

Share your feedback

on a proposed Rezoning and
Plan Amendment in the
Keheewin neighbourhood

NOV 2019
07

Thursday, 6:00 to 8:00 p.m.
(Drop-in, no formal presentation)
Southminster-Steinhauer United Church
10740 19 Avenue NW

| **SHARE** YOUR VOICE
| **SHAPE** OUR CITY

Edmonton

ADVISE

What can you expect tonight?

- + **Information** about the proposal
- + Information about the application review **process** and **next steps**
- + City Planning staff and the applicant are available to **answer your questions**
- + Ways to **provide your feedback** on the proposal
 1. In person by talking to City staff
 2. In person by talking to the applicant
 3. In writing by filling out a Comment Form
 4. Posting a comment on the Feedback Grafitti Wall
 4. E-mail the File Planner
 5. Contact your Ward 10 City Councillor Michael Walters

ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Who can I talk to?

City Representatives

- + Rod Heinrichs, Senior Planner
- + Vivian Gamache, File Planner
- + Sean Conway, Planner
- + Luke Cormier, Planner
- + Jatinder Tiwana, Drainage
- + Robert Karl, Drainage
- + Ahsanul Karim, Transportation
- + Greg Ablett, Transportation
- + Jennifer Smyth, Real Estate
- + Hani Quan, Housing & Homelessness
- + Teresa Tang, Housing & Homelessness

Applicant

- + Elise Shillington, Stantec Consulting Ltd
- + Michele Perret, Stantec Consulting Ltd
- + Scott Cole, Stantec Consulting Ltd
- + Greg Dewling, Capital Region Housing
- + Hazel Navarroza, Capital Region Housing
- + Ashling McCarra, Capital Region Housing

ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Application process



 OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT

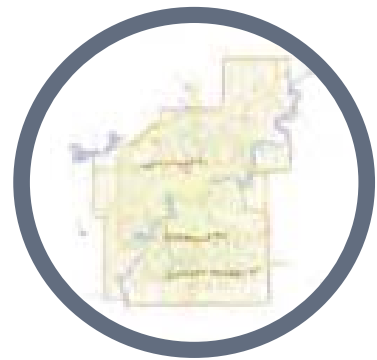
Learn more by going to: edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

ADVISE

Land Use Planning **steps**



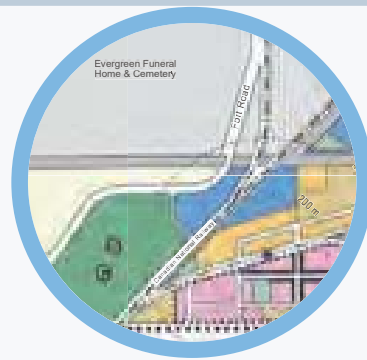
Strategic Plans, Policies & Guidelines

- + **Strategic Plans** provide high level objectives to guide development of the entire City (ex. Municipal Development Plan)
- + **Policies and Guidelines** provide further direction on how to achieve objectives (ex. Winter City Guidelines)



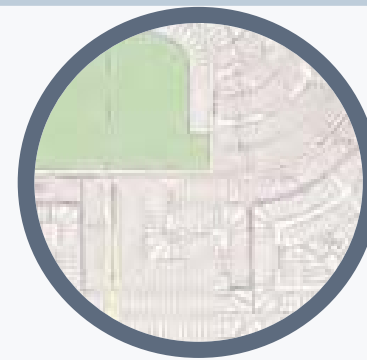
Area Structure Plans

- + A **long-term plan** for how a group of neighbourhoods will develop
- + Includes information on arterial roads, major servicing and the general location of land uses



Neighbourhood Structure Plans

- + A **more detailed design** of how a neighbourhood will develop
- + Includes information on staging, collector roadways, infrastructure and servicing, land uses and population densities, parks and schools



