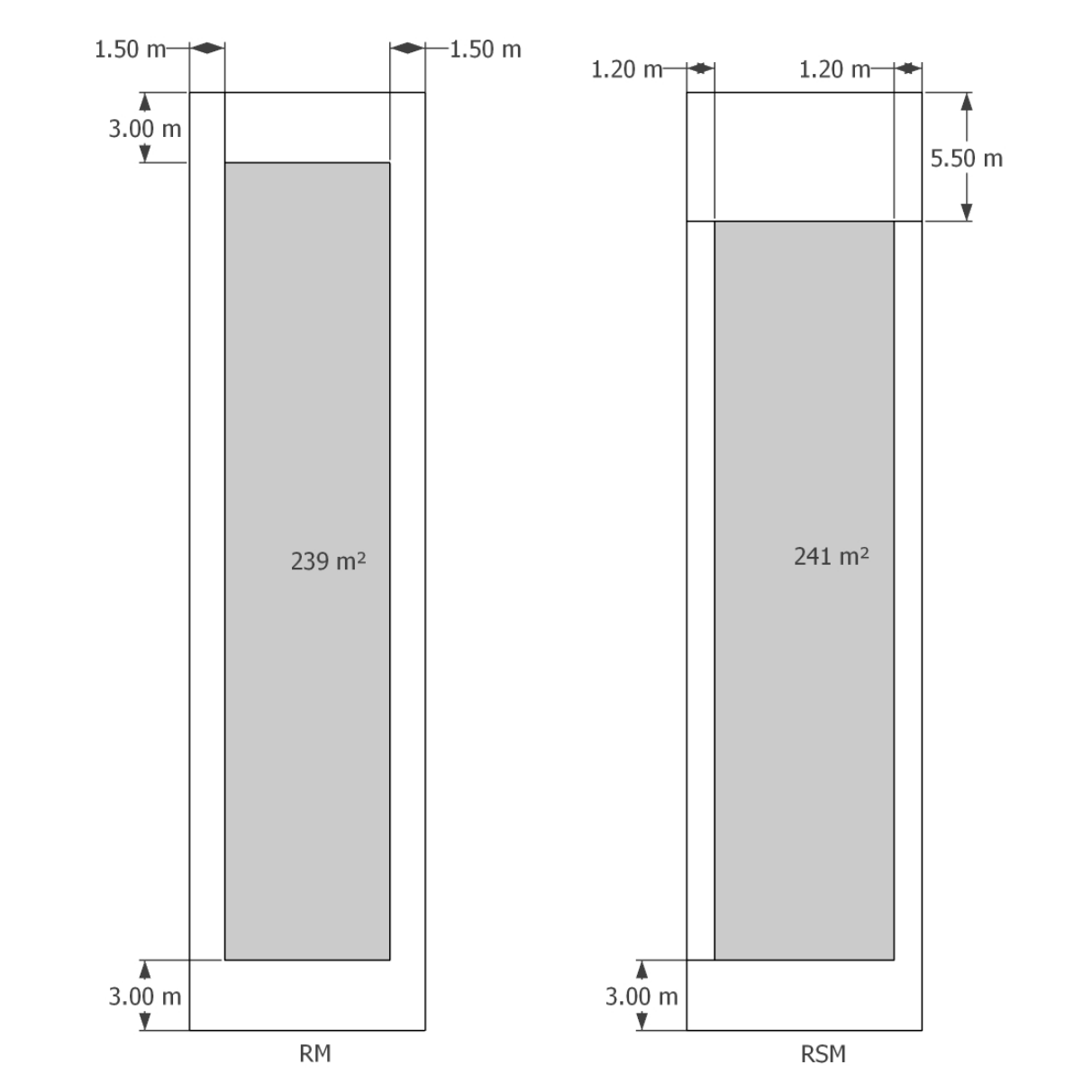


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**10948 89 AVENUE NW**

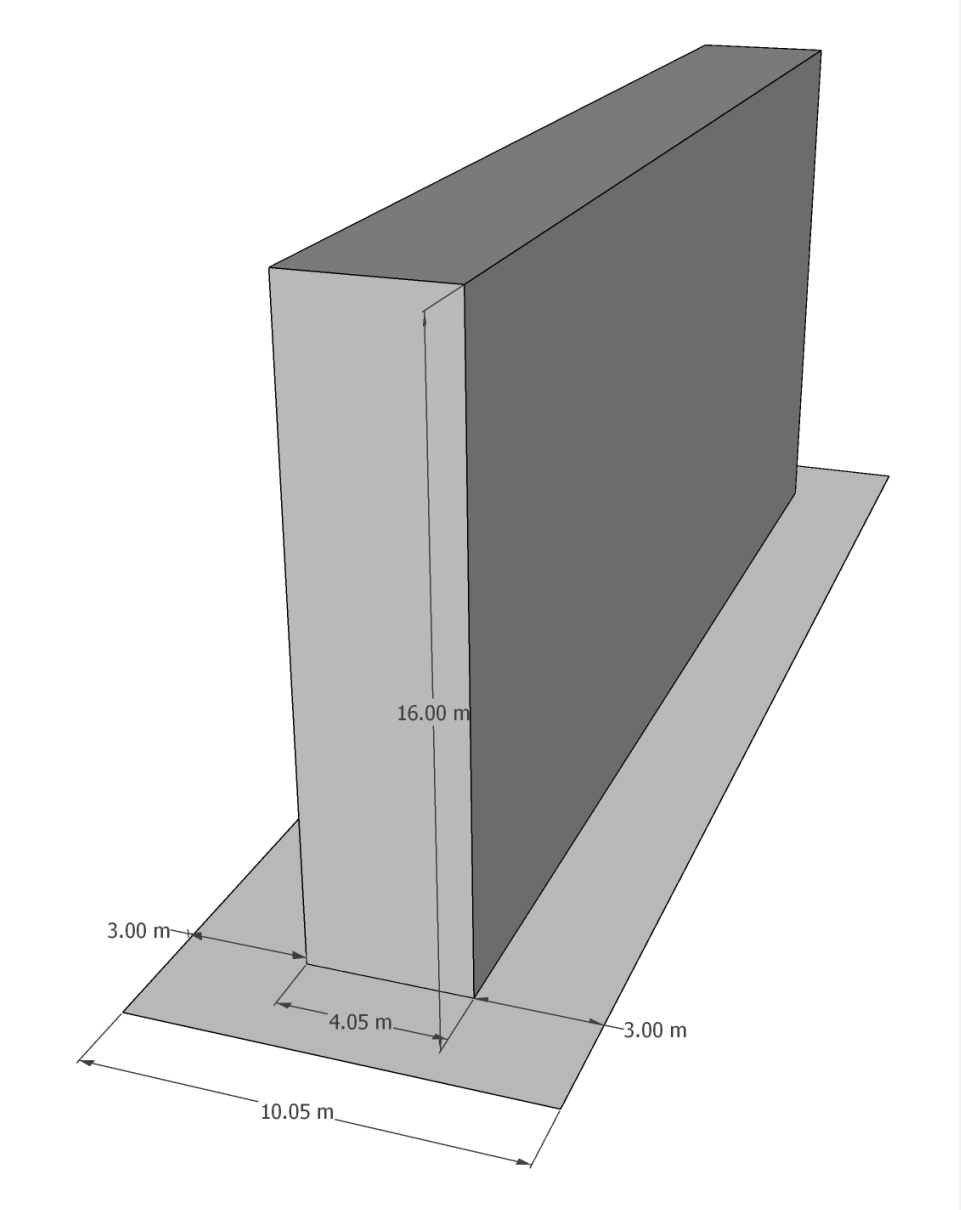


**E1NS**

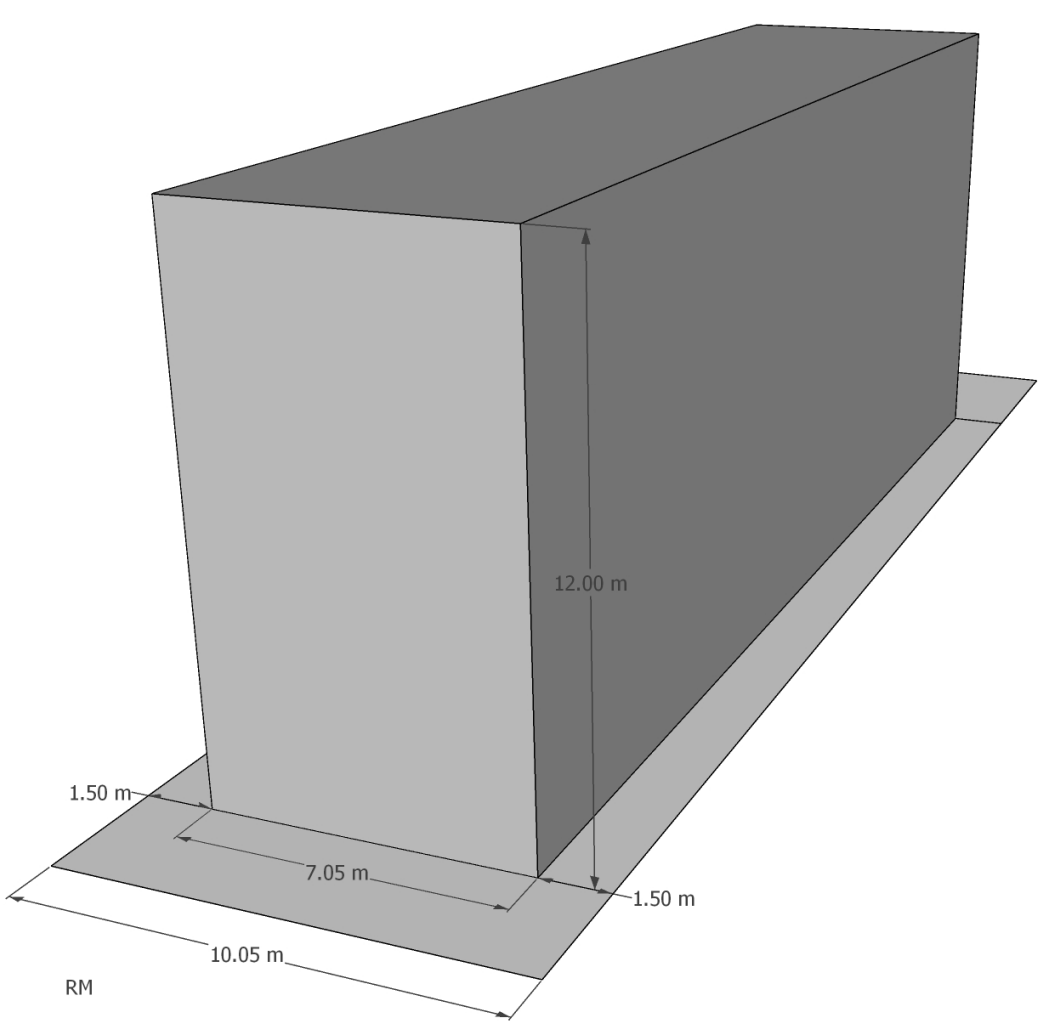
# ZONING COMPARISON



# ZONING COMPARISON



# ZONING COMPARISON



# PRECEDENT EXAMPLES





E1NS


# SITE CONTEXT





 Site in question

 University of Alberta Campus

 commercial area

 River Valley access

 Transit Centre

 bus stop (009)

# SITE'S PROXIMITY TO UOFA



## Annual Report

### 2024-25 Undergraduate and Graduate Enrolment Report

#### Building our Community

Strategic management of enrolment is vital to supporting the University of Alberta in its objective to achieve "strategic enrolment growth among domestic and international learners, enabling more skilled young people to stay in Alberta and contribute to building the province."

Date:  
JANUARY 2025

The University of Alberta respectfully acknowledges that we are situated on Treaty 6 territory, traditional lands of First Nations and Métis people.



## EXECUTIVE SUMMARY

The 2024-25 Undergraduate and Graduate Enrolment Report, produced collaboratively by the Office of the Registrar (RO) and the Faculty of Graduate & Postdoctoral Studies (GPS), is a high-level overview of undergraduate and graduate enrolment at the U of A.

The data in this report demonstrates our progress towards key elements of enrolment growth and provides insight into how enrolment growth ensures access, enhances our impact and enables a sustainable future. It also illustrates the different impacts and opportunities associated with our enrolment decisions and highlights challenges that will require collaboration and coordination across the university to continue to ensure programming and initiatives for enrolment growth that align with all three pillars of Shape: Education with Purpose, Research with Purpose and Engagement with Purpose.

#### Key highlights from the 2024-25 enrolment cycle

- **Unprecedented domestic demand:** undergraduate programs saw an increase of 8.1% (or +2,450) in domestic applicants; graduate programs saw an increase of 23.9% (or +737) in domestic applicants.
