

WHAT WOULD THE PROPOSED ZONING ALLOW?



Applicant rendering of the development adjacent to the Holyrood LRT Stop along the private road/85th Street

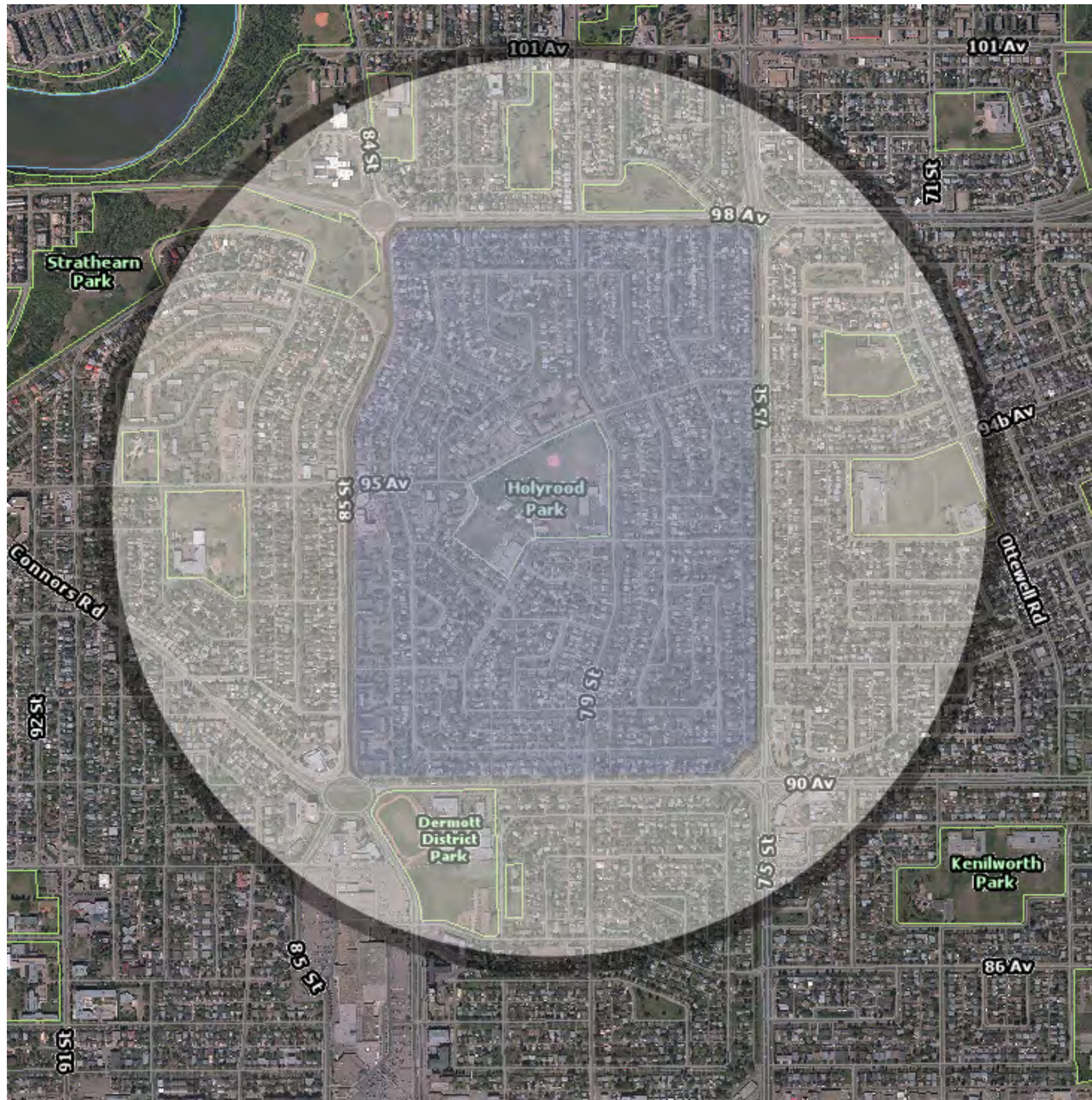
Rezoning to (DC2) Site Specific Development Control Provision to accommodate:

- A maximum of 1200 residential units in a complex consisting of multiple residential apartment and townhouse buildings
- Small-format commercial spaces on the ground-second level at intersection of 85 St NW and 93 Ave NW
 - Hairdresser
 - Cafe
 - Doctor's Office
 - Restaurant
- Parking to be provided on site, and will primarily be underground with surface commercial and visitor parking
- Active residential and commercial frontage, with individual entrances from the ground floor units to the street, are to be provided along 85 Street and 93 Ave



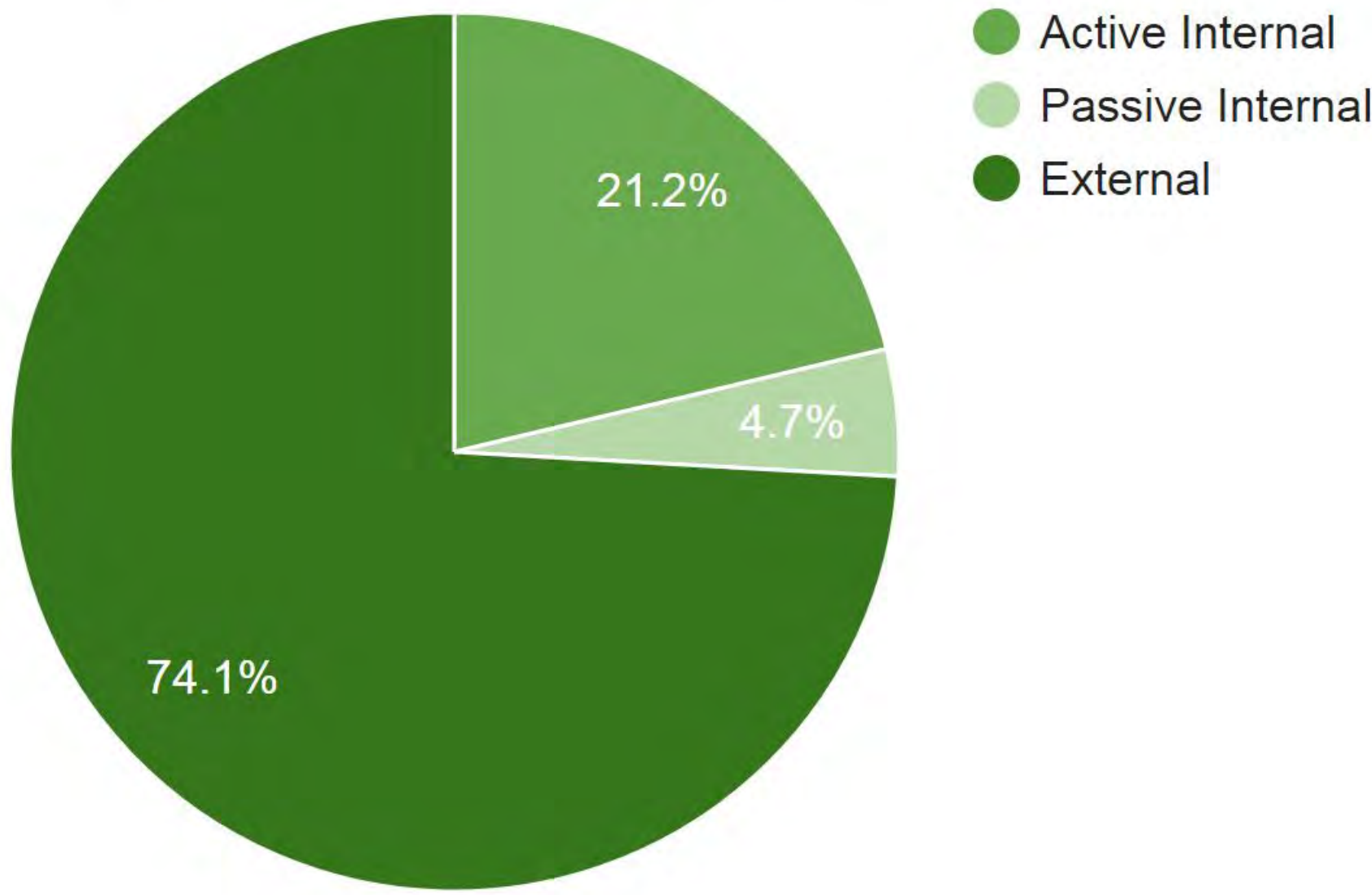
PARKSPACE

Holyrood Internal and External Greenspace



Internal Scope
External Scope

Holyrood - Greenspace Breakdown (Ha)



An example of a Road Island Park along 83 St NW

Holyrood is currently serviced by:

- Internal - Greenspace within the neighbourhood, either
 - “Active” - Programmed areas of greenspace (ie. sport fields and playgrounds)
 - “Passive” - Non-programmed areas of greenspace (ie. road islands)
- External - Greenspaces within a walkable distance (400m) of the neighbourhood edge

Examples of Greenspaces in and around Holyrood:

- Playgrounds
- Community Gardens
- Natural Areas (the River Valley)
- Leisure Centre
- Baseball Diamonds, Soccer Field, Community Rinks, Basketball Court, Track, Tennis Courts



