

ITEM 3.9 | BYLAW 20939

To allow for medium scale housing in Alberta Avenue

**EDMONTON CITY COUNCIL
PUBLIC HEARING**

October 1, 2024

Allison Rosland, MPLAN, Situate



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PLANNING + PLACEMAKING

NEIGHBOUR RELATIONS

home

sites.google.com/situatinc.ca/alberta-ave-94-street

LOCATION

The site is located in Alberta Avenue on the corner of 94 Street and 115 Avenue predominantly low density residential with some commercial and low-rise multi-residential various commercial amenities west and south of the site along 97 Street, 111 Avenue kilometres west of the site.

The site is also near a number of schools and institutions

- Norwood School, approximately 535 metres south
- Spruce Avenue School and Spruce Avenue Community Centre, approximately 900 metres west
- Northern Alberta Institute of Technology (NAIT), approximately 900 metres west
- Glenrose Rehabilitation Hospital, approximately 825 metres west

The site is also located near bike routes and several transit routes

NAIT

BLATCHFORD-NAIT-KINGSWAY MAJOR NODE

Spruce Avenue Community Centre

Spruce Avenue School

Sprucewood Place Housing Community

Sprucewood Library

Norwood Child & Family Resource Centre

97 ST PRIMARY CORRIDOR

95 ST SECONDARY CORRIDOR

106 ST

105 ST

103 ST

101 ST

96 ST

97 ST

95 ST

INGSWAY

home

sites.google.com/situatinc.ca/alberta-ave-94-street

PROJECT STAGE

Rezoning is the first step in the land redevelopment process, followed by design, permits, and construction.

We're at the very first stage of the project. A rezoning application for this site was submitted to the City of Edmonton in April 2024 to rezone the site to the RMh23 medium scale residential zone.

Rezoning decisions are made by City Council at a public hearing. The rezoning is scheduled to go to Council on October 1, 2024.

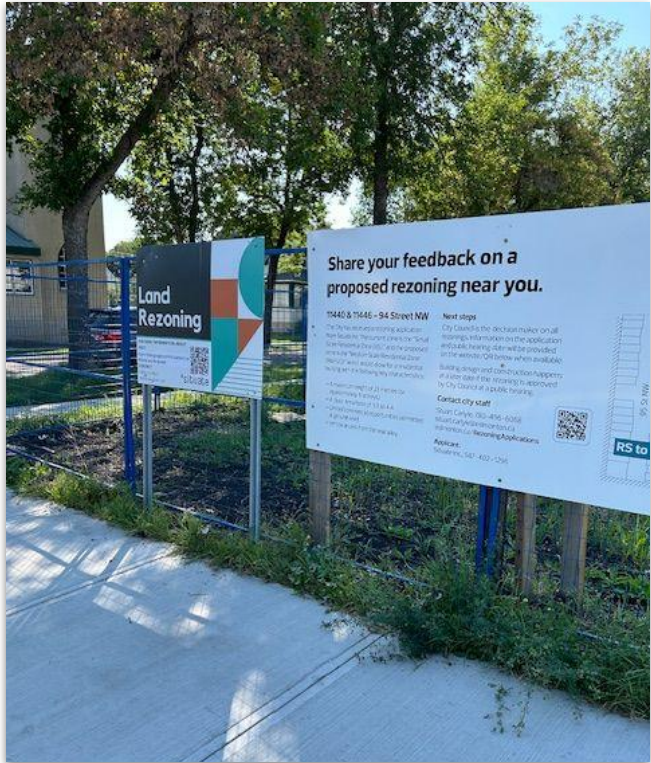
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graph LR; A[Rezoning Application] --> B[Public Hearing]; B --> C[Development Permit]; C --> D[Building Permit]; D --> E[Construction]
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SURVEY

The survey closed on September 22, 2024. Please contact Situate (details below) with any additional comments or questions.

FREQUENTLY ASKED QUESTIONS

NEIGHBOUR RELATIONS



PROPOSED REZONING

11440 & 11446 - 94 St NW

WHAT'S HAPPENING?

Situate is pleased to get in touch with you about an upcoming rezoning application. We're applying to rezone the site to the RMh23 medium scale residential zone, which would allow for a six storey residential building.

You may have also received a notice City of Edmonton. If you have any questions about the application, you may contact the City and/or reach out to us directly.



**Note: the image is for illustrative purposes only.*

WANT MORE INFORMATION?

