

Scona District Plan

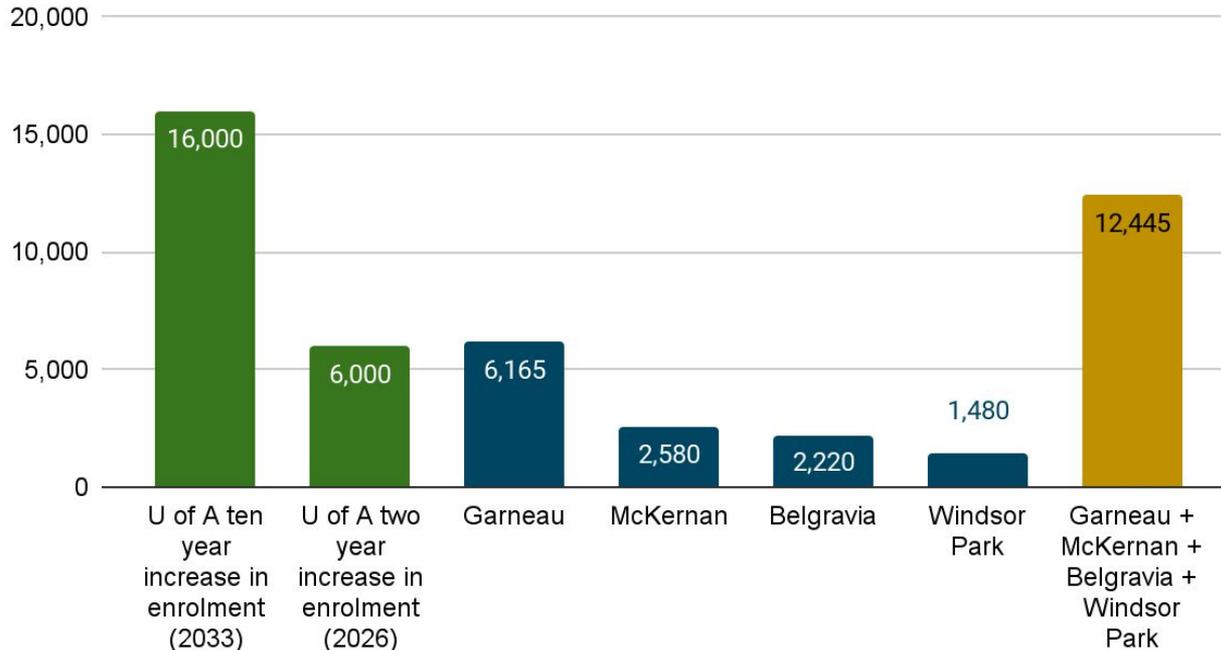
May 30, 2024
Jacob Dawang

First a note on supply, demand, and affordability

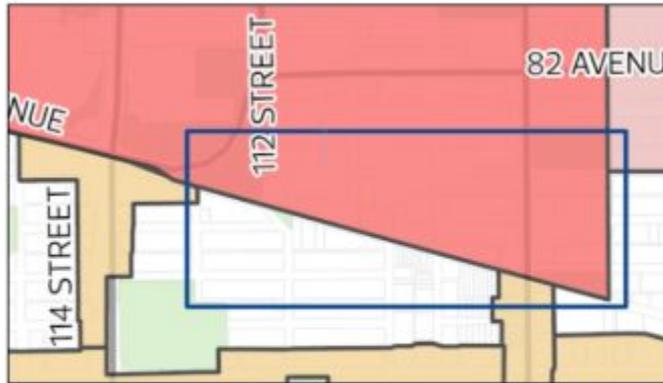


U of A is growing by thousands

U of A enrolment increase vs Neighbourhood Population (2021)



