

# WELCOME RESIDENTS

Edmonton



# WHY ARE WE HERE?

A Land Development Application has been submitted by V3 Companies of Canada Ltd.

The application is on behalf of the Riverview Crossing site owners, Ayrshire Group.

City Planning is reviewing the application according to city plans, policies, and guidelines, and for technical feasibility with regards to municipal utilities, transportation, and impact to the community.

Today we are requesting your feedback on this proposal.

The application proposes to:

- Rezone a portion of the east of the site, approximately 0.99 hectares from:

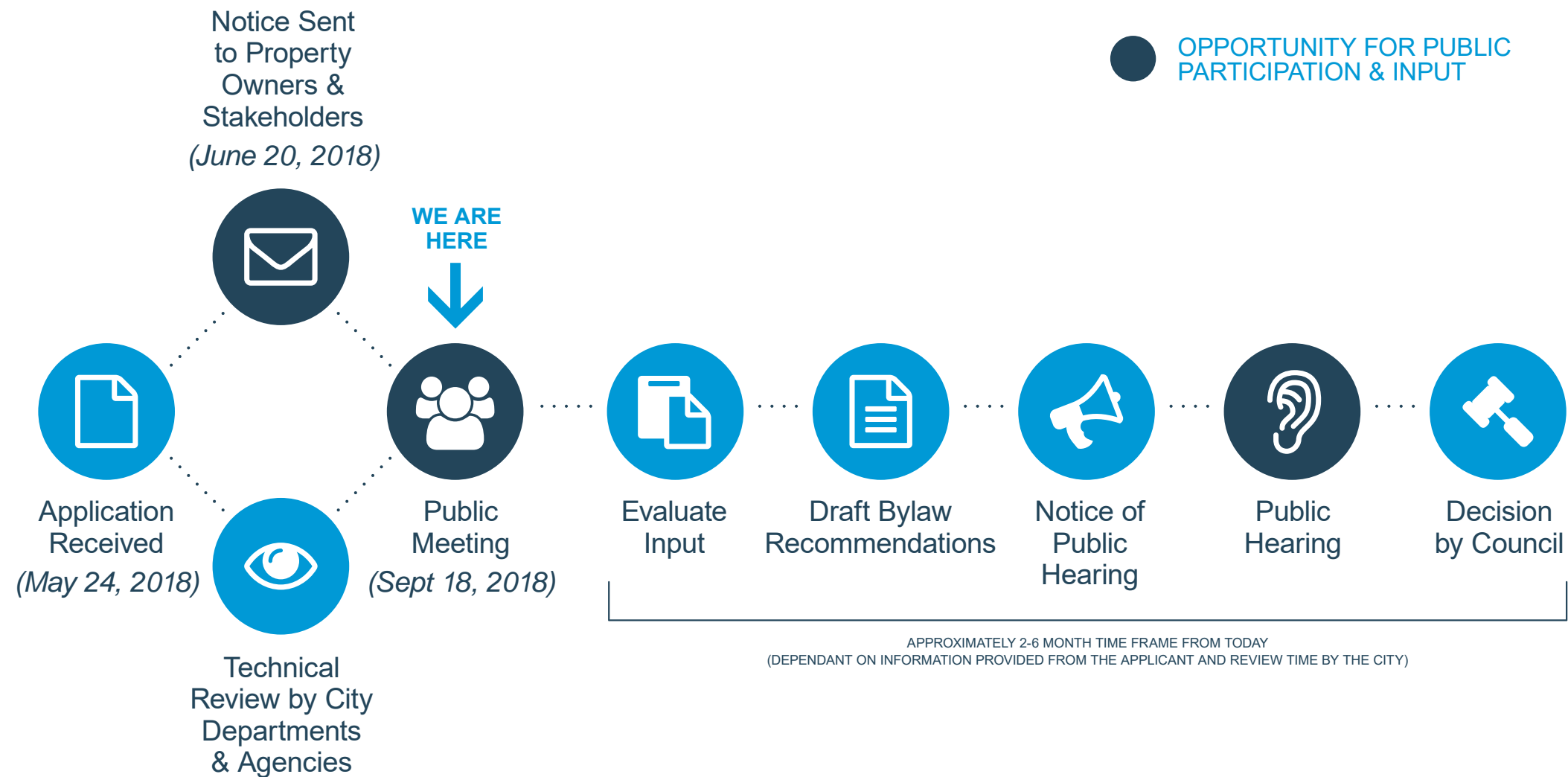
**Shopping Centre Zone (CSC)**

to

**Medium Rise Apartment Zone (RA8)**

- Amend the Abbottsfield/Rundle Heights Community Development Plan:
  1. Change the designation of this portion of the site from Commercial, to Apartment on the Existing Land Use map.
  2. Change the designation of this portion of the site from CSC, to RA8 on the Abbottsfield Land Use Zone map.

