



10507, 10513, 10517 & 10539 - 124 Street NW; and 12320 - 105 Avenue NW

Westmount

*MU h85 f11.0 cf Rezoning
Bylaw 20941*

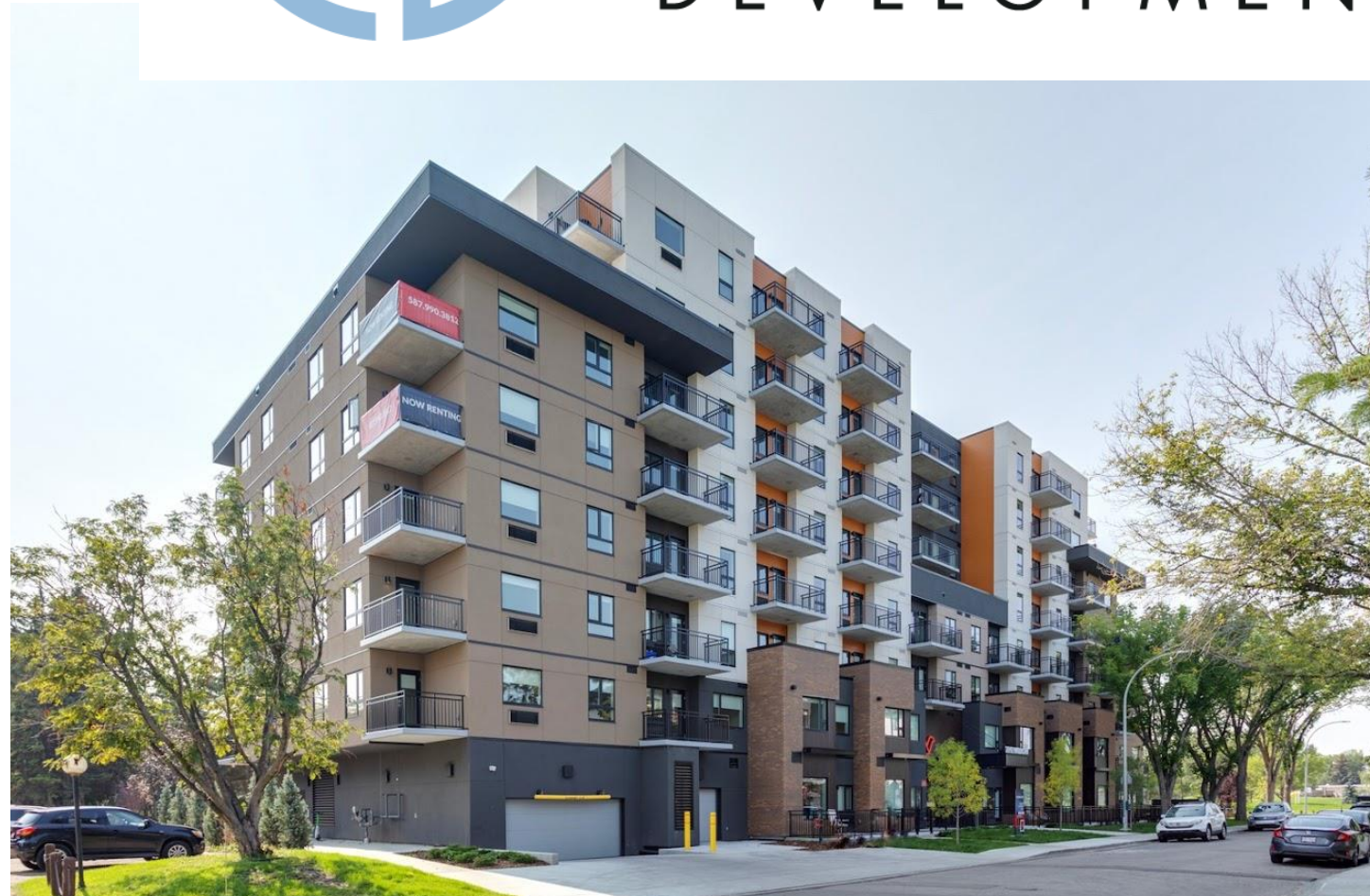
Presented By:
Clarity Development Advisory