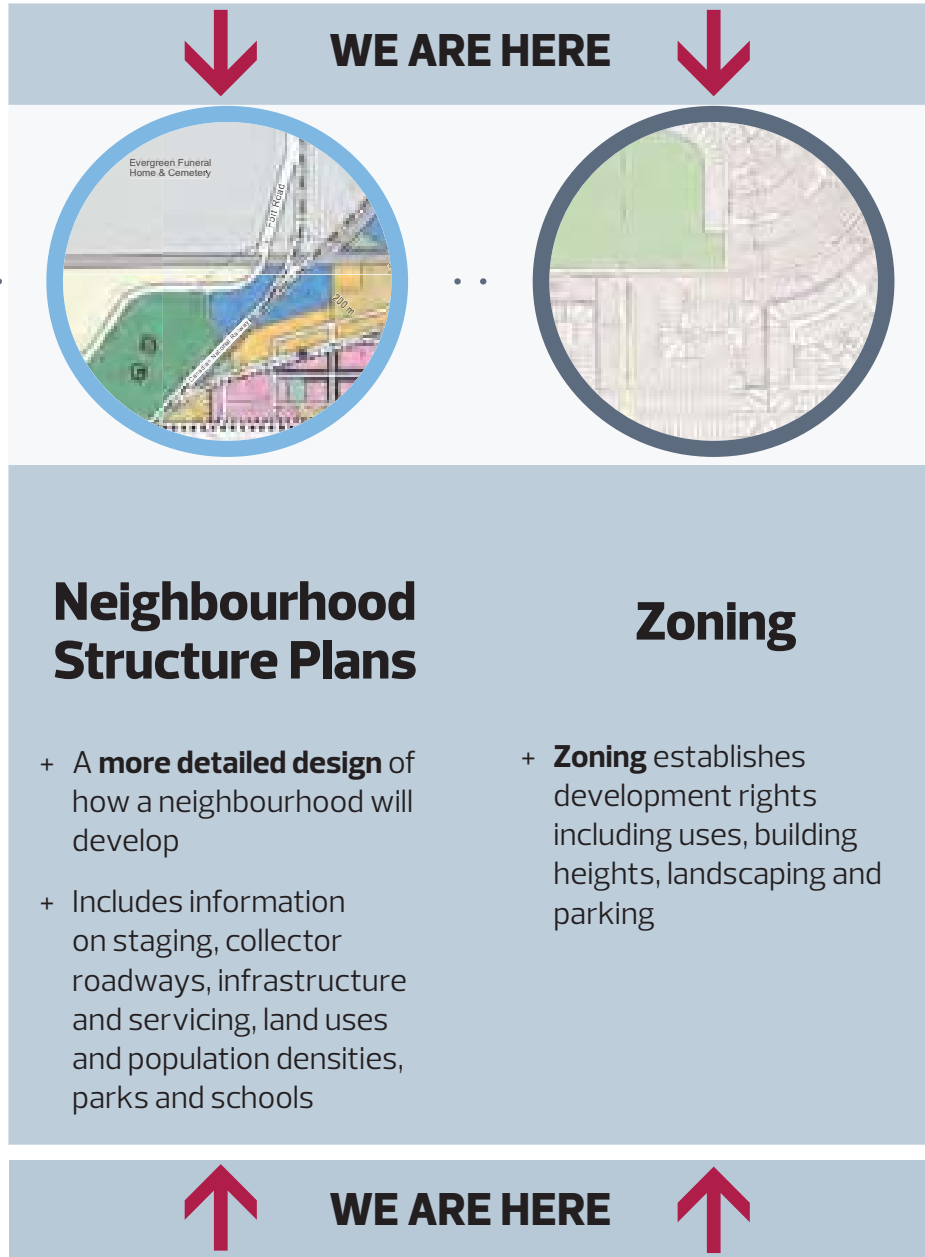
Zoning

- + **Zoning** establishes development rights including uses, building heights, landscaping and parking



Subdivision Servicing Agreements, Development & Building Permits

- + **Subdivision** divides land into smaller parcels
- + **Servicing Agreements** identify municipal improvements to be built by the developer (sewers, water, roads, etc.)
- + Allows for the construction and operation of new homes, buildings, parks and facilities based on the **Edmonton Zoning Bylaw** and the **Alberta Building Code**



ADVISE

Learn more by going to: edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Roles and Responsibilities



ADVISE

Learn more by going to: edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Site context map



