

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

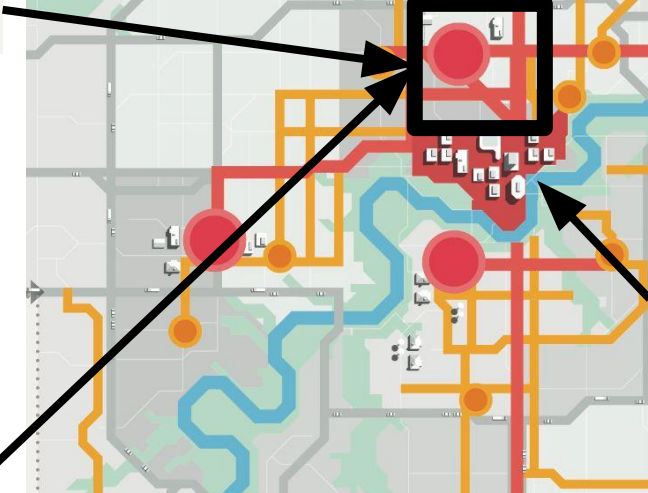
Allison Rosland, MPLAN, Situate



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PLANNING + PLACEMAKING

CITY PLAN

Blatchford-NAIT-Kingsway Major Node



2 KM
ACROSS



111 Avenue & 97 Street & Kingsway/118 Ave Primary Corridors

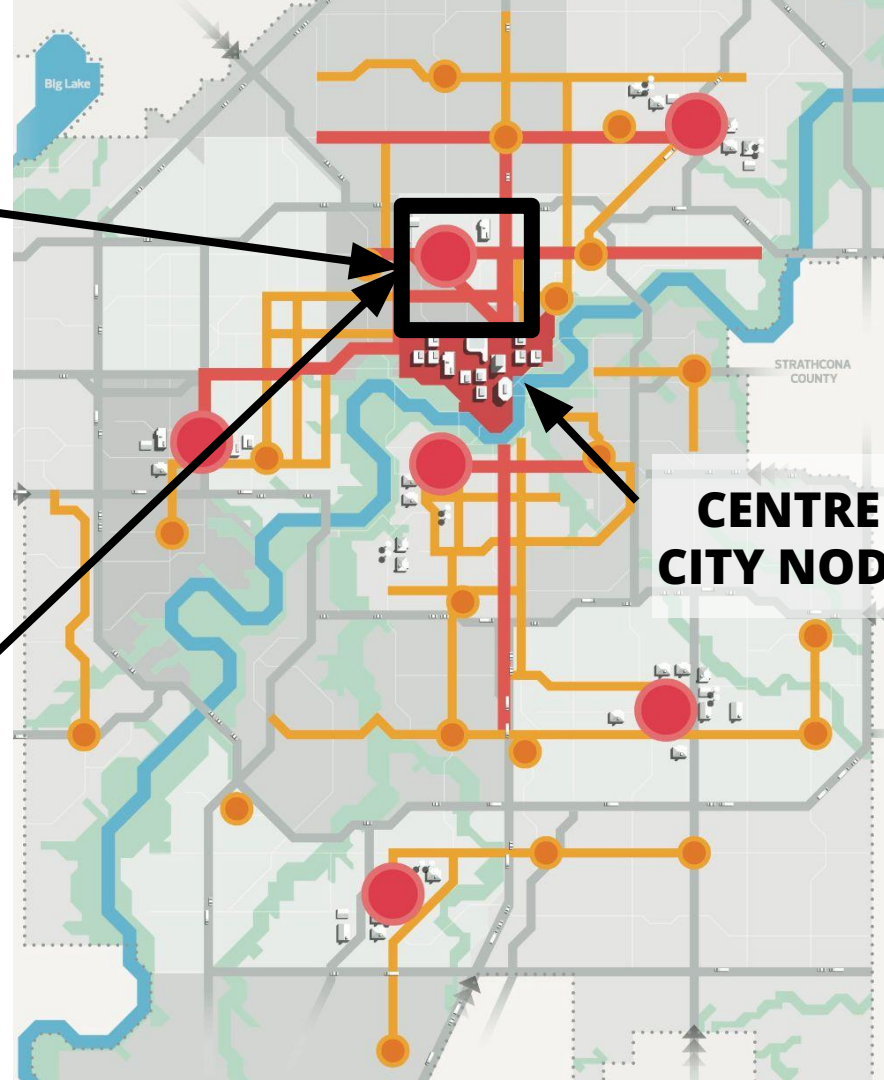


3-5 BLOCKS
WIDE

5 TO 10+ BLOCKS
LONG



Minimum 150 people
and/or jobs per hectare



CITY PLAN

Tall High-Rise
21+ Storeys
&
High-Rise
9 to 20 Storeys

**Glenrose
Rehabilitation
Hospital**
4 Storeys

Mid-Rise
5 to 8 Storeys

Low-Rise
4 Storeys

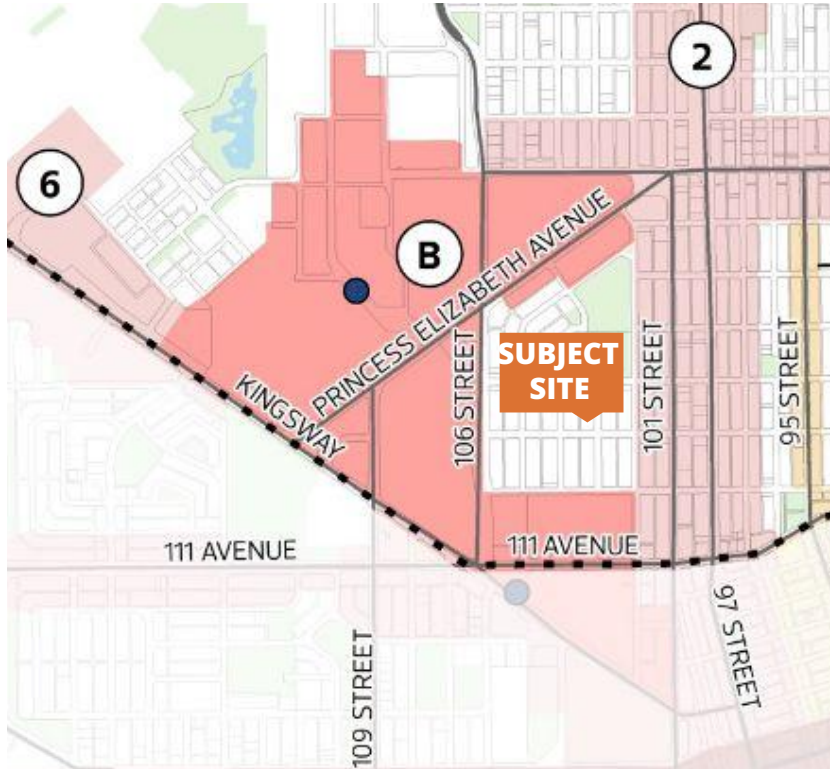
Small Scale
1 to 3 Storeys



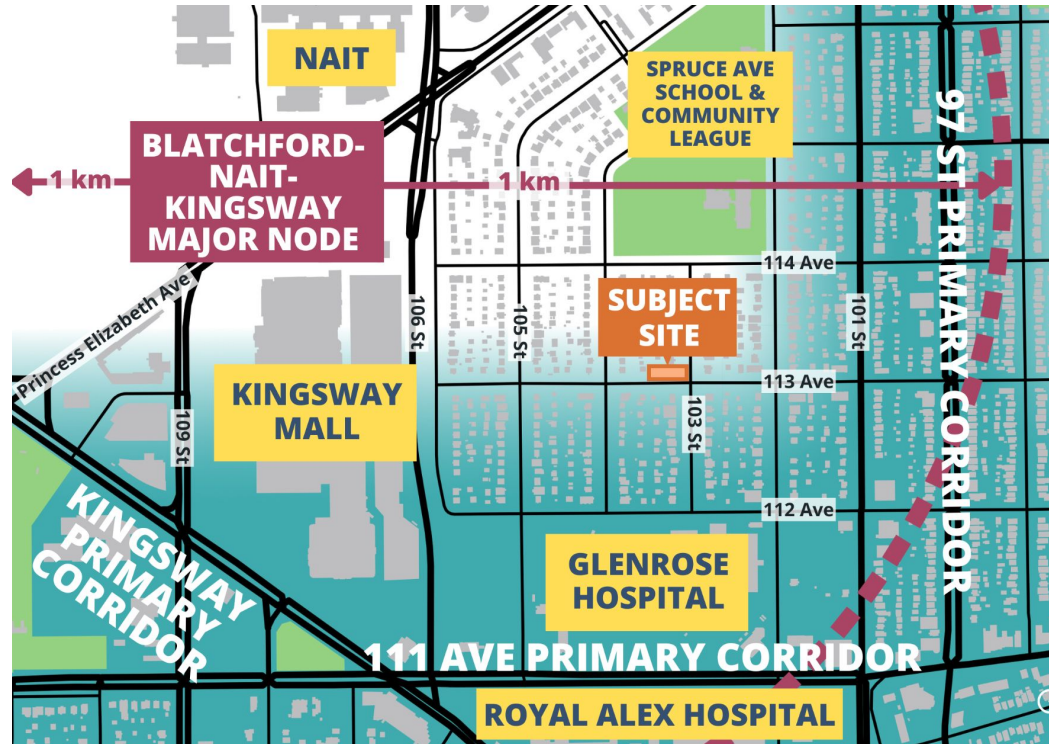
111 AVE PRIMARY CORRIDOR

118 AVE DISTRICT PLAN

District Plan Nodes & Corridors Map

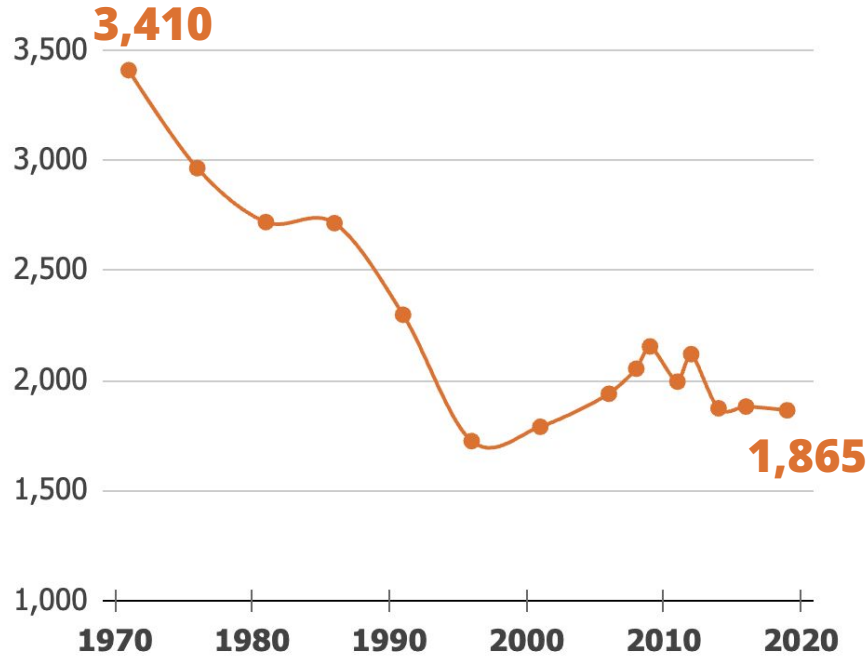


