

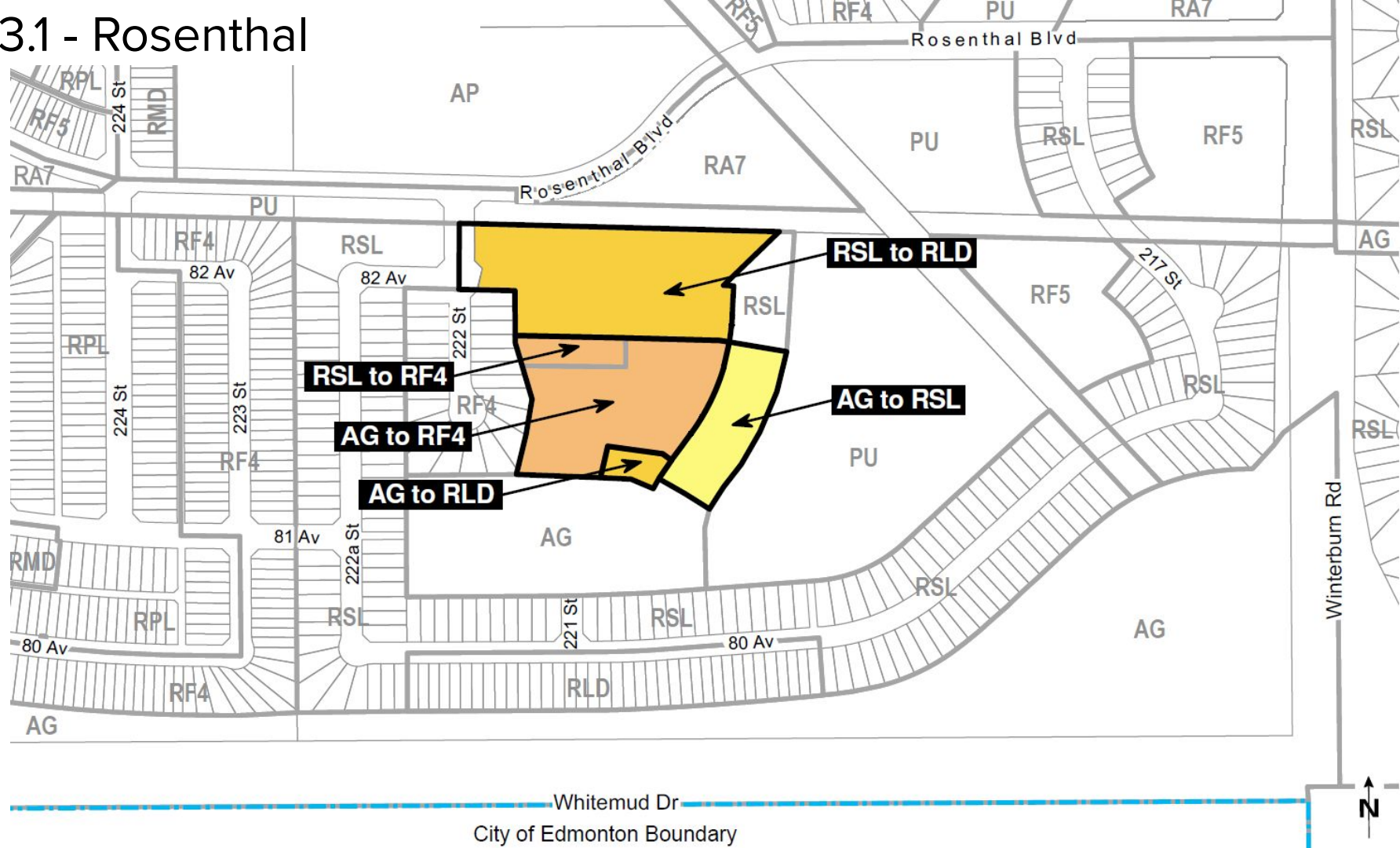
Remote Public Hearing Council Meeting

Urban Form and Corporate Strategic Development
Planning Coordination

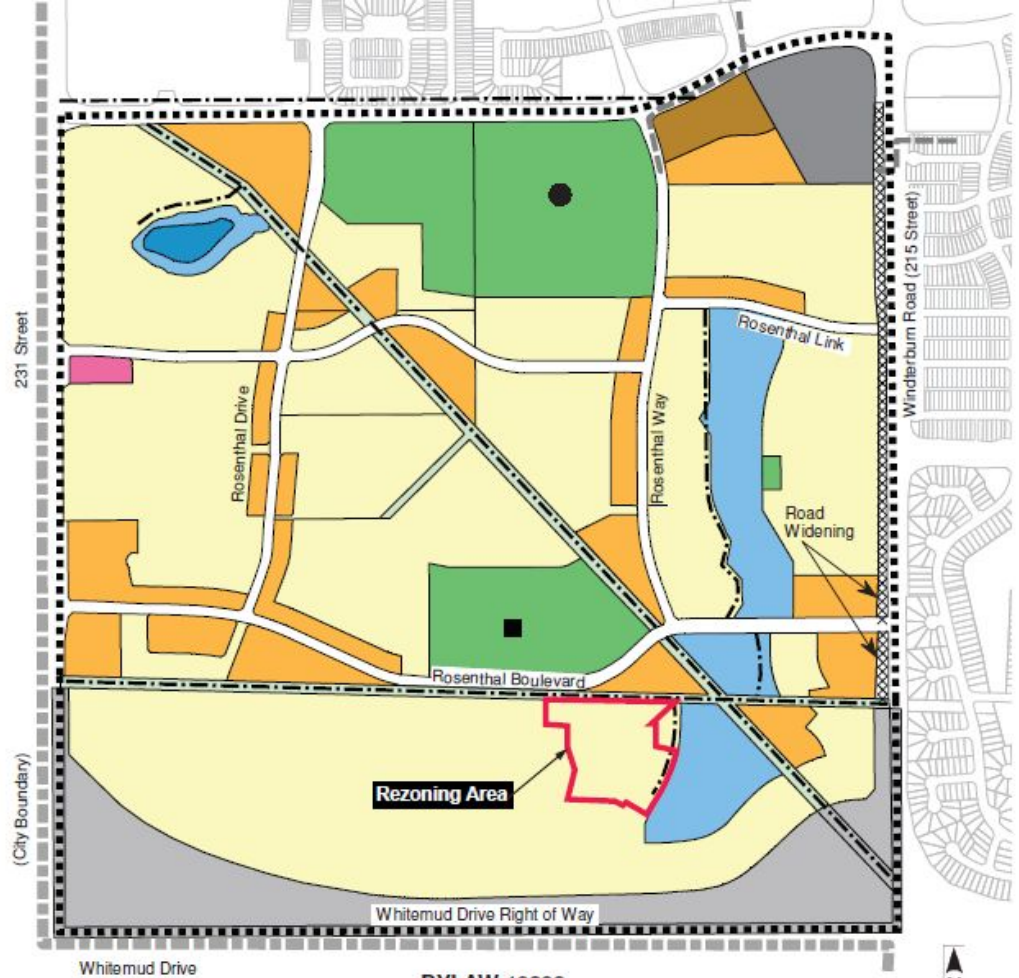
May 4, 2021



3.1 - Rosenthal



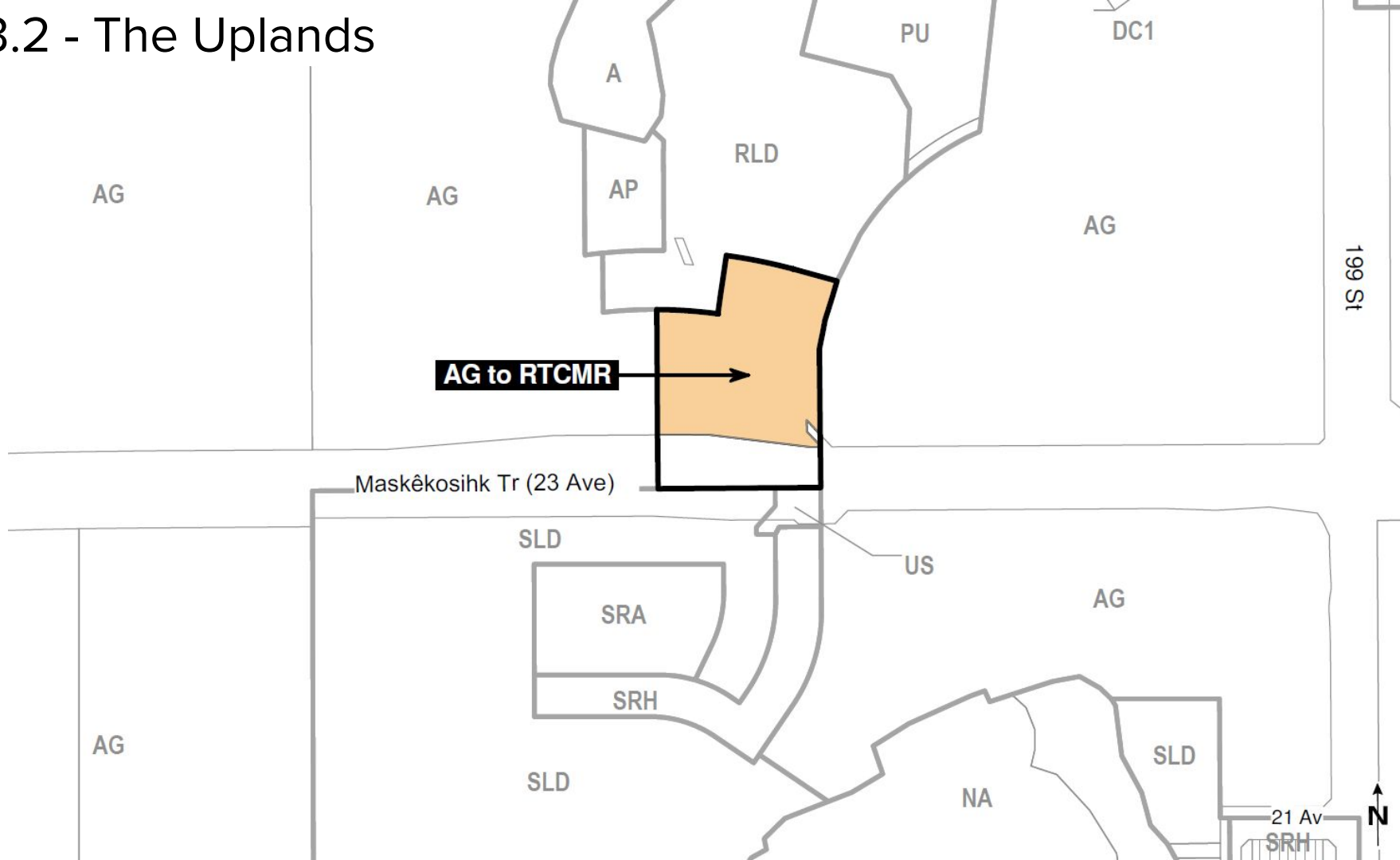
3.1 - Rosenthal



BYLAW 19298
ROSENTHAL
 Neighbourhood Structure Plan
 (as amended)



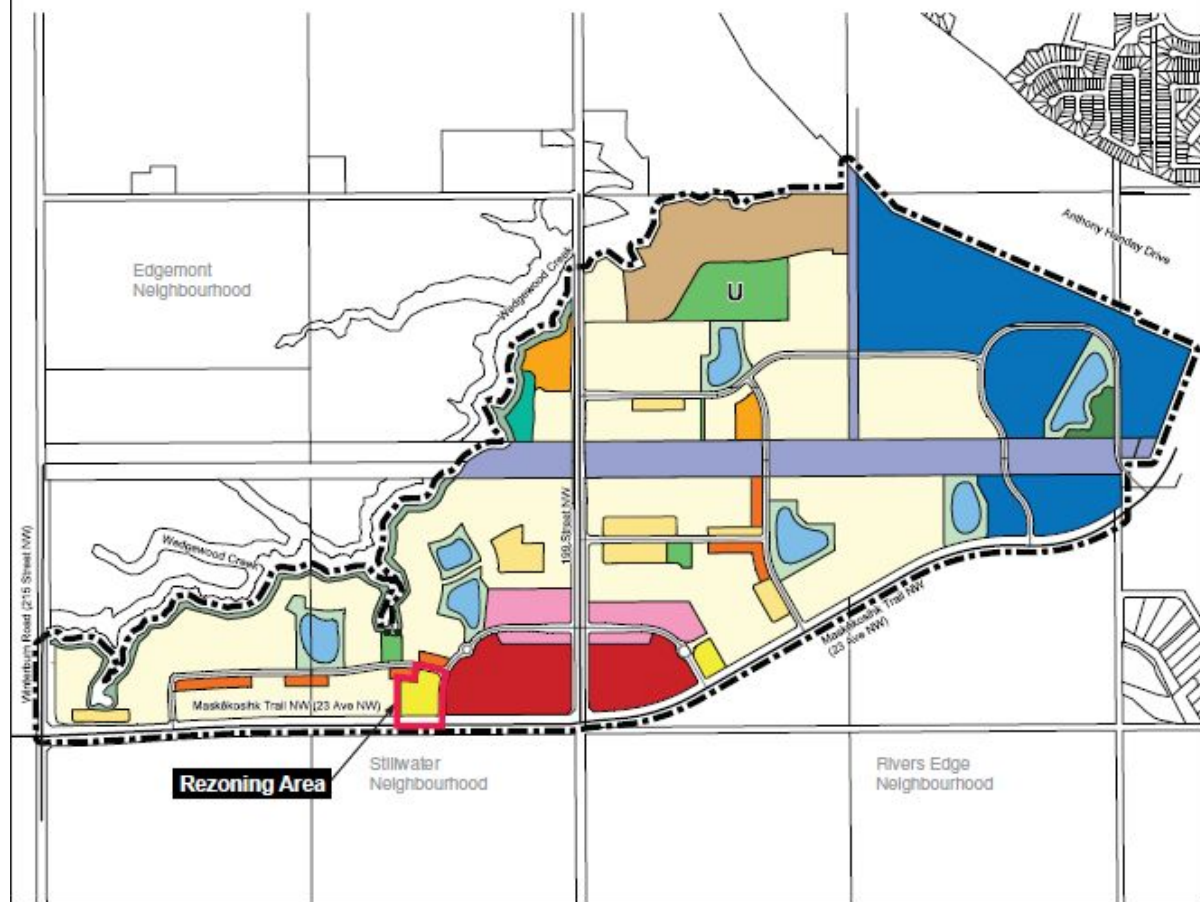
3.2 - The Uplands



6 3.2 - The Uplands



3.2 - The Uplands



BYLAW 19159
THE UPLANDS
 Neighbourhood Structure Plan
 (as amended)



The purpose of proposed Charter Bylaw 19673 is to change the Zoning Bylaw from (AG) Agricultural Zone to (A) Metropolitan Recreation Zone, (PU) Public Utility Zone and (RLD) Residential Low Density Zone; A portion of SW-6-52-25-4 and a portion of Lot 200, Block 1, Plan 2021921 as shown on the attached sketch. The purpose of the A Zone is to preserve natural areas and parklands along Wedgewood Creek Ravine. The purpose of the PU Zone is to allow for a stormwater management facility. The purpose of the RLD zone is to allow for a range of ground-oriented housing forms that provides flexibility of lot sizes and widths to accommodate a mix of housing types, in conformance with the associated Plan Amendments. Administration **supports** this proposed Charter Bylaw.

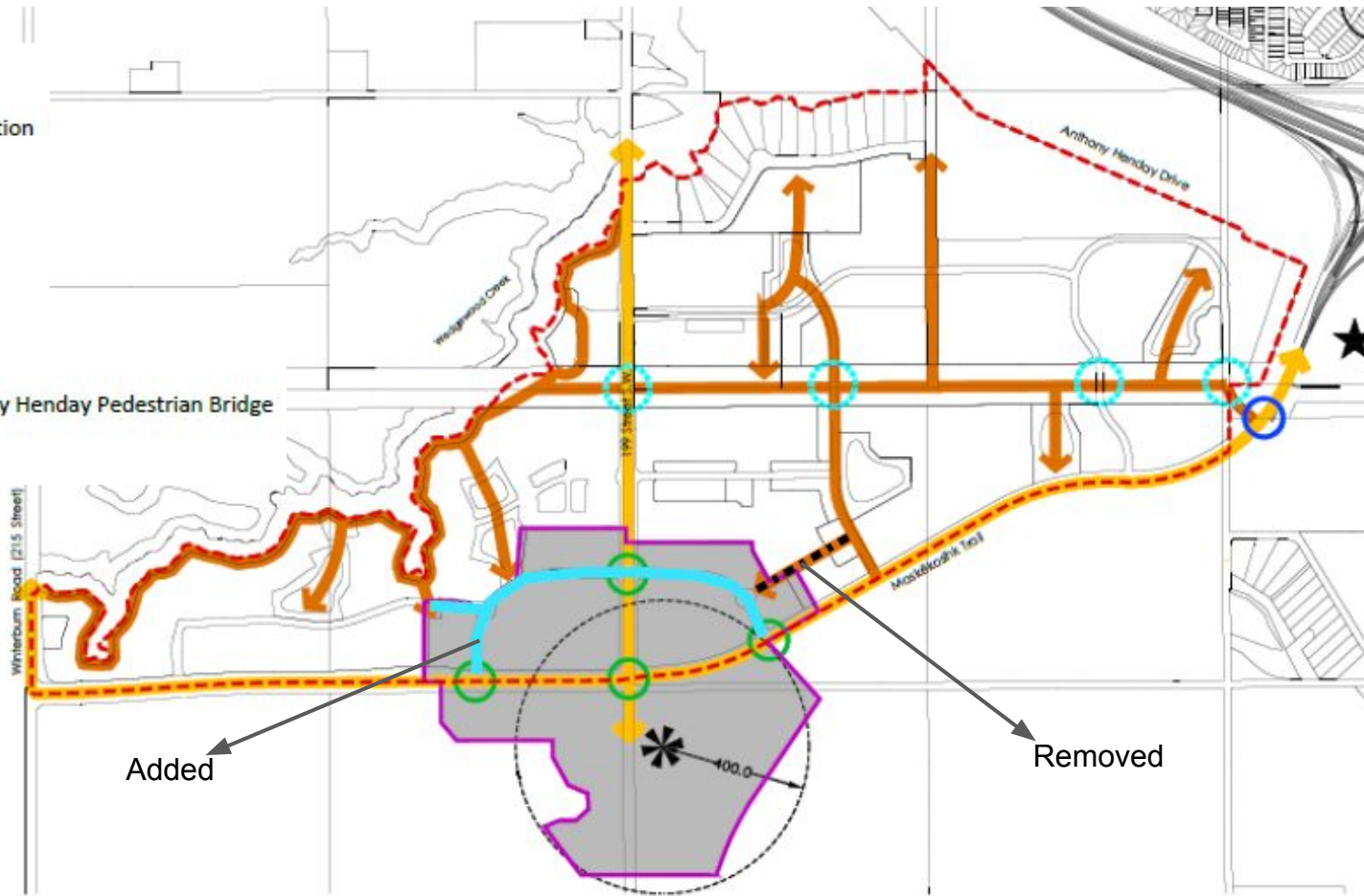
**THE UPLANDS
NEIGHBOURHOOD STRUCTURE PLAN
BYLAW 19672**

Location: 20704 - 23 Avenue NW &
2304 - 199 Street NW

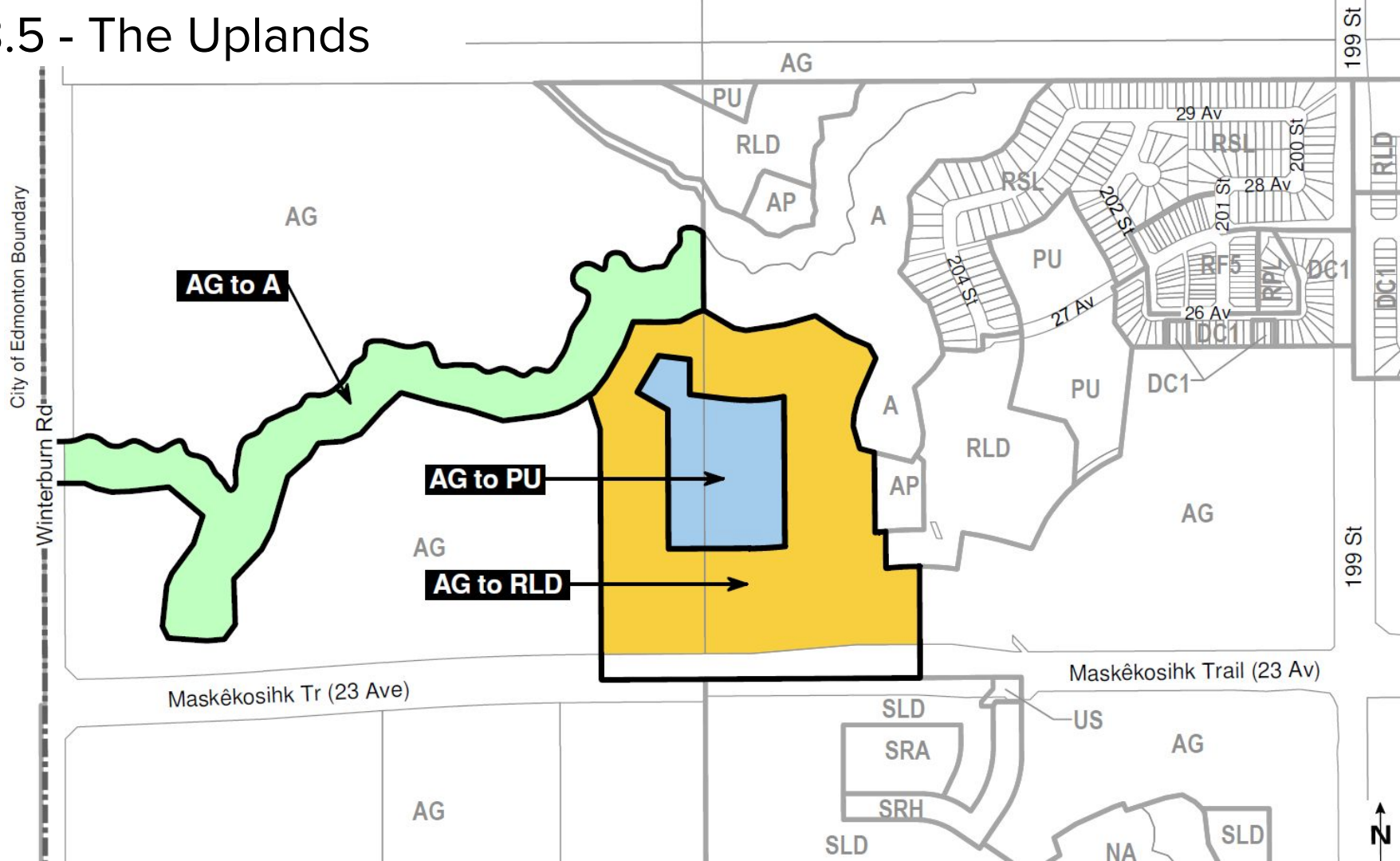
If Bylaw 19672 is approved The Uplands Neighbourhood Structure Plan would be amended by allowing for a 12 m wide naturalized corridor for ecological connectivity and introducing a shared-use-path along 25 Avenue NW/Uplands Boulevard NW. Administration **supports** this proposed Bylaw.

