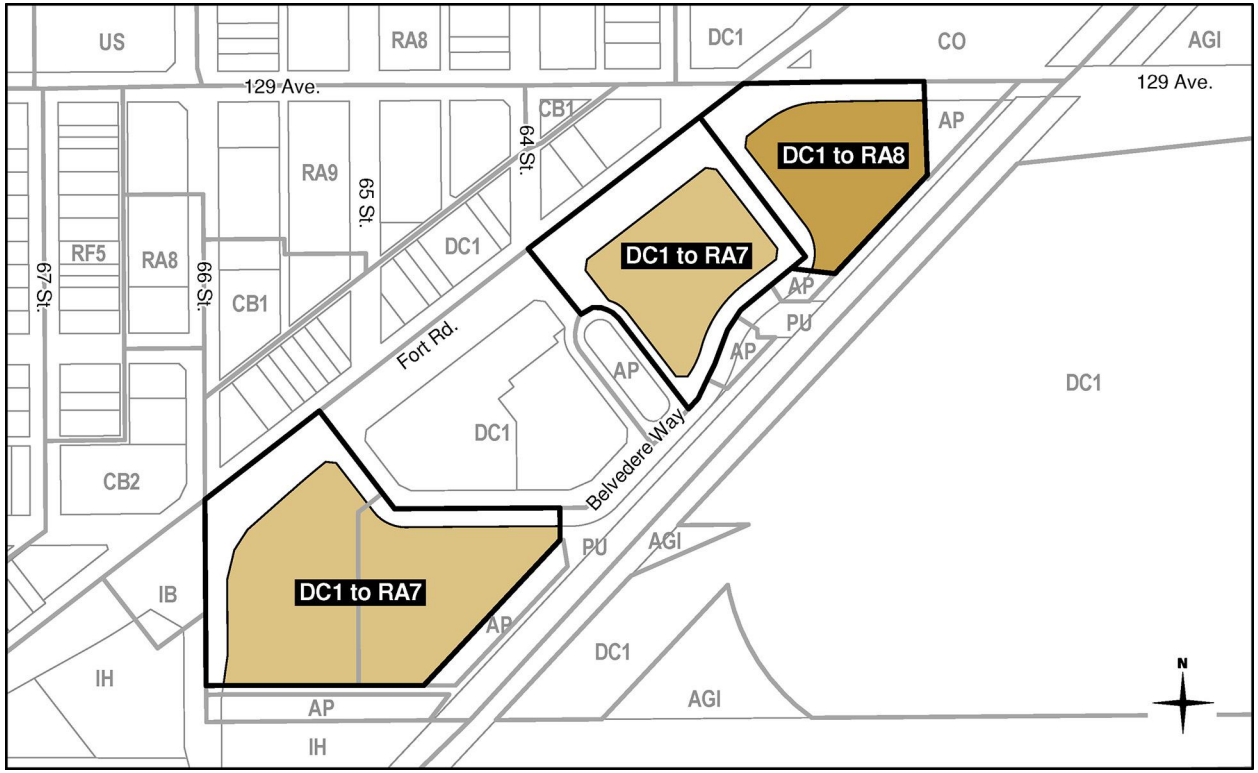
ITEMS 3.14, 3.15 & 3.16

Bylaw 19251 & CHARTER BYLAW 19262

BELVEDERE



DEVELOPMENT SERVICES
September 1, 2020

THE APPLICATION



SITE CONTEXT



SITE CONTEXT



SITE HISTORY



FORT ROAD OLD TOWN
MASTER PLAN

Approved by Edmonton City Couincil
on November 26, 2002

2002
FORT ROAD OLD TOWN MASTER PLAN
+ revitalizing historic Fort Road
+ accommodating increased traffic
+ enhancing commercial activity
+ adding high-density residential housing
+ increasing LRT ridership

2007 – 2012
SUBDIVISION CONSTRUCTION
+ construction of subdivison based on the Fort Road Urban Design Plan

2013 – 2018
DEVELOPMENT AREA C
+ Construction begins on 2 of the 5 buildings proposed for Station Pointe Village in Area C

2007
ZONING
+ Belvedere Area Redevelopment Plan amended
+ Fort Road Urban Design Plan approved
+ Station Pointe areas rezoned to DC1 (Direct Development Control)

