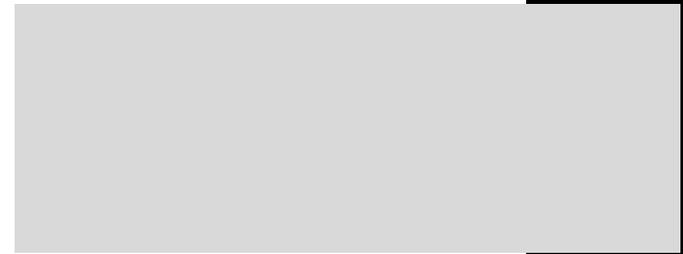


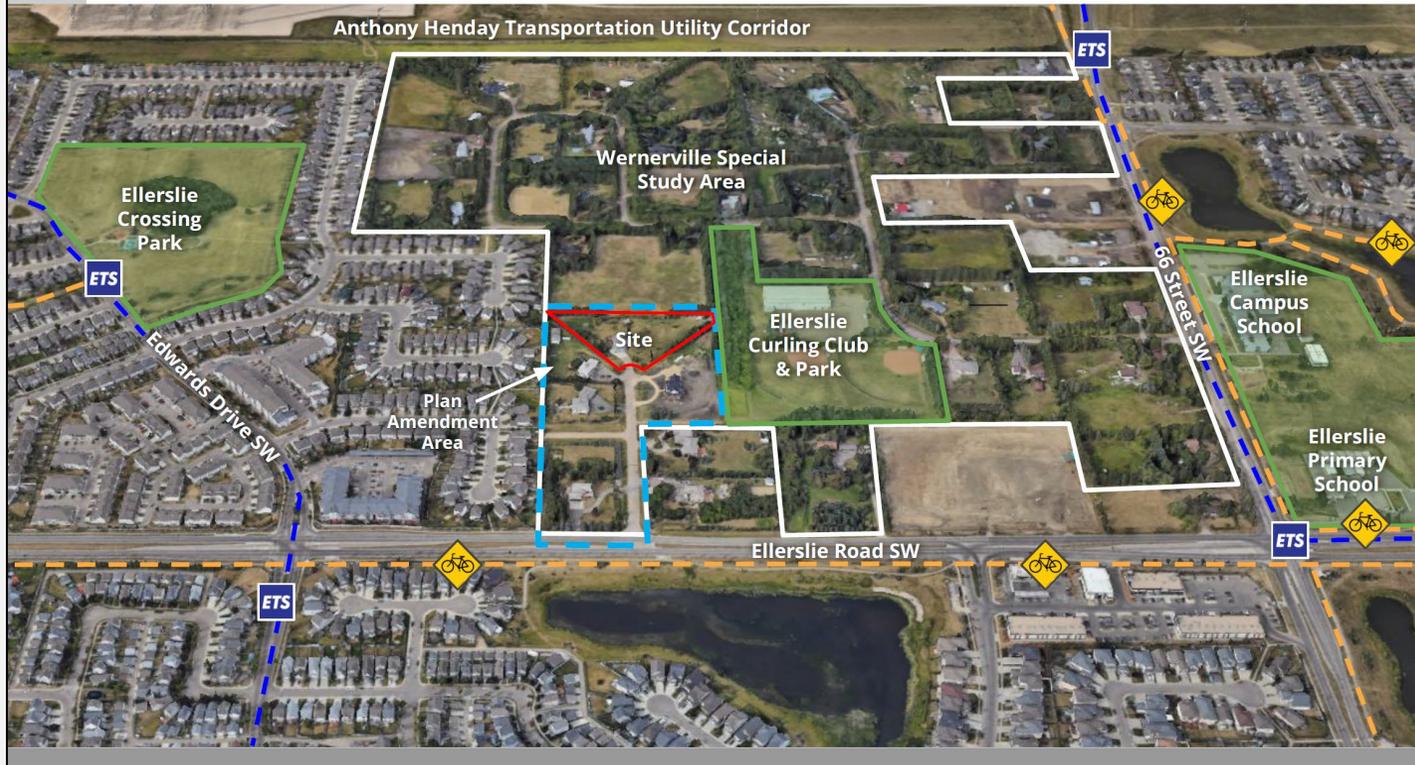
LDA22-0446
608 75 STREET SW



E1NS

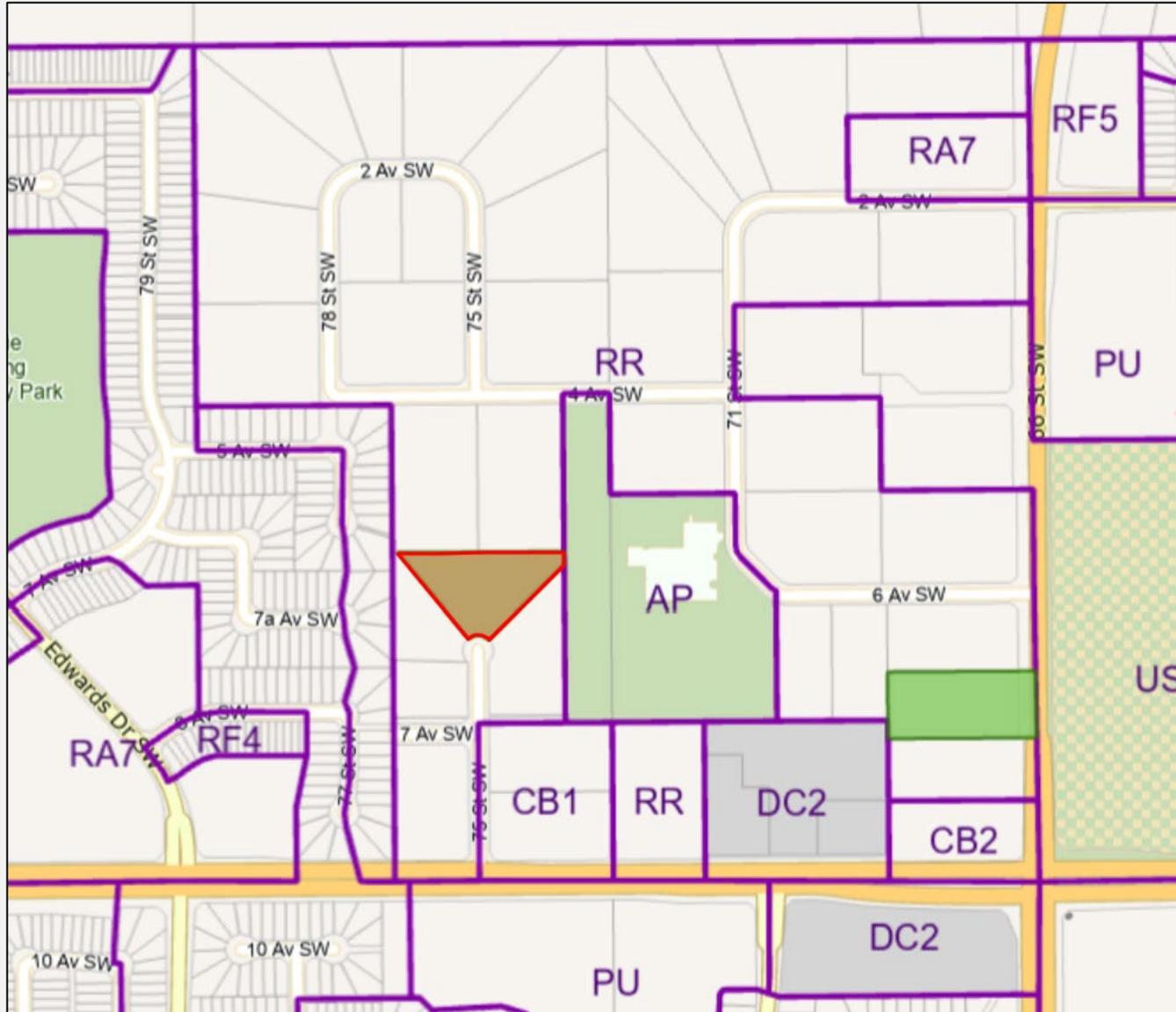
SITE CONTEXT & HISTORY

2 SITE CONTEXT



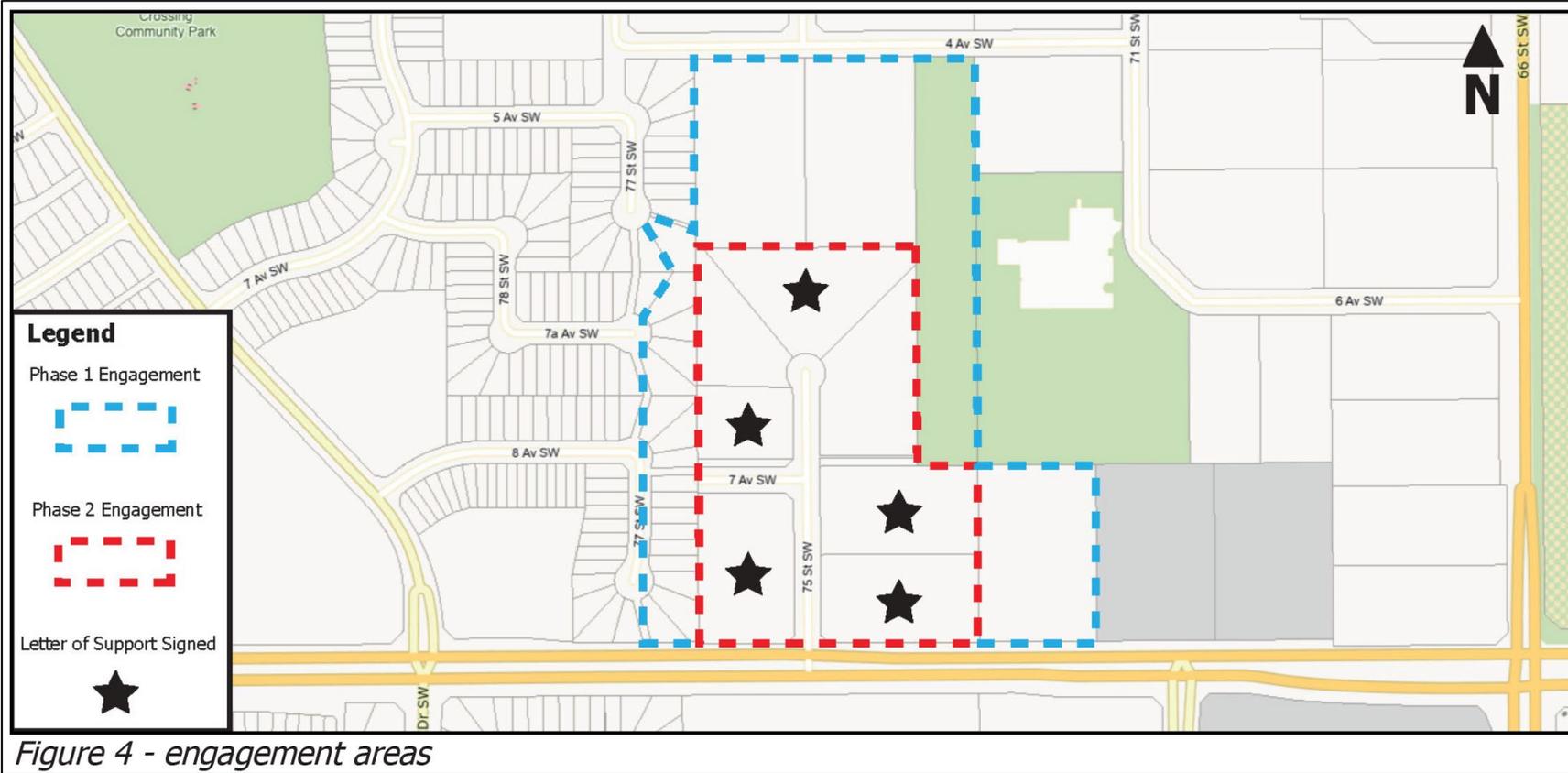
- Originally named Rimrock Estates
- Restrictive Covenant from 1992:
 - Permitted only country residential
 - Required minimum floor areas
 - Required large front setback
 - Design requirements
- In 2021, all 7 landowners agreed to remove RC from titles
- Allowed for commercial development at 707 & 811 75 Street SW

SITE CONTEXT & HISTORY



- Properties along Ellerslie Rd & 66th St are redeveloping
- Application follows that momentum, designating 5 new multi-family parcels
 - Rezoning one parcel to RA7
- Application includes:
 - Transportation Impact Assessment
 - Servicing Report
 - Phase 1 ESA
 - Amendments to Ellerslie ASP/NSP
 - Planning Study

SITE CONTEXT & HISTORY



- Engagement completed with residents within and immediately bordering plan area
- 5 landowners within the plan area support the applications
- Concerns were similar to those received by Administration

