

Proposed Rezoning & Plan Amendment

# PUBLIC ENGAGEMENT SESSION

Edmonton



# WELCOME

# WHY ARE WE HERE?

A Land Development Application has been submitted by Beljan Development Management on behalf of Dan Developments.

City Planning is reviewing the application according to city plans, policies, and guidelines, as well as 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 land located on the northwest corner of the intersection of 95 Avenue NW and 153 Street NW from:

### **Site Specific Development Control Provision (DC2)**

to

### **Site Specific Development Control Provision (DC2)**

- The proposed DC2 Provision would allow for the development of a mixed use building.
- Amend the Jasper Place Area Redevelopment Plan to redesignate this site from *Active Edge Housing to Multifamily Housing*



# ENGAGEMENT SESSION

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

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

## Staff in Attendance

### City Planning:

**Heather Vander Hoek**, *Planner*

**Holly Mikkelsen**, *Senior Planner*

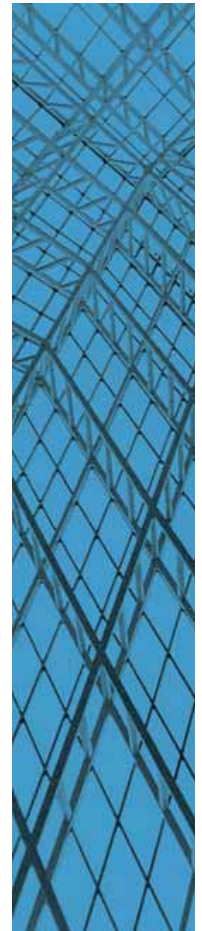
**Emily Sabo**, *Transportation Engineer*

**Lien Tang**, *Planning Technician*

### Applicant:

**Chris Dulaba**, Beljan Development

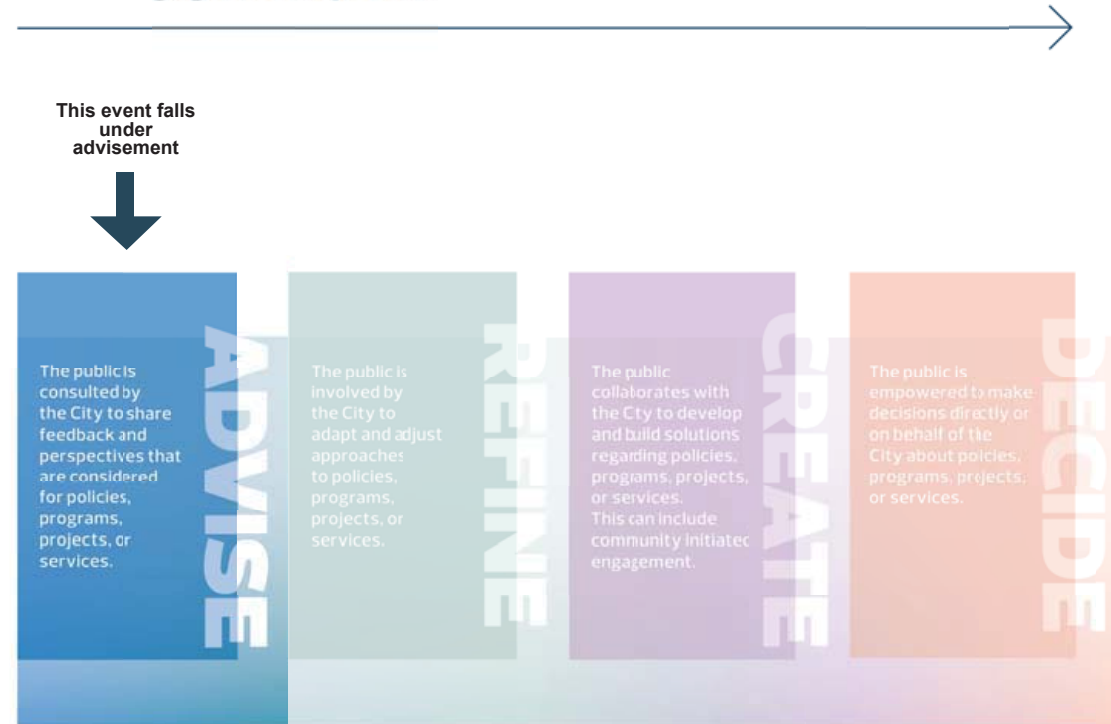
**Boris Belostotsky**, Dan Developments



# WHAT WILL YOUR FEEDBACK BE USED FOR?

- To inform the City’s planning analysis and ensure all factors are taken into consideration
- To help inform conversations with the applicant about making revision(s) to address concerns
- To inform Council about the nature of the feedback received so that they have a better understanding of the opinions of nearby residents prior to making their decision

## Public Engagement Spectrum



# REZONING SITE OVERVIEW



## WHAT IS ZONING?

Each piece of land has a zone attached to it. Zoning provides rules of what can be built and the types of uses on the property (eg: type of building, how high, use of building, etc.).

