

ITEM 3.11, Charter Bylaw 19926 - To allow for low rise multi-unit housing, Strathearn

**EDMONTON CITY COUNCIL
PUBLIC HEARING
January 25, 2022**

Chelsey Jersak, MA, RPP, Situate

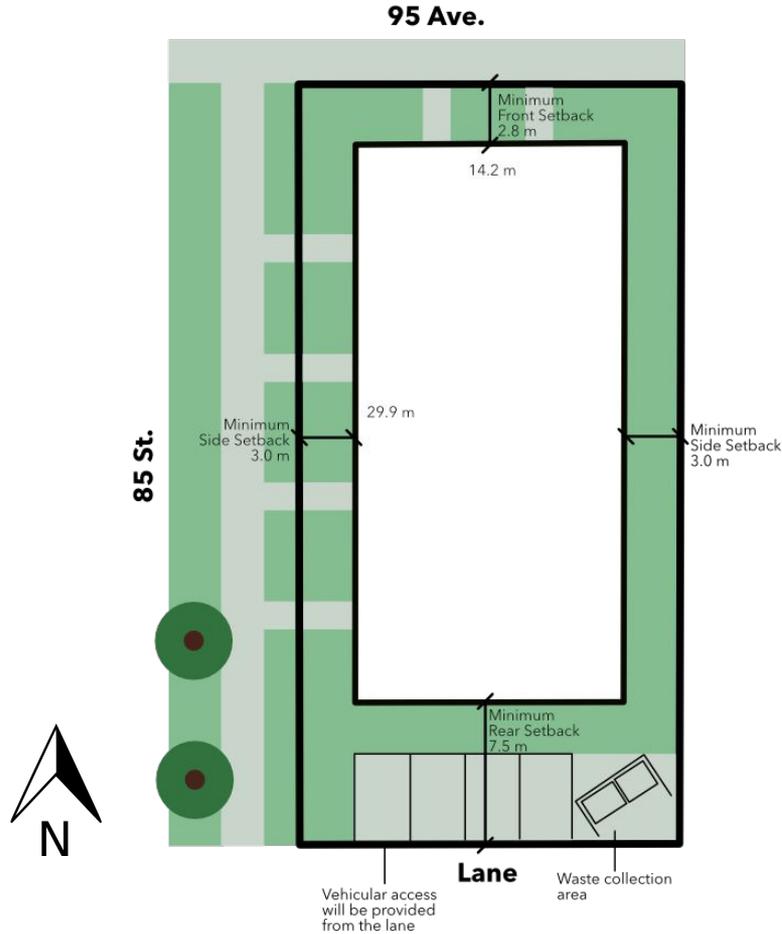


°situate
PLANNING + PLACEMAKING

SITE CONTEXT



BUILDING POCKET



Strathearn Heights

Strathearn Centre

87 Street

86 Street

Strathearn United Church

Future LRT Stop

95 Avenue

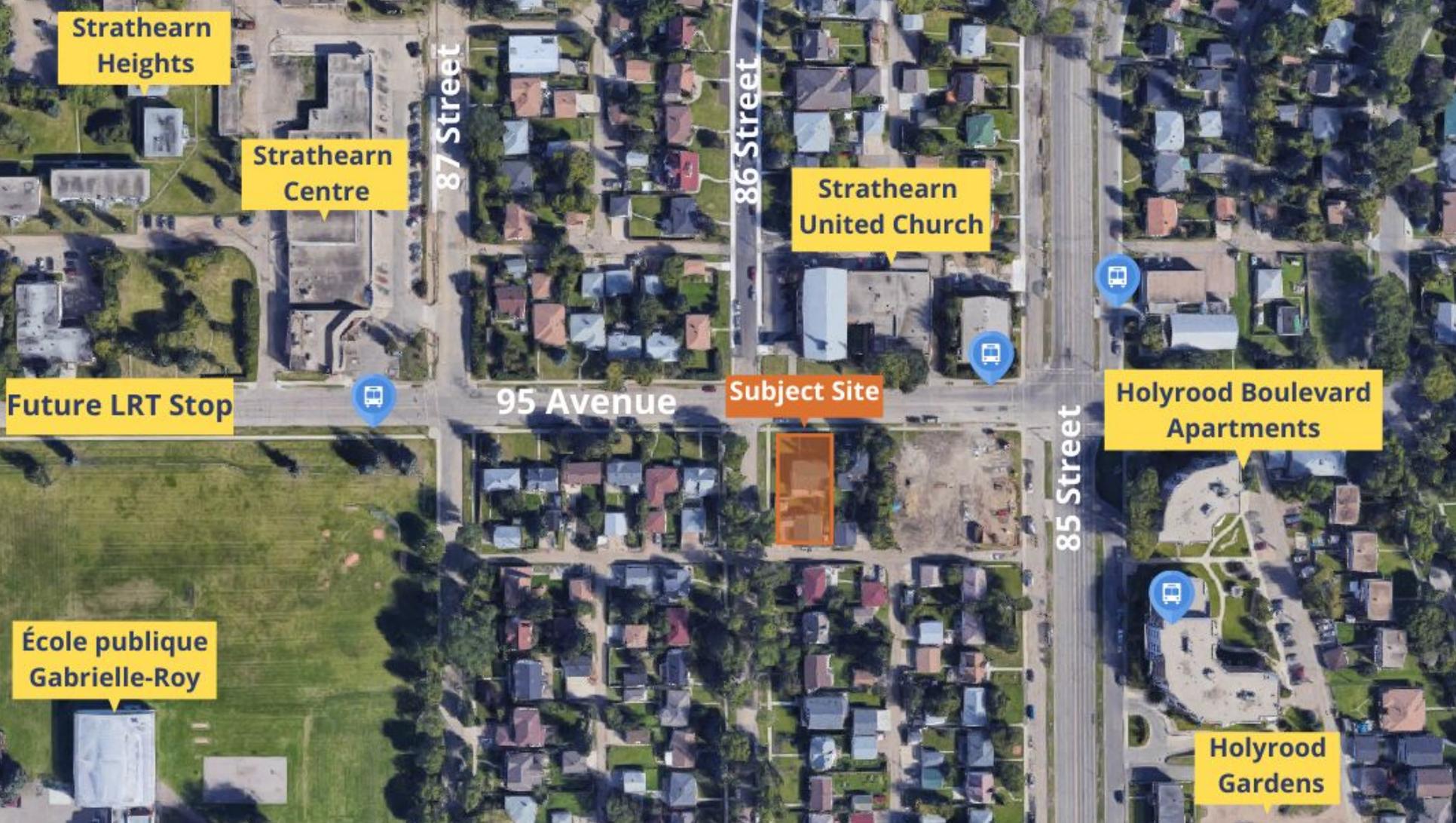
Subject Site

85 Street

Holyrood Boulevard Apartments

École publique Gabrielle-Roy

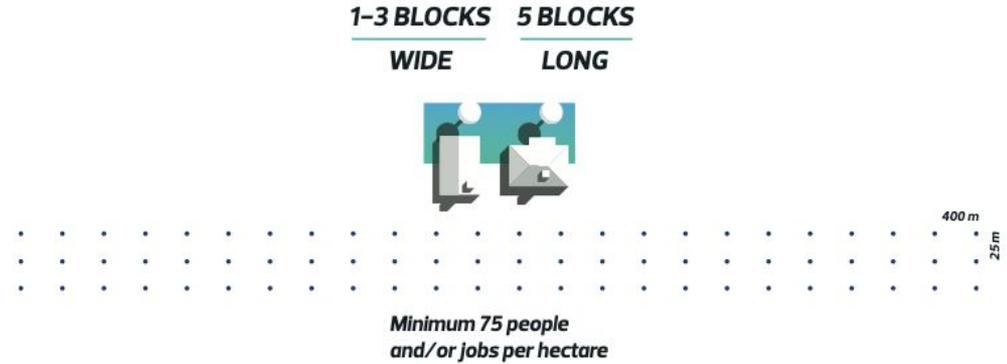
Holyrood Gardens



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EDMONTON CITY PLAN

