

Proposed Rezoning • Open House

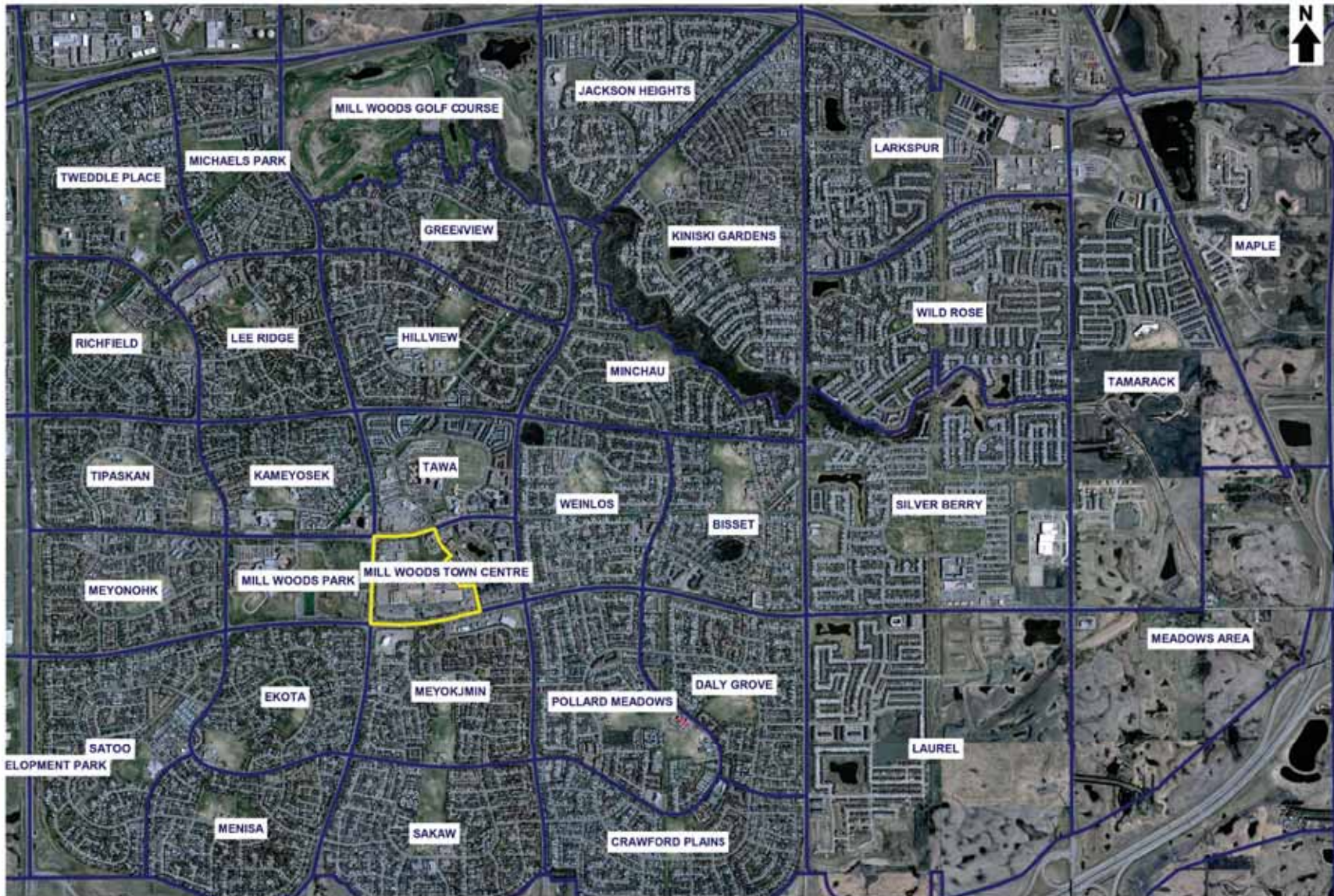
Edmonton

WELCOME



WELCOME

Please sign in
and fill out the
Open House Questionnaire



Where do
you Live?

