

ITEM 3.11 | BYLAW 20918

To allow for a range of small to medium scale housing in Glenora

**EDMONTON CITY COUNCIL
PUBLIC HEARING**

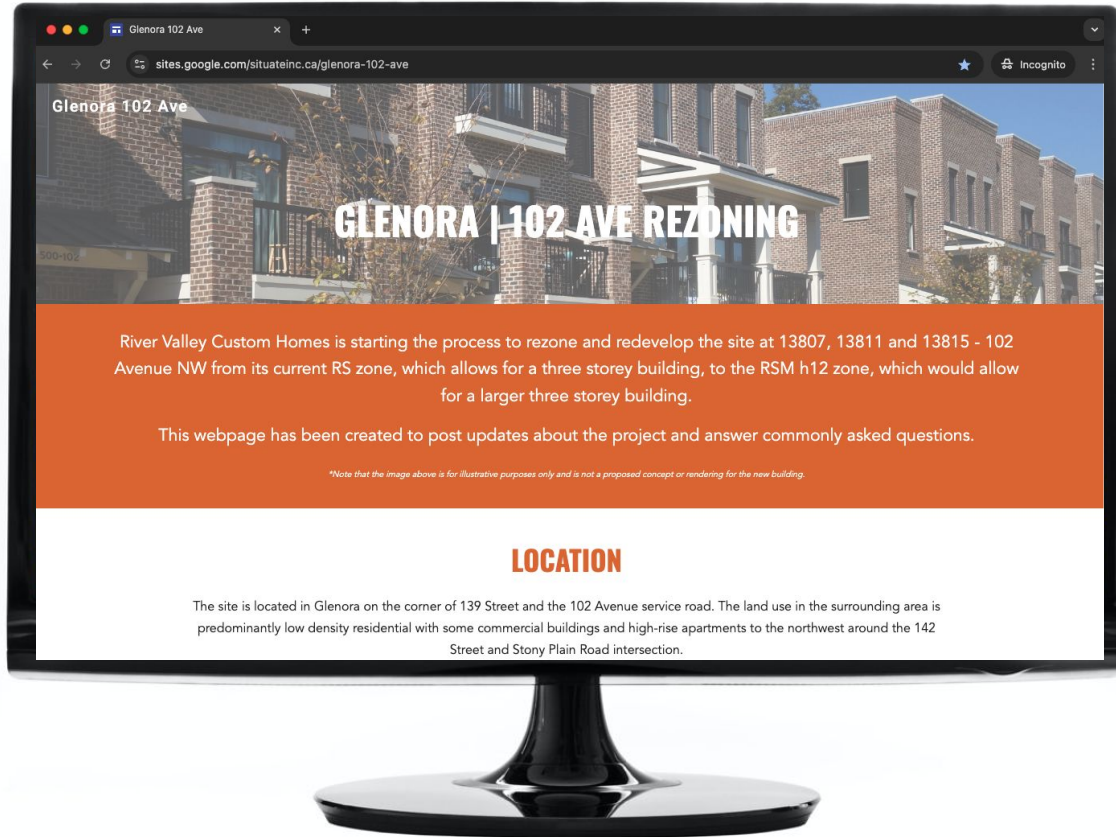
October 1, 2024

Allison Rosland, MPLAN, Situate



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PLANNING + PLACEMAKING

NEIGHBOUR RELATIONS



NEIGHBOUR RELATIONS



PROPOSED REZONING

13807, 13811 & 13815 -
102 Avenue NW

WHAT'S HAPPENING?

Situate is pleased to get in touch with you on behalf of River Valley Custom Homes about an upcoming rezoning application. We're applying to rezone the site to the RSM h12 small-medium scale transition residential zone, which would allow for a new three 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.



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

WANT MORE INFORMATION?

