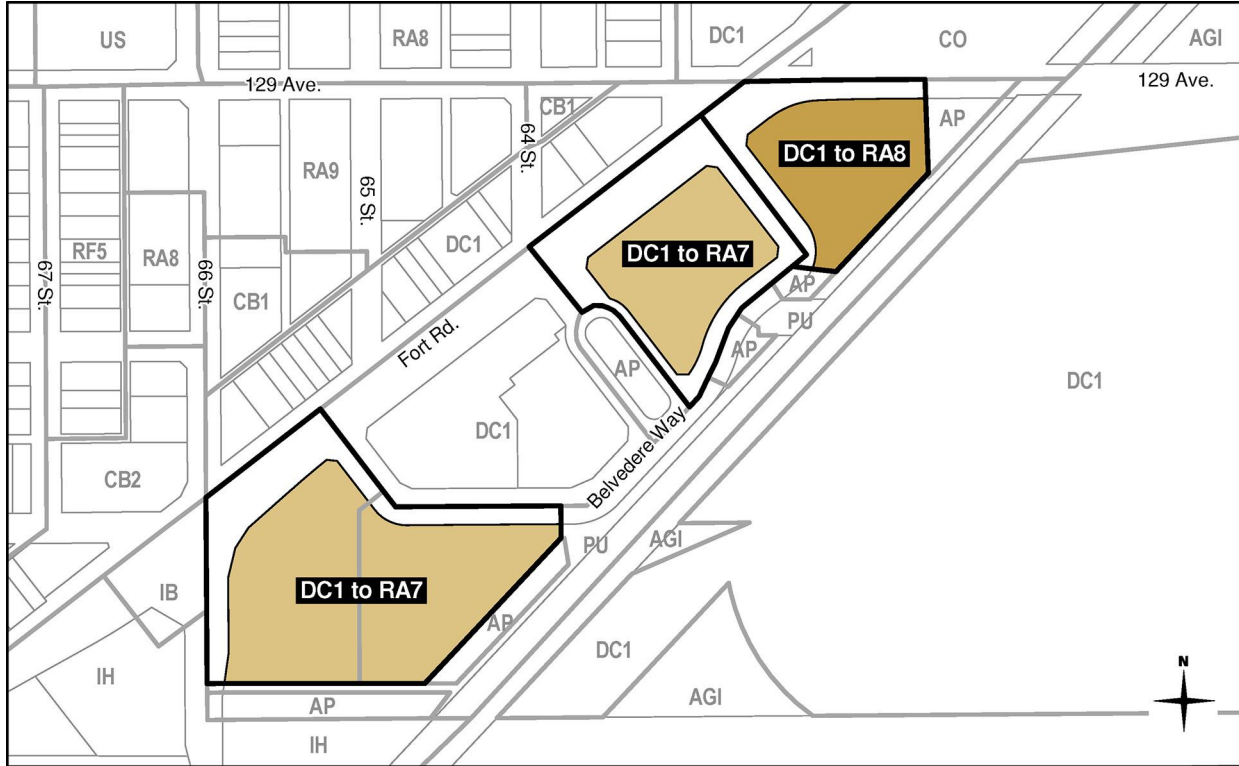


ITEMS 3.14, 3.15 & 3.16

Bylaw 19251 & CHARTER BYLAW 19262

BELVEDERE



THE APPLICATION



SITE CONTEXT



Balwin School

St. Francis of Assisi
Elementary School

66 ST NW

Fort Road NW

SITE

SITE

ETS

Belvedere
Station

Fort Road NW

SITE CONTEXT



SITE HISTORY



FORT ROAD OLD TOWN MASTER PLAN

Approved by Edmonton City Council
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 subdivision 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

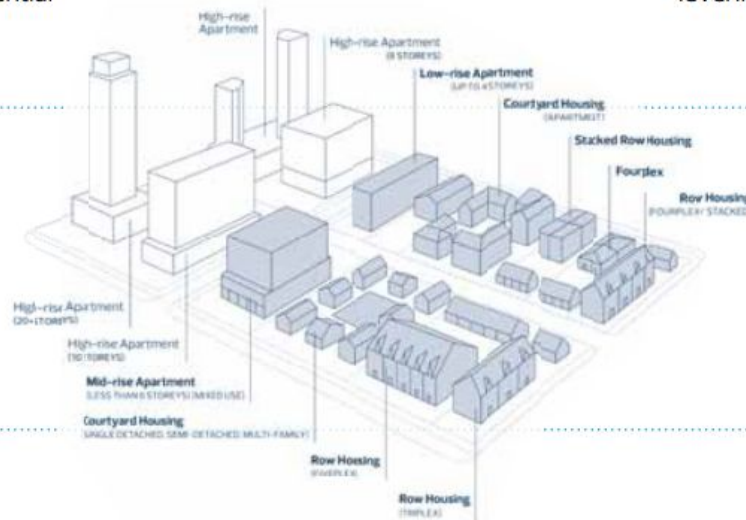
USE

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)