Please place a
Green Sticker

Where do
you Work?

Please place
an Orange
Sticker

Live / Work
Elsewhere?

Please place
your sticker
here



AGENDA & CONTACT INFO

Tonight's Agenda

Registration

6:00 – 8:30 Tour of display panels where
Planners will answer questions

City of Edmonton File Planner Information

Sean Lee, Planner

Planning Coordination
City Planning

Phone: 780.496.6121

Fax: 780.496.5809

Email: Sean.Lee@edmonton.ca



PROJECT STAFF

City of Edmonton staff in attendance

City Planning:

Sean Lee, File Planner

Sean Conway, Planner

Madeleine Baldwin, Planner

Michelle Ouellette, Senior Planner

Greg Ablett, Senior Transportation Engineer

LRT Design & Construction:

Leslie Symon, Engineer

Applicant and consultants in attendance

Robert H.R. Labonte, Architect
(Humphreys & Partners Architects Canada Inc.)

Mark Huberman, Principal
(Bunt & Associates Ltd.)

Patrick Turner, Senior Project Manager
(Counterpoint Engineering)

Stuart Craig, Vice President
(RioCan)

Issac Shirokoff, Development Coordinator
(RioCan)

Steve Campbell, Vice President
(Bayfield Realty Advisors)

Armin A. Preiksaitis, Principle-in-Charge
(ParioPlan)

Belinda Morales Smith, Senior Planner
(ParioPlan)

Sara Jean Sherman, Planner/Urban Designer
(ParioPlan)



PLANNING PROCESS

* OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT

HIERARCHY OF PLANNING POLICIES:



SITE CONTEXT



MILL WOODS STATION ARP - PRECINCTS



Figure 16: Precinct Areas



Table 2: Land Use Precincts

Precinct:	Built Form:	Rezone to:	Maximum Height:
 Transit	LRT stop and transit centre, low to high rise apartments	Direct Control	18 Storeys
 28 Avenue	Low to high rise apartments, mixed-use commercial	Direct Control	14 Storeys
 Mill Woods Town Centre	Low to medium rise apartments, mixed-use commercial	Direct Control	6 Storeys
 Hewes Way	Institutional and employment uses, low to medium rise apartments, mixed-use commercial	Direct Control; other zone can be used east of Hewes Way	6 Storeys
 Grey Nuns	Institutional and employment uses, workforce housing	Direct Control; other zone can be used west of Youville Drive	6 Storeys
 Neighbourhood Infill	Low to medium rise apartments, stacked row housing, rowhousing	Direct Control or other zone	4-14 Storeys



LAND USE



Objectives:

- Integrate land use patterns and transportation infrastructure.
- Provide for higher density mixed use development throughout the plan area.
- Concentrate height and densities in proximity to the LRT stop and transit centre.
- Increase housing choice in the form of medium density and high density built forms.
- Develop two main streets, 28 Avenue and the new north - south street.
- Encourage future master plans for the expansion of the Grey Nuns Hospital to use TOD principles.

Figure 15: Development Concept

- | | |
|--|---|
| ● Institutional/Commercial/Workforce Housing | ★ Transit Centre (configuration to be determined) |
| ● Mixed-use (residential, commercial, institutional) | — Approved LRT Alignment |
| ● Residential | - - - Possible Future LRT Extension |
| ● Open Space | — Plan Boundary |
| — Required Retail | — Pipeline Corridor |
| — LRT Stop | |



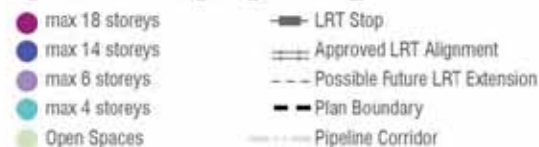
MILL WOODS STATION ARP: HEIGHTS



Objectives:

- Create a high quality, attractive and comfortable built environment.
- Encourage a variation in height, density and site coverage to maximize the development potential and create a dynamic and liveable urban neighbourhood.
- Provide appropriate height and density transition from the Transit Precinct to adjacent residential neighbourhoods.
- Incorporate the principles of Crime Prevention Through Environmental Design in new development.
- Incorporate sustainable development features on public and private lands.
- Encourage urban design that reflects Edmonton as a Winter City.
- Incorporate universally accessible and age friendly design.

