# Pre-Application Notification

O2
**O2 Planning & Design**
1255, 10020 101A Avenue NW
Edmonton, AB

## Dear Neighbour,

O2 Planning & Design is preparing to submit a rezoning application for the site currently known as the Ermineskin Centre, located at 3000 - 106 Street NW. The proposal seeks to rezone the property from General Commercial to a Direct Control zone to enable a mixed use master-planned development.

This new zoning would allow for a mix of residential and commercial uses in buildings up to 20 storeys, supported by active frontages, improved pedestrian connections, and publicly accessible open space. The intent is to create a walkable and vibrant community node that integrates with the surrounding neighbourhood.

You are being contacted as a neighbour, landowner, or community stakeholder near the property subject to the proposed rezoning. As required by the rezoning process, we are reaching out before submitting an application to share information and gather early feedback - your input will help inform the application. After submission, there will be additional opportunities for review and comment through the formal rezoning process.

**We invite you to share your comments with us November 26, 2025.**
Please send feedback by email to:
Mitchell.Stykalo@O2Design.com
Re: Steinhauer Rezoning Pre-Application

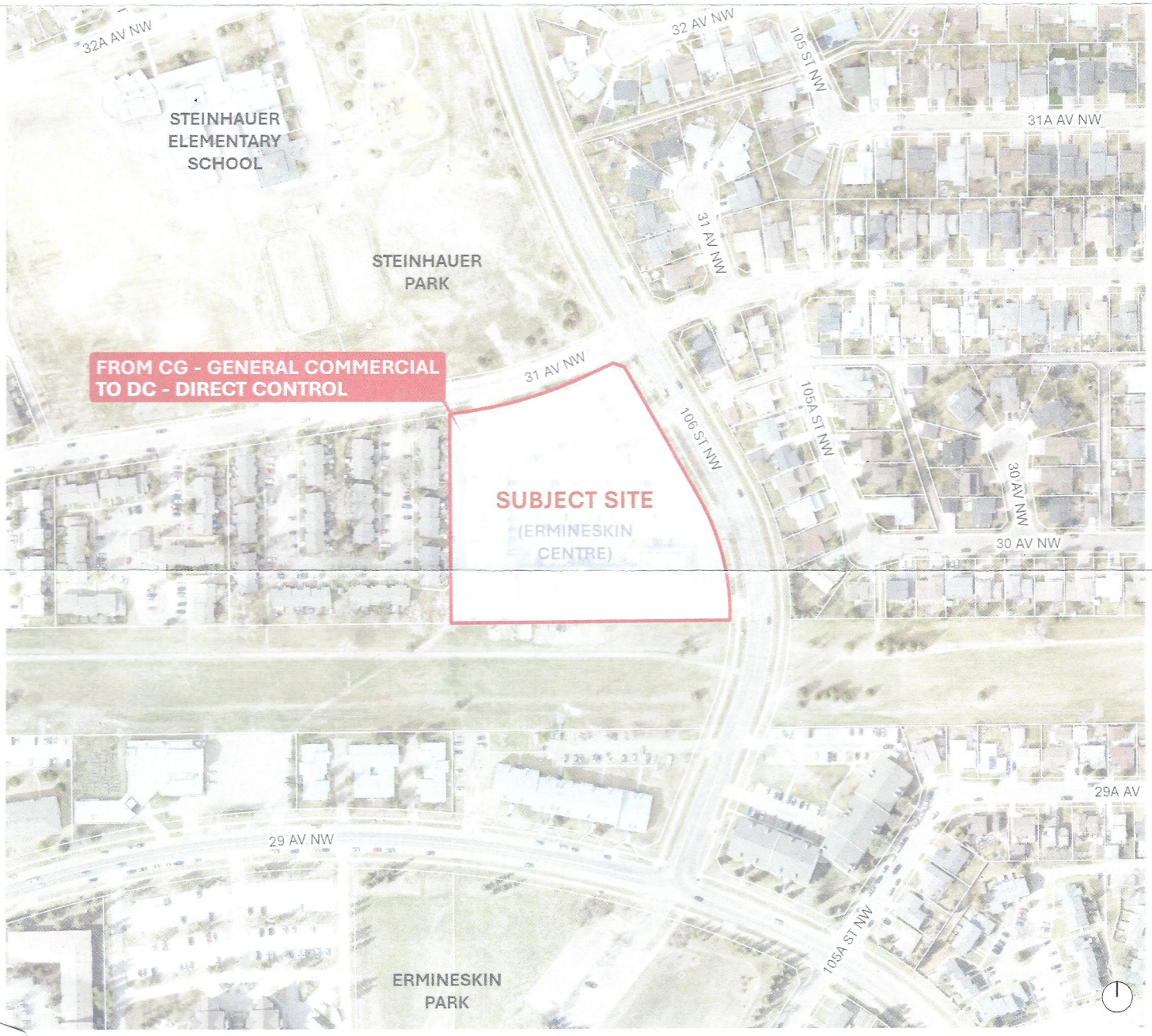


*Figure 1: Rezoning Map*

# Development Vision

The proposed rezoning would facilitate the redevelopment of Ermineskin Centre into a mixed use community. The vision for the site includes:

+ Increased housing near the Century Park Transit Station.
+ Active retail frontages along an internal street, with opportunities for outdoor patios and gathering spaces.
+ Enhanced internal pedestrian connections.
+ Centrally located publicly accessible open space.
+ A multi-use pathway connecting Steinhauer Park to the existing path to the south.
+ Buildings designed at a range of heights to provide housing while transitioning to the surrounding neighbourhood.

***The concept plan shown below illustrates a potential outcome of the proposed Direct Control zone. Final designs will be determined at the Development Permit stage, following the rezoning process.***

*Figure 2: Development Concept*