- **Targeted growth:** 688 undergraduate and 59 graduate students were newly enrolled in Targeted Enrolment Enhancement (TEE)-funded programs.
- **Increased participation rates of Indigenous students:** undergraduate and graduate programs saw an increase of 11.3% (or +222) in self-identifying Indigenous students enrolled, making up 5.8% of the domestic enrolment and bringing us closer to the goal of enrolment and graduation rates that exceed the provincial proportion of Indigenous peoples.<sup>3</sup>
- **Global challenges:** changes in federal policy and processes have affected how Canada is perceived as a destination for post-secondary studies and have negatively impacted international student demand in undergraduate and graduate programs.
  - Reforms to Canada's International Student Program were announced in early 2024, including a significant reduction in the number of new study permits issued by Immigration Refugees and Citizenship Canada (IRCC), new study permit application processes and changes to the post-graduate work permit eligibility.
  - Graduate applicants are further impacted by changes to the IRCC and Research Security regulation changes.
  - Changes in graduate students' countries of origin indicate potentially emerging student demand from non-traditional source countries.
- **Evolving graduate programming:** enrolment in course-based master's and graduate certificate programs is increasing diversity in the graduate student population (i.e., an increase in graduate students who self-identify as women and/or Indigenous).
- **Professional development for graduate students:** graduate students play key roles in supporting the teaching, research and engagement mission of the university.
  - Professional development prepares graduate students for teaching careers through teaching assistantships and the Graduate Teaching and Learning Program (GTLT).
  - Through research assistantships, graduate students contribute to high-impact research at the U of A.
  - Knowledge translation training and outreach programs like Three Minute Thesis (3MT™), Images of Research and Falling Walls Lab connect graduate students and their research with our local and global communities.

