

# Remote Public Hearing Council Meeting

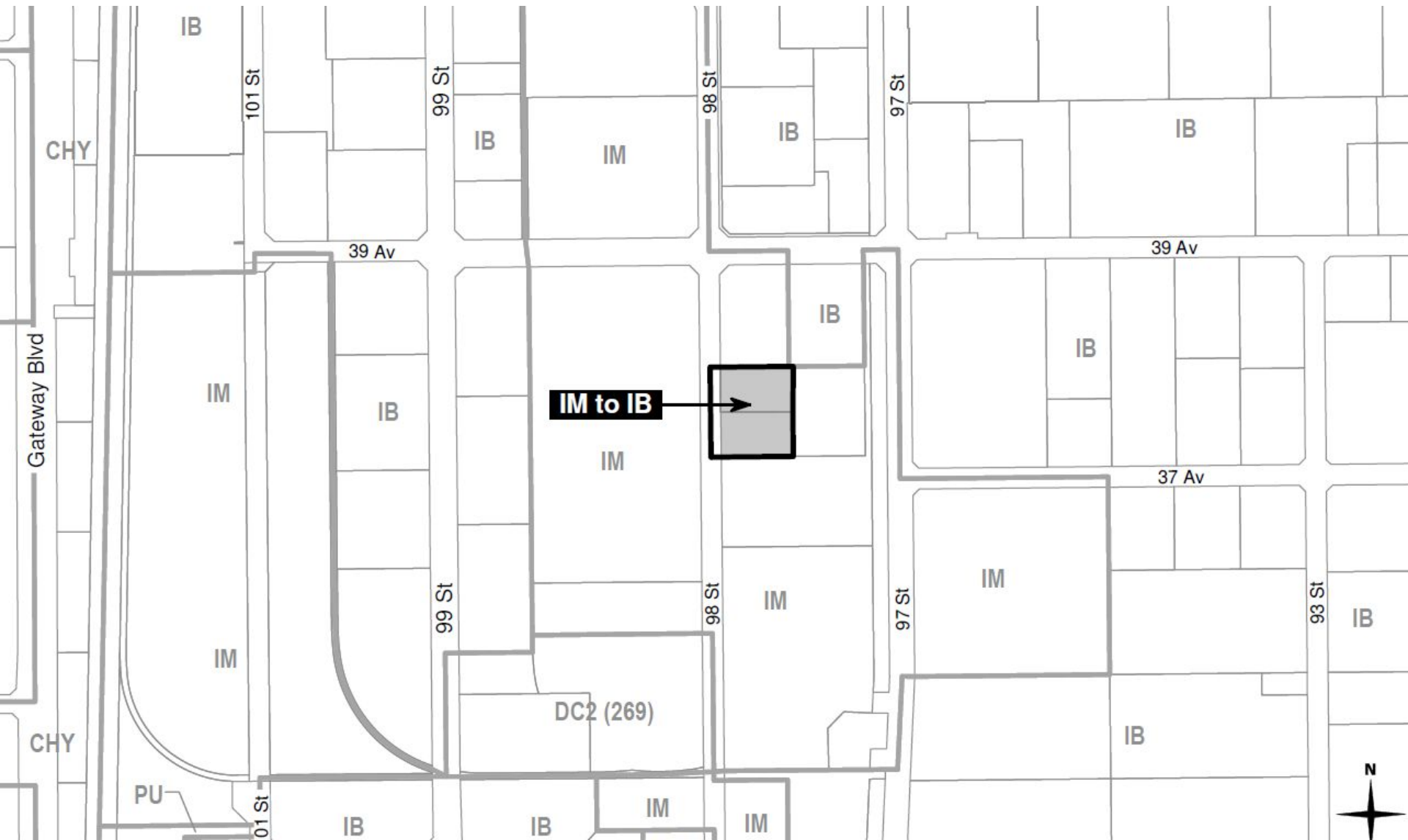
Planning Coordination

**May 12, 2020**






The logo for the City of Edmonton, featuring the word "Edmonton" in white, sans-serif font on a dark blue square background.

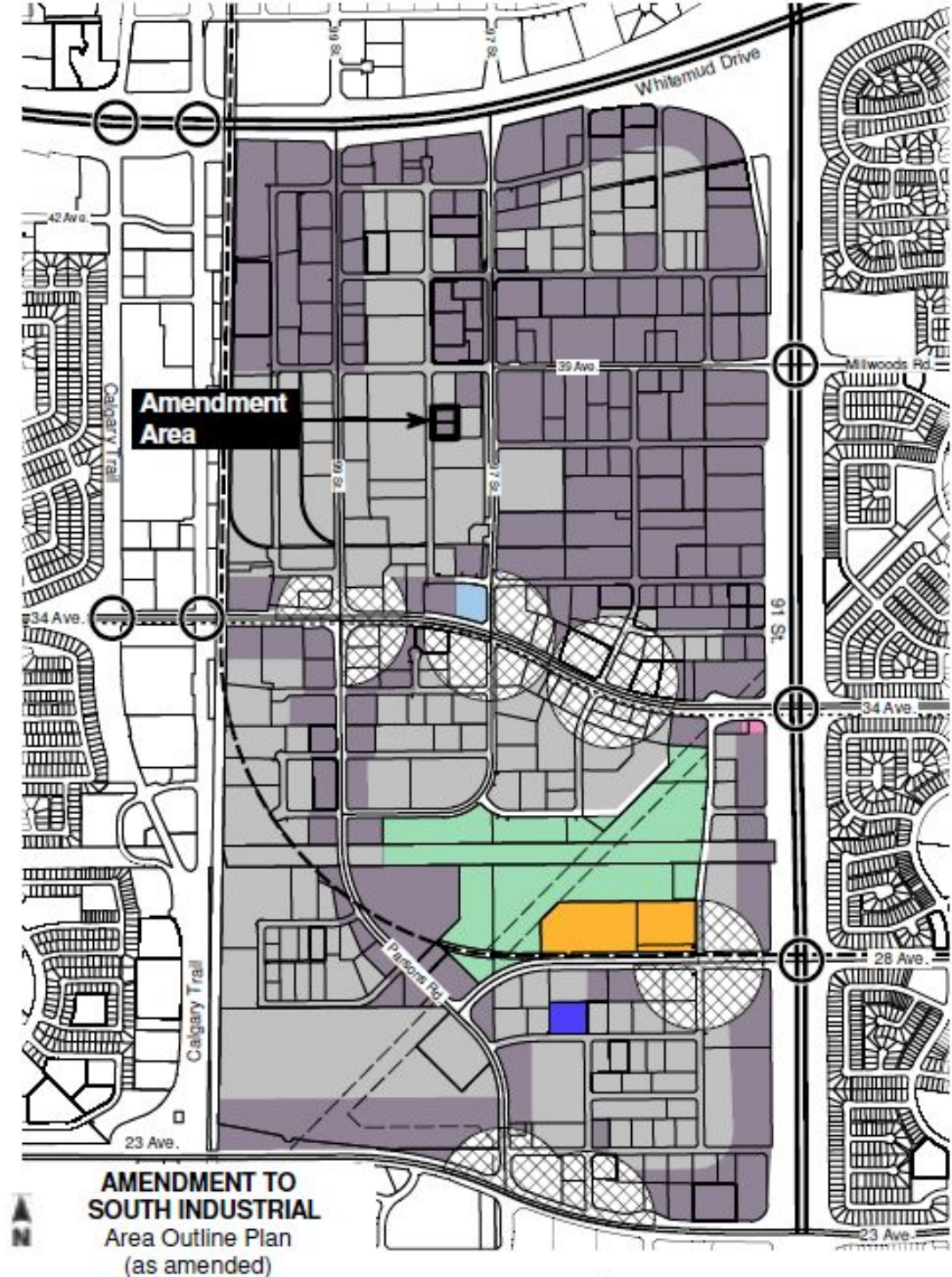
Edmonton

## 3.2 - Strathcona Industrial Park



## 3.1 - South Industrial Area

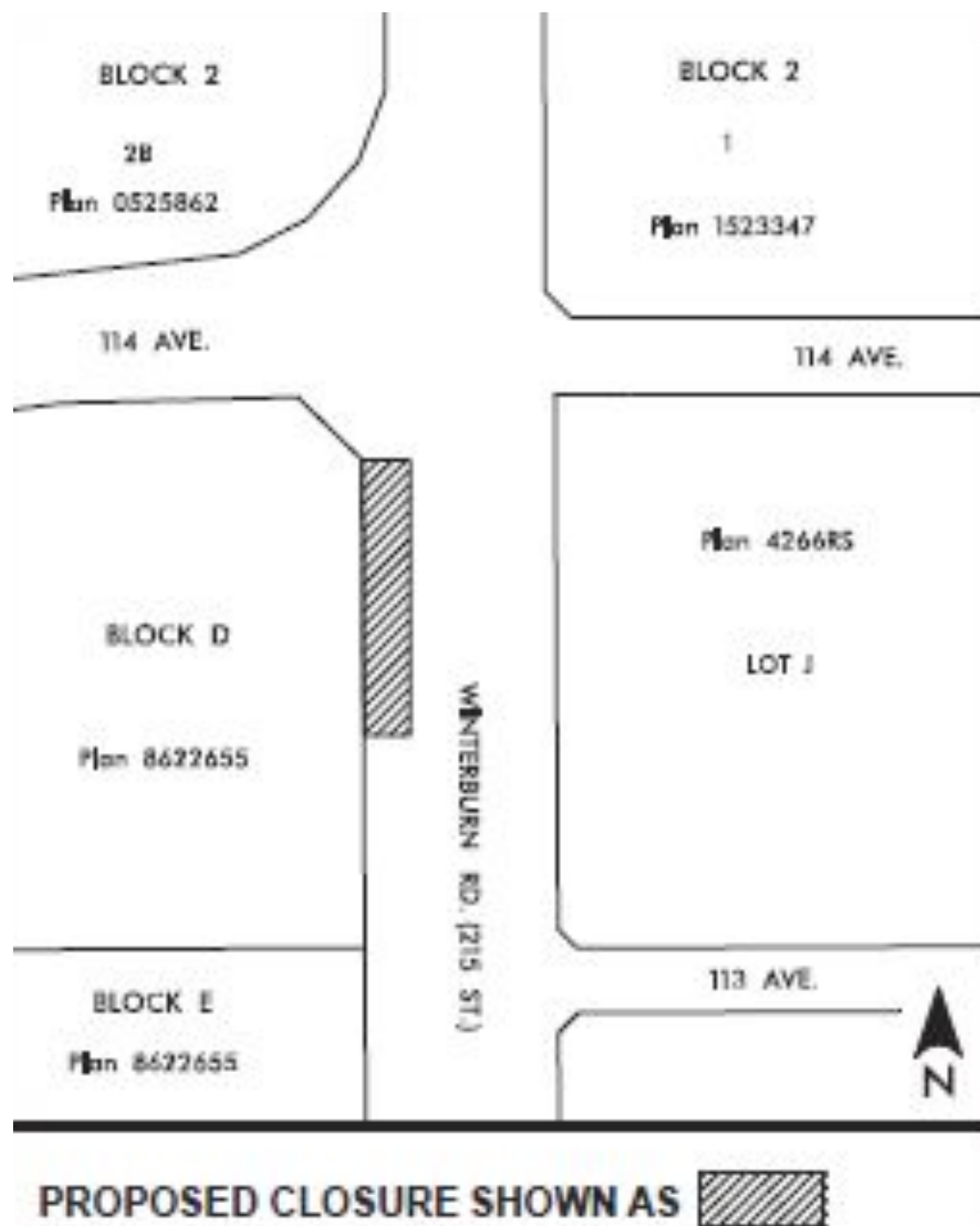
-  Alternate Service Centre Locations
-  High Standard Industrial Development (IL & IB)
-  High Standard Industrial Development (DC2)
-  Medium Industrial Development (IM)
-  Recreation Area
-  Water Reservoir Site
-  NUL Gate Station
-  LRT Station
-  Proposed Rapid Transit Line
-  Collector
-  Proposed Interchange
-  Bikeway / Walkway
-  Amendment Boundary



# 3.2 - Strathcona Industrial Park



## 3.3 - Winterburn Industrial



### 3.3 - Winterburn Industrial



Aerial Image captured May 2019

## 3.3 - Winterburn Industrial

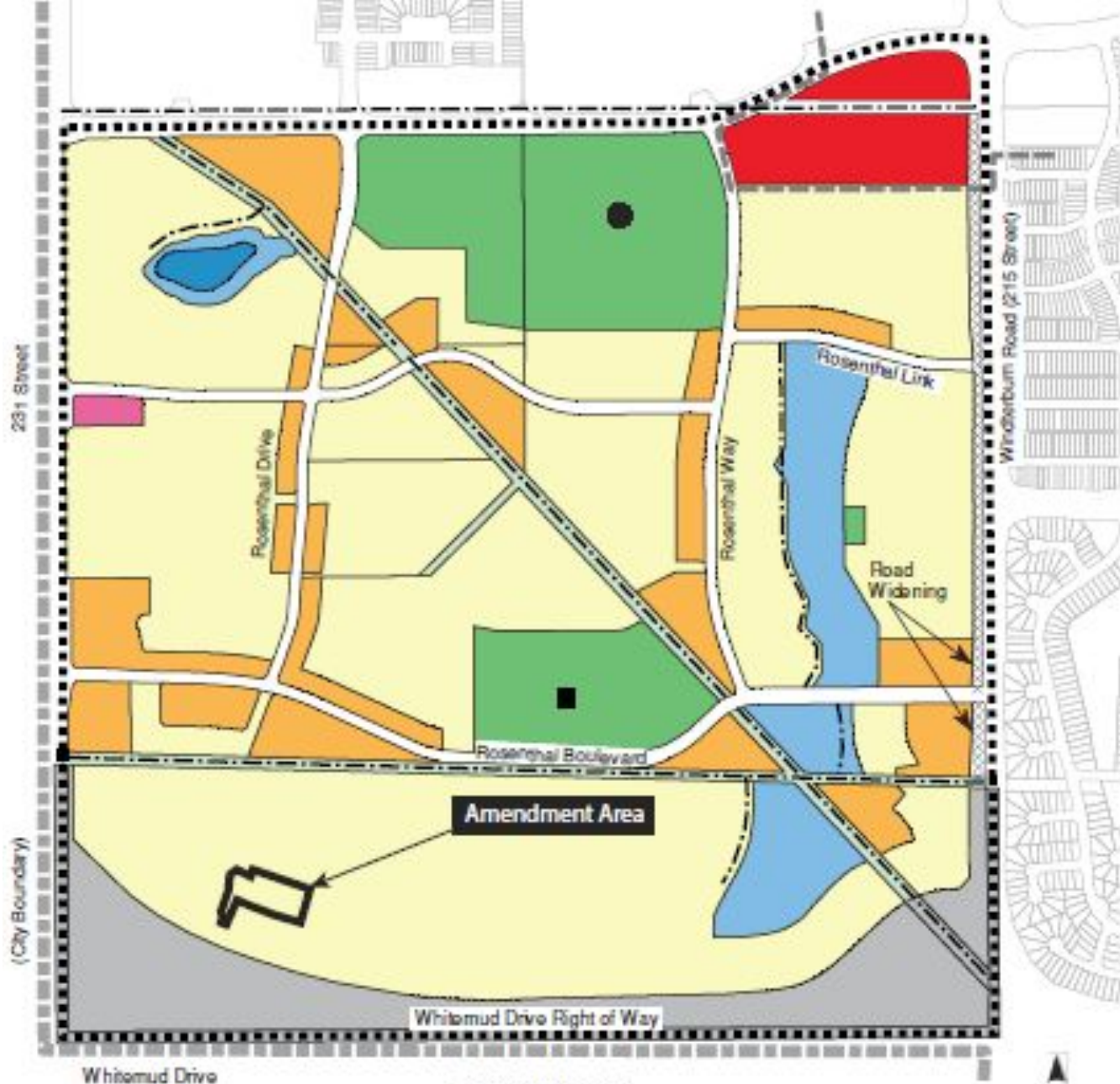
-  Light Industrial
-  Business Industrial
-  Medium Industrial
-  Medium Industrial with Special Design Considerations
-  Manufactured Homes Park
-  Future Major Road Right-of-Way
-  General Business
-  Existing Stormwater Management Facility
-  Proposed Stormwater Management Facility
-  Park
-  Potential Park Locations
-  Retained Natural Area
-  Arterial Roads
-  Collector Roads
-  Service Roads
-  Railroad ROW
-  Residential Buffer
-  Development Review Limit From Existing Residential (600m)
-  ASP Boundary



BYLAW 18845  
**WINTERBURN INDUSTRIAL**  
 Area Structure Plan  
 (as amended)

## 3.4 - Rosenthal

-  Low Density Residential
-  Medium Density Residential
-  Community Centre / Medium Density Residential
-  Neighbourhood Commercial
-  Stormwater Management Facility
-  Park / School
-  Whitemud Drive Interchange Lands
-  Utility Corridor
-  Separate High School / Recreation Centre
-  Public Elementary / Junior High - K - 9
-  Road Widening
-  Town Centre
-  NSP Boundary
-  Multi-Use Corridor

