

# The Terrace

10406 – 97 Avenue NW

DC2 to DC Rezoning  
Bylaw #21393

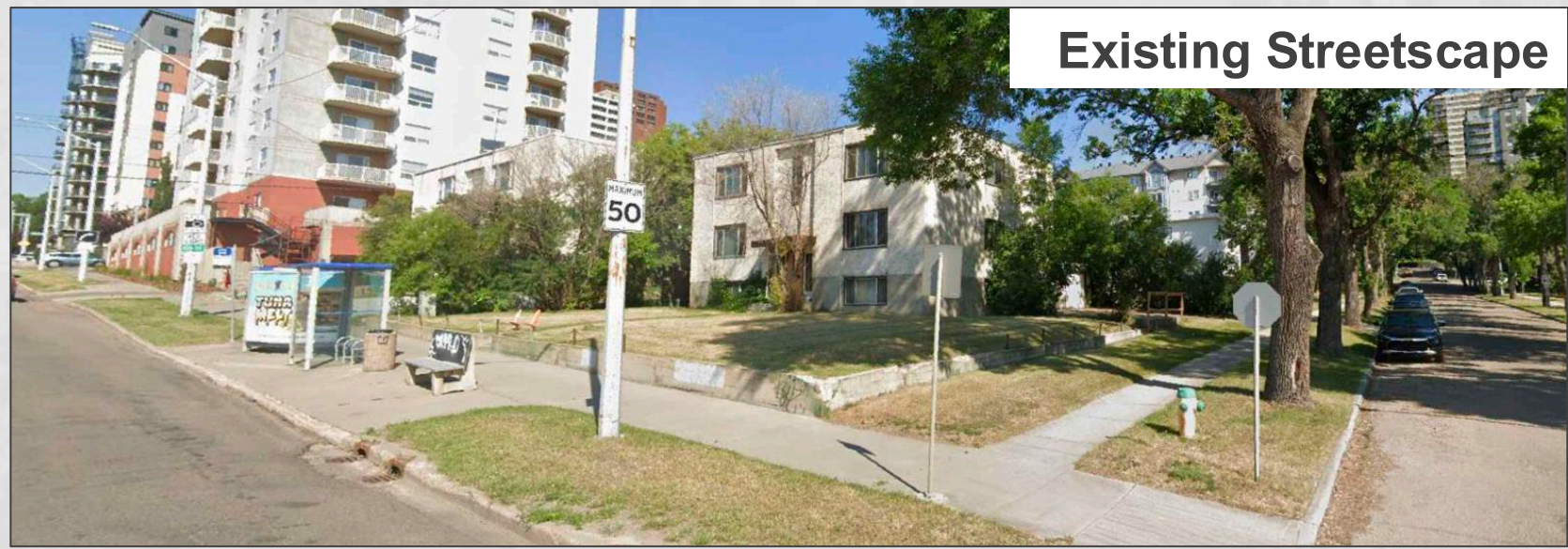
Clarity Development Advisory

Public Hearing Date: Feb 3, 2026



# Site Context

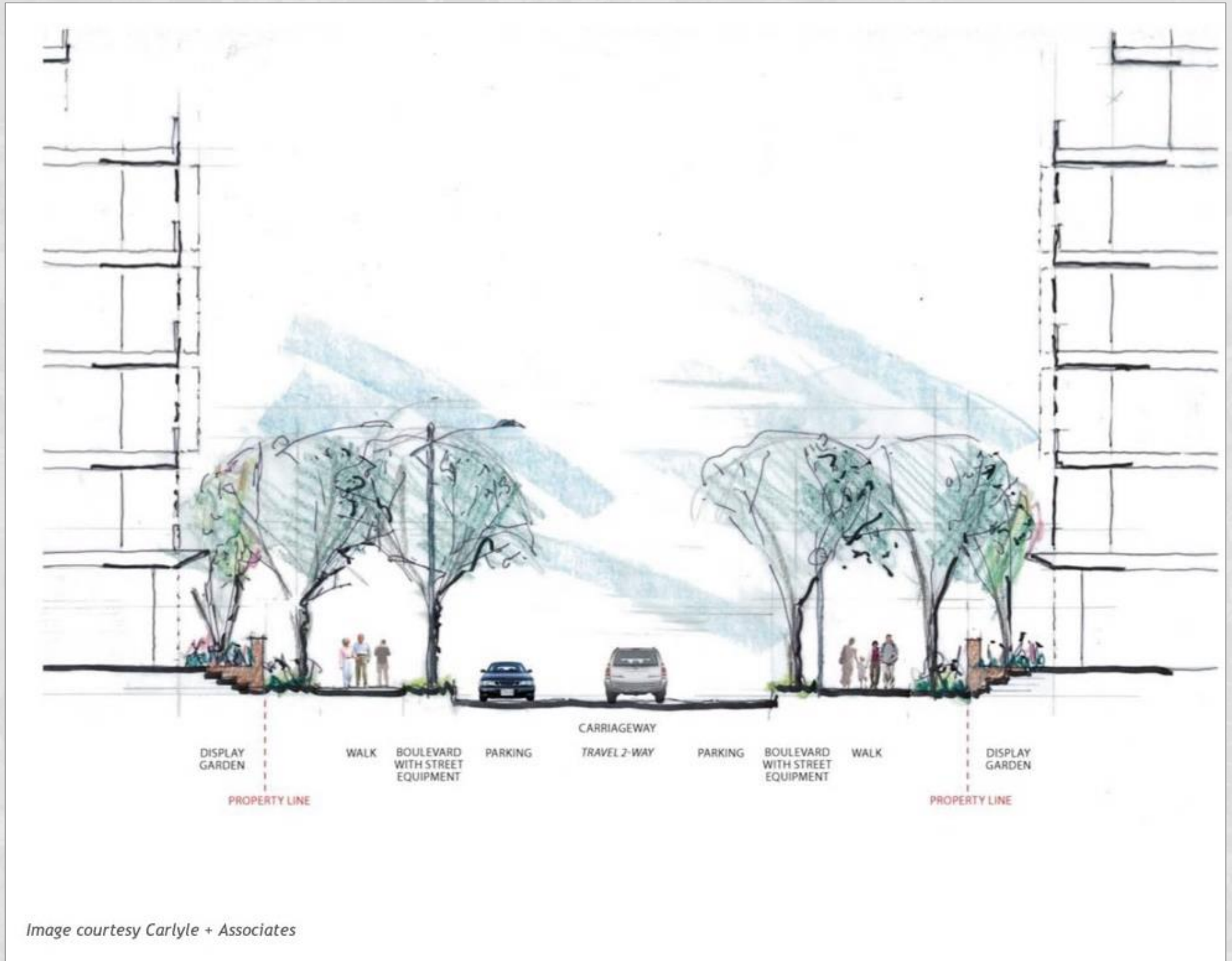
- **Underutilized Downtown Site:** Currently developed with two 1950s-era apartment buildings and surface parking
- **Highly Accessible Location:** Located within approximately 350 m of the Alberta Legislature Grounds and Government Transit Station, with frequent bus service along 97 Avenue.
- **Grand Avenue:** 97 Avenue is identified as a future Grand Avenue and a key pedestrian corridor.
- **Opportunity:** Redevelopment of a prominent downtown site with mid-rise, high-density development.



