

ITEM 3.14, CHARTER BYLAW 20592

To allow for medium rise multi-unit housing in
Bonnie Doon

**EDMONTON CITY COUNCIL
PUBLIC HEARING**

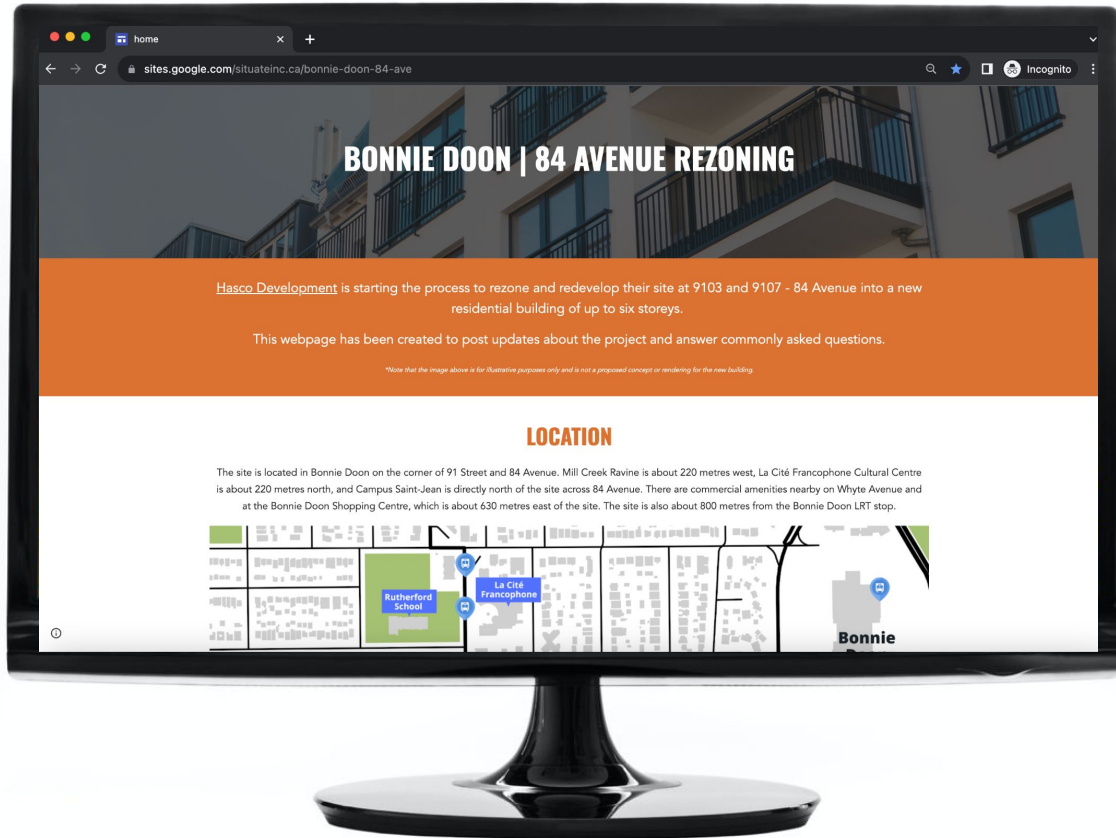
September 11, 2023

Allison Rosland, MPLAN, Situate



°situate
PLANNING + PLACEMAKING

NEIGHBOUR RELATIONS



NEIGHBOUR RELATIONS

°situate

April 12, 2023

Dear Neighbour,

RE: Proposed Rezoning for 9103 & 9107 - 84 Avenue

Situate is pleased to get in touch with you on behalf of Hasco Development about an upcoming rezoning application in your area. The application is to rezone the site at 9103 and 9107 - 84 Avenue NW to the RA8 medium rise apartment zone, which would allow for a six storey residential building.