Public Hearing Date:
October 21, 2024

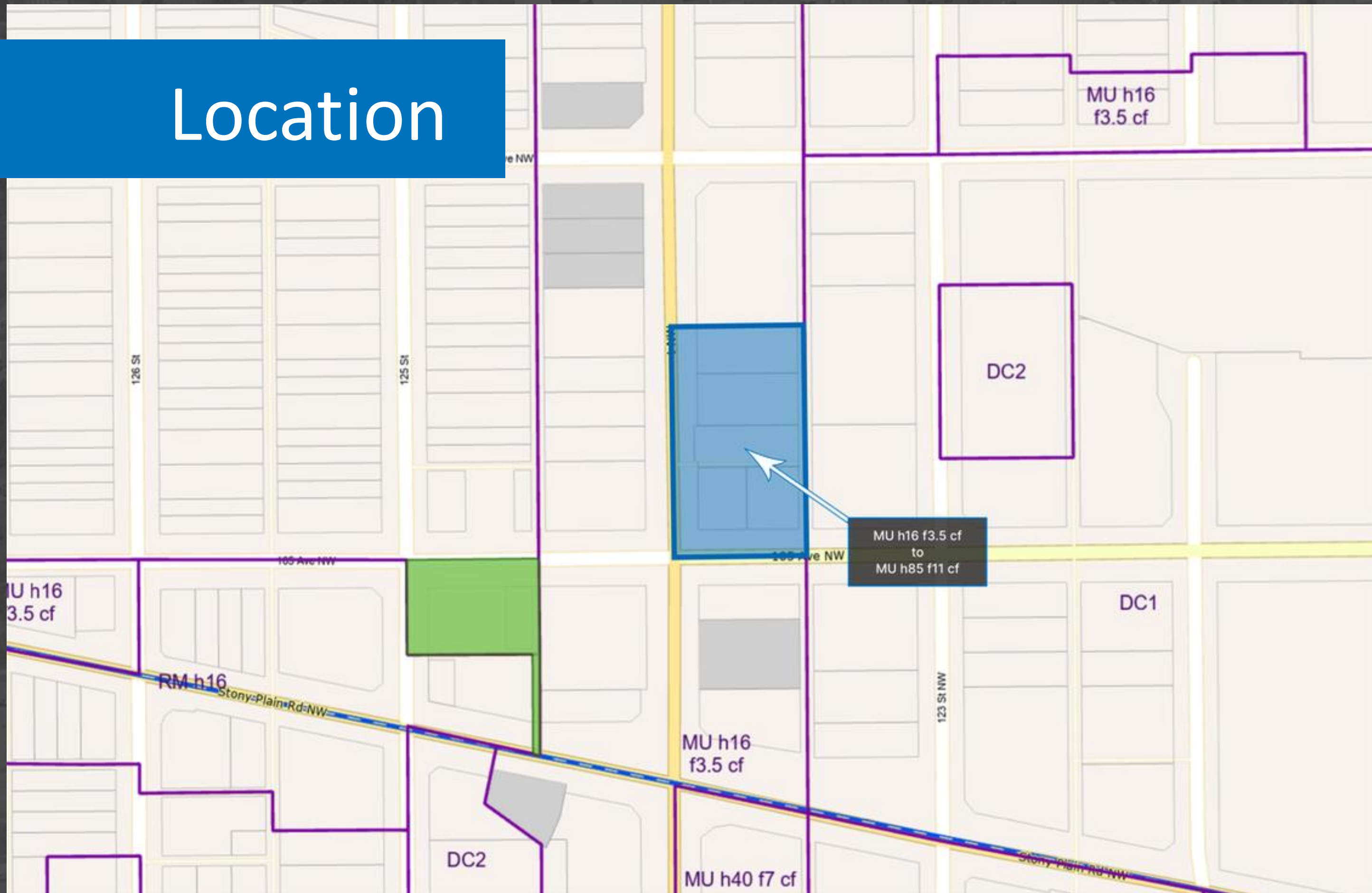





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Location

