

# ITEM 3.18, BYLAW 20932

To allow a new high-rise building and the continued use of an existing high-rise building, Wîhkwêntôwin

**EDMONTON CITY COUNCIL  
PUBLIC HEARING**  
September 9, 2024

Allison Rosland, Situate



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PLANNING + PLACEMAKING

# NEIGHBOUR RELATIONS

**situate**  
PLANNING + PLACE-MAKING

March 8, 2021

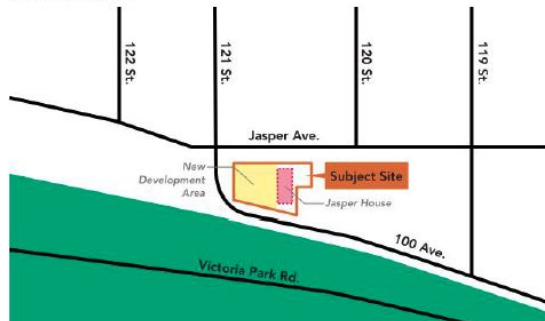
Dear Neighbour:

## RE: Rezoning for 12021 Jasper Avenue NW, Edmonton AB

This pre-application notification letter is being sent to you on behalf of Jasper House LP, to let you know about an upcoming rezoning application at 12021 Jasper Avenue NW (Jasper House). The site is proposed to be rezoned from the existing Direct Development Control Provision (DC1) to a new direct control zone. The new zone would allow for a new high rise residential tower to be built on the surface parking lot beside Jasper House; Jasper House will be retained and restored, and the surface parking stalls will be relocated into an underground parkade to be shared by Jasper House and the new building.

The intention is that the new building will coexist with Jasper House with a blend of modernity and sophistication. The new building is envisioned to enhance both Jasper Avenue and the Victoria Promenade, with street-level retail along Jasper Avenue.

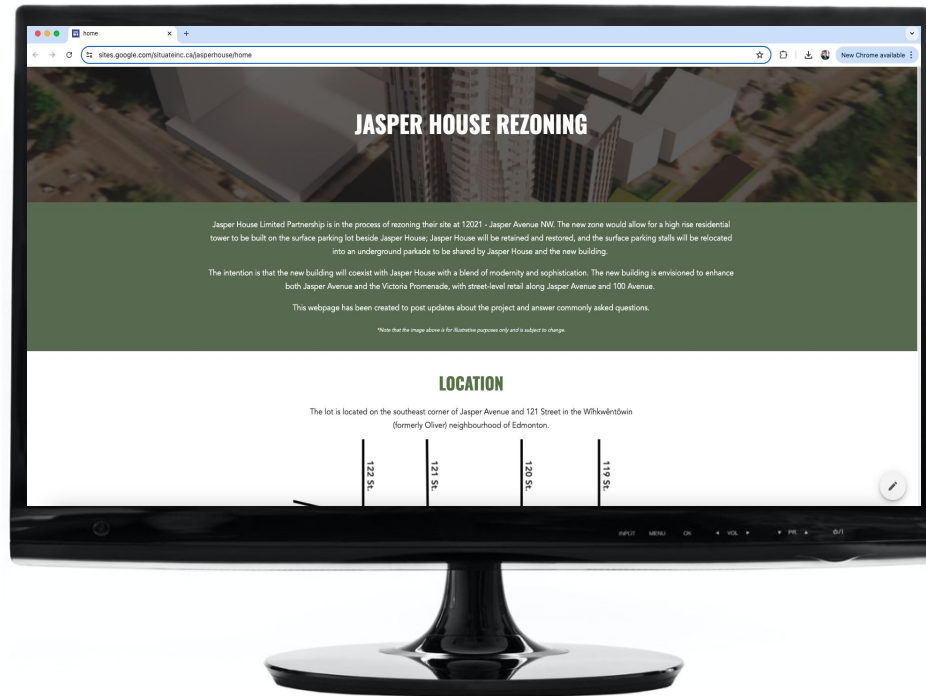
### FIGURE 1. LOCATION



#202, 10526 Jasper Ave. NW, Edmonton AB, T5J 1Z7

(780) 974-4956

www.situateinc.ca



# NEIGHBOUR RELATIONS

## WANT MORE INFORMATION?

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



## CONTACT US

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Tel: 780-203-6820

## PROPOSED REZONING

12021 - Jasper Avenue

### WHAT'S HAPPENING?

Situate is pleased to get in touch with you about a rezoning application. We applied in 2022 to rezone the site to a DC Direct Control Zone, which would allow for a new high rise residential tower to be built on the surface parking lot beside Jasper House.

