



Share your feedback on future rezoning in the **Stony Plain Road & 156 Street** Priority Growth Areas

DROP IN!

**AUG
14
2024**

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

ADVISE

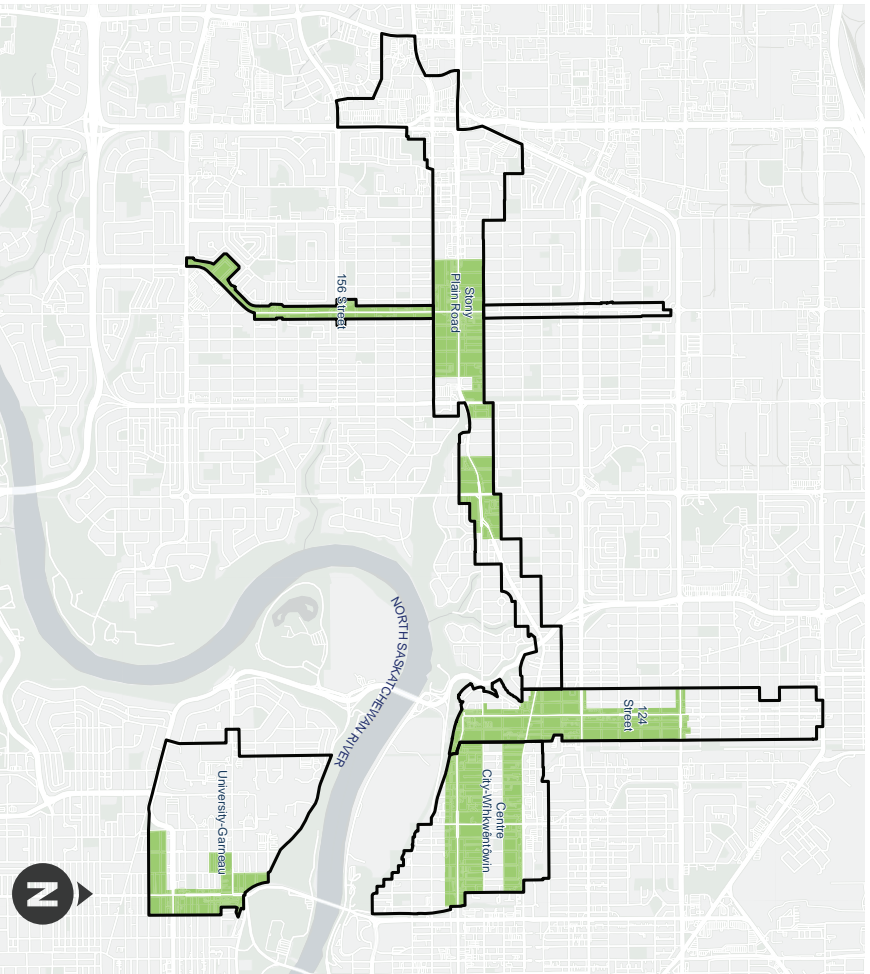


Learn more at: [engaged.edmonton.ca/
StonyPlainRoad156StreetRezoning](https://engaged.edmonton.ca/StonyPlainRoad156StreetRezoning)

