



# MacEwan Site Rezoning Bylaw 21431

Public Hearing Presentation  
February 24<sup>th</sup>, 2026

# Who We Are

## **Qualico**

One of the largest privately owned real estate companies with offices through western Canada and the US. Every day, 10 families move into a Qualico home, we are approaching 100,000 homes built in our 75-year history of helping build better cities.

## **StreetSide Developments**

Edmonton's largest builder of innovative multi-family homes specializing in walk-up apartments, duplex, and townhomes. We balance and maximize the livability, affordability, and desirability of each new home we build.

## **Broadview Homes**

Single family homes that are built beyond the ordinary with unique floor plans, designer crafted interiors, and inspiring curb appeal

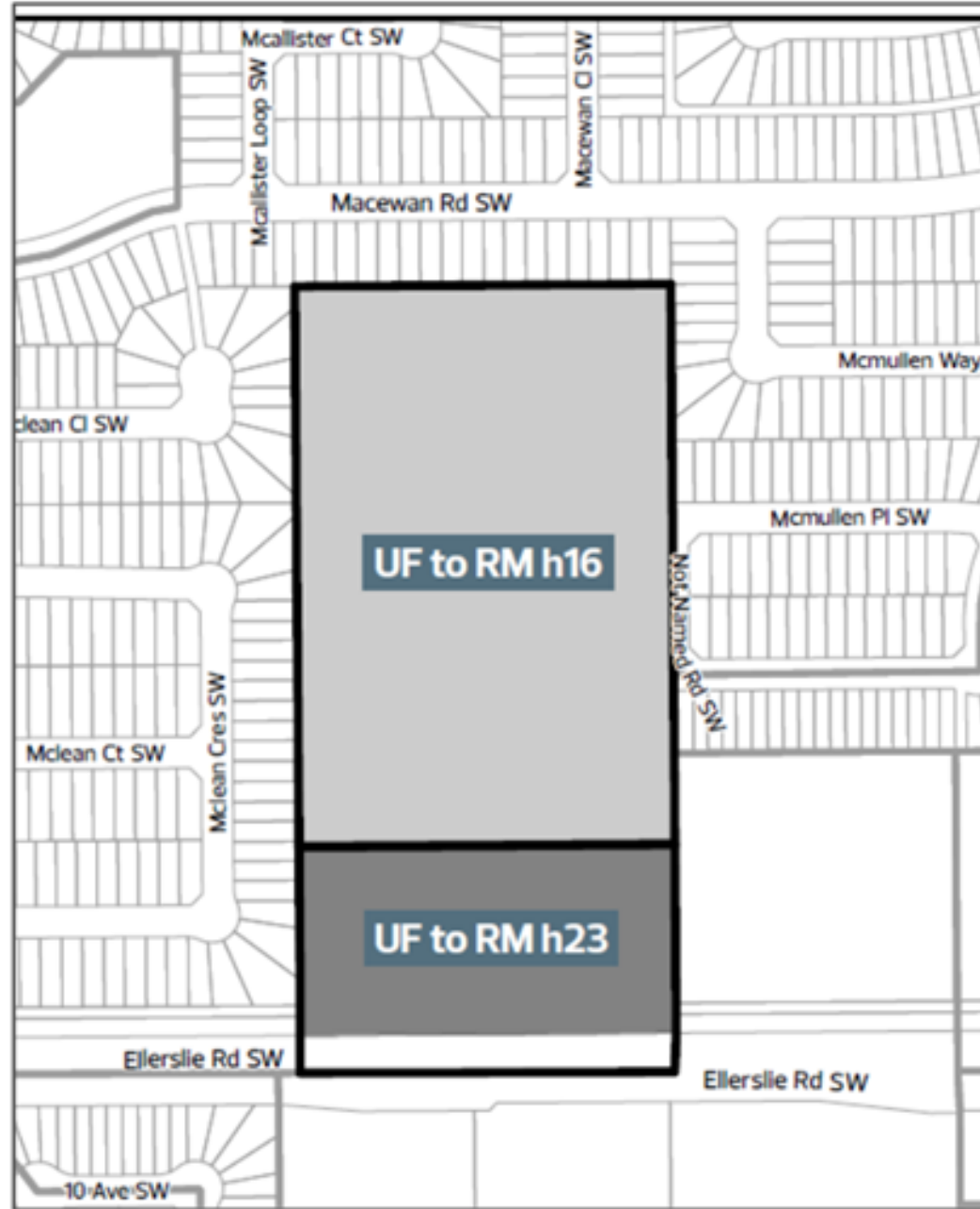


# Where We Build

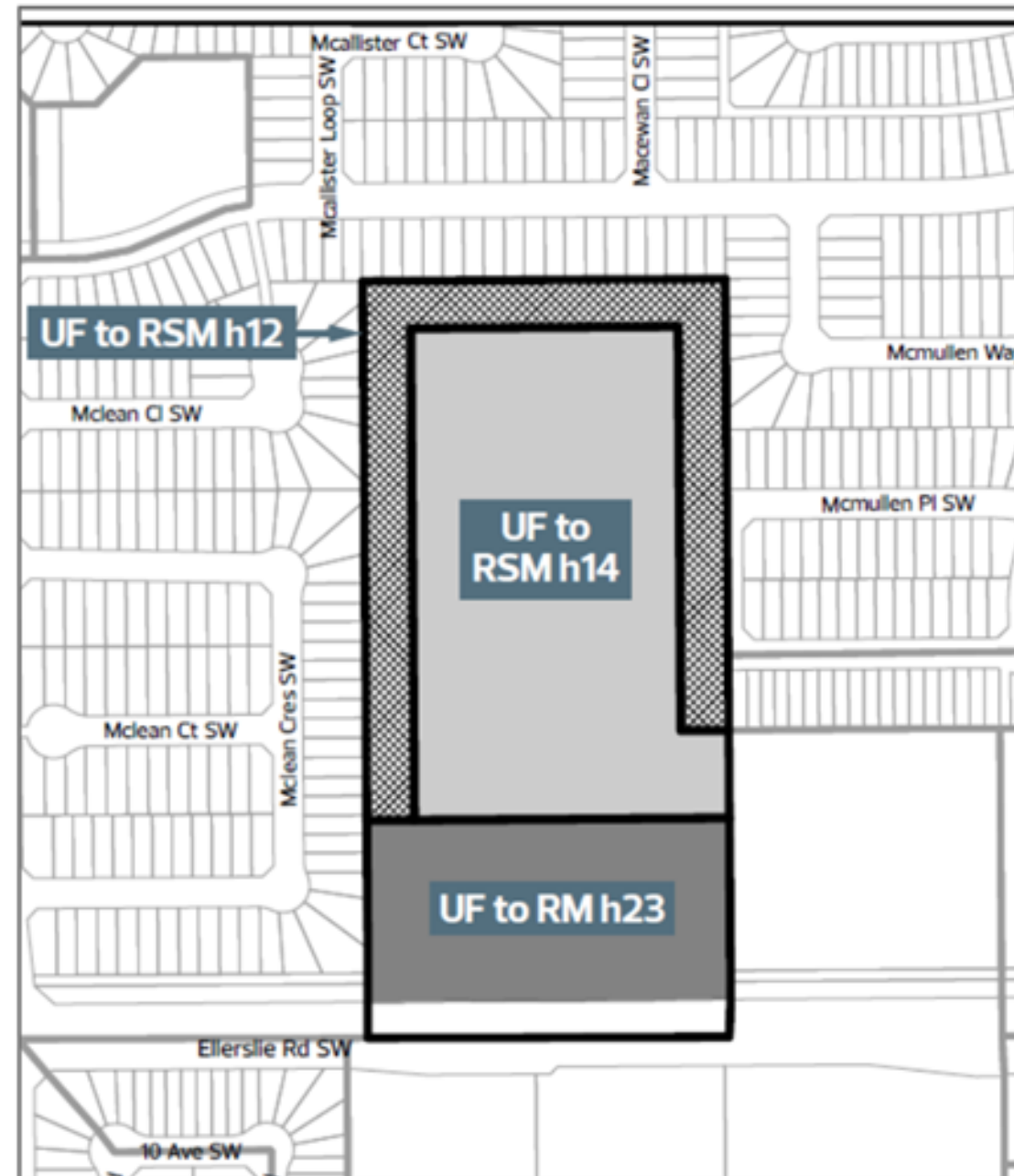
- We currently have 30+ active projects in the Edmonton Region
- Traditionally a greenfield builder
- Over the past few years, we have aligned ourselves with the City of Edmonton's plan to have half of new homes built in established areas
- We have secured infill projects in Blatchford, Inglewood, Spruce Avenue and Michener Park
- With this application, we are seeking to add a 15-acre master planned infill project in MacEwan