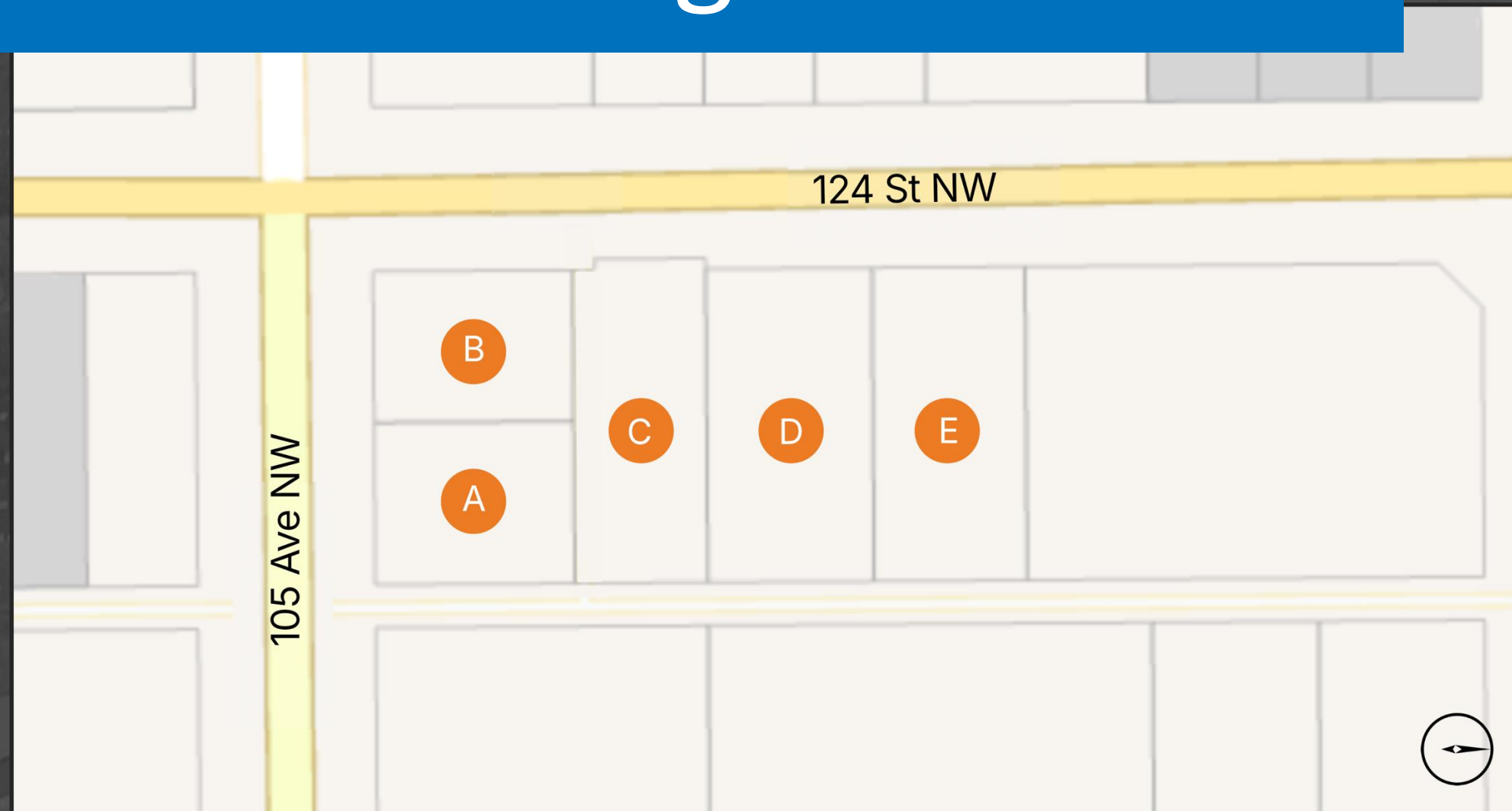


Existing Conditions

- 5 Properties
- Site Area: 3,982 m²
- 124 Street Primary Corridor
- Less than 200 m from 124 St Valley Line West Stop



