

OPEN HOUSE

Edmonton



WELCOME

CITY OF EDMONTON – Sustainable Development



edmonton.ca/rezoning

WHAT WILL I FIND AT THIS OPEN HOUSE?

- Information on the proposed rezoning of Clifton Place which would allow for 1 high rise residential tower with a lower podium to accomodate assisted living facilities.
- Information on the application review process and next steps
- Ways to provide your feedback on the proposed rezoning
 - In person by talking to City staff
 - In writing by filling out a comment form
 - Sticky notes on “graffiti wall”
- City staff and representatives from the applicant to answer your questions

CITY STAFF	APPLICANT
Travis Pawlyk, Senior Planner	Nancy Macdonald, Stantec
Fiona Hamilton, File Planner	Anna Moir, Stantec
Gregg Ablett, Transportation Planning	Tom Burr, ONE Properties
Xiaobin Wang, Transportation Planning	Cole Richardson, ONE properties
Christine Lachance, Planning Technician	Catherine Ober, Bunt & Associates
Zahra Joseph-Wilson, Planning Student	



WHAT IS THE CHANGE TO THE ZONING?



WHAT IS ZONING?

Rules of what can be built on the 2 properties (eg: type of building, how high, use of building, etc).

EXISTING:

- Currently zoned (DC2.804) Site Specific Development Control Provision.

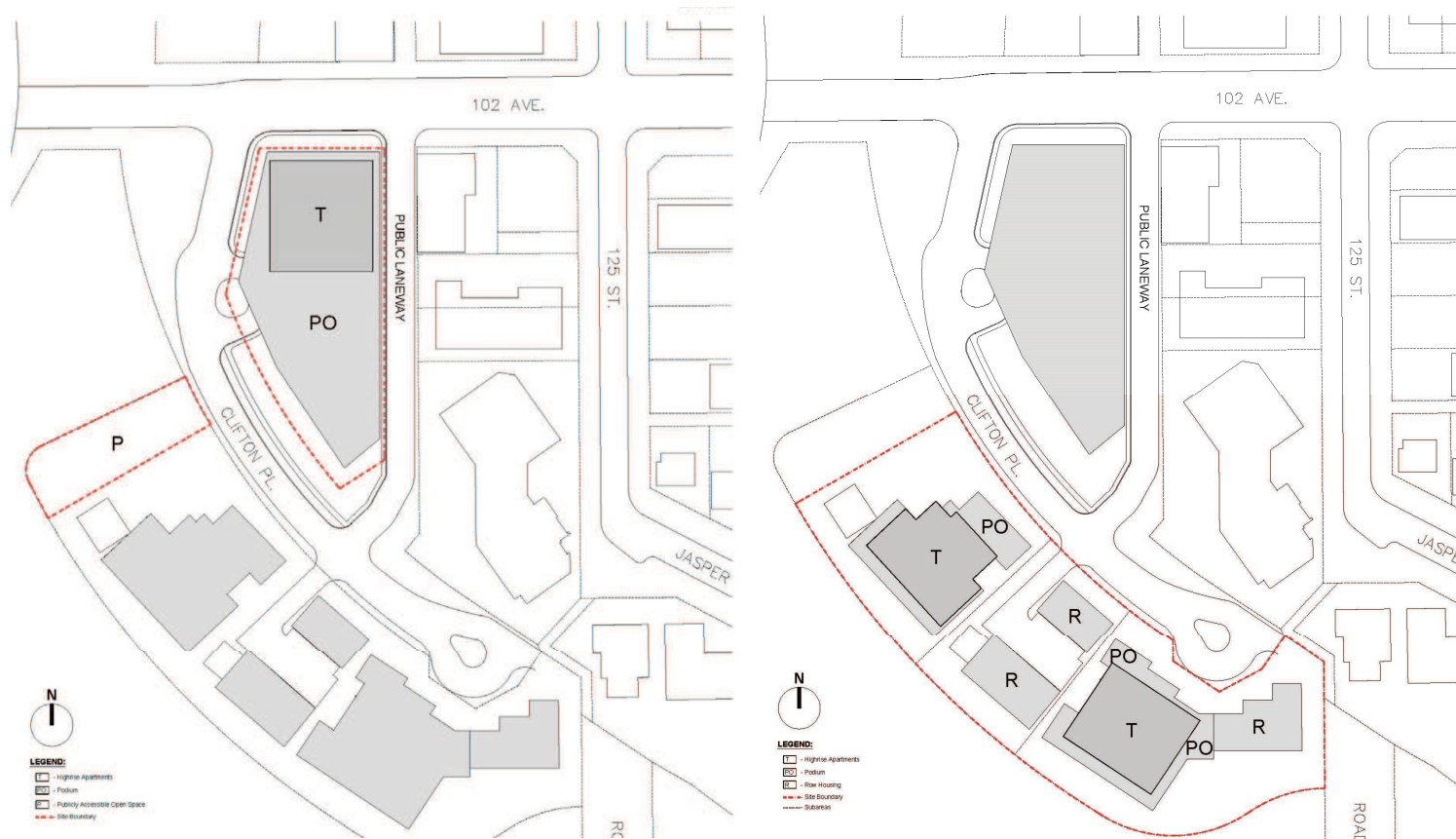
PROPOSED:

- Rezoning to a new (DC2) Site Specific Development Control Provision to permit the development of one high rise building with a lower podium and adjacent park site.
 - up to 65 metres in height (approximately 22 storeys)
 - Up to 290 Units
 - Parking provided underground



SITE SPECIFIC DEVELOPMENT CONTROL PROVISION (DC2)

Proposed Site Plans

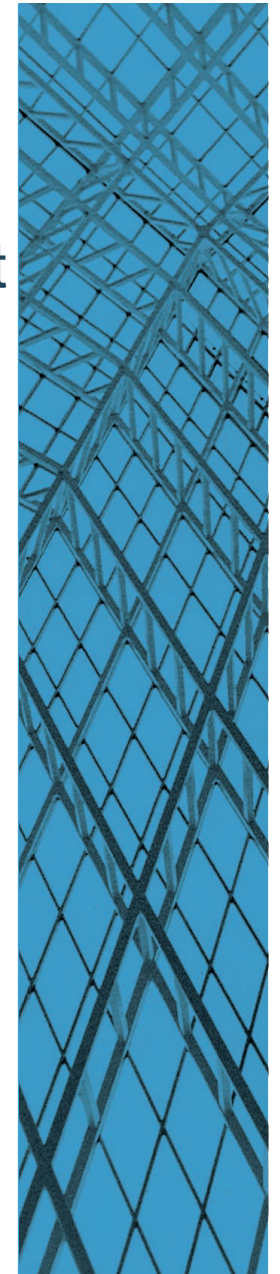


What is a DC2 Zone?

