

Urban Planning and Economy
UPE00583

Edmonton

Glenora Heritage Character Area Rezoning

Contact information
James Haney, 780-944-0891
edmonton.ca/heritageareas

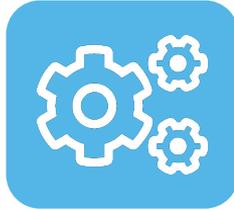
The City Plan Implementation Approach



Planning, Policy & Regulation

Examples

- District Planning
- City Planning Framework
- Zoning Bylaw Renewal



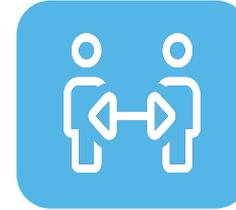
Process & Service Delivery

- Prioritized budgeting
- Business planning
- Operational service delivery



Data & Measurement

- Measures and targets
- Transparent reporting



People, Partnerships & Change Management

- Organizational change management
- External relationships and partnership

Glenora Character Areas



Garden City Suburb Characteristics



Curvilinear tree-lined streets



Parks and greenspaces



Primarily large single detached dwellings



Deep front setbacks

Impacts of New Development



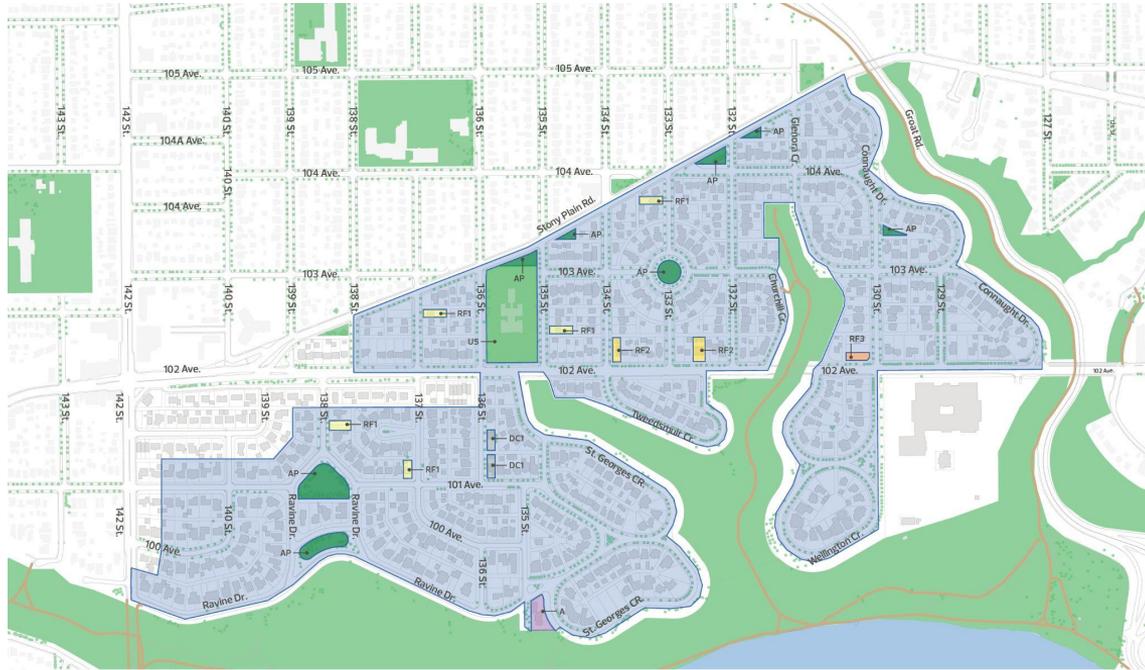
Narrow lots homes on 102 Avenue

The City Plan Direction



-  Primary Corridor
-  Secondary Corridor
-  Future LRT Stop

Draft Direct Control (DC1) Zone



- | | | |
|---|--|--------------------------|
| Glenora Heritage Character Area | (DC1) Direct Development Control Provision | (AP) Public Parks Zone |
| (RF1) Single Detached Residential Zone | (DC2) Direct Development Control Provision | (US) Urban Services Zone |
| (RF2) Low Density Infill Zone | (A) Metropolitan Recreation Zone | |
| (RF3) Small Scale Infill Development Zone | | |

ONE
MILLION
MORE

THE CITY PLAN

Charter Bylaw 20000
Approved by Council Dec. 7, 2020

Edmonton

V 1.0

Next Steps

- Online public engagement in July 2021
- Further outreach to stakeholders
- Refinement of the draft Direct Control (DC1) Provision
- LDA application in 2021, anticipated Public Hearing in early 2022

Alternative Approaches

Reevaluate Approach

- Opportunities for a wider range of land uses
- Area of application

No Heritage DC1

- Status quo
- Rely on the City's historic resource designation process to protect character homes on a site-by-site, voluntary basis

Thank you.

Contact Information
James Haney, 780-944-0891
edmonton.ca/heritageareas

The logo for the City of Edmonton, featuring the word "Edmonton" in a white, sans-serif font on a dark blue square background.

Edmonton