



# ADMINISTRATION REPORT **REZONING** WESTMOUNT

## **10911 - 124 STREET NW & 12320 - 109 AVENUE NW**

To allow for a mixed use mid-rise building.



**Recommendation:** That Charter Bylaw 19682 to amend the Zoning Bylaw from (DC2.904) Site Specific Development Control Provision to a new (DC2) Site Specific Development Control Provision be APPROVED.

Administration is in **SUPPORT** of this application because it:

- increases residential density at a location complemented by nearby high frequency transit services and existing commercial development;
- supports and adds to the main street commercial character of 124 Street NW; and
- locates a mid rise building in an appropriate location as directed by the West-Ingle Area Redevelopment Plan.

## Report Summary

This land use amendment application was submitted by Latitude Consulting Ltd. on October 8, 2020. This application proposes to change the designation of two parcels from the current (DC2.904) Direct Control District Provision, originally approved in 2015, to a new (DC2) Direct Control District Provision to allow for:

- a maximum Floor Area Ratio of 3.7 (an increase from the current 2.7);
- a maximum of 75% site coverage (an increase from the current 65%);
- a maximum of 70 residential dwellings (an increase from the current 35); and
- expansion of at grade commercial uses from 124 Street NW to 109 Avenue NW (currently only allowed fronting 124 Street).

While this proposal represents an increase in development rights, it also provides additional details on the design of the proposed building as well as improvements to the public realm which will reinforce the pedestrian main street character of 124 Street.

This application is supported by the City Plan which designates 124 Street as a Primary Corridor. Primary Corridors are destinations with a wide range of activities supported by mixed-use development with buildings fronting these main streets expected to be primarily mid-rise development with some high-rise buildings.

The proposal also conforms with the West-Ingle Area Redevelopment Plan which designates the site as appropriate for mixed-use and medium density housing.

## The Application

CHARTER BYLAW 19682 to amend the Zoning Bylaw from (DC2.904) Single Detached Residential Zone to a (DC2) Site Specific Development Control Provision. The proposed (DC2) Site Specific Development Control Provision would allow for a building with the following characteristics:

- A maximum height of 23 metres (approximately 6 storeys);
- A maximum Floor Area ratio of 3.7;
- Up to 70 residential dwellings;
- Commercial uses at grade frontin 124 Street and 109 Avenue; and
- Underground parking accessed from the lane.

## Site and Surrounding Area

The site consists of two lots totalling 1,486 m<sup>2</sup> located north of 109 Avenue NW and fronting onto 124 Street NW. South of 109 Avenue NW is the beginning of the established portion of the 124th commercial main street with one and two storey commercial buildings on both sides of 124 Street.

Adjacent development consists of low-rise apartment housing located within the (RA8) Medium Rise Apartment Zone along the 124 Street corridor and single detached housing to the east across the lane.



AERIAL VIEW OF APPLICATION AREA

	EXISTING ZONING	CURRENT USE
<b>SUBJECT SITE</b>	<ul style="list-style-type: none"> <li>• (DC2.904) Site Specific Development Control Provision</li> </ul>	<ul style="list-style-type: none"> <li>• Vacant Lot</li> </ul>
<b>CONTEXT</b>		
North	<ul style="list-style-type: none"> <li>• (RA8) Medium Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Two 3-storey Apartment Buildings, and Two 5-storey Apartment Buildings</li> </ul>
East	<ul style="list-style-type: none"> <li>• (RF3) Small Scale Infill Development Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple Single detached houses</li> </ul>
South	<ul style="list-style-type: none"> <li>• (CB1) Low Intensity Business Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple 1 and 2-storey Commercial Buildings, and St. George's Green Orthodox Church</li> </ul>
West	<ul style="list-style-type: none"> <li>• (RA8) Medium Rise Apartment Zone</li> </ul>	<ul style="list-style-type: none"> <li>• Multiple 3-storey Apartment Buildings</li> </ul>





