

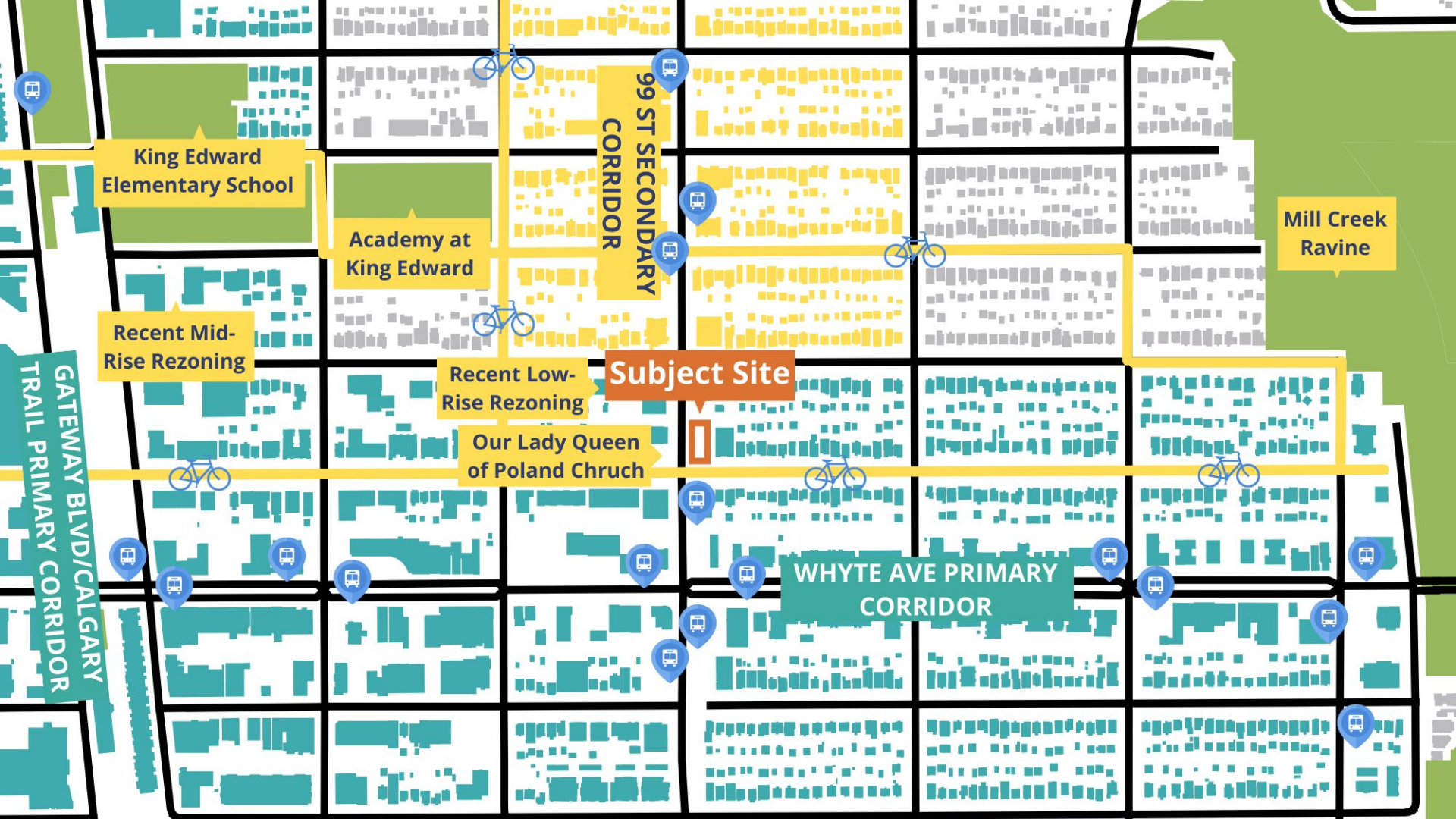
# ITEM 3.8, Charter Bylaw 20483 - To allow for medium rise multi-unit housing with ground level commercial opportunities, Strathcona