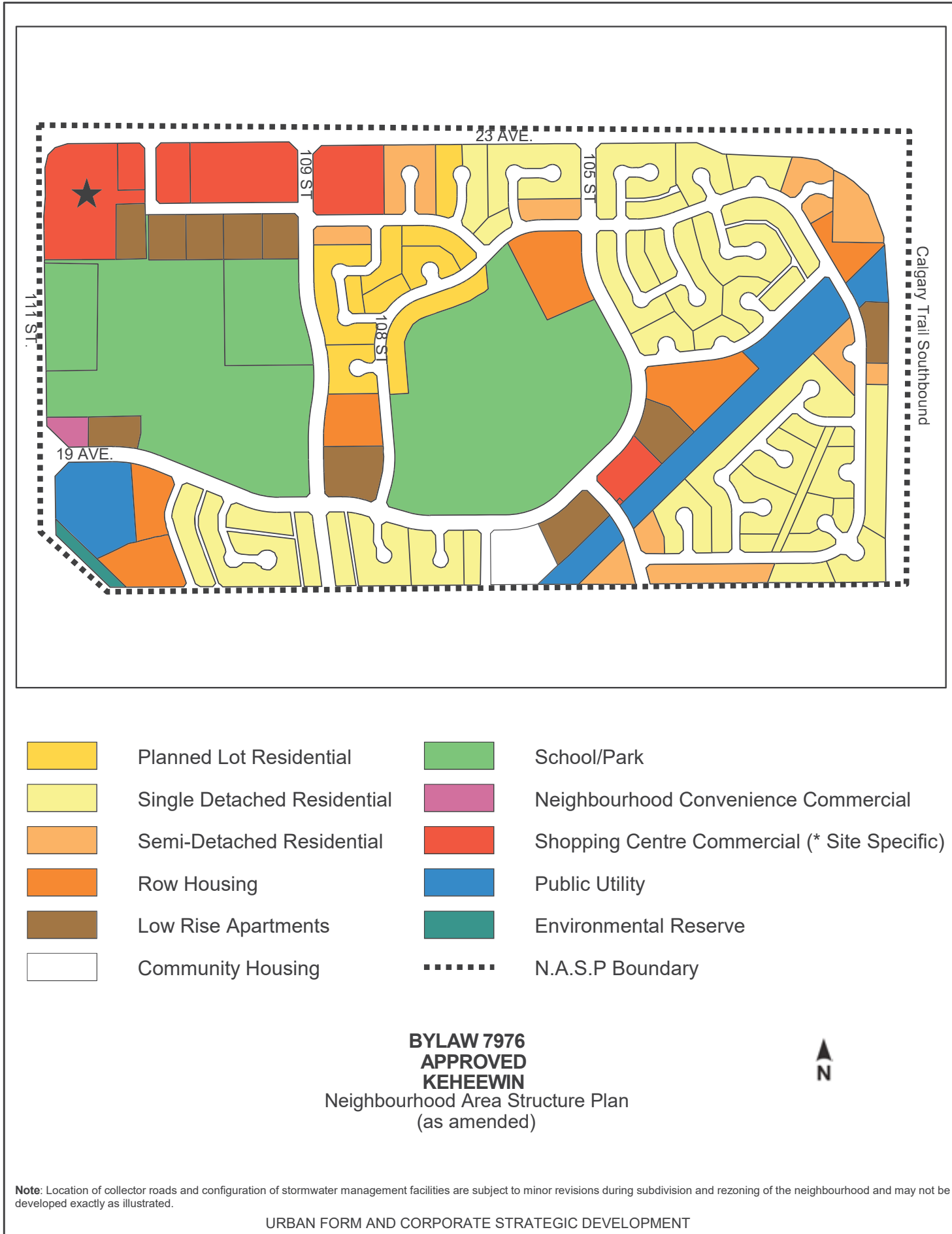
ADVISE

Learn more by going to: edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Existing Keheewin Neighbourhood Area Structure Plan



