



PRESENTATION

BLOCK 99

REZONING FROM
DC2 TO RMH28



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RECENT MID-RISE APPROVALS

Zoning Bylaw

Since Edmonton's new Zoning Bylaw took effect (Jan 1, 2024), City Council has approved several rezonings to the Medium Scale Residential Zone (RM) with height modifiers allowing mid-rise buildings (~4–8 storeys). Notable examples include:

Blue Quill

2710 & 2810 – 112 St NW

Rezoned in Oct 2024 from RM h16 to RM h23 to facilitate an affordable housing project

Forest Heights

7730 – 101 Ave NW

Approved on Oct 1, 2024 to allow a 6-storey apartment on an underutilized site.

West Jasper Place

95 Ave & 153 St NW

Pending approval: Rezoning three lots from a DC2 (that allowed only 4-storey mixed-use) to RM h23 for a 6-storey apartment



EXAMPLES OF 6 STOREY BUILDINGS

- “Metro 78” (McKernan/Belgravia)
- A transit-oriented project approved in 2022 that embodies the RM h23/28 form
- It consists of two 6-storey (23 m tall) apartment buildings with ~71 units each





EXAMPLES OF 6 STOREY BUILDINGS

- “The Trax” (Strathcona/Ritchie)
- A recently built 6-storey rental apartment that exemplifies mid-rise infill in a mature area
- opened in 2019 with 100 units and ground-floor retail, on a site near Whyte Avenue and a rail corridor



COMMUNITY FEEDBACK



Key milestones

January 9, 2025
Rezoning
Application
deemed complete

Civics Chair

February 28, 2025
met with Civics
Chair Sabine Roche



Local Member

Spoke with local
member Scott
Livingstone; March
7, 2025

Events

Planner mentioned
to expect
opposition at
public hearing;
March 11, 2025

Public Hearing

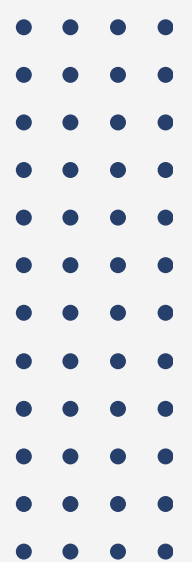
March 17, 2025



RATIONALE

26,000 households on the affordable housing waitlist

- Edmonton’s Council has justified recent RMh23/RMh28 rezonings on strong policy grounds (City Plan consistency, transit-oriented growth, 15-minute communities) and pressing housing needs. They acknowledged local concerns but framed the approvals as a “greater good” choice – aiming for a more inclusive, sustainable city.
- The result is that several mid-rise projects up to 6 storeys are now moving ahead across Edmonton, bringing new housing forms that, while taller than existing houses, are intended to blend into communities over time and provide much-needed homes.



MARKET ANALYSIS

- Edmonton **grew by 100,000** residents from 2021-2024
- Continued growth expected, increasing demand for housing
- Vacancy rate at **2.5%** – lowest in years, signaling high demand
- **Rents increased 12%** in 2024, the *fastest* rise among major Canadian cities
- 16,000 new housing permits issued in 2024, with a significant focus on multi-family developments
- Edmonton needs **~70,000 new** housing units by 2030 to meet demand





SUMMARY

- ✓ Increases housing supply in a high-demand area near transit and amenities.
- ✓ Aligns with city policies for sustainable, mixed-use urban growth.
- ✓ Respects neighbourhood character with setbacks, stepbacks, and shadow mitigation.
- ✓ Supports local businesses by adding residents near Whyte Ave.
- ✓ Leverages existing infrastructure with no new burden on city services.





THANK YOU

*We look forward to working
with you*

