



PRESENTATION

HIGHLANDS

REZONING FROM
RS TO MU H14 F1.8



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RECENT MIXED-USE APPROVALS

Zoning Bylaw

Since Edmonton's new Zoning Bylaw took effect (Jan 1, 2024), City Council has approved several rezonings to the Mixed Use Zone (MU) with height modifiers allowing mid-rise buildings (~4–8 storeys).

Notable examples include:

Windsor Park

8715 & 8719 – 117 Street NW

These two adjacent RS-zoned lots in Windsor Park were rezoned to (MUN) Neighbourhood Mixed Use Zone with a 16 m height (~4 storeys)

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



RATIONALE

26,000 households on the affordable housing waitlist

- Supports 15-minute districts with walkable access to housing, services, and transit.
- MU zoning supports residential and compatible commercial/community uses.
- Aligns with Urban Mix policy under the North Central District Plan.
- The proposed MU zone encourages ground-oriented commercial along arterial roads (112 Ave).
- Enable a modest-scale mixed-use building supporting housing and potential at-grade commercial.



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





SITE CONTEXT

- Corner Site off 112 Ave and 63 Street
- 112 Ave: Arterial corridor with transit service
- 63 Street: Local Roadway
- Within 50m of ETS Bus Stop
- Within 100m of public park/open space (PSN Zone)





WHY THIS REZONING MAKES SENSE

- Meets two criteria under City Plan District Policy 2.5.2.6 for additional scale
 - Located on arterial roadway (112 Ave).
 - Corner site.
- Supports gentle density, responds to community needs.
- Adds housing options near transit, schools, parks, and shops.
- Encourages small business opportunities through at-grade commercial.



COMMUNITY FEEDBACK



Key milestones

October 24, 2024
Rezoning
Application
Submitted

Rezoning Scope Revised

Formal request to
rezone to MU h14
f1.80



New Sign Placed

March 12, 2025 new
sign posted with
new zoning
proposed

Events

Planner mentioned
to expect
opposition at
public hearing;
May 7, 2025

Public Hearing

May 7, 2025



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.
- ✓ Create local businesses for residents in the Highlands neighbourhood.
- ✓ Leverages existing infrastructure with no new burden on city services.





THANK YOU

*We look forward to working
with you*