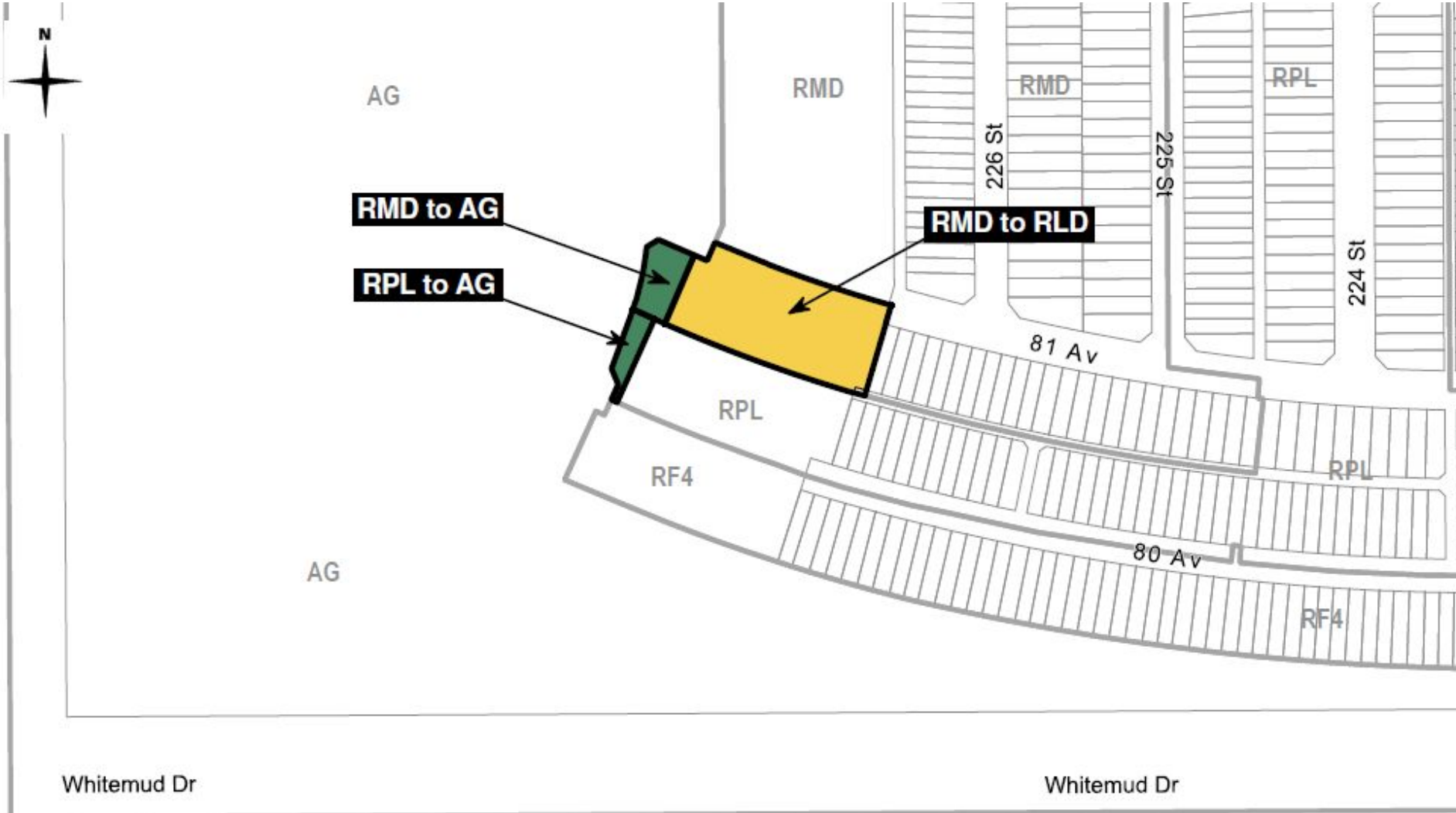


**BYLAW 18799**  
**APPROVED ROSENTHAL**  
 Neighbourhood Structure Plan  
 (as amended)

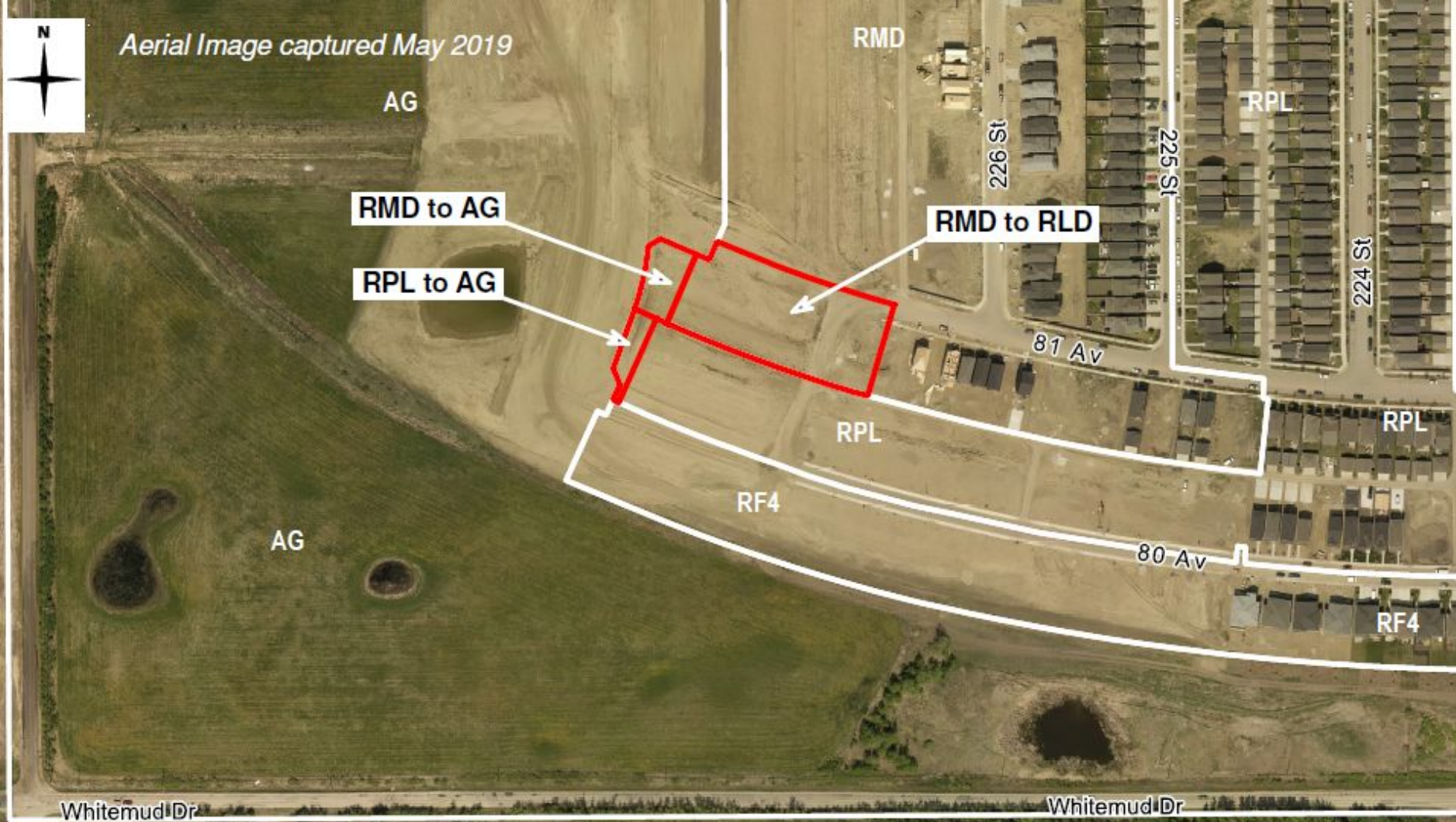




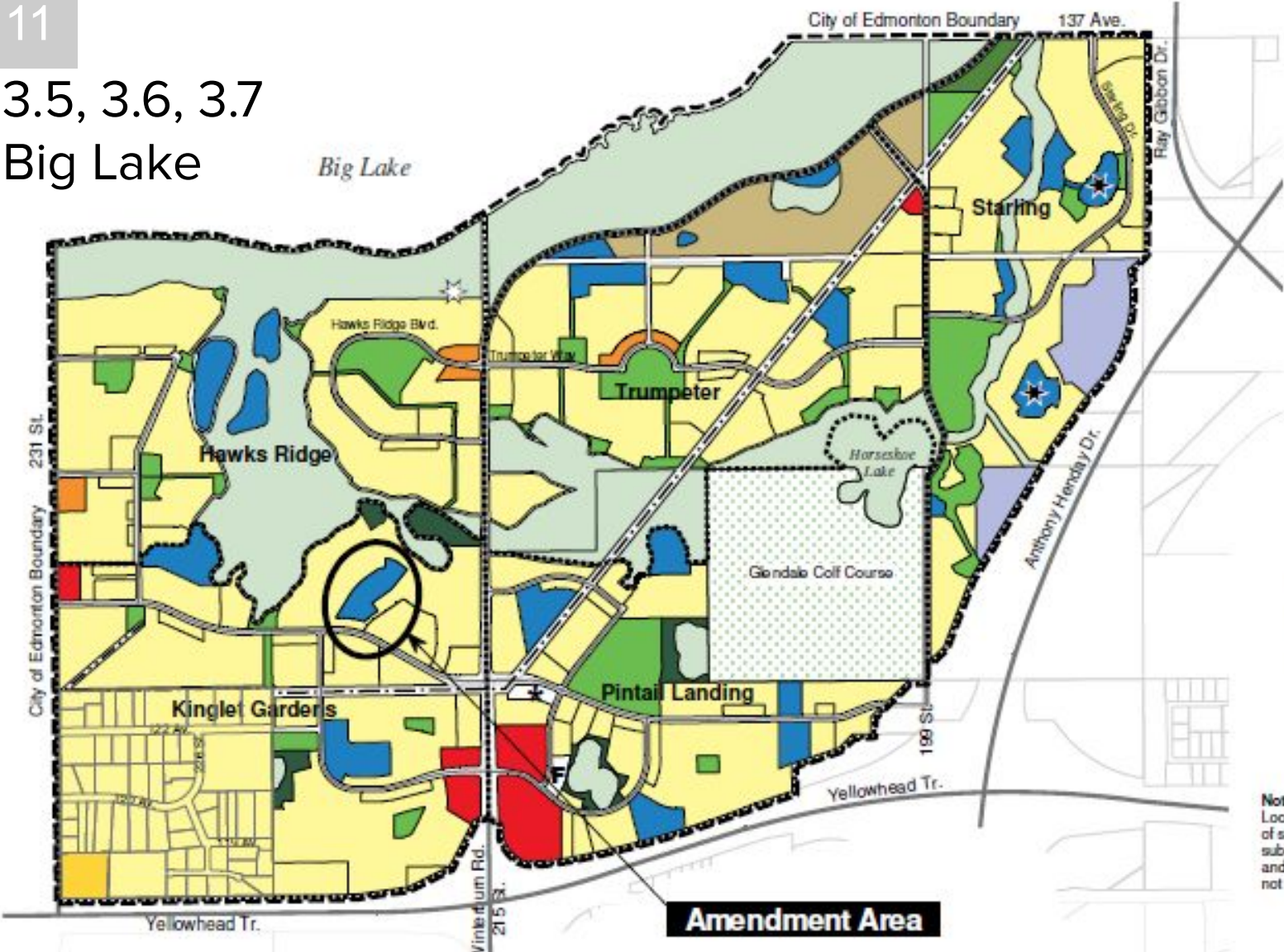
### 3.4 - Rosenthal



### 3.4 - Rosenthal



3.5, 3.6, 3.7  
Big Lake

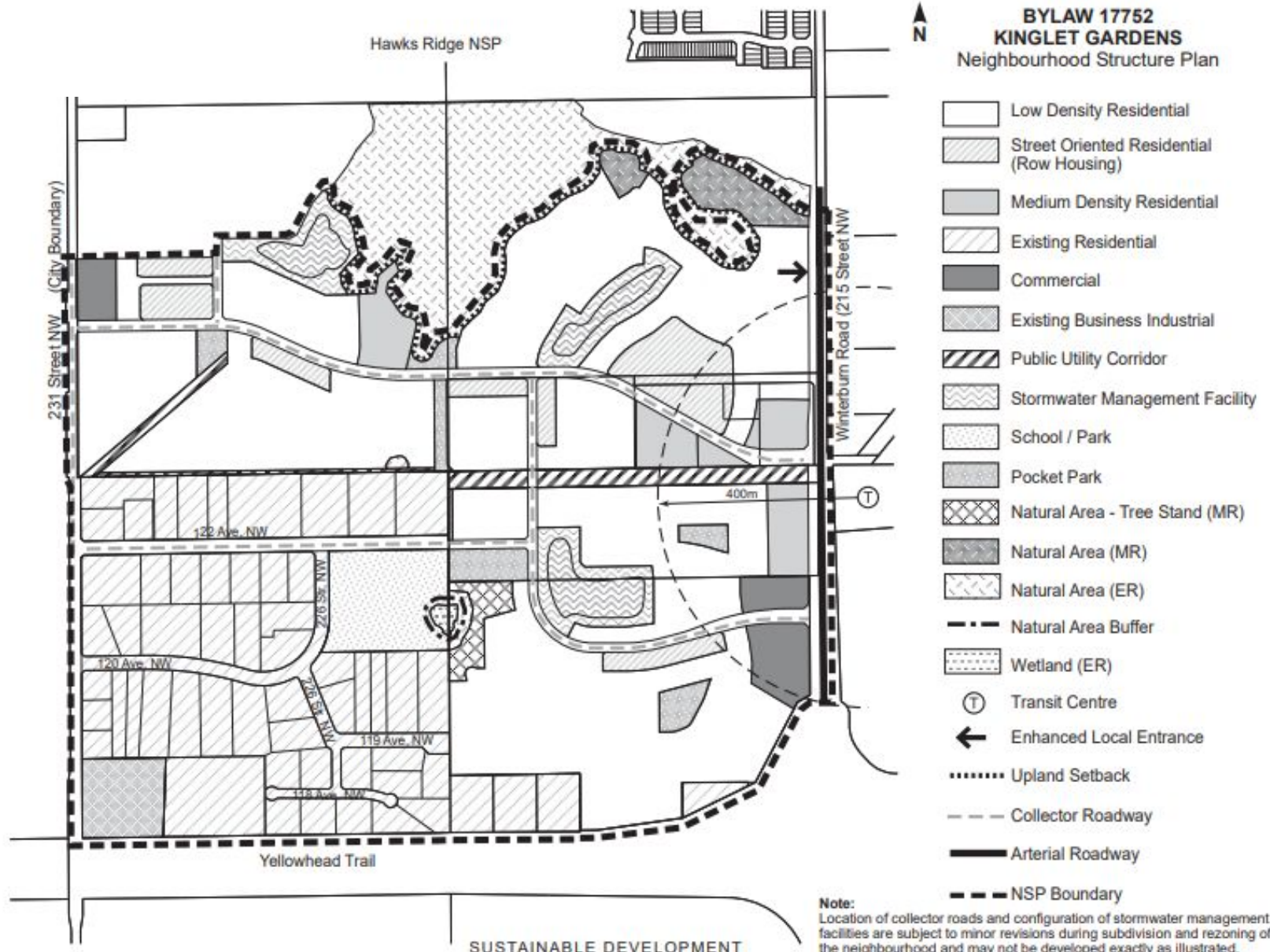


**BYLAW 19136  
AMENDMENT TO  
BIG LAKE  
Area Structure Plan  
(as amended)**

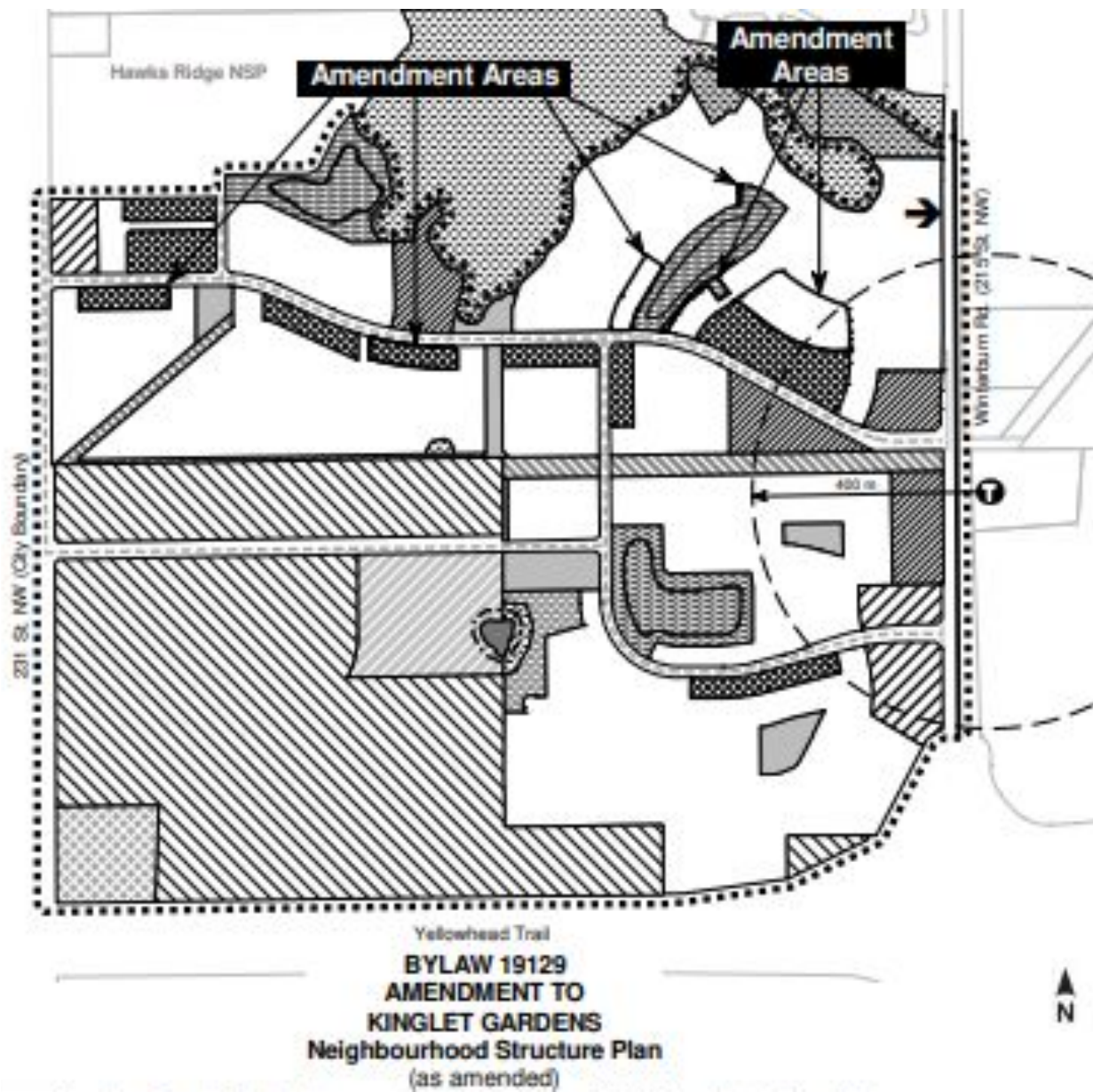
**Note:**  
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

- |                              |                                 |  |                         |
|------------------------------|---------------------------------|--|-------------------------|
| Residential                  | Transportation Utility Corridor | Future Residential and Associated Uses | Arterial Road           |
| Commercial                   | Natural Conservation Area       | Golf Course                            | Public Utility Corridor |
| Mixed Use                    | Transit Centre                  | Natural Area (MR)                      | Powerline ROW           |
| School / Park (M.R.)         | Stormwater Lake                 | Urban Services (Fire Hall)             | ASP Boundary            |
| Existing Business Industrial | Retained Public Lands           | Collector Road                         | NSP Boundary            |
| Natural Maintenance          | Special Study Area              |  | Amendment Area          |

