

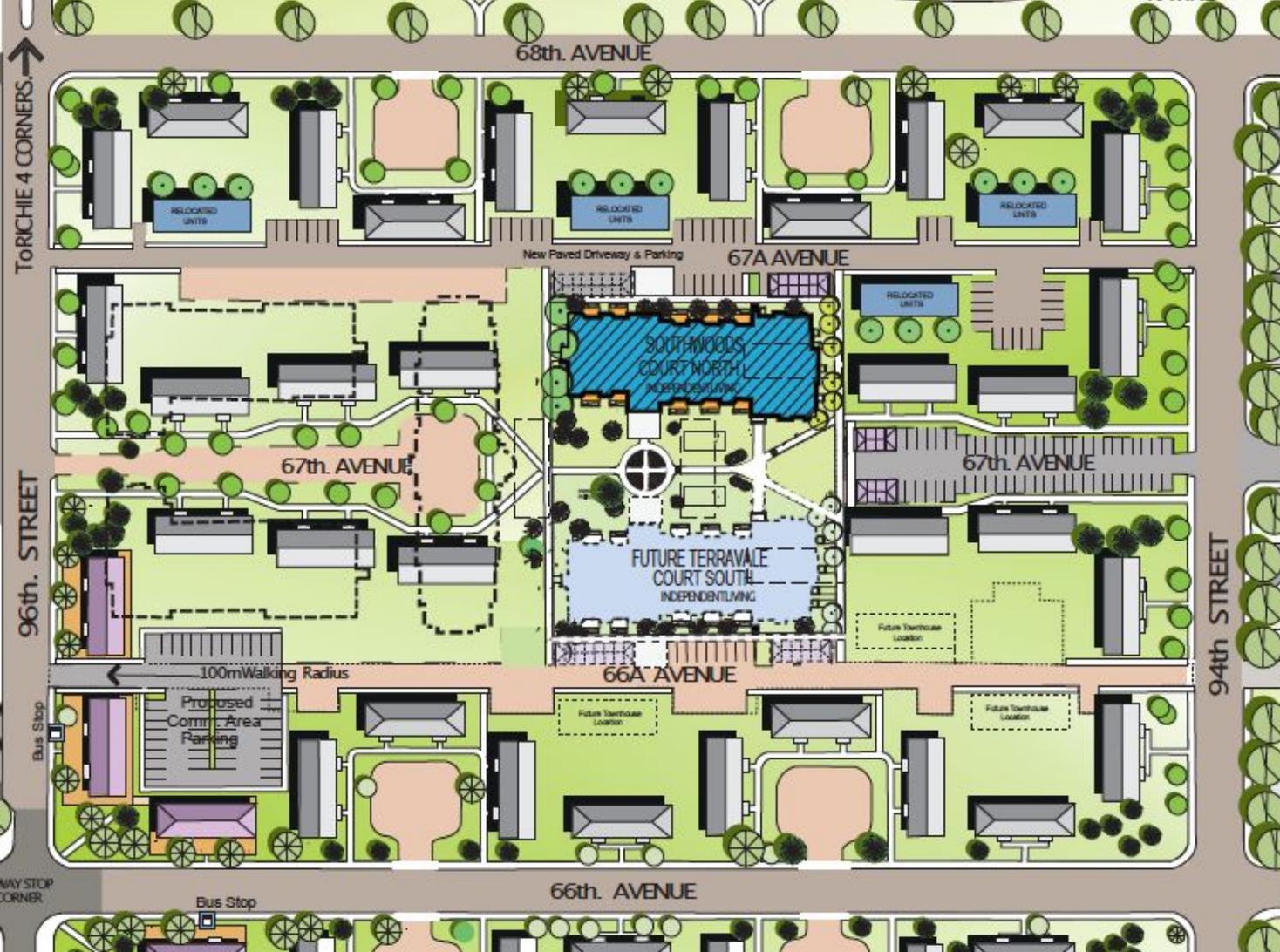
# ITEM 3.10: Charter Bylaw 19415 - To allow for a mixed-use residential and neighbourhood commercial development, Hazeldean

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

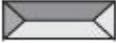
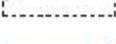
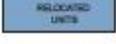
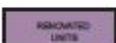
Chelsey Jersak, MA, RPP, Situate



