

ITEM 3.17, Charter Bylaw 19968 - To allow for small scale multi-unit housing, Windsor Park

**EDMONTON CITY COUNCIL
PUBLIC HEARING
February 23, 2022**

Jeff Booth, Situate

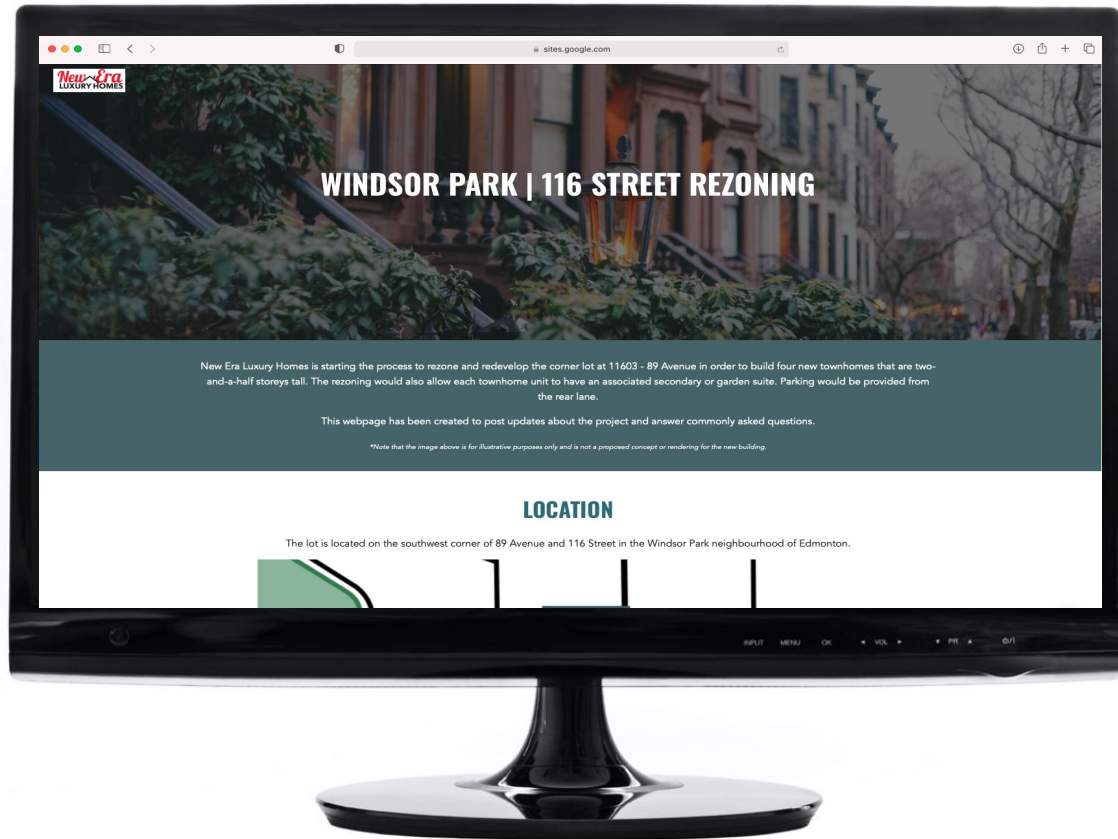


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PLANNING + PLACEMAKING

SITE CONTEXT



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 RAB (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.