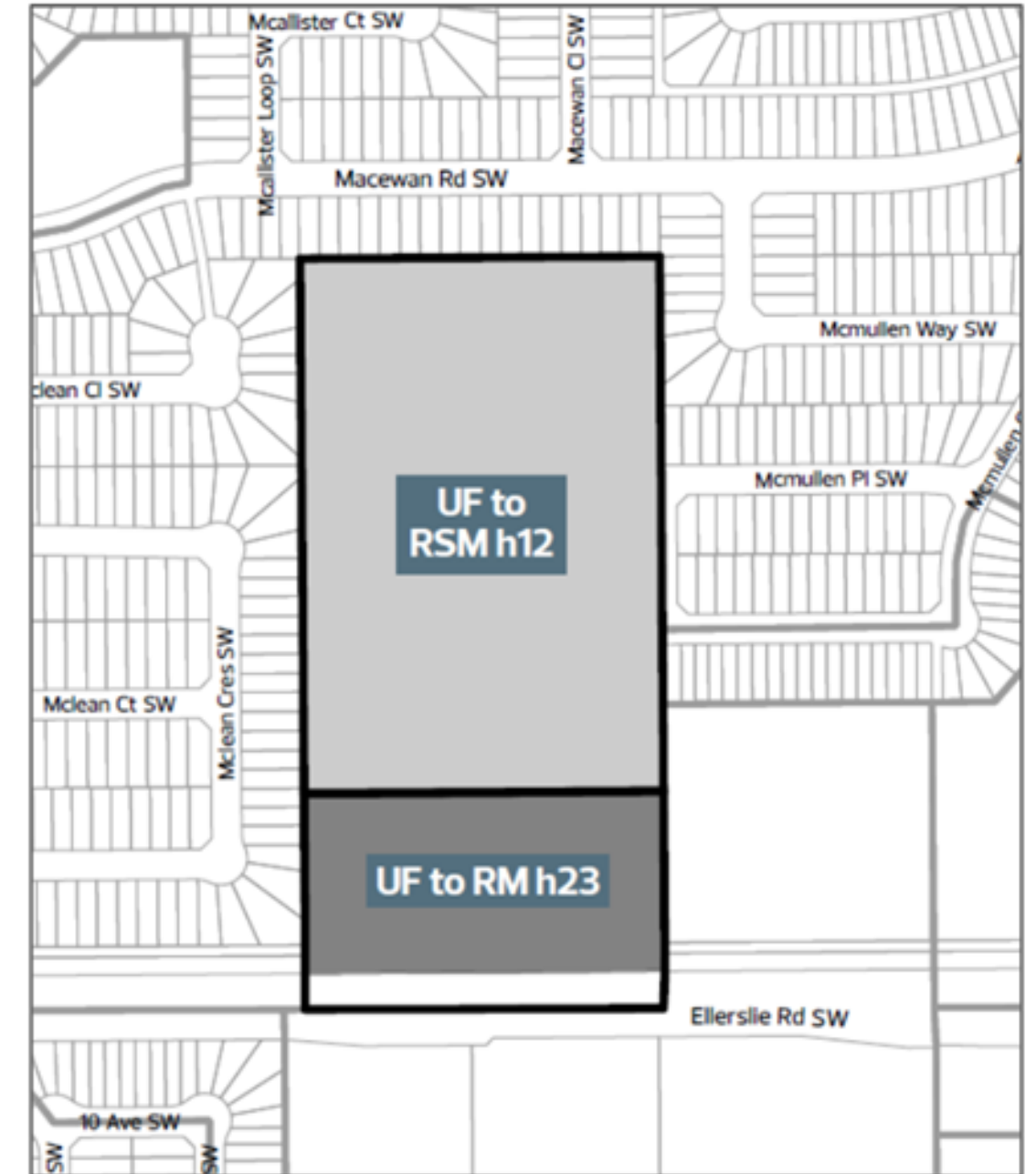
# Proposed Zoning



**Initial Proposal**  
(Initial Mailed Notice)



**1st Revision**  
(Open House / Webpage)



**2nd Revision**  
(Current proposal)

# Proposed RSM H12 Zone

## Small-Medium Scale Transition

## Product Mix

- Our proposed RSM H12 zoning aligns directly with its intent of being a small-medium scale transition zone
- Our intent is to offer multiple formats of single-family, duplex and townhomes as part of a master planned condo community
- We will be developing both private and shared amenity spaces within the site
- This site will feature an all-modes connection through the site to provide enhanced connectivity for new and existing home occupants in the community

# Home Offerings & Qualify Incomes

StreetSide/Broadview 2026 Product Line-Up							
Product	Square Feet	Bedroom	Bathroom	Parking	Price (net GST Incl)	Mortgage Payment (4% 30 yr am)	Qualifying Income (6% Stress)
Urban Flat - Studio	432	0	1	1 Surface	\$149,950	\$704	<b>38,643</b>
Urban Flat - 1 Bedroom	565	1	1	1 Surface	\$169,950	\$798	<b>44,531</b>
Urban Flat - 2 Bedroom	697	2	2	1 Surface	\$229,950	\$1,080	<b>59,046</b>
Back to Back Townhome	738	2	1.5	1 Surface	\$239,950	\$1,127	<b>58,485</b>
10' Townhome	872	2	1.5	1 Surface	\$279,950	\$1,315	<b>67,761</b>
14' Townhome (2 ST)	922	2	2	1 Sur/Garage	\$299,950	\$1,409	<b>70,261</b>
12' Townhome	1100	2 + Den	2	1 Garage	\$329,950	\$1,550	<b>77,697</b>
14' Townhome (3 ST)	1100	2 + Den	2.5	1 Sur/Garage	\$339,950	\$1,597	<b>79,686</b>
18' Townhome	1207	3	2.5	2 Sur/Garage	\$359,998	\$1,691	<b>84,186</b>
14' Single Family	921	2 or 3	2	1 Sur/Garage	\$349,950	\$1,644	<b>82,287</b>
20' Single Family	1376	3	2.5	1 Garage	\$449,950	\$2,113	<b>105,107</b>
26' Single Family	1673	3 or 4	2.5	2 Garage	\$476,000	\$2,348	<b>113,014</b>

# Summary

- All housing requires thoughtful planning, but building in a mature community requires added care and attention
- We believe this rezoning balances the growth priorities for the City of Edmonton, the feedback from the community, and the business metrics of a viable project
- We request your support in moving this project forward by approving our rezoning request