**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



## 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.



Southwoods Court North

SOUTHWOODS  
TOWNHOMES

68 Av

68 Av

68 Av

96 St

RF5  
Bldgs F

**Area A**

RA7 Bldg A	RA7 Bldg A	RA8 Bldg C	RA7 Bldg D
RA7 Bldg B	RA7 Bldg B	RA8 Bldg C	RA7 Bldg E

**Area B**  
RF5  
Bldgs F

96 St

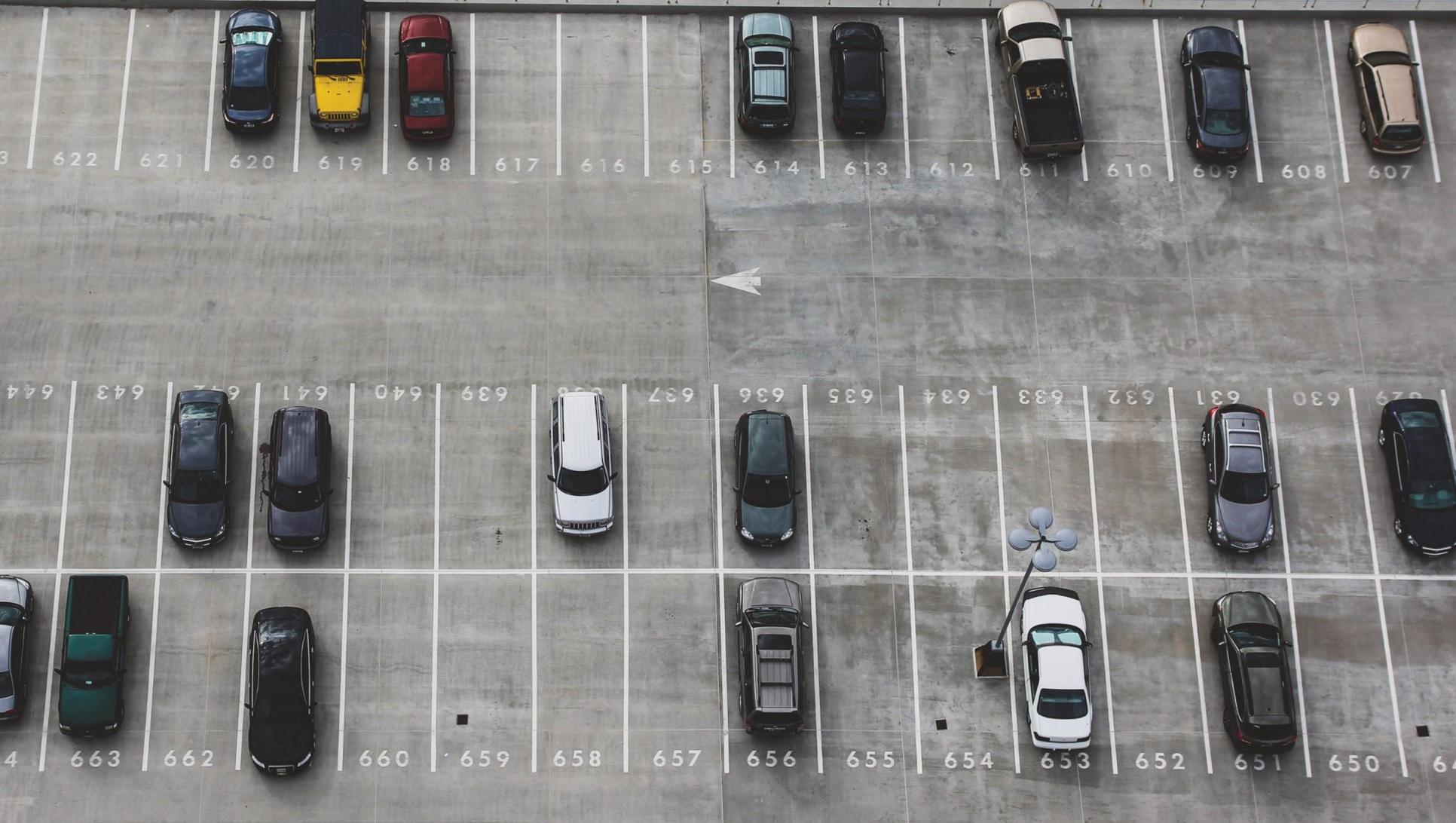
CNC  
Bldg G

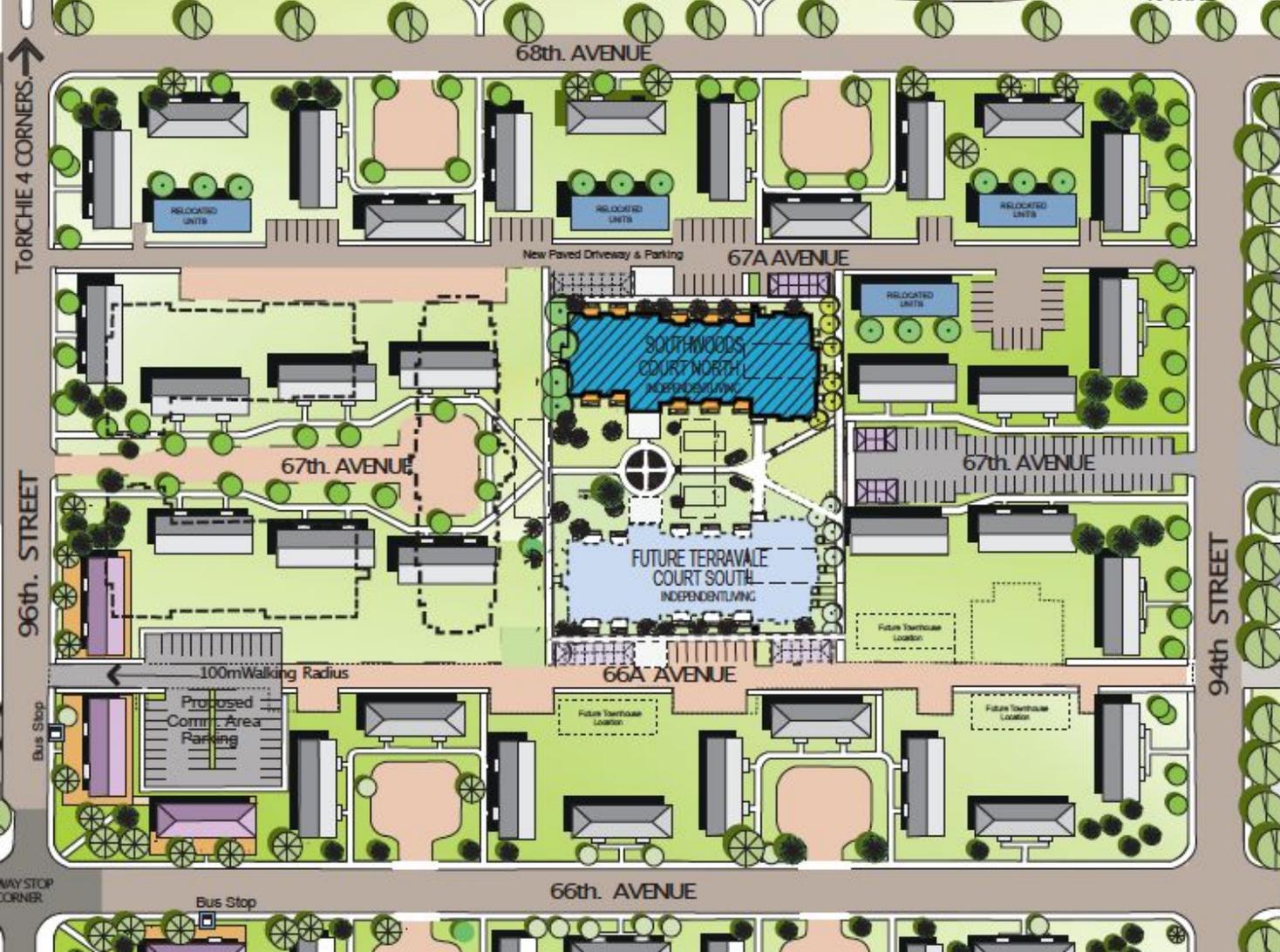
RF5  
Bldgs F

94 St

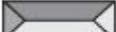
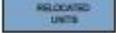
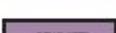
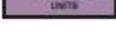
67 Av







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-  Future Garage

v

QUESTIONS?

°situate

PLANNING + PLACEMAKING

# WHY?

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

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

# HOUSING DIVERSITY

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