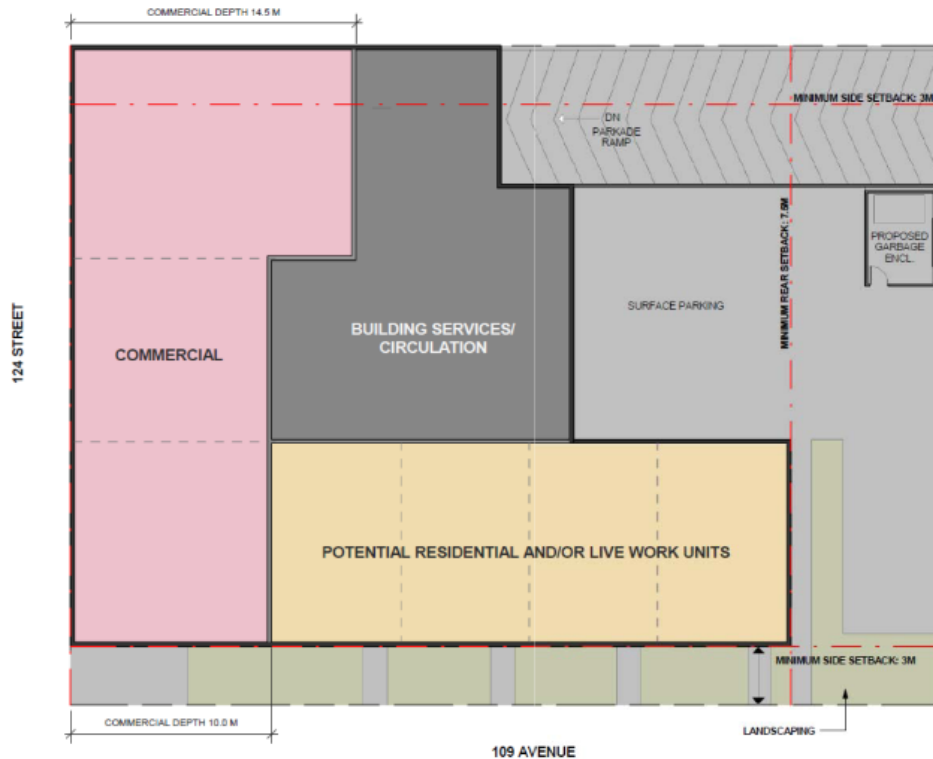
VIEW OF THE SITE FROM 124 STREET NW FROM THE SOUTH WEST

## Planning Analysis

This application proposes an increase in the development intensity on a site which is located in an area of medium density zoning, and on the northern edge of the commercial core of 124th Street to the south. While this location currently has zoning that allows for a 6 storey mixed-use building, this application expands on those rights with proposed increases to building mass, density, and commercial frontage onto 109 Avenue. These increases in building mass have been mitigated through a refined design including sensible treatment of the ground level with an expansion of the public realm, and appropriate transitions to adjacent properties.

### LAND USE COMPATIBILITY

The site is currently zoned DC2.904 which allows for the development of a 23.0 metre tall, or approximately 6 storey, mixed-use building with commercial uses at grade fronting 124 Street. Approved in 2015, this DC2 established mixed-use development rights for a mid-rise building at a time when the Zoning Bylaw's medium density zones were more restrictive and did not allow for commercial opportunities at grade. DC2.904 only provided a ground floor site plan, and basic development regulations allowing for refined design details to be submitted as part of a Development Permit application similar to how a standard zone functions. As a result, there is substantial flexibility in how the storeys above the ground level could be designed provided basic development regulations such as height, floor area ratio (FAR) and setbacks were met.