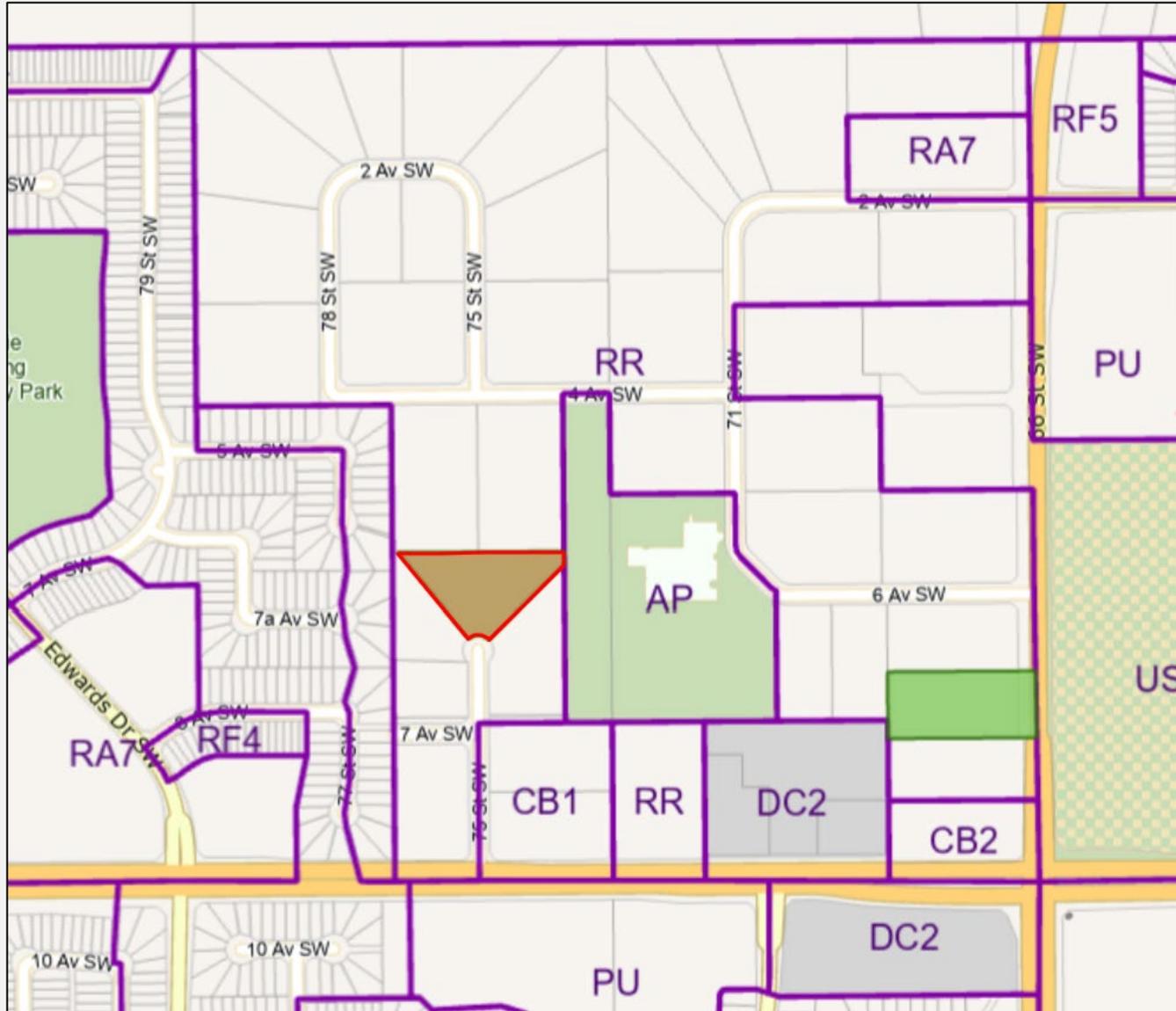
LONG TERM – MAXIMUM ULTIMATE BUILD OUT



Figure 7a - Conceptual layout of Ellerslie Gate (facing north)

- 5 parcels of multi-family & 2 commercial parcels
- Urbanized 75 Street SW
 - Sidewalks & pedestrian access
 - Upgraded connections to Park
 - Services
 - Traffic lights at Ellerslie Road
- Buildings intended to front newly urbanized street, creating urban node

SHORT TERM – REZONING & AMENDMENTS

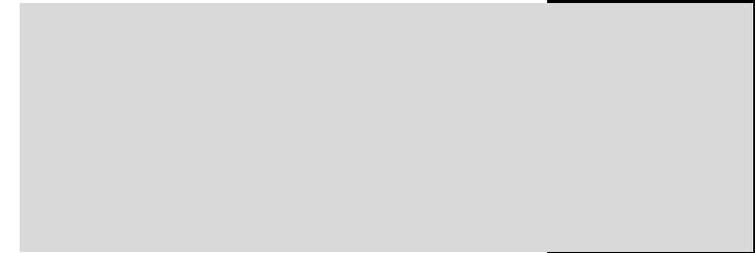


- Application proposes to rezone only 608 75 Street SW
 - All other parcels remain RR
- 75th Street urbanized
- Increases density of Ellerslie Neighbourhood to 47 du/nrh (from 43.3 du/nrh)

SUMMARY

- Removal of Restrictive Covenant and nearby developments support redevelopment
- Detailed concepts, studies and analysis completed through engagement and with Administration
- Ultimate build out is fully serviced, urban node supporting surrounding infrastructure and developments
- Rezoning of subject parcel only and ASP/NSP amendments forces no one out

THANK YOU



E1NS