10 3.4 - The Uplands

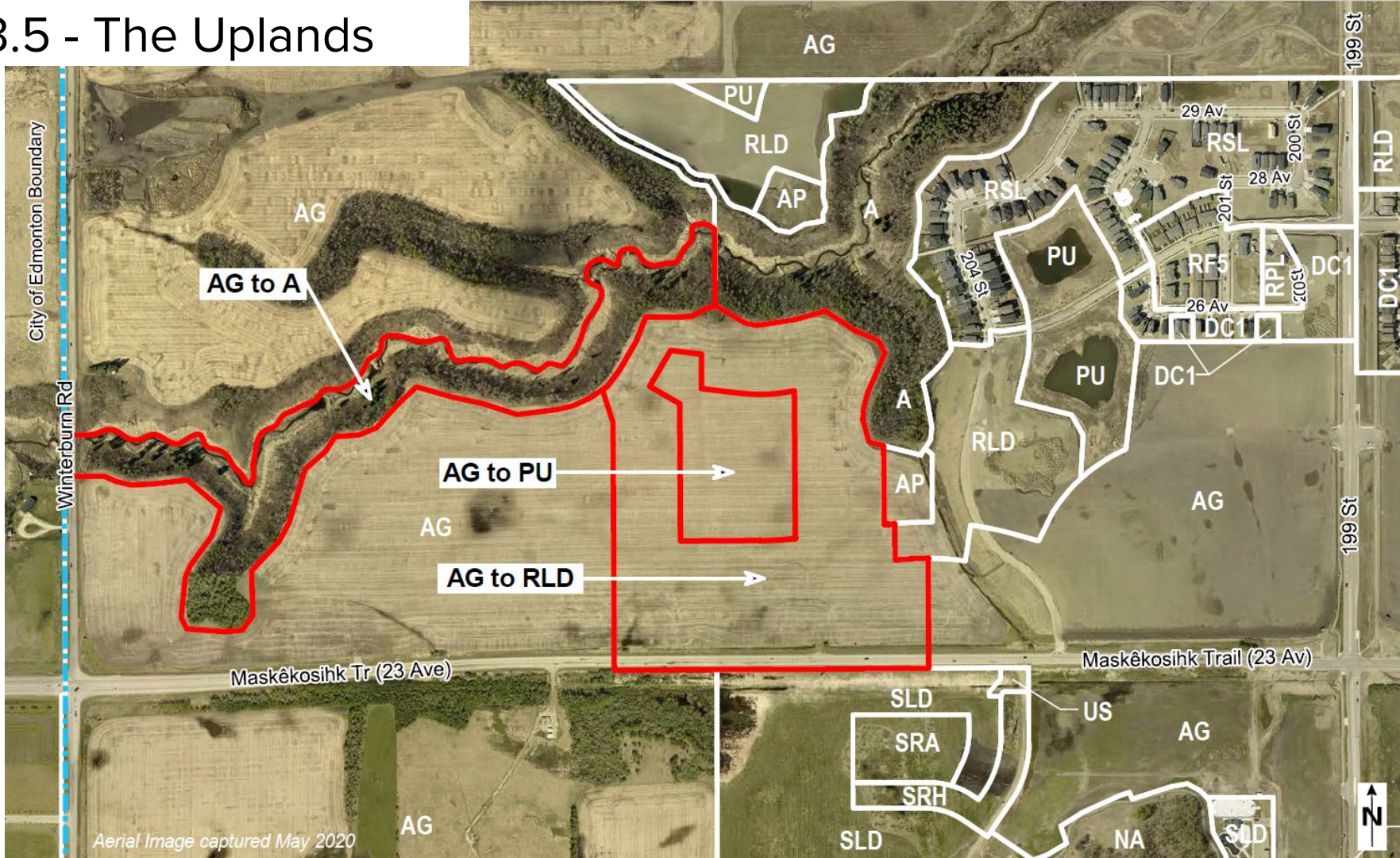
- Legend
- Arterial Roadway
 - Shared Use Path Active Modes Connection
 - Pedestrian Zone
 - Pedestrian Mid-Block Crossing
 - Priority Pedestrian Crossings
 - Two-Stage Pedestrian Crossings
 - Transit Centre
 - Shared Use Path Connection to Anthony Henday Pedestrian Bridge
 - NSP Boundary



3.5 - The Uplands



12 3.5 - The Uplands

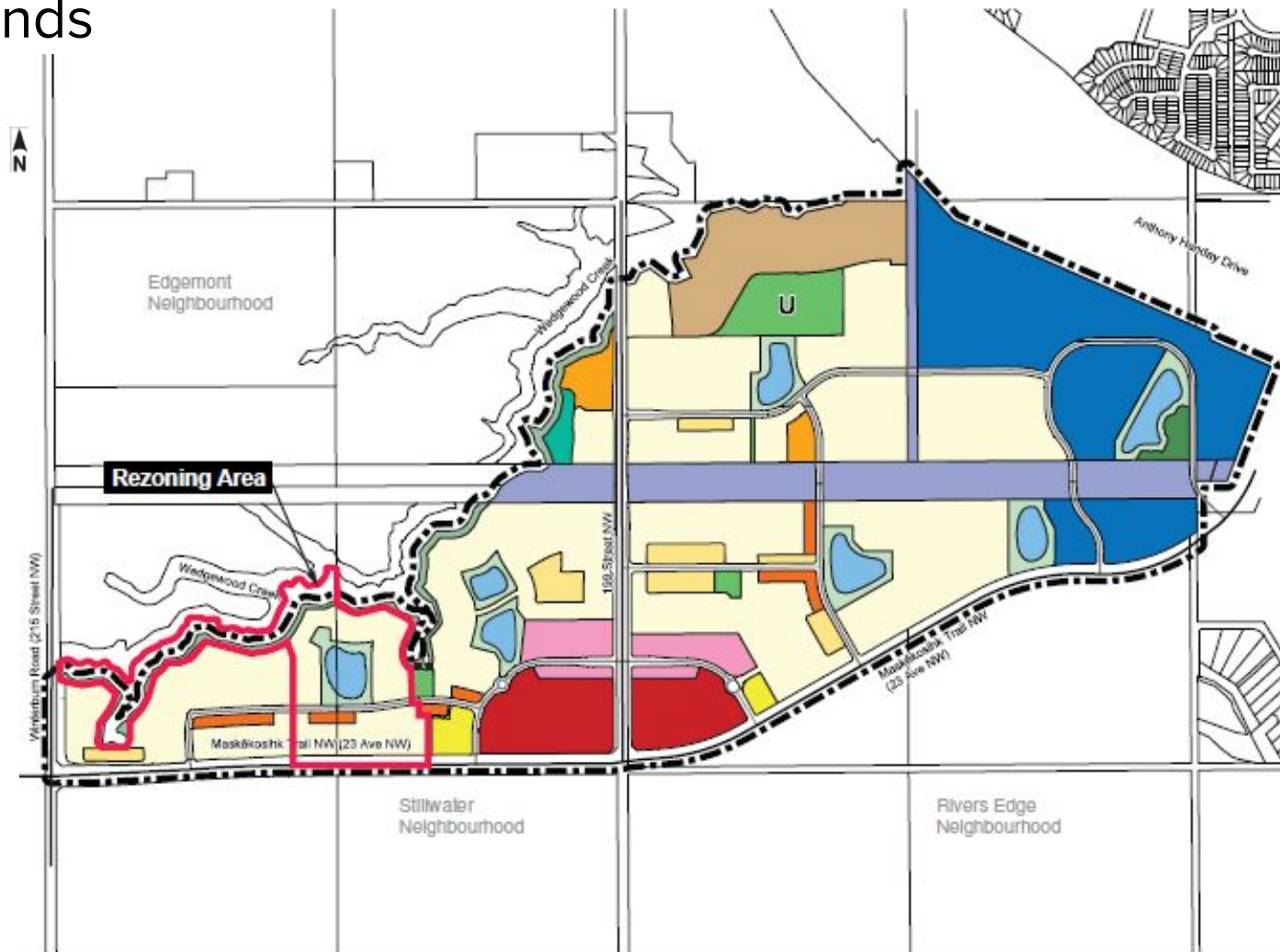


13 3.5 - The Uplands

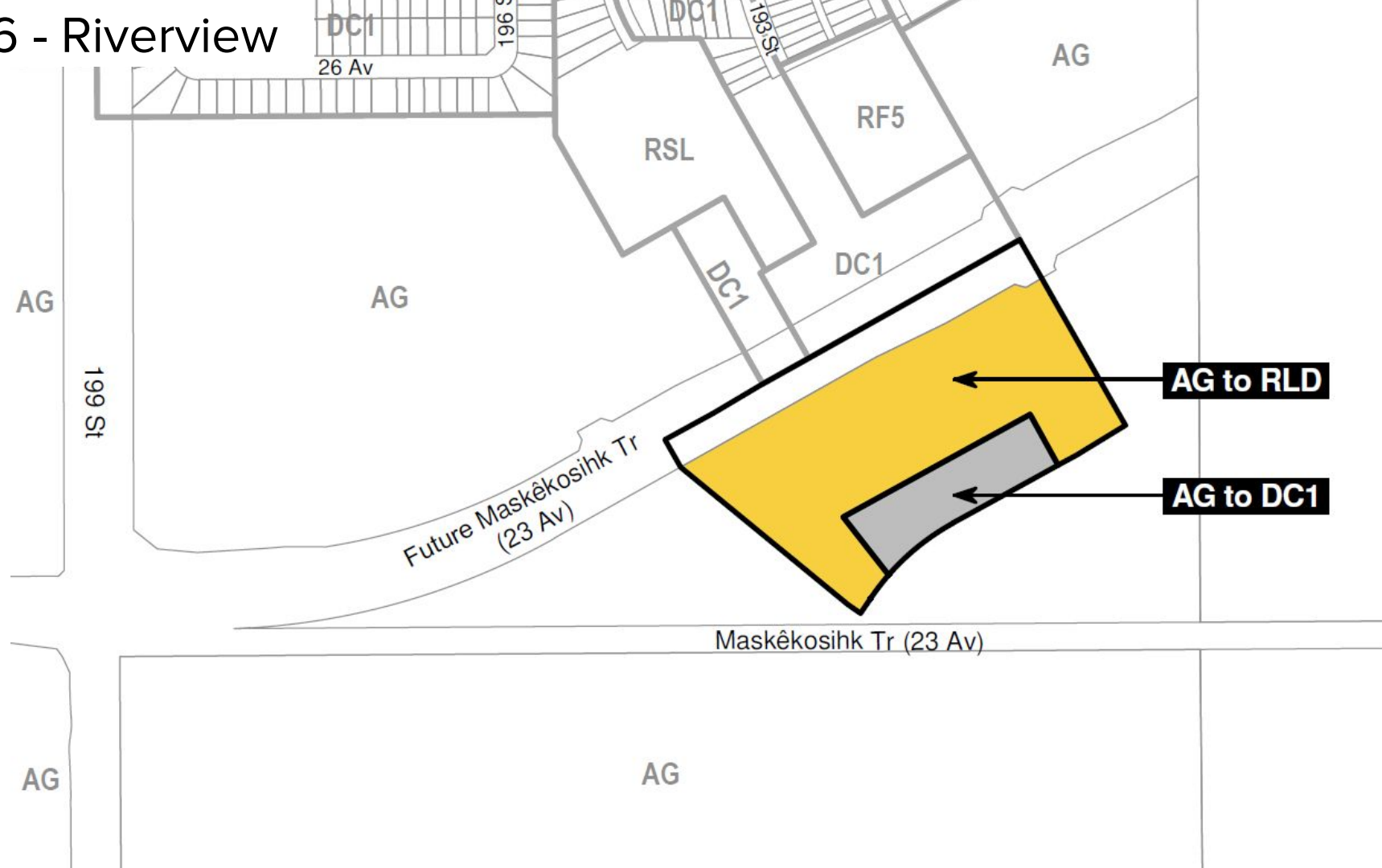
BYLAW 19159 THE UPLANDS

Neighbourhood Structure Plan
(as amended)

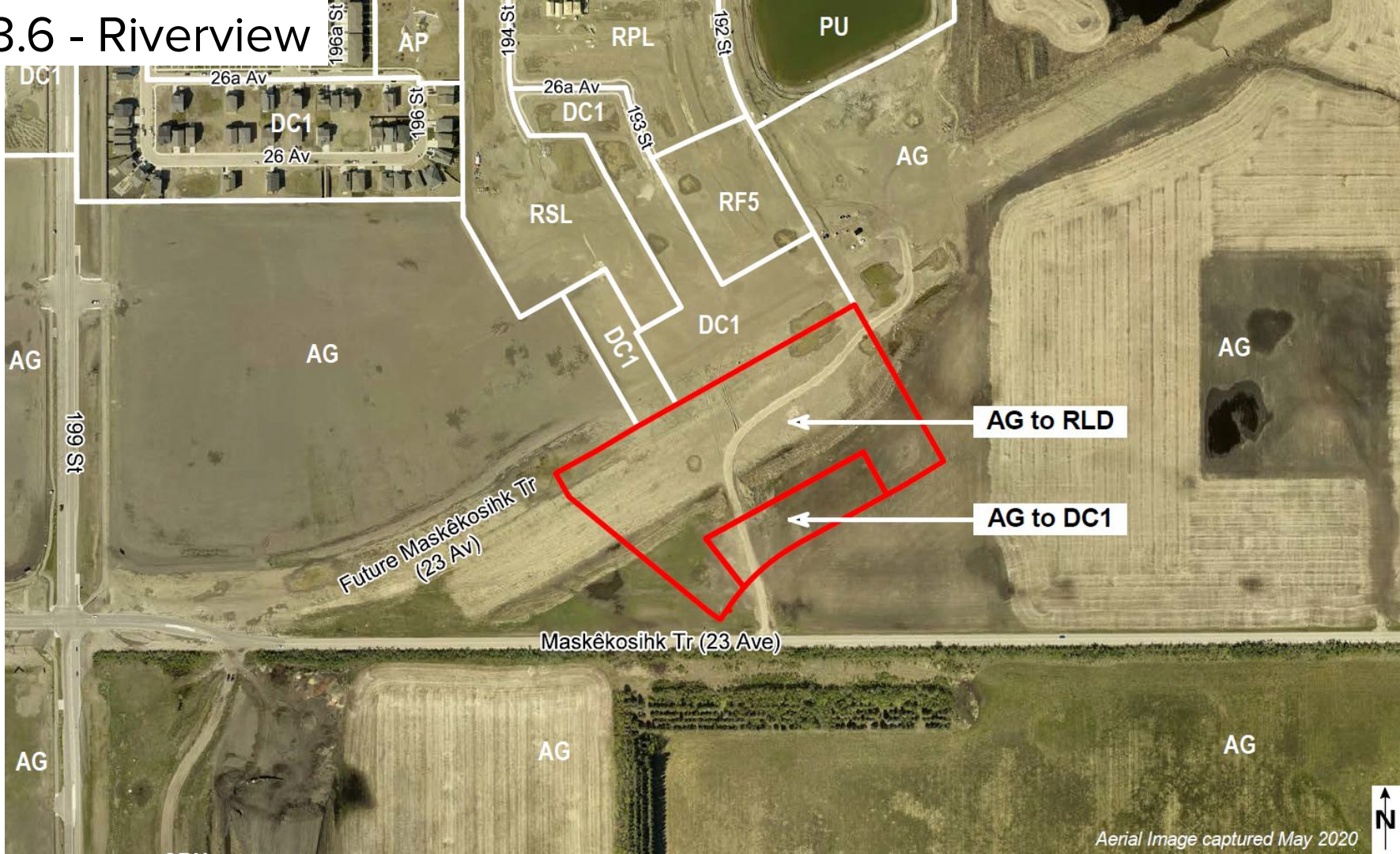
-  Existing Country Residential
-  Single / Semi-detached Residential
-  Row Housing
-  Street Oriented Residential
-  Low Rise / Medium Density Housing
-  Town Centre Mixed Use - Residential
-  Town Centre Mixed Use - Medium Rise
-  Town Centre Mixed Use - Commercial
-  Business Employment
-  Utility Corridor
-  Public Uplands Area (ER)
-  Pocket Park / Greenway
- Urban Village Park
-  Natural Area (ER)
-  Natural Area (MR)
-  Stormwater Management Facility
-  Top-of-Bank Roadway / Park
-  Collector Roadway
-  Arterial Roadway
-  NSP Boundary