<sup>3</sup> Braiding Past, Present and Future: University of Alberta Indigenous Strategic Plan

#### Key areas of focus for the future

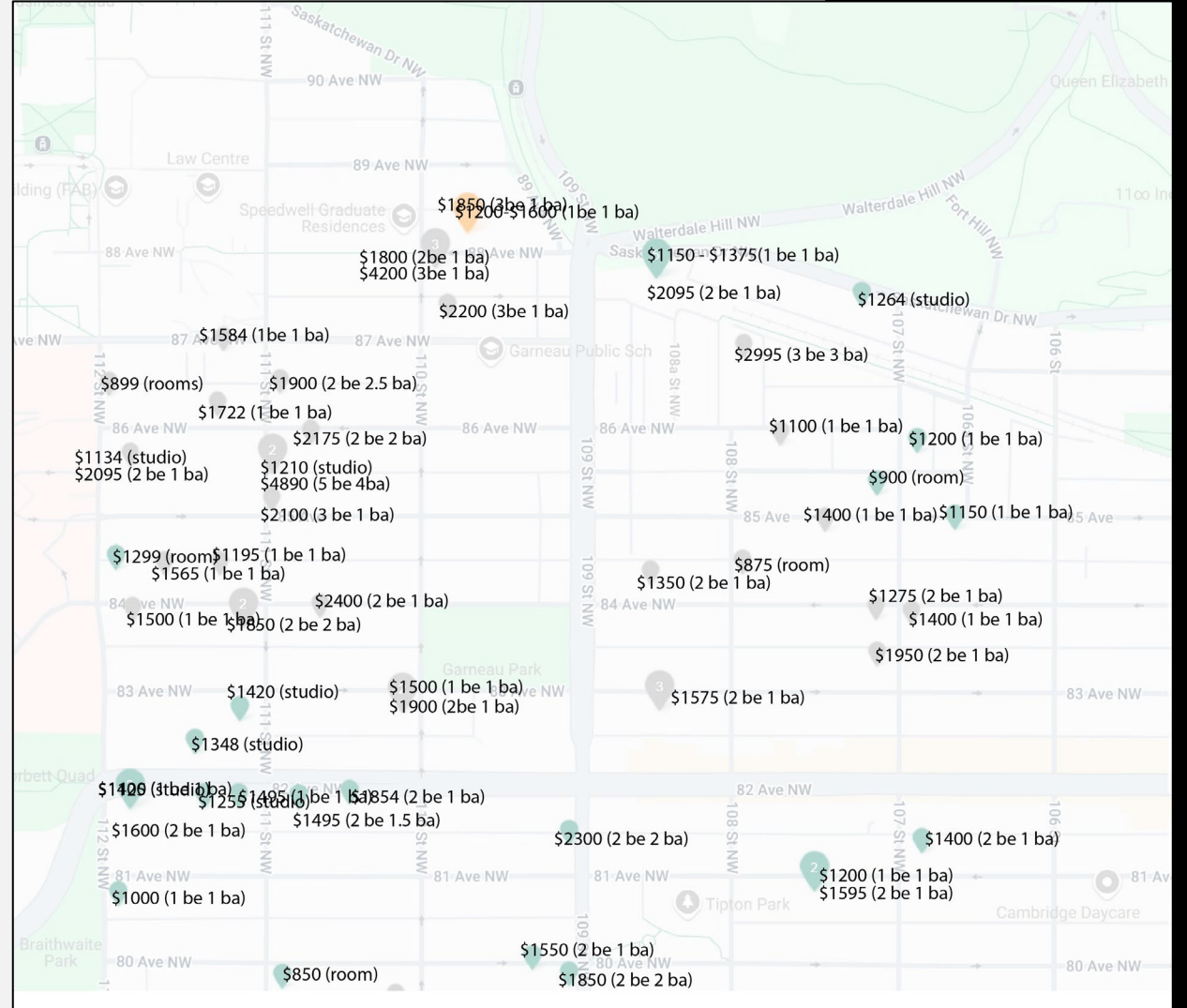
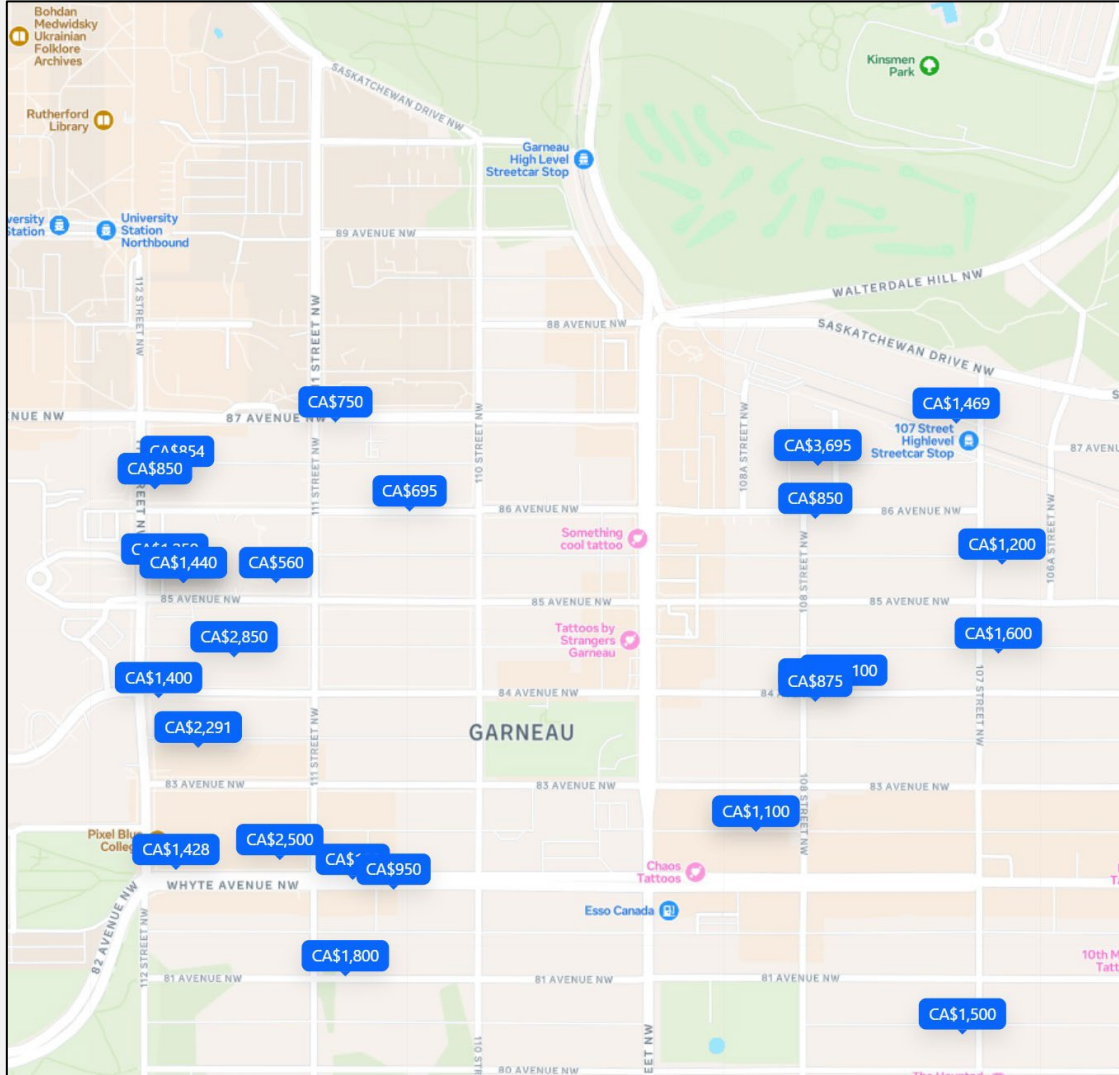
- **Enrolment**
  - Creating the university's first graduate enrolment management and recruitment strategies
  - Prioritizing and focusing investments and refinements in practices to support domestic demand
  - Ensuring continued access for Albertan students across diverse backgrounds
  - Continuing implementation of progressive recruitment and admission practices to support our strategic enrolment growth goals
  - Investing in international student recruitment and retention through the creation of the Year One Foundation Program and the establishment of an agreement with Maple Leaf Education Systems
- **Student success and access to lifelong learning**
  - Continuing to centre the student experience and the themes, goals and actions outlined in the SEAP in our work to support the institution's enrolment growth goals
  - Serving an expanded demographic of learners, including professional and mature learners, and position graduate education in the context of lifelong learning, providing increased access through new enrolment practices and programming to undergraduate, professional and mature learners
  - Expanding graduate programming to include more microcredentials and course-based master's learners
- **Student retention**
  - Continuing to increase the rate of undergraduate students completing their programs within the designated period (six years) through an outstanding student experience and ongoing enhancement of university-wide and faculty support for students
  - Increasing completion in graduate programs by evolving programming to suit a more diverse population of learners and providing graduate students with pathways to complete programs that are personalized to their career goals
  - Exploring pathways from undergraduate to graduate studies at the U of A to identify opportunities to retain high-calibre students