This application is being made in order to provide more housing choices in a well-connected part of the neighbourhood for people who already live nearby and might want to downsize, as well as for new residents (such as students) who might want to call Bonnie Doon home. The current zone for the site was created in 2017 and is now outdated relative to contemporary City policy and regulation, which is why we are applying to rezone the site.

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. If you have a question that's not listed on the webpage, please let us know and we'll be sure to add it! On the webpage, you will also find a link to an online survey where you can submit input you would like to share with the project team.

<https://sites.google.com/situateinc.ca/bonnie-doon-84-ave>

We're still in the early stages of the project, and do not yet have a design for the new building or a construction timeline.

If you have any questions please feel welcome to get in touch with me at allison@situateinc.ca or 587-402-1296. Thank you so much for your time.

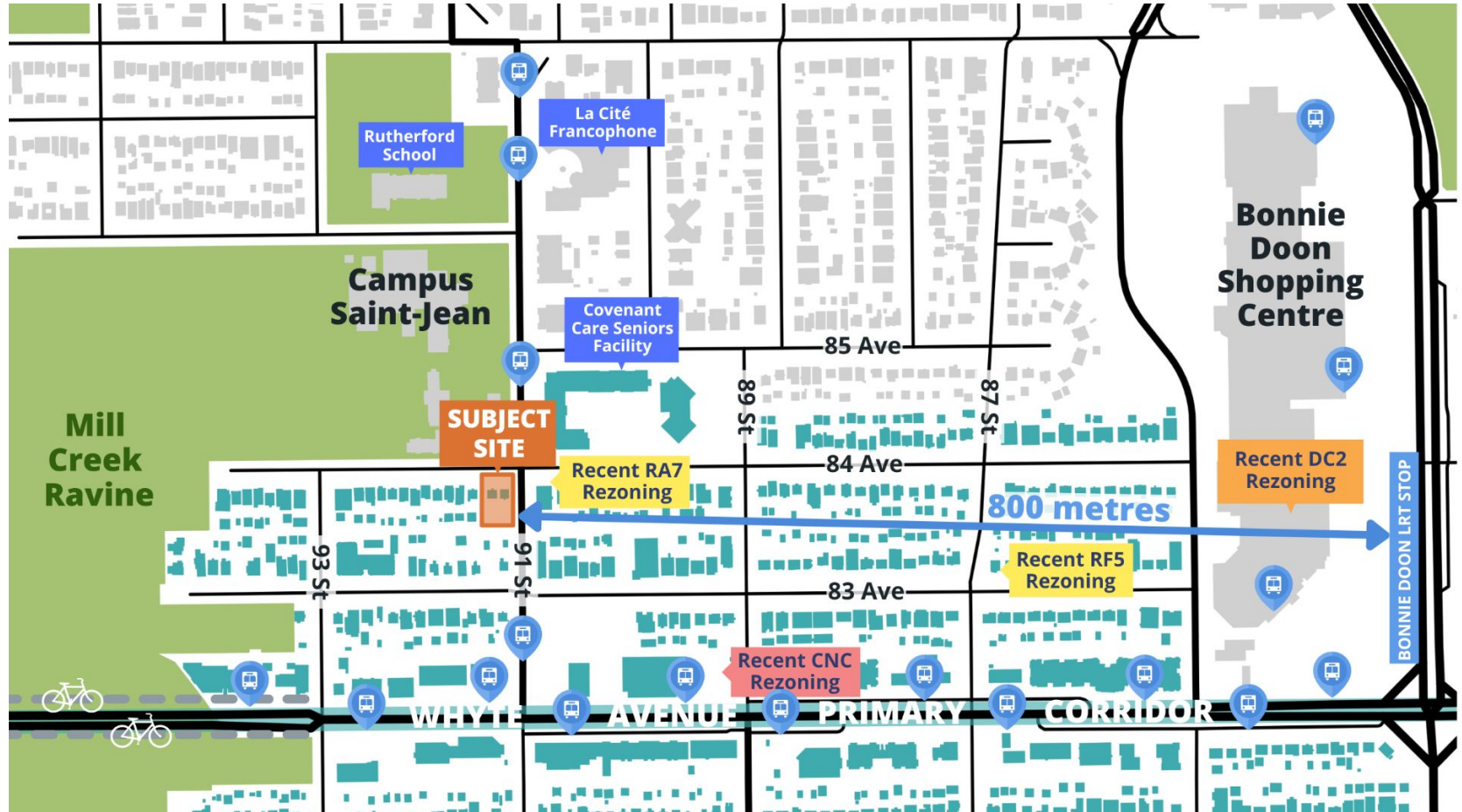
Sincerely,



Allison Rosland
Planning Associate



CONTEXT & LAND USE



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EDMONTON CITY PLAN

Edmonton

3-5 BLOCKS

WIDE



5 TO 10+ BLOCKS

LONG



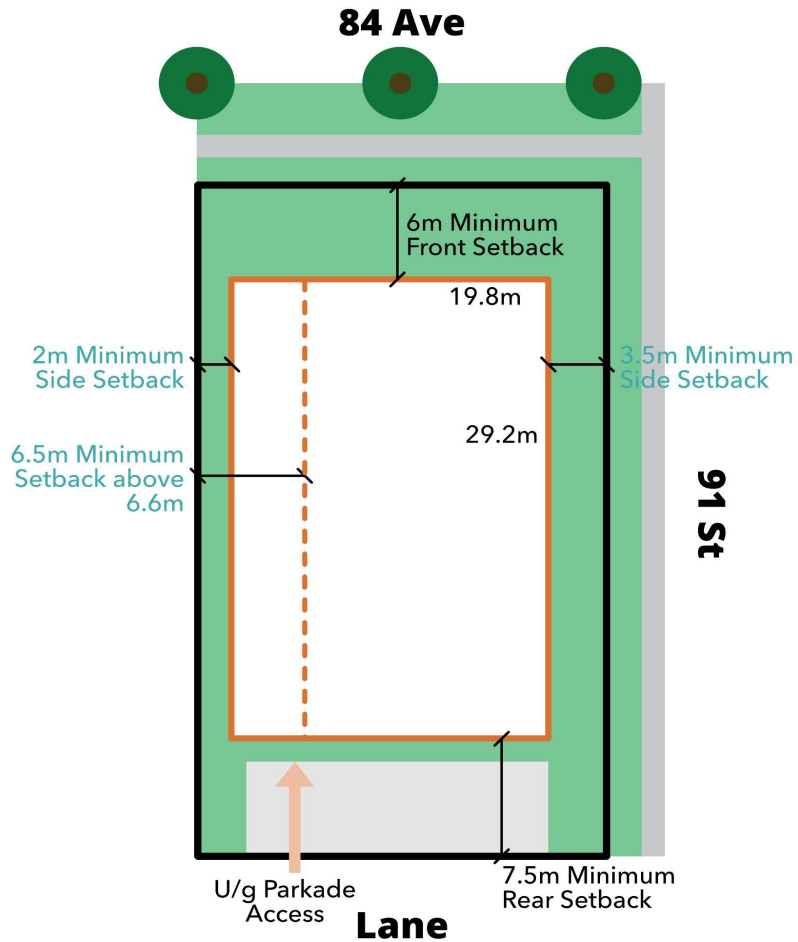
Minimum 150 people
and/or jobs per hectare