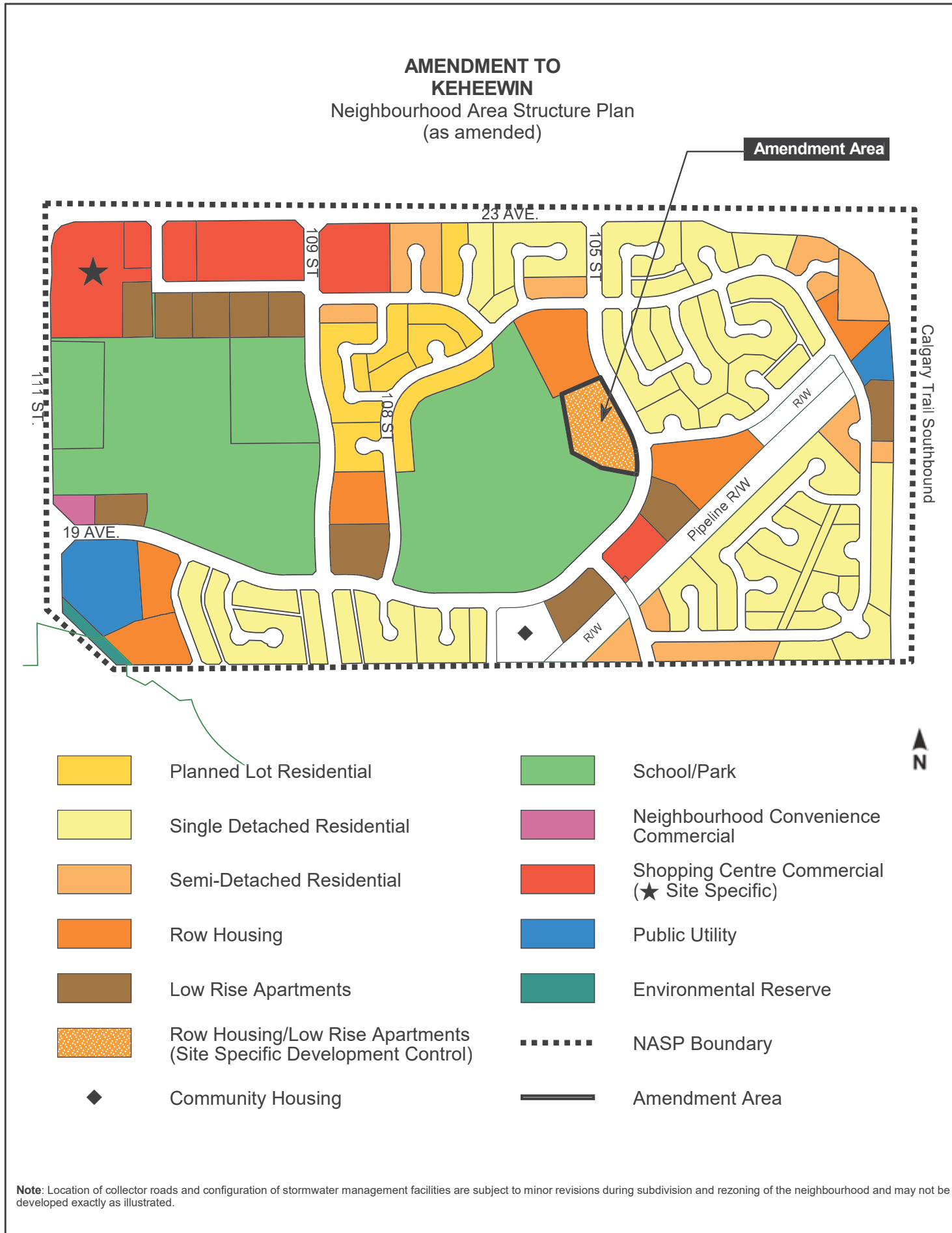
ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

**SHARE YOUR VOICE
SHAPE OUR CITY**

Edmonton

Proposed Keheewin Neighbourhood Area Structure Plan



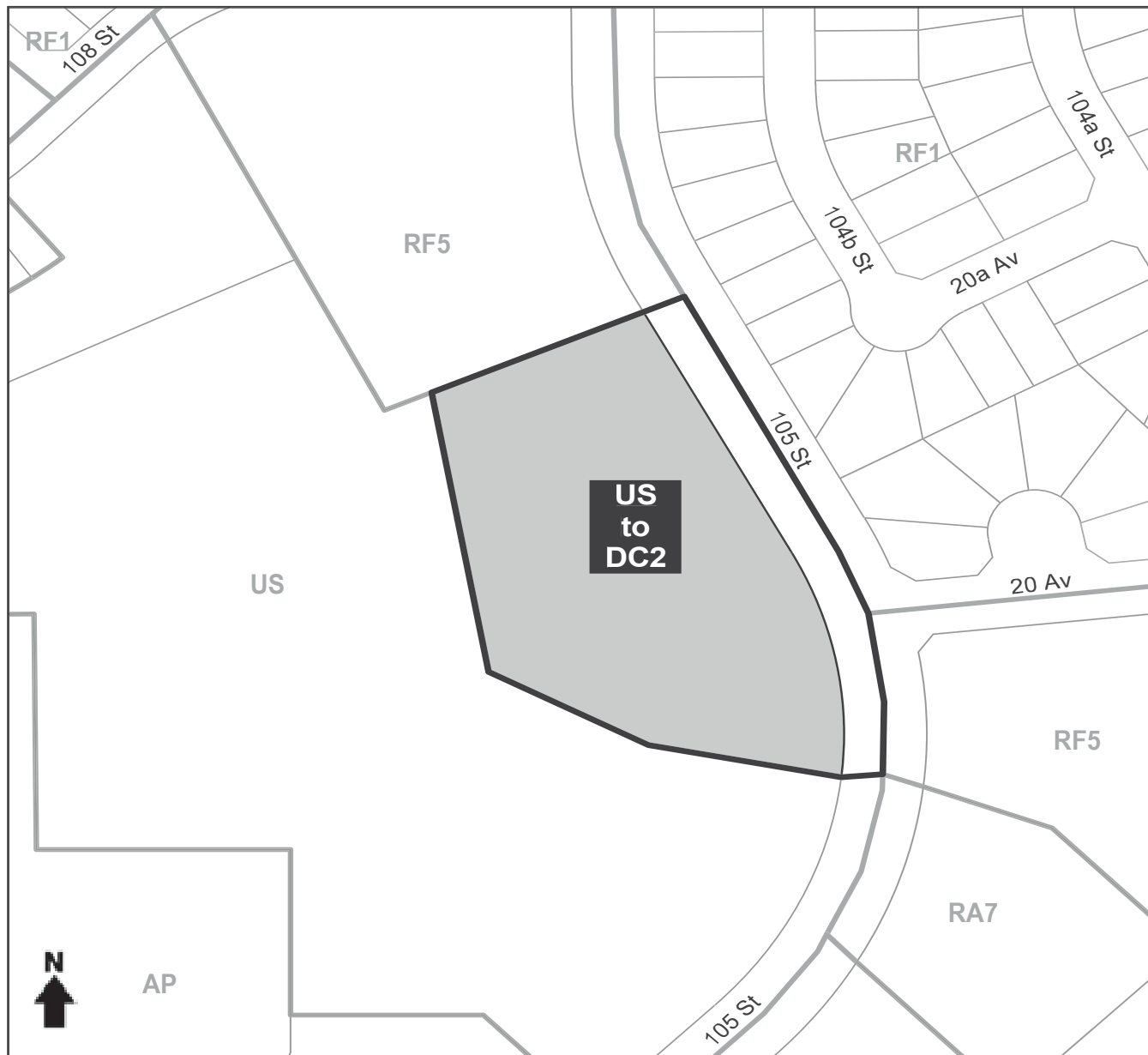
ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

