



September 5, 2024
File: LDA24-0200

Share your feedback on a proposed rezoning & road closure near you.

Ē-kihciyihtāhkwāhk Kiskiyihtamowin kicīh ka meskwacihpayik kekwāyita kihcihwāk kā wekeyin.
Information importante concernant des changements dans votre quartier.

ਤੁਹਾਡੇ ਇਲਾਕੇ ਵਿੱਚਲੀਆਂ ਤਬਦੀਲੀਆਂ ਬਾਰੇ ਮਹੱਤਵਪੂਰਨ ਜਾਣਕਾਰੀ
Mahalagang impormasyon tungkol sa mga pagbabagong magaganap sa inyong lugar.

有關修訂區內土地用途規劃的重要信息

Información importante con respecto a los cambios en su vecindario.



Application Details

The City has received a rezoning and road closure application from Green Space Alliance (GSA) Consulting Inc. For 11630 - 87 Avenue NW, the current zone is the Neighbourhood Commercial Zone (CN) and the proposed zone is the Mixed Use Zone (MU h88.0 f11.0 cf) which would allow a tall high rise, mixed use development up to a maximum height of approximately 25 storeys. In The Scona District Plan, this site is located within the University-Garneau Major Node.

For the properties located at 8715 & 8719 - 117 Street NW, the current zone is the Small Scale Residential Zone (RS) and the proposed zone is the Neighbourhood Mixed Use Zone (MUN) which would allow for a low rise, mixed use development up to a maximum height of approximately 4 storeys.

The proposed closure area is the alley that splits the rezoning site. If closed, it would be consolidated with the property to the north, and also be rezoned to the MUN Zone. A replacement alley connection is proposed to be created from the northern portion of 8719 - 117 Street NW.

Next Steps

City Council is the decision maker on all applications. At this time, city staff are working on a recommendation for Council. Another letter will be sent when a Public Hearing date has been set.

Building design and construction happens at a later stage if the application is approved by City Council.

Urban Planning and Economy
Development Services

City of Edmonton
6th Floor, Edmonton Tower
10111 – 104 Avenue NW
Edmonton AB T5J 0J4



Contact City Staff

Abhimanyu Jamwal
abhimanyu.jamwal@edmonton.ca
780-496-8881

Please provide your comments by
September 29, 2024.

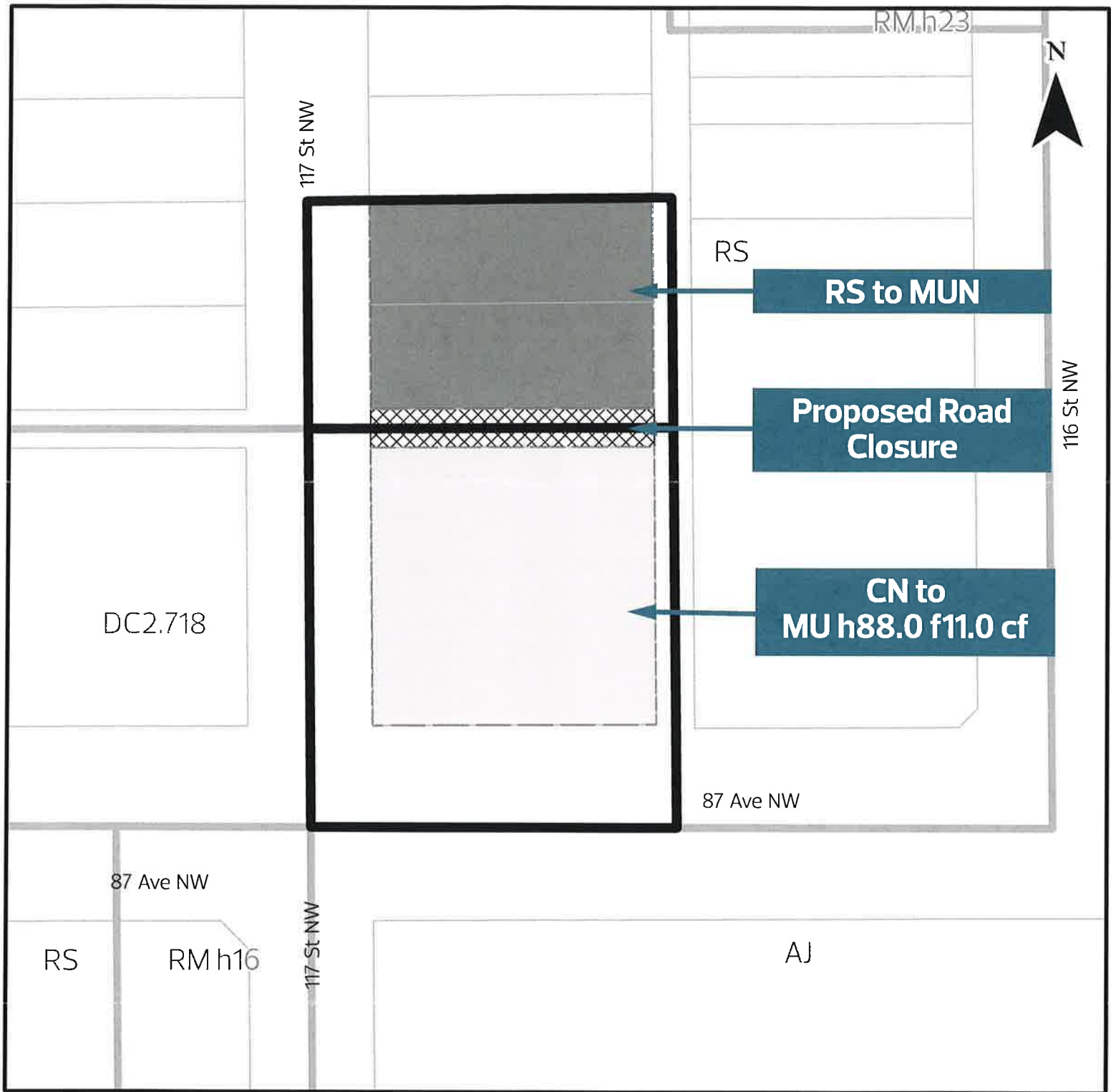
edmonton.ca/RezoningApplications

Applicant




Green Space Alliance Consulting Inc.
780-860-3053

Attachments

1. Rezoning & road closure Map



PROPOSED REZONING & ROAD CLOSURE – Windsor Park

- 
 From: Small Scale Residential Zone (RS)
 To: Neighbourhood Mixed Use Zone (MUN)
- 
 Proposed Road Closure
- 
 From: Neighbourhood Commercial Zone (CN)
 To: Mixed Use Zone (MU h88.0 f11.0 cf)