#### TOTAL ENROLMENT

	Undergraduate	Graduate	Total		Undergraduate	Graduate	Total
Domestic	32,884	5,018	37,902	Full-time	35,290	6,865	42,155
	87.1%	59.3%	82.0%		93.5%	81.1%	91.2%
International	4,851	3,448	8,299	Part-time	2,445	1,601	4,046
	12.9%	40.7%	18.0%		6.5%	18.9%	8.8%
Total	37,735	8,466	46,201	Total	37,735	8,466	46,201
	100.0%	100.0%	100.0%		100.0%	100.0%	100.0%

In 2024-25, the U of A's total enrolment reached 46,201, a year-over-year increase of 3.3% (or +1,463). Domestic enrolment was 37,902, a year-over-year increase of 4.0% (or +1,455). 51.3% of this growth can be attributed to 688 undergraduate students and 59 graduate students newly enrolled in Targeted Enrolment Expansion (TEE) funded programs in both TEE 1.0 (which began in Fall 2022) and 2.0 (which began in Fall 2023). The undergraduate enrolment retention rate increased to 90.0% this year which also contributed to the domestic enrolment increase. International enrolment has had a slight year-over-year increase of 0.1% (or +8). 91.2% of the total enrolment are full-time students, representing a year-over-year increase of 3.6% (or +1,481). The remaining 8.8% are part-time students, representing a year-over-year decrease of 0.4% (or -18).

