

ITEM 3.12, Charter Bylaw 19927 - To allow for medium rise multi-unit housing, Strathearn

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

Jeff Booth, Situate

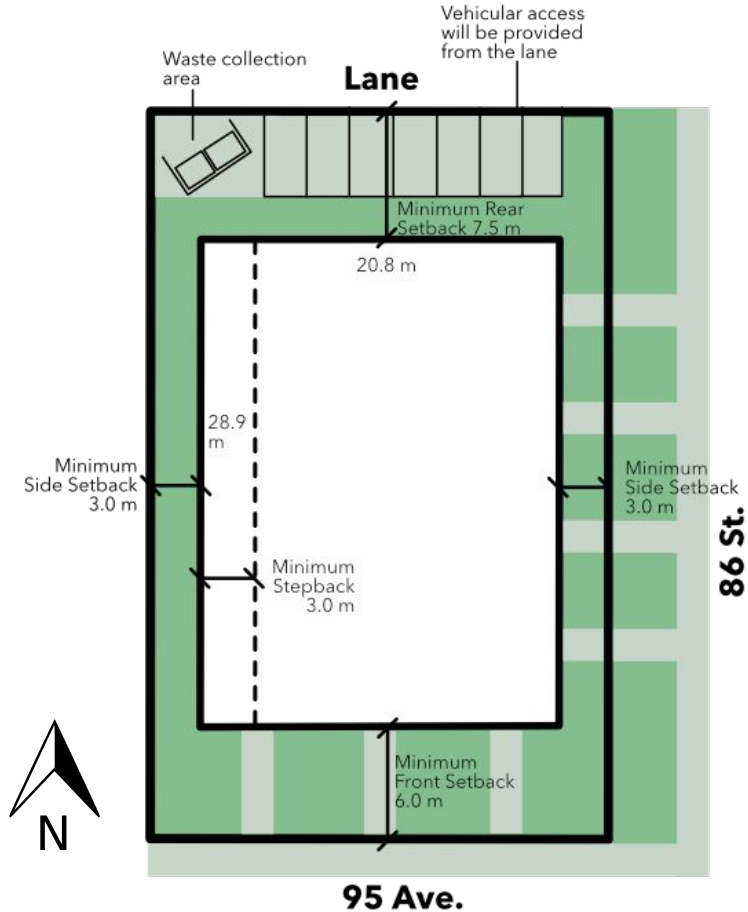


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PLANNING + PLACEMAKING

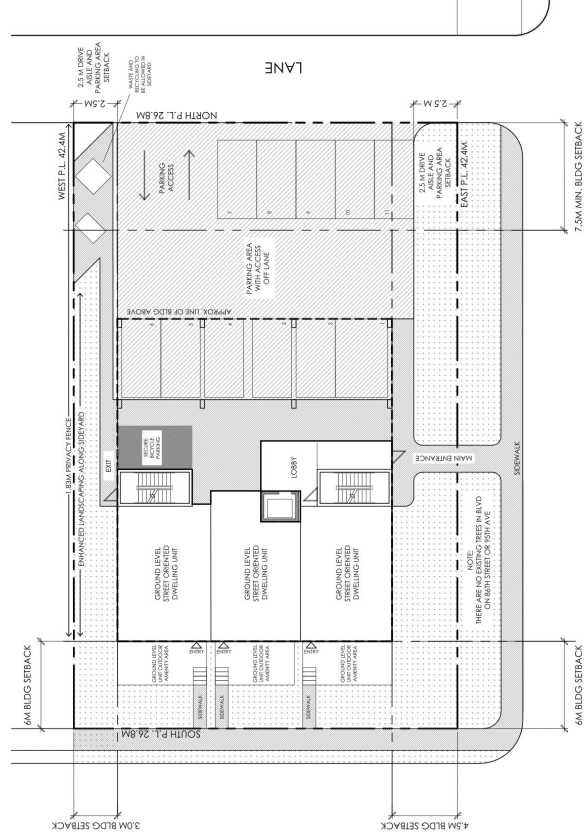
SITE CONTEXT



BUILDING POCKET



CURRENT ZONING

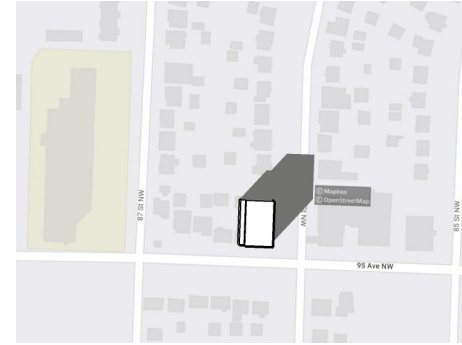


95 AVE

86 STREET

SUN/SHADOW STUDY

Mar./Sept.
21



June 21



9 AM

12 PM

3 PM

Strathearn Heights

Strathearn Centre

87 Street

86 Street

Subject Site

95 Avenue + LRT Line

85 Street

Strathearn LRT Stop

Holyrood Boulevard Apartments

École publique Gabrielle-Roy

Holyrood



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EDMONTON CITY PLAN

V 1.0
CHARTER
BYLAW 20,000

Edmonton

1-3 BLOCKS **5 BLOCKS**
WIDE **LONG**



*Minimum 75 people
and/or jobs per hectare*



LOW **AND MID**
RISE **RISE**



2.2 Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

2.2.1 Promote compact, mixed use development within districts that supports equitable access to employment, education and amenities.

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

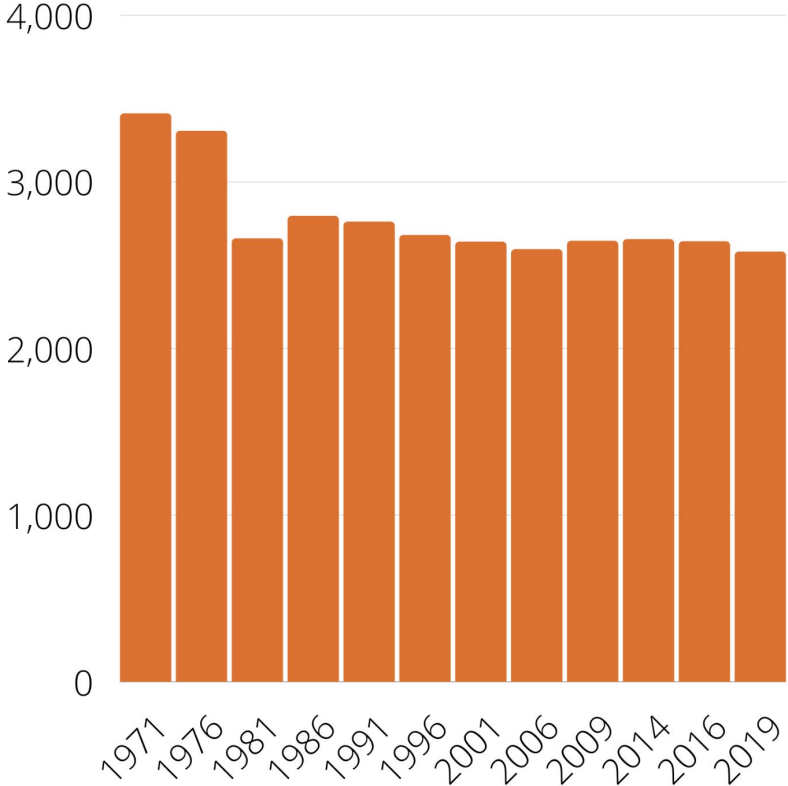
2.2.1.6 Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

4.2 Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes.