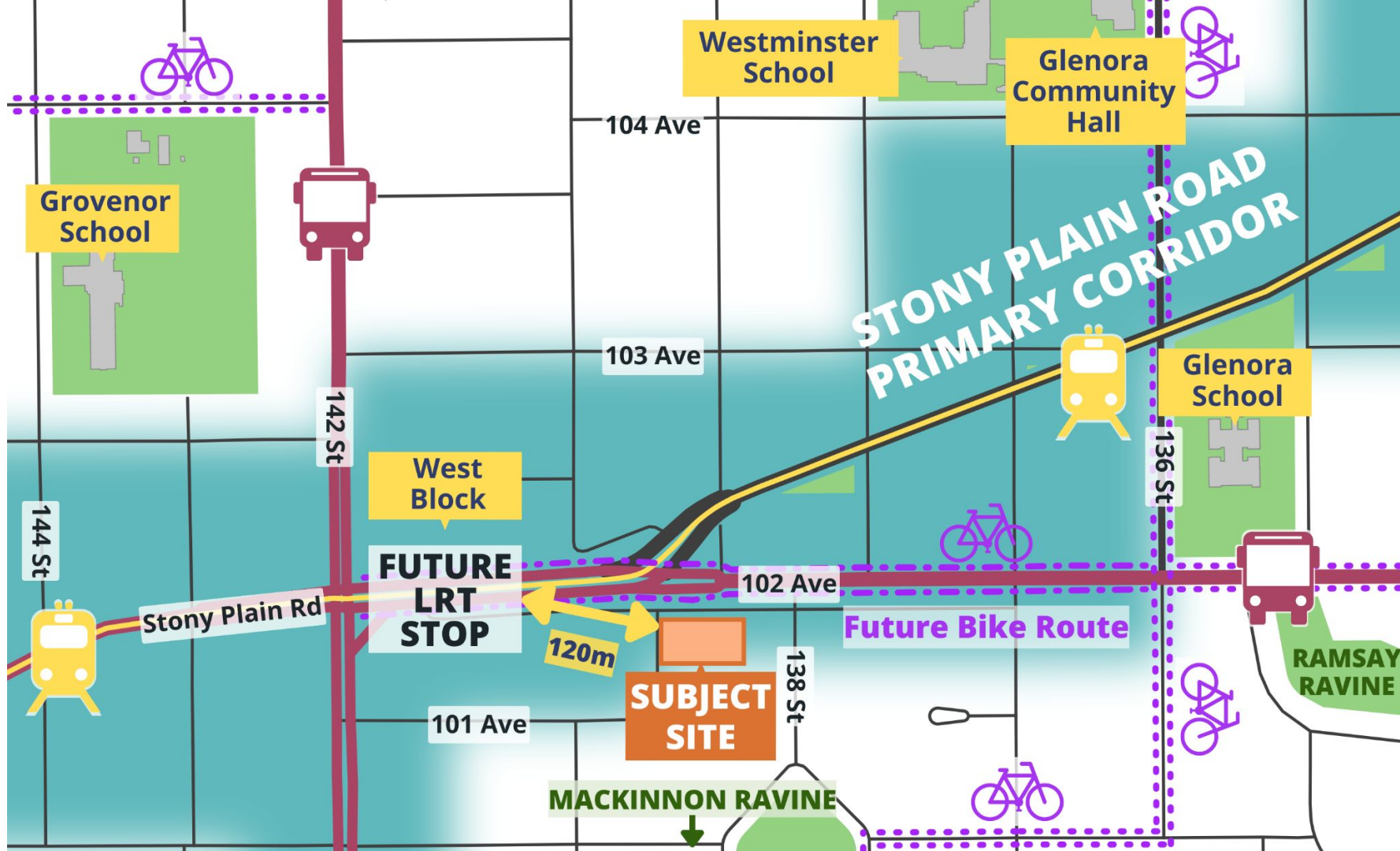
[sites.google.com/situateinc.ca/
glenora-102-ave](https://sites.google.com/situateinc.ca/glenora-102-ave)