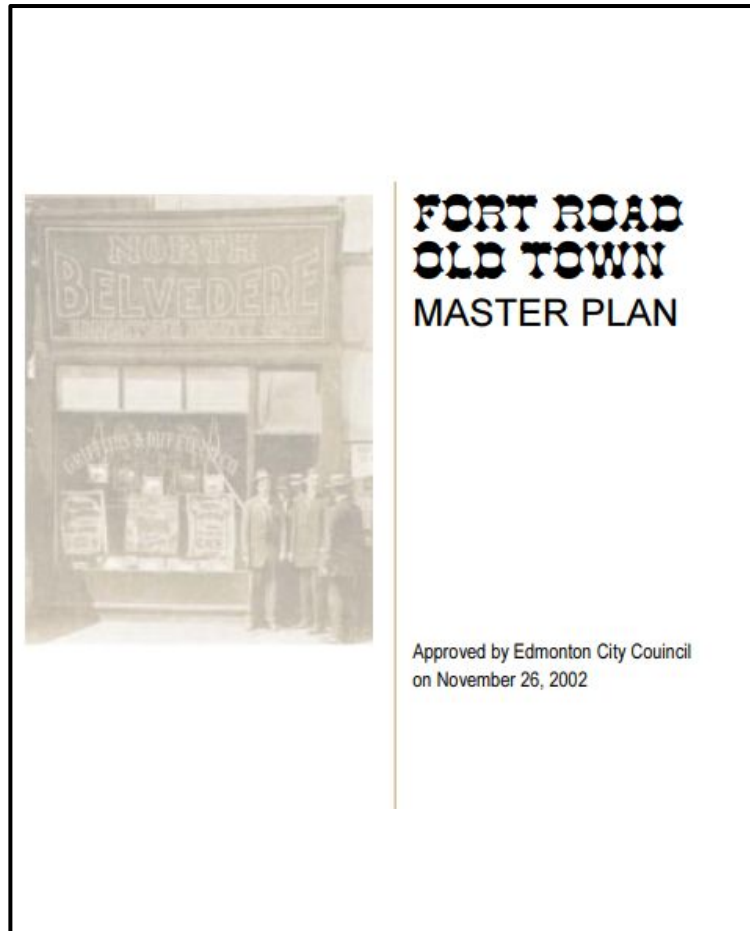
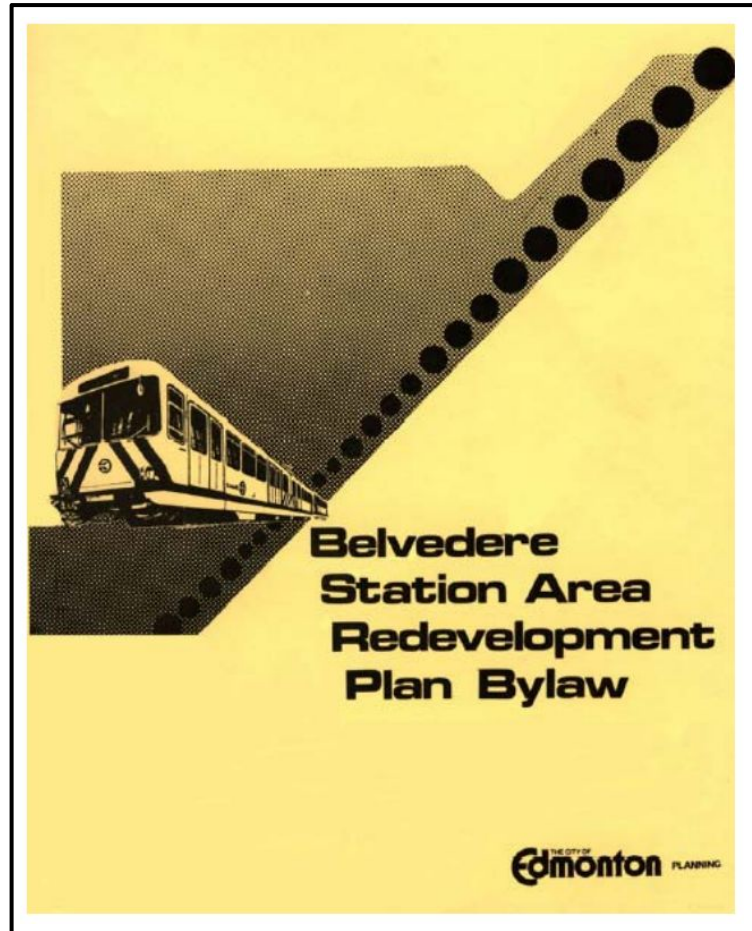
RA8 allows for low to medium rise apartments (up to 23 meters)