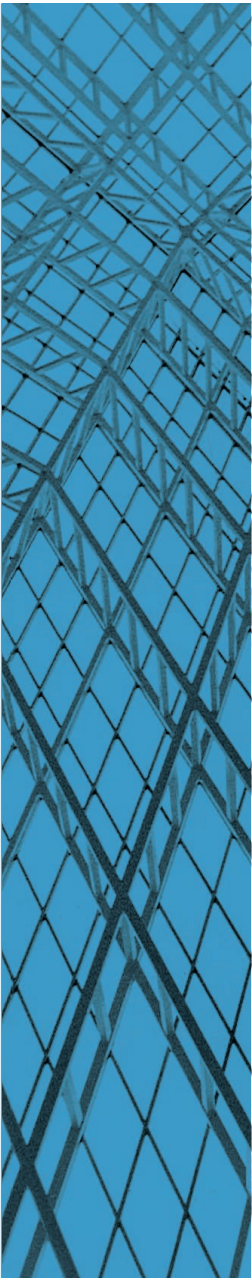
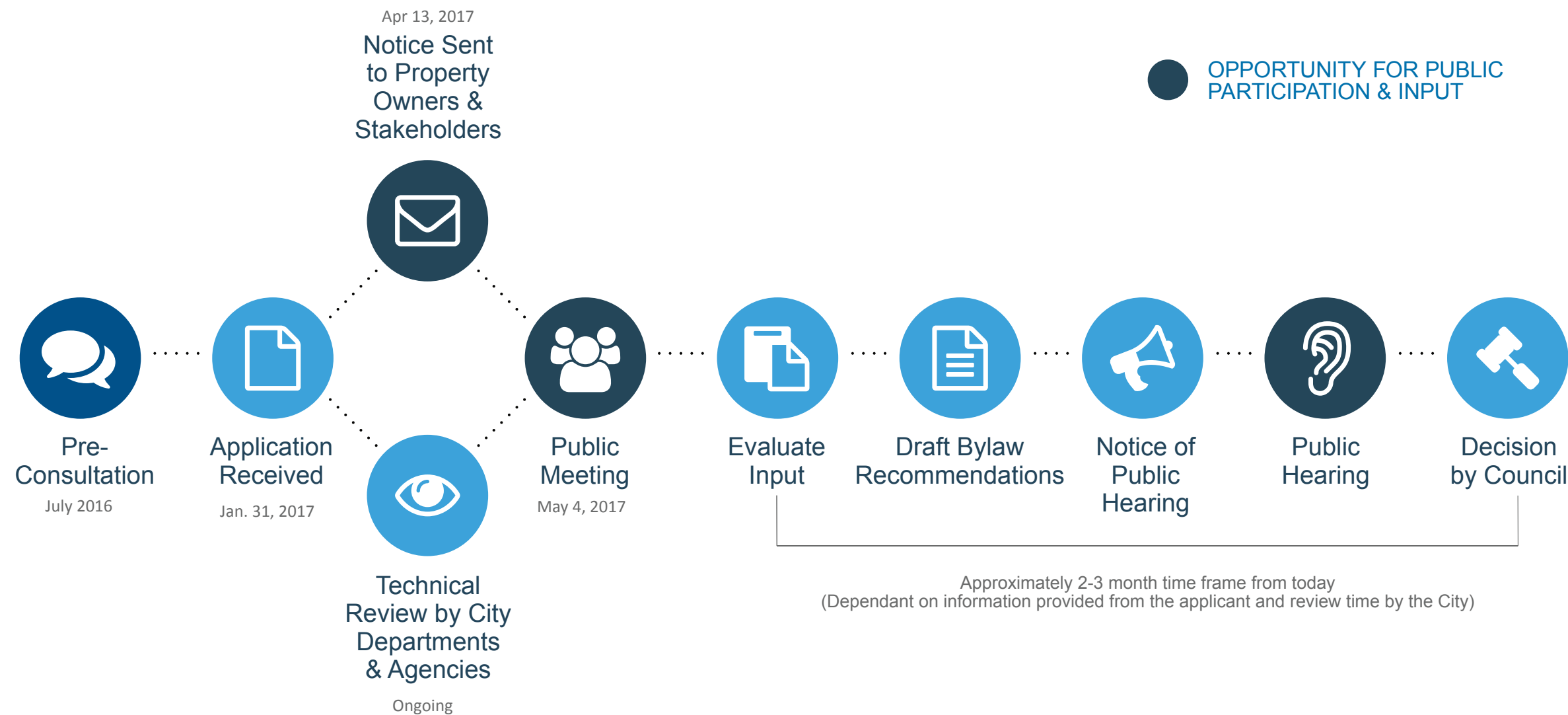
- A customised set of land rules which is applied to one site only
- Controls the uses, development types, and building designs that can occur on the site

Why a DC2 Zone?

- The proposed zone exceeds the development provisions of the closest equivalent standard Zone
- The proposed development requires a specific/complete list of rules to minimize land use conflicts with neighbouring properties

