



South Ridge Site - Rezoning Application

187 and 401 Southridge NW

August, 2020

DIALOG

Community Development Pattern



PROPOSED REZONING
 From **(RA7)** Low Rise Apartment Zone
 to **(RA9)** High Rise Apartment Zone

REZONING AREA APPLICATION AREA MAPS
LOTS Lot, Block 1, Plan 8722914
 Lot, Block 66, Plan 8722912

- AP** Public Parks Zone
- AGU** Urban Reserve Zone
- CB2** General Business Zone
- CSC** Shopping Centre Zone
- CHY** Highway Corridor Zone
- DC2** Site Specific Development Control Provision
- RF1** Single Detached Residential Zone
- RF4** Semi-Detached Residential Zone
- RF5** Row Housing Zone
- RF6** Medium Density Multiple Family Zone
- RA7** Low Rise Apartment Zone
- RA8** Medium Rise Apartment Zone
- RA9** High Rise Apartment Zone
- US** Urban Services Zone

Site Context



View of the site from 45 Avenue looking south



View of the site from a local road looking north

Site Context



View of the site from a local road looking east



View of the site from a local road looking west

Planning + Development Principles



Family-friendly – Support Empire Park as a family-friendly neighbourhood where people have a diverse range of housing options to raise families and age in place.



Community Vibrancy - Promote a pattern of development that will bring people into the neighbourhood to support the community (places where residents live, work, shop, play and learn) and the overall vitality of the area.



Integrate Design – Design the built form to integrate with the character of the neighbourhood by creating a welcoming interface with the street.

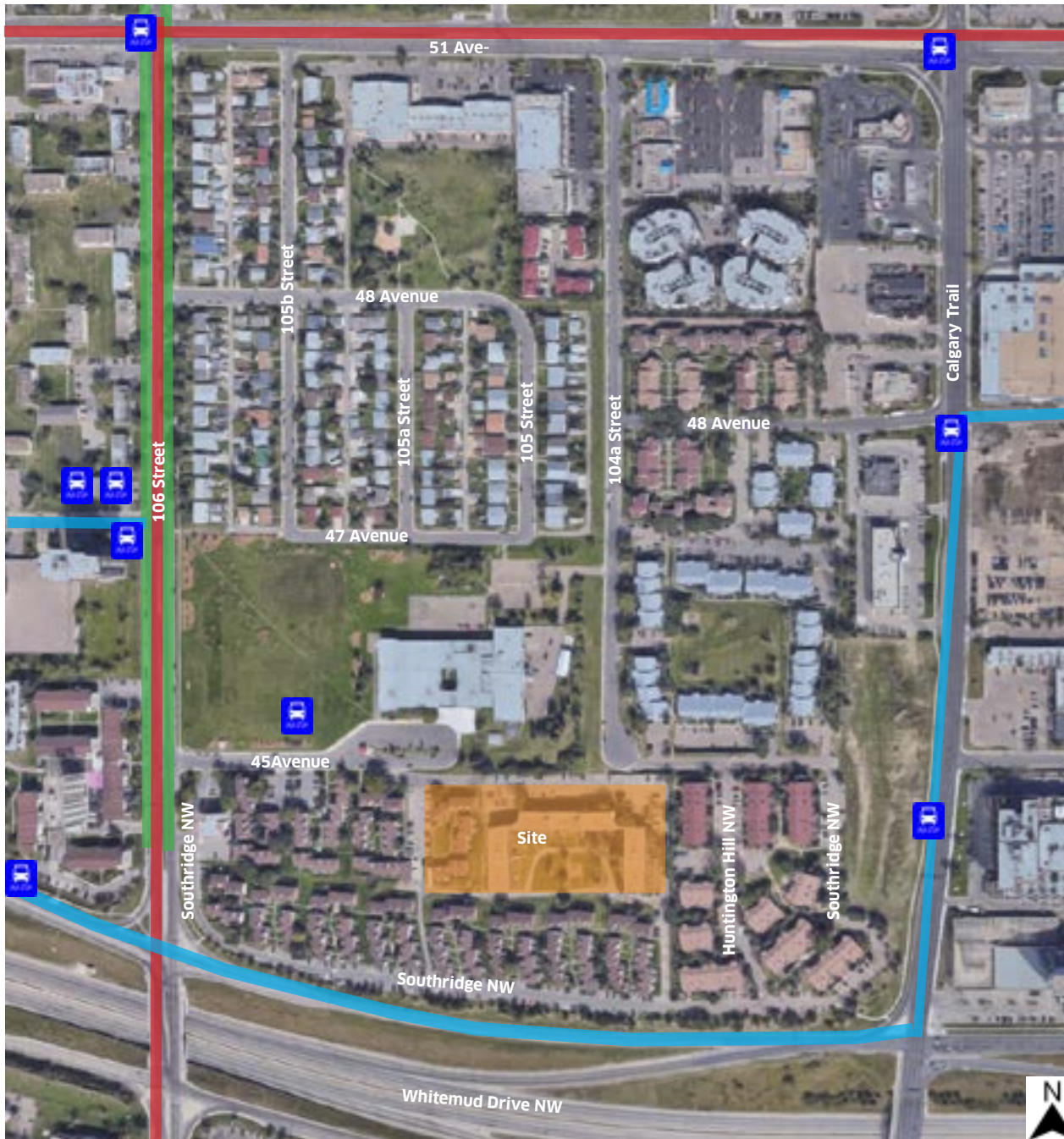







Complete Community - Support the development of a complete community through a multi-family development that reinvests in the neighbourhood and that is conveniently located to encourage walking, cycling and the use of public transit.



