

Proposed Amendments to the Albert Park/Radisson Heights Area Redevelopment Plan

1. The Albert Park/Radisson Heights Area Redevelopment Plan attached to and forming part of Bylaw 15P88, as amended, is hereby further amended as follows:
 - (a) Delete existing Map 3 entitled 'Albert Park/Radisson Heights Land Use' and replace with revised Map 3 entitled 'Albert Park/Radisson Heights Land Use' as shown in Schedule 'A'.
 - (b) In Part 2 Land Use and Development after Section 2.1.5 Implementation, add the following:

"2.1.6 Franklin LRT Station South Development Site

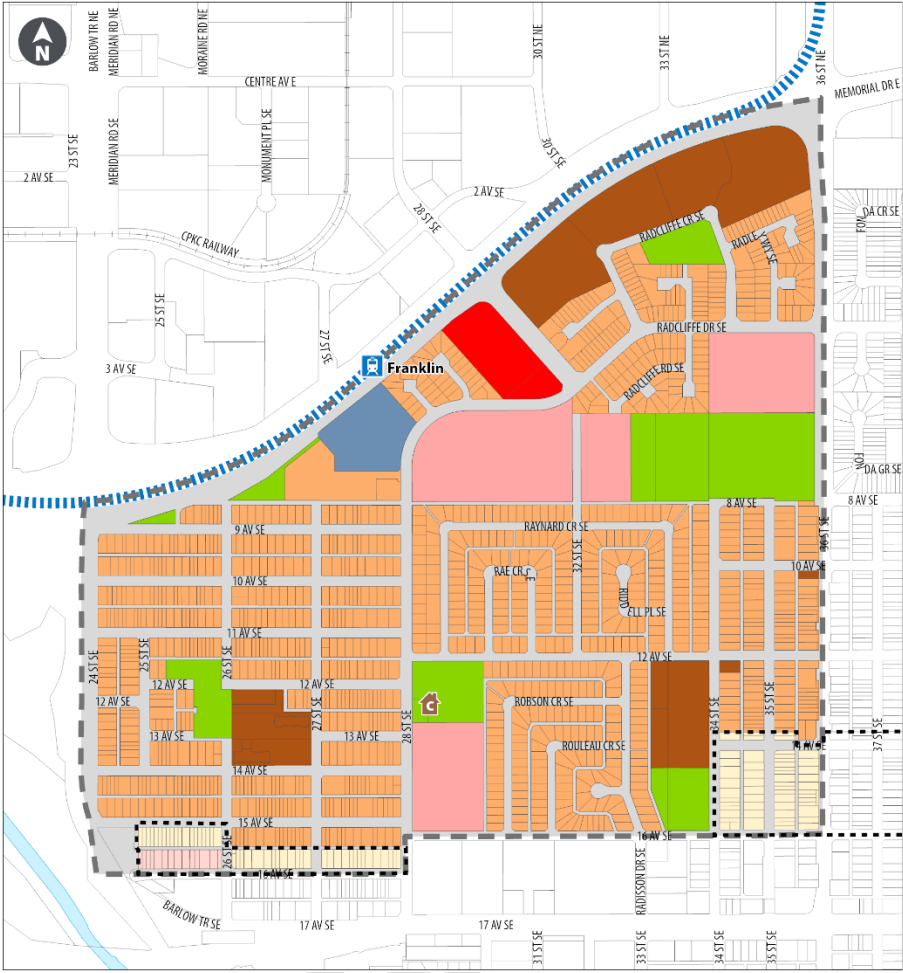
The Franklin LRT Station South Development Site (as shown on Map 3) is the former location of the south Park 'n' Ride lot for the Franklin LRT Station located at 2734 Radcliffe Drive SE. The intent for this site is to provide for medium to high density multi-residential or mixed-use development adjacent to the Franklin LRT Station. The other Park 'n' Ride lot servicing Franklin LRT Station north of Memorial Drive NE is intended to continue operations.

Policies

1. Development on this site should:
 - a) explore mixed-use building opportunities with a range of uses on the ground floor facing the street;
 - b) provide non-market housing;
 - c) prioritize pedestrian and cycling infrastructure connections within the site, as well as to adjacent communities and Franklin Station;
 - d) activate existing or new park spaces;
 - e) strongly discourage surface parking and vehicle-oriented uses;
 - f) identify opportunities to incorporate cultural spaces, community gathering spaces, or spaces for cultural activities and programming;
 - g) identify opportunities for a transit plaza that fronts the station and integrates with the street;
 - h) not locate parking between a building and a higher activity street;
 - i) provide frequent entrances and windows that maximize views to and from the street;

- j) use building articulation to provide a well-defined, continuous street wall and improve the pedestrian experience using varied texture, high-quality building materials and setbacks;
- k) accommodate small variations in the street wall to integrate amenity space;
- l) be twenty-six storeys or less in height;
- m) be designed to reduce the impact of wind on public space and at the ground floor and to optimize sunlight access to the streets and open spaces;
- n) use variation in building heights, rooflines and massing to reduce building bulk, avoid long, uninterrupted building frontages and create architectural interest;
- o) may limit building mass above the street wall to provide separation between adjacent development and maximize exposure to natural light;
- p) provide appropriate tower separation to maximize exposure to natural light where multiple towers are built on-site or where development is adjacent to a site that contains a tower;
- q) be designed to incorporate publicly-accessible amenity spaces at ground level to enhance public space; and
- r) ensure publicly accessible amenity space is designed to support moderate to high volumes of pedestrians.”

SCHEDULE A



Map 3
 Albert Park/
 Radisson Heights

Land Use

- Legend**
- Community Hall
 - LRT Station
 - LRT Alignment
 - Plan Area Boundary
 - Main Street Area Developed Area Guidebook
 - Community - Mid-Rise
 - Neighbourhood - Limited
 - Low Density Residential
 - Medium Density Residential
 - Commercial
 - School
 - Franklin LRT Station South Development Site
 - Open Space, Park, School or Community Facility

