



Share your feedback on future rezoning in the **Wihkwêntôwin & 124 Street** Priority Growth Areas

DROP IN!

**AUG
21
2024**

5:00 pm to 8:00 pm
Wihkwêntôwin (Oliver) School Gymnasium
10227 – 118 Street

ADVISE

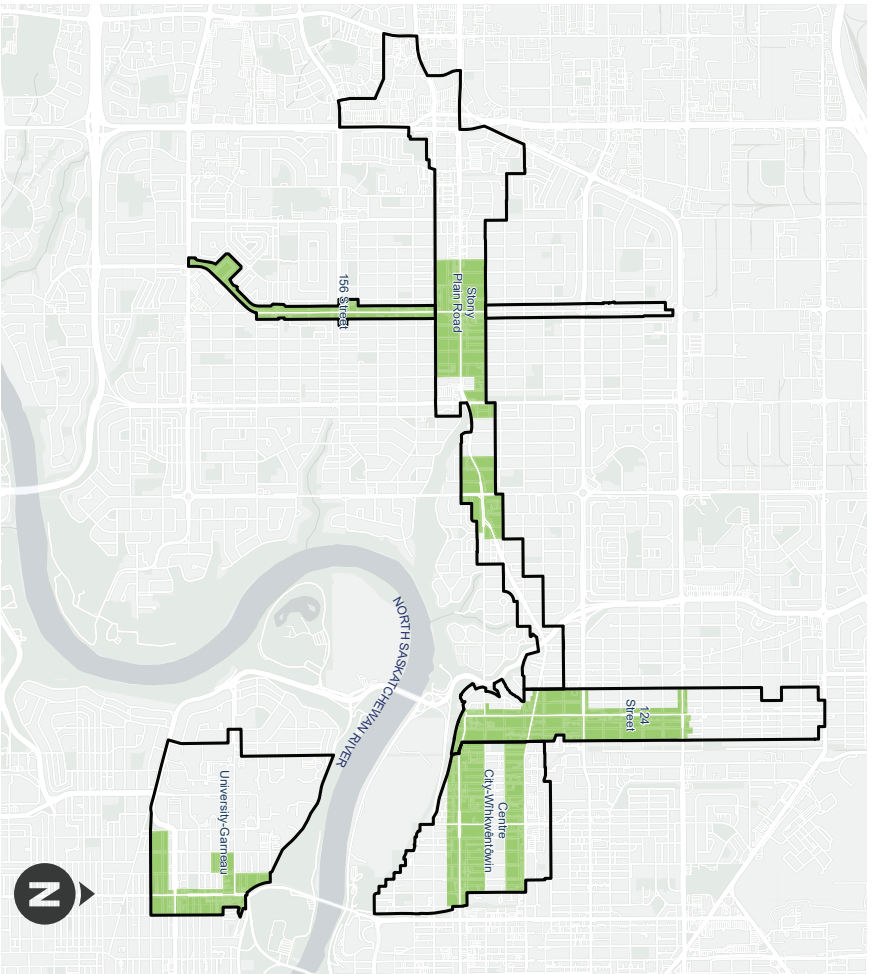


Learn more at: [engaged.edmonton.ca/
Wihkwentowin124StreetRezoning](https://engaged.edmonton.ca/Wihkwentowin124StreetRezoning)

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

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?

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

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?



SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton



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

| **SHARE YOUR VOICE**
SHAPE OUR CITY

Edmonton

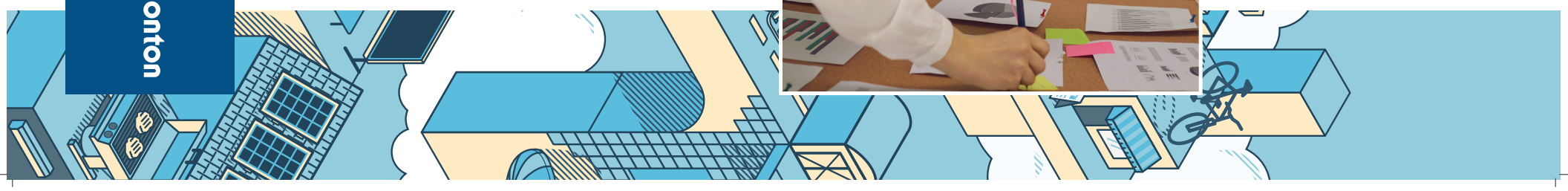
General discussion



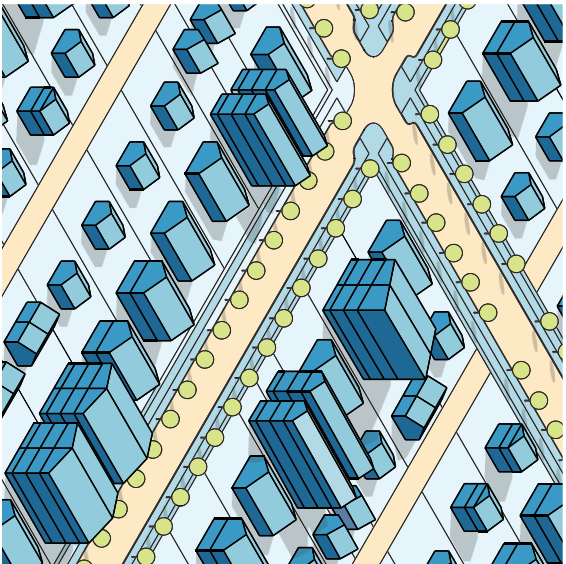
- + Share additional thoughts, ideas, or concerns you might have with the Priority Growth Area