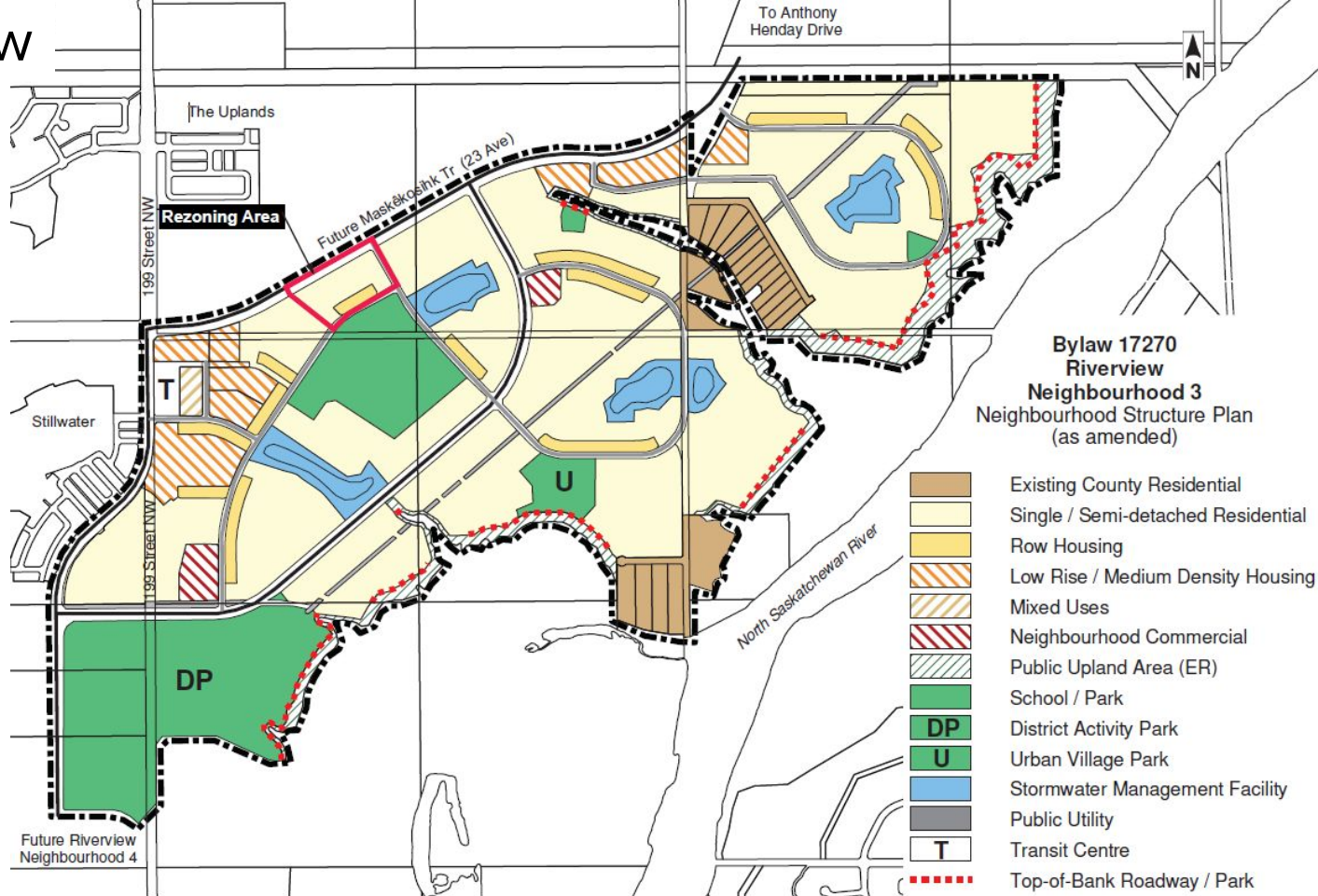
3.6 - Riverview



3.6 - Riverview



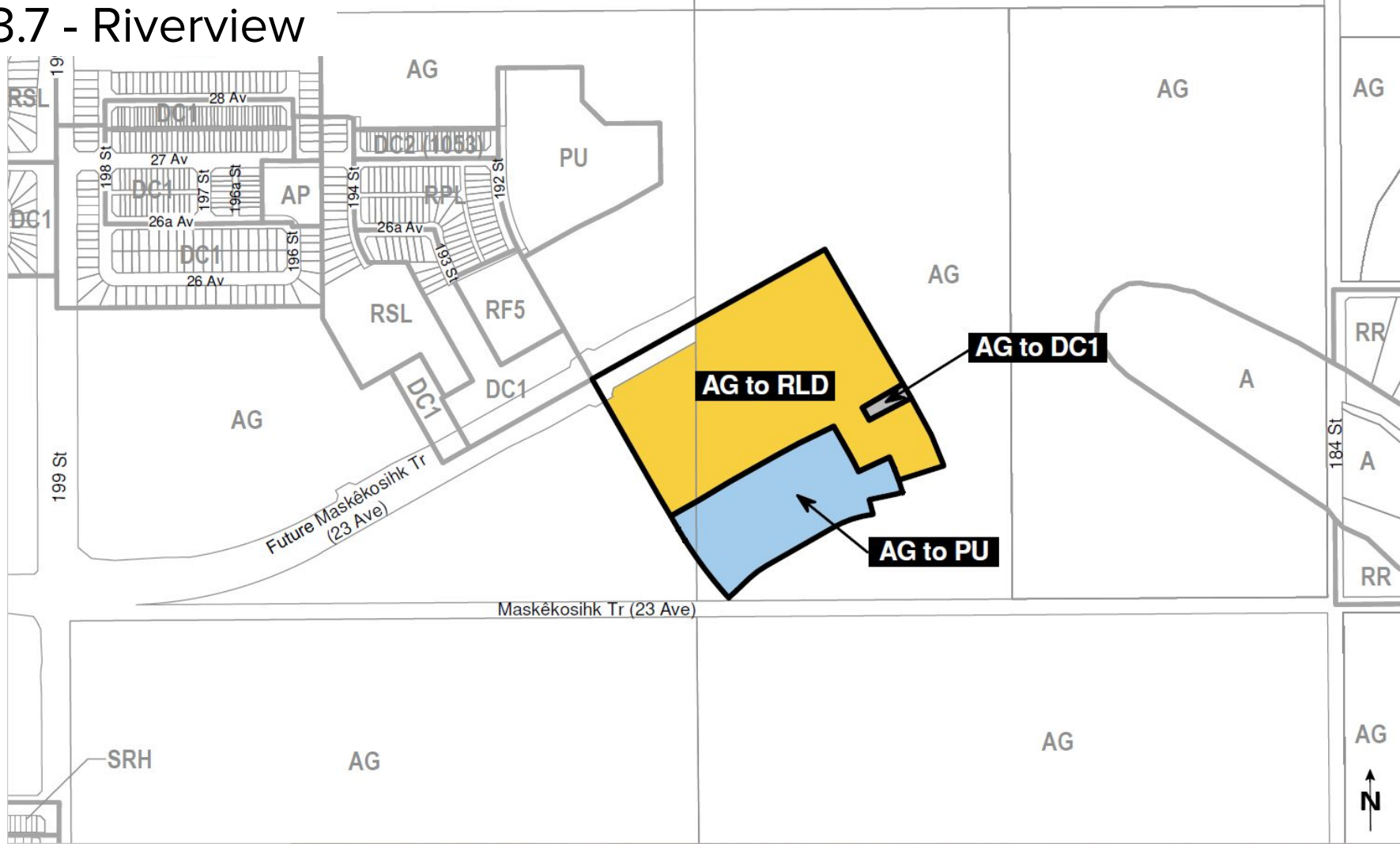
3.6 - Riverview



**Bylaw 17270
Riverview
Neighbourhood 3
Neighbourhood Structure Plan
(as amended)**

Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

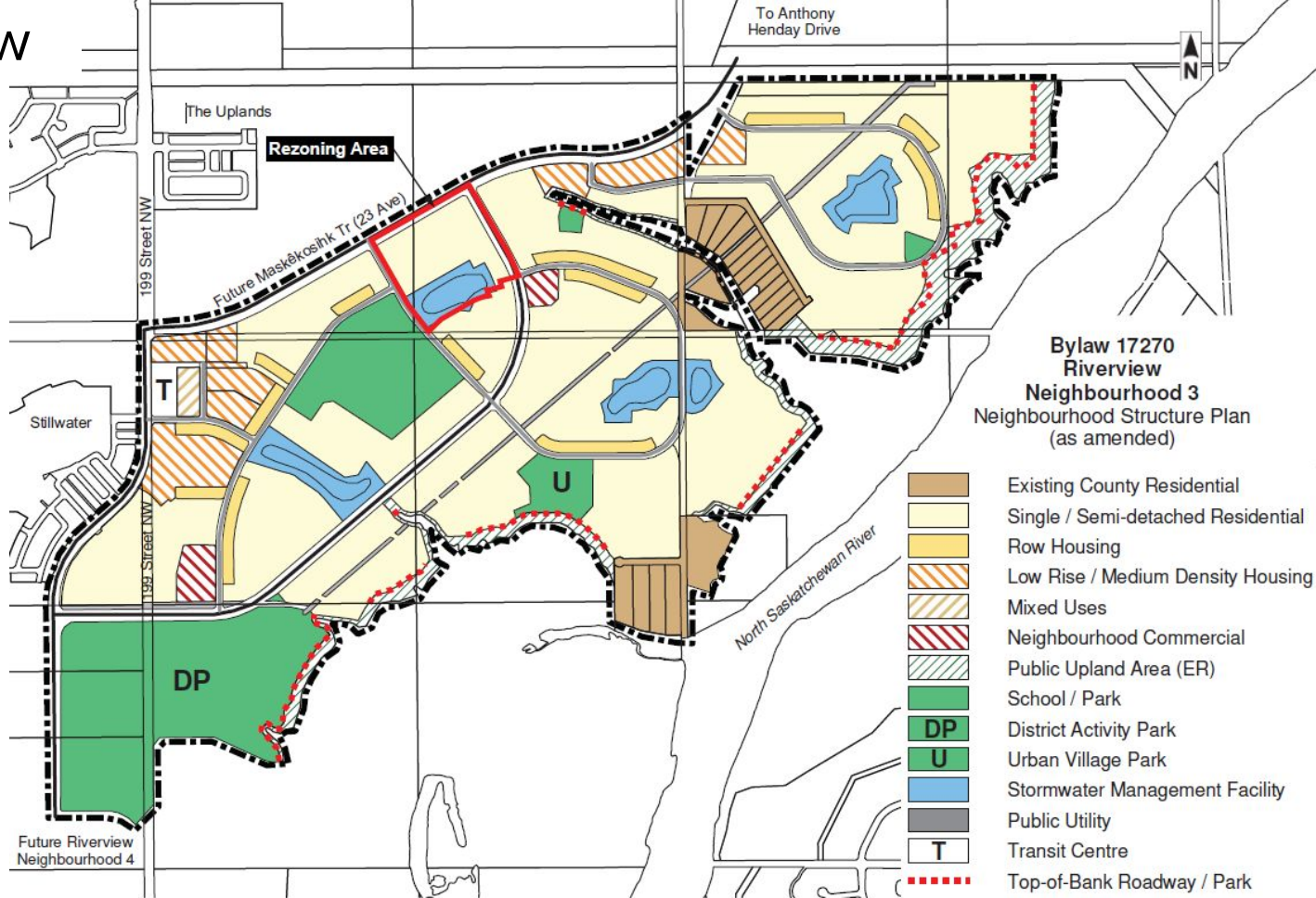
3.7 - Riverview



18 3.7 - Riverview



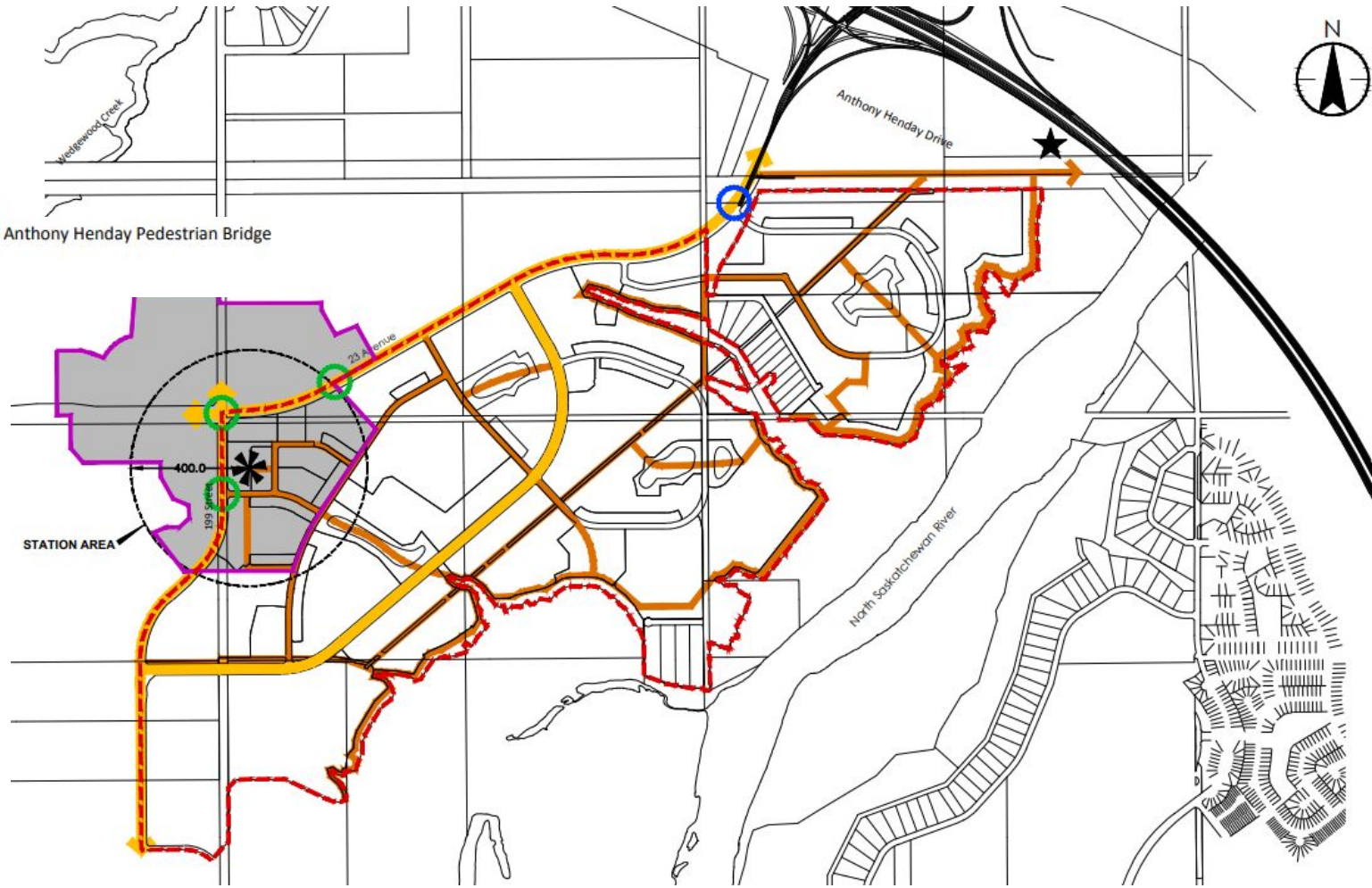
3.7 - Riverview



Note:
Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

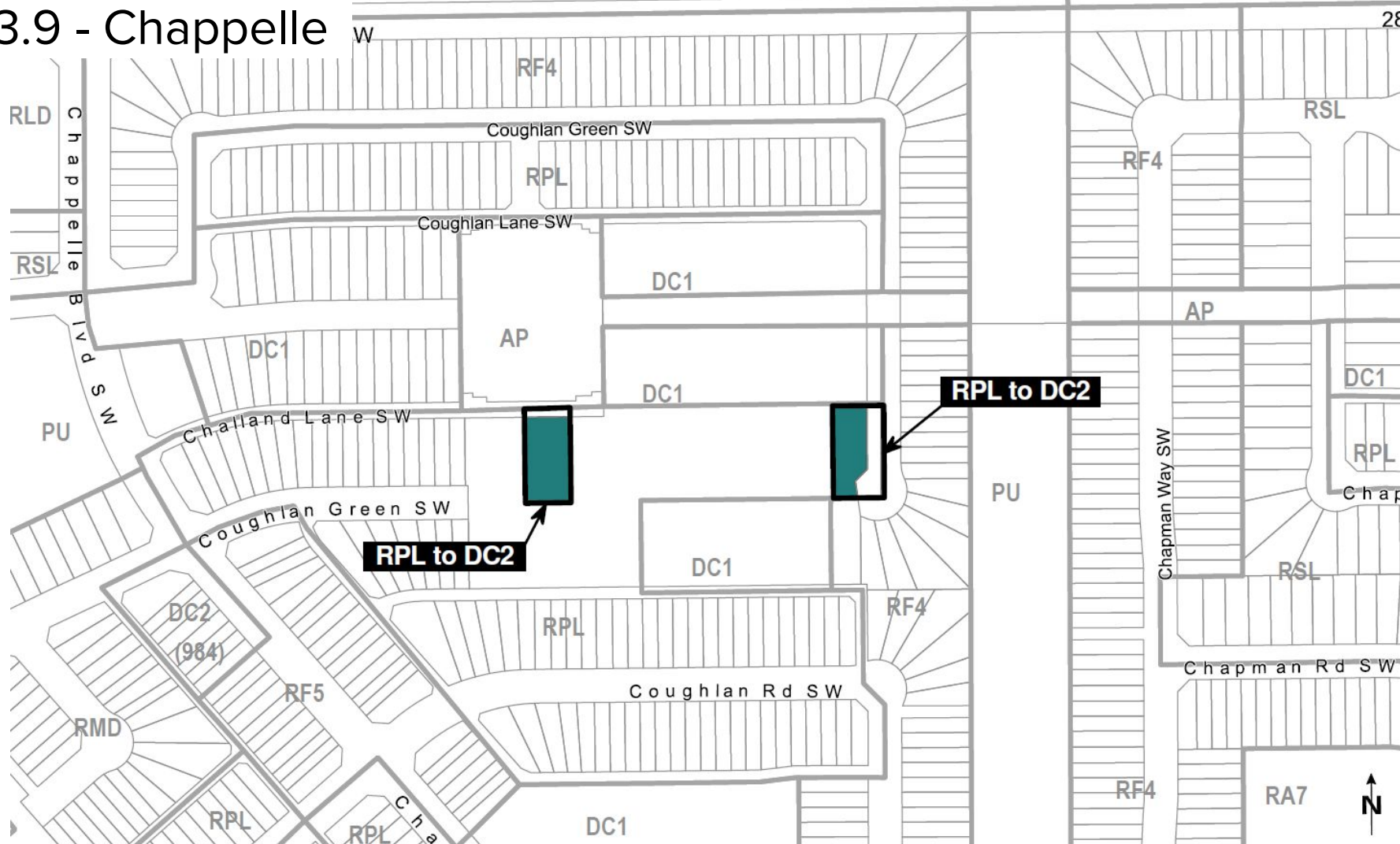
20 3.7 - Riverview

- Legend**
- Arterial Roadways
 - Active Modes Connection
 - Pedestrian Zone
 - Transit Centre
 - Priority Pedestrian Crossing
 - Two-Stage Pedestrian Crossing
 - Shared Use Path Connection to Anthony Henday Pedestrian Bridge
 - NSP Boundary



The purpose of Charter Bylaw 19671 is to change the Zoning Bylaw from (RPL) Planned Lot Residential Zone to (DC2) Site Specific Development Control Provision; for portions of NW-14-51-25-4 as shown on the attached sketch. The proposed DC2 Zone will allow for four units of back-to-back Stacked Row Housing. An associated amendment to the Chappelle Neighbourhood Area Structure Plan (NASP) is proposed concurrently with Bylaw 19670 to add multi-unit housing options to the Low Density Residential (LDR) designation and allow Direct Control Provisions to be used in cases where unique multi-unit housing forms in the LDR designation cannot be achieved through the use of a standard zone. Administration **supports** the proposed Bylaw and Charter Bylaw.

3.9 - Chappelle



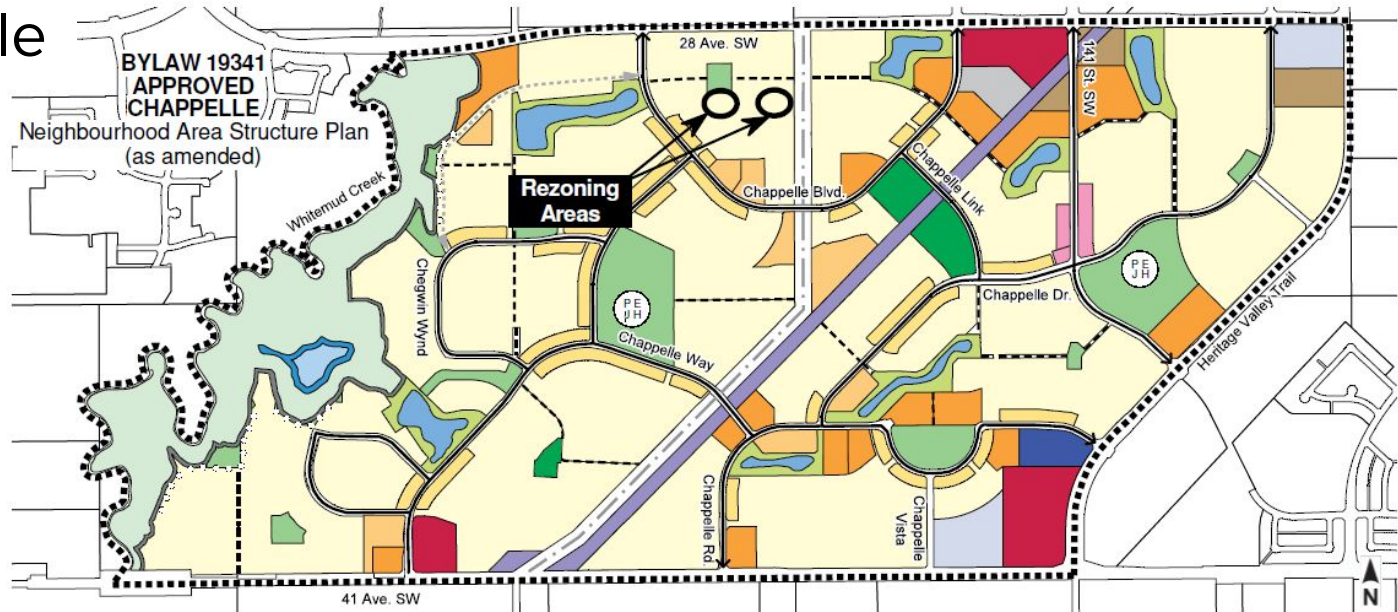
RPL to DC2

























RPL to DC2

3.9 - Chappelle



24 3.9 - Chappelle

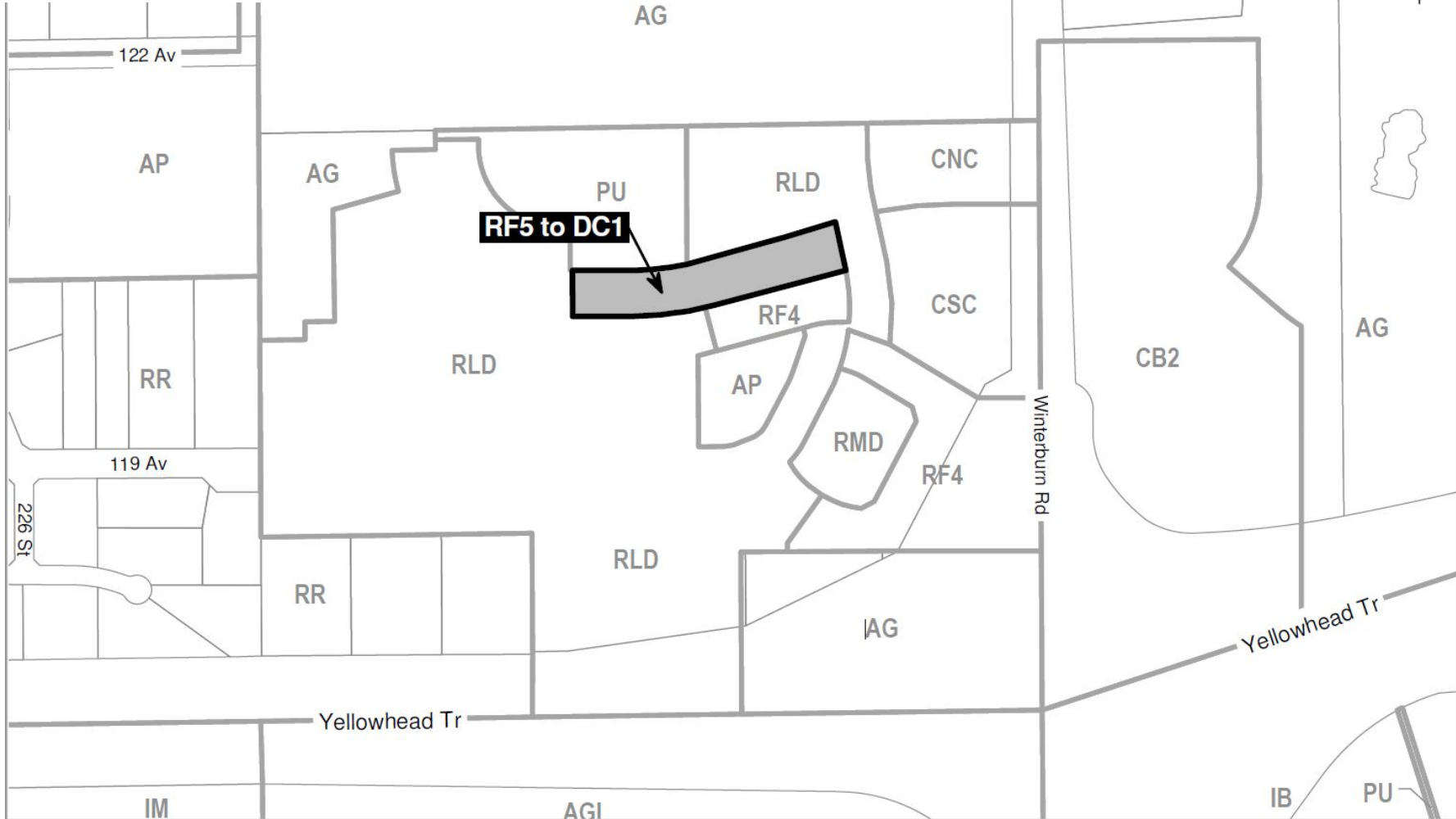


- | | | | | | |
|--|-----------------------------|---|--------------------------------|--|---|
|  | Low Density Residential |  | School/Park |  | Greenways / Multi-Use Trail |
|  | Street Oriented Residential |  | Public Elementary Junior High |  | 11.5m Enhanced Local Roadway Connection |
|  | Town House |  | Urban Village Park |  | Top of Bank Walkway |
|  | Low Rise Apartments |  | Environmental Reserve |  | Top of Bank Roadway |
|  | High Density Residential |  | Constructed Wetland |  | Pipeline R/W |
|  | Residents Association |  | Stormwater Management Facility |  | Electrical Transmission |
|  | Commercial |  | Institutional Use |  | Collector Roadway |
|  | Neighbourhood Commercial | | |  | NASP Boundary |
|  | Business Employment | | | | |

Note: Location of collector roads and configuration of stormwater management facilities are subject to minor revisions during subdivision and rezoning of the neighbourhood and may not be developed exactly as illustrated.

Charter Bylaw 19636 proposes to rezone a portion of SE-13-53-26-4 from (RF5) Row Housing Zone to (DC1) Direct Development Control Provision to allow for the development of site-specific multi-unit housing (row housing) with increased site coverage and height compared to the existing RF5 zoning on the site. An amendment to the text of the Kinglet Gardens Neighbourhood Structure Plan under proposed Bylaw 19688 accompanies this Charter Bylaw. The approved plan designates the site for Street Oriented Residential (Row Housing) uses. Administration **supports** the proposed Charter Bylaw and Bylaw.

3.11 - Kinglet Gardens

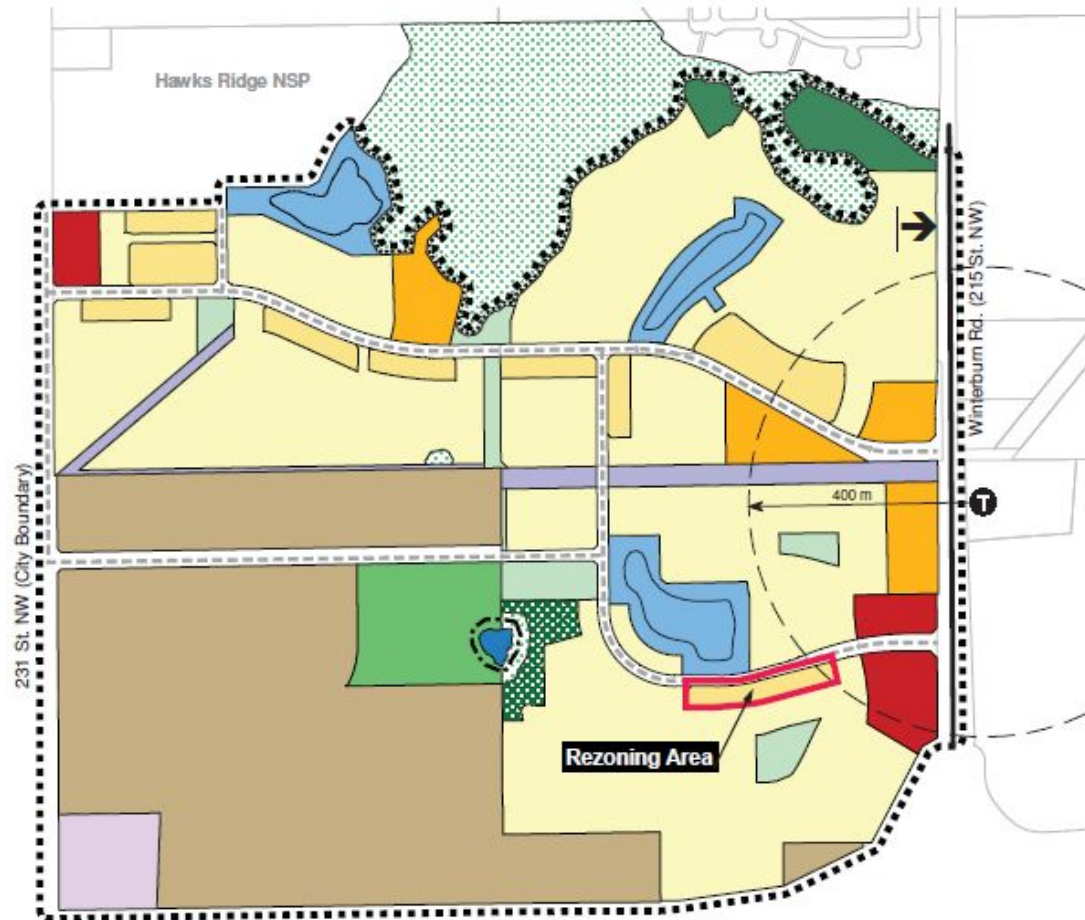
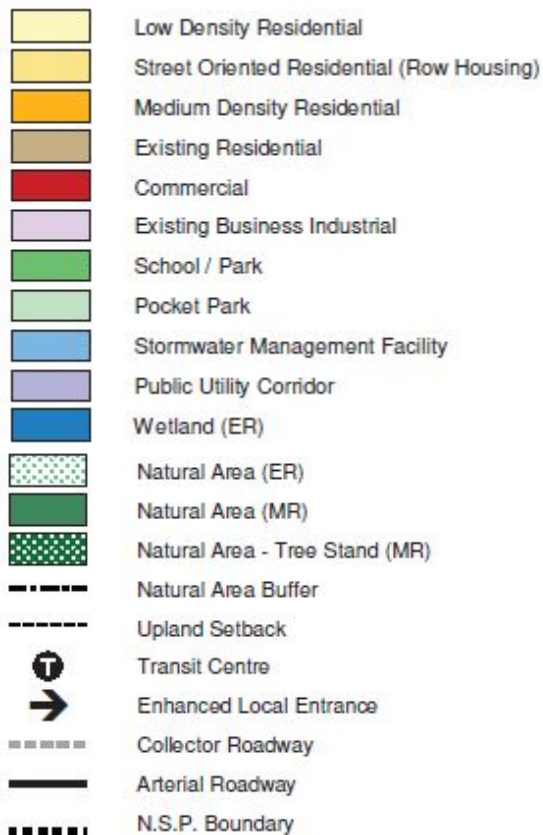


3.11 - Kinglet Gardens

Aerial Image captured May 2020



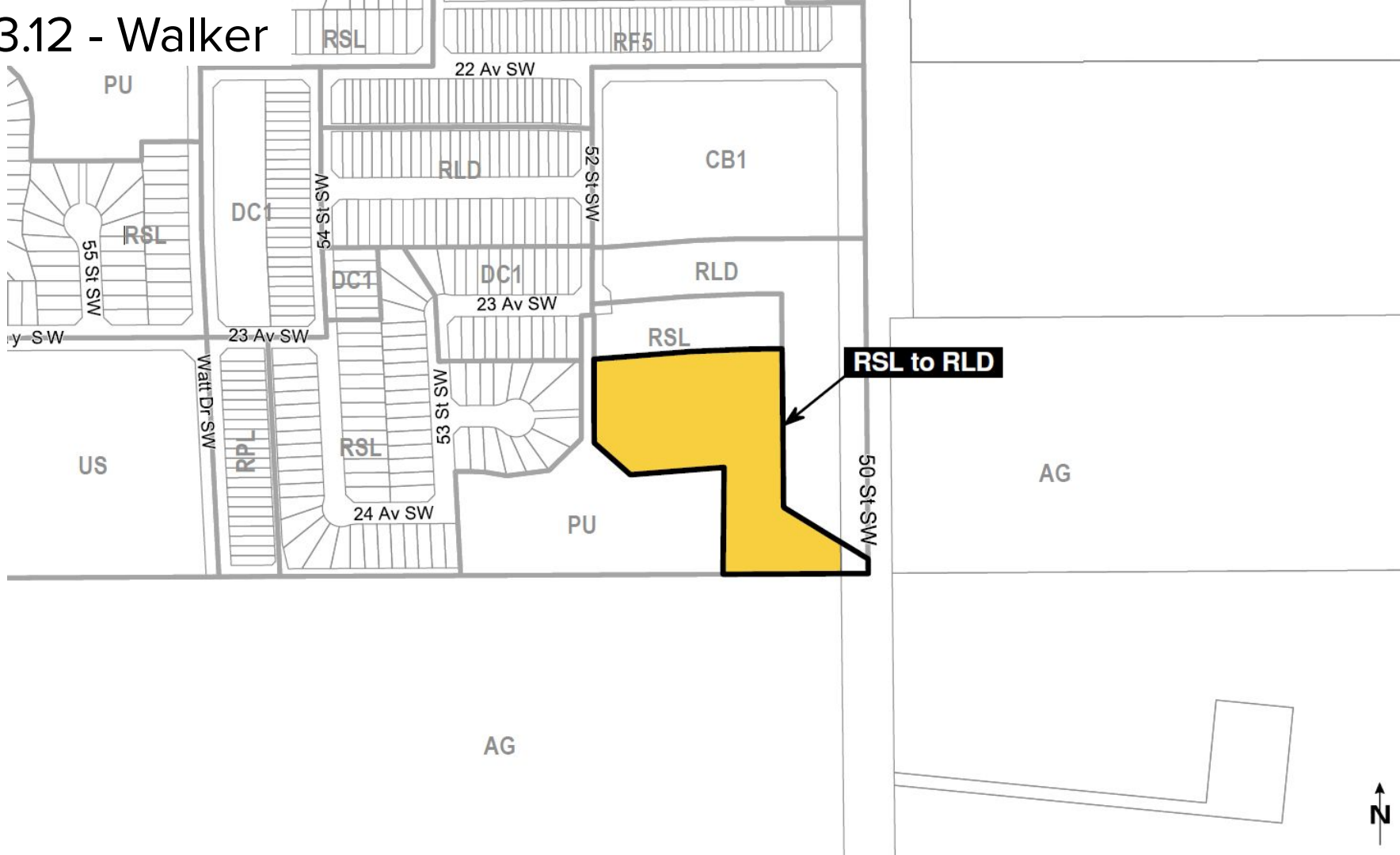
3.11 - Kinglet Gardens



Yellowhead Trail
BYLAW 19528
KINGLET GARDENS
 Neighbourhood Structure Plan
 (as amended)



3.12 - Walker



3.12 - Walker



RSL to RLD

AG



3.13 - Glenridding Heights

BYLAW 19024
GLENRIDDING HEIGHTS
 Neighbourhood Structure Plan
 (as amended)

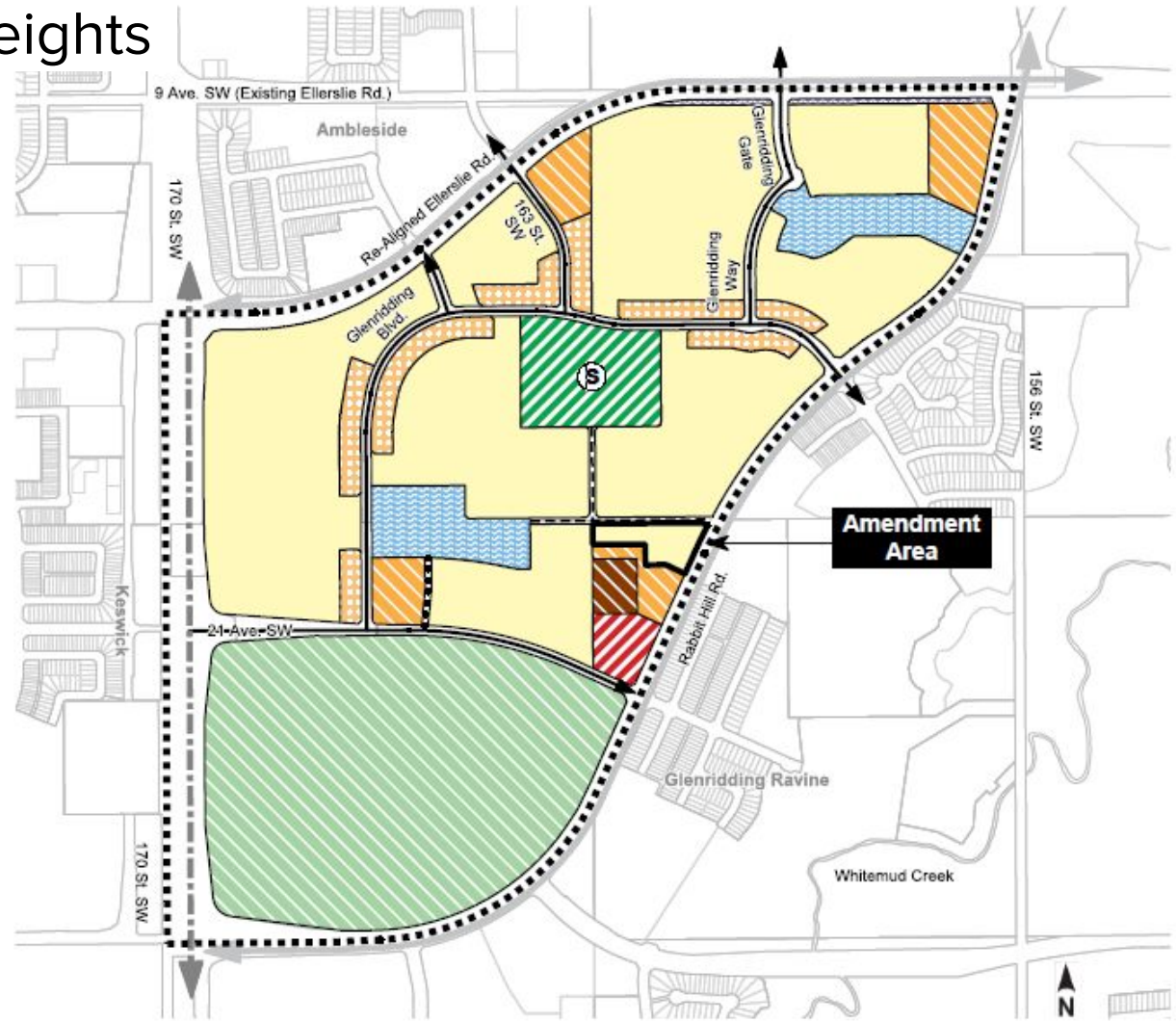
-  Single / Semi-Detached Residential
-  Row Housing
-  Low-Rise / Medium Density Housing
-  Neighbourhood Commercial
-  High Density Residential
-  Stormwater Management Facility
-  School / Park
-  District Park
-  Greenway
-  Greenway (Municipal Reserve)
-  Utility Right-of-Way
-  Collector Roadway
-  Arterial Roadway
-  Urban Roadway
-  NSP Boundary