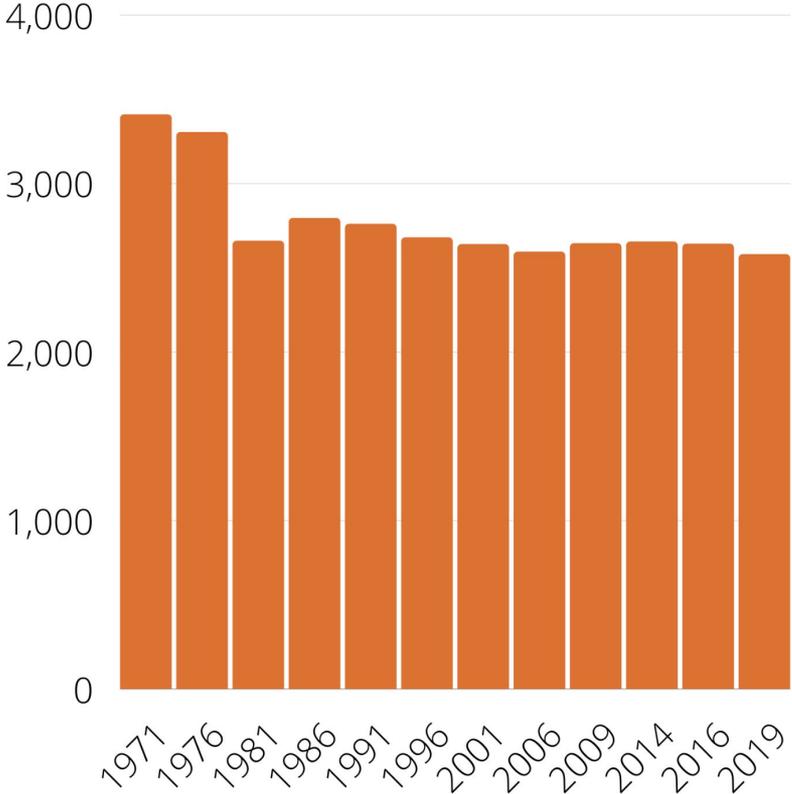
Edmonton



2.2.1.5 Facilitate housing and job growth and intensification within nodes and corridors.

4.2.1.1 Integrate mass transit with surrounding development.

POPULATION IN STRATHEARN

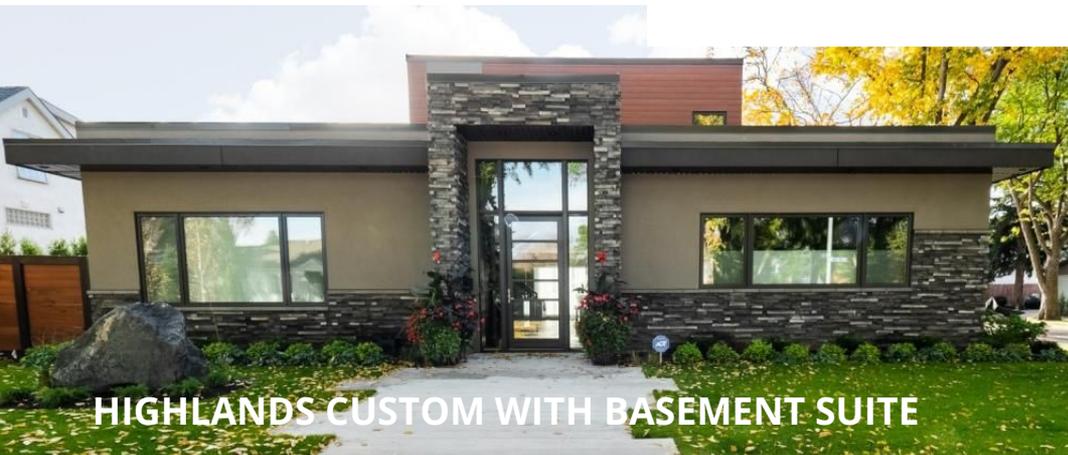




RITCHIE 2-STOREY



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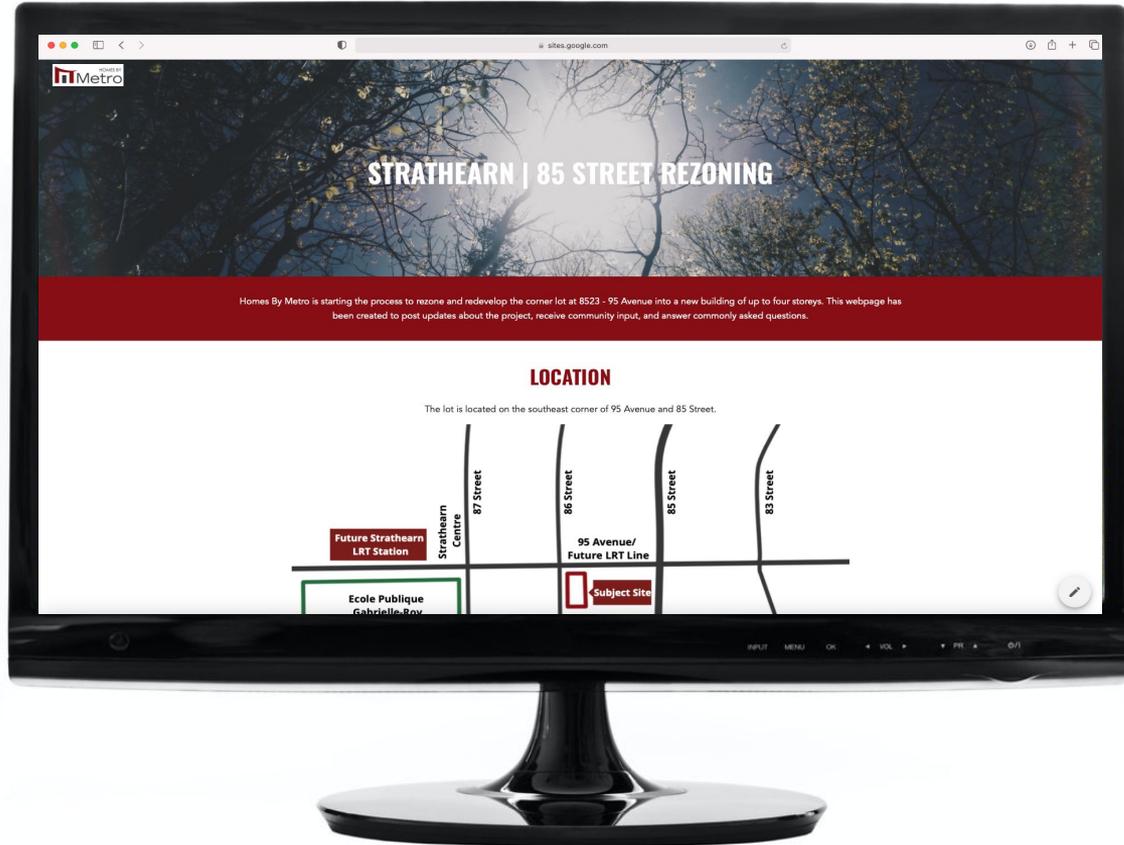


HIGHLANDS CUSTOM WITH BASEMENT SUITE



WESTMOUNT CUSTOM

NEIGHBOUR RELATIONS



NEIGHBOUR RELATIONS



September 21, 2021

Dear Neighbour,

RE: Proposed Rezoning: 8523 - 95 Avenue NW

Situate is pleased to get in touch with you on behalf of Homes By Metro about an upcoming rezoning application at 8523 - 95 Avenue NW. The intention of this application is to rezone the land to the RA7 (Low Rise Apartment) zone to allow for new, low-rise, multi-unit housing of up to four storeys. Under the new zone, the building would be allowed to cover a maximum of 50% of the site.

You may also be receiving a notice in the mail from the City of Edmonton about the rezoning application; you may reach out to the City if you have questions about the application, or reach out to us directly at the contact information listed below.

We have also created a webpage where you'll find more information about the project as well as frequently asked questions. If you have a question that's not listed on the webpage, please let us know and we'll be sure to add it!

<https://sites.google.com/situateinc.ca/strathearn85st>

We're still in the early stages of the project, and do not yet have a finalized design or construction timeline; we will post that information on our webpage when it's available.

In the meantime, if you have any questions at all, either about the rezoning or about the future design and construction, please feel welcome to get in touch with me at jeff@situateinc.ca or 780-203-6820.

Thank you so much for your time.

Sincerely,

Jeff Booth
Planning Associate, Situate



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