**SHARE YOUR VOICE
SHAPE OUR CITY**

Edmonton

Proposed Rezoning



Current Zone:

(US) Urban Services Zone

Proposed Zone:

(DC2) Site Specific Development Control Provision

General Purpose:

The rezoning would allow for the construction of a multi-unit, mixed-income housing development with the following characteristics:

- + 2 low-rise apartments and a mix of row housing
- + Maximum of 135 residential units
- + Maximum height of 14.5–16.0 m for the apartment buildings (depending on roof design) and 10.0 m for the row housing
- + Underground resident parking accessed from 105 Street and limited on-site surface visitor parking
- + Maximum floor area ratio (FAR) of 1.10
- + Minimum building setbacks of:
 - 12.0 m from the north property line
 - 6.0 m from the east property line (along 105 Street NW)
 - 6.0 m from the south property line
 - 7.5 m from the west property line

ADVISE

Learn more by going to: edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Proposed Rezoning to DC2 Provision

(DC2) Site Specific Development Control Provision

DC2.XXXX.1 General Purpose

The purpose of this zone is to provide for a large site development on a surplus school site, providing affordable housing including row housing and low-rise apartment housing, with at Grade Dwellings and a built form that sensitively transitions to the surrounding community.

DC2.XXXX.2 Area of Application

This Provision shall apply to Lot 57MR, Block 5, Plan 1621875, located in the Keheewin neighbourhood as shown on Schedule A of this Bylaw.

DC2.XXXX.3 Uses for Area A

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Multi-unit Housing
- i. Publicly Accessible Private Park
- j. Row Housing
- k. Secondary Suites
- l. Urban Gardens
- m. Urban Outdoor Farms
- n. Fascia On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

DC2.XXXX.4 Uses for Area B

- a. Child Care Services
- b. Garden Suites
- c. Group Homes
- d. Limited Group Homes
- e. Lodging Houses
- f. Major Home Based Business
- g. Minor Home Based Business
- h. Publicly Accessible Private Park
- i. Religious Assembly
- j. Row Housing
- k. Secondary Suites
- l. Urban Gardens
- m. Urban Outdoor Farms
- n. Fascia On-premises Signs
- o. Projecting On-premises Signs
- p. Temporary On-premises Signs

DC2.XXXX.5 Additional Development Criteria

- a. The development shall be in general accordance with Appendix 1 to the satisfaction of the Development Officer.
- b. The maximum Floor Area Ratio (FAR) shall be 1.1.
- c. The maximum number of Dwellings shall be 135, in accordance with the following:
- d. The maximum Height for Area A shall be 14.5 m for flat, mansard and gambrel roofs, or 16.0 m for a roof type with a pitch of 4/12 (18.4 degrees) or greater, in accordance with Section 52 of this Bylaw.
- e. The maximum Height for Area B shall be 10.0 m.
- f. The minimum building Setbacks shall be as follows:
 - i. 12.0 m from the north Lot line;
 - ii. 6.0 m from the east Lot line (along 105th Street);
 - iii. 6.0 m from the south Lot line; and
 - iv. 7.5 m from the west Lot line.
- g. A landscaped setback shall be provided in the southeast corner of the Site in general accordance with Appendix 1.
- h. Where any building that directly abuts 105 Street exceeds 3 storeys, the Façade shall be stepped or sloped back at a minimum angle of 45 degrees from the vertical plane for a minimum horizontal distance of 2.4 m.
- i. A minimum Amenity Area of 7.5 m² per Dwelling shall be provided.
- j. Signs shall comply with Schedule 59A of this Bylaw.