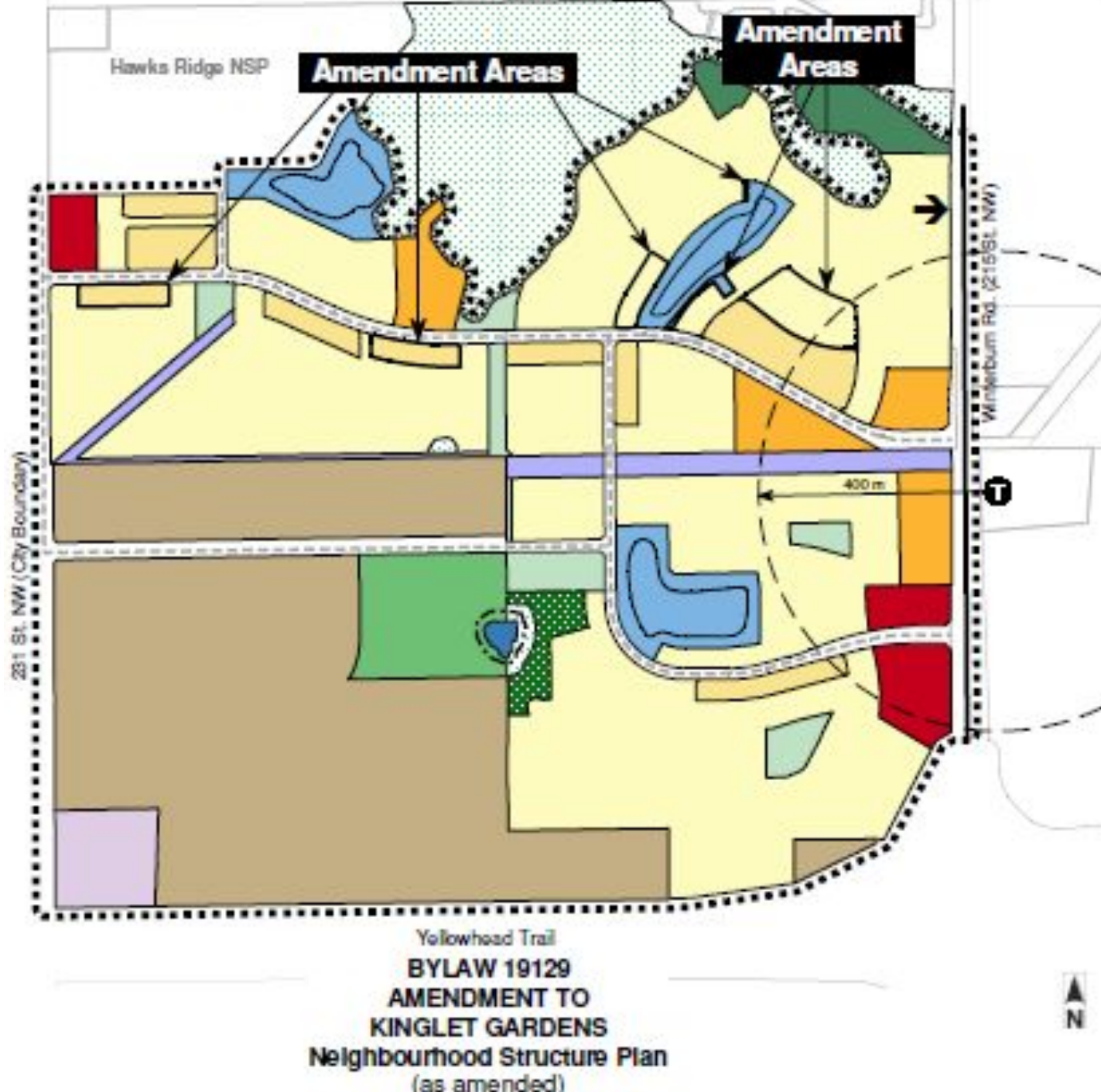
# 3.6 - Kinglet Gardens



## 3.6 - Kinglet Gardens

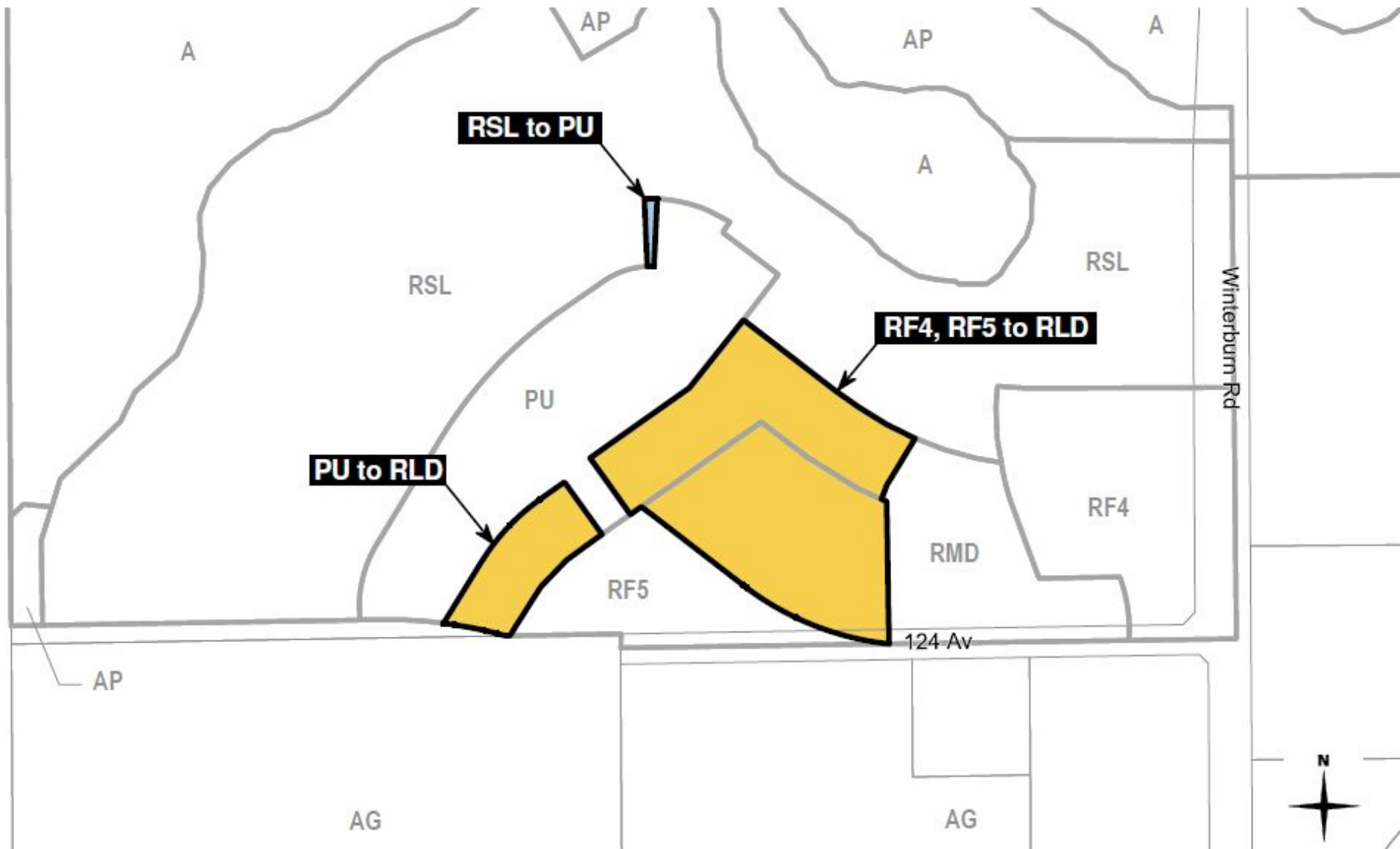


# 3.6 Kinglet Gardens

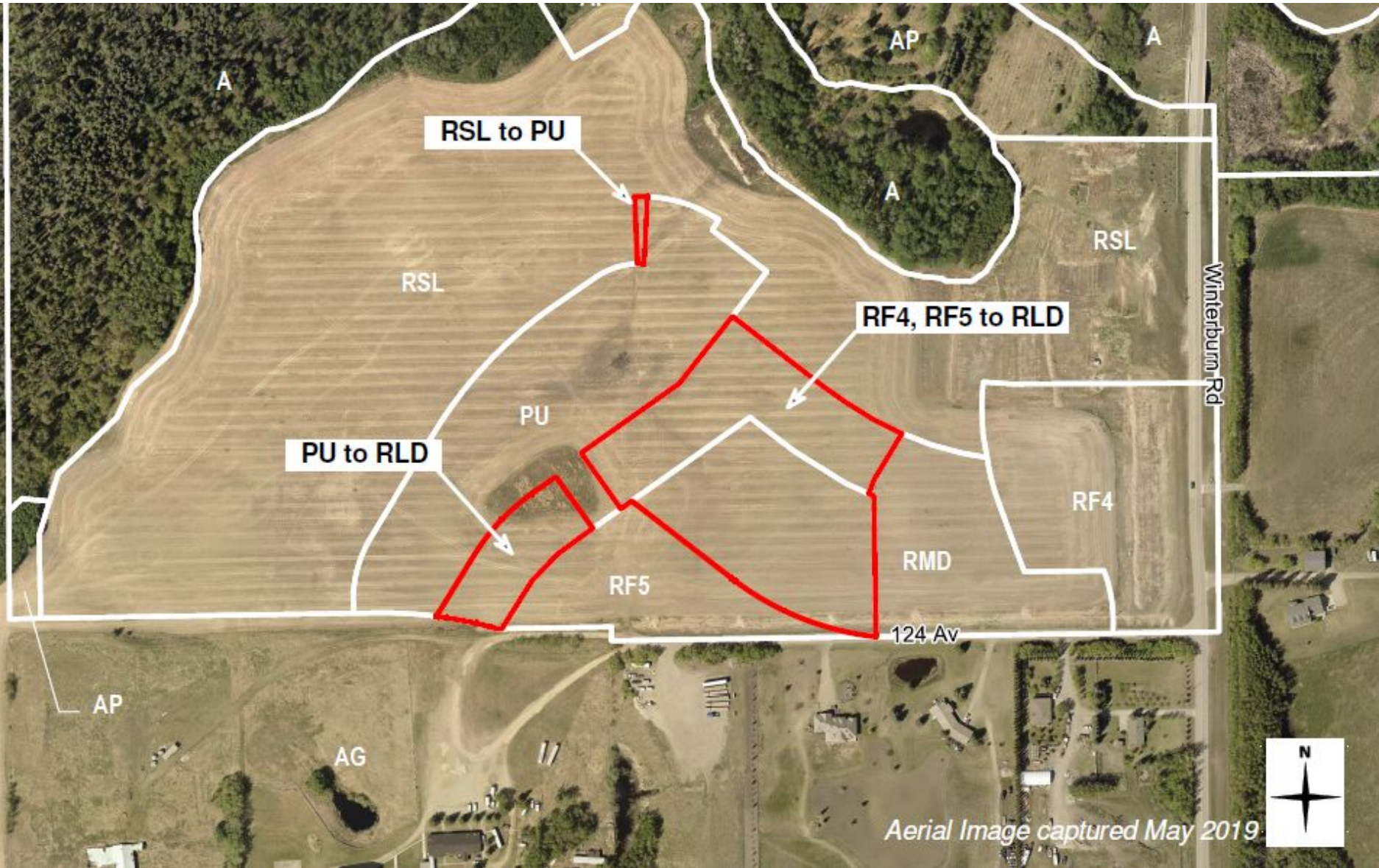


- Low Density Residential
- Street Oriented Residential (Row Housing)
- Medium Density Residential
- Existing Residential
- Commercial
- Existing Business Industrial
- School / Park
- Pocket Park
- Stormwater Management Facility
- Public Utility Corridor
- Wetland (ER)
- Natural Area (ER)
- Natural Area (MR)
- Natural Area - Tree Stand (MR)
- Natural Area Buffer
- Upland Setback
- Transit Centre
- Enhanced Local Entrance
- Collector Roadway
- Arterial Roadway
- N.S.P. Boundary

## 3.7 - Kinglet Gardens

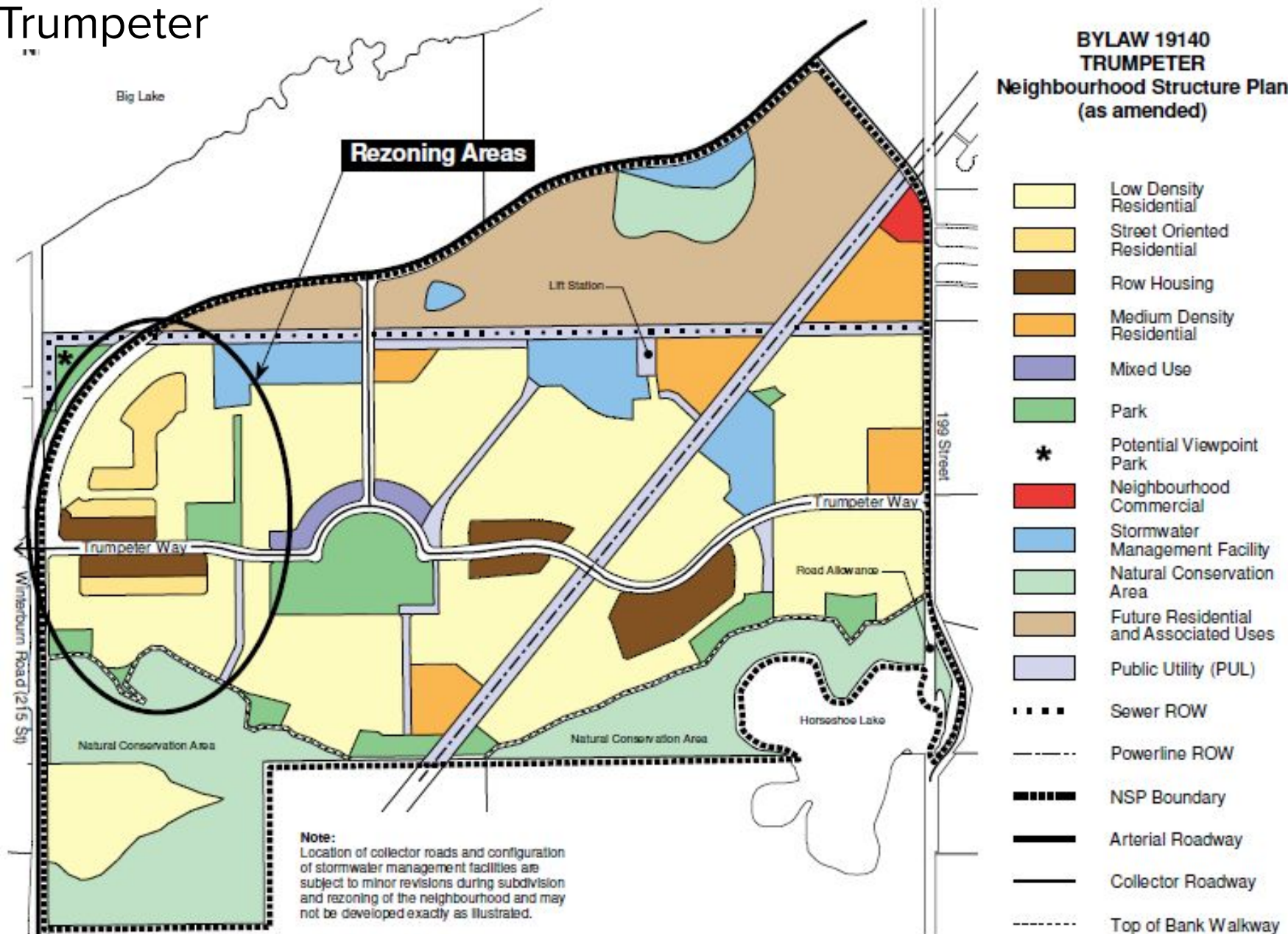


### 3.7 - Kinglet Gardens

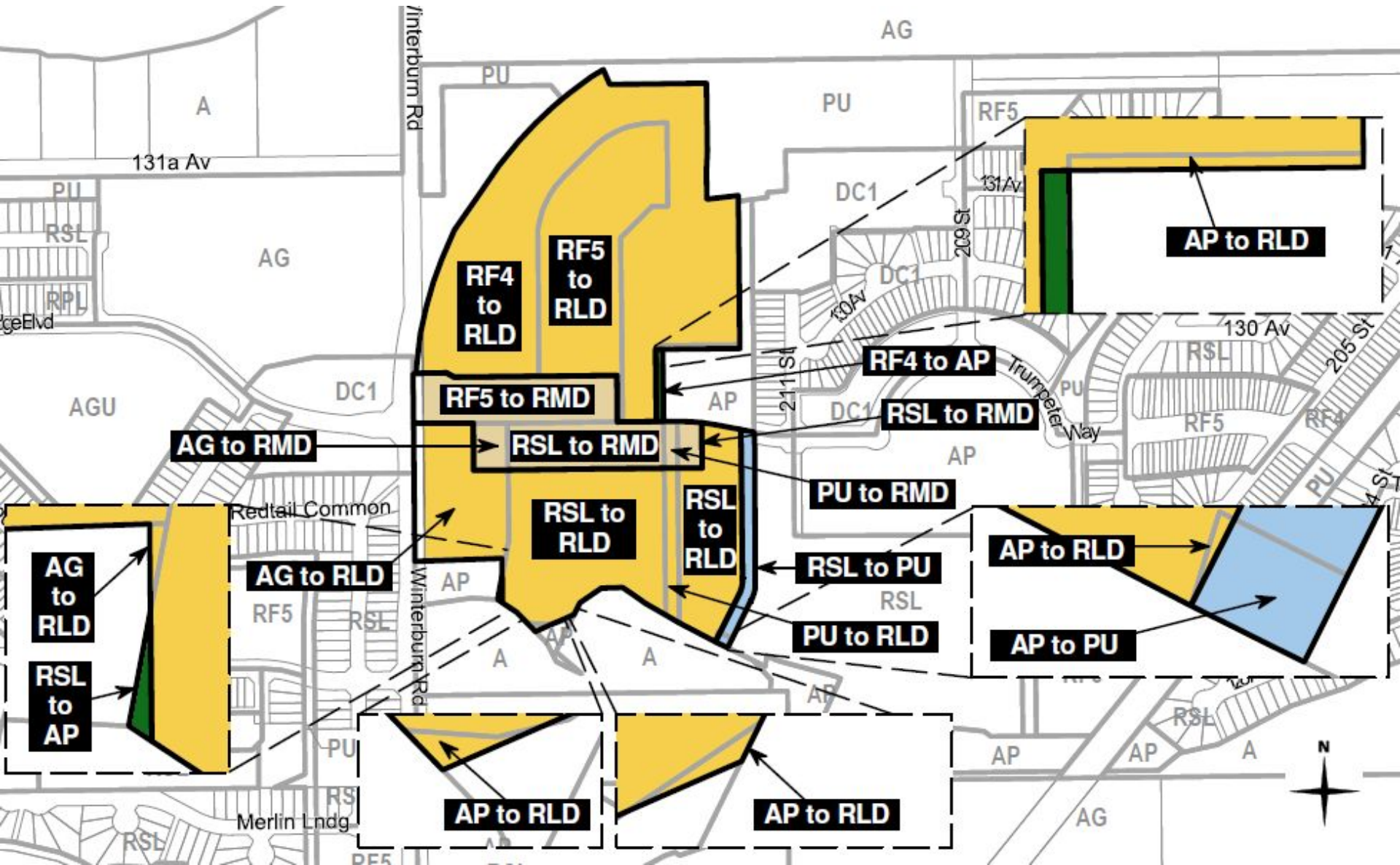




# 3.8 - Trumpeter



# 3.8 - Trumpeter





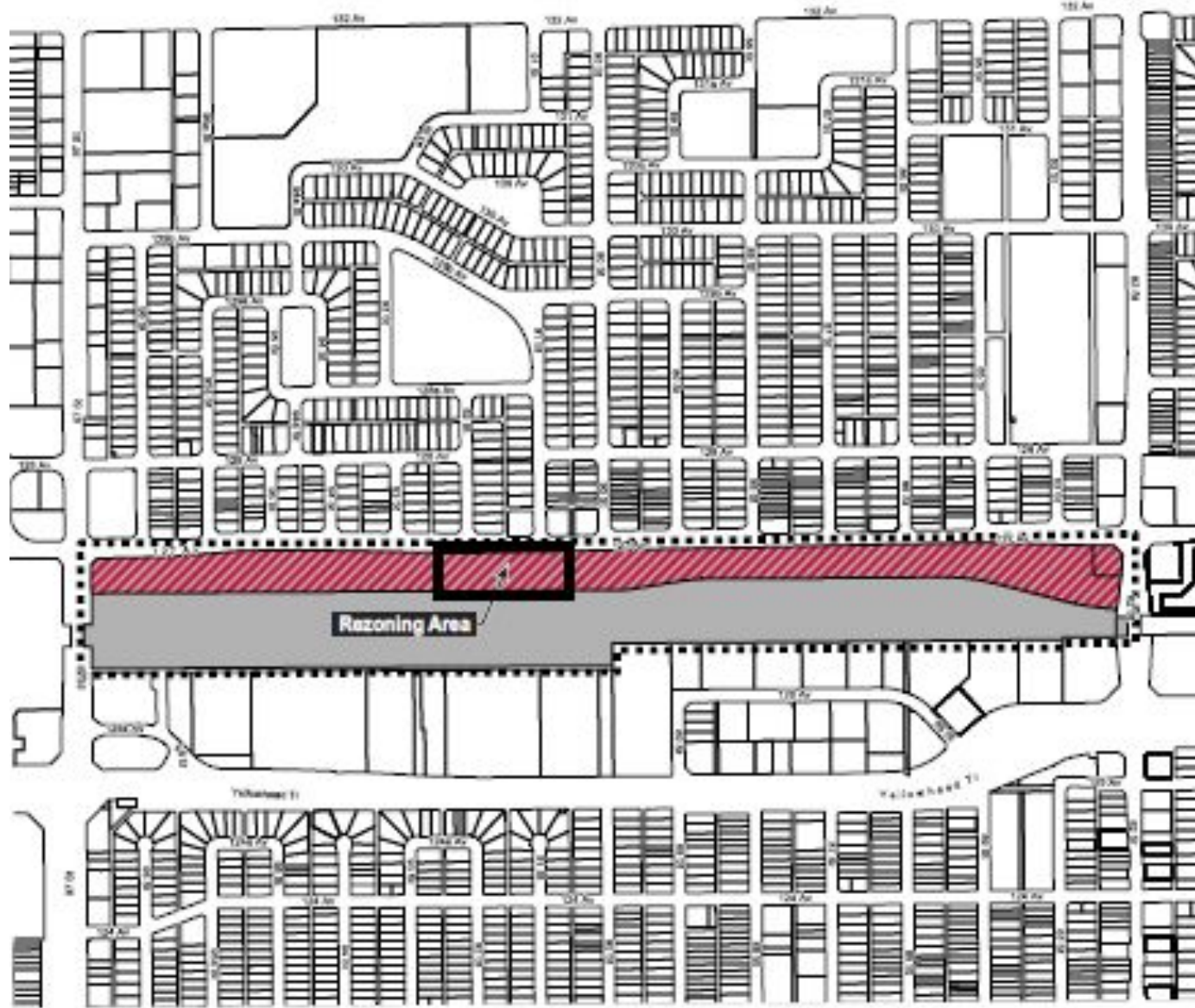
### 3.9 Yellowhead Corridor East



### 3.9 Yellowhead Corridor East



# 3.9 - Yellowhead Corridor East

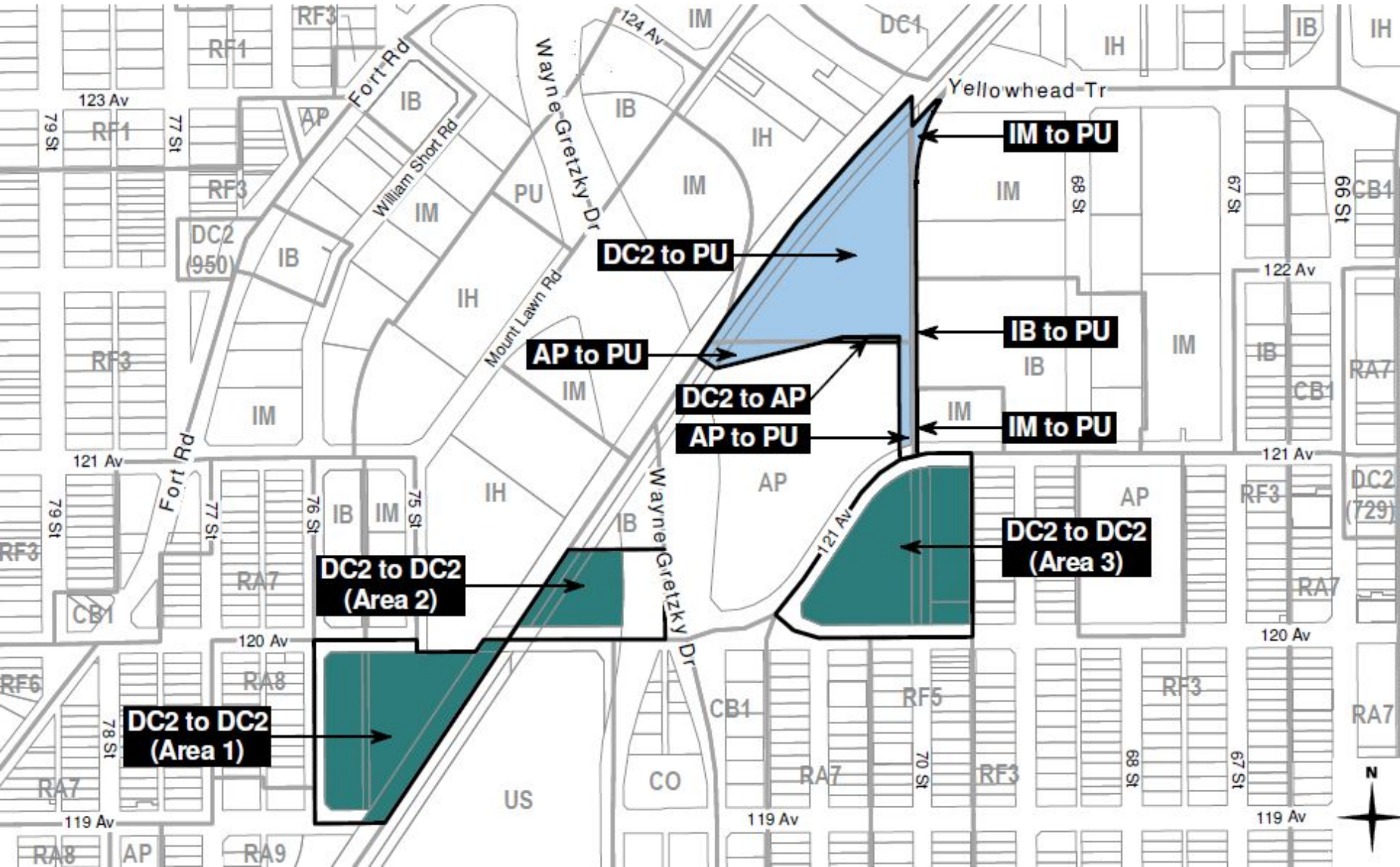


**BYLAW 13278**  
**CN INTERMODAL FACILITY AND AREA**  
Area Redevelopment Plan  
**DEVELOPMENT CONCEPT**

-  Commercial / Institutional Development
-  Rail and Rail Related Uses
-  Area Redevelopment Plan Boundary