SITE PLAN FOR DC2.904 SHOWING THE CURRENTLY APPROVED GROUND FLOOR USES AND SETBACKS

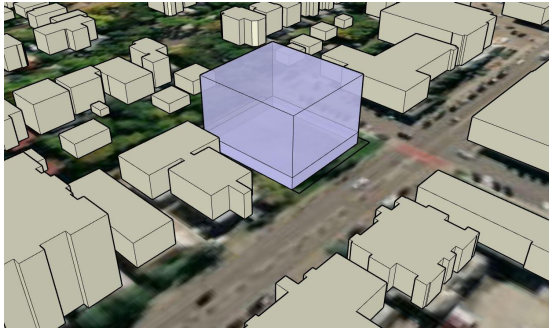
The proposed DC2 Provision maintains the overall vision for the site as a 23.0 m tall mixed-used building, however; it is proposing to substantially increase the overall mass and size of the structure compared to current DC2.904. This is the result of both increases to FAR and site coverage, in combination with reductions to required setbacks. That being said, the magnitude of the requested increases in density and mass at this site are reasonable when comparing the proposal to a current version of the (RA8) Medium Rise Apartment Zone which allows for a similar density.

This is most apparent when comparing the proposed 70 dwelling units to the current zoning which permits up to 35 dwellings. While this is a doubling of density on this site, this needs to be reviewed in terms of current development trends and the planning context. The majority of standard zones in the Zoning Bylaw no longer regulate a maximum density but a minimum density that must be achieved. The density of RA8 Zoned properties which surround this site is limited by the building envelope as opposed to a maximum number of dwelling units.

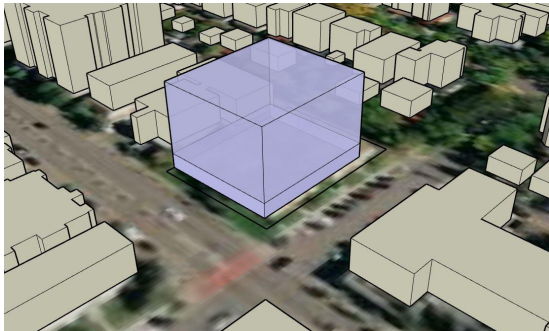
The proposal represents an increase in development rights, but it also provides additional details on the design of the proposed building regulations to mitigate the impacts of this increased building mass. The DC2 Provision proposes setbacks on all facades to move the mass of the building away from the public realm above the fourth storey. These setbacks also establish transitions to adjacent properties which DC2.904 currently only addressed through setbacks. Additionally, a large rooftop amenity area for residents of the building is located in the north east corner of the building which removes a substantial portion of the structure above the second storey from the adjacent property and the public sidewalk. A comparison of the

maximum potential building mass of DC2.904 and the proposed DC2 Provision can be found below.

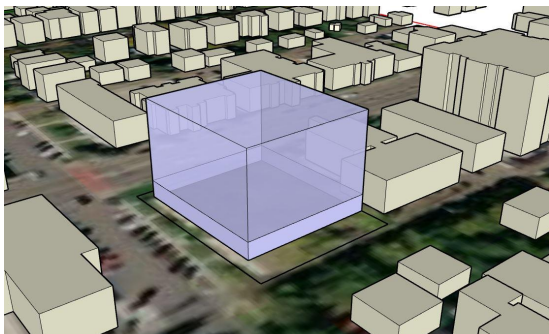
**Maximum potential massing of the current DC2.904\***



