

ITEMS 3.10 & 3.11: Bylaw 20039 and Charter Bylaw 20040 - To allow for a range of medium intensity Commercial Uses and Residential Mixed-Use Opportunities within a mid to high rise built form, Garneau

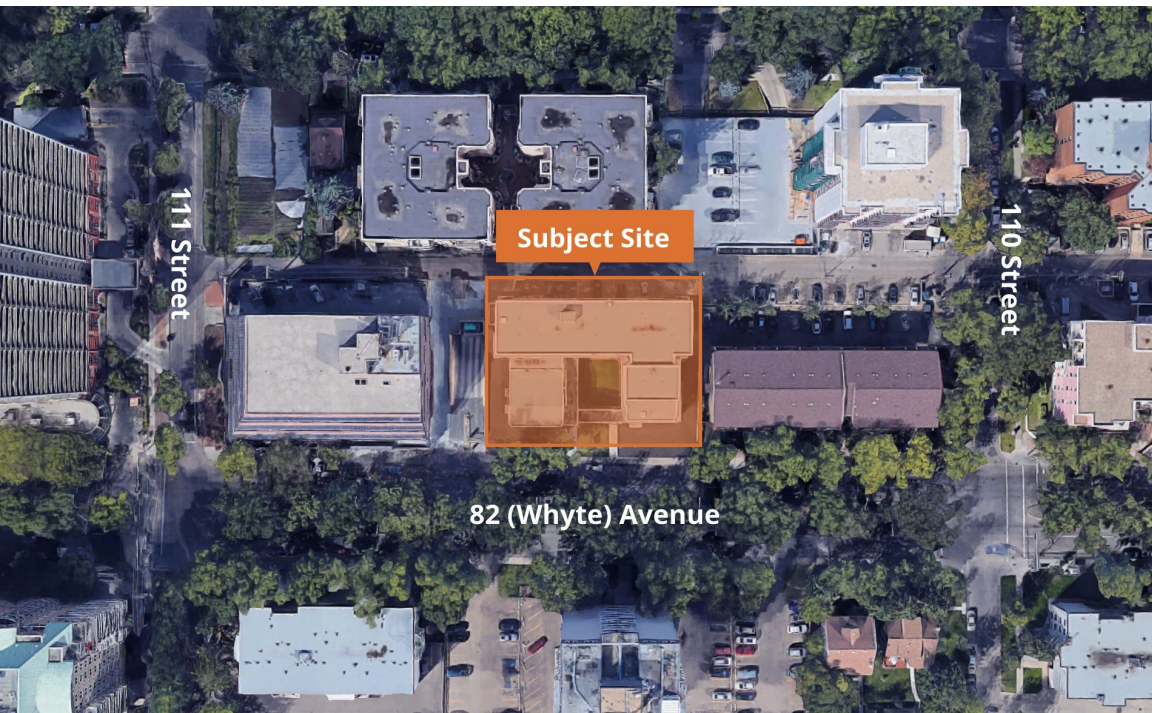
**EDMONTON CITY COUNCIL
PUBLIC HEARING
April 5, 2022**

