

Pre-Application Consultation Notice / Invitation for Public Open House

Proposed Redevelopment located at the North-East corner of 99 Street and 89 Avenue

On behalf of Bateman Properties / ONE Properties Ltd we wish to advise you, that a land use amendment application for the properties located at 8904 and 8920 99 Street and 9922, 9924 and 9926 89 Avenue (as highlighted on the map) will be submitted to the City of Edmonton. The land use amendment application will be to amend the *Strathcona Area Redevelopment Plan* and to rezone the property to a *DC2- Site Specific Development Control Provision*.

The purpose of the land use amendment applications is to rezone land currently designated as *Low Rise Apartment Zone (RA7)* and *Neighbourhood Convenience Commercial Zone (CNC)* to allow for the redevelopment of the site with a high-rise building, ground oriented townhouses and neighbourhood commercial. The proposed zoning would increase the Floor Area Ratio (FAR) to 6.0; allow for a range of heights from 2 ½ storeys to 28 storeys; and allow for approximately of 1,201.1 m² of commercial uses at grade. Parking will be provided below grade.

Bateman Properties / ONE Properties Ltd. have assembled a highly-qualified, multidisciplinary project team to develop a comprehensive, state-of-the-art plan for the site. Team members include:

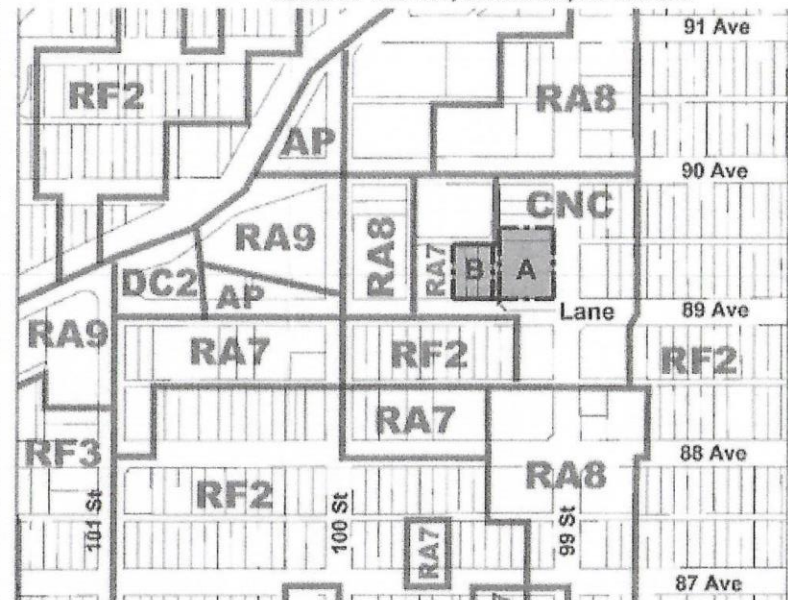
- DIALOG - Architect
- Parioplan Inc. - Urban Planning and Community Consultation
- Bunt & Associates - Traffic Impact Assessment

Should you have any questions, comments or concerns, please contact (via phone, email or mail, by December 14, 2016):

Belinda Morale Smith, Senior Planner
Parioplan Inc.
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Further, please be advised that you are also invited to attend an Open House on Tuesday December 6, 2016 at the Strathcona Community League Hall from 6:30 to 8:30 pm to view the preliminary plans for the site. This will be your opportunity to speak to the project architect and urban planners and provide feedback before the application is submitted to the City. We look forward to seeing you at the Open House.

Date: Tuesday December 6, 2016
Time: 6:30 – 8:30 pm
Location: Strathcona Community League Hall
10139 87 Ave NW, Edmonton, AB T6E 2P3



PROPOSED REZONING
AREA A (0.21 ha or 0.52 ac) from (CNC) NEIGHBOURHOOD CONVENIENCE COMMERCIAL ZONE to (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION and AREA B (0.12 ha or 0.30 ac) from (RA7) LOW RISE APARTMENT ZONE to (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION and LANE (0.2ha or 0.51 ac) to (DC2) SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

Rezoning Application Area Map
Lots 1-5, Block 122, Plan RN27
Lots 26-28, Block 122, Plan RN27

8904, 8920 - 99 Street &
9922, 9924, 9926 - 89 Avenue
Edmonton, AB

RF2 LOW DENSITY INFILL ZONE
RF3 SMALL SCALE INFILL DEVELOPMENT ZONE
RA7 LOW RISE APARTMENT ZONE
RA8 MEDIUM RISE APARTMENT ZONE
RA9 HIGH RISE APARTMENT ZONE
A METROPOLITAN RECREATIONAL ZONE
AP PUBLIC PARKS ZONE
CNC NEIGHBOURHOOD CONVENIENCE COMMERCIAL ZONE
DC2 SITE SPECIFIC DEVELOPMENT CONTROL PROVISION