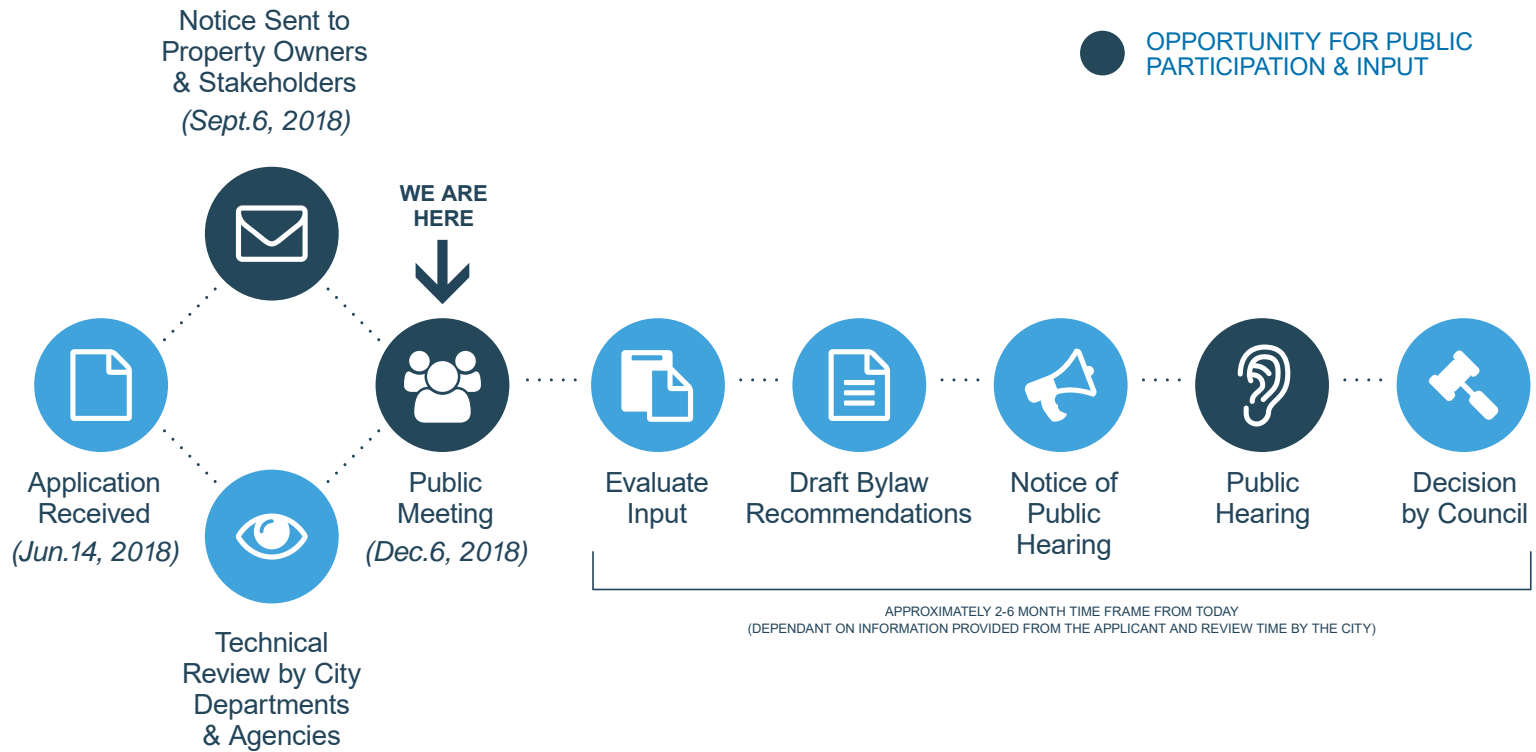
## WHAT IS REZONING?

It is the process of changing the rules for a piece of land to allow different uses and/or built forms. However, before something is rezoned, many items need to be taken into consideration.

## WHO MAKES THE DECISION TO REZONE THE LAND?

Rezoning is voted on by City Councillors at Public Hearing.











