

THE HIVE DC2 REZONING COUNCIL PRESENTATION

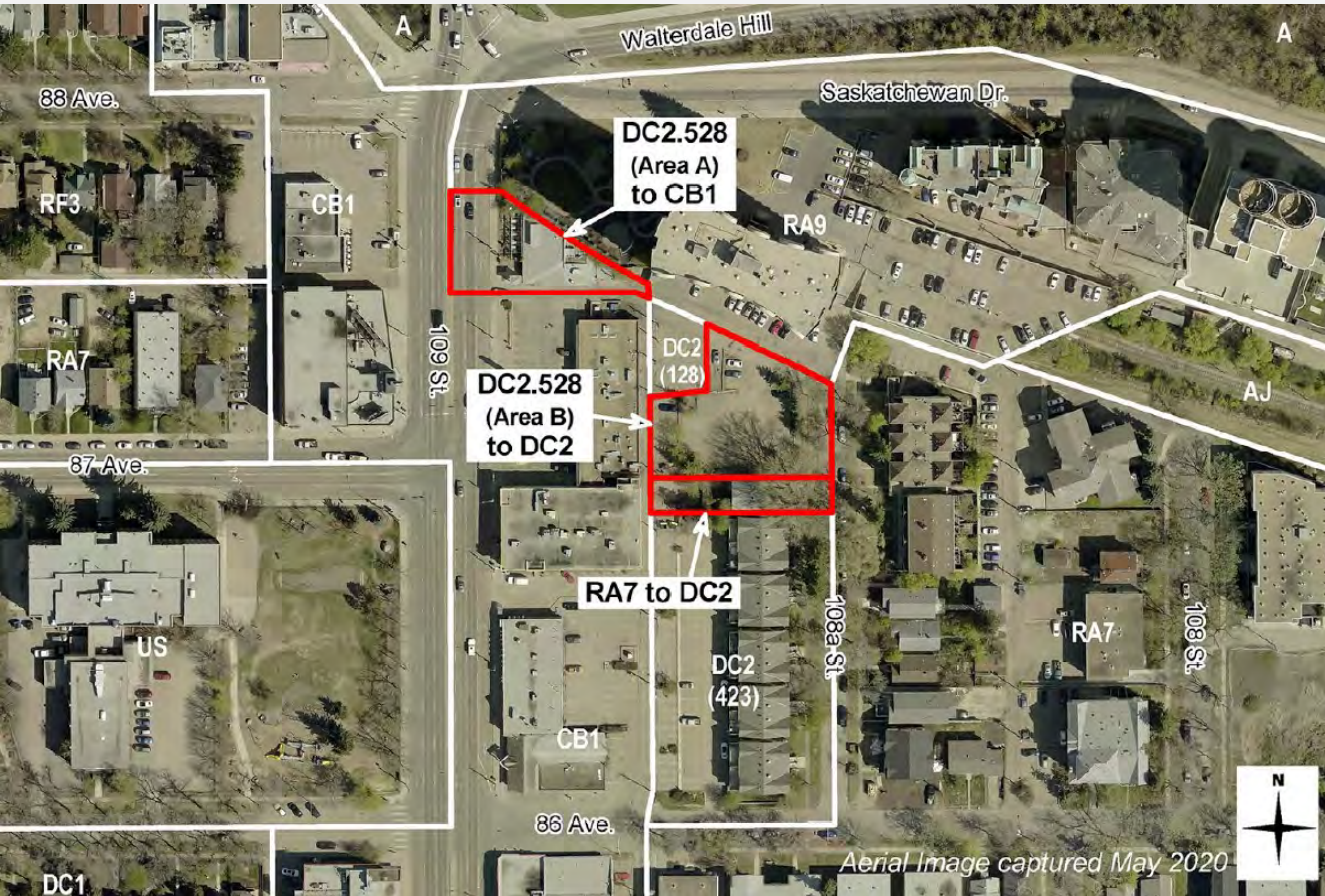
May 2021



Surrounding Context



Location and Zoning Context



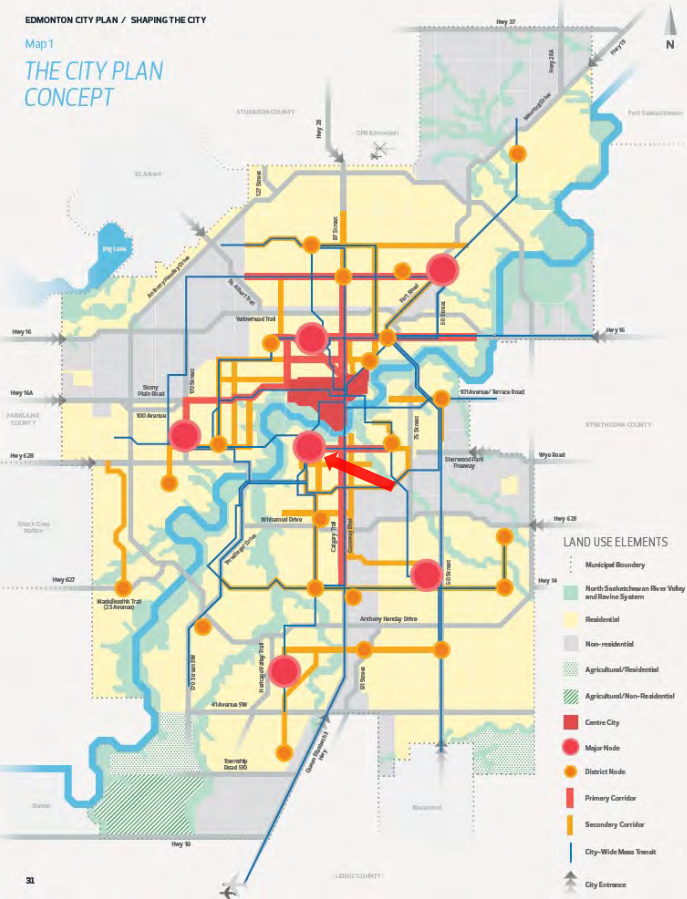
Aerial Image captured May 2020



The City Plan

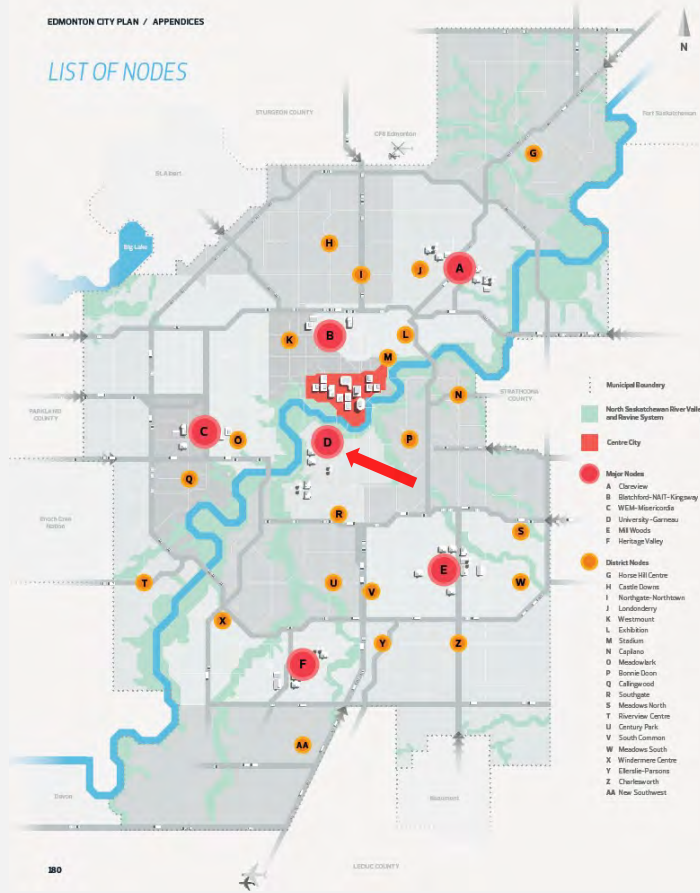
EDMONTON CITY PLAN / SHAPING THE CITY