**EDMONTON CITY COUNCIL  
PUBLIC HEARING  
May 15, 2023**

Jeff Booth, Situate



**°situate**  
PLANNING + PLACEMAKING



King Edward Elementary School

Academy at King Edward

99 ST SECONDARY CORRIDOR

Mill Creek Ravine

Recent Mid-Rise Rezoning

Recent Low-Rise Rezoning

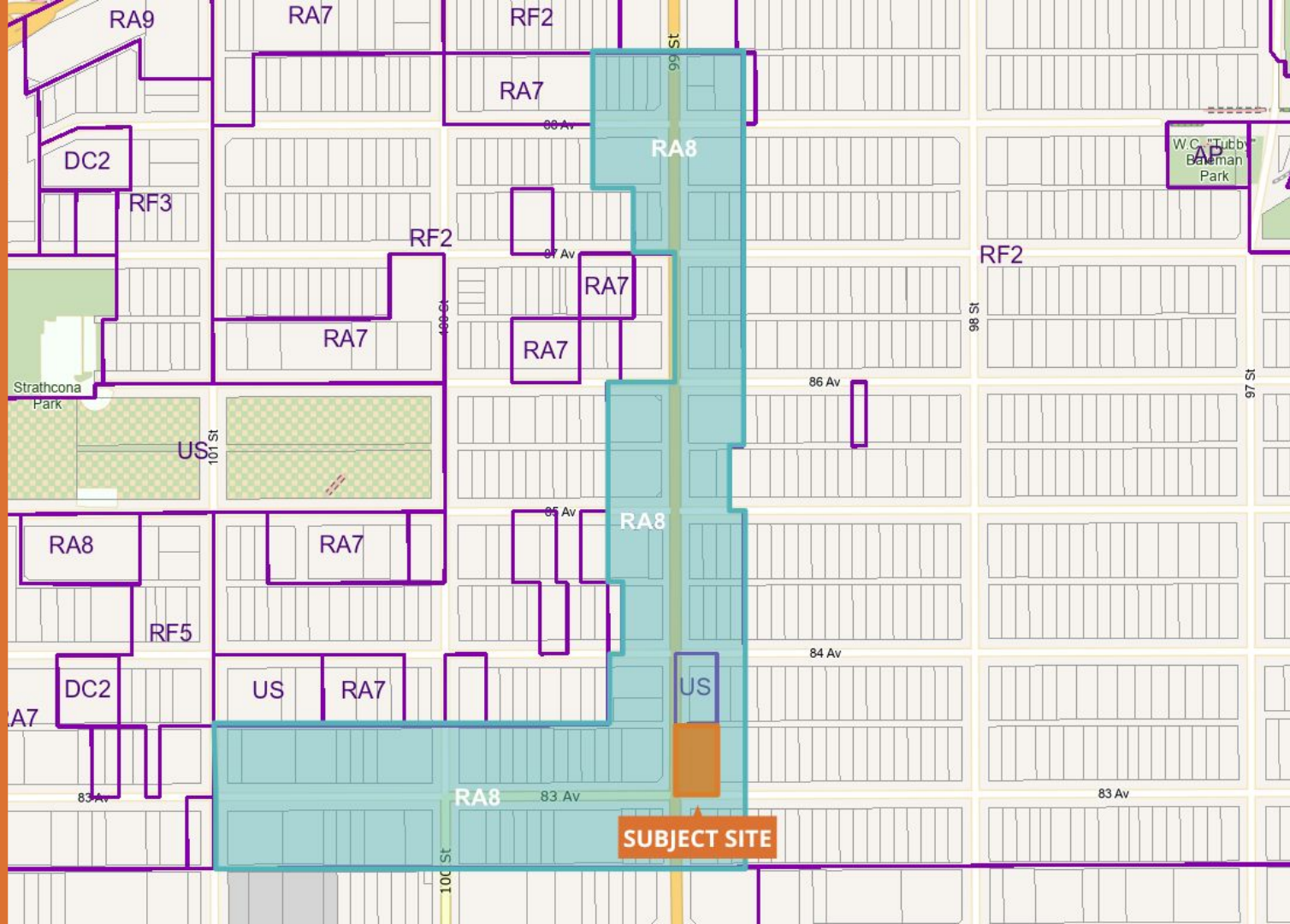
Subject Site

Our Lady Queen of Poland Church

WHYTE AVE PRIMARY CORRIDOR

GATEWAY BLVD/CALGARY TRAIL PRIMARY CORRIDOR

# RA8 ZONING



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# EDMONTON CITY PLAN

Edmonton

V 1.0  
CHARTER  
BYLAW 20,000

3-5 BLOCKS

WIDE



5 TO 10+ BLOCKS

LONG



Minimum 150 people  
and/or jobs per hectare

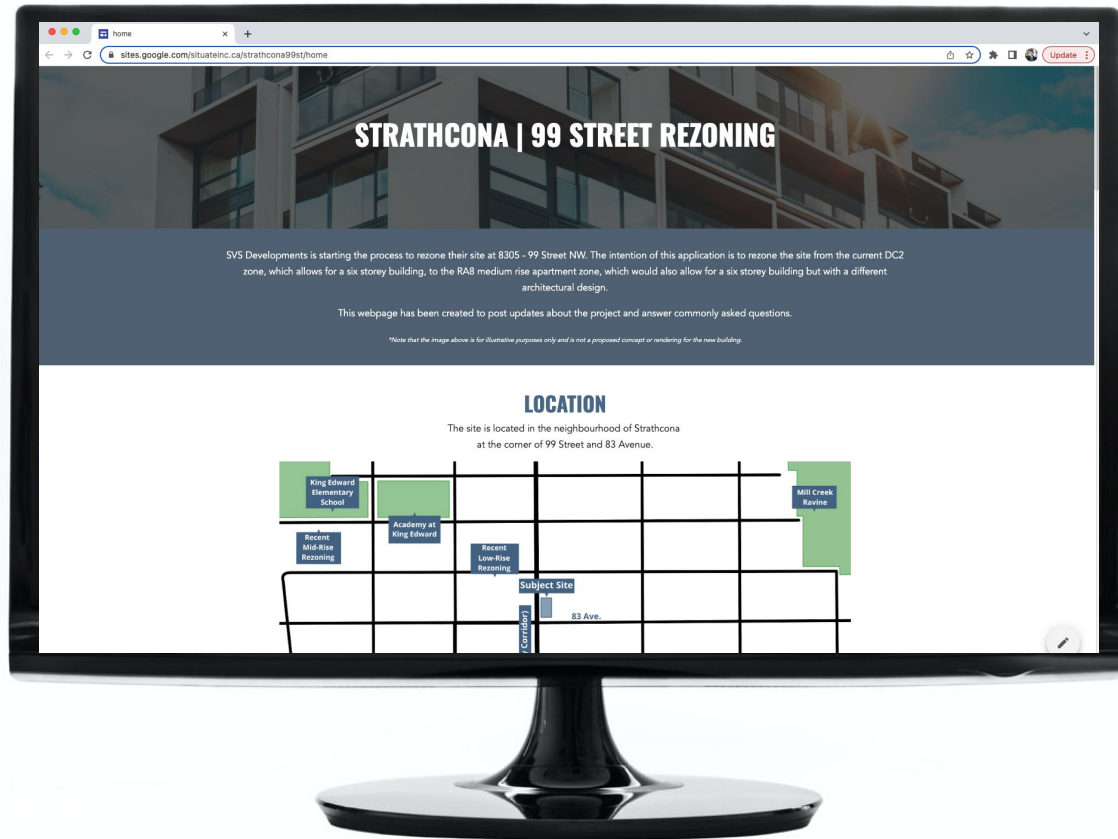


**MID** SOME **HIGH**  
**RISE** **RISE**

Desired overall  
density: minimum  
150 people and/  
or jobs per  
hectare (higher at  
intersections or  
connections with  
selected nodes)



# NEIGHBOUR RELATIONS



# NEIGHBOUR RELATIONS

°situate

November 15, 2022

Dear Neighbour,

**RE: Proposed Rezoning; 8305 - 99 Street NW**

Situate is pleased to get in touch with you on behalf of SVS Developments about an upcoming rezoning application at 8305 - 99 Street NW. The intention of this application is to rezone the site from the current, custom zone, which allows for a six storey building, to the RA8 medium rise apartment zone, which would also allow for a six storey building.

The site's current custom zoning was approved in January of 2020, right before the pandemic. Over the course of the pandemic, supply chain shortages caused the cost of construction to rise considerably, and the building that was approved is now too costly to build as originally designed. In order to change the building design even slightly, rezoning is required to take place.

