

NEIGHBOUR ENGAGEMENT SESSION – 14 SEPTEMBER, 2022

“1900”



A new mixed-use
multi-residential project is
being proposed for

1918-1940 33 Ave SW

www.1900engage.ca

A project by **sarinahomes**

casola koppe
ARCHITECTS



Agenda

- Intro
 - Session outline
 - Team intro
- Planning Overview
- Massing & Shadowing
- Traffic & Parking
- Additional items
- Q&A

WHO ARE WE?

Panelists

Sarina Homes (Developer)

- Nazim Virani, President
- Max Parish, Development Manager

Casola Koppe (Architect)

- Tony Casola, Partner
- Talicia Wagner, Lead Architect

Hive Developments (Engagement & Planning)

- Srimal Ranasinghe
- Amelia Iwanicki

In Attendance

MLCA

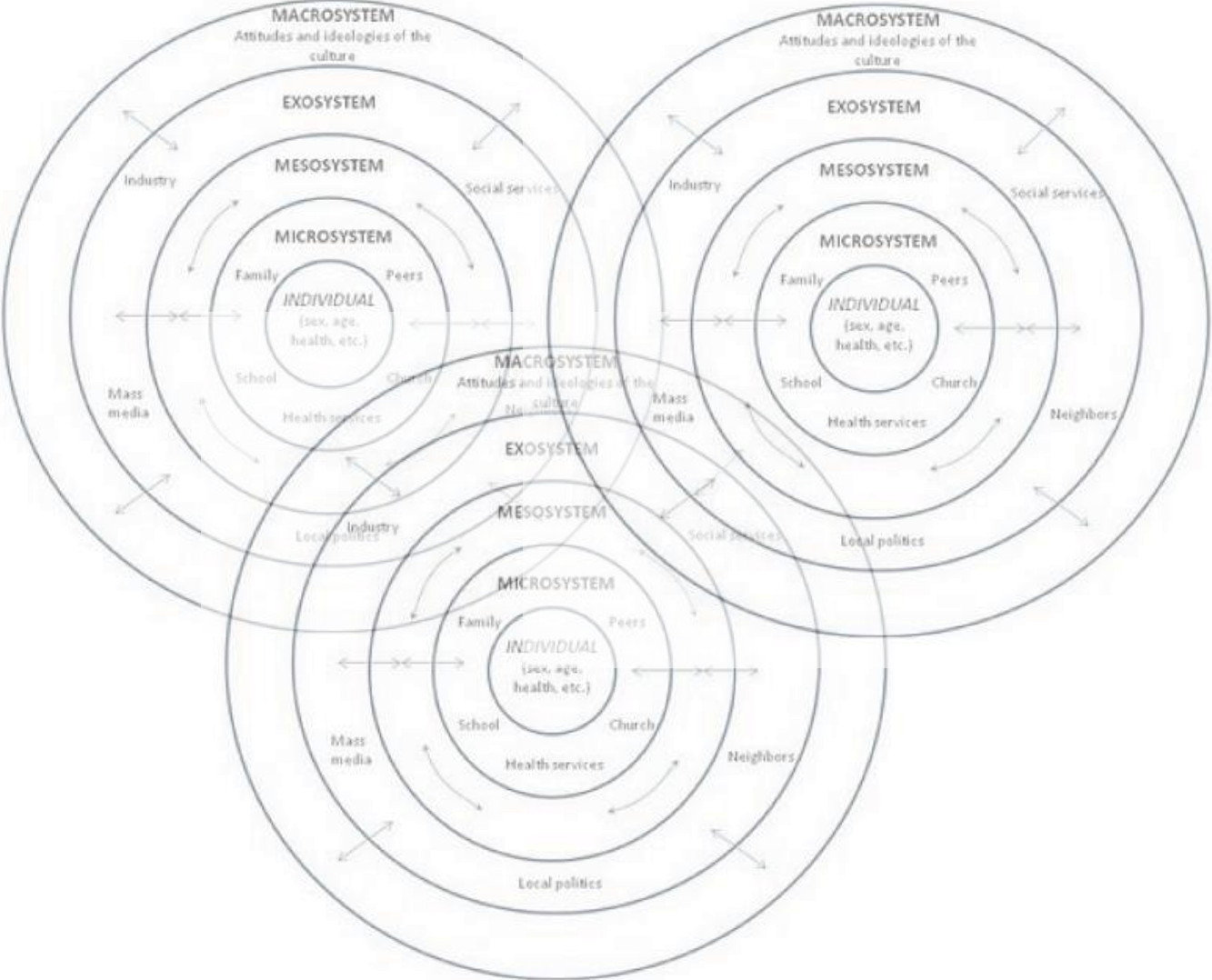
- Brett Pearce

PLANNING OVERVIEW

Defensible?

