

Project Steps for Strathcona Junction

- ✓ **September 2007:** Project Initiation - Begin study to establish a vision, and up-to-date land use and urban design guidelines.
- ✓ **November 2007:** Open House I – Introduction to study
- ✓ **February 2008:** Ideas Workshops
- ✓ **June 2008:** Open House II – First draft development concept presented.
- ✓ **August 2008:** Executive Committee – Presentation to Executive Committee of City Council; obtained authority to develop an ARP and make changes to existing plans.
- ✓ **September 2008 – December 2009:** ARP Development
- ✓ **January – June 2010:** ARP Revision
- ✓ **June 2010:** Open House III – Revised draft of Strathcona Junction ARP and accompanying zonings presented
- ✓ **July 2010 – April 2011:** Reviewed feedback from Open House III, stakeholders and internal department. Revisions of plans and proposed custom zonings, as well as area of application of overlays.

OPEN HOUSE

April 12, 2011: Open House IV

Updated, revised draft of Strathcona Junction ARP, change to Strathcona ARP amendment and change to proposed DC1 rezonings, change in application of Medium Scale Residential Infill Overlay in West Ritchie.

□ June 2011: City Council Public Hearing

Targeted City Council Public Hearing to take ARPs and rezonings to public hearing for Council's consideration. Notice will be given.

Proposed Zoning Changes

A DC1 Provision provides for detailed, sensitive control of the use, development, siting and design of buildings and disturbance of land.

Strathcona Junction ARP Zoning

- The Strathcona Junction DC1 would apply to the area west of the CP Rail Yard, including a large part of the "Business Area" as shown on the Development Concept.
- The DC1 Provision provides a transition from the historic pattern of industrial-oriented large lots along Gateway Boulevard to a more pedestrian-friendly mix of smaller-scale commercial uses, including retail, entertainment, recreation and commercial/residential mixed uses along 104 Street.

Strathcona ARP Zoning

- The proposed DC1 would apply to the West Ritchie area of the Strathcona ARP, specifically along the west side of 102 Street at 81 Avenue, and along 81 Avenue between 101 and 102 Streets.
- The DC1 provision would allow for pedestrian commercial shopping as the primary use. It would ensure future development is built to the street and compatible with the scale and character of buildings with historic false façades. It would also seek to protect the view of the historic CPR train station to the west.
- Uses would be the same as allowed in the (CB2) General Business Zone, with the addition of Live Work Units.

Open House IV
April 12, 2011
Trinity Lutheran Church
5:00 pm - 8:30 pm
Come give us your feedback!

The Open House is being held for interested citizens to view, discuss and provide feedback regarding land use plans for the area surrounding the CP rail yard south of Whyte Avenue.

Proposed Strathcona Junction Area Redevelopment Plan (ARP) Strathcona Area Redevelopment Plan (ARP) Changes and Accompanying Zoning Changes

The proposed changes are the result of the Strathcona Junction Planning Study that was initiated in 2007 to establish a vision, and up-to-date land use and urban design guidelines.

We are now finalizing changes to the new Strathcona Junction Area Redevelopment Plan as well as an amendment to the existing Strathcona Area Redevelopment Plan, drafts of which were presented at the June 16, 2010 Open House. We have also been revising the new custom zones that would apply to property in the area.

We now invite you to view and give feedback on these redevelopment plans and the rezonings that accompany them.