Chelsey Jersak, MA, RPP, Situate

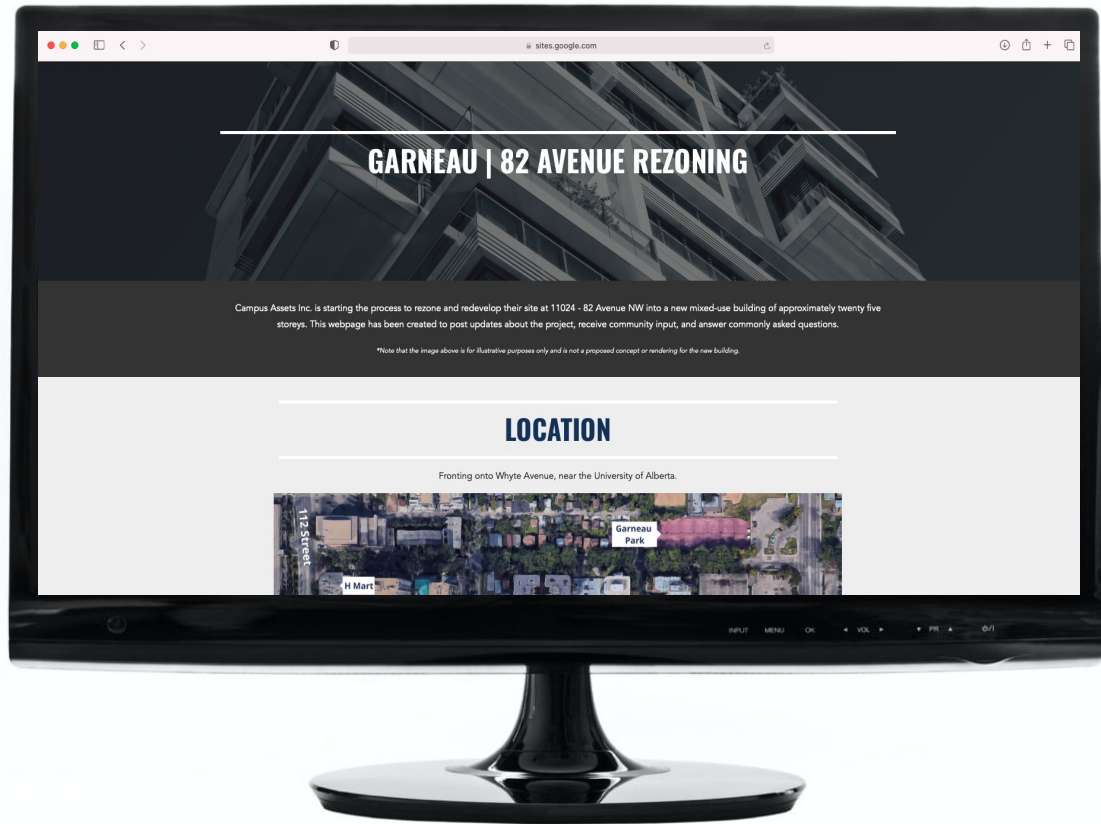


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PLANNING + PLACEMAKING

SITE AND CONTEXT



NEIGHBOUR RELATIONS



We want to hear from you!

Thank you for taking the time to respond to this survey. With your help, we are looking to bring a welcoming new building to your community at 11024 - 82 Avenue.

Our hope is that the new building will be a welcome addition to the neighbourhood. As a result, we'd like to ask for your input and gather your feedback on the proposed building.

The site is proposed to be rezoned from the existing US (urban services) zone to the CB3 (commercial mixed business zone) with the Main Streets Overlay. The proposed zoning would allow a building with a maximum height of 75 metres (approximately 25 storeys), and commercial opportunities on the main floor.

The intention is that the new building will coexist with existing buildings on Whyte Avenue in Garneau. We would like to gather your thoughts and ideas to find out what you would like to see with regard to building design. We can't promise to incorporate every idea into the design, but we will consider everything that we hear.

The information in this survey is being collected on behalf of Campus Assets Inc. by Situate. Your personal information will not be collected or shared.

This survey will be open until October 31, 2021.

What types of commercial uses would you like to see in the building?

Long answer text

NEIGHBOUR RELATIONS

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September 23, 2021

Dear Neighbour,

RE: Proposed Rezoning: 11024 - 82 Avenue NW

Situate is pleased to get in touch with you on behalf of Campus Assets Inc. about an upcoming rezoning application at 11024 - 82 Avenue NW. The intention of this application is to rezone the land to the CB3 (commercial mixed business zone) and apply the Main Streets Overlay to the site. The proposed rezoning would allow for a new mixed-use tower, provide commercial space on Whyte Avenue and house about 500 students in close proximity to the University of Alberta.

The application also includes an amendment to the Main Streets Overlay in instances when the overlay applies to the CB3 zone. The amendment would reduce the CB3 tower floor plate (area allowed for each floor) in order to reduce shadow and visual impacts. The amendment would also increase the maximum height of the CB3 zone under the overlay to offset the reduction in the size of the floor plate.

You may also be receiving a notice in the mail from the City of Edmonton about the rezoning application; you may reach out to the City if you have questions about the application, or reach out to us directly.

We have also created a webpage where you'll find more information about the project as well as frequently asked questions. If you have a question that's not listed on the webpage, please let us know and we'll be sure to add it!

<https://sites.google.com/situateinc.ca/garneau82ave>

We're still in the early stages of the project, and do not yet have a finalized design or construction timeline; we will post that information on our webpage when it's available. In the meantime, if you have any questions at all, either about the rezoning or about the future design and construction, please feel welcome to get in touch with me at jeff@situateinc.ca or (780) 203-6820.

Thank you so much for your time.

