

THE CITY PLAN



Primary Corridors

- Desired overall density: minimum 150 people and/or jobs per hectare (higher at intersections or connections with nodes)
- Typical massing/form: mostly mid-rise and high-rise

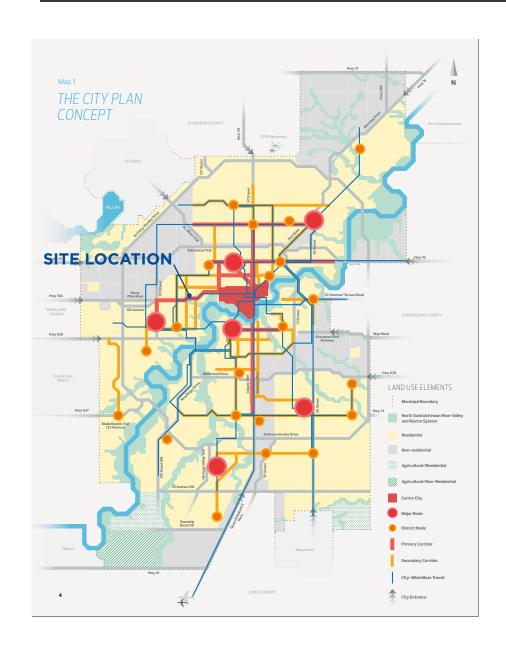
Secondary Corridors

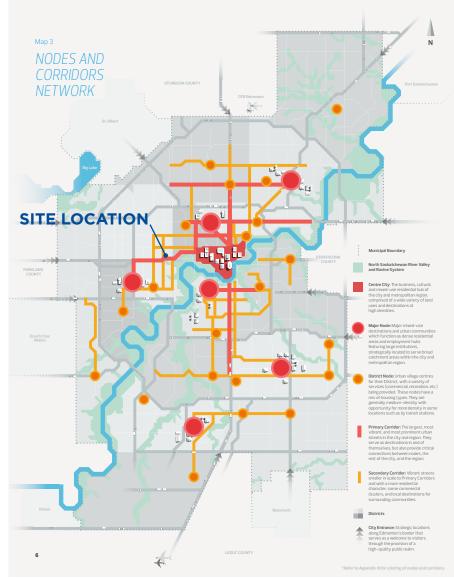
- Desired overall density: minimum 75 people and/or jobs per hectare (higher at intersections or connections with nodes)
- Typical massing/form: low-rise and midrise



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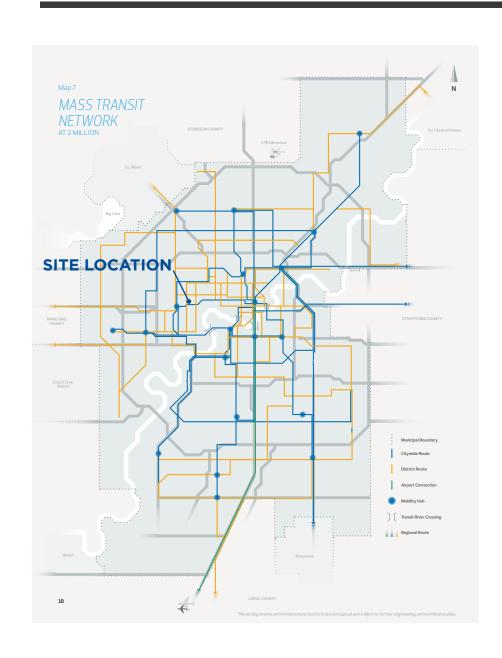


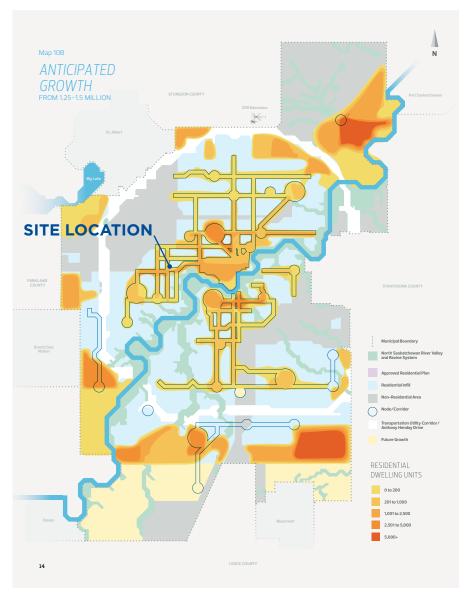




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PUBLIC ENGAGEMENT



Door Knocking

• March 18, 2021

Formal Application

• May 20, 2021

City Pre-Notification

• May 20, 2021

Engaged Edmonton Forum

• May 25 - June 8, 2021

Community League Engagement

• June 13, 2021

Public Hearing

• August 31, 2021



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Raised Concerns

- Privacy
- Shadowing
- Parking
- Noise
- Infrastructure
- Community Character



SUMMARY



- Application is to rezone from RF3 to RA7
- The site is located within walking distance to a future LRT Station and located in proximity to a Primary and Secondary Corridor intersection as per The City Plan
 - Compatiable with the policies in The City Plan
 - Seconary Corridors are desired to have an overall density of 150 people and/or jobs per hectare (minimum) and are their typical massing/form are to be mid-rise and high-rise
 - Seconary Corridors are desired to have an overall density of 75 people and/or jobs per hectare (minimum) and are their typical massing/form are to be low-rise and mid-rise
- Additional engagement was completed to reach out to adjacent residents and the Community League including an online meeting