

# Item 3.6, Bylaw 20986 - To allow for a range of small to medium scale housing, Bonnie Doon

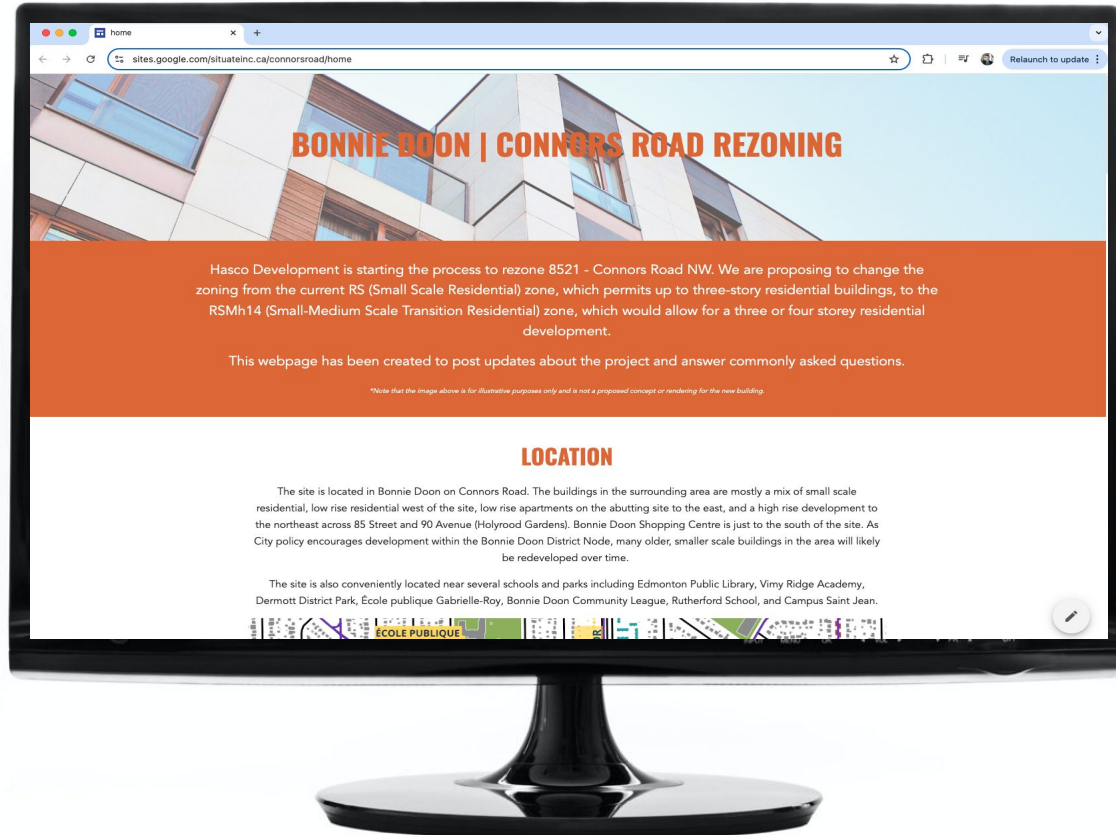
**Edmonton City Council  
Public Hearing  
November 12, 2024**

Jeff Booth, Situate



**°situate**  
PLANNING + PLACEMAKING

# Neighbour Relations



# Neighbour Relations

## WANT MORE INFORMATION?

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



## CONTACT US

Jeff Booth, Planning Associate

Email: [jeff@situatinc.ca](mailto:jeff@situatinc.ca)

