

Share your feedback on proposed City-led rezonings in the **Stony Plain Road and 156 Street** Priority Growth Areas

DROP IN!

NOV
07 2024

5:30 pm to 8:30 pm
The Orange Hub (first floor lobby)
10045 - 156 Street NW

ADVISE

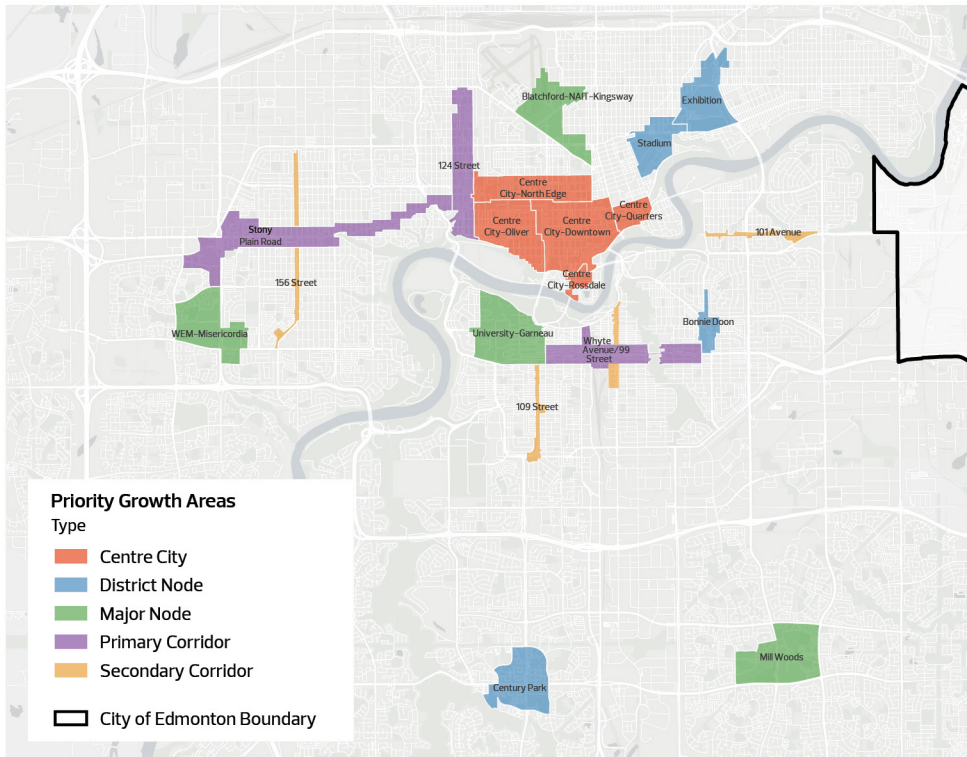


Learn more at: [engaged.edmonton.ca/
StonyPlainRoad156StreetRezoningProposals](https://engaged.edmonton.ca/StonyPlainRoad156StreetRezoningProposals)

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Priority growth areas



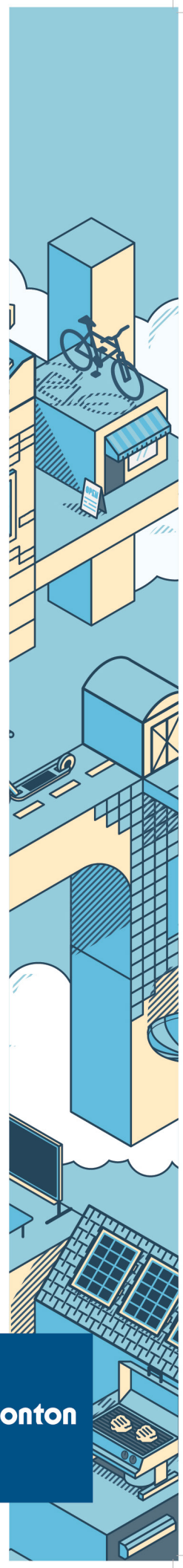
The City Plan identifies nodes and corridors for deliberate urban intensification.

Priority Growth Areas are nodes and corridors anticipated to see the most growth in the near term.

Five Priority Growth Areas were selected for this project based on their high development potential, alignment with City Plan objectives, and strong market demand.

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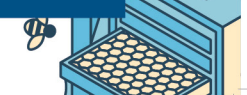


Key terms

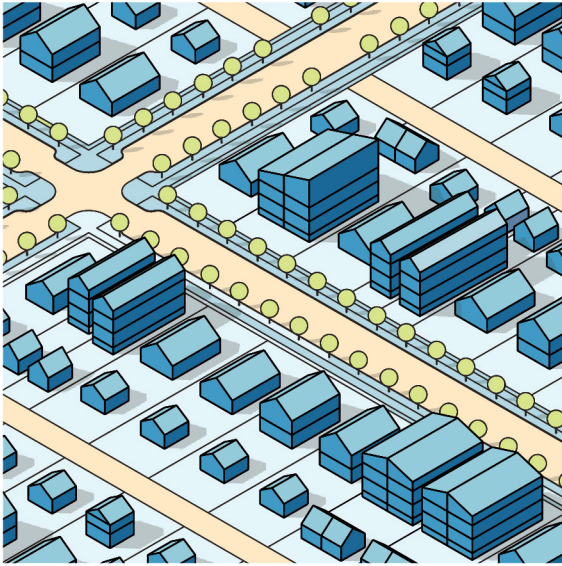
- + **The City Plan:** Edmonton's Municipal Development Plan and Transportation Master Plan that provides guidance for how the city will grow to a population of two million people.
- + **District Policy and Plans:** The District Policy sets the framework that applies across the city. The 15 district plans provide more neighbourhood-level direction where we expect change to occur over time.
- + **Nodes:** Active Urban Centres that feature a variety of housing types, gathering places, retail, and employment.
- + **Corridors:** Major Streets for movement, living and commerce that are anchored by the mobility system and well connected to surrounding communities.
- + **Commercial Frontage:** A development that has shops or businesses located at ground level and oriented towards the street.