The RA8 zone, which is a standard zone in the Edmonton Zoning Bylaw, will allow for a modified building design and parking configuration, and facilitate the development of this vacant site. Because the RA8 zone is a standard zone that aligns with the City's land use strategy for the area, we anticipate that this rezoning will finally allow a long-awaited building to get built. The new building will provide more housing choices in a well-connected part of the neighbourhood, for people who live nearby as well as for new people who might want to call Strathcona home.

You may also be receiving a notice in the mail from the City of Edmonton about the rezoning application. If you have any questions about the application, you may contact the City and/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.

<https://sites.google.com/situateinc.ca/strathcona99st>

In the meantime, if you have any questions please feel welcome to get in touch with me at [jeff@situateinc.ca](mailto:jeff@situateinc.ca) or 780-203-6820. Thank you so much for your time.

Sincerely,

Jeff Booth, Planning Associate, Situate









BIKE  
DETECTED

niche developments  
Sustainable. Sustainable. Sustainable.

OPEN

2301-99 STREET NW  
308879276-822

↑  
↓  
↔  
BICYCLE  
↓

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	RA8	DC2.1093
<b>Height</b>	23.0 m	23.0
<b>Min. # of Principal Dwellings</b>	6	n/a
<b>Max. # of Principal Dwellings</b>	n/a	29
<b>Max. FAR</b>	3.0	3.2
<b>South (Front) Setback</b>	4.5 m	3.0 m
<b>North (Rear) Setback</b>	7.5 m	6.0 m
<b>East (Interior) Side Setback</b>	1.5 m for buildings 10 m in height or less; 3.0 m for buildings over 10 m in height	3.5 m for at least 50% of the facade length; 1.5 m for the remainder
<b>West (Flanking) Side Setback</b>	3.0 m	2.5 m for at least 75% of the facade length; 1.0 m for the remainder
<b>Min. Parking Stalls</b>	n/a	17



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