

Thorncliff

8624, 8620, and 8616 – 175th Street NW



Presented by Dave Onishenko, RPP, MCIP

RF1 to CNC Rezoning

Charter Bylaw #20362 Public Hearing: January 23, 2023



Context



Misericordia Station

170 St

Future Valley Line West LRT

West Edmonton Mall Station

87 Ave

SITE

175 St

Thorncliff Neighbourhood



Today's Application - Proposed CNC



Proposed CNC Zone

- Would enable development of a small-scale commercial building to serve day-to-day needs of residents within Thorncliff.
- Under CNC, development would maintain a compatible built form to surrounding low density residential context.

Impact of Main Streets Overlay (MSO)

- The MSO ensures the develop orientation and design respects adjacency to future LRT station.
- Aligning with City Plan, CNC + MSO will allow the site to adapt and redevelop in the future with additional height and FAR.



Summary

- Aligns with The City Plan which supports the development of small commercial sites in the form of low-rise or mid-rise to establish mixed-use.
- Aligns with TOD Guidelines which supports retail and employment growth around existing and proposed LRT stations and transit centres.



Thank you.

