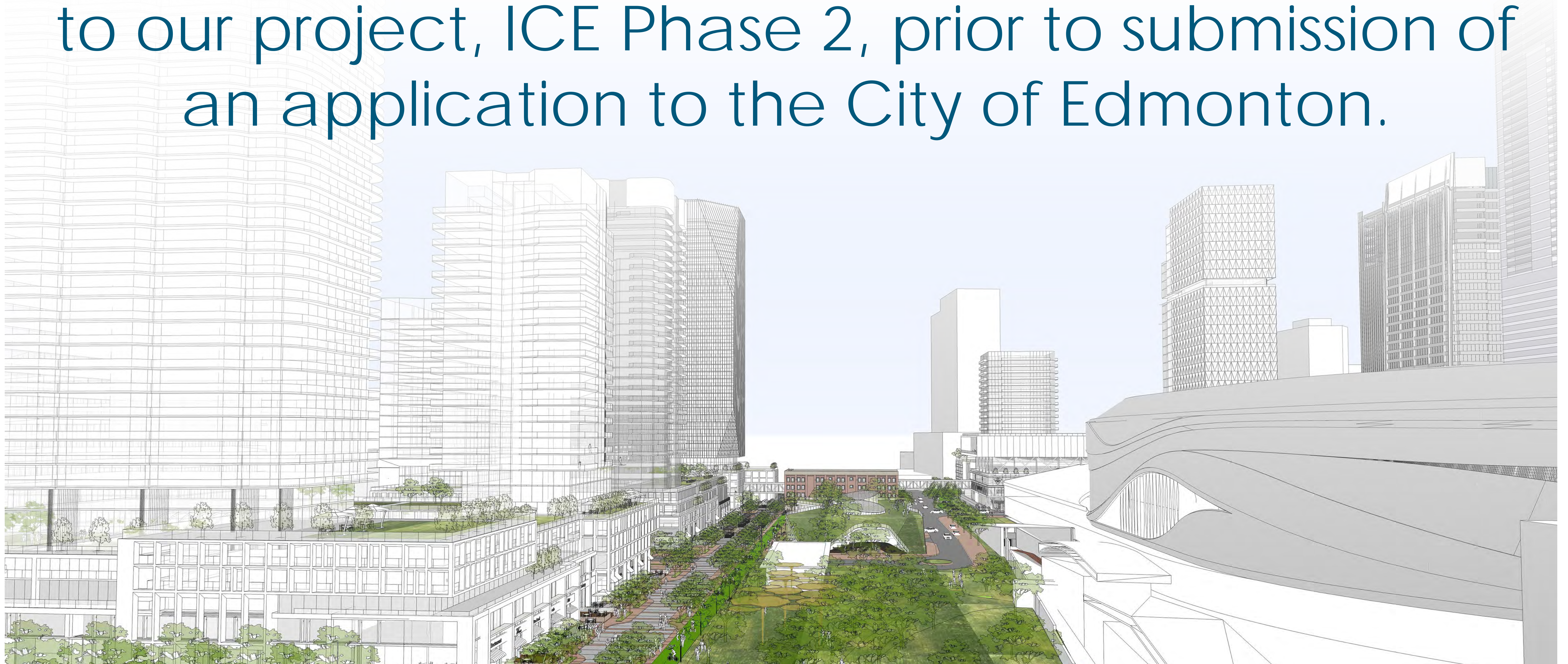


# Welcome to ICE Phase 2

## Open House

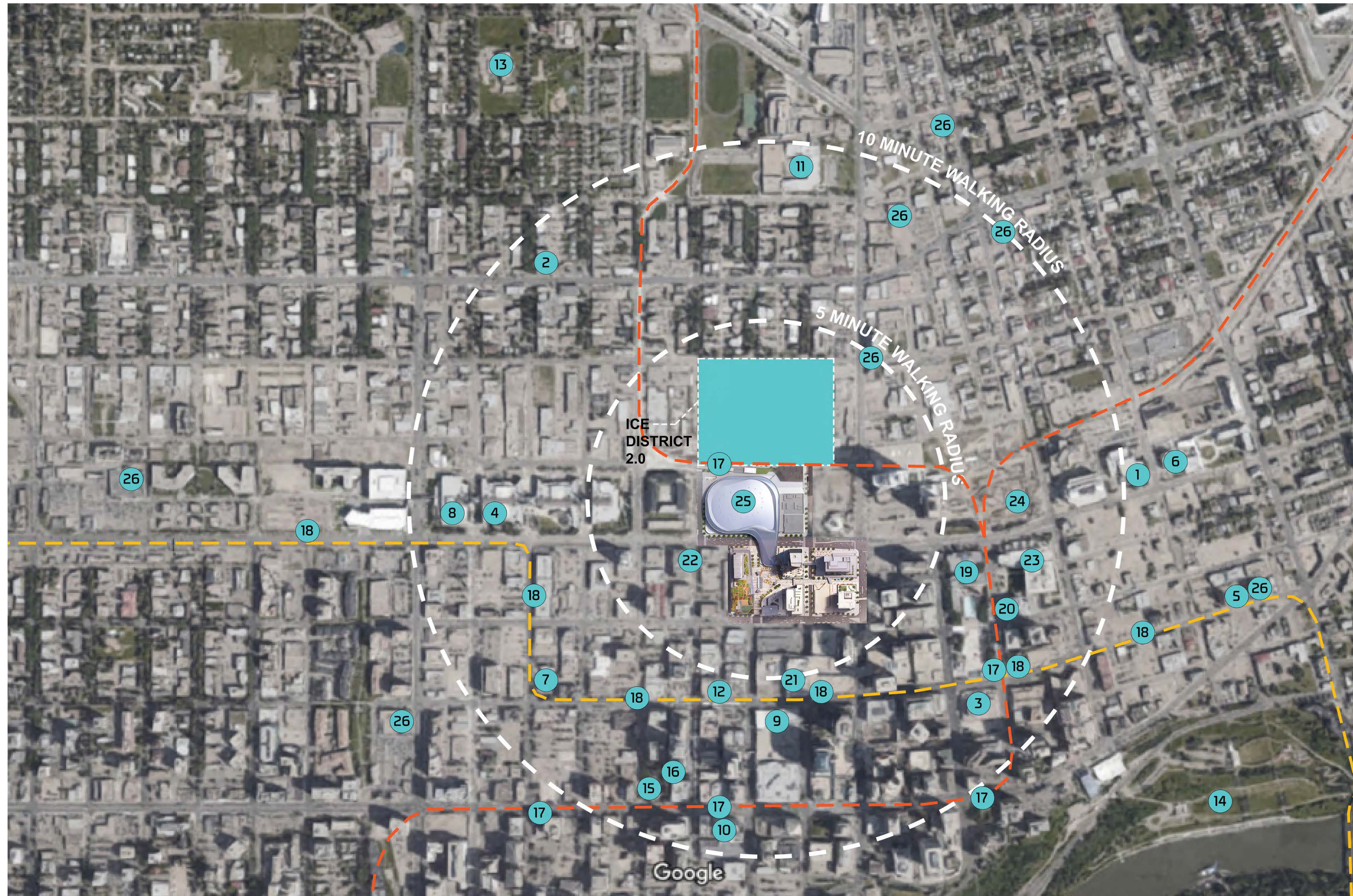
The purpose of this open house is to introduce you to our project, ICE Phase 2, prior to submission of an application to the City of Edmonton.



*Note: All renderings are conceptual to represent potential development. No buildings have been sited or designed.*



# Context Map



## LEGEND

### POLICE STATIONS:

- 1 POLICE HEADQUARTERS
- 2 DOWNTOWN DIVISION

### LIBRARIES:

- 3 THE STANLEY MILNER LIBRARY
- 4 MACEWAN UNIVERSITY LIBRARY
- 5 EDMONTON CHINA TOWN CHINESE LIBRARY

### FIRE HALLS:

- 6 EDMONTON FIRE DEPARTMENT
- 7 EDMONTON FIRE STATION #2

### COMMUNITY CENTER FITNESS:

- 8 MACEWAN UNIVERSITY SPORTS & WELLNESS
- 9 DON WHEATON FAMILY YMCA
- 10 WORLD HEALTH

### SCHOOLS:

- 11 K - 12 VICTORIA SCHOOL
- 12 10 - 12 CENTER HIGH CAMPUS
- 13 K - 6 JOHN A. MCDOUGAL SCHOOL

### PARKS:

- 14 LOUISE MCKINNEY RIVERFRONT PARK
- 15 BEAVER HILLS HOUSE PARK
- 16 MICHAEL PHAIR PARK

### LIGHT RAIL TRANSIT:

- 17 LRT STATION
- 18 FUTURE LRT STATION
- 18 FUTURE LRT TRACK

### POINTS OF INTEREST:

- 19 CITY HALL
- 20 ART GALLERY OF ALBERTA
- 21 CITY CENTER MALL
- 22 NEON SIGN MUSEUM
- 23 EDMONTON LAW COURTS
- 24 ROYAL ALBERTA MUSEUM
- 25 ROGERS PLACE
- 26 GROCERY STORE



