

# 1 3.5 & 3.6 - CPR Irvine

Bylaw 19713

Charter Bylaw 19714



June 8, 2021

## 3.5 &amp; 3.6 - CPR Irvine



3 3.5 & 3.6 - CPR Irvine



# 4 3.5 & 3.6 - CPR Irvine



1913

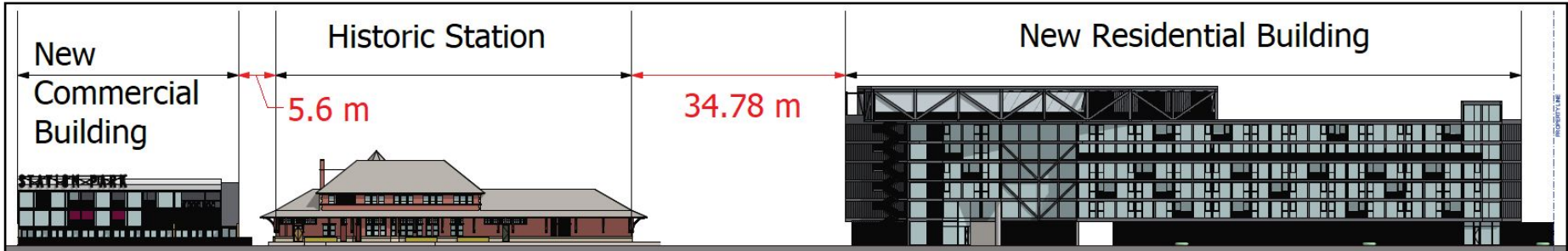
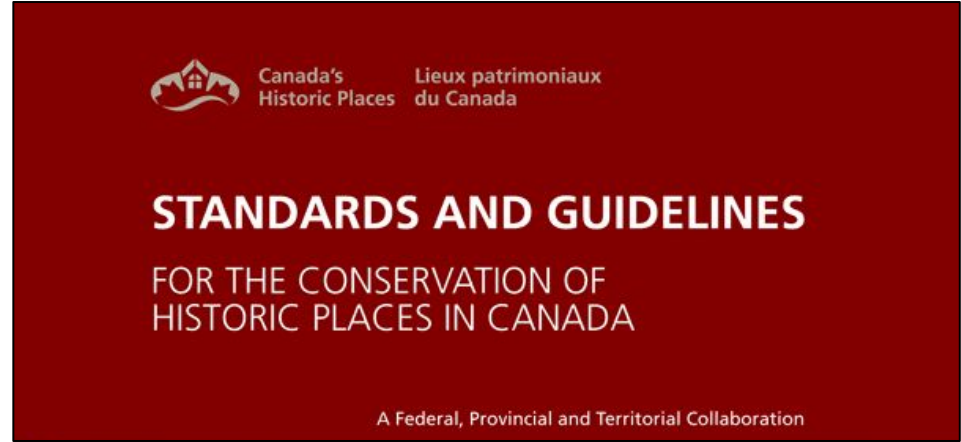


2021

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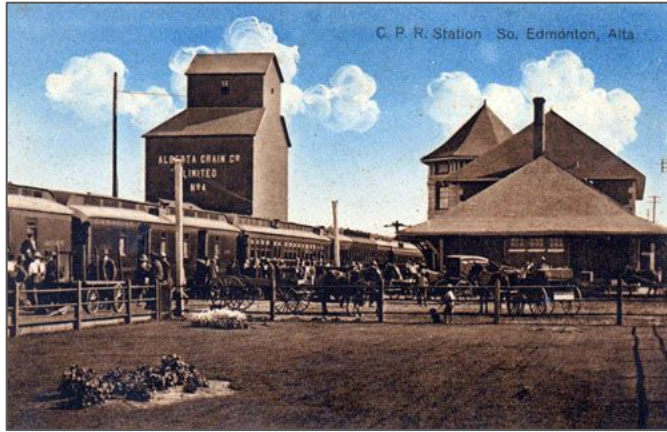


Applicant Rendering - Commercial Building



Scaled West Elevation of Rezoning Site

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Historical View from North (~1914)