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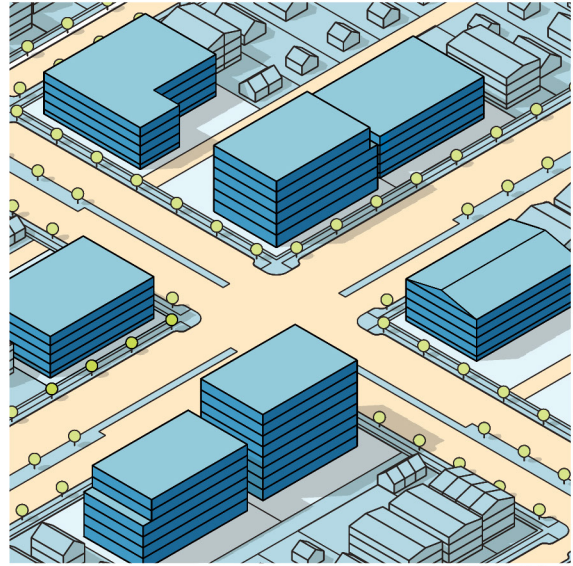
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What about Zoning?



(RS) Small Scale Residential Zone



(RM) Medium Scale Residential Zone

Zoning is about:

- + What can be built & where
- + What types of buildings, businesses, and activities are allowed
- + Implementing Municipal Development Plans

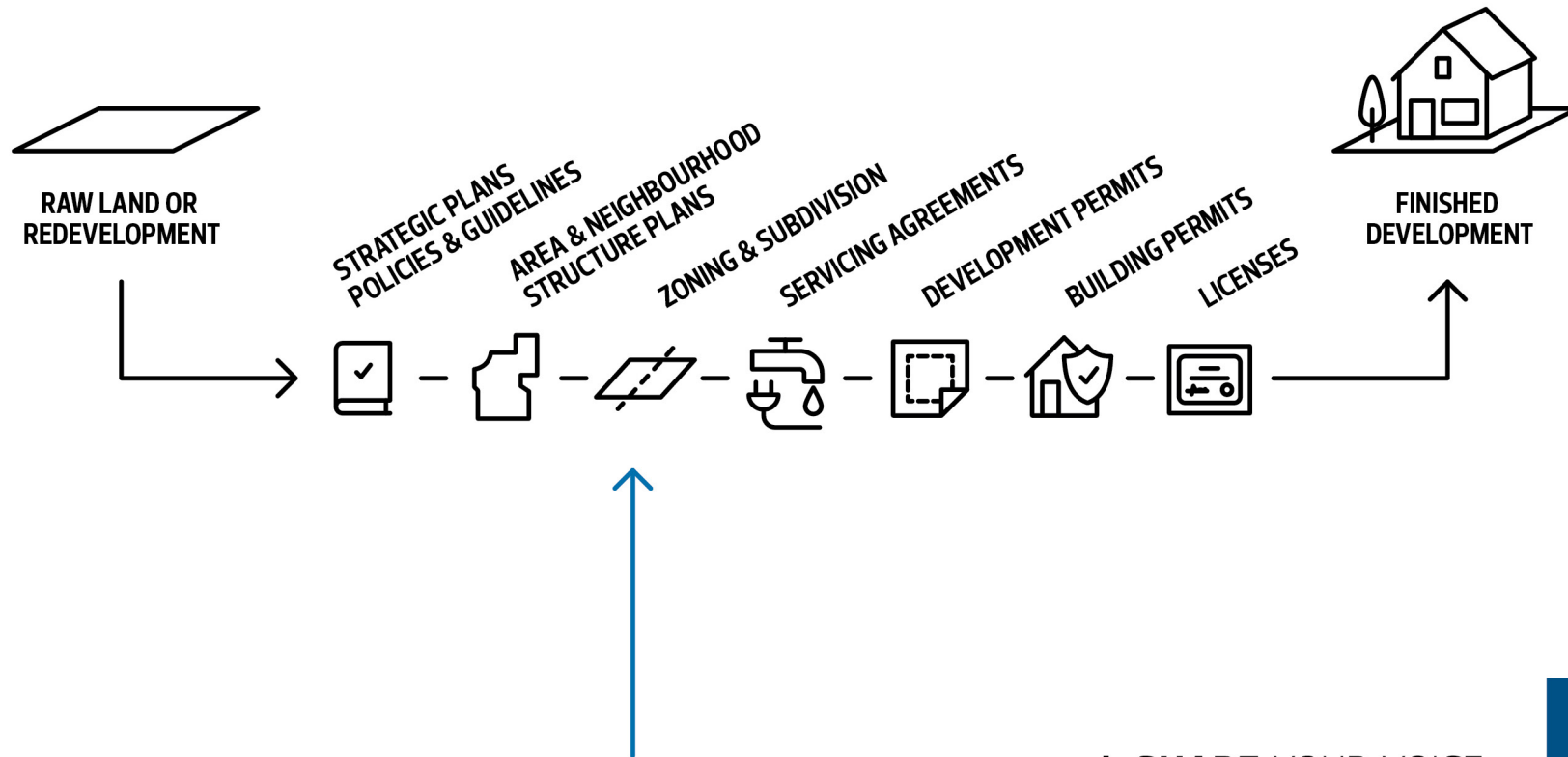
Zoning is not about:

- + Regulating groups of people or behaviour
- + How buildings are built
- + What the building looks like

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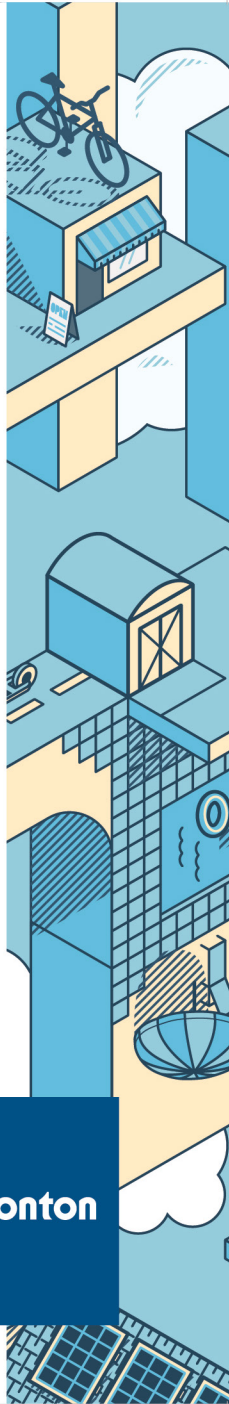
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Land use planning process



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Primary corridors



Stony Plain Road & 124 Street

A primary corridor is a prominent urban street designed for living, working and moving. A primary corridor includes a wide range of activities supported by mixed-use development and mass transit.

