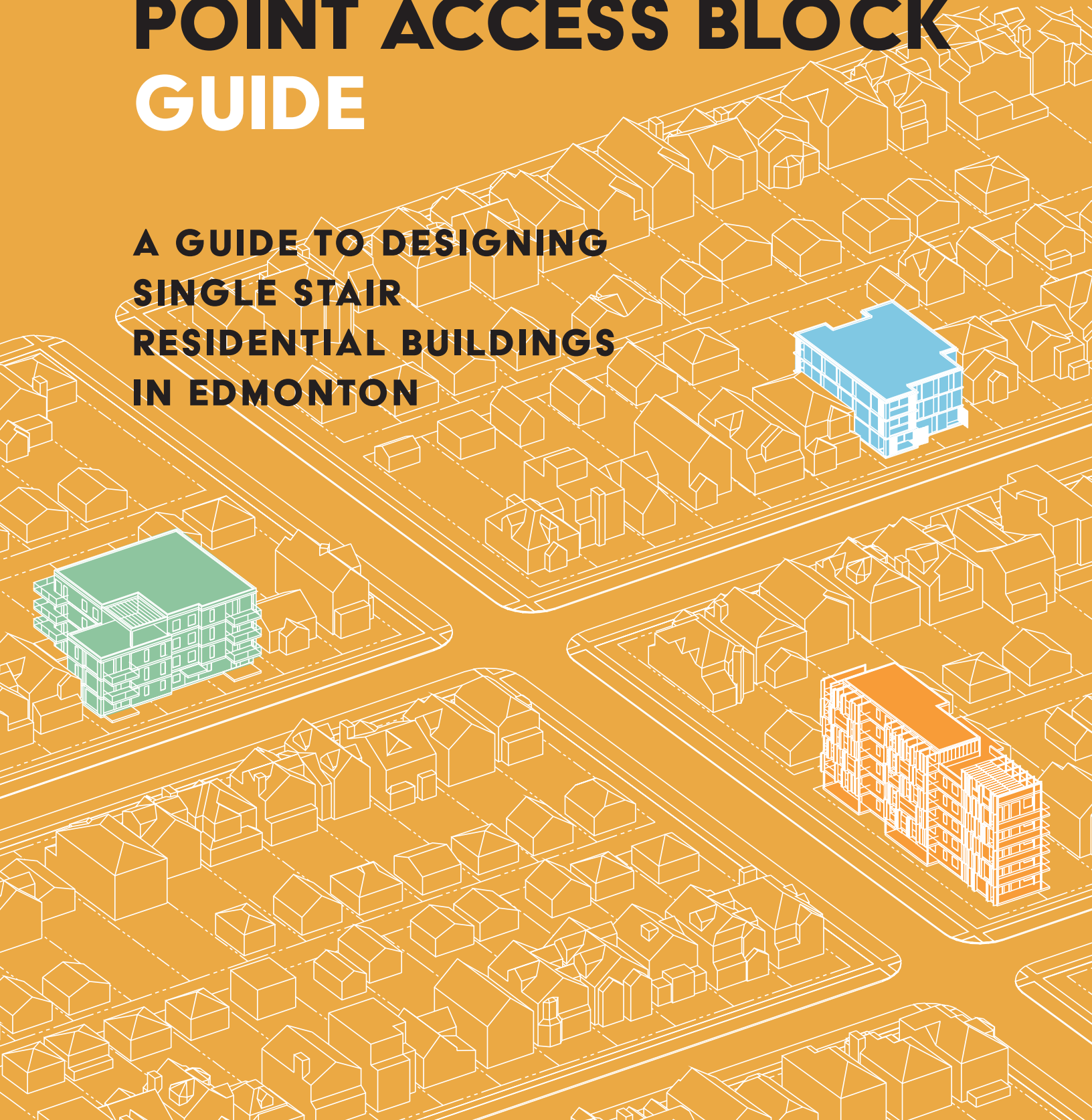


POINT ACCESS BLOCK GUIDE

**A GUIDE TO DESIGNING
SINGLE STAIR
RESIDENTIAL BUILDINGS
IN EDMONTON**



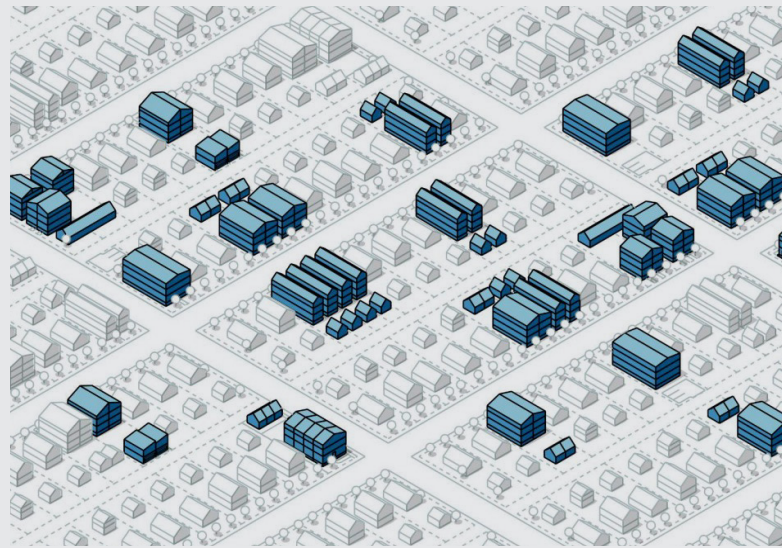
GOALS FOR THIS GUIDE

This guide is meant to demonstrate the characteristics of Point Access Block buildings and express their potential value to the community, including builders, designers and anyone else interested in the development of housing in Edmonton.