Tel: 780-203-6820

## PROPOSED REZONING

8521 - Connors Road

### WHAT'S HAPPENING?

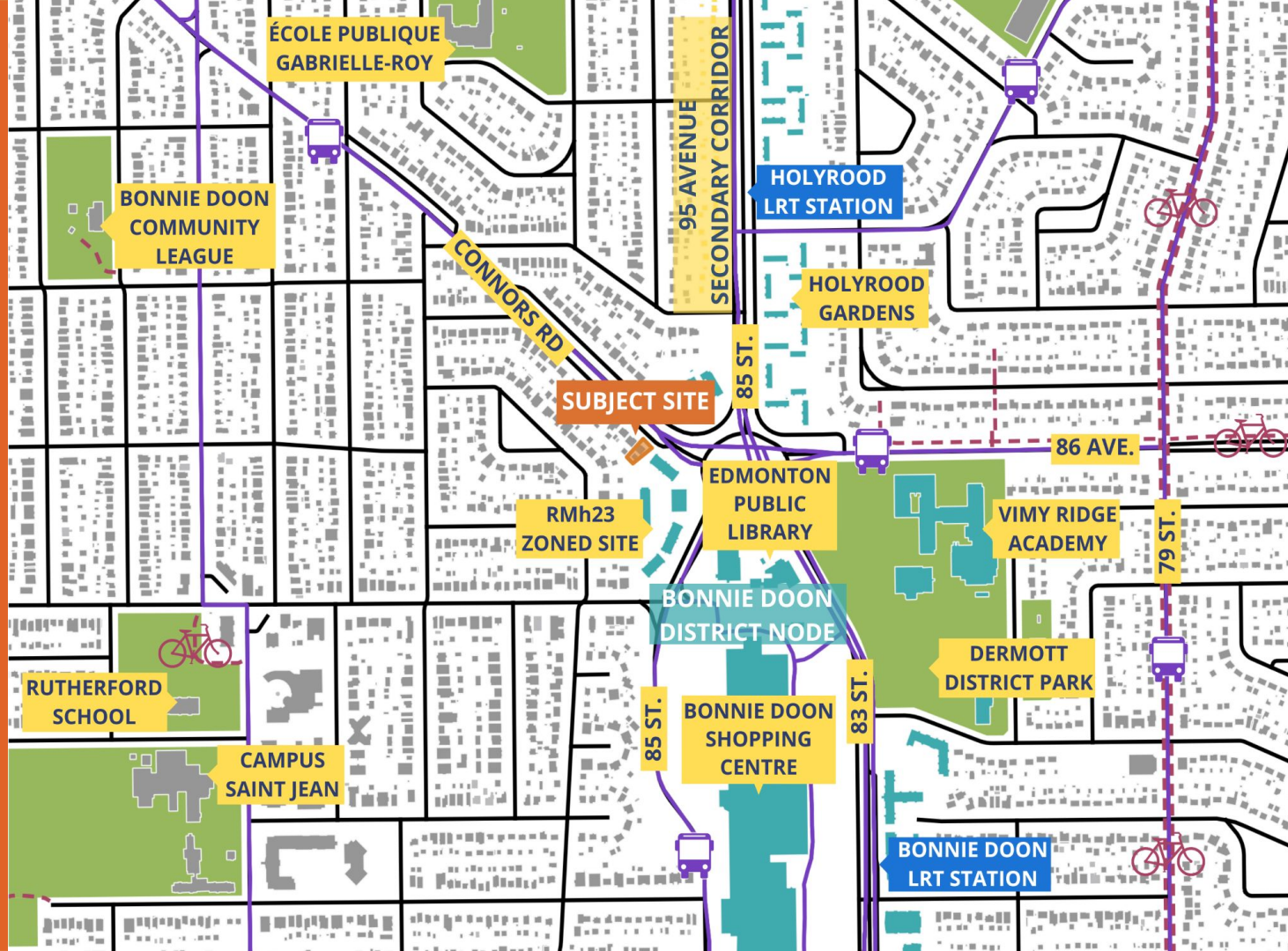
Situatinc is pleased to connect with you about an upcoming rezoning application in your neighborhood. We're proposing to rezone 8521 - Connors Road to the RSM Small-Medium Scale Transition Residential Zone, which would allow for a new three or four storey residential building.

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.



°situatinc

# Site Context



# City Plan & District Plan

## District Plan Policy Alignment

2.5.2.5 Support **Low Rise development** 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 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
- **Within 400 metres of Mass Transit Stations and along an Arterial Roadway** or Collector Roadway.