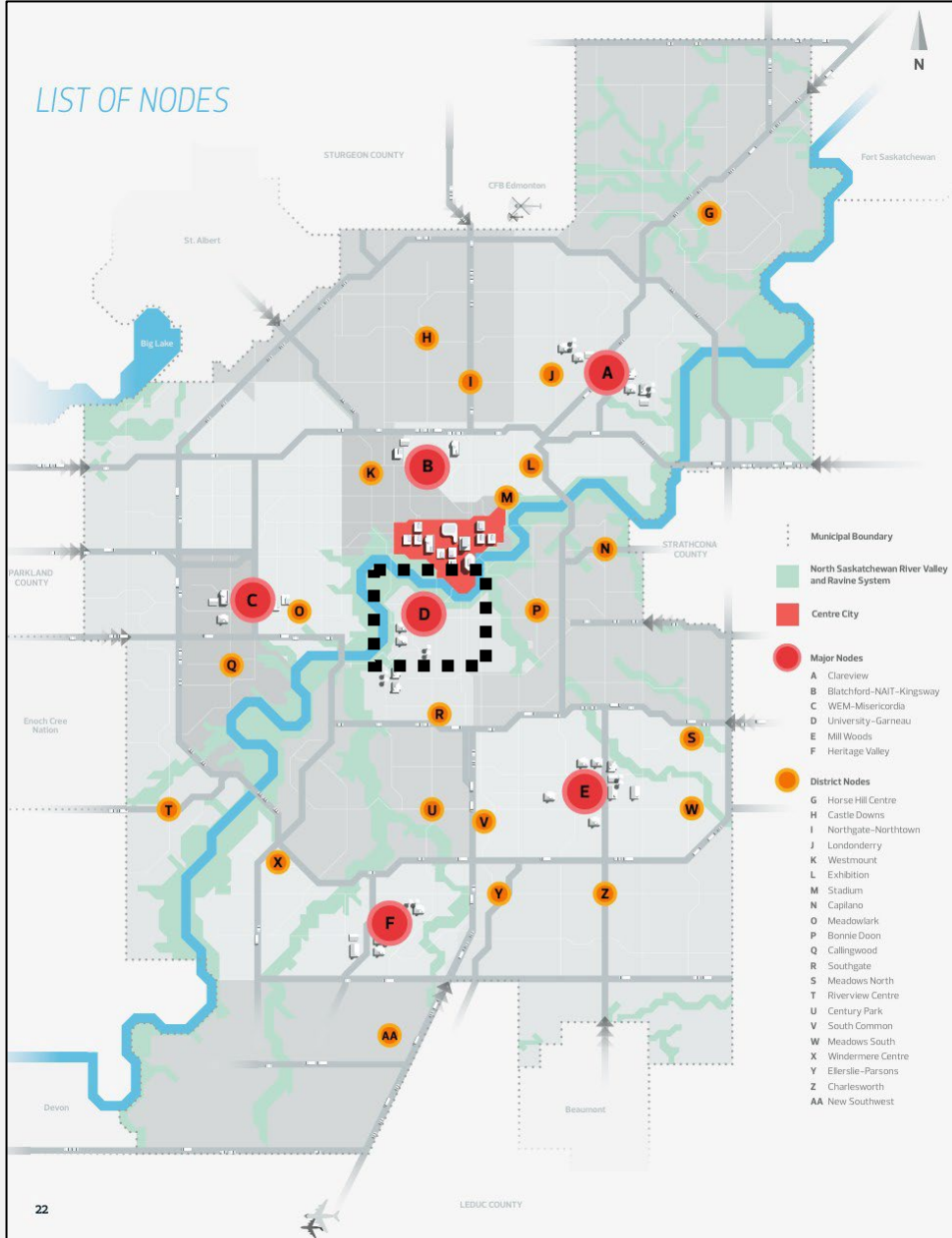
# FB MARKETPLACE & RENTFASTER RENTALS



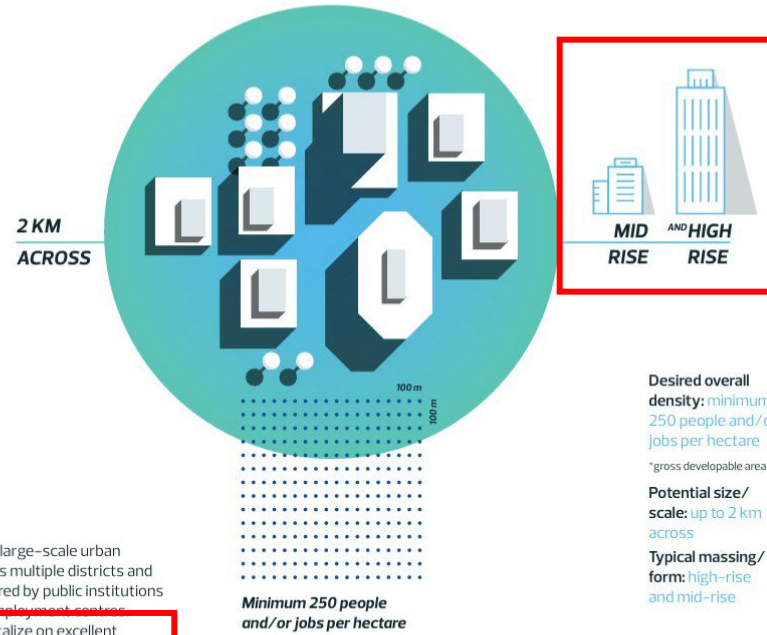


# CITY PLAN

## LIST OF NODES



## EDMONTON CITY PLAN / SYSTEMS AND NETWORKS



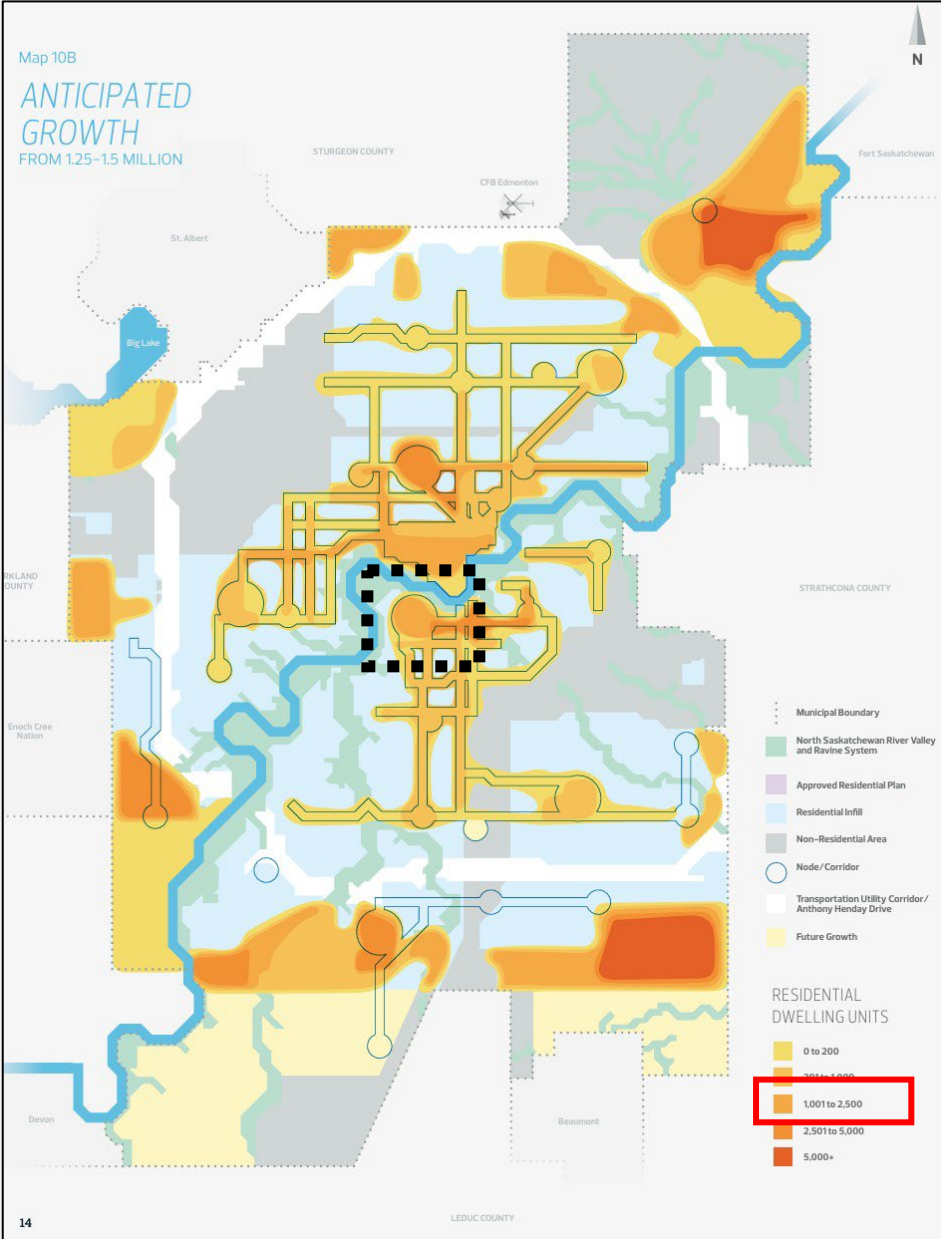
### Major Node







A major node is a large-scale urban centre that serves multiple districts and is typically anchored by public institutions and significant employment centres.

Major nodes capitalize on excellent transit access and support higher density development and a wide mixture of land uses. Major nodes offer different types of places and spaces, often including sub-areas that are more commercial, residential or institution focused. They provide a unique identity relative to the rest of the city and include significant destinations like hospitals and post-secondary institutions. All major nodes are connected to primary and/or secondary corridors.

There are six major nodes strategically located across the city. As important destinations they attract workers, residents and visitors from across the city and region using all modes of transportation.

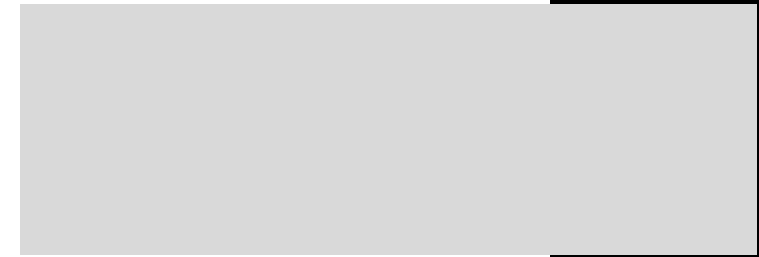
# CITY PLAN



	Site in question		commercial area		Transit Centre
	University of Alberta Campus		River Valley access		bus stop (009)