Existing Conditions

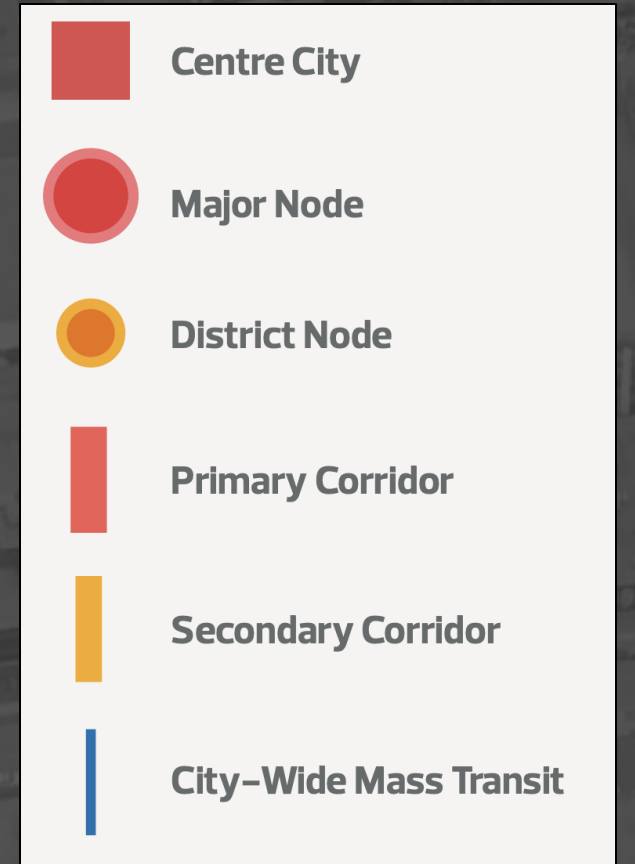