# Policy Alignment

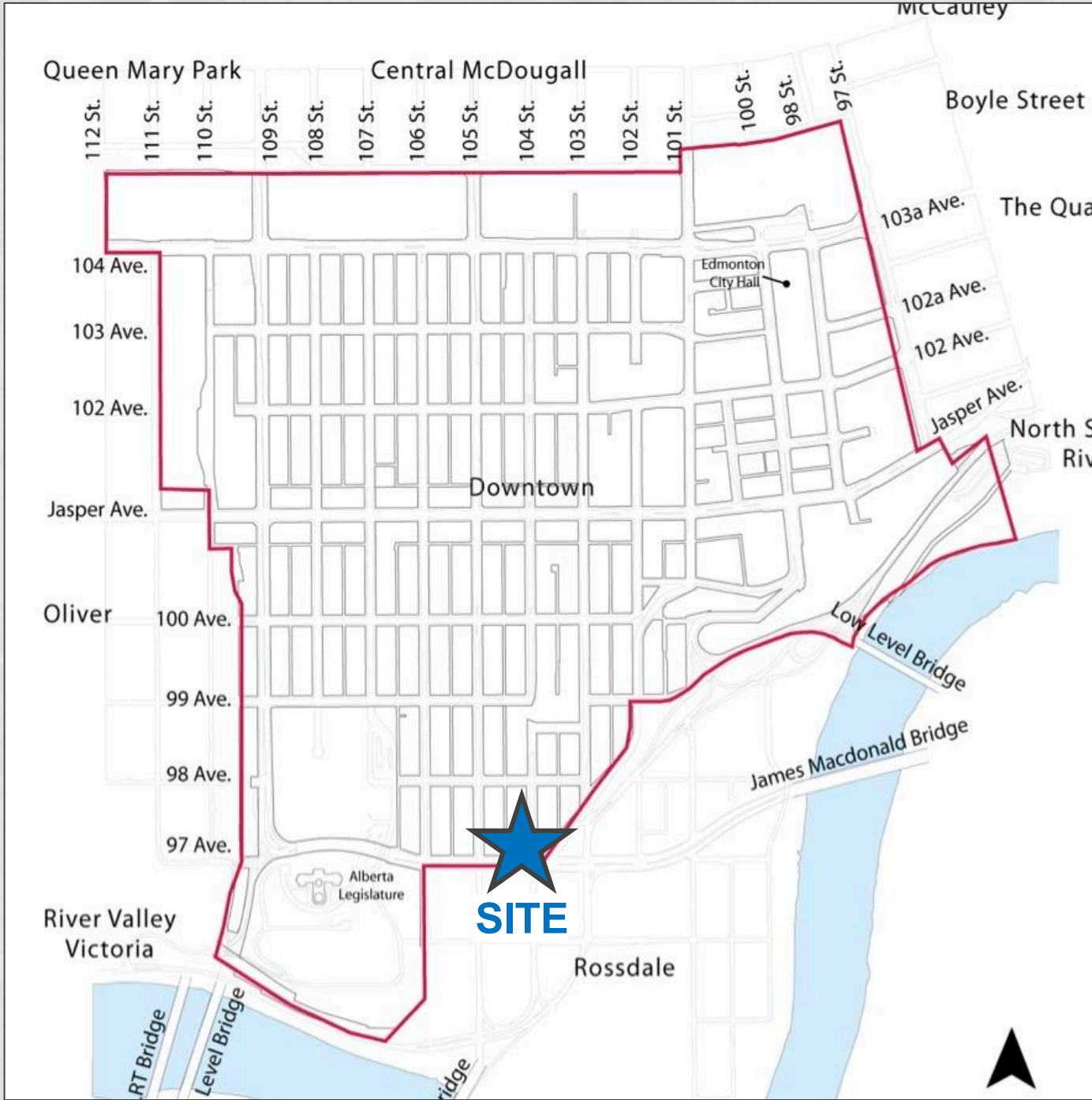
## Capital City Downtown Plan

- Reinforces the area as a **high-density residential neighbourhood** (MA 1.1)
- Enables infill on an underutilized site with design responsive to slope and context (MA 1.2)
- Creates a walkable environment through direct street access and a rhythm of entrances that supports safety and social interaction (MA 1.9 / MA 1.10)
- Supports active residential and limited commercial uses along 104 Street NW (Community Main Street) (MA 1.5)



# Zoning Context

- **Current Zoning:** DC2.744, which permits a tower development approved in 2009.
- **Proposed Direct Control Zone:** Enables a viable mid-rise form while securing required ground-level interface outcomes, including street-facing entries, landscaped public-private transitions, weather-protected access, and a consistent pedestrian-scale rhythm along the street.



# Proposed Direct Control Zone

- Based on the **RM h28** framework, site-specific modifications to respond to slope, frontage conditions, and interface objectives.
- Adjusts **setback and amenity area regulations** to support a viable mid-rise building form aligned with Downtown policy.
- Establishes **site-specific interface and frontage regulations** to guide ground-level building form and layout.

