

Century Park Rezoning & Plan Amendment

LDA16-0136



Overview

The City has received an application to rezone the Century Park site, east of the Century Park LRT station (former Heritage Mall Area). The proposed rezoning is from (DC2) Site Specific Development Control Provision and (PU) Public Utility Zone to (DC2) Site Specific Development Control Provision.

The existing zoning allows for the development of a high-density mixed-use urban village.

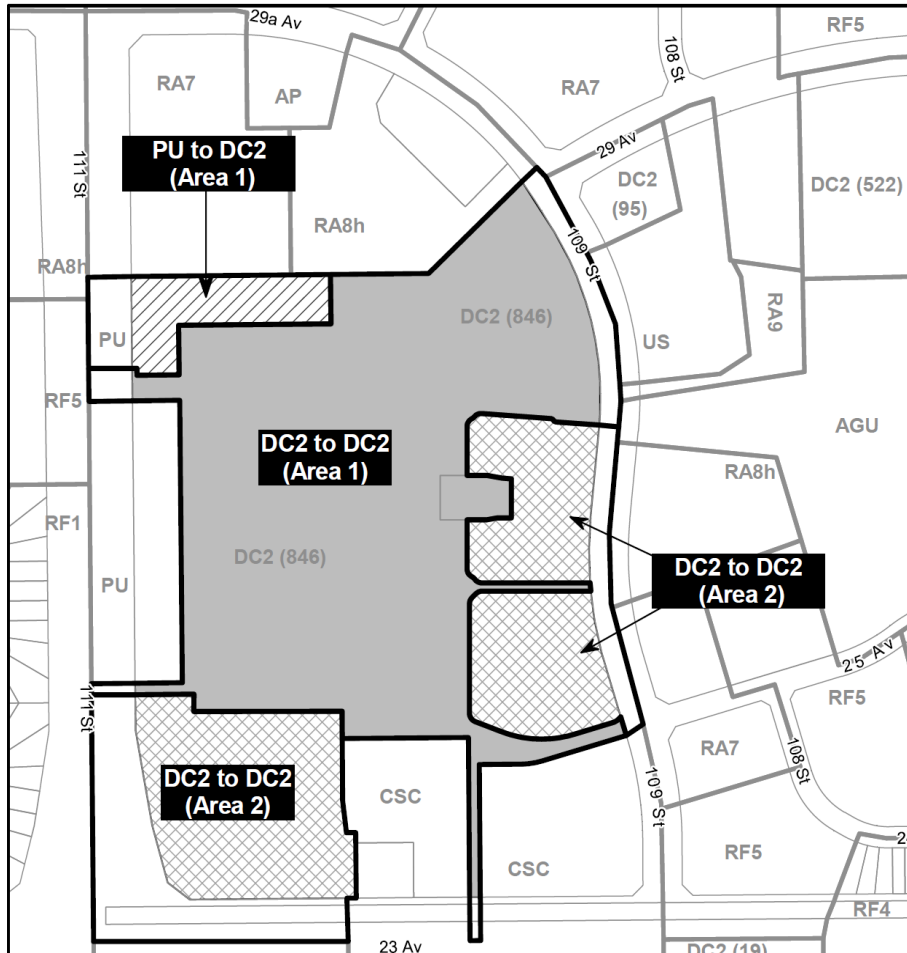
While the overall purpose of the proposed zoning is not changed, there are some key differences. The proposal envisions to:

- Allow more development flexibility
- Increase residential densities
- Add a commercial main street
- Remove a large public open space
- Allow privately owned park and ride and shared parking

There is also an associated application to amend the Kaskitayo Outline Plan. This is needed to facilitate the rezoning.




Key Features of the Proposal

- Development of the site in small blocks with distinct street types and land uses
- Increase overall site density from 2,886 to 4,500 residential units
- Add commercial main street which prioritizes pedestrian and bicycle traffic through the site and to the Transit Centre
- Building height ranging from 14 - 75 m (about 4 to 22 storeys)
 - Tallest proposed Tower in the existing zone is 81 m
 - Parcels D, G & K: maximum height is 75 m (see page 3, Site Concept)
 - All other Parcels: maximum height is 42 m (see page 3, Site Concept)
- Remove a large publicly accessible open space (71,300 sq.m)
- Amenity space tied to residential units:
 - Private Amenity Area: At least 4.5 sq.m per dwelling unit
 - Publicly Accessible Open Space: At least 3.0 sq.m per dwelling unit
 - Site total of about 13,500 sq.m at maximum density
 - Must be combined into 300 sq.m areas and be located outdoors at the ground level
- Underground or structured parking, including privately owned park and ride facility and/or shared parking



PROPOSED REZONING - Ermineskin



-  From: (DC2) Site Specific Development Control Provision
To: (DC2 - Area 1) Site Specific Development Control Provision
-  From: (PU) Public Utility Zone
To: (DC2 - Area 1) Site Specific Development Control Provision
-  From: (DC2) Site Specific Development Control Provision
To: (DC2 - Area 2) Site Specific Development Control Provision

What is changing?