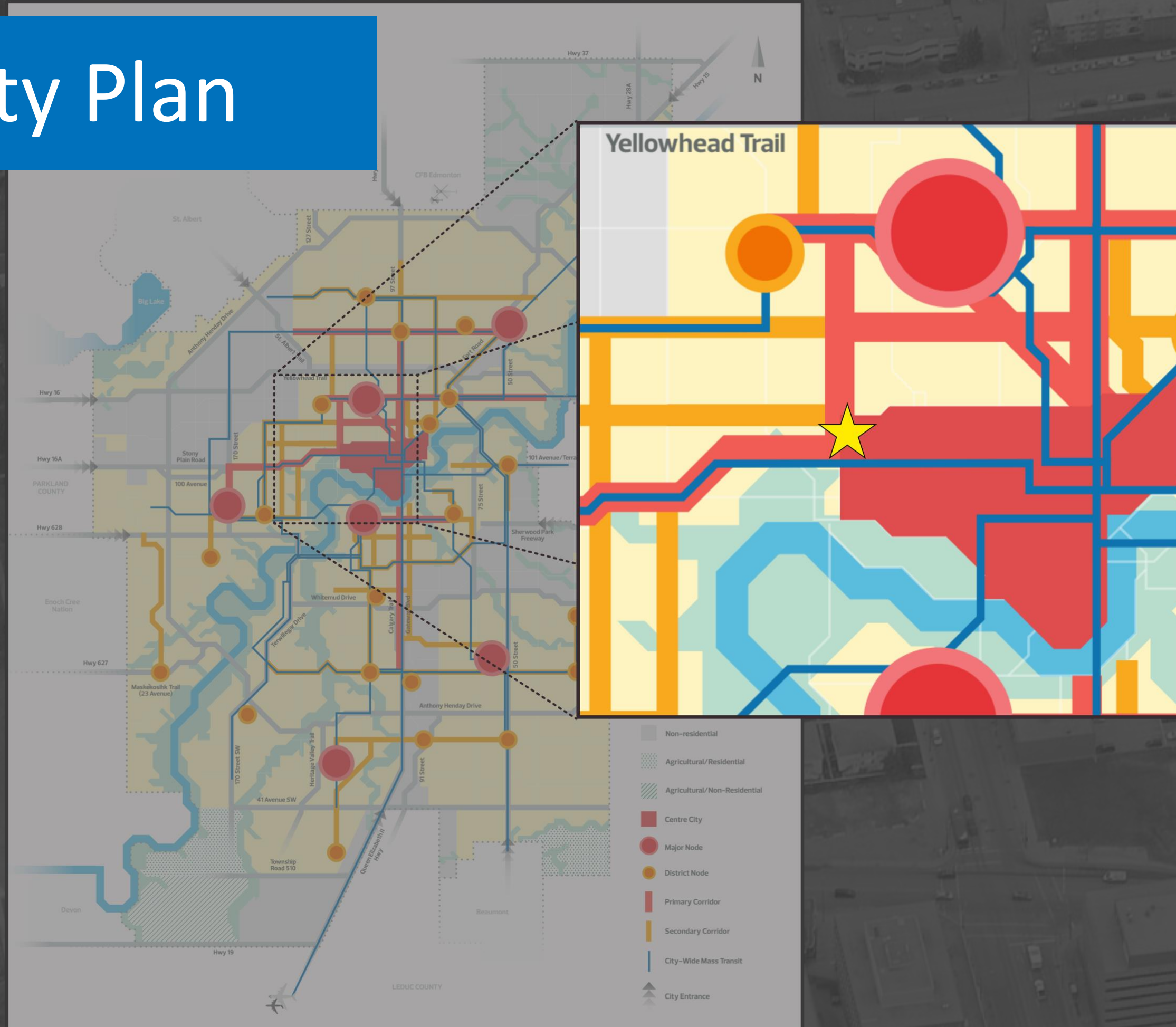