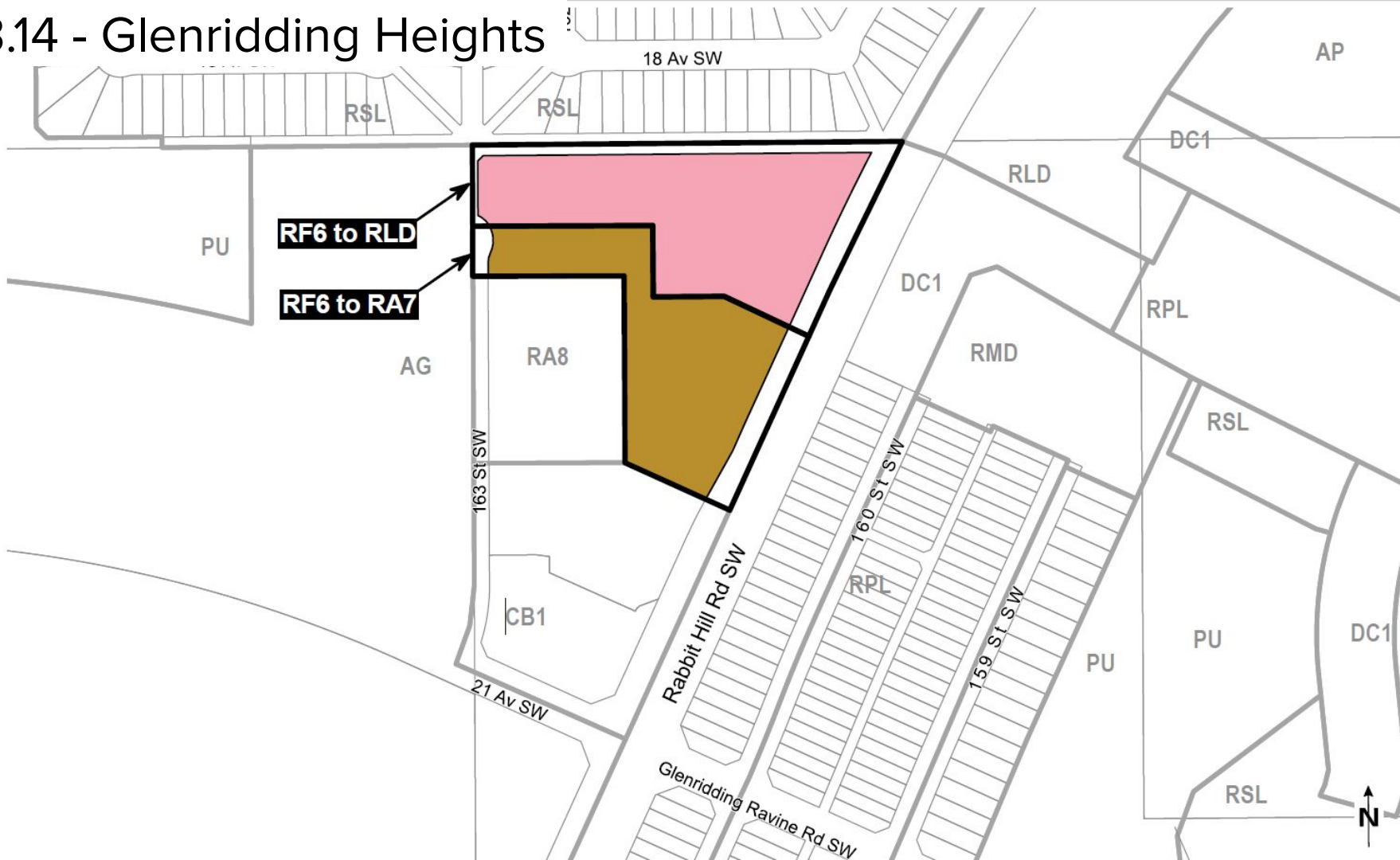
33 3.13 - Glenridding Heights

**BYLAW 19683
AMENDMENT TO
GLENRIDDING HEIGHTS
Neighbourhood Structure Plan
(as amended)**

-  Single / Semi-Detached Residential
-  Row Housing
-  Low-Rise / Medium Density Housing
-  Neighbourhood Commercial
-  High Density Residential
-  Stormwater Management Facility
-  School / Park
-  District Park
-  Greenway
-  Greenway (Municipal Reserve)
-  Utility Right-of-Way
-  Collector Roadway
-  Arterial Roadway
-  Urban Roadway
-  NSP Boundary
-  Amendment Area



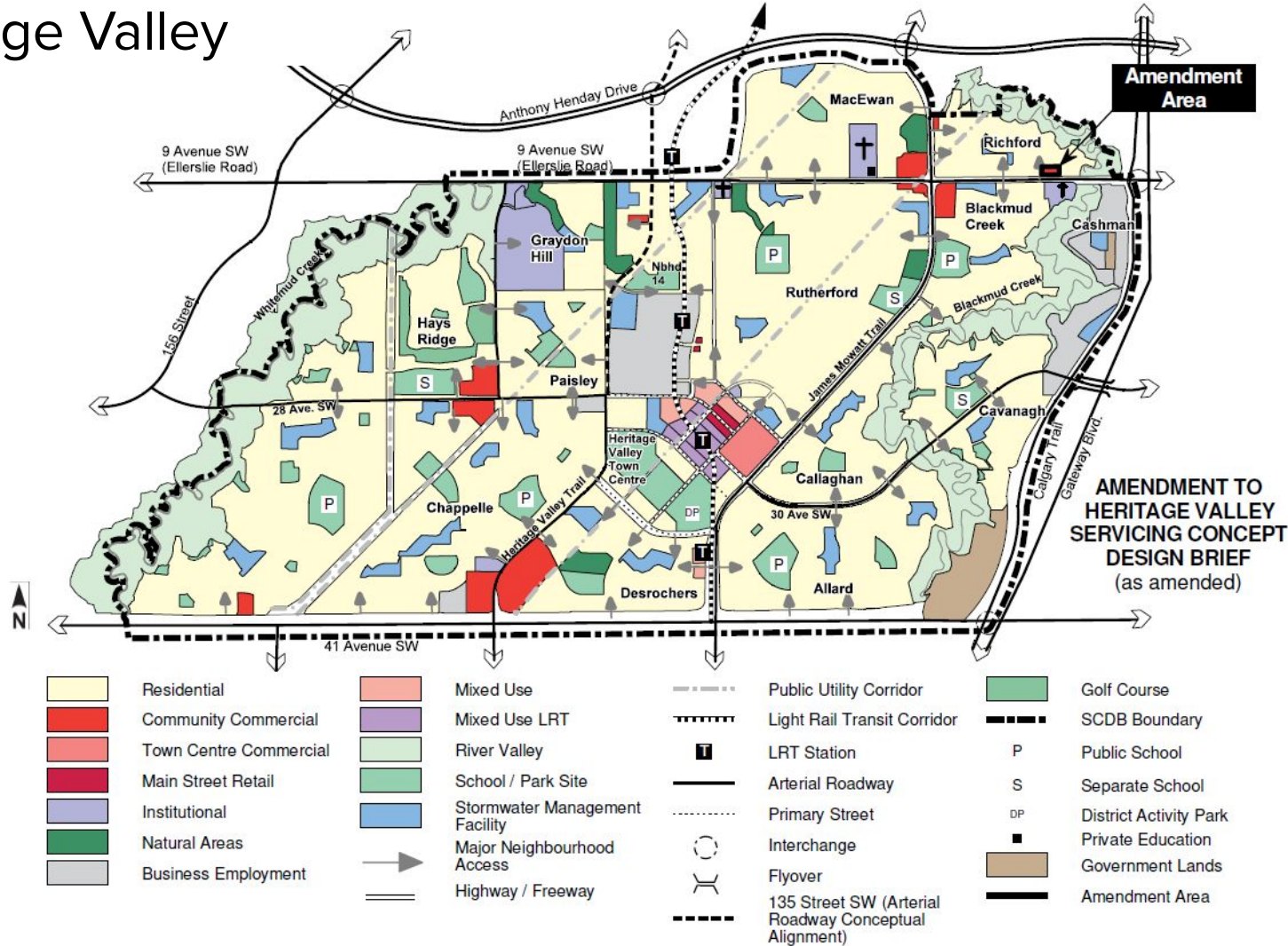
3.14 - Glenridding Heights



3.14 - Glenridding Heights





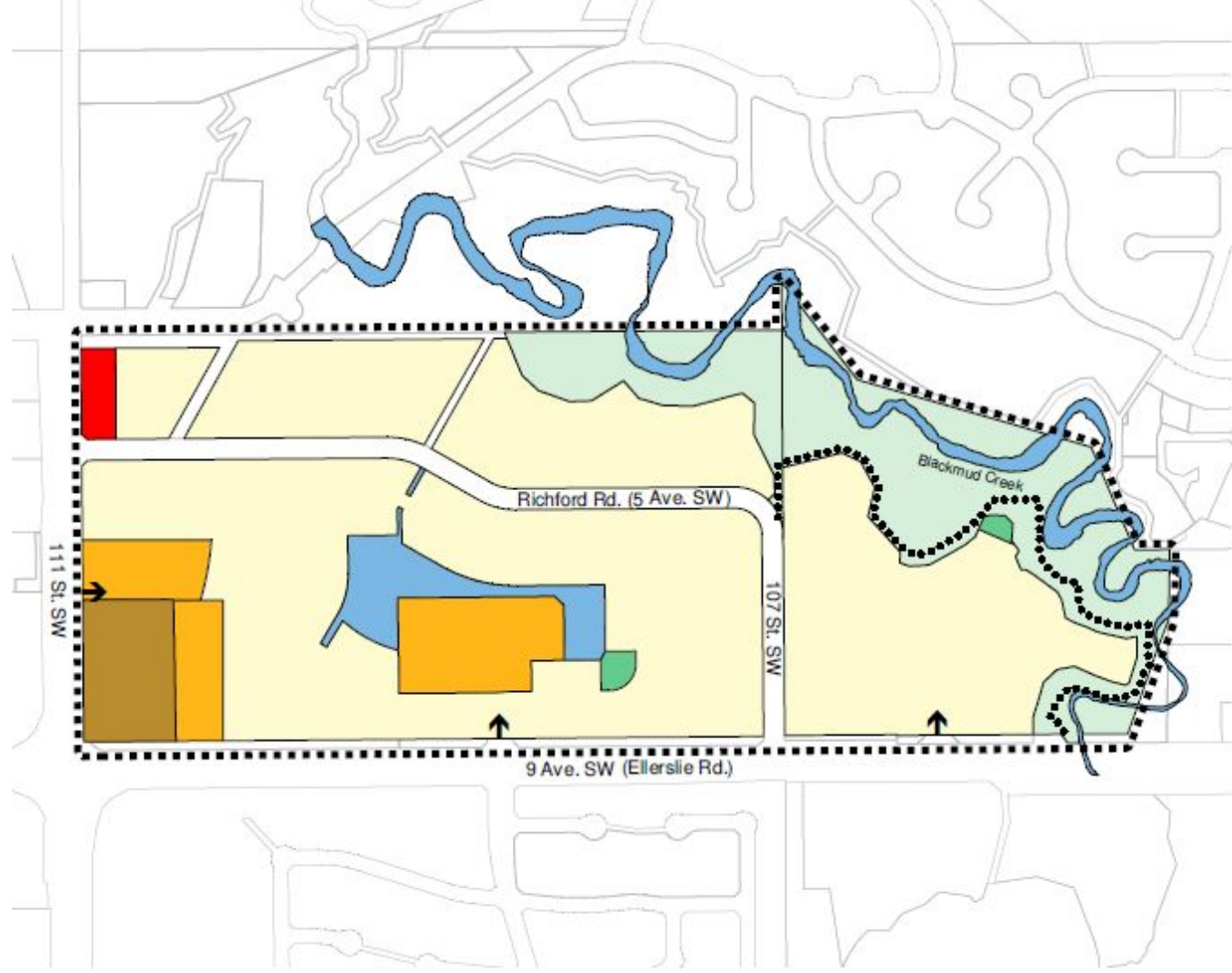
3.15 - Heritage Valley



**BYLAW 19458
APPROVED
RICHFORD**

Neighbourhood Area Structure Plan
(as amended)











-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Stormwater Management Facility
-  Commercial
-  Blackmud Creek
-  Park (Municipal Reserve)
-  Top of Bank Walk (R.O.W.)
-  Boundary of Richford N.A.S.P.

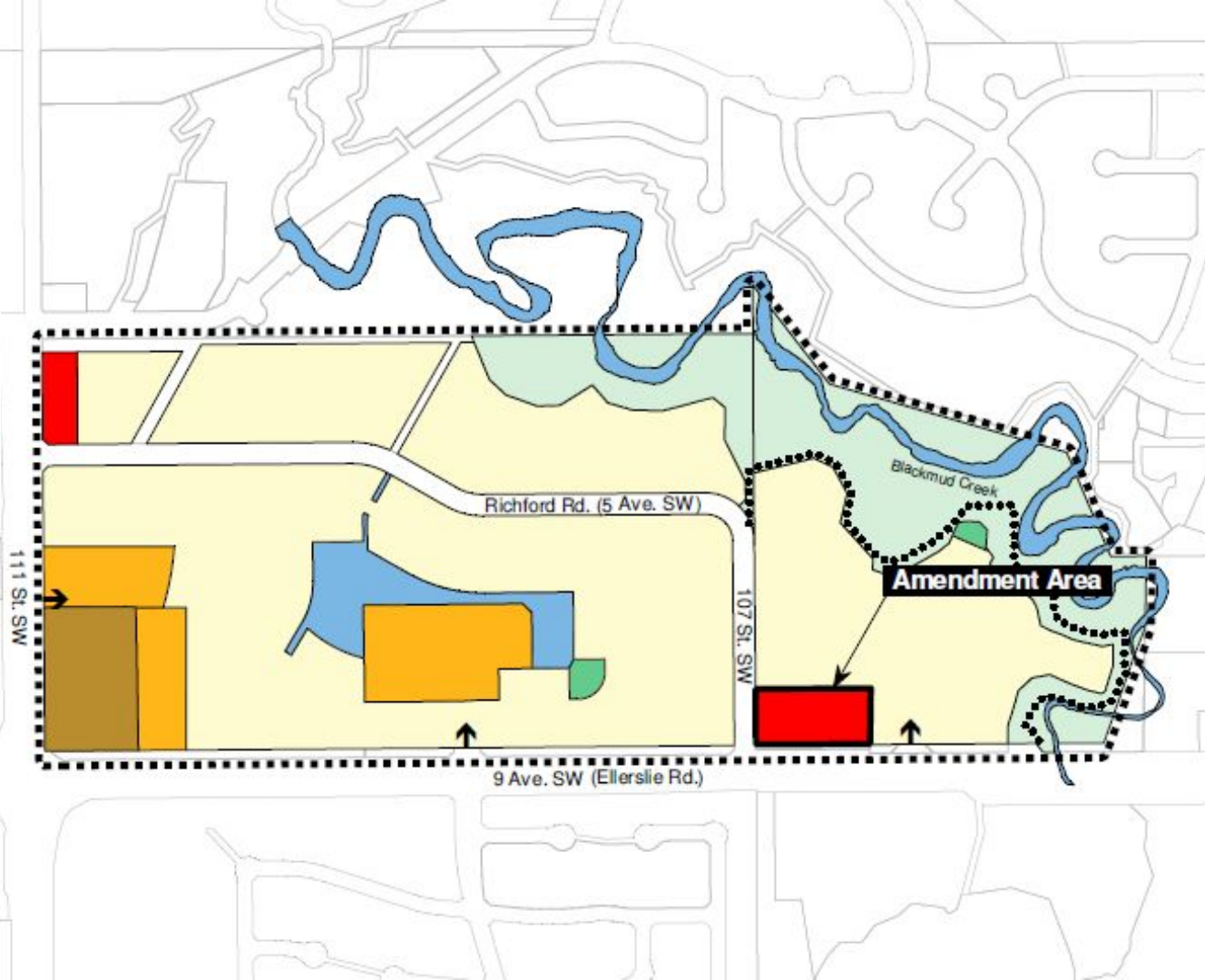


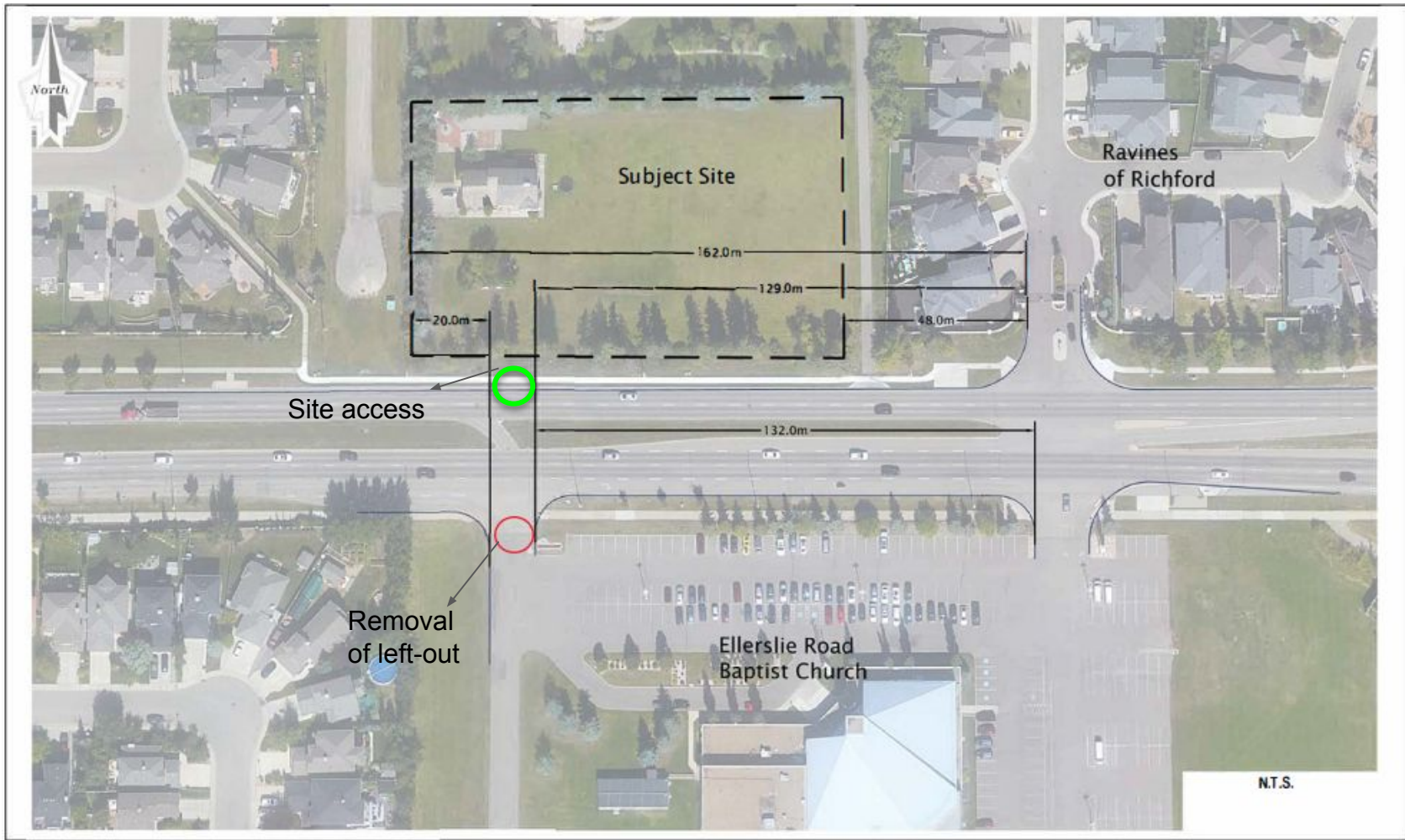
38 3.16 - Richford

BYLAW 19649 AMENDMENT TO RICHFORD

Neighbourhood Area Structure Plan
(as amended)

-  Low Density Residential
-  Medium Density Residential
-  High Density Residential
-  Stormwater Management Facility
-  Commercial
-  Blackmud Creek
-  Park (Municipal Reserve)
-  Top of Bank Walk (R.O.W.)
-  Boundary of Richford N.A.S.P.
-  Amendment Area

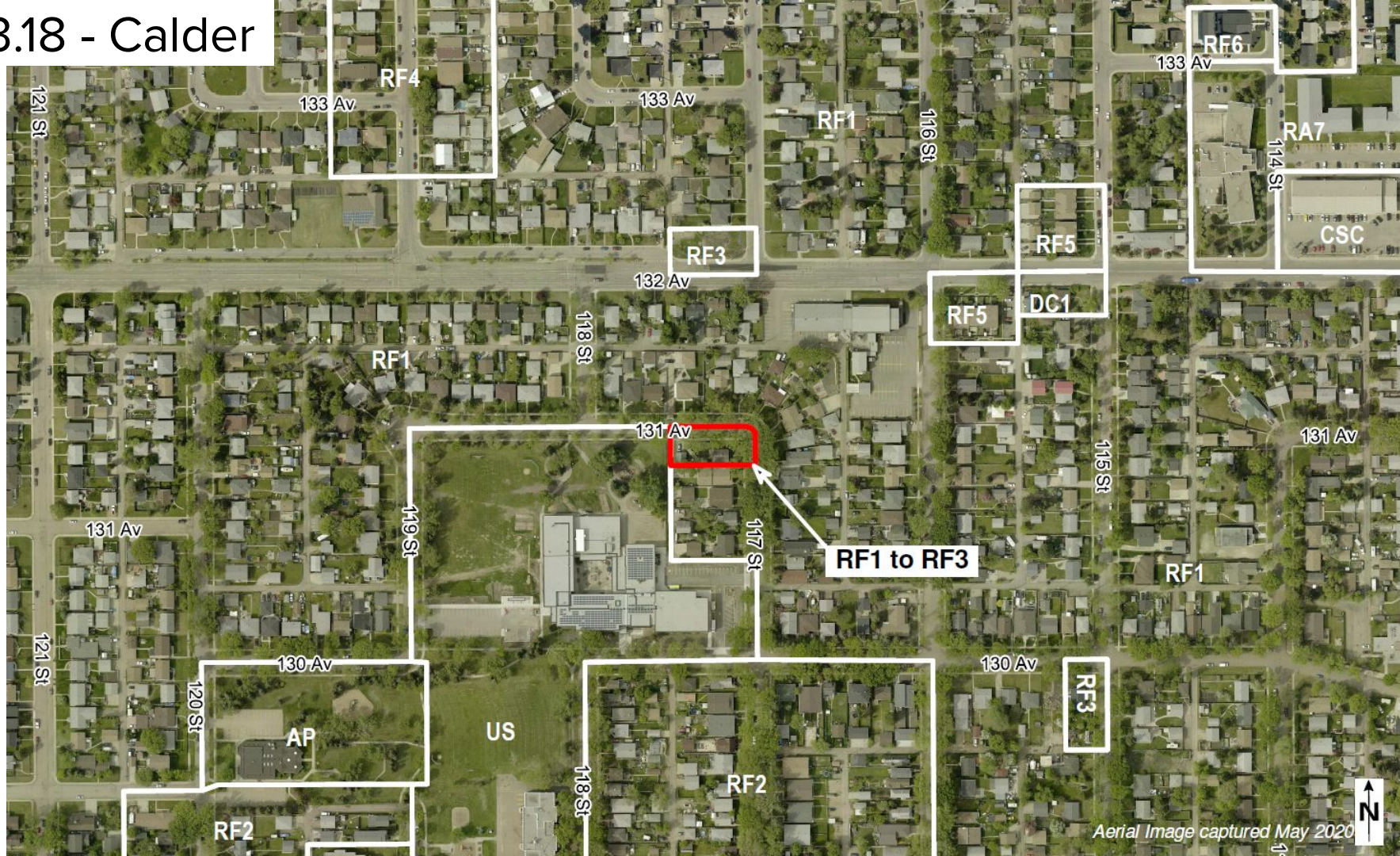




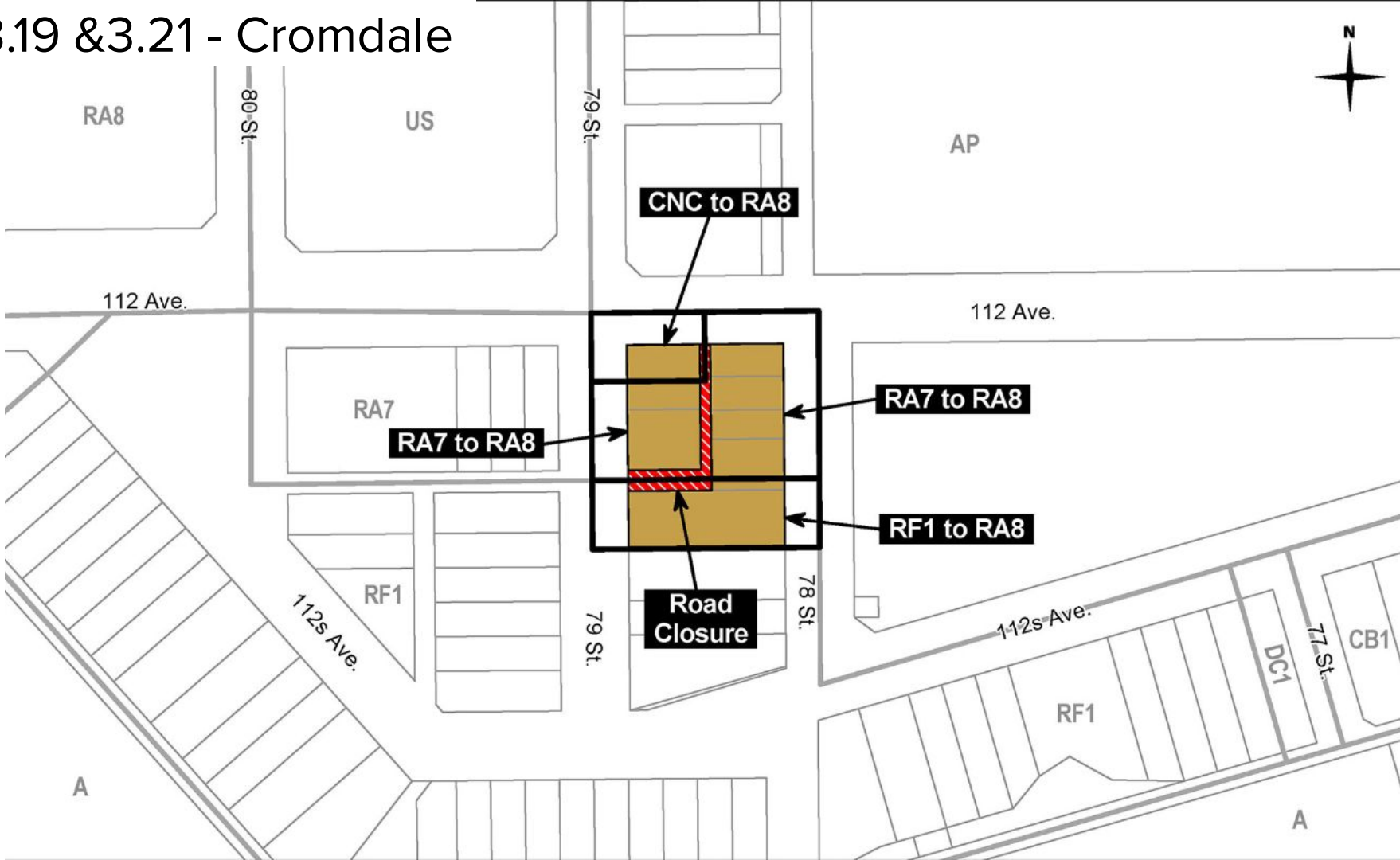
3.18 - Calder



3.18 - Calder



3.19 & 3.21 - Cromdale



RA8

US

AP

CNC to RA8

112 Ave.

112 Ave.

RA7

RA7 to RA8

RA7 to RA8

RF1 to RA8

Road Closure

RF1

79 St.

78 St.

112s Ave.