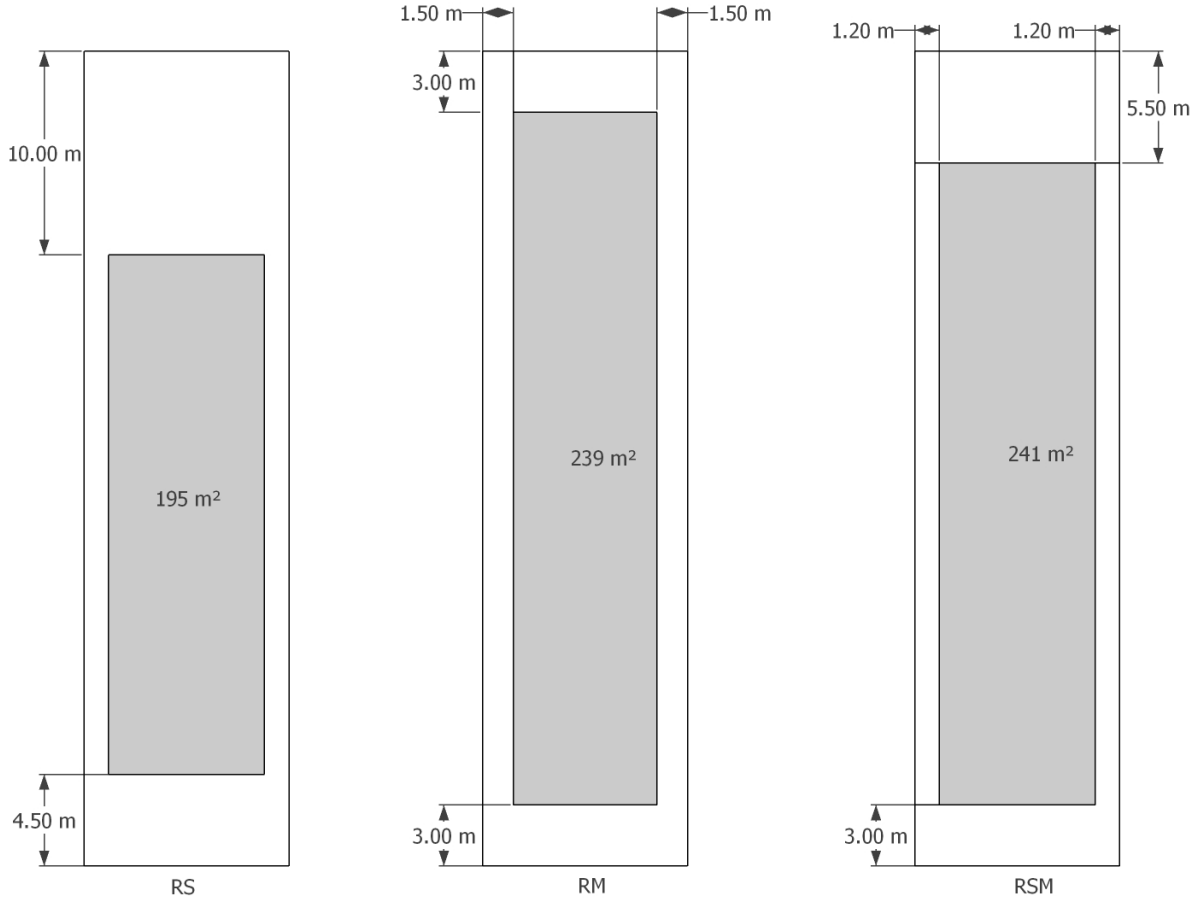
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**THANK YOU**