Figure 23: Building Height Strategy



DEVELOPMENT CONCEPT

Sub-area Descriptions:

Area A: Allows for a mixed use building with a height of approximately 18 storeys. Primary uses will include apartment housing with commercial uses at grade.

Area B: Allows for residential uses up to approximately 6 storeys. Primary uses will include low rise apartment, mid-rise apartments, and/or row housing, and/or stacked row housing with commercial uses at grade.

Area C: Allows for a mixed use residential commercial building with a height of approximately 14 storeys. Primary uses will include apartment housing with commercial uses at grade.

Area D: Allows for a mixed use residential commercial building with a height of approximately 18 storeys. Primary uses will include apartment housing with commercial uses at grade.

Area E: Allows for commercial and residential uses up to approximately 6 storeys. Primary uses will include commercial, low rise apartment, mid-rise apartments, and/or row housing, and/or stacked row housing. Commercial uses may take the form of stand-alone commercial pads or commercial uses at the base of mixed use buildings. Plans suggest a private, but publicly accessible park space - exact location to be determined.

Area F: Allows for lower density commercial mixed-use. Commercial uses may take the form of stand-alone commercial pads or commercial uses at the base of mixed use buildings. This is the only area where automotive-oriented uses, such as drive-throughs and service stations, are permitted on the site.

www.edmonton.ca/MillWoodsTownCentreRedevelopment



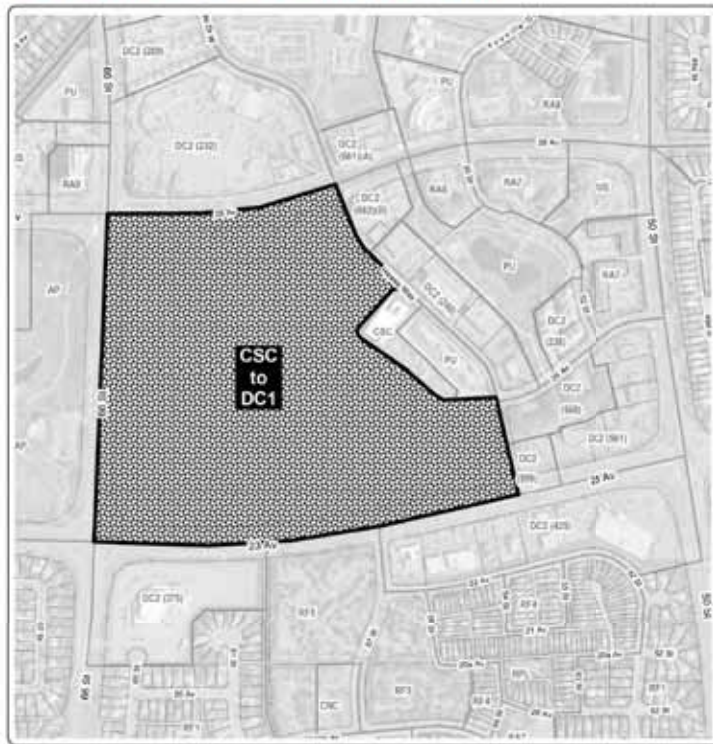
Legend
 --- Plan Boundary
 --- Main Street
 --- Local Street
 --- Active Commercial Frontages
 --- Active Residential Frontages

Note: Street network does not prescribe the exact alignment of these streets but illustrates the requirements for an interconnected mobility network forming a coherent grid of walkable blocks.

