

# PUBLIC HEARING PROCESS



## Evaluate Input

The City has evaluated input from review departments and the public and is currently drafting bylaw recommendations in preparation for the **June 12, 2017** Public Hearing

## Draft Bylaw Recommendations

- Sustainable Development recommends that City Council **approve** the application
- The recommendation has been made with consideration of City policy, technical feedback, and public feedback

## Notice Of Public Hearing

- Information about the Public Hearing will be mailed to surrounding property owners and stakeholders before it takes place
- The Public Hearing will also be advertised in the Edmonton Journal and at [Edmonton.ca/CenturyParkRezoning](http://Edmonton.ca/CenturyParkRezoning)

## Public Hearing

City Council makes decisions about rezoning bylaw proposals at a Public Hearing

- The public can register to speak at a Public Hearing to voice support or opposition to a proposed bylaw
- The Mayor will call the names of those registered to speak
- City Administration will provide an overview of the bylaw
- Those in favour of the bylaw will speak, followed by those opposed
- Each speaker has up to 5 minutes to make their presentation
- After each presentation, Council may ask questions to the speaker
- After all speakers have been heard, Council may ask questions of Administration
- Those who wish to speak to new information may do so
- Council may then close the public hearing, debate the bylaw, and vote

More information about Public Hearings and how to register to speak can be found on the Council and Committee Meetings webpage: [Edmonton.ca/Meetings](http://Edmonton.ca/Meetings)



# YOU WERE HEARD

TOPIC	CONCERN	RESPONSE
Density	Too much density	Density reduced
Open space	Not enough open space	Ground-level open space added
Club house	Promised club house amenity	2,300 sq m indoor recreation facility added
Site access	Re-opening the 29 Avenue / 109 Street intersection received mixed opinions	Traffic signals will be installed
Traffic	Traffic congestion	Traffic Impact Assessment reviewed and approved
Parking	Enough parking needed	Parking plan proposed
	LRT riders parking in neighbourhood	Residential Parking Program available
Timeline	The site is not being built fast enough	“Sunset clause” added
Communication	The developer should communicate better with the community	“Good neighbour agreement” added



# PROPOSED REZONING HIGHLIGHTS

## Mixed Uses

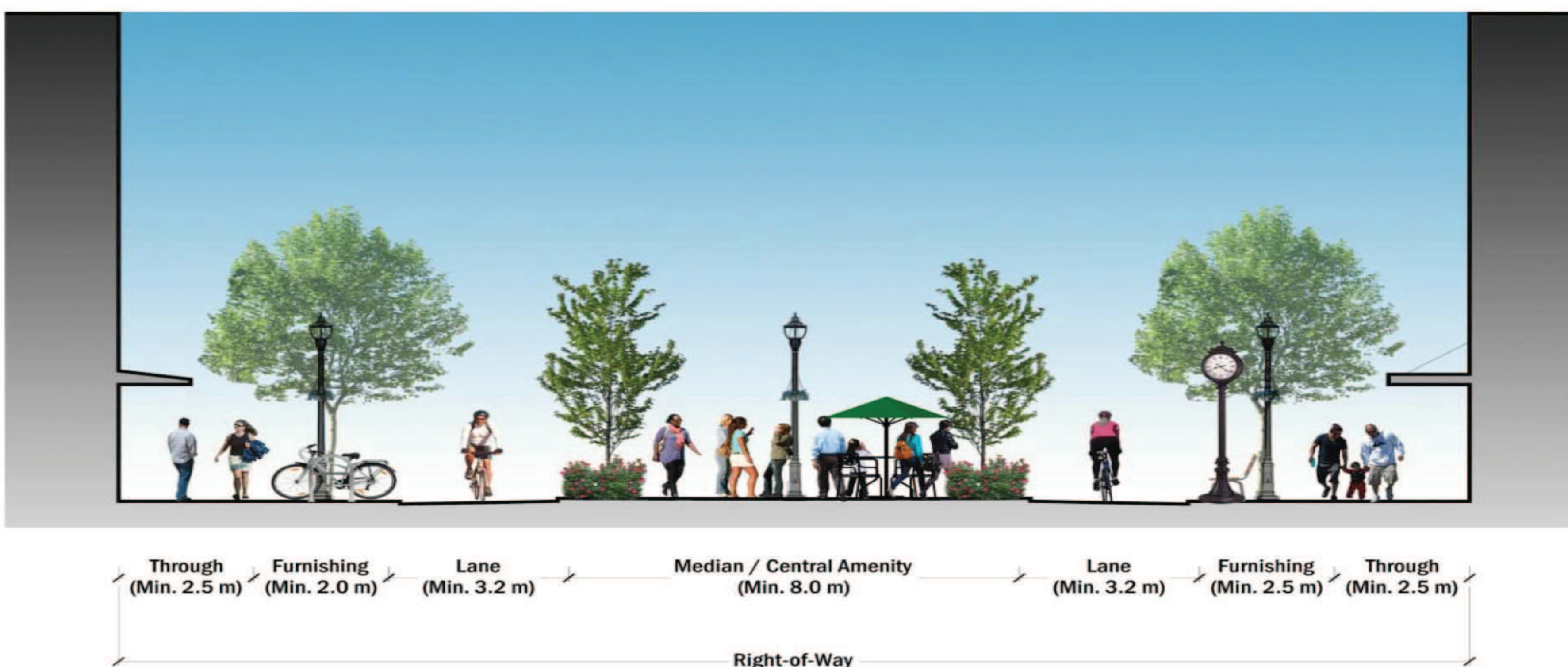
- Mix of residential and commercial uses across the site in small blocks with distinct street types and land uses

## Density & Height

- Maximum of 3,995 residential units
- Building height up to 90 m in select locations
- Higher buildings close to the LRT and central part of the site
- Lower buildings like townhouses near the north and northeast edges of the site

## Commercial Main Street

- Acts as a public space for farmer's markets and other events
- Provides a connection from the east side of the site to the transit centre
- Limited and low speed vehicle access



MAIN STREET CROSS-SECTION

## Park and Ride

- Park and ride moved from surface into underground and aboveground parking structures over time

## Phasing Plan

- Development will happen over three phases, generally running from south to north

## Community Contributions

- Public art (\$6.80 per sq. m)
- 5% of residential units must be family-oriented
- Affordable housing according to City Policy C582
- Community and/or child care space within a 400 m<sup>2</sup> on-site facility
- Contribution to Ermineskin Community League for off-site public amenity