

ITEM 3.15, Charter Bylaw 19935 - To allow for medium rise multi-unit housing, Westmount

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

Chelsey Jersak, MA, RPP, Situate

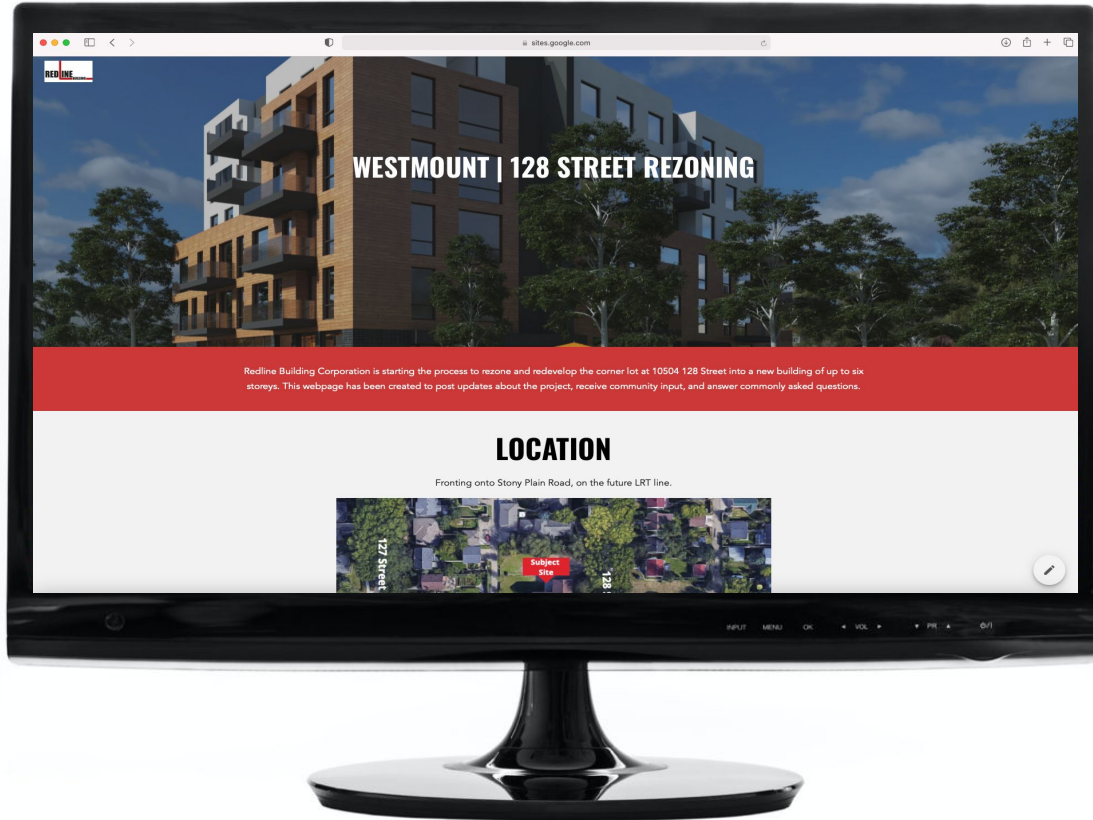


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SITE CONTEXT



NEIGHBOUR RELATIONS



We want to hear from you!

Thank you for taking the time to respond to this survey. With your help, we are looking to bring a welcoming new building to your community at 10504 - 128 Street.

Our hope is that the new building will be a welcome addition to the neighbourhood. As a result, we'd like to ask for your input and gather your feedback on the proposed building.

The site is proposed to be rezoned from the existing RF1 (single detached residential) zone to the RA8 (medium rise apartment zone). The RA8 zone allows multi-unit buildings with a maximum height of 6 storeys, and limited commercial opportunities on the main floor.

The intention is that the new building will coexist with existing housing in Westmount. We would like to gather your thoughts and ideas to find out what you would like to see with regard to building design. We can't promise to incorporate every idea into the design, but we will consider everything that we hear.

The information in this survey is being collected on behalf of Redline Building by Situate. Your personal information will not be collected or shared.

If commercial uses were to be developed on the main floor, what types of uses would you like to see?

Long answer text

In terms of building aesthetics (materials, color, etc.) what would you like to see?

Long answer text

NEIGHBOUR RELATIONS



June 3, 2021

Dear Neighbour,

RE: Proposed Rezoning; 10504 128 St. NW

Situate is pleased to get in touch with you on behalf of Redline Building Corporation about an upcoming rezoning application at 10504 128 St. 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. The building would be located in the centre of the site and take up about 52% of the lot. As part of this potential redevelopment, the existing vehicular access on 128 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 a potential, preliminary concept for the project: <https://sites.google.com/situateinc.ca/westmount128st>

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.

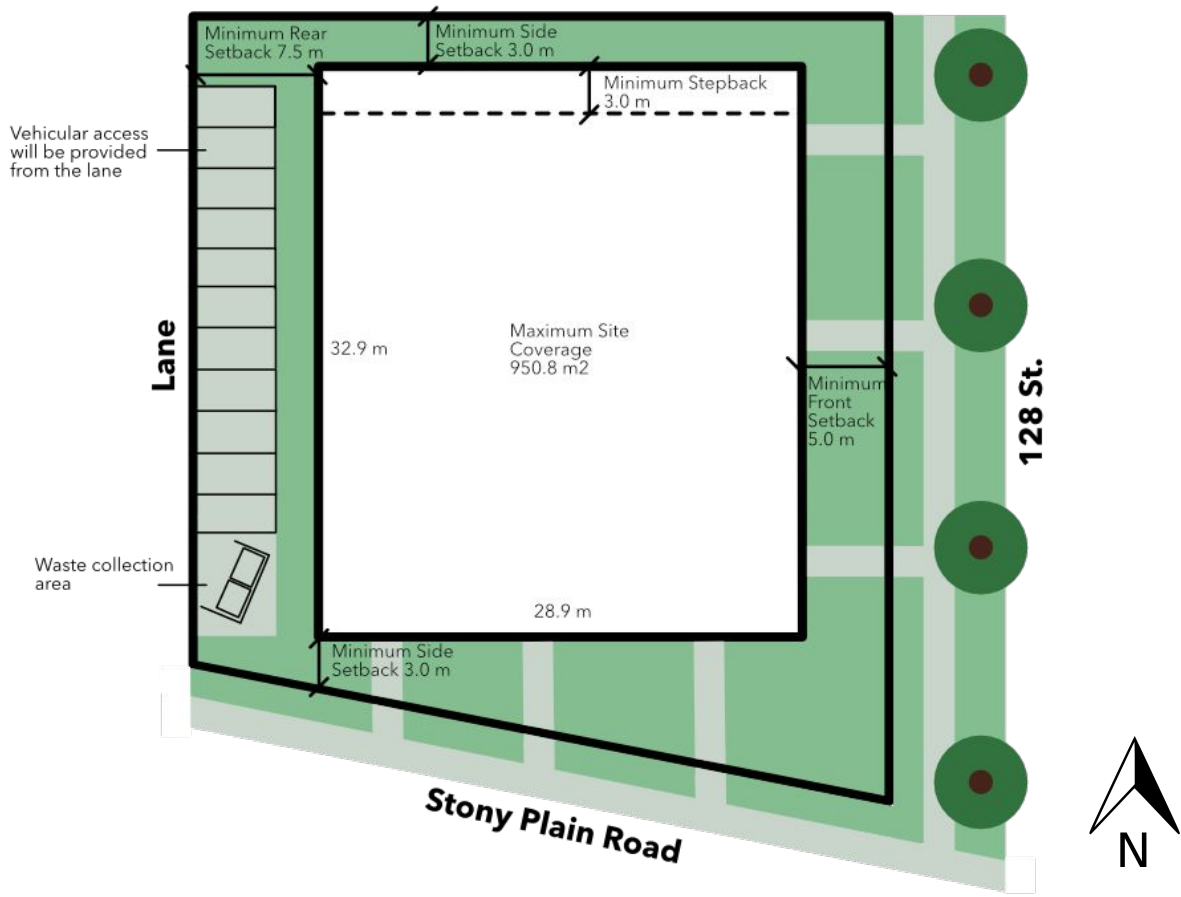
Sincerely,

A handwritten signature in black ink, appearing to read "JB", written over a horizontal line.

Jeff Booth
Planning Associate, Situate

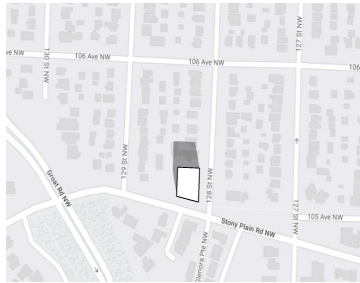


BUILDING FOOTPRINT

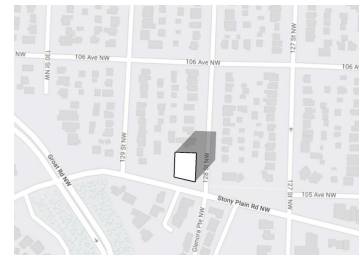
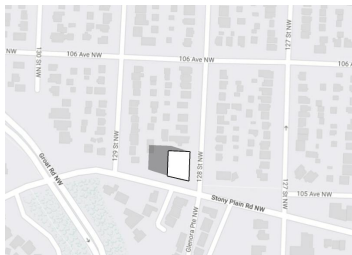