Map 1 THE CITY PLAN CONCEPT



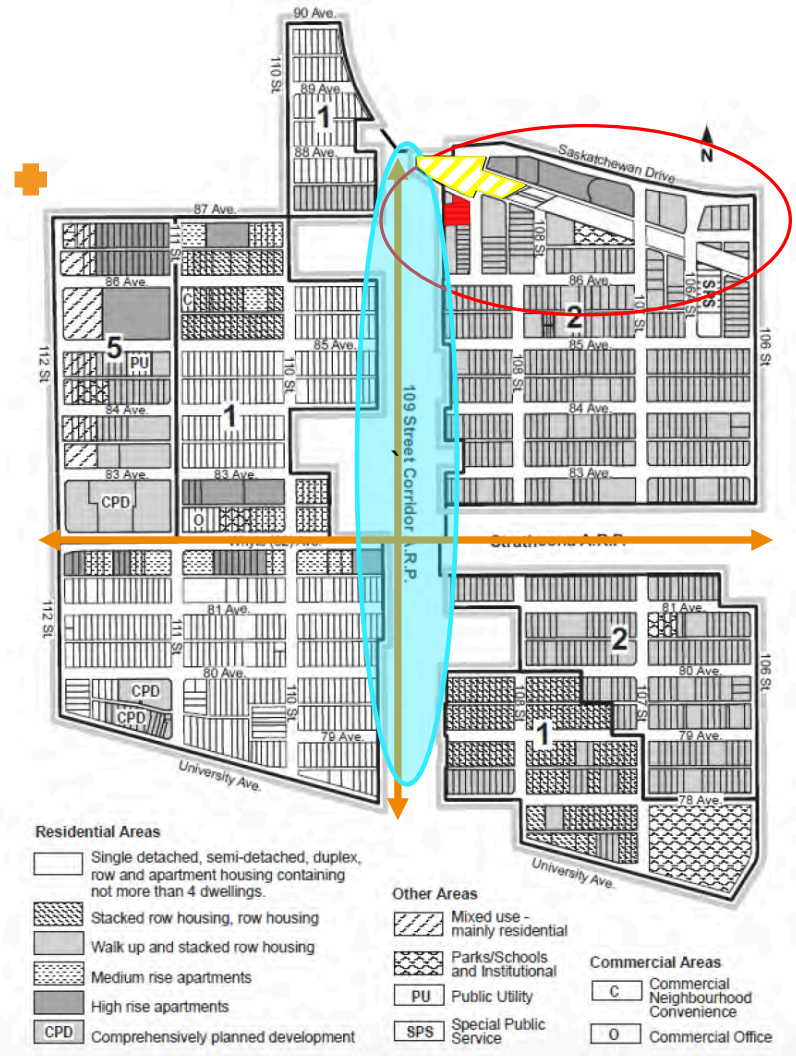
EDMONTON CITY PLAN / APPENDICES

LIST OF NODES

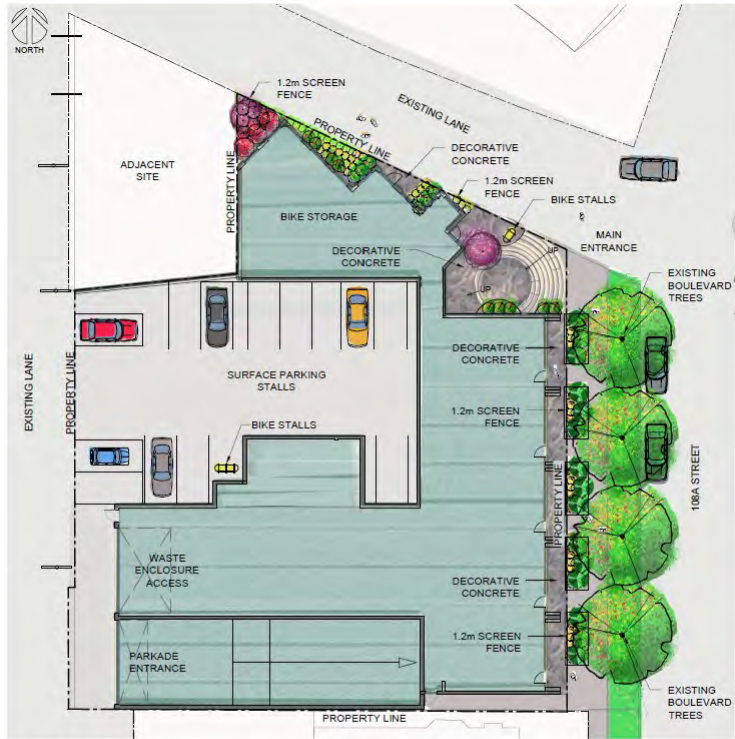


Garneau ARP – Policy G.3

1. On sites which are located at the northeast and northwest periphery of Garneau.