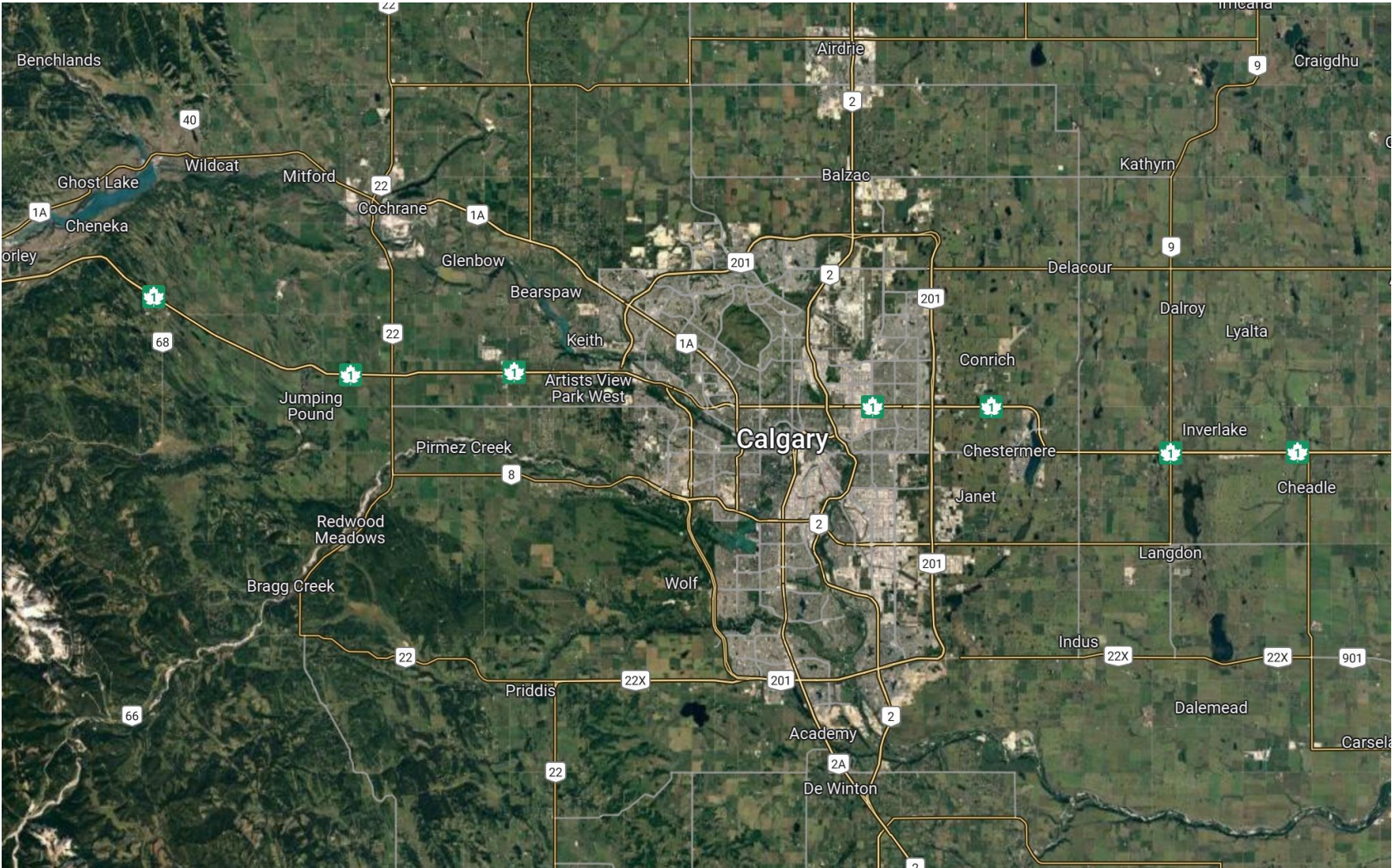
Appropriate?