2012
READY FOR DEVELOPMENT
+ Community Revitalization Levy Plan approved

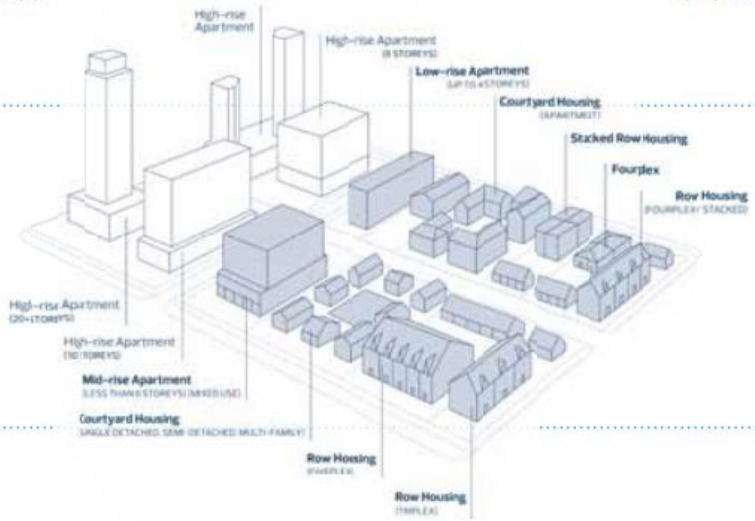
2018
COUNCIL MOTION
Administration responds to a council motion about exploring the barriers to and opportunities for encouraging development at Station Pointe