Since then, some aspects of the project have changed. Please visit the website on the back of this postcard for more information.



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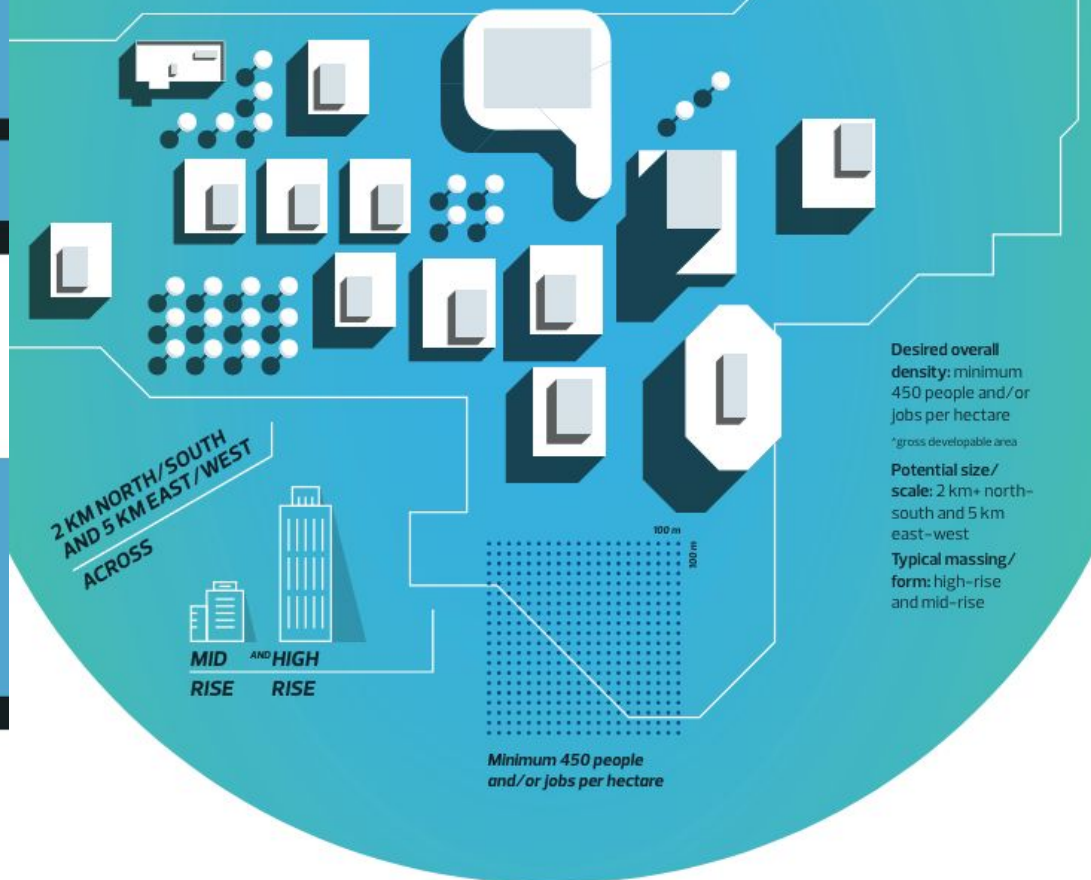




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# EDMONTON CITY PLAN

EDMONTON CITY PLAN / SYSTEMS AND NETWORKS



Desired overall  
density: minimum  
450 people and/or  
jobs per hectare  
\*gross developable area

Potential size/  
scale: 2 km+ north-  
south and 5 km  
east-west

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

2 KM NORTH/SOUTH  
AND 5 KM EAST/WEST  
ACROSS

MID AND HIGH  
RISE RISE

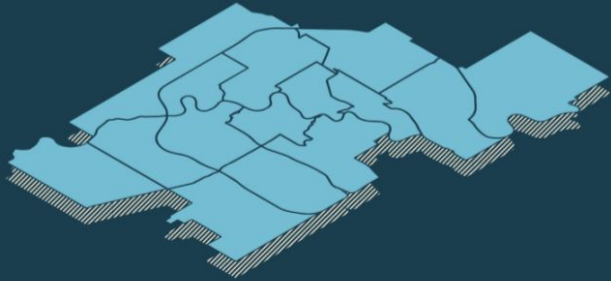
Minimum 450 people  
and/or jobs per hectare

# CENTRE CITY NODE

Edmonton

# DISTRICT POLICY

Edmonton



Draft August 2023

## CENTRE CITY

Support Tall High Rise development within Centre City where at least one of the following criteria is met:

- a. The site is within 200 metres of a Mass Transit Station, or
- b. The site is along an Arterial Roadway.