# REZONING PROCESS CHART



# PLANNING & DEVELOPMENT PROCESS

WE ARE  
HERE



## 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.

# REZONING SITE OVERVIEW



## Existing

- Current land use is a surface parking lot, formerly used by a grocery store
- Demolished fast food pad site
- Leased Area used for recycling centre

## Proposed

- Rezoning to (RA8) Medium Rise Apartment Zone
- Allows Apartment buildings up to six storeys high (23 m)
- Allows minor related commercial uses such as daycares and convenience stores
- No site plan is required at this stage for a standard zone



# VIEWS OF THE SITE

View Looking North



View Looking South



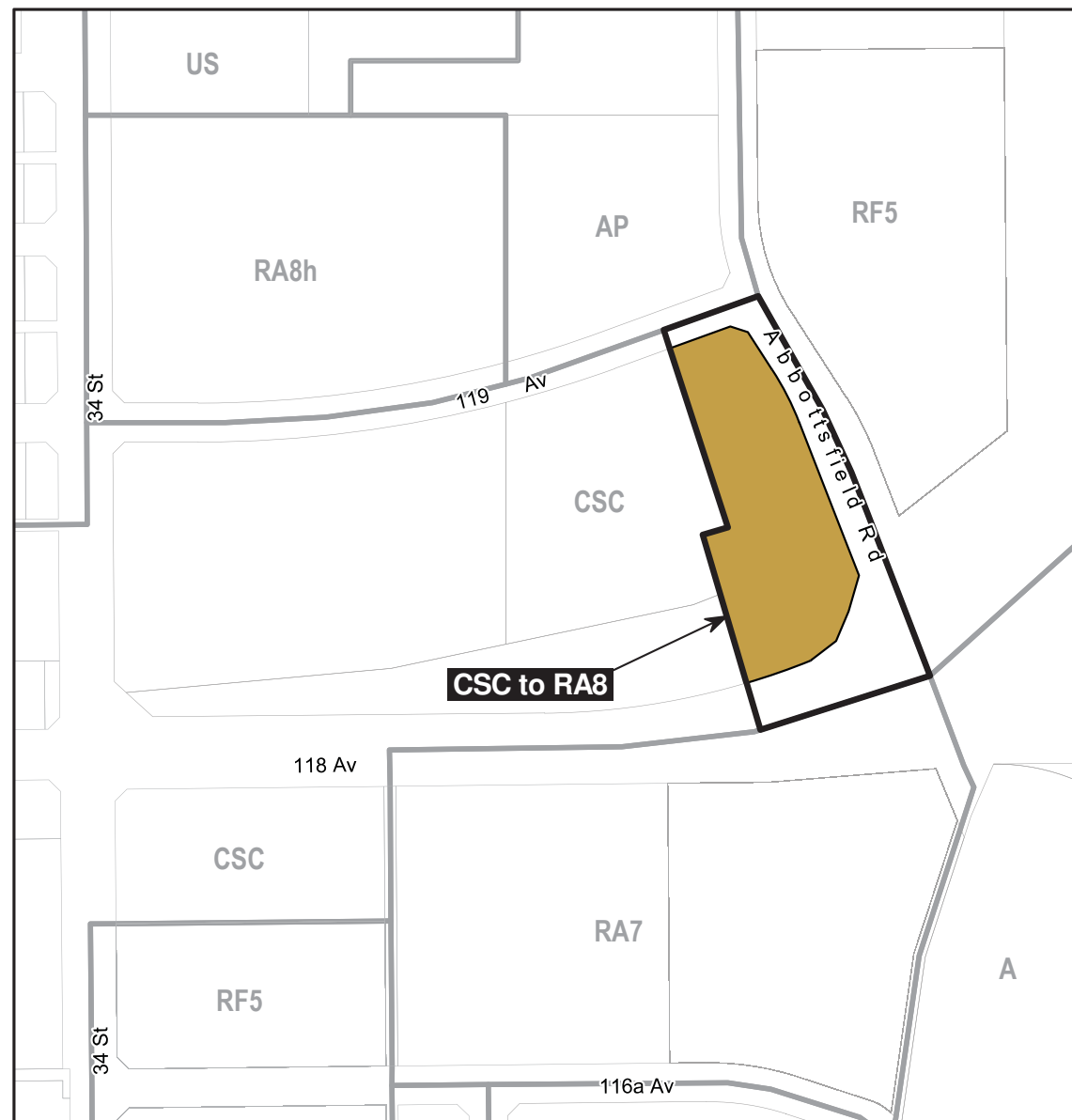
View Looking East



View Looking West



# PROPOSED ZONING MAP



# POSSIBLE USES FOR THE SITE

## Possible Uses under the proposed Medium Rise Apartment Zone

### Permitted:

- Apartment Housing
- Group Homes
- Limited Group Homes
- Lodging Houses
- Minor Home Based Business
- Row Housing
- Secondary Suites
- Stacked Row Housing, excluding Semi-detached and Duplex Housing
- Urban Gardens
- Fascia On-premises Signs
- Projecting On-premises Signs

### Discretionary:

- Child Care Services
- Conversion of Single Detached, Semi-detached and Duplex Dwellings to Professional, Financial and Office and Support Services