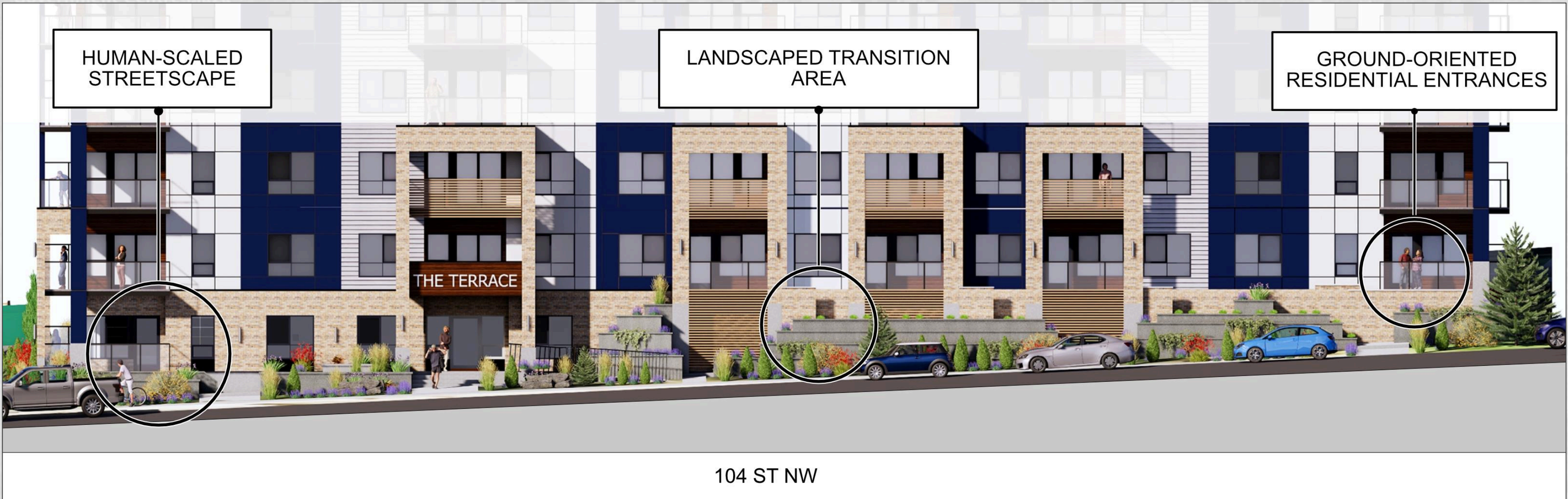


# Streetscape & Pedestrian Experience

- **Street-facing residential entries** create activity and visual presence along the sidewalk.
- The building steps with the site's slope, using **landscaped terraces and stairs** to define the street edge and transition from public street to private dwellings.
- Building **design, articulation, and materials** create a comfortable, human-scale streetscape.
- Trees, lighting, and “eyes on the street” support **pedestrian comfort and safety**.



# Conceptual Street Level



Note: Rendering is conceptual and intended for illustrative purposes only; final building design will be confirmed at the development permit stage.

# Summary

- Proposes a **mid-rise multi-unit residential DC zoning** that activates an underutilized downtown site within a Priority Growth Area.
- **Prioritizes street-level design**, including entrances, public-private transition, and weather protection.
- Incorporates green spaces, pedestrian-friendly streets, and **thoughtful site layout** with neighbourhood compatibility
- Delivers density and strong urban design in a **Centre City Node and Priority Growth Area**



