

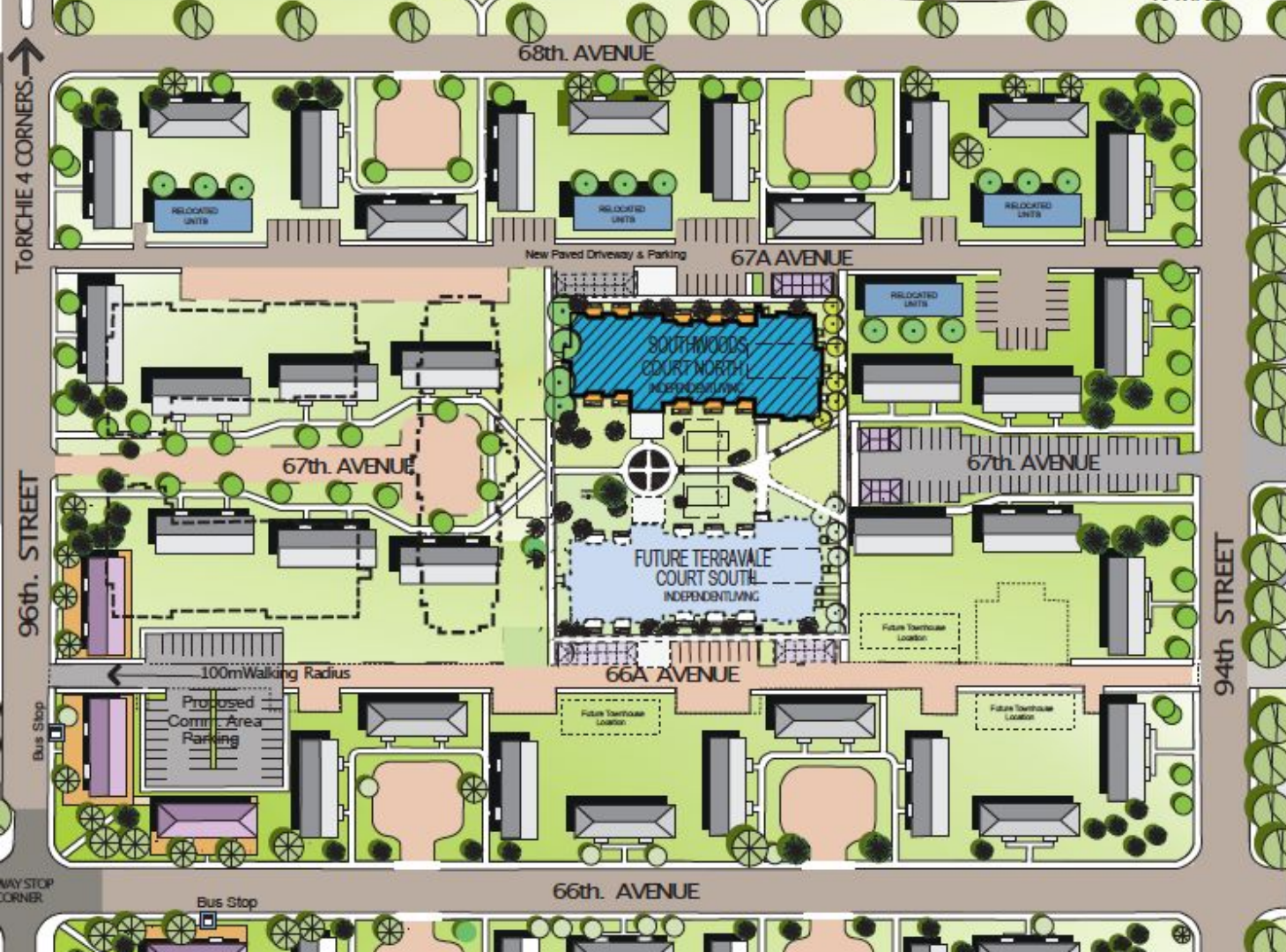
# ITEM 3.10: Charter Bylaw 19415 - To allow for a mixed-use residential and neighbourhood commercial development, Hazeldean

**EDMONTON CITY COUNCIL  
PUBLIC HEARING  
SEPTEMBER 22, 2020**





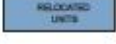



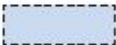


Chelsey Jersak, MA, RPP, Situate



**°situate**  
PLANNING + PLACEMAKING



# **Legend:**

-  Existing Townhouse to Remain
-  Relocated Townhouse
-  Future Location Relocated Townhouse
-  New Location of Relocated Townhouse
-  Proposed Comm. Renovated Townhouse
-  Southwoods Court North 4 Storey Building
-  Future Terravale Court S. 4 Storey Building
-  Future Southwoods Mews 4 Storey Building
-  Future Apartment 4 Storey Building
-  Existing Garage
-  Future Garage



FEATURES

## Edmonton study to launch new designs in healthy housing



By Scott Johnston • 630CHED

Posted May 14, 2019 2:32 pm • Updated May 14, 2019 2:46 pm

EDMONTON JOURNAL

## Elise Stolte: Researcher bets new infill design could make entire neighbourhood healthier

*It's not banning vehicles or cramming people in like sardines. It's creating a village to give people healthy options and a place to belong.*

Elise Stolte

May 15, 2019 • Last Updated 1 year ago • 3 minute read



### News

Edmonton Health Matters: New designs in healthy housing



## Edmonton Health Matters: New designs in healthy housing

A new research project aims to build healthier communities, especially for seniors. The Housing for Health project will be led by University of Alberta medical researcher Karen Lee. Su-Ling Goh reports.

