

Item 3.24 | Bylaw 20863

To allow for small scale housing up to 3 storeys
in Spruce Avenue

**EDMONTON CITY COUNCIL
PUBLIC HEARING**

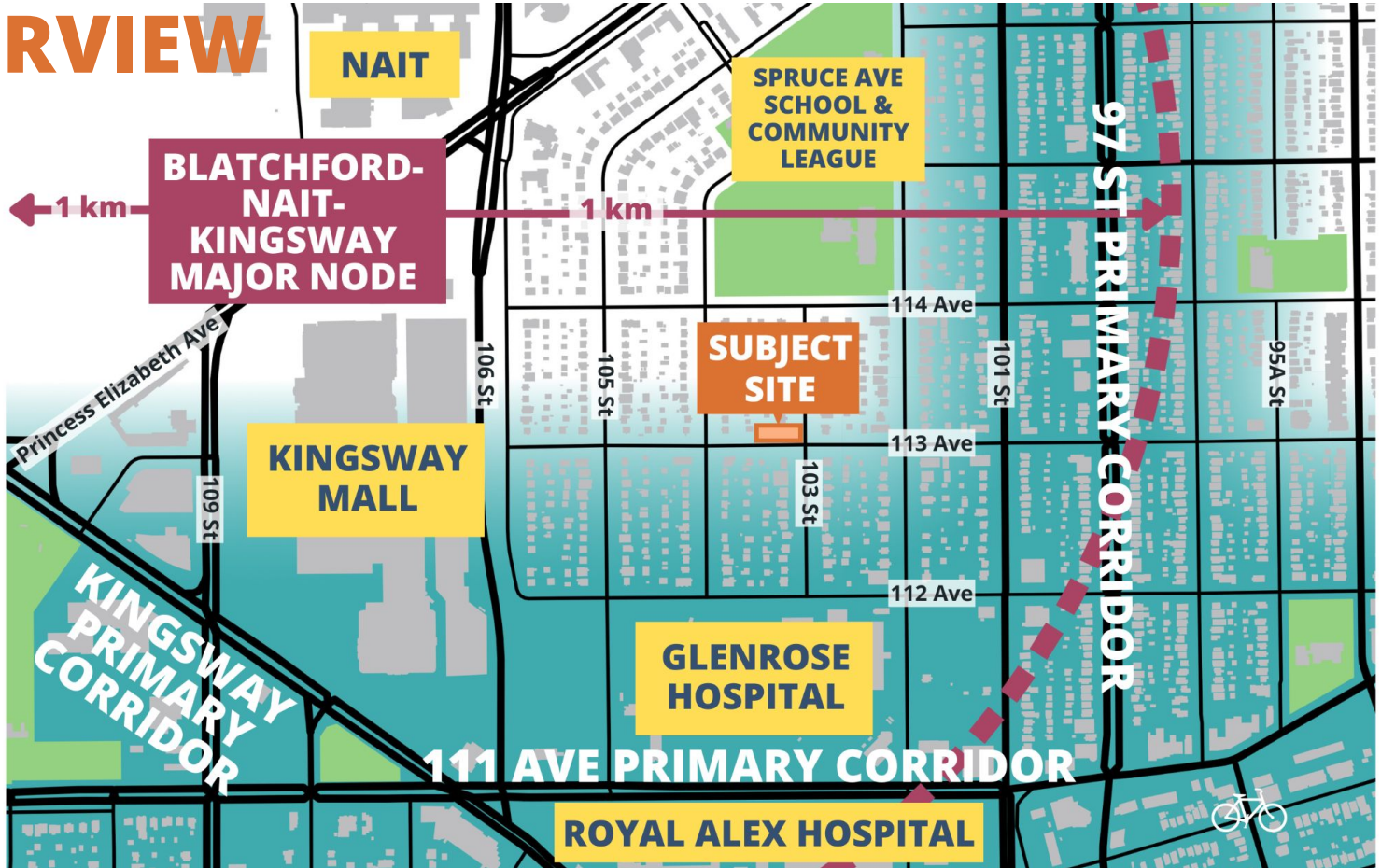
August 19, 2024

Jeff Booth, Situate



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PLANNING + PLACEMAKING

SITE CONTEXT & APPLICATION OVERVIEW



NEIGHBOUR RELATIONS



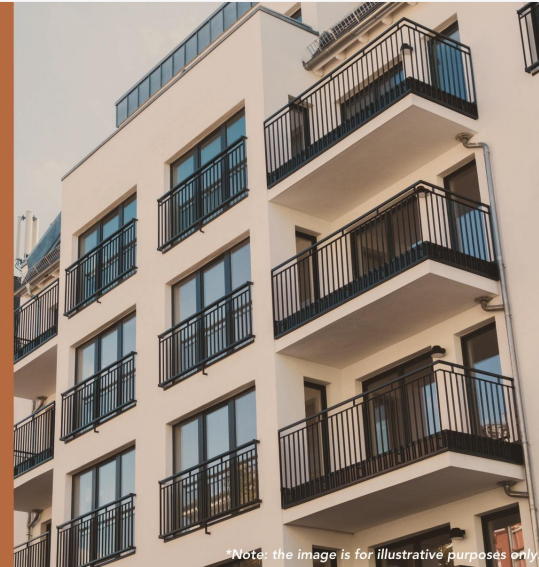
PROPOSED REZONING

11302 - 103 Street NW

WHAT'S HAPPENING?

Situate is pleased to get in touch with you on behalf of YEG Equity Corp. about an upcoming rezoning application. We're applying to rezone the site to the RM h16.0 medium scale residential zone, which would allow for a four storey residential building.