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Rezoning focus areas



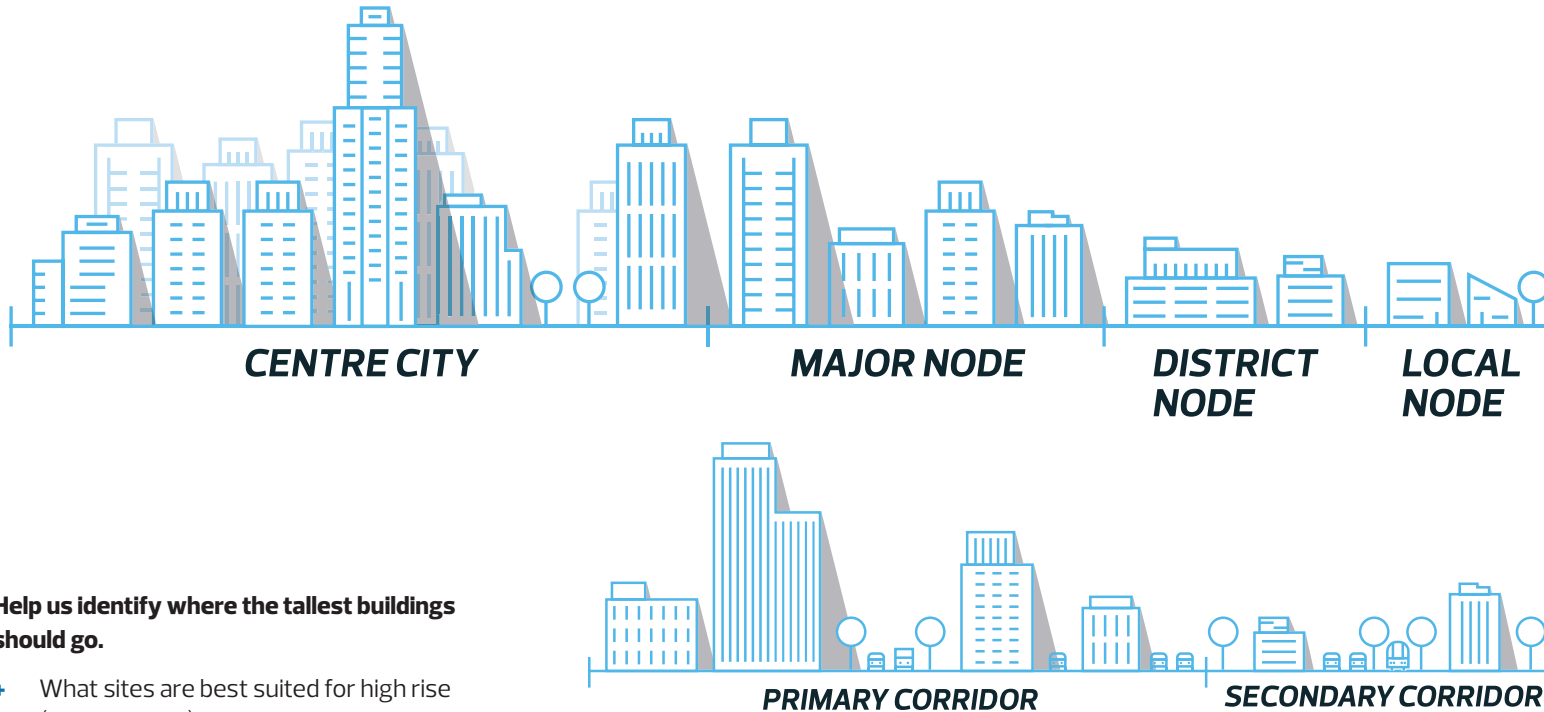
Help us refine the focus areas for this project

- + What specific sites, within or outside of the focus areas, do you think should be rezoned?
- + Are there areas where the focus area should be reduced or expanded and why?
- + What are the local features, such as parks or schools, that we should focus more density around?

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Building height and scale



Help us identify where the tallest buildings should go.

- + What sites are best suited for high rise (9–20 storeys) or tall high-rise buildings (over 21 storeys)?
- + Where should low rise (four storeys in height) or medium rise (5–8 storeys) be located?

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Ground floor businesses



Whyte Avenue

Help us determine which buildings should be required to have street facing businesses.

Commercial Frontage District Policy:

- + Encourage ground floor businesses facing the street to support an active public realm
- + Discourage vehicle-oriented businesses, parkades without ground floor shops, and drive-through services

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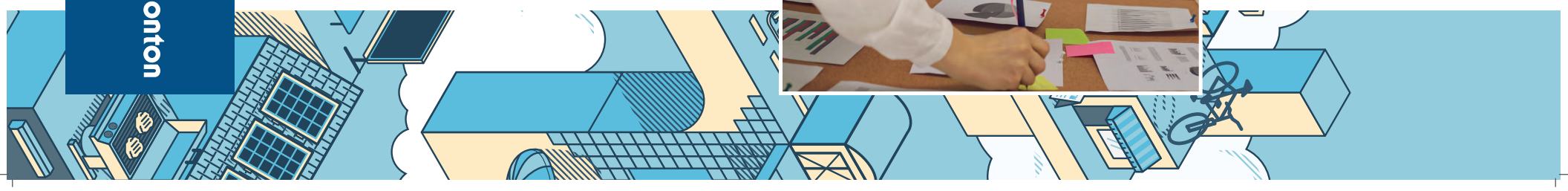
General discussion



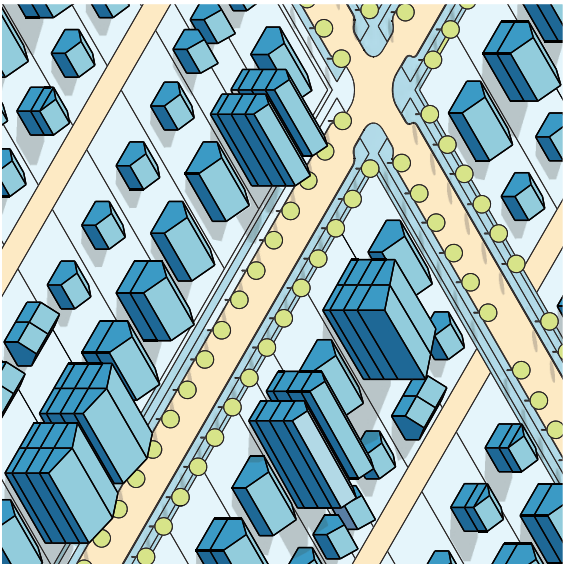
- + Share additional thoughts, ideas, or concerns you might have with the Priority Growth Area