## New housing projects aim to promote healthier living by design

U of A's Housing for Health project will help thousands of Edmonton and Whitecourt residents live healthier by changing their environment.





68 Av

68 Av

68 Av

96 St

RF5  
Bldgs F

RA7  
Bldg A

RA7  
Bldg A

RA8  
Bldg C

RA7  
Bldg D

Area A

RA7  
Bldg B

RA7  
Bldg B

RA8  
Bldg C

RA7  
Bldg E

Area B

RF5  
Bldgs F

67 Av

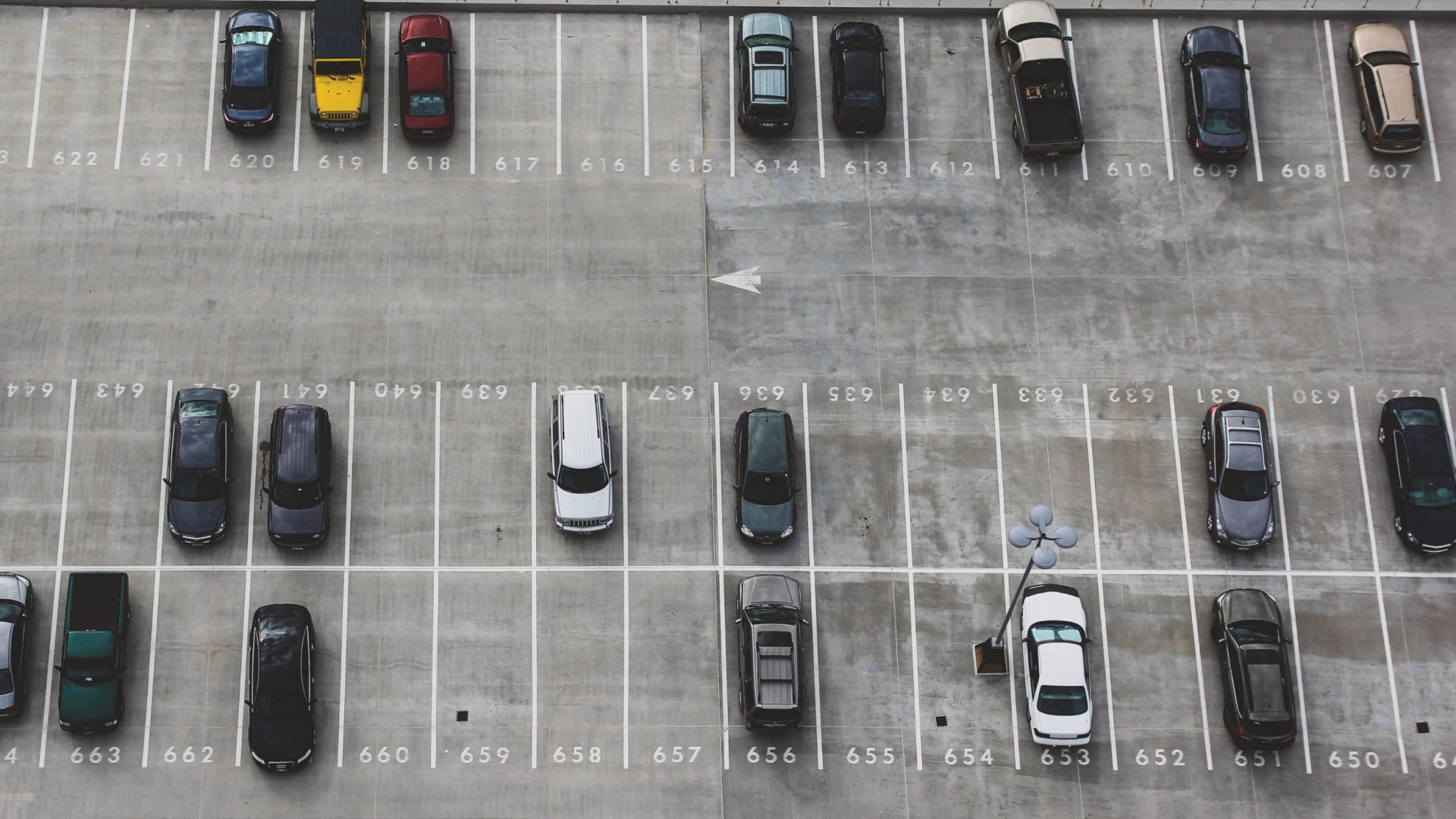
94 St

96 St

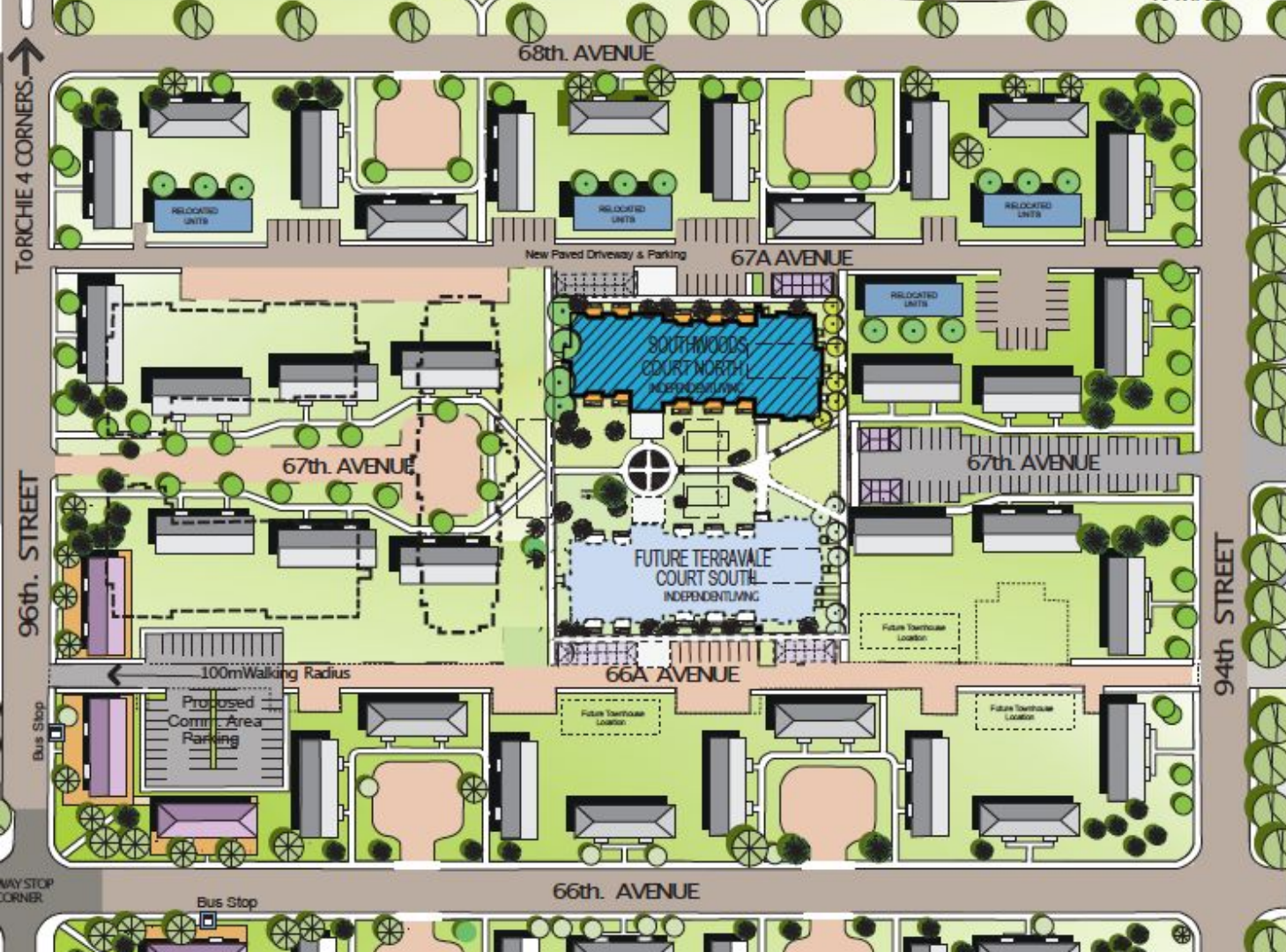
CNC  
Bldg G

RF5  
Bldgs F









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- Future Garage

v

# QUESTIONS?

°situate

PLANNING + PLACEMAKING



# WHY?

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	AREA A (DC2.826)	RA7	RA8
MAX. HEIGHT	14.0 m	14.5 - 16.0 m	23.0 m
MAX. FAR	1.4	2.3	3.0
MAX. UNITS	264	n/a	n/a

	AREA B (DC2.826)	RF5	CNC
MAX. HEIGHT	9.0 m	10.0 m	10.0 m
MAX. SITE COVERAGE	30%	50%	-
MAX. UNITS	144	n/a	-

# HOUSING DIVERSITY

