



## Wīhkwēntōwin (Oliver) Node & 124 Street Primary Corridor Priority Growth Area Rezoning Project

Edmonton

### Why These Areas?

The Wīhkwēntōwin (Oliver) City-Centre Node and 124 Street Primary Corridor are adjacent to each other and provide the surrounding neighbourhoods with access to a diverse range of homes and businesses. Both areas were selected for the opportunity to leverage existing strong market interest and help increase population around planned Valley Line West LRT stops.

### About the Wīhkwēntōwin (Oliver) Node

The Wīhkwēntōwin (Oliver) Priority Growth Area includes most of the Wīhkwēntōwin (Oliver) neighbourhood from the River Valley north to 105 Avenue and from Rail Town Linear Park west to 122 Street.

It forms part of the Centre-City Node, Edmonton's distinct cultural, economic, institutional and mobility hub with the highest density and mix of land uses. This node includes a critical mass of housing, employment and civic activities, with a large number of Edmontonians working, living, visiting and attending institutions in the Centre-City.

The area has seen many new residential projects in recent years and will have access to several LRT stations with the completion of Valley Line West. As Edmonton's most prominent intensification area, the Centre-City Node looks to support a minimum density of 450 people per hectare according to The City Plan.

### About the 124 Street Corridor

The 124 Street Primary Corridor is found at the western boundary of the Wīhkwēntōwin (Oliver) neighbourhood, running from Jasper Avenue in the south to 118 Avenue in the north. It runs through the Inglewood, Westmount and Wīhkwēntōwin (Oliver) neighbourhoods and includes the future 124 Street Valley Line West LRT stop.

The City Plan identifies Primary Corridors as the largest, most vibrant, and most prominent urban streets in the city and region. They serve as destinations in and of themselves, but also provide critical connections between nodes, the rest of the city, and the region. Primary Corridors target a minimum density of 150 people per hectare through mostly mid and some high-rise buildings.