# REZONING PROCESS CHART





# WEST JASPER PLACE ARP

**Legend:**

-  Small Scale Housing
-  Garage suite priority area
-  Active Edge Housing
-  Transit Oriented Housing
-  Multi-family Housing
-  Mixed Use
-  Commercial
-  Parks and Open Space
-  Transit avenue / Future LRT route and stations
-  Potential heritage character area

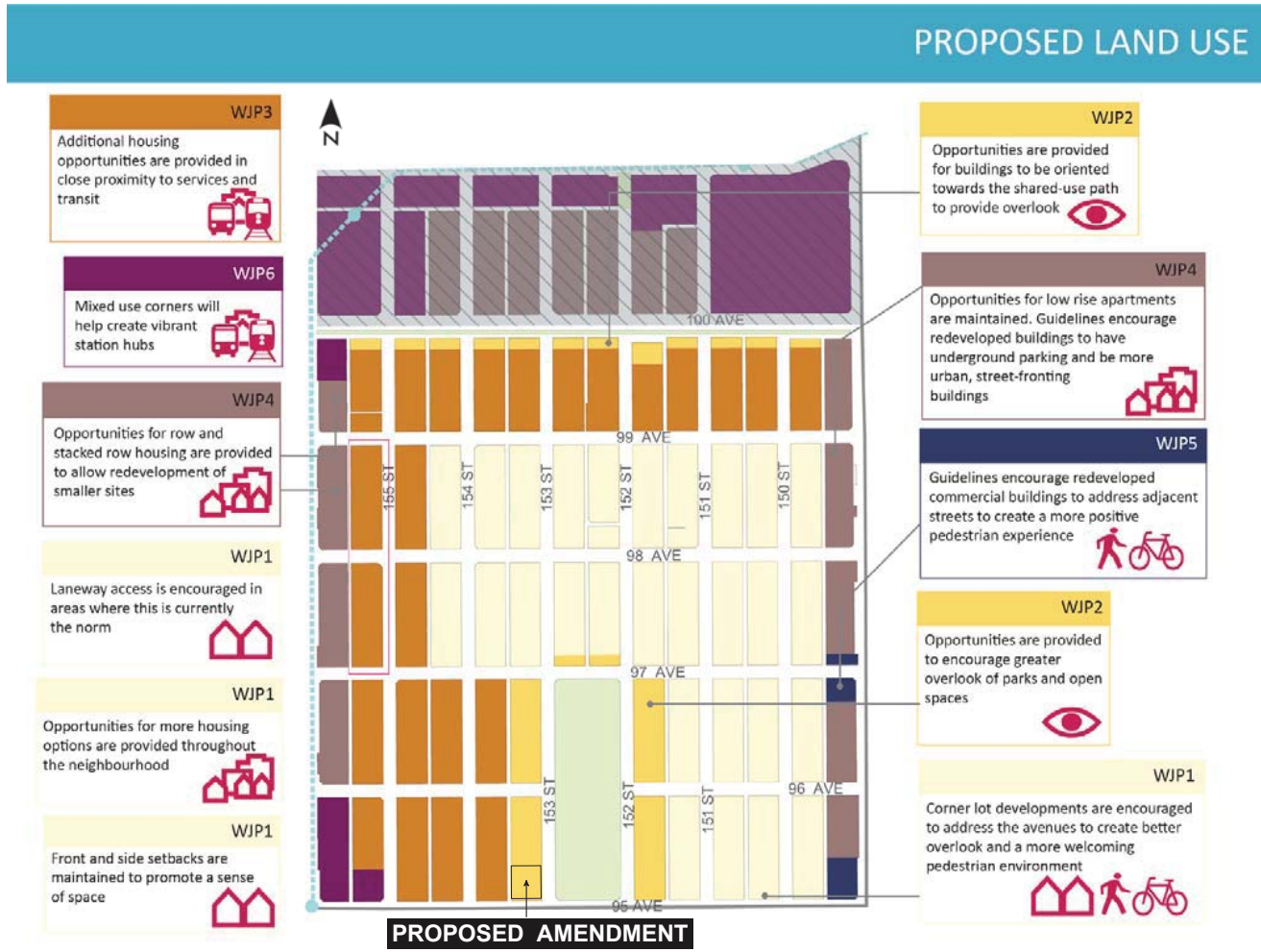
**Proposed Amendment**

**Existing: Active Edge Housing**

To support a safe neighbourhood by focusing a variety of ground-oriented housing opportunities around parks, open spaces and key walkways to increase visibility and overlook in these areas.