PLANNING OVERVIEW



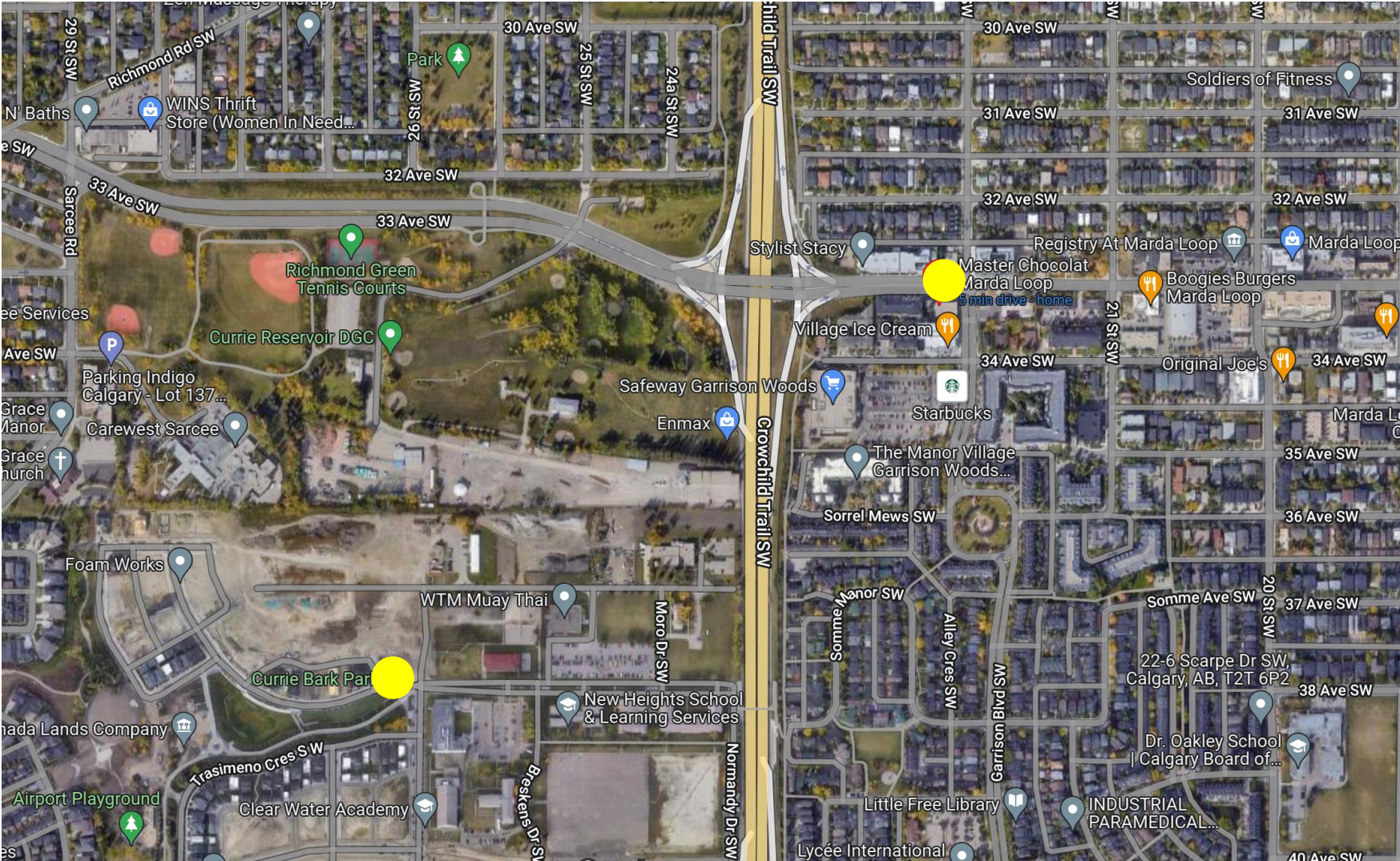
Cities are Complex Adaptive Systems

PLANNING OVERVIEW



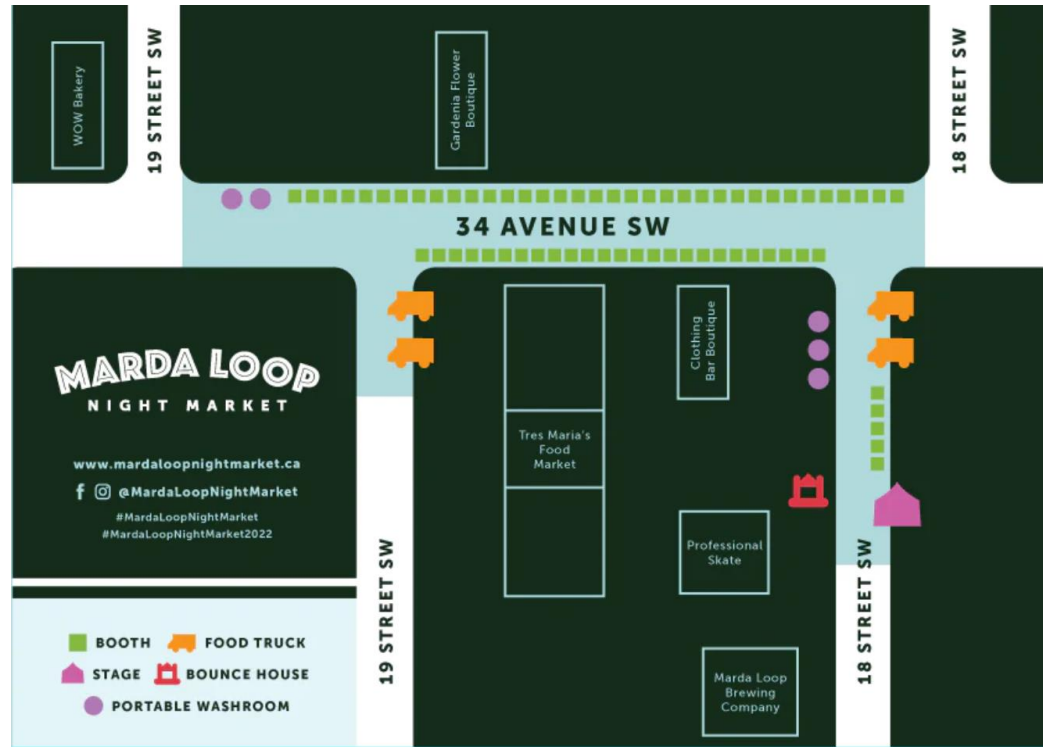
Municipal Development Plan (MDP) Scale

PLANNING OVERVIEW



Area Redevelopment Plan (ARP) Scale

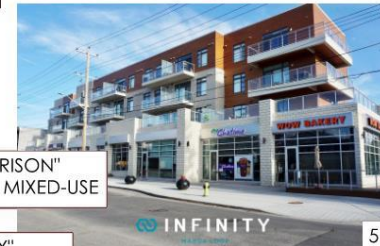
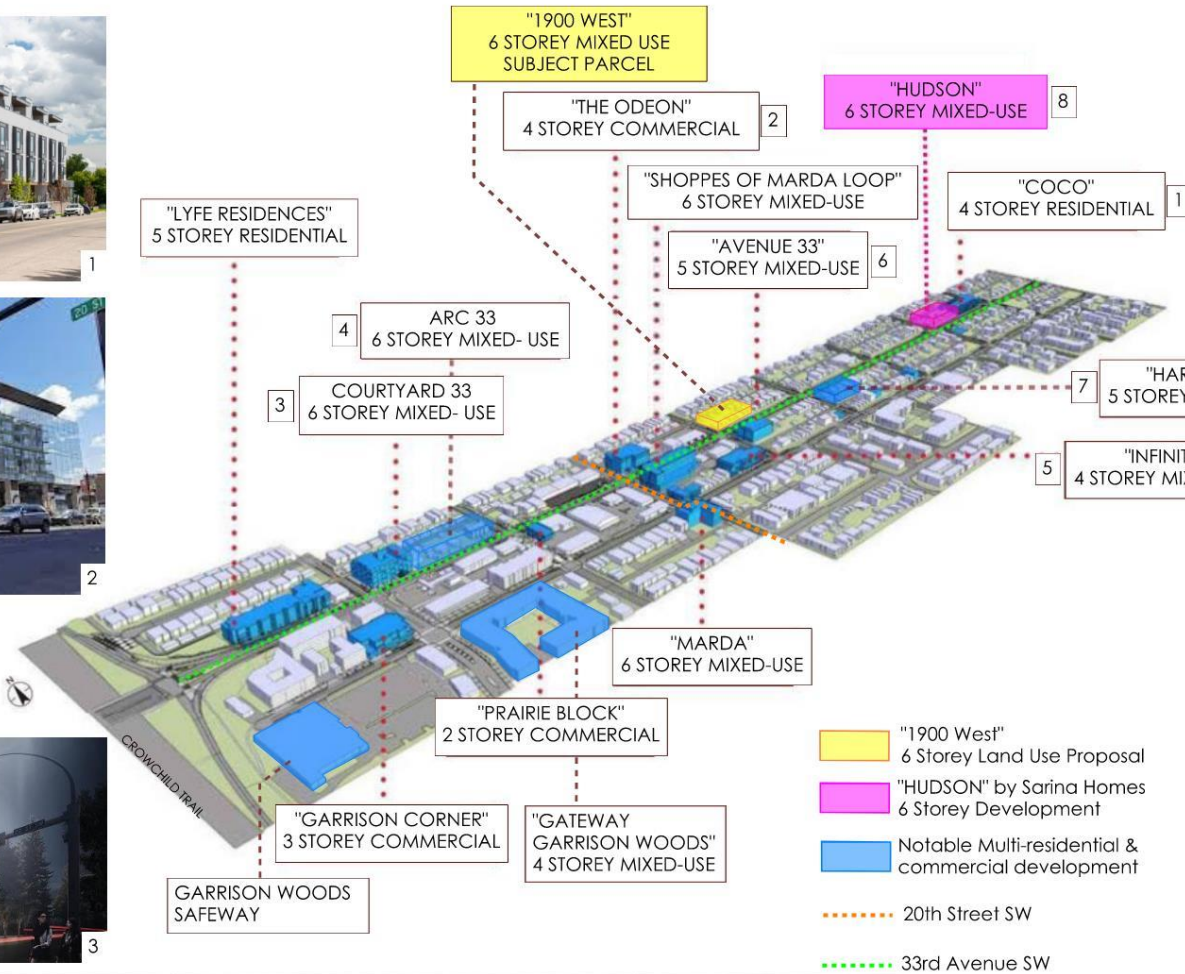
PLANNING OVERVIEW