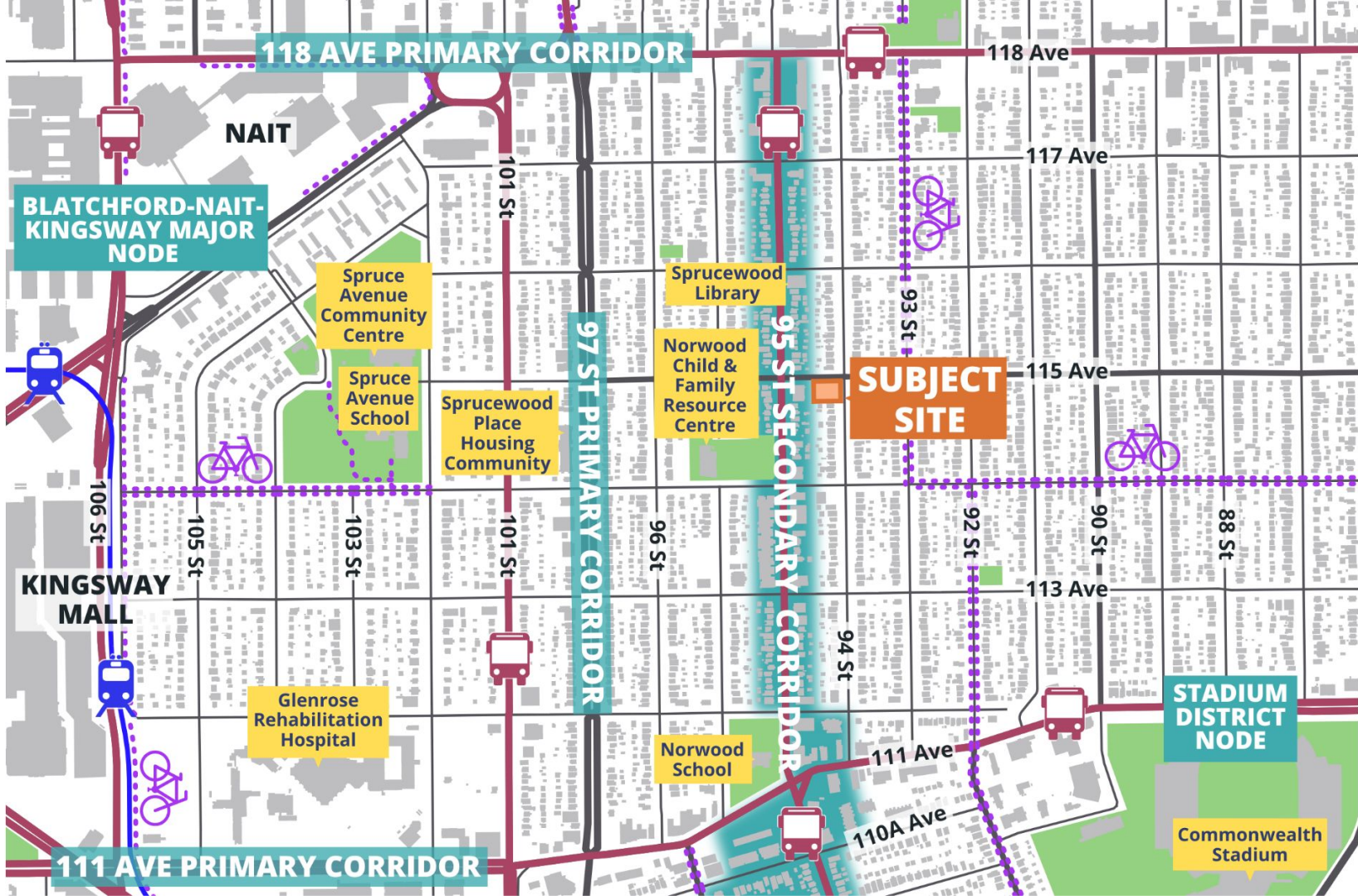
<https://sites.google.com/situateinc.com/alberta-ave-94-street>



