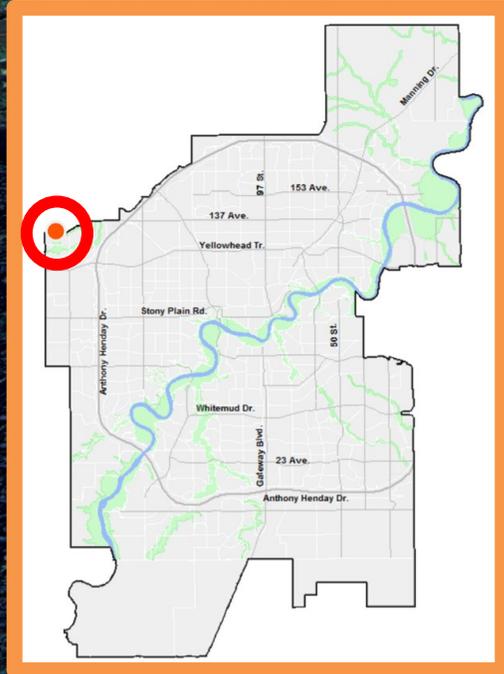


LOW RISE RESIDENTIAL DEVELOPMENT

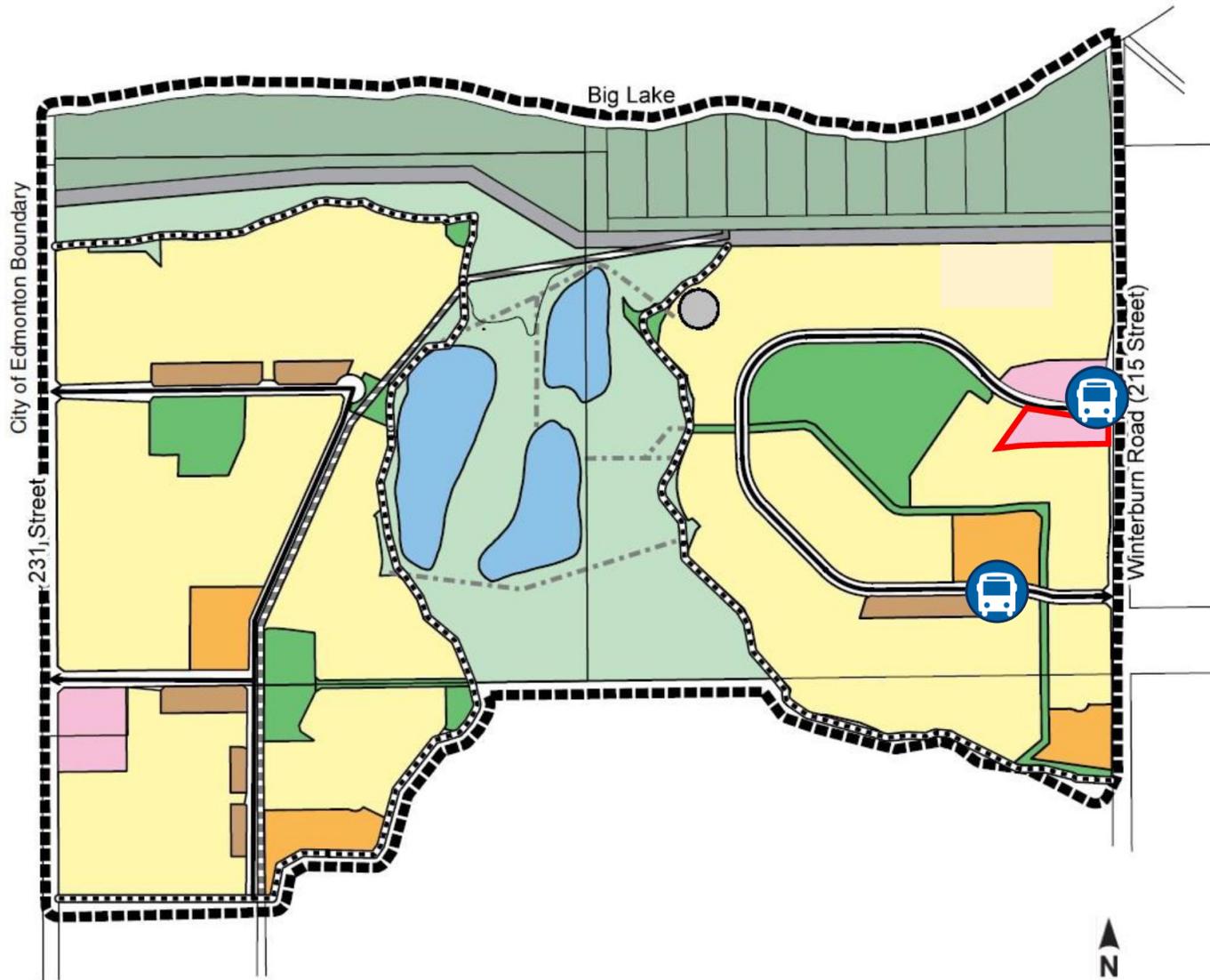
480 Hawks Ridge Boulevard, Hawks Ridge

From (DC1) Site Specific Development Control To (RM) Medium Scale Residential Zone



Jared Althouse: Fitting the Context





Overview

- Add apartment housing to the neighbourhood
- Located on the edge of the community
- Supports the existing On Demand transit system
- Allows commercial uses on site
- Support adjacent commercial development in progress

- Single Detached / Semi-Detached
- Semi-Detached / Short Row House
- Tall Row House / 4 Storey Apartment
- 4 Storey Apartment / Mixed Use
- Natural Areas
- Parks and Schools
- Ponds
- On Demand Transit
- Top of Bank / Shared Use Path



Main Community Concerns

- Impacts on the environment
- Limitations associated with the DC1 Zone
- Lack of Infrastructure, Amenities, Schools, and Police Stations
- Medium Density Built Form
- Increase in Height

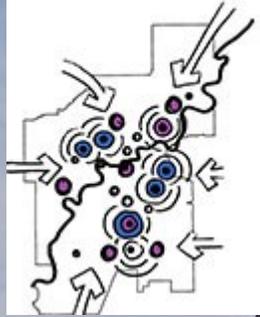
Our Responses

- Big Lakes Area Structure Plan allocated natural areas and Municipal Reserve
- The RM Zone allows for more efficient and flexible use on land
- Infrastructure will be provided as the neighbourhood is developed
- Low Rise residential is planned for the neighbourhood
- The 2.0 m increase accounts for less than one storey

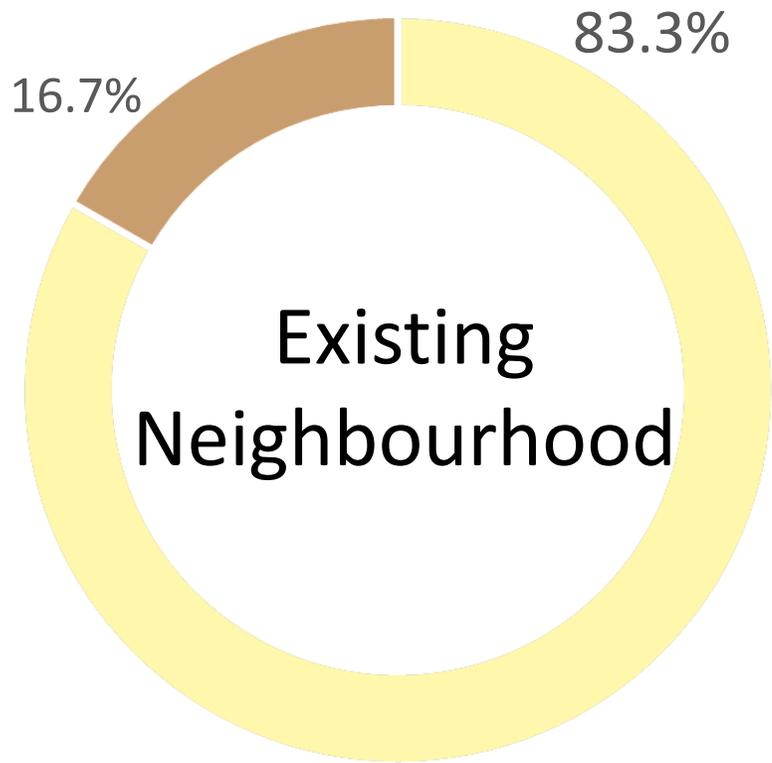
LOW RISE RESIDENTIAL DEVELOPMENT

480 Hawks Ridge Boulevard, Hawks Ridge

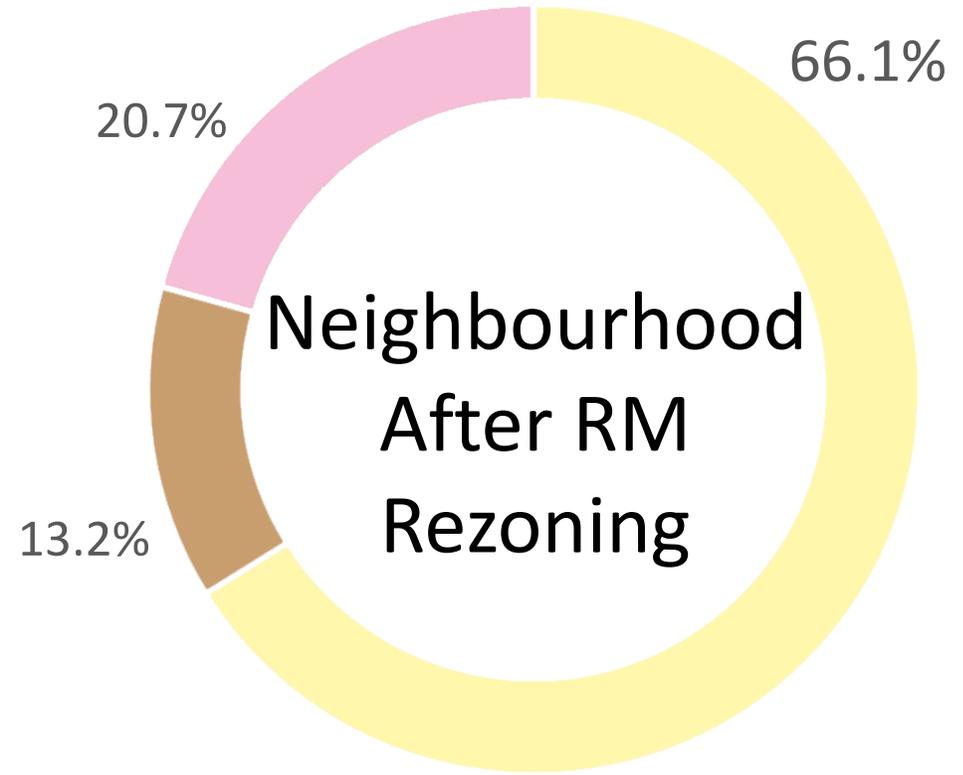
From (DC1) Site Specific Development Control To (RM) Medium Scale Residential Zone



Marcelo Figueira



City of Edmonton - Private Dwellings by Structure Type, 2021



Hawks Ridge NSP Amendment – Proposed Residential Mix

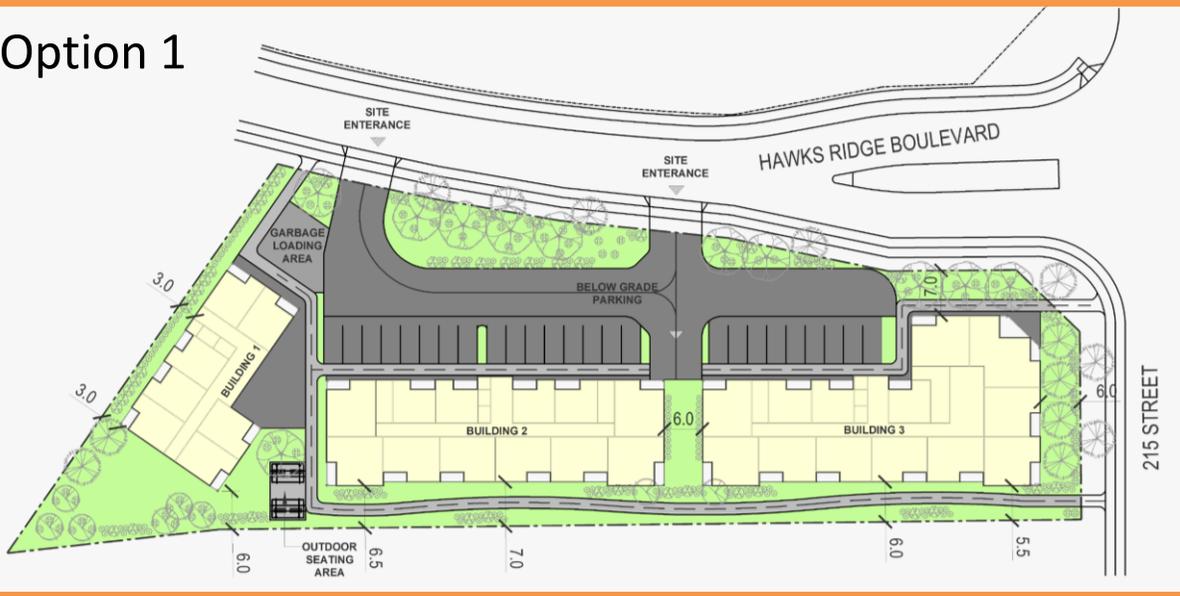
- Single Detached
- Semi-Detached / Short Row Housing
- 4 Storey Apartment / Mixed Use



Letters of Support

- Owner of DC1 Area A (North)
- Long-time resident - 8 years

Option 1



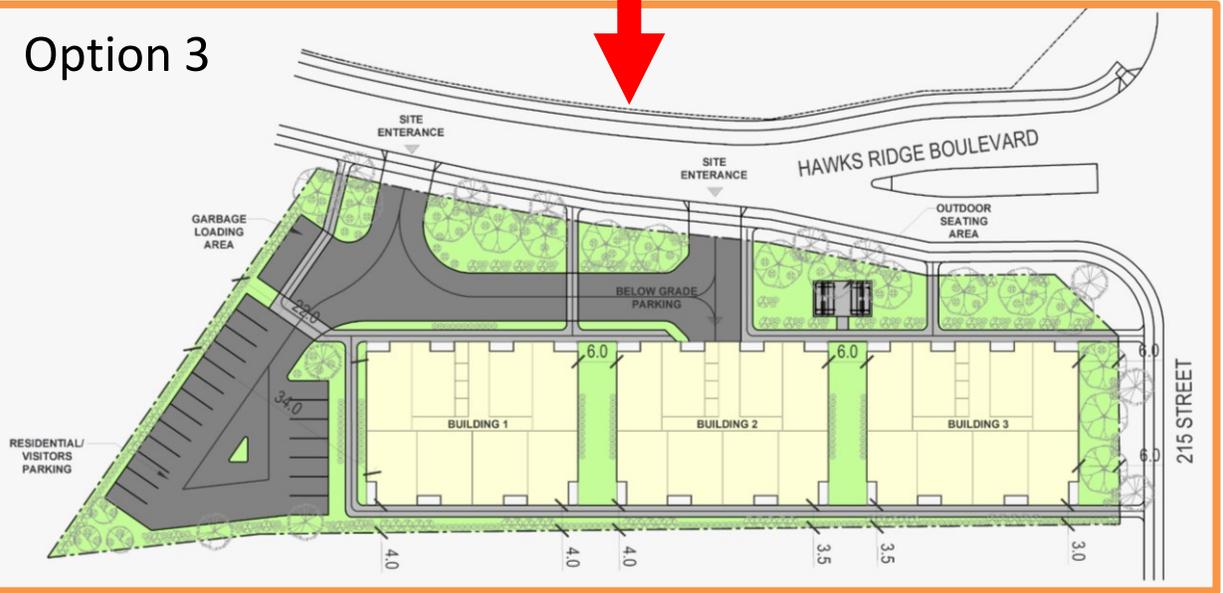
Option 2



Option 4



Option 3



Option 1



Option 2



Option 4



Option 3



LOW RISE RESIDENTIAL DEVELOPMENT

480 Hawks Ridge Boulevard, Hawks Ridge

From (DC1) Site Specific Development Control To (RM) Medium Scale Residential Zone



Thank You