- + Minimum 150 people and/or jobs per hectare
- + Mid-rise and some high-rise buildings

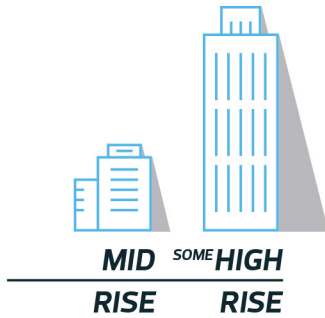
**Stony Plain Road and 124 Street are
Primary Corridors**

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Primary corridors

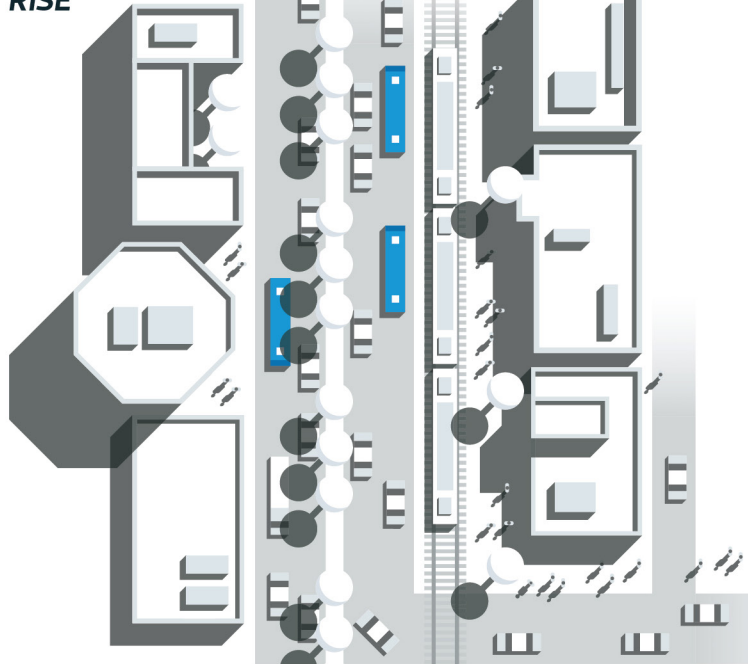


Desired overall density: minimum 150 people and/or jobs per hectare (higher at intersections or connections with selected nodes)

*gross developable area

Potential size/ scale: 1–2 blocks on each side of street, 5–10 blocks or longer

Typical massing/ form: mostly mid-rise with some high-rise



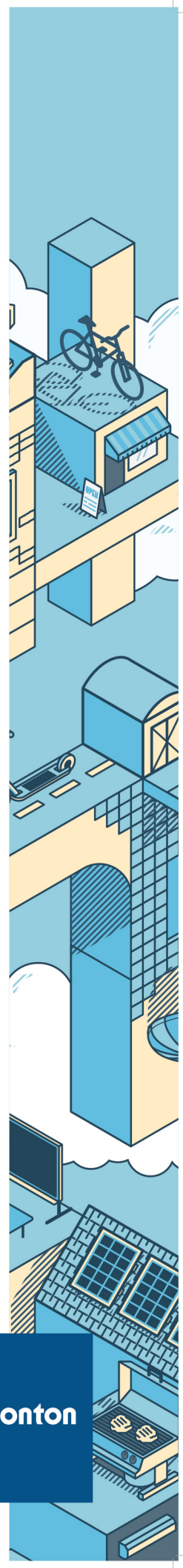
Minimum 150 people and/or jobs per hectare

Primary Corridor Policy:

- + Support Low-rise and Mid-rise development throughout Primary Corridors
- + Support High-rise development within Primary Corridors where **all** of the following criteria are met:
 - + The site is along an Arterial Roadway, and
 - + The site is within 200 metres of an intersection of two Arterial Roadways or a Mass Transit Station
- + Support Tall High-rise development within Primary Corridors where **all** of the following criteria are met:
 - + The site is along an Arterial Roadway,
 - + The site is within 200 metres of an intersection of two Arterial Roadways or a Mass Transit Station, and
 - + The site size and context allow for appropriate transition to surrounding development

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Secondary corridors



117 Street & 105 Avenue

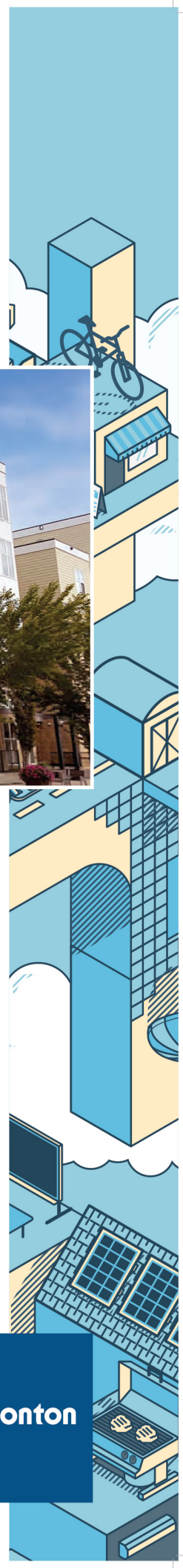
A secondary corridor is a vibrant residential and commercial street that serves as a local destination for surrounding communities and feels more residential than a primary corridor.

