

ITEM 3.22: Charter Bylaw 20687 - To allow for medium rise multi-unit housing, Prince Rupert

**EDMONTON CITY COUNCIL
PUBLIC HEARING
December 11, 2023**

Jeff Booth, Situate



°situate
PLANNING + PLACEMAKING

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EDMONTON CITY PLAN

Edmonton

3-5 BLOCKS

WIDE



5 TO 10+ BLOCKS

LONG



*Minimum 150 people
and/or jobs per hectare*



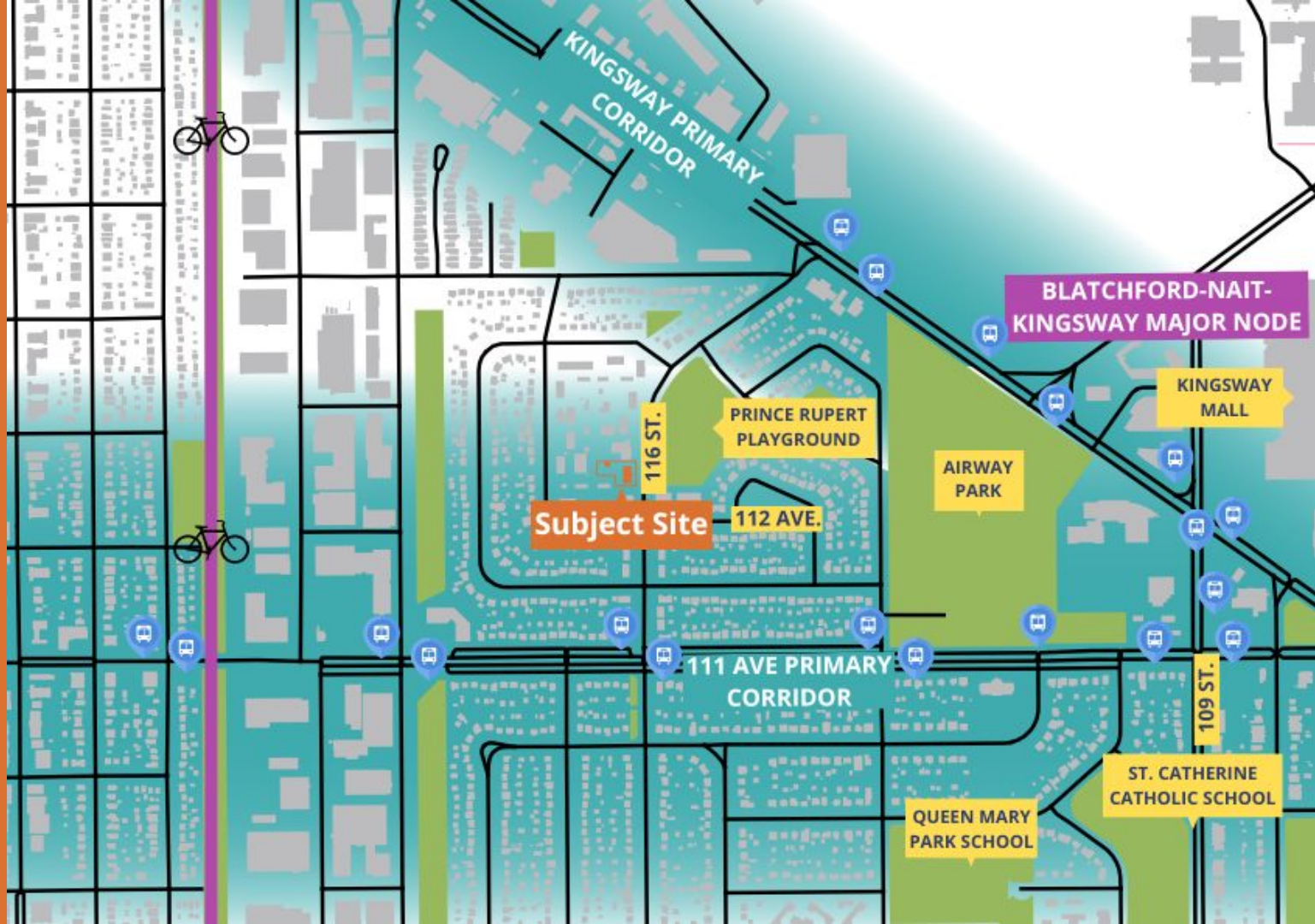
MID RISE SOME **HIGH RISE**

Edmontonians have the ability to live locally, with access to diverse and affordable housing options in communities that support their daily needs.