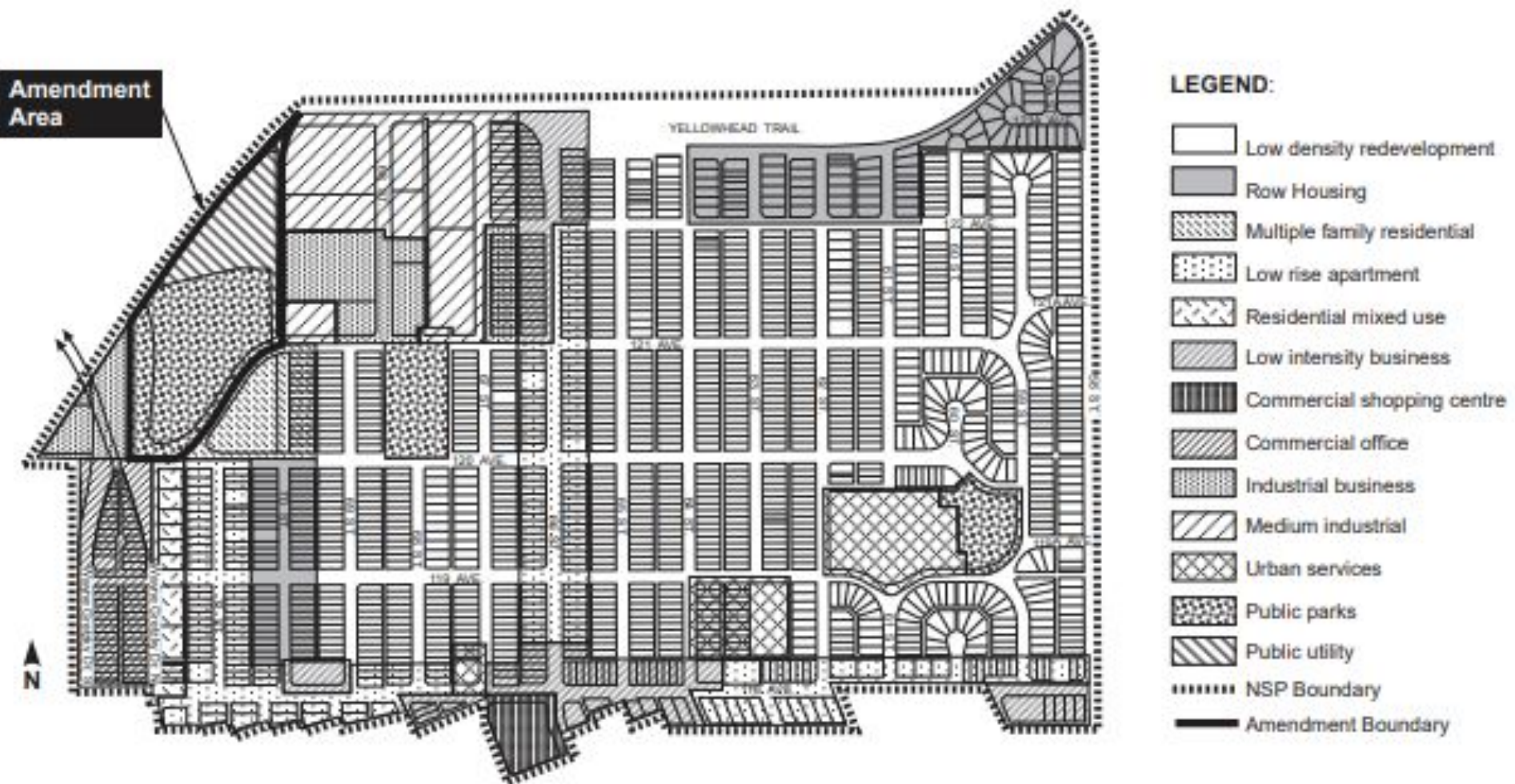


# 3.10 and 3.11 - Montrose



## 3.10- Montrose / Santa Rosa

## AMENDMENT TO MONTROSE SANTA ROSA LAND USES





### 3.10- Montrose



DC2 to PU

AP to PU

DC2 to AP

AP to PU

IM to PU

IB to PU

IM to PU

DC2 to DC2  
(Area 3)

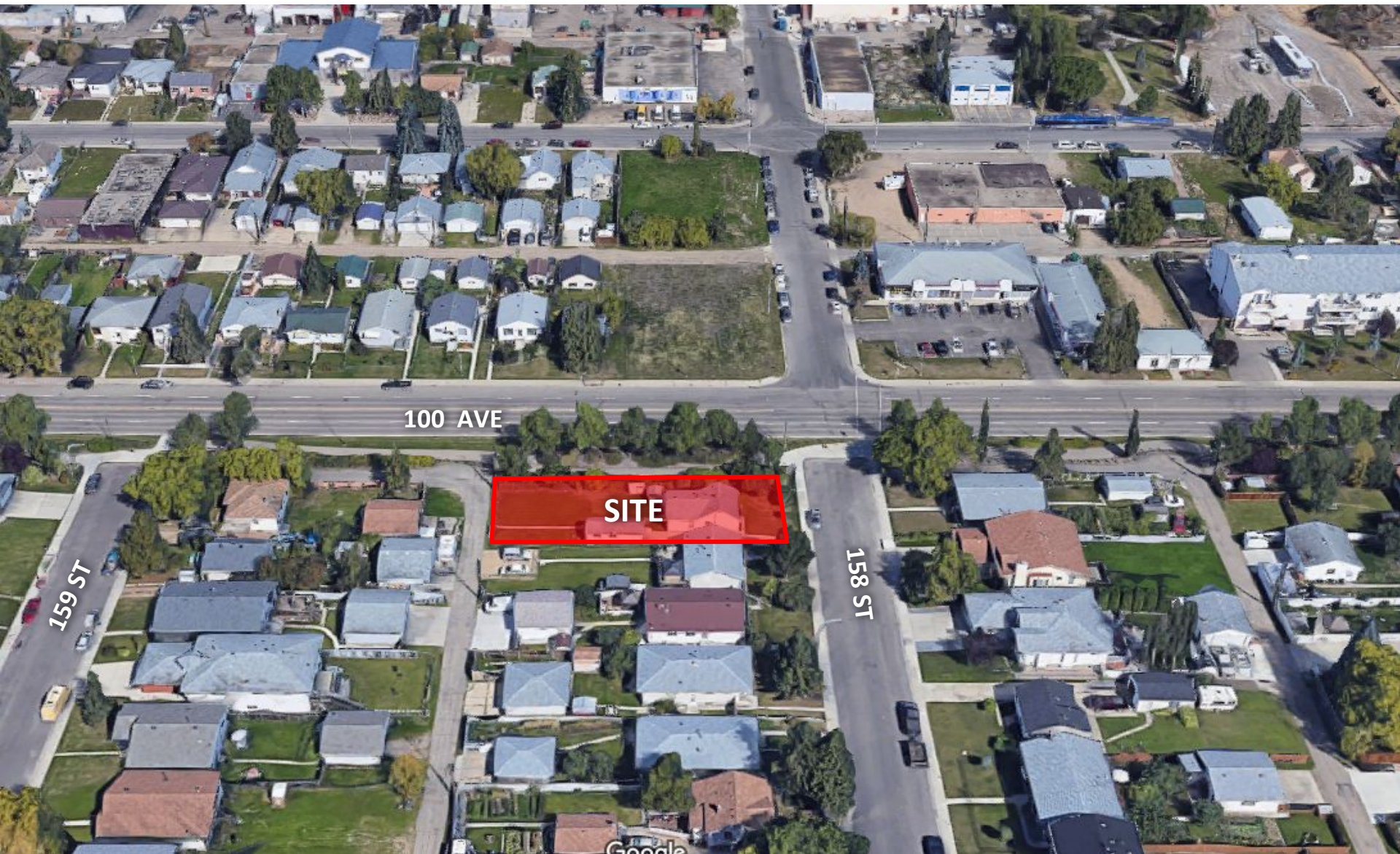
DC2 to DC2  
(Area 2)

DC2 to DC2  
(Area 1)

### 3.12- Glenwood

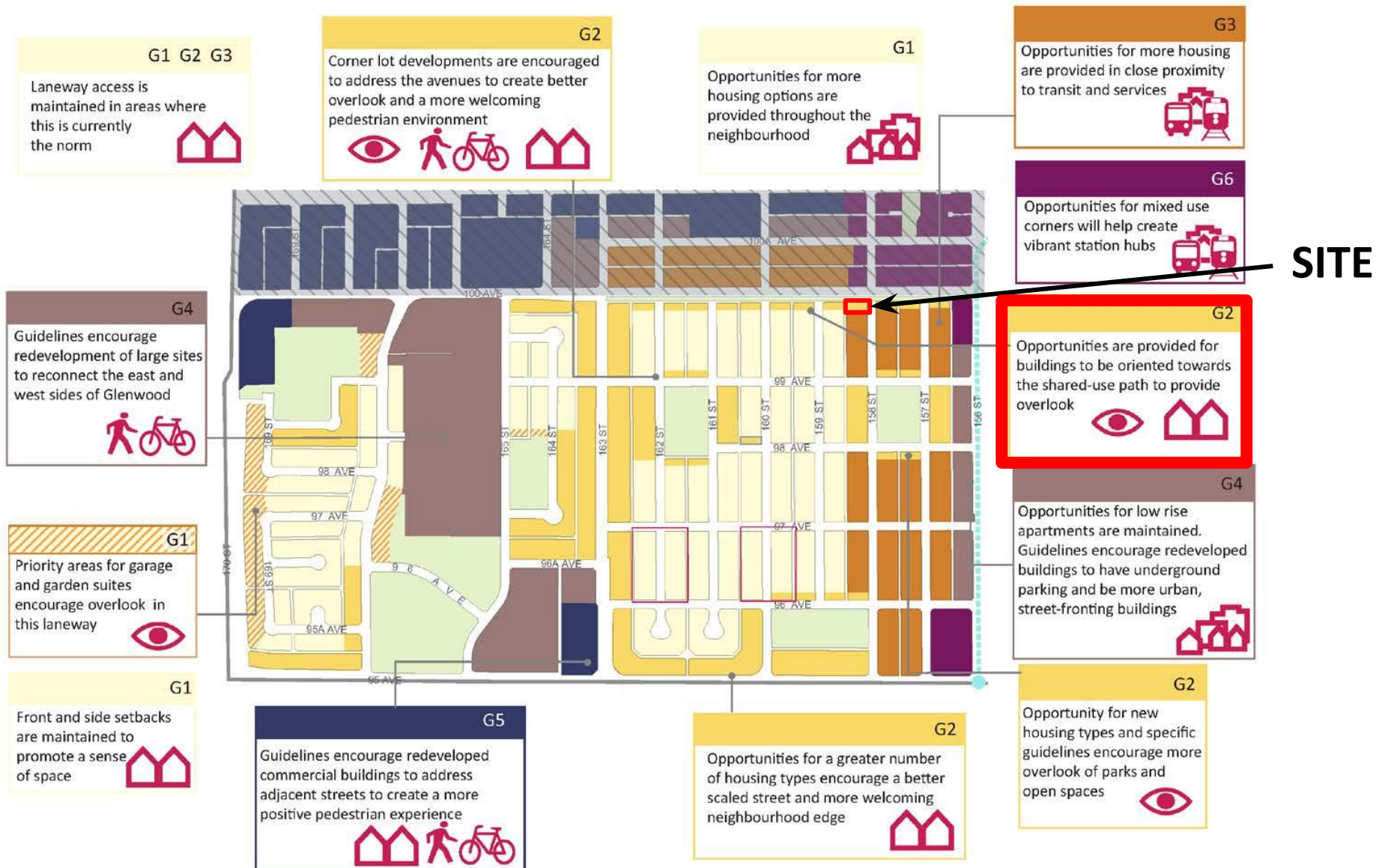


# SITE CONTEXT



# JASPER PLACE AREA REDEVELOPMENT PLAN

## PROPOSED LAND USE



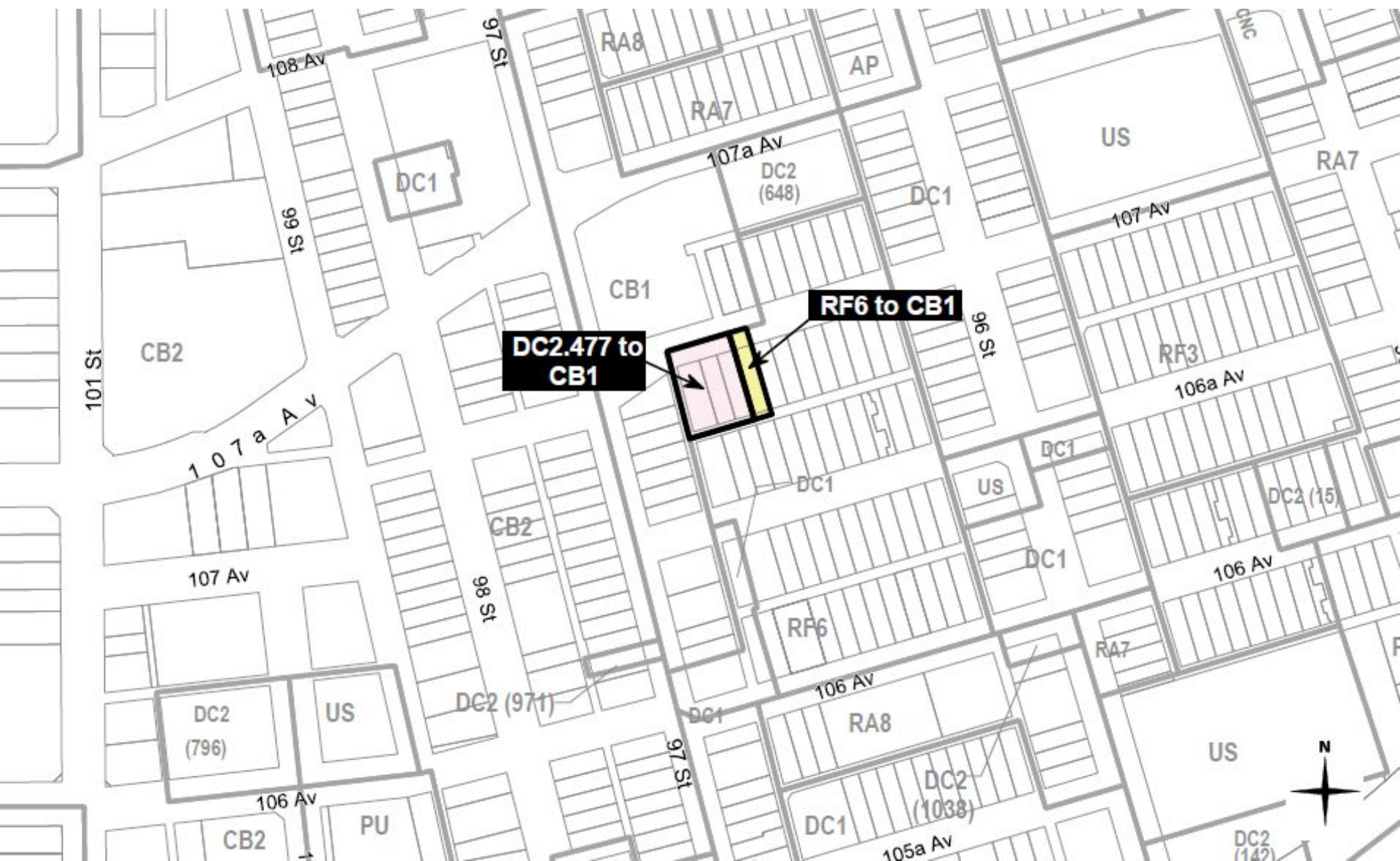


ADMINISTRATION'S  
RECOMMENDATION

APPROVAL



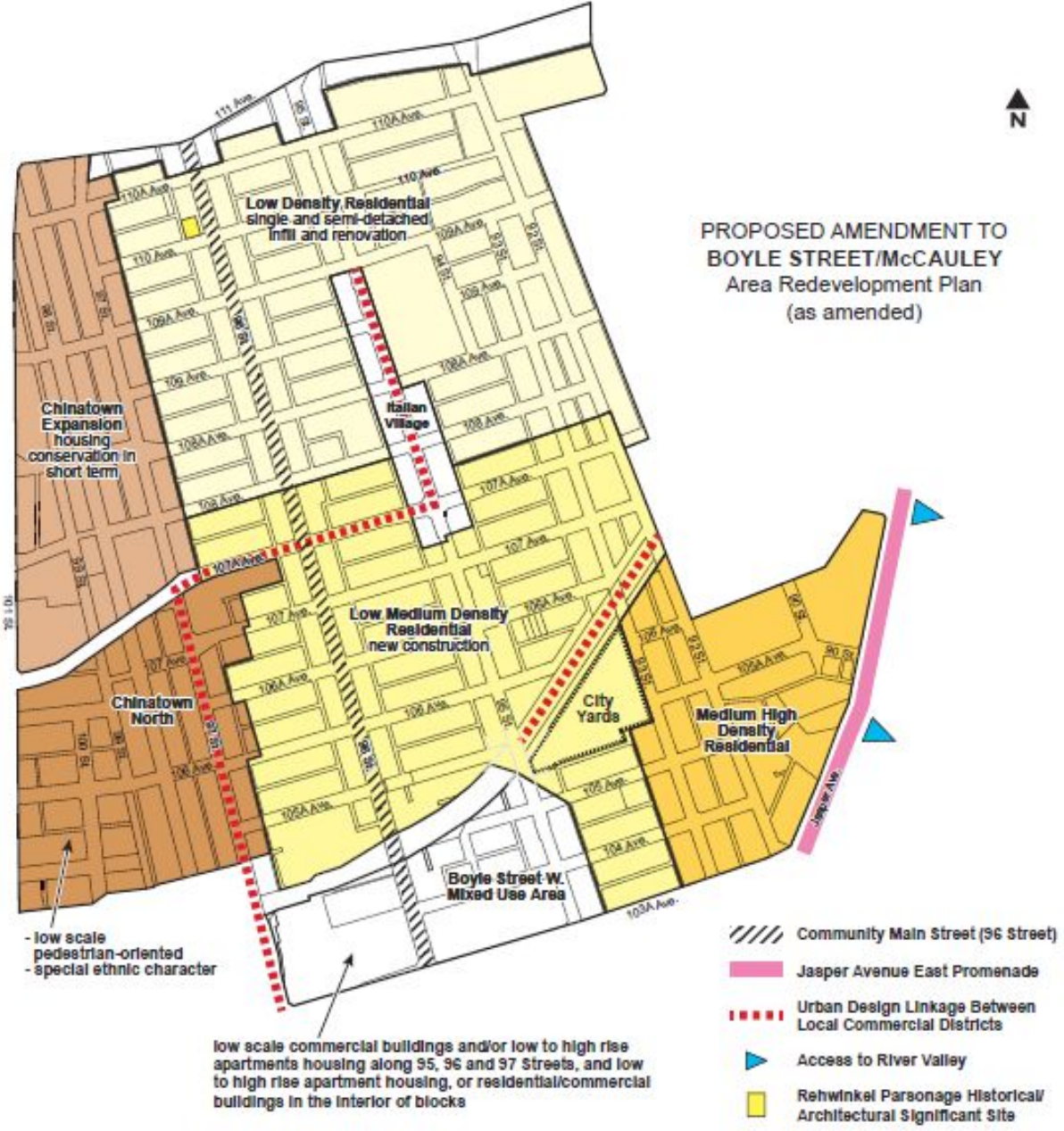
### 3.13 & 3.14 - McCauley



# 3.13 & 3.14 - McCauley



3.13 & 3.14 - McCauley



**MAP 2**  
Generalized Development Concept  
As amended by Bylaw 18147 (February 26, 2018)



# 3.13 & 3.14 - McCauley



PROPOSED AMENDMENT TO  
BOYLE STREET/McCAULEY  
Area Redevelopment Plan  
(as amended)