# Site Plan





# Existing Conditions

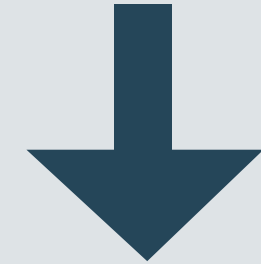




## COMMUNITY CONSULTATION PROCESS

## CITY LEAD REQUIRED PROCESS

WE ARE HERE



Meeting Notice Sent to Residents & Stakeholders



PRE-APPLICATION PUBLIC MEETING 1



- Introduction of proposed project
- Presentation of proposed planning principles



Advanced Notice Sent to Residents & Stakeholders

CITY OF EDMONTON PUBLIC MEETING #1



What We Heard Report

CITY OF EDMONTON PUBLIC MEETING #2



What We Heard Report



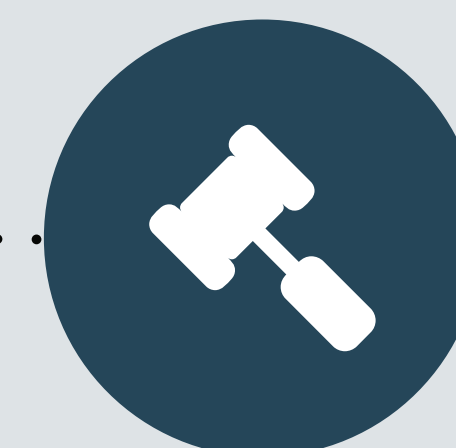
OPPORTUNITY FOR PUBLIC PARTICIPATION & INPUT



Review Revision



City Planning Writes Report & Recommendation for Council



Public Hearing & Decision by Council



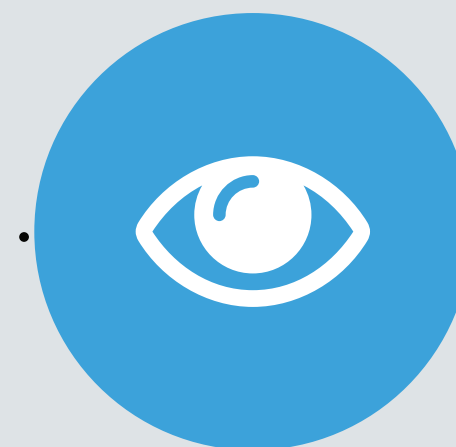
First Submission



City Reviews & Applicant Revises



Second Submission



City Reviews & Applicant Revises





# Proposed Applications

1. Amendment to the Central McDougall/ Queen Mary Park Area Redevelopment Plan
2. Rezoning to create a new Direct Development Control Provision (DC)