- + Minimum 75 people and/or jobs per hectare
- + Low-rise and mid-rise buildings

156 Street is a Secondary Corridor

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Secondary corridors



Minimum 75 people and/or jobs per hectare

Desired overall density: *minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)*

**gross developable area*

Potential size/ scale: *1 block on either side of the street, at least 5 blocks*

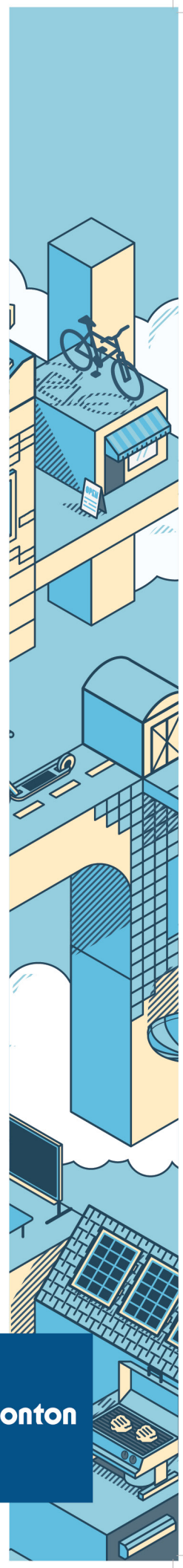
Typical massing/ form: *low-rise and mid-rise*

Secondary Corridor Policy:

- + Support Low-rise development throughout Secondary Corridors
- + Support Mid-rise development within Secondary Corridors along Arterial and Collector Roadways

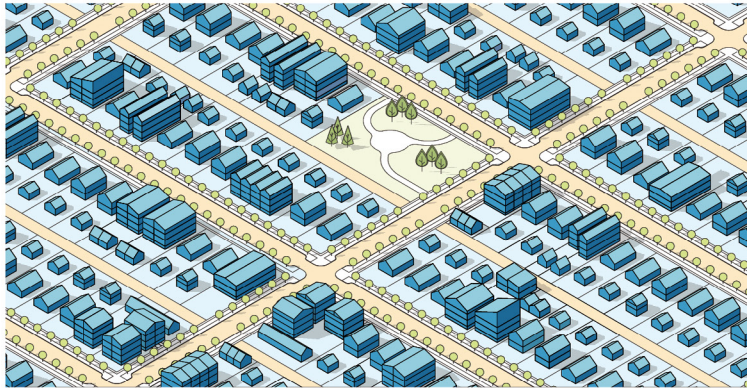
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RS

Small Scale Residential Zone



Purpose

The (RS) Small Scale Residential Zone allows for a range of small scale residential development, as well as limited commercial and community services.

What Can Be Built In The RS Zone?

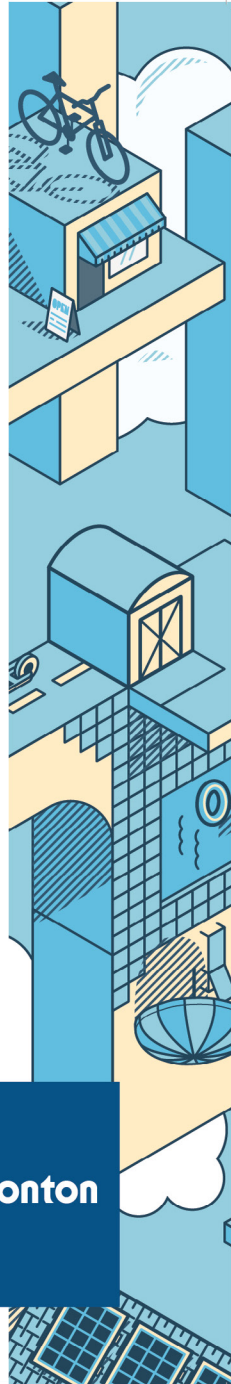
A variety of housing forms up to three storeys in height can be built. The following housing types are permitted in the RS Zone under the Residential Use category:

- + Single-detached Housing
- + Semi-detached Housing
- + Duplexes
- + Row Housing
- + Multi-unit Housing
- + Backyard Housing
- + Secondary Suites
- + Lodging Houses
- + Supportive Housing
- + Cluster Housing

The RS Zone also provides opportunities for limited community and commercial development to provide Edmontonians with amenities and services, such as child care services or coffee shops, directly within their neighbourhood.

Other Zone Highlights

- + A maximum height of 10.5 metres (approximately three storeys)
- + A maximum site coverage of 45 percent
- + A minimum site area per dwelling of 75 square metres
- + A maximum of 8 dwellings units are permitted on an interior lot
- + Vehicle access must be from an alley where a site abuts an alley
- + Commercial and community uses are limited by maximum floor area and location requirements



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RSM

Small-Medium Scale Transition Residential Zone



Purpose

The (RSM) Small-Medium Scale Transition Residential Zone allows for a range of medium scale residential development as well as limited commercial and community services.

Note: Single detached, semi-detached, and duplex housing would remain as permitted uses on sites where those forms of housing existed before January 1, 2024, which would allow renovations and additions.

What Can Be Built In The RSM Zone?

The RSM Zone allows for row housing and multi-unit housing up to three or four storeys in height.

The following housing types are permitted in the RSM Zone under the Residential Use category:

- + Row Housing
- + Multi-unit Housing
- + Secondary Suites
- + Backyard Housing
- + Lodging Houses
- + Supportive Housing
- + Cluster Housing

Single-detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit housing development.

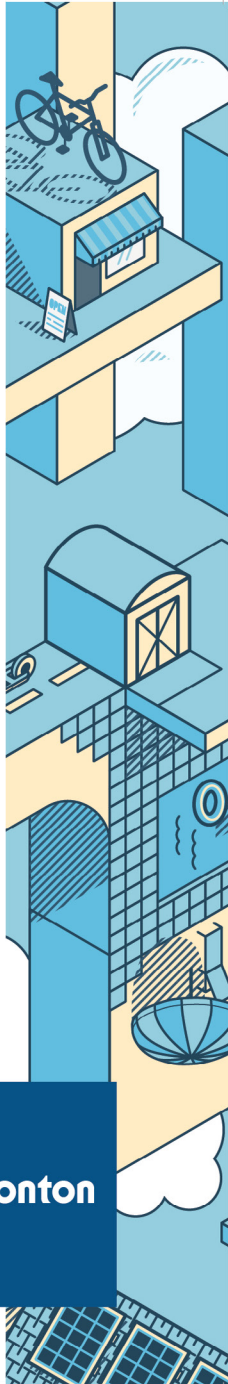
The RSM Zone allows for limited commercial and community development that aligns with the residential intent of the zone, such as child care services and coffee shops.