# Thank you.

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# THE TERRACE

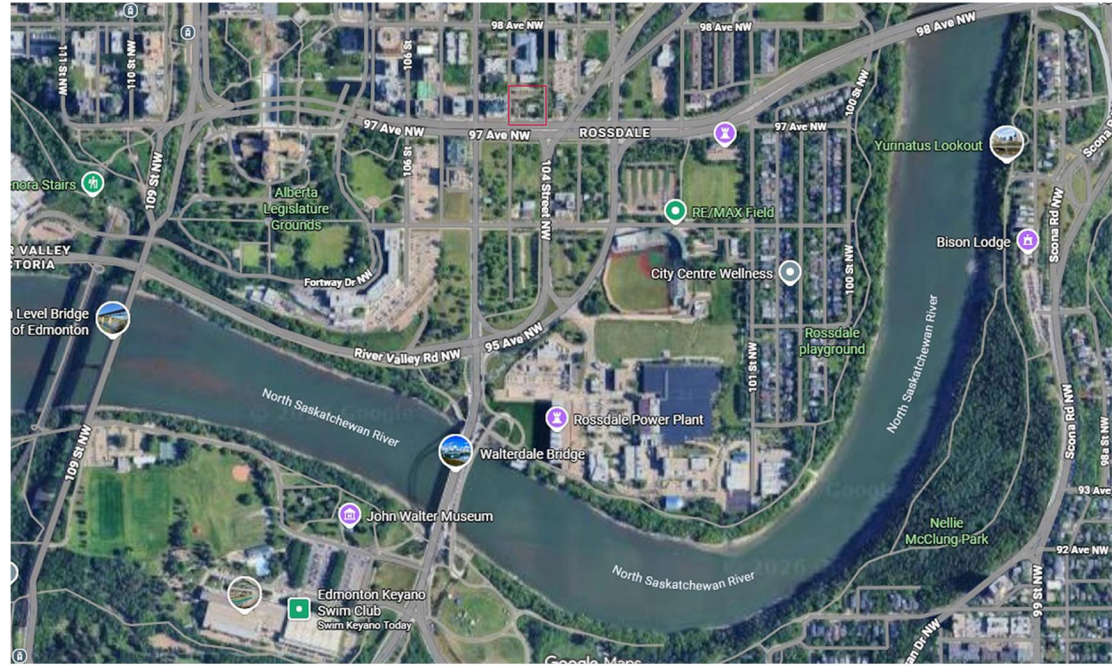


PLAN 2520388 BLOCK 4 LOT 104A

9710-104 STREET NW EDMONTON, AB

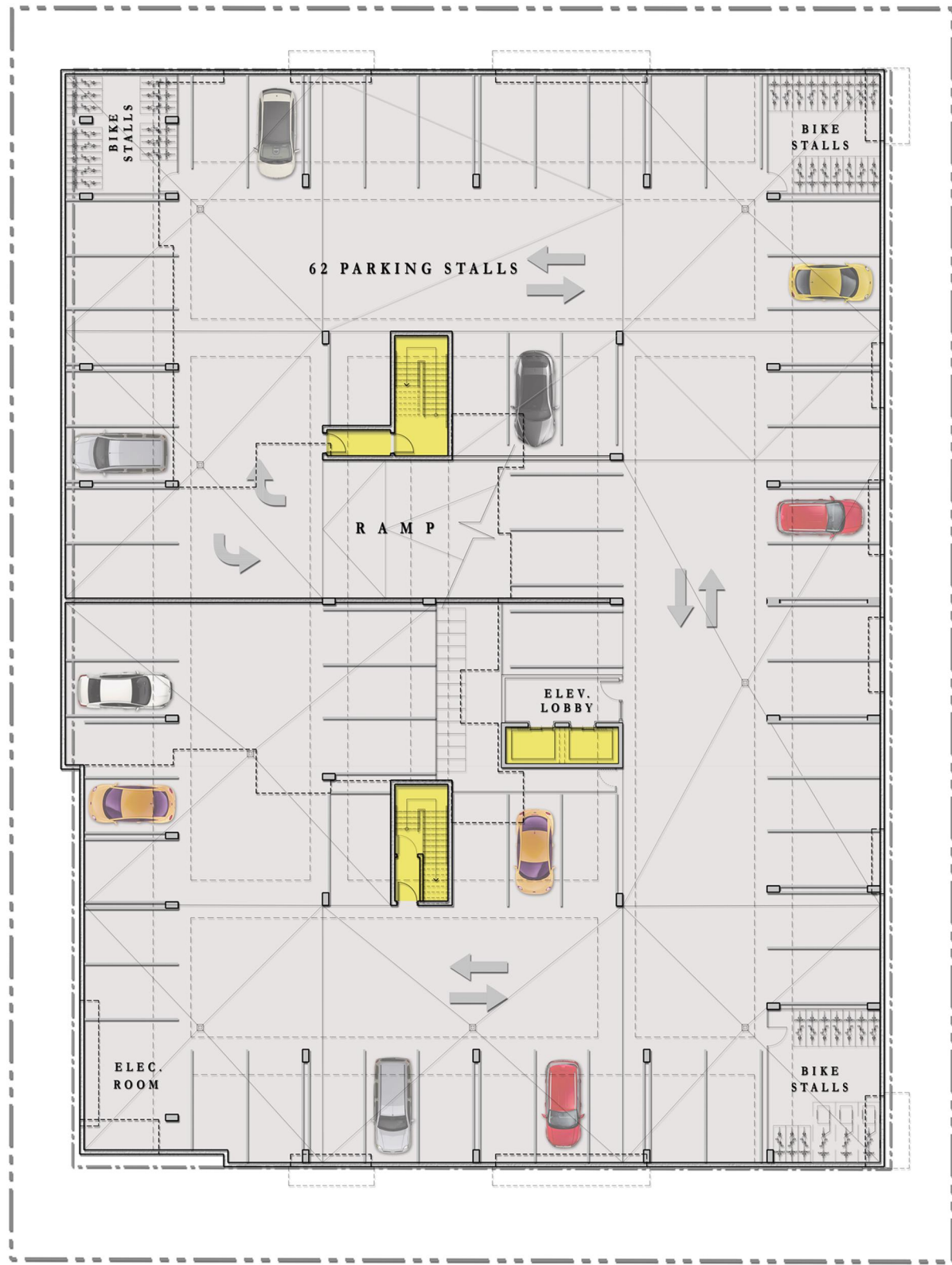


GARDNER  