SUN/SHADOW STUDY

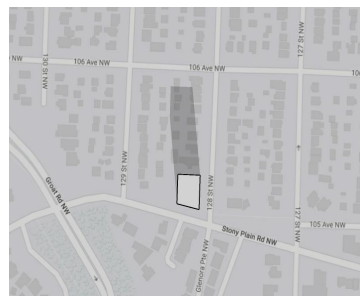
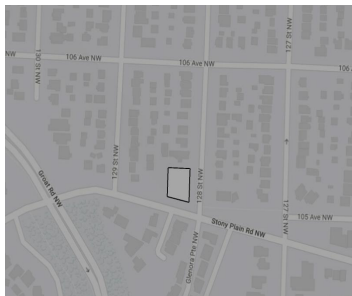
Mar./Sept.
21



June 21



Dec. 21



9 AM

12 PM

3 PM



ETS

ETS

ETS

ETS

107 Avenue

ETS

ETS

106 Avenue

128 Street

ETS

124 Street

Groat Road

Subject Site

Recent Row
Housing Rezoning

4-storey Apartment
Building

5-storey Apartment
Building

Stony Plain Road

FUTURE LRT
STOP

4-storey Apartment
Building

ETS

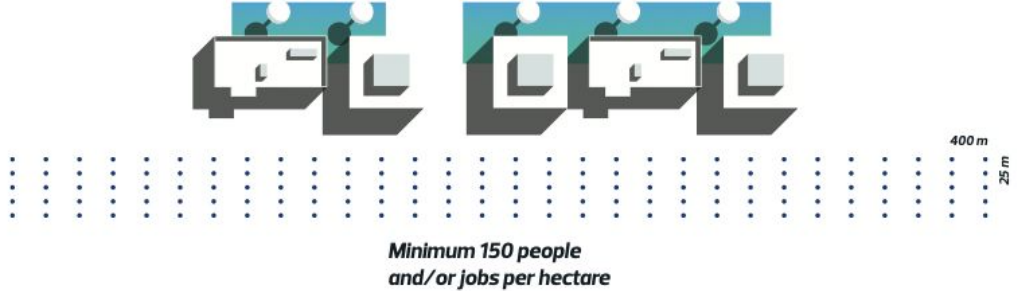
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EDMONTON CITY PLAN

Edmonton

**3-5 BLOCKS
WIDE**

**5 TO 10+ BLOCKS
LONG**



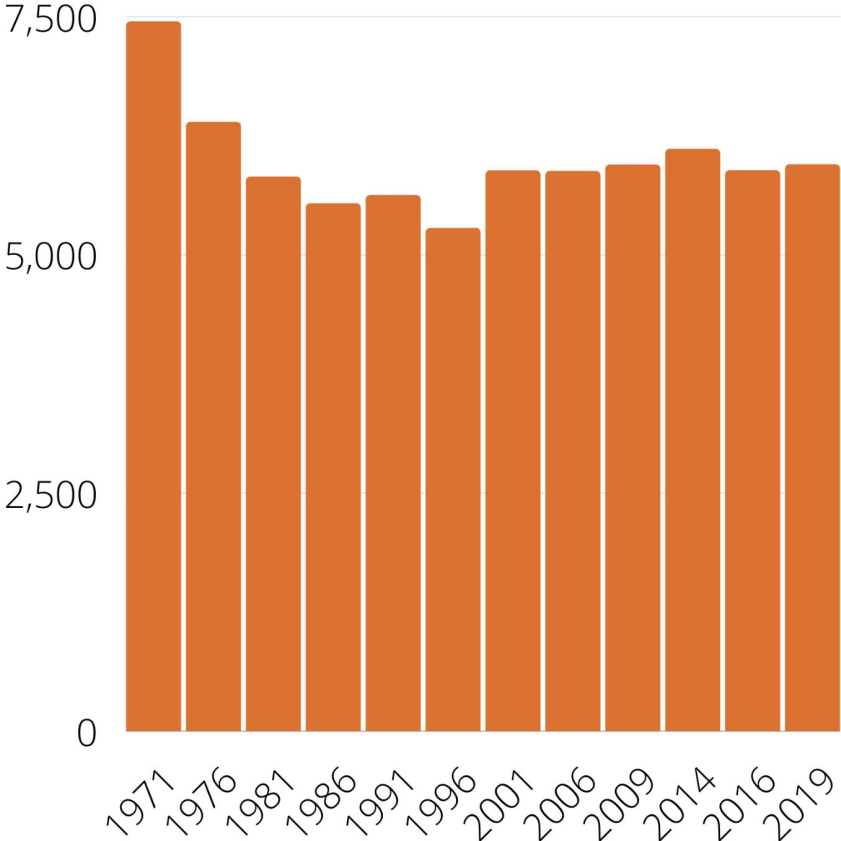
MID RISE **SOME HIGH RISE**

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

4.2.1 Ensure that transportation investment supports urban intensification and diversification.

4.2.1.1 Integrate mass transit with surrounding development.

POPULATION IN WESTMOUNT



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