Keeping Marda Loop interesting and vibrant

PLANNING OVERVIEW

EXISTING SITE CONDITIONS_NEIGHBOURHOOD CONTEXT



SHADOWING – MARCH/SEPTEMBER – MAXIMUM BUILDING ENVELOPE



1
4.0
Mar. & Sept. 21 @ 8AM
1 : 750



2
4.0
Mar. & Sept. 21 @ 10AM
1 : 750

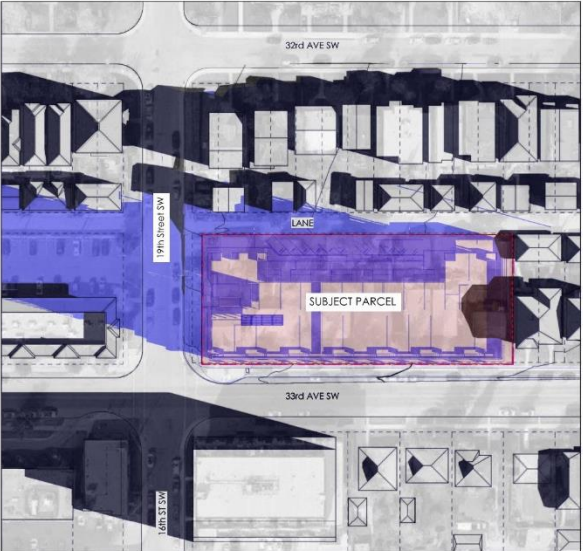


3
4.0
Mar. & Sept. 21 @ 1PM
1 : 750



4
4.0
Mar. & Sept. 21 @ 4PM
1 : 750

SHADOWING – MARCH/SEPTEMBER – PROPOSED BUILDING ENVELOPE



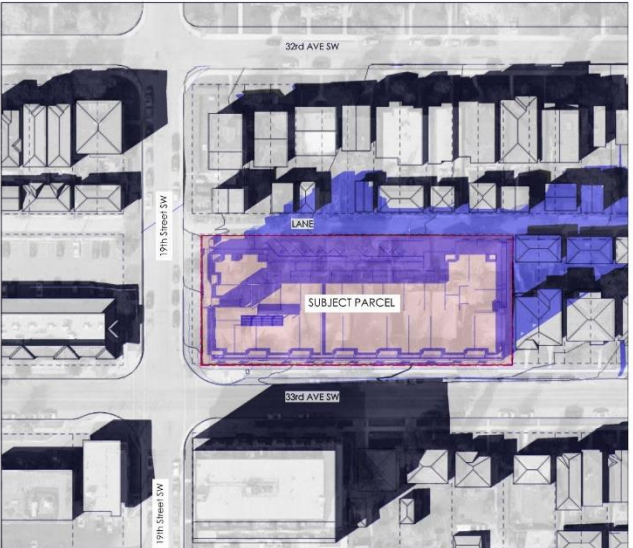
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1 : 750



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Mar. & Sept. 21 @ 1PM
1 : 750

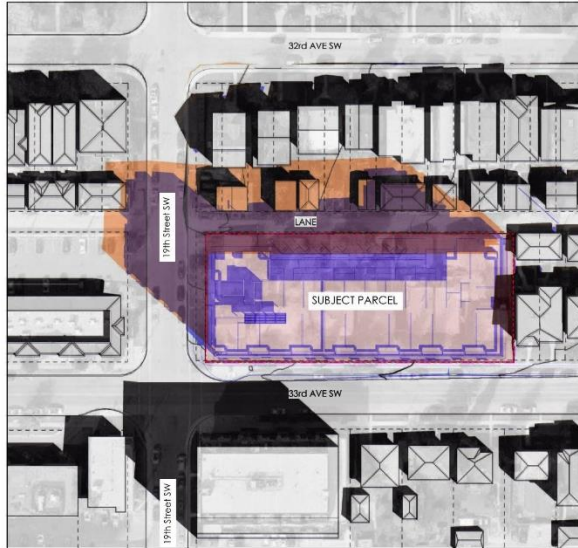


4
4.0
Mar. & Sept. 21 @ 4PM
1 : 750

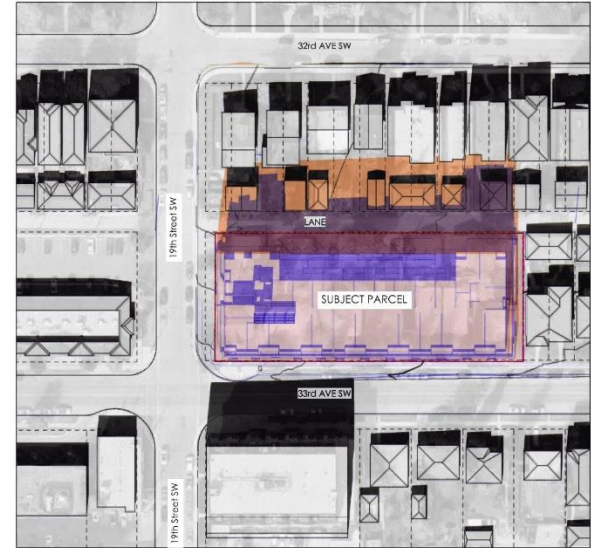
SHADOWING – MARCH/SEPTEMBER - COMPARISON



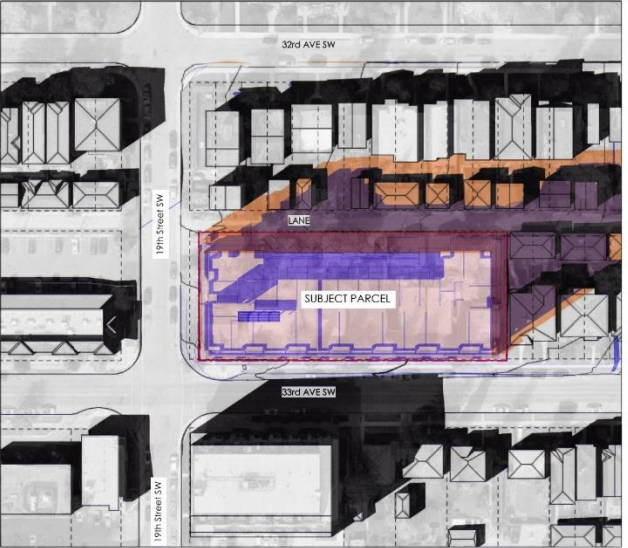
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1 : 750