View from North - 2021



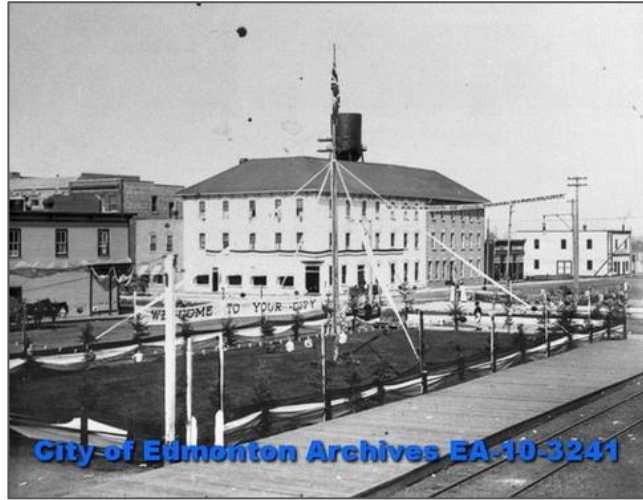
Historical View from East - ~1909



View from East - 2009

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1909



1913



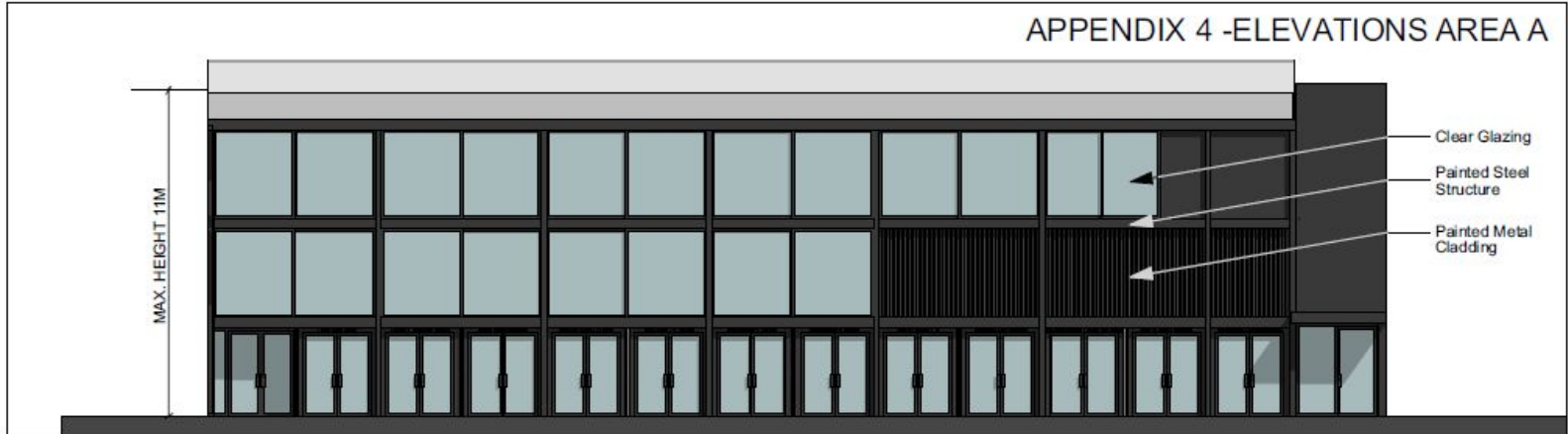
Historical View Corridor Between CPR Station and Strathcona Hotel



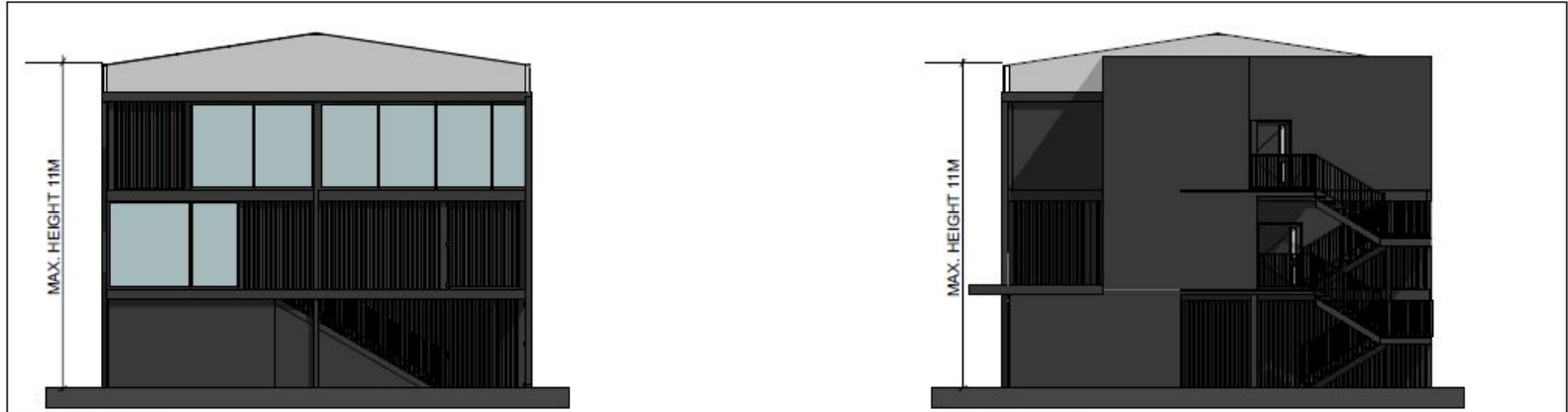
View Corridor From Strathcona Hotel

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## APPENDIX 4 - ELEVATIONS AREA A