City Plan Nodes & Corridors

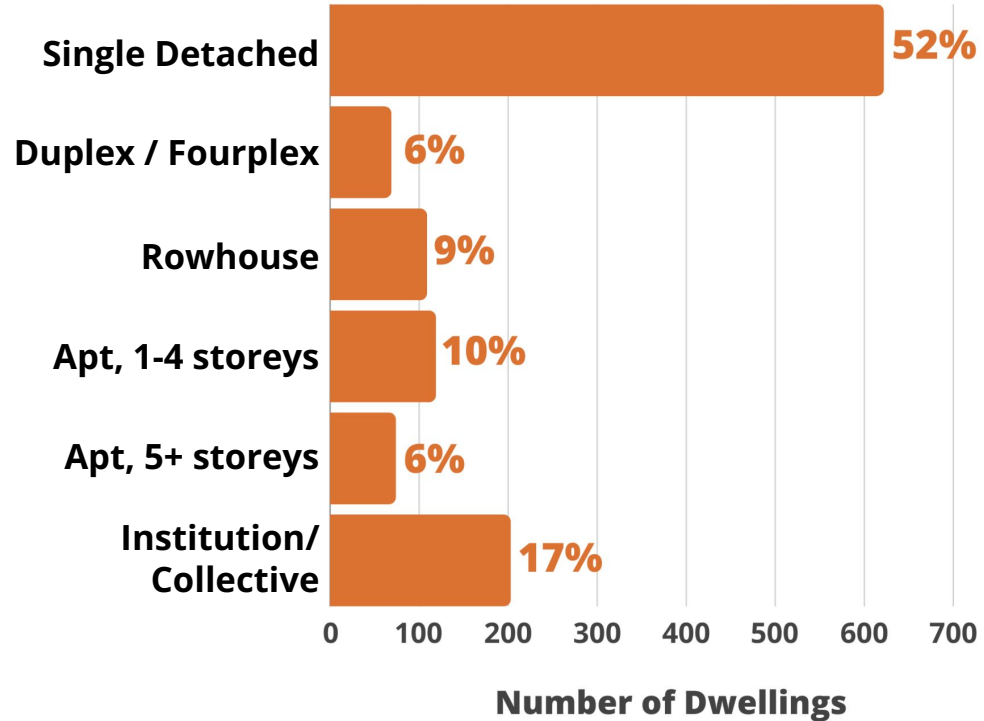


POPULATION & HOUSING MIX

POPULATION



HOUSING TYPES



AHS & KINGSWAY BIA SUPPORT



11810 Kingsway
Edmonton AB T5G 0X5
www.EdmontonKingsway.com

Situate
S1000, 10055-106 St. NW #106
Edmonton, AB
T5J2Y2

RE: Support for Item 3.24 Bylaw 20863 in Spruce Avenue – Aug 19, 2024 Public Hearing

To whom it may concern

On behalf of the Kingsway District Association, we are writing to express our strong support for the proposed project application to rezone 11302 103 Street from a RS small residential zone to RSMh12 small-medium scale transition residential zone.

This initiative is crucial for supporting the neighborhood's growth and development in a sustainable manner.

As a business organization representative of the Kingsway area, we recognize the importance of accommodating growth while preserving the integrity and character of the neighborhood. The transition to RSMh12 zoning not only aligns with the evolving needs of our community but also promotes a balanced approach to development. This zoning designation will allow for the construction of residential properties that can better meet the diverse housing needs of current and future residents. Kingsway is expanding in many other ways and density will only further support development.

Moreover, projects such as this one play a vital role in supporting local businesses. Increased residential density in our neighborhood means more potential customers for businesses in the area, contributing to a vibrant and economically sustainable community.

We believe that the proposed rezoning could foster a positive environment for growth. Therefore, we wholeheartedly endorse this project and urge you to consider its benefits for our business community.

Thank you for considering our viewpoint on this matter. Please feel free to contact me if you require any further information or clarification.

Sincerely,

Ellie Sasseville

Cc; Councilor Anne Stevenson

Alberta Health Services Circulation Comments

- Safe Healthy Environments:
 - Evidence-based public health approach to design healthy communities
- Rezoning Alignment:
 - Diverse housing options help meet the needs of a wider range of households
 - Access to quality, suitable, affordable housing positively impacts physical and mental health
 - Access to active and public transportation
 - Access to commercial amenities and institutional uses to meet daily needs



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