DC2.904 Provision from the north west

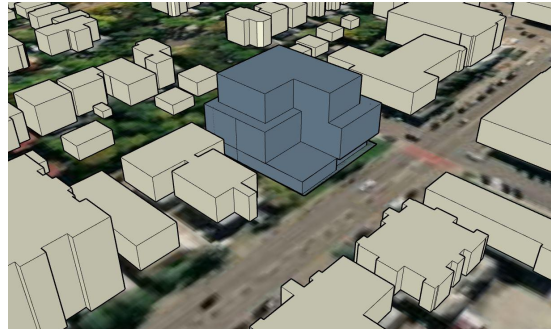


DC2.904 Provision from the south west

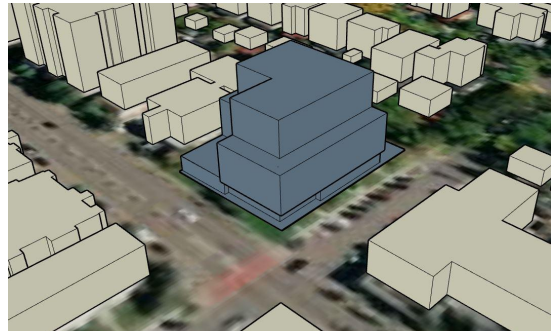


DC2.904 Provision from the south east

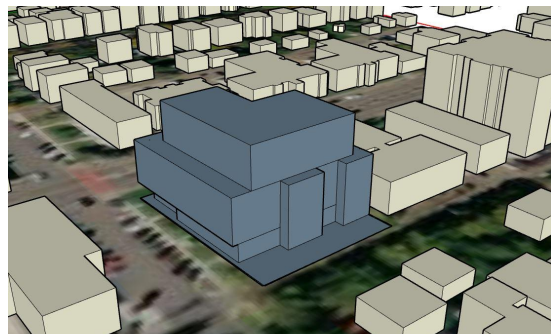
**Maximum potential massing of the proposed DC2 Provision**



Proposed DC2 Provision from the north west



Proposed DC2 Provision from the south west



Proposed DC2 Provision from the south east

**Note:**

\* As the development regulations of DC2.904 Provision allow for many different configurations of the site, the transparent box shows the outer limits in all directions that the development could be constructed to, but not all limits could be reached under one configuration due to the allowable FAR.

Impacts to the public realm are also mitigated through enhanced setbacks at grade in the south west corner of the site which will be incorporated into the 124 Street streetscape. These setbacks, which align with the requirements of the Main Streets Overlay, will allow for a more

comfortable pedestrian experience as well as have the benefit of commercial uses being able to spill out into the street without impacting public access on sidewalks.

The interface with the largest change proposed through this application is the south facade. The proposed DC2 provision allows for commercial uses to front the majority of this facade with the entrance for the residential dwellings being located on a small portion nearest the lane. While this transition is acceptable, it is not as strong as that provided in current zoning which requires live work or residential units and a 3.0 metre landscaped setback to establish a transition from commercial uses on 124 Street to low-density residential development on 123 Street.

While the proposed DC2 Provision has commercial uses encroaching onto the Avenue, the interface it provides to the lane has been improved which assists in offsetting those changes. Currently the majority of this interface is utilized for surface parking to service the development, whereas the proposed development would create a pedestrian oriented space including landscaping in the south east. Back of house activities are located primarily on the north side of this setback allowing for the building to wrap uses around the lane and improve this interface.

## ZONING COMPARISON SUMMARY

	<b>RA8 Zone</b> <i>Adjacent and Comparable Zoning</i>	<b>DC2.904</b> <i>Current Zoning</i>	<b>Proposed DC2 Provision</b>
<b>Maximum Height</b>	23.0 m	23.0 m	23.0 m
<b>Maximum Floor Area Ratio (FAR)</b>	3.0 - 3.3	2.7	3.7
<b>Site Coverage</b>	No maximum	65%	75%
<b>Maximum Density</b>	No maximum (Minimum 12 dwellings)	35 Dwellings	70 Dwellings
<b>Minimum Setbacks &amp; Stepbacks</b>			
<b>124 Street - West</b>	1.0 to 3.0 m	0.0 m <sup>1</sup>	0.0 - 2.0 m <sup>2</sup> 4.5 m above 15.0
<b>109 Avenue - South</b>	3.0 m	3.0 m	0.0 - 2.0 m <sup>2</sup> 4.5 m above 15.0
<b>Lane - East</b>	7.5 m	7.5 m	6.5 m 9.0 m above 15.0
<b>North</b>	1.2 m 3.0 m above 10.0	0.0 m	0.0 m 3.3 m above 15.0
<b>Commercial Uses</b>	Commercial uses	Commercial uses	Commercial uses

<b>Permitted</b>	permitted at grade	permitted at grade fronting 124 Street NW.	permitted at grade fronting 124 Street NW and 109 Avenue NW.
<p>Notes:</p> <p><sup>1</sup> Setback may be increased from 0.0 m to 2.5 m to allow for street related activities such as sidewalk cafes and architectural features.</p> <p><sup>2</sup> Setbacks from the west and south property lines are 1.0 m at grade but are increased to 2.0 metres at the south west corner to expand the public realm and allow for street related activities such as sidewalk cafes.</p>			

## PLANS IN EFFECT

### West-Ingle Area Redevelopment Plan (ARP)

The West Ingle ARP is in effect for this site. The property is located within the *124 Street Commercial Strip* in the plan located between 111 Avenue NW and Stony Plain Road. The objectives of this corridor are to encourage the development of a small scale pedestrian oriented main street along 124 Street which transitions to medium rise development to the north.