At the same time, 2024 changes reduce opportunities for higher density



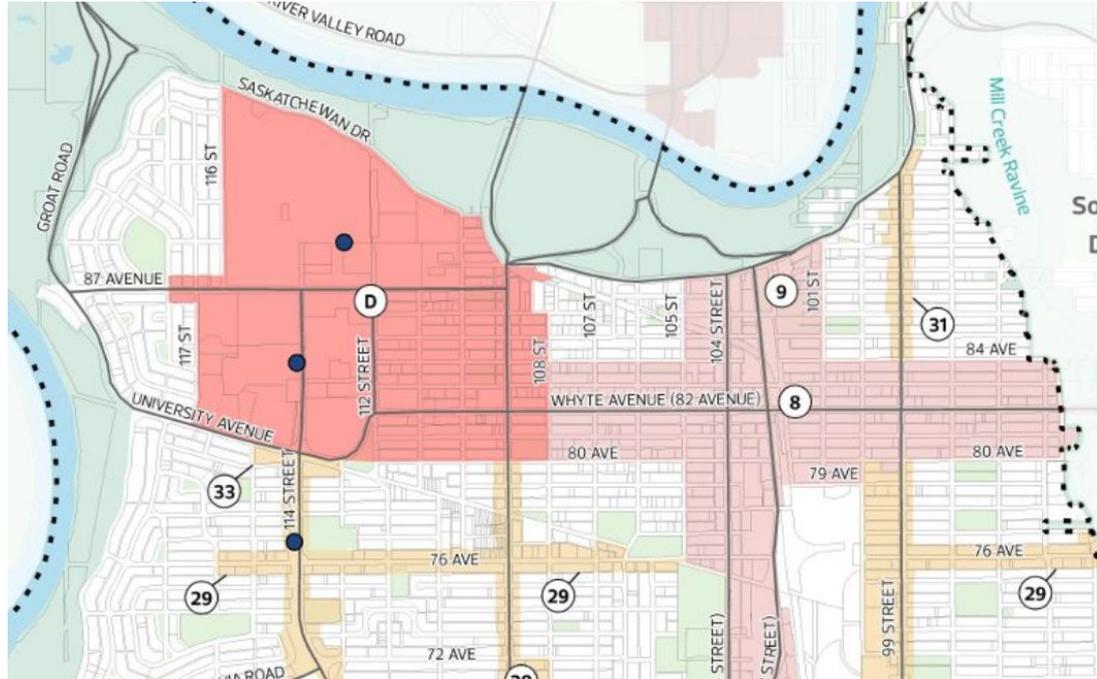
2023 Draft



2024 Draft

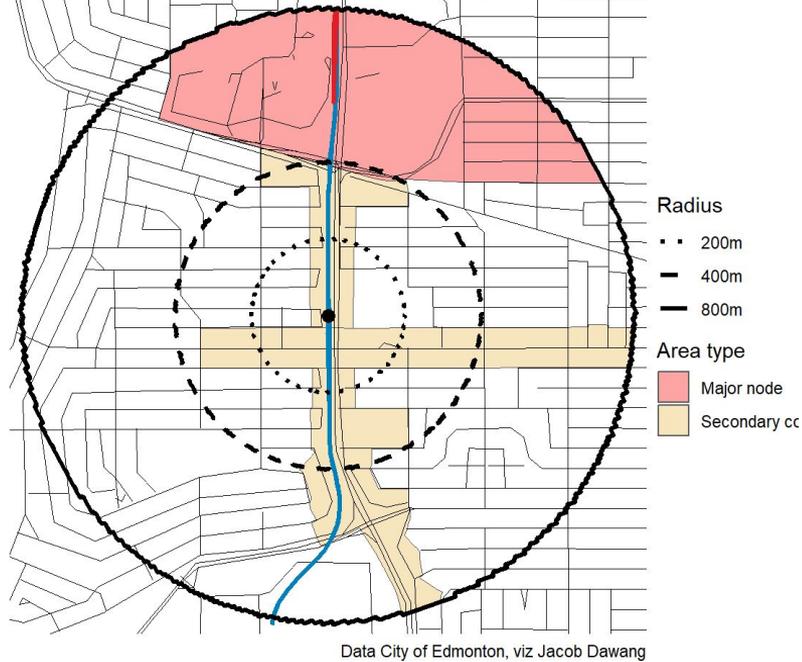
Garneau Major Node and 109 Street Secondary Corridor