2. On sites which have good access to public transit.
3. On sites which act as a transition from major arterials and commercial areas into lower residential areas.
4. On sites which are adjacent to physically compatible forms of development which includes transitional housing, land uses or open space.

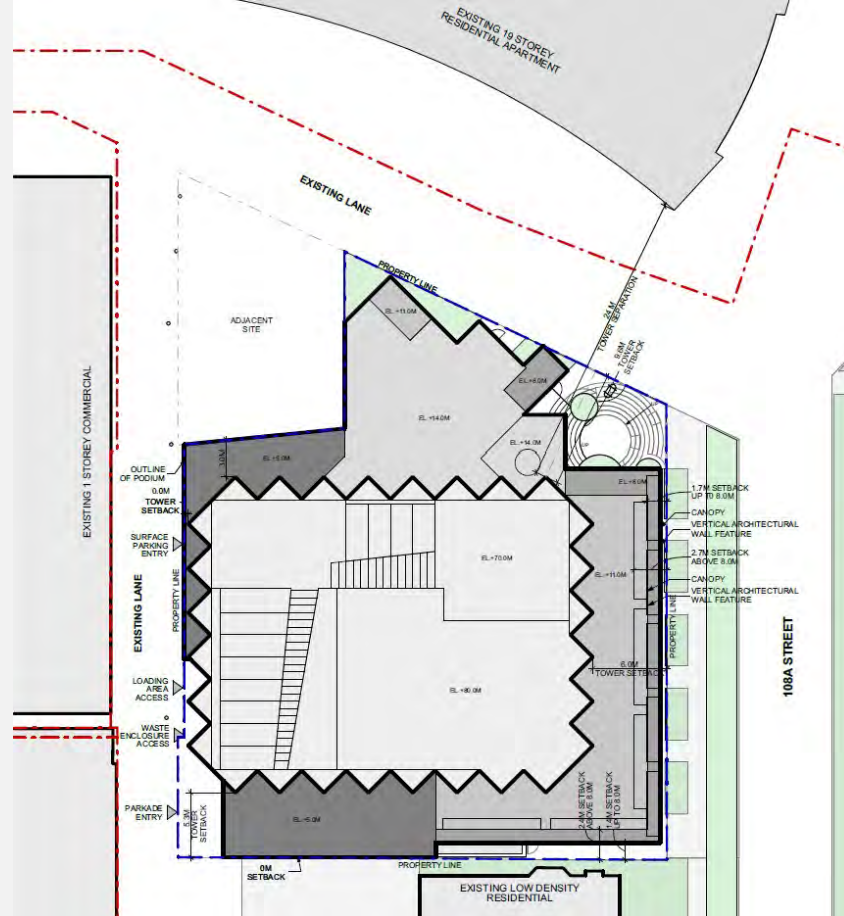


Site Plan



LEGEND

-  EXISTING BOULEVARD TREES
-  PROPOSED DECIDUOUS TREE PLANTINGS
-  PROPOSED DECIDUOUS & CONIFEROUS SHRUB PLANTINGS
-  PROPOSED PERENNIAL & DECORATIVE GRASS PLANTINGS
-  DECORATIVE HARD SURFACING - (TO BE DETERMINED)
-  BOULEVARD SOD
-  STANDARD CONCRETE