The proposed DC2 Provision supports the objectives of the ARP by proposing a mixed use development with an expanded pedestrian realm at grade that reinforces the pedestrian main street envisioned for this area.

### City Plan Alignment

City Plan, the new Municipal Development Plan, provides high level policy for the long term growth of Edmonton. One key piece of this plan is to accommodate all of this future growth within Edmonton’s existing boundaries, with no further annexations or expansions. To do this, 50% of all new residential units are intended to be created at infill locations, focusing on key nodes and corridors.

124 Street is identified as a Primary Corridor and is intended to be a destination with a wide range of activities supported by mixed-use development. These corridors are defined as wider than a single block with an expectation that density blends, or transitions down, towards the interior of neighborhoods. Buildings fronting these main streets are expected to be primarily mid-rise development with some high-rise buildings.

As a mid-rise mixed use building, this DC2 proposes a built form that conforms with the overall objectives of a primary corridor. As a result, this proposed DC2 Provision is in support of the infill objectives of CITYPlan.



## **PUBLIC CONTRIBUTIONS**

### C582 - Developer Sponsored Affordable Housing

The proposed DC2 Provision provides the option for the City to purchase 5% of any proposed residential dwellings at 85% of the market price or receive an equivalent cash in lieu contribution.

### C599 - Community Amenity Contributions

A required contribution for this proposal of \$57,880.28 is required to comply with City Policy C599 Community Amenity contributions in Direct Control Provisions. The proposed application complies with this policy through the provision of the following amenities:

- increased setbacks integrated with the 124 Street public realm adjacent to 124 Street NW and 109 Avenue NW to support the continuation of the 124 Street pedestrian mainstreet;
- a minimum of 42.25 m<sup>2</sup> of semi-public outdoor space integrated with the adjacent public realm on 109 Avenue NW;
- \$30,000 towards a new pedestrian crossing over 124 Street NW at 109 Avenue NW adjacent to the proposed building; and
- \$14,643 towards public art located adjacent to the public sidewalk on the south east corner of the site.

In addition to the above amenities, the applicant has also committed to a mural on the north facade, adjacent to 124 Street, to mitigate the impacts of the proposed zero lot line development. As this property is located in the *124 Street Commercial Strip* of the West-Ingle ARP, it is expected that future redevelopment of the adjacent property would provide a pedestrian oriented commercial ground floor matching the proposed DC2 provision. This mural is intended to offset the impacts of a blank wall adjacent to 124 Street until the property directly adjacent to the site redevelops.

## **Technical Review**

### **Transportation**

The site's location on a major pedestrian corridor, a Frequent Transit route, and a bicycle route is anticipated to contribute to a reduced vehicular impact. Vehicle parking for the site will be located underground, and bicycle parking will be within the development in a secure location.

At-grade commercial uses may also be supported by an expanded on-street parking area on 109a Avenue NW east of 124 Street NW. It is noted that this on-street parking is currently unrestricted. Parking Services will continue to monitor parking in this area and has indicated that restrictions such as two hour parking can be implemented to support vehicle turnover.

The DC2 provisions include a contribution to a future pedestrian signal on 124 Street NW. This location is on the City's crosswalk priority list, but not anticipated to be installed in the near-term. Should development not occur prior to when this location is due for an upgrade, the City will still install the device.

## Drainage

On-site stormwater management will be required to mitigate the impacts of development that would be allowed under the proposed zone. As a result, redevelopment of this site would not have a significant impact on the existing drainage infrastructure in the area.

