OPEN HOUSE







WELCOME

CITY OF EDMONTON – Sustainable Development



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 accommodate 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



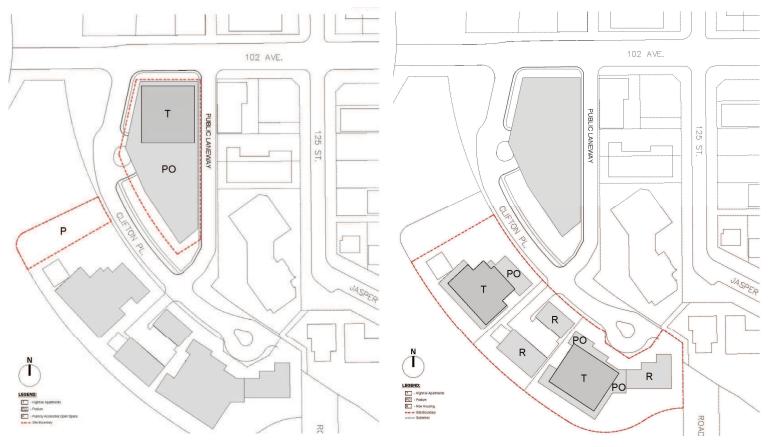
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SITE SPECIFIC DEVELOPMENT CONTROL PROVISION (DC2)

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



Proposed Rezoning & Plan Amendment LDA17-0057

WHAT IS THE REZONING PROCESS?

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Apr 13, 2017

Notice Sent to Property Owners & Stakeholders

OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT





Pre-Consultation

July 2016



Application Received

Jan. 31, 2017





Meeting May 4, 2017



Ongoing

Technical Review by City **Departments** & Agencies



Evaluate Input



Draft Bylaw Recommendations



Notice of Public Hearing



Public Hearing



Decision by Council

Approximately 2-3 month time frame from today (Dependant on information provided from the applicant and review time by the City)

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PLANNING & DEVELOPMENT CONTEXT

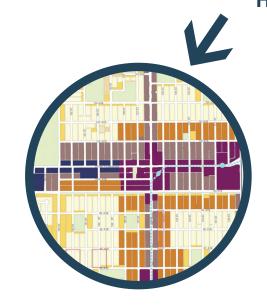
WE ARE

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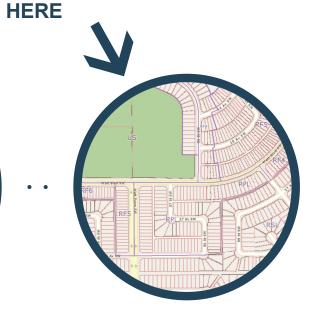
Strategic Plans, Policies & Guidelines

- 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)



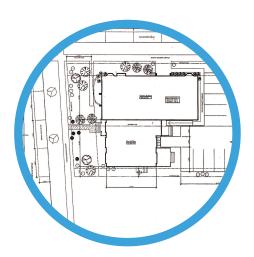
Area Redevelopment Plans

- Plans for mature neighbourhoods, commercial corridors or Light Rail Transit Stations
- Guide how an area will redevelop over time, including changes to land use and densities, infrastructure capacity, and public amenities



Zoning & Subdivision & Servicing Agreements

- **Zoning** establishes development rights including uses, building heights, landscaping and parking
- **Subdivision** divides land into smaller parcels
- Servicing Agreements identify municipal improvements to be built by the developer (sewers, water, roads, etc.)



Development & Building Permits

 Allows for the construction and operation of new homes, buildings, parks and facilities based on the Edmonton Zoning Bylaw and the Alberta Building Code.



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WHAT IS THE CHANGE TO THE IMPLEMENTATION PLAN?

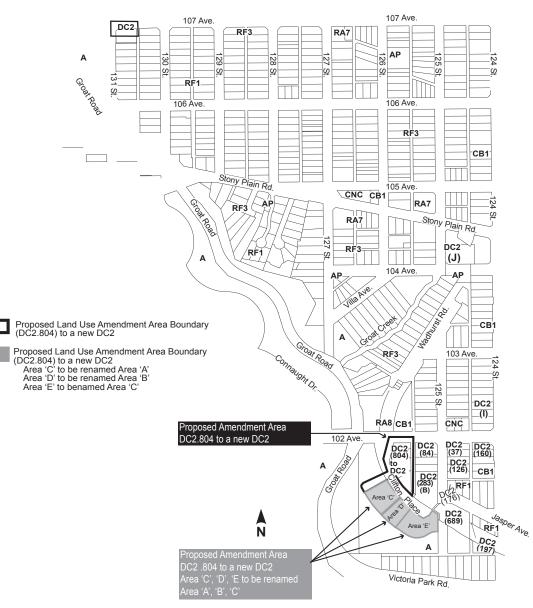
An Implementation Plan is a living/changing document that guides the development of a neighbourhood

