

ITEM 3.25 BYLAW 20881

To allow for a range of small to medium scale housing, Rundle Heights

**EDMONTON CITY COUNCIL
PUBLIC HEARING**

August 19, 2024

Allison Rosland, Situate



°situate
PLANNING + PLACEMAKING

NEIGHBOUR RELATIONS

WANT MORE INFORMATION?

<https://sites.google.com/situatinc.ca/rundleheights102avenue>



CONTACT US

Jeff Booth, Planning Associate

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Tel: 780-203-6820

PROPOSED REZONING

3104 - 102 Avenue NW

WHAT'S HAPPENING?

Situatinc is pleased to get in touch with you about an upcoming rezoning application. We're applying to rezone the site to the RSM Small-Medium Scale Transition Residential Zone, which would allow for a new three storey building.

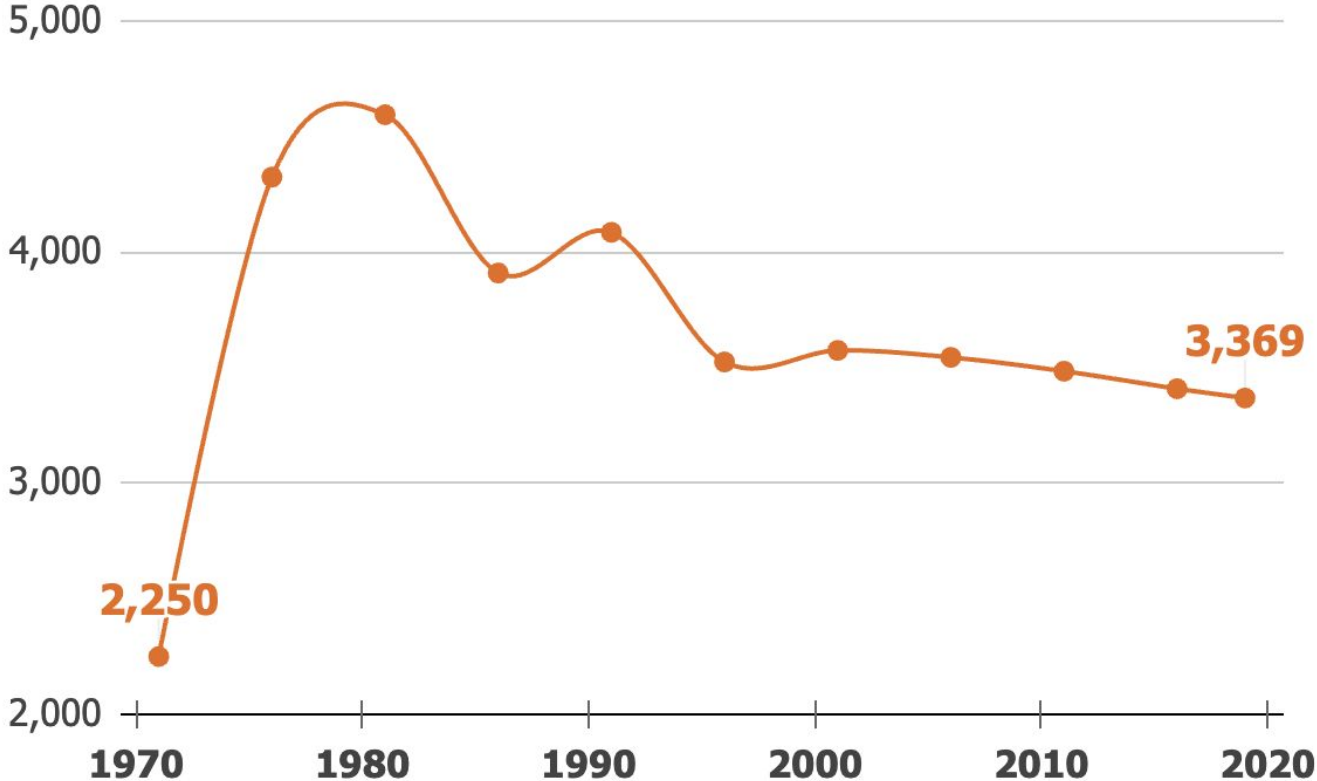
You may have also received a notice City of Edmonton. If you have any questions about the application, you may contact the City and/or reach out to us directly.



**Note: the image is for illustrative purposes only.*

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RUNDLE HEIGHTS POPULATION

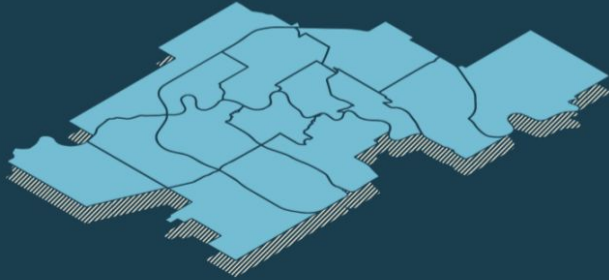


CONTEXT & LAND USE



DISTRICT POLICY

Edmonton



Draft August 2023

Pre-Amendment Wording

Consider additional height in locations that meet at least two of the following criteria

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area,
- b. Within 400 m 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.

Post-Amendment Wording

Consider additional scale in locations that meet at least two of the following criteria:

- a. In a Node or Corridor Area or within 100 m of a Node or Corridor Area,
- b. Within 400 m of a Mass Transit Station,
- c. Along an Arterial Roadway or a collector Roadway,
- d. At a corner or adjacent to a park or open space, and/or
- e. Adjacent to a site zoned for greater than Small Scale development.