Appendix 1
Mill Woods Town Centre Conceptual Site Plan
 Lot 3, Blk 6, Plan 002 2000
 2331 - 66 Street, Edmonton, AB

REZONING SITE OVERVIEW

Mill Woods Town Center Overall



Location of Proposed Rezoning from CSC (Shopping Centre Zone) to DC1 (Site Specific Development Control Provision)

Mill Woods Town Center Site Context

The site of the proposed development is the Mill Woods Town Centre mall property, which includes several separate commercial buildings, a three-storey office building, and some undeveloped areas. The site is bordered by 28 Avenue NW on the north, Hewes Way to the east, 23 Avenue NW on the south, and 66 Street NW on the west.

The Mill Woods Library and transit centre are not part of the site.

This site is currently zoned (CSC) Shopping Centre Zone, which allows for a variety of commercial and retail uses.

To the north of the site is a shopping centre zoned (DC2) Site Specific Development Control Provision, and a site zoned (RA9) High Rise Apartment Zone with a 15-storey residential tower. To the east, land is zoned (DC2) and (PU) Public Utility Zone, and contains retail and office developments, a library, a transit centre, and residential apartments. To the south, across 23 Avenue, land is zoned for (DC2) and (RF5) Row Housing Zone; this area contains a church, row housing, and commercial retail. Across 66 Street to the west, land is zoned (AP) Public Parks zone, for the Mill Woods Park.



ROAD CROSS - SECTIONS

Figure A - Local Street

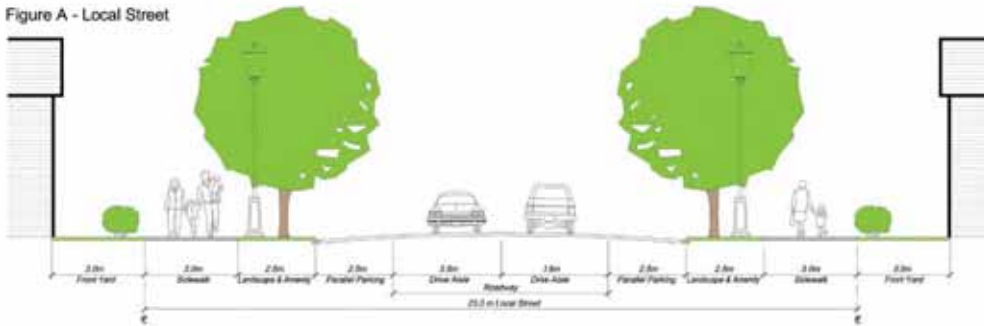
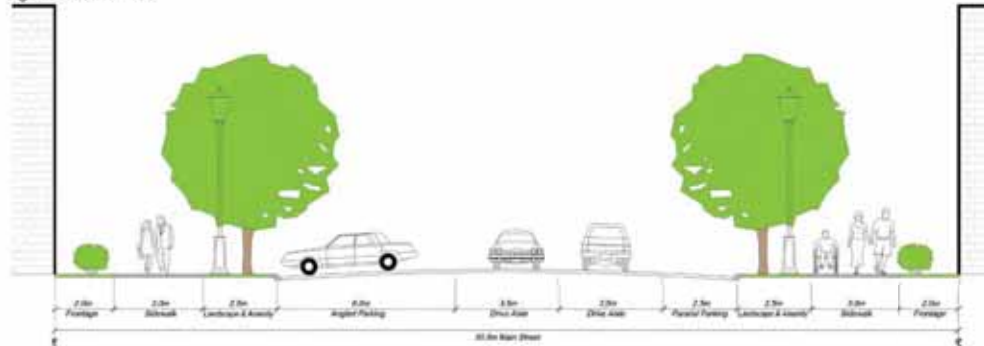


Figure B - Main Street



Legend
 Plan Boundary
 Main Street
 Local Street
 Active Commercial Frontages
 Active Residential Frontages

Note: Street network does not prescribe the exact alignment of these streets but illustrates the requirements for an interconnected mobility network forming a coherent grid of walkable blocks.