DC2.XXXX.6 Additional Development Criteria

- a. At Grade residential development shall provide separate, individual access at Grade and feature identifiable doorways, landscaped terraces, pedestrian lighting, and patios where appropriate.
- b. Exterior building materials shall be sustainable, durable, and high quality.
- c. All mechanical equipment shall be concealed by screening in a manner compatible with the architectural character of the building, or concealed by incorporating it within the building

DC2.XXXX.7 Parking, Access, and Waste Collection

- a. Vehicular access and egress shall be provided from 105 Street in general conformance with Appendix 1.
- b. All required vehicular parking, except for visitor parking, shall be provided within an underground Parking Garage.
- c. No parking, loading, storage, or waste collection shall be permitted within required Setbacks. Trash collection areas shall be designed to the satisfaction of the Development Officer in consultation with Waste Management.

DC2.XXXX.8 Landscaping and Connectivity

- a. A detailed Landscape Plan, prepared by a registered AALA landscape architect, for the Site, shall be submitted for review and approval by the Development Officer, prior to the issuance of any Development Permit, except for a permit for excavation or shoring. The Landscape Plan shall include pavement materials, exterior lighting, street furniture elements, pedestrian seating area, sizes and species of new tree plantings, and other detailed Landscaping elements.
- b. The Landscaping Plan shall demonstrate:
 - i. Entry transitions, including features such as steps, decorative fences, gates, hedges, low walls, and planting beds within the Setback from a public roadway other than a Lane;
 - ii. Clear delineation of all Private Outdoor Amenity Areas at grade with vertical landscaping features (e.g. hedges, decorative fences, low walls, shrubs, and other plant material); and
 - iii. That soil above the underground parking facilities shall be of sufficient depth to accommodate required landscaping, including trees, shrubs, flower beds, grass, and ground cover.
- c. Pedestrian circulation shall be provided through the Site in general accordance with Appendix 1. The following regulations shall apply:
 - i. A pedestrian connection shall logically connect to public sidewalk adjacent to the Site with the park west of the site.
 - ii. Hard surfaced pedestrian walkways with lighting shall be provided on both sides of internal roadways, not including the lane in Area B, and shall be a minimum of 1.5 m.
- d. Decorative and security lighting shall be designed and finished in a manner consistent with the design and finishing of the development and will be provided to ensure a safe, well-lit environment for pedestrians.
- e. A fence with a minimum height of 1.0 m shall be provided along the south and west property lines, separating the development from the school park, as per Appendix 1. At least one access point in the fence shall be provided. Landscaping immediately inside the fence shall be permitted only where visual permeability at eye level is maintained.

DC2.XXXX.9 Public Improvements and Contributions

- a. As a condition of any development permit, the owner shall enter into an Agreement with the City of Edmonton for Off-Site improvements necessary to serve the development, such improvements to be constructed at the owner's cost. The Agreement process includes an engineering drawing review and approval process. Improvements to address in the Agreement include, but are not limited to:
 - i. the repair of any damage to the abutting roadways, sidewalks and/or boulevard, including the Lane not directly adjacent to the site but which may be used for construction purposes, resulting from construction of the development to the satisfaction of Subdivision and Development Coordination (Transportation). The site shall be inspected by Subdivision and Development Coordination (Transportation) prior to the start of construction and when construction is complete.
- b. A minimum of 15 Dwellings shall:
 - i. Be located below the third Storey of the building;
 - ii. Have a minimum of 3 bedrooms; and
 - iii. Have direct access to an Amenity Area.