Other Zone Highlights

- + A maximum site coverage of 60 percent
- + Includes two **Zone Modifiers** to enable different height options based on site context:
 - + RSM h12.0
Maximum Height: 12.0 metres
 - + RSM h14.0
Maximum Height: 14.0 metres
- + If a building is taller than 12.0 metres or longer than 30.0 metres, commercial uses are limited to the ground floor

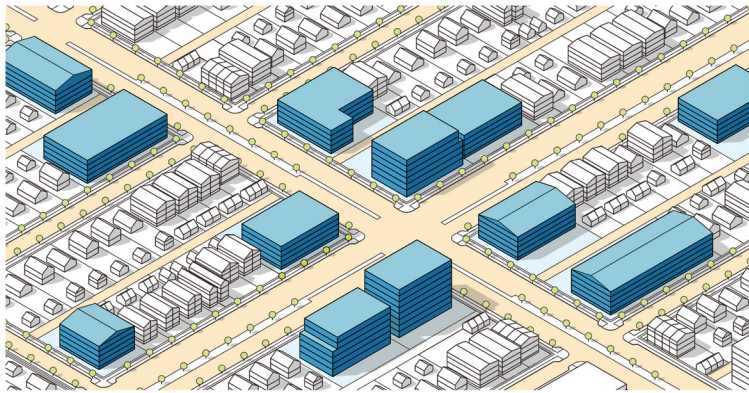
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RM

Medium Scale Residential Zone



Purpose

The (RM) Medium Scale Residential Zone allows for a range of multi-unit residential development as well as limited commercial and community services.

Note: Single detached, semi-detached, and duplex housing would remain as permitted uses on sites where those forms of housing existed before January 1, 2024, which would allow renovations and additions.

What Can Be Built In The RM Zone?

The RM Zone allows for a variety of medium scale housing forms between four and eight storeys in height.

The following housing types are permitted in the RM Zone under the Residential Use category:

- + Row Housing
- + Multi-unit Housing
- + Backyard Housing
- + Secondary Suites
- + Lodging Houses
- + Cluster Housing
- + Supportive Housing

Single-detached housing, semi-detached housing, and duplex housing are not intended in this zone unless they form part of a larger multi-unit housing development.

The RM Zone also provides opportunities for limited community and commercial development permitted on the ground floor of residential buildings. Community service uses may be developed in conjunction with residential uses or as standalone buildings to support complete communities.

Other Zone Highlights

- + Includes three **Zone Modifiers** which enable different development intensities. For each height, there is a corresponding maximum Floor Area Ratio and minimum density:

RM h16.0

- + Maximum Height: 16.0 metres (approximately four storeys)
- + Maximum Floor Area Ratio: 2.3
- + Minimum Density: 45 Dwellings/ha

RM h23.0

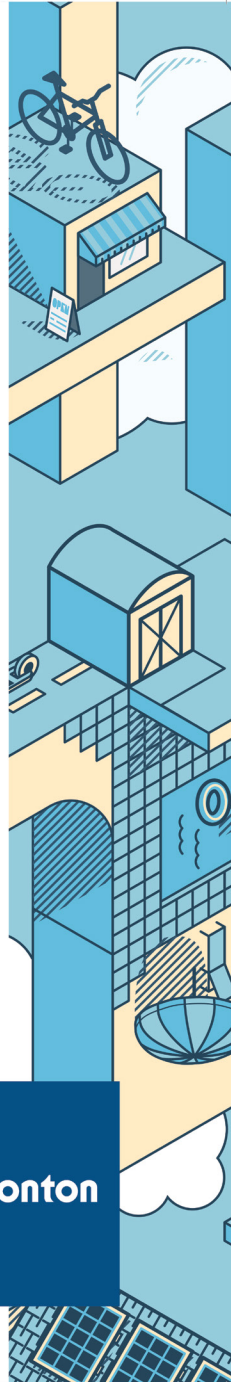
- + Maximum Height: 23.0 metres (approximately six storeys)
- + Maximum Floor Area Ratio: 3.0
- + Minimum Density: 75 Dwellings/ha

RM h28.0

- + Maximum Height: 28.0 metres (approximately eight storeys)
- + Maximum Floor Area Ratio: 3.8
- + Minimum Density: 90 Dwellings/ha
- + Setbacks are established based on the site's relation to abutting streets, alleys, and sites.
- + Larger setbacks are required where a site zoned RM abuts a small scale residential zone to mitigate potential impacts from the massing of the building
- + Includes Floor Area Ratio incentives to encourage inclusive design, 3-bedroom units, and heritage preservation

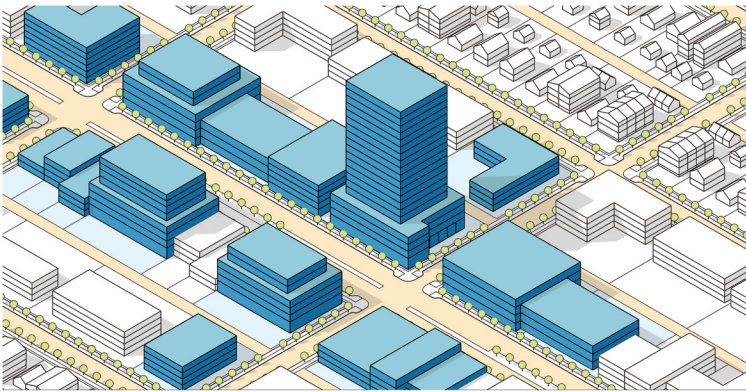
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MU

Mixed Use Zone



Purpose

The (MU) Mixed Use Zone allows for mixed use development of varying scales—from low rise to high rise buildings.

