

Share your feedback on a development proposal in the Belvedere Neighbourhood

**JAN
29
2020**

Wednesday, 6:00 to 8:00 p.m.
(Drop-in, no scheduled presentation)
Belvedere Community Hall
13223 - 62 Street NW

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WHY ARE YOU HERE?

A Land Development Application has been submitted by the **Urban Renewal section at The City of Edmonton.**

Development Services is reviewing the application according to city plans, policies, guidelines, and for technical feasibility with regards to municipal utilities, transportation and impact to the community.

Although the application is being made by a different branch at The City, the application is treated the same as all applications and undergoes the same review and analysis by the City's Planning Coordination team.

Today we are requesting **your feedback** on this proposed rezoning

The application proposes to:

+ Rezone portions of Station Pointe Lands from:
(DC1) Direct Development Control Provision

to

**(RA7) Low Rise Apartment Zone &
(RA8) Medium Rise Apartment Zone**

+ The proposed standard zones would allow for low or medium rise multi-unit housing developments with the opportunity for ground level commercial when associated with residential above.

Amendments to the following plans are proposed to align with the proposed rezoning:

- + Belvedere Area Redevelopment Plan;
- + Fort Road Old Town Master Plan;
- + Fort Road Old Town Master Plan Implementation Report; and
- + Fort Road Urban Design Plan.

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Learn more by going to: edmonton.ca/belvedere

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WHAT CAN YOU EXPECT TONIGHT?

- + Information on the **proposed rezoning and plan amendment**
- + Information about the **application process and next steps**
- + City representatives from different areas will be available to answer **your questions**
- + Opportunities to provide us **your feedback** on the proposal:
 1. In person by talking to City staff
 2. In writing by filling out a comment form
 3. E-mail the File Planner

City Representatives

Planning Coordination (Reviewers)

Heather Vander Hoek, *Planner*

Holly Mikkelsen, *Senior Planner*

Sumon Khan, *Transportation Engineer*

Miles Hunt, *Planning Technician*

City Urban Renewal and Real Estate (Applicants)

Claire St. Aubin, *Principal Planner*

Chris Thiessen, *Property Sales and Acquisitions*

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WHY THIS EVENT IS HAPPENING?

WHAT IS ZONING?

Each piece of land has a zone attached to it. Zoning places rules of what can be built and the types of uses on the property (eg: type of building, how high, use of building, etc.). Rezoning is the process of changing those rules.

WHAT IS YOUR FEEDBACK USED FOR?

To provide local knowledge and inform the City's planning analysis. To help inform conversations with the applicant about making revision(s) to address concerns. To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision.

Public Engagement Spectrum



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REZONING PROCESS CHART



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STATION POINTE PROPOSED REZONING



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ZONING COMPARISON

Current:
DC1

Proposed:
RA7 & RA8

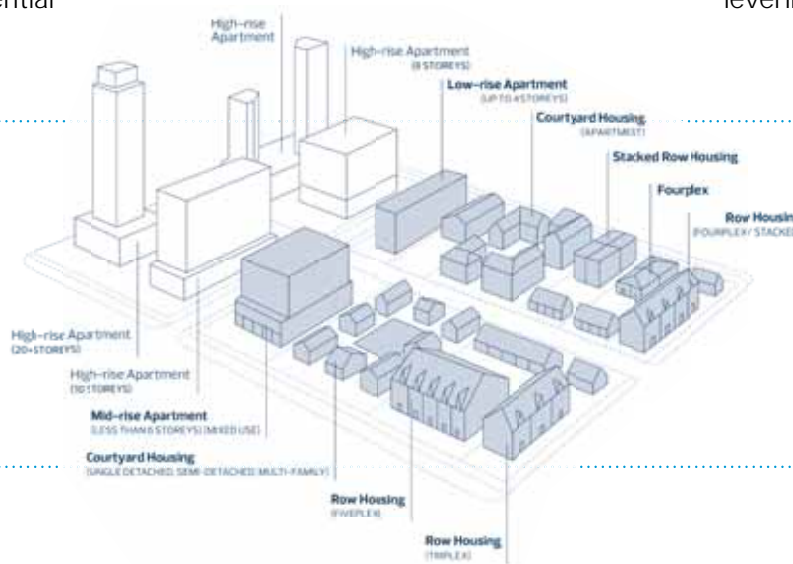
USE

Requires mixed use along Fort Road, commercial on ground level and residential above

Housing is the main use with allowable commercial uses at ground level including retail, health and professional services

BUILT FORM

Requires tall/tower apartment buildings (up to 65 metres with 18 metres base)



RA7 allows for townhomes to low-rise apartments (up to 6 metres)

RA8 allows for low to medium rise apartments (up to 23 metres)

PARKING

No surface parking (parking must be in structure)

Surface parking allowed

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WHAT IS CONSIDERED WHEN MAKING A DECISION?

Council-approved Policies, Plans and Guidelines:

- + Belvedere Station Area Redevelopment Plan
- + Fort Road Master Plan
- + Fort Road Old Town Master Plan Implementation Report
- + Fort Road Urban Design Plan
- + Residential Infill Guidelines
- + Transit Oriented Development Guidelines
- + Municipal Development Plan: The Way We Grow

Planning Analysis:

- + Land Use Compatibility: Do the proposed uses and regulations of the standard zones fit into the neighbourhood

Technical Information:

- + Traffic and Transit impacts - the proposed zone's anticipated impact on traffic and parking in the area
- + Drainage, fire and water capacity - The ability to provide adequate water flow and pressure as well as on-street fire protection coverage (i.e. fire hydrants)

Public Input:

- + Feedback from the public will be summarized in a report and provided to City Council

Final decisions on rezonings:

- + Rezonings are voted on by City Council at a Public Hearing



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WHAT HAPPENS NEXT?

For more information please visit:

edmonton.ca/Belvedere

or contact:

Heather Vander Hoek, Planner

(780) 423-7495

heather.vanderhoek@edmonton.ca

- + Feedback from this meeting will be compiled in a what We Heard Report and sent to you & City Councillors via email or mail
- + City staff will then complete the review of this application.
- + A Public Hearing date will then be scheduled.
- + You will be notified of the Public Hearing by another postcard. It will also be published in the newspaper and published on the website.
- + You will have the opportunity to attend the Public Hearing, and may also speak to the proposal at that time.

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