CONTACT US

Allison Rosland, Planning Associate
allison@situateinc.ca
587-402-1296

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Westminster School

Glenora Community Hall

Grovenor School

104 Ave

103 Ave

STONY PLAIN ROAD
PRIMARY CORRIDOR

Glenora School

142 St

West Block

136 St

144 St

FUTURE
LRT
STOP

102 Ave

Stony Plain Rd

120m

Future Bike Route

SUBJECT
SITE

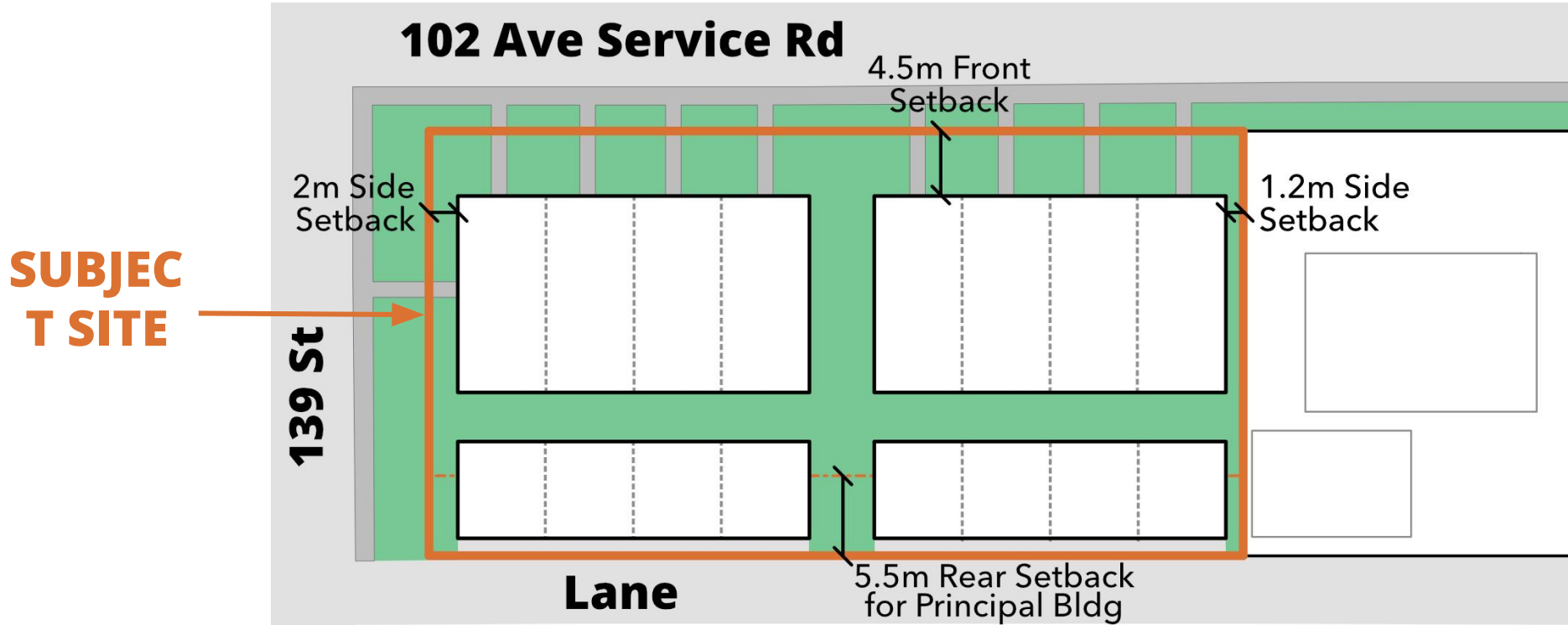
101 Ave

138 St

MACKINNON RAVINE

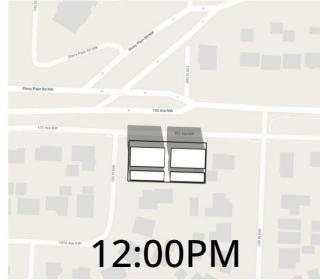
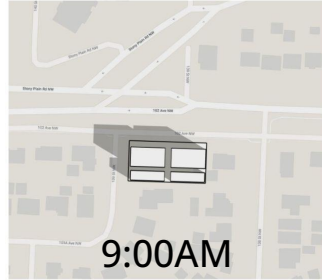
RAMSAY RAVINE

BUILDING FOOTPRINT & COMPATIBILITY

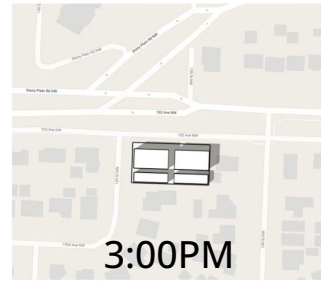
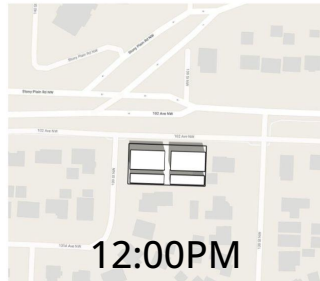
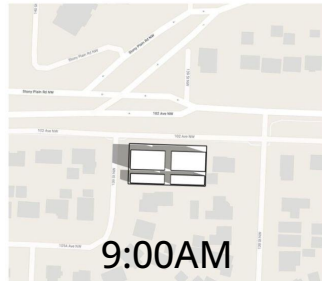