This zone enables a wide range of uses that support housing, recreation, business and employment opportunities.

What Can Be Built In The MU Zone?

The MU Zone allows for a range of building heights and a mix of residential and non-residential uses. The zone fosters high-density main-street development where ground floor uses form a continuous street interface of windows, entrances, and patio spaces.

The following building types are permitted in the MU Zone:

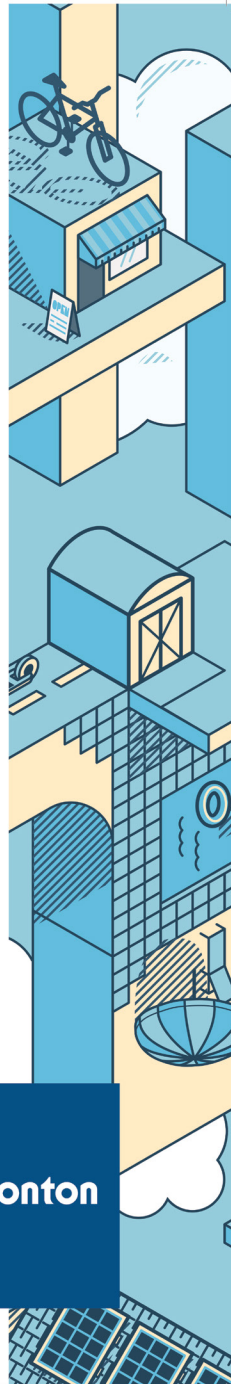
- + Street-oriented residential, community, commercial or mixed use buildings.
- + Low rise to high rise structures, depending on the Zone Modifier applied.
- + Row housing is only permitted where developed on the same site as apartment housing or non-residential uses.

Other Zone Highlights

- + Zone Modifiers determine the maximum height, floor area ratio and ground floor commercial requirements of each site. Zone modifiers are applied through the rezoning process and must consider policy direction and site context
- + New Vehicle Support Services and Drive-through Services are not permitted
- + Maximum setback from the street for ground floor non-residential uses is 3.0 metres (see zone for exceptions)
- + Regulations ensure visually engaging building frontages that enhance the public realm and support pedestrian comfort

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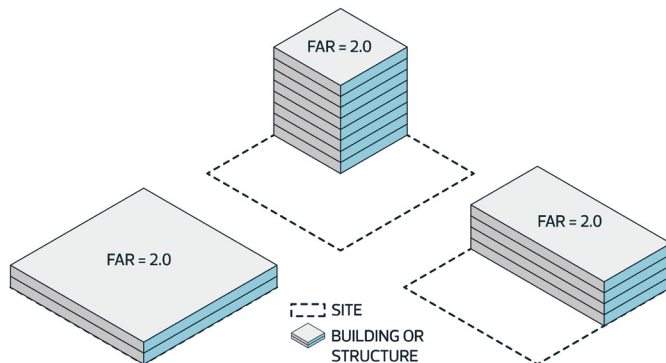


Zone Modifiers

What Is A Zone Modifier?

Zoning Bylaw 20001 introduced a new tool called a Zone Modifier, which allows the same zone to be used to achieve different scales of development. This approach reduces the need for multiple standard zones and Direct Control zones that, other than maximum height and floor area ratio, often have very similar development regulations.

Zone Modifiers can be changed only through the rezoning process. Rezoning applications are reviewed by City staff to consider site context, policy direction, technical requirements and public feedback. These applications require public notification and a decision by City Council at a public hearing.



What Types Of Zone Modifiers Are There?

There are three types of Zone Modifiers:

1. Height modifier

- + This modifier is used to regulate the maximum height of a building.
- + Represented by an 'h' followed by a number in the zone label (e.g. 'h16.0').

2. Floor area ratio (FAR) modifier

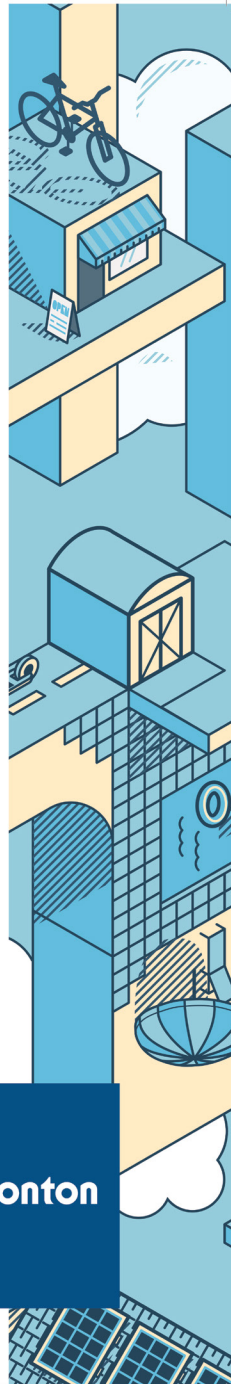
- + This modifier is used to regulate the maximum floor area ratio (i.e. the massing) of a building.
- + Represented by an 'f' followed by a number in the zone label (e.g. 'f2.3').

3. Commercial frontage modifier

- + This modifier requires non-residential development on the ground floor of a building.
- + Where 'cf' is displayed in the zone label, the commercial frontage modifier applies. If 'cf' is not displayed, the commercial frontage modifier does not apply.

