

WELCOME RESIDENTS



AGENDA & CONTACT INFO

Tonight's Agenda

Registration

6:00 – 9:00 PM Tour of display panels where
Planners will answer questions

City of Edmonton File Planner Information

Sean Lee, Planner

City Wide Planning Services
Urban Planning and Environment

Phone: 780.496.6121

Fax: 780.496.5809

Email: Sean.Lee@edmonton.ca



PLANNING PROCESS

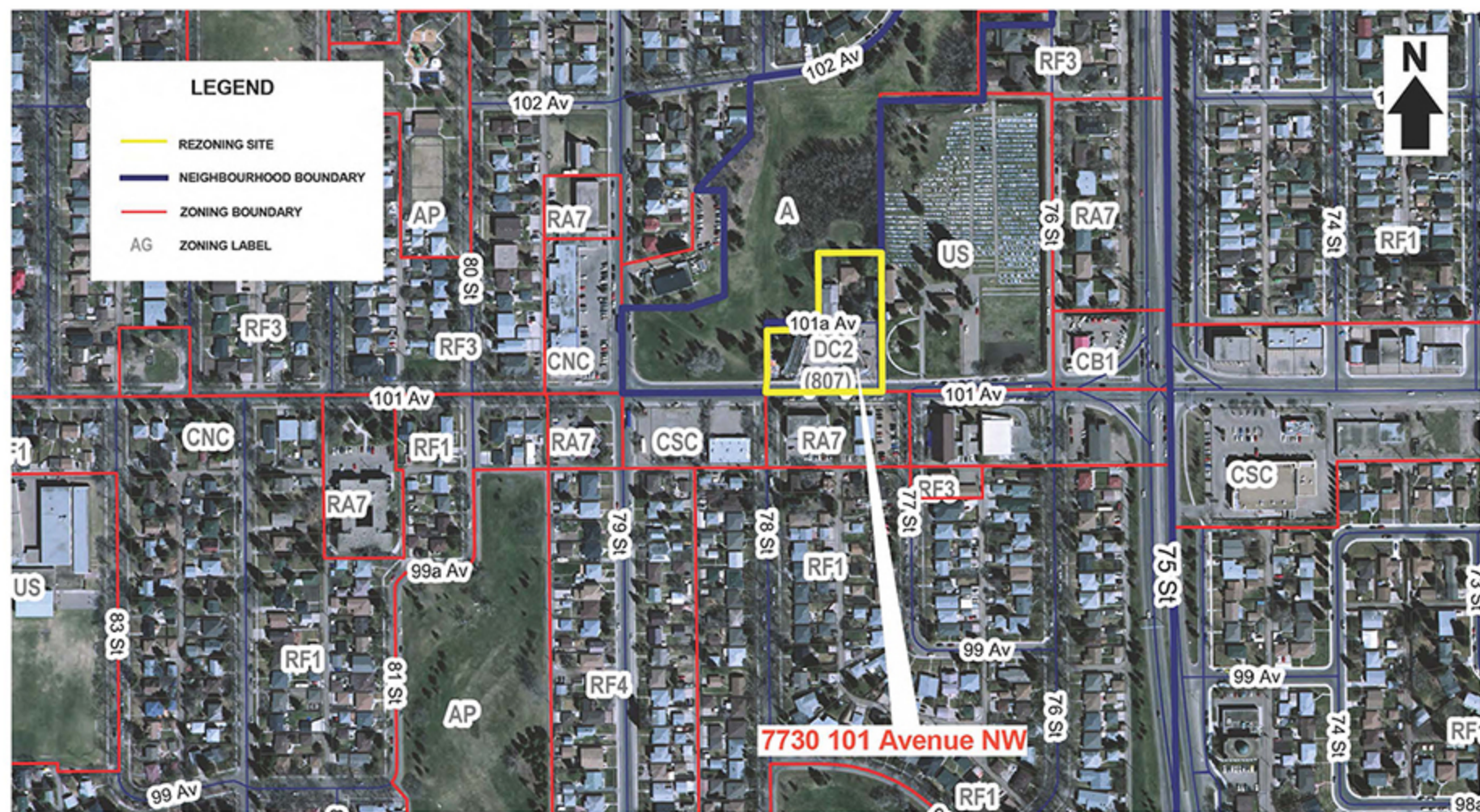
* OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT

Planning Documents:

- The Way We Grow
- Residential Infill Guidelines

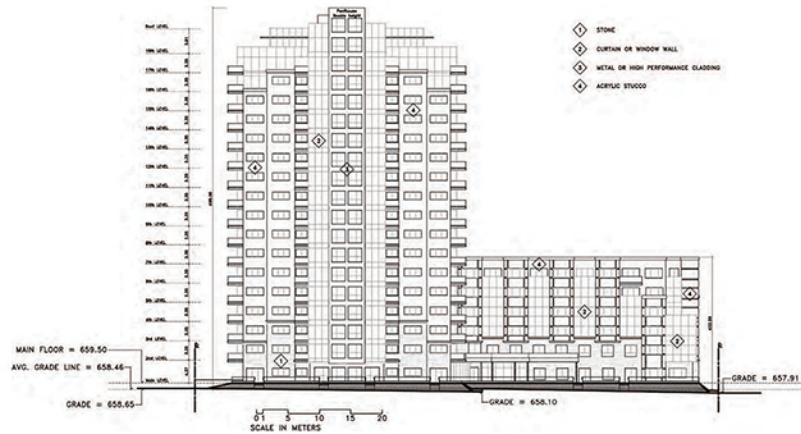


PROPOSED REZONING SITE

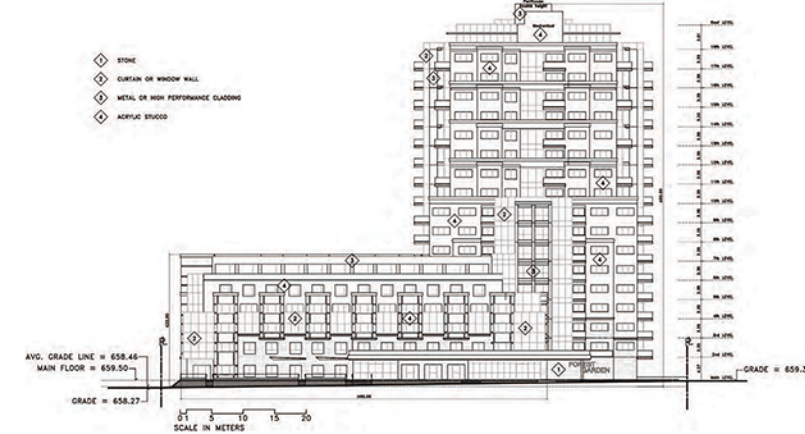


VIEWS OF SITE

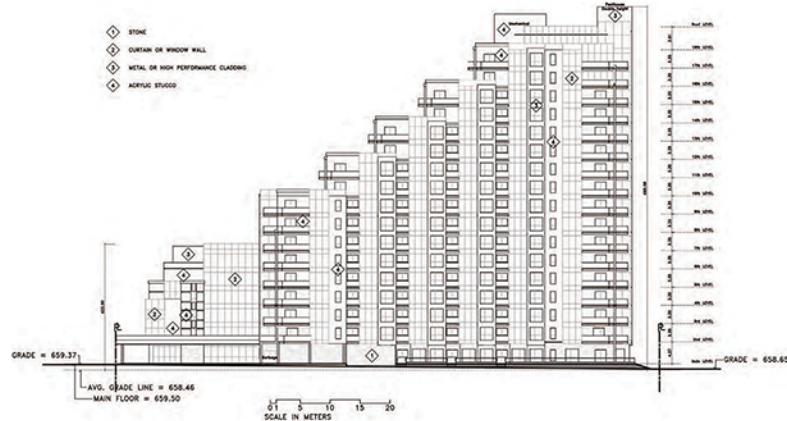
North Facade (View from Park)



South Facade (View from 101 Av.)