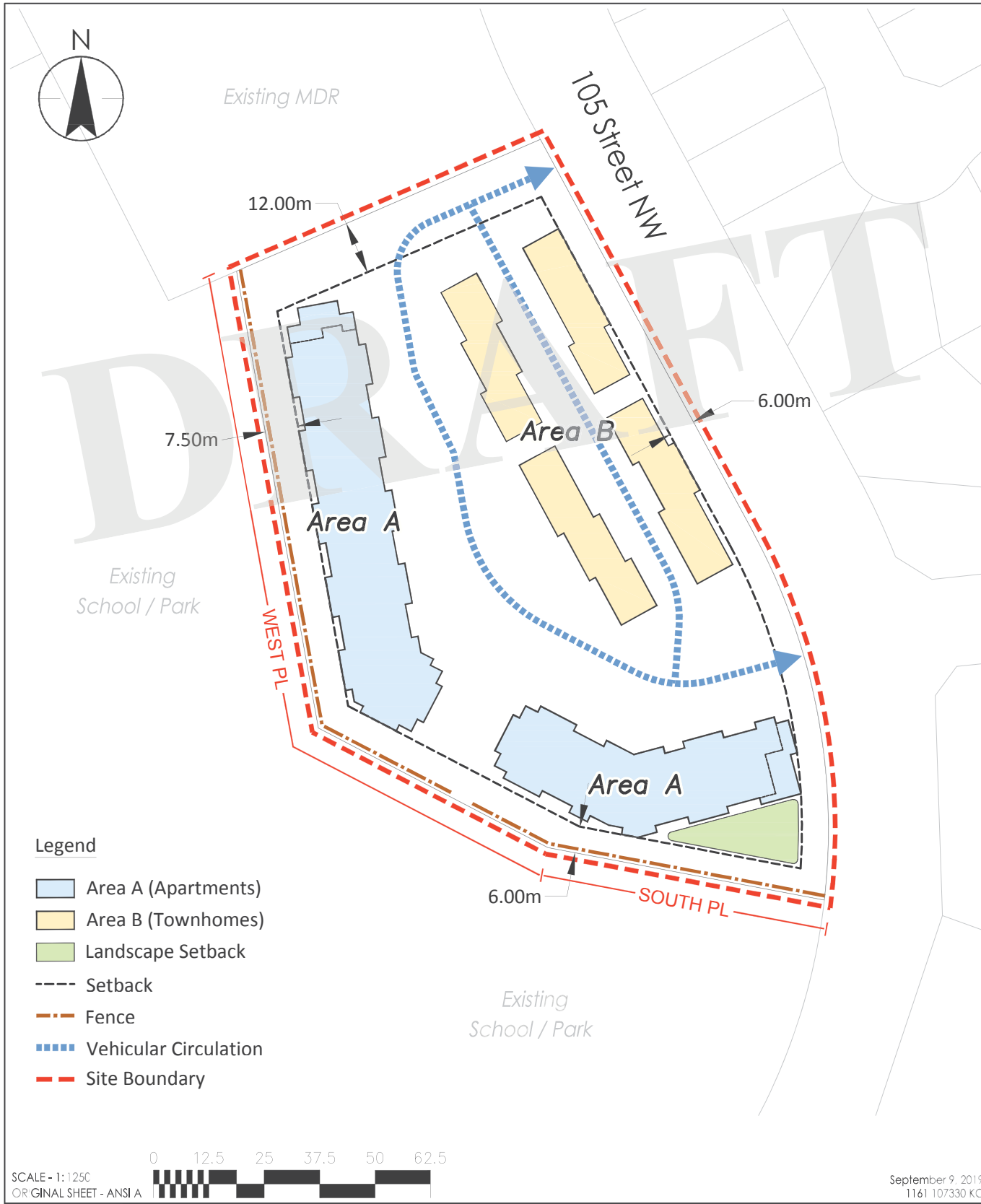
ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Proposed Keheewin Site Plan



