

ITEM 3.15: Charter Bylaw 20231 - To allow for medium rise multi-unit housing in Glenora

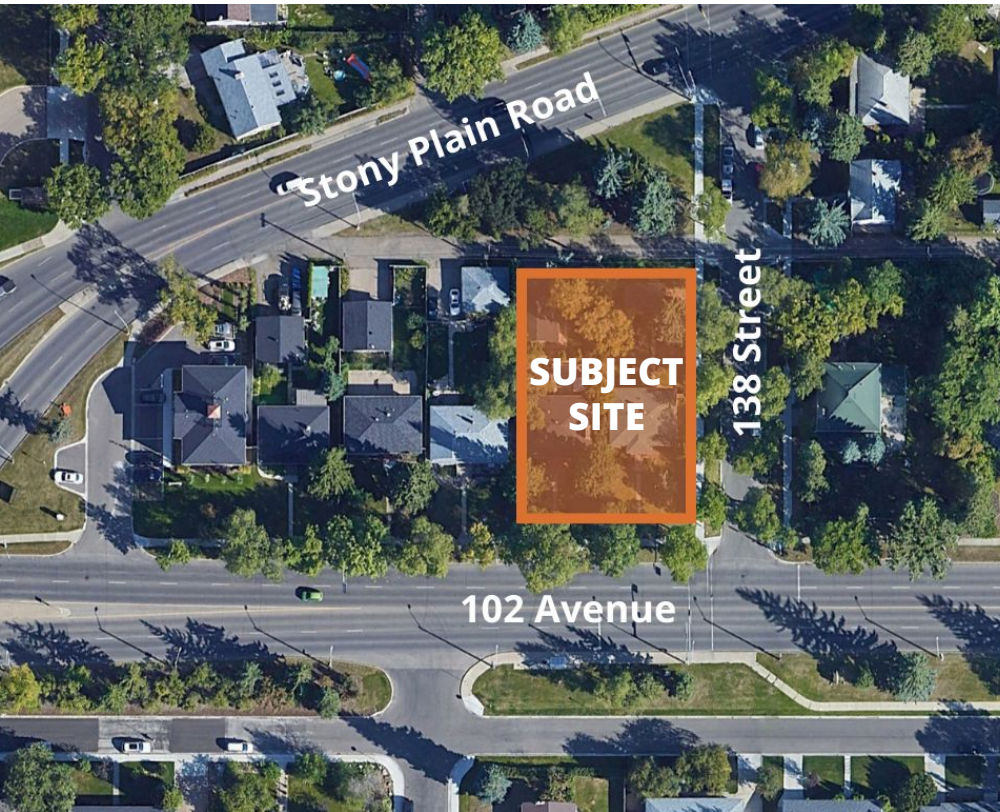
**EDMONTON CITY COUNCIL
PUBLIC HEARING
October 4, 2022**

Chelsey Jersak, MA, RPP, Situate



°situate
PLANNING + PLACEMAKING

SITE AND EXISTING BUILDING



NEIGHBOUR RELATIONS

°situate

April 20, 2022

Dear Neighbour,

RE: Proposed Rezoning: 13802 & 13806 - 102 Avenue NW

Situate is pleased to get in touch with you on behalf of a group of landowners about an upcoming rezoning application at 13802 & 13806 - 102 Avenue NW. The intention of this application is to rezone the site to the RA8 (medium rise apartment) zone in order to develop a new residential building of up to six storeys in height. The building would be located in the centre of the site and take up about 55% of the lot. As part of this potential redevelopment, the driveway on 138 Street would be removed, and vehicles would enter and exit the site from the rear lane. The RA8 zone would also require the building to be set back at least three metres from the west property line, and the upper two storeys to be set back an additional three metres.



You may also be receiving a notice in the mail from the City of Edmonton about the rezoning application. If you have any questions about the application, you may contact the City and/or reach out to us directly at the contact information listed below.



SITE CONTEXT



CITY PLAN POLICY



3-5 BLOCKS
WIDE



5 TO 10+ BLOCKS
LONG



Desired overall density: minimum 150 people and/or jobs per hectare (higher at intersections or connections with selected nodes)

*gross developable area

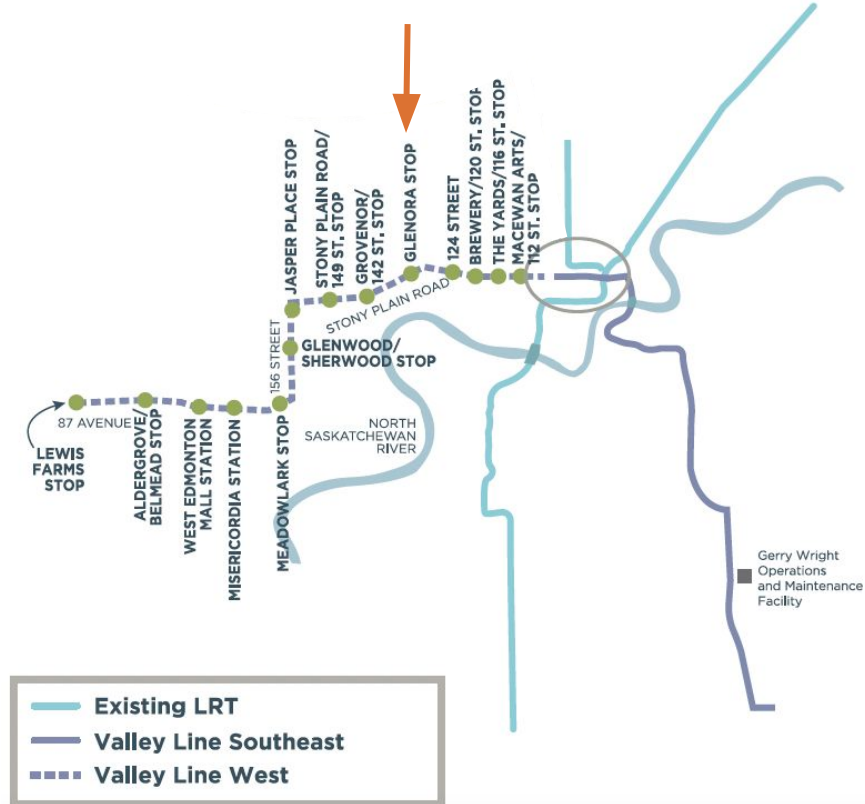


MID ^{SOME} **HIGH**
RISE **RISE**

VALLEY LINE WEST LRT



GROVENOR/142 STREET LRT STOP



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