**MAP 3**  
Areas Designated for Family-Oriented  
Housing Opportunities

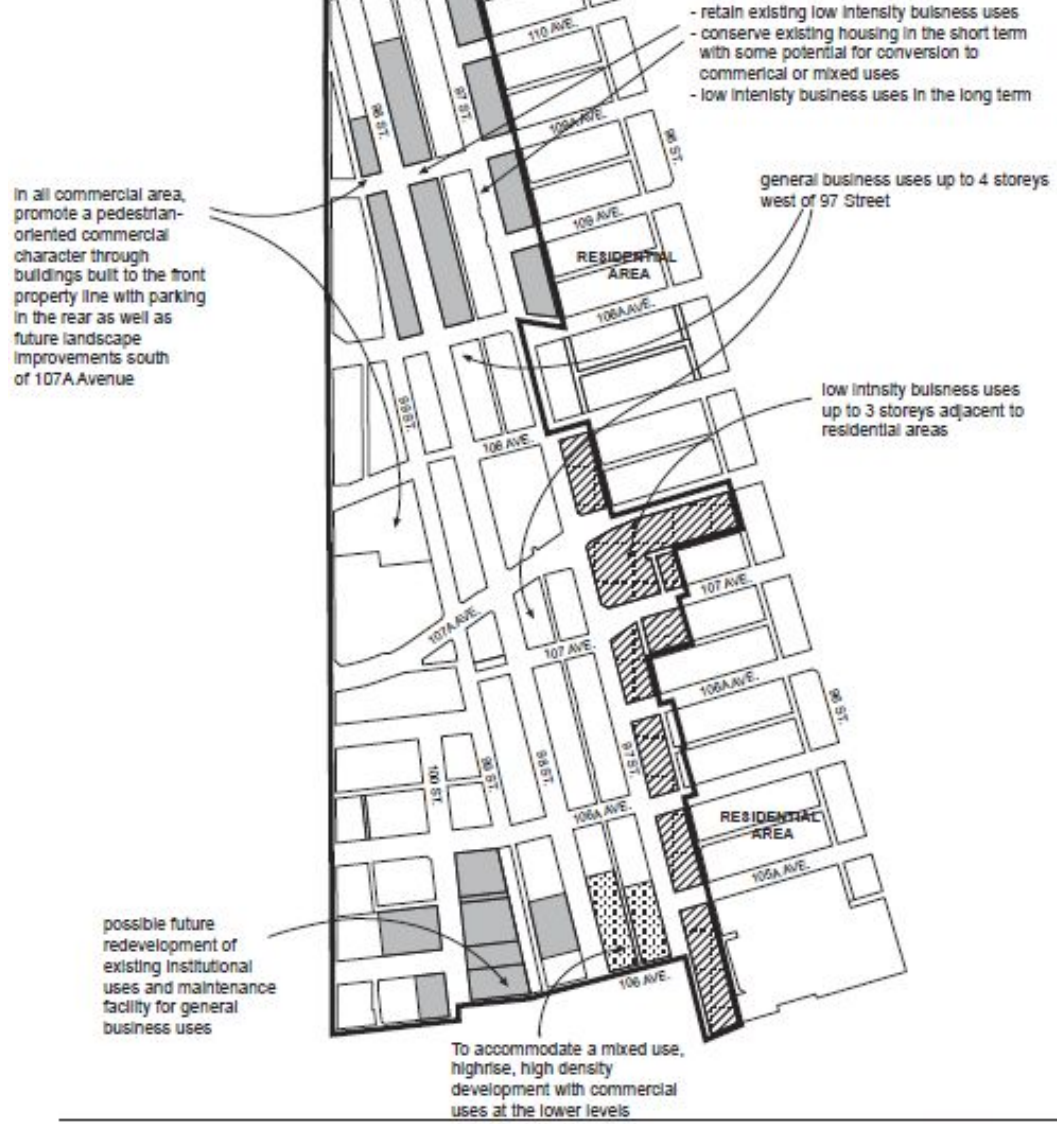
3.13 & 3.14 - McCauley



MAP 9  
Sub Areas

# 3.13 & 3.14 - McCauley

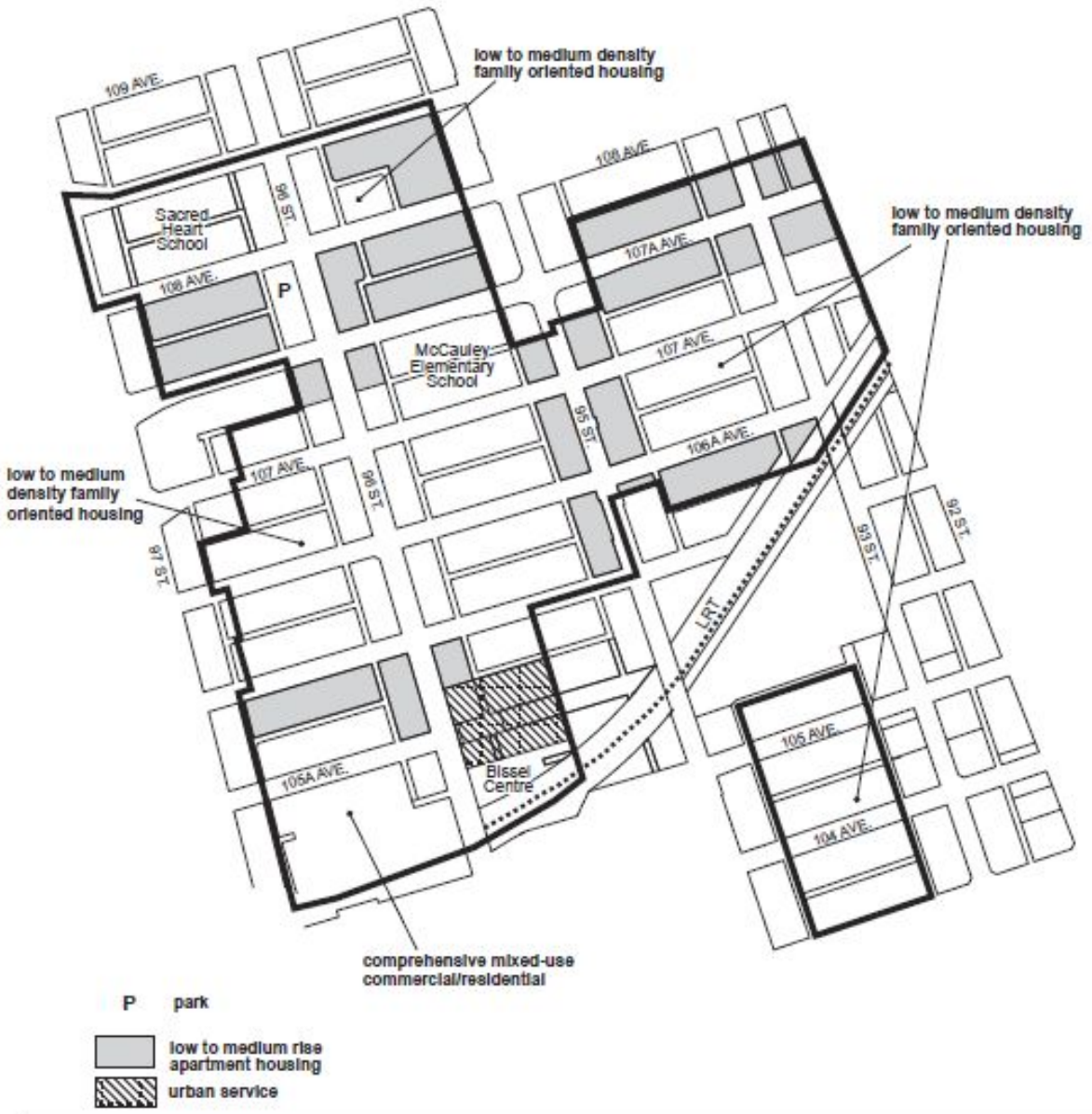
## PROPOSED AMENDMENT TO BOYLE STREET/McCAULEY Area Redevelopment Plan (as amended)



MAP 10  
Chinatown North Special Commercial Sub-Area  
Generalized Land Use Concept



# 3.13 & 3.14 - McCauley



MAP 15  
 Housing Renewal and Transition Sub-Area  
 Generalized Land Use Concept

# 3.15 - McKernan



# SITE CONTEXT



CROSS CANCER  
INSTITUTE

UNIVERSITY AVENUE

SITE

2019  
RA8 ZONING

80 AVENUE

115 STREET

114 STREET

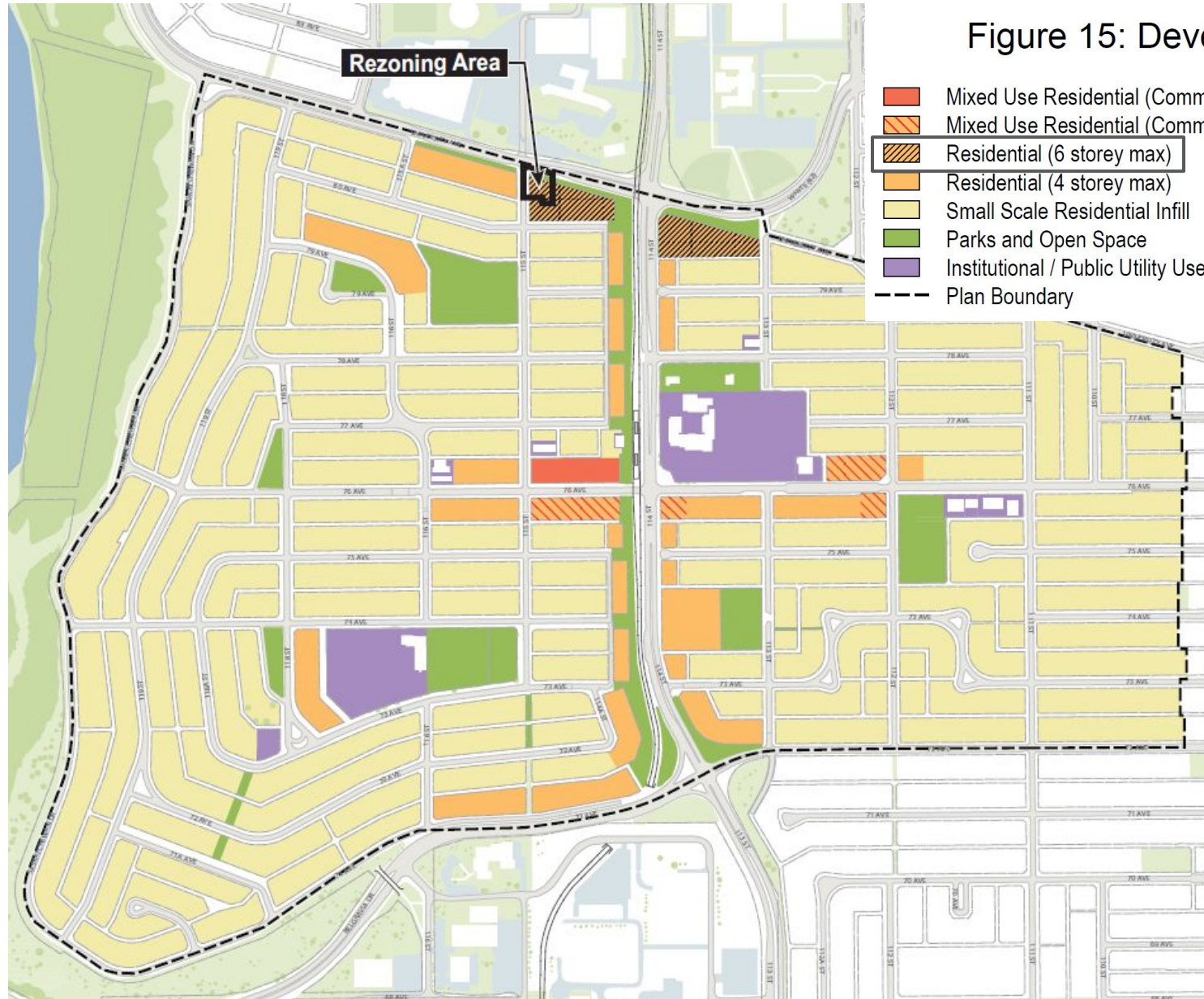
ETS

ETS

CHARLES SIMMONDS PARK

# AREA REDEVELOPMENT PLAN

Figure 15: Development Concept



# RA8 NON-RESIDENTIAL USES

Previous RA8	Current RA8 (Added Uses in Green)
Child Care Services	Business Support Services
Convenience Retail Stores	Child Care Services
Personal Service Shops	Convenience Retail Stores
Professional, Financial and Office and Support Services	General Retail Stores
Religious Assembly	Health Services
Residential Sales Centre	Personal Service Shops
Special Event	Professional, Financial and Office Support Services
Urban Gardens	Religious Assembly
Urban Outdoor Farms	Residential Sales Centre
	Restaurants
	Special Event
	Specialty Food Services
	Urban Gardens
	Urban Outdoor Farms



# TRAFFIC IMPROVEMENTS



CROSS CANCER INSTITUTE

UNIVERSITY AVENUE

ETS

SIGNALLING CHANGES

SITE  
2019 RA8 ZONING

80 AVENUE

115 STREET

114 STREET

ETS

CHARLES SIMMONDS PARK



ADMINISTRATION'S  
RECOMMENDATION

APPROVAL



# 3.16 & 3.17 - Queen Mary Park



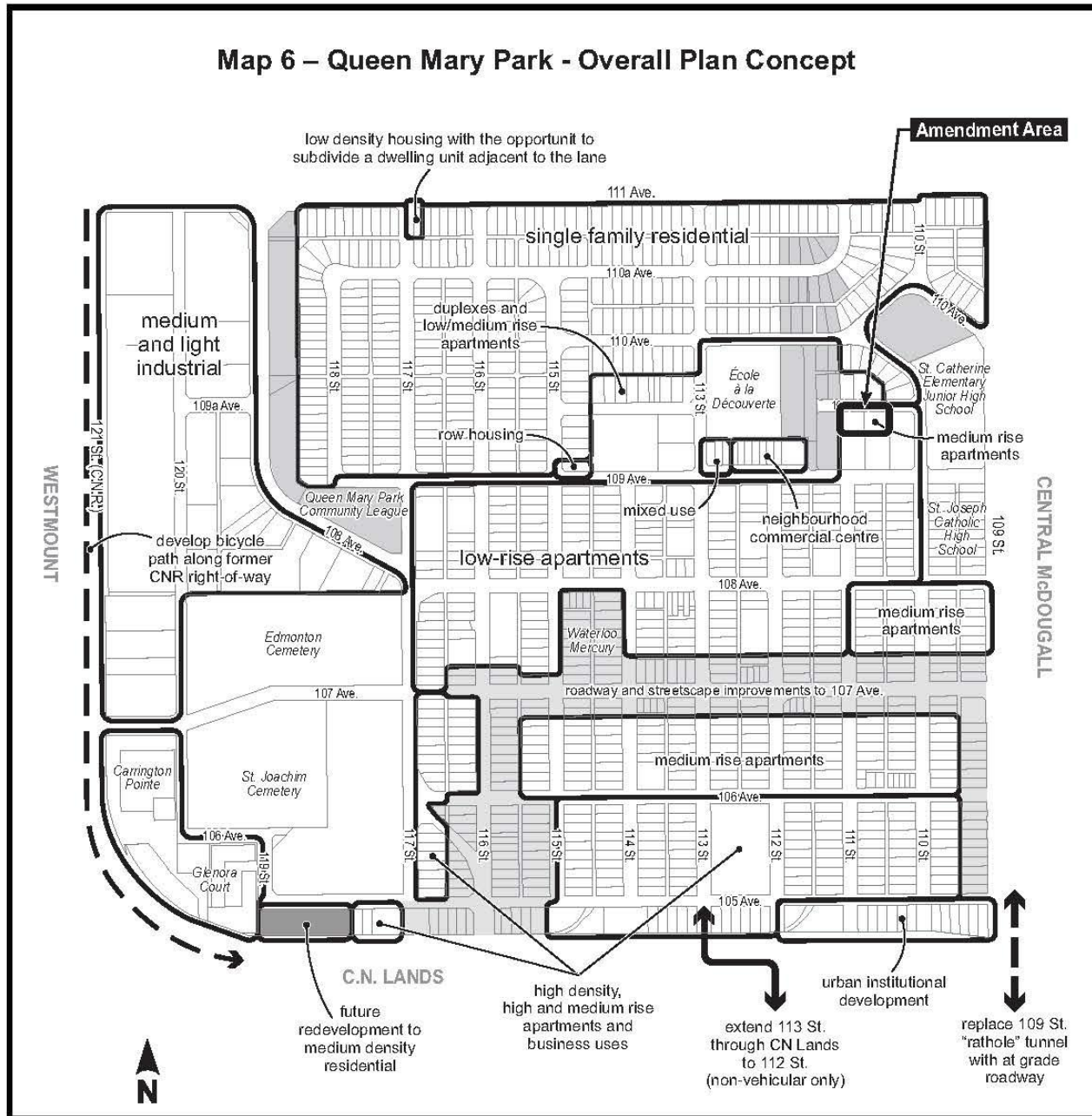
# SITE CONTEXT



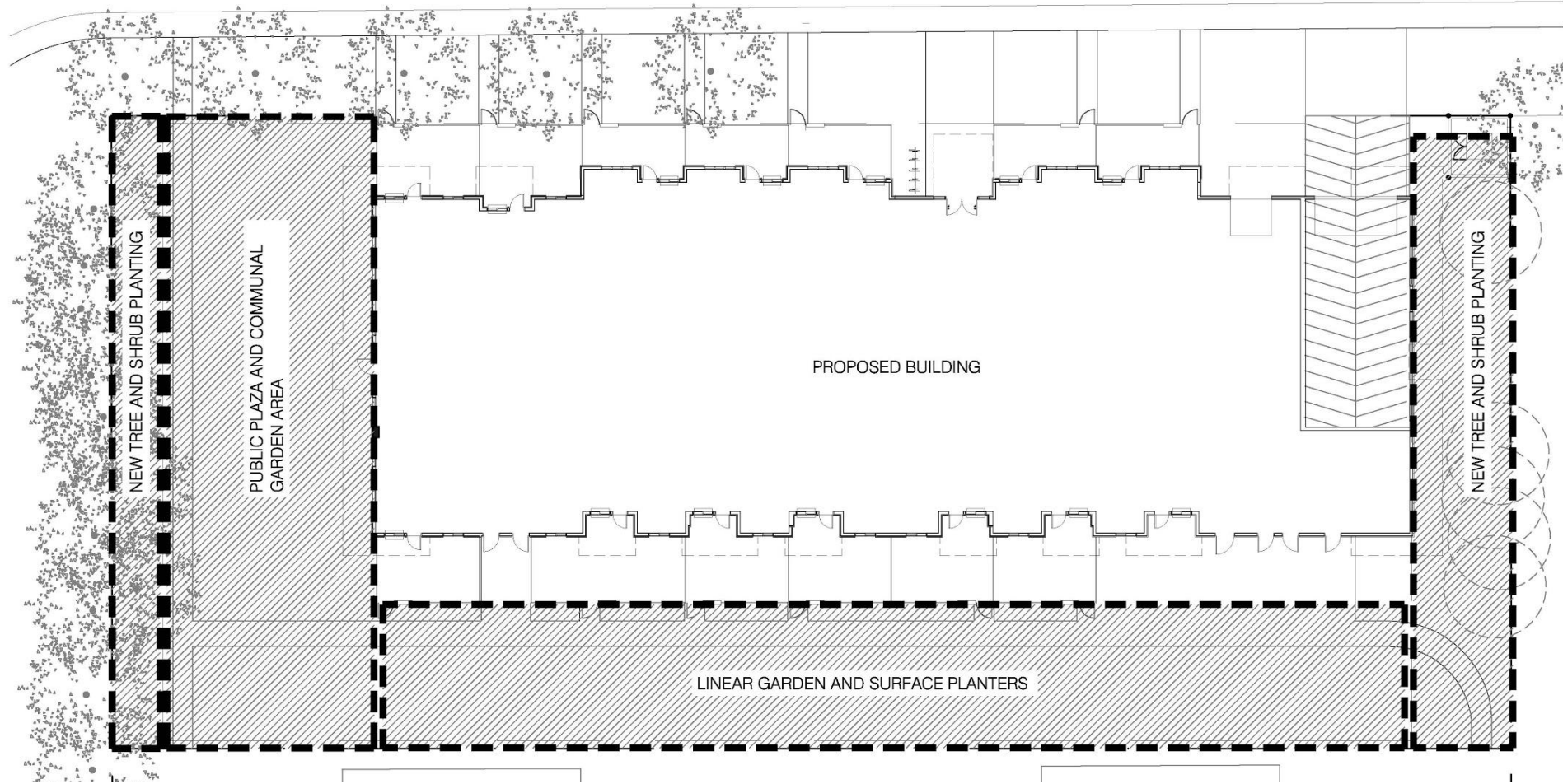
**SITE**

**EXISTING BUILDINGS TO  
REMAIN**

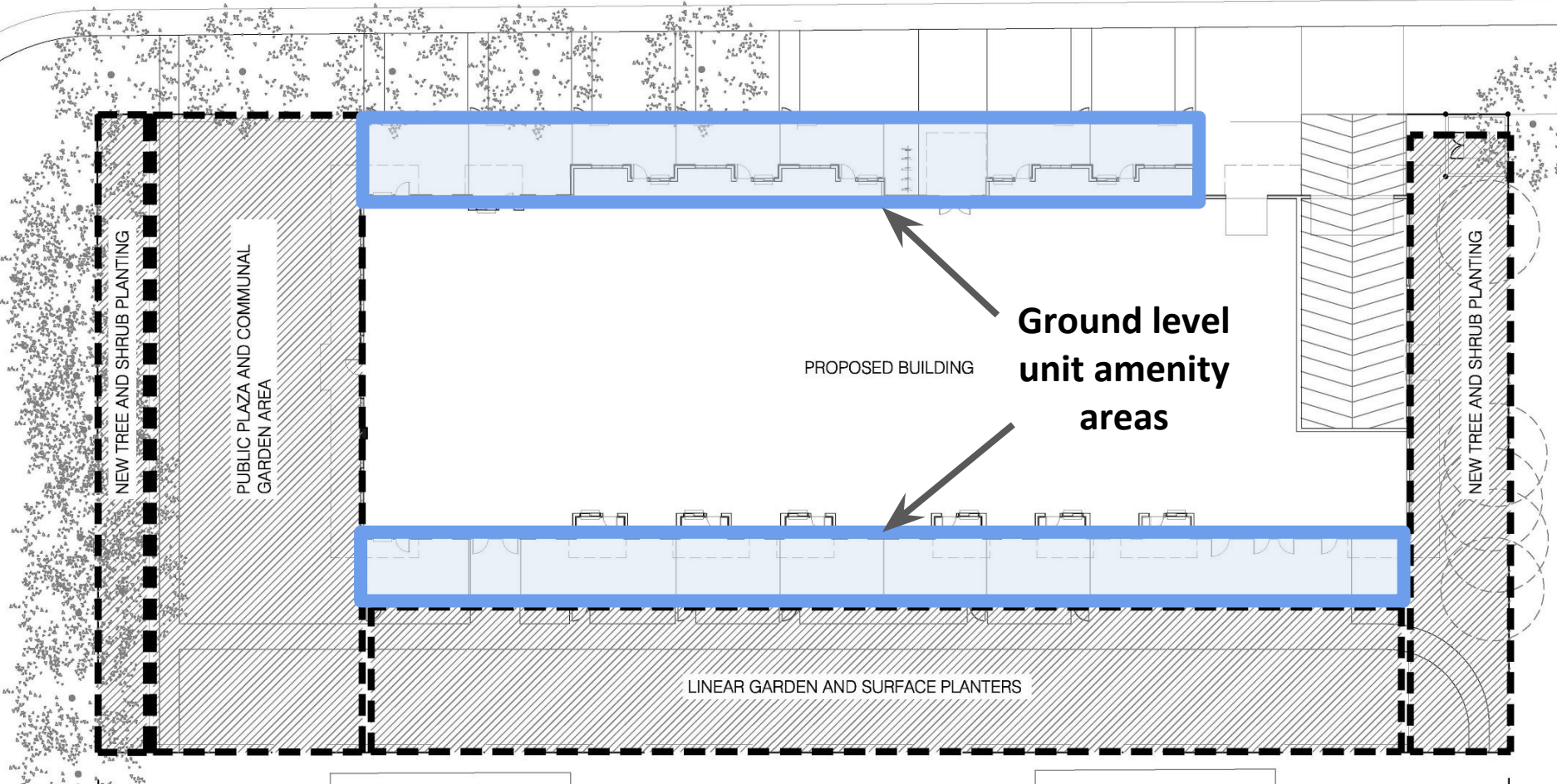
## QUEEN MARY PARK AREA REDEVELOPMENT PLAN