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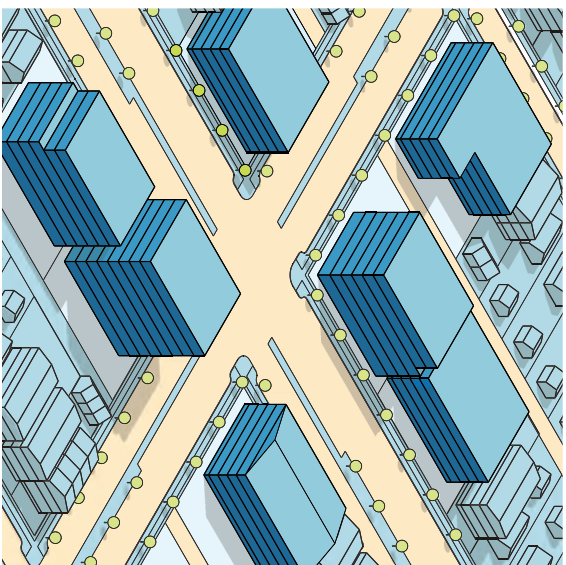
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What about Zoning?



(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

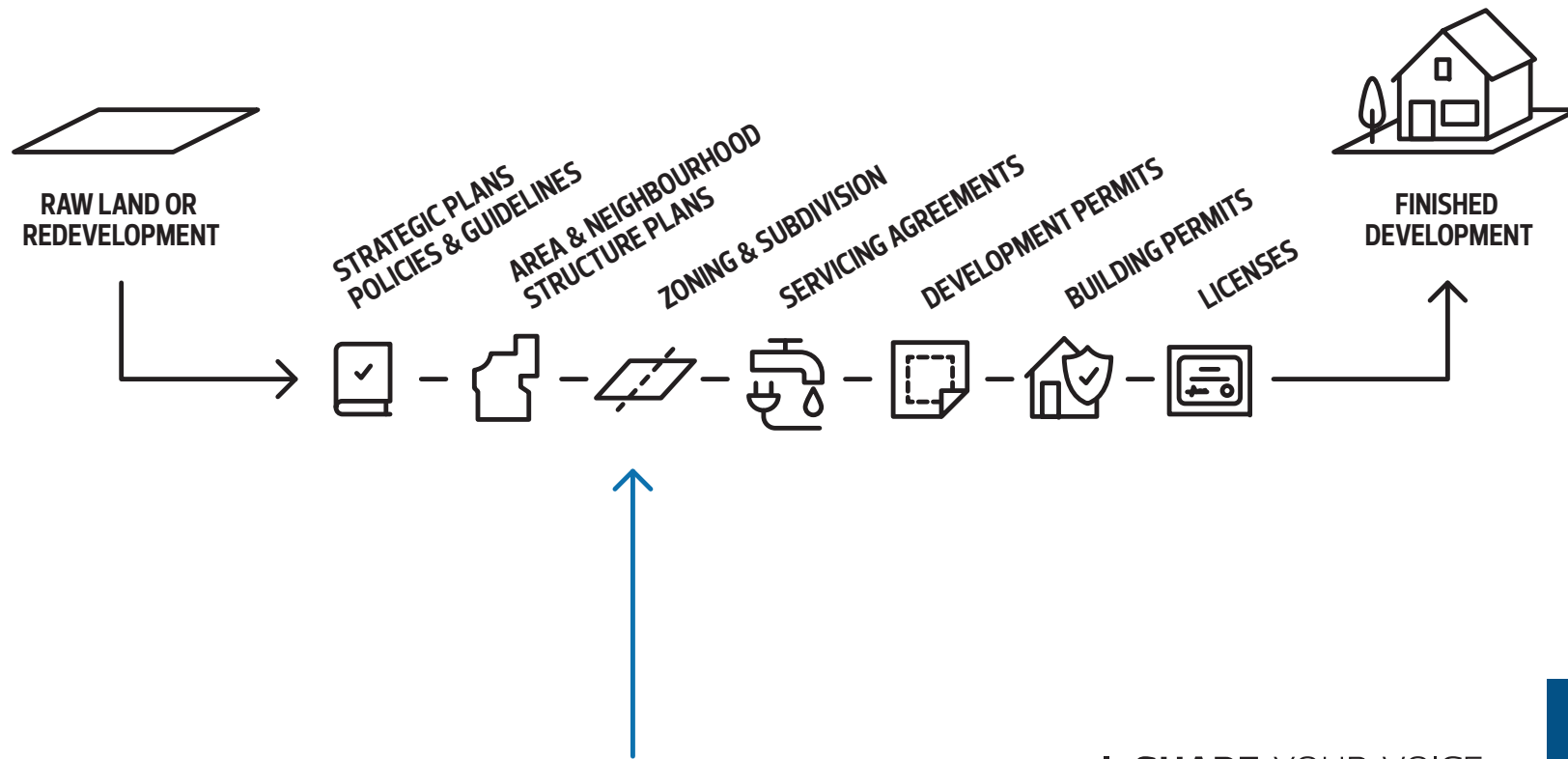
Zoning is not about:

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

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Land use planning process

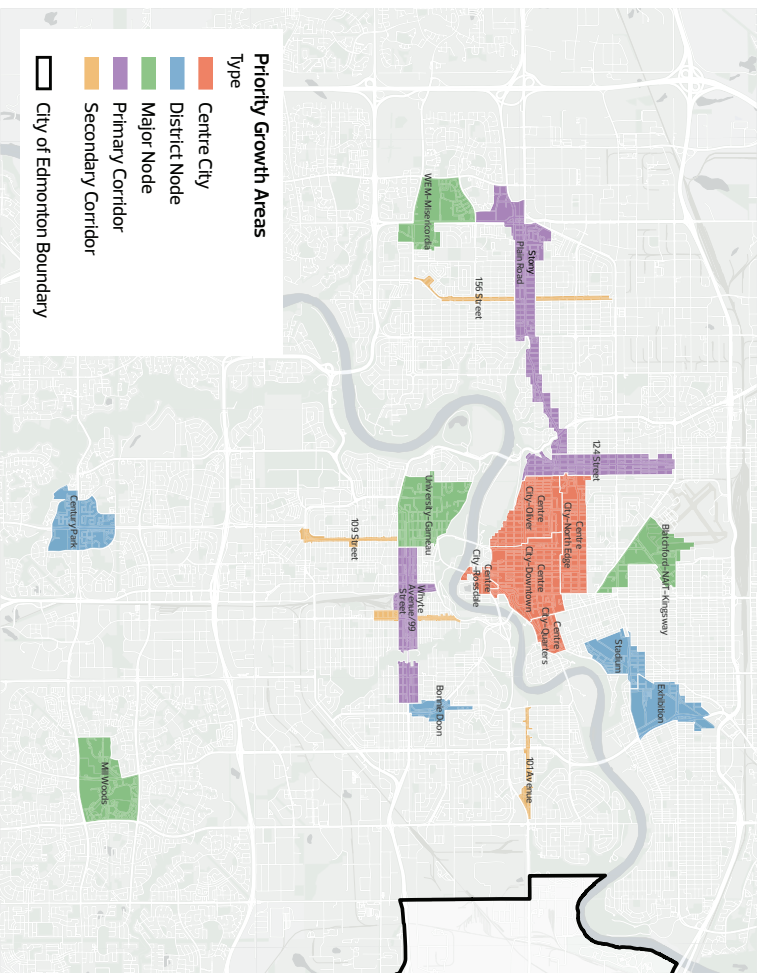


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Priority growth areas



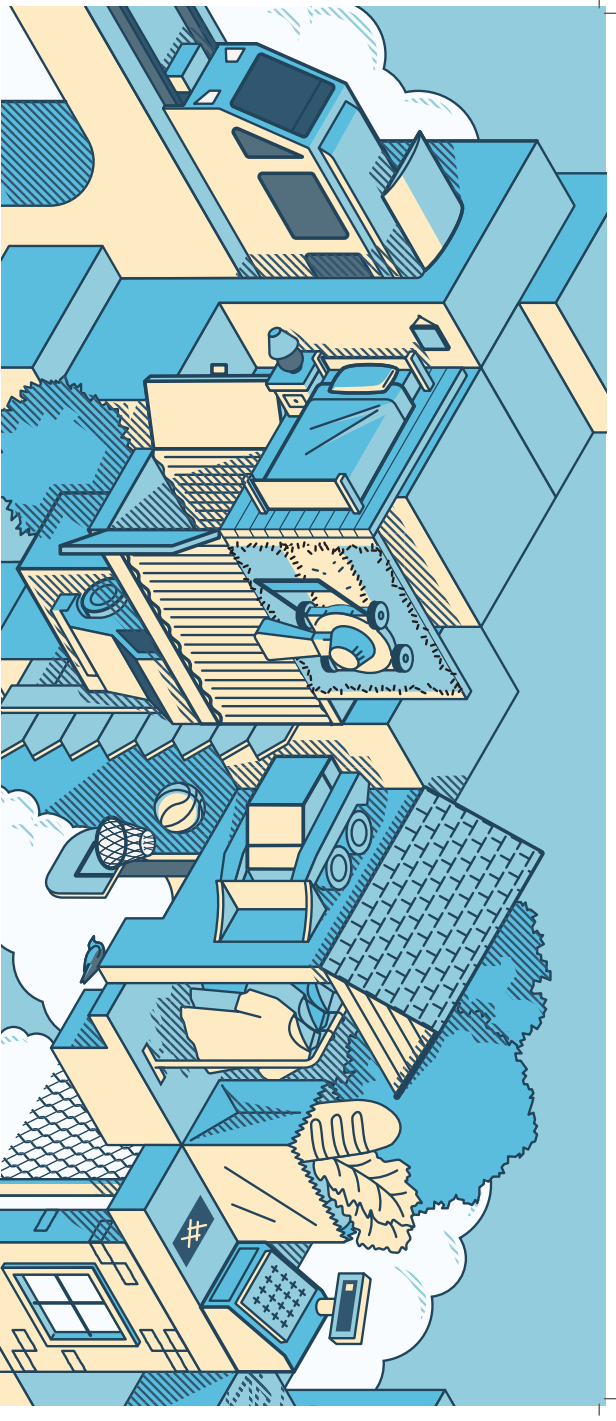
The City Plan identifies nodes and corridors for deliberate urban intensification.

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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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.

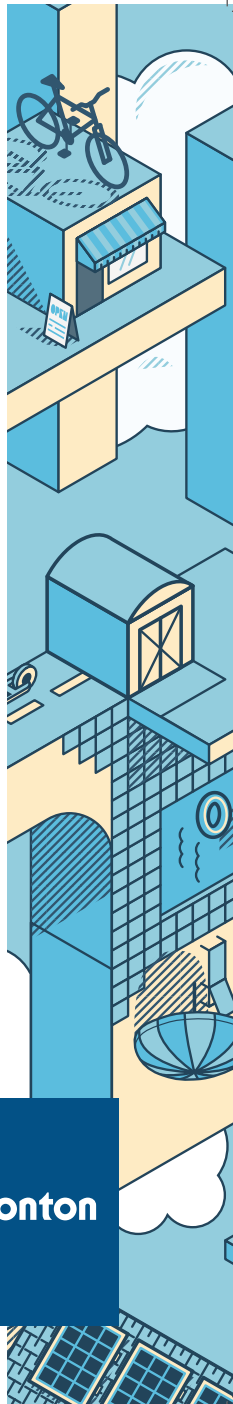
Public Engagement Spectrum



Today's event is **ADVISE**

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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.

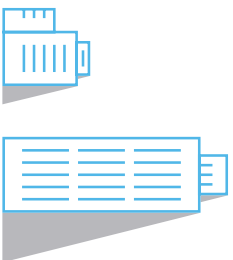
- + Minimum 150 people and/or jobs per hectare
- + Mid-rise and some high-rise buildings

Stony Plain Road and 124 Street are Primary Corridors

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Primary corridors

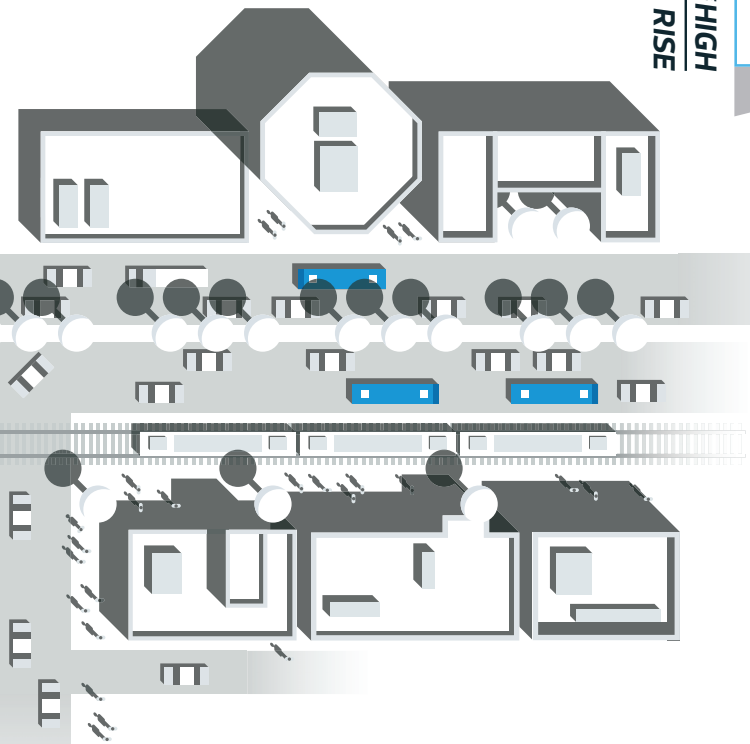


MID RISE **SOME HIGH RISE**

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

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



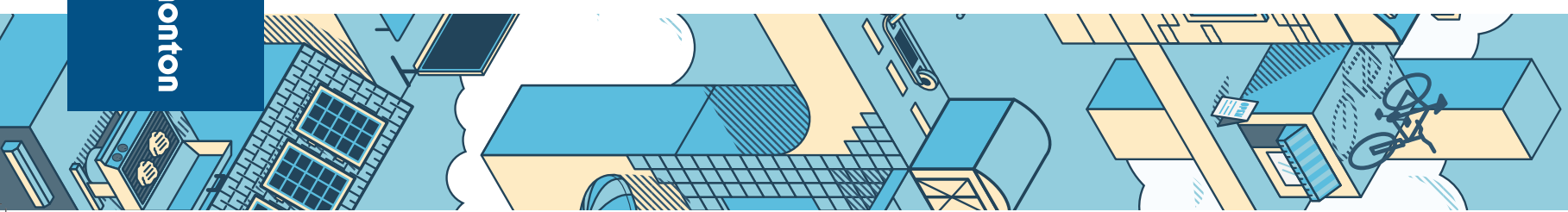
Minimum 150 people and/or jobs per hectare

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.

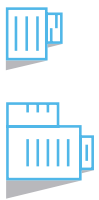
- + Minimum 75 people and/or jobs per hectare
- + Low-rise and mid-rise buildings

156 Street is a Secondary Corridor

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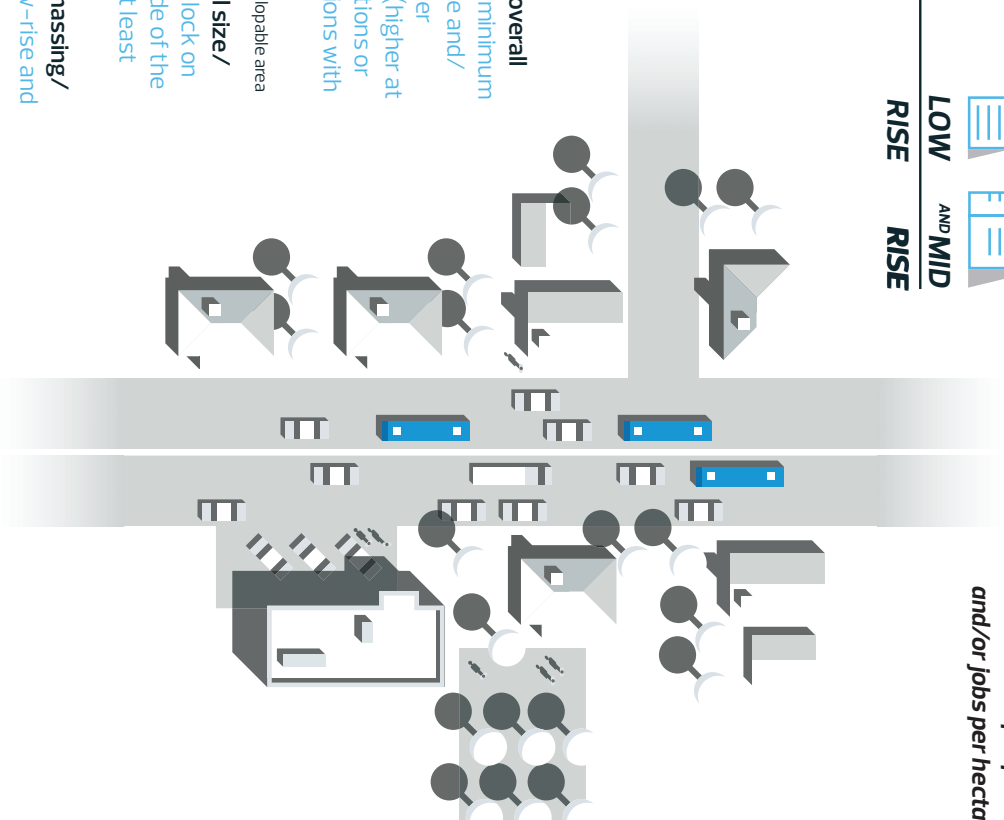
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Secondary corridors



LOW RISE AND MID RISE

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

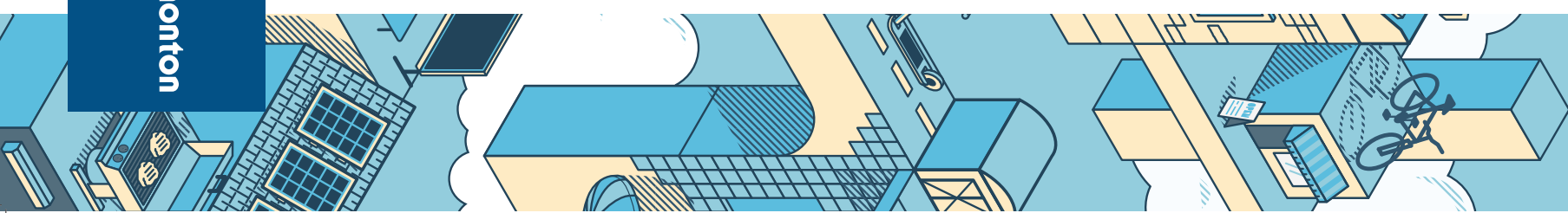
Typical massing/ form: low-rise and mid-rise

Secondary Corridor Policy:

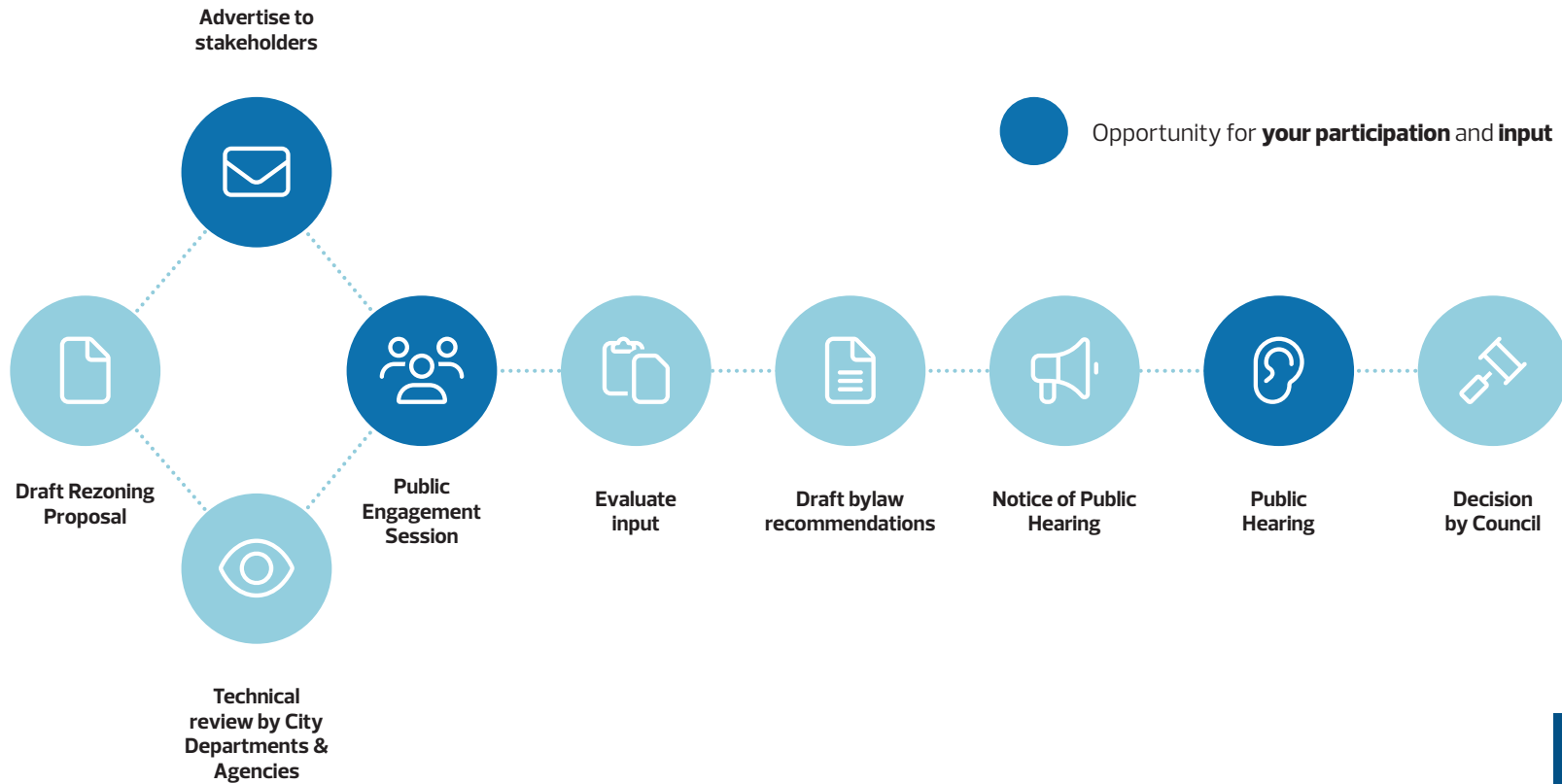
- + Support Low-rise development throughout Secondary Corridors
- + Support Mid-rise development within Secondary Corridors along Arterial and Collector Roadways