Podium Level Looking Southwest



Perspectives – Podium



Interface Along 108^a Street



Perspectives from 109 Street



Perspectives



Perspectives



End of Presentation



Summary of Engagement / Changes to Plan

Public Engagement

1. Pre-application Open House – December 2018.
2. Garneau Neighbourhood Renewal Public Open House with City of Edmonton - September 2019.
3. City of Edmonton Public Engagement – August 2020.

Summary of Changes

1. Relocated the parkade ramp from the north lane to the west lane.
2. Removed parking along north lane.
3. Revised the shape of the tower to increase separation distance to the Strathcona House.
4. Increased the setback of the tower from the east and south property lines to provide additional relief.
5. Inclusion of family-oriented amenities on site.



View Looking North on 108A Street



Block Face Condition West Side of 108A Street



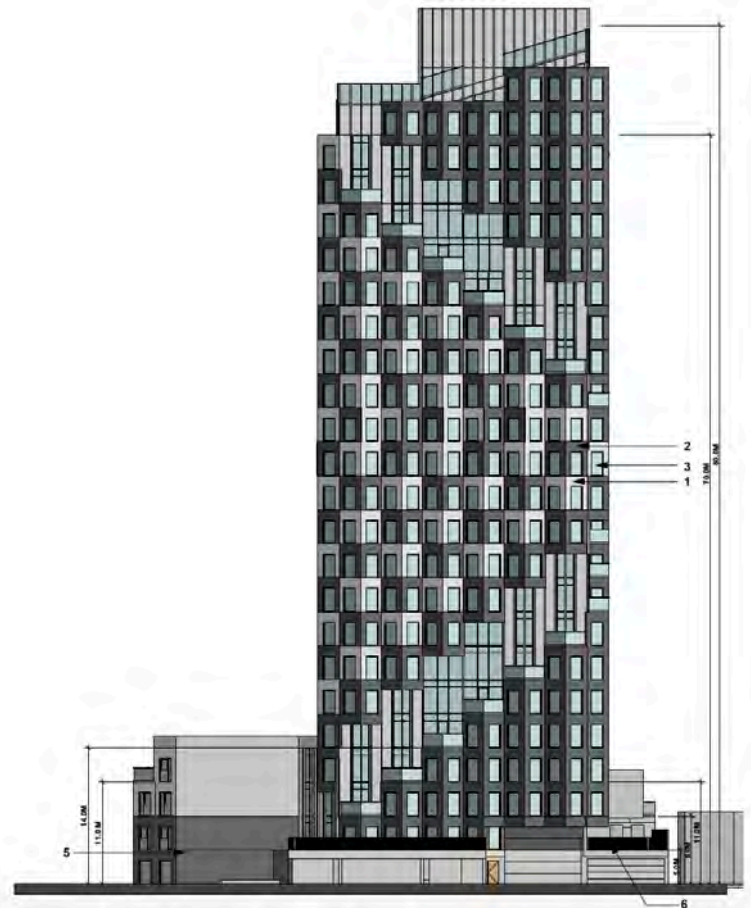
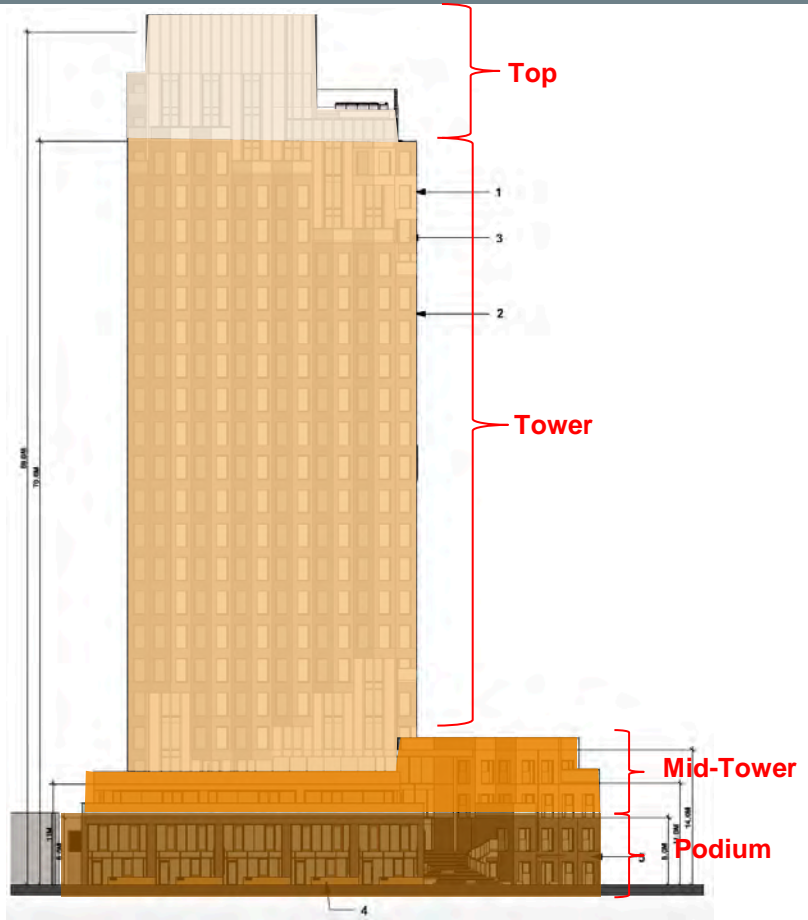
Surrounding Context Photos