All other comments from affected City Departments and utility agencies have been addressed.

## Community Engagement

<p><b>ADVANCE NOTICE</b> October 8, 2020</p>	<ul style="list-style-type: none"> <li>● Number of recipients: 214</li> <li>● Number of responses with concerns: 8</li> <li>● Common comments included:             <ul style="list-style-type: none"> <li>○ Concern regarding increased density</li> <li>○ Concern with increased building mass</li> <li>○ Parking and traffic</li> <li>○ Concerns regarding impacts to City infrastructure</li> </ul> </li> </ul>
<p><b>PUBLIC ENGAGEMENT SESSION (ENGAGED EDMONTON WEBSITE)</b> February 22, 2021 to March 15, 2021</p>	<p><a href="https://engaged.edmonton.ca/124StreetPyrmontDC2">engaged.edmonton.ca/124StreetPyrmontDC2</a></p> <ul style="list-style-type: none"> <li>● Aware: 446</li> <li>● Informed: 122</li> <li>● Engaged: 48</li> <li>● Opposed: 19</li> <li>● Support: 35</li> <li>● No position: 2</li> <li>● Common comments included:             <ul style="list-style-type: none"> <li>○ General support of the proposal</li> <li>○ Concern regarding increased density</li> <li>○ Concern with increased building mass</li> <li>○ Parking and traffic</li> <li>○ Support of the proposed building design</li> <li>○ Concerns regarding impacts to City infrastructure</li> </ul> </li> <li>● See Appendix 1 for a full “What We Heard” Report</li> </ul>
<p><b>WEBPAGE</b></p>	<p><a href="https://edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx">edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx</a></p>

## CONCLUSION

Administration recommends that City Council **APPROVE** this application.

## APPENDICES

- 1 "What We Heard" Online Public Engagement Report
- 2 Application Summary

# WHAT WE HEARD REPORT

## Rezoning Engage Edmonton Feedback Summary

### LDA20-0306 - Westmount

---

<b>PROJECT ADDRESS:</b>	10911 - 124 Street NW and 12320 - 109 Avenue NW
<b>PROJECT DESCRIPTION:</b>	The application proposes to rezone the site from the current (DC2.904) Site Specific Development Control Provision, which was originally approved in 2015, to a new (DC2) Site Specific Development Control Provision to allow for a mixed-use apartment building with a maximum height of 23 metres (approximately 6 storeys) and a Floor Area Ratio of 3.7.
<b>PROJECT WEBSITE:</b>	<a href="https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx">https://www.edmonton.ca/residential_neighbourhoods/neighbourhoods/westmount-planning-applications.aspx</a>
<b>ENGAGEMENT FORMAT:</b>	Online Engagement Webpage - Engaged Edmonton <a href="https://engaged.edmonton.ca/124StreetPyrmontDC2">engaged.edmonton.ca/124StreetPyrmontDC2</a>
<b>ENGAGEMENT DATES:</b>	February 22, 2021 - March 15, 2021
<b>NUMBER OF VISITORS:</b>	<ul style="list-style-type: none"><li>● Aware: 446</li><li>● Informed: 122</li><li>● Engaged: 48</li></ul>

\* See “Web Page Visitor Definitions” at the end of this report for explanations of the above categories.





TYPE OF ENGAGEMENT	DATE	RESPONSES/ RECIPIENTS
Advance Notice from the City	November 6, 2020	Recipients: 212 Responses with concerns: 8
Westmount Planning Applications Webpage	November 16, 2021	N/A
Public Engagement Notice from the City (Online Engaged Edmonton)	February 11, 2021	Recipients: 210
Second Public Engagement Notice from the City to correct error on first notice and extend engagement period	February 24, 2021	Recipients: 210
Public Engagement, City Event (Online Engaged Edmonton)	February 22, 2021 - March 15, 2021	Responses opposed: 19 Responses in support: 35 Responses in neutral position: 2

---

### ABOUT THIS REPORT

Information in this report includes responses to the advanced notices and feedback gathered through the Engaged Edmonton platform between February 22, 2020 - March 15, 2021. This report will be shared with those who emailed the file planner, and/or provided an email address on the Engaged Edmonton website, as well as with the applicant and the Ward Councillor. Feedback will also be summarized in the report to City Council if/when the proposed rezoning advances to a future City Council Public Hearing for a decision.