architecture

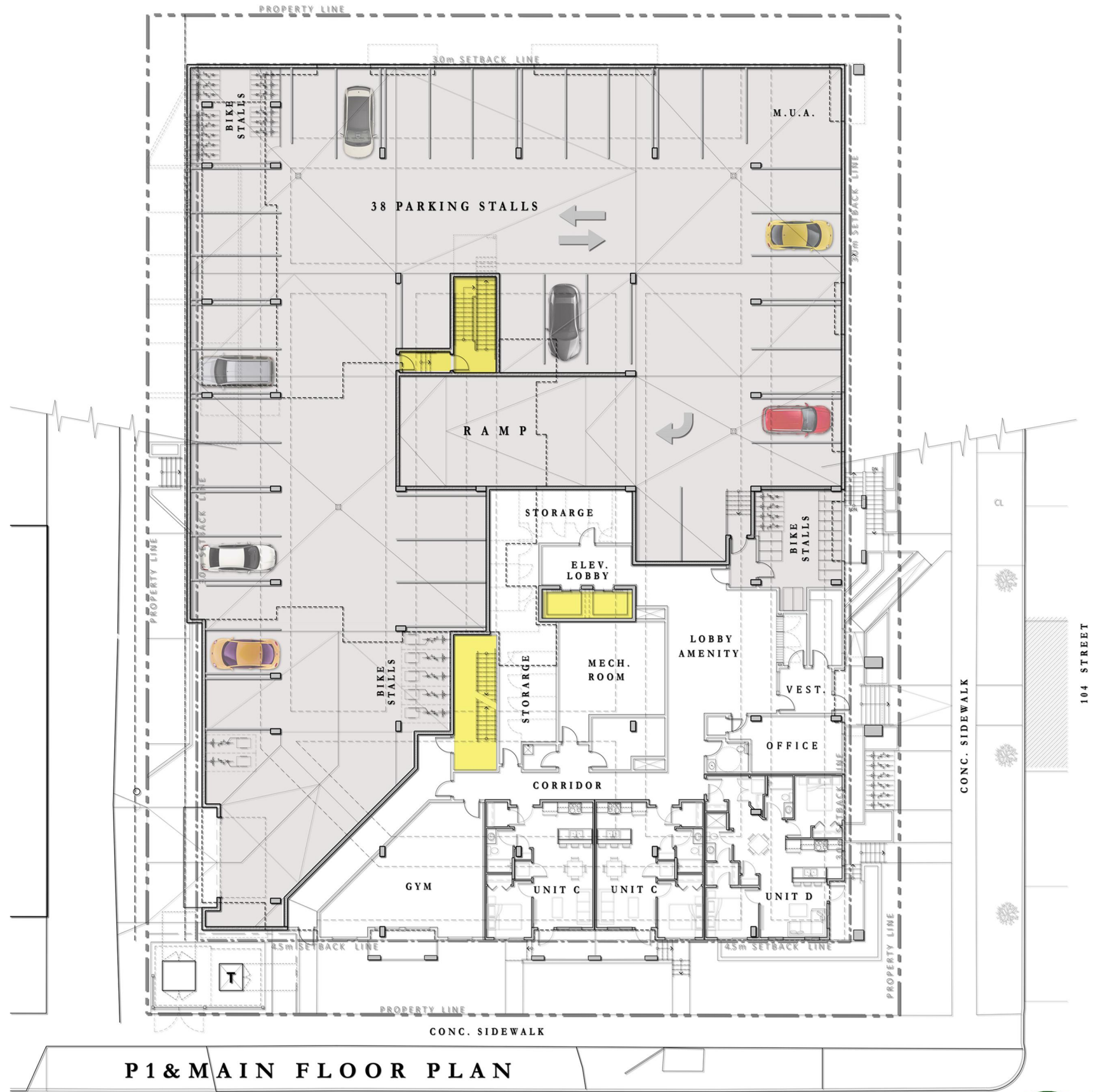


**THE TERRACE**  
9710-104 STREET NW EDMONTON, AB

## SITE LOCATION MAP



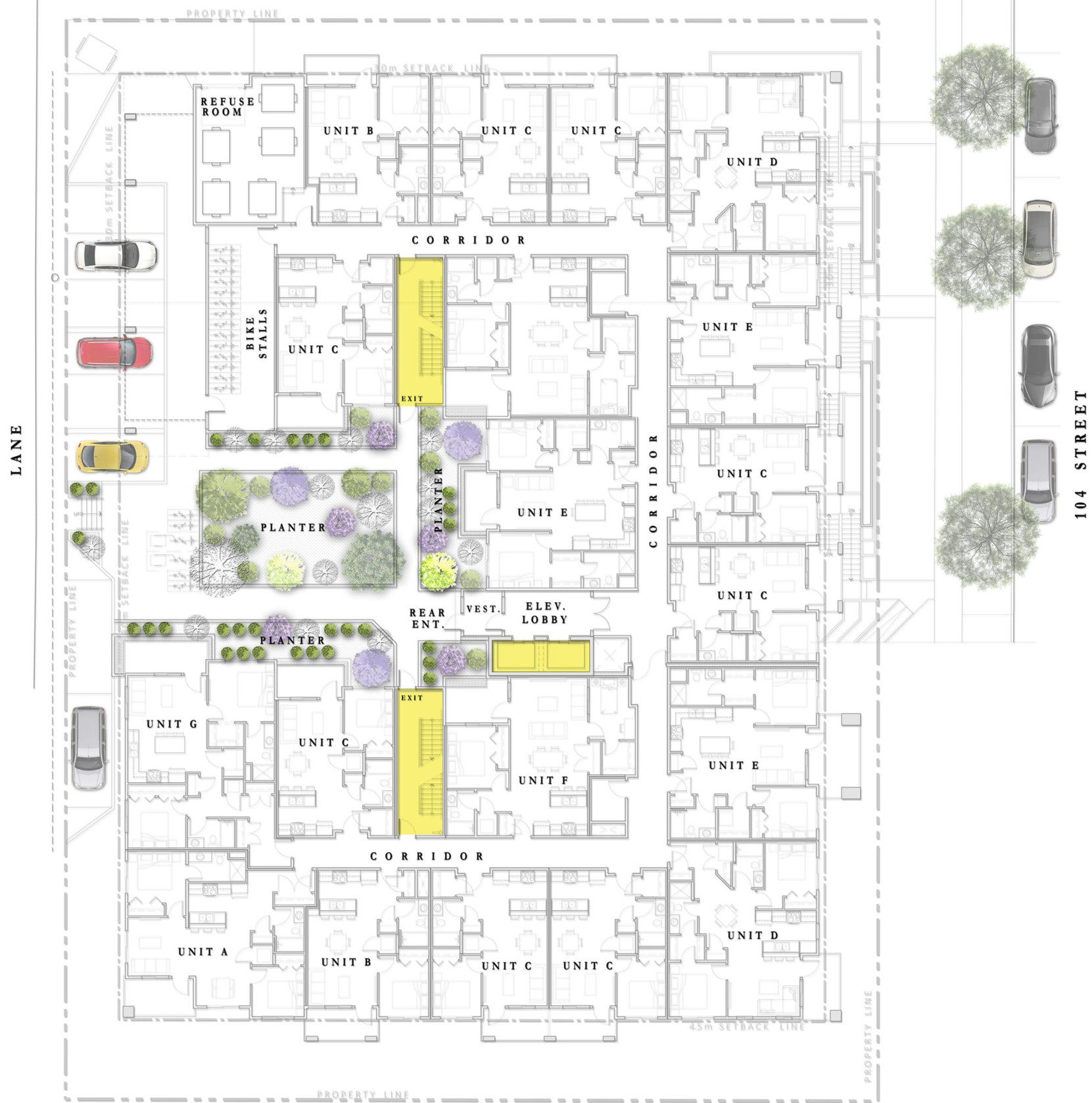
PARKADE P2 PLAN



P1 & MAIN FLOOR PLAN