- Convenience Retail Stores
- Fraternity and Sorority Housing
- Garden Suites
- Major Home Based Business
- Personal Service Shops
- Religious Assembly
- Residential Sales Centre

- Single Detached, Semi-detached and Duplex Housing
- Urban Outdoor Farms
- Freestanding On-premises Signs
- Temporary On-premises Signs







# ZONING COMPARISON CHART

Regulation	Current: CSC Zone	Proposed: RA8 Zone
<b>Maximum Height (m)</b>	16	23
<b>Maximum Floor Area Ratio (FAR)</b>	1.0	2.5
<b>Maximum Residential Density</b> (dwelling units per hectare)	None	224
<b>Front Setback (m)</b>	6.0	6.0
<b>Rear Setbacks (m)</b>	None	7.5
<b>Side Setback (m)</b>	6.0	<p>1.0 m for each Storey or partial Storey, up to a maximum of 4.5 m.</p> <p>A total of at least 2.0 m shall be provided in all cases.</p> <p>Side Setback shall be not less than 4.5 m when it abuts a flanking public roadway, other than a Lane.</p>



# CONCEPTUAL BUILDING DESIGN



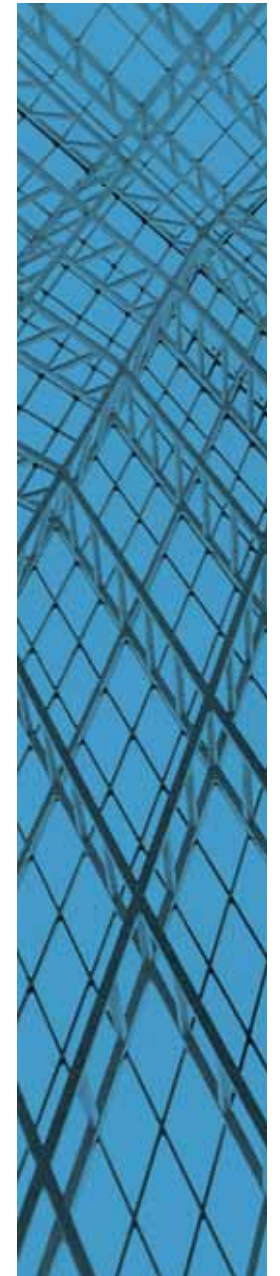
# PLANNING FRAMEWORK



# WHAT DO YOU LIKE ABOUT THIS PROPOSAL?

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Edmonton



# WHAT DO YOU NOT LIKE ABOUT THIS PROPOSAL?

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# WHY ARE WE HERE?