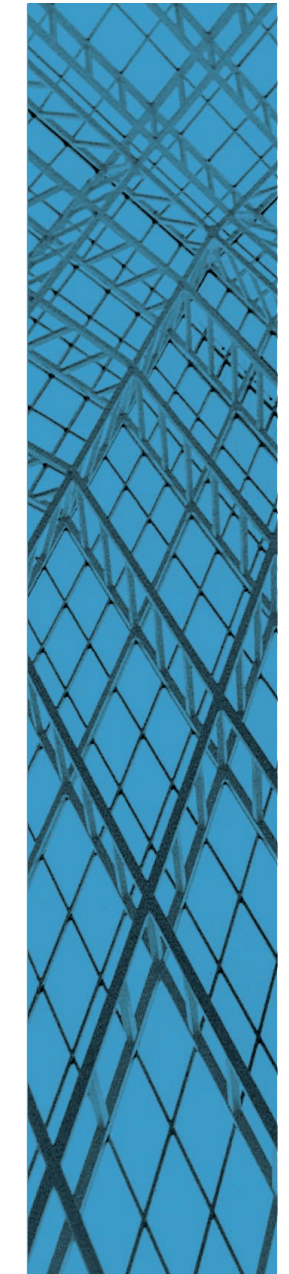
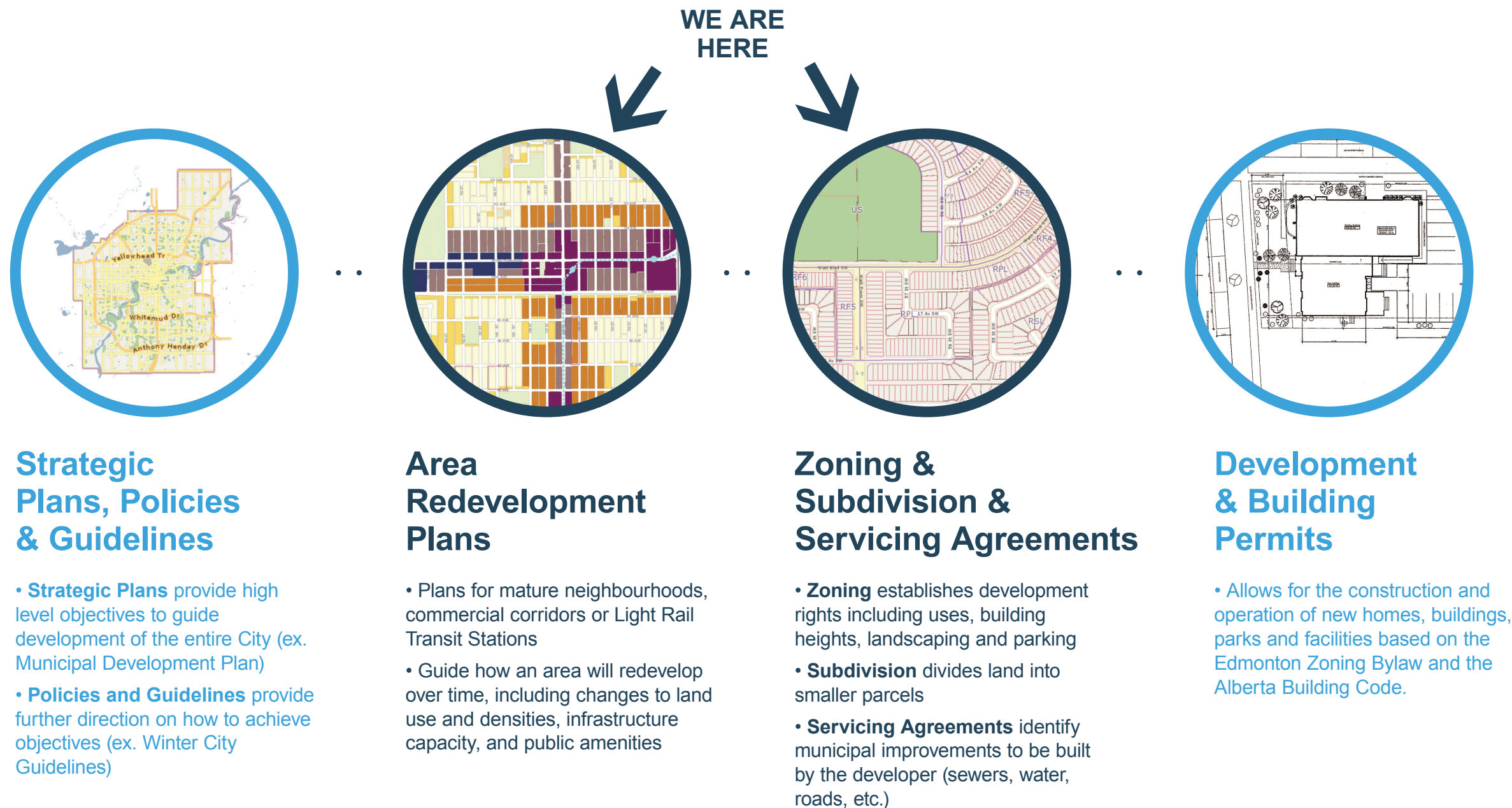


WHAT IS THE REZONING PROCESS?



PLANNING & DEVELOPMENT CONTEXT

Edmonton



WHAT IS THE CHANGE TO THE IMPLEMENTATION PLAN?

