



°situate

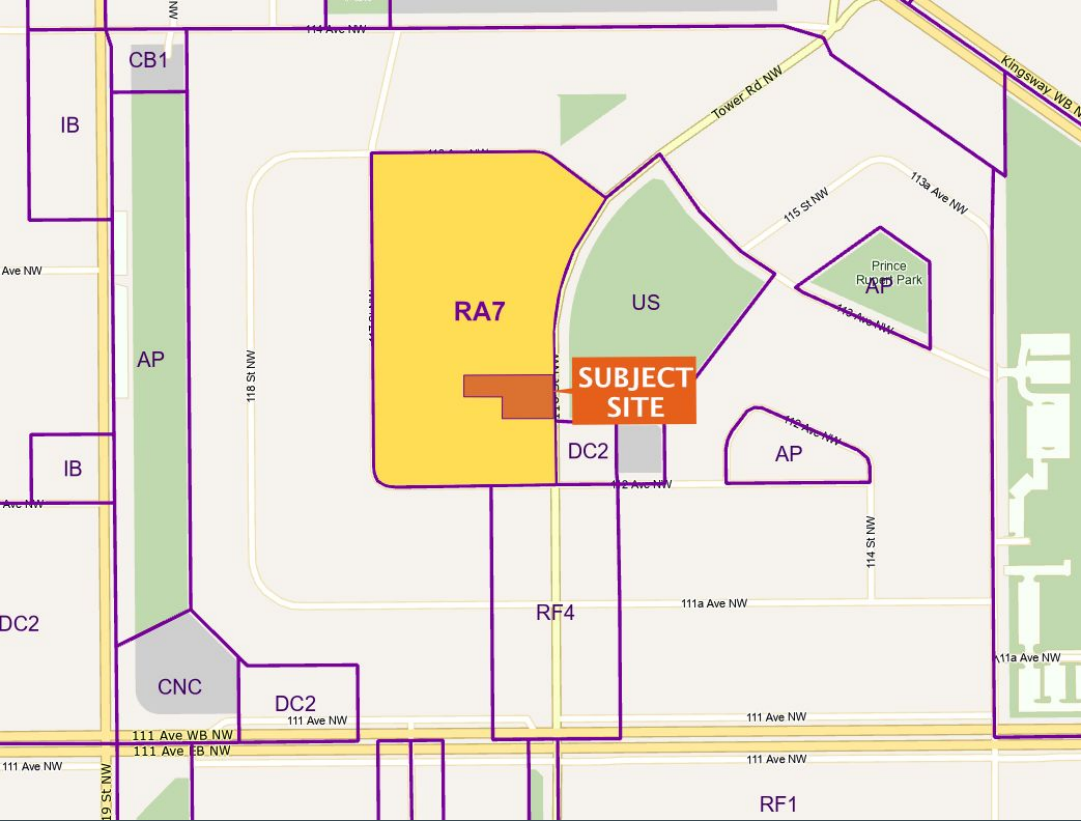
Toward a Clear Land Use Policy Framework