CONTACT US

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118 AVE PRIMARY CORRIDOR

NAIT

BLATCHFORD-NAIT-KINGSWAY MAJOR NODE

Spruce Avenue Community Centre

Spruce Avenue School

Sprucewood Place Housing Community

Sprucewood Library

Norwood Child & Family Resource Centre

SUBJECT SITE

97 ST PRIMARY CORRIDOR

95 ST SECONDARY CORRIDOR

KINGSWAY MALL

Glenrose Rehabilitation Hospital

Norwood School

STADIUM DISTRICT NODE

Commonwealth Stadium

111 AVE PRIMARY CORRIDOR

CITY PLAN & DISTRICT PLAN

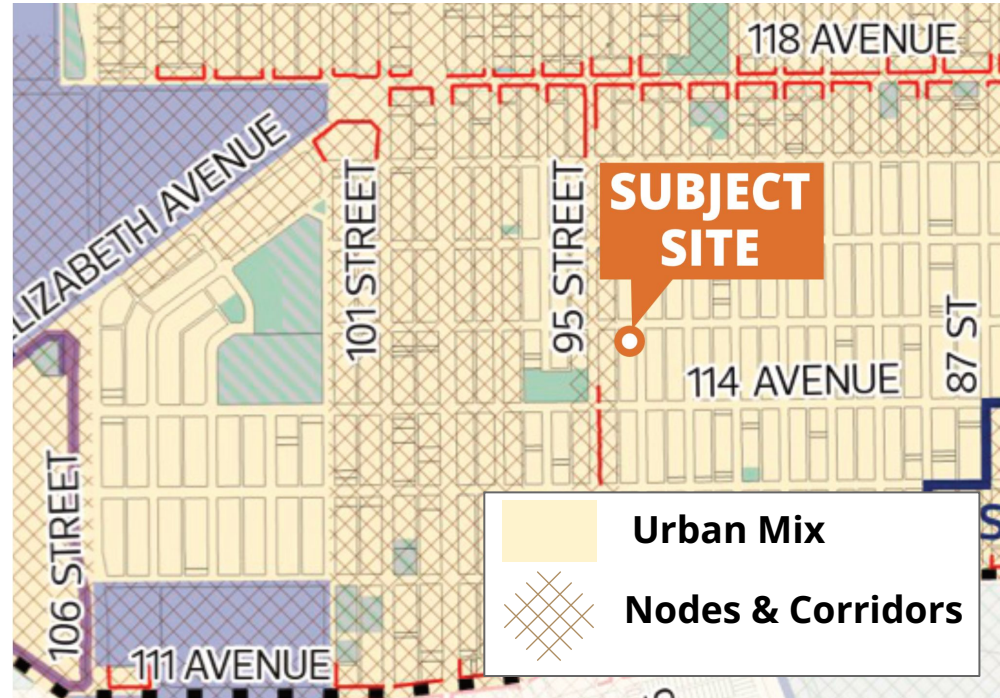
DISTRICT PLAN POLICY ALIGNMENT

2.5.2.3 Support development at the **edges of Nodes and Corridors** that provides transition to the scale of the surrounding development.

2.5.2.6 Consider additional scale in locations that meet at least two of the following criteria:

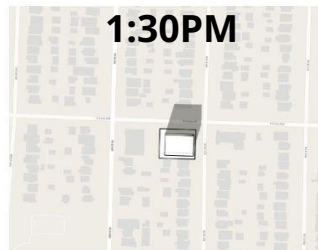
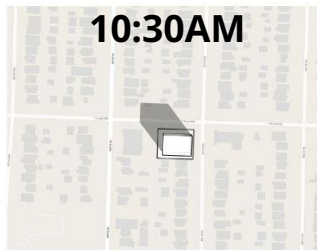
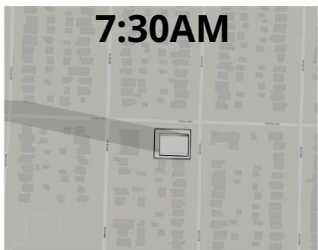
- a. **In a Node or Corridor Area or within 100 metres of a Node or Corridor Area,**
- b. Within 400 metres of a Mass Transit Station,
- c. **Along an Arterial Roadway or a Collector Roadway,**
- d. **At a corner site or adjacent to a park or open space,**
- e. Adjacent to a site zoned for greater than Small Scale development.

DISTRICT PLAN MAP 4 LAND USE CONCEPT

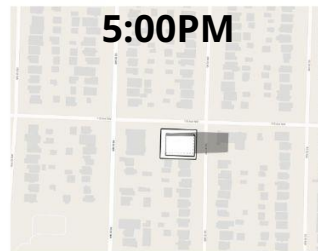
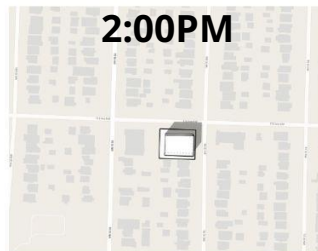
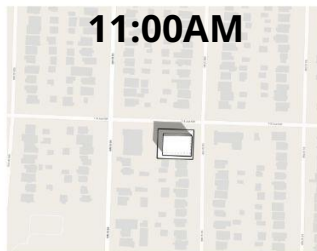
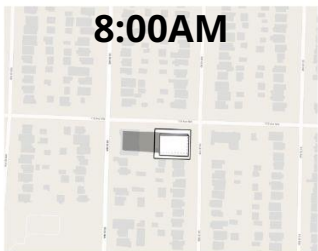


SHADOW STUDY

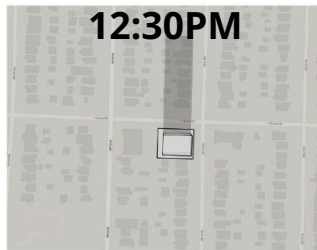
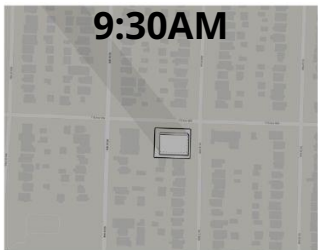
Mar 21
Sep 21



