



1903 - 111 Street NW **Keheewin**

CNC to CB3
Charter Bylaw #20637

Presented By:
Clarity Development Advisory

Public Hearing Date:
November 20, 2023



Site Context



Mixed Use

Commercial

Single-Family Housing

YMCA

Arena

SITE

Low Rise Multi-Unit Housing

Low Rise Multi-Unit Housing

Low Rise Multi-Unit Housing

19 Avenue

111 Street

B

A

A

Single-Family Housing





Commercial

Residential

Skyrattler Park

111 St NW

YMCA
Kinsmen
Twin
Arenas

Skatepark

Kaskitayo Park

SITE

Saddleback Rd

Medium Density
Residential

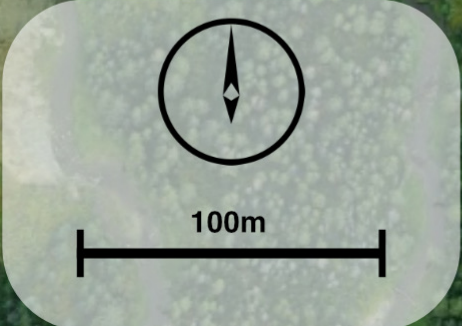
19 Ave NW

Keheewin
Park

Kaskitayo
Reservoir

Southminster-Steinhauer
United Church

Blackmud Creek Ravine





Century Park Station

LRT Capital Line South Extension

23 Ave NW

Recreation Centre

Skyrattler Park

Kaskitayo Park

Keheewin Park

Saddleback Rd

111 St NW

19 Ave NW

Blackmud Creek Ravine


SITE

5 minute walk

10 minute walk

— Shared Use Path
— Bike Lane
 400m radius
 800 m Radius

100m





SITE



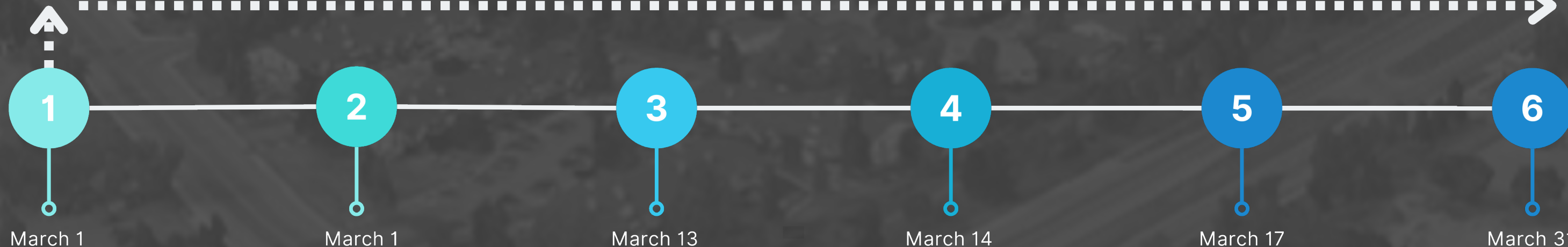
111 Street

19 Avenue

Massing Concept Under CB3 - 36.0 metres

Public Engagement

Engagement Webpage and Feedback Form Live



1
March 1
Online Engagement Launch

2
March 1
Initial Outreach to Yellowbird East CL and Surrounding Stakeholders

3
March 13
Engagement Signage on Site

4
March 14
Presentation to Yellowbird East CL Board + Members

5
March 17
Outreach to Blue Quill CL and Nearby Condos

6
March 31
Completion of Stakeholder Pre-App Engagement



Online Engagement Summary	
Webpage views	106
Unique webpage viewers	91
Online feedback received	0

Summary

1. Excellent brownfield redevelopment opportunity near mass-transit
2. Aligns with City Plan goals:
 - 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.
3. Introduces a greater diversity of housing options into the area
4. Additional access to goods, services, and professional spaces for the surrounding communities



Thank you.

1903- 111 Street NW

Keheewin

CNC to CB3 Rezoning
Charter Bylaw # 20637

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development
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