Area 1:

- More development flexibility
- Increase the residential density from 2,886 to 4,500 residential units
- Remove a central water feature
- Add a commercial main street
- Add more bicycle parking
- Allow privately owned park and ride and shared parking

Area 2:

- This area will remain regulated as is
- This area needs to be rezoned to allow for the continued use of the existing developments

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Site Concept & Street Network



Main Street

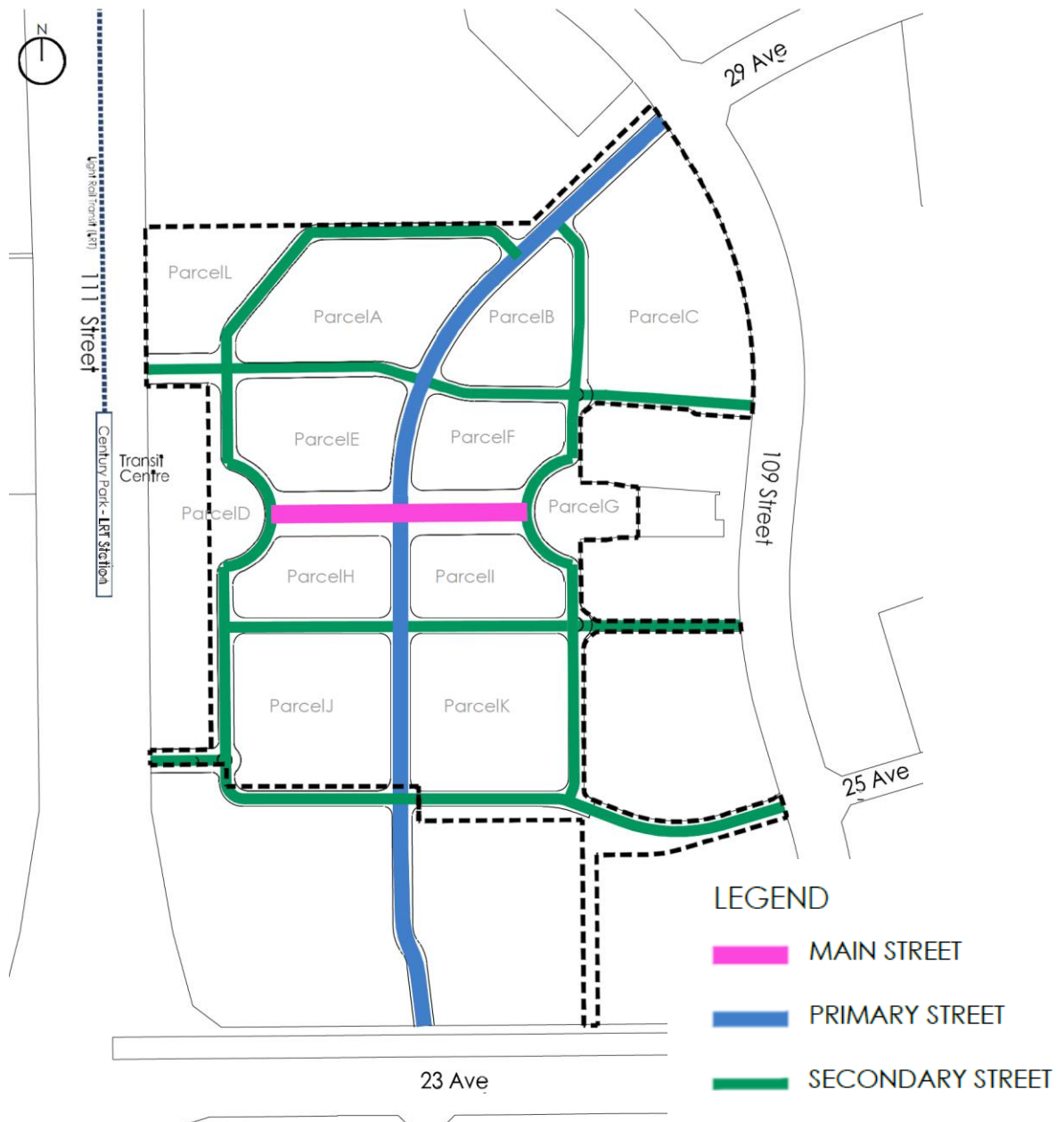
- Pedestrian-oriented
- Active retail & entertainment uses
- Fully or partially closed to traffic
- Central median for use as public space