WEST ELEVATION



NORTH ELEVATION

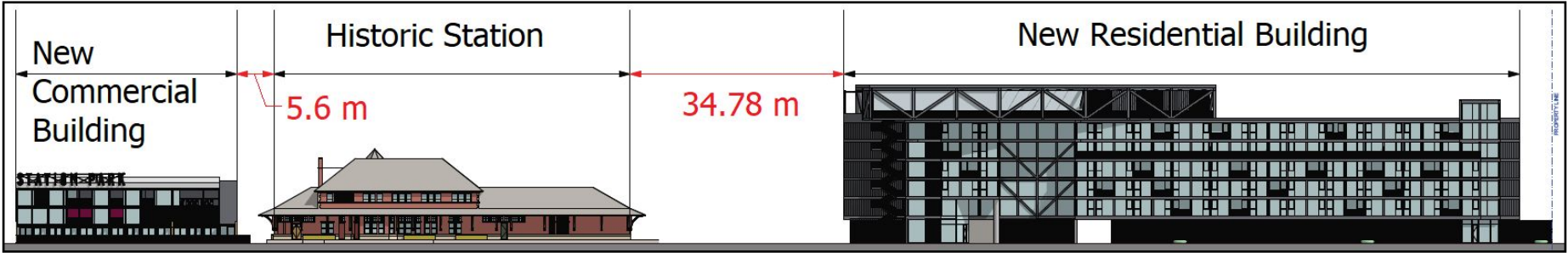
SOUTH ELEVATION



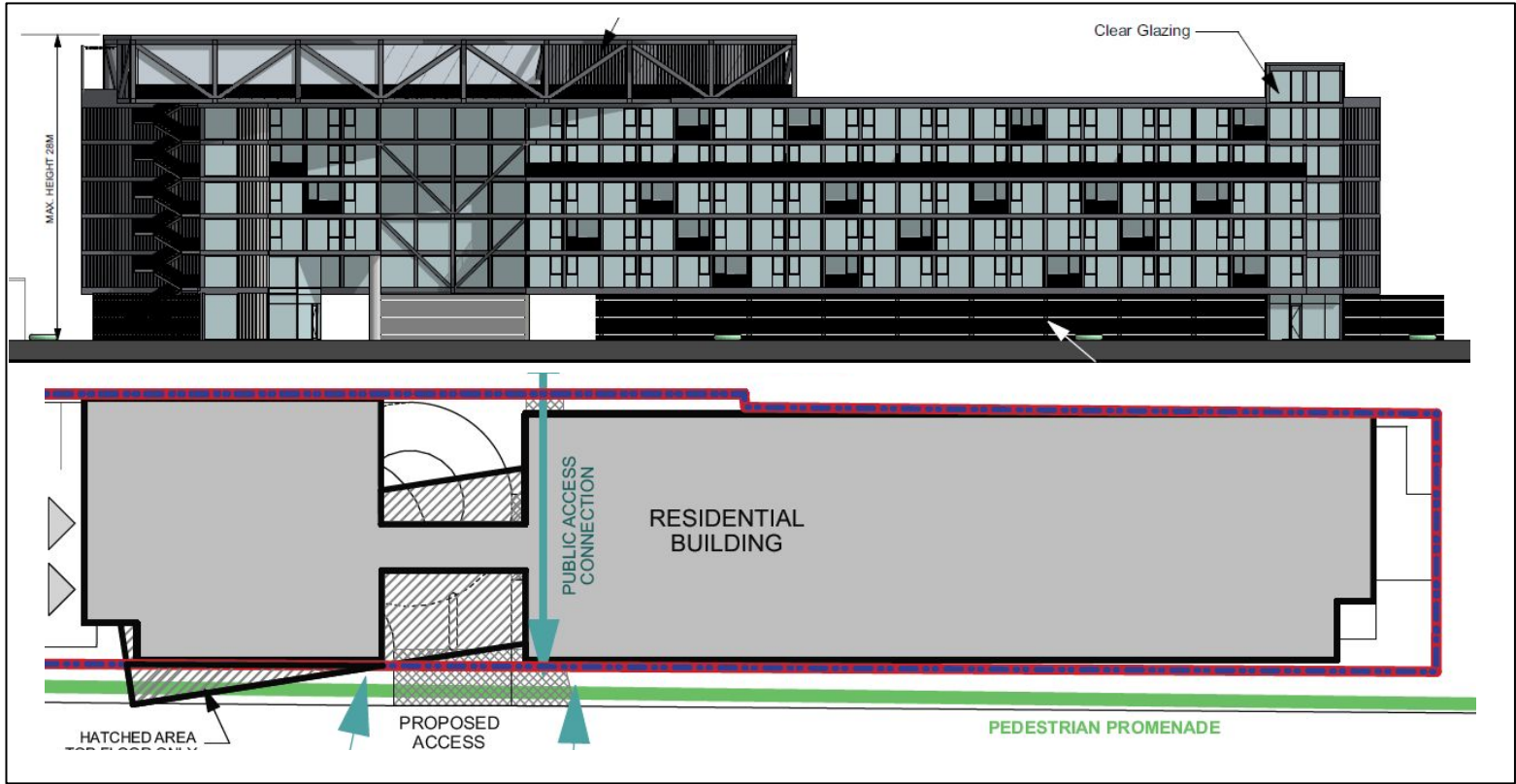
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Applicant Rendering - Residential Building



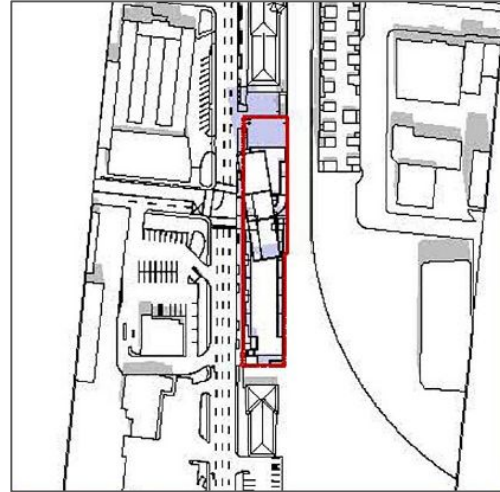
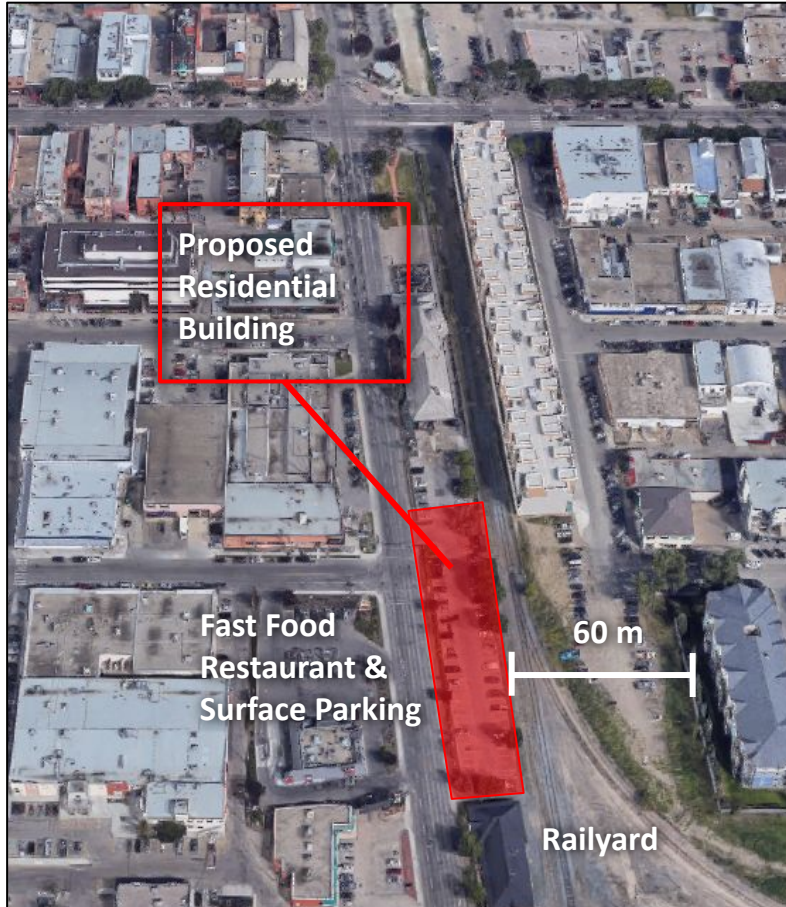
Scaled West Elevation of Rezoning Site