Sincerely,



Jeff Booth
Planning Associate, Situate





how could we think about views and visibility into the building?



how could we think about greenery above street?

PLACEMAKING AND COMMUNITY BUILDING

how could the building and sidewalk feel at street level?

how could we think about activities, functions, and uses?



rhythm



how could we think about furniture and amenities?





University LRT
Station

Recent 29 Storey
Tower Rezoning

Recent 25 Storey
Tower Rezoning

University of
Alberta Hospital

Health Sciences
LRT Station

University
of Alberta

H Mart

27 Storey
Tower

14 Storey
Tower

Subject Site

Garneau
School

Garneau
Park

Safeway

Shoppers
Drug Mart

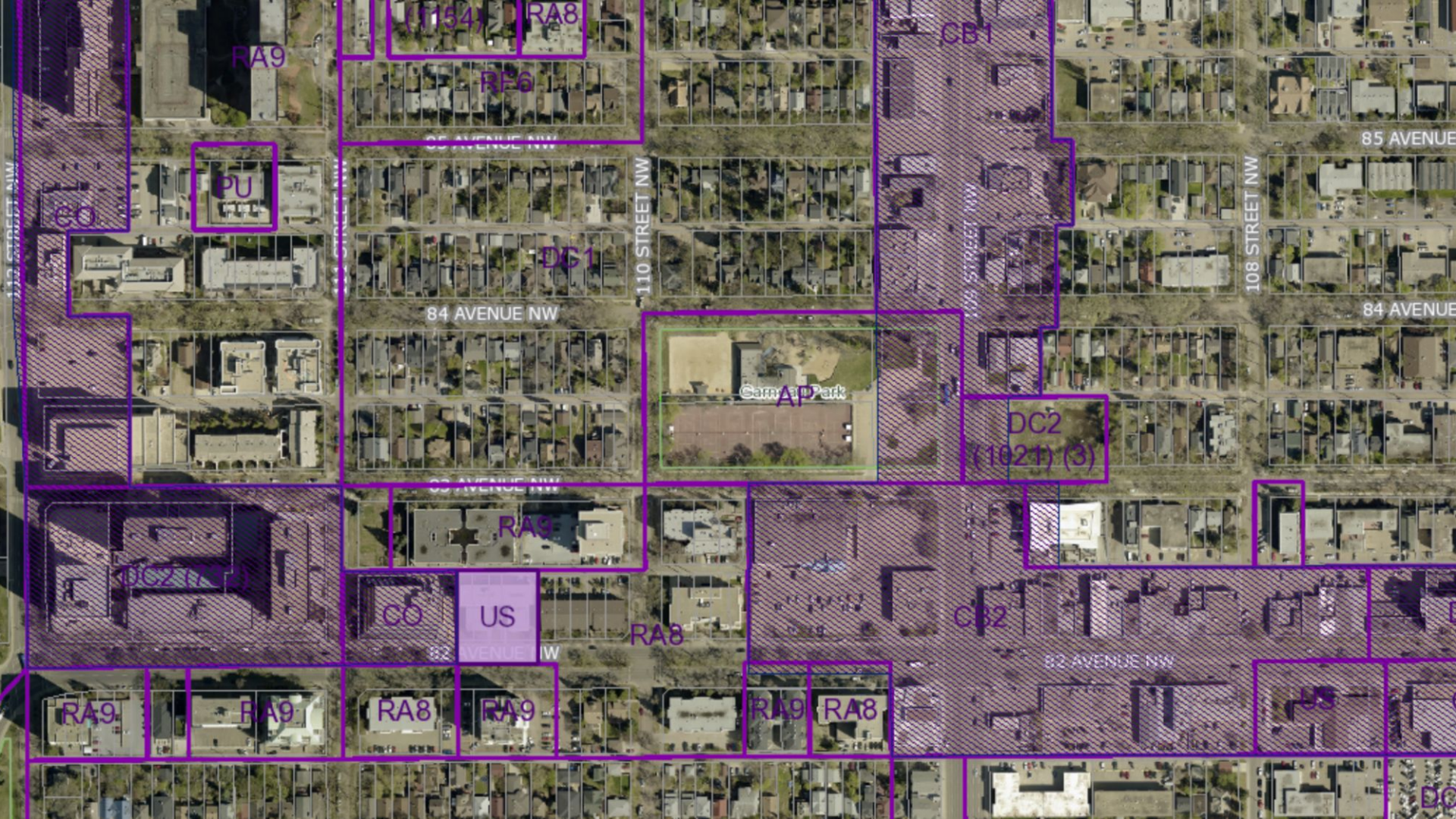
112 Street


111 Street

110 Street

Whyte Avenue

109 Street



**EDMONTON
CITY
PLAN**

**MID AND HIGH
RISE**

Desired overall density: minimum 250 people and/or jobs per hectare

*gross developable area

**Potential size/
scale:** up to 2 km
across

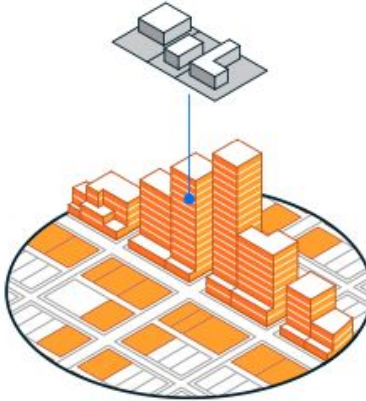
**Typical massing/
form:** high-rise
and mid-rise

**Minimum 250 people
and/or jobs per hectare**

Edmonton

V 1.0
CHARTER
BYLAW 20,000

ZONING BYLAW RENEWAL

Proposed Mixed Use Zone	Description
