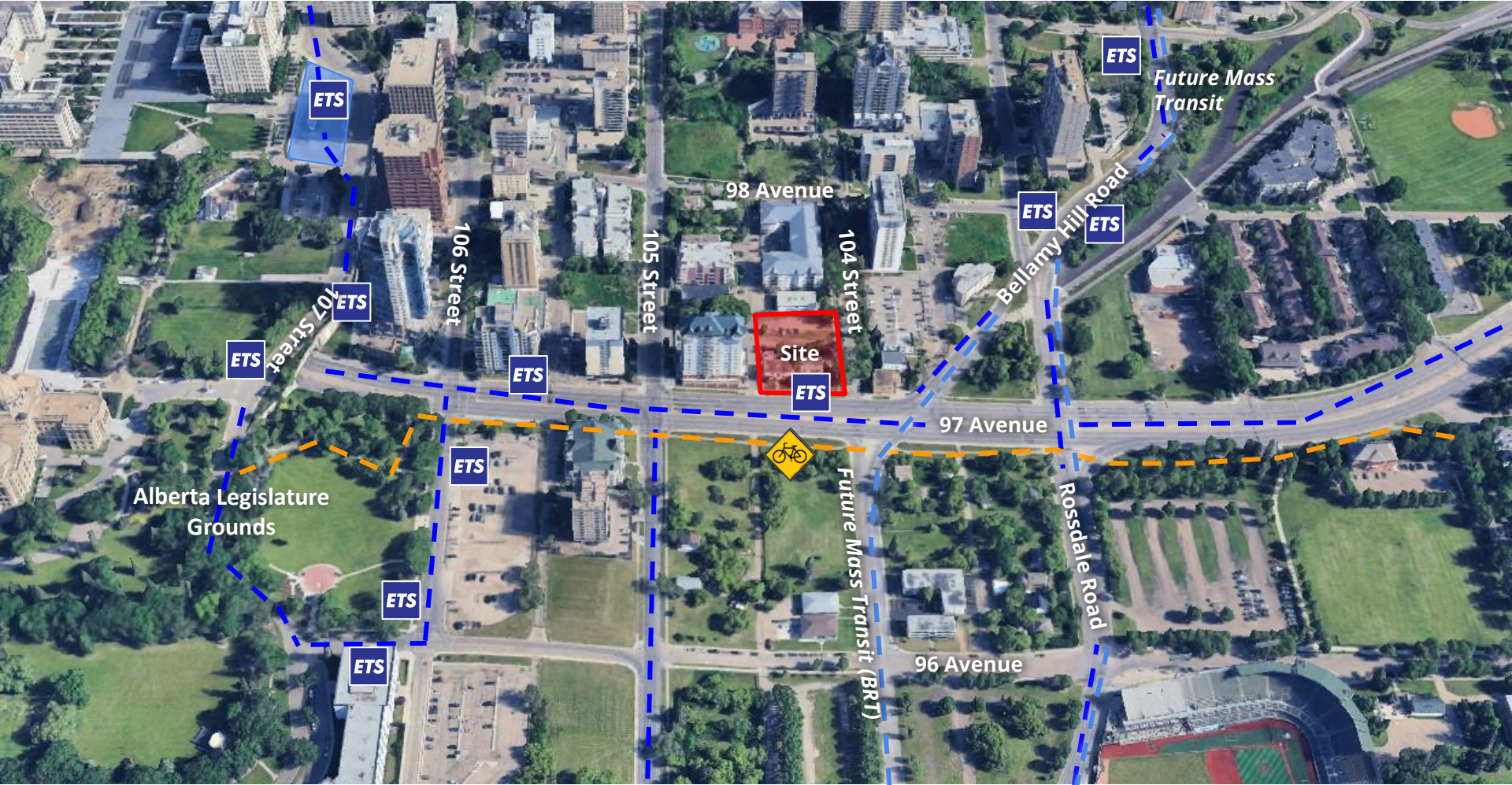




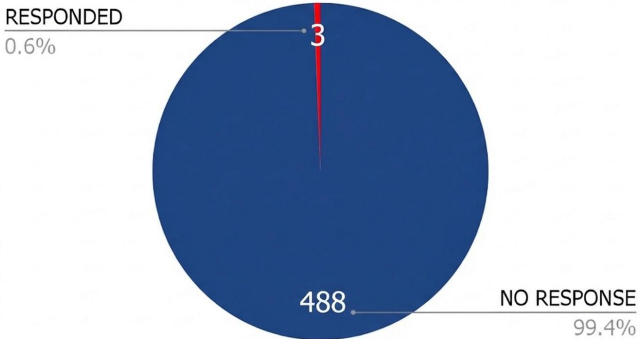
ITEM 3.12
BYLAW 21393
DOWNTOWN

DEVELOPMENT
SERVICES
FEB 3, 2026

Edmonton



3 COMMUNITY INSIGHTS



PRE-APPLICATION
Mar 17, 2025



CITY WEBPAGE
Aug 7, 2025



MAILED NOTICE
Aug 21, 2025



SITE SIGNAGE
Sept 2, 2025

Support (2)

- More density is beneficial
- Opportunity for commercial uses
- Support infill

Opposition (1)

- What will happen to the existing tenants?
- The site should have an enclosed area for the recycle, garbage & green bins.
- It will block the view and sunlight of adjacent property owners.



