

# ITEM 3.11: Charter Bylaw 19822 - To add Private Education Services to a site zoned (RA7) Low Rise Apartment Zone, Weinlos

**EDMONTON CITY COUNCIL  
PUBLIC HEARING  
August 31, 2021**

Jeff Booth, Situate



**°situate**  
PLANNING + PLACEMAKING

# LOCATION



47 Street

2401 47 Street

23 Avenue

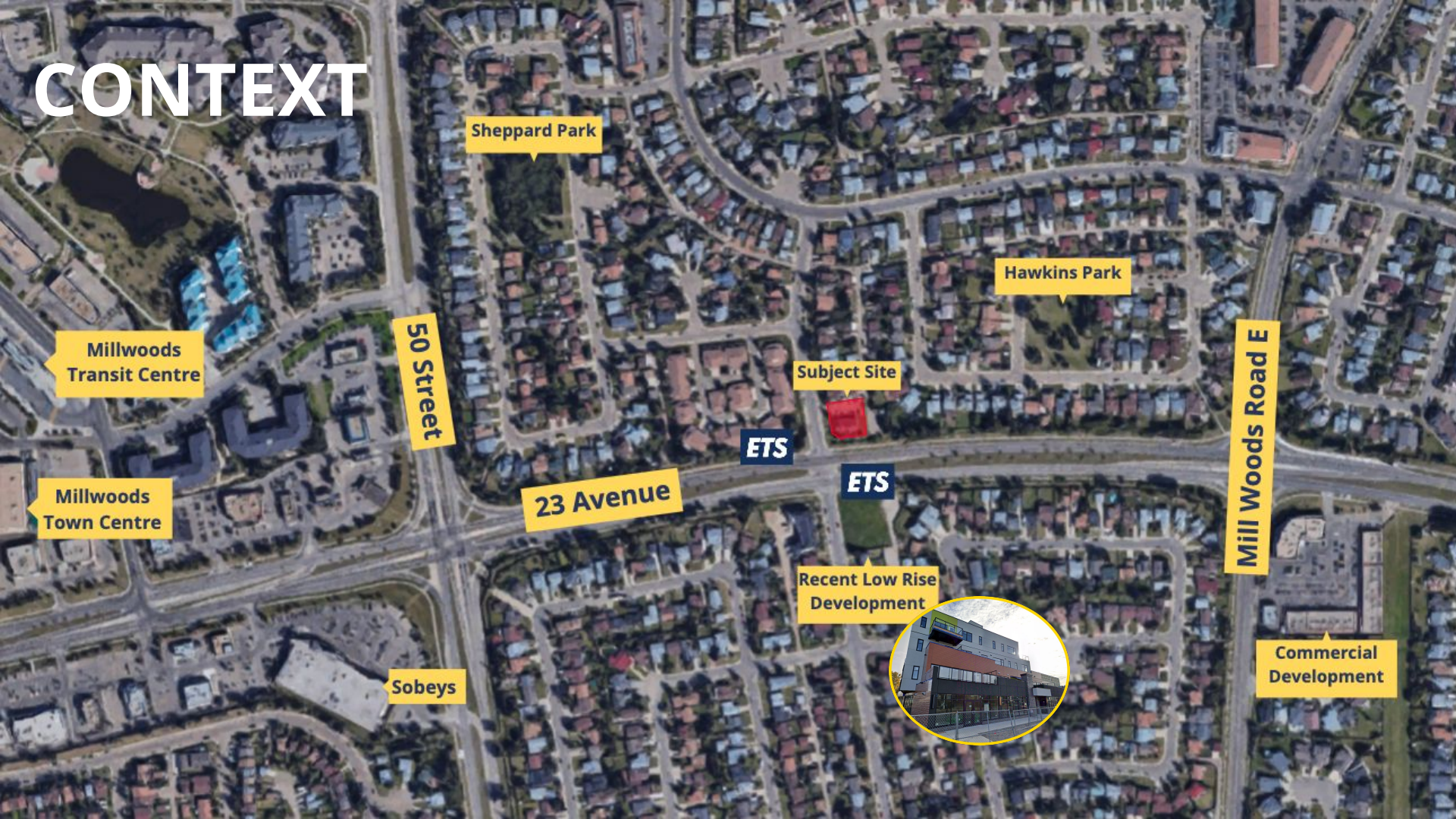


# PROPOSAL

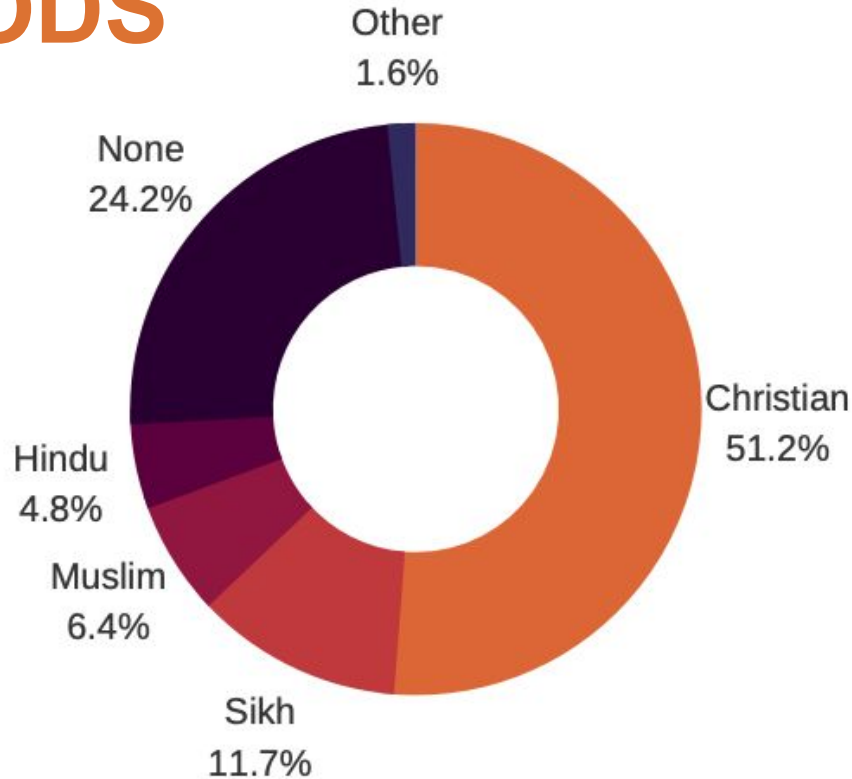




# CONTEXT



# RELIGIOUS DIVERSITY IN MILLWOODS



*Source: 2011 National Household Survey*

# NEIGHBOUR ENGAGEMENT



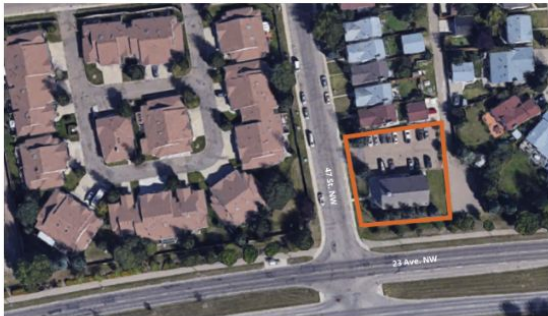
April 19, 2021

Dear Neighbour:

**RE: Rezoning for 2401 47 St. NW, Edmonton AB**

This pre-application notification letter is being sent to you on behalf of ICNA Edmonton, to let you know about an upcoming rezoning application at 2401 47 St. NW (Alfalah Center). The site is proposed to be rezoned from the existing RA7 Low Rise Apartment Zone to a new, custom direct control (DC2) zone. The new zone would be similar to the current RA7 zone, but would allow for a small private school to operate within Alfalah Center during the week. The school would operate from approximately 8 am to 2 pm on weekdays and would be limited in capacity by the size of the building; no external changes to Alfalah Center would be required.

