

Suro Town Homes

EDMONTON, ALBERTA

\$1.7 Million Budget | 12,450 sq.ft. total Residential & Parking | Conventional multi-family wood framing on concrete parkade | 8 suites of Town home condominiums | 14 stalls over one level of parking | Completed in 2013



It takes a special approach to successfully propose, design and execute medium and high density infill development. Constraints abound in this development context; zero-lot line foundations, restricted parking, excavation shoring, grading, density, small project scale, site access and a myriad of other considerations conspire to encourage most developers to want to run to the open spaces of the peripheries for higher density development. And understandably so since a misstep in almost any of these aspects can doom the project due to financial infeasibility.

For those developers who believe in the vision of a dense and vibrant urban core profitable infill development is only possible with a consultant team who understands these challenges. A unique blend of experience and creative thinking must be employed to deliver optimized and appropriate solutions to these issues and will help to ensure project success.

The Suro multi-family development in Garneau demonstrates that these challenges can be met head-on with success. Profitably converting two 10 metre wide house lots into eight townhome-style residences on a 14 stall underground parkade is no small feat in an established neighborhood like Garneau. By providing early site and building section studies Ethos was able to identify potential foundation undermine conditions for the adjacent residence. We proposed some small but significant elevation adjustments and construction techniques to avoid the undermine condition and the expenses related to excavation shoring. Utilizing our extensive design experience with concrete transfer slabs and parkades we were able to provide an economic and responsive parkade design that incorporated special details for threshold steps and an large inset tree planter to screen the adjacent residence.

When the developer expressed his concern with finding a qualified and affordable concrete formwork contractor to take on the commercial-level complexity of the parkade on a small residential scale we were able to refer him to a number of experienced and reliable contractors that we have worked with in the past. One of our recommended contractors was selected and was brought in to consult on some final aspects of our design to help ensure that constructability and schedule considerations were satisfied.



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Superior Structural Value
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