**Proposed: Multifamily Housing**

To encourage a range of housing options in proximity to services and transit, and to provide redevelopment opportunities for smaller properties.



# WHAT DOES THE CITY CONSIDER?

## Council-approved Policies, Plans and Guidelines:

- The Way We Grow - the City's growth and development plan
- Residential Infi II Guidelines - provides direction for new development in established neighbourhoods across the city
- Transit Oriented Development (TOD) Guidelines

## Planning Analysis:

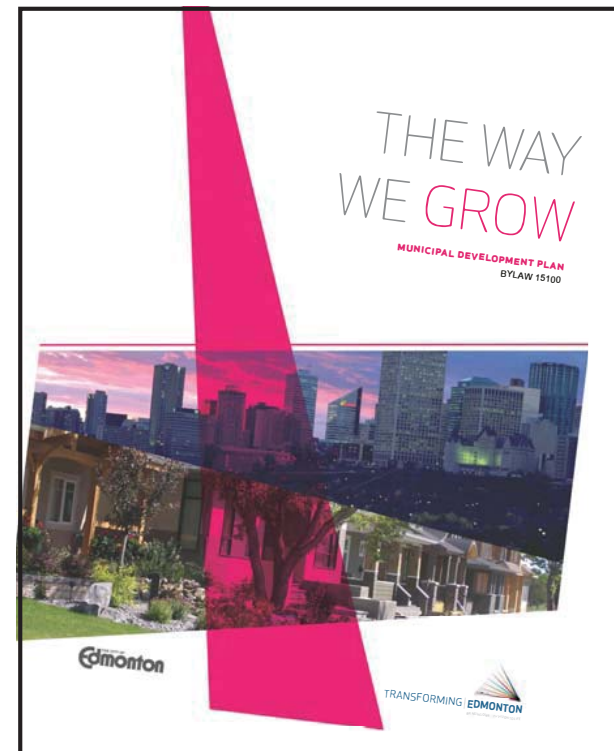
- Building and site design regulations
- How the proposed development fits into the neighbourhood?

## Technical Information:

- Drainage, fire, water, road capacity - the ability to provide adequate water flow and pressure as well as on-street fire protection coverage (i.e. fire hydrants)

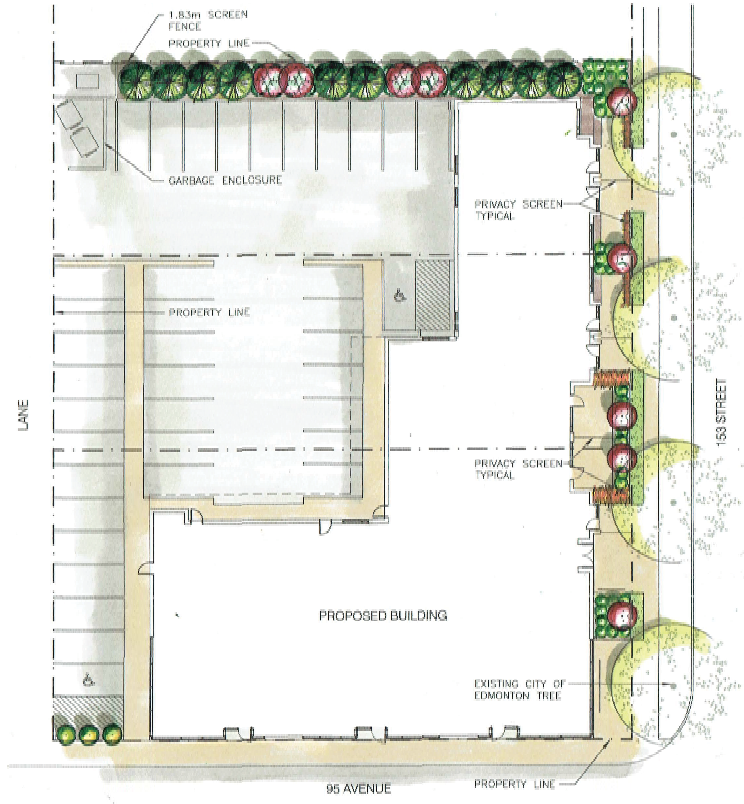
## Public Input:

- Feedback from the public which will be summarized in a report and provided to City Council prior to their making a decision on this application