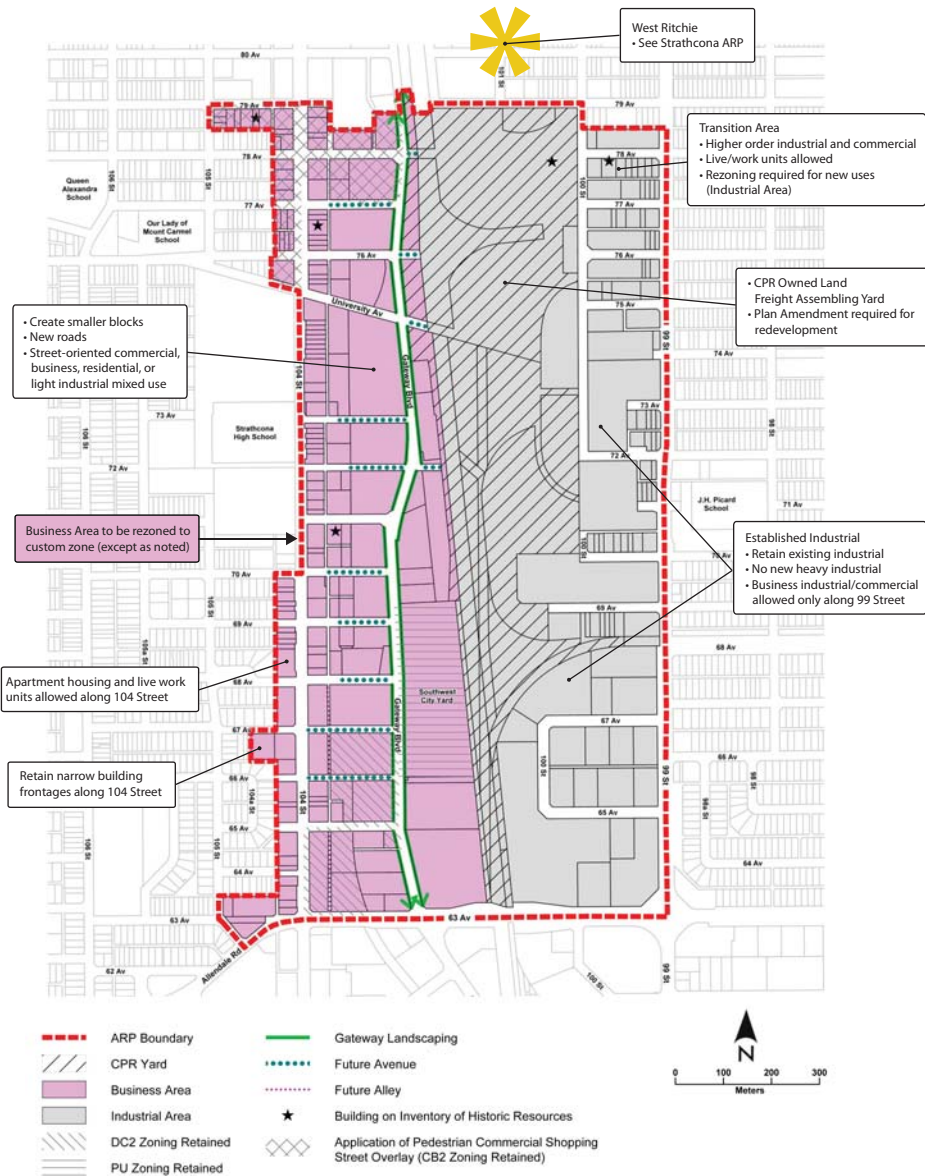
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www.edmonton.ca/strathconajunction

DRAFT STRATHCONA JUNCTION AREA REDEVELOPMENT PLAN

Future Land Use Map

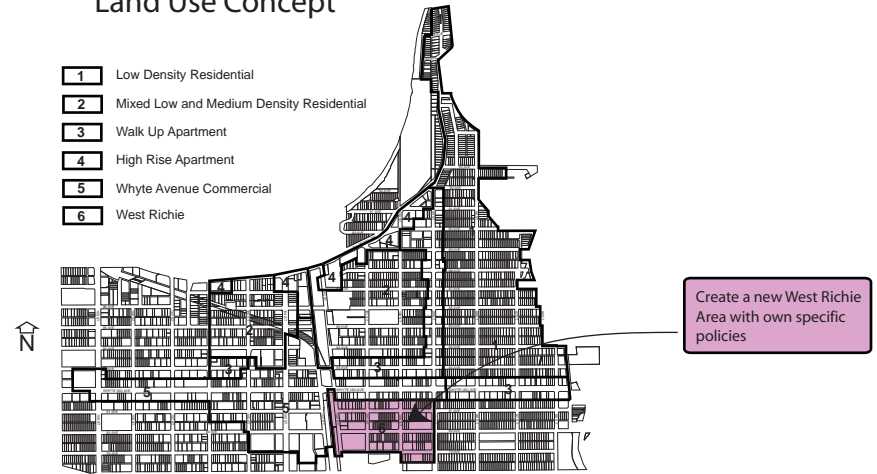


DRAFT STRATHCONA AREA REDEVELOPMENT PLAN

Amendment Maps

Land Use Concept

- 1 Low Density Residential
- 2 Mixed Low and Medium Density Residential
- 3 Walk Up Apartment
- 4 High Rise Apartment
- 5 Whyte Avenue Commercial
- 6 West Ritchie



West Ritchie Future Land Use Concept