A full transcript of comments is available for review at [engaged.edmonton.ca/124StreetPymontDC2](https://engaged.edmonton.ca/124StreetPymontDC2).

---



## ENGAGEMENT FORMAT

The engagement session was an online format where attendees were able to view a website with information about the proposed development, the rezoning and planning process, and contact information for the file planner.

The comments are summarized by the main themes below with the number of times a similar comment was made by participants recorded in brackets following that comment. The questions asked and their answers are also included in this report.

---

## WHAT WE HEARD

OVERALL SUMMARY OF 56 COMMENTS RECEIVED		
Opposed: 19	Support: 35	Neutral: 2

## SUMMARY OF COMMENTS

A full transcript of comments can be found at [engaged.edmonton.ca/124StreetPyrmontDC2](https://engaged.edmonton.ca/124StreetPyrmontDC2).

### General:

- General support of the proposal (x15)
- General non-support of the proposal (x10)
- Like proposed building design/style (x10)
- Proposal will bring more people to support businesses on 124 Street (x3)
- Proposal supports the pedestrian nature of 124 Street (x3)
- Proposal should have more three bedroom units (x2)
- Concerns regarding tax increases in area (x2)
- Patios and rooftop amenity areas should be oriented towards 124 Street to minimize overlook on adjacent properties
- Developments should not be allowed to alter the character of 124 Street this close to the Westmount Heritage Area
- Concerns the increase in dwelling numbers will promote single bedroom units rather than family units

- Concerns regarding City money spent on “brick” crosswalks and a decibel metre on 124 Street
- Concern regarding lack of responses from City Staff to email sent before this engagement event
- Housing is a human right and all citizens deserve the opportunity to be housed
- General concerns with projects moving forward in this economic climate
- Would like to see rooftop features such as a green roof or solar panels
- Concern with loss of privacy for adjacent homes across the lane
- Concerns regarding increase in noise due to increased density
- There is currently a surplus of condominium units in the City
- Regulations should require electric vehicle charging stations
- Would like adjacent lane upgraded as part of this proposal
- Concerns regarding the proposed reduction in setbacks
- Support for additional density on 124 Street
- Concerns that the design is not definite
- Concerns regarding crime in the area
- Dislike the proposed design/style

**Height, Massing & Density:**

- Height and mass are appropriate for the location (x9)
- Concerns with proposed increase in residential density on this site (x7)
- Concerns regarding height and mass (x6)
- Concerns regarding site coverage and lack of greenspace for residents (x3)
- Concerns regarding sun-shadow impacts on adjacent properties (x2)
- Proposed increase in Floor Area Ratio is not acceptable (x2)
- Proposed number of units is too high (x2)
- Preference for 4 storey developments on 124 Street

**Infrastructure, Parking and Traffic:**

- Concerns that sewer infrastructure in the neighborhood will not support this development (x7)
- Concerns with parking and traffic (x7)
- Concerns regarding the impacts to on street parking (x5)
- Concerns construction will damage city infrastructure and neighbouring properties water pipes
- Concerns regarding costs to upgrade street infrastructure to accommodate traffic changes
- Concern that proposal mentions bike parking requirements but not vehicle requirements

**Uses:**

- Support for a mixed use building at this site (x6)
  - Commercial development should be limited to the 124 Street frontage (x5)
  - Preference for the 2nd floor to be non-retail businesses rather than residential units
- 

**ANSWERS TO SPECIFIC QUESTIONS**

- “What is being done to address increased parking needed?” and “How many parking spaces will be provided in the underground parkade?”
  - City Council approved [Open Option Parking](#) in 2020, which removed parking minimums from the Zoning Bylaw, and instead allows developers, homeowners and businesses to decide how much on-site parking to provide based on their particular operations, activities or lifestyle. In accordance with this, Planning Coordination is not asking the developer to provide a specific amount of parking with the development. The applicant has indicated that some vehicle parking will be provided underground, accessible from the rear lane. Secure indoor bicycle parking is also proposed to be provided in excess of Zoning Bylaw requirements.