## What you will find at tonight's meeting:

- Details on the proposed rezoning
- Information on Zoning and the Rezoning process
- City Planning staff, the applicants, and the site owners available to answer your questions
- Opportunities to provide us your feedback on the proposal

## Staff in Attendance

### City Planning

Sean Lee, Planner

Andrew McLellan, Senior Planner

Emily Sabo, Transportation Engineer

Miles Hunt, Planning Technician

Nhel Soriano, Planning Student

### Applicant














Nick Pryce, Director, Planning Group - V3  
Companies of Canada Ltd.

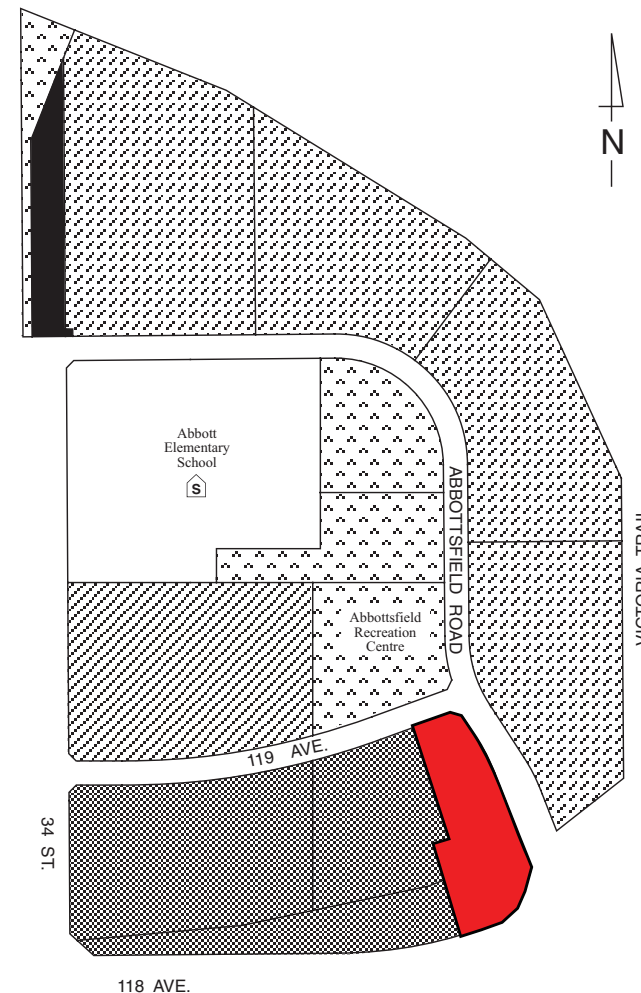
Graham Gooch, Vice President - Ayrshire Group

# PLAN AMENDMENT

## Abbottsfield Existing Land Use

Source: SELUS/LUMP September, 1996

-  One Unit Dwelling
-  Two Unit Dwelling
-  Multi Unit Dwelling
-  Apartment
-  Commercial
-  Industrial/Utilities
-  Transportation
-  Open Space/Recreation
- Institutional Uses**
-  School
-  Religious Assembly
-  Other Institutional
-  Vacant/Undeveloped
-  Proposed Change from COMMERCIAL to APARTMENT



## Existing

The application proposes amendments to two maps in the Abbottsfield Rundle Heights Community Development Plan (CDP), a non-statutory plan adopted in 1996. The CDP does not provide specific guidance regarding this shopping centre site, nor future guidance for changes to land use at this location.

The proposed amendments are to descriptive maps in the Plan. One would change the map on page 18 of the CDP to show the rezoning area as “Apartment” area.

The second change would reflect the new zoning of that portion of the site on the map on page 19 of the CDP.

# THANK YOU!

The logo for the City of Edmonton, featuring the word "Edmonton" in white text on a dark blue square background.

For more information contact:

**Sean Lee**, Planner

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[sean.lee@edmonton.ca](mailto:sean.lee@edmonton.ca)

[edmonton.ca/Abbottsfield](http://edmonton.ca/Abbottsfield)

## Next Steps:

Feedback from this meeting will be compiled in a What We Heard Report. This will be emailed to you if you left your email with us. It will also be included with reports to City Council.

City Planning will complete our review of the application. A Public Hearing date will be scheduled once the review is complete. Notice of the Public Hearing will be published in the newspaper, sent to adjacent property owners, and published on the website. Residents have the opportunity to attend the Public Hearing, and may also speak to the proposal at that time.