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Transportation Study



Assessing Transportation Impacts

- + As the number of people living in Edmonton grows, the City will experience increased travel demand, including within the Priority Growth Areas.
- + A complete and connected transportation network for all road users can influence:
 - + Whether these new trips are made by vehicles, foot, bike, or transit
 - + Whether they contribute to or alleviate vehicle congestion

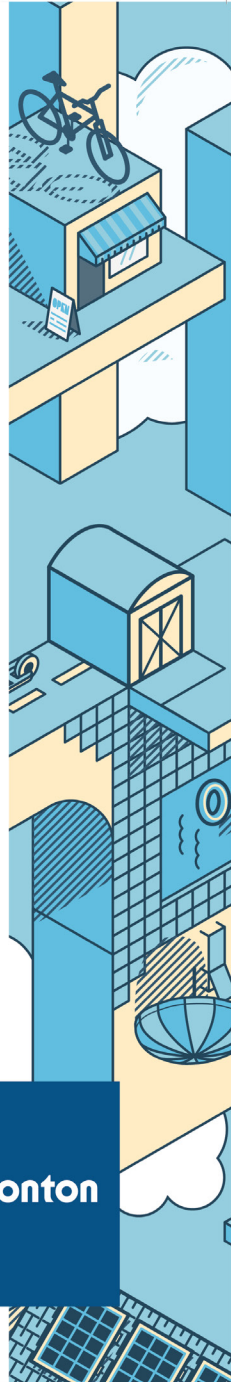
Priority Growth Area Rezoning Transportation Study

A Transportation Study is currently underway and will:

- + Identify impacts and potential investments in the transportation network for all road users (including drivers and passengers of personal vehicles, transit, goods movement and delivery vehicles, pedestrians, and cyclists)
- + Consider the impacts of recent City investments such as the Valley Line LRT, Active Transportation Network Expansion and Neighbourhood Renewal
- + Prioritize people movement, including
 - + Maximizing the existing space in built-up areas to safely move as many people as possible.
 - + Developing congestion management tools to mitigate the impacts of increases in vehicle traffic.
 - + Improving the safety and experiences of pedestrians and cyclists.

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Why this event is happening

Rezoning Priority Growth Areas

This event is happening because the City of Edmonton is initiating rezoning to allow for additional height and density within these significant urban areas. This is intended to:

- + Streamline the development process
- + Encourage more housing to support transit-oriented communities
- + Promote economic and employment diversification

What is your feedback used for?

To provide local knowledge and inform the City's planning analysis.

Comments on the proposed focus areas, how tall buildings should be within the framework of the forthcoming District Plans and where ground floor businesses should be required, will help inform Administration's draft rezoning proposal.