**THE TERRACE**  
9710-104 STREET NW EDMONTON, AB

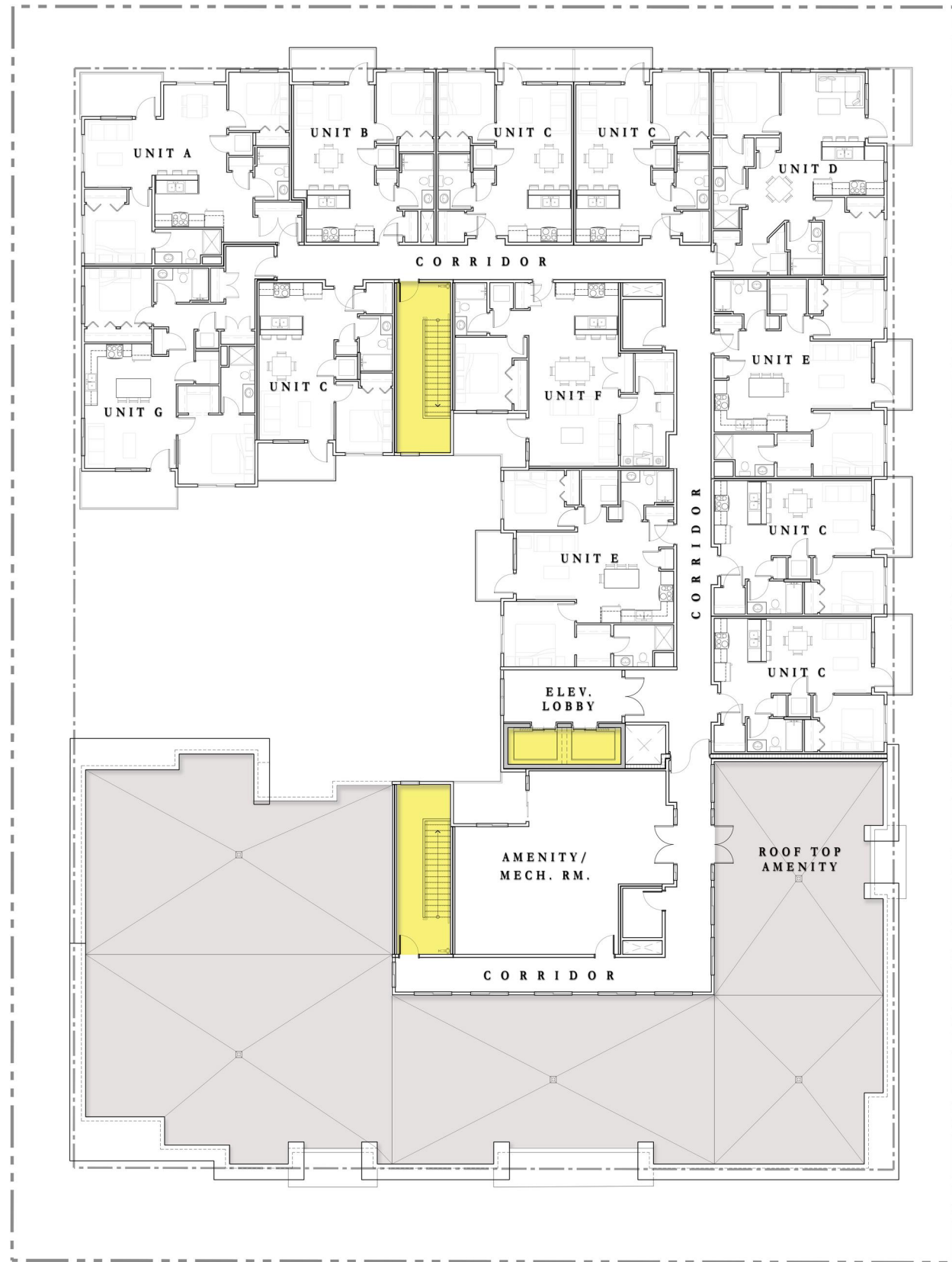
# FLOOR PLANS



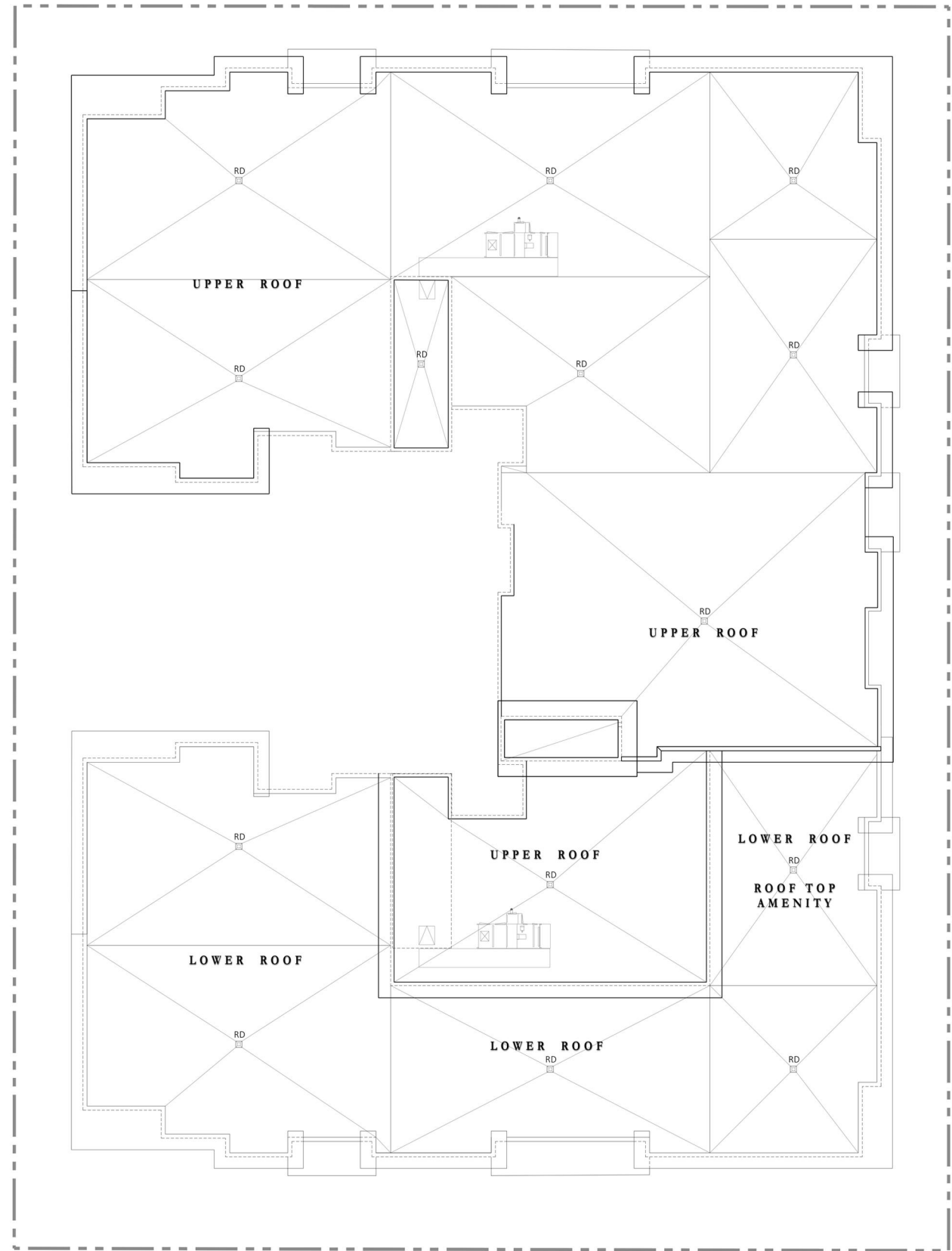
2ND @ A / MAIN @ B FLOOR PLANS



TYP. 3RD- 5TH FLOOR PLAN



6TH FLOOR @ B / ROOF TERRACE @ A



OVERALL ROOF PLAN