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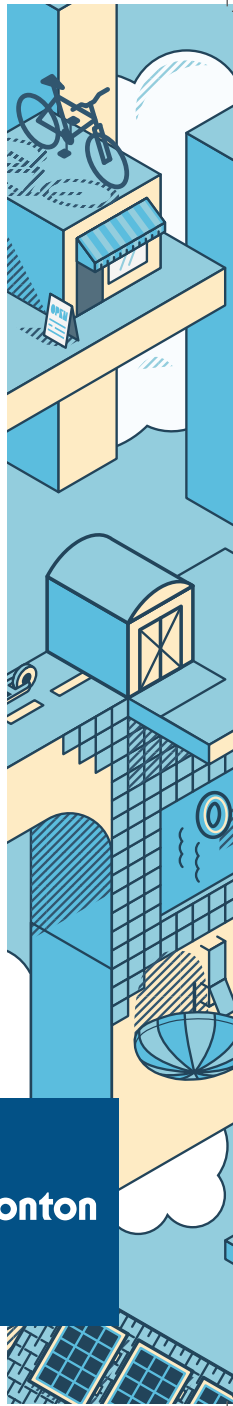


The approval process



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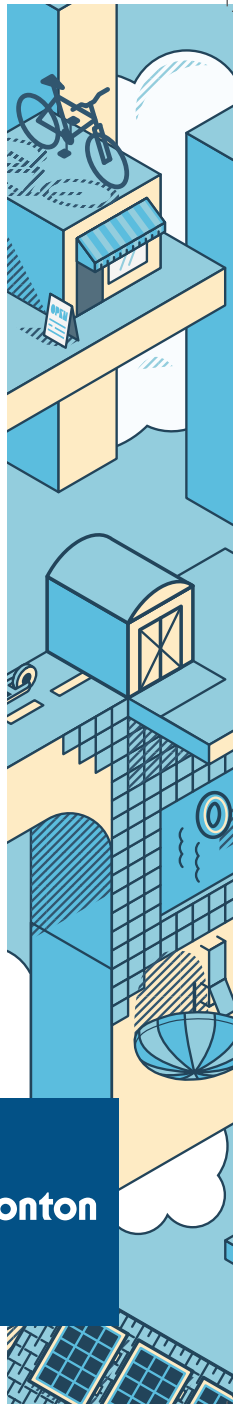


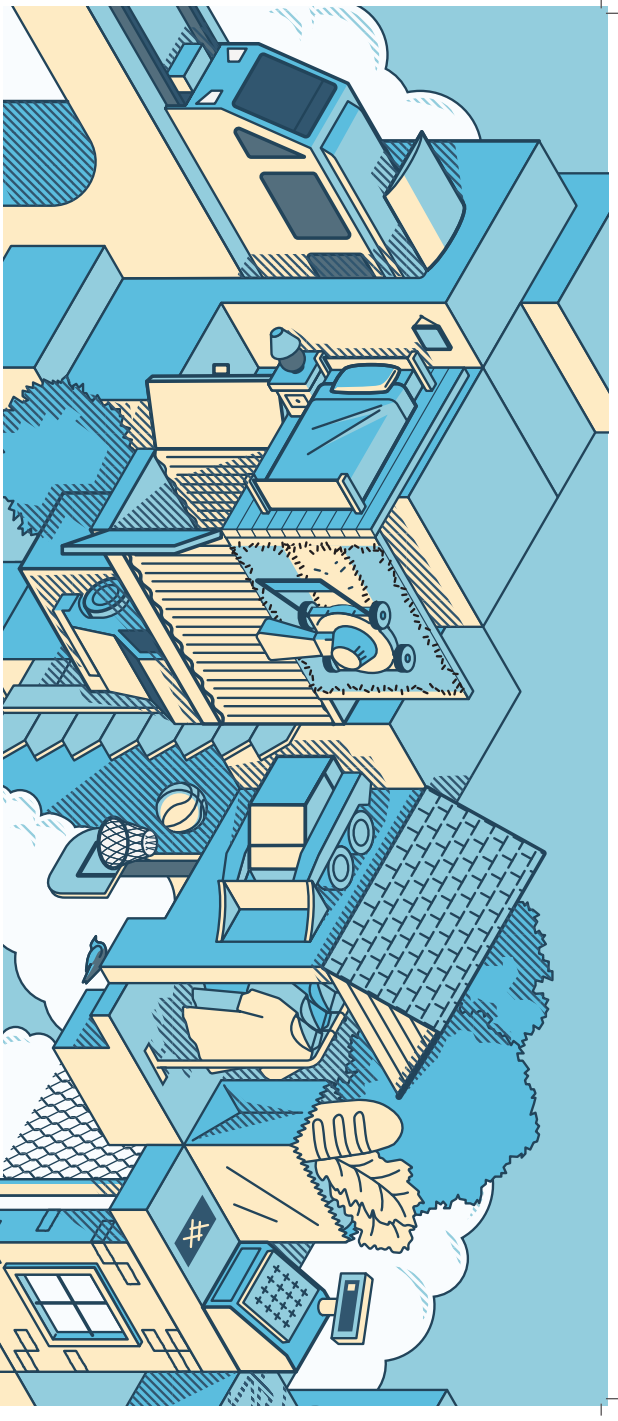
Project timeline



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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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