3
4.0
Mar. & Sept. 21 @ 1PM
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4
4.0
Mar. & Sept. 21 @ 4PM
1 : 750

 PROPOSED DEVELOPMENT MASSING

 MAXIMUM MASSING

SHADOWING – JUNE – MAXIMUM BUILDING ENVELOPE



1 Shadow Study- Jun. 21 @ 8AM
1: 750



4 Shadow Study- Jun. 21 @ 10AM
1: 750

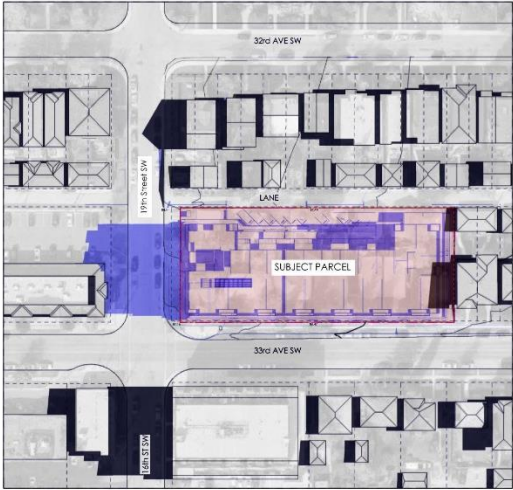


2 Shadow Study- Jun. 21 @ 1PM
1: 750



3 Shadow Study- Jun. 21 @ 4PM
1: 750

SHADOWING – JUNE – PROPOSED BUILDING ENVELOPE



1
7.0
Shadow Study- Jun. 21 @ 8AM
1 : 750



4
7.0
Shadow Study- Jun. 21 @ 10AM
1 : 750



2
7.0
Shadow Study- Jun. 21 @ 1PM
1 : 750



3
7.0
Shadow Study- Jun. 21 @ 4PM
1 : 750

SHADOWING – JUNE - COMPARISON



1 Shadow Study- Jun. 21 @ 8AM
1 : 750




4 Shadow Study- Jun. 21 @ 10AM