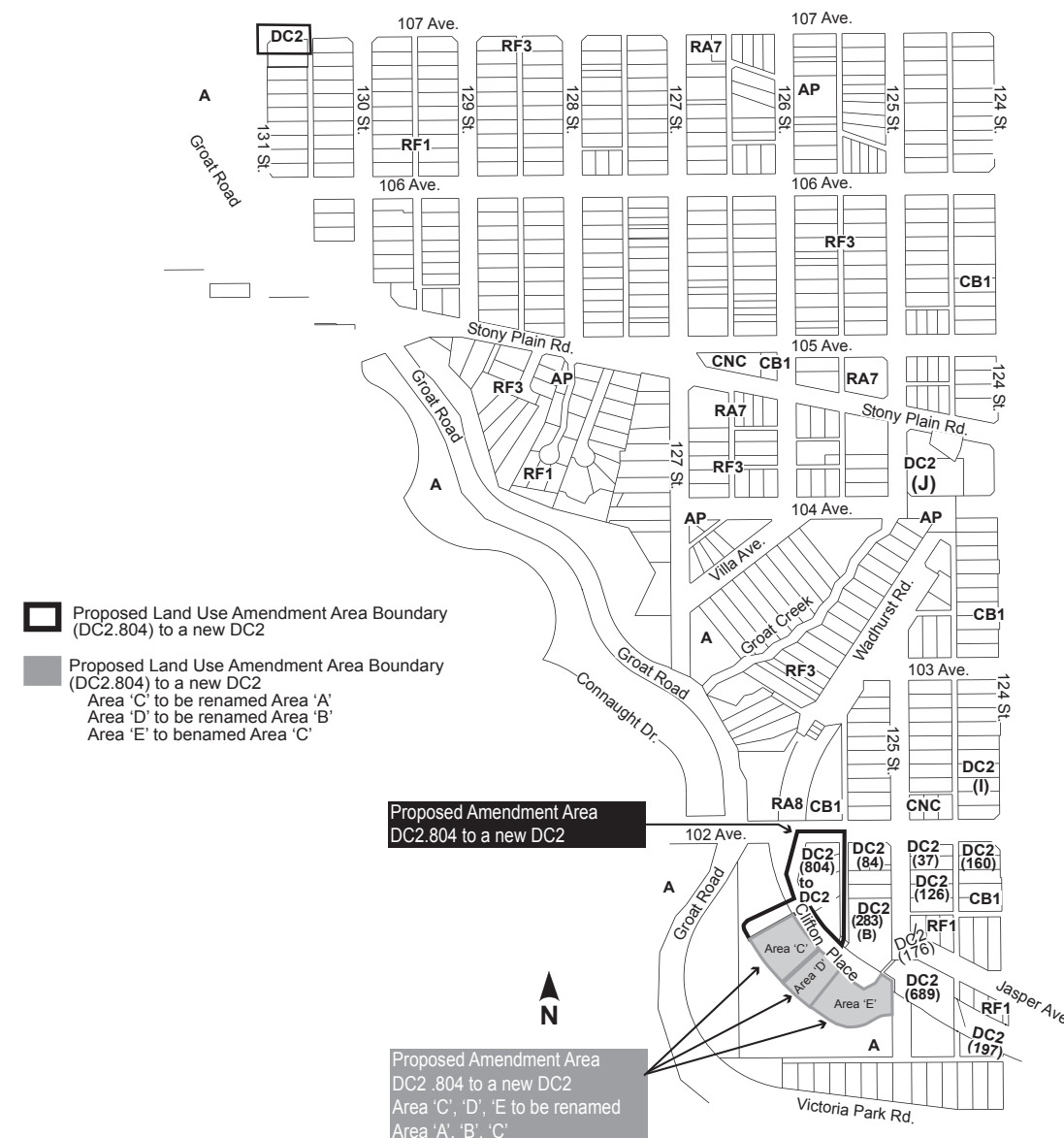
An Implementation Plan is a living/changing document that guides the development of a neighbourhood

The current Groat Estates Implementation Plan designates this site as the previously approved DC2.804 zoning

This application requires an amendment to the existing Groat Estates Implementation Plan in order to accommodate the new DC2 zones for this specific site

Groat Estate Implementation Plan

Map 7: Proposed Land Use Concept



WHAT INFORMATION IS CONSIDERED WHEN MAKING A DECISION?