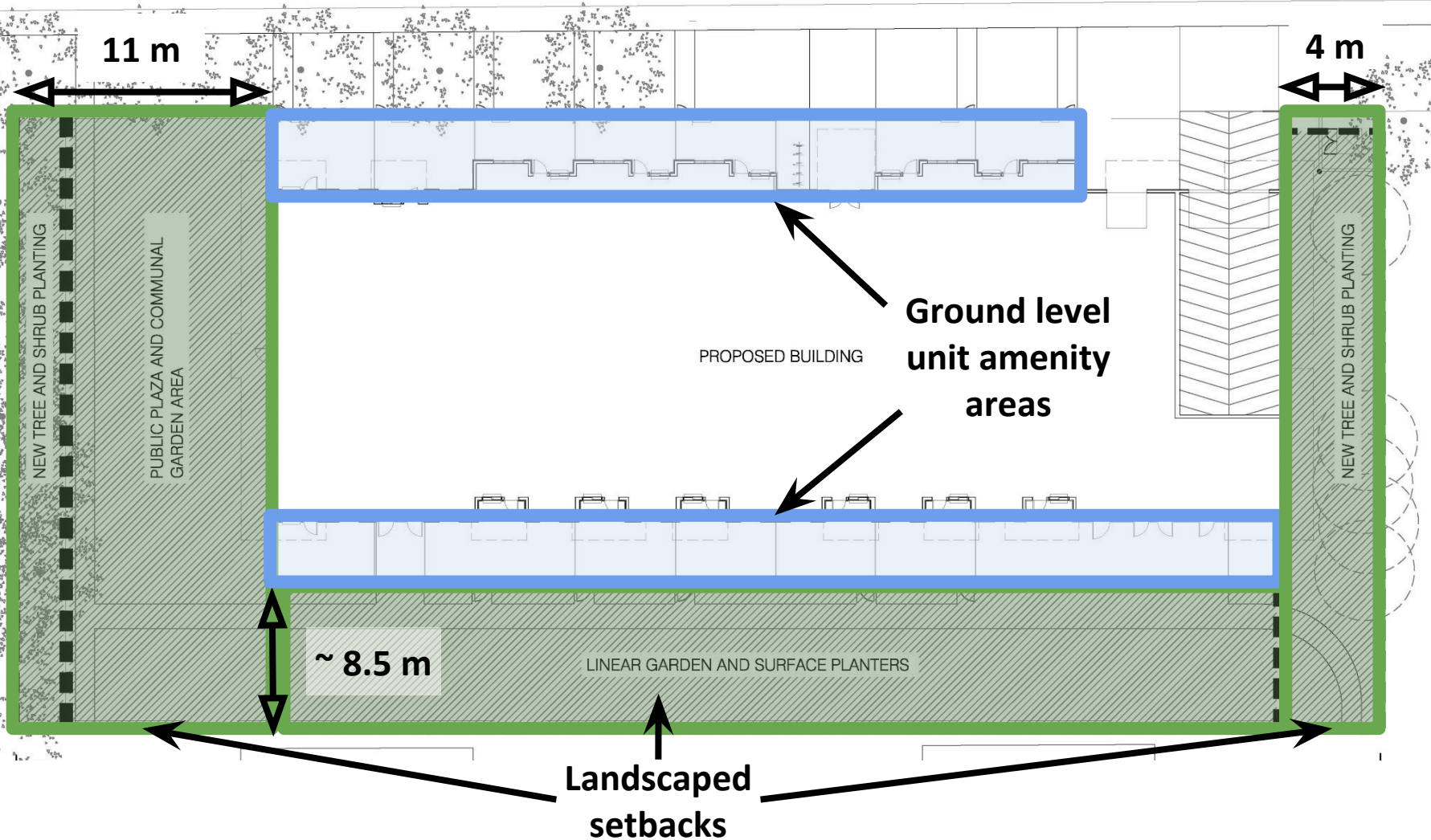
# PROPOSED SITE LAYOUT



# PROPOSED SITE LAYOUT

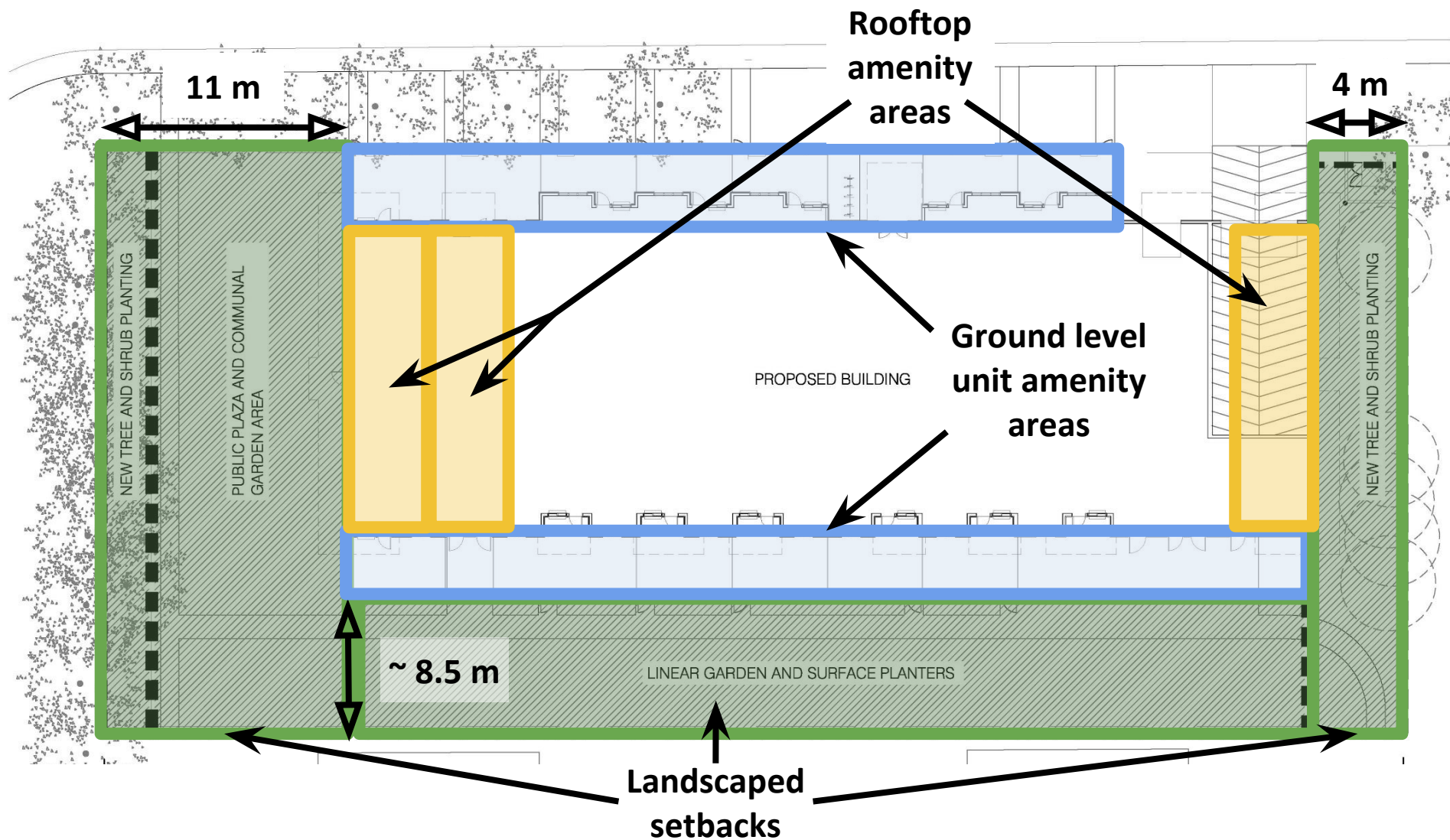


# PROPOSED SITE LAYOUT





## PROPOSED SITE LAYOUT



## PROPOSED DEVELOPMENT



NORTH ELEVATION

WEST ELEVATION  
(FACING PARK)

# PROPOSED DEVELOPMENT



SOUTH ELEVATION

EAST ELEVATION

# ZONING COMPARISON

Regulation	<i>Current:</i> RA7 Zone	<i>Similar:</i> RA8 Zone	<i>Proposed:</i> DC2 Provision
Maximum Height	14.5 m flat roof/ 16.0 m pitched roof	23.0 m	28.0 m
Maximum Floor Area Ratio (FAR)	2.3	3.0	3.0
Maximum Density	No maximum	No maximum	115 Dwellings
<b>Minimum Setbacks and Stepbacks</b>			
North	4.5 m	4.5 m	3.0 m 4.5 m above 9.0 m
West	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m	11.0 m 15.0 m above 15.5 m 19.0 m above 21.5 m
South	7.5 m	7.5 m	12.0 m
East	1.2 m 3.0 m above 10.0 m	1.2 m 3.0 m above 10.0 m	4.0 m 8.0 m above 21.5 m