1 : 750




2 Shadow Study- Jun. 21 @ 1PM
1 : 750



3 Shadow Study- Jun. 21 @ 4PM
1 : 750

 PROPOSED DEVELOPMENT MASSING

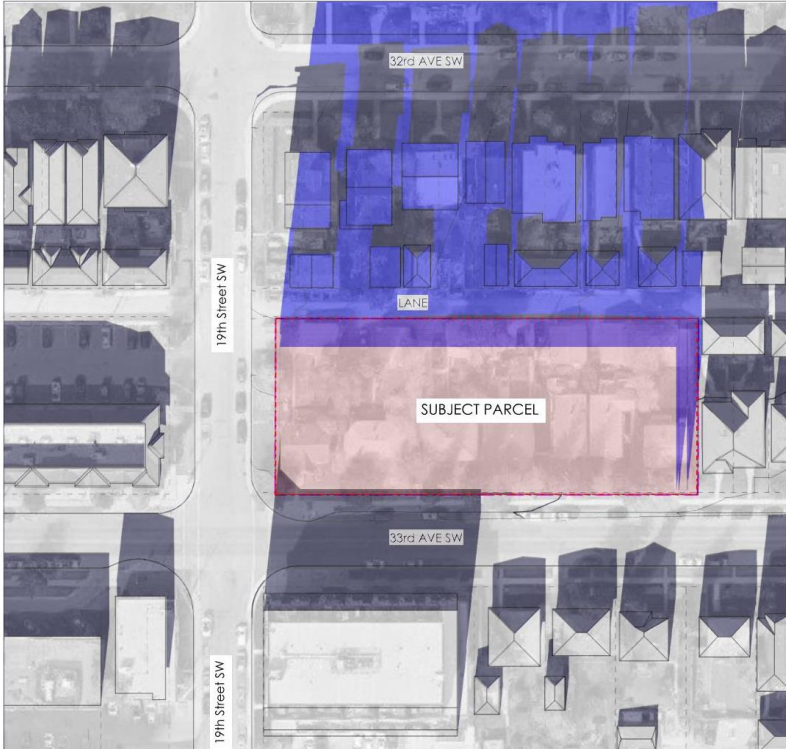
 MAXIMUM MASSING

SHADOWING – DECEMBER – MAXIMUM BUILDING ENVELOPE



Shadow Study-Dec. 21 @ 10AM

1 : 750



Shadow Study-Dec. 21 @ 1PM

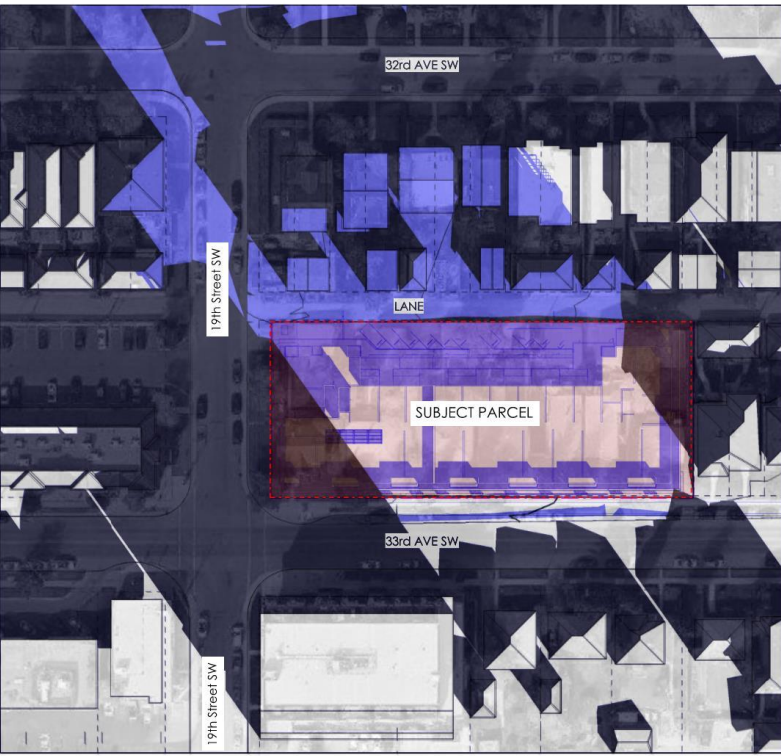
1 : 750



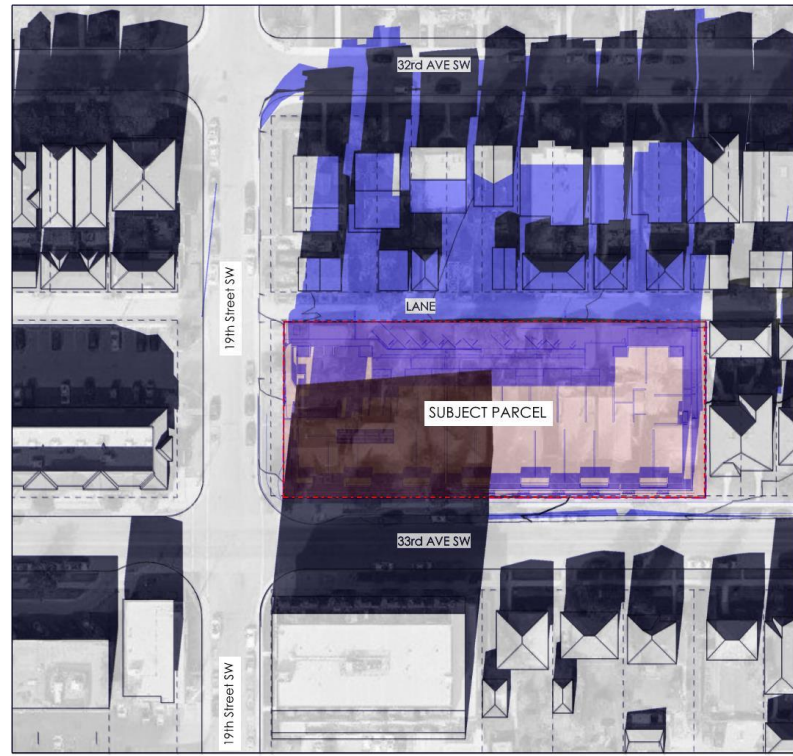
Shadow Study-Dec. 21 @ 4PM

1 : 750

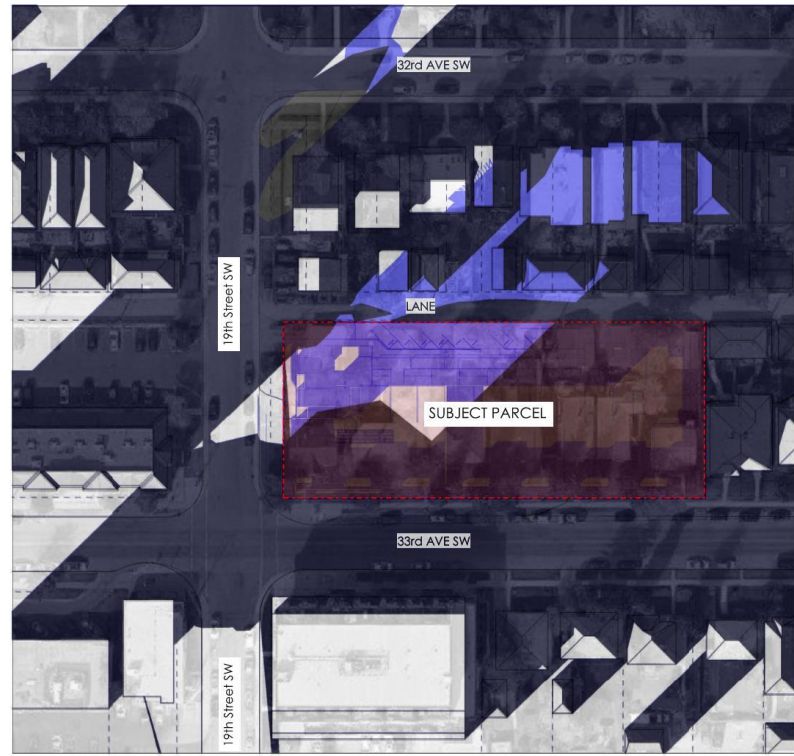
SHADOWING – DECEMBER – PROPOSED BUILDING ENVELOPE



Shadow Study-Dec. 21 @ 10AM
1 : 750

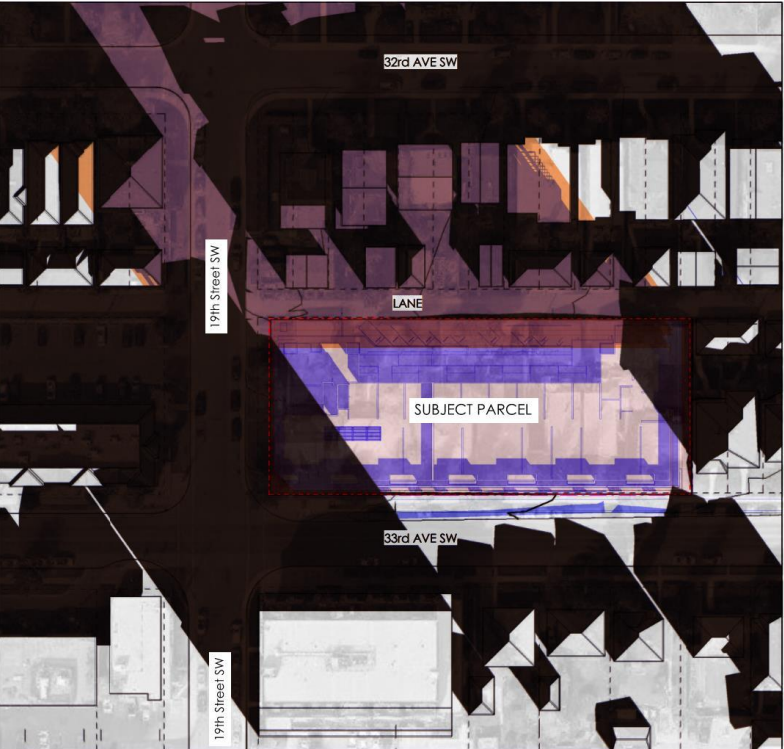


Shadow Study-Dec. 21 @ 1PM
1 : 750



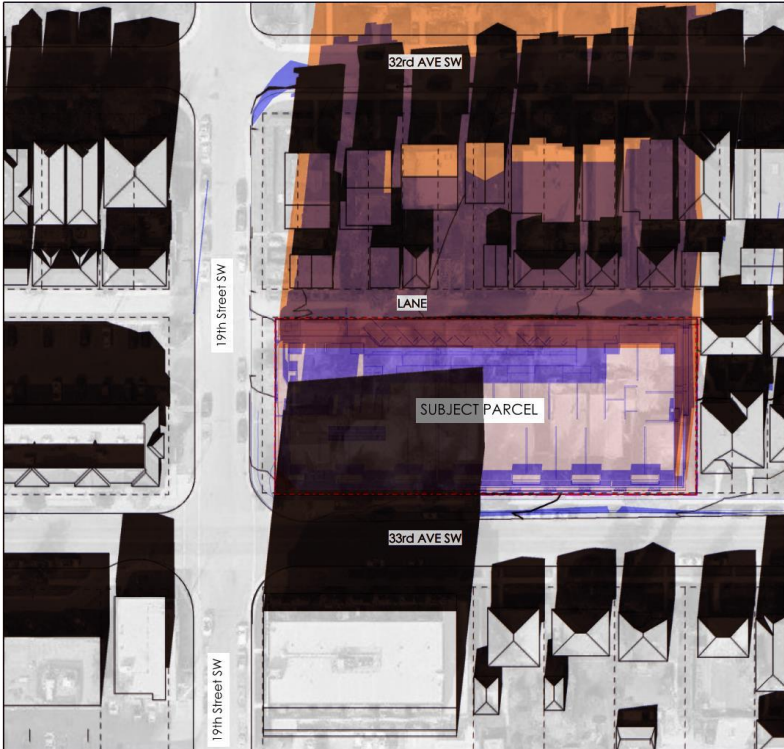
Shadow Study-Dec. 21 @ 4PM
1 : 750