RF1

DC1

77 St.

CB1

A

A



CNC to RA8

RA7 to RA8

RF1 to RA8

Road Closure

RA8

US

AP

RA7

RA7 to RA8

RF1

CB1

DC1

A

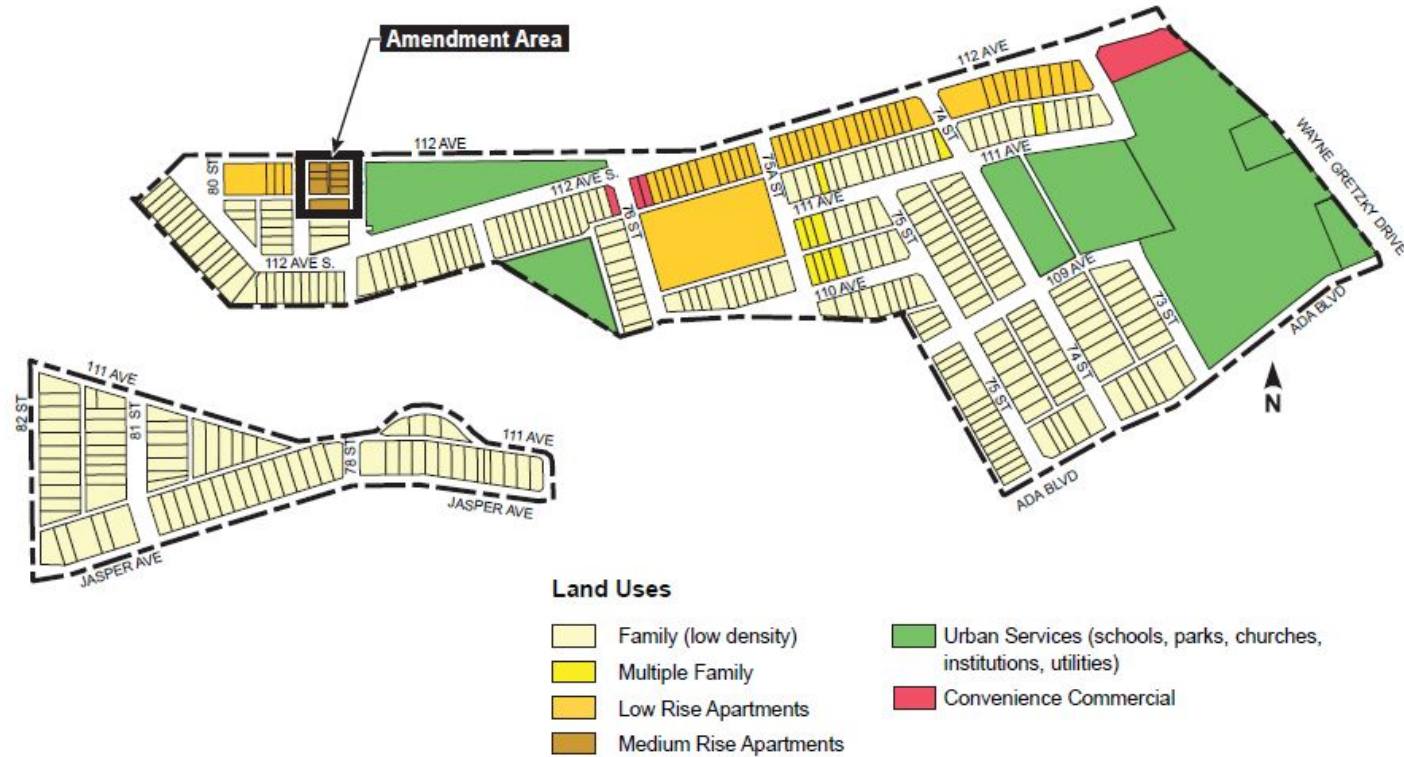
A

46 3.20 - Cromdale/ Virginia Park



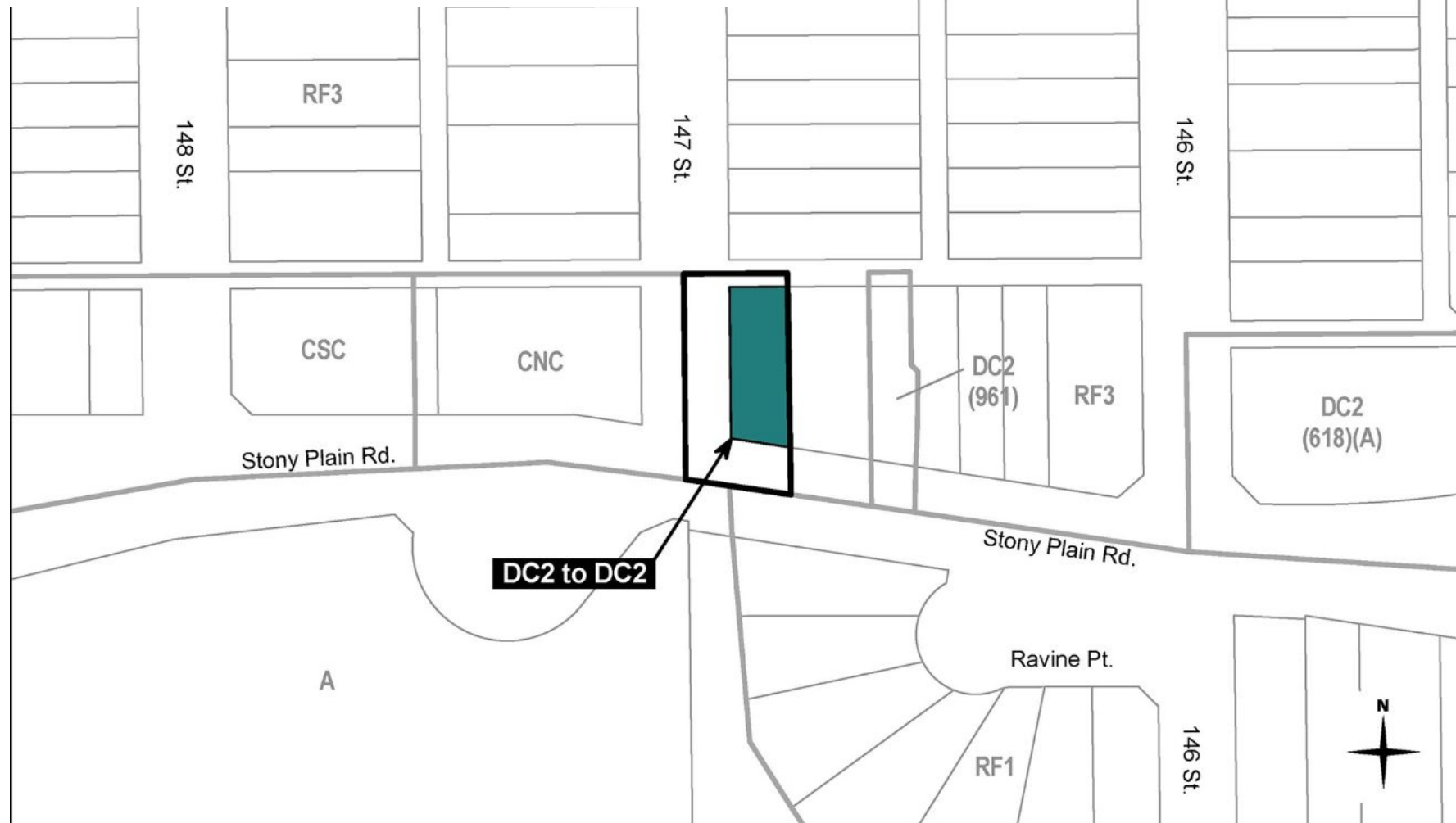
Schedule C
Proposed Land Uses

47 3.20 - Cromdale/Virginia Park



Schedule C
Proposed Land Uses

3.23 - Grovenor



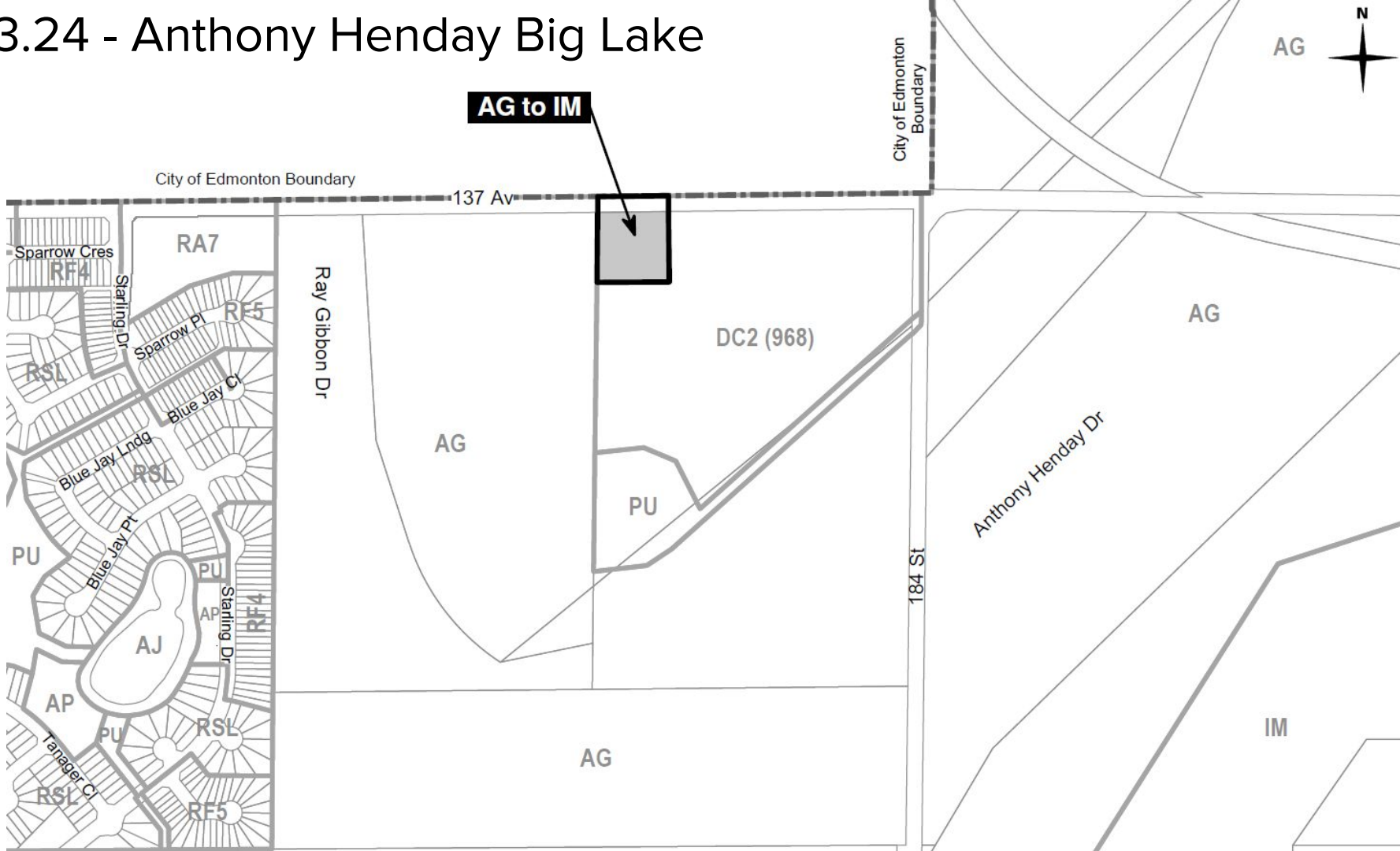
3.23 - Grovenor



3.24 - Anthony Henday Big Lake



AG to IM



51 3.24 - Anthony Henday Big Lake

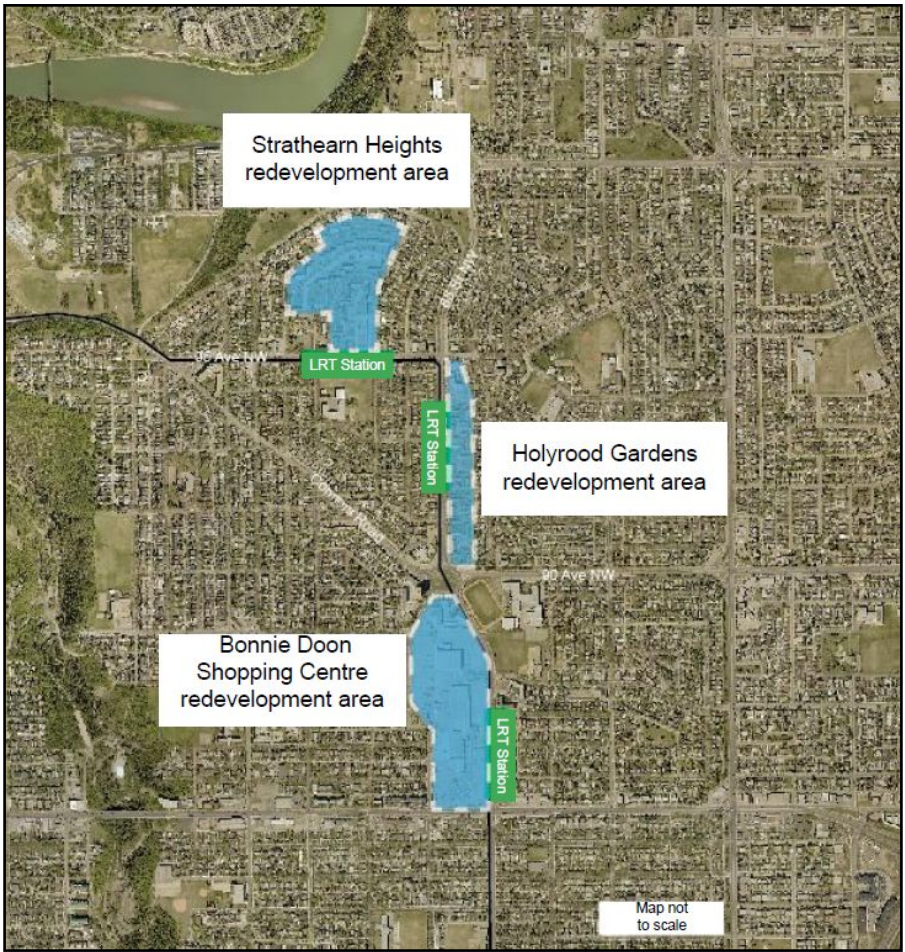


Charter Bylaw 19681

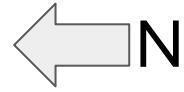
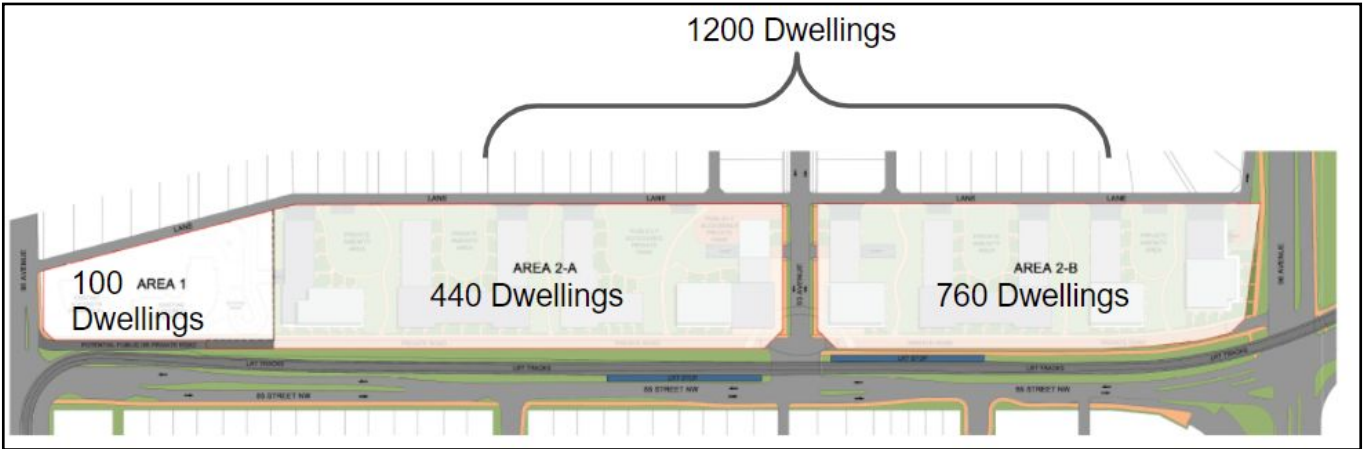


May 4, 2021

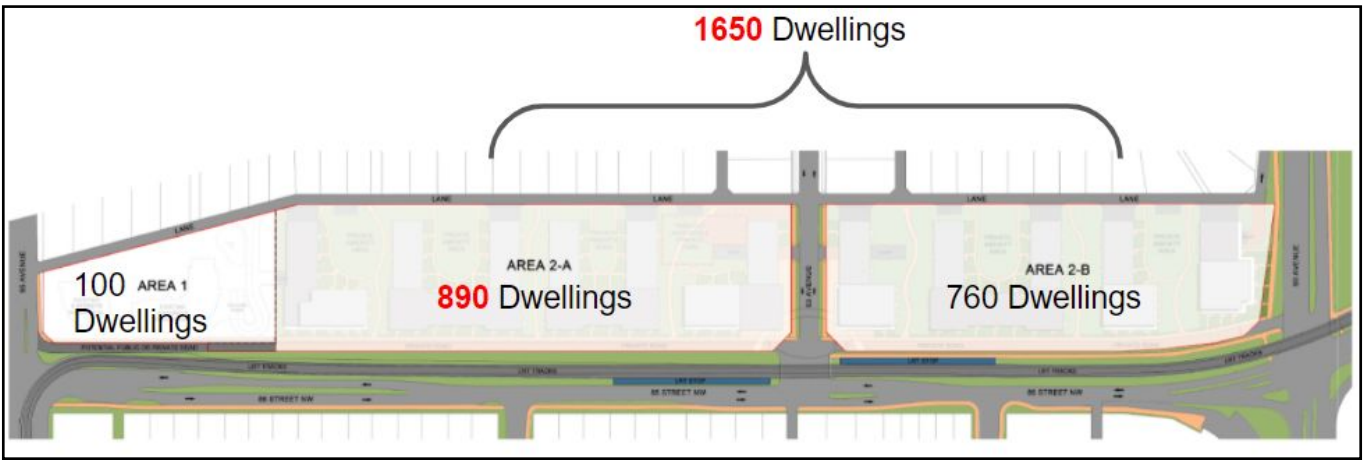
3.25 - Holyrood



Current
DC2



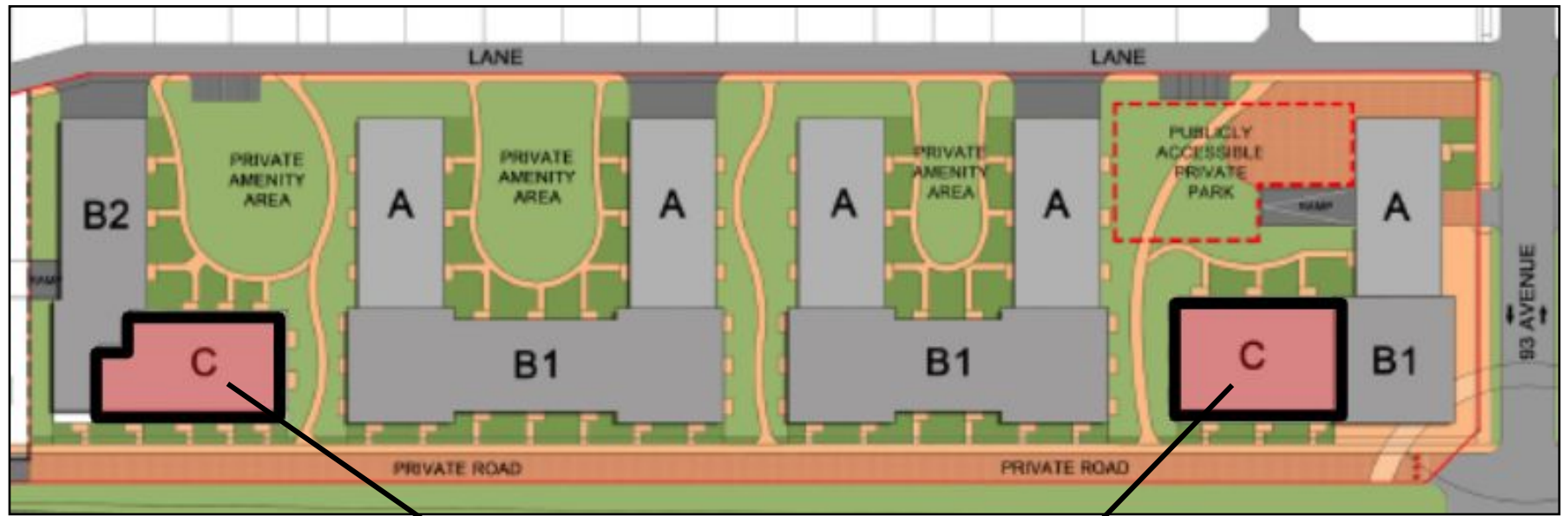
Proposed
DC2



NEIGHBOURHOOD LAND USE AND INTENSITY GUIDELINES	
	RESIDENTIAL (NET)
Sites within 400 metres of the LRT platform or Transit Centre	<p>For sites 1.0 ha or larger:</p> <ul style="list-style-type: none"> ▪ 125 du/ha min; or <p>For sites fronting or flanking a collector road:</p> <ul style="list-style-type: none"> ▪ 42 du/ha min to 125 du/ha max; or <p>For sites fronting or flanking an arterial road:</p> <ul style="list-style-type: none"> ▪ 63 du/ha min to 125 du/ha max; or <p>For all other sites:</p> <ul style="list-style-type: none"> ▪ 42 du/ha max <p>Secondary or Garage or Garden suites are appropriate on selected sites.</p>

TOD Guidelines

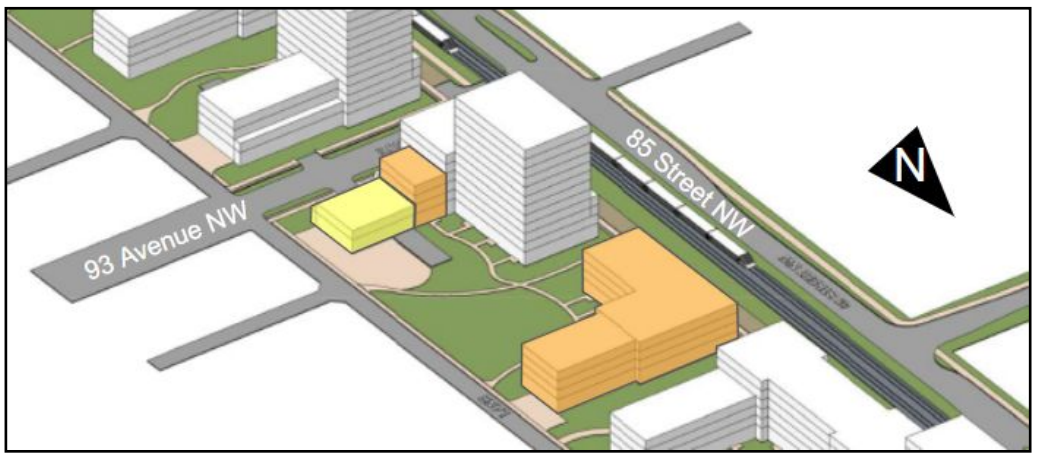
<u>Number of Dwellings</u>	Current DC2	Proportional Increase	Proposed DC2
Total	1200	N/A	1650
2 Bedrooms	450	619	600
3 Bedrooms	120	165	120