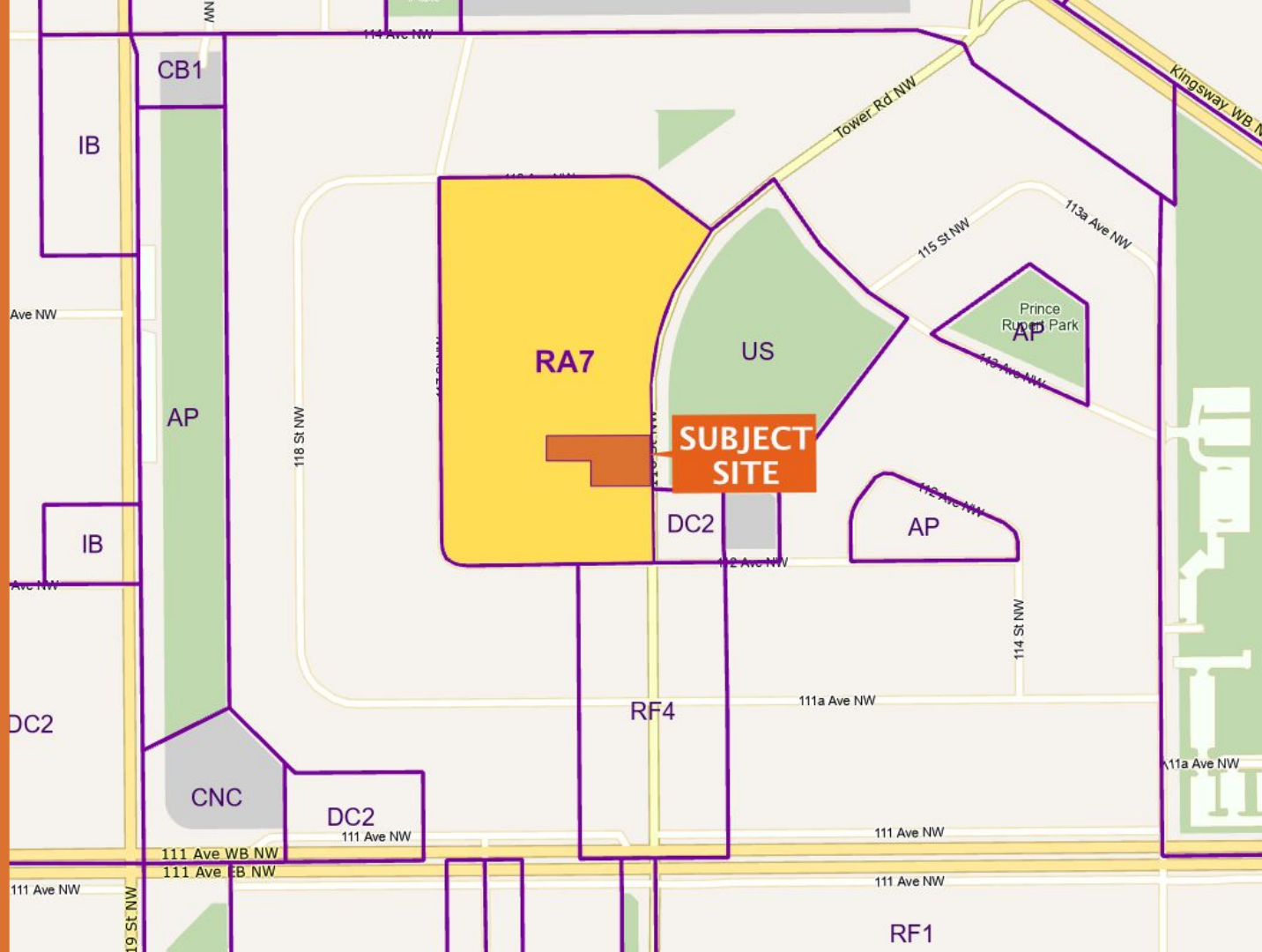
600,000 additional residents will be welcomed into the redeveloping area