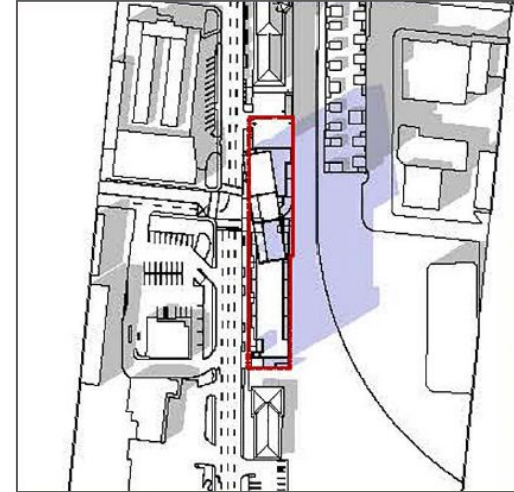
West Elevation

Site Plan

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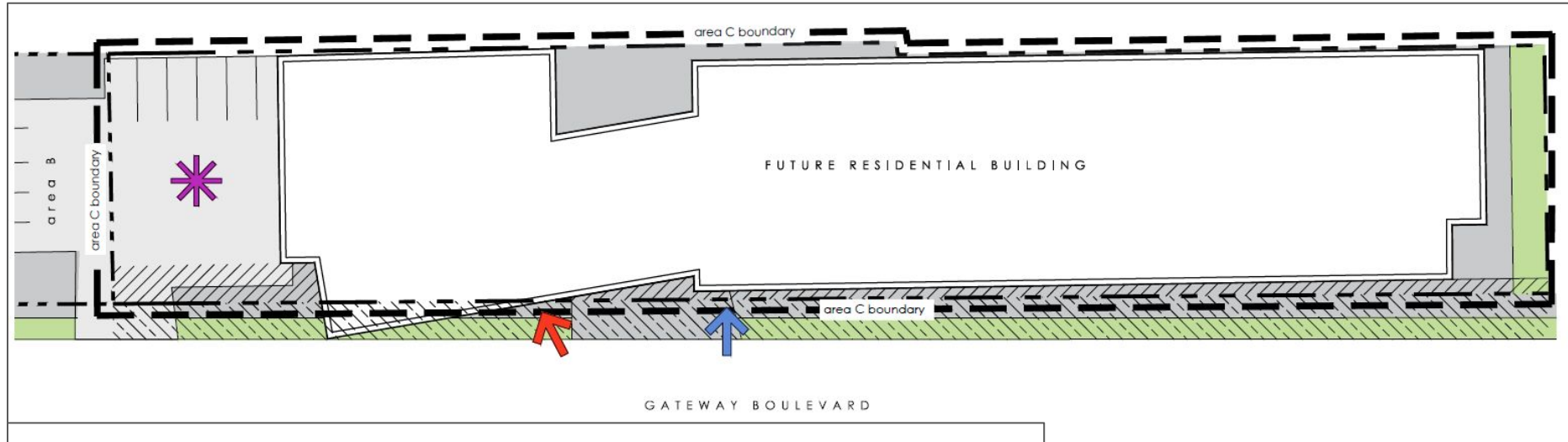






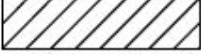

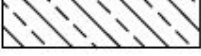

Mar/Sep 21, 1PM



Mar/Sep 21, 5PM

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	decorative concrete		property line
	landscaped area		building entry
	public realm improvements		short-term loading/pick-up and drop-off area
	gateway boulevard streetscape improvements		access to pedestrian corridor