BUILDING FOOTPRINT & COMPATIBILITY

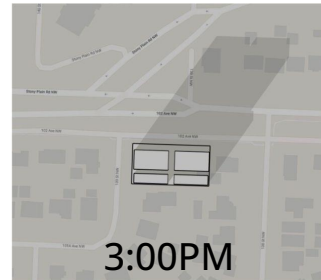
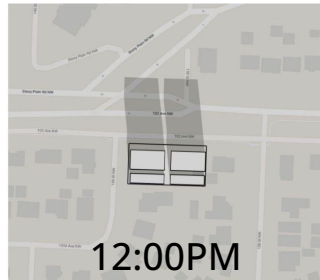
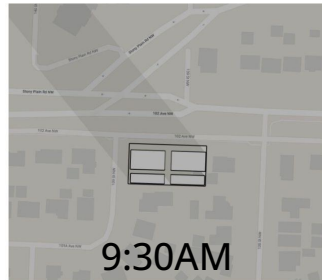
Mar 21
Sep 21



June 21

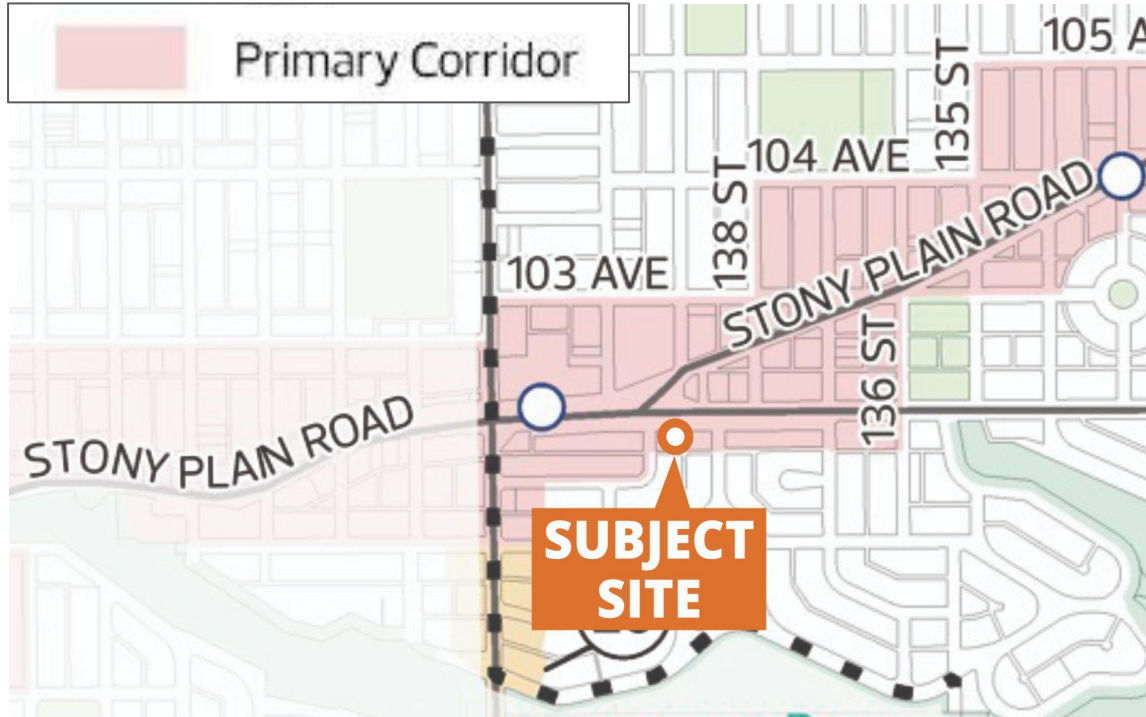


Dec 21



CITY PLAN - (RE)BUILDING OUR CITY

DISTRICT PLAN MAP 3 - NODES & CORRIDORS



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

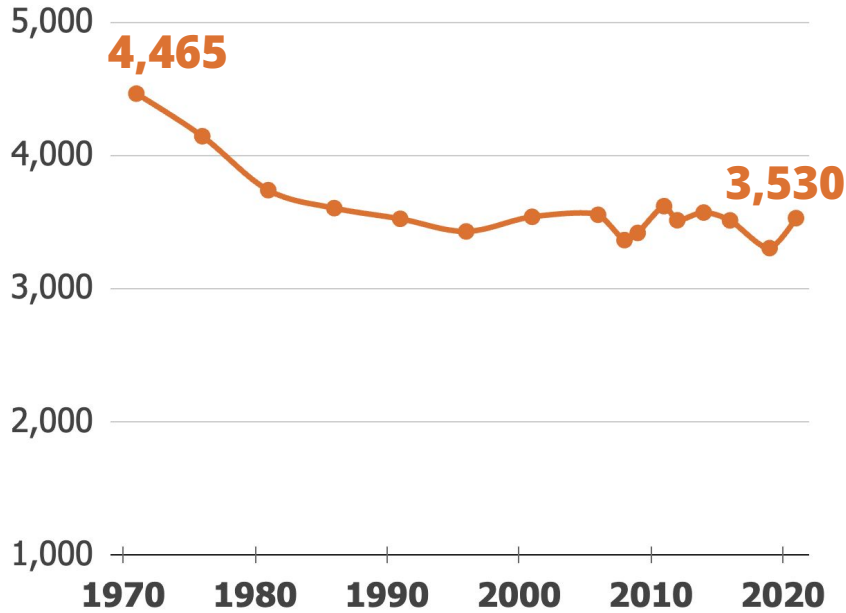