## Proposed Zoning

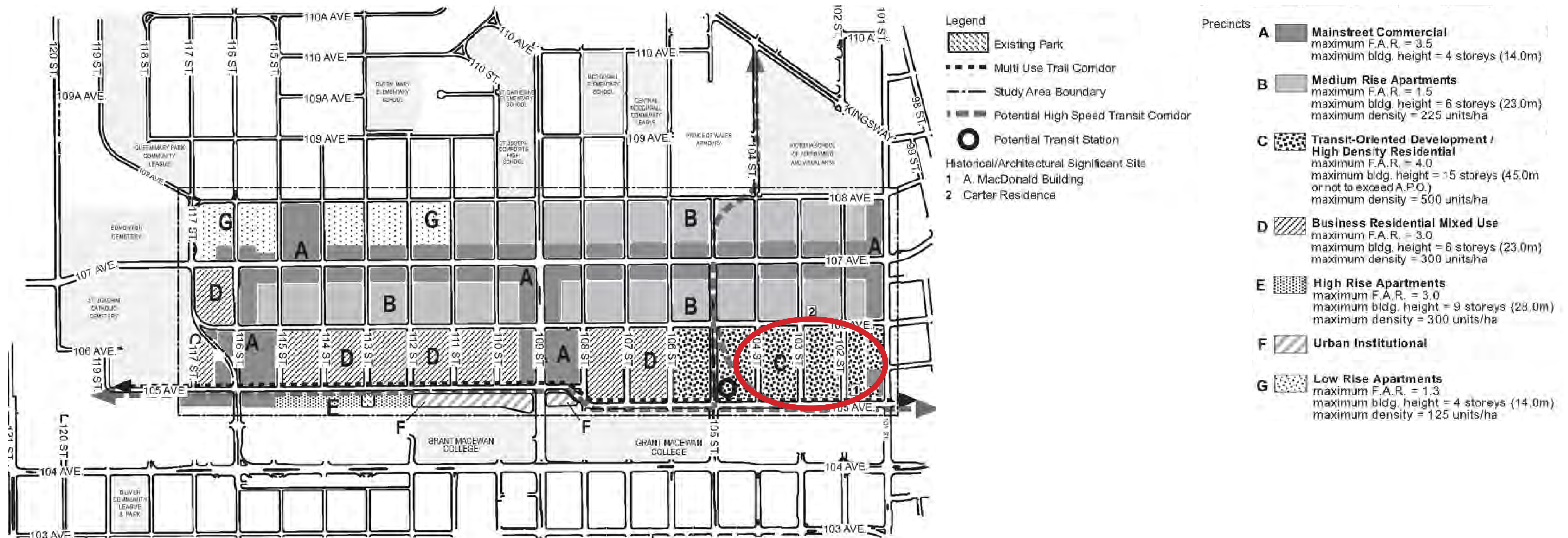
### *Direct Development Control Provision (DC)*

- Allow for a mix of uses: Residential, Commercial, Office, and Park
- Height: maximum 150 m
- FAR: maximum 10.0
- Design regulations to ensure improved public realm, pedestrian-friendly and high quality design



# —Area Redevelopment Plan—

## Central McDougall/Queen Mary Park



Lands within Precinct C - Transit Oriented Development/High Density Residential



# Vision

*To accommodate a large scale, comprehensive, transit-oriented/high density residential mixed use development that creates a livable environment and generates a sense of place and quality development.*

*Note: All renderings are conceptual to represent potential development. No buildings have been sited or designed.*



# Principles

## People

- Provide a mix of uses, including new residential development to bring more people to the area and help improve safety and security.
- Create opportunities for people to congregate and interact by providing both passive and active recreation areas and streets which are inviting and pedestrian friendly.

## Public Realm

- To create a high quality public realm with features such as enhanced sidewalk treatments, lighting, landscaping and street furniture.
- The design of buildings shall incorporate pedestrian friendly elements such as canopies for weather protection, transparency



*Note: All renderings are conceptual to represent potential development. No buildings have been sited or designed.*



# Principles

## Mobility and Streets

- Design public roadways to support transportation options for people and encourage reduced dependence on the private vehicle.
- Design streets to reduce vehicular speed and promote a walkable urban environment.
- Provide connections to adjacent services and amenities such as the MacEwan LRT Station, the Downtown Core and the North Edge.
- Strengthen and improve pedestrian linkages to surrounding areas.



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# Principles

## Design Excellence

- Encourage development to strive for high standards of design and sustainability.
- Buildings shall be designed to provide active frontages for both residential and non-residential uses and be oriented towards public roadways.
- Explore opportunities to meet or exceed sustainability best practices in terms of health and community, changing climate, waste and water conservation, and inspiration and equity.
- Provide buildings that feature high quality architecture and materials.
- Minimize blank walks by providing features such as changes in material, articulation of the building, public art, etc.
- All parking shall be provided underground or be screened from view by incorporating into the podium of buildings. Where incorporated into podiums, parking shall be screened with elements such as active commercial or residential uses.