Figure 1. Location |



As part of the direct control rezoning process, the City asks us to notify you about the proposed application and to invite your feedback.

To that end, we have included a short survey with this letter in order to gather your thoughts.

Please feel welcome to contact me directly at [hello@situateinc.ca](mailto:hello@situateinc.ca) or (780) 974-4956 to inquire about the rezoning process or to express your thoughts on the proposal.

Thank you for your time.

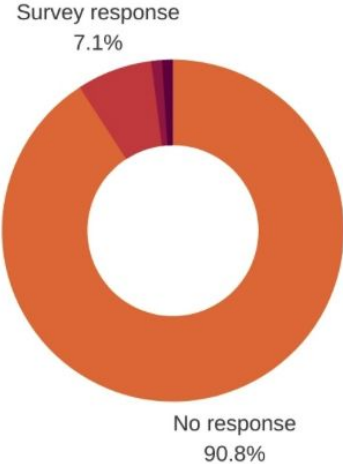
Best Regards,

Chelsey Jersak, MA, RPP, PMP  
Principal, Situate

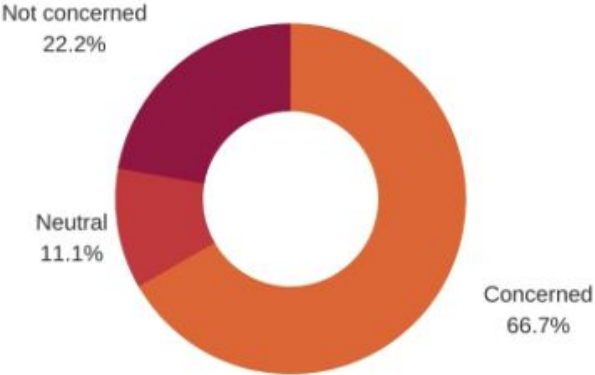
Note: In order to protect your privacy, this envelope has been labelled with your name and address by The City of Edmonton. This request for feedback is required for applications to rezone to (DC2) Direct Control Provision, and must be completed prior to submitting an official application to the City.

# NEIGHBOUR ENGAGEMENT

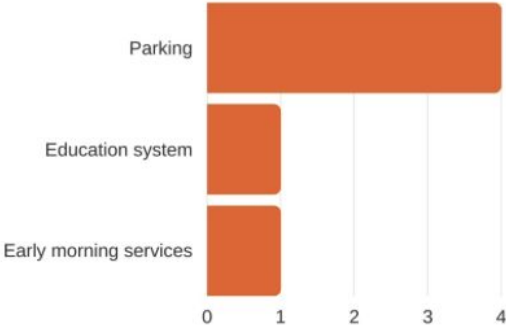
RESPONSE RATE



CONCERNED/NOT CONCERNED



WHAT ARE YOU CONCERNED ABOUT?







v

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PLANNING + PLACEMAKING

**Chelsey Jersak**  
(780) 974-4956 | [chelsey@situateinc.ca](mailto:chelsey@situateinc.ca)