## District Plan Land Use Concept



### Nodes and Corridors

- Centre City
- Major Node
- District Node
- Capilano
- Bonnie Doon
- Primary Corridor
- Whyte Avenue
- Secondary Corridor

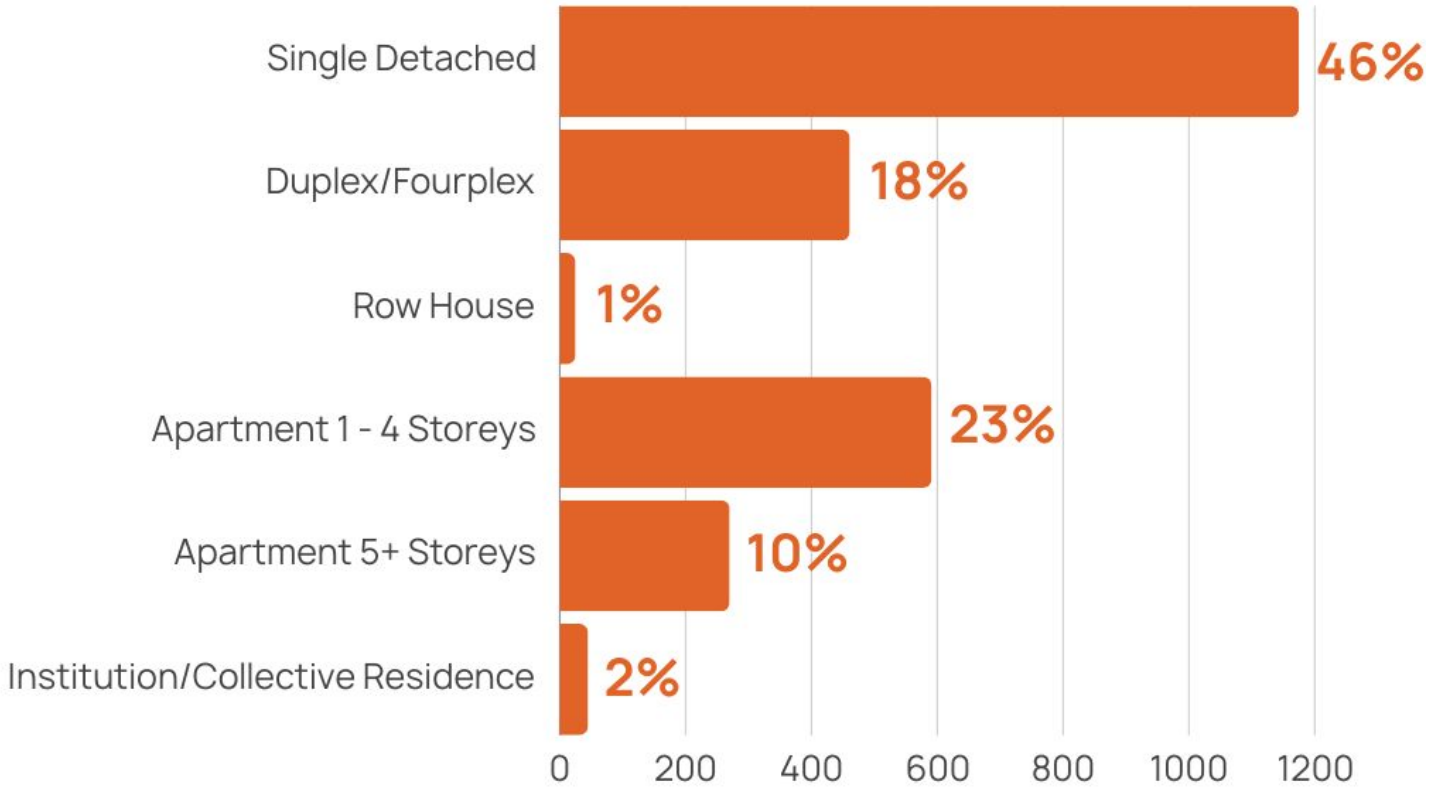


4.2 Edmontonians live closer to what they need and are supported by walkable communities, active transportation networks and greater connectivity across all travel modes.

**4.2.1 Ensure that transportation investment supports urban intensification and diversification.**

4.2.1.1 Integrate mass transit with surrounding development.

# Housing In Bonnie Doon





°situate  
PLANNING + PLACEMAKING

Jeff Booth  
(780) 203-6830 | [jeff@situateinc.ca](mailto:jeff@situateinc.ca)