Appendix 1
Mill Woods Town Centre Conceptual Site Plan
 Lot 3, Blk 6, Plan 002 2000
 2331 - 96 Street, Edmonton, AB

ROAD CROSS - SECTIONS

Figure C - 66 Street Boulevard

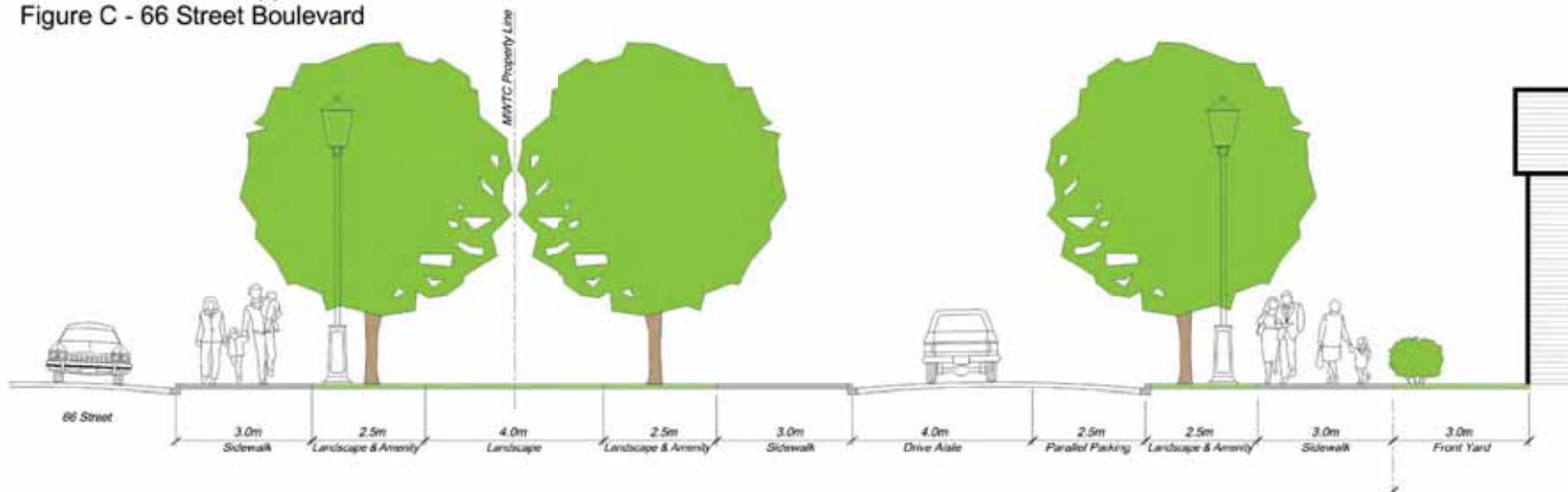
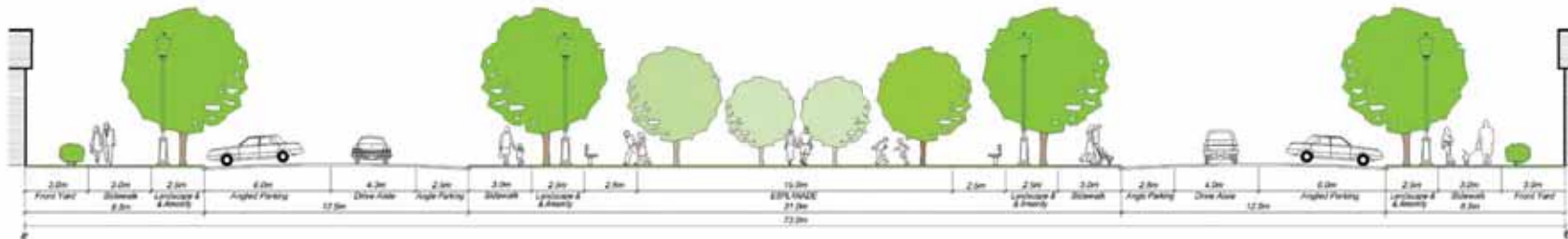