This guide will show how Point Access Blocks might fit into the existing urban pattern relative to common lot sizes and the City of Edmonton's Zoning Bylaw, recently updated and implemented in 2024. This zoning bylaw renewal effort has opened up new possibilities for housing throughout the city and Point Access Blocks may have a role to play in adding to the diverse mix of housing options available.

The design guide portion of this guide is meant to show a variety of options that are possible with the Point Access Block, and build an understanding of its opportunities and constraints. It should not be taken as a requirement – but rather should serve as an initial point of inspiration for project-specific design solutions.

The Building Code Guide and accompanying Technical Report sections of this guide will demonstrate a use of the required Alternative Solution approach to code compliance, and the application of industry best practices and resources.



The City of Edmonton Zoning Bylaw supports infill housing options.

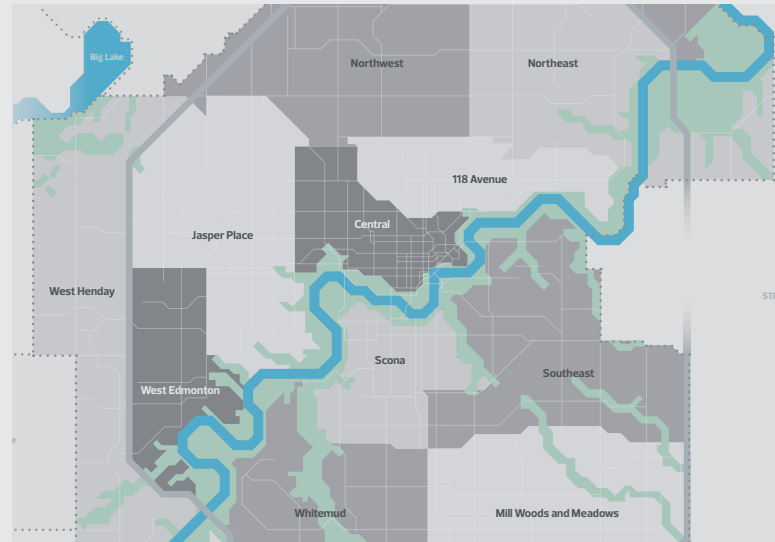
What are Point Access Blocks?

Point Access Blocks, also known as buildings with Single Egress Stairs (SES), are compact multi-family residential buildings with units clustered around one exit stair.

CITY OF EDMONTON POLICY ALIGNMENT

Edmonton's City Plan is a comprehensive blueprint outlining the city's vision for growth, development, and sustainability. It serves as a guide for decision-making across various departments and provides a framework for community engagement. Stemming from the City Plan, the City of Edmonton's "Missing Middle" infill initiatives are focused on creating a more diverse and vibrant urban landscape by encouraging development of housing types that fall between single-family homes and high-rise apartment buildings. These initiatives aim to address the growing demand for housing options that are more affordable and sustainable than traditional single-family homes, while also promoting denser, more walkable neighborhoods.

A critical part of this strategy involves unlocking smaller lots for development to achieve densification in urban areas. Key benefits of this approach include increased supply of sites available for multi-unit housing, reducing the need for new infrastructure, and encouraging the development of denser, more walkable neighborhoods.



The City Plan seeks to provide wider options for housing in all residential areas of the city.

The City Plan also seeks to help Edmontonians gain access to appropriate housing in the neighbourhood of their choice. The development of Point Access Blocks may assist in increasing the variety of options available in the market and support intensification efforts throughout the city. Because these buildings have much potential for higher quality units (larger in size appropriate to families, cross-ventilation through multi aspect design), they present an opportunity for households to access many of the same amenities of single family homes, with many of the benefits that come from multi-family housing arrangements.

To facilitate building innovation and encourage greater diversity of housing, the City of Edmonton is undertaking the development of a guide that will provide developers and designers with relevant information on this building type and effective strategies for acceptable Alternative Solutions.

CONTRIBUTORS

This guide was commissioned by the City of Edmonton, and was prepared by relevant stakeholders within the City of Edmonton, Dub Architects in association with PUBLIC Architecture, and LMDG Building Code Consultants.



This project is a scaling partnership of the “Single Stair Alternative Solutions: Construction Innovation for Missing Middle Housing” initiative led by LGA Architectural Partners and received funding and support from the Canada Mortgage and Housing Corporation and the Housing Supply Challenge Building for the Future Round, which supports innovative solutions that remove barriers to increasing housing supply across Canada.



ACKNOWLEDGEMENTS

The City of Edmonton acknowledges the traditional land on which we reside, is in Treaty Six Territory. We would like to thank the diverse Indigenous Peoples whose ancestors' footsteps have marked this territory for centuries, such as nêhiyaw / Cree, Dene, Anishinaabe / Ojibwa, Nakota Isga / Nakota Sioux, and Niitsitapi / Blackfoot peoples. We also acknowledge this as the Métis' homeland and the home of one of the largest communities of Inuit south of the 60th parallel. It is a welcoming place for all peoples who come from around the world to share Edmonton as a home. Together we call upon all of our collective, honoured traditions and spirits to work in building a great city for today and future generations.

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04 EXAMPLE TECHNICAL REPORT

This technical report is intended to provide the technical basis that underpins the guidance provided within the City of Edmonton Point Access Block Guide. It presents the technical rationale, methodology, and analysis for Point Access Block (PAB) design to inform project stakeholders as to how alternative solutions could be developed including indicative risk mitigation measures.