50% of net new units added through infill city-wide

LAND USE



RA7 ZONED AREA



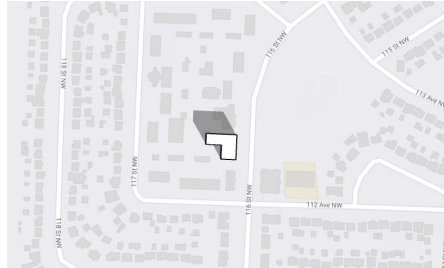
SUN/SHADOW STUDY

Mar./Sept.
21

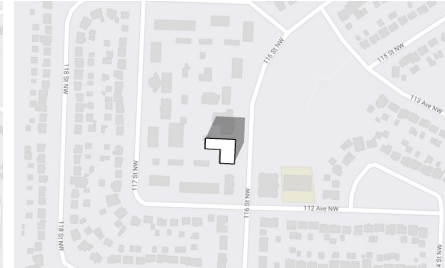
9 AM



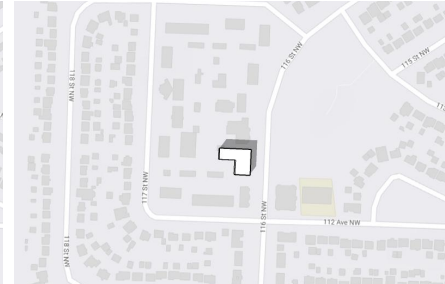
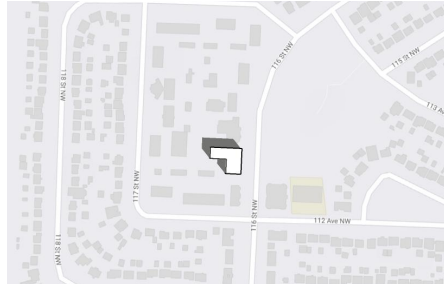
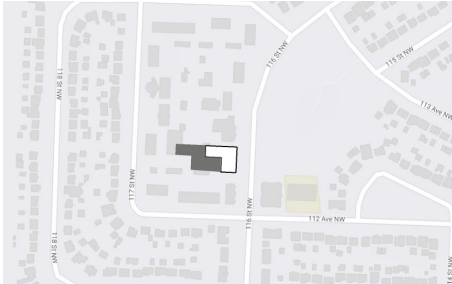
12 PM



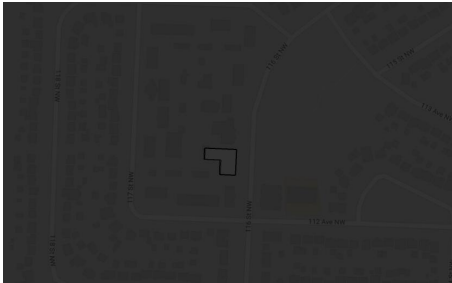
3 PM



June 21



Dec. 21



AGES OF NEARBY BUILDINGS



SIMILAR REZONING



“[w]hile this site is internal to the neighbourhood and located on a local road, the site is mostly surrounded by low rise apartments, which creates an appropriate transition for the proposed eight storey building.”

- Administration’s May 12, 2020 report

“Given this surrounding context, an additional two storeys on this site is a compatible form of development and, if approved, is not anticipated to create negative impacts on surrounding properties.”

- Administration’s report for the subject rezoning

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PLANNING + PLACEMAKING

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