You may also receive a notice from the City of Edmonton. If you have any questions about the application, you may contact the City and/or reach out to us directly.



WANT MORE INFORMATION?

<https://sites.google.com/situateinc.ca/spruce-avenue-103street>



CONTACT US

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587-402-1296

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ZONE COMPARISON

RS

3 storeys
Small Scale

10.5m
max. height

45%
Site Coverage

8 Units

Non-residential
uses not allowed



RM h16

4 storeys
Low-rise

16m
max. height

58%
Site Coverage
(based on max FAR)

15 - 18 Units

Non-residential
uses allowed



RSM h12

3 storeys
Small Scale

12m
max. height

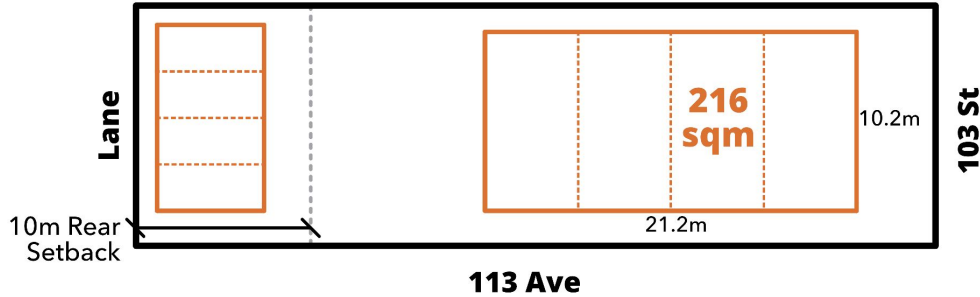
60%
Site Coverage

11 - 15 Units

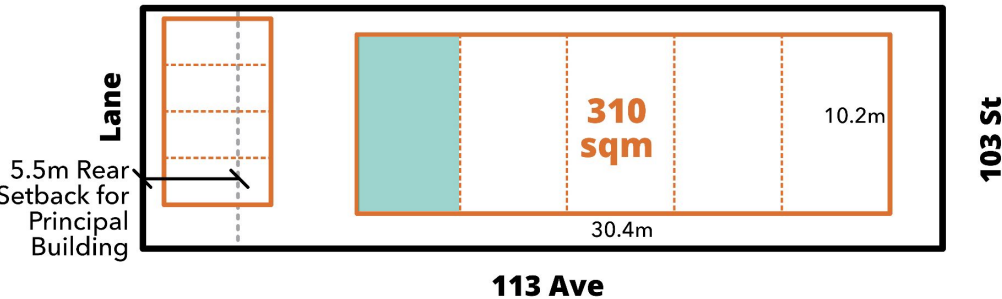
Non-residential
uses not allowed

WHY RSM h12 INSTEAD OF RS?