MU – Mixed Use Zone

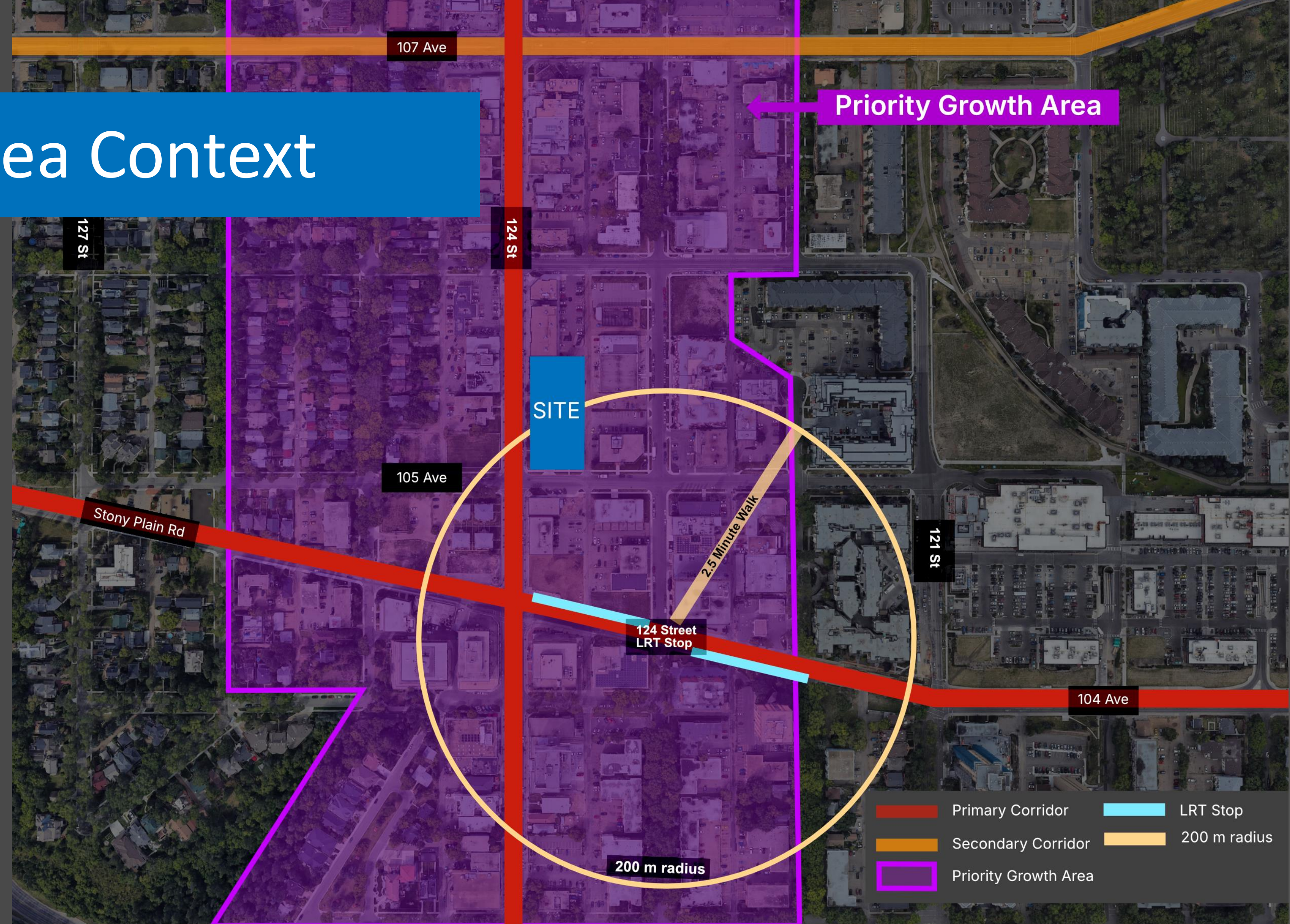
Proposed Modifier	Maximum Height	Maximum FAR	Commercial Frontage
h85 f11.0 cf	85.0 m	11.0	Yes

- Mixed-use development with podium-tower configuration
- Tall high-rise (up to a height of approx. 25 storeys)
- Ground-level commercial uses, oriented towards 124 Street

City Plan



Area Context



Priority Growth Area

SITE

2.5 Minute Walk

124 Street
LRT Stop

104 Ave

121 St

124 St

105 Ave

107 Ave

127 St

Stony Plain Rd

Primary Corridor

Secondary Corridor

Priority Growth Area

LRT Stop

200 m radius

200 m radius

Massing Concept



Edward Block

Site



Site Concept

124 Street NW



Property Line

105 Avenue NW

Applicant Led Engagement

January 2024	Westmount Community League
	124 Street & Area BIA
February 2024 to Present	Public Engagement Webpage and Collection of Input
	Applicant Rezoning Proposal Signage



Westmount Rezoning - Comment Form

Thank you for reviewing information about this proposed rezoning application to the City of Edmonton for the properties located at 10507-10539 124 Street NW and 12320 105 Avenue NW, Edmonton.

We would be pleased to hear your feedback on the proposal; your thoughts may be used to help shape the project. We will also provide the City a summary of public comments to-date when the application is made.

This form will be open until February 29, 2024.

For more information on the proposal, please see the project webpage: <http://claritydevelopment.ca/public-engagement-westmount>