DC1 Provision  
Landscape Plan

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New Service Access

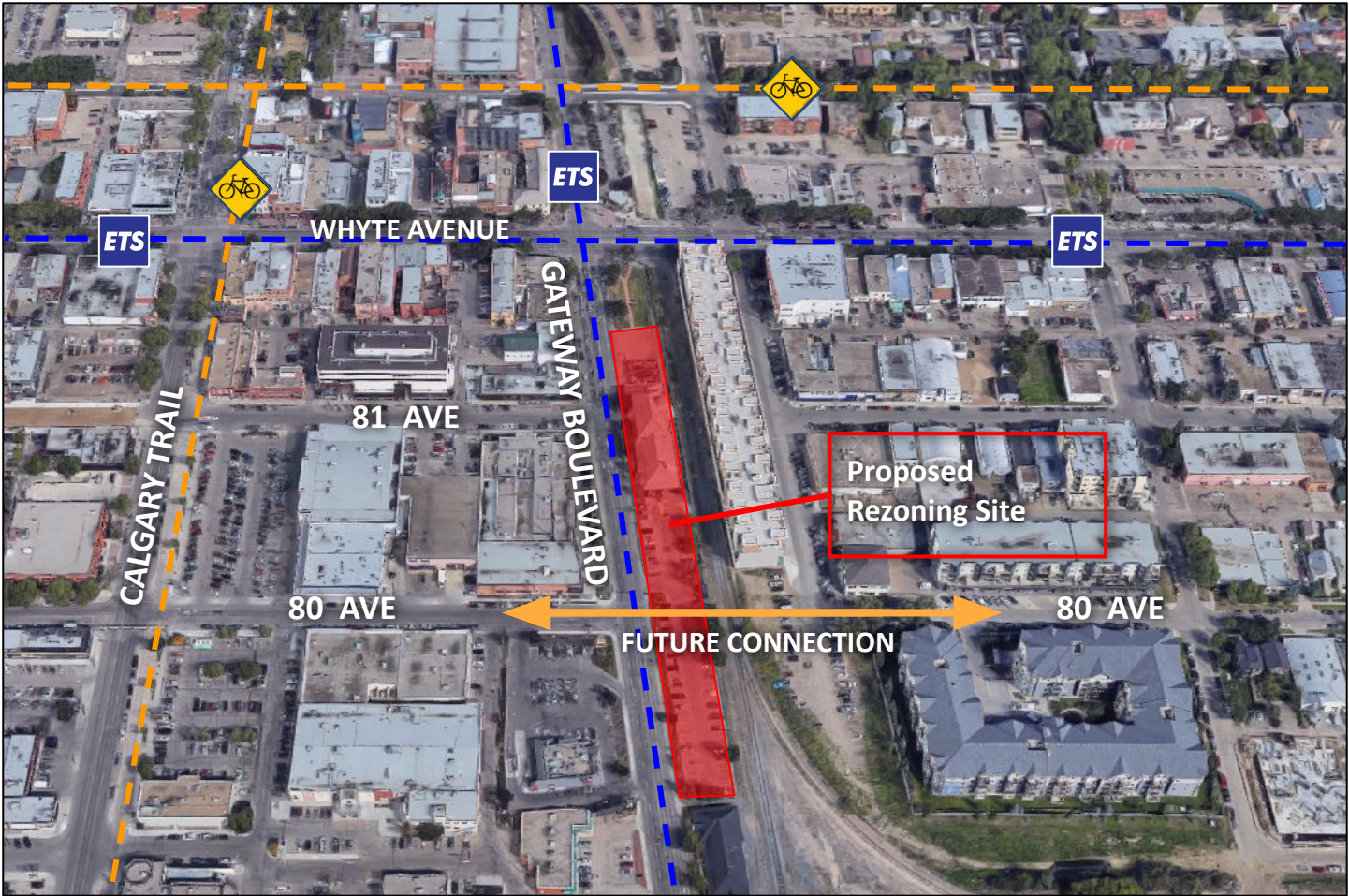
Realigned Site Access

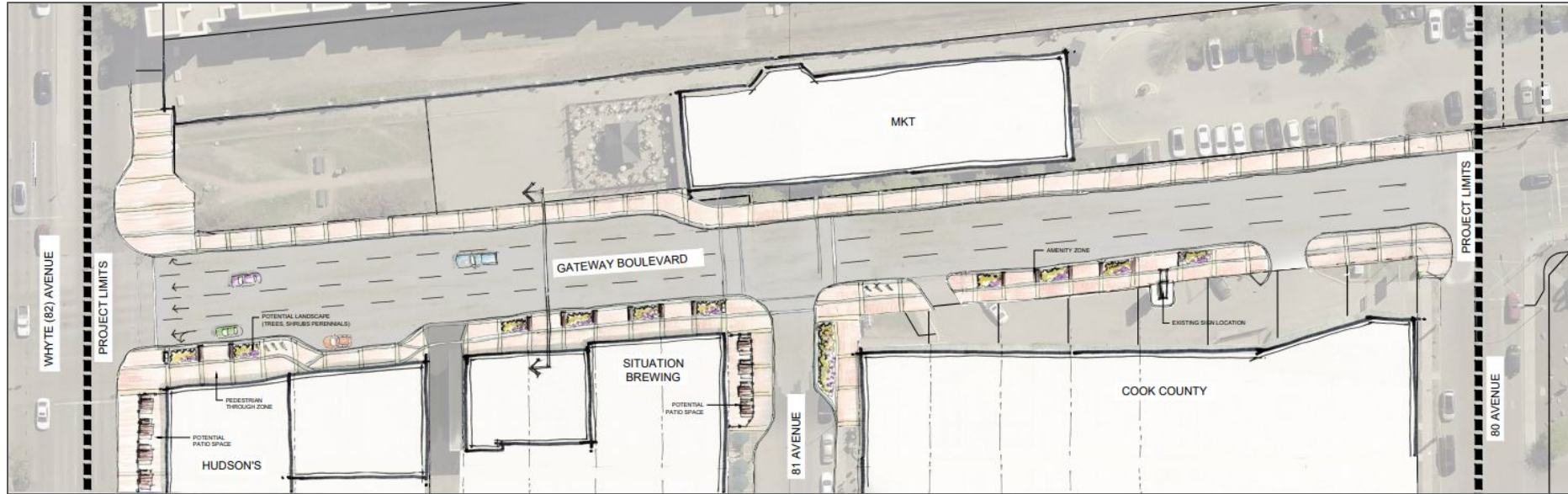