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:



ASSET MANAGEMENT
AND PUBLIC WORKS



RESIDENTIAL INFILL GUIDELINES



TRANSIT ORIENTED DEVELOPMENT GUIDELINES



PUBLIC CONSULTATION

Share your feedback on a development proposal in the Belvedere Neighbourhood

**JAN
29
2020**

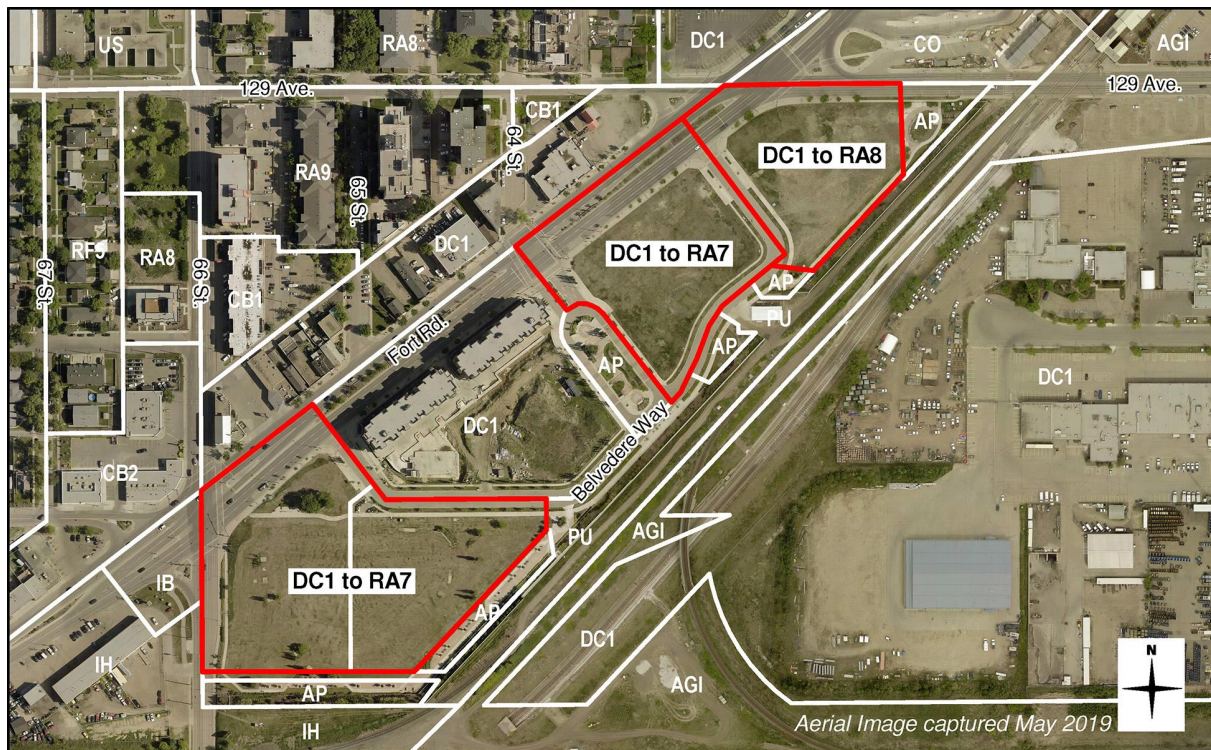
Wednesday, 6:00 to 8:00 p.m.
(Drop-in, no scheduled presentation)
Belvedere Community Hall
13223 - 62 Street NW

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

ADVISE

- 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**