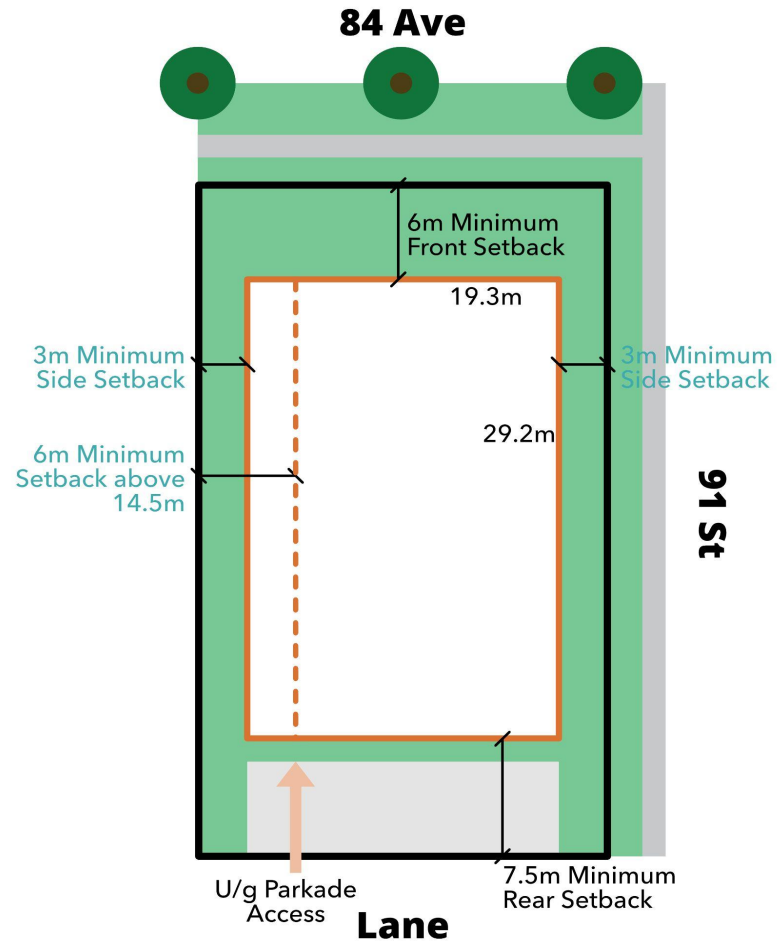
MID SOME **HIGH**
RISE **RISE**

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

CURRENT DC2

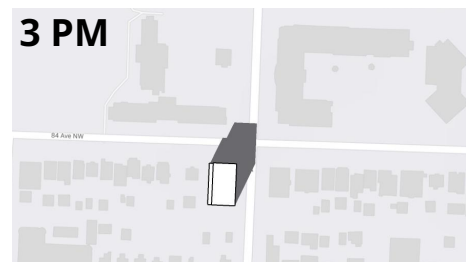
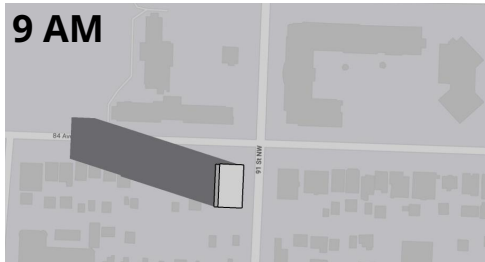


PROPOSED RA8

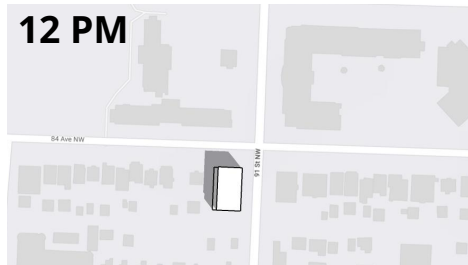
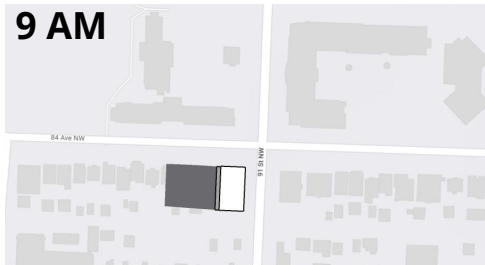