Looking East and South on 108A Street

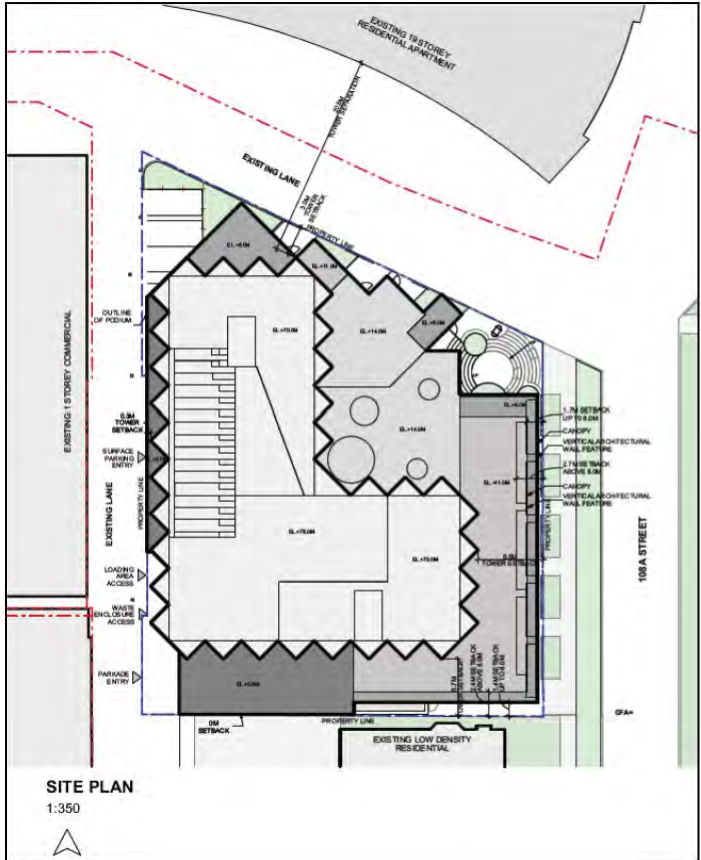


East and West Elevations



Previous and Revised Plan Comparison

Appendix 1 – Site Plan - Previous



Appendix 1 – Site Plan – Revised After Council Motion