750 m² to 800 m²
Floor Plate

3.25 - Holyhood

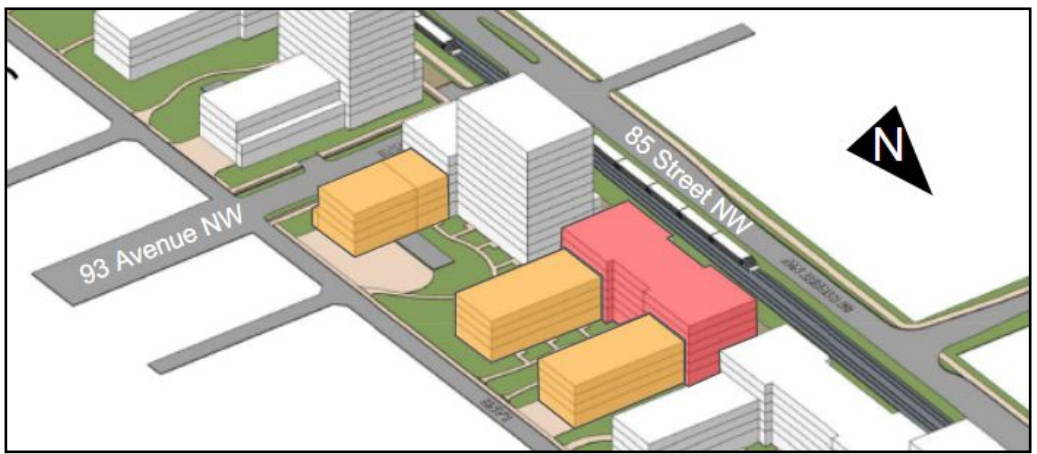
Current Zoning



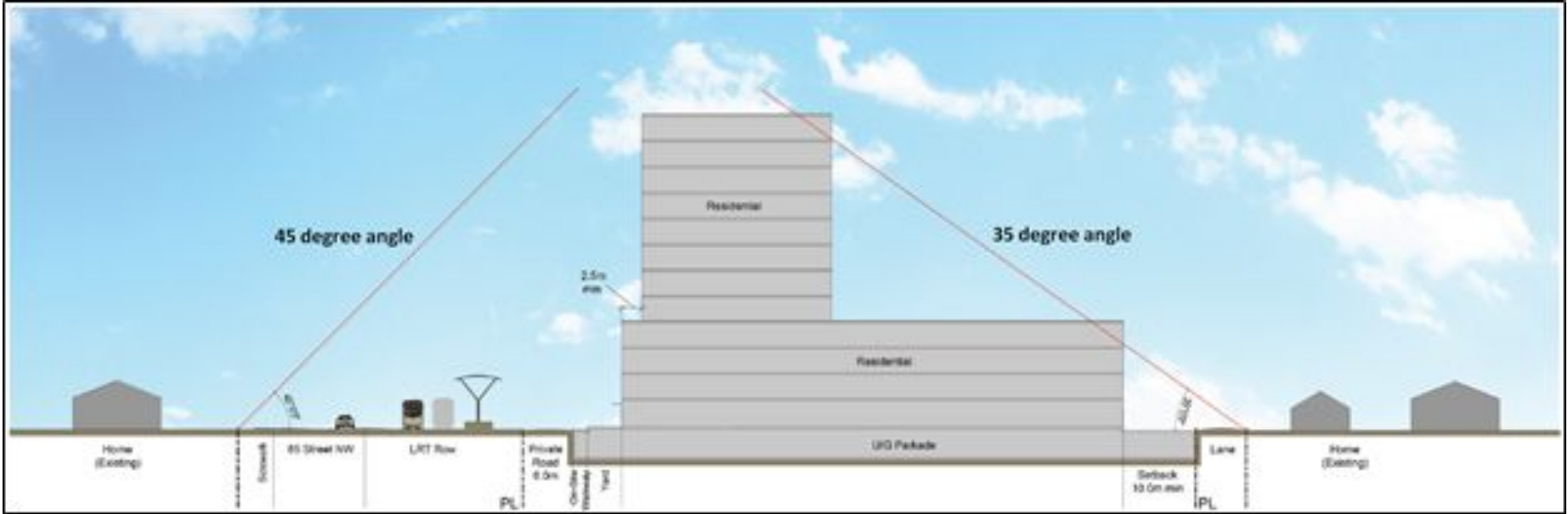
Looking Southwest

- 2 Storeys
- 4 Storeys
- 6 Storeys

Proposed Zoning



58 3.25 - Holyrood

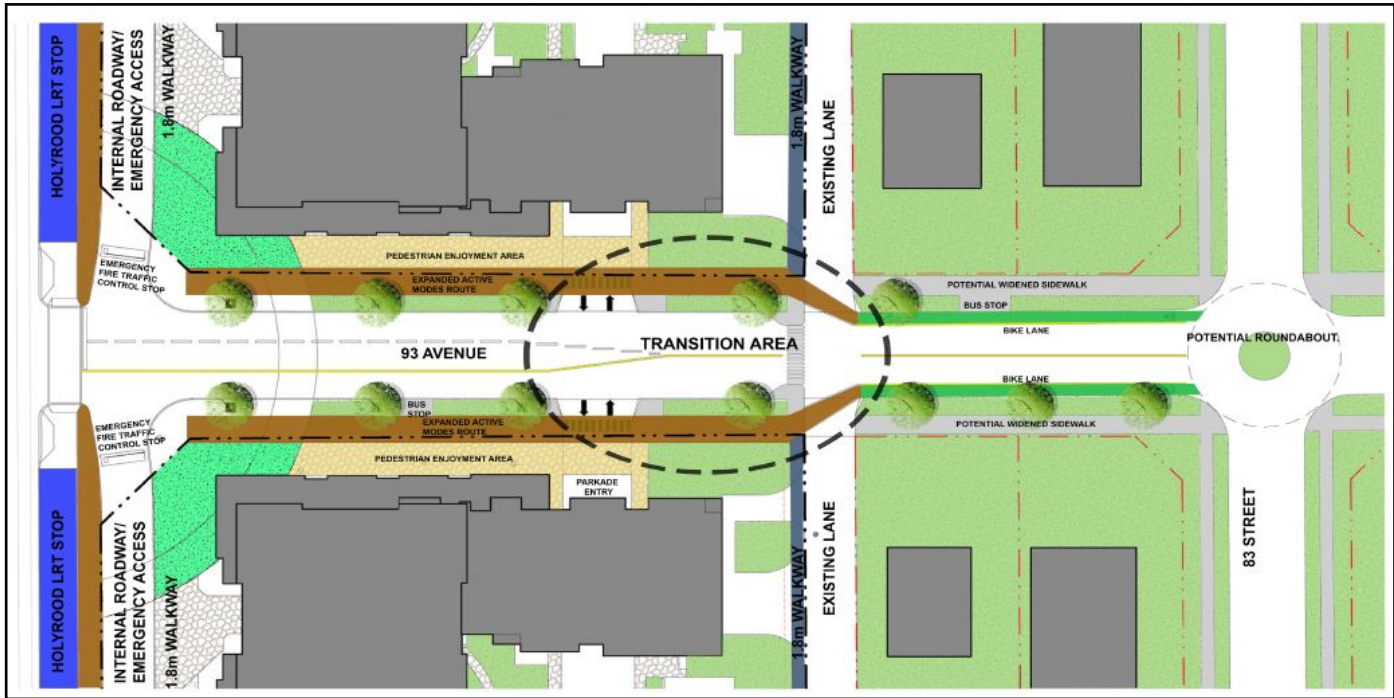




Renderings of Holyrood LRT Stop



3.25 - Holyrood



LEGEND

-  BUILDINGS
-  EXISTING CONCRETE SIDEWALK
-  EXISTING GRASSED AREA
-  PEDESTRIAN ENJOYMENT AREA
-  TRANSIT STATION
-  EXPANDED ACTIVE MODES ROUTE
-  BIKE LANE
-  TRANSIT PLAZA AREA (Approx. 500 sm)
-  PROPOSED EAST WALKWAY
-  EXISTING TREE BOULEVARD



2018 Motion #1 - That Administration analyze options for controlling traffic flow near the site located at 8310 and 8311 - 93 Avenue NW by designating the lane at the rear of development southbound only and the two east/west lanes attached to the north/south lane as westbound only until it can be assessed at the time of occupancy of the first building.

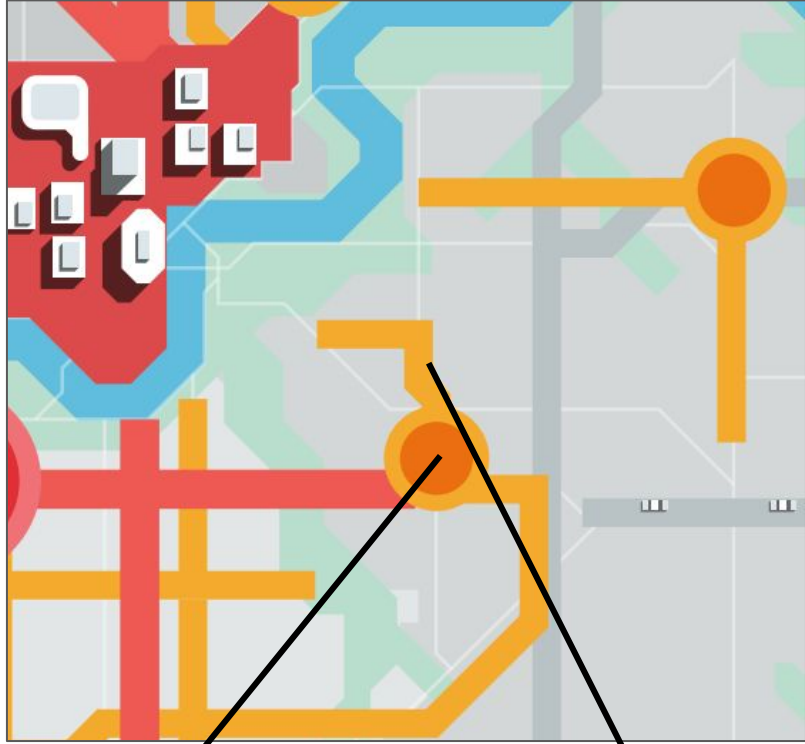
2018 Motion #2 - That Administration analyze options for enhancing public realm and pedestrian safety near the site located at 8310 and 8311 - 93 Avenue NW using features such as parklets/woonerfs on 93 Avenue NW (between 83 Street NW and the Lane between 83 Street NW and 85 Street NW) only until it can be assessed at time of second Traffic Impact Assessment required by the DC2 Provision or the Community Traffic Management Plan process.



EDMONTON ♦ DESIGN ♦ COMMITTEE



63 3.25 - Holyrood



- Centre City
- Major Node
- District Node
- Primary Corridor
- Secondary Corridor

Bonnie Doon Mall

Holyrood Gardens

LDA20-0229 Holyrood Gardens DC2 Adjustments

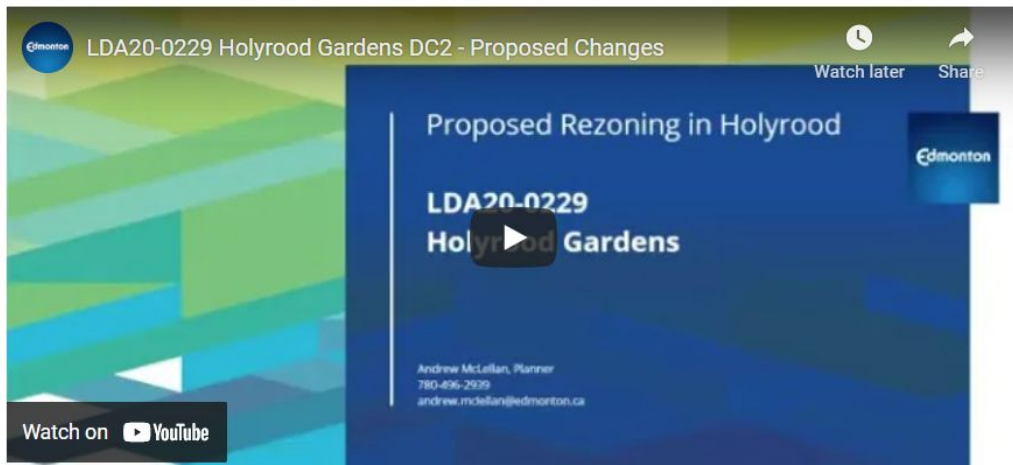


Thank you for your interest. This conversation has closed. Here is the [What We Heard Report](#).

This page replaces in-person engagement to help you get information and find out what you think about the proposed land use changes.

This application proposes to make adjustments to a recently approved Site Specific Development Control Provision (DC2.1001).

Please watch the video and review the information on this page. Tell us what you think and ask any questions below, before the end of the day on November 30, 2020.



REGISTER

SHARE YOUR VOICE.
SHAPE OUR CITY.

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

Andrew McLellan

Planner
City of Edmonton



Phone 780-496-2939

Email andrew.mclellan@edmonton.ca



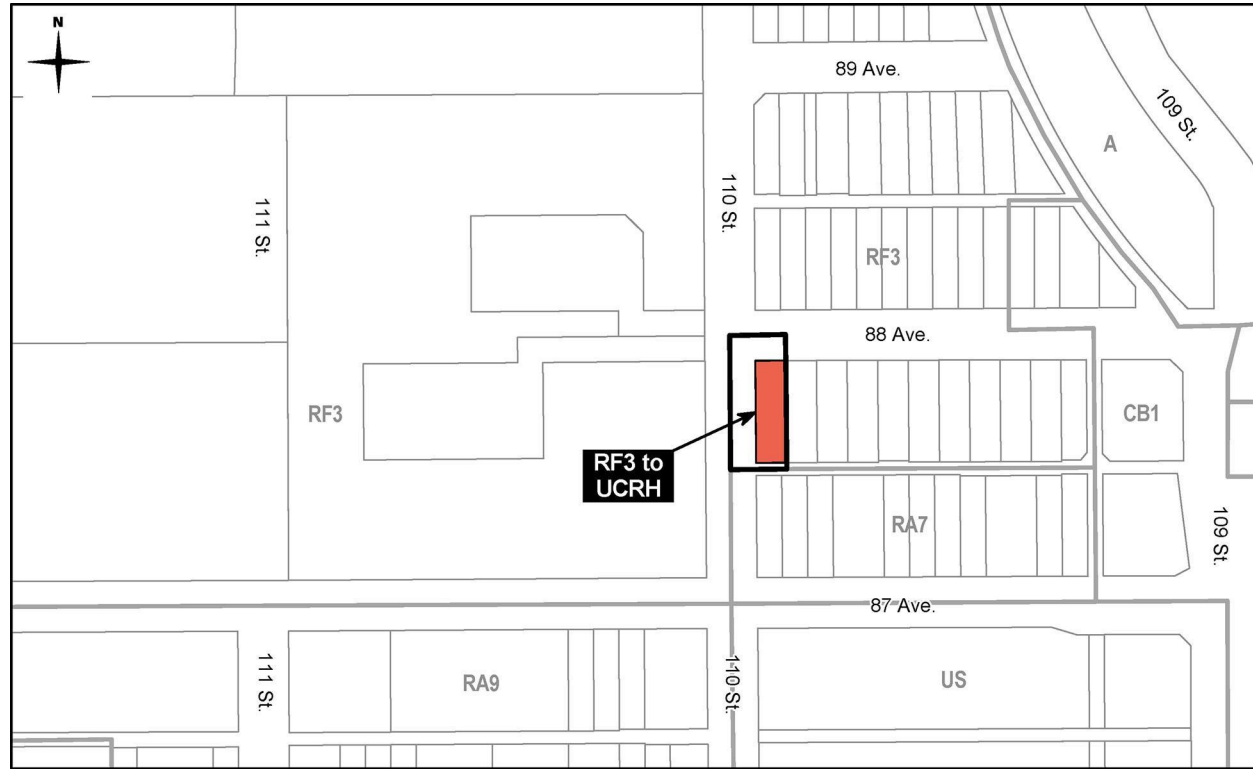
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

3.25 - Holyrood

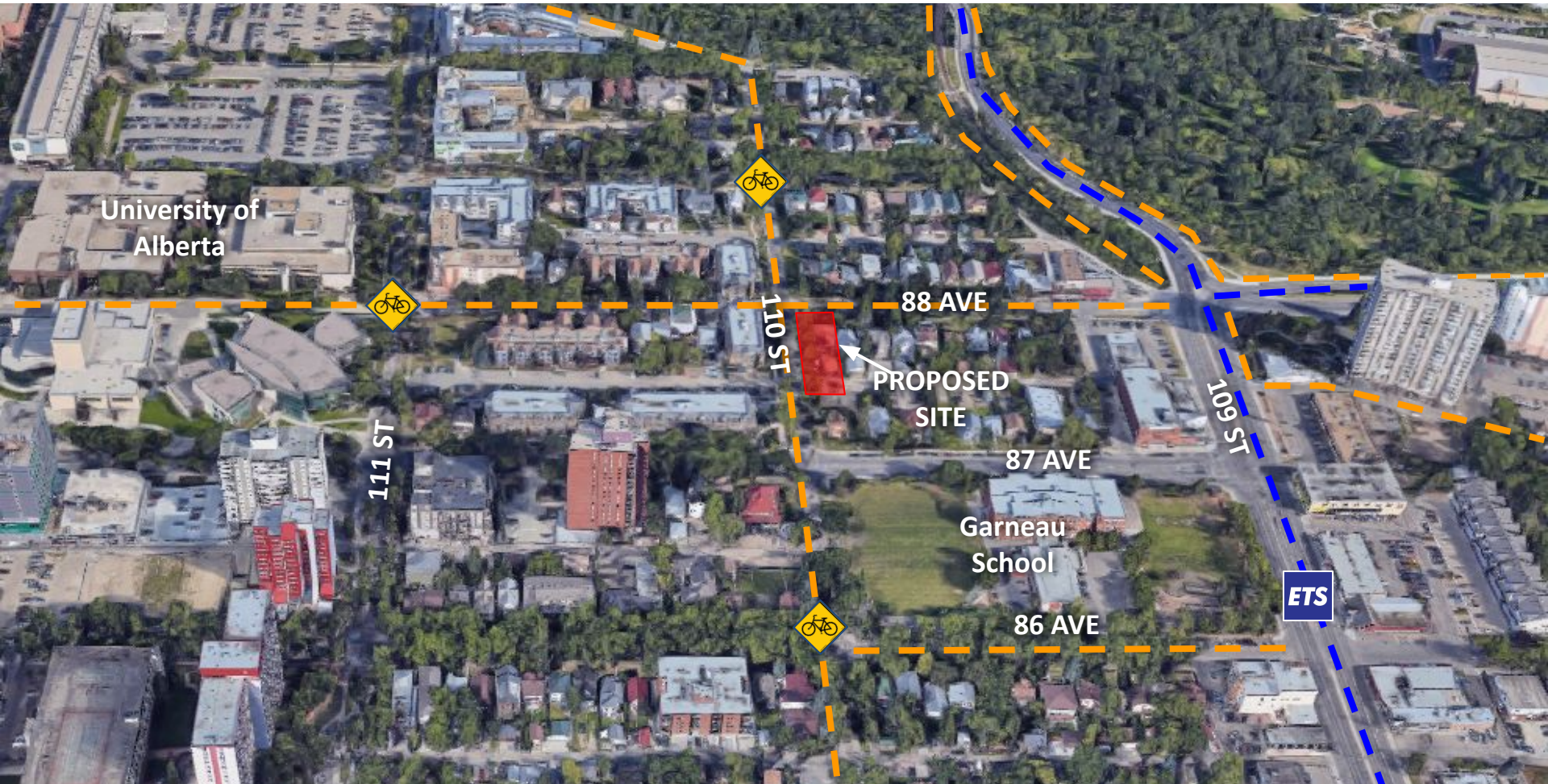


Bylaw 19592

Charter Bylaw 19593



May 4, 2021



University of Alberta

111 ST

110 ST

109 ST

88 AVE

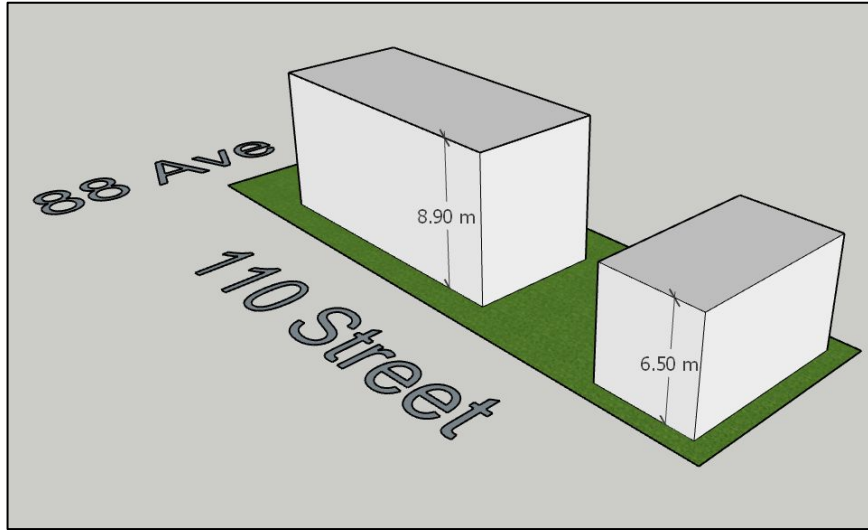
87 AVE

86 AVE

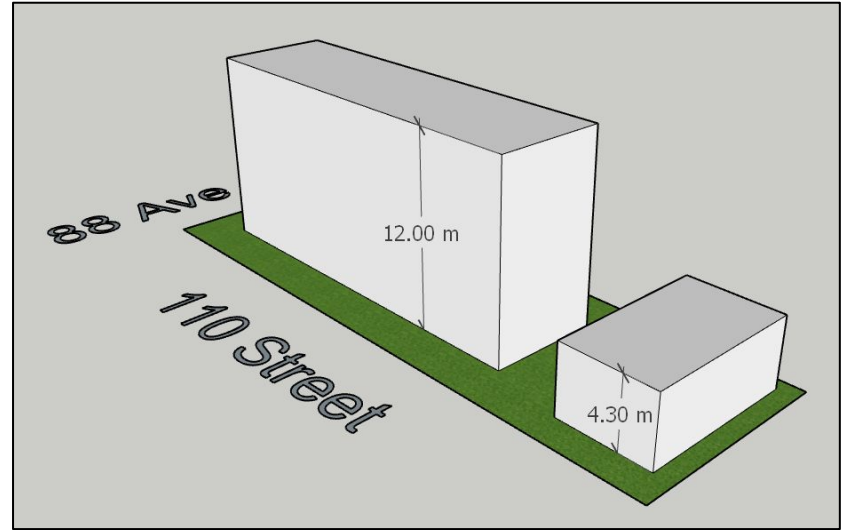
PROPOSED SITE

Garneau School

ETS



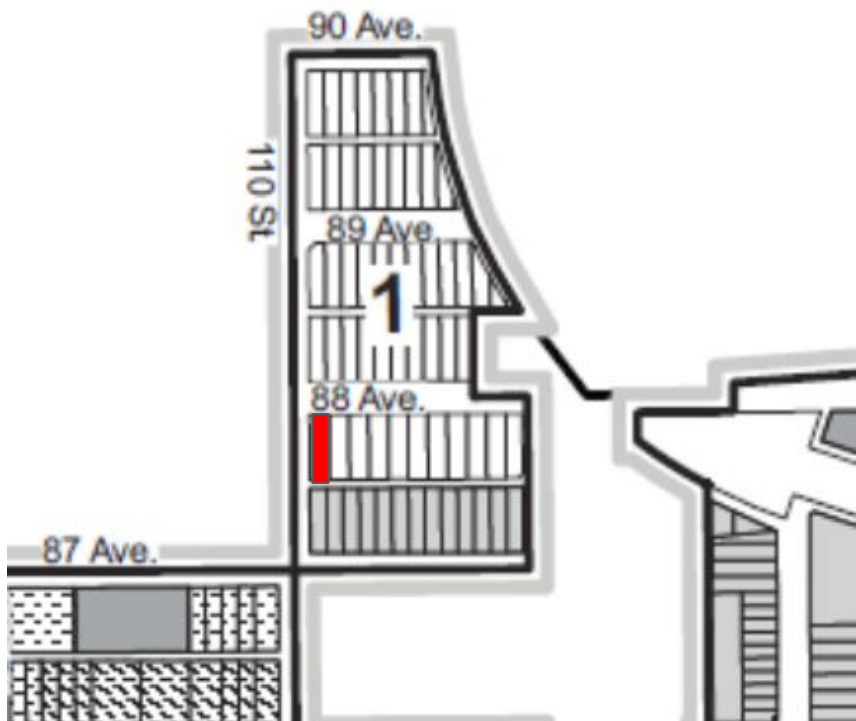
Potential RF3 Built Form




Potential UCRH Built Form

Garneau

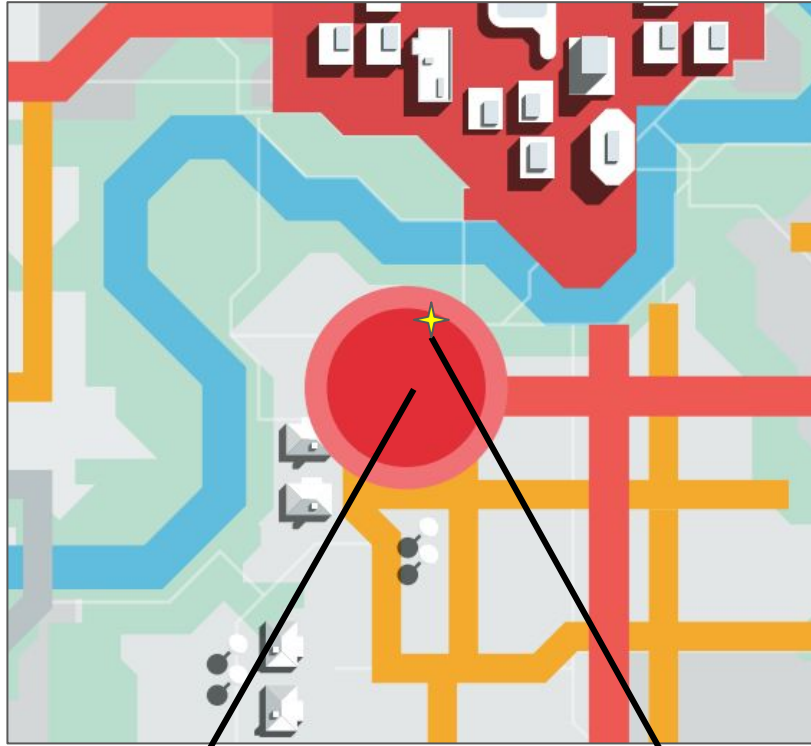
Area Redevelopment Plan



Residential Areas

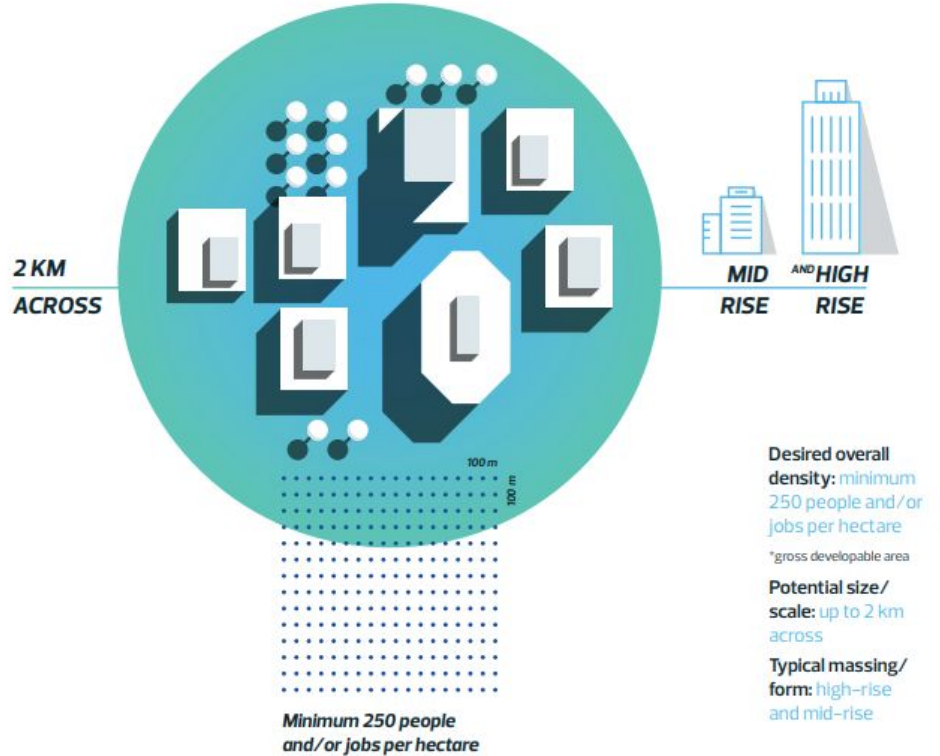
-  Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.