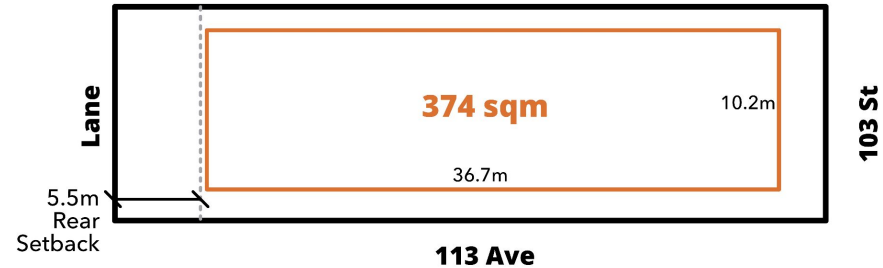
RS - 45% Site Coverage



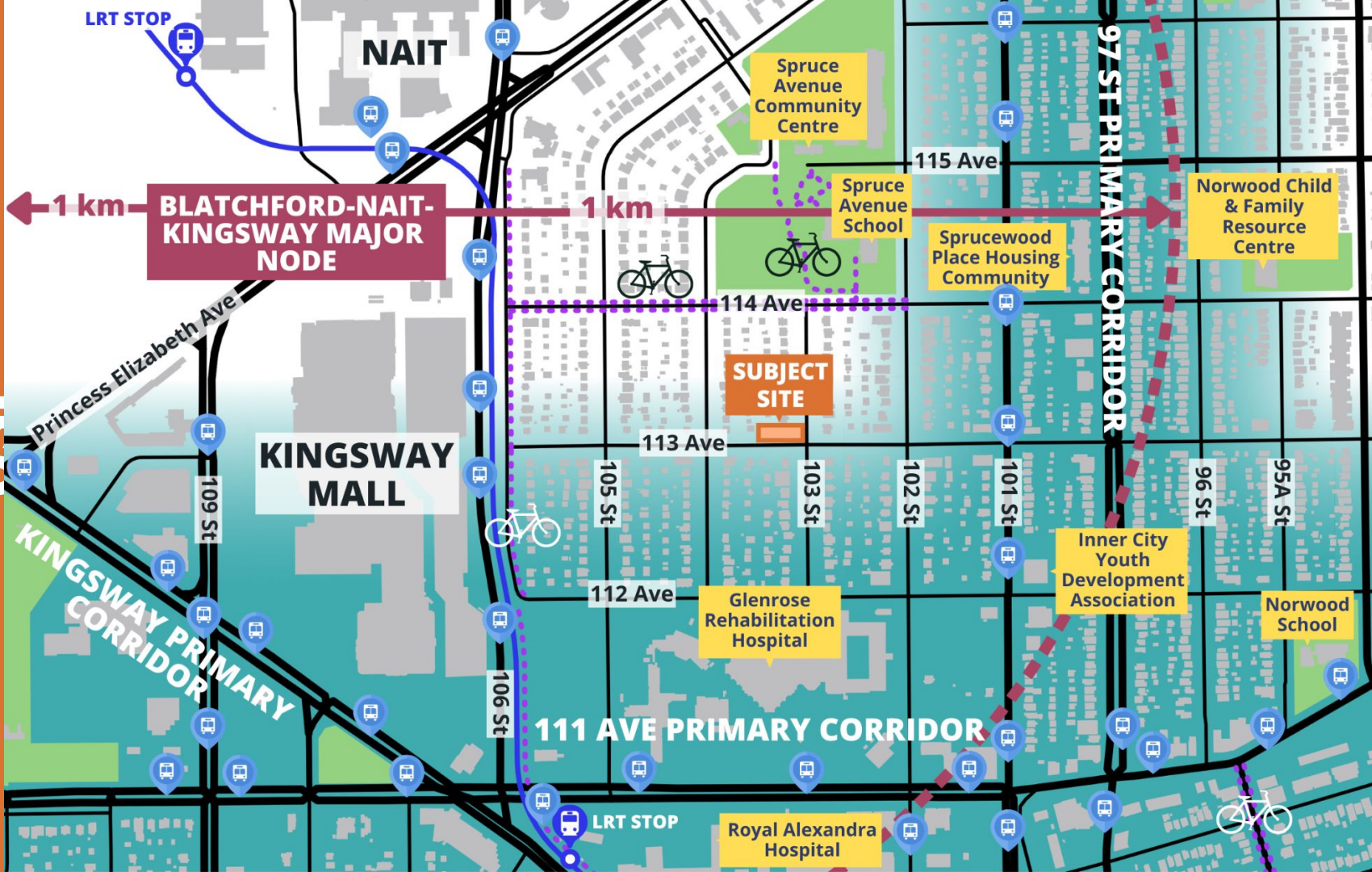
RSM - 60% Site Coverage



RSM - 60% Site Coverage



CONTEXT & LAND USE





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