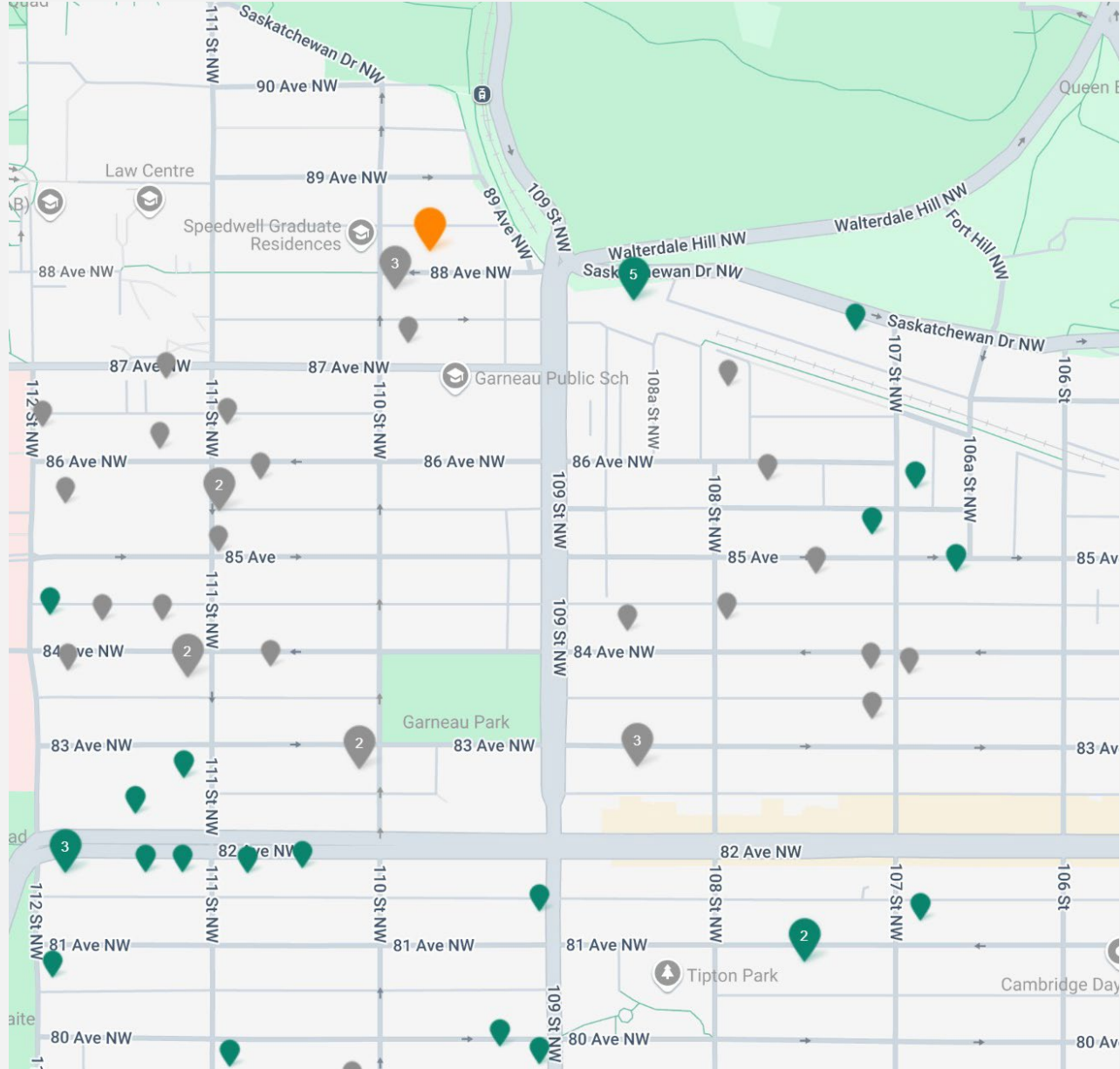


**E1NS**

# ZONING COMPARISON

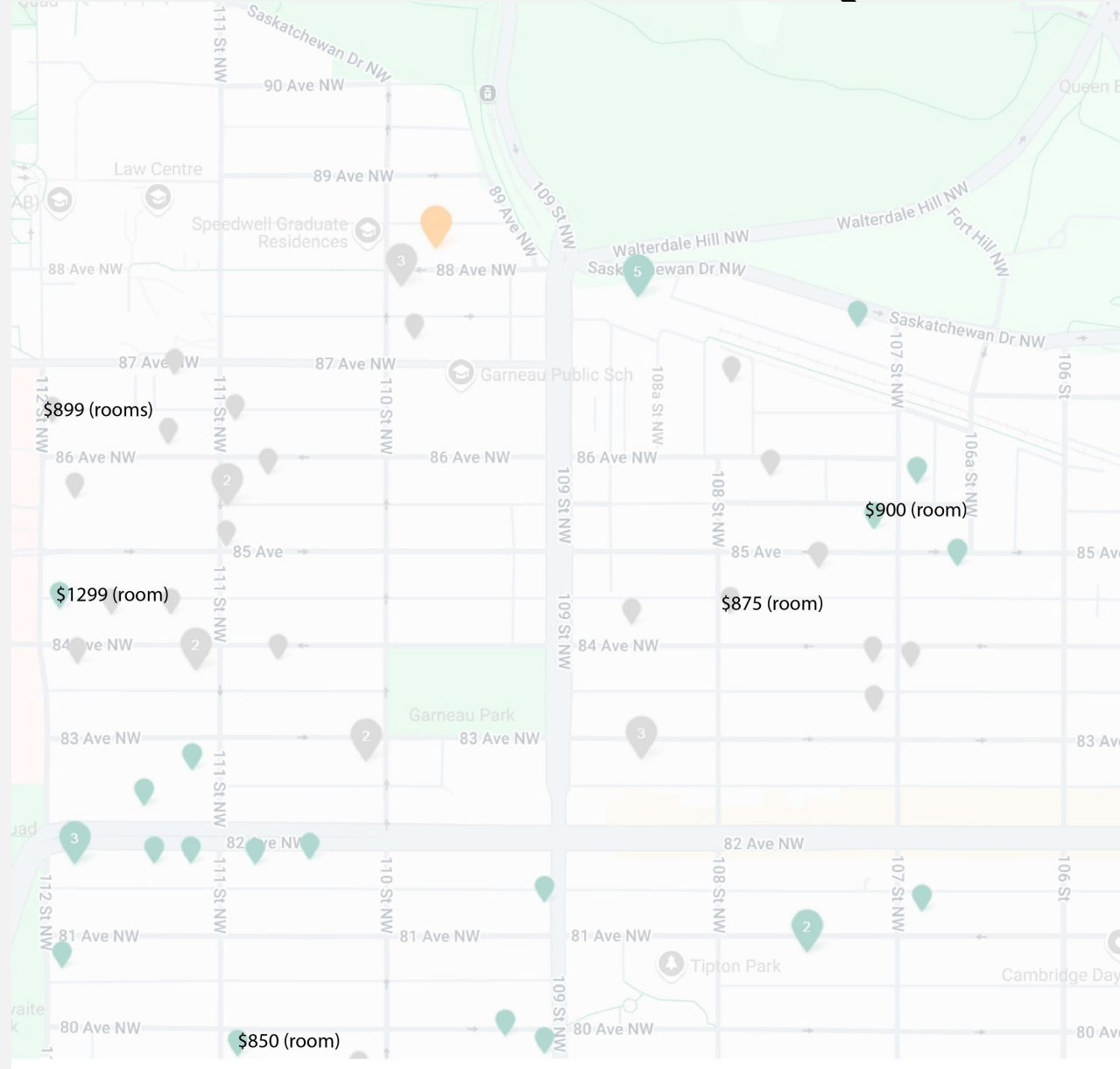


# RENTFASTER RENTALS

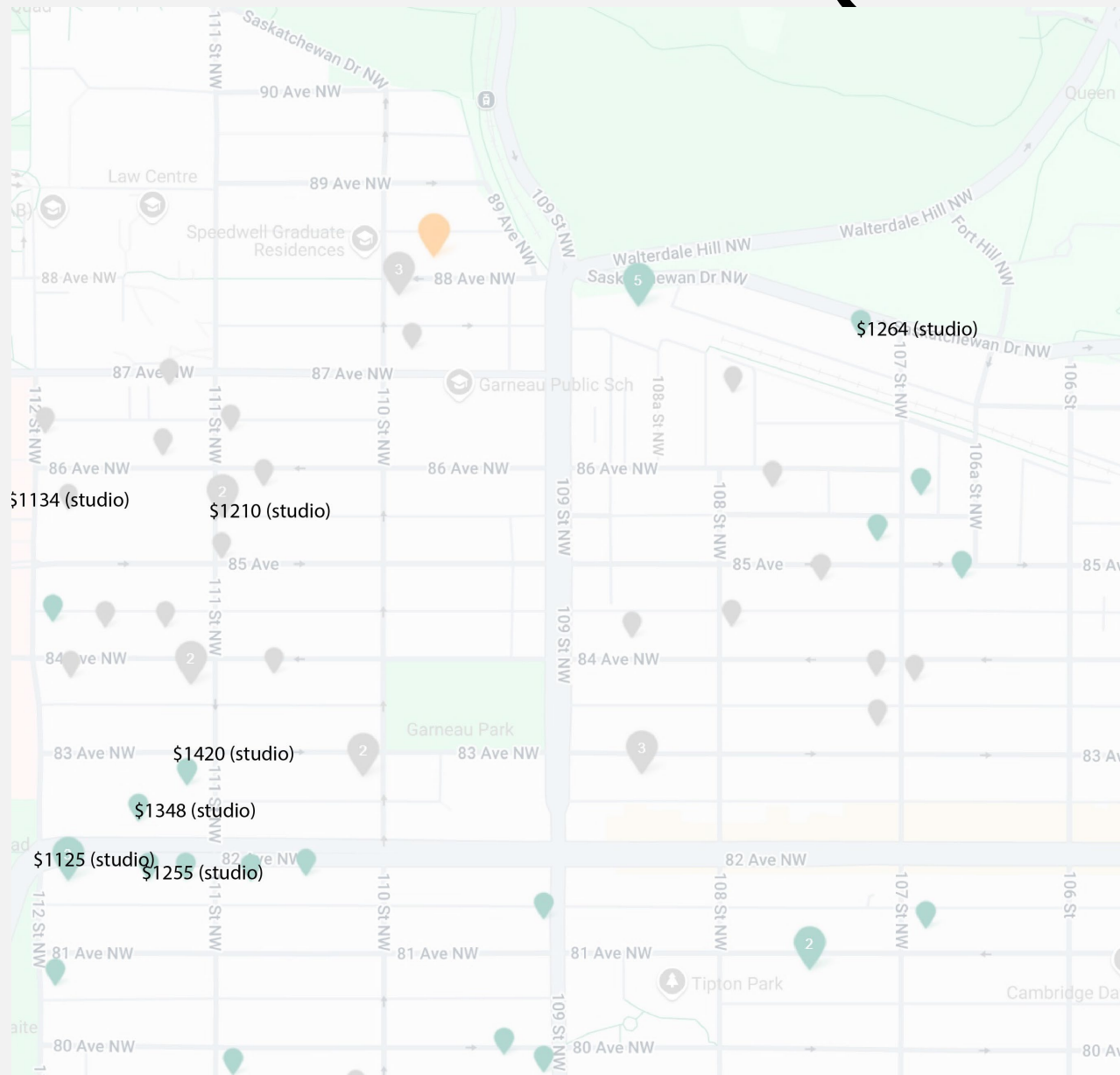


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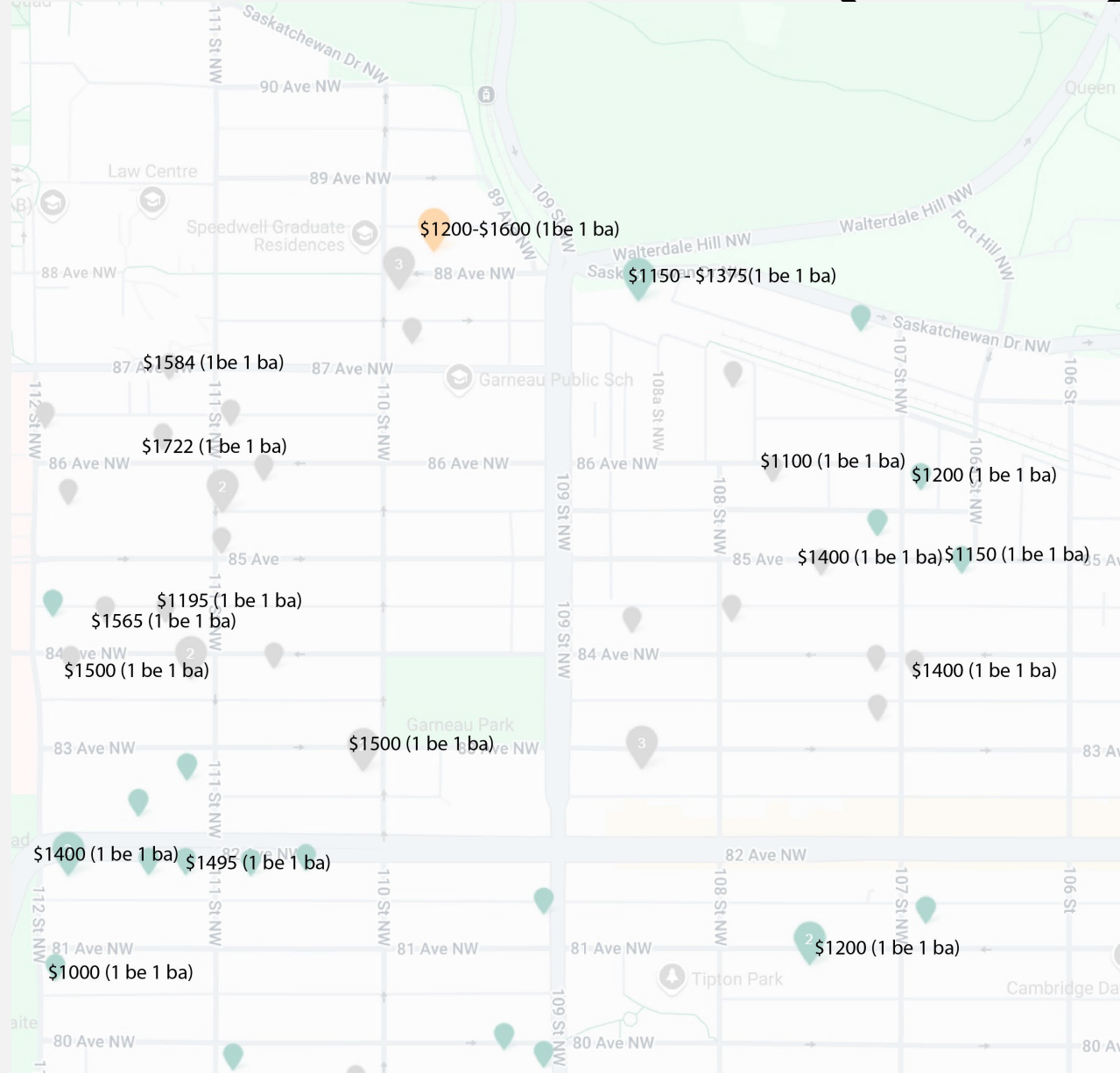