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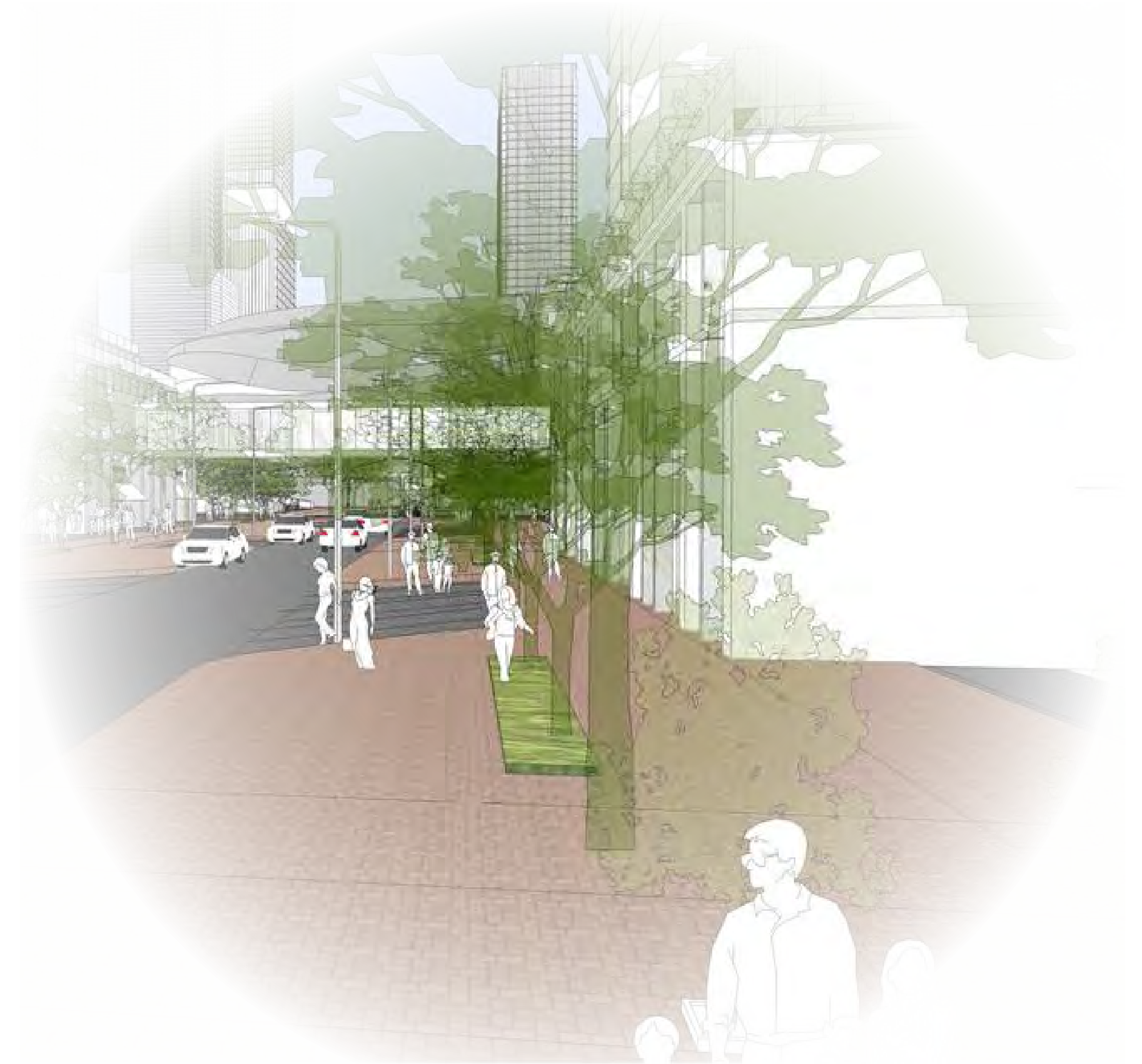
# Principles

## Integration

- Integrate a diversity of uses to allow people to live, work and play.
- Ensure compatible development of adjacent areas are considered based on future redevelopment potential to ensure compatibility in scale and design as the lands redevelop in the future.

## Residential

- Provide a range of housing options and increase housing choices in the core of our city.



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# Principles

## Commercial

- Provide commercial opportunities to accommodate daily needs as well as create employment.

## Open Space

- Provide opportunities to create focal points and gathering spaces through the provision of open space to give the area a sense of place.
- Support initiatives that promote urban agriculture, such as community gardens and edible landscaping.
- Open space shall be designed to accommodate year-round use.