<p data-bbox="19 414 309 447">Mixed Use 1 (MU1) Zone</p>  <p>The diagram illustrates the Mixed Use 1 (MU1) Zone. It features a circular inset showing a grid of orange buildings of varying heights. A blue dot is placed on one of the buildings. Above this inset, a larger, more detailed illustration shows a cluster of buildings, including a tall one, with a blue line connecting it to the blue dot in the inset below.</p>	<p data-bbox="440 414 1226 655">This zone is intended to be a pedestrian priority zone centered around transit accessibility. The intent of this zone is to emphasize the public realm through the relationship between the building and the sidewalk to support vibrant, walkable, and accessible main street-like corridors and nodes. This zone will be located primarily within urban settings, pedestrian-oriented corridors, and within some suburban contexts.</p>

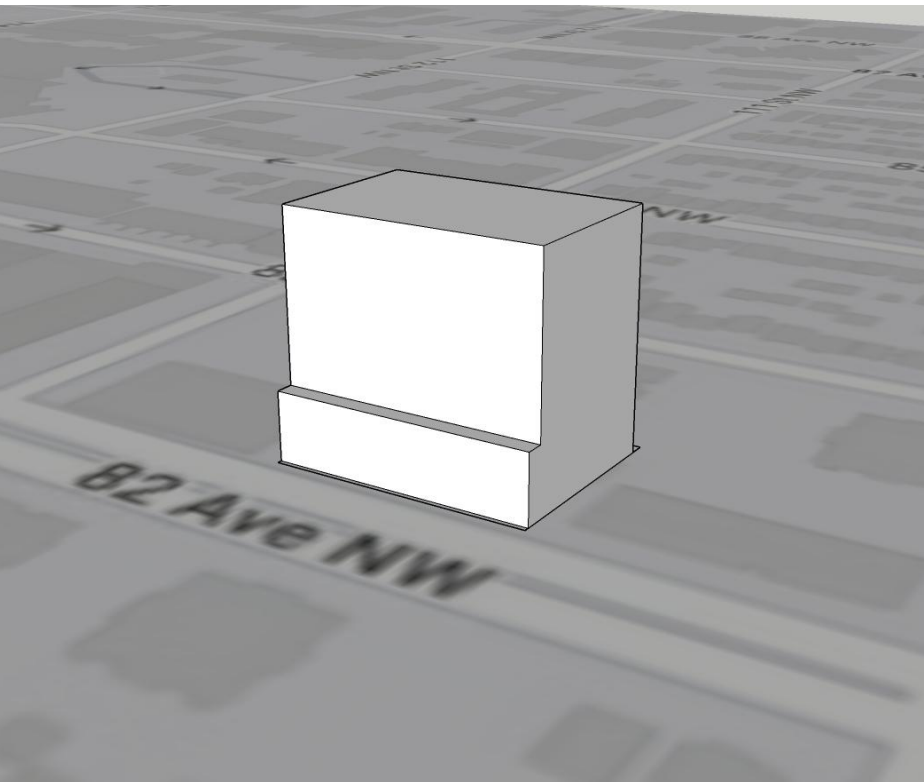
Height

Each zone will prescribe a height permissible on a site whether it is for low, medium, and/or high-rise development. Height would be applied in accordance with built forms identified in The Draft City Planning Nodes and Corridors hierarchy. In general the proposed maximum heights ranges (with bonusing) are:

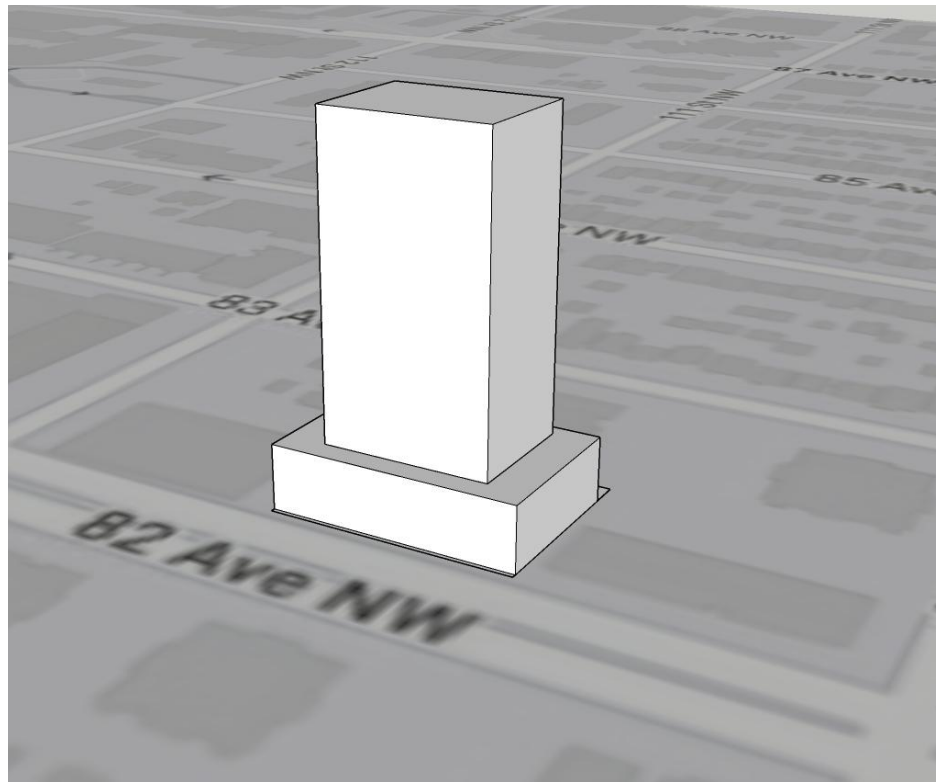
- + Low-rise: 3 – 6 storeys
- + Medium-rise: 7 – 12 storeys
- + High-rise: 13 – 26 storeys

MASSING COMPARISON

CB3 + MAIN STREETS OVERLAY
WITHOUT AMENDMENTS



CB3 + MAIN STREETS OVERLAY
WITH AMENDMENTS





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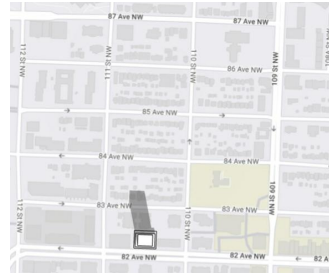
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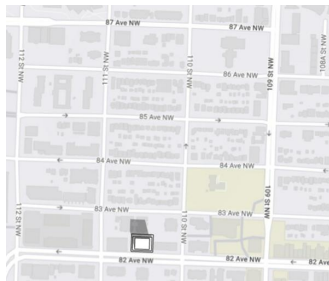
Chelsey Jersak
(780) 974-4956 | chelsey@situateinc.ca

SUN/SHADOW STUDY

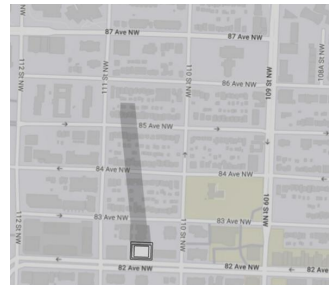
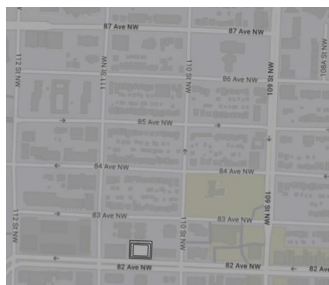
Mar./Sept.
21



June 21



Dec. 21



9 AM

12 PM

3 PM