# ZONING COMPARISON WITH RA8



VIEW FROM NORTH



VIEW FROM SOUTH

# SITE CONTEXT



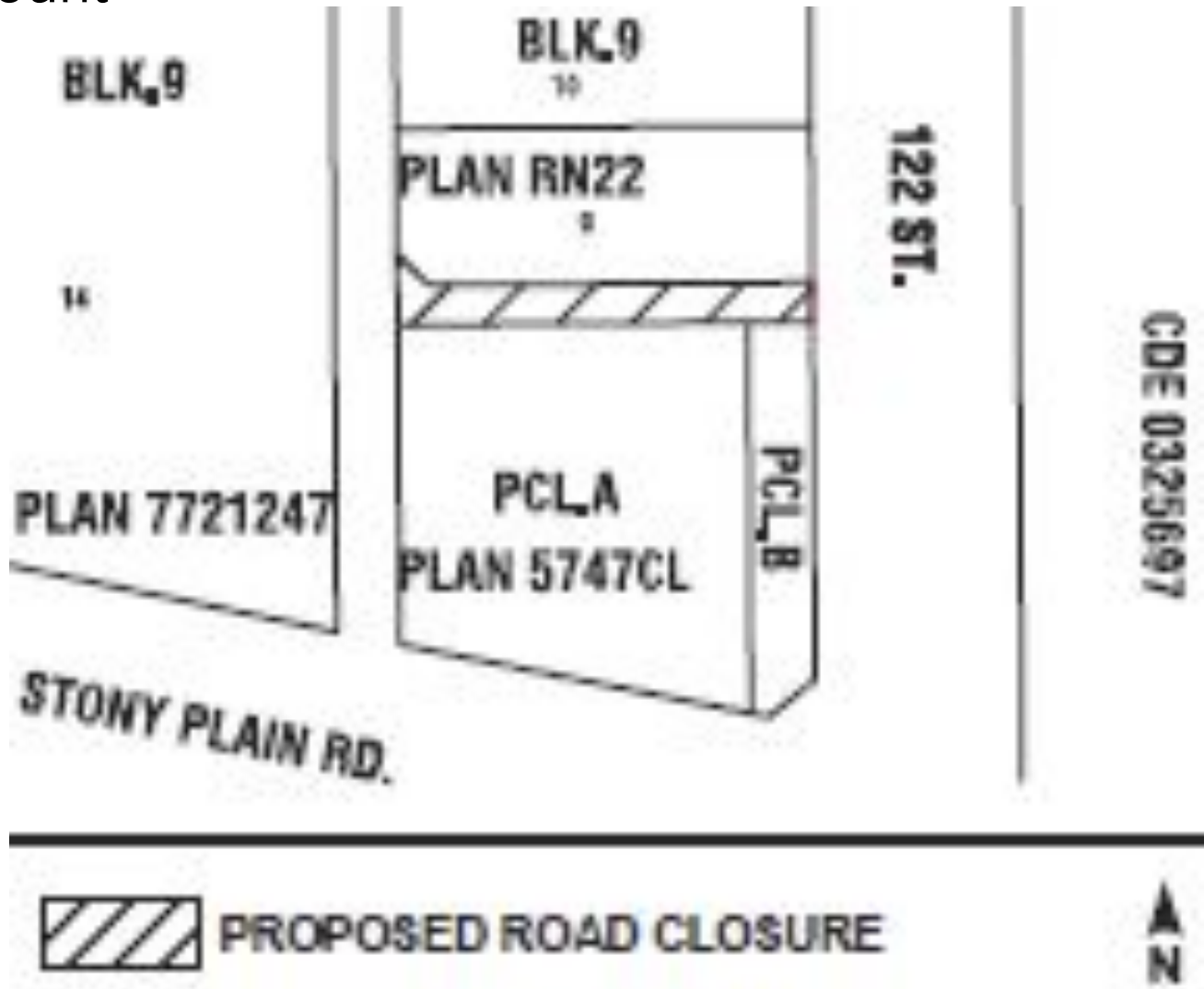


ADMINISTRATION'S  
RECOMMENDATION

APPROVAL



3.18 - Westmount





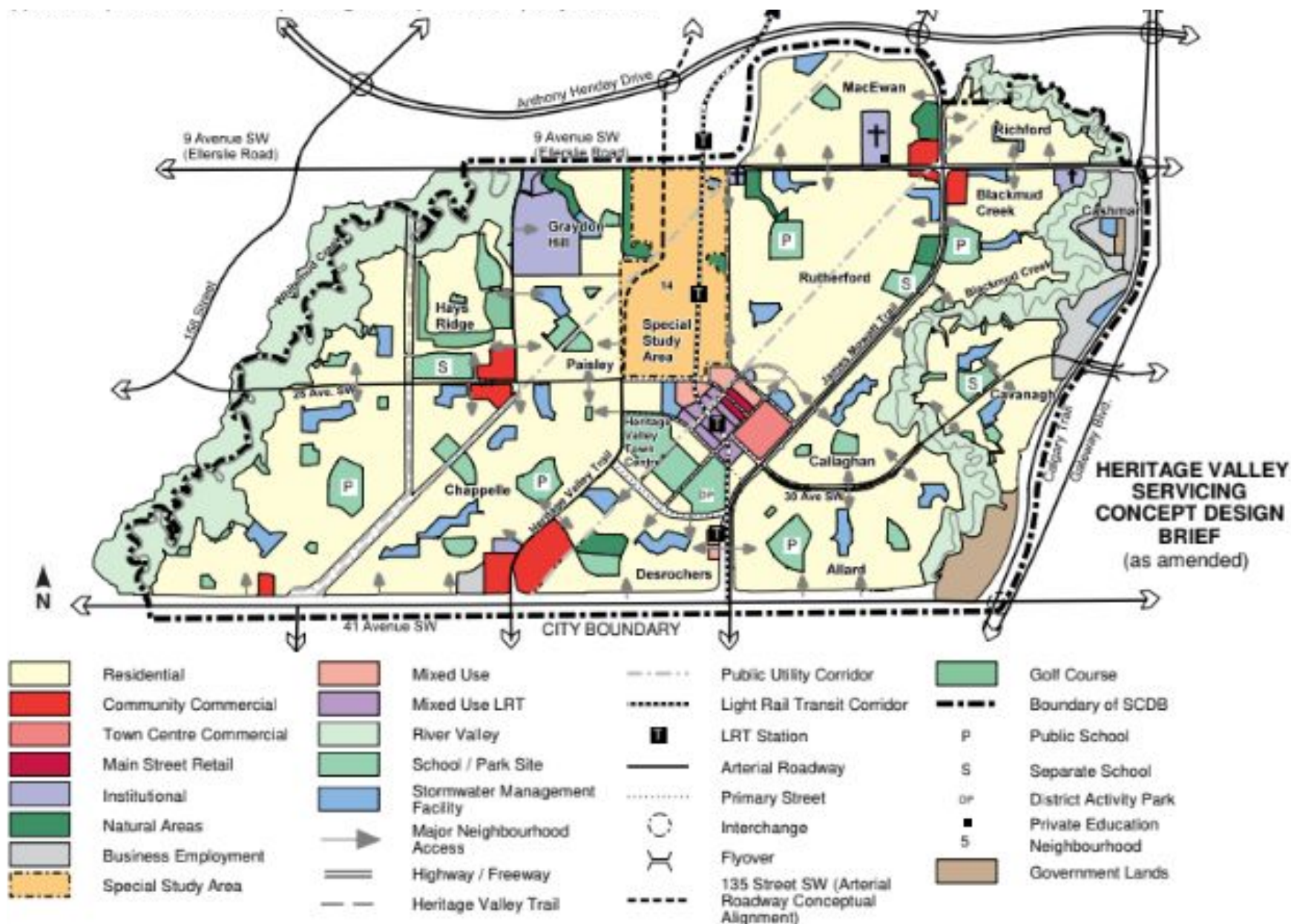
# 3.18 - Westmount



# 3.18 - Westmount

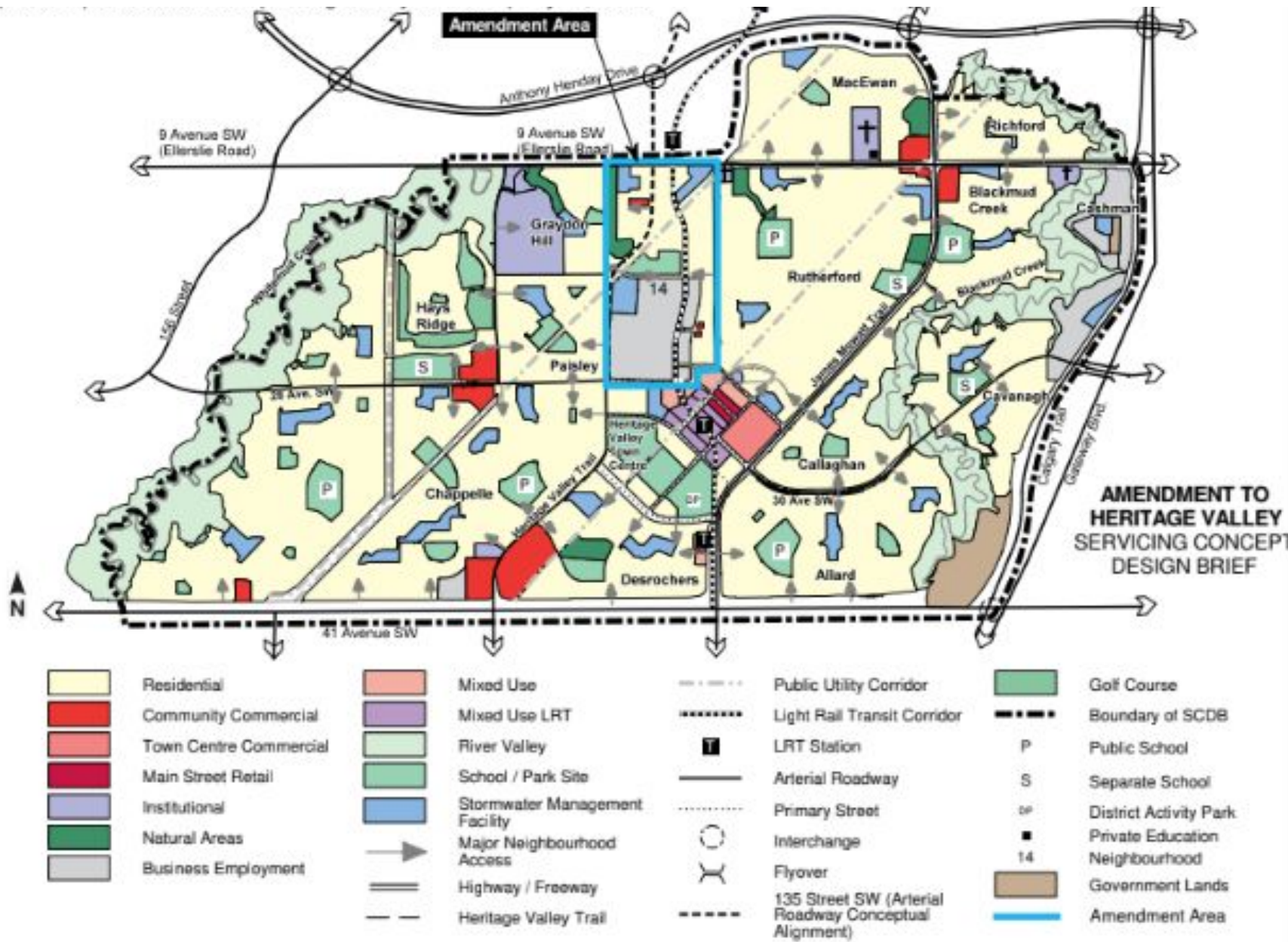


# 3.19 - Heritage Valley SCDB



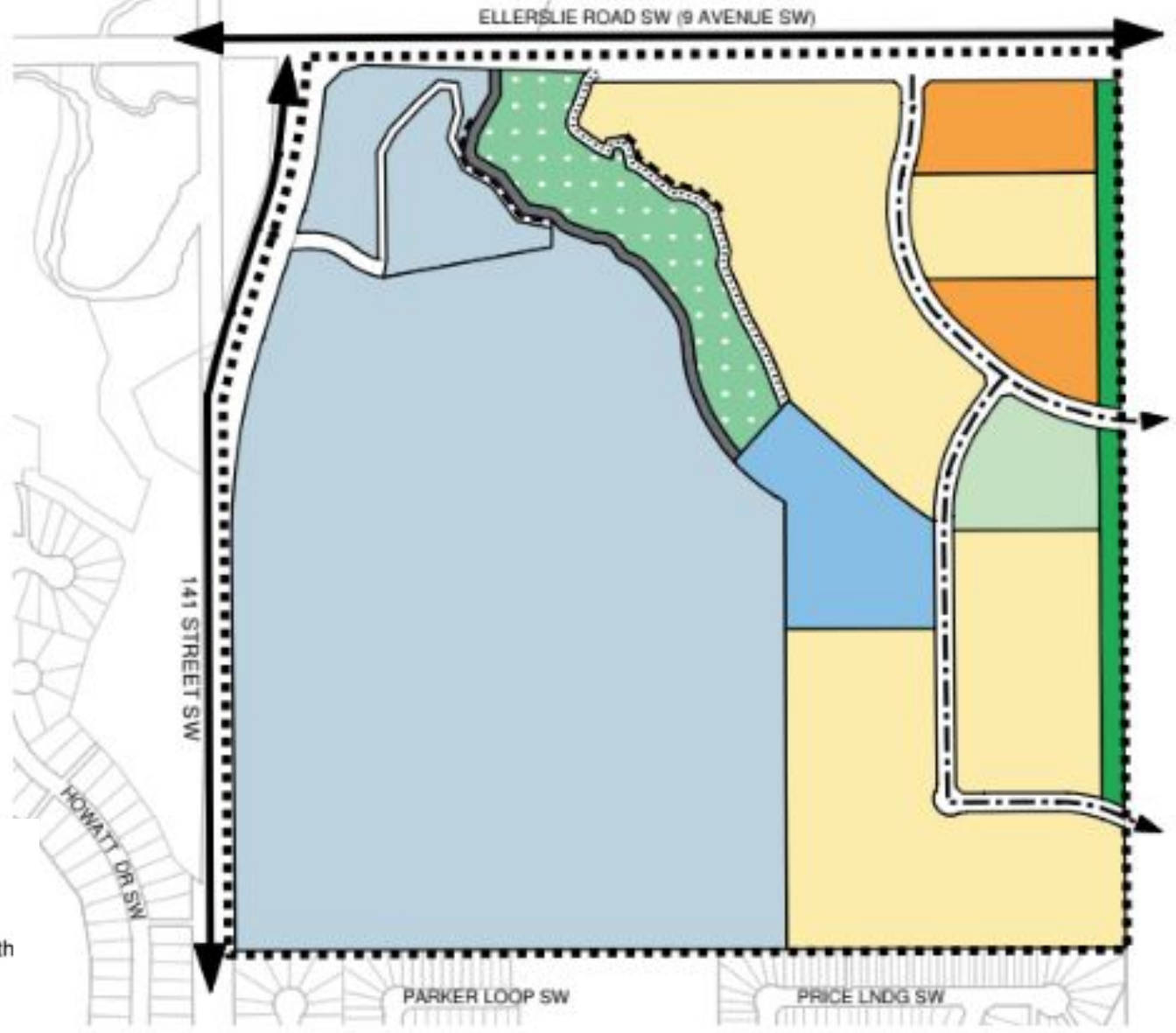
**HERITAGE VALLEY  
SERVICING  
CONCEPT DESIGN  
BRIEF  
(as amended)**

# 3.19 - Heritage Valley SCDB



# 3.21 Graydon Hill NASP

























-  Low Density Residential
-  Medium Density Residential
-  Institutional (Cemetery)
-  Park
-  Stormwater Management Facility
-  Natural Area
-  Environmental Reserve
-  Public Upland Area
-  Top-of-Bank Shared-Use Path
-  Top-of-Bank Roadway
-  Public Utility R/W
-  Collector Roadway
-  Arterial Roadway
-  NASP Boundary

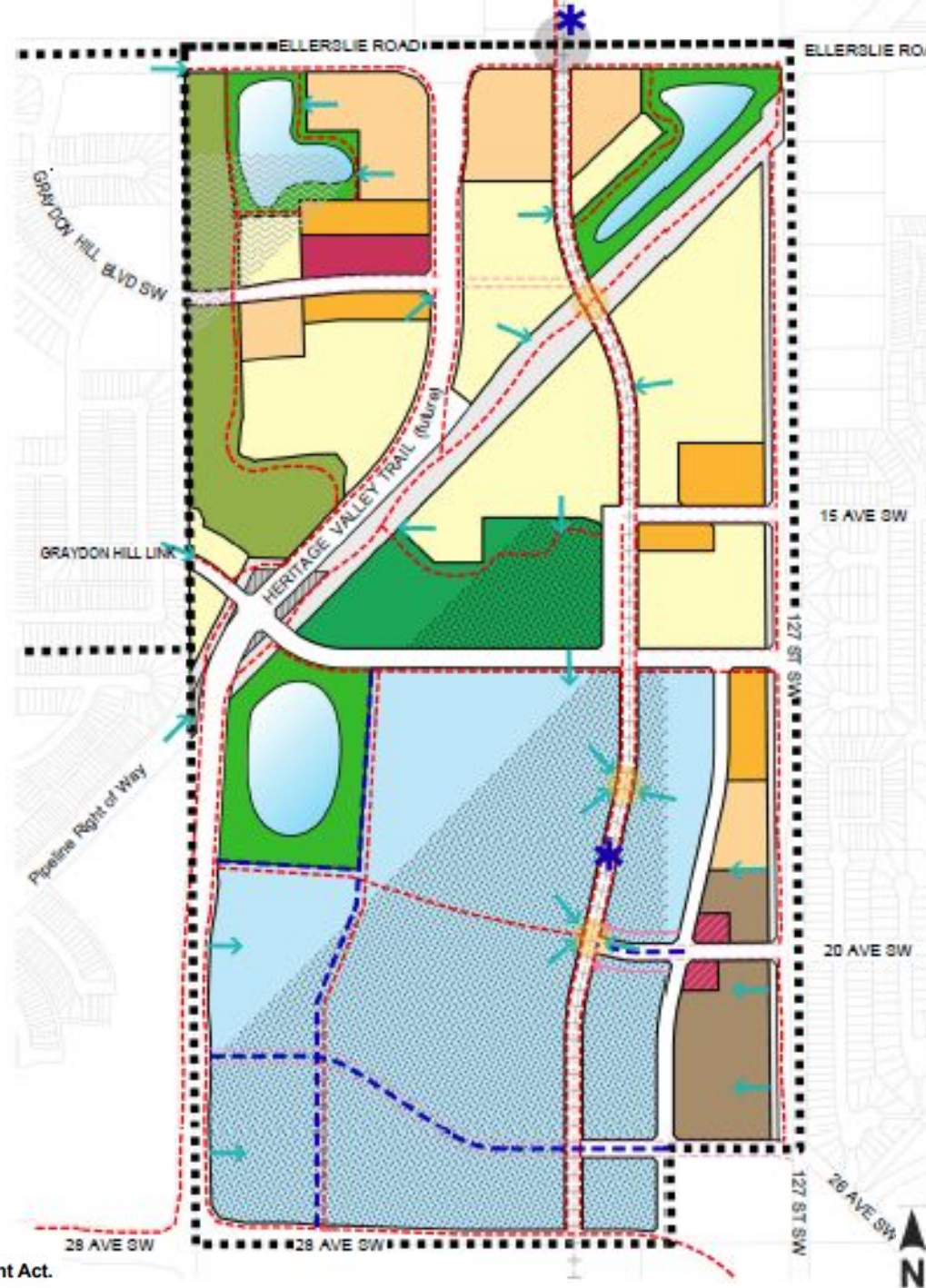


**BYLAW 19280  
AMENDMENT TO  
GRAYDON HILL  
Neighbourhood Area Structure Plan**

# 3.20 Heritage Valley NBHD 14

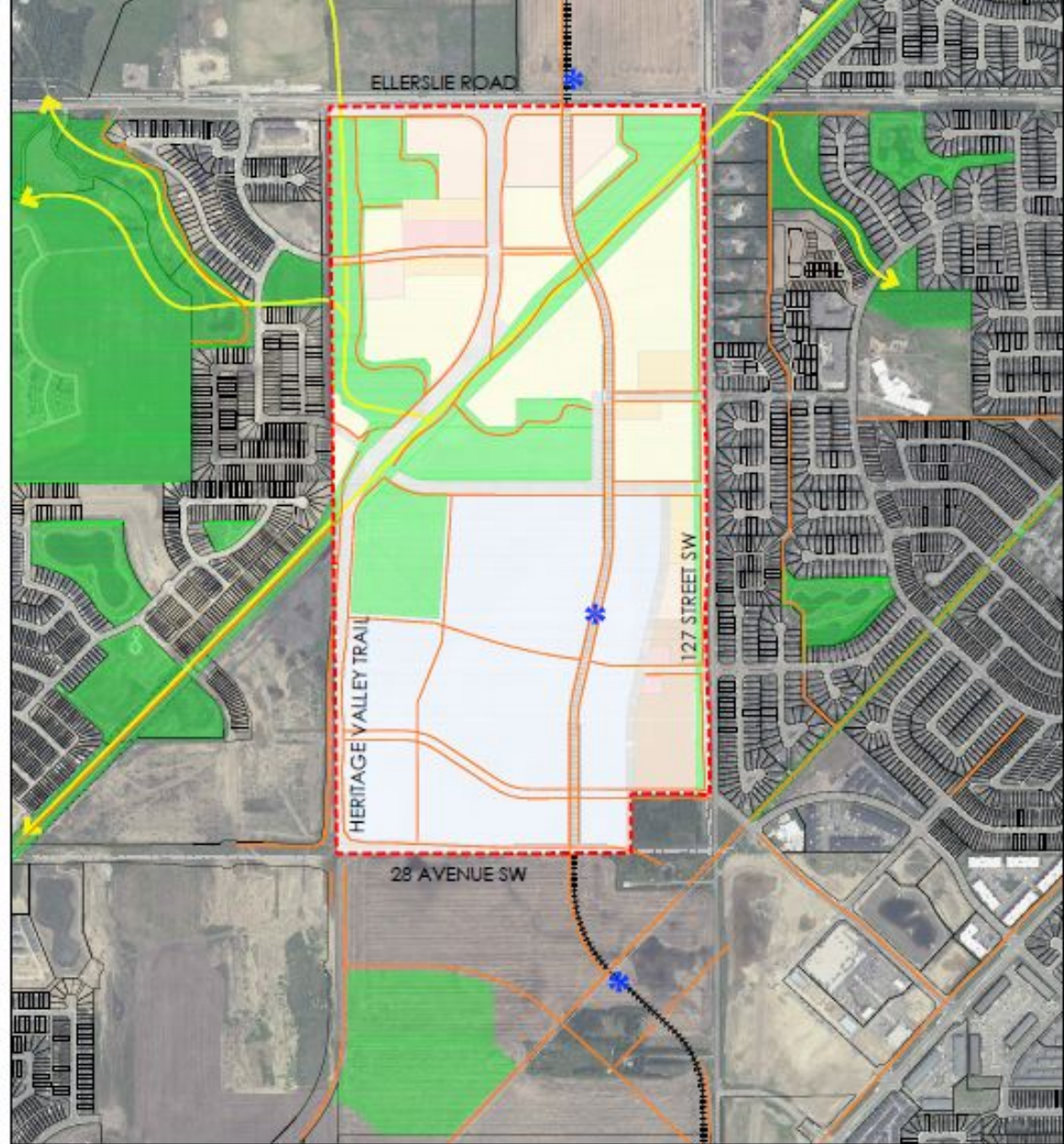
**CHARTER BYLAW 19279  
HERITAGE VALLEY NBHD 14  
Neighbourhood Area Structure Plan**

- |   |                               |   |   |
|---|-------------------------------|---|---|
|    | Low Density Residential       |    | North Commercial Mixed Use              |
|    | Row Housing                   |    | South Commercial Mixed Use              |
|    | Medium Density Residential    |    | School & Hospital Building Area         |
|    | High Density Residential      |    | SWMF                                    |
|    | Health Care Campus / Hospital |    | Natural Area *                          |
|   | School / Park *               |   | Sensitive Use Area                      |
|  | Pipeline R/W                  |  | Potential LRT Structure Grade Separated |
|  | Public Utility                |  | Walkways                                |
|  | LRT Active Modes Link         |  | Future LRT                              |
|  | Bike Facilities               |  | Future Access / Road                    |
|  | Shared Use Path               |  | Future LRT Station                      |
|  | Pedestrian Only Crossing      |  | NASP Boundary                           |



\* Assembly of Municipal Reserves are subject to the provisions of the Municipal Government Act.

### 3.20 Heritage Valley NBHD 14



- LEGEND**
- OPEN SPACE\*
  - SHARED USE PATH
  - WILDLIFE CORRIDOR
  - FUTURE LRT
  - FUTURE LRT STATION
  - NASP BOUNDARY

\* Assembly of Municipal Reserves are subject to the provisions of the Municipal Government Act

### 3.20 Heritage Valley NBHD 14



LEGEND					
	ARTERIAL ROAD		BIKE FACILITIES		MULTI-MODAL PRIORITY CROSSING
	COLLECTOR ROAD		SHARED USE PATH		PEDESTRIAN ONLY CROSSING
	WALKWAYS		FUTURE LRT		FUTURE ACCESS / ROAD
	NEIGHBOURHOOD ACCESS		FUTURE LRT STATION		NASP BOUNDARY
	LRT ACTIVE MODES LINK		POTENTIAL ELEVATED LRT STRUCTURE GRADE SEPARATED		

FIGURE 6

Multi-Modal Network



## 3.20

























Heritage Valley

NBHD 14

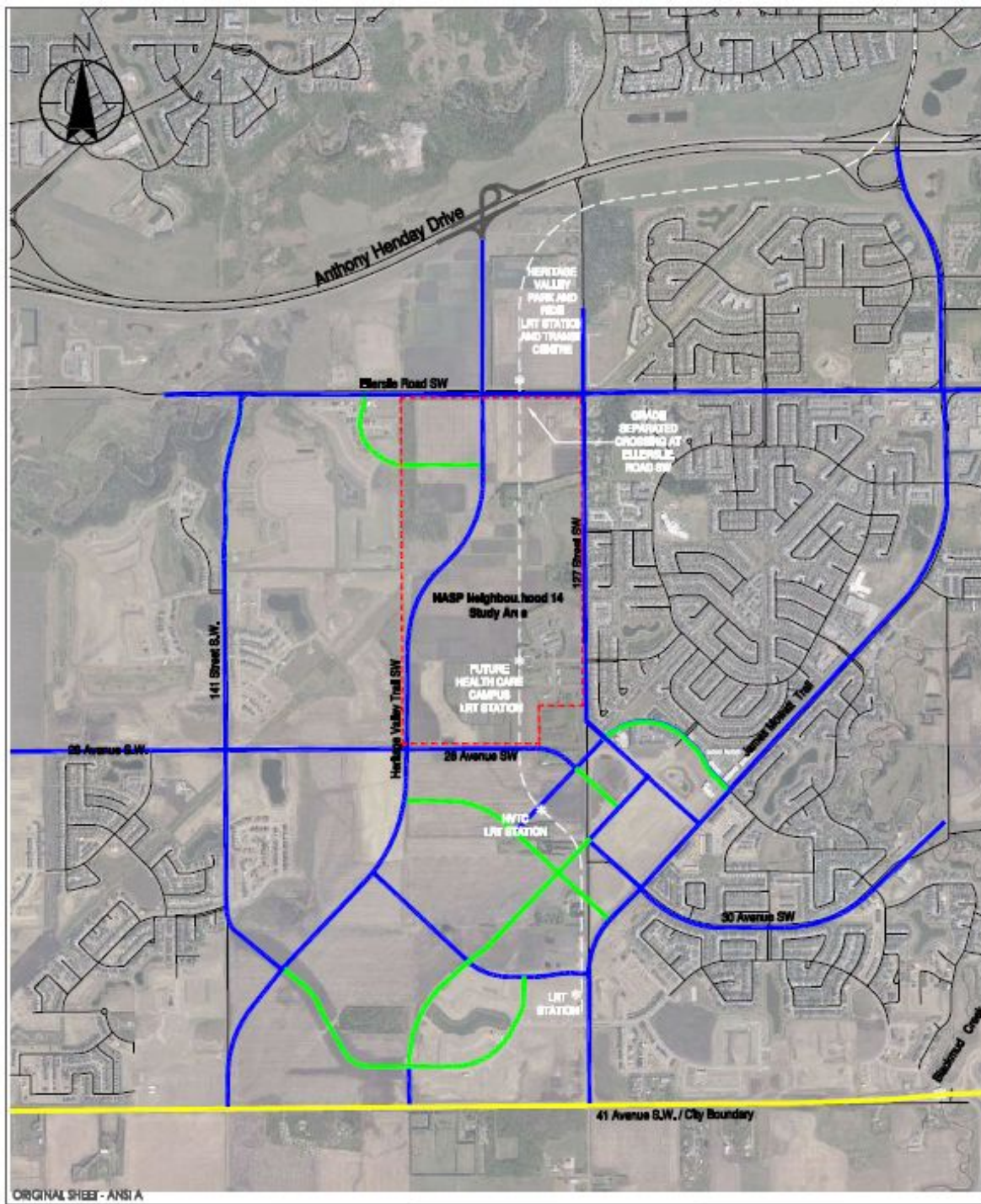


# 3.20 Heritage Valley NBHD 14

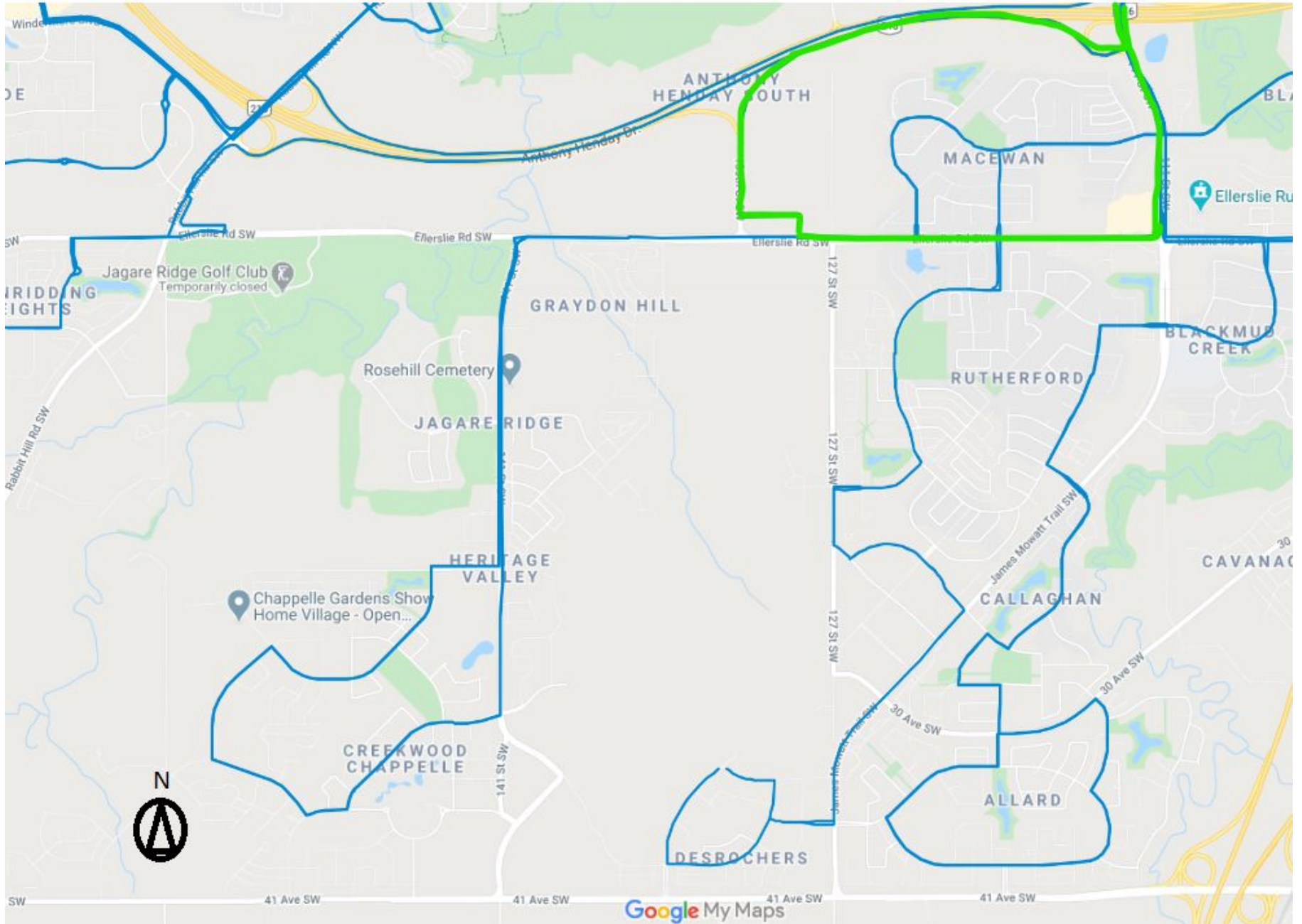
## BYLAW 19279 HERITAGE VALLEY NBHD 14 Neighbourhood Area Structure Plan