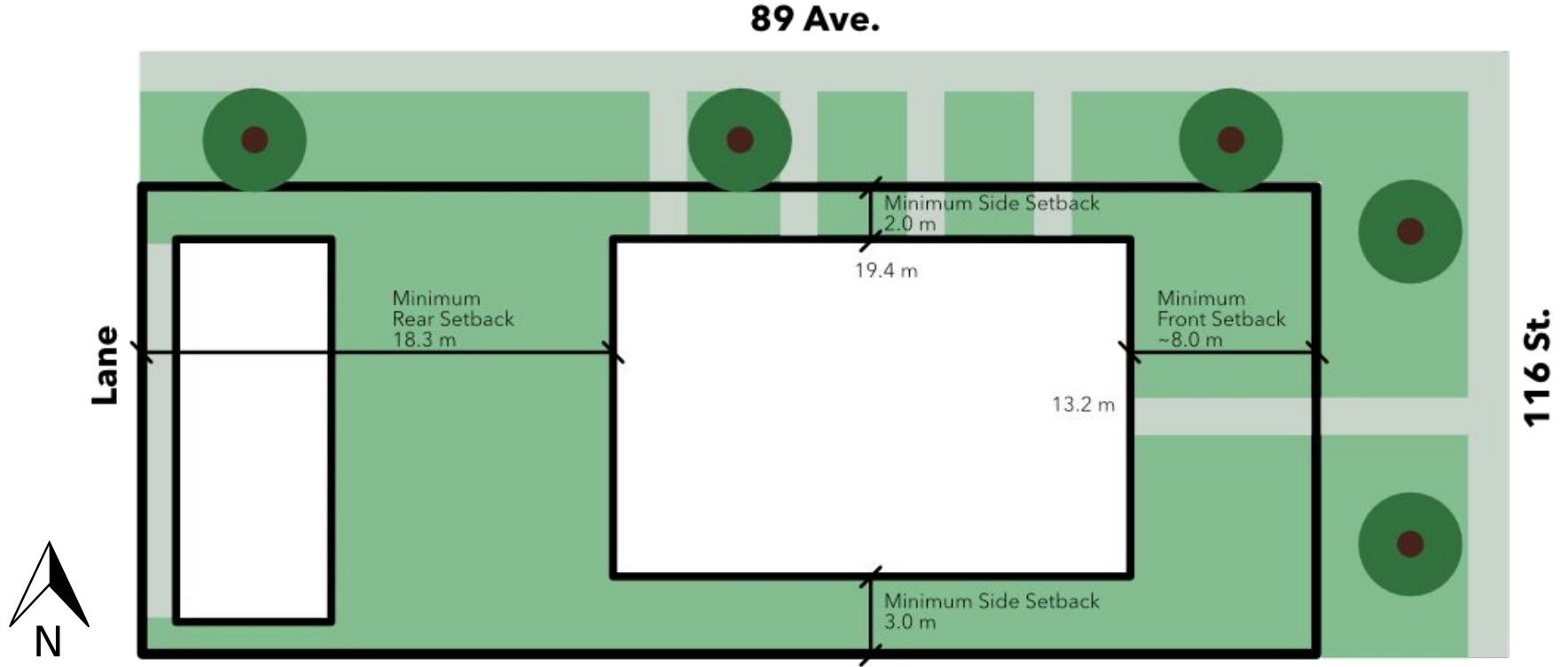
Thank you so much for your time.

Sincerely,



Jeff Booth
Planning Associate, Situate

BUILDING POCKET





Low Density Residential

7 Storey Building

7 Storey Building

HUB Mall

3.5 Storey Building

Stadium Car Park - 3 storeys

University LRT Station

Windsor Park School

Subject Site

89 Avenue

Varsity Field

Recently Approved Rezoning - 34 m Building

4-storey Residential

Small Scale Commercial

Butterdome

114 Street

112 Street

87 Avenue

RA7 Zoned Site

Lister Residence 12 Storeys

University of Alberta Hospital

Low Density Residential

Health Sciences LRT Station

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EDMONTON CITY PLAN

V 1.0
CHARTER
BYLAW 20,000

Edmonton

2 KM
ACROSS



**MID
RISE** **AND
HIGH
RISE**

**Desired overall
density:** minimum
250 people and/or
jobs per hectare

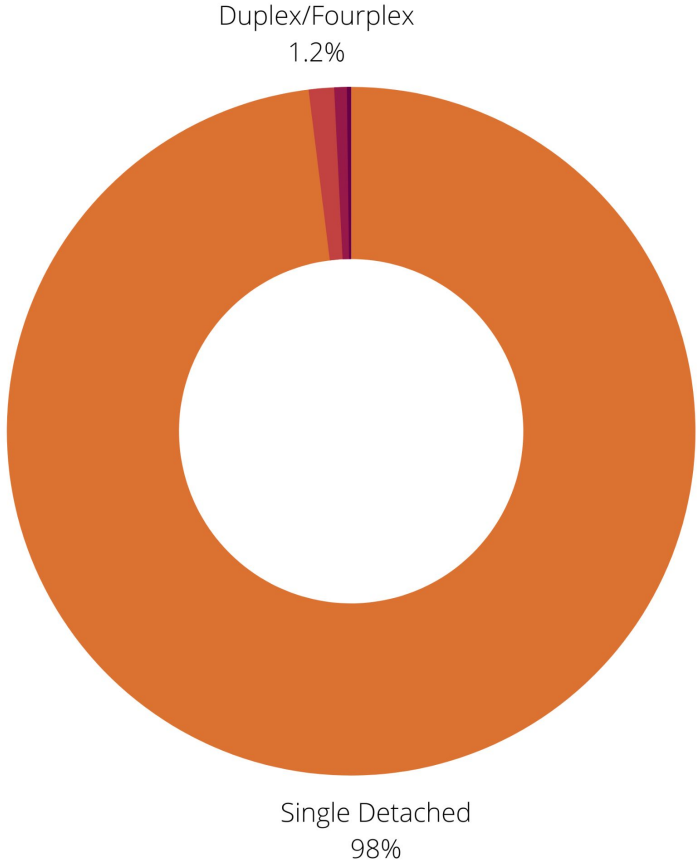
*gross developable area

**Potential size/
scale:** up to 2 km
across

**Typical massing/
form:** high-rise
and mid-rise

**Minimum 250 people
and/or jobs per hectare**

HOUSING STOCK IN WINDSOR PARK



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Jeff Booth
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