Create Resiliency – Encourage a reduction of the carbon footprint and create a more compact and walkable Edmonton by supporting greater densities in a sustainable built form on underutilized land that is well-served by transit and services that meet the daily and weekly needs of residents.

Multi-Modal Transportation Network



-  Site
-  Bike Path
-  Frequent Transit Route
-  Bus Transit Route
-  Bus Stop

RA9 Zoning Test-Fit Analysis



RA9 Test Fit Analysis

- 4 - 16 storey residential towers (20 storey max)
- Approximately 700 - 800 units (1000 max)
- Underground parking
- New access to the site from 45 Avenue

Test-Fit Analysis Concept (RA9 Zone) – Aerial view

RA9 Zone

Development Regulations	
Maximum Tower Height	60 metres
Maximum Podium Height	15 metres
Maximum Floor Area Ratio (FAR)*	4.3
Maximum Floor Plate	850 sq. m (9149 sq. ft)
Maximum Density*	550 dwelling per hectare

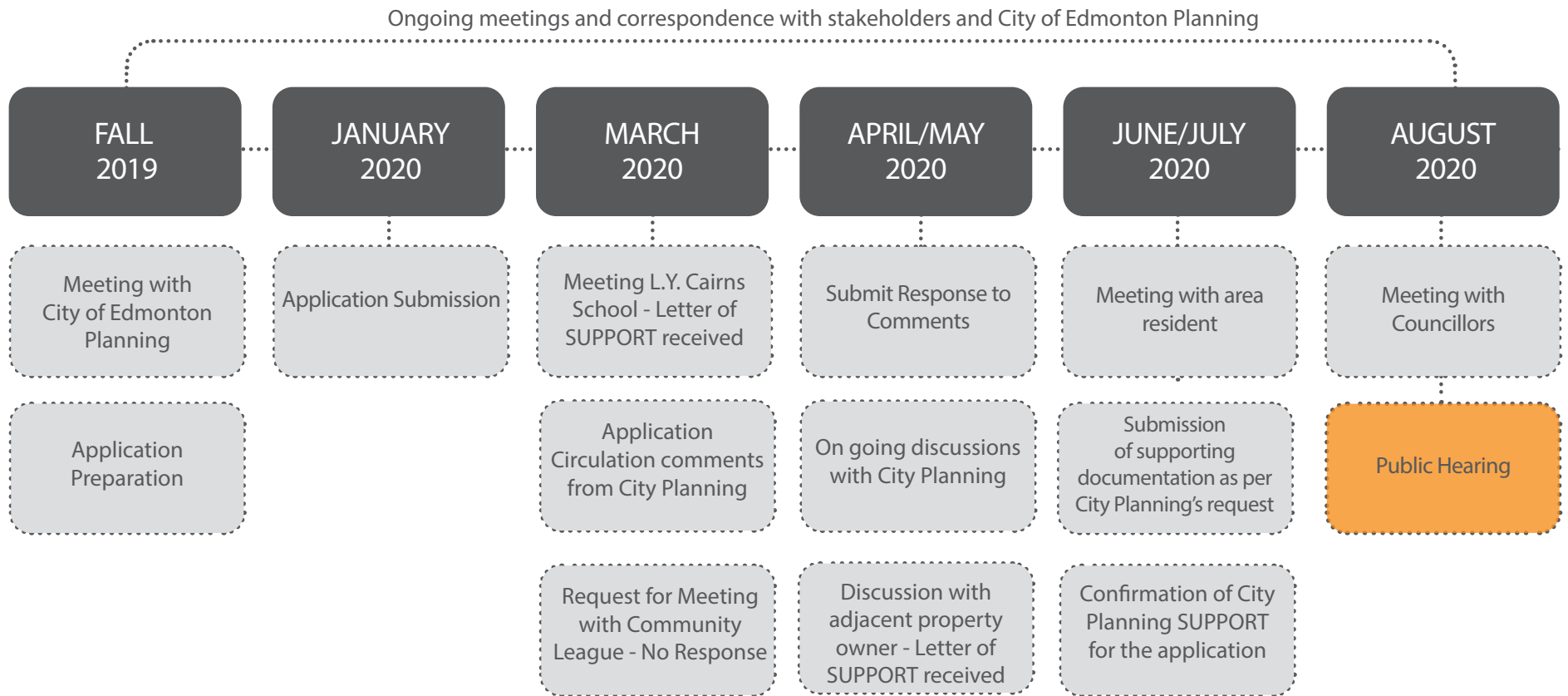
The setback distances for **15 m or below with residential ground floor** include:

Setbacks	Minimum
Front/Flanking	3.0 metres
Interior Side	4.5 metres
Rear	7.5 metres (3 metres if abutting a lane)

The setback distances for **Above 15.0 m** include:

Setbacks	Minimum
Front/Flanking	6.0 metres
Interior Side	7.5 metres
Rear	7.5 metres (3 metres if abutting a lane)

Project Timeline



Shadow Study

March 21

June 21

September 21

December 21

9:00 am



12:00 pm



3:00 pm



Summary



- Density in a mature neighbourhood that is well serviced by a multi-modal transportation network
- Aligns with MDP direction to focus family-friendly housing options in establish neighbourhoods
- Supports aging in place, nearby schools + business establishments
- RA9 Zoning regulations + Residential Infill Guidelines ensures development will be contextually sensitive
- Reinvestment to support Empire Park as a vibrant, diverse, and complete community
- Minimal Shadow impacts on adjacent properties
- Support for rezoning from adjacent property owners + City Planning

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