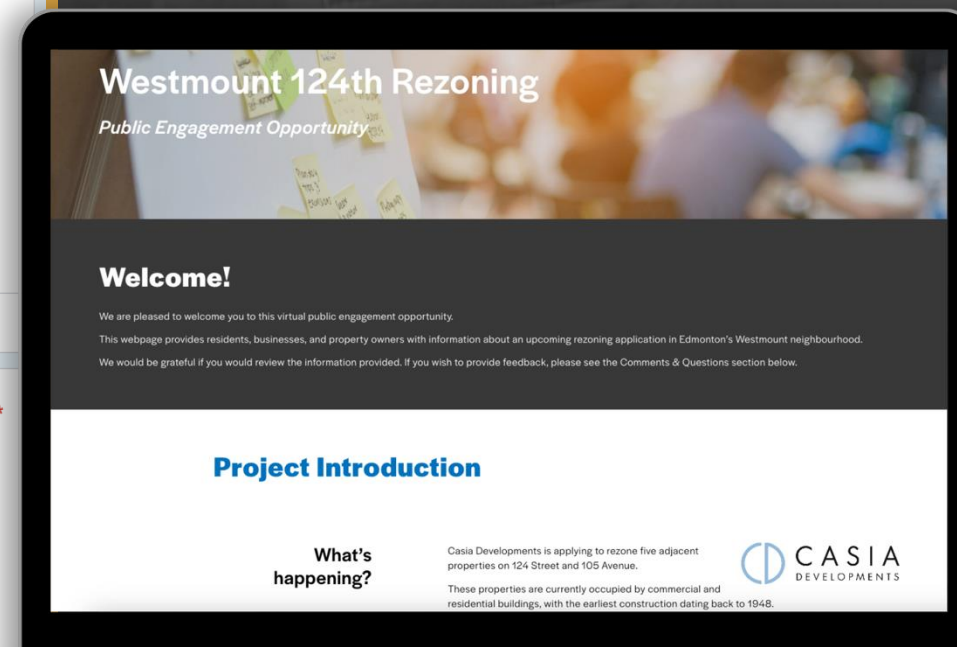
* Indicates required question

Do you live in the Westmount neighbourhood or in a nearby area that may be affected by the future redevelopment of the properties? *

- Yes
- No
- Maybe

What do you like about the proposal?

Your answer



Online Engagement Summary

Launch of Public Engagement Webpage	February 5, 2024
Comment Form Submission Deadline	March 1, 2024
Webpage views	1,029
Average time spent on webpage	4m 23s
Total number of submissions or feedback received	16

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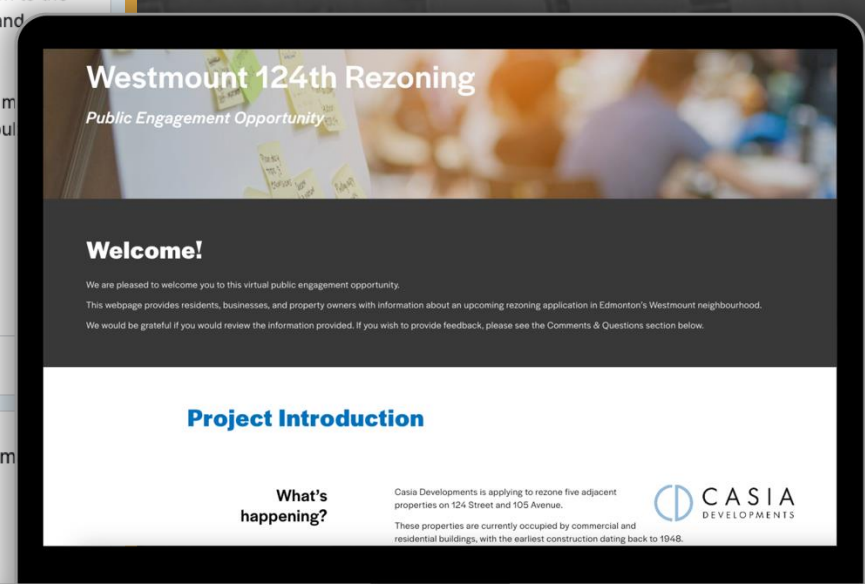
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Summary

- **Purpose:** Redevelop underutilized sites with MU h85 f11.0 cf Zone
- **Development:** Highrise Mixed-Use (up to 85 m height)
- **Policy Framework:** Adheres to City Plan and Central District Plan directions:
 - Primary Corridor
 - Transit-Oriented Development
 - Priority Growth Area



Thank you.

Presented By:

clarity.
development
advisory

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