East Facade (View from Cemetery)



West Facade (View from Park)



CONTEXT

General Purpose

The purpose of this provision (zone) is to provide for a comprehensively planned, high quality, mid- and high-rise Apartment Housing development designed with a pedestrian friendly character and streetscape that is compatible in mass and scale with surrounding development.

The proposed development would allow for up to 300 residential units, up to 70 of which could be assisted- or supportive-living.

Address

7730 - 101 Avenue NW

Legal Description

Lot 1A, Block 4, Plan 122 1538

Neighbourhood

Forest Heights

Site Area

0.552 hectares (1.36 acres)

Location

East of 79 Street, north of 101 Avenue NW

Parking

Total required for all uses: 343 parking spaces, all to be provided underground.

Parking reductions available for: On-site car share program; unbundling of the stalls from the sale of units; and for units which meet the assisted living criteria of the Zoning Bylaw.

Setbacks

The development proposes setbacks from the public sidewalk on 101 Avenue of 4.0 m, a minimum of 5.5 m from the cemetery to the east, 4.0 m from the park/ravine to the north, and 3.0 m from the park/ravine on the west sides.

Urban Design

The development proposes a single structure, with a 6-storey mid-rise component along 101 Avenue, and a tower up to 19 storeys attached to the rear (north).

The tower is proposed to step back beginning at the 9th storey by approximately 7 metres, every 2 storeys.

Active residential and commercial frontage, with individual entrances to the street, are to be provided along 101 Avenue. Small-format commercial space could provide for local services such as a hairdresser or cafe.

Black wrought iron fencing 1.0 m high and pedestrian scale lighting are provided around the site perimeter, with gates to the street and park areas.

Floor Area Ratio (FAR)

A maximum FAR of 6.0 would be allowed. This means the total developed floorspace may be equivalent to 6 times the site area.

Height

The maximum height allowed for the tower portion is 65 m, and the maximum height of the mid-rise building is 22.5 m.



IMPROVEMENTS AND CONTRIBUTIONS

The development as proposed would provide the following to the area and the neighbourhood:

Reconstruction of the 2.1 m sidewalk and curb, on the north side of 101 Avenue NW along the site frontage

The bus stop located east of the site on 101 Avenue shall require upgrade. The owner or applicant may select the upgrade to include the installation of a shelter with light and heating, and time-lock door, beyond the standard shelter. If provided, the owner or applicant shall provide \$12,500 to the City of Edmonton to provide for the first five (5) years' operation and maintenance of the shelter.

Restoration of road closure area within the adjacent park site

Affordable Housing : The Development Officer shall ensure that a signed agreement has been executed between the City and the Owner, requiring the Owner to provide the City as a condition of Development Permit approval, the option to purchase 5% of the proposed number of residential units at 85% of the market price; or the ability to acquire units on the basis of a future approved Council policy on Affordable Housing.

The Owner shall contribute \$300,000 in trust for the commission of City of Edmonton public facility enhancements within the Forest Heights and Terrace Heights neighbourhoods. The enhancements may include, but not be limited to:

- A community garden
- Interim uses and programming for brownfield sites or other undeveloped environmentally contaminated sites;
- Supplements to available City grant funding to manage brownfield sites to the community benefit;
- An outdoor patio with barbecue for the Community League hall;
- Reconstruction of pathways and trails within or serving Community League sites or parks with developed amenities;
- New public signage for advertising community events; and/or
- Benches along trails or pathways



PUBLIC MEETING FEEDBACK

GIVE US YOUR THOUGHTS ON THESE IMPROVEMENTS AND CONTRIBUTIONS

Is there anything else that the community would benefit from?