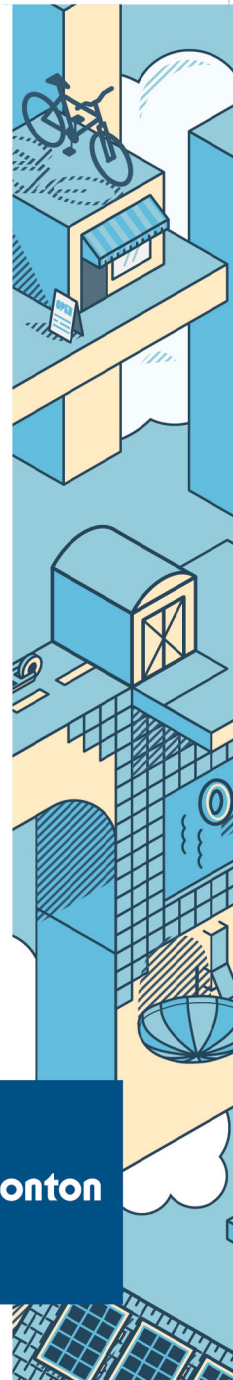
Public Engagement Spectrum



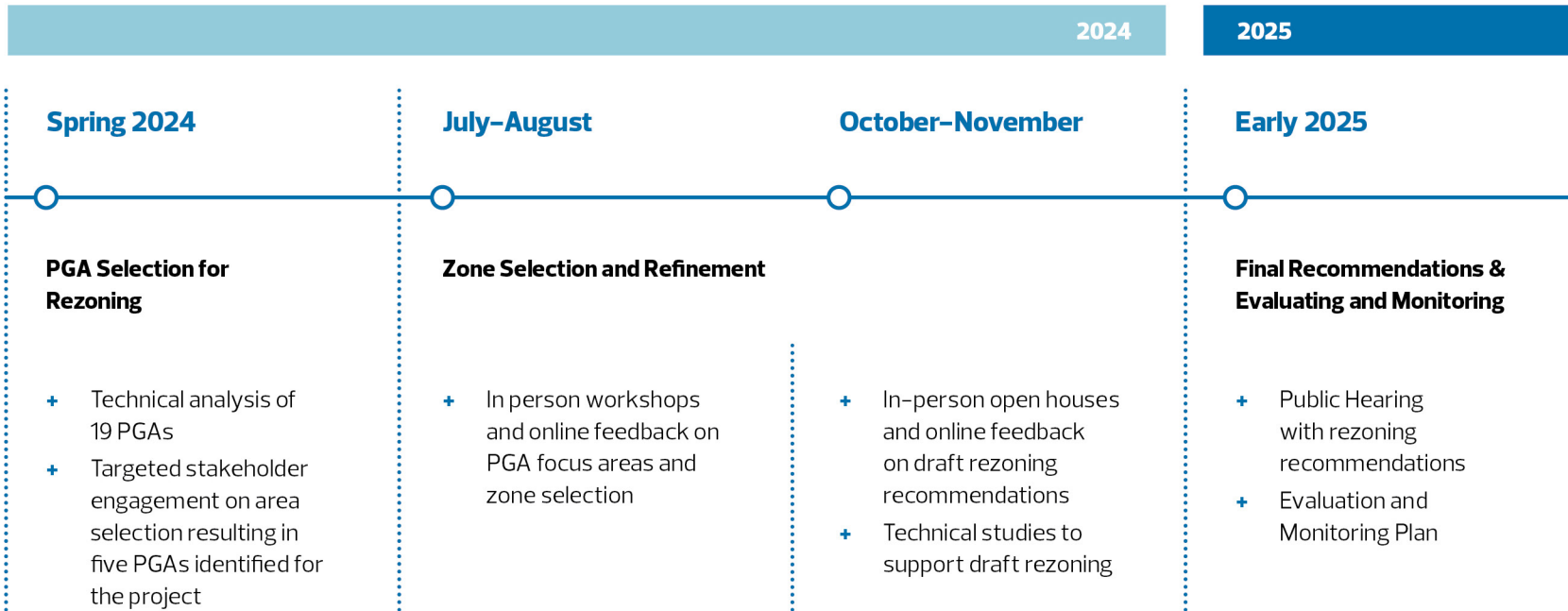
Today's event is **ADVISE**

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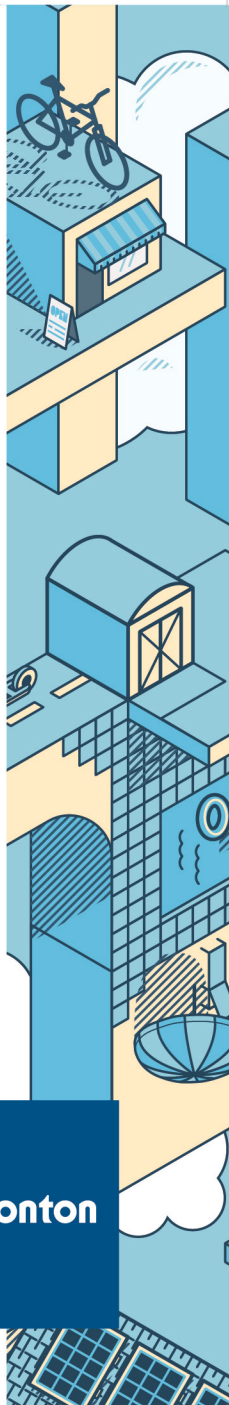


Project timeline

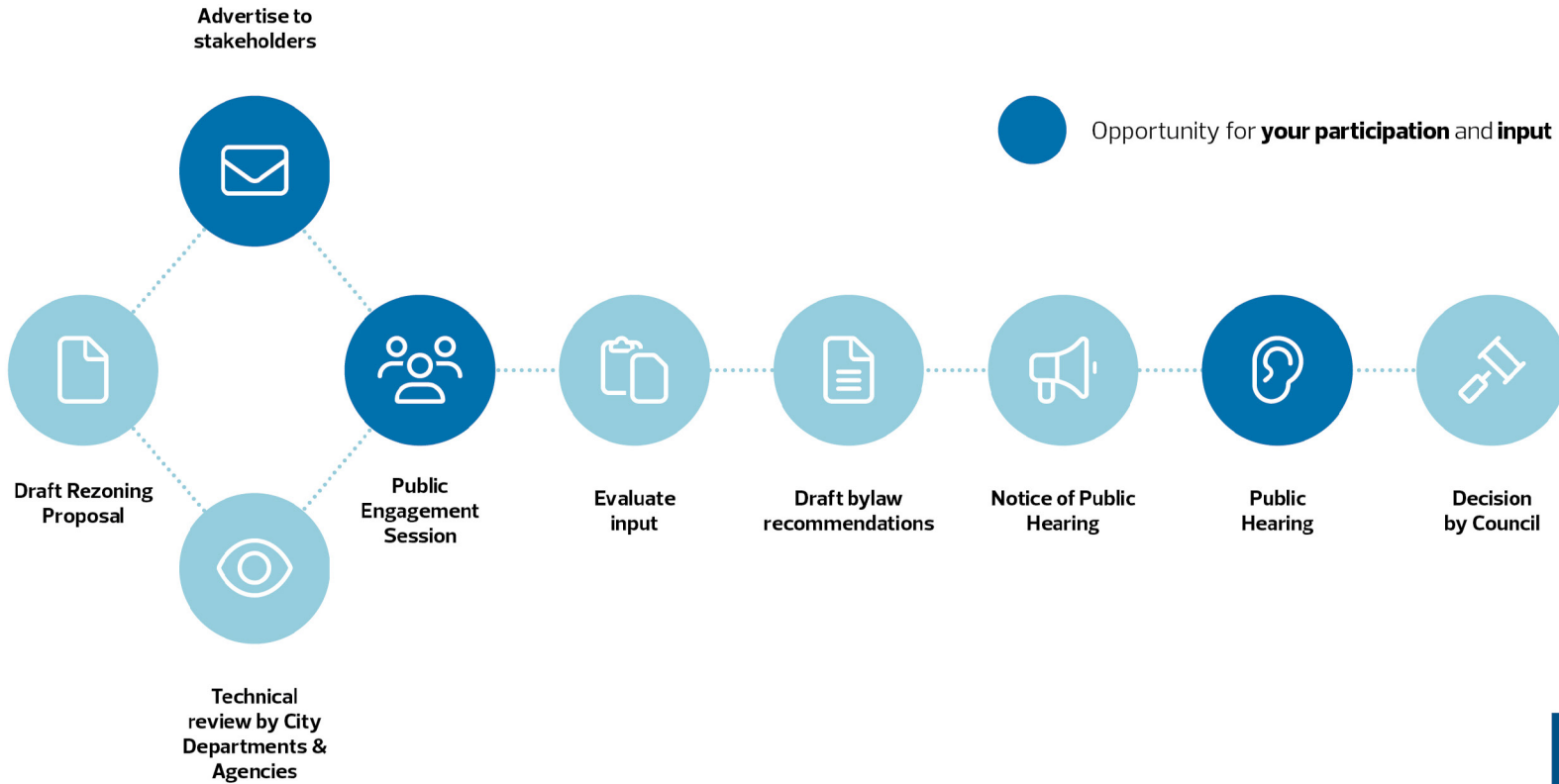


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The approval process



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What happens next?

A summary of what we heard tonight will be:

- + **Provided** to those that leave their e-mail/ mailing address on the sign-in sheet
- + **Shared** with City Council when the application goes forward to Public Hearing

When the City has draft rezoning proposals:

- + The draft rezoning proposals will be presented to the public for feedback
- + You can **register to speak** or **listen** to the Public Hearing online when they are presented to City Council
- + You can **submit written comments** to the City Clerk (city.clerk@edmonton.ca)

You can contact the File Planner at any time:

- + pgarezoning@edmonton.ca

Learn more: edmonton.ca/PriorityGrowthAreaRezoning

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