The node and corridor boundaries need to be larger

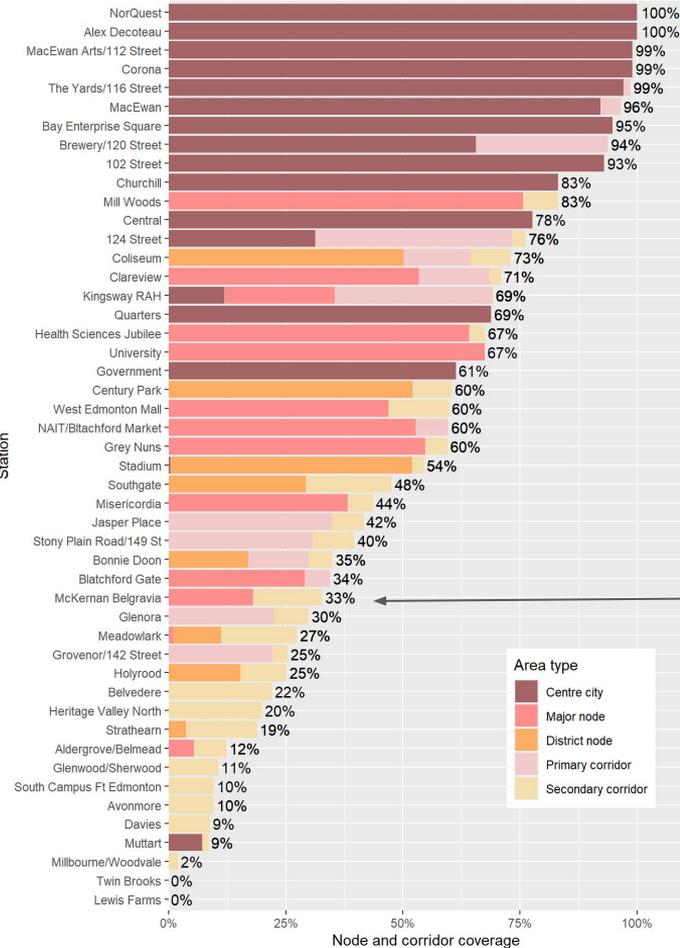


Come on folks

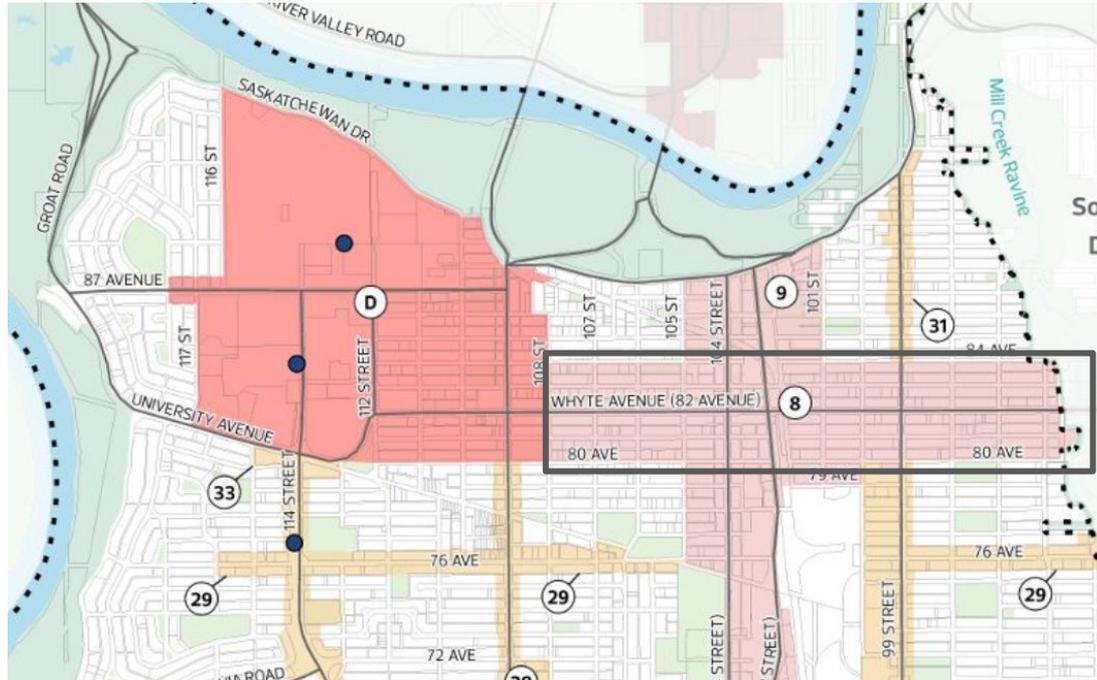
Nodes and corridors around McKernan Belgravia LRT station



Node and corridor coverage of Edmonton LRT station areas
Current and funded, within 800m radius of station



Whyte Ave corridor



Low-rise apartment streets are fair game for redevelopment for midrise, but house streets aren't?



Low-rise apartment streets are fair game for redevelopment for midrise, but house streets aren't?



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Yes, fast growth will be disruptive.

The view from my window



Apartments in the
middle of
neighbourhoods are
fine.