| **SHARE YOUR VOICE**
SHAPE OUR CITY

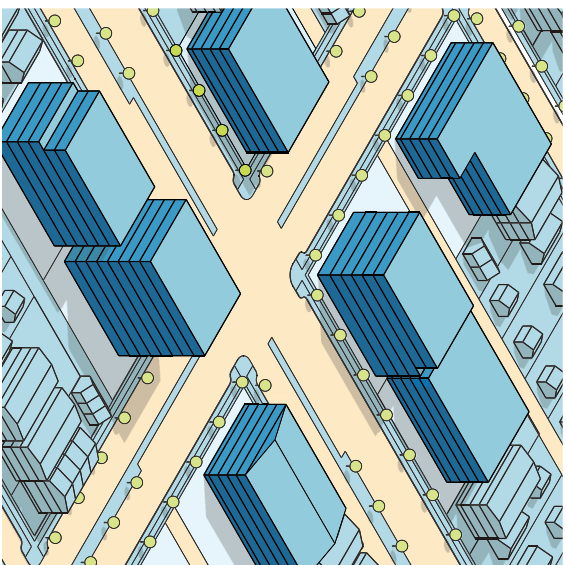
Edmonton



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

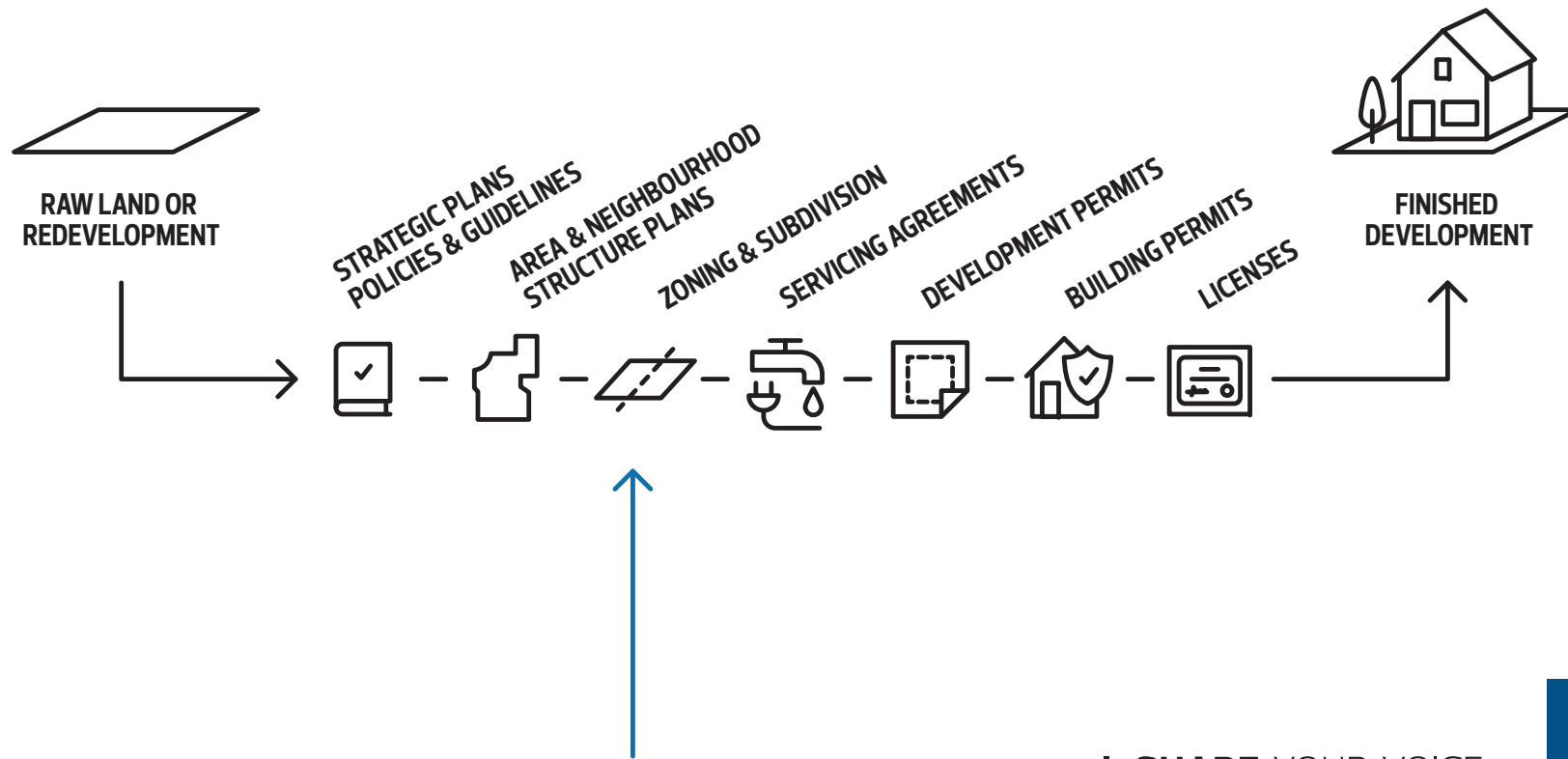
Zoning is not about:

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

| **SHARE YOUR VOICE**
SHAPE OUR CITY

Edmonton

Land use planning process

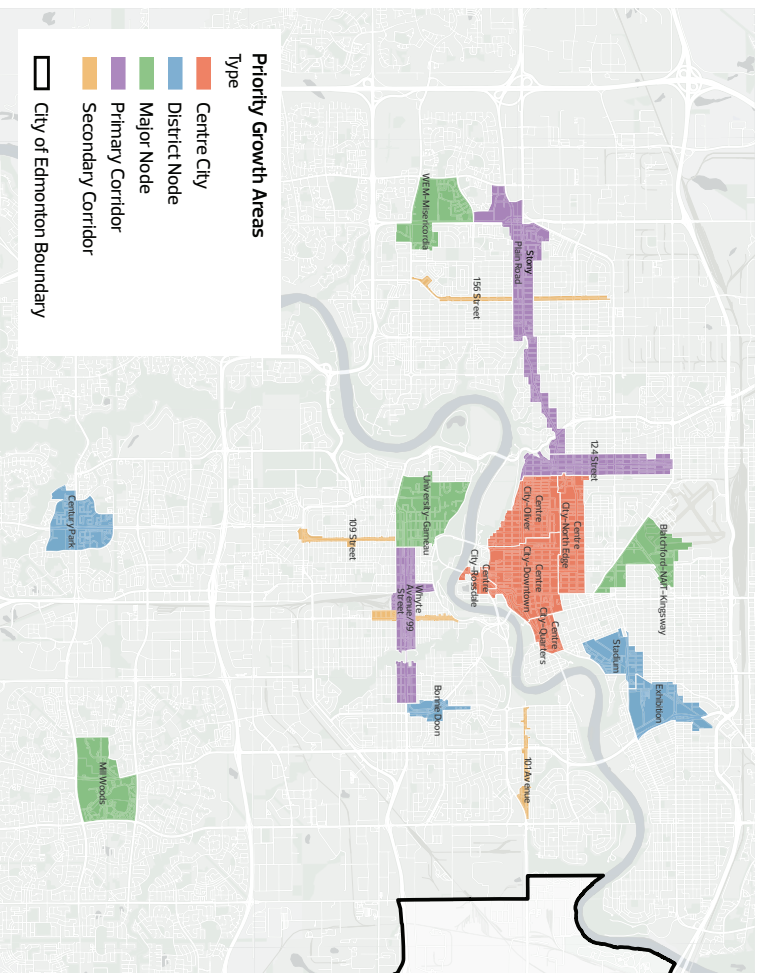


SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton



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.

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

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.

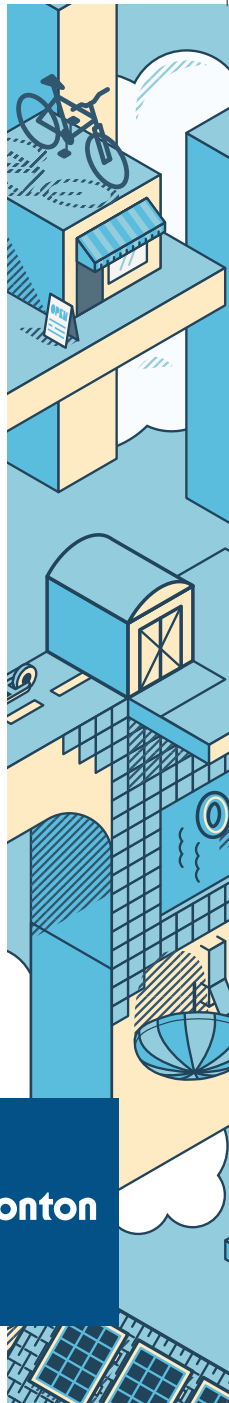
Public Engagement Spectrum



Today's event is **ADVISE**

SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton



Centre City



Edmonton City Centre

Centre City is Edmonton's distinct cultural and economic hub. It includes the highest density and mix of land uses and provides a critical mass of housing, employment and civic activities served by all modes of transportation.

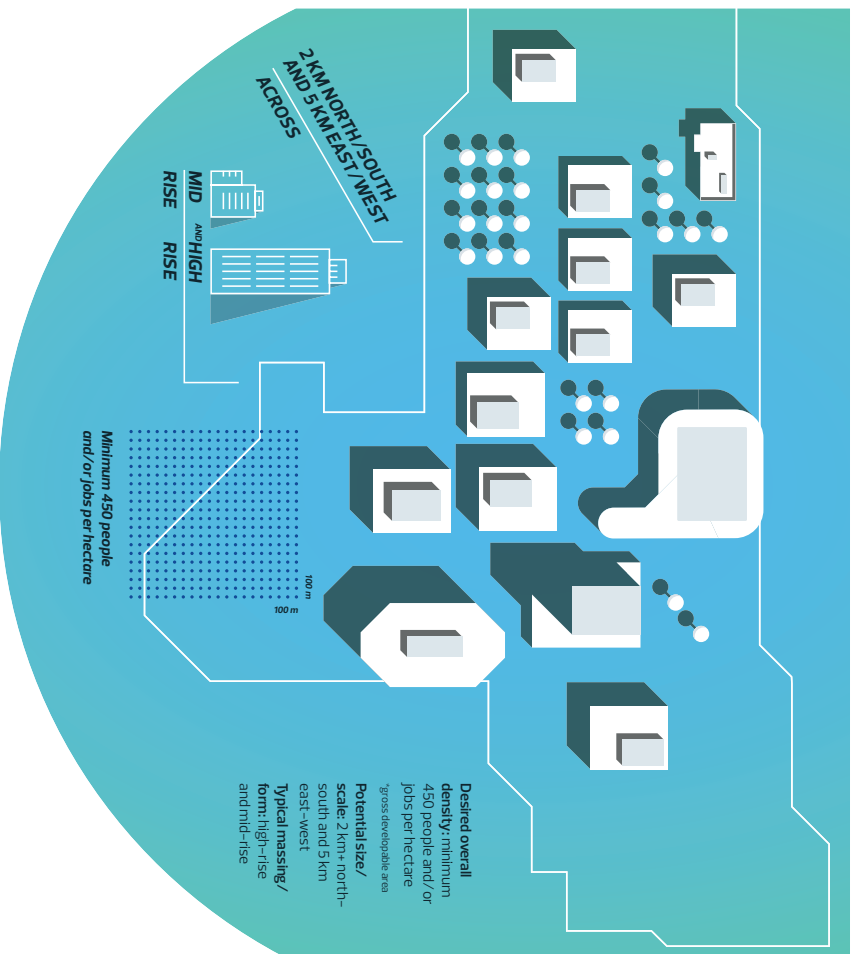
- + Minimum 450 people and/or jobs per hectare
- + High-rise and mid-rise buildings

**The Wihkwentôwin Priority Growth Areas
a part of the Centre City**

| **SHARE YOUR VOICE**
SHAPE OUR CITY

Edmonton

Centre City



Centre City Policy:

- + Support Low-rise and Mid-rise development throughout Centre City.
- + Support High-rise development within Centre City where at least **one** of the following criteria is met:
 - + The site is within 400 metres of a Mass Transit Station
 - + 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 Centre City where at least **one** of the following criteria is met:
 - + The site is within 200 metres of a Mass Transit Station, or
 - + The site is along an Arterial Roadway.

| SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton

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.

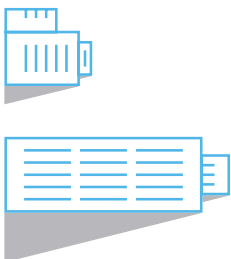
- + Minimum 150 people and/or jobs per hectare
- + Mid-rise and some high-rise buildings

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

| **SHARE YOUR VOICE**
SHAPE OUR CITY

Edmonton

Primary corridors

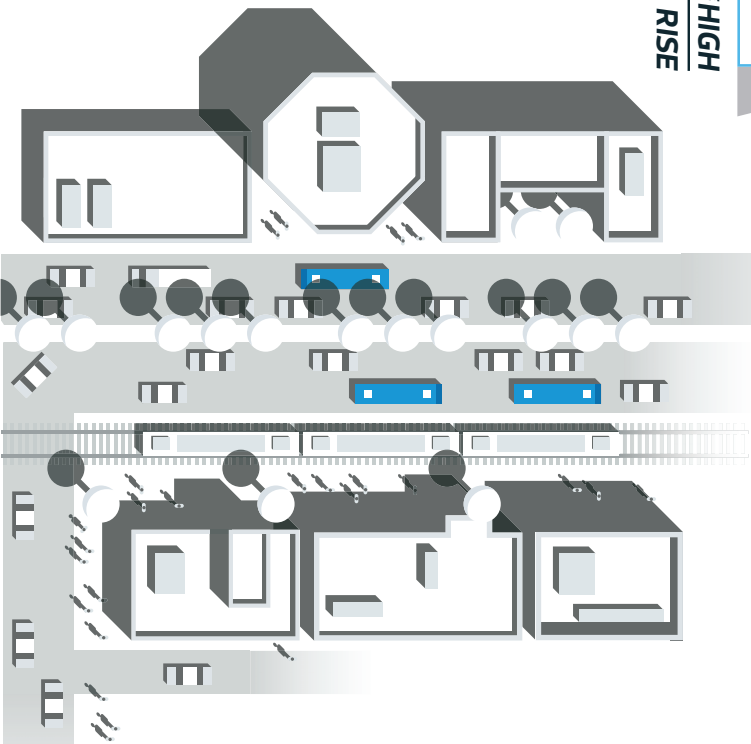


MID RISE **SOME HIGH RISE**

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



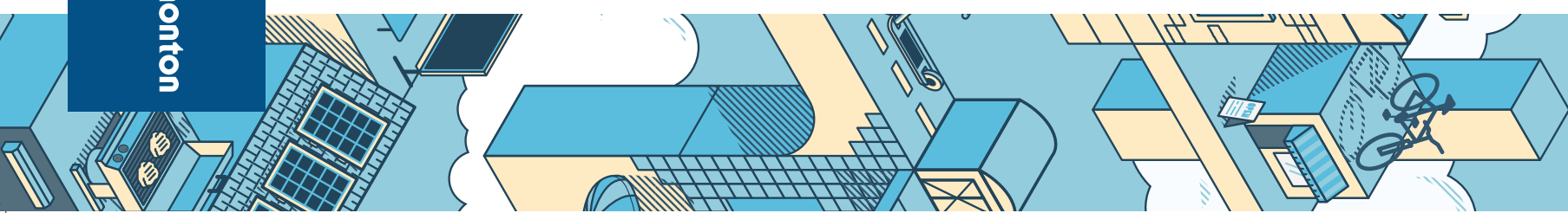
Minimum 150 people and/or jobs per hectare

Primary Corridor Policy:

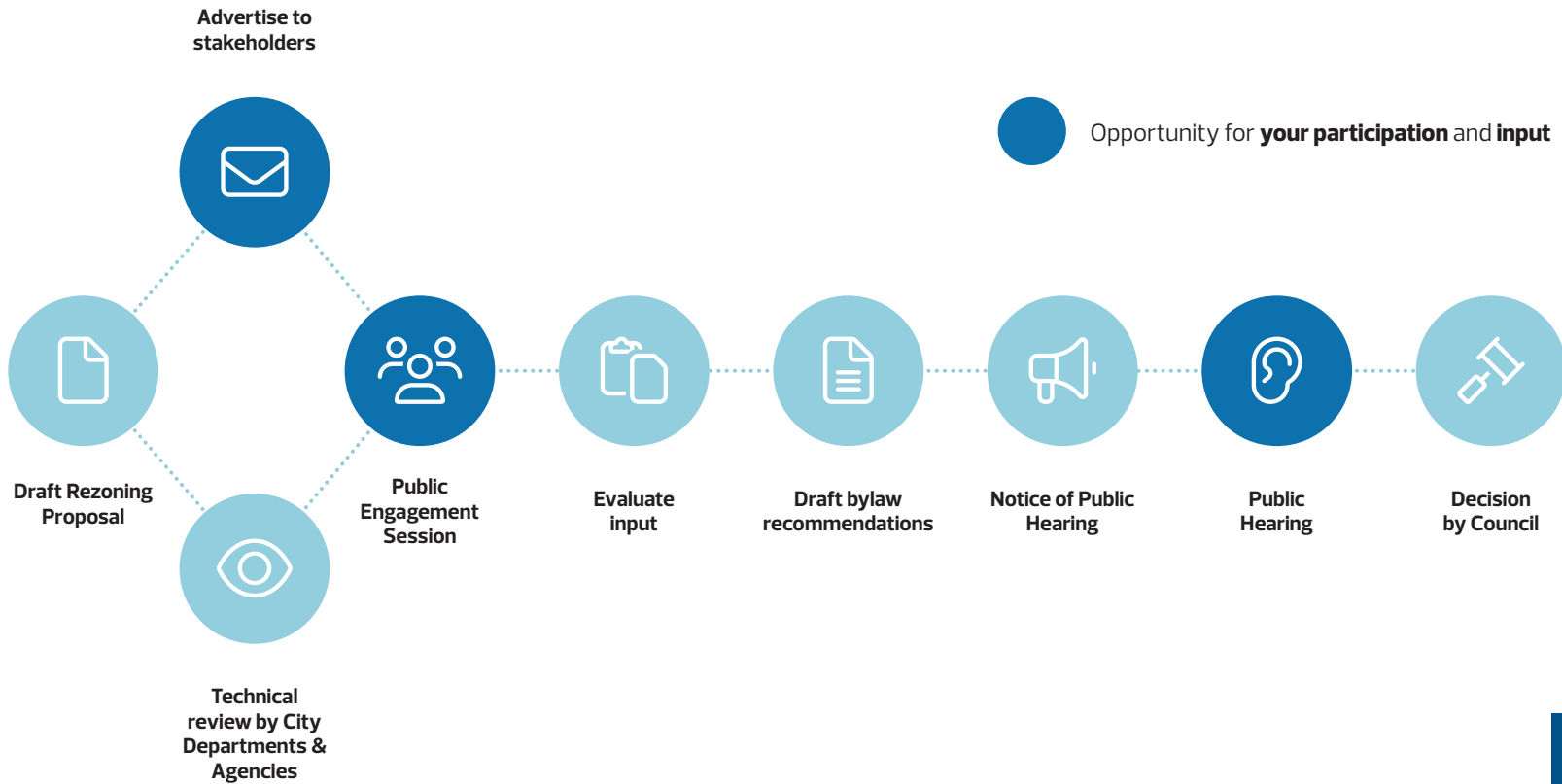
- + Support Low-rise and Mid-rise development throughout Primary Corridors
- + Support High-rise development within Primary Corridors where **all** of the following criteria are met:
 - + The site is along an Arterial Roadway, and
 - + The site is within 200 metres of an intersection of two Arterial 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

**SHARE YOUR VOICE
SHAPE OUR CITY**

Edmonton



The approval process



SHARE YOUR VOICE
SHAPE OUR CITY

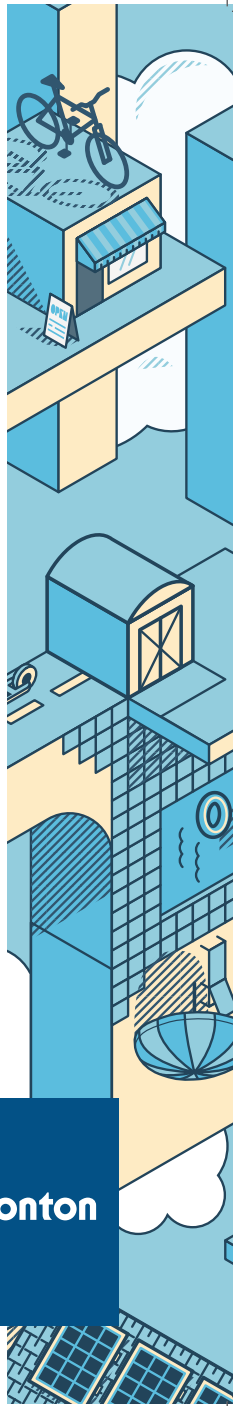


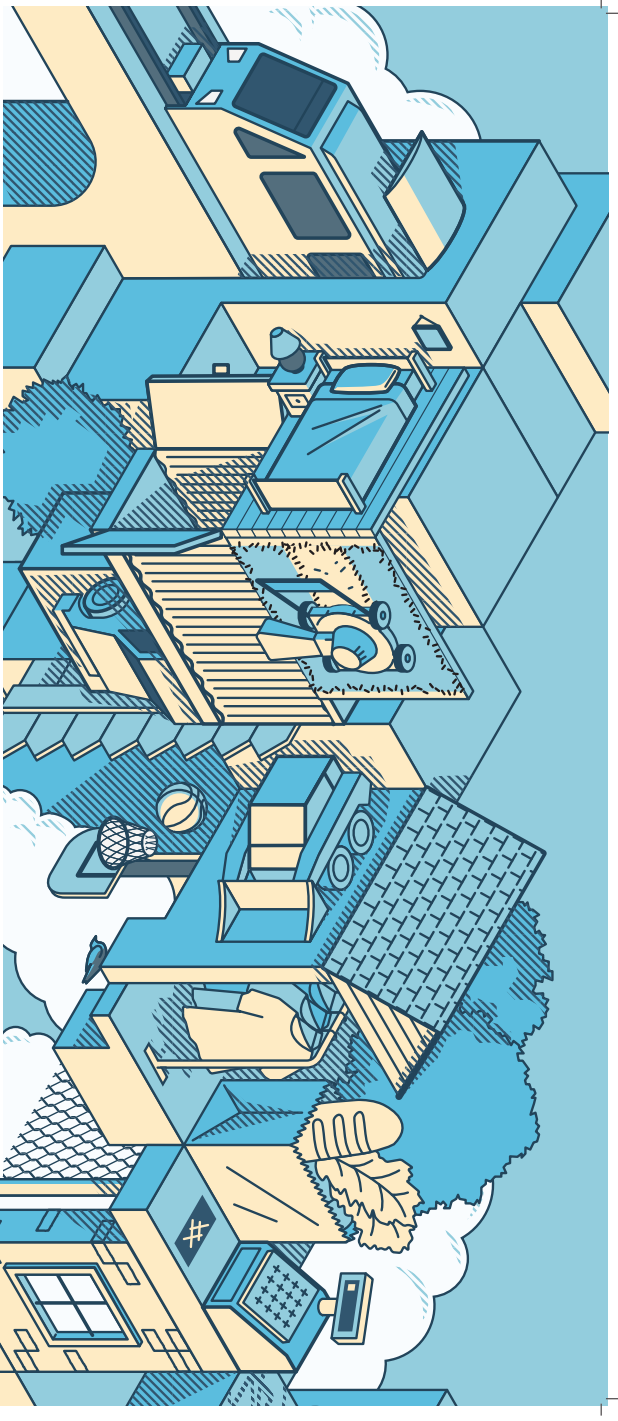
Project timeline



SHARE YOUR VOICE
SHAPE OUR CITY

Edmonton





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

| **SHARE YOUR VOICE**
SHAPE OUR CITY

Edmonton