June 21

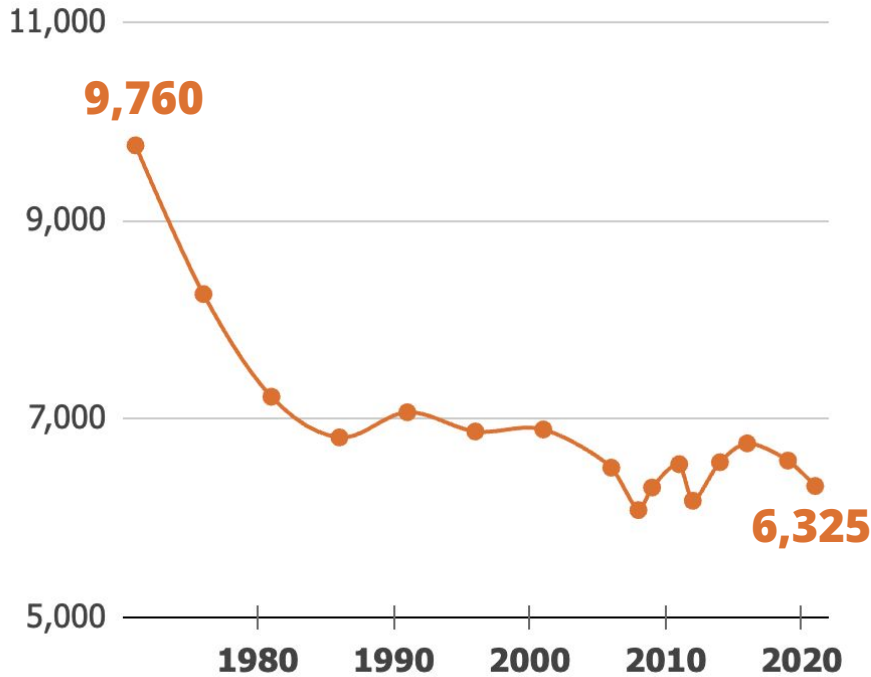


Dec 21

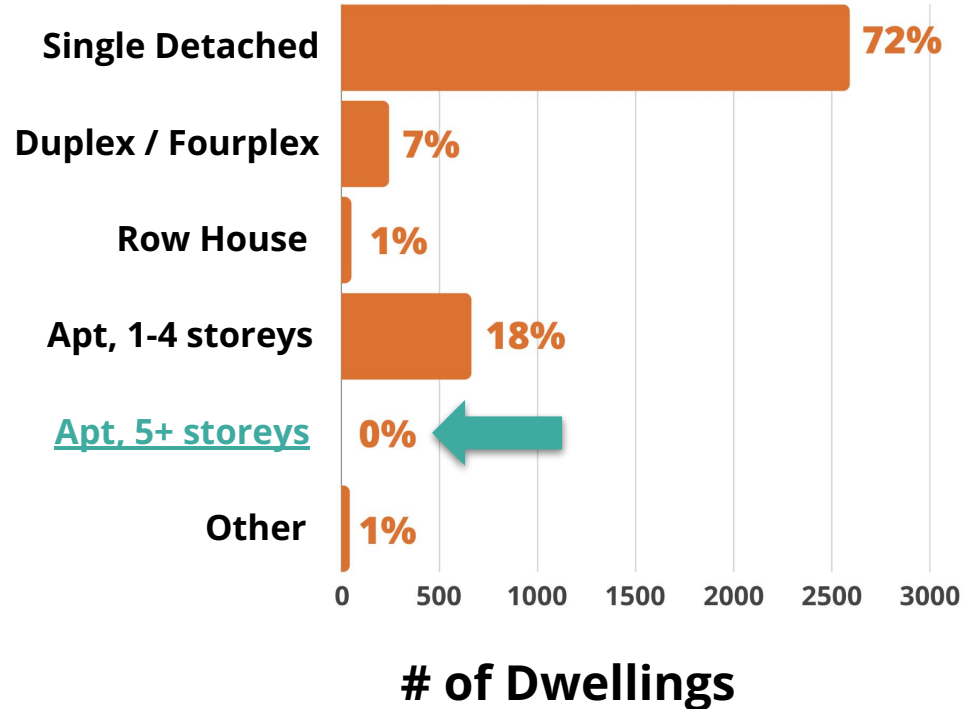


POPULATION & HOUSING MIX

POPULATION



HOUSING TYPES





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PLANNING + PLACEMAKING

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