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





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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

Residential Infill Guidelines

A Manual of Planning and Design Guidelines for Residential Infill in Mature Neighbourhoods



Planning and Policy Services Branch
Smart Choices Program

FINAL REPORT
September, 200
Prepared By:





WHAT HAPPENS NEXT?

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

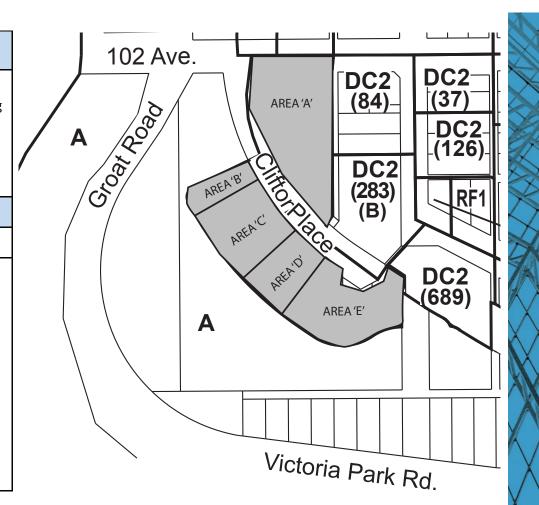


EXISTING ZONING INTENT AND LAND USES

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.

EXITING: USES				
AREA 'A'	AREA 'B'	AREA 'C'	AREA 'D'	AREA 'E'
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		Apartment Housing Boarding and Lodging Houses suitable for seniors Live Work Unit Minor Home Based Businesses Residential Sales Centre Row Housing	Live Work Unit Minor Home Based Businesses Row Housing Residential Sales Centre	Apartment Housing Boarding and Lodging Houses suitable for seniors Live Work Unit Minor Home Based Businesses Residential Sales Centre Row Housing

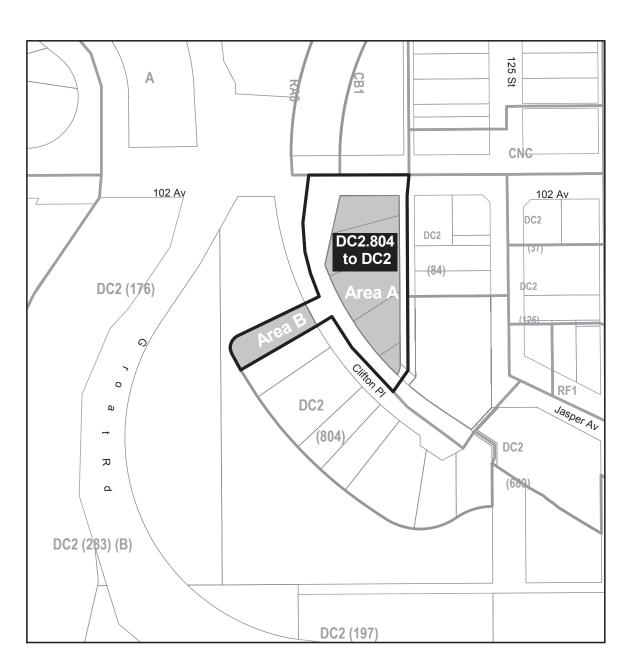


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PROPOSED ZONING INTENT AND LAND USES



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'			
 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 	Publicly Accessible Private Park			

^{* =} The list of uses is not exhaustive



Proposed Rezoning & Plan Amendment LDA17-0057

PROPOSED ZONING INTENT AND LAND USES

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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'			
 Apartment Housing 	Live Work Unit	 Apartment Housing 			
 Boarding and Lodging 	Minor Home Based	 Boarding and Lodging 			
Houses Suitable for seniors	Businesses	Houses Suitable for seniors			
• Live Work Unit	Row Housing	• Live Work Unit			
 Minor Home Based 		 Minor Home Based 			
Business		Business			
 Residential Sales Centre 		 Residential Sales Centre 			
• Row Housing		Row Housing			

^{* =} The list of uses is not exhaustive



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