Gateway Boulevard

80 Avenue

GATEWAY BOULEVARD

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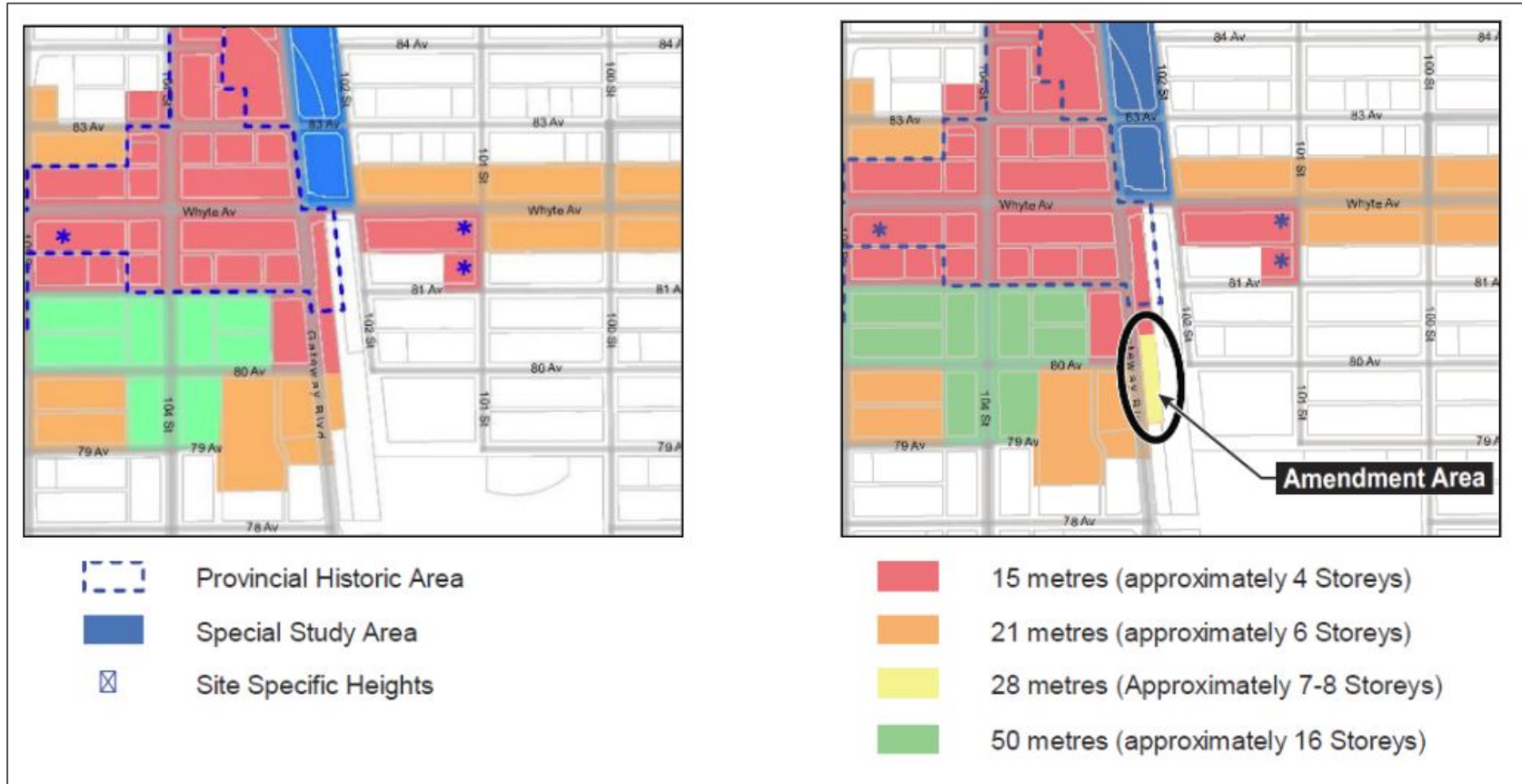
Gateway Boulevard - Draft Concept Plan



