

Draft Amendments to the Erlton Area Redevelopment Plan  
2013 July 3

1. In Section 2.1.3 Erlton Station Area, insert the text "(see Site 17 on Map 2)" at the end of the heading.
2. In Section 2.1.3.1 Policies, add the following text to the end of Policy 1.:  
"To ensure transit supportive uses and discourage stand alone uses, developments should achieve a minimum density of 1 FAR."
3. In Section 2.1.3.1 Policies, delete Policies 4. and 5. in their entirety.
4. In Section 2.1.3.2 Development Guidelines, add the following text to the end of Subsection b.:  
"Where roof areas of more than 700 square metres occur on at grade retail buildings, the building shall contain a green roof covering at least 75% of the roof area."
5. In Section 2.1.3.2 Development Guidelines, add the following text to the end of the last sentence in Subsection d.:  
", at the intersection with 24th Avenue and 25 meters at the intersection with 25th Avenue."
6. In Section 2.1.3.2 Development Guidelines, delete Subsection e. and renumber subsequent sections accordingly.
7. In Section 2.1.3.2 Development Guidelines, insert the following text as a new Subsection between existing Subsections l. and m.:  
"Commercial uses larger than 300 square metres should be discouraged, except for supermarkets and other similar uses which provide various daily goods and services for residents."
8. In Section 2.1.3.2 Development Guidelines, in Subsection m., delete the text "9" and replace with "15", and add the following text to the end of the Subsection:  
"The remainder of the business should locate on a second floor or wrap behind adjacent uses."
9. In Section 2.1.3.2 Development Guidelines, in Subsection n., delete the text "Individual business fronts that are greater than 30" and replace with "Supermarkets and individual business fronts that are greater than 15".
10. In Section 2.1.3.2 Development Guidelines, delete the text in Subsection v. and replace with:  
"To minimize the impact of the commercial traffic on the residential area, vehicle access to commercial development shall be from Macleod Trail."
11. In Section 2.1.3.2 Development Guidelines, delete Subsections x. and y. in their entirety and renumber subsequent sections accordingly.
12. In Section 2.1.3.2 Development Guidelines, in Subsection z., insert the text "for residential uses" after the text "Parking access points".

13. In Section 2.1.3.3 Implementation, delete Subsection bb. in its entirety and replace with the following:

“a. Any development permits for new structures within the Erlton Station Area shall be reviewed by the Urban Design Review Panel given the prominent location of the site.

b. A phasing plan must be submitted with the first Development Permit application providing development sequencing information. The portion of 24th Avenue between Erlton Road and Macleod Trail must be developed as part of the first phase of the development.

c. A pedestrian overpass over Macleod Trail should be considered in conjunction with the first phase of the development, in order to provide direct pedestrian access from the Erlton Station Area to the LRT station. Contributions from development within the Erlton Station Area should be considered to finance a portion of the bridge.”

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