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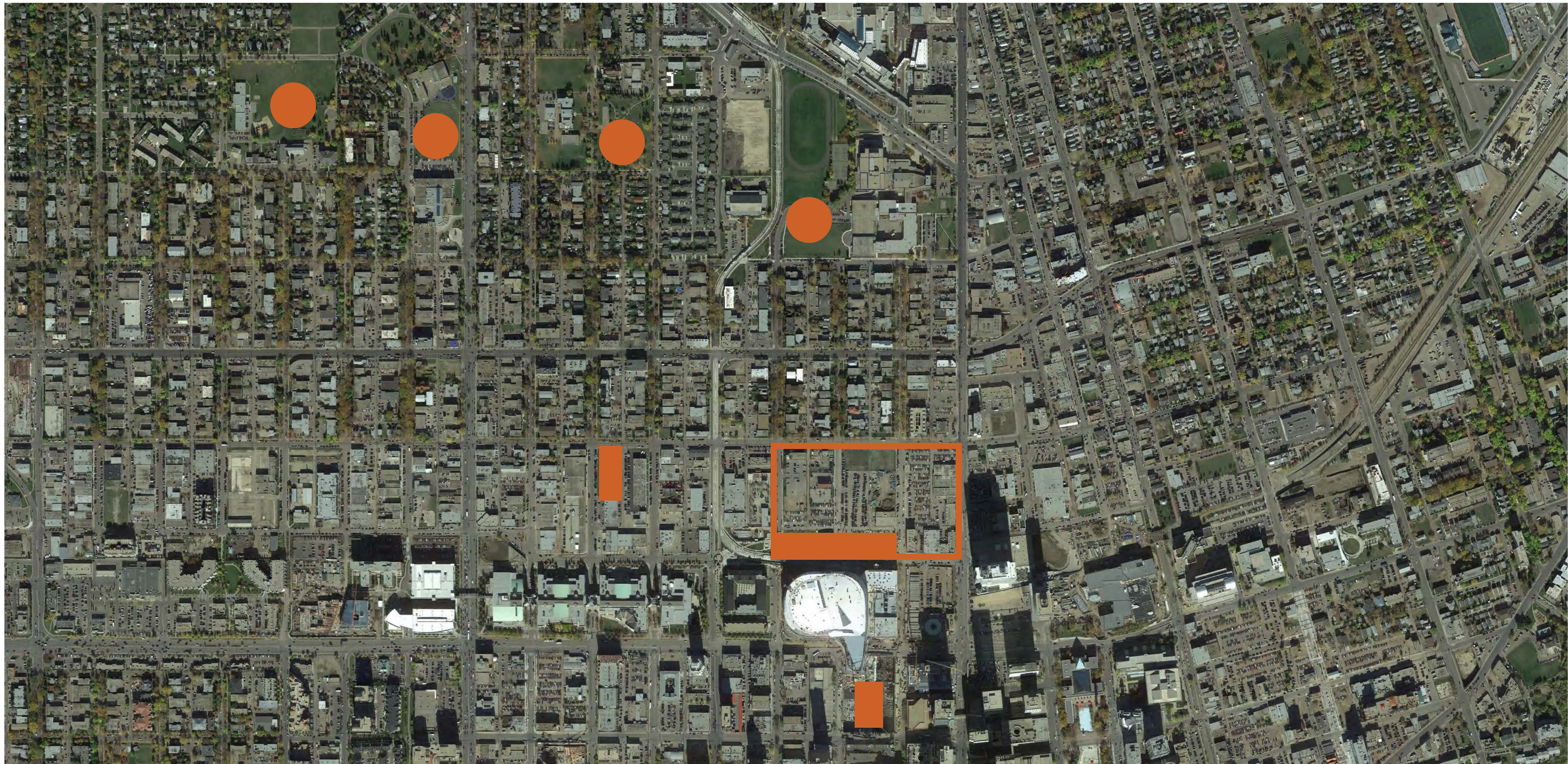
# Mobility Network

- Sidewalks on all streets and avenues
- Enhanced sidewalk treatments, lighting, landscaping, street furniture and bike parking
- Active frontages
- Extended open space integrated with LRT development





# Open Space



- Existing Open Space
- Future Open Space



# A. Macdonald Building

- Listed on the Canadian Register of Historic Places.
- To be retained, preserved and restored
- Lands are currently zoned DC1. Rezoning to follow once future use of building is determined.
- Provincial and Municipal Historic Resource Designation.



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# ICE Phase 2



ARTIST'S IMPRESSION

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