400-10220 103 Avenue
Edmonton, AB T5J 0K4
www.stantec.com

Client/Project
CRHC
KEHEEWIN REZONING

Figure No.
1.0

Title
Appendix 1 Site Plan

ADVISE

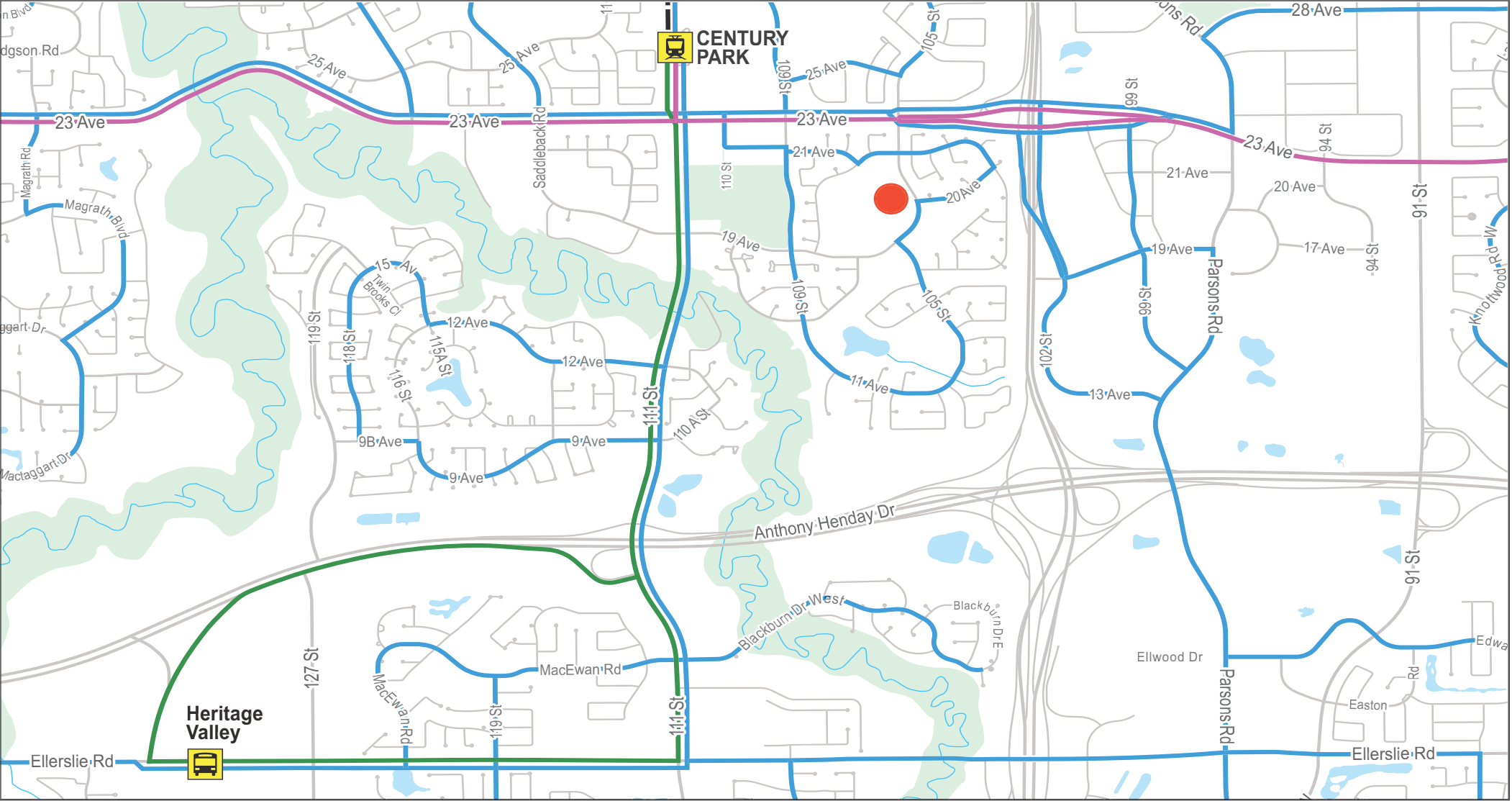
Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

Edmonton Transit Strategy

Bus Network Redesign



Legend

- LRT Route
- Crosstown Bus Route
- All-Day Rapid Bus Route
- Local Bus Route
- 🚏 LRT Station
- 🚌 Transit Centre

ADVISE

Learn more by going to: edmonton.ca/kehewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY



What **information** is considered when **City Council** makes a decision?

Approved Plans, Policies and Regulations:

- + The Way We Grow: Edmonton Municipal Development Plan
- + City's Building Housing Choices Initiative (Policy C583)

Land Use Compatibility:

- + Proposed uses are located and developed in a manner that is **compatible** with surrounding uses **in the neighbourhood**

Technical Information:

- + **Traffic** impact and **parking** requirements
- + **Drainage** and **water** service requirements

Public Input:

- + **Feedback** from the public will be **summarized** in a report to City Council when the application goes forward to Public Hearing

ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

What will your **feedback** be used for?

Planning Analysis:

- + To inform the City's planning analysis and ensure all factors are taken into consideration

Inform Conversations:

- + To inform conversations with the Applicant

Inform Council:

- + 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

ADVISE

Learn more by going to:
edmonton.ca/kehewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

What happens next?

A summary of what we heard tonight will be:

- + **Provided** to those who supply their e-mail/ mailing address on the sign-in sheet
- + **Posted** on the planning application webpage, on-line at edmonton.ca/keheewinschoolsiterezoning
- + **Shared** with City Council when the application goes forward to Public Hearing

When the applicant is ready to take the application to Council:

- + Notice of the **Public Hearing** date will be sent to surrounding property owners
- + You can **register to speak** at Council or listen to the Public Hearing on-line
- + You can **submit written comments** to the City Clerk (city.clerk@edmonton.ca)

You can contact the File Planner at any time:

- + **Vivian Gamache**
vivian.gamache@edmonton.ca
780-944-0122

ADVISE

Learn more by going to:
edmonton.ca/keheewinschoolsiterezoning

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton