



Main Street: 1 Avenue N.E.

Proposed land use changes in Crescent Heights, Bridgeland/Riverside

The 1 Avenue N.E. main street, stretching from 4 Street N.E. to 11 Street N.E., is located within the historic communities of Crescent Heights and Bridgeland/Riverside. The current Bridgeland/Riverside Area Redevelopment Plan (BRARP) was approved in 1980 with a significant change and amendments in 2002 by the Bow Valley Centre Concept Plan that support redevelopment of the former hospital land. The BRARP provides policy that promotes and encourages the success and growth of the commercial area along this main street and aims to maintain this as a key part of the community. The built form-scale policy within the BRARP matches the current surrounding low density residential districts.

EXISTING Land Use (Zoning)

While the southern side of 1 Avenue N.E. has seen significant change as a result of the redevelopment of the former General Hospital, the north side of the avenue, and the Edmonton Trail/4 Street N.E. area, have not seen much activity in new development. Current zoning, if built out, would not allow for population and employment numbers to meet the growth targets outlined in the Municipal Development Plan, also limits investment potential for new forms of housing and commercial space and would not allow growth to meet the desires expressed by the community. Current zoning (R-C2) adjacent to the main street does not allow for any incentive to maintain character or historic homes, nor does it allow for more housing choice.

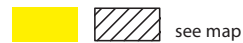
PROPOSED Land Use (Zoning)

When 1 Avenue main street users provided input about the future of this area, they shared ideas for increased flexibility which would allow for private businesses to maximize public spaces as areas where people can interact and be together, maintain the "small town feel" and a shared street used by bikes, pedestrians and cars, with enhancements to the public realm. Rezoning could allow greater flexibility for mixed use, apartment, or row or townhouse along the commercial streets of 1 Avenue and Edmonton Trail, and the proposed Character Home Retention Incentive District provides tools to maintain existing character homes. In the Fall/Winter of 2016/2017, local residents provided detailed feedback at public input sessions on a proposed land use framework. These comments have been considered when refining this proposal.

Proposed Character Home Incentive District

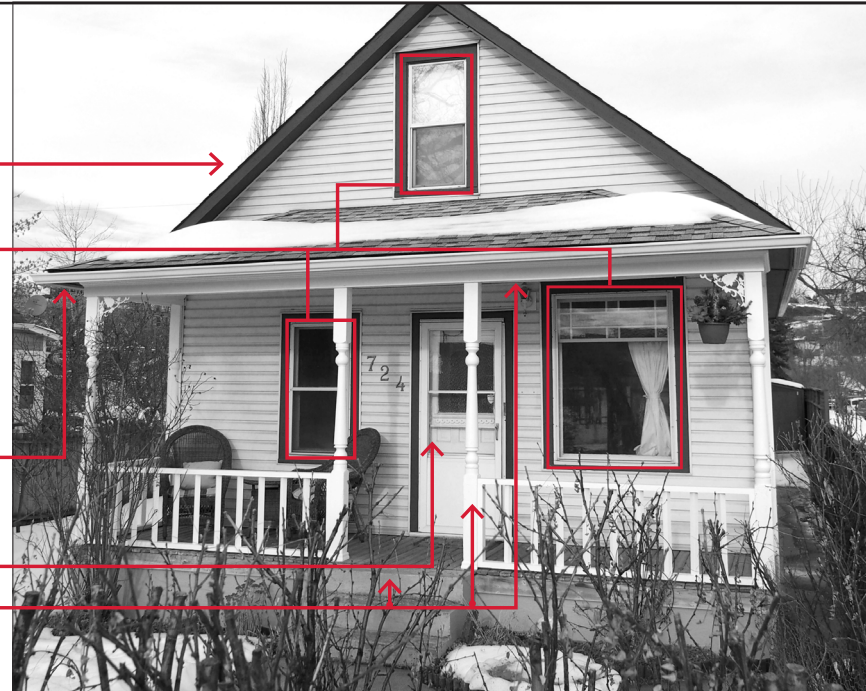
This proposed Direct Control district provides a base of R-C2 and then additional uses dependent upon the absence or presence of a character home as determined by evaluation against a checklist attached to the district.

- If a site has a character home (at date of passage of the Direct Control district) and the application proposes removal or demolition of that home, the uses and rules of the R-C2 district apply;
- If a site does not have a character home (at date of passage of the Direct Control district), then the uses and rules of the R-CG district apply; and
- If a site has a character home (at date of passage of the Direct Control district) and the application proposes retention and conservation of that home, the uses and rules of the M-CG district apply.

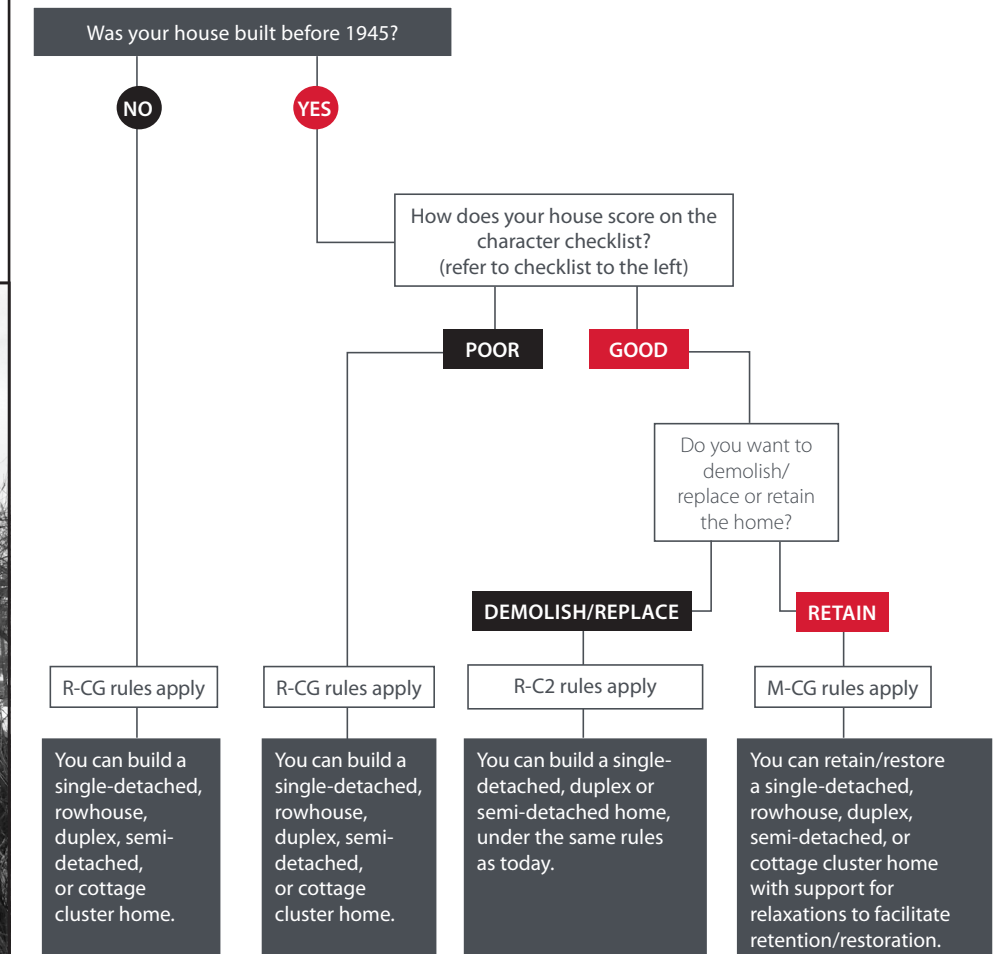


Character home checklist

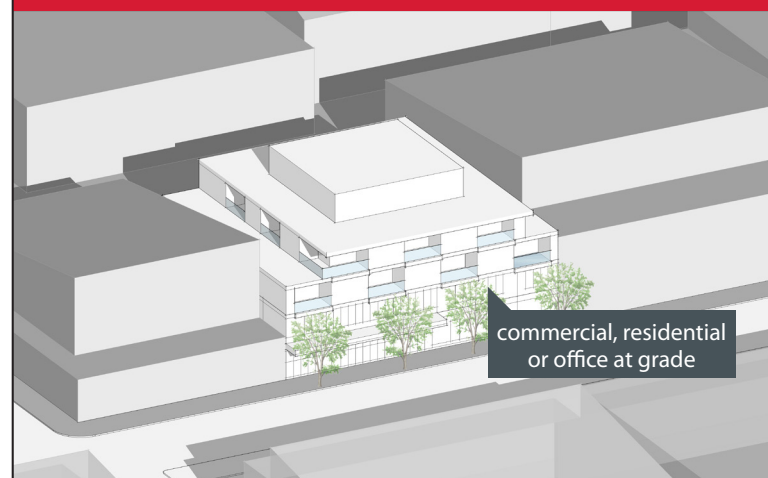
- Required**
 - Pre-dates 1945
- Both required**
 - Original form, scale, massing, and roof profile
 - Over 50% original fenestration on main facade
- One required**
 - Original cladding, or cladding of a historic nature
 - OR**
 - A majority of original exterior finishes
- 2 or more required**
 - Soffits, rafters and/or beams
 - Majority of window sashes
 - Front door / assembly
 - Front porch with majority details



Determining your option flow chart



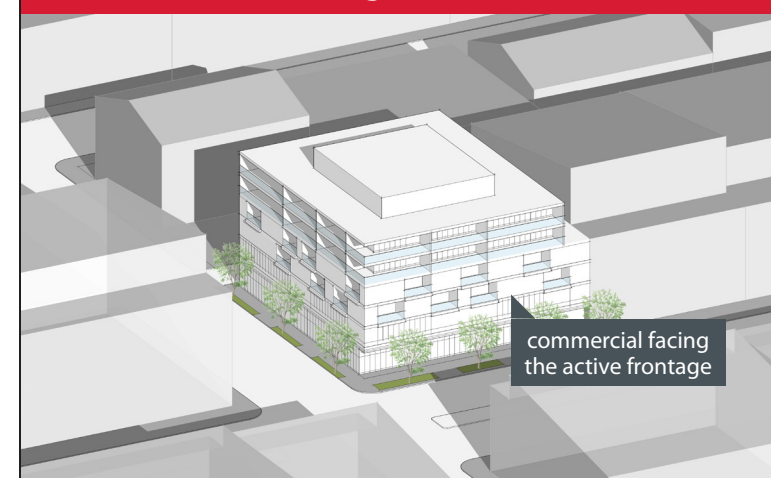
MU-1 General Mixed Use District



MU-1 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor can be commercial or residential.

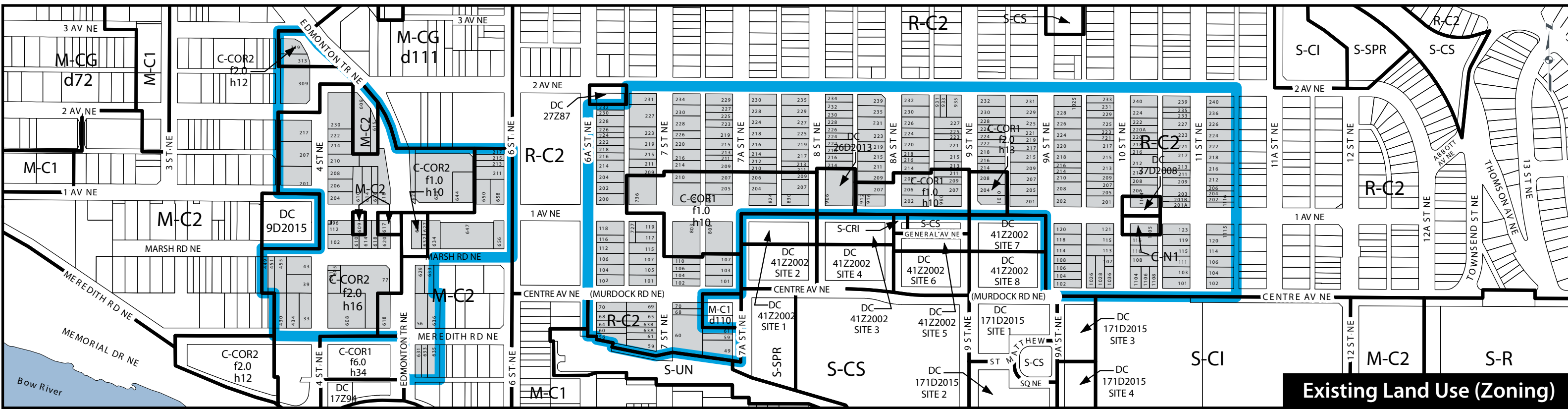


MU-2 Active Frontage Mixed Use District

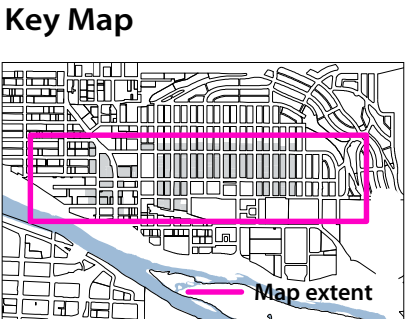


MU-2 is a new district recently approved by Council. It was developed to support growth in key areas like Main Streets. Characterized by street-oriented building design in mid-rise buildings typically between four and six storeys in height requiring a transition to lower scale residential uses on adjacent parcels through building location, building massing and landscaping. Main floor must be commercial uses.





Existing Land Use (Zoning)

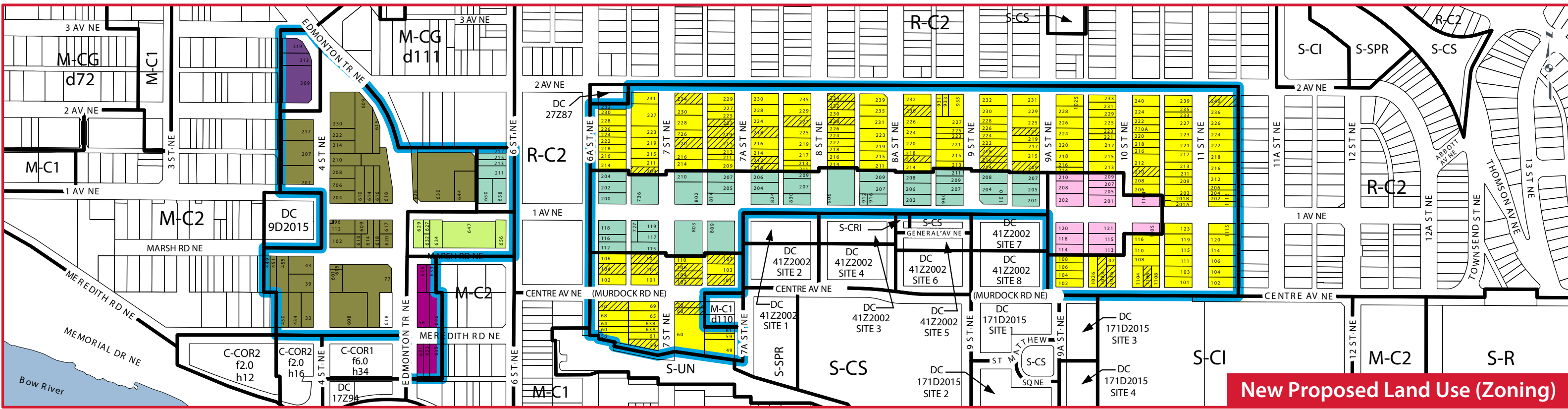


- LEGEND**
- Land use district boundary
 - Parcels to be redesignated
 - Ownership parcels
 - Potential character home
 - Bridgeland Main Streets boundary

- Proposed land use designations**
- Mixed Use General District MU-1 f3.0 h16 (3 to 4 storeys, 16 metre maximum)
 - Mixed Use General District MU-1 f4.5 h22 (5 to 6 storeys, 22 metre maximum)
 - Mixed Use General District MU-1 f4.0 h34 (6 to 8 storeys, 34 metre maximum)

- Mixed Use-Active Frontage District MU-2 f3.0 h16 (3 to 4 storeys, 16 metre maximum)
- Mixed Use-Active Frontage District MU-2 f4.0 h22 (6 to 8 storeys, 22metre maximum)
- Mixed Use-Active Frontage District MU-2 f4.0 h34 (6 to 8 storeys, 34 metre maximum)
- DC (Proposed Character Home Retention Incentive District)

(f = Floor Area Ratio; limits density allowed on site)
(h = Height; maximum allowed building height in metres)



New Proposed Land Use (Zoning)