72 3.26 & 3.27 - Garneau

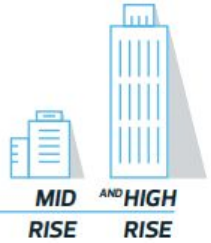


University-Garneau
Major Node

Site



2 KM
ACROSS



Desired overall
density: minimum
250 people and/or
jobs per hectare

*gross developable area

Potential size/
scale: up to 2 km
across

Typical massing/
form: high-rise
and mid-rise

Minimum 250 people
and/or jobs per hectare

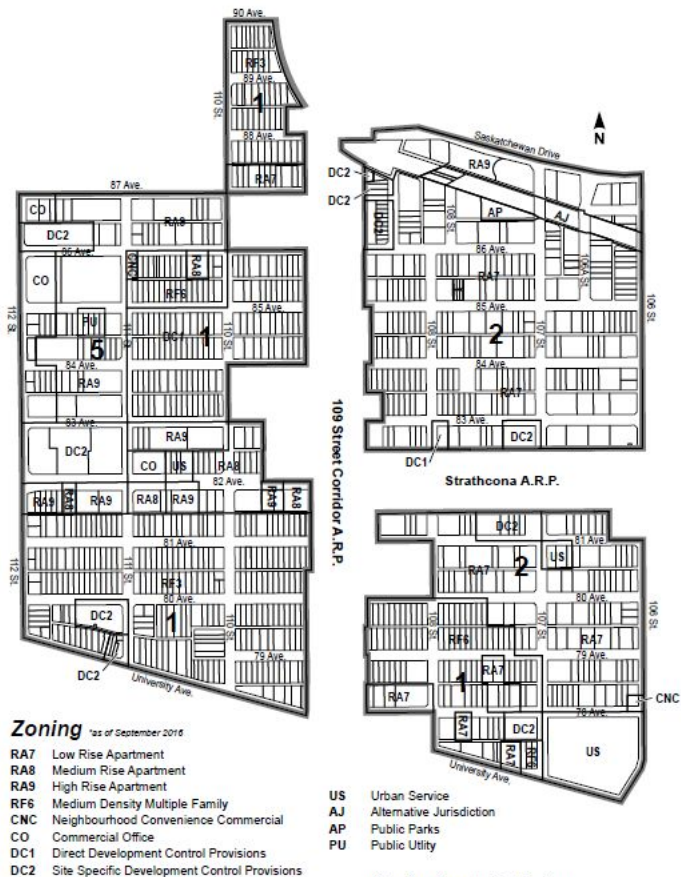


ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

Garneau

Area Redevelopment Plan

SCHEDULE Q Proposed Zoning

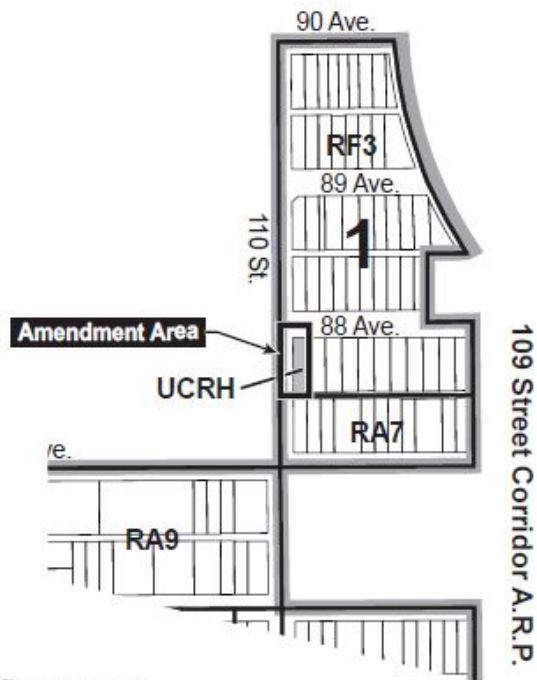


Zoning ^{as of September 2016}

- RA7 Low Rise Apartment
- RA8 Medium Rise Apartment
- RA9 High Rise Apartment
- RF6 Medium Density Multiple Family
- CNC Neighbourhood Convenience Commercial
- CO Commercial Office
- DC1 Direct Development Control Provisions
- DC2 Site Specific Development Control Provisions

- US Urban Service
- AJ Alternative Jurisdiction
- AP Public Parks
- PU Public Utility

Note: Map does not reflect Overlays



Zoning ^{as of September 2016}

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- DC2 Site Specific Development Control Provisions

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- AJ Alternative Jurisdiction
- AP Public Parks
- PU Public Utility
- UCRH Urban Character Row House

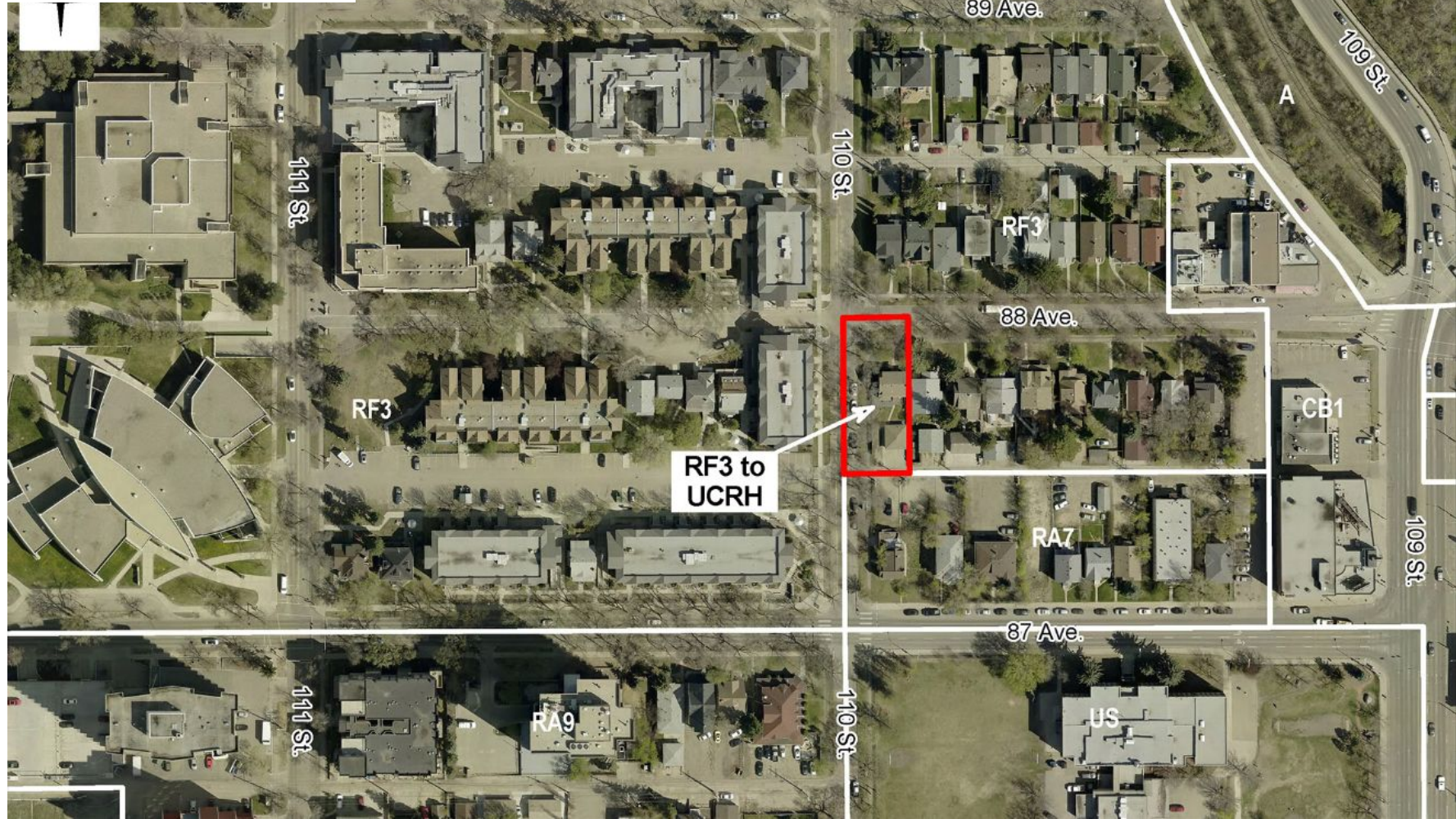
Note: Map does not reflect Overlays



3.27 - Garneau



ed May 2020



RF3 to UCRH

89 Ave.

110 St.

RF3

88 Ave.

RF3

CB1

RA7

109 St.

87 Ave.

111 St.

RA9

110 St.

US

Bylaw 19480

Charter Bylaw 19481

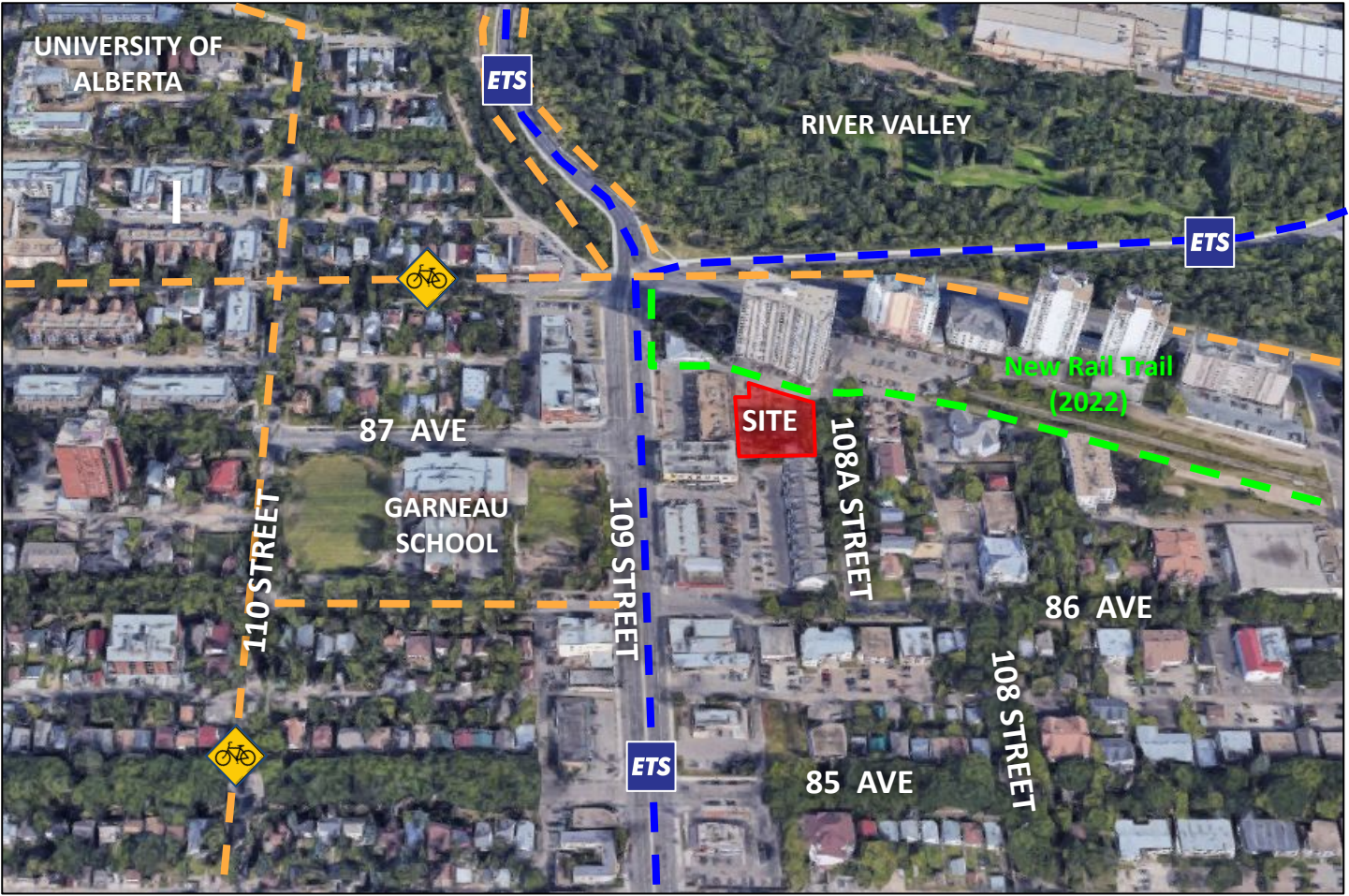


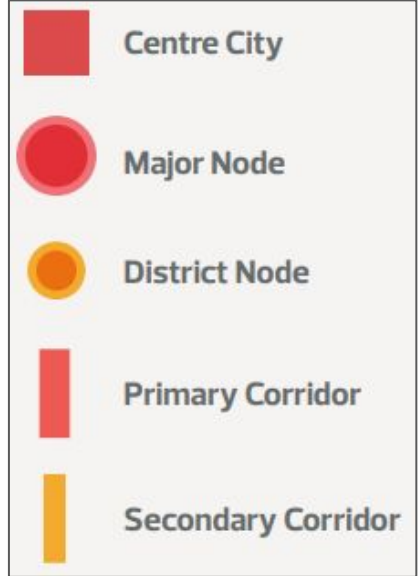
May 4, 2021

78 3.28 & 3.29 - Garneau



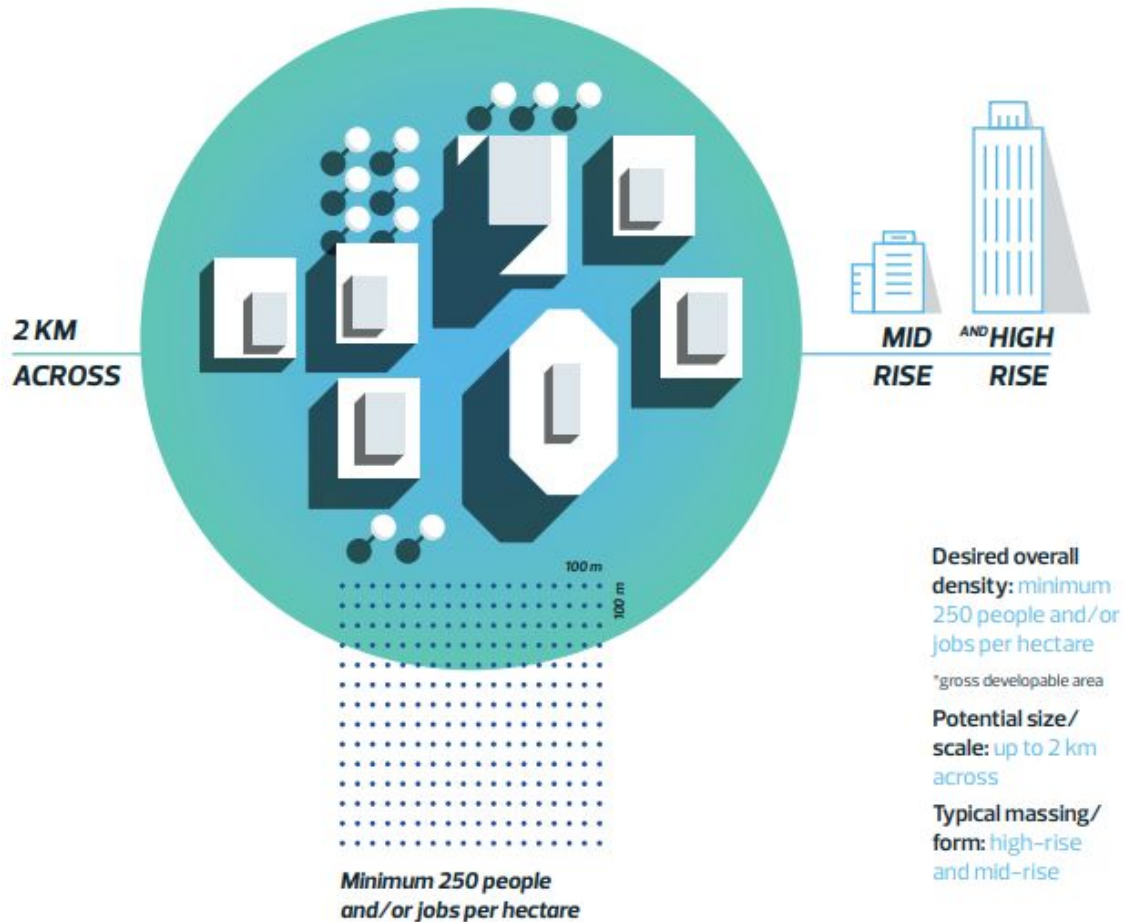
3.28 & 3.29 - Garneau





University-Garneau
Major Node

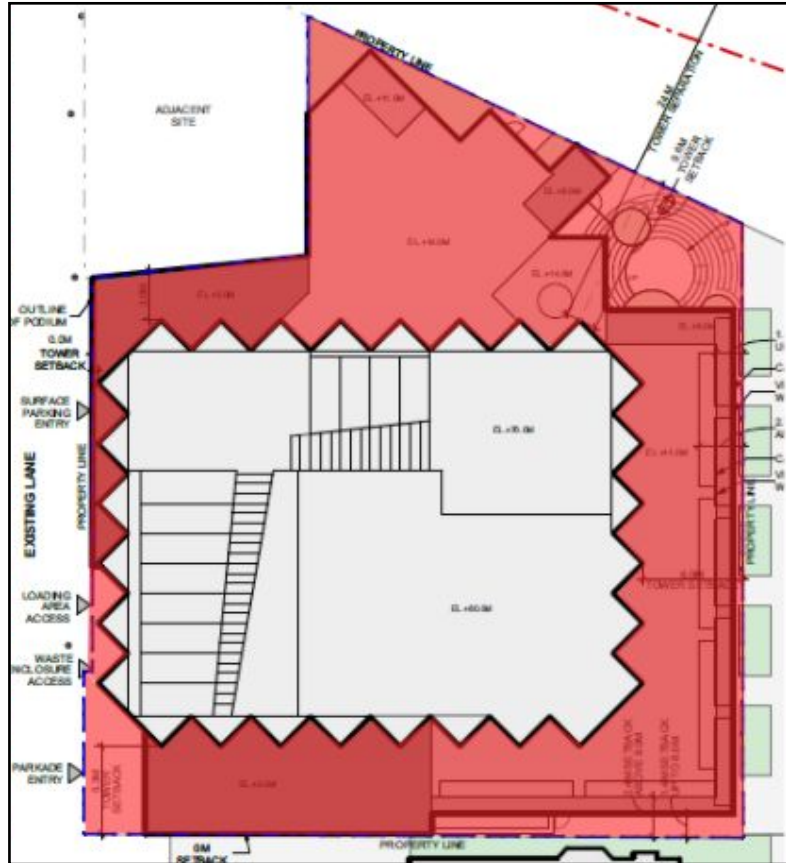
Site



82 3.28 & 3.29 - Garneau



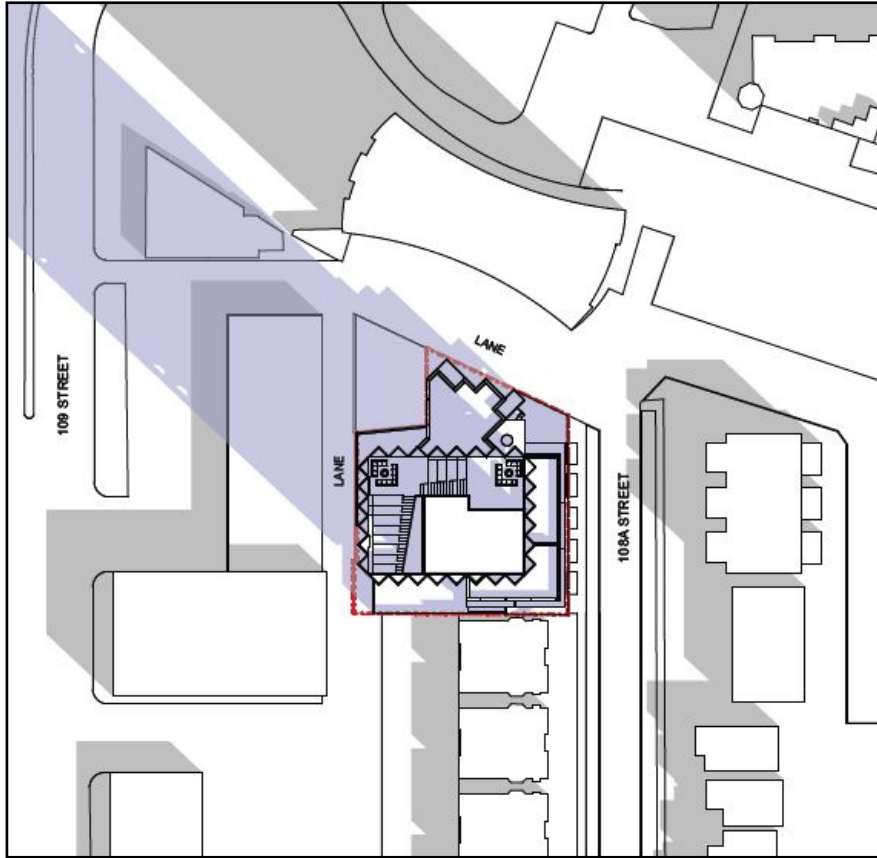
84 3.28 & 3.29 - Garneau



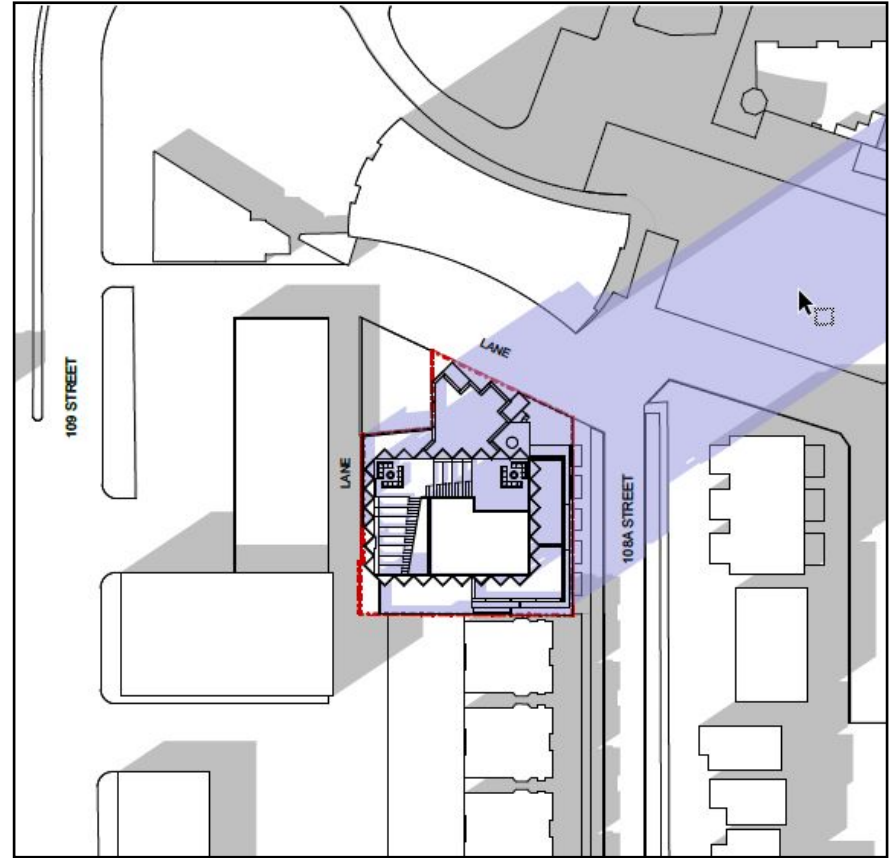
Podium Setbacks (m)	RA9 Zone	Proposed DC2
East (108A Street)	6.0	6.0
North (Lane/Parking)	7.5	3.0 - 9.6
South (Row Housing)	7.5	5.3
West (Lane)	3.0	0.0

Site Plan Showing Tower Setbacks in Red

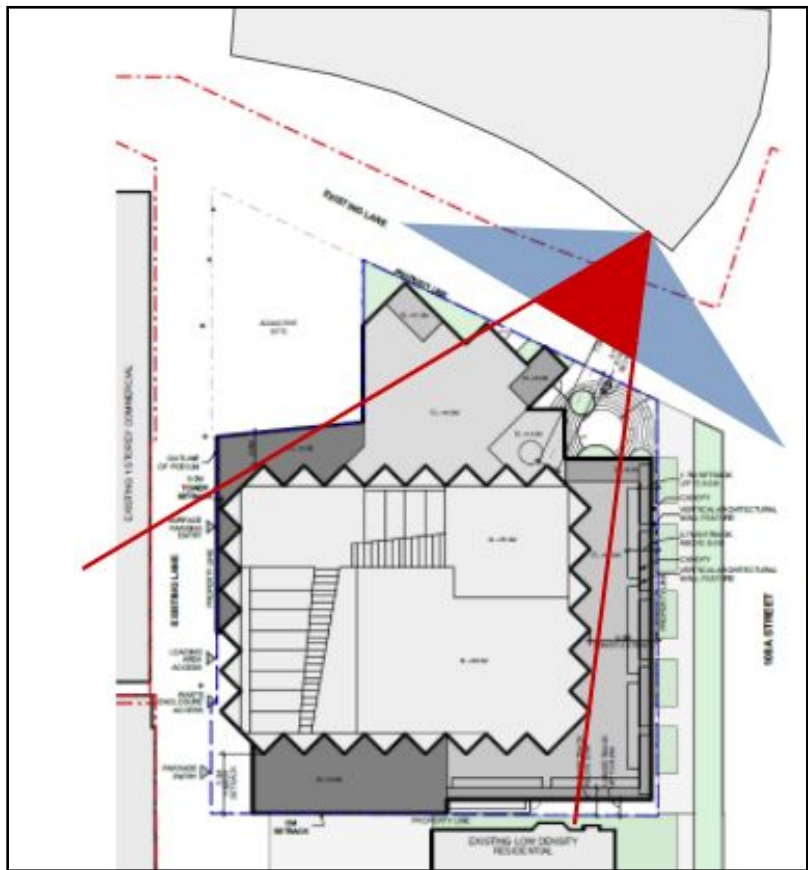
86 3.28 & 3.29 - Sun Shadow Study



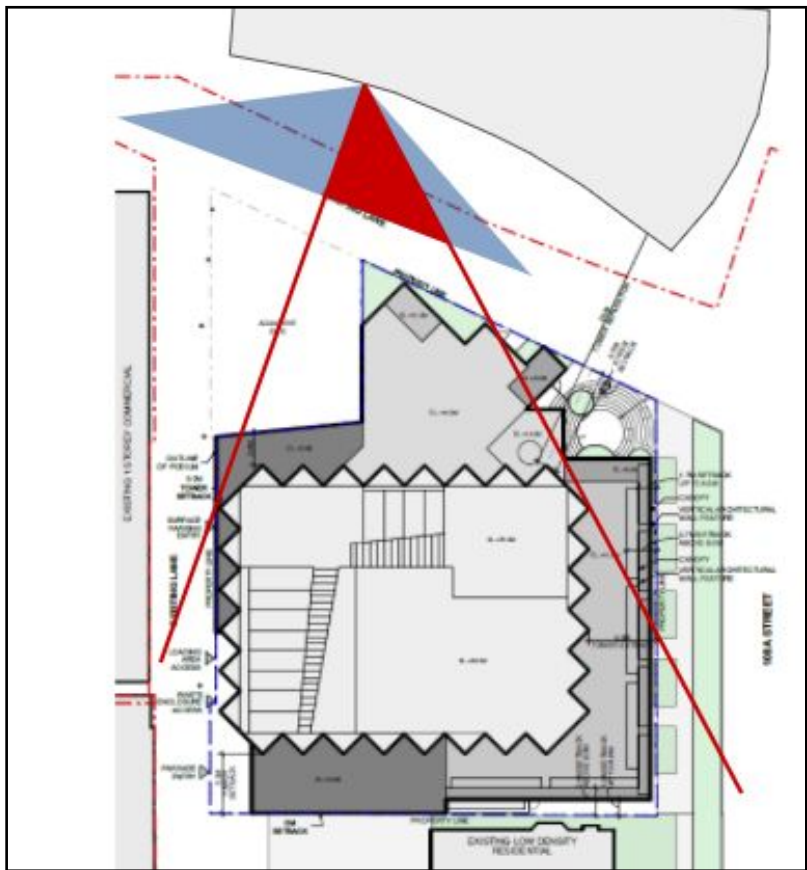
March/September 21, 11AM



March/September 21, 5PM



27% View Obstruction



31% View Obstruction



EDMONTON ♦ DESIGN ♦ COMMITTEE



LDA19-0103 Garneau - The Hive (8630-8650 - 108A Street NW & 8715 - 109 Street NW)



The discussion has concluded and the [What We Heard Report](#) is available.