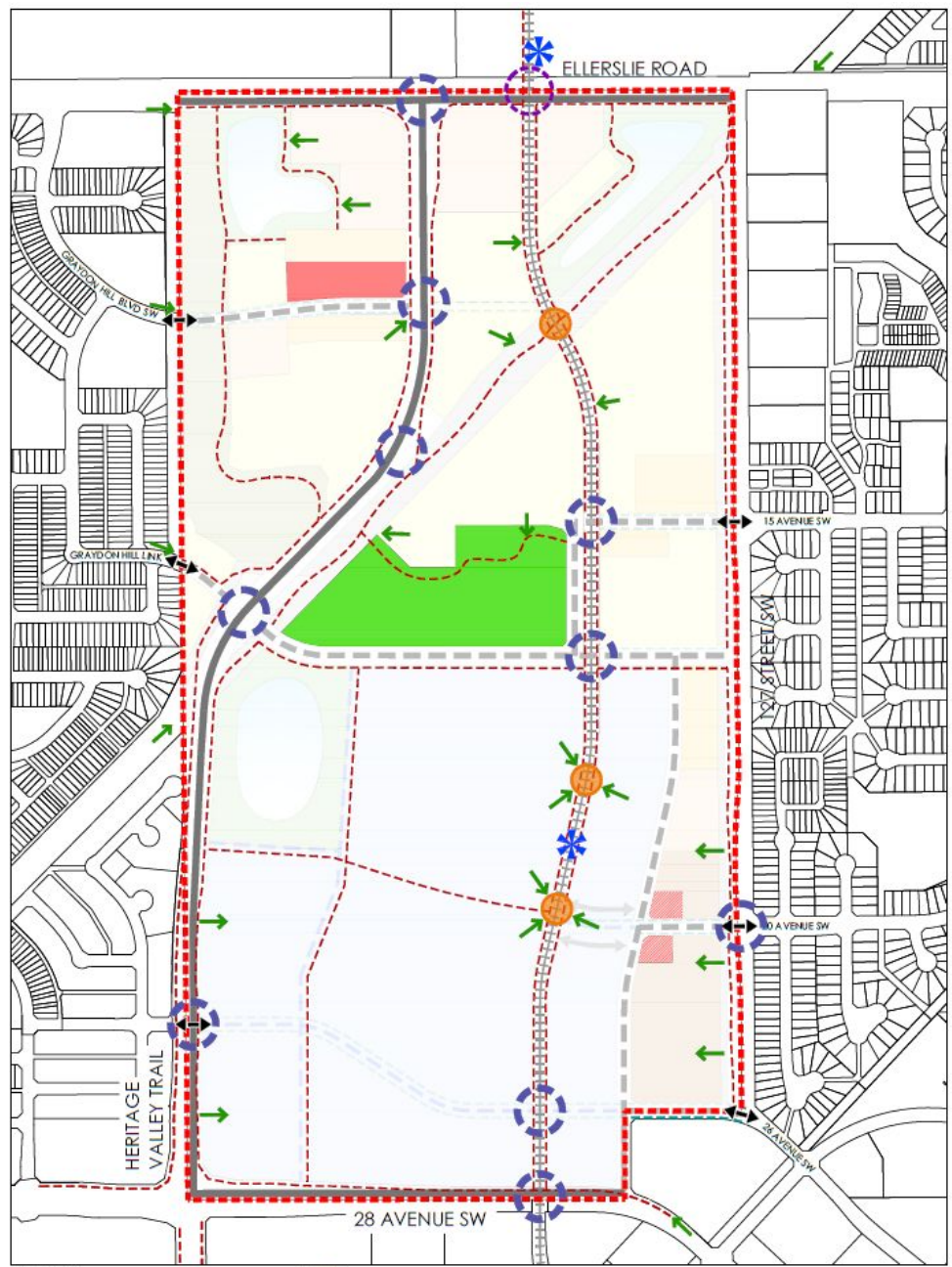
- |   |                               |   |   |
|---|-------------------------------|---|---|
|    | Low Density Residential       |    | North Commercial Mixed Use              |
|    | Row Housing                   |    | South Commercial Mixed Use              |
|    | Medium Density Residential    |    | School & Hospital Building Area         |
|   | High Density Residential      |   | SWMF                                    |
|  | Health Care Campus / Hospital |  | Natural Area                            |
|  | School / Park                 |  | Sensitive Use Area                      |
|  | Pipeline R/W                  |  | Potential LRT Structure Grade Separated |
|  | Public Utility                |  | Walkways                                |
|  | LRT Active Modes Link         |  | Future LRT                              |
|  | Bike Facilities               |  | Future Access / Road                    |
|  | Shared Use Path               |  | Future LRT Station                      |
|  | Pedestrian Only Crossing      |  | NASP Boundary                           |





# Bus Network Redesign





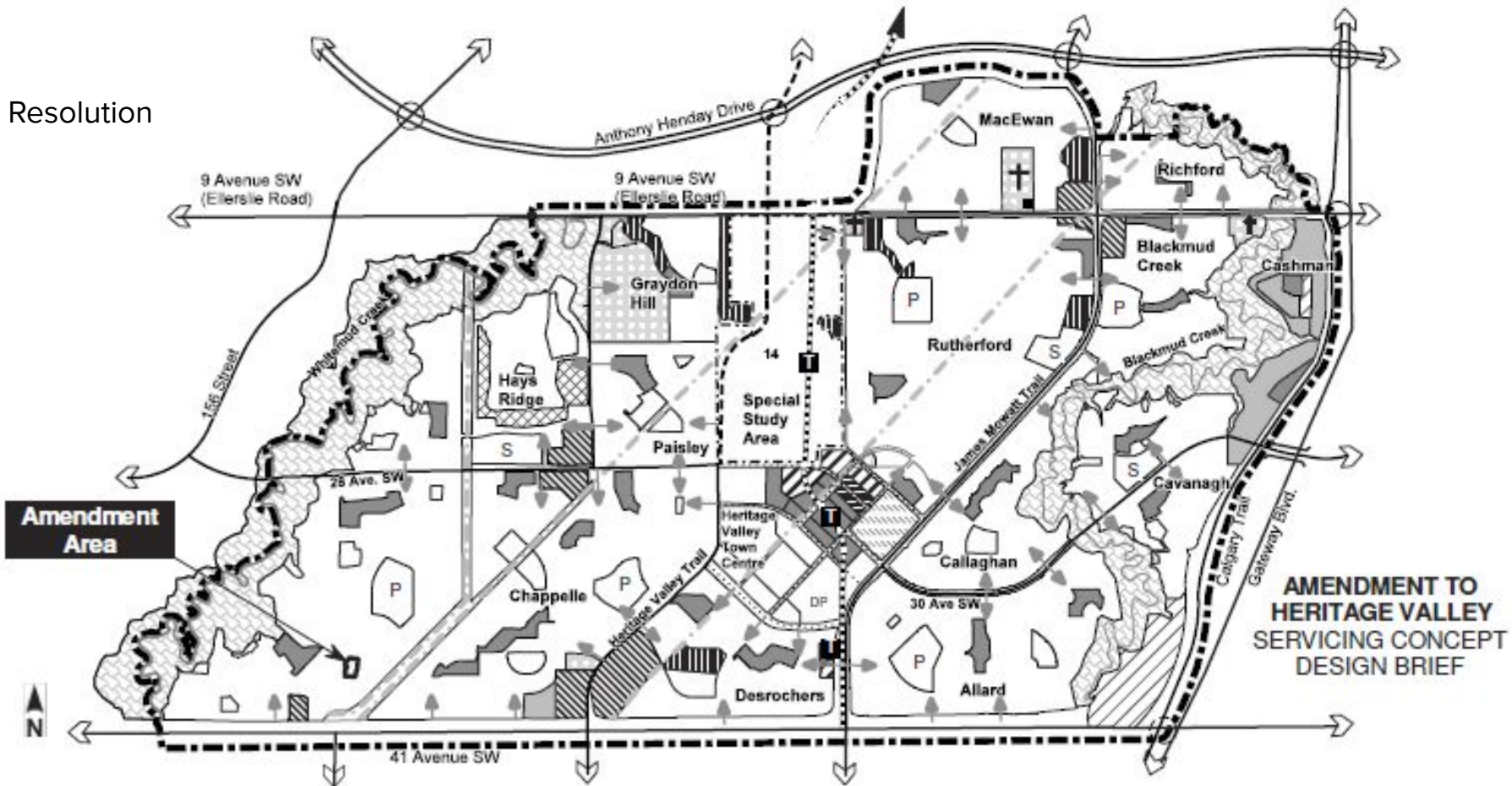
SCALE 1:7500



LEGEND

- ARTERIAL ROAD
- - - COLLECTOR ROAD
- WALKWAYS
- ← NEIGHBOURHOOD ACCESS
- ↔ LRT ACTIVE MODES LINK
- - - BIKE FACILITIES
- - - SHARED USE PATH
- - - FUTURE LRT
- \* FUTURE LRT STATION
- POTENTIAL LRT STRUCTURE GRADE SEPARATED
- MULTI-MODAL PRIORITY CROSSING
- PEDESTRIAN ONLY CROSSING
- - - FUTURE ACCESS / ROAD
- - - NASP BOUNDARY

Resolution

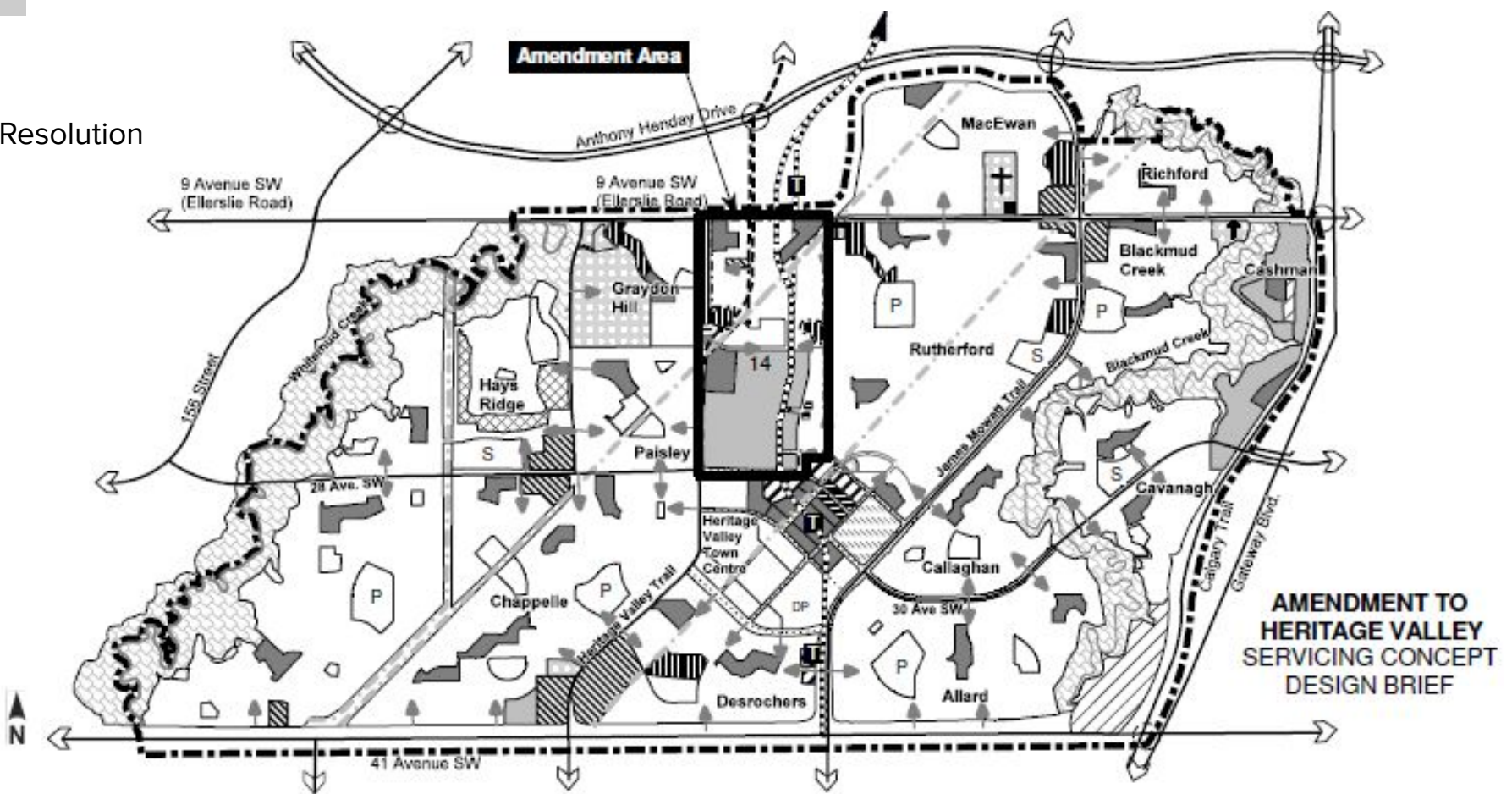


**Amendment Area**






**AMENDMENT TO HERITAGE VALLEY SERVICING CONCEPT DESIGN BRIEF**

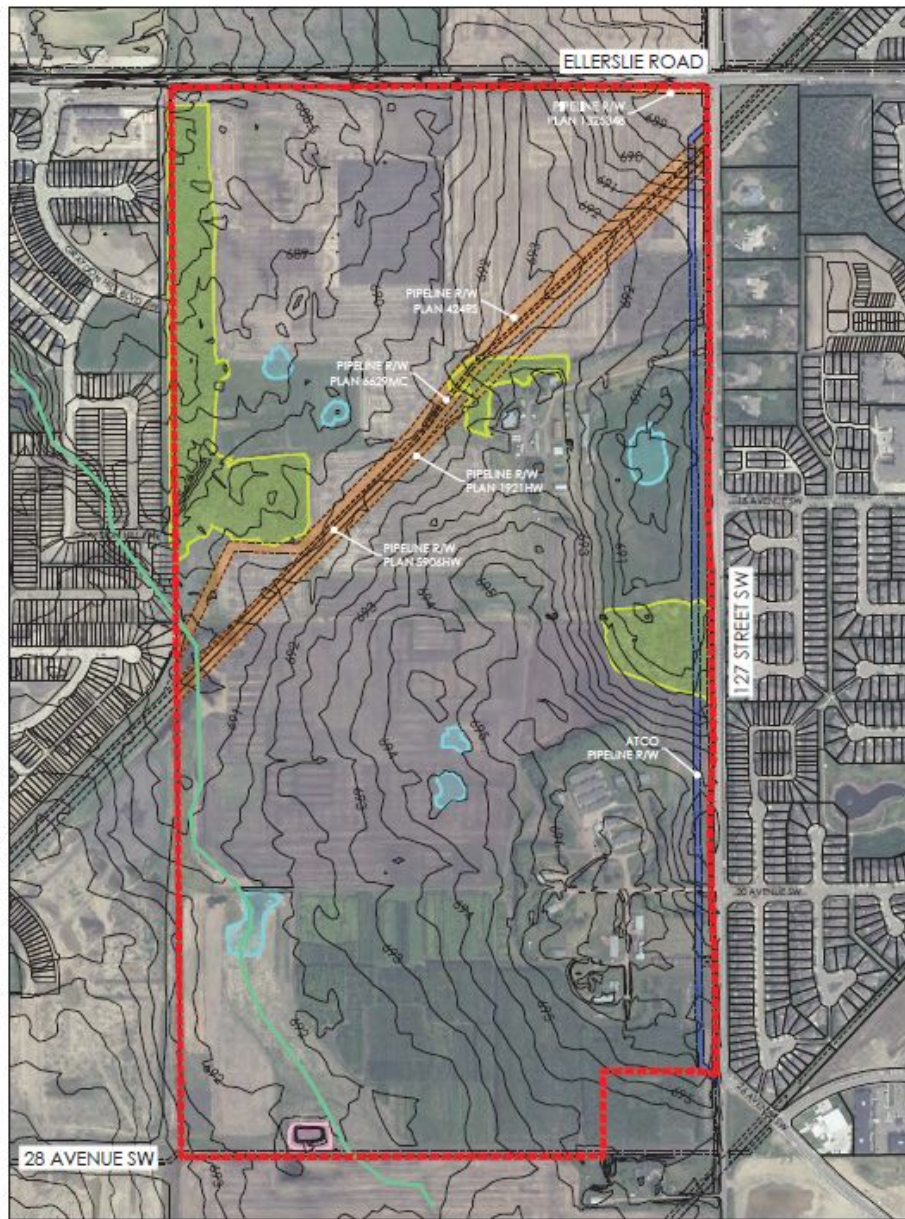
	Residential		Mixed Use		Public Utility Corridor		Golf Course
	Community Commercial		Mixed Use LRT		Light Rail Transit Corridor		Boundary of SCDB
	Town Centre Commercial		River Valley		LRT Station		Public School
	Main Street Retail		School / Park Site		Arterial Roadway		Separate School
	Institutional		Stormwater Management Facility		Primary Street		District Activity Park
	Natural Areas		Major Neighbourhood Access		Interchange		Neighbourhood
	Business Employment		Highway / Freeway		Flyover		Government Lands
	Special Study Area		Heritage Valley Trail		135 Street SW (Arterial Roadway Conceptual Alignment)		Amendment Area

Resolution



**AMENDMENT TO  
HERITAGE VALLEY  
SERVICING CONCEPT  
DESIGN BRIEF**

	Residential		Mixed Use		Public Utility Corridor		Golf Course
	Community Commercial		Mixed Use LRT		Light Rail Transit Corridor		Boundary of SCDB
	Town Centre Commercial		River Valley		LRT Station		Public School
	Main Street Retail		School / Park Site		Arterial Roadway		Separate School
	Institutional		Stormwater Management Facility		Primary Street		District Activity Park
	Natural Areas		Major Neighbourhood Access		Interchange		Private Education
	Business Employment		Highway / Freeway		Flyover		Neighbourhood
			Heritage Valley Trail		135 Street SW (Arterial Roadway Conceptual Alignment)		Government Lands
							Amendment Area



SCALE 1:7500



February 5, 2020

LEGEND

- ||| CONTOURS
- EXISTING TREE STAND
- EXISTING WETLAND
- EXISTING DUGOUT
- EXISTING PIPELINE
- FUTURE PIPELINE
- HISTORICAL STREAM
- NASP BOUNDARY

FIGURE 3

Site Features





- |  |                                |   |  |   |                             |
|--|--------------------------------|---|--|---|-----------------------------|
|  | Low Density Residential        |  | Special Study Area (Government of Alberta) |  | Top-of-Bank Shared-Use Path |
|  | Medium Density Residential     |  | Natural Area/Special Study Area            |  | Top-of-Bank Roadway         |
|  | Institutional (Cemetery)       |  | Natural Area                               |  | Public Utility R/W          |
|  | Park                           |  | Environmental Reserve                      |  | Collector Roadway           |
|  | Stormwater Management Facility |  | Public Upland Area                         |  | Arterial Roadway            |
|  |                                |   |  |  | NASP Boundary               |