SUN/SHADOW STUDY

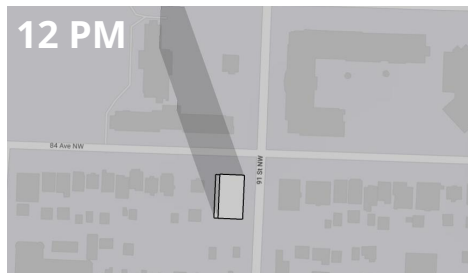
Mar./Sept. 21



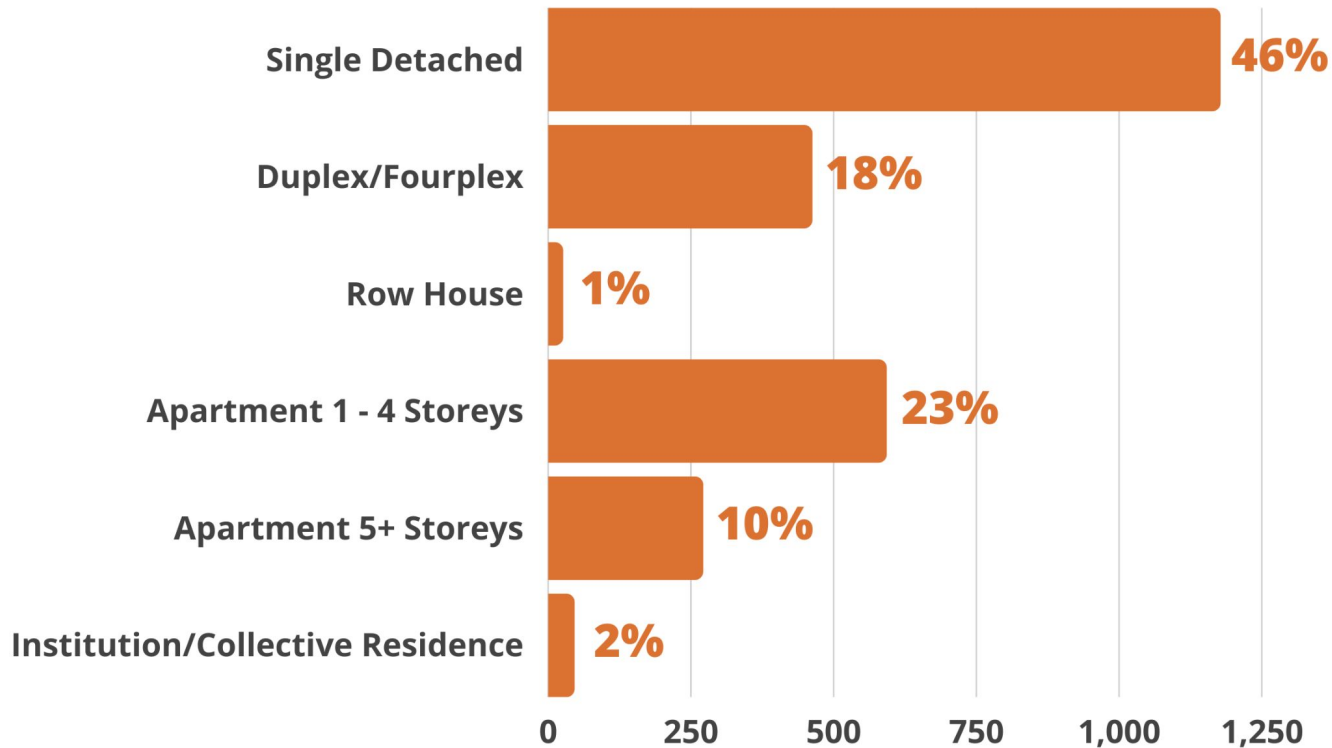
June 21



Dec. 21



HOUSING IN BONNIE DOON



Number of Dwellings in Bonnie Doon



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Allison Rosland
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