SHADOWING – DECEMBER - COMPARISON



Shadow Study-Dec. 21 @ 10AM

1 : 750





Shadow Study-Dec. 21 @ 1PM

2 : 1.0
1 : 750

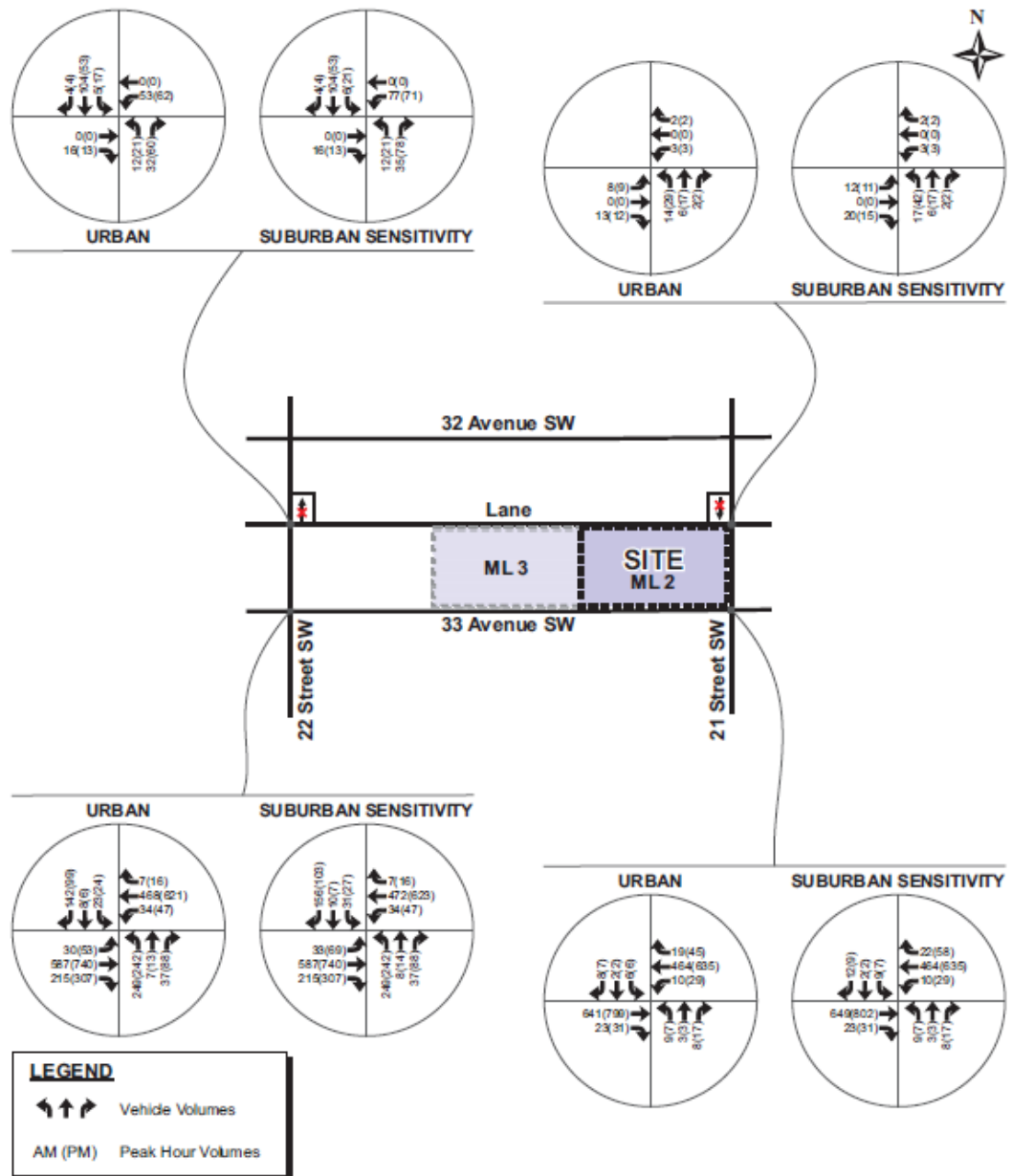


Shadow Study-Dec. 21 @ 4PM

3 : 1.0
1 : 750

-  PROPOSED DEVELOPMENT MASSING
-  MAXIMUM MASSING

TRAFFIC



Traffic Impact Assessment

Due late September

First time requested from Sarina for the area

Example output

PARKING

- 

RESIDENTIAL ENTRY AND AMENITIES
- 

COMMERCIAL & RETAIL USES
- 

LANDSCAPED EDGES
- 

PARKING ACCESS
SURFACE PARKING
PARKADE ACCESS INCLUDING SECURE BIKE STORAGE
- 

LOADING
RESIDENTIAL + COMMERCIAL
- 

WASTE & RECYCLING



Site
1 : 150

- Laneway parkade entrance to East of project
- Lowest part of site
- Integrates to back-of-house