Enable ongoing residential infill to occur at a variety of scales, densities and designs within all parts of the residential area.

50% of trips are made by transit and active transportation

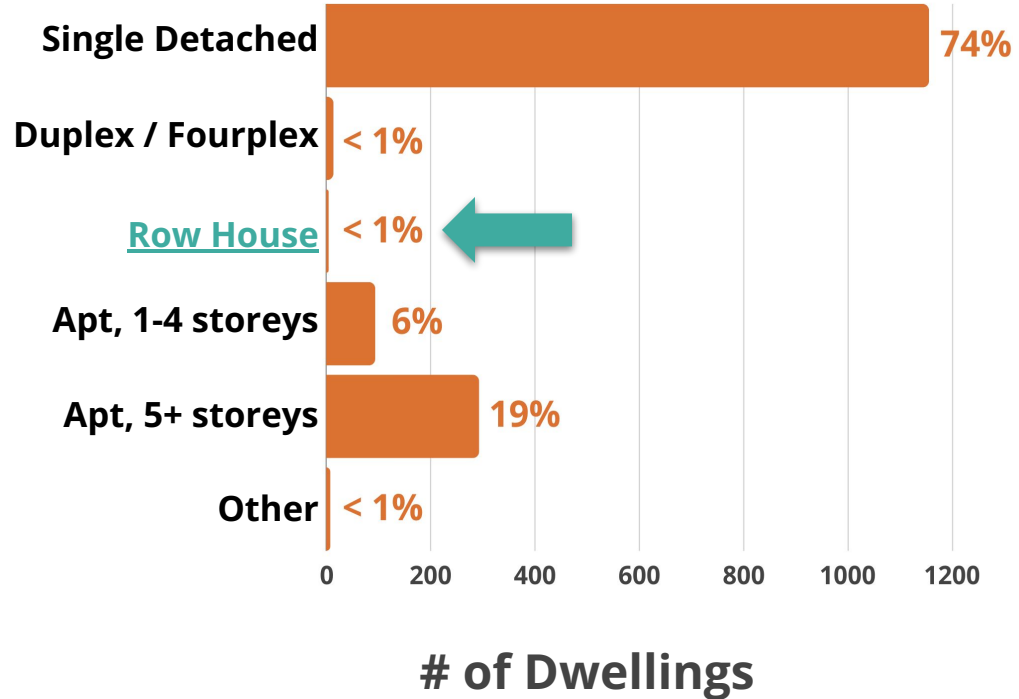
15-minute districts that allow people to easily complete their daily needs

POPULATION & HOUSING MIX

POPULATION



HOUSING TYPES





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