Strathcona ARP - Figure 6 - Character Districts



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Strathcona ARP - Figure 8 - Height Strategy

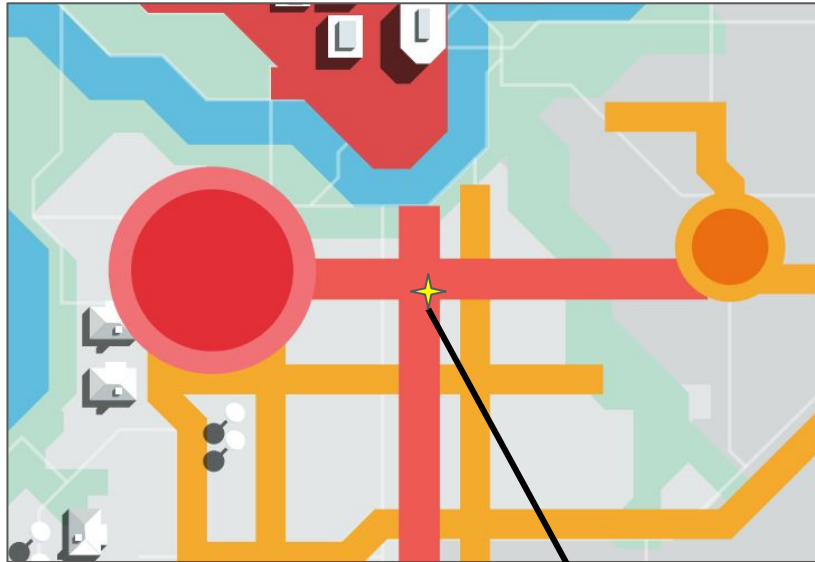
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2012



2021



-  Centre City
-  Major Node
-  District Node
-  Primary Corridor
-  Secondary Corridor

Site



Example Applicant Renderings Shown to Edmonton Design Committee

## LDA20-0385 Station Flats Rezoning/Plan Amendment & Municipal Reserve Removal



Consultation has concluded

\*\*\*The discussion has concluded and we have written a "[What We Heard](#)" document that will be shared with Council when they make their decision at Public Hearing.\*\*\*

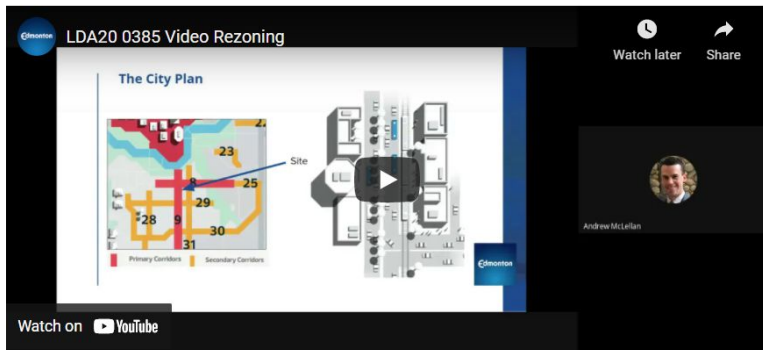
Thank you for participating in engagement activities for this rezoning application.

The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please visit these [FAQs for Council meetings](#).

This engagement was for three components revolving around proposed development near the historic CP Train Station in Old Strathcona (8101 - Gateway Boulevard NW). Two of the components, the Rezoning and Plan Amendment (see Video #1), will be presented to and decided upon as a package by City Council. The third, the Municipal Reserve Removal (see Video #2), is a separate project in the same area and will be decided upon by City Council independently, though likely at the same Public Hearing.

For that reason, your feedback and opinion on the proposed rezoning/plan amendment package might be different than your feedback on the proposed Municipal Reserve removal.

### Rezoning



REGISTER

SHARE YOUR VOICE.  
SHAPE OUR CITY.

### Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

### Who's Listening

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ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