1:1 COMMUNICATION
Ongoing

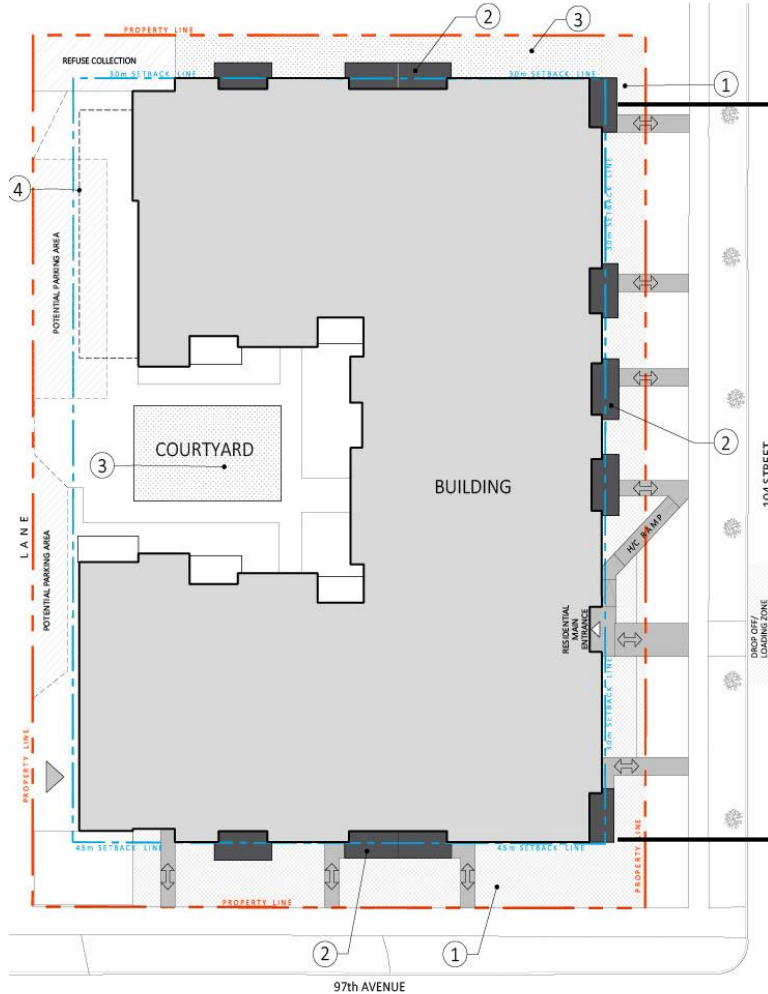


PUBLIC HEARING
NOTICE
Jan 8, 2026



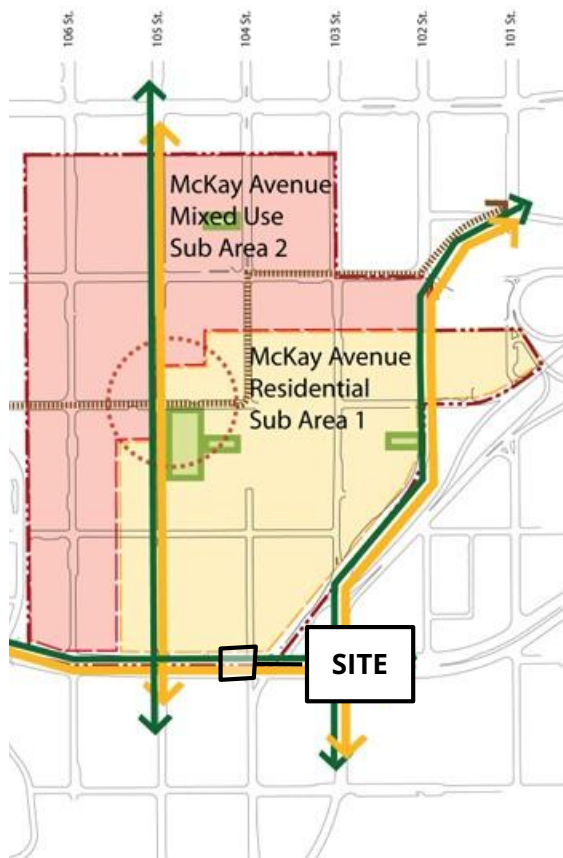
JOURNAL AD
Jan 16 & Jan 24,
2026

PROPOSED ZONING - Appendix 1 Conceptual Site Plan

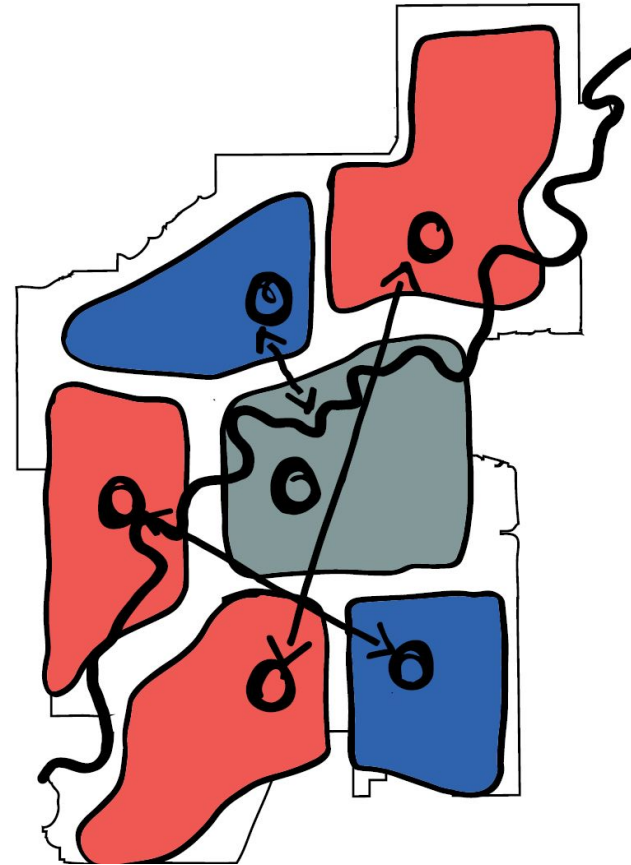


Landscaped area between the sidewalk and ground floor entrances





Capital City Downtown Plan - Fig 30: McKay Avenue Neighbourhood Development Concept



The City Plan - Community of Communities



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**