The City is currently developing a Public Parking Action Plan to modernize on-street parking management and ensure it is aligned with the City's strategic direction and Open Option Parking. This report is anticipated to go before Urban Planning Committee in late Q1 2021.

Specific to this area and application, Parking Services was consulted and noted that there is an opportunity to review the existing parking regulations on 109 Avenue. The south side of the avenue has time restrictions to encourage turnover in support of the commercial activity in the area. Introducing a similar change on the north side of 109 Avenue can be implemented should the proposed application and development move ahead.

- “Will the residential units be condominium or rental?”
  - Zoning regulates how we use land and helps ensure what is built is compatible with the surrounding area. This includes what types of buildings are allowed on a site (eg. residential or commercial) and the basic size and shape of those buildings. Zoning does not regulate who can live or work in the buildings, how the buildings are operated, or whether the property is rented or owned. It is left up to the owner



of the property to determine if the units will be condominiums or rental units and how best to market their development.

- “How does this height (23 m) compare to the height of the condo complex at the north end of the block?”
    - The height of the St. Lawrence Court buildings at 109A Avenue and 124 Street are approximately 20 metres in height.
- 

## Web Page Visitor Definitions

### Aware

An aware visitor, or a visitor that we consider to be 'aware', has made one single visit to the page, but not clicked any further than the main page.

### Informed

An informed visitor has taken the 'next step' from being aware and clicking on something. We now consider the visitor to be informed about the project. This is done because a click suggests interest in the project.

### Engaged

Every visitor that contributes on the page, either by asking questions or leaving a comment, is considered to be 'engaged'.

Engaged and informed are subsets of aware. That means that every engaged visitor is also always informed AND aware. In other words, a visitor cannot be engaged without also being informed AND aware. At the same time, an informed visitor is also always aware.

---

## FUTURE STEPS:

- When the applicant is ready to take the application to Council:
  - Notice of Public Hearing date will be sent to surrounding property owners
  - Once the Council Public Hearing Agenda is posted online, you may register to speak at Council by completing the form at [edmonton.ca/meetings](http://edmonton.ca/meetings) or calling the Office of the City Clerk at 780-496-8178.
  - You may listen to the Public hearing on-line via [edmonton.ca/meetings](http://edmonton.ca/meetings).

- You can submit written comments to the City Clerk ([city.clerk@edmonton.ca](mailto:city.clerk@edmonton.ca)) or contact the Ward Councillor, Scott McKeen directly ([scott.mckeen@edmonton.ca](mailto:scott.mckeen@edmonton.ca)).
- 

**IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT:**

**Name:** Andrew Sherstone

**Email:** [andrew.sherstone@edmonton.ca](mailto:andrew.sherstone@edmonton.ca)

**Phone:** 780-442-0699

## APPLICATION SUMMARY

### INFORMATION

Application Type:	Rezoning
Charter Bylaw:	19682
Location:	North of 109 Avenue NW and east of 124 Street NW
Addresses:	10911 - 124 Street NW & 12320 - 109 Avenue NW
Legal Descriptions:	Lot 21 & 22, Blk 57, Plan RN39B
Site Area:	1486.015 m <sup>2</sup>
Neighbourhood:	Westmount
Notified Community Organizations:	Westmount Community League
Applicant:	Latitude Consulting Ltd.

### PLANNING FRAMEWORK

Current Zone:	(DC2.904) Site Specific Development Control Provision
Proposed Zone:	(DC2) Site Specific Development Control Provision
Plan in Effect:	West-Ingle Area Redevelopment Plan
Historic Status:	None

Written By: Andrew Sherstone  
Approved By: Tim Ford  
Branch: Development Services  
Section: Planning Coordination