**THE TERRACE**  
9710-104 STREET NW EDMONTON, AB

**SOUTH EAST CORNER VIEWS**





**THE TERRACE**  
9710-104 STREET NW EDMONTON, AB

97TH AVE. VIEWS

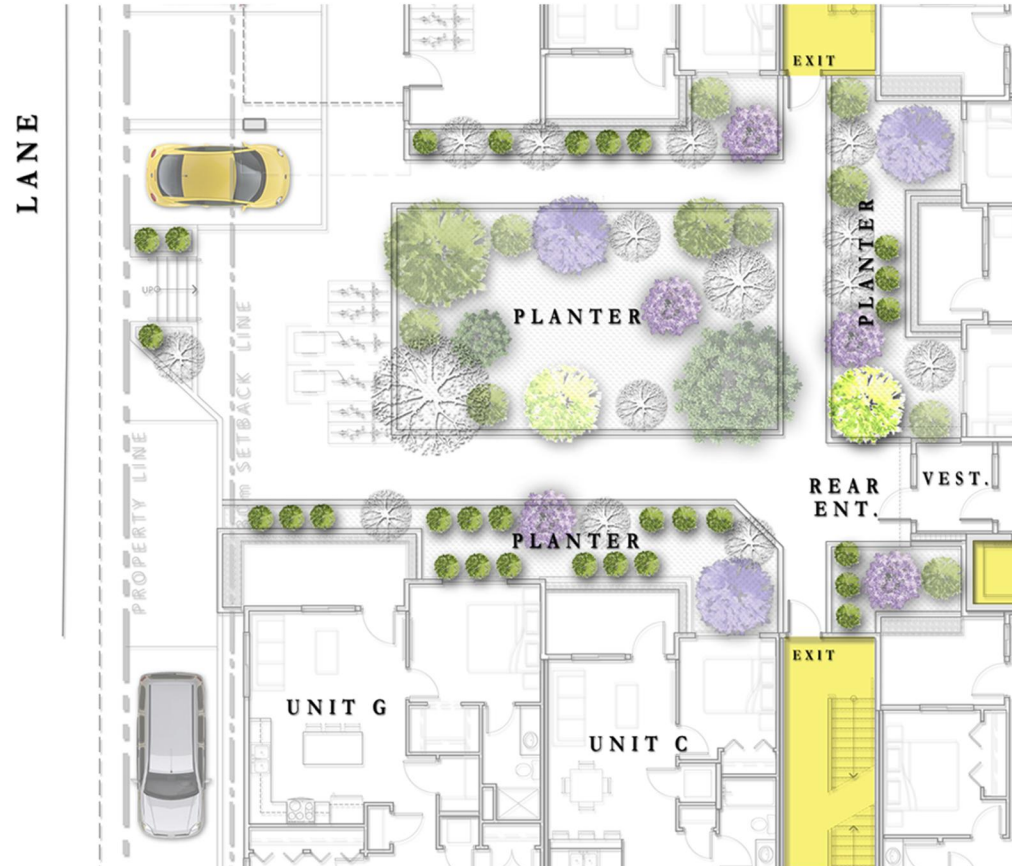
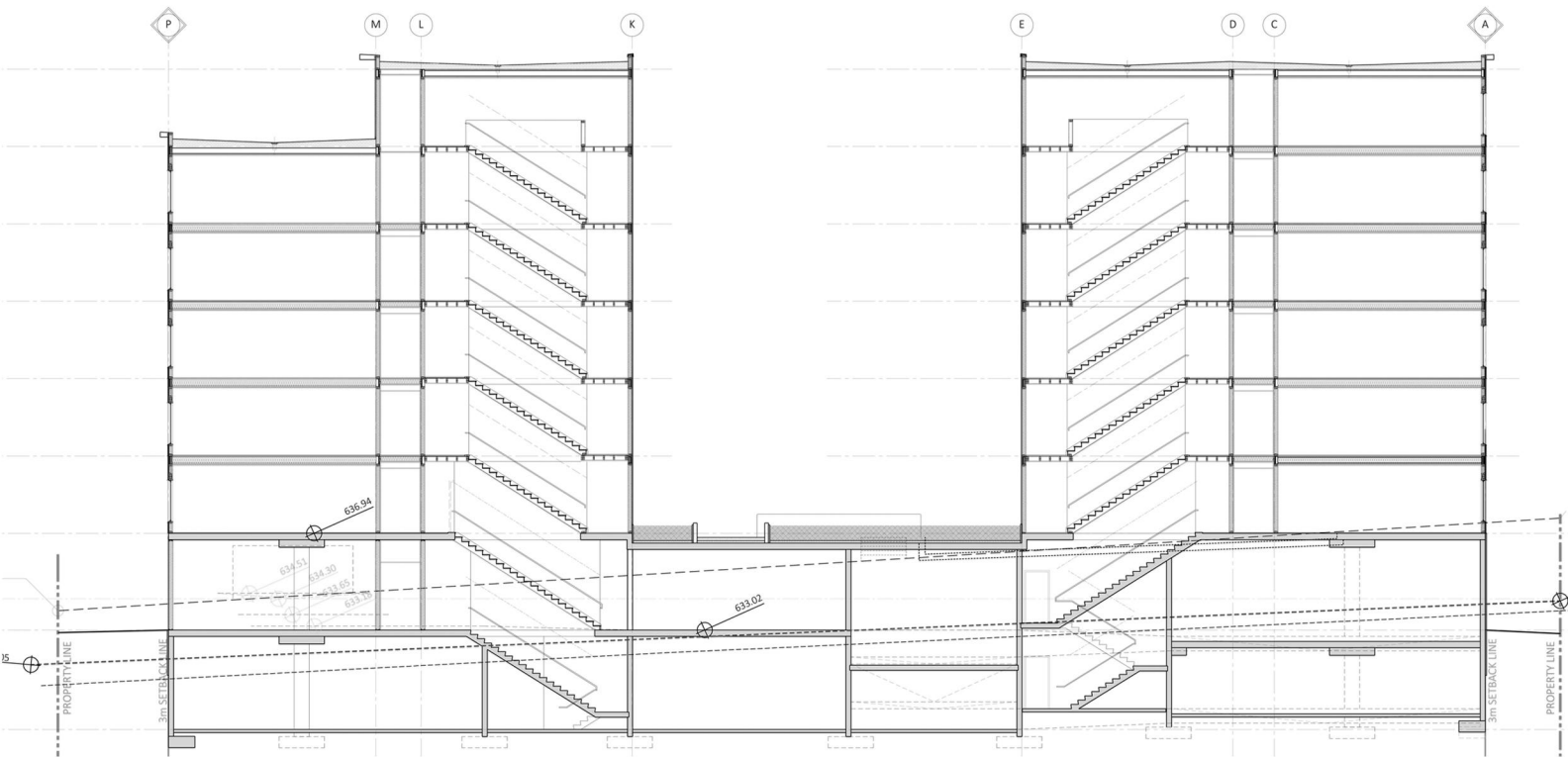