Council-approved Policies, Plans and Guidelines:

- The Way We Grow - the City's growth and development plan
- Groat Estate Implementation Plan
- Residential Infill Guidelines

Planning Analysis:

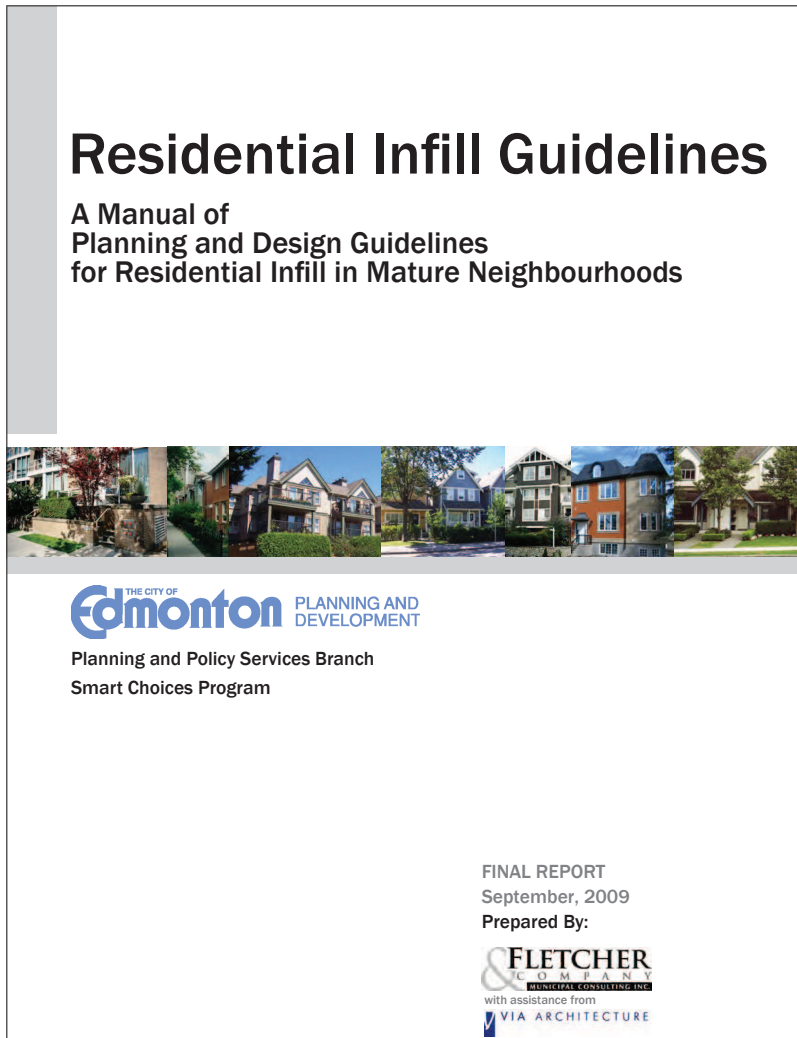
- Building and site design regulations
- How the proposed development fits into the neighbourhood

Technical Information:

- Traffic Impact Assessment - The proposed development'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)
- Sun shadow analysis
- Wind impact analysis

Public Input:

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



WHAT HAPPENS NEXT?

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After tonight's open house:

- City staff will send a summary of what we heard tonight, if you provided your email address on the sign-in sheet
- Summary will also be sent to the Councillor and the Applicant
- You can contact the file planner at any time at:

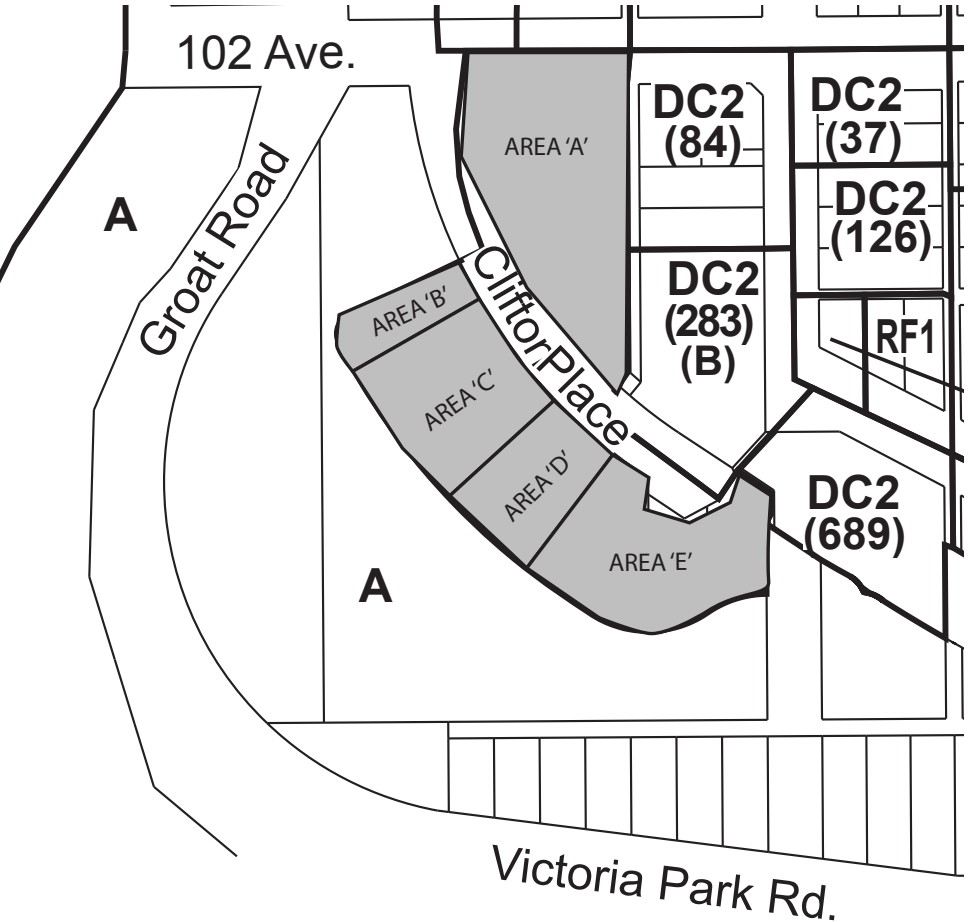
Fiona Hamilton
fiona.hamilton@edmonton.ca
780-423-7495

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

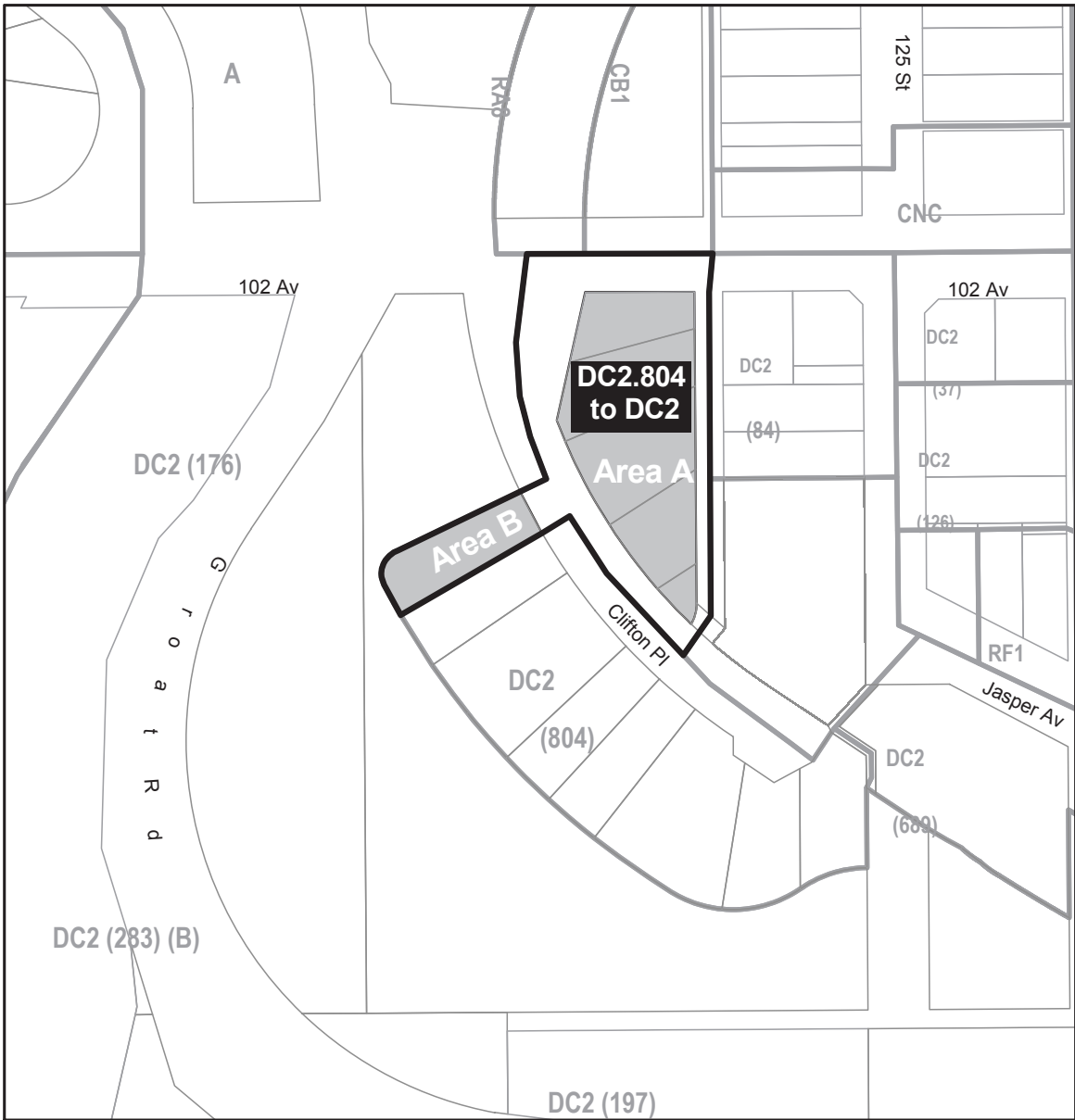
- File planner will send you a notice about the Public Hearing
- You can register to speak in front of Council or listen online