# RENTFASTER RENTALS (ROOMS)



# RENTFASTER RENTALS (STUDIOS)

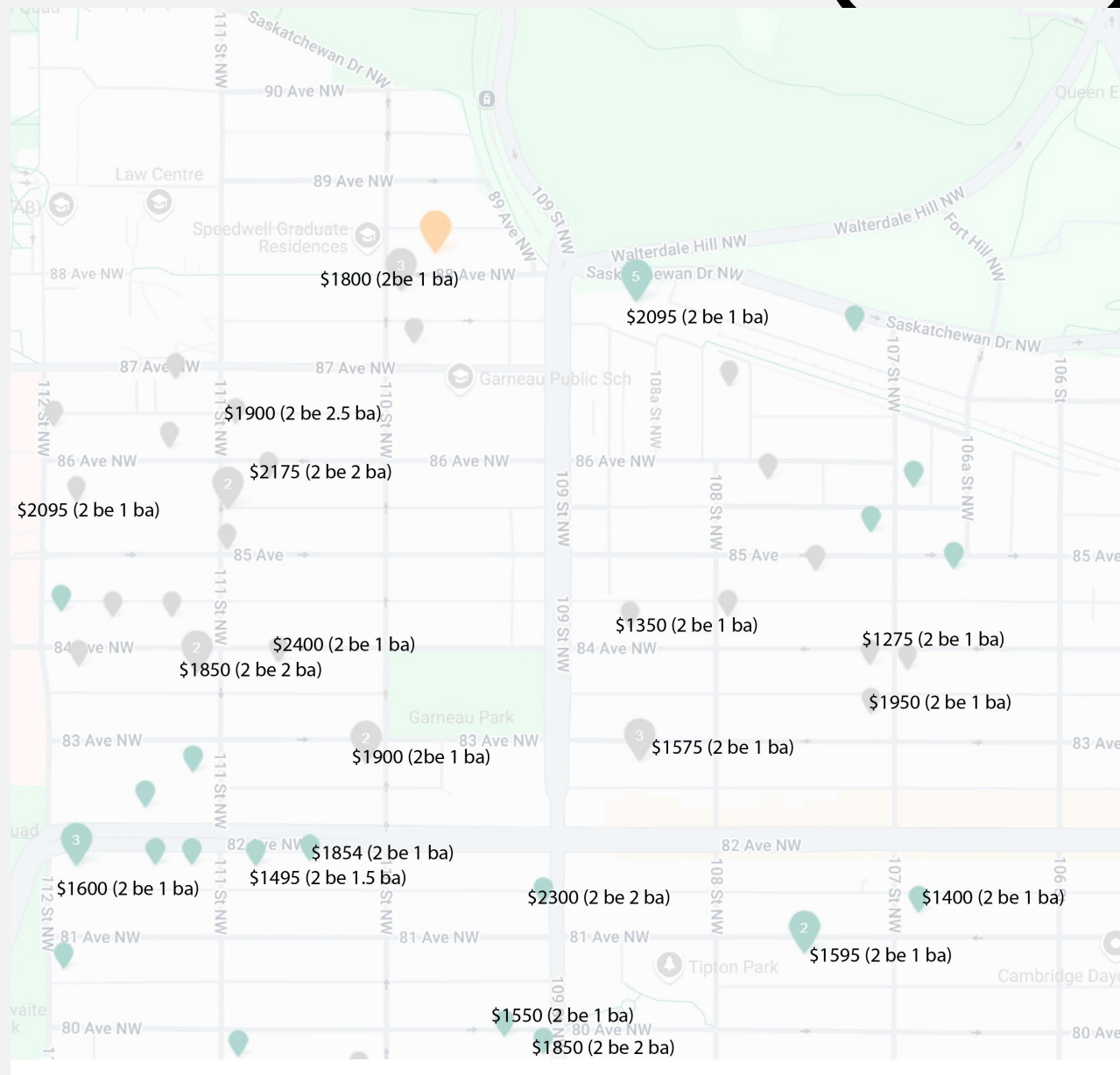


# RENTFASTER RENTALS (1 BEDS)





# RENTFASTER RENTALS (2 BEDS)



# RENTFASTER RENTALS (3+ BEDS)