Thank you for participating in engagement activities for this rezoning application.

The application is expected to go to City Council Public Hearing for a decision, with the exact date still to be determined. For more information, please [visit these FAQs](#) for Council meetings.

Because of public health issues, the City can't host an in-person Public Engagement Event to share information and collect feedback, as usual. This page is to help you find out information and tell us what you think, instead of having an in-person meeting.

Please watch the video and review the information on this page. Tell us what you think and ask any questions below, before the end of the day on August 26th, 2020.

Register to stay engaged

Stay Informed

[Click here to share your email address to stay up to date on this application!](#) Your email will be used to inform you about this zoning application in the future.

For more information about registering to stay engaged with other City projects and initiatives, visit the Engaged Edmonton [FAQ page](#).

Who's Listening

Andrew McLellan

Planner
City of Edmonton



Phone 780-496-2939

Email andrew.mclellan@edmonton.ca

Documents

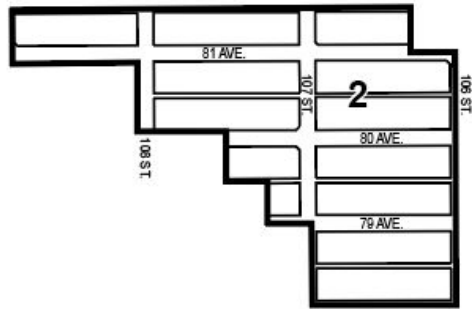
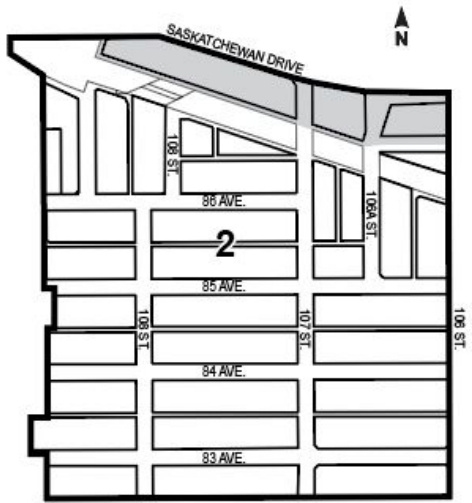
[What We Heard Report - The Hive - LDA19-0103.pdf](#)



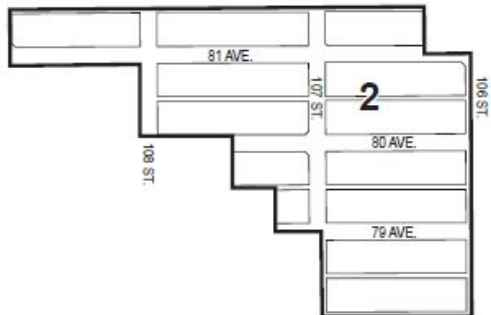
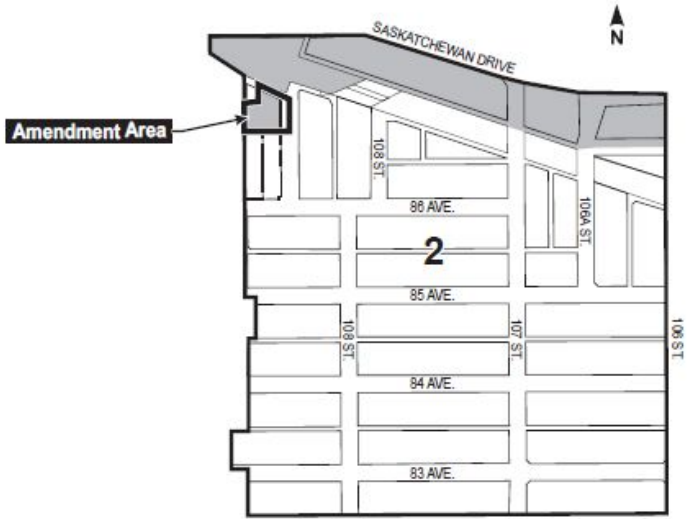
ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

3.28 - Garneau

High Rise Apartment Area

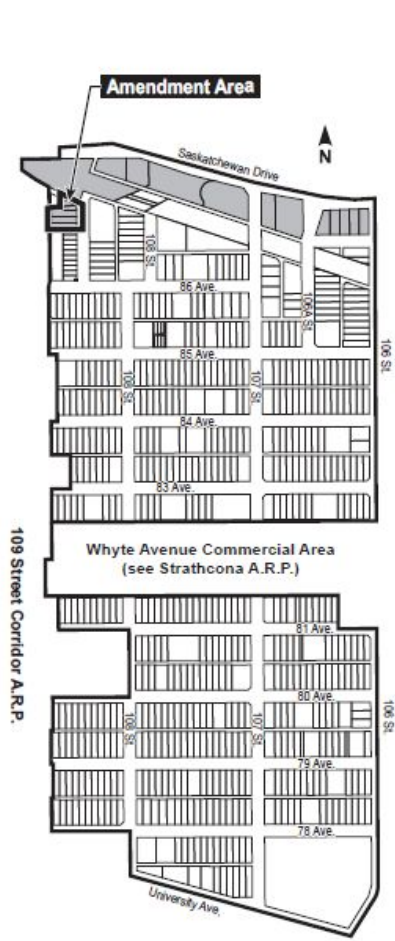
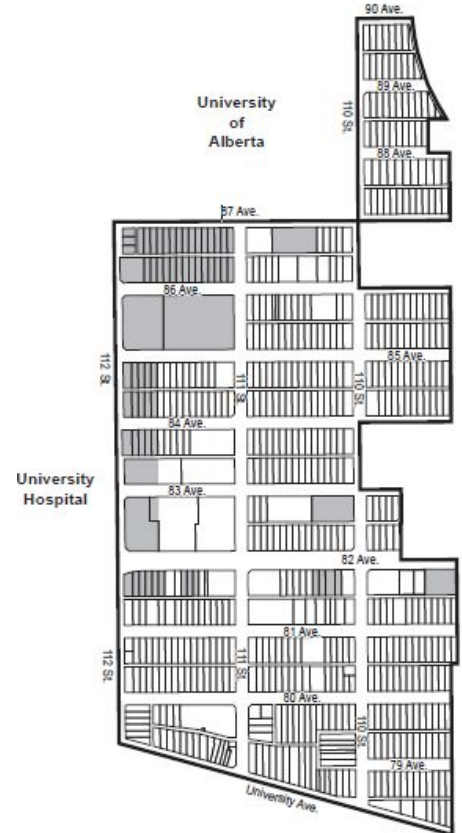
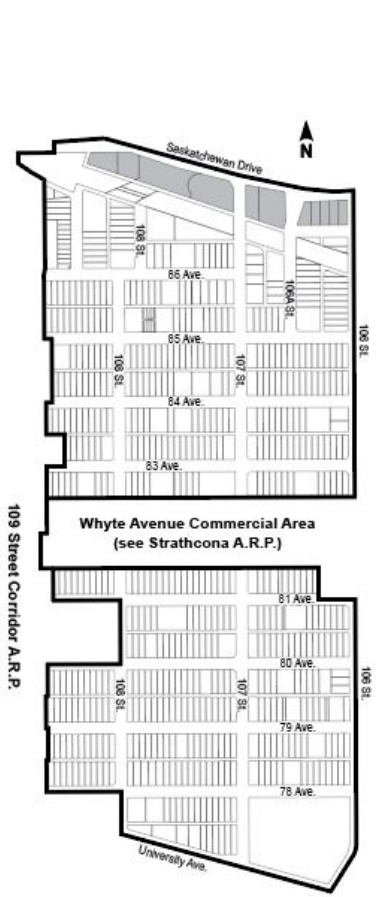
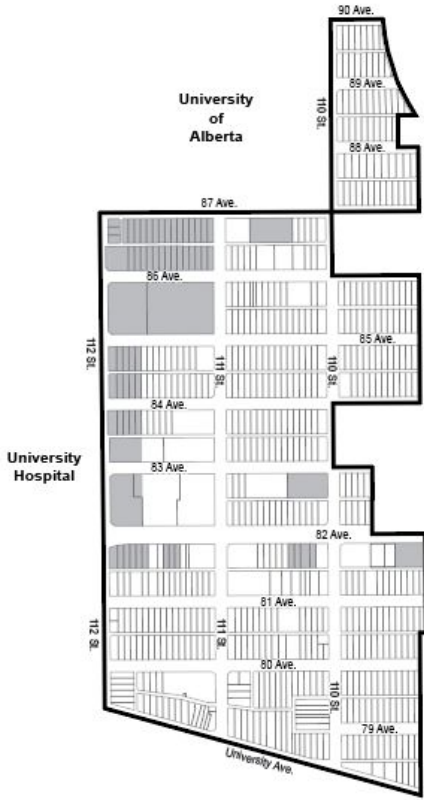


High Rise Apartment Area



3.28 - Garneau

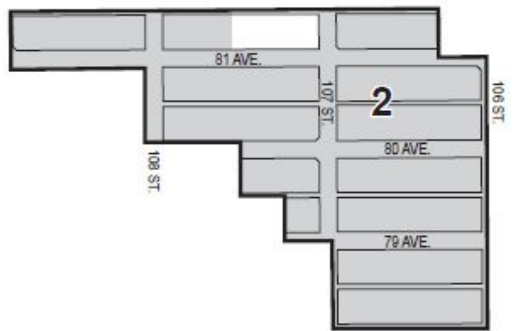
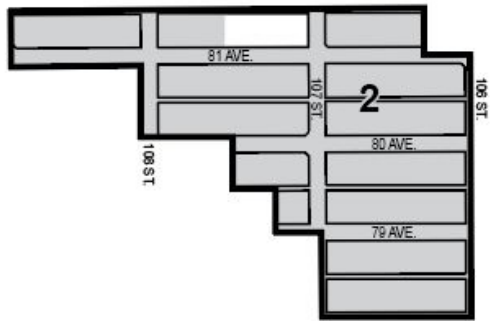
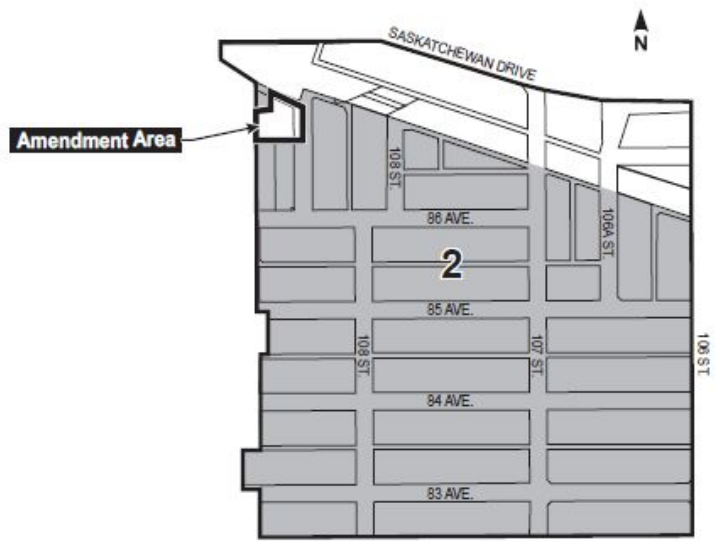
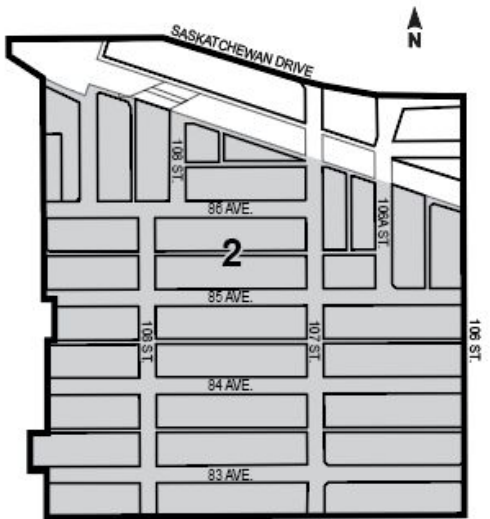
Bylaw 19480
Amendment to
GARNEAU ARP.Policy G.3



3.28 - Garneau

Walk Up Apartments / Stacked Row Housing

Walk Up Apartments / Stacked Row Housing



Garneau

Area Redevelopment Plan

SCHEDULE C
General Land Uses

Residential Areas

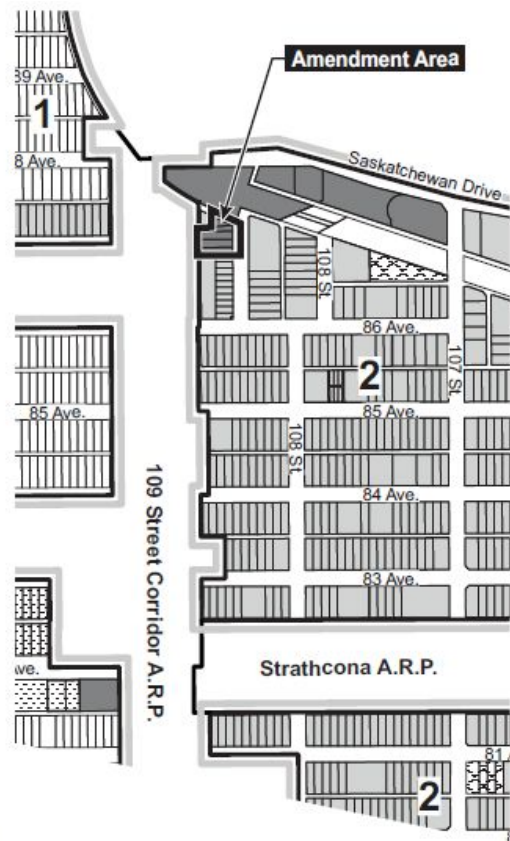
- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
- Stacked row housing, row housing
- Walk up and stacked row housing
- Medium rise apartments
- High rise apartments
- Comprehensively planned development

Other Areas

- Mixed use - mainly residential
- Parks/Schools and Institutional
- Public Utility
- Special Public Service

Commercial Areas

- Commercial Neighbourhood Convenience
- Commercial Office



Residential Areas

- Single detached, semi-detached, duplex, row and apartment housing containing not more than 4 dwellings.
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Other Areas

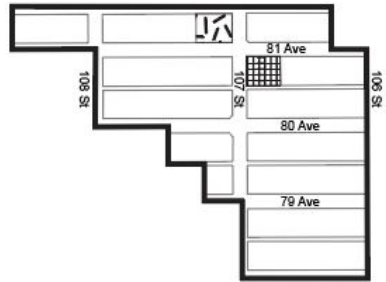
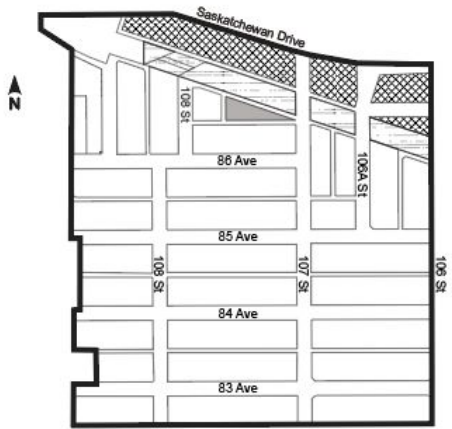
- Mixed use - mainly residential
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- Special Public Service

Commercial Areas

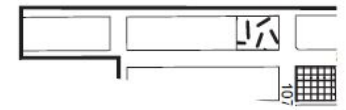
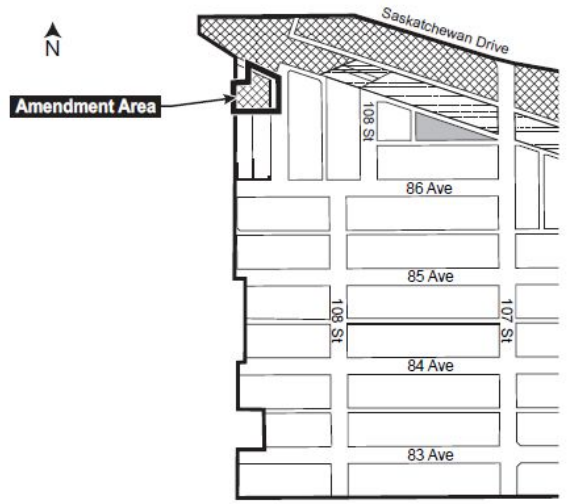
- Commercial Neighbourhood Convenience
- Commercial Office

95 3.28 - Garneau

-  Low Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service

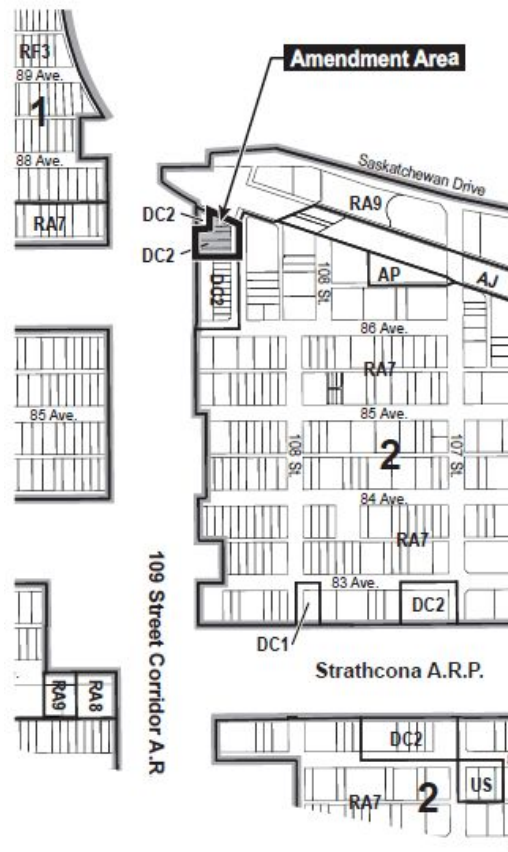
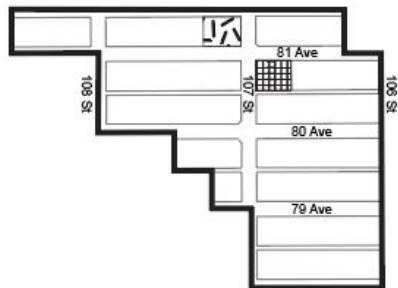
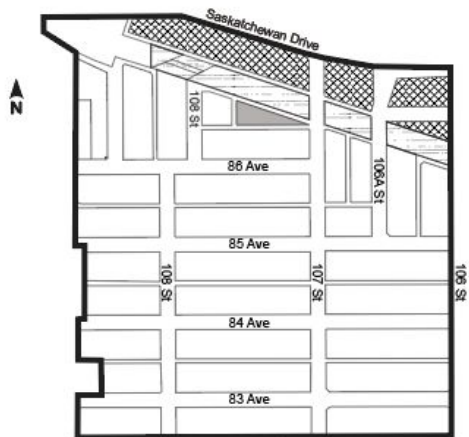


-  Low Rise Apartment
-  Medium Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service

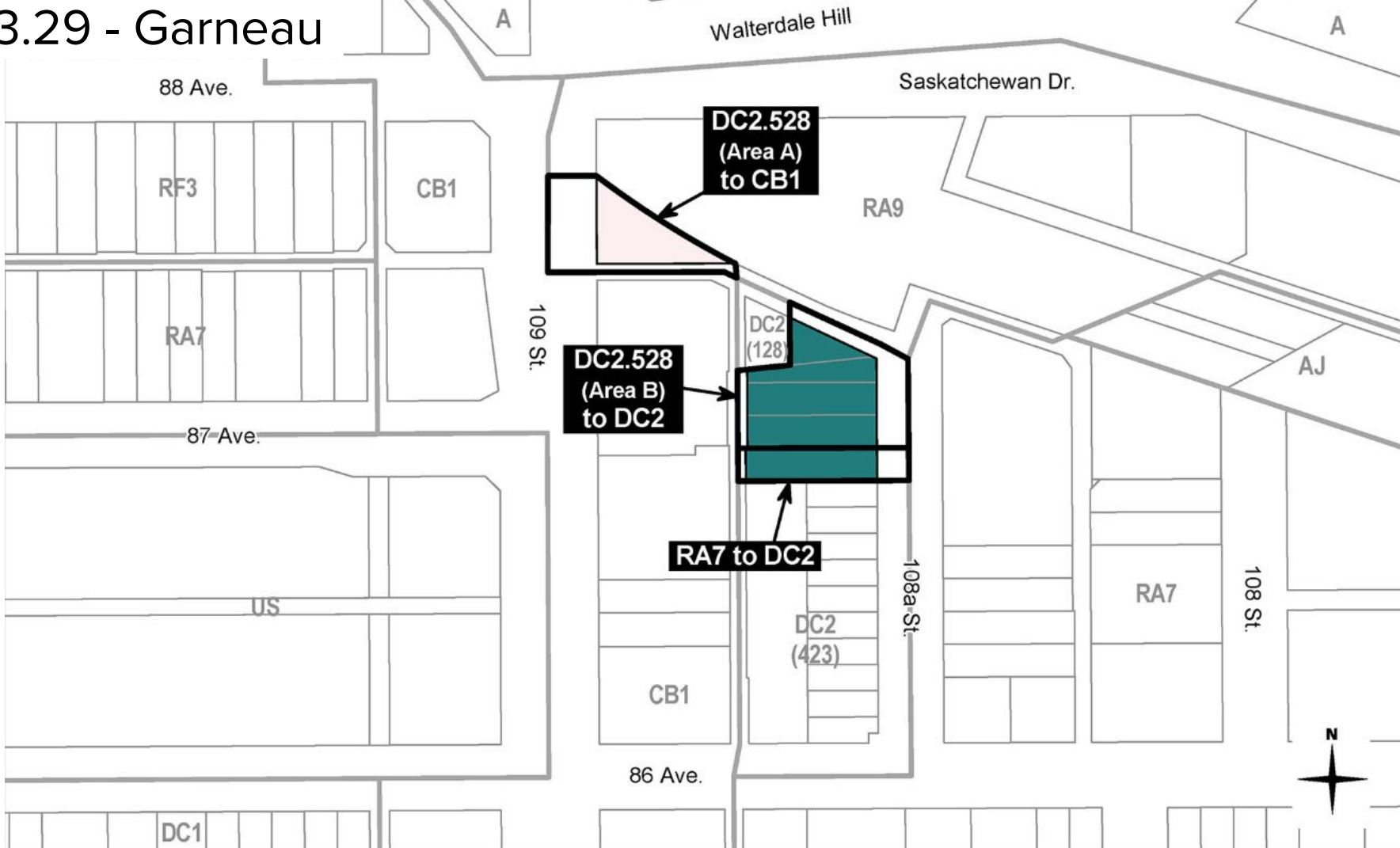


3.28 - Garneau

-  Low Rise Apartment
-  High Rise Apartment
-  Urban Services
-  Public Parks
-  Mixed Use Development - Commercial and Residential
-  Special Public Service



3.29 - Garneau



3.29 - Garneau



Aerial Image captured May 2020



End of Presentation

Reference: City Council Public Hearing Agenda

<http://sirepub.edmonton.ca/sirepub/mtgviewer.aspx?meetid=2587&doctype=AGENDA>