City of Edmonton, Public Hearing
May 28, 2024

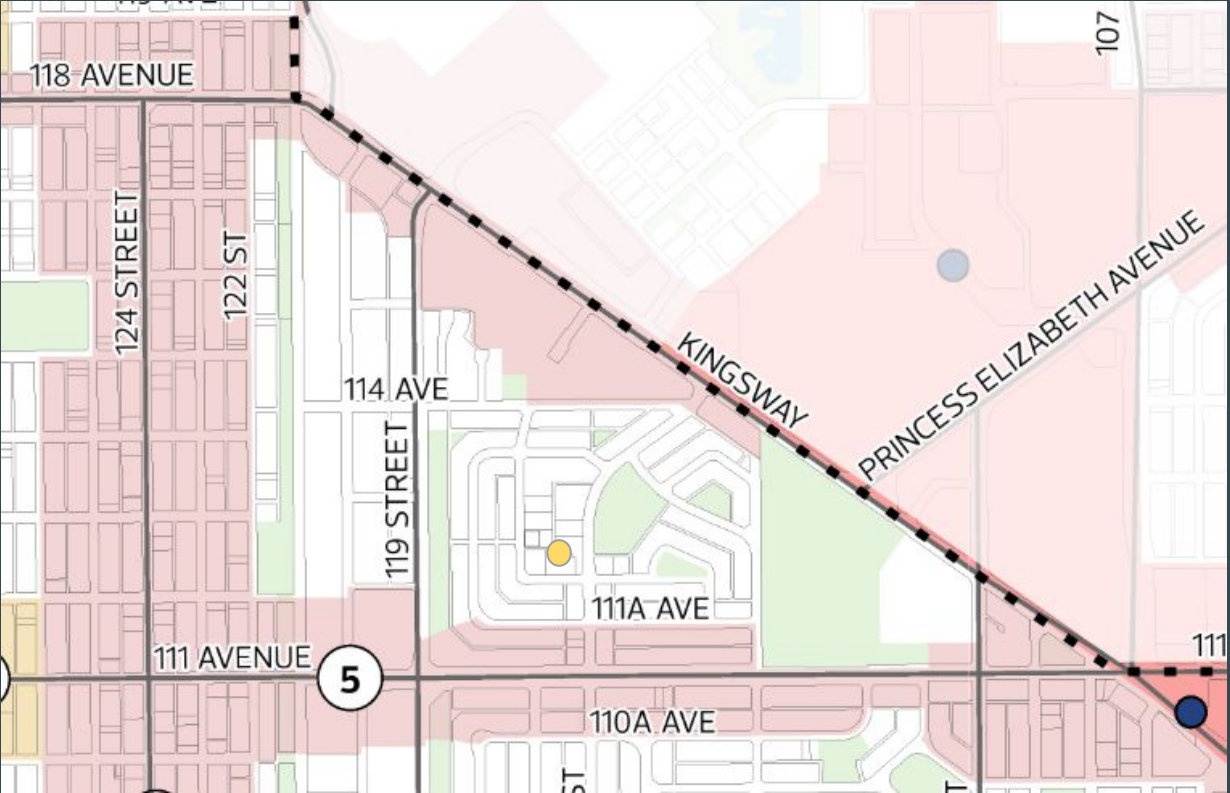
Chelsey Jersak, Chair
Infill Development in Edmonton Association

Principal, Situate

Location in Prince Rupert



District Plan Map



District Policy 2.5.2.5

2.5.2.5 Support **Low Rise** development (residential, commercial or mixed use) in locations outside of **Nodes** and **Corridors** that meet at least one of the following criteria:

- a. On corner sites at the edge of the neighbourhood where the block face fronts onto an **Arterial Roadway** or **Collector Roadway**,
- b. On or adjacent to sites zoned for greater than **Small Scale** development or for commercial or mixed use development and along an **Arterial Roadway** or **Collector Roadway**, or
- c. Within 400 metres of **Mass Transit Stations** and along an **Arterial Roadway** or **Collector Roadway**.

District Policy 2.5.2.6

- 2.5.2.6 Consider additional height in locations that meet at least two of the following criteria:
- a. In a **Node or Corridor Area** or within 100 metres of a **Node or Corridor Area**,
 - b. Within 400 metres of a **Mass Transit Station**,
 - c. Along an **Arterial Roadway** or a **Collector Roadway**,
 - d. At a corner site,
 - e. Adjacent to a park or open space, and/or
 - f. Adjacent to a site zoned for greater than **Small Scale** development.

Modify Policy 2.5.2.5

- 2.5.2.5 Support **Low and Mid Rise** development (residential, commercial or mixed use) in locations outside of **Nodes** and **Corridors** that meet at least one of the following criteria:
- On corner sites at the edge of the neighbourhood ~~where the block face fronts onto an **Arterial Roadway** or **Collector Roadway**,~~
 - ~~On or adjacent~~ **Adjacent or in proximity** to sites zoned for greater than **Small Scale residential** development, or for commercial or mixed use development ~~and along an **Arterial Roadway** or **Collector Roadway**,~~ or
 - Within ~~400-600~~ metres of **Mass Transit Stations** ~~and along an **Arterial Roadway** or **Collector Roadway**.~~

Add Map Gradient





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Thank you

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Chelsey Jersak, Chair
Infill Development in Edmonton Association

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