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Proposed rezoning of properties in Strathcona

March 15, 2017

You are invited to a Public Open House to discuss a proposed rezoning in Strathcona at 8904 & 8920 - 99 Street NW and 9922, 9924 & 9926 - 89 Avenue NW.

Date: Wednesday, March 22, 2017

Time: 6:30 – 8:30 p.m. (Drop-in, no scheduled presentation)

Location: King Edward School, 8530 - 101 Street NW, Edmonton, AB

The proposed rezoning would accommodate a mixed use tower with commercial uses at ground level and residential units above. The proposed change in zoning is from the (CNC) Neighbourhood Convenience Commercial Zone and (RA7) Low Rise Apartment Zone to a (DC2) Site Specific Development Control Provision. The proposal includes:

- 95 metres in height (approximately 31 storeys)
- 240 dwellings
- 6.5 Floor Area Ratio
- Commercial uses at the ground level on the east portion facing 99 Street NW and 89 Avenue NW
- Townhouse style dwellings on the west portion facing 89 Avenue NW
- Underground parking

An application has also been made to close a portion of the lane west of 99 Street NW to accommodate the proposed development. Traffic flow from the east-west lane to 90 Avenue NW will be maintained. Vehicles will still be able to access the site from 89 Avenue NW, but this would be on a private lane and no longer on a City owned lane.

In addition, an application has been made to amend the Strathcona Area Redevelopment Plan (ARP) to change current policy that does not support development of this height at this location.

The City is looking for your input on the proposed rezoning.

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