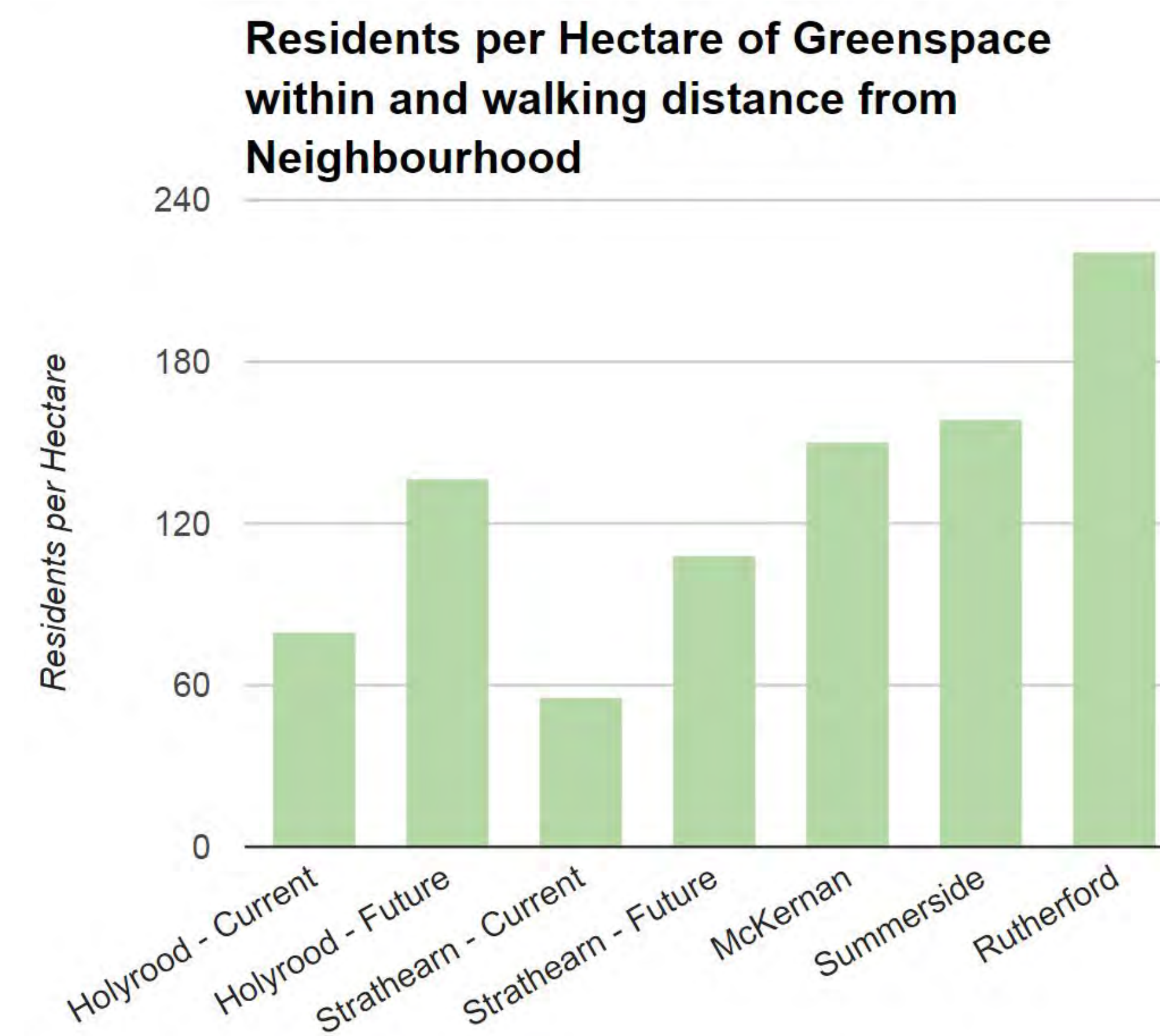
PARKSPACE



Intersection of 79 St NW and 95 Ave NW

Compared to other neighbourhoods in the city, Holyrood has a lower amount of residents per hectare of greenspace:

- Holyrood and Strathearn are Mature Neighbourhoods, where declining populations mean underutilized greenspaces
- McKernan showcases how transit-oriented development can more effectively use the neighbourhood's existing greenspace
- Suburban Neighbourhoods like Summerside and Rutherford still have plenty of greenspace, but utilize it more efficiently
- With an increase in population, Holyrood falls more in line with other neighbourhoods in the city
 - Also, this calculation does not account for new greenspace that will be in the development





ZONING COMPARISON (EXISTING VS PROPOSED DC2)

	Existing: DC2.409 (Areas 2-4)	Proposed: DC2 (Area 2-A and 2-B)
Maximum # of Dwellings	365	1200
Max Floor Area Ratio (FAR)	1.6	3.5
Density (Units/Hect)	~ 83 dwelling units/ha	~ 275 dwelling units/ha
Uses	Residential	Residential and small-scale Commercial/Retail/Office
Storeys	4.5 storeys	22 storeys
Maximum Height	17 m (approximately 4 storeys)	79 m (approximately 22 storeys)
Minimum Parking	<ul style="list-style-type: none">- Approximately 425 spots- Max of approximately 55 surface parking stalls for visitors	<ul style="list-style-type: none">- Approximately 1020 spots- Parking provided primarily in underground parking stalls



NEXT STEPS

After tonight's open house:

- File planner will send you a summary of what we heard tonight
- Summary will also be sent to the Councillor and the Applicant
- Applicant may make changes based on the public feedback or comments from the technical review
- You can contact the file planner at any time

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

- File planner will send notice to surrounding property owners & the Holyrood Community League when the Public Hearing date is confirmed
- The public hearing information will also be advertised in the Edmonton Journal
- You can register to speak in front of Council or listen online at **councilontheweb.edmonton.ca**



PUBLIC MEETING FEEDBACK

What opportunities does this project present?



PUBLIC MEETING FEEDBACK

What challenges does this project present?



PUBLIC MEETING FEEDBACK

What do you want City Council to know when they consider this application?



THANK YOU

Thank you for attending!

