



Share your feedback on future rezoning in the **University-Garneau** Priority Growth Area

DROP IN!

AUG
15 2024

5:30 pm to 8:30 pm
University of Alberta – Van Vliet Complex
8831 – 116 Street NW

ADVISE

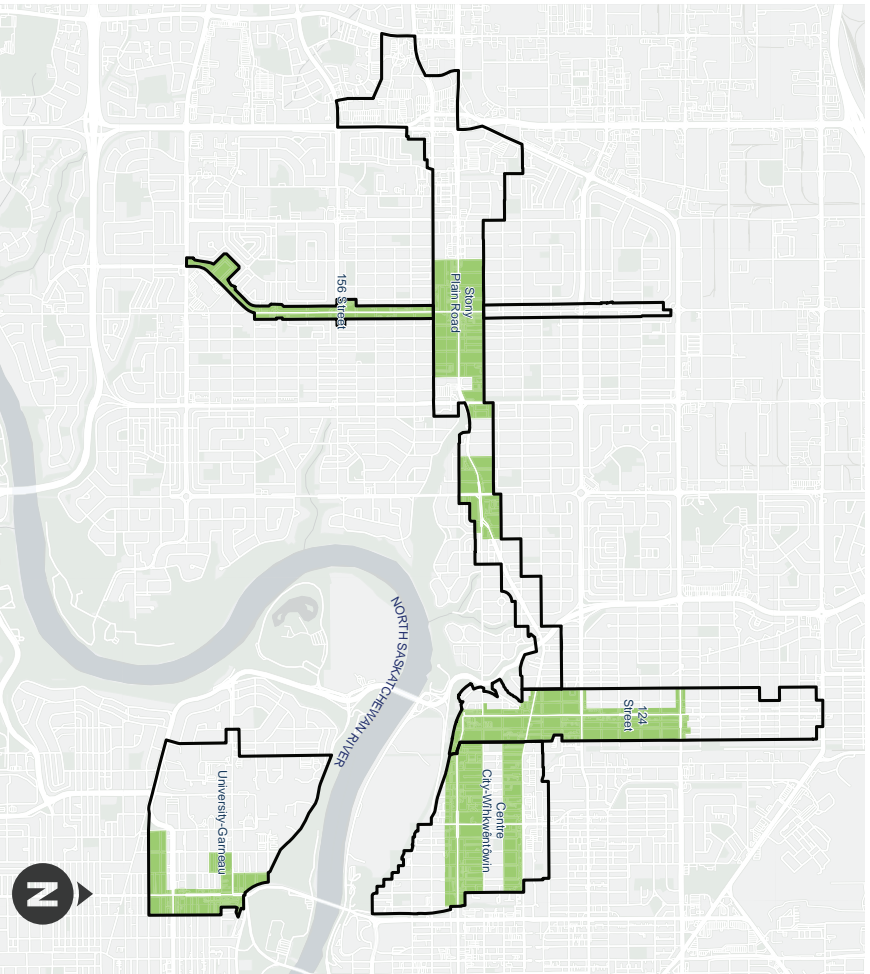


Learn more at: engaged.edmonton.ca/UniversityGarneauRezoning

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Rezoning focus areas



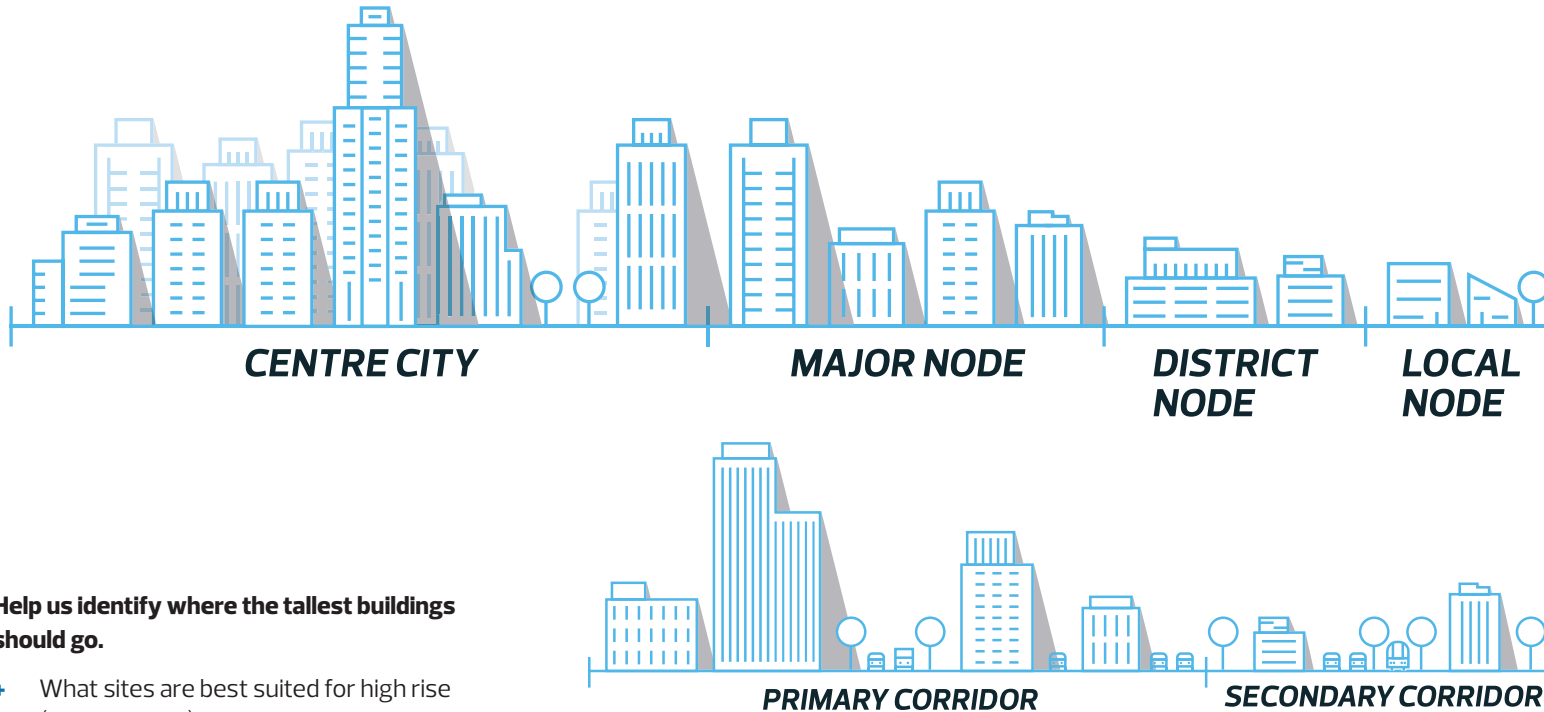
Help us refine the focus areas for this project

- + 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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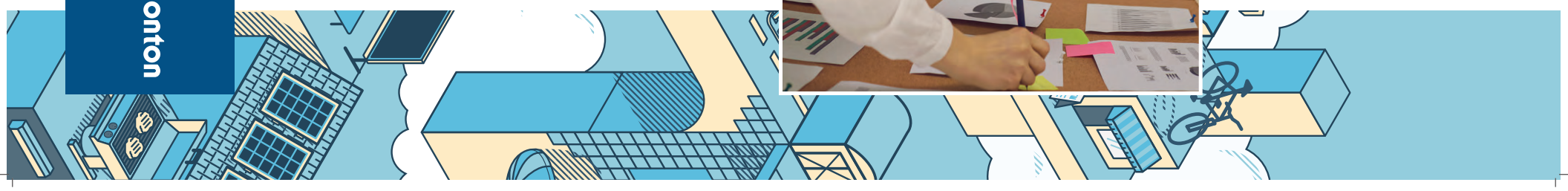
General discussion



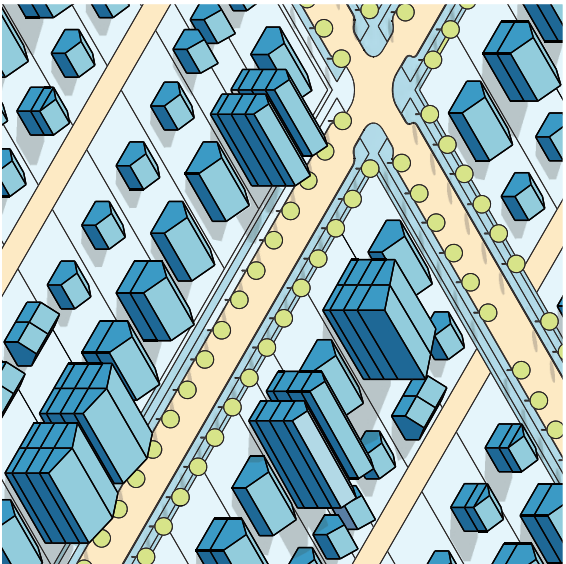
- + Share additional thoughts, ideas, or concerns you might have with the Priority Growth Area

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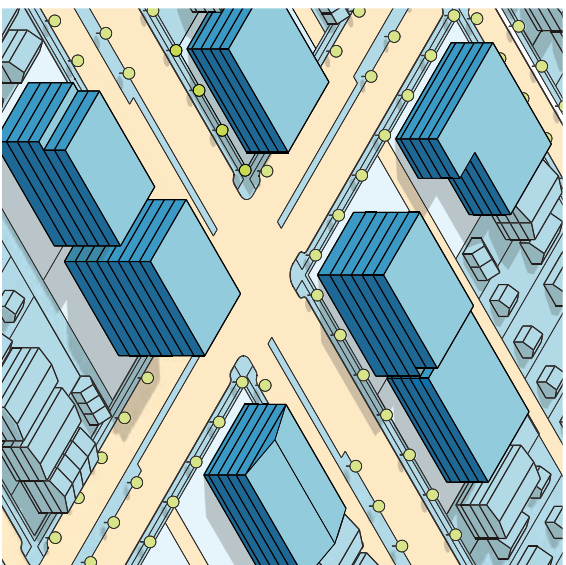
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What about Zoning?



(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

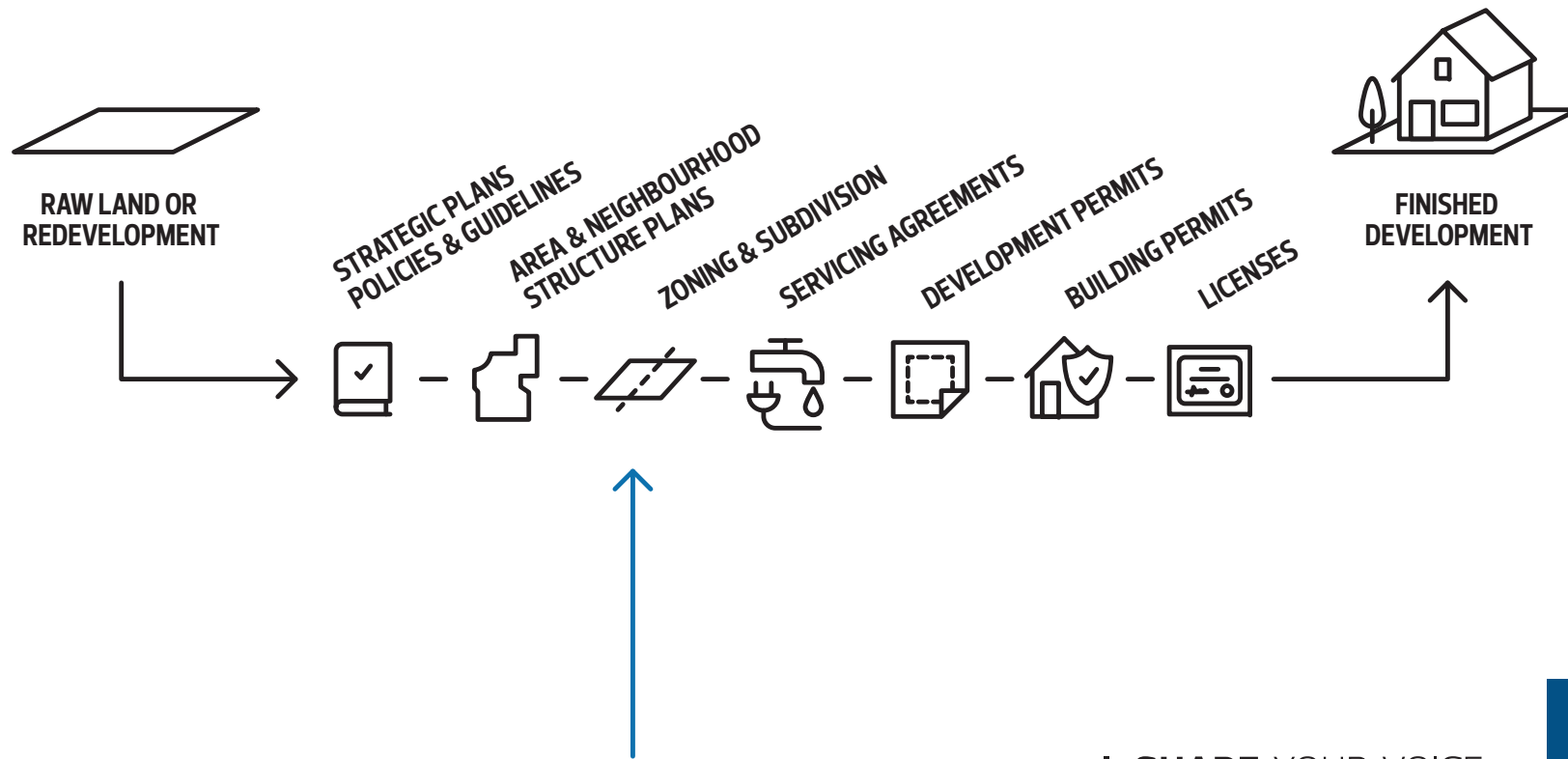
Zoning is not about:

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

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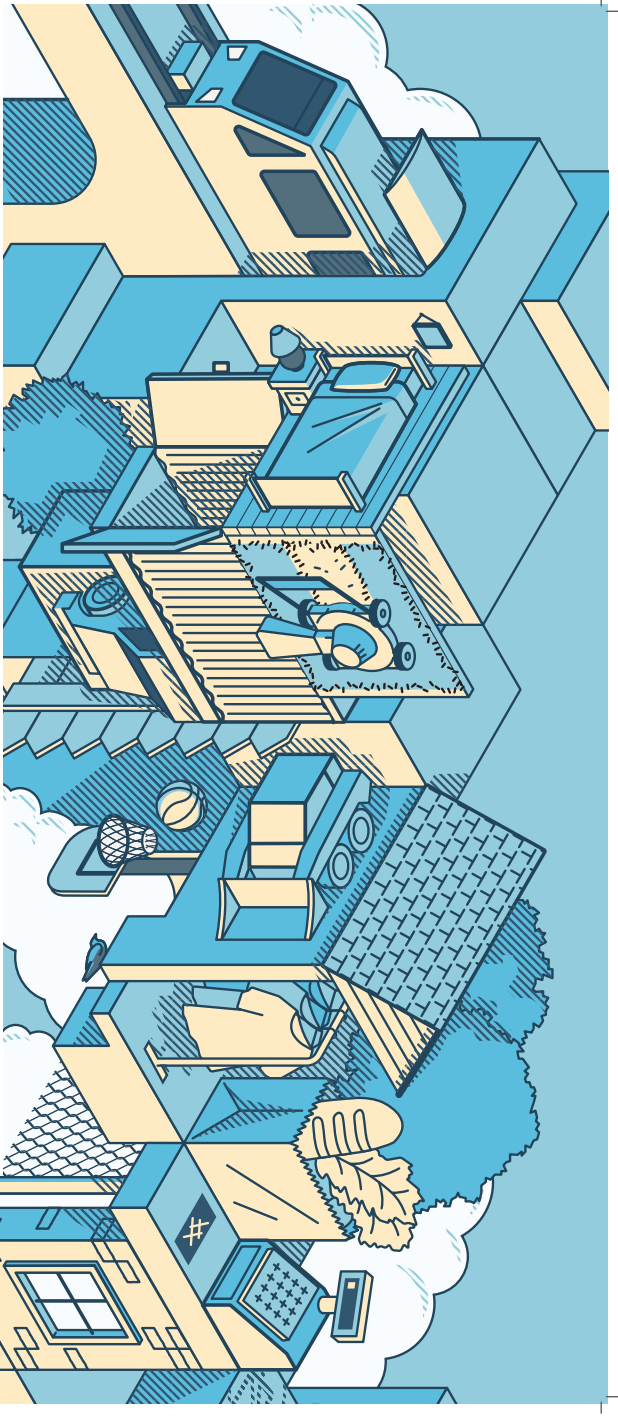
Land use planning process



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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.

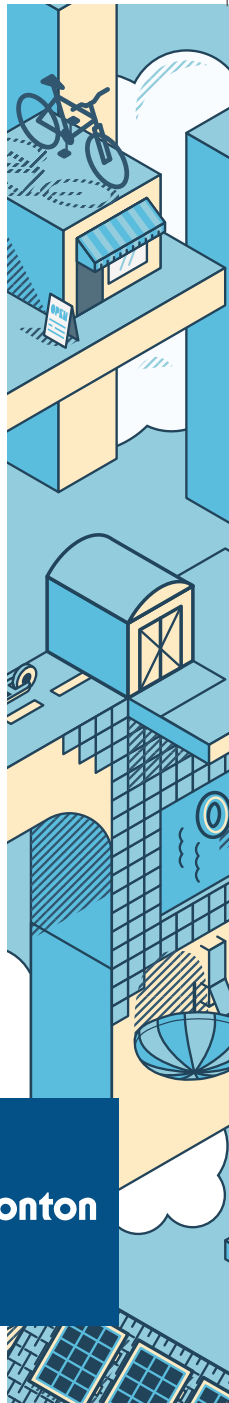
Public Engagement Spectrum



Today's event is **ADVISE**

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Major nodes



University of Alberta

A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres. Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses.

- + Minimum 250 people and/or jobs per hectare
- + Mid-rise and high-rise buildings

The University-Garneau Priority Growth Area is a Major Node

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Major nodes



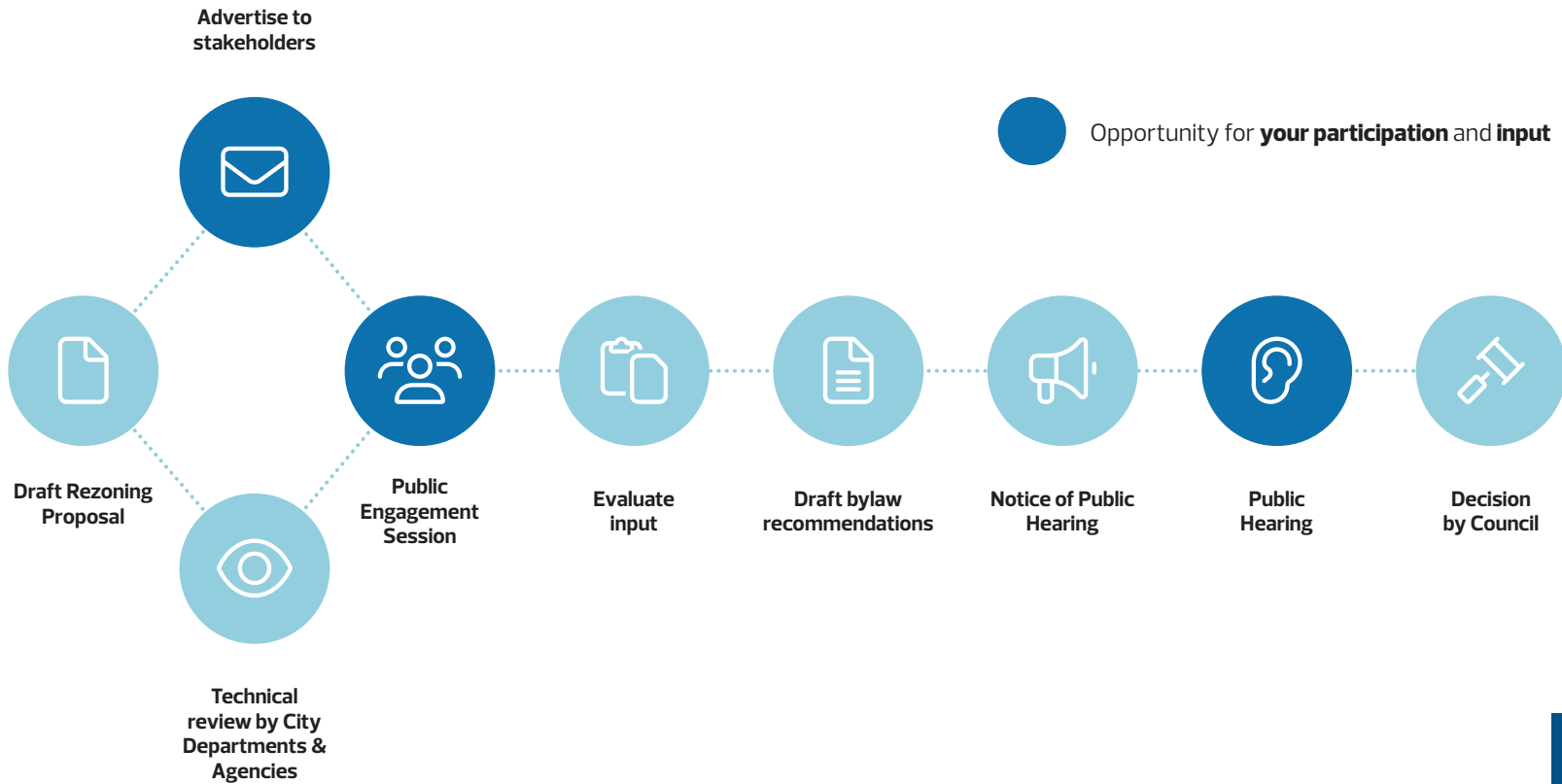
Major Node Policy:

- + Support Low-rise and Mid-rise development throughout Major Nodes
- + Support High-rise development within Major Nodes where at least **one** of the following criteria is met:
 - + The site is within 400 metres of a Mass Transit Station and on a Collector Roadway,
 - + The site is along an Arterial Roadway, or
 - + The site size and context allow for appropriate transition to surrounding development and adequate site access can be provided
- + Support Tall High-rise development within Major Nodes where **all** of the following criteria are met:
 - + The site is within 200 metres of a Mass Transit Station or along an Arterial Roadway, and
 - + The site size and context allow for appropriate transition to surrounding development

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The approval process



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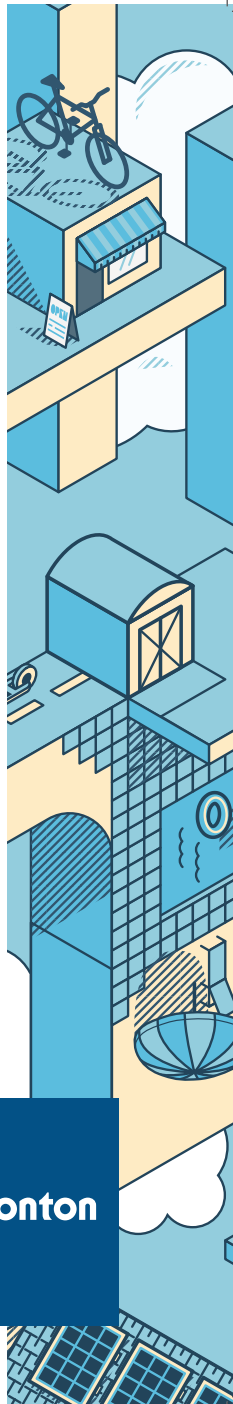


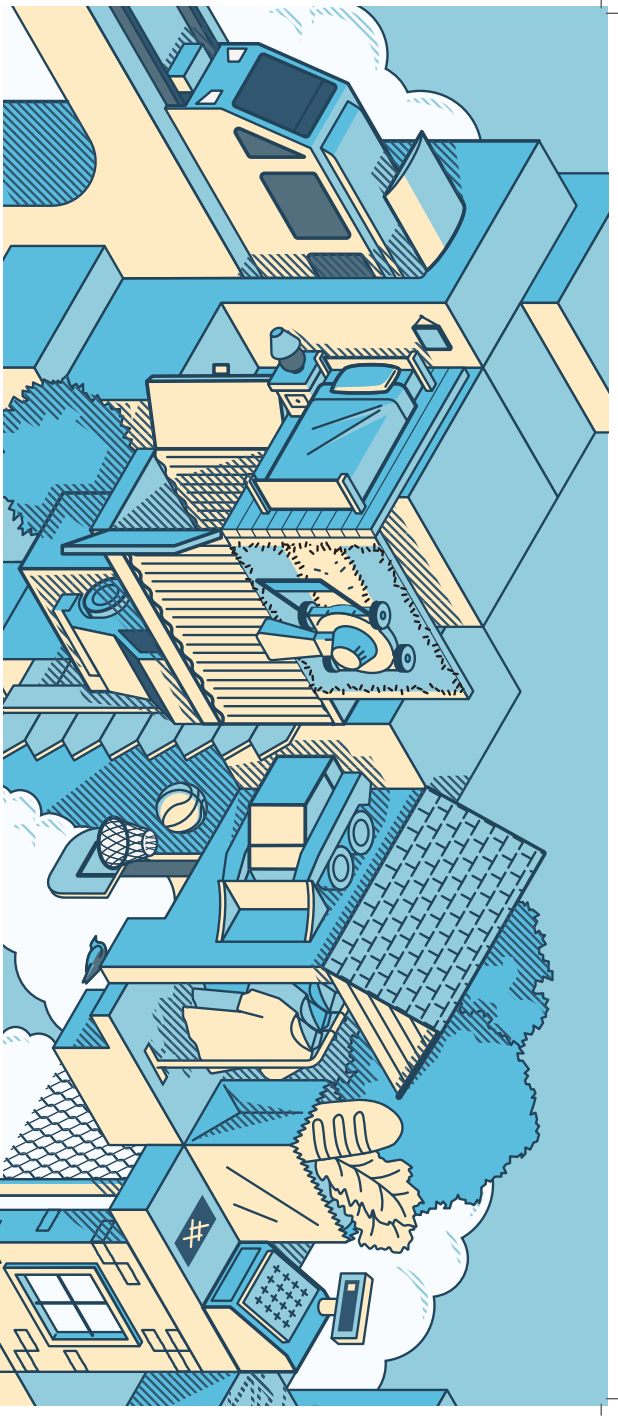
Project timeline



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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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