EXISTING ZONING INTENT AND LAND USES

EXISTING: (DC2.804) Provision General Purpose				
To accommodate a comprehensive redevelopment of Clifton Place into a mixed use site, primarily residential, with row housing and high rise apartment housing complemented by local commercial uses. The built form will achieve a high standard of appearance and urban design through the use of three (3) slim high-rise towers setback on low rise podiums, pedestrian connectivity, and active residential and commercial frontages.				
EXISTING: USES				
AREA 'A'	AREA 'B'	AREA 'C'	AREA 'D'	AREA 'E'
<ul style="list-style-type: none">• Apartment Housing• Boarding and Lodging Houses suitable for seniors• Business Support Services• Community Recreation Services• Live Work Unit• Minor Home Based Businesses• Professional, Financial and Office Support Services, excluding loan offices• Residential Sales Centre• Row Housing	<ul style="list-style-type: none">• Amenity Space, in the form of a quasi-public park	<ul style="list-style-type: none">• Apartment Housing• Boarding and Lodging Houses suitable for seniors• Live Work Unit• Minor Home Based Businesses• Residential Sales Centre• Row Housing	<ul style="list-style-type: none">• Live Work Unit• Minor Home Based Businesses• Row Housing• Residential Sales Centre	<ul style="list-style-type: none">• Apartment Housing• Boarding and Lodging Houses suitable for seniors• Live Work Unit• Minor Home Based Businesses• Residential Sales Centre• Row Housing



PROPOSED ZONING INTENT AND LAND USES



PROPOSED: DC2 Provision General Purpose	
To accommodate a high rise residential tower, with a large podium for assisted living facilities, and provide a publicly-accessible private park to support the redevelopment of this site.	
PROPOSED: Uses*	
AREA 'A'	AREA 'B'
<ul style="list-style-type: none">• Apartment Housing• Buisness Support Services• Community Recreation Services• Extended Medical Treatment Services• Group Home• Live Work Unit• Lodging Houses• Minor Home Based Business• Professional, Financial and Office Support Services• Residential Sales Centre• Row Housing	<ul style="list-style-type: none">• Publicly Accessible Private Park

* = The list of uses is not exhaustive

PROPOSED ZONING INTENT AND LAND USES



PROPOSED: DC2 Provision General Purpose

To accommodate a comprehensive redevelopment of Clifton Place into a mixed use site, primarily residential, with row housing and high rise apartment housing. The built form will achieve a high standard of appearance and urban design through the use of two (2) slim high-rise towers setback on low rise podiums, pedestrian connectivity, and active residential and commercial frontages

PROPOSED: Uses*

AREA 'A'	AREA 'B'	AREA 'C'
<ul style="list-style-type: none">• Apartment Housing• Boarding and Lodging Houses Suitable for seniors• Live Work Unit• Minor Home Based Business• Residential Sales Centre• Row Housing	<ul style="list-style-type: none">• Live Work Unit• Minor Home Based Businesses• Row Housing	<ul style="list-style-type: none">• Apartment Housing• Boarding and Lodging Houses Suitable for seniors• Live Work Unit• Minor Home Based Business• Residential Sales Centre• Row Housing

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