SITE HISTORY

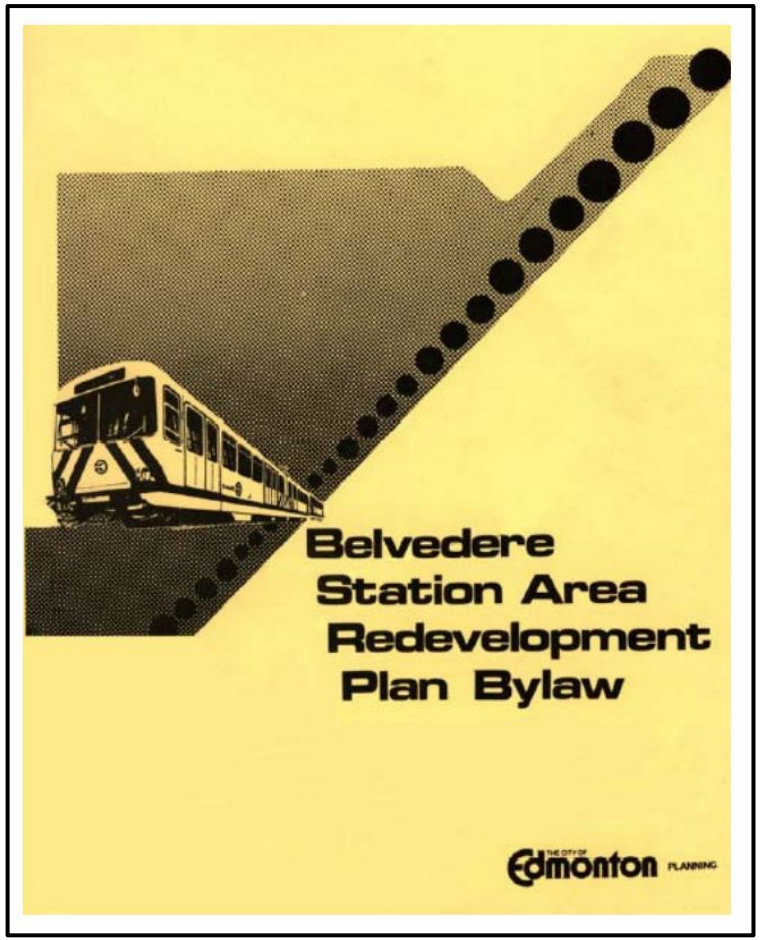


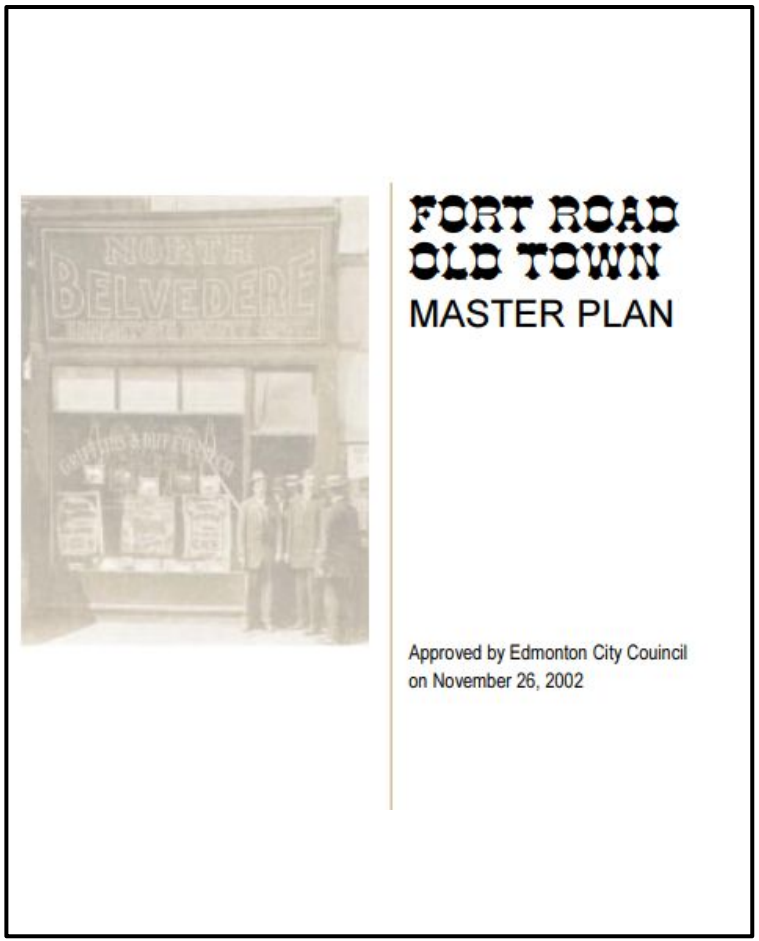
CURRENT AND PROPOSED ZONING

Current: **DC1**	*Proposed:* **RA7 & RA8**
USE	
Requires mixed use along Fort Road, commercial on ground level and residential above	Housing is the main use with allowable commercial uses at ground level including retail, health and professional services
BUILT FORM	
Requires tall/tower apartment buildings (up to 65 metres with 18 metres base)	RA7 allows for townhomes to low-rise apartments (up to 6 metres) RA8 allows for low to medium rise apartments (up to 23 meters)
PARKING	
No surface parking (parking must be in structure)	Surface parking allowed



PLANS IN EFFECT





FORT ROAD URBAN DESIGN PLAN

Fort Road
Urban Design Plan

"A Transit-Oriented Community"



Submission to:

THE CITY OF Edmonton ASSET MANAGEMENT AND PUBLIC WORKS

RESIDENTIAL INFILL GUIDELINES

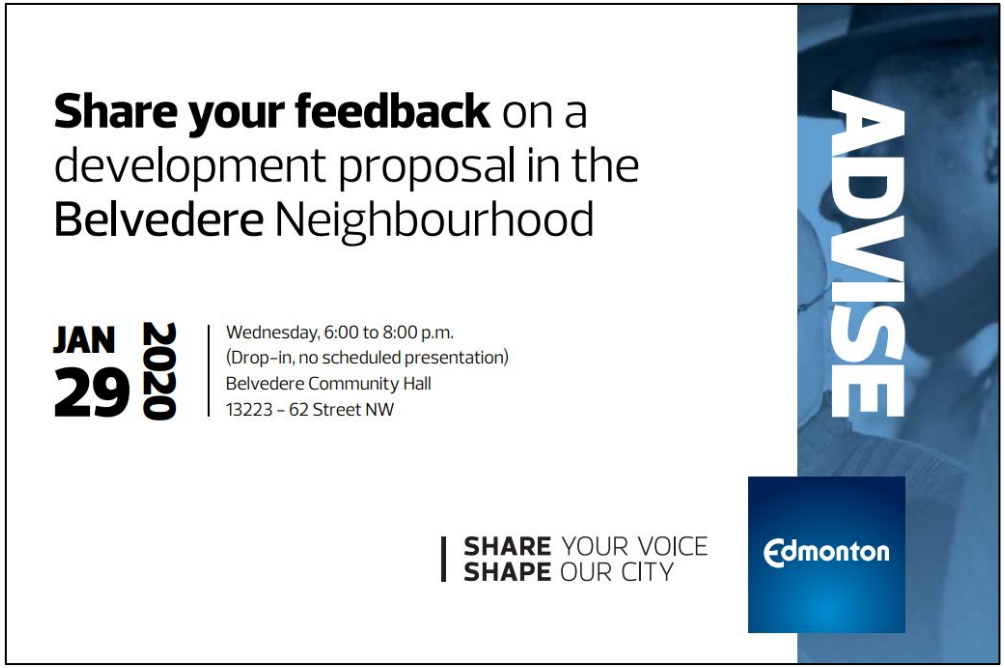




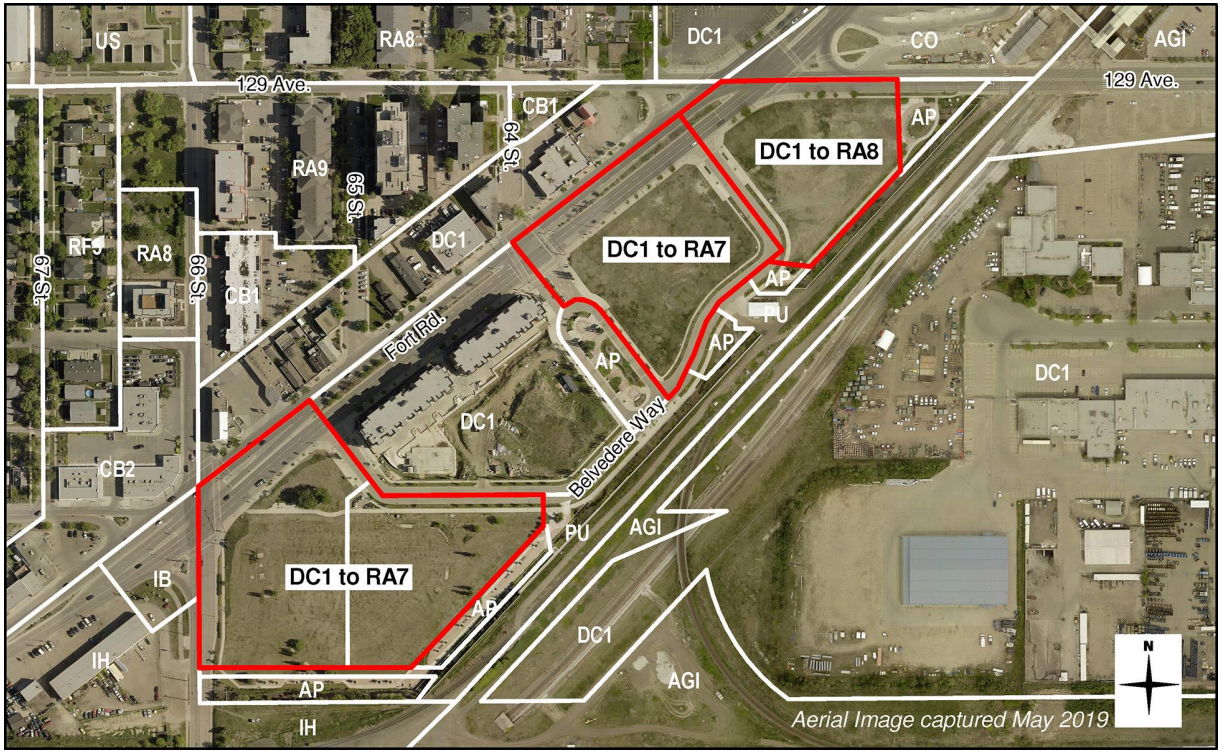
TRANSIT ORIENTED DEVELOPMENT GUIDELINES



PUBLIC CONSULTATION



- Desire for site to be developed
- Concern that commercial will not be developed
- Concerns about affordable housing
- Desire for large format commercial
- Potential for rezoning to have positive impact



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Edmonton