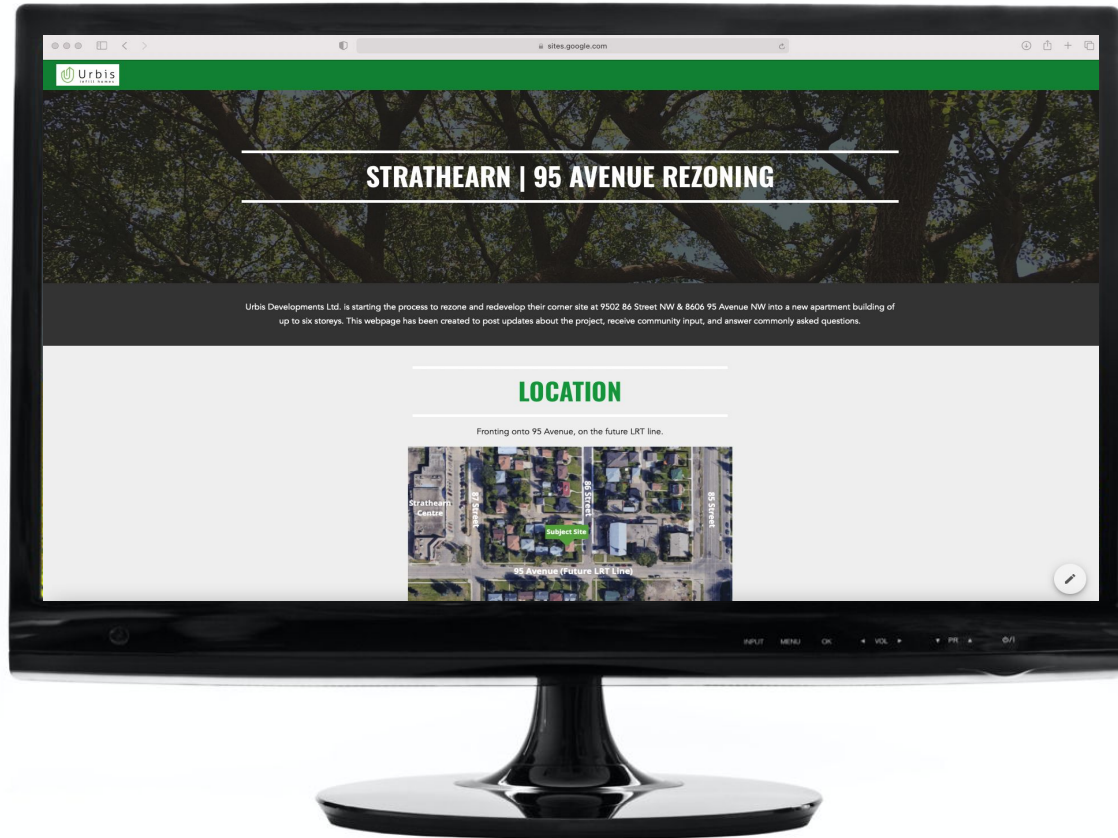
4.2.1 Ensure that transportation investment supports urban intensification and diversification.

4.2.1.1 Integrate mass transit with surrounding development.

POPULATION IN STRATHEARN



NEIGHBOUR RELATIONS



NEIGHBOUR RELATIONS

°situate

June 7, 2021

Dear Neighbour,

RE: Proposed Rezoning: 8606 - 95 Avenue NW & 9502 - 86 Street NW

Situate is pleased to get in touch with you on behalf of Urbis Developments Ltd. about an upcoming rezoning application at 8606 - 95 Avenue NW & 9502 - 86 Street NW. The intention of this application is to rezone the land to the RA8 (medium rise apartment) zone to allow for a new apartment building of up to six storeys, an increase from the four storeys allowed under the current zoning. As part of this potential redevelopment, the existing vehicular access on 86 Street would be removed and the access moved to the rear lane.

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

We have created a webpage where you'll find more information about the project: <https://sites.google.com/situateinc.ca/strathearn95ave>

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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°situate

PLANNING + PLACEMAKING

Jeff Booth
(780) 203-6830 | jeff@situateinc.ca

SUN/SHADOW STUDY

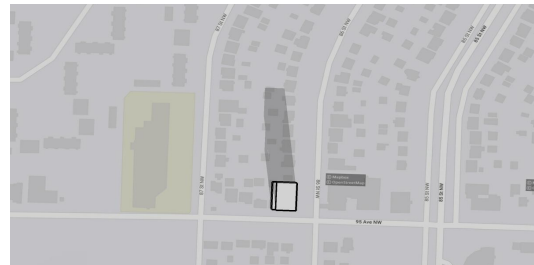
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