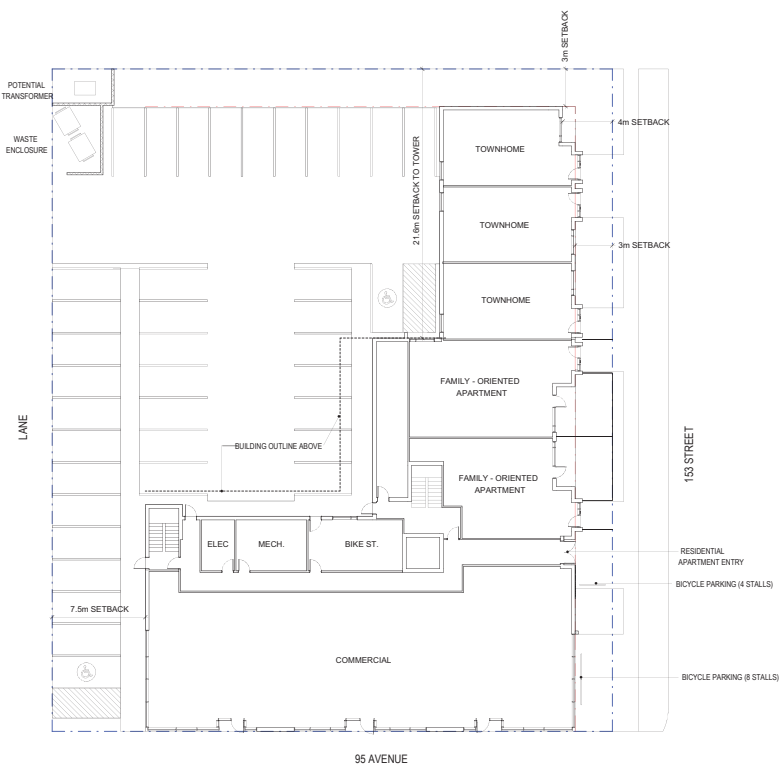




# Landscape & Site Plan



- LEGEND**
- EXISTING CITY OF EDMONTON TREE
  - PROPOSED DECIDUOUS TREE
  - PROPOSED CONIFEROUS TREE
  - PROPOSED DECIDUOUS SHRUBS
  - PROPOSED CONIFEROUS SHRUBS
  - PROPOSED ORNAMENTAL GRASSES
  - PROPOSED GRASS AREA



\*\* INTERIOR LAYOUTS ARE CONCEPTUALLY ONLY AND SUBJECT TO CHANGE

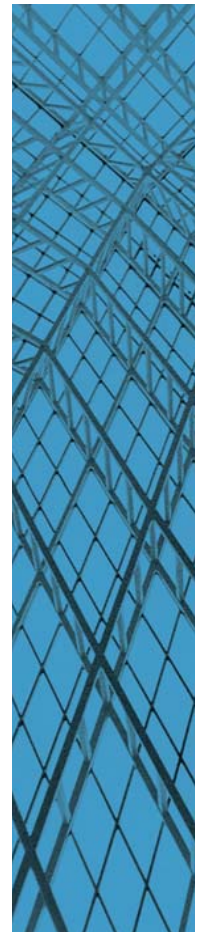


# BUILDING ELEVATIONS

## East Elevation



## South Elevation



# BUILDING ELEVATIONS

North Elevation



West Elevation





# RENDERING



Proposed Site Specific Development Control Provision (DC2) To allow for the development of a mixed use building facing 153 Street NW and 95 Avenue NW.

**Development as a whole:**

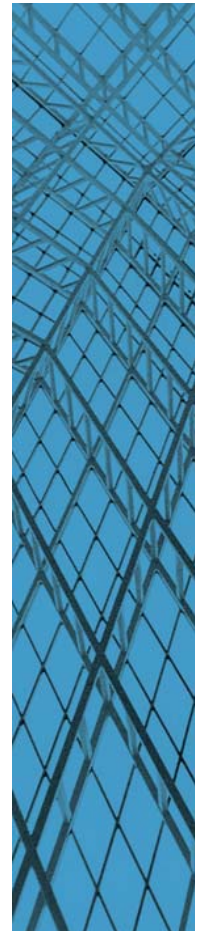
- Surface parking only
- Maximum 41 dwellings
- 5 family oriented dwellings with access at grade

**North portion:**

- 3-unit, 2-storey street-oriented row housing facing 153 Street

**South portion:**

- 4-Storey apartment housing with ground level units and main entrance on 153 Street
- Small scale, street-oriented commercial facing 95 Avenue



# THANK YOU!

For more information please visit:

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

Or contact:

**Heather Vander Hoek, Planner**  
780 423 7495

[heather.vanderhoek@edmonton.ca](mailto:heather.vanderhoek@edmonton.ca)

## 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.