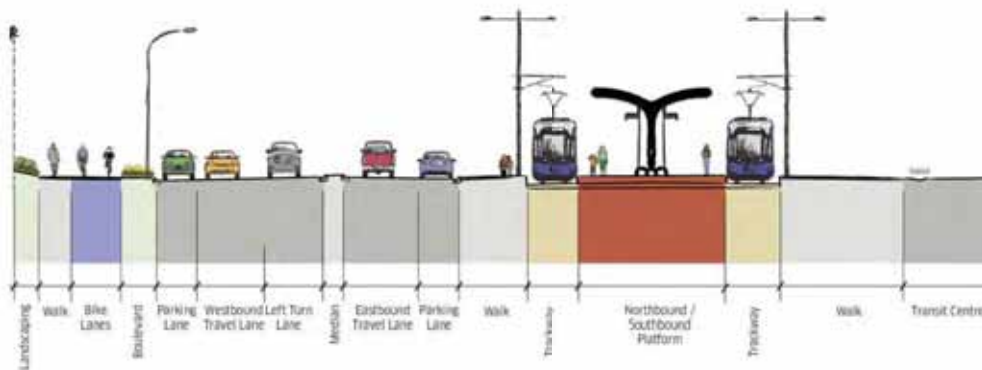
Figure D - Esplanade





PROPOSED LRT/TRANSIT CENTRE STATION

Note: Design along 28 Avenue is ongoing.



Cross Section C (Looking east)



Bench



Recycling Bin



Paving



Column Wrap



Railing

Stop Design Elements (Based on your feedback, elements selected for project will be similar to images above.)



Existing Conditions



Concept Rendering

Views above look west along 28 Avenue from Hewes Way.
(See ◀ symbol on plan.)

Stop Images View 5

COMMUNITY SAFETY LIAISON SOUTHEAST DIVISION

Carrie Ellinger

Community Safety Liaison
Community Inclusion & Investment
Citizen Services

Phone: 780.426.8204

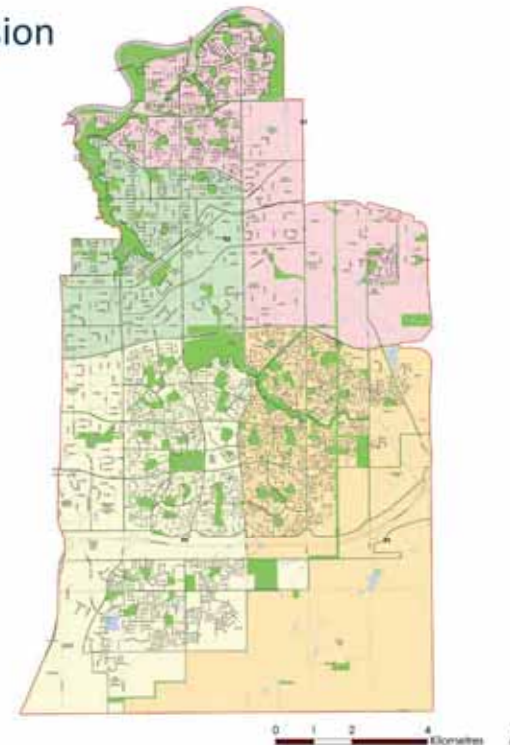
Email: carrie.ellinger@edmonton.ca

Southeast Division Police Station
104 Youville Drive East

Twitter: @Carrie_Ellinger

EPS Southeast Division

-  Division Boundary
-  Neighbourhoods
-  E1
-  E2
-  E3
-  E4



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PUBLIC MEETING FEEDBACK

Edmonton



THANK YOU

Thank you for attending!

