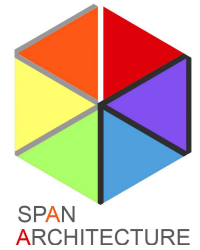


Date: Mar 28, 2025

Applicant's File #: 24-174

Attention: Mr. Abhimanyu Jamwal



RE: Rezoning Application for 9501, 9505, 9507, 9515, 9519 155 St. NW Edmonton

About the land:

- Legal Description: Plan 6530ET, Blk 14, Lot 3, 4 & 5
- Municipal Address: 9501, 9505, 9507, 9515, 9519 155 St. NW Edmonton AB T5P2K3
- Landowner(s) information: YSR Ventures Ltd.

Statutory Plans, Zoning Bylaw and associated Land Development Applications

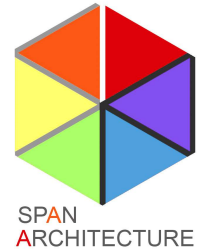
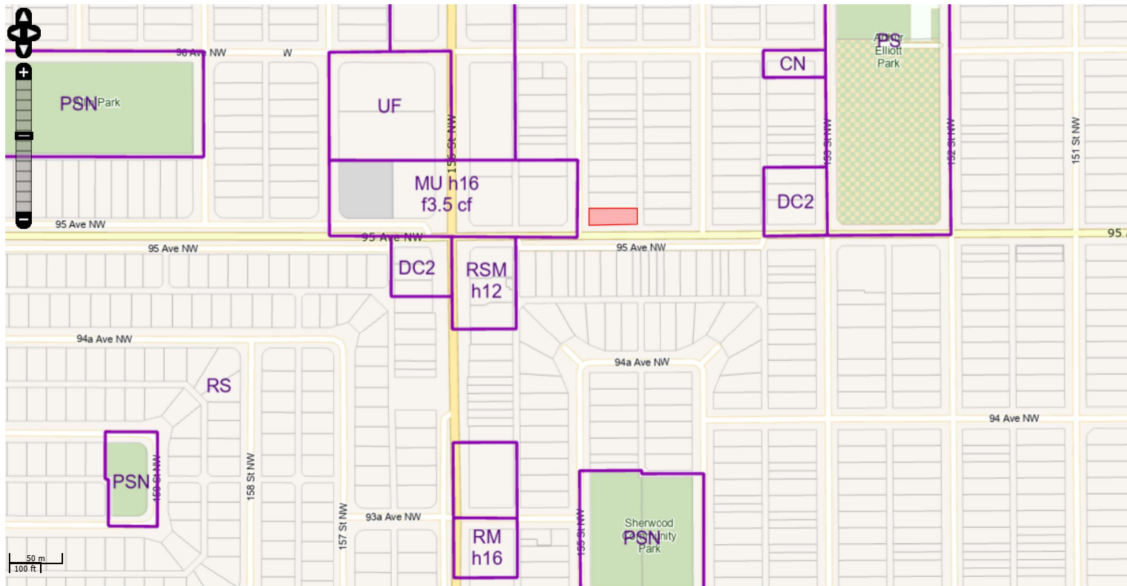
- Existing statutory plan in effect: None
- Existing zoning is [Small Scale Residential \(RS\)](#)
- Overlay in effect: None.

Songlin Pan
Architect, AAA,
LEED AP, B.Arch
Principal

Zoning application background/ purpose

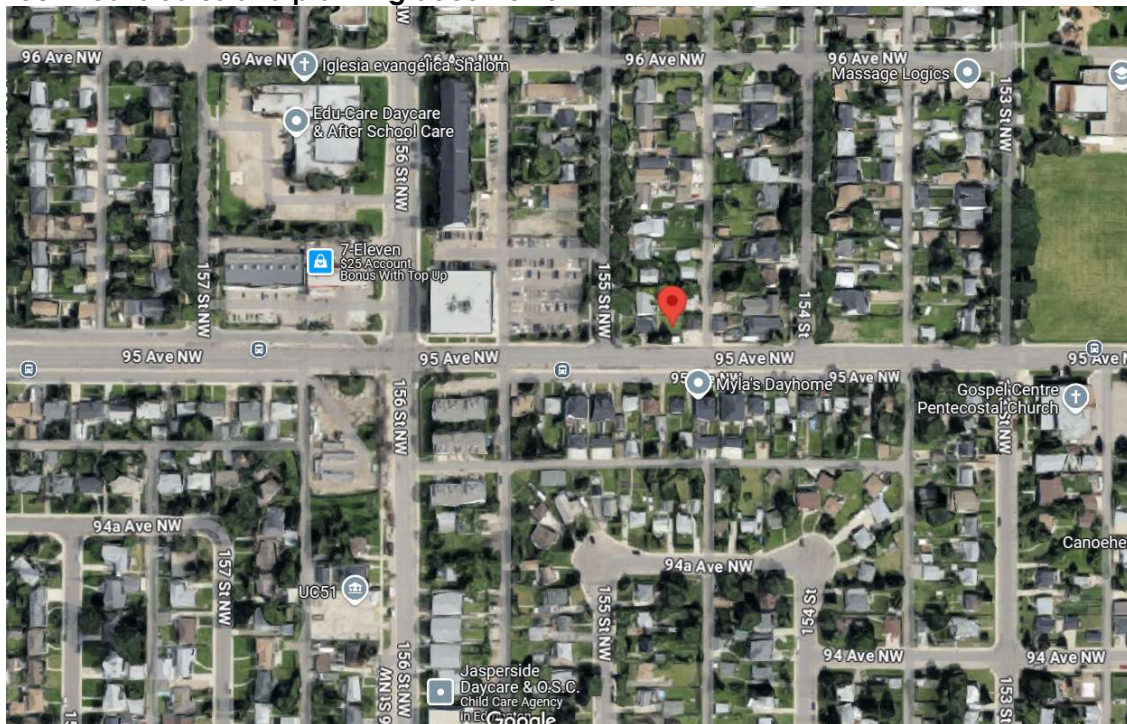
- Our proposed application is to rezone the property from RS to RM(h16) to accommodate a 4-5 storeys apartment building.
- West Jasper Place is a fast-developing area in Edmonton, with the LRT Valley line west extension ongoing and the population growth in Edmonton and Alberta, there will be big demand for the housing in this area.
- There is a large area of RM(h16) zoning along 156 St. We believe the proposed rezoning to RM(h16) will be a good fit to this area and match the needs of the community and city.

3212 McCall Pl. NW
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spanarchi@yahoo.co
m
Website:



- There are many commercial / mixed use building row houses and apartments along 156 St. next to this property, see below Google map:

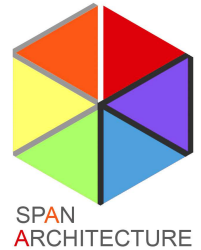
Technical studies and planning documents



- The current RS zoning only allow low density and up to 3 storeys development in this property, which is not matching the ARP's goal, and many of the neighboring new buildings are commercial / mixed use and apartments to increase the density and land use in West Jasper Place area and provide a variety of housing opportunity.

● Existing houses in this property was built between 1930's to 1950's, they are not in good condition and poorly maintained.

● We propose to rezone it to RM(h16) and build 4-5 storeys apartment building, to create more housing units and types, increase the value and property tax, make positive contribution to West Jasper Place Area



Contact information of applicant:

A handwritten signature in blue ink, appearing to read "Songlin Pan", is written over a faint, larger signature.

Songlin Pan
AAA Architect, LEED AP

SPAN Architecture Inc.
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spanarchi@yahoo.com
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