**THE TERRACE**  
9710-104 STREET NW EDMONTON, AB

**104 STREET VIEWS**

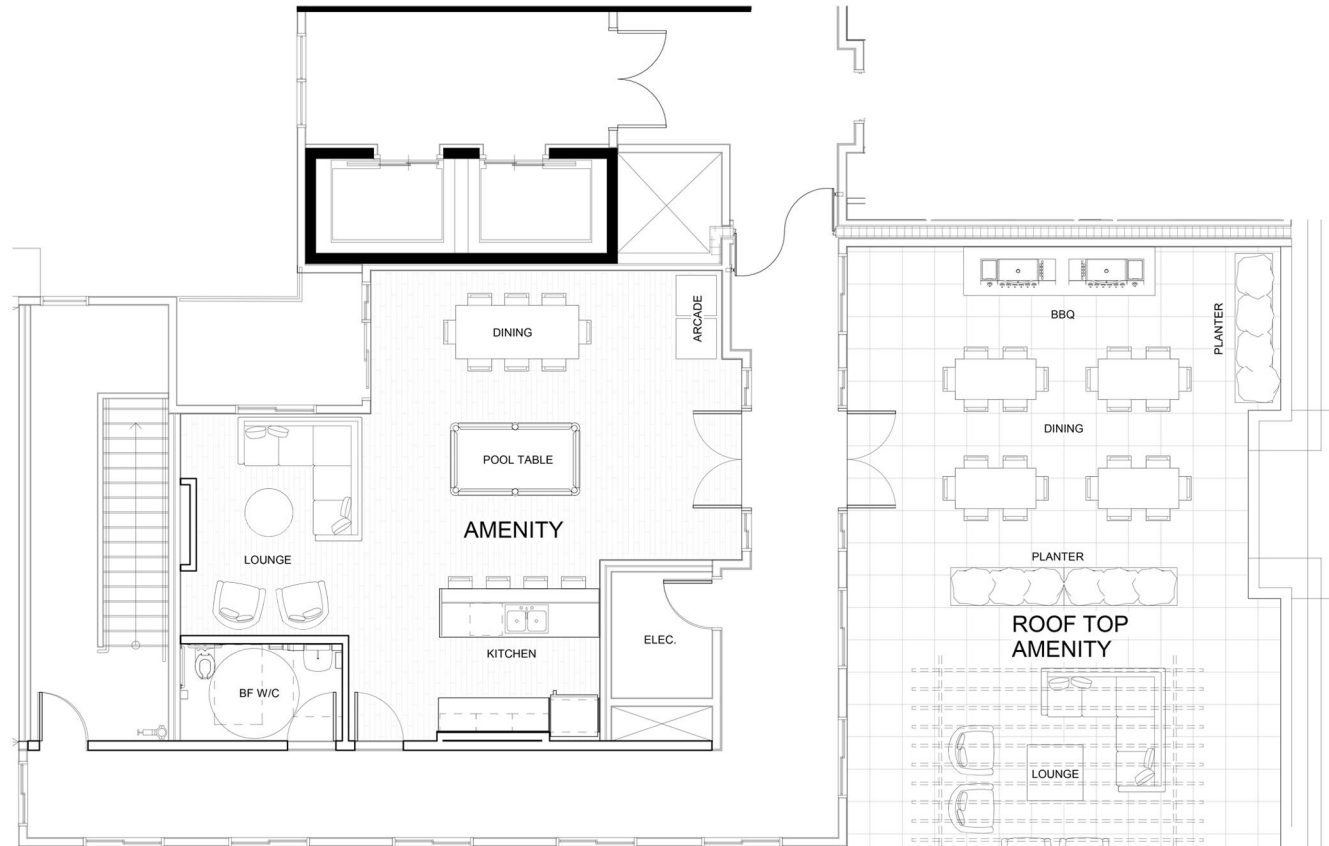




**THE TERRACE**  
9710-104 STREET NW EDMONTON, AB

**COURTYARD VIEWS**





**ROOF TOP AMENITY PLAN**