Primary Street

- Major north-south connection and access point to the site from 109 Street and 23 Avenue

Secondary Streets

- Support residential and mixed use development
- Access locations for parkades and service vehicles



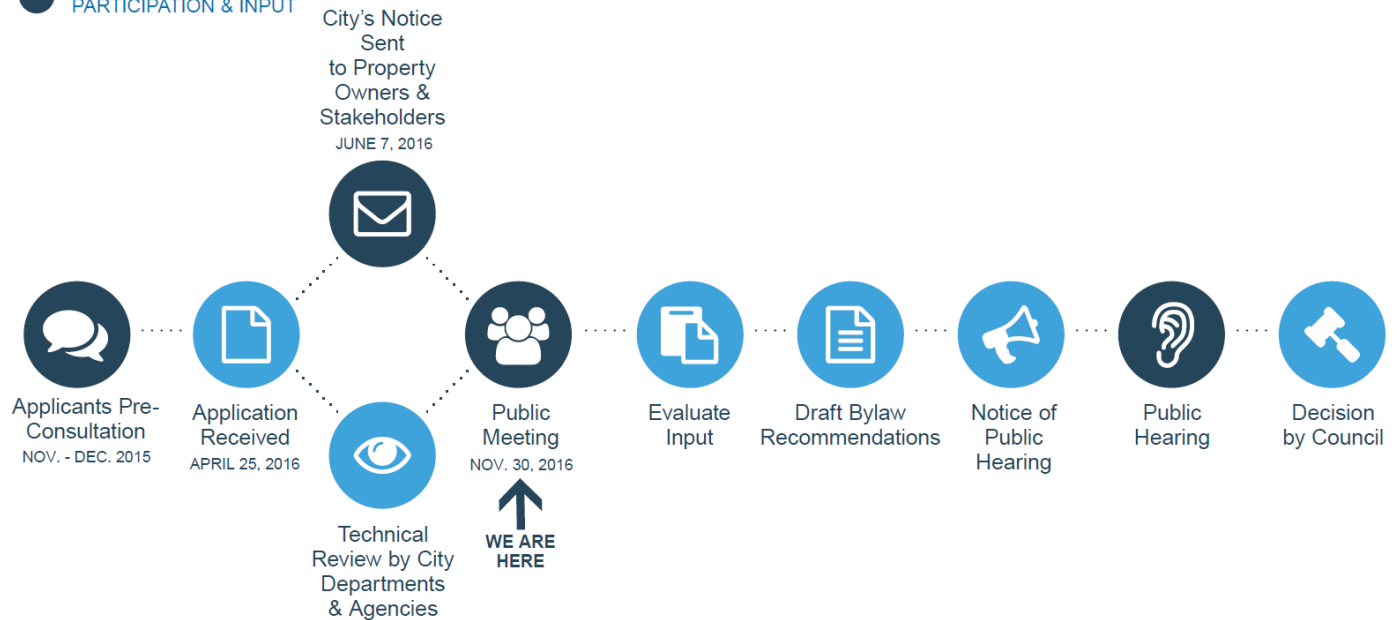
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Process

OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT



For more information:

www.edmonton.ca/CenturyParkRezoning

Contact:

Kyle Witiw, Planner

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City Planning | Sustainable Development

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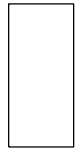
E. kyle.witiw@edmonton.ca

PLEASE REMEMBER TO FILL OUT THE COMMENTS SHEET PROVIDED

Your feedback helps us understand important issues, details that need attention, and how to improve or respond.

Thank you!

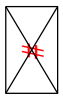
LEGEND



Table



Chair



Display Boards

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PROPOSED CENTURY PARK REZONING RIDEAU PARK SCHOOL GYMNASIUM

November 30, 2016 Public Open House

X-SECTIONS + TRANSPORTATION

CONCEPT MAPS

PROPOSAL

