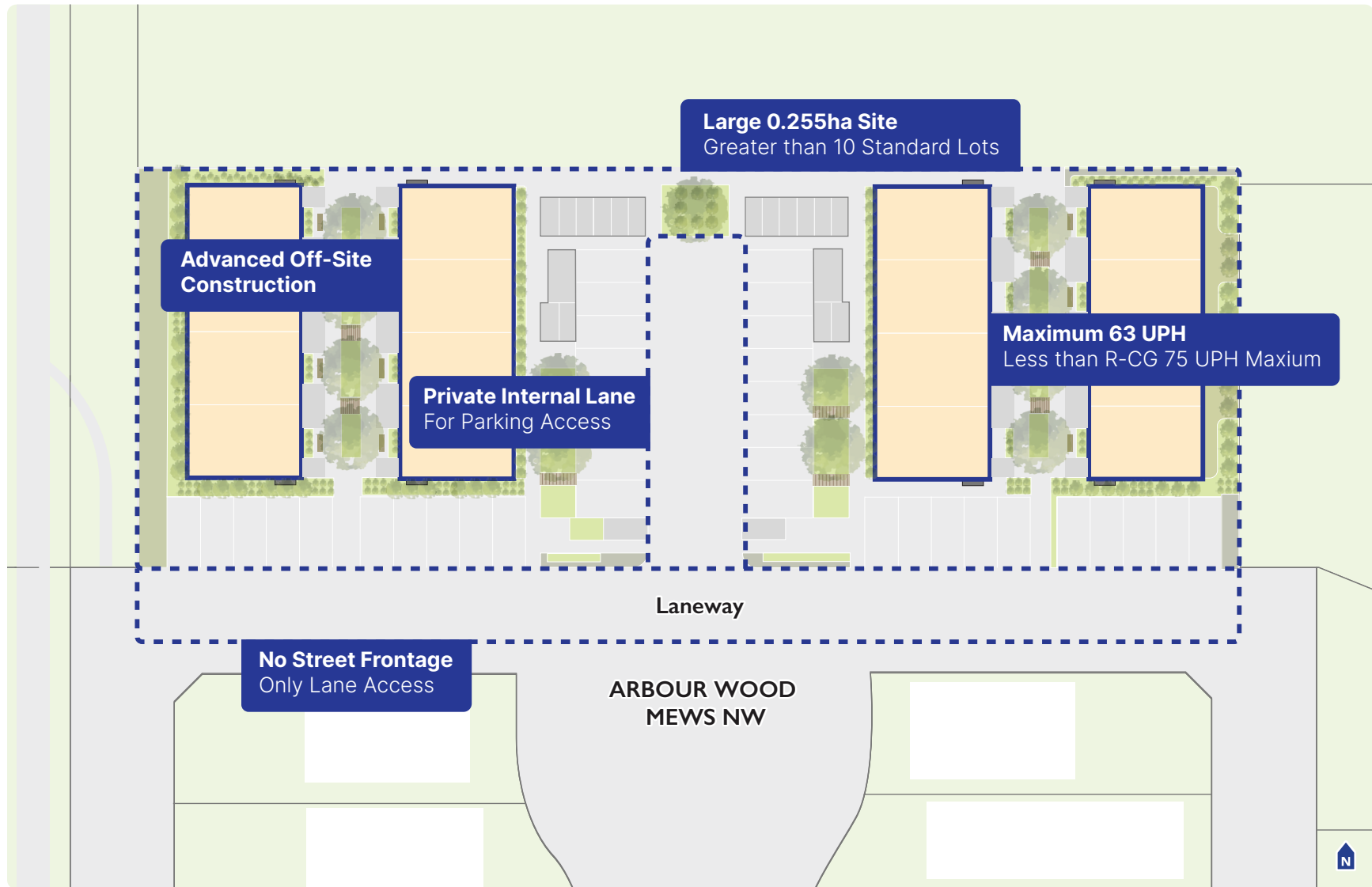


Site Plan

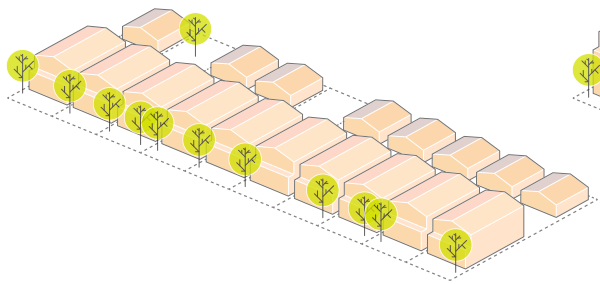


Providing **32 Homes** with **36 Parking Stalls** and **16 Bike Stalls**

Direct Control (DC) District



Development Comparison

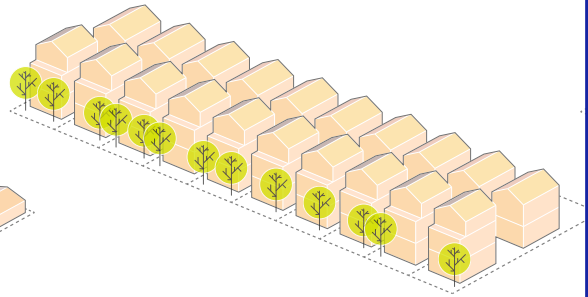


**Existing Street
Development Typology**

No Maximum Density

Varied Parking

50% Lot Coverage

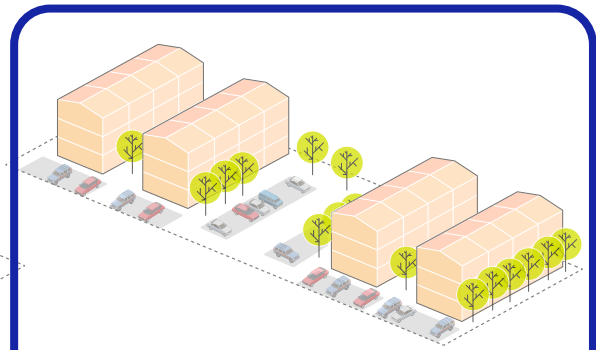


**Standard Inner City
R-CG Typology**

Maximum 75 UPH

50% Parking Ratio

60% Lot Coverage



**Proposed
Development Vision**

Lower Density (63 UPH)

Greater than 1:1 Parking

Least Lot Coverage (30%)

Advanced Off-Site Construction

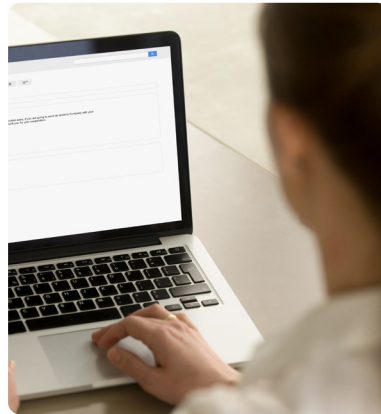


Innovative housing delivery opportunity at **scale** and at a **cost** that is more competitive than conventional construction, providing the opportunity for **deeper affordability**.

Outreach



Over **1,440**
Hand-Delivered
Mailers



Dedicated **Project Website**
(regularly updated)



Custom Signage has
been updated **2x**
with new information



Hosted an **Online Information Session**
with Project Team

Development Vision Changes

More Parking
Higher than 1:1 Parking


More Trees
24 New Trees

More Landscaping
Decreased Coverage

Privacy
Frosted Windows

Transportation



An aerial photograph of a residential development. In the foreground, there are several multi-story apartment buildings with blue roofs and light-colored facades, arranged around a central parking lot. To the left and bottom, there are single-family houses with grey roofs. In the background, a large green field is visible, possibly a sports field, with a fence and some trees. A blue text box is overlaid on the right side of the image.

Innovative housing delivery that is
less dense than R-CG and with a
greater than 1:1 parking supply

Supplementary

ATCO

Community Fit

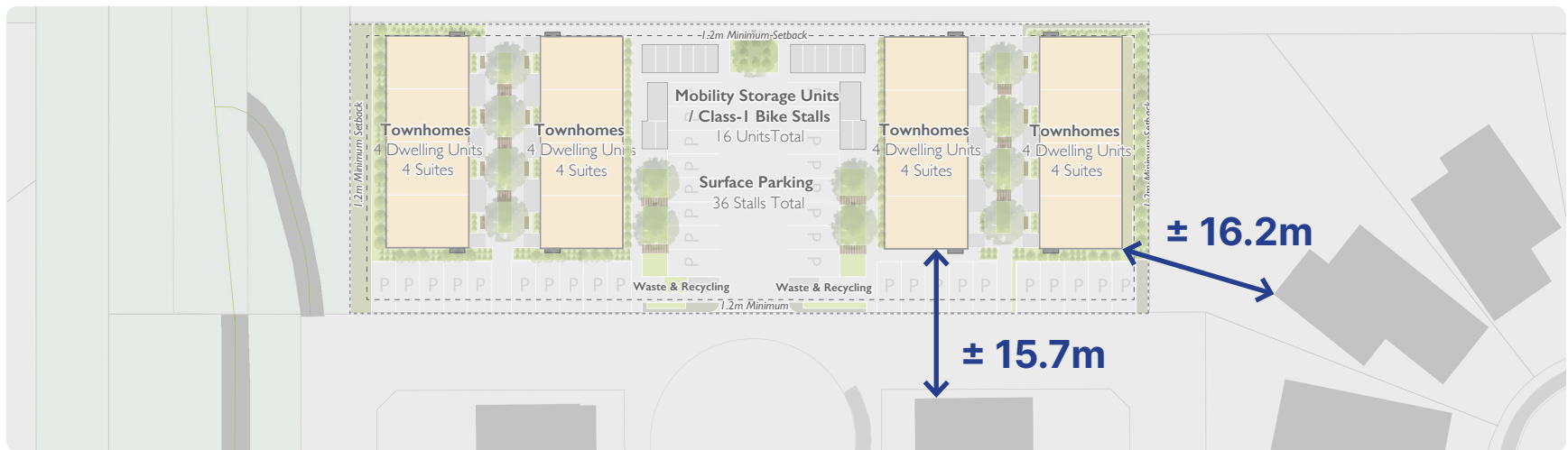
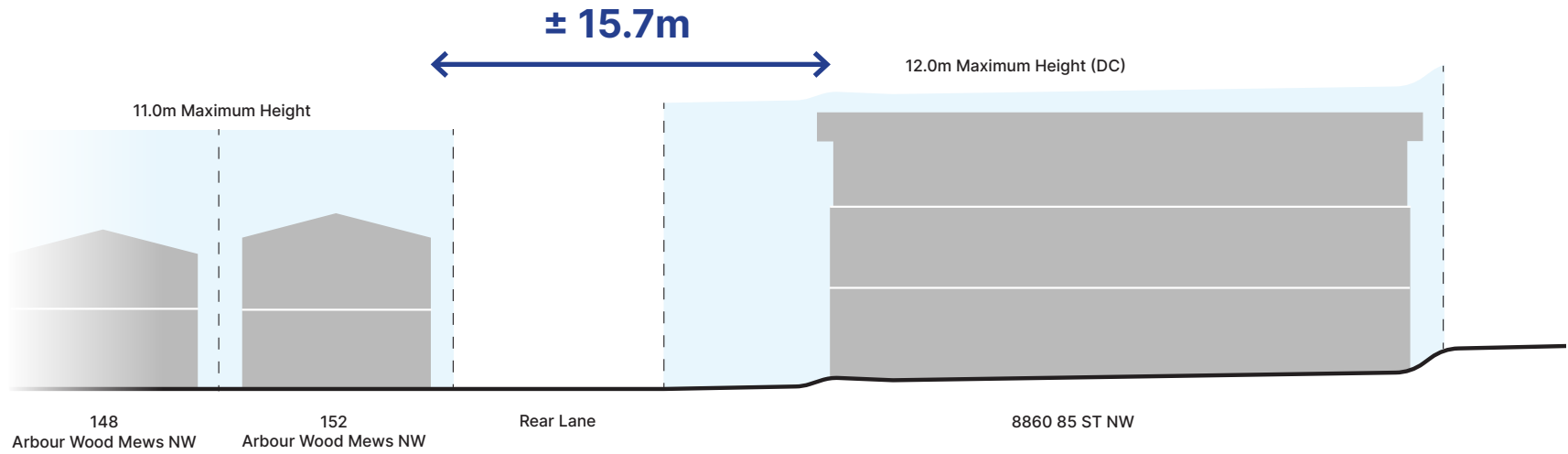


Existing Homes
Arbour Wood Mews NW



Development Vision
8860 85 ST NW

Interface



Landscaping

24 New Trees + 72 New Shrubs



Deciduous Trees

American Elm, Thunderchild Crab, Prarie Spire Green Ash



Coniferous Trees

Columnar Blue Spruce



Shrubs

Honey Berry, Alpine Currant, Gold Currant, Grasses/Ferns

Land Use Map



Transportation Study

Traffic Volume Daily Trips	Arbour Wood MW NW Local Roadway	Arbour Wood CL NW Local Roadway	Arbour Wood CL NW Collector Roadway
Capacity	< 2,000	< 2,000	< 3,000
Current	500	1,100	2,450
Proposed	730	1,330	2,680
Outcome	Below Capacity	Below Capacity	Below Capacity

Arbour Wood Mews NW
37% Capacity After Development

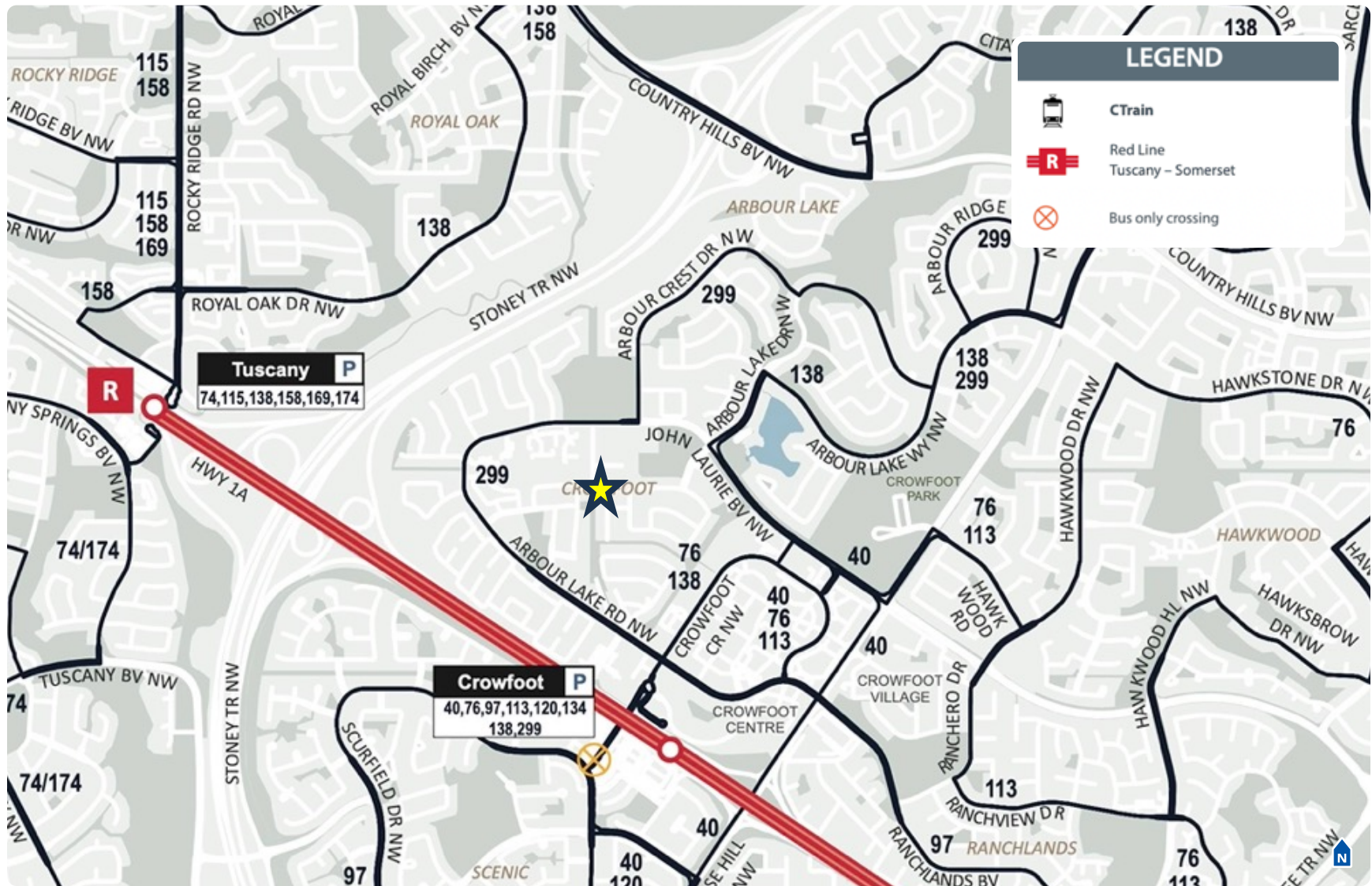
Transportation



Transportation



Transportation



Public Notice



August 14, 2024
Arbour Wood Mews NW



August 14, 2024
85 ST NW Pathway



September 4, 2024
Arbour Wood Mews NW
(extended outreach deadline)



September 4, 2024
85 ST NW Pathway
(extended outreach deadline)



September 9, 2024
Arbour Wood Mews NW
(vandalized sign)



September 12, 2024
Arbour Wood Mews NW
(anti-graffiti laminate)



December 13, 2024
Arbour Wood Mews NW



December 13, 2024
85 ST NW Pathway

Mailers

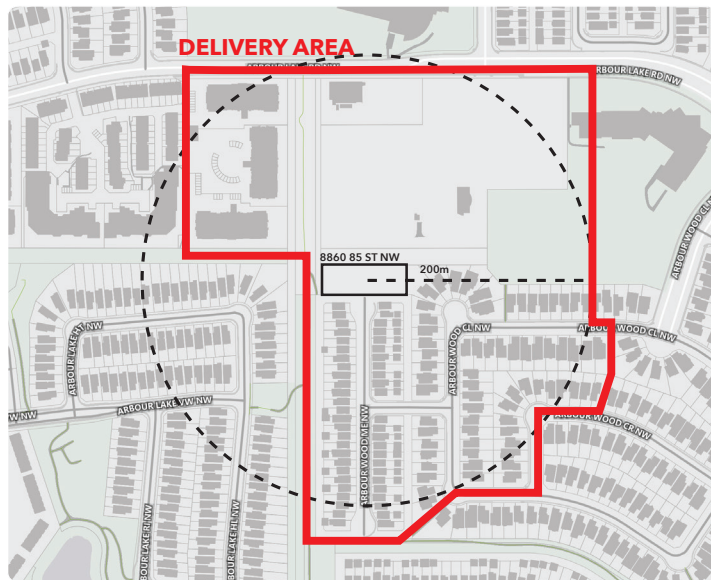
August 9, 2024 Proposal Introduction

October 8, 2024 Outreach Closure

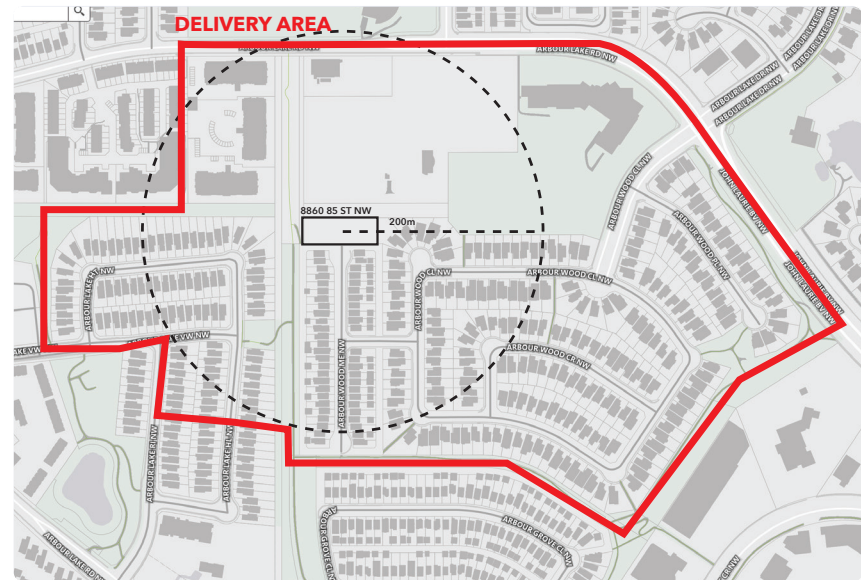
September 13, 2024 Project Updates

August 21, 2024 Development Permit Information Session

Mailers



Original Catchment Area
200m Radius

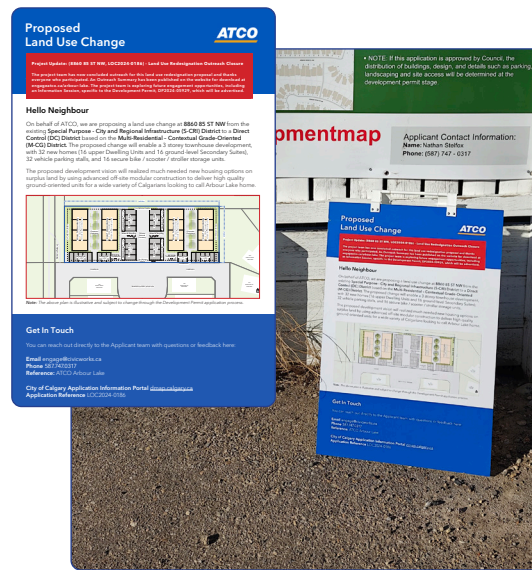


Extended Catchment Area
All Applicable Roadways

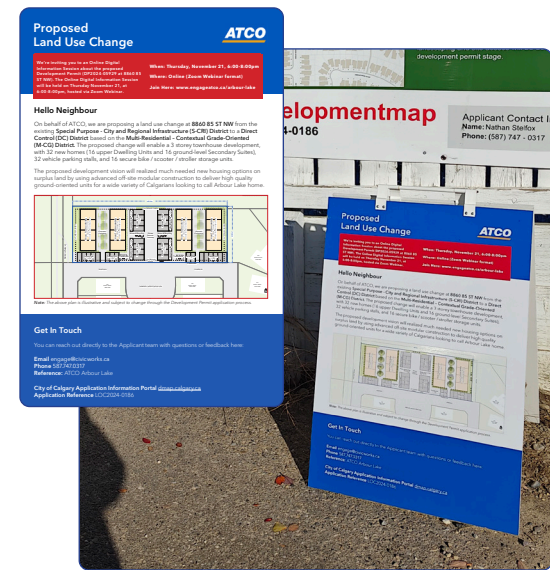
Applicant Signage



August 9, 2024
Proposal Introduction

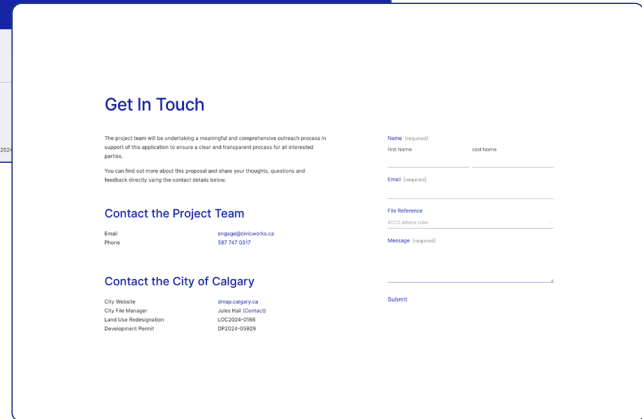
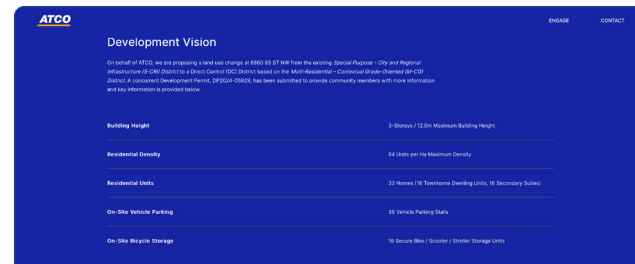
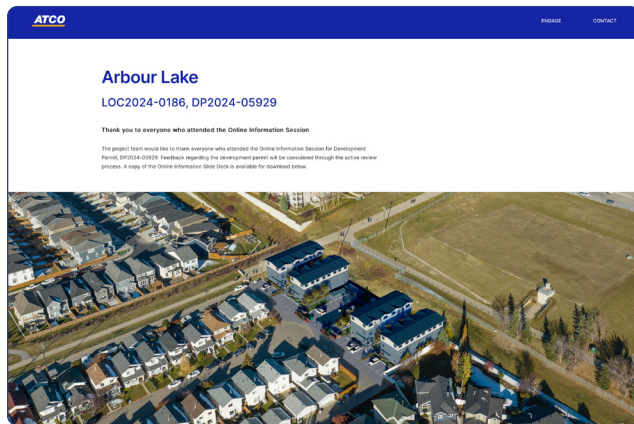


October 8, 2024
Outreach Closure



August 21, 2024
Development Permit Information Session

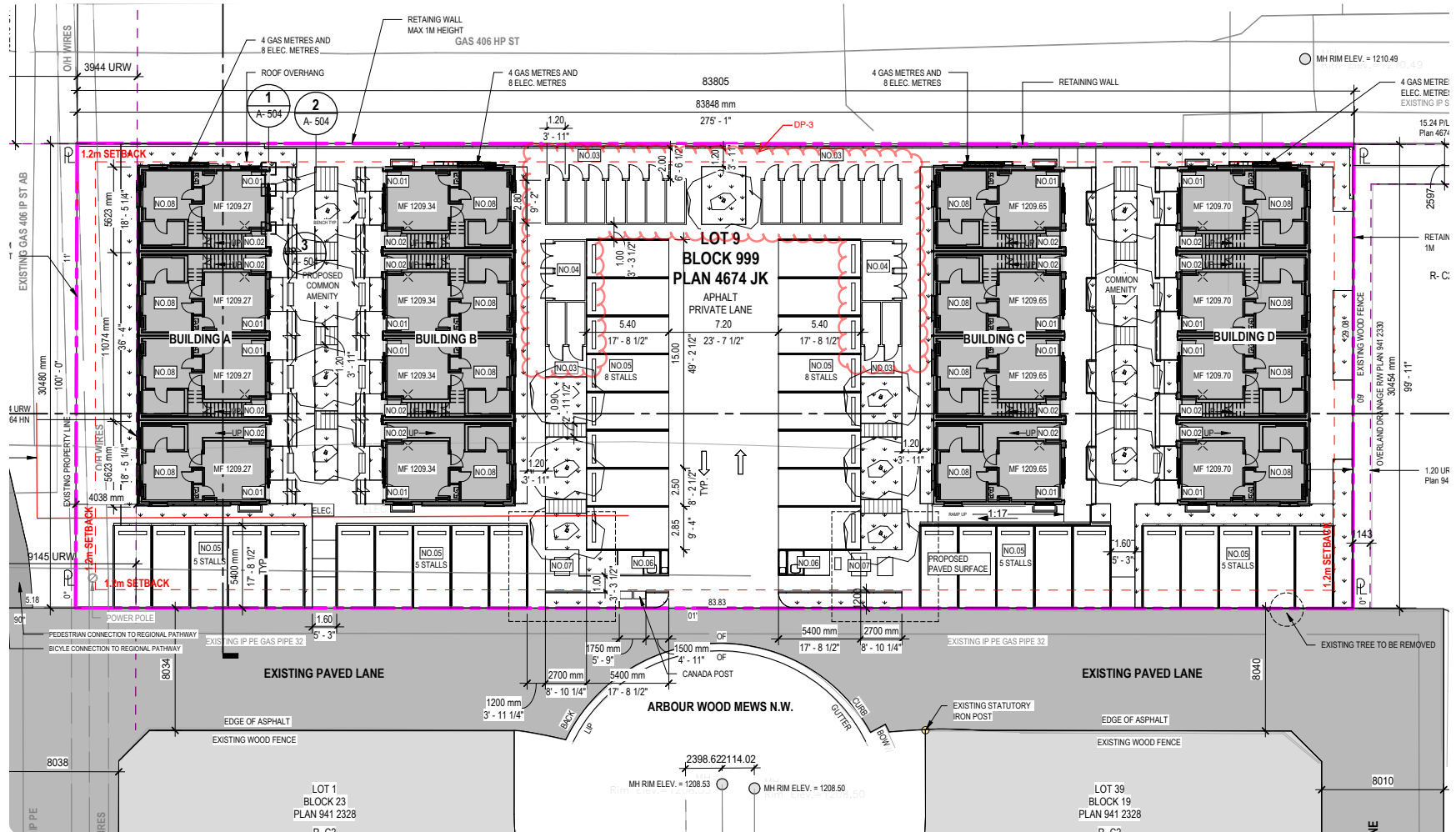
Engagement Website



September 12, 2024 (engageatco.ca/arbour-lake)

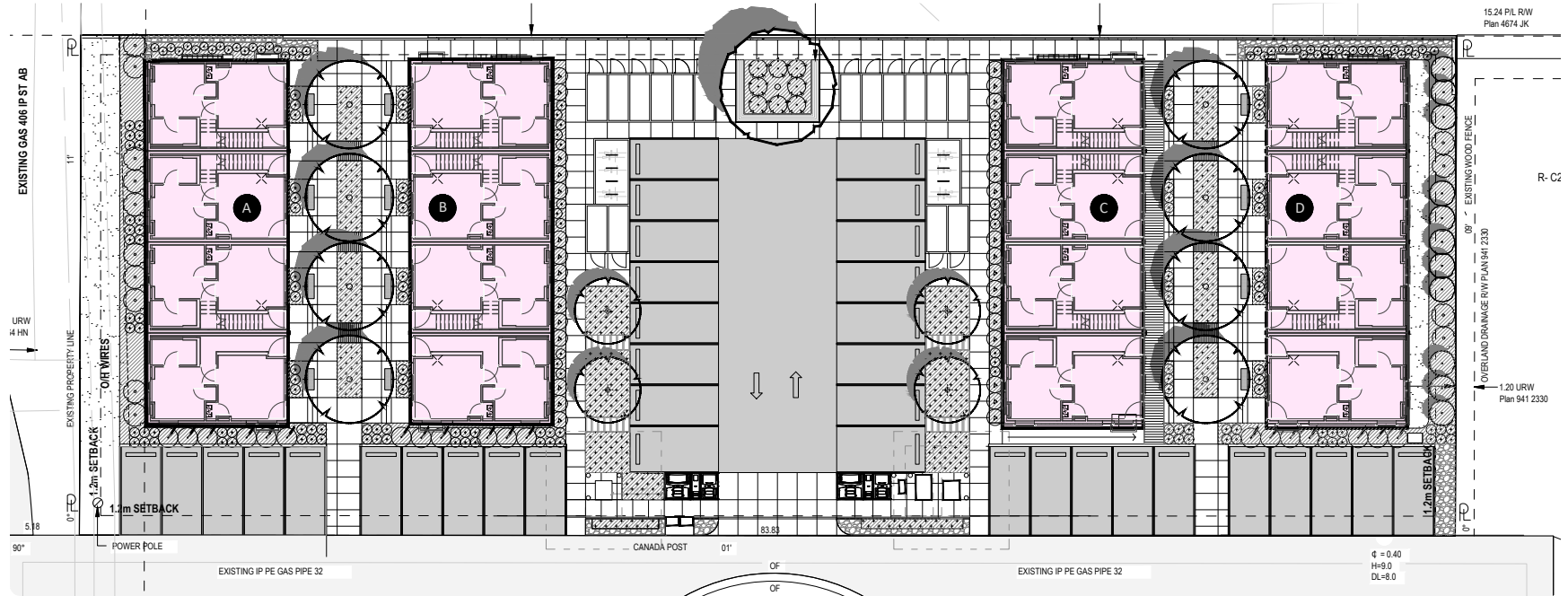
Website Launch with Project Details, Updates, Visuals, Studies/Reports, and Online Feedback Form

Development Permit DP2024-05929



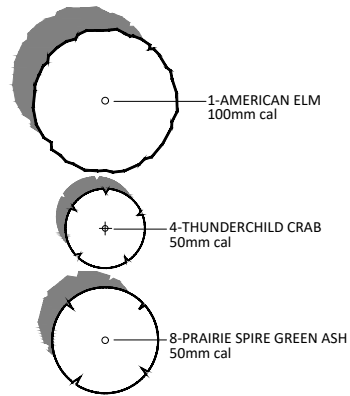
Site Plan

Development Permit DP2024-05929



Landscape Plan

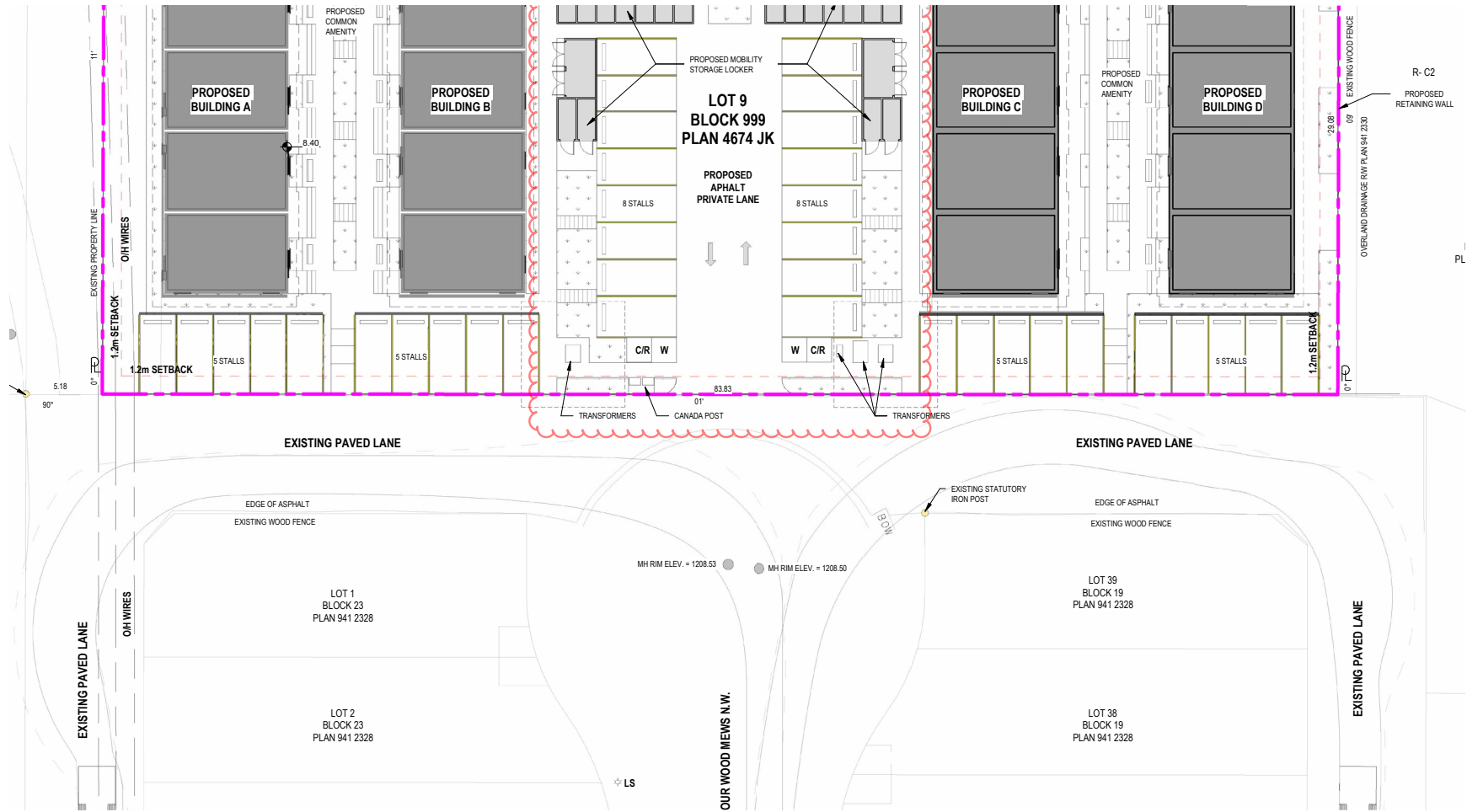
Total Landscape Area Provided:	1005m ²
Total Soft Landscape Area required (30%):	310.5m ²
Total Soft Landscape area Provided: (41.82%)	420.3m ²
TOTAL TREES REQUIRED (1/110m ² OF TOTAL SITE AREA REQUIRED)	24
TOTAL TREES PROVIDED (1/10m ² OF TOTAL SITE AREA PROVIDED)	24
TOTAL SHRUBS REQUIRED (3/110m ² OF TOTAL SITE AREA)	72
TOTAL SHRUBS PROVIDED (3/110m ² OF TOTAL SITE AREA)	72
CLASS 2 BICYCLE STALL REQUIRED	0
CLASS2 BICYCLE STALLS PROVIDED	0



- CONIFEROUS TREES - 2.0M HT
 - 11-COLUMNAR BLUE SPRUCE
- DECIDUOUS SHRUBS - 600MM HT #5 POT
 - 19 HONEYBERRY
 - 31 ALPINE CURRANT
 - 14 GOLD CURRANT
 - 8 SEM SPIREA
- ORNAMENTAL GRASS / PERENNIALS #2 POT
 - 141 KARL FOERSTER GRASS
 - 43 OSTRICH FERN

	SOD EAGLE LAKE SITE SELECT LESS WATER SOD
	MULCH SHREDDED WOOD BARK MULCH
	ROCK MULCH 100-300mm DIAMETER RIVERSTONE
	CONCRETE PATHWAY STANDARD GREY CONCRETE w/TOPCAST MICRO FINISH AND CALIFORNIA JOINTS
	BLUE LYME GRASS 225EA @ 500 OC - 100MM POT
	ASPHALT REFER TO CIVIL
	CONCRETE STEPPING STONE MAINTENANCE ACCESS
	WOOD DECK CROSSING ALLOWS CONTINUOUS SOIL TRENCH
	TYPICAL BENCH CROSSING ALLOWS CONTINUOUS SOIL TRENCH

Development Permit DP2024-05929

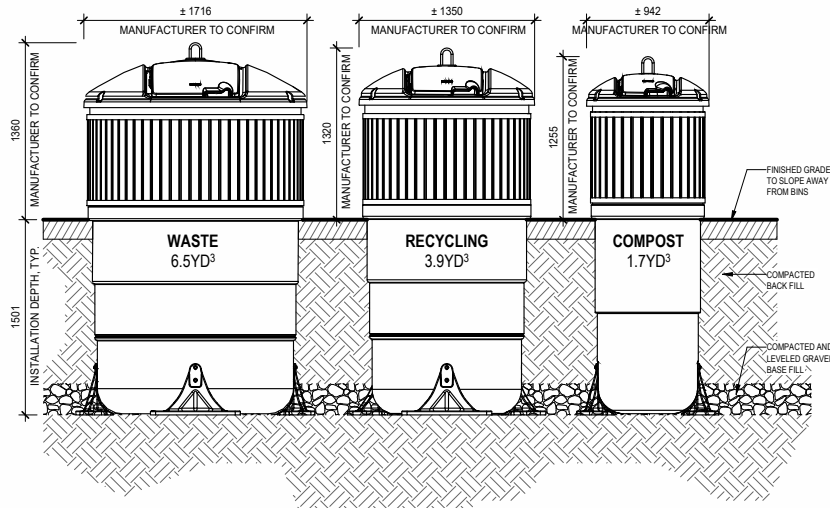


Fire Truck Access Sweeps

Waste & Recycling

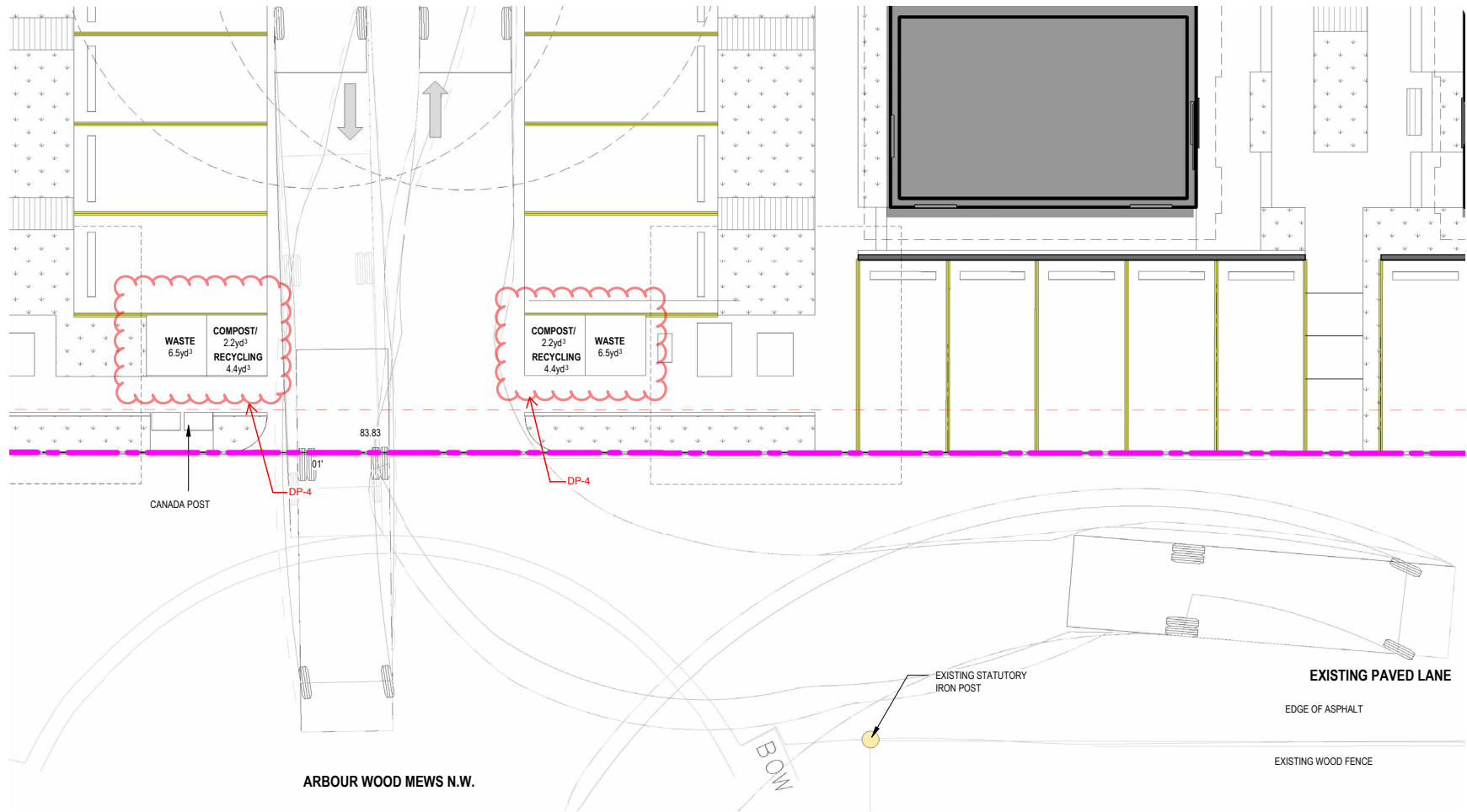
MULTI-FAMILY DEVELOPMENTS WASTE & RECYCLING

	UNITS	VOLUME/UNIT	TOTAL VOLUME	VOLUME/UNIT	TOTAL VOLUME
WASTE VOLUME PRODUCTION	32	0.24 m ³	7.7 m ³	0.3 yd ³	9.6 yd ³
TOTAL WASTE MOLOKS	2	5.0 m³	10.0 m³	6.5 yd³	13.1 yd³
TOTAL RECYCLING MOLOKS	2	3.0 m³	6.0 m³	3.9 yd³	7.8 yd³
TOTAL ORGANIC MOLOKS	2	1.3 m³	2.6 m³	1.7 yd³	3.4 yd³



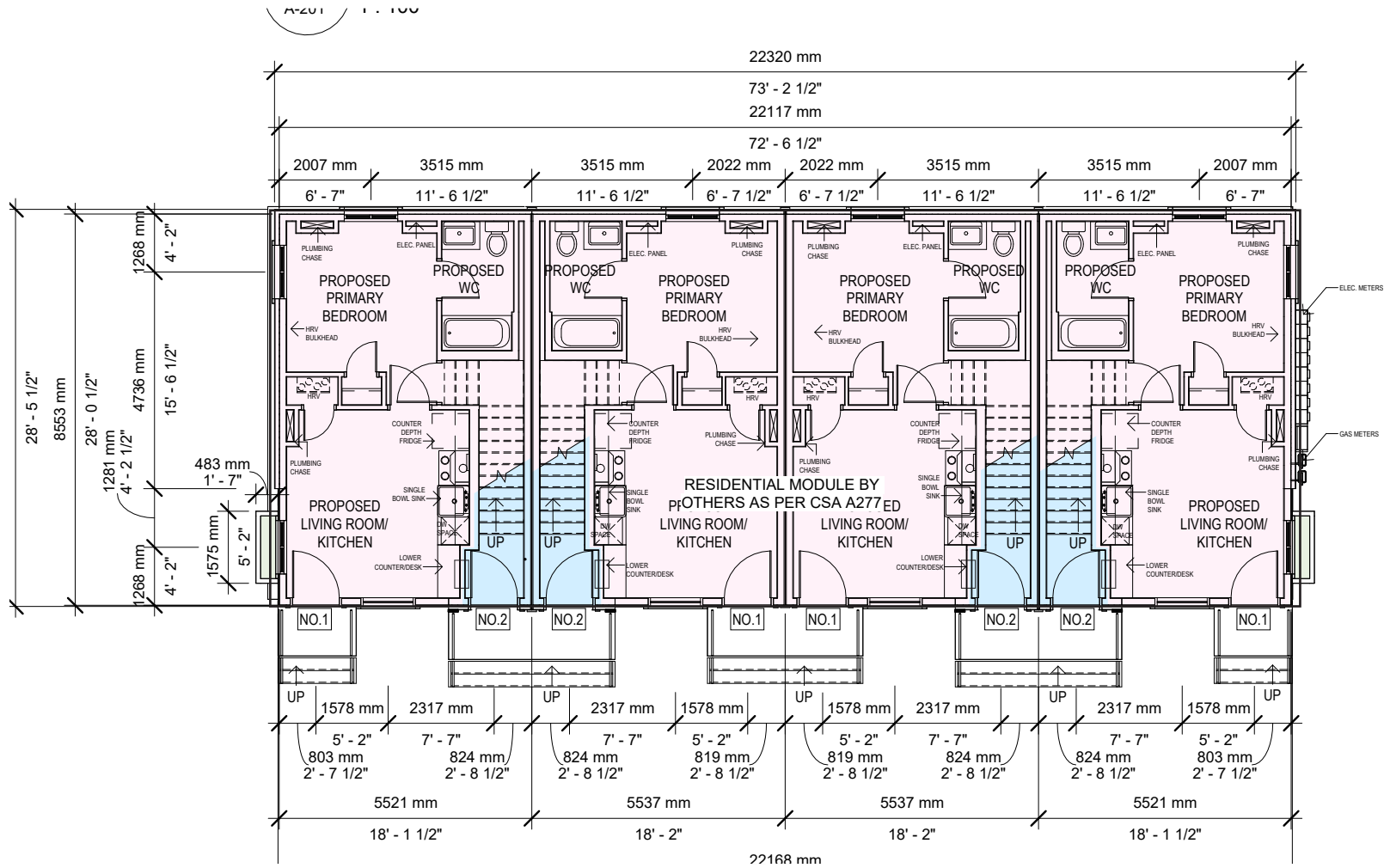
MOLOK System
Private & On-Demand Collection

Development Permit DP2024-05929



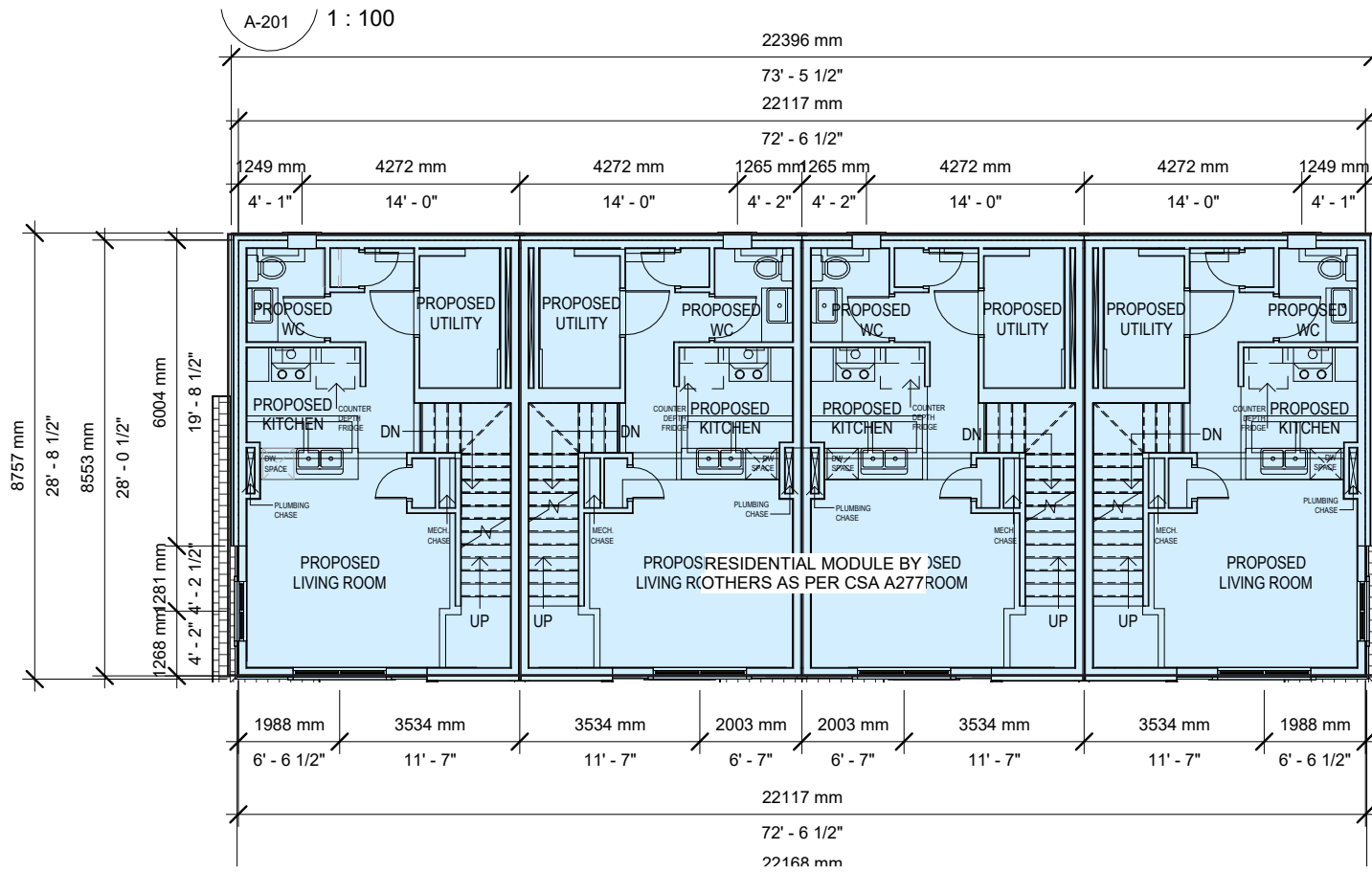
Garbage Truck (MOLOK System) Access Sweeps

Development Permit DP2024-05929



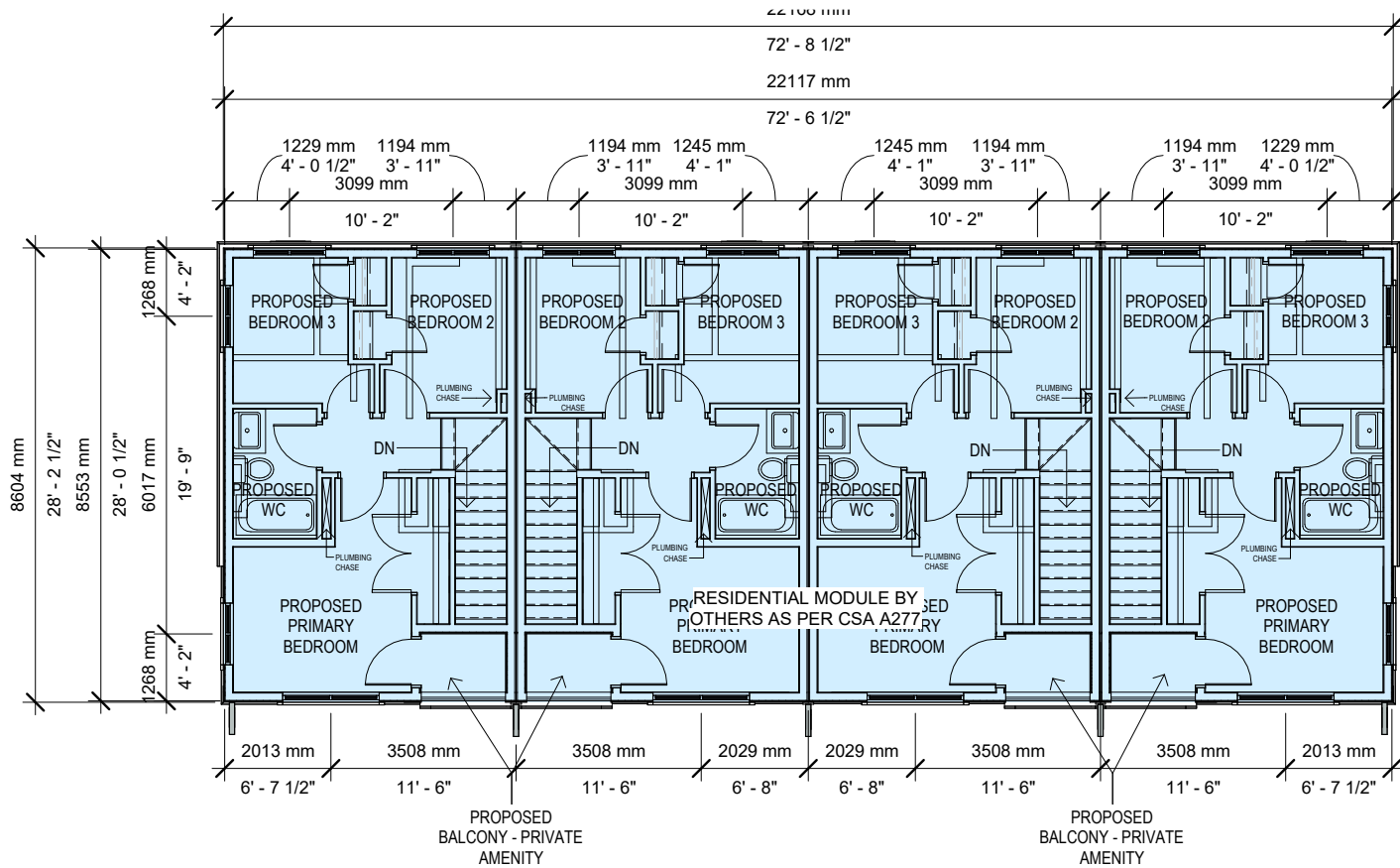
At-Grade Secondary Suite Plan

Development Permit DP2024-05929



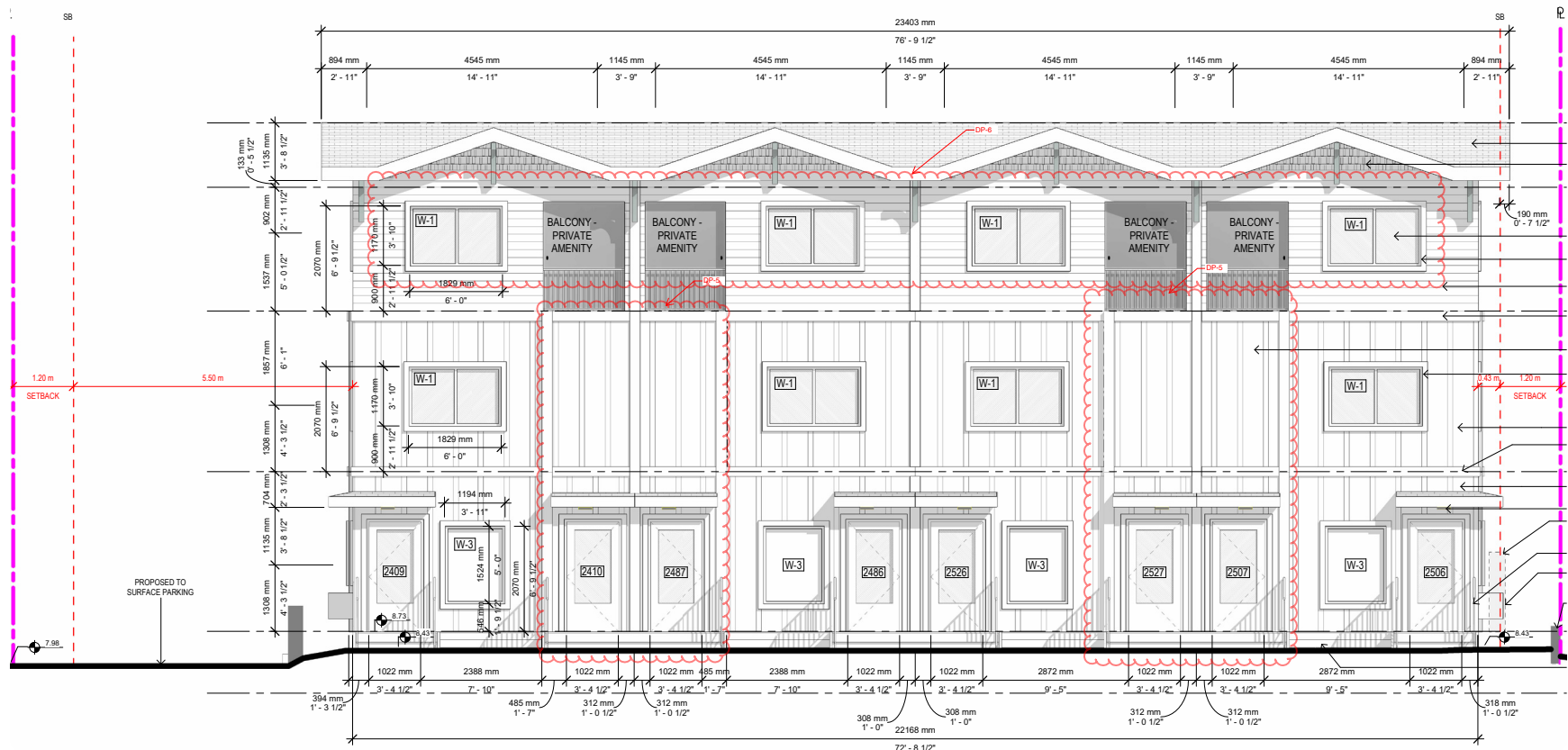
2nd Floor Townhome Plan

Development Permit DP2024-05929



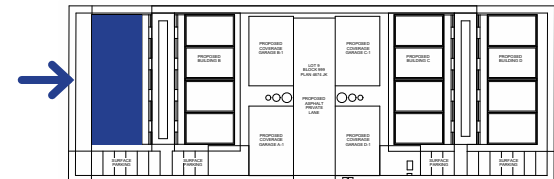
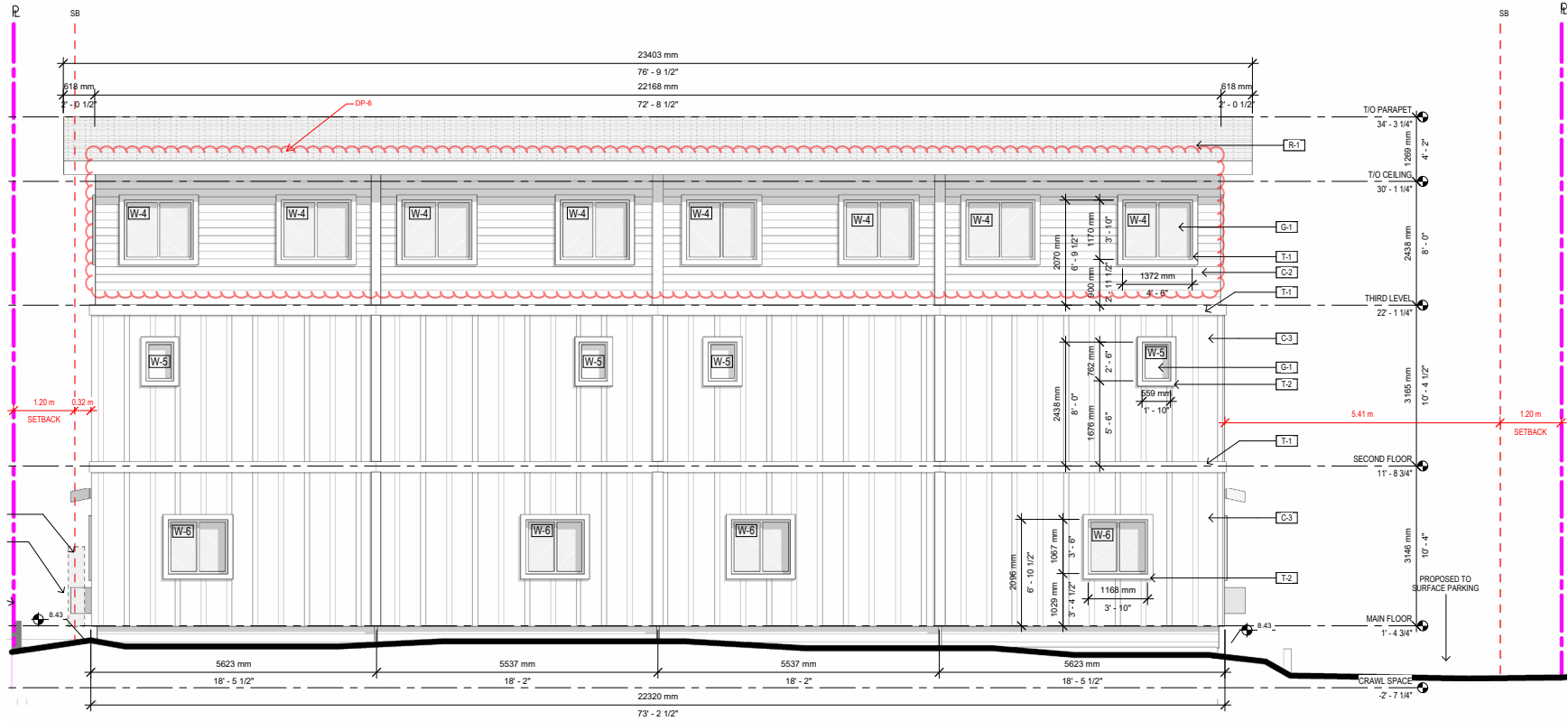
3rd Floor Townhome Plan

Development Permit DP2024-05929



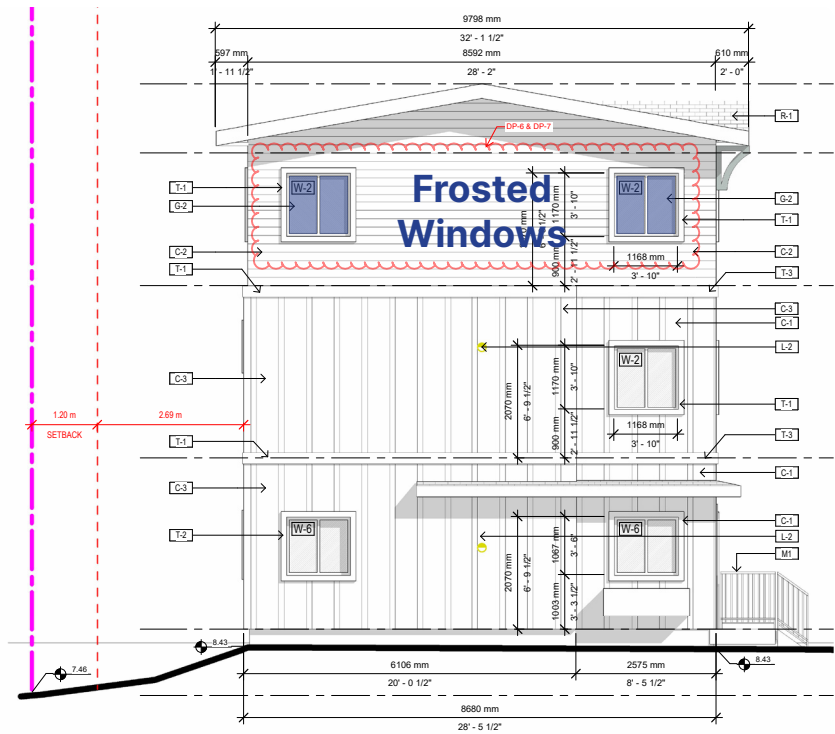
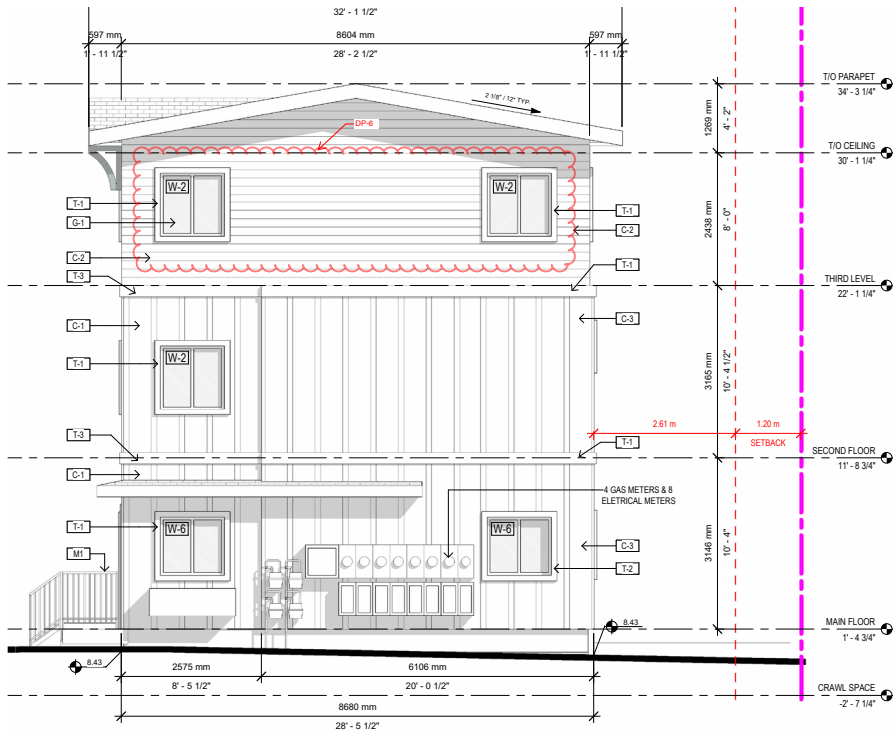
Standard Interior Courtyard Elevation

Development Permit DP2024-05929



Standard Exterior Elevation

Development Permit DP2024-05929



Standard North Elevation

Standard South Elevation

2024 Perspective



2024 Perspective



2024 Perspective



2024 Perspective