- No parking relaxations
- 2 level Underground & rear visitor

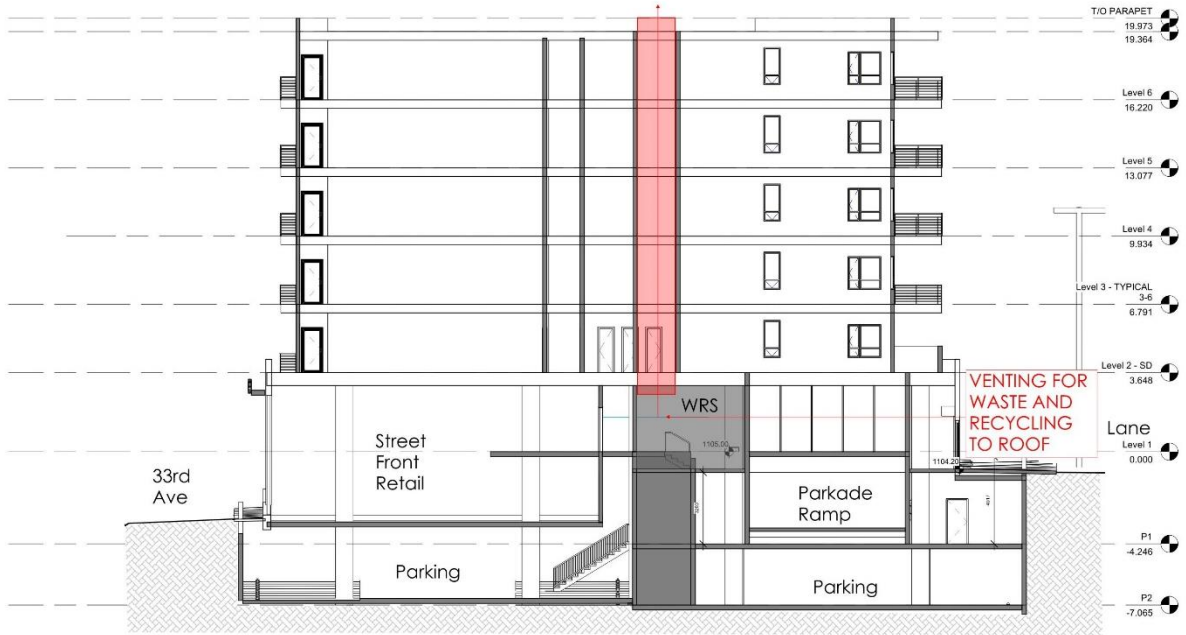
PARKING	0.75 Stalls/Unit Resident = 102 0.1/Unit Visitor Stalls = 14 Commercial Stalls Per Use (TBA) TOTAL: 118	140 RESIDENT 16 VISITOR /COMMERCIAL = 156 PROVIDED
BARRIER FREE PARKING	5 REQUIRED	5 PROVIDED
LOADING STALL	1 REQUIRED	1 PROVIDED
BICYCLE PARKING	0.5/unit= 70	80 PROVIDED (CONFIRM)

LANEWAY

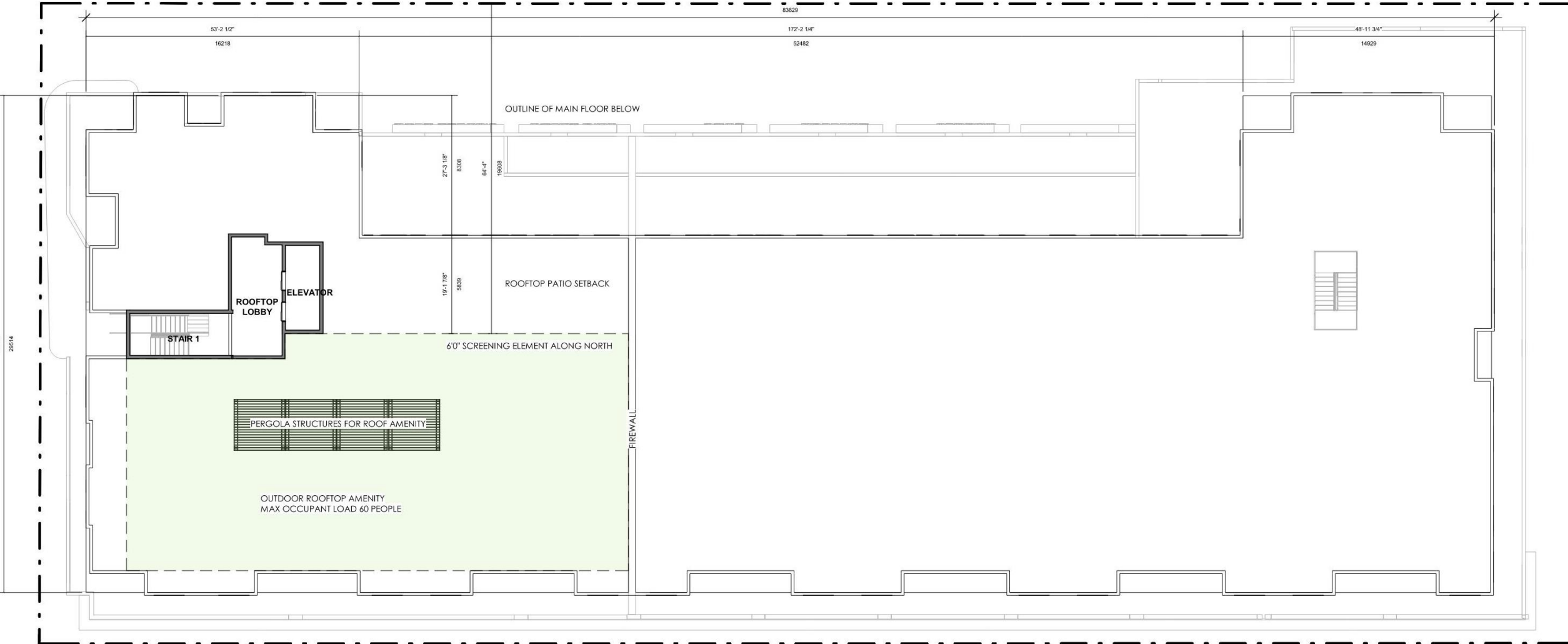
- Maximum safety of residents and workers
- Preliminary Plan to be discussed with Roads and Transportation
